

September 10, 1969

Mr. Glenn W. Saunders jr.
Executive Vice President
Gulf Reston Inc.
Sunset Hills Road
Reston, Virginia 22070

Dear Mr. Saunders:

The attached report was prepared by the RCA Hunters Woods Regional Committee to reflect and communicate to you the vital interest Hunters Woods' residents have in the pending plans for the second village center.

Several community-wide meetings were held to sound out community feeling. To assure our analysis was as broadly based as possible, a survey of the total Hunters Woods community was conducted by the committee by means of a questionnaire. A copy of this questionnaire along with a summary of the responses is attached. The community's interest, we believe, was nothing short of phenomenal with almost 300 of the approximately 380 families responding. Since a number of families were on vacation or otherwise unavailable during the survey, this is a good indication of the very strong and positive concern Hunters Woods residents have as to the type of activity center their village will have.

On the attached tally sheet the dominant response to yes/no type questions is circled. It should be noted, however, that in many cases, notes added by the respondents in the margins are every bit as significant as the tabulated response. We have tried to summarize the ideas expressed in the commentary accompanying specific items of this report. Our efforts in preparing this report have been to provide some meaningful and mutually valuable input into the planning process for the village center.

As an ongoing effort we seek --

1. To continue to take the pulse of the community on this issue and to transmit what we find to you.
2. To offer liaison between the developer and the community to help further general understanding and acceptance of the developer's efforts.
3. To coordinate the community's investment efforts (through the homeowners' association) with the developer's efforts and the County's capital improvements.

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We do not seek to lessen the developer's responsibility in providing a community center in Hunters Woods of exceptional design quality and amenity (e.g. sculpture, fountains and all environmental features over and above facilities). We believe it is his responsibility to the community and to the Reston Idea to do this. We must acknowledge, however, that the developer's efforts cannot be without economic constraints. Where economic constraints force the curtailment of desired features in the Village Center or the village as a whole, we urge the developer to set aside land that can be developed at a later date, perhaps through the joint efforts of the community and the developer.

We strongly recommend that some ongoing mechanism be established to allow for discussion and negotiation of matters such as the above.

We view this report as only the first step in a positive and meaningful dialog between Gulf Reston and the community on this matter. We believe that we can be of very significant assistance to the developer in the formulation of plans for the center and in making it environmentally and financially successful as it develops. We earnestly hope that you will agree and will give us an opportunity to establish an ongoing liaison with you.

Sincerely,

Joseph R. Stowers
President
Reston Community Assn.

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COMMUNITY RESPONSE CONCERNING PLANS FOR THE HUNTERS WOODS VILLAGE CENTER

This report is based on the responses to a community-wide questionnaire circulated to Hunters Woods residents in late July and early August of this year. It reflects not only the tabulated summary of responses but also the many notes and comments added by respondents in the margins.

A. COMMERCIAL FACILITIES

1. Village center development schedule

First and foremost Hunters Woods residents agree with the developer that the village center must be designed as a total interrelating unit. It is hoped that great care will be placed in assuring that the center includes not only commercial and residential space to be marketed by Gulf Reston, but also opportunities for public and community facilities to be added as the village grows.

The community would certainly prefer to see as much as possible of the village center thus designed be constructed at one time.

If there must be a delay of as much as two years for construction of the center, the community asks if the date of completion of the first facilities can be speeded up if the center is built in coordinated increments.

2. Dispersion of small commercial facilities

It is clearly evident from the community's response that it is in general opposed to "minor commercial" enclaves scattered throughout the residential community. While there may be instances where such minor commercial uses are appropriate, as determined by the merits of the individual case, the overwhelming majority of Hunters Woods residents would prefer to make the trip to the village center for such services.

3. Choice of chain-operated stores

While the community is aware that the developer may not have complete freedom of choice in inducing chain-operating enterprises to become tenants in the village center, we believe, nevertheless, that even if it takes extra effort to solicit chain stores not yet represented in Reston, this effort will be well spent. In addition to affording a wide range of choices to Reston residents, the competition would encourage better merchandising and service.

It may be possible that the community, through the Hunters Woods Regional Committee, can aid the developer in soliciting desired tenants. Among the means available may be publicity efforts geared to encouraging local residents to shop locally. A Chamber of Commerce or community booster organization of some sort may be possible. By no means the least effective of the means by which the community can aid the developer is in arguing against inappropriate competing commercial enterprises seeking county approval to locate at Reston's periphery.

4. Size of stores

As you are already well aware, there has been considerable concern voiced that some of the stores located in the Lake Anne Center are not large enough to carry the full line of merchandise the community wants. The committee interprets the response as a recommendation that spaces for super markets, drug stores, and other prime tenants be planned large enough for expansion to full line facilities.

5. Evening hours

The response to this question needs to be considered in a broader context than is explicit in the wording of the question. Hunters Woods residents want their village center to be much more than a 9 a.m. to 5 p.m. (or 9 a.m. to 9 p.m.) shopping center. They want the center to be the focal point of general community activity throughout the day. It should be also an alive and enjoyable place to be even after most of the stores have closed. Publicity efforts by the Regional Committee may be of benefit in encouraging as many stores as possible to stay open later in the evening.

6. Types of stores and offices

While we realize the limitations in taking a community survey of the exact types of shops the community wishes to have in the village center, we believe the responses to this questionnaire will be of benefit to you. The responses seem to indicate that the community needs the facilities of a typical suburban neighborhood shopping center organized about a supermarket and a drug store as prime tenants. We are, of course, assuming an atypical neighborhood shopping center in terms of design quality and amenity.

B. COMMUNITY FACILITIES

Hunters Woods clearly will need a community meeting hall and auditorium facility -- one that meets the immediate local needs of the village over and above those which can be met by larger facilities which will be available at the conference center, Town Center or in conjunction with the high school - intermediate school complex.

More analysis and discussion between the developer and the community, and within the community, will be needed to determine the extent to which the community's meeting and assembly needs can be met by facilities planned for the conference center, the future town center and the schools (both elementary and intermediate-secondary), and whether a totally separate facility will be needed in the community.

Clearly economy dictates greater emphasis on multiple use of facilities than has been common in the past (i.e., use of school facilities for after-hour community purposes). We hope that the new village center will be planned in such a manner to make the interrelated use of all public and community facilities as effective as possible. The accompanying diagram illustrates the sense of interrelationship that should be possible. We hope to be able to be of benefit to you in determining how these relationships should manifest themselves in brick and mortar in the village center.

Responses to the questions in part B of the questionnaire clearly indicate that residents would like to see such community facilities as auditoriums, teen centers, nursery schools, health care offices and certain recreational facilities oriented to the village center rather than being dispersed throughout the village as is now happening in Lake Anna.

C. PHYSICAL DESIGN OF THE VILLAGE CENTER

The Hunters Woods community is vitally concerned with the degree of environmental amenity which will be designed into the village center. We hope that the initial design for the center will be liberal in this regard. We acknowledge, however, that it may not be possible to provide all the desirable amenities at the onset of development. We strongly encourage the developer and his architects to design into the village center plan the capability of adding amenity as the community develops where it is not possible to provide these features immediately.

We believe the following general guidelines should be realized in the design of the village center:

1. The Hunters Woods Village Center should incorporate into its design to the maximum extent possible the natural contours and heavy growth of trees now found on the proposed site. (The present heavy growth of trees in the area is its most notable environmental feature. We would hope that the incorporation of wooded areas into the design would also include preservation of trees along approach roadways.)
2. Some sort of a strong architectural (visual) element is needed in the design solution which identifies the village center as the focal point of village activity.
3. Primary orientation should be to pedestrians rather than vehicular traffic.
4. The separation of pedestrian and vehicular traffic, both vertically and horizontally should continue to be one of the underlying design principles in Roston.
5. The types and arrangements of uses in the village center should be such that it is a center of community activity throughout the entire day, not just during business hours.
6. We support the inclusion of housing for low and moderate income families in locations easily accessible to the village center.
7. The Committee is inclined to believe that the respondents answering question C-2 of the survey were not clear on the meaning of the question. Some notations in the margins indicate this. The Committee, speaking for itself, believes that one of the most notable features of Lake Anne Center is the successful blending of business and residential uses. Clearly this is one of the basic tenets of the RPC concept. We urge you to incorporate residential and business uses in the Hunters Woods Village Center with every bit as much success as Lake Anne Center.

Residents who filled out the survey questionnaire volunteered a number of ideas not included in the form itself. Listed below are those put forth two or more times. They deserve attention especially because they were considered important enough to these people to add to these ideas already under consideration. In the case of the library, the total listings indicate an actual oversight by the Committee in not including it originally in the survey.

| <u>Community Facilities</u> | No. of times suggested |
|---|------------------------|
| Library | 21 |
| Post Office | 9 |
| Bus between Lake Anne & Hunters Woods | 2 |
| Movie Theater (this was added to 90 survey forms before they went out - results indicate on survey tally. These represent write-ins:) | 12 |

Commercial Facilities

| | |
|--|----|
| Giant Food Store | 16 |
| Shoe Repair | 10 |
| Delicatessen | 9 |
| Book Store | 7 |
| Music and Record Store | 6 |
| Large Chain Drug Store | 5 |
| A & P | 4 |
| Hobby Shop | 4 |
| Cheese and Wine Shop | 4 |
| "McDonald's" type hamburger shop | 3 |
| Drive-in ramp for grocery pickup | 3 |
| Sears or Ward's or Penney's store or catalogue store | 4 |
| Small Appliance Store & repair | 3 |
| "Pub" | 3 |
| Pet Shop | 3 |
| Card Shop | 2 |
| Lum's Restaurant | 2 |