

Reston Regional Library Reston Town Center North

Library Board of Trustees Project Update

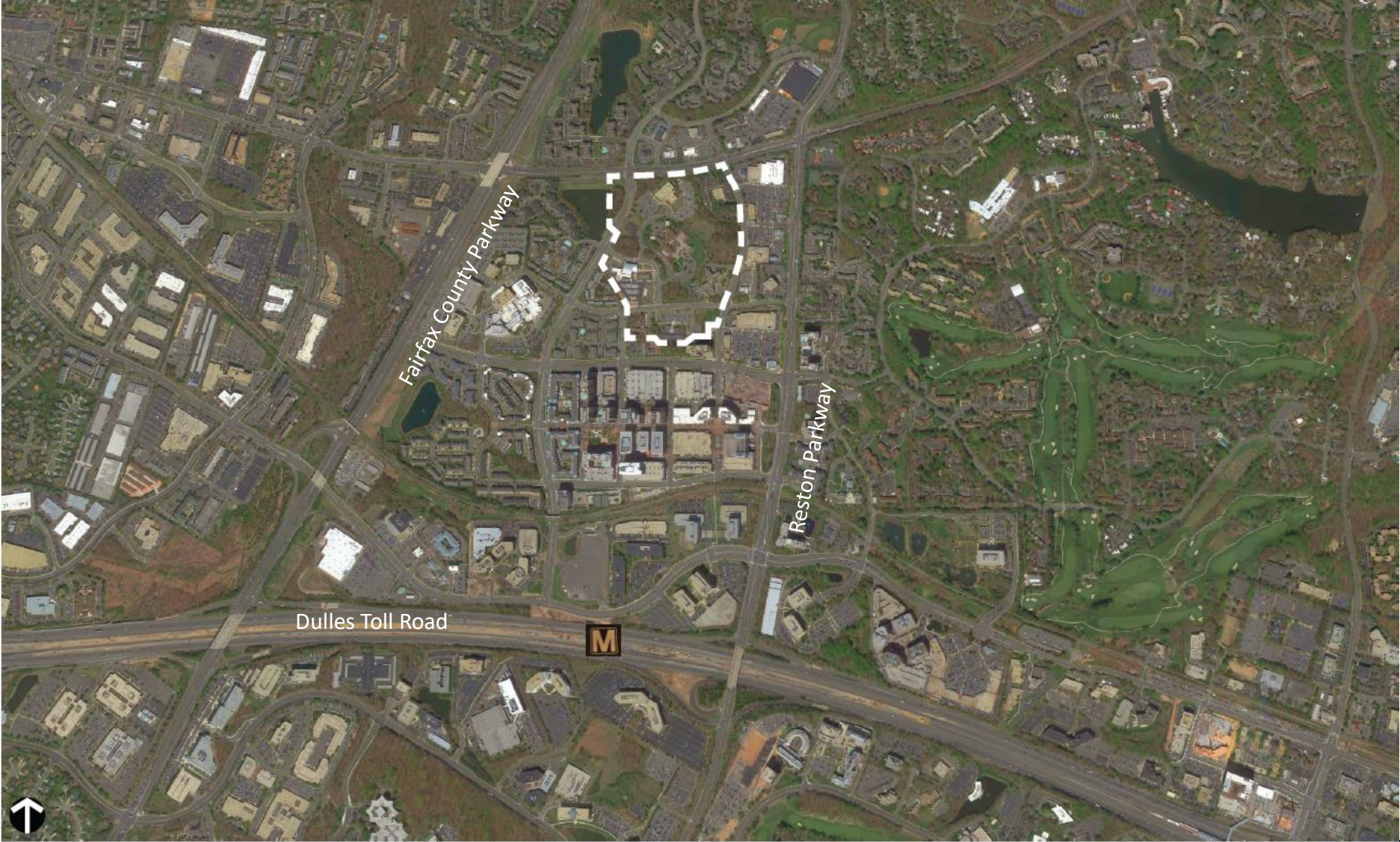


Department of Public Works and Environmental Services
Working for You!

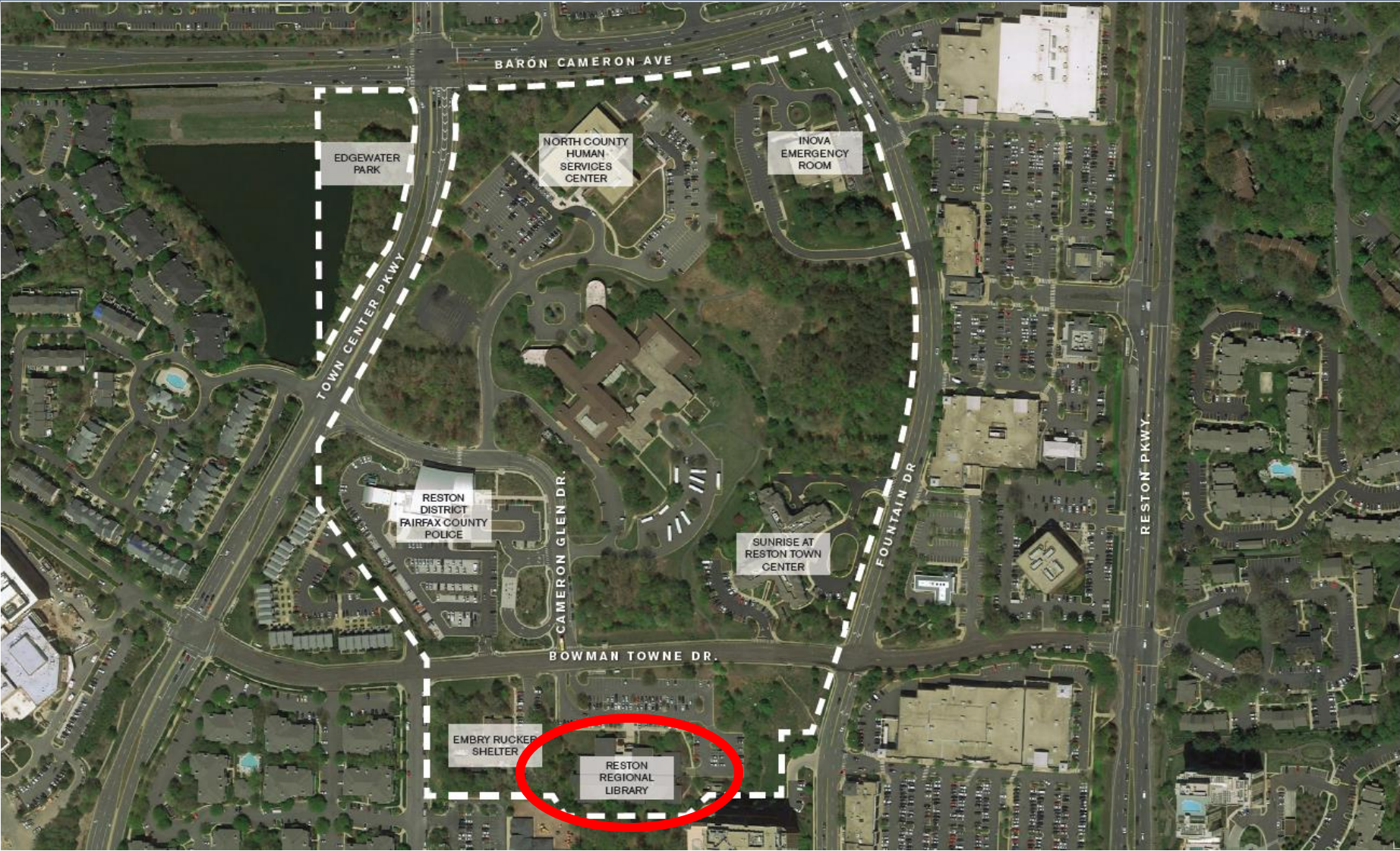


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Reston Town Center North Project Site

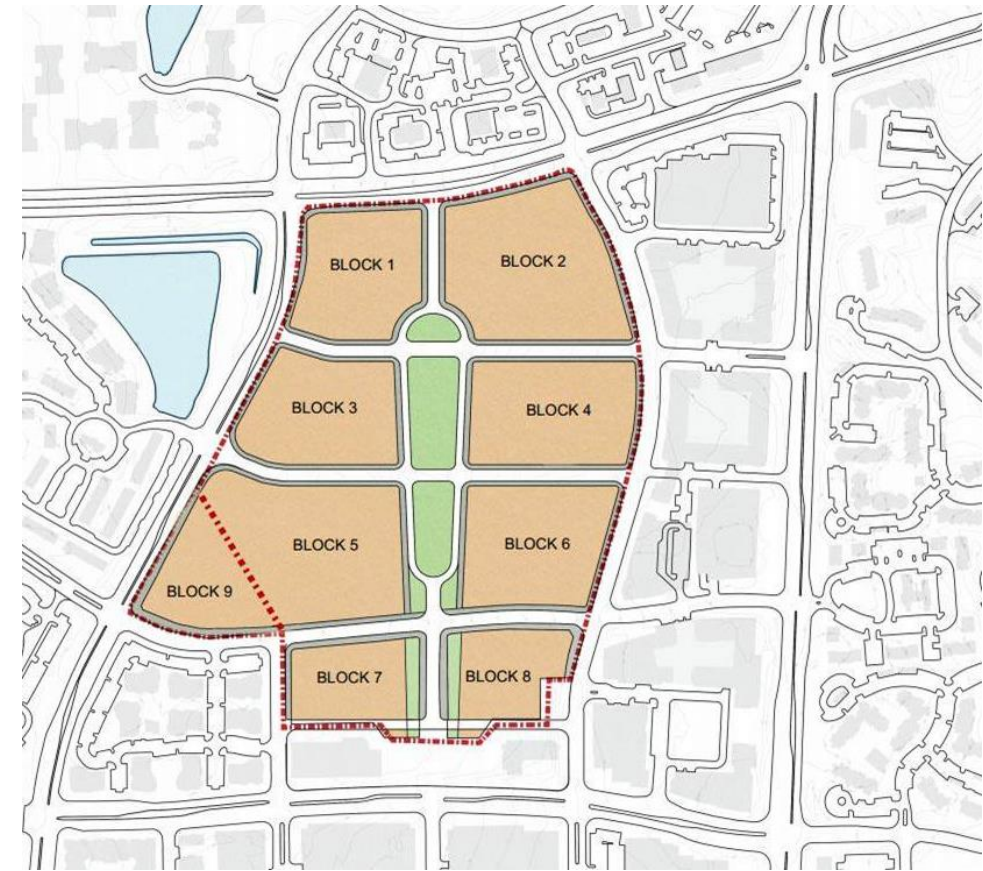


Reston Town Center North Existing Conditions



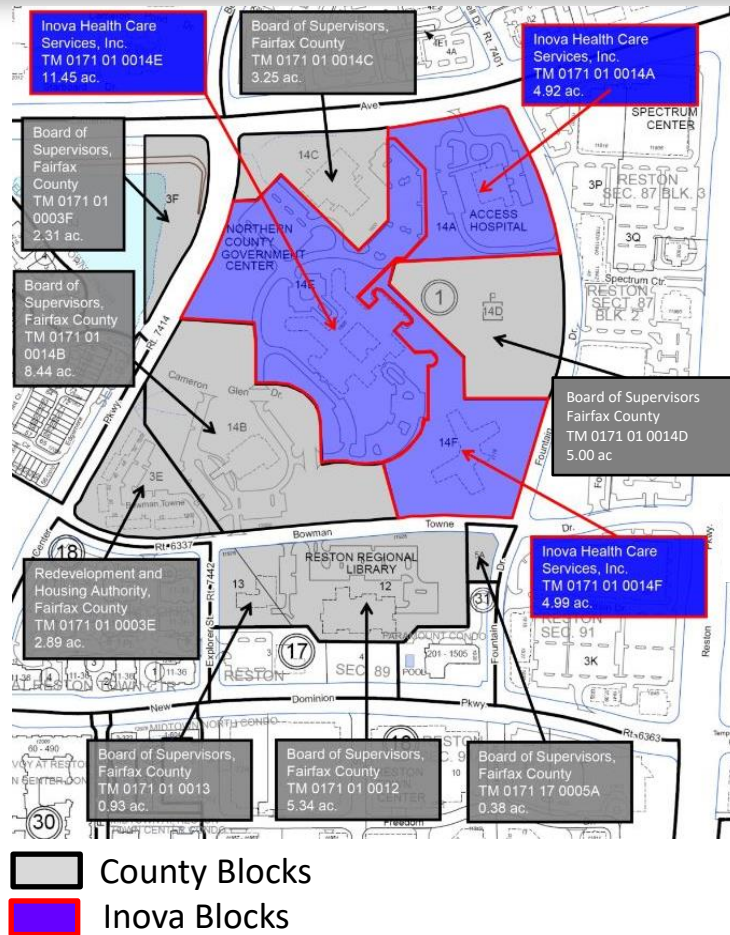
Comprehensive Plan Vision and Goals*

- Reston Master Plan Task Force effort to amend the Comprehensive Plan (2010-2014)
- *“Vision for the Town Center North District mixed use area is an extension of the Town Center Urban Core with a significant civic presence at a lower overall intensity and tapering of height from south to north and east to west.”*
- *“A major urban park and community gathering space should be located in the center of the subdistrict and a key design feature in organizing the layout of the district.”*



FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition AREA III Reston, Amended through 3-14-2017-Reston Transit Station Areas (TSA), West Fountain Drive Subdistrict, Figure 57 (Pages 170-172)

Ownership: Before and After Redevelopment



Existing structures and property boundaries



Proposed grid of Streets and development blocks



Block Layout as shown in Submitted Development Plan



Reston Town Center North Project Timeline

- Feb. 2014 Amended Reston Master Plan/Comprehensive Plan approved by BOS
- Jan-Nov 2015 Community Engagement with 5 community meetings
- **June 2015** **RFP Part 1 issued- Pre-quality development teams**
- April 2016 Library Board affirmed Reston Regional Library Scope
- May 2017 Community Meeting
- June 2017 Joint Zoning application with Inova submitted to the Department of Planning and Zoning and Reston Association.
- **July 2017** **RFP-Part 2 issued –Development concept for Block 7&8**
- Nov. 2017 Zoning application was presented to Reston Planning & Zoning
- **May 2018** **BOS concurred with recommendation to cancel the RFP for Block 7&8 due to additional scope and financial parameters.**
- Feb 2018-Nov. 2018 Informational presentation and Work Sessions with Reston Design Review Board



Reston Town Center North

Next Steps

- **Alternative Street Plan**
- Design Review Board work session – Summer 2019
- Resubmit Zoning application Fall 2019
- Zoning application approval in Spring of 2020

- **Procurement Options for Library**
- PPEA options on Block 3
- PPEA options on Blocks 7 & 8
- County construction



OPEN SPACE DIAGRAM | EXISTING MASTER PLAN
(AS SHOWN IN DEVELOPMENT PLAN SUBMISSION)

Reston Town Center North Funding Timeline

- \$10 Million 2012 Library Bond , funding reserved for Reston Regional Library Bond amount was based on renovation of the existing library.
- \$38 Million Total Project Estimate for a new 39,000 sf Library, 4,000 sf community space, structured parking and common site infrastructure.
- The County continues to pursue options to address the approximately \$28M funding gap to design a new, expanded regional library with structured parking, as part of the overall redevelopment of Reston Town Center North.
- The \$10 M bond authorization requires that this funding option be sold by 2022 for capital improvement projects within the library system.
- The \$10 million bond fund amount is secure for the Reston Regional Library.



Additional Information

Fairfax County Web Page

<https://www.fairfaxcounty.gov/publicworks/reston-town-center-north-rtc>

Questions via Email

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