

# Reston Town Center North

Department of Public Works and Environmental Services  
*Working for You!*

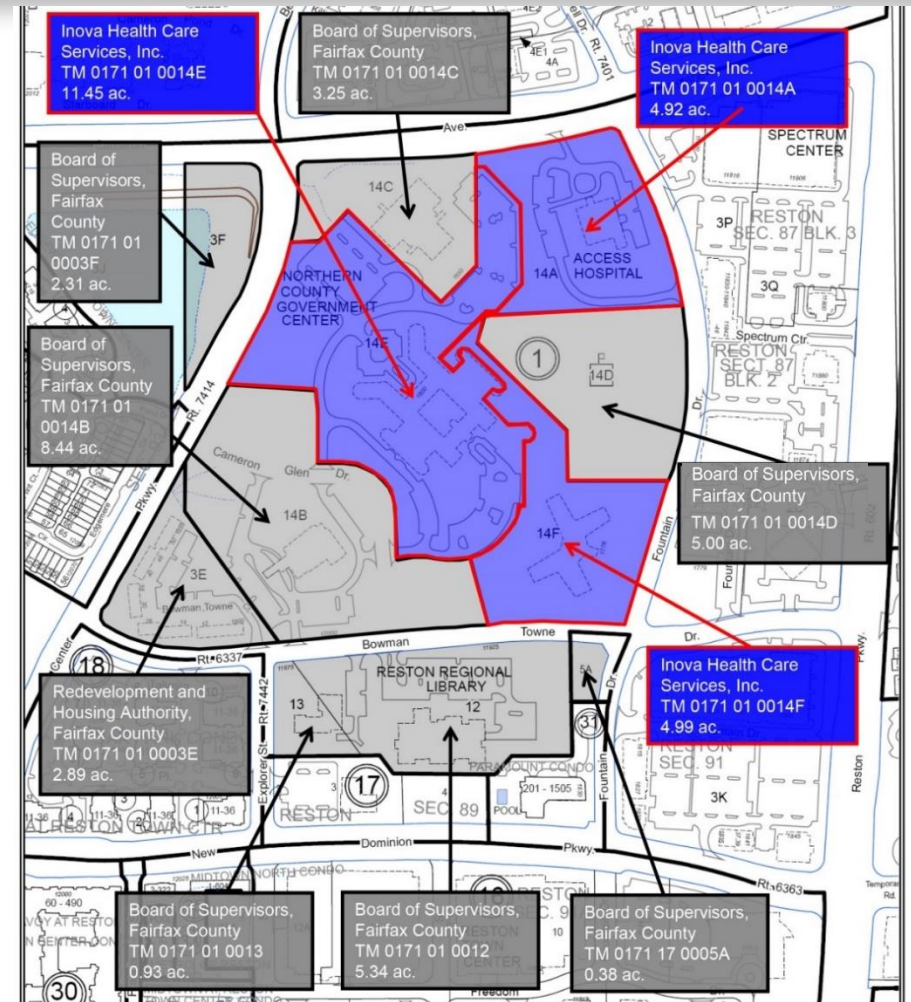


A Fairfax County, VA, publication  
June 13, 2023

# Reston Town Center North Ownership



**Existing Conditions**



- County Blocks
- Inova Blocks

**Parcel Ownership**



# Reston Town Center North Ownership History

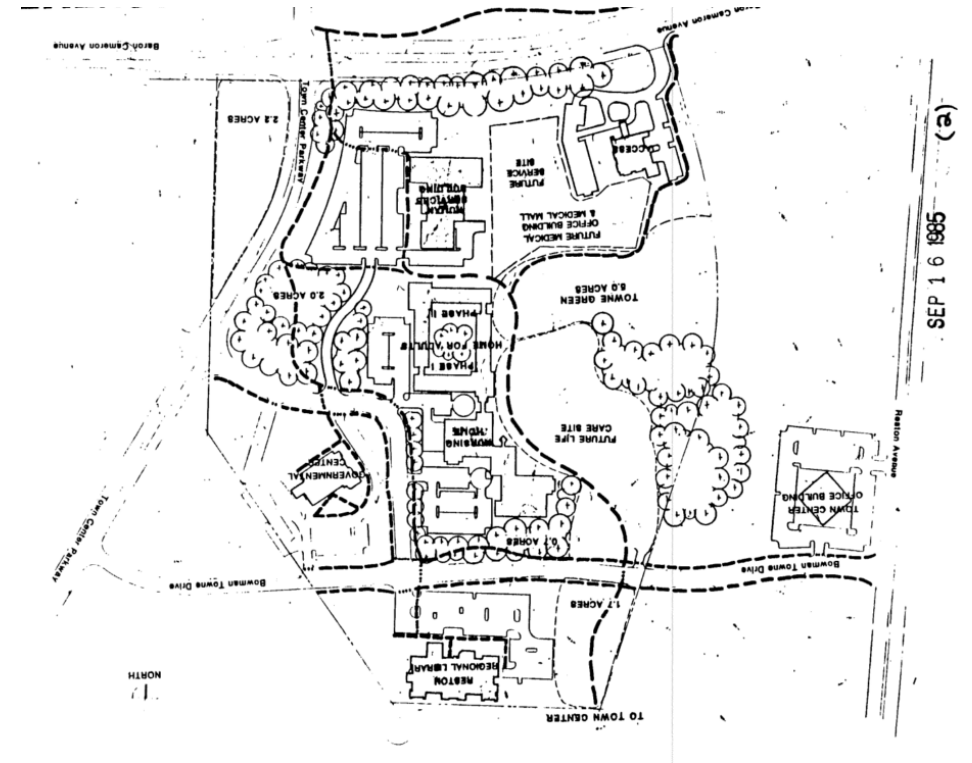
**September 1974**-- Board of Supervisors approved Development Plan Included: Governmental Center w. Police sub-station, Library, Human Services Building, Nursing Home and Home for Senior Adults

**October 1974** – Board of Supervisors purchased a 50-acre site from Gulf-Reston Corporation for \$1.2M

**March 1986**- Sold to 21 acres to Fairfax Hospital Association (FHA) and FHA to build 68,000 sf Human Services Building built at cost capped at \$6M when building Cameron Glen Facility

**2012** – PRC Plan approved for replacement of Hunter Mill Governmental Center. Construction was completed in 2016

**2010-2014** Reston Master Plan Task Force process to revise Comprehensive Plan

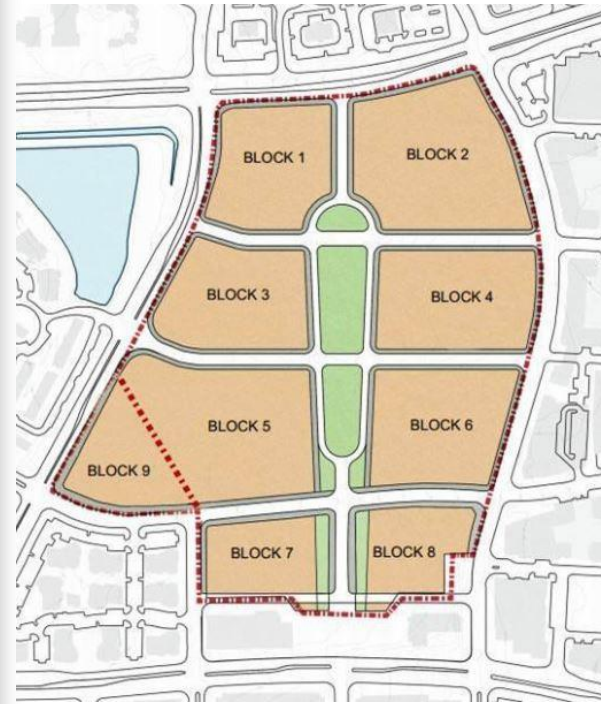


**1974 Development Plan**





# Reston Town Center North Concept Plan 2017-2021



**2014**  
Comprehensive Plan



**2017-18**  
Development Plan  
Zoning Application



**2019**  
DRB Approved  
Concept Plan



**2021**  
DRB Approved  
Concept Plan



# Reston Town Center North Agreements



## Agreements/Approvals:

- ❑ 2015 - Interim Real Estate Exchange Agreement (IREEA) between County and Inova
- ❑ 2015 - BOS approved the acquisition of the 5-ac. FCPA parcel in exchange for 90,000 sf of development rights for a future Recreation Center
- ❑ 2016 – MOU on Open Space between Fairfax County, Inova and Reston Association
- ❑ 2021 Approved Concept Plan with the Reston Association Design Review Board

Concept Plan June 2021





# Reston Town Center North Open Space and Tree Save Areas



RESTON FOREST  
*identity*  
FOR EDGEWATER PARK AND  
THE TREE SAVE AREAS

## OPEN SPACE TABULATIONS

### REQUIRED OPEN SPACE

REQUIRED BY MOU	10.00 ACRES
LESS: RECREATION CENTER PER MOU	1.00 ACRES
NET OPEN SPACE FROM MOU	9.00 ACRES

### PROVIDED OPEN SPACE

CENTRAL GREEN	
U-13 ATHLETIC FIELD	
EDGEWATER PARK	
ADD'L OPEN SPACE & TREE SAVE AREA	
<b>TOTAL OPEN SPACE PROVIDED</b>	<b>9.00 ACRES +</b>



NATURAL PLANTINGS



LandDesign



# Conceptual Development Plan - 2020

## County Building Footprints :

Block 1: Recreation Center - 90,000 sf

Block 3: 25,000 sf Shelter & Supportive Housing Units  
211 Residential DUs

Block 5:

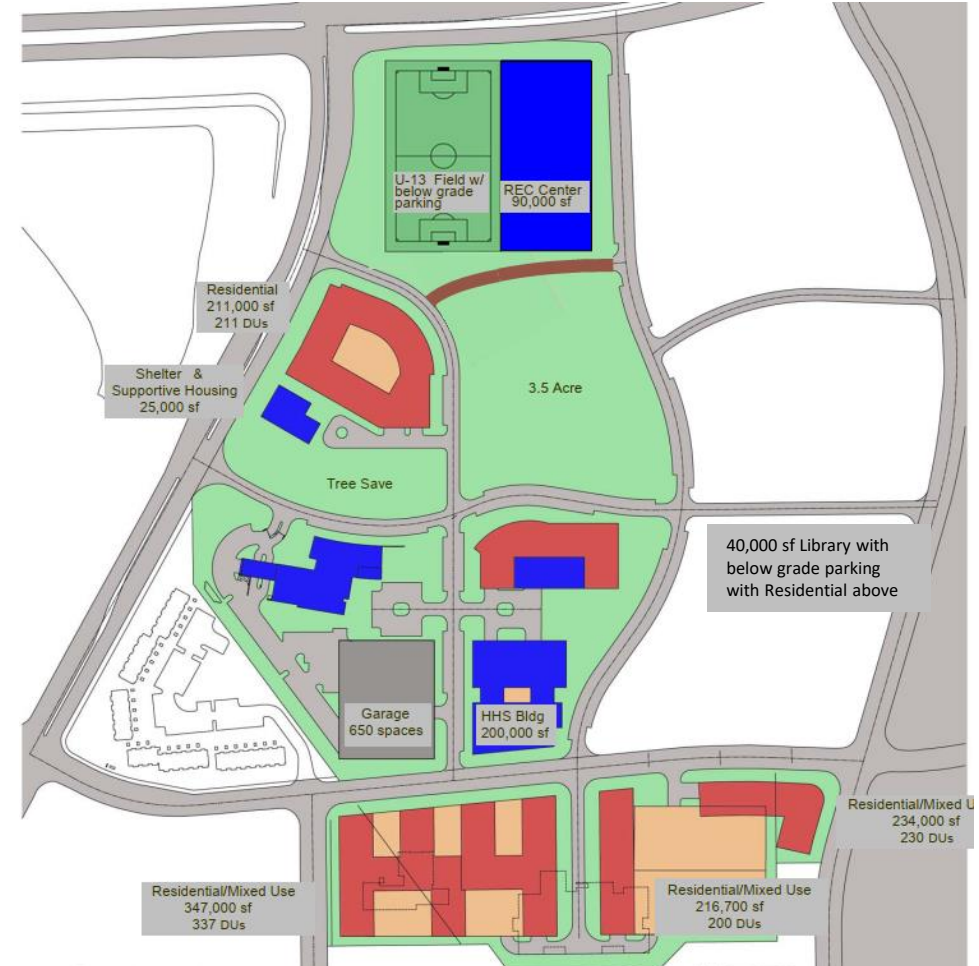
- 40,000 sf Library on first floor with Residential above (100 DUs)
- 160,000 sf NC HHS Bldg.
- Shared Parking Garage, County Fuel Island

Block 7: 300 Mid Rise Residential DUs

Block 8:

- Residential Mixed Use 200 DUs
- Residential Tower 230 DUs or  
200,000 sf High Rise Office Tower (Market Conditions)

-  Public Facilities
-  Private Development



Development Option: 2020



# Capital Improvement Program (CIP) Priority Recommendations

RTCN CIP Facility	Priority	Estimated Cost (\$ Million)	Description
Planning & Entitlement	1	2.2	Possible joint rezoning with Inova, real estate exchange
Reston Regional Library & Community Space	2	56	New Regional Library and parking, share of site infrastructure. <b>\$10 m in 2012 Library Bond</b>
Shelter & Supportive Housing	2	25	New facility, parking and share of site infrastructure, <b>\$12 m in 2016 Human Service Bond</b>
N. County Human Services Ctr	3	170	HHS Center & required parking, infrastructure
Police, Dist. Sup. & HHS Parking Garage	3	42	Possible replacement of parking, building of new garage shared with PD, Sup., and HHS, county fuel station.
Campus Infrastructure	TBD	10	Infrastructure associated with Rec Center & affordable housing. County may have to front the funds based on development phasing/schedule
FCPA Rec Center	TBD	TBD	New facility, parking, athletic field, infrastructure.
Affordable Housing	TBD	TBD	New facility, parking, infrastructure
Commercial/Office/Residential	TBD	TBD	Residential Density being removed from County blocks per the proposed Comprehensive Plan Amendment revisions.

Public Private Partnerships & Joint Ventures - FY 2024-FY 2028 Advertised Capital Improvement Program (CIP) ([fairfaxcounty.gov](http://fairfaxcounty.gov))





# Comprehensive Plan Amendment -2023

## Uses Noted:

- North County Governmental Center and District Police Station
- 40,000 Reston Regional Library Replacement
- 25,000 Embry Rucker Shelter Replacement with permanent supportive housing units
- North County Human Services Office Building
- 90,000 sf FCPA Recreation Center
- Urban model elementary school
- Athletic Field
- Central Green
- Tree Save



Bailey's Community Shelter and Supportive Housing- 2019

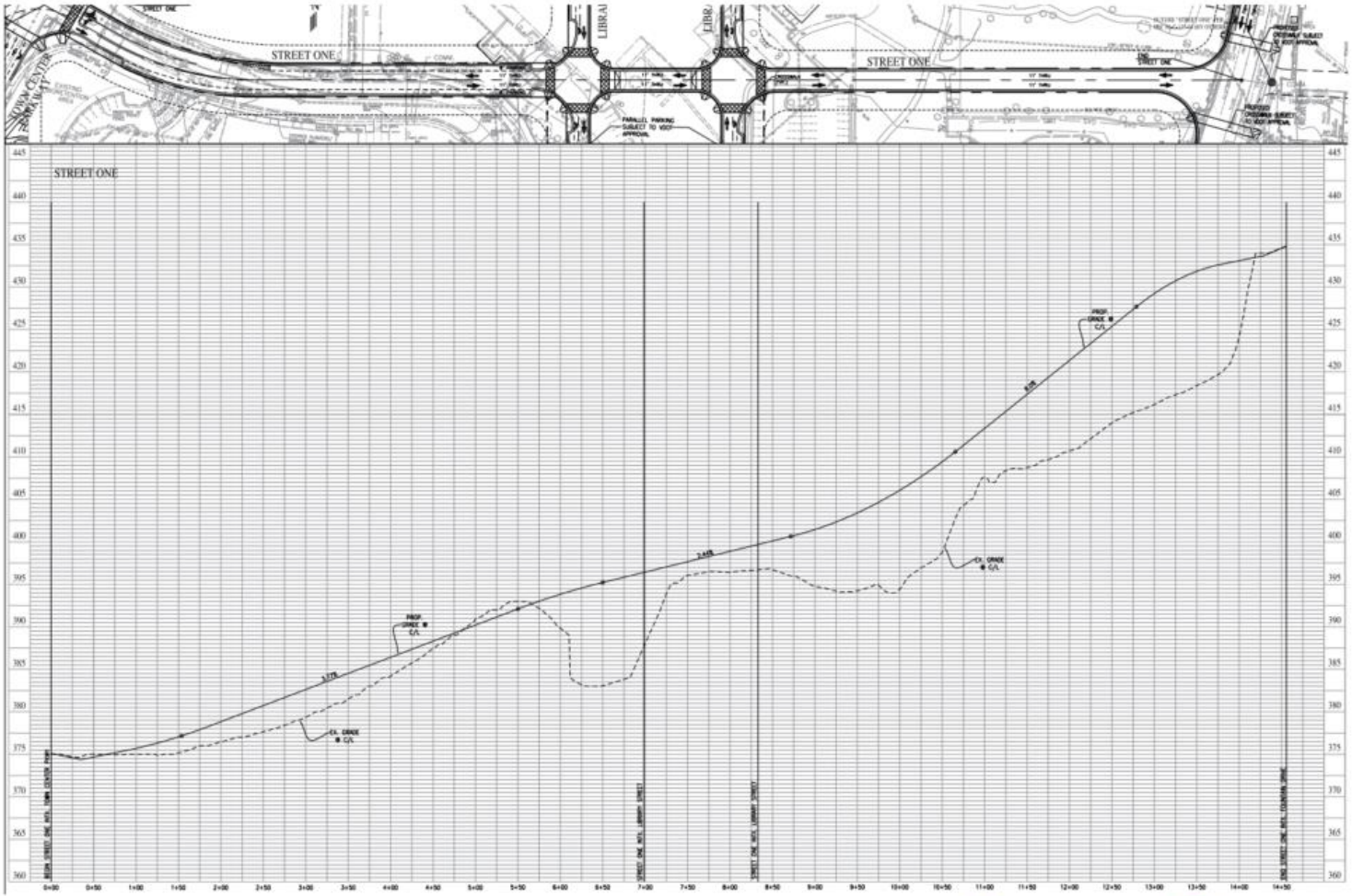
# Process to County and Inova Land Swap

- Public Facilities Priority Recommendation - 2023 Community Task Force
- DPWES Planning (12 months process)
  - Community engagement
- DPWES/Inova Planning for Zoning Application (6 month process)
  - Traffic Studies
  - Plan preparation and traffic studies
- Development plan/Zoning application Review/Approval (12 month process)
  - Community Engagement
- Real Estate Exchange with Inova (6 month process)
  - BOS Public hearing process
- Development by block over next 10-20 years





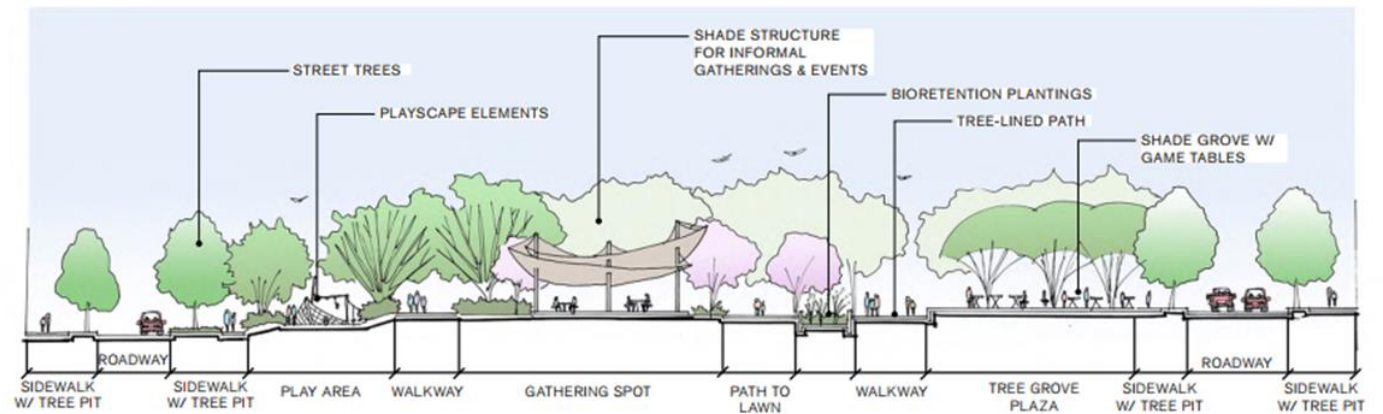
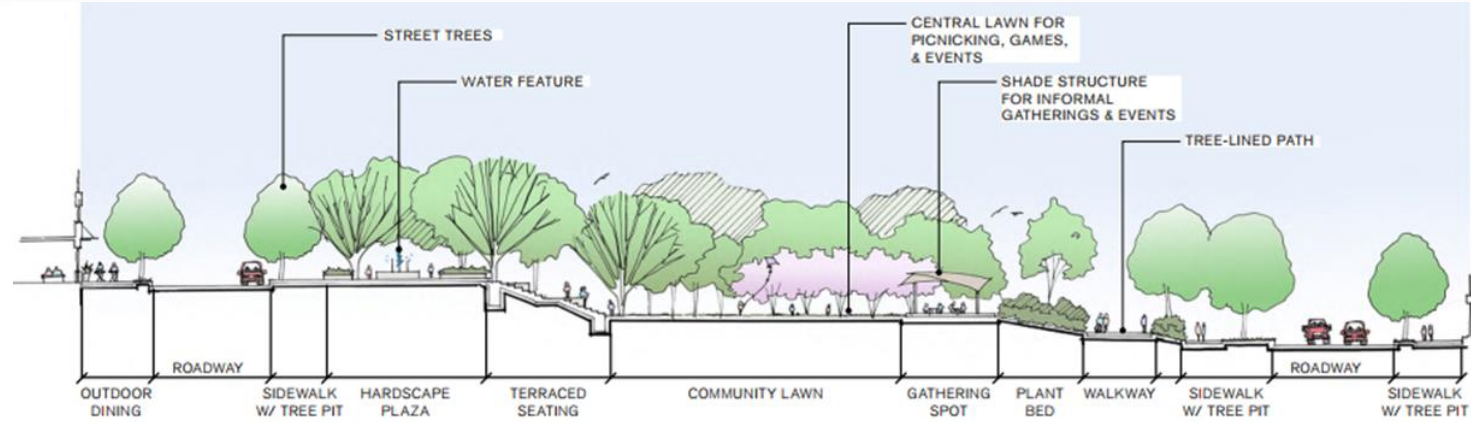
# Reston Town Center North Site Topography



RESTON TOWN CENTER NORTH • SITE CROSS SECTION  
PN 2015062A | 05.09.2018 |



# Reston Town Center North Central Green – Early Visioning





# Reston Town Center North Central Green – Early Visioning



CENTRAL GREEN  
*character*

ACTIVITY BENEATH CANOPY



CAMERON GREEN RESTON, VA • OVERALL VISION  
PH 201907D | 11.12.2010 | INOVA | FAIRFAX COUNTY

INOVA LandDesign





# Reston Town Center North Library/Central Green – Early Visioning



Bryant Park, New York Public Library Main Branch





# Reston Town Center North Library/Mass Timber Precedents



The Southwest Library, Perkins & Will



Writers Theatre, Studio Gang



# Interim Use Suggestions

## Points to Consider:

- Amenities that are well loved are hard to remove
- Cost to install a temporary amenity
- Uses should activate the property for public safety
- Amenity should be sustainable and light on the land
- Minimize need for utilities and stormwater facilities
- Amenity should be walkable to minimize need for parking





# Reston Town Center North Interim Use Suggestions



Informal Lawns – Great Lawn Central Park NYC



Unscheduled Athletic Fields



Natural Playground



Temporary Stage





# Reston Town Center North Interim Use Suggestions



Horseshoe Courts



Bocce Ball Court– McGuane Park, Chicago, IL



Chess Tables –  
Central Park, NYC



Parkway Drive Volleyball Courts – Washington DC



Ping Pong Tables– Grant Park, Chicago, IL



# Reston Town Center North Interim Use Suggestions



Food Truck Café – Austin Food Truck Park



Concessions hut with café seating - The Porch café – Bryant Park NYC





# Reston Town Center North Block Scale Comparison

## LEGEND

- RTCN Outline
- █ RTCN Blocks
- █ Spectrum Development



## BLOCK 1 – Fairfax County



Block 1 in spatial relation to the PetSmart lot in the Spectrum Development.





# Reston Town Center North Block Scale Comparison

## LEGEND

- RTCN Outline
- RTCN Blocks
- Spectrum Development



## BLOCK 3 – Fairfax County



Block 3, freely rotated in spatial relation to the PetSmart lot in the Spectrum Development.





# Reston Town Center North Block Scale Comparison

## LEGEND

--- RTCN Outline



RTCN Blocks



Spectrum  
Development



## BLOCK 5 – Fairfax County



Block 5, freely rotated in spatial relation to the Container Store lot in the Spectrum Development.





# Reston Town Center North Block Scale Comparison

## LEGEND

--- RTCN Outline



RTCN Blocks



Spectrum Development



## BLOCK 7 – Fairfax County



Block 7, in spatial relation to the Container Store lot in the Spectrum Development.





# Reston Town Center North Block Scale Comparison

## LEGEND

--- RTCN Outline



RTCN Blocks



Spectrum Development



## BLOCK 8 – Fairfax County



Block 8, in spatial relation to the Container Store lot in the Spectrum Development.





# Reston Town Center North Block Scale Comparison

## LEGEND

--- RTCN Outline



RTCN Blocks



Spectrum  
Development



## Central Green



Central Green, freely rotated in spatial relation to the PetSmart lot in the Spectrum Development.





## **Additional Information**

### **Fairfax County Web Page**

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

### **Questions via Email**

[restontowncenternorth@fairfaxcounty.gov](mailto:restontowncenternorth@fairfaxcounty.gov)

