



**Reston Community Center
Board of Governors Monthly Meeting
July 25, 2022
8:00 p.m.
Meeting Agenda**

| | |
|---|---|
| 8:00 – Call to Order | Beverly Cosham, Chair |
| 8:02 – Approval of Agenda | Beverly Cosham, Chair |
| 8:03 – Approval of Minutes and Board Actions <ul style="list-style-type: none"> • Approval of June 6, 2022 Board Minutes (as reviewed and approved by the Board Secretary) • Approval of June 6, 2022 Board Actions (as reviewed and approved by the Board Secretary) | Beverly Cosham, Chair |
| 8:05 – Chair’s Remarks | Beverly Cosham, Chair |
| 8:08 – Introduction of Visitors | |
| 8:10 – Citizen Input | |
| 8:12 – Committee Reports <ul style="list-style-type: none"> • June 13 Annual Public Hearing • July 25 Preference Poll Committee • July 25 Finance Committee – Year-end Report | Beverly Cosham, Chair Bill Bouie, LRP Chair Vicky Wingert, Vice Chair Paul Thomas, Treasurer |
| 8:13 – Board Member Input on Activities Attended | |
| 8:25 – Executive Director Report | Leila Gordon, Executive Director |
| 8:30 – Old Business New Business | Beverly Cosham, Chair |
| 8:40 – Adjournment | |

Reminders:

| Events | Date | Time |
|----------------------------------|------------------------------------|-------------|
| YAT Performances | August 4, 5 | 7:30 p.m. |
| Preference Poll candidacy filing | August 1 – 15 | |
| RCC Facility Maintenance Period | August 29 – September 6 | |
| Candidate Forum | September 6 | 6:30 p.m. |
| Board of Governors Meeting | September 12 | 8:00 p.m. |
| RCC Summer Concert Series | Thursday, Friday, Saturday, Sunday | Various |



**SUMMARY OF MINUTES
RESTON COMMUNITY CENTER
BOARD OF GOVERNORS MEETING
June 6, 2022
8:00 p.m.**

Present:

- Beverly Cosham, Chair
- Bill Bouie
- Bill Penniman
- Lisa Sechrest-Ehrhardt
- Dick Stillson
- Vicky Wingert

Absent and Excused:

- Bill Keefe
- Paul Thomas

Attending from RCC Staff:

- Leila Gordon, Executive Director
- BeBe Nguyen, Deputy Director
- Lorna Campbell Clarke, Communications Director
- Karen Goff, Public Information Officer
- Rebekah Wingert, Videographer

Bev called the meeting to order at 8:00 p.m.

MOTION #1:

Approval of the Agenda

Bill B. moved that the agenda be approved as written. Dick seconded the motion. The motion passed unanimously.

MOTION #2:

Approval of the May 2, 2022 Board Minutes

Bill B. moved that the Board approve the May 2, 2022 Board Minutes. Dick seconded the motion. The motion passed unanimously.

MOTION #3:

Approval of the May 2, 2022 Board Actions

Bill B. moved that the Board approve the May 2, 2022 Board Actions. Dick seconded the motion. The motion passed unanimously.

Chair's Remarks

Bev marveled that she has somehow managed to avoid COVID-19. Her granddaughter graduated from kindergarten. She read a poem:

May 2, 2022 Board of Governors Meeting Minutes

My Life by Billy Collins

Sometimes I see it as a straight line
drawn with a pencil
and a ruler transecting the circle of the world

or as a finger piercing
a smoke ring, casual, inquisitive,
but then the sun will come out
or the phone will ring
and I will cease to wonder

if it is one thing,
a large ball of air and memory,
or many things,
a string of small farming towns,
a dark road winding through them.

Let us say it is a field
I have been hoeing every day,
hoeing and singing,
then going to sleep in one of its furrows,

or now that it is more than half over,
a partially open door,
rain dripping from the eaves.

Like yours, it could be anything,
a nest with one egg,
a hallway that leads to a thousand rooms

whatever happens to float into view
when I close my eyes
or look out a window
for more than a few minutes,
so that some days I think
it must be everything and nothing at once.

But this morning,
sitting up in bed,
wearing my black sweater and my glasses,
the curtains drawn and the windows up,

I am a lake,
my poem is an empty boat,
and my life is the breeze that
blows through the whole scene
stirring everything it touches
the surface of the water,
the limp sail,
even the heavy, leafy trees along the shore.

Visitors

None

Citizen Input

None

May 2, 2022 Board of Governors Meeting Minutes

Committee Reports

May 2 Finance Committee Report – Paul was absent, so Leila referred the Board to the Finance Committee meeting official minutes in the binder.

June 6 Long Range Planning Committee Report – Bill B. said there were two main points of discussion: prep of slides for the June 13 Annual Public hearing and the arts center feasibility study. A motion was passed to move forward with the Annual Public Hearing slides as edited. A motion was passed to increase the Capital Projects reserve ceiling to \$7 million.

MOTION #4

To Authorize Staff to Prepare Materials for the 2022 Annual Public Hearing

Bill B. moved that staff prepare materials for the June 13, 2022 Annual Public Hearing as presented by staff with edits requested from the Board. Bill P. seconded the motion. The motion passed unanimously.

MOTION #5

To Approve Committee Reports

Bill B. moved to approve the May 2 Finance Committee Report and the June 6 Long Range Planning report (verbal). Dick seconded the motion. The motion passed unanimously.

Board Member Input on Activities Attended

Bill B. said the Park Authority (PA) had some excitement with a rabid coyote in Springfield, and the PA had to close and evacuate Lake Accotink Park on Saturday and Sunday. Three people and two dogs were and are undergoing rabies treatment. A police officer was bitten, and he shot the animal. If you are a PA volunteer, the Water Mine will be having a party on Friday for volunteers from 4:00 to 7:00 p.m.

Lisa attended Ed Begley Jr., the Leadership Fairfax (LFI) Supervisors Breakfast and Pride Festival at Lake Anne. Lisa's mother died on May 4. She is very grateful to RCC for allowing her family to use the Community Room after the funeral Mass. The staff here was wonderful. Lisa said her mom had a big impact on Lisa's social justice work. She also really enjoyed attending RCC programs and events.

Vicky attended the Tephra Fine Arts Festival, which was lovely but very hot. She also attended the Pride Festival.

Dick went to the LFI Supervisors Breakfast. He and Marion went on vacation to St. Kitts.

Bill P. attended Ed Begley Jr., Nai-Ni Chen Dance with the Ahn Trio, and Reston Task Force meetings. He visited Philadelphia.

Bev attended the Supervisors Breakfast, Pride Festival and Baratunde Thurston.

Executive Director Report

Leila said RCC underwrote the visit by the artist Hamilton Glass to Dogwood Elementary School. We also did a joint event with the Cathy Hudgins Community Center at Southgate.

RCC Rides gave 14 rides in May. We sponsored the Tour de Hunter Mill. We brought Trisha Brown Dance Company to the Tephra Fine Arts Festival. The festival drew about 30,000 people.

Arts and Events supported 20 performances in the month of May. The department worked nonstop. Participation in programs is up and patrons are giving us great reviews. Rentals are very busy this season with graduations, wedding, showers and more. The website is in development. We should be able to do testing soon. Our audit came back clean for its final exercise.

Our annual CAPRA report was prepared. Kevin was promoted to Director of Leisure and Learning. We will be recruiting soon for the new head of Offsite and Collaboration.

May 2, 2022 Board of Governors Meeting Minutes

Old Business

None

New Business

None

Leila and Bev reminded everyone about the offsite concerts Thursdays through Sundays throughout the community.

Bev adjourned the meeting at 8:25 p.m.



Lisa Sechrest-Ehrhardt
Board Secretary

6-12-22

Date

BOARD ACTIONS TAKEN AT BOARD OF GOVERNORS MEETING ON June 6, 2022

- | | | |
|-------------------|-----------|--|
| 22-0606 -1 | Bd | That the Board approve the Agenda. |
| 22-0606-2 | Bd | That the Board approve the May 2, 2022 Board Minutes. |
| 22-0606-3 | Bd | That the Board approve the May 2, 2022 Board Actions. |
| 22-0606-4 | Bd | That the Board authorize Staff to prepare materials for the 2022 Annual Public Hearing. |
| 22-0606-5 | Bd | That the Board approve the committee reports. |



Lisa Sechrest-Ehrhardt
Board Secretary

6-12-22
Date



**SUMMARY OF MINUTES
RESTON COMMUNITY CENTER
BOARD OF GOVERNORS LONG RANGE PLANNING MEETING
June 6, 2022
6:30 p.m.**

Present:

- Bill Bouie, Chair
- Beverly Cosham
- Bill Penniman
- Lisa Sechrest-Ehrhardt
- Dick Stillson
- Vicky Wingert

Absent and Excused

- Bill Keefe
- Paul Thomas

Attending from RCC Staff:

- Leila Gordon, Executive Director
- BeBe Nguyen, Deputy Director
- Lorna Campbell Clarke, Communications Director
- Karen Goff, Public Information Officer

Bill B. called the meeting to order at 6:30 p.m. Leila directed everyone to the handouts tab to review the slides for the June 13 Annual Public Hearing. The Arts Center Feasibility Study will be presented first, then the RCC slides will include highlights of 2021, an overview of Capital Improvement and Capital Maintenance projects, the budget, and then public input. Leila will go over highlights and near-term objectives and give an overview of capital project planning, budget and processes, then the FY22, FY23 and FY24 improvement and maintenance project breakdown. Paul will review the budget slides as he did last year.

Leila reviewed some cost estimates. At the May Finance Committee Meeting, we did not have the estimate for Phase 3 of the roof replacement. The estimate is nearly double the estimate we got two years ago. We have determined we don't need to replace the rooftop unit. We will have to remove it however, and that cost is listed. The total adjustment we need to make to accommodate the new pricing is \$208,000, which will come from the aquatics project savings. The carpet replacement cost is from a recent estimate.

The final phase of the LED lighting project is described. The balance from savings and costs of prior theatre projects will require a total adjustment of \$75,200. At the bottom of slide 10, the sum of projected carryover needs in FY23 for capital projects is provided.

In FY24, it will be time to replace the RCC Hunters Woods elevator. This is an estimate now. Other projects include Hunters Woods carpet in public areas., theatre projects (lightboard, cameras and projection equipment), and Lake Anne carpet replacement. These projects for FY24 total \$335,000.

Dick asked if this means contingency for pool is now about \$600,000. Leila said that is about the amount, but we won't know exactly until after carryover. We will withhold about \$300,000 before returning the rest. This won't show up until October; reports for that month include the budget entries related to carryover.

May 2, 2022 Board of Governors Finance Committee Meeting Minutes

Bill P. asked if there are problems with the roof and elevators or is this part of a schedule/life of the system? Leila said it is the latter. Bill B. asked for dollar signs in the charts.

Leila reminded everyone that we will have actual FY22 totals at the July 25 meeting.

FY23 Budget Revisions from FY22 Carryover

Dick noted he received the background information about the Reston property tax base (commercial and residential) from the Department of Tax Administration and he is still surprised that Reston residential valuations are about 2.5% less overall than the county total. Dick said he still found that hard to believe based on his observation. Discussion about the housing types and status of renovations in Reston compared to other parts of the county ensued.

Carryover expenses that we know about are included in the budget slide; Leila described some of the relevant contributors: office chair replacement, reclassification of maintenance positions, community partnerships for the Ping Chong performing arts residency, personnel and operation for restored Arts Education programs, salary and benefits for a new Community Events part-time position, and a new Offsite and Collaboration department head (among others). The FY24 proposed budget shows an increase in tax revenue, continuing costs associated with the FY23 revisions and standard increases.

Discussion on Capital Projects Reserve Ceiling Increase

Dick asked for more explanation for the suggested ceiling increase to \$7 million from \$3.5 million. Leila explained the potential for replacing RCC Lake Anne space, estimated at \$5.8 – to \$8.1 million in today's dollars (about \$450 per square foot) for 13,000 to 18,000 square feet. Leila said RCC must prepare for possibilities of expansion, renovation or replacement of facility elements or new facilities. Dick asked why we are preparing for something 19 years away (when the lease at Lake Anne expires).

A lengthy discussion ensued. Dick said we need to make it clear that line is surplus. He feels that not all the money is allocated in a sensible way. Leila said the pool project is a good example of needing more money in the capital project reserve. The community is growing faster than we can keep up with our present facilities – we must start planning for expansion or growth. Dick said where we allocate dollars is a key indicator of what the finances of this agency are like. Bev said ample reserves and keeping the tax rate where it is are how we made it through the recession. Dick said the money for that came from contingency funds, not capital projects reserve funds. He feels that line should be for specific capital projects we can foresee. Leila said she can foresee opportunities that may arise from development and from commercial vacancies, and that will happen more quickly than in 19 years.

Bill P. asked if we assign money to the Capital Projects category, can we use it for other things? Leila said yes, if we have an emergency like a tornado hitting the building and we needed money outside of the budget planning process, we could forward that request to the Board of Supervisors to reallocate it out of cycle. Leila said it would be disingenuous to not to be clear about the costs of expanding our footprint in her view which is why she'd assign funds first to this reserve line and then remaining funds to the contingency reserve.

Dick said we should understand that the contingency line amount reflects in many people's mind the unplanned surplus that we have. He asked where the \$7 million number is coming from. Vicky and Bill B. said it is a prudent plan to not end up short and in the context of the cost of construction made sense. Lisa said we are not doing anything dishonest; we are honest stewards of the community. Bev noted that the "many people" to whom Dick is referring aren't present – if they feel strongly about this issue, they have avenues to participate and say so.

Leila said the experience of the last four years (e.g., the pool renovation) showed we have not been putting enough in the Capital Projects reserve line; we have been pretty good about budgeting in capital projects and maintenance efforts as a function of the agency budget. She feels that we should acknowledge to the community that we believe we will likely have to grow our facilities' footprints to accommodate demand. The cost of construction is going up very fast and 19 years is not that far away as we may have to purchase land, build-out, etc. She added that people get a tremendous value for the Small District 5 tax.

Dick moved to set the Capital Projects reserve ceiling at \$5.2 million. Bill P. seconded the motion. The motion failed (Dick and Bill P. voted in favor; Bill B., Lisa, Vicky and Bev were opposed).

Bill B. moved to set the Capital Project Reserve Ceiling at \$7 million. Vicky seconded the motion. The motion passed with Bill B., Bev, Vicky, Bill P. and Lisa in favor; Dick was opposed.

Arts Center Feasibility Study Report

Leila discussed key elements of Grimm + Parker's presentation. It will include a recap of site assumptions, cost estimates, goals and considerations, context for program and space allocations, research and what we heard at the public meetings. There will be a walk-through (on paper) of potential program spaces. They will present a list of ideas that won't be happening and why.

There will be diagrams to show the theatre size that would fit on the property. They will show the cost estimate. It is important to note Hunter Mill Supervisor Walter Alcorn is committed to having the county take the lead on this proffer opportunity in collaboration with his office.

There was further discussion about county involvement, county bonds, Economic Development Authority bonds, Capital One costs and how the proffer system played a role with Capital One Hall.

Bill B. moved to authorize staff to prepare the materials for the June 13 Annual Public Hearing based on the outlined budgetary assumptions and to include the agenda item regarding the results of the feasibility study for an arts center in Reston. Vicky seconded the motion. The motion passed unanimously.

The meeting adjourned at 7:40 p.m.



**SUMMARY OF MINUTES
RESTON COMMUNITY CENTER
ANNUAL PUBLIC HEARING
June 13, 2022
6:30 p.m.**

Present:

- Bev Cosham, Chair
- Bill Bouie, Vice-Chair
- Bill Penniman
- Lisa Sechrest-Ehrhardt
- Dick Stillson
- Paul Thomas
- Vicky Wingert

Absent and Excused:

- Bill Keefe

Attending from RCC Staff:

- Leila Gordon, Executive Director
- BeBe Nguyen, Deputy Director
- Lorna Campbell Clarke, Communications Director
- Cheri Danaher, Arts Education Director
- Kevin Danaher, Leisure and Learning Director
- Brian Gannon, Facility Services Director
- Pam Leary, Customer Relations Director
- Karen Goff, Public Information Officer
- Rebekah Wingert, Videographer

Bev welcomed everyone at 6:35 p.m. She said this is our chance to share RCC's Annual Report and discuss coming budgets. She said staff from Grimm + Parker will make a presentation on space needs and costs for a possible new arts venue in Reston that may be realized because of a proffer from Boston Properties.

2022 Arts Center Feasibility Study

Amy Upton and Sue Hains spoke for Grimm + Parker, the architectural firm hired for the feasibility study conducted from February to April 2022. Amy reviewed the timeline of public engagement meetings and focus groups. The next step is the proffer determination (the county will determine whether to move forward) later this summer. Other key points of the study: There will be no increase in the Small District 5 tax to realize this center. The County and RCC will seek partners for the funding of the capital project.

Amy reviewed the map of the site (Block J at Reston Town Center), nearby amenities and site assumptions. She said those assumptions included that: Boston Properties would deliver a ready-to-build site with rough grading complete. There will be onsite parking; a shared parking agreement with nearby garages would be part of the proffer. Sidewalk and streetscape are included in the estimate. The project would pursue LEED Gold certification.

Goals and considerations: Amy said the space would be efficient and not duplicate other facilities. Technical capabilities should not be compromised. It will be equitable; artists and audiences need to feel safe and supported. Amy went over the context for performing and visual arts in Reston and nearby. She said the area is lacking medium-sized capacity venues for music, dance and theatre and small nonprofit venues for comedy and spoken jazz, as well as visual arts and gallery space.

June 13, 2022 RCC Annual Public Hearing

Amy showed the list of needs voiced in the community engagement meetings (such as theatre size, house size, storage requests). She said public art is not part of this initial scope but will be included when the project moves forward.

Study Findings

Sue said the ideal size for this venue would be a maximum of 65,000 square feet, 21,250 for the 500-seat performing arts area. She said the goal was to get the best of everything we can in that 60,000 – 65,000 square feet. She showed graphics of how all parts will fit on the site and why going larger with the theatre house will not work.

The performing arts space is a two-level, 45-foot-by-85-foot stage area with orchestra pit. There would be 372 seats on the orchestra level and 165 on first balcony, but that could change in actual design. She showed several configurations of how many people would fit on the stage. Other elements include rehearsal and dance studio space on the same floor as the theatre; gallery space on the first floor; open art and ceramics studio space; offices; backstage and support areas; a loading dock; a green room; kitchen; and dressing rooms.

Elements that were not feasible and not included: a house size larger than 500 seats; individual artist studios; a culinary arts program/facilities; individual practice rooms; an administrative conference room; parking; and long-term prop and costume storage.

Grimm + Parker's cost estimators said the following based on 500 seats: \$38.7 million in hard costs; \$54.1 million in hard and soft costs; \$4 million for contingencies (for a total of \$58 million in 2022 dollars). Sue said estimating costs is hard right now due to rising construction costs and supply chain issues. Taking the estimate to spring 2030, the estimate is \$76 million in hard and soft costs and \$81 million with contingencies.

Sue said the next step is for the county to negotiate with Boston Properties and decide whether to go forward with the proffer.

Q&A with the Public

Deb Steppell, Sentinel Point Court, had a question about parking. Who owns the nearby lots? What would that be like in a practical sense? Leila said no one knows; she imagined a shared parking agreement like the existing parking garages at RTC have. It will be up to each individual car driver to figure out where to park. We would want a dividable rehearsal studio on the first floor so a whole cast could be dropped off. That would eliminate a lot of single-use parking.

Susan Meeks-Versteeg, Reston Chorale, asked to see the cross-section of the auditorium again. She asked if G+P looked at raising the roof and adding a second balcony. Sue said yes, that would add more seats, but every time you raise the house size everything gets bigger and more expensive – bathrooms and lobby, more stairs and an elevator, etc.

Ruth Overton, Reston Chorale, asked about the number of singers seated on the stage. Leila said that depends on the numbers in the performance, but that some could be sitting, some standing or a mix.

Linda Platt asked if the pledge not to increase SD5 taxes for construction carries over to operating costs too. Leila said no one knows about operating yet, but that we know for a fact that SD5 taxpayers will not shoulder the entire burden of the venue or its operation and the board is committed to not raising the tax rate.

Bob Petrine, 2503 Foxcroft Way, said he does not see a referendum requirement in RCC's governing documents. Does that mean this is a go? Leila said not to assume anything. The proffer exists. The County must decide whether to accept or not. Bob asked who is going to determine if the features are sustainable over time? Leila said that is difficult to answer. We have reflected the community's priorities. We know from our research and the County's research there is demand that has yet to be met. When we get into the design process the County will have a whole new round of engagement before final design.

Bob also asked how this space and the RCC Lake Anne space will fit into the community amenities and what are the other venues nearby. Leila said it is not RCC's goal to cannibalize another facility's forte or audiences. She said the goal would be to realize space programming that complements current and

June 13, 2022 RCC Annual Public Hearing

future space. She said RCC turns people away all the time from the CenterStage and RCC Lake Anne programs. Regardless of what happens with this venue, RCC will likely need to expand to meet demand needs in our community.

Katharine Wand asked for a quick rundown of various venues within a 10-mile radius. Leila described the facilities and their capacities. She said the arts needs analysis conducted in 2018 and 2019 for the Master Arts Plan Task Force said we do need local, community-serving facilities like this. RCC's analysis of Reston arts organizations' needs has validated the need here for more than a decade.

Marcia McDevitt said she has been involved with RCC since the beginning and helped design the RCC Hunters Woods kitchen. She said it is unrealistic to plan for a new arts center when RCC is highly underutilized. She said she is very concerned and disappointed by the idea of another center that is not used. Leila said RCC's community room and theatre are highly used.

David Wiley said a concern on his street was property tax assessments that went up 20 percent or more. He said RCC should think about all the different income levels. He asked when the proffer must be accepted. Leila said the deadline is July 27, 2022. While that date may change, she said we should know this year. David asked about the financial feasibility with a lot of unknowns. Leila said that is the County's issue to navigate at present.

Katharine Wand asked a follow-up question on whether the proffer is only for an arts center. Leila said it can be for another recreational/community use. That would have to be worked out with County staff, Supervisor Alcorn and Boston Properties.

Leila excused G+P representatives and said the study materials will be uploaded on the project website.

Annual Public Hearing on Programs and Budget

Bev said Leila and Paul will go over RCC's progress and plans and how they impact the budget. Leila directed everyone to their copy of the Annual Report. In 2021, we were still dealing with the COVID-19 pandemic. We maintained 47 partnerships and 17 sponsorships. We are monitoring public health. Our staff is 98 percent vaccinated. This community did a great job getting fully vaccinated; it was key to our success to support programming in a difficult year.

RCC adopted a new five-year Strategic Plan in October of 2021 (delayed due to the pandemic). There are new pillars; this is the lens through which we report monthly/annually. Looking ahead, some of RCC's focus for the near term includes the launch of the new website and Community Calendar, and the Capital Planning process. Leila explained more about the three-year CIP/CMP cycle and went over some of the upcoming projects. She said roughly \$600,000 will be returned to Capital Reserves from the pool project savings.

Leila reviewed the revenue/expense history chart. She noted we show FY2018-21 because we won't close out FY22 until July. She said you can see the dramatic effects of COVID-19 on revenue and expenses.

Paul talked about the budget approach for FY23 and FY24. He said the carryover memo will be submitted in early July and will be approved by the Board of Supervisors in September. He said notable items in RCC's carryover include funding for final roof improvements and the LED theatre lighting replacement project, personnel for the new offsite and collaboration department, and an artist residency. The balance of funds from the pool project savings will go into the Capital Project reserve line in FY23. FY24 numbers reflect personnel costs, operating costs and capital reserve costs that include recurring costs added in FY23.

We must keep in mind we will need to expand the facility footprint soon. RCC Lake Anne space is leased; we will need to own or vacate by 2039. To keep up with increasing population, we may need to replace or enlarge Lake Anne or locate space elsewhere. Based on a current rate of \$450 per square foot for 13,000 -18,000 SF, the Board determined a new Capital Reserve ceiling amount of \$7 million. Paul reviewed how the funds are allocated.

Leila opened the floor for questions.

Susan Meeks-Versteeg, Reston Chorale, asked about streaming capabilities at the CenterStage. Leila said we need to accomplish several elements to better accommodate that including new equipment, staffing and improved internet connectivity. CenterStage will never be the ideal place for filming or livestreaming because of the angles from the booth. We need to work with DIT to improve internet capabilities. We have had Facebook Live issues. We are looking into ways to improve. Susan requested that RCC also achieve the capability in the Community Room.

Connie Hartke, 2201 Quartermaster Lane, asked if the tax could be reduced by half a cent and not cause a huge problem for the arts center. Leila said the tax rate has nothing to do with the arts center. Connie said houses in her neighborhood are in disrepair because people are financially stretched. Leila said the Board has discussed the issue; any cut in the tax rate would not benefit homeowners very much. It would greatly benefit developers. Reston people experience a subsidy of about 47 percent from commercial properties. Connie noted those points but said she wanted to be on record as requesting a reduction regardless. Leila assured her that the record of input would show that.

Tammi Petrine, 2503 Foxcroft Way, asked if Leila read a letter from Patti Lentz yet. Leila noted she was waiting until people assembled had a chance to provide feedback before reading it. Hearing that was all Tammi was requesting, Leila then read the letter from Patti Lentz, who has several issues with RCC, including RCC's lack of hybrid or virtual options for all programming. She also said RCC edits its Board meeting videos and restricts viewers by saying it is not for kids. Leila said there is no editing except for the title card. The "not for kids" is standard text on YouTube. Leila said she responded to Patti's points by email.

Margaret Perry, 2303 Woodtail Court, asked if the new website would be friendlier to patrons on fee waivers who currently must come in person to register. Leila said we are in conversation with Cornerstones and other groups to set up a card for fee waiver patrons to use like our passes. That will get away from multiple front doors for services. We are aware of the issues and do many things to make registration easier, such as bringing forms to RestON neighborhoods.

Paul read three follow-on motions:

Motion #1:

Paul moved that the staff continue to prepare the FY23 carryover package and FY24 budget submission consistent with the outlines presented and Fairfax County Department of Management and Budget requirements. Bill B. seconded the motion. The motion passed unanimously.

Motion #2:

Paul moved that the executive director continue to support the County response to the Boston Properties Block J proffer opportunity and continue to report to the board on progress made. Bill B. seconded the motion. The motion passed unanimously.

Motion #3:

Paul moved that the meeting for the purposes of receiving the feasibility study regarding the Block J proffer and the presentation of the RCC Annual Public Hearing for Programs and Budget materials be adjourned. Bill B. seconded the motion. The motion passed unanimously.

The meeting adjourned at 8:00 p.m.



Enriching Lives. Building Community.®



Reston Community Center

**Annual Public Hearing for
Programs and Budget
FY23 & FY24 Budgets
&**

**Arts Center Feasibility Study Report
June 13, 2022**

Agenda – June 13

Annual Public Hearing for Programs and Budget

- Welcome

OUR VISION

Reston Community Center enriches lives and builds community for all of Reston.

- Presentation – Reston Arts Center Feasibility Study
- Highlights of 2021
 - Adapting; expanding
- New Strategic Plan 2021-2026
- Overview of Capital Planning & Budgets
 - Capital Improvement/Maintenance Plan
 - Budget Performance and Projections
- Public Input
- Board of Governors
 - Direction to staff for budget development

Highlights

Partnerships and collaboration continue to be the foundation of Reston Community Center's success.

- **47 Partnerships**
- **17 Sponsorships**
- **Adapting/expanding:**
 - **Monitoring public health; successful community/staff vaccination efforts allowed for greater participation**
 - **Community Conversations on Equity and Social Justice**

RCC Strategic Plan

RCC Annual Report – June 2021

Reston Community Center

2021-2026 Strategic Plan

- **Facilities**
- **Equity**
- **Community Connections**
- **Programs and Services**
- **Communications**
- **Stewardship and Accreditation**

Looking Ahead

RCC Strategic Planning

- **Support pursuit of new and expanded amenities for leisure-time activities (Facilities)**
- **Expand *Equity Matters* program portfolio; RestON (Equity)**
- **Build community pride and cohesion with relocated and expanded community events calendar; new RCC department – Offsite and Collaboration (Community Connections)**
- **Continue to move programming closer to Reston's residents and employees (Programs and Services)**
- **Redesign RCC website with a community calendar feature (Communications)**
- **Build on and sustain existing CAPRA framework (Stewardship and Accreditation)**

Overview of Capital Planning and Budget Process

- RCC presents a three-year Capital Improvement Plan, Capital Maintenance Plan (CIP/CMP). Project amounts change throughout the three-year cycle based on actual spending, timing and budget revisions. A/E studies or estimates may change budgets for specific projects.
- Estimates for both revenue and expenses are made conservatively. Budgets are monitored monthly and adjusted periodically.
- Board programming and financial goals are to:
 - Provide, improve and expand RCC programming and services.
 - Maintain and improve RCC facilities.
 - Assure the broadest possible access to and promote participation in RCC offerings (fee waiver program, offsite offerings).
 - Establish and manage a budget aligned with community requirements.

Capital Improvement Projects/Capital Maintenance Projects

| Projects | Prior Years Complete (Y/N) | FY22 Budget | FY23 Budget & Carryover Adjustments | FY24 Budget |
|--|--|--|--|-------------|
| <i>RCC Hunters Woods</i> | | | | |
| Backstage RTU and Phase 3 Roof: Removal of RTU and roof replacement cost update for FY23. Projected project date: FY23 | N; Pending completion of LED instrumentation and combined with Phase 3 roof rplcmnt. | Defer to FY23 Funding carried over and increased. | Assigned: \$305,000 Estimates obtained. Project will require demolition/removal costs for the RTU (\$32,000); final roof replacement (\$445,000). Contingency of 10% should be added to account for supply chain/labor issues. Total: \$513,700. Available: \$305,000 Total adjustment: \$208,700 | |
| HW Carpet for offices | | | \$25,000 | |
| HW Elevator Rplcmnt. | | | | \$250,000 |
| HW Carpet Public Areas | | | | \$28,000 |
| Rear Parking Lot Resurfacing | Y | \$62,000 Project complete. | | |
| Security Camera Rplcmnt. | N | \$75,000 Project in progress. HW Purchase Order is for \$41,455; may be included (some or all) in Carryover. | | |

Capital Improvement Projects/Capital Maintenance Projects

| Projects | Prior Years Complete (Y/N) | FY22 Budget | FY23 Budget & Carryover Adjustments | FY24 Budget |
|---|--------------------------------------|---|---|-------------|
| <i>Theatre Projects</i> | | | | |
| A/V & LED Lighting Rplcmnt. Total spent through FY20: 53,534 | Partial; Multi-phased purchasing. | | Estimated balance costs: \$86,000 to finish project with 68 remaining instruments. After offsets from other balances, total adjustment needed: \$75,200 | |
| Rigging Lines Rplcmnt. | | \$49,000 FY22 expenditure: 43,187 | | |
| HD Projector | | \$9,500 FY22 expenditure: \$9,950 (Item reassigned to Operating due to change in asset accounting.) | | |
| Genie lift replacement | | | \$18,000 | |
| Light Board | | | | \$15,000 |
| A/V Cameras/equipment | | | | \$30,000 |

Capital Improvement Projects/Capital Maintenance Projects

| Projects | Prior Years Complete (Y/N) | FY22 Budget | FY23 Budget & Carryover Adjustments | FY24 Budget |
|-----------------------------|---|--|-------------------------------------|-------------|
| <i>RCC Lake Anne</i> | | | | |
| Customer Svc. Desk Redesign | N; Renovation priority shift to restrooms per community survey feedback | Reallocation; total balance from restroom refurbishment: \$21,233 | | |
| Restroom Refurbishment | Y; actual cost: \$35,566 | | | |
| LA Security Cameras | | LA Purchase Order Amount: \$29,415 (Some or all may be included in Carryover.) | | |
| LA Carpet Replacement | | | | \$12,000 |

Capital Improvement Projects/Capital Maintenance Projects

| Projects | Prior Years Complete (Y/N) | FY22 Budget | FY23 Budget & Carryover Adjustments | FY24 Budget |
|--|---|---|---|-------------|
| <i>Aquatics</i> | | | | |
| Pools Renovation | Y; Original Budget Amount: \$6,325,480 Likely anticipated savings: \$1M. | | Will close out the project and request that the balance of funding be divided between Roof and LED lighting project needs and restoration to the Fund Balance of approximately \$600-700,000. | |
| Locker Room Improvements | Y; Completed with pools project savings Total Costs: \$175,874 | Replaced last set of stainless-steel partitions in locker rooms; actual cost: \$6,857 | | |
| Total of FY23 Carryover Added Costs | | | \$283,900 | |
| Total of FY24 New Capital Projects | | | | \$335,000 |

RCC Actual Revenue/Expense History

| Actual Revenue & Expense History | | | |
|---|---------------------|-----------------------|---------------------|
| | FY2019 | FY2020 | FY2021 |
| <u>Opening Fund Balance</u> | \$ 7,889,826 | \$ 7,260,589 | \$ 5,601,418 |
| <u>Revenue</u> | | | |
| Revenue | \$ 9,089,730 | \$ 9,231,337 | \$ 9,171,704 |
| <u>Expenditures</u> | | | |
| Personnel | \$ 5,081,550 | \$ 5,160,266 | \$ 5,234,903 |
| Operating | \$ 2,373,821 | \$ 2,477,777 | \$ 1,638,556 |
| Sub-Total Expenditures | \$ 7,455,371 | \$ 7,638,043 | \$ 6,873,459 |
| Sub-Total Rev. less Non-Cap Exp. | \$ 1,634,359 | \$ 1,593,294 | \$ 2,298,245 |
| Capital Projects | \$ 2,263,596 | \$ 3,252,465 | 427,455 |
| <u>Total Expenditures</u> | \$ 9,718,967 | \$ 10,890,508 | \$ 7,300,914 |
| Revenue less Expenditures | \$ (629,237) | \$ (1,659,171) | \$ 1,870,790 |
| <u>Ending Fund Balance</u> | \$ 7,260,589 | \$ 5,601,418 | \$ 7,472,208 |
| <u>Reserves</u> | | | |
| Capital Project Reserve | \$ 3,000,000 | \$ 3,500,000 | \$ 3,500,000 |
| Maintenance Reserve (12% of # Est. Revenue) | \$ 1,090,768 | \$ 1,107,760 | \$ 1,100,604 |
| Feasibility Study (2% of # Est. Revenue) | \$ 181,795 | \$ 184,627 | \$ 183,435 |
| Economic and Program Contingency | \$ 2,988,026 | \$ 809,031 | \$ 2,688,169 |

FY23/FY24 Approach Without Carryover Encumbrances

| FY23/FY24 Budgets | | | | |
|--|---------------------------|--------------------------|-------------------------|--------------------------|
| | FY 22 Estimate | FY 23 Adopted | FY23 Revised | FY24 Proposed |
| <u>Revenue</u> | | | | |
| Revenue | 9,859,437 | 10,148,245 | 10,335,745 | 10,866,437 |
| <u>Expenditures</u> | | | | |
| Personnel | 5,559,293 | 6,217,239 | 6,242,192 | 6,618,355 |
| Operating | 2,848,755 | 3,031,577 | 3,230,682 | 3,319,771 |
| Sub-Total Non-Capital Exp | 8,408,048 | 9,248,816 | 9,472,874 | 9,938,126 |
| Revenue less Expenditures | 1,451,389 | 899,429 | 862,871 | 928,311 |
| <u>Capital Projects & Equipment</u> | | | | |
| Non-Aquatics | 484,066 | 357,500 | 631,900 | 335,000 |
| Aquatics | | | | 0 |
| Total Capital Projects | 484,066 | 357,500 | 631,900 | 335,000 |
| <u>Reserves</u> | | | | |
| Aquatics Project Reno Savings Return to Fund* | | | | |
| Capital Project Reserve** | 3,500,000 | 3,500,000 | 5,366,030 | 5,885,044 |
| Maintenance Reserve (12% of Est. Revenue) | 1,183,132 | 1,217,789 | 1,240,289 | 1,303,972 |
| Feasibility Study (2% of Est. Revenue) | 197,189 | 202,965 | 206,715 | 217,329 |
| Economic and Program Contingency | 1,920,742 | 1,630,328 | | |
| *Savings of approx. \$600K will be restored to the Fund Balance with Carryover | | | | |
| **Reflects ceiling increase in FY23 and FY24 to \$7M | | | | |

Planning Calendar and Public Input

- June 13, 2022: BOG guidance on FY24 Budget
- July 25, 2022: BOG review of FY22 actuals
- August: Staff prepares draft outline of FY24 Budget
- September 12, 2022: Full BOG Approval of FY24 Submission

TESTIMONY

- Individuals may speak for three minutes; those speaking on behalf of an organization may speak for five minutes.
- Please provide a written statement for RCC official records if you have one. Or you can send comments/statements to: RCCContact@fairfaxcounty.gov

Everyone: Please provide your name, address and organizational affiliation if that is applicable. Thank you for taking the time to provide your input!

Goff, Karen

From: Gordon, Leila
Sent: Tuesday, June 14, 2022 10:42 AM
To: Irwin.Flashman@gmail.com
Cc: RCC Contact
Subject: RE: Proposed New Reston Arts Center

Hello Irwin,

Thank you for sending your input to the RCC Board of Governors (copied below). I am responding to some of your assertions for clarification and to help you find more background on the issues.

1. There have been studies conducted in support of RCC's strategic planning and the current process of creating a *Master Arts Plan: Facilities* for Fairfax County that have demonstrated there is both demand on the part of audiences and needs on the part of arts content providers for the arts components this facility might provide. RCC's 2019 Community Survey included questions about this venue possibility as well as how it might be funded. That survey was conducted by the University of Virginia Center for Survey Research and is a statistically valid representation of community sentiment regarding a host of relevant issues for Reston – I urge you to read it. The RA survey in 2020/21 also suggested that a performing arts venue is a desired amenity for the public, although, the survey RA conducted couldn't be characterized as a statistically valid demographically representative portrayal of the community since it was a self-selected process. Nonetheless, there is sufficient evidence from a variety of sources to suggest it's worthwhile for the community to pursue this proffer outcome.
2. Outside of for-profit arts venues in New York and Las Vegas, there are no instances in the US of arts centers that are self-sufficient from earned revenue alone. All require public, private and other sources of revenue to function.
3. The engagement process that has been ongoing since February has demonstrated the elements desired in the venue, and the feasibility report out last evening contains cost estimate information related to that desired programming. Those materials will be posted to the project and RCC websites.
4. Please find more details about this project here: [Reston Arts Center Feasibility Study | Public Works and Environmental Services \(fairfaxcounty.gov\)](#) and about RCC here: [Board of Governors \(restoncommunitycenter.com\)](#).

Regarding your feeling that the undertaking lacks "serious justification for any serious consideration of this proposal, and it should be dismissed out of hand" we appreciate you providing your views and they will be included in the record of the public hearing inputs received before, during and after last evening's presentations. Thank you again for sending them to us.

Warm regards,

Leila

Leila Gordon (she)

Executive Director

Reston Community Center

2310 Colts Neck Rd. | Reston, VA 20191

Direct: 703-390-6142 | Main: 703-476-4500; Press 8

www.restoncommunitycenter.com

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From: irwin.flashman@gmail.com <irwin.flashman@gmail.com>

Sent: Monday, June 13, 2022 8:34 PM

To: RCC Contact <RCCContact@fairfaxcounty.gov>; govhuntermill@fairfaxcounty.gov; chairman@fairfaxcounty.gov.

Subject: Proposed New Reston Arts Center

Gentle Persons:

I write to you to express my opposition to the establishment of a New Reston Arts Center to be paid for from the Special Tax District for Reston.

As far as I am aware, there has been no study to demonstrate the need for such a Center. There are many arts centers in the area already serving the general public and I see no need for duplication of these offerings, nor any indication that the new center would offer anything new, not now being offered for which there is an unmet demand or need.

Moreover, there is no evidence that the new center would be sustainable on its own, or that its projected size would indeed be filled to a reasonable degree within a reasonable time, so that the income it would generate would make the center sustainable with a minimal amount of subsidy.

Neither is there a clear definition of the amount of money to be spent, the nature of the facility, the arts to be served, nor any of the details regarding the center which one would normally expect to be well defined before making any commitment to erect and sustain such a facility with taxpayer funds, or with private funds were it to be undertaken by a private entity.

In short, I do not believe that there is any serious justification for any serious consideration of this proposal, and it should be dismissed out of hand.

Thank you for your kind attention.

Sincerely,

Irwin Flashman
1327 Buttermilk Ln.
Reston, VA 20190

Goff, Karen

From: Gordon, Leila
Sent: Monday, June 13, 2022 3:47 PM
To: RCC Contact
Subject: FW: Reston Arts Center Feasibility Study

Please include.

Leila

From: Elizabeth Witter <egwitter789@gmail.com>
Sent: Monday, June 13, 2022 3:45 PM
To: Gordon, Leila <Leila.Gordon@fairfaxcounty.gov>
Subject: Re: Reston Arts Center Feasibility Study

Thanks for the clarifications--they did help.

On Mon, Jun 13, 2022, 1:20 PM Gordon, Leila <Leila.Gordon@fairfaxcounty.gov> wrote:

Hello Elizabeth Witter,

Thank you for your input below regarding a possible Reston Arts Center. It will be included in our record of input for the public hearing. That said, I also want to provide some clarifications that may make you more comfortable about what's being discussed.

1. RCC has conducted extensive survey and other research, but not a 2021 survey. You may be thinking of the Reston Association survey done that year. People regularly mix up the two organizations, so I can understand the confusion. RCC is funded by a special tax assessment that adds 4.7 cents per \$100 of assessed value of your home to your property tax bill. RA assessments are a flat fee charged without regard to the property value of a member's house.
2. The RCC Board of Governors has expressly stated we will not increase our tax rate to underwrite the costs of any new facility, including the arts venue under discussion, and that if it is to be realized, it will be a county project with multiple funding partners.
3. In the research and surveys conducted by the County and RCC, having more arts and culture amenities are a desired outcome and one that should be feasible along with increased support to the very worthy ones you cite.

As I said, we greatly appreciate people participating in our process of gathering input from the public and thank you for taking the time to share your views with us.

Warm regards,

Leila

Leila Gordon (she)

Executive Director

Reston Community Center

2310 Colts Neck Rd. | Reston, VA 20191

Direct: 703-390-6142 | Main: 703-476-4500; Press 8

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From: Elizabeth Witter <egwitter789@gmail.com>

Sent: Friday, June 10, 2022 9:22 PM

To: RCC Contact <RCCContact@fairfaxcounty.gov>

Subject: Reston Arts Center Feasibility Study

Dear RCC Board of Governors,

Thank you for announcing Monday's public meeting about Programs and Budget. Unfortunately I will not be able to attend, so I am writing to express my dismay about the plan for a new performance arts center in Reston. I do not understand how the 2021 survey results were interpreted to mean support for a new performing arts center. Reston already has facilities and I have not heard anything about them being used beyond capacity.

Recently inflation has had significant impacts across the community. It would be irresponsible to increase assessments for something that is a low priority. If you want to increase our assessments, please use the money to address more important needs such as more affordable housing, after school supports to families, or library improvements.

Best regards,

Elizabeth Witter

11209 Longwood Grove Dr.

Reston, VA 20194

Goff, Karen

From: Gordon, Leila
Sent: Monday, June 13, 2022 2:37 PM
To: Goff, Karen
Subject: FW: New Reston Arts Venue

Follow Up Flag: Follow up
Flag Status: Flagged

Please include.

Leila

From: shsmith3 <shsmith3@comcast.net>
Sent: Monday, June 13, 2022 2:09 PM
To: Gordon, Leila <Leila.Gordon@fairfaxcounty.gov>
Subject: RE: New Reston Arts Venue

Linda smith
11101 glade drive
Reston, VA 20191

Thank you for noting my preference. Much obliged.

Sent from my Galaxy

----- Original message -----

From: "Gordon, Leila" <Leila.Gordon@fairfaxcounty.gov>
Date: 6/13/22 1:12 PM (GMT-05:00)
To: shsmith3@comcast.net
Cc: RCC Contact <RCCContact@fairfaxcounty.gov>
Subject: RE: New Reston Arts Venue

Hello Linda Smith,

Thank you for your input. If you would please provide us with your complete address, we'd very much appreciate it.

Your input will be included in our official records of the public hearing.

Leila

Leila Gordon (she)

Executive Director

Reston Community Center

2310 Colts Neck Rd. | Reston, VA 20191

Direct: 703-390-6142 | Main: 703-476-4500; Press 8

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From: shsmith3 <shsmith3@comcast.net>

Sent: Sunday, June 12, 2022 7:28 AM

To: RCC Contact <RCCContact@fairfaxcounty.gov>

Subject: New Reston Arts Venue

I am not in favor of New Reston Arts Venue. Thank you. Linda Smith, Glade Drive, Reston

Sent from my Galaxy

Goff, Karen

From: Gordon, Leila
Sent: Monday, June 13, 2022 2:36 PM
To: Jennifer Jushchuk
Cc: Beverly Cosham; Bill Penniman; Tammi Petrine; RCC Contact
Subject: RE: Reston Community Center Budget Meeting - Critical!

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jennifer,

Thank you for the thoughtful feedback below. We can certainly discuss the way we approach the public hearing materials. I don't think you have to forego participating in the discussions that either the RCC public hearing materials might engender or that the feasibility study report would engender – the Public Hearing moment is not the end of the Board's budget process, nor will the feasibility study auger the end of that project process. Once you have viewed the presentation materials provided tonight, please do send us your thoughts and/or questions.

Also, we can continue to discuss the options for real-time viewing of board meetings; we are limited by the internet bandwidth of our facilities and our existing equipment for doing meetings on a hybrid platform. Some people do want to watch meetings online in real time, it is just going to take more time, money and staff to achieve that. Two of the five meetings on the Arts Center were online and all the materials and background are available online.

I totally understand how challenging it is to gather input. People's lives are complex; schedules are daunting and public health has taken a front row seat in our considerations, too. We will continue to try to improve.

Warm regards,

Leila

From: Jennifer Jushchuk <jking@gwmail.gwu.edu>
Sent: Monday, June 13, 2022 1:46 PM
To: Gordon, Leila <Leila.Gordon@fairfaxcounty.gov>
Cc: Beverly Cosham <beverlycosham@yahoo.com>; Bill Penniman <wpenniman@verizon.net>; Tammi Petrine <para1010@verizon.net>; RCC Contact <RCCContact@fairfaxcounty.gov>
Subject: Re: Reston Community Center Budget Meeting - Critical!

Thank you Leila for the research and reply. As I did about a year ago, I would reaffirm my request to place all the board materials on the RCC website prior to the meeting and host your meetings so public participation may be conducted via an online media.

1.) I had seen the FFX posted draft budget which shows no increase in revenue from tax assessments from FY2022 to FY2023. I also saw the report Bill Bouie gave regarding the long term planning committee discussion presented at the last board meeting, but it was impossible to follow/understand because as a resident I don't have the packet of information and wasn't in the same meeting he was in. In your email below you mention a "carryover" - again it's unclear what the proposal for FY2023 changes will include because I don't have the packet of information for tonight's meeting. So providing some comments to someone like Bill Penniman who lives on my street, would not be appropriate because I'm not fully abreast on the topics.

2.) There are people out here in the community that do want to engage. Its also why I sent an email and requested that the PAC meetings be online. In the survey findings it showed that more than half don't participate because they are too busy. We are too busy, but there are barriers to us participating, not because we don't want to participate. During covid, so many organizations have embraced online participation as a form of engagement. We've seen an increase in information being shared in an online environment - posted to websites - and increased electronic meetings - via zoom or webex type platforms. So unless I want to expose my unvaccinated 4 year old to the RCC board and potentially have her interrupt your meeting, my only choice now is to wait until after a meeting and watch a recording which still doesn't include the packet of information to fully understand what occurred and is after the decisions are already made.

These are the barriers I believe the RCC board is experiencing regarding hearing from its constituents. I believe that both RA and RCC both play a critical role to the lives of all Restonians and it's unfortunate that I can't stay engaged and informed as much as I should be able to as a member of the RA board.

Thank you again for your research and sharing of information. I hope you all have a productive and informed conversation this evening about these important issues.

Jennifer Sunshine Jushchuk

On Jun 13, 2022, at 11:33 AM, Gordon, Leila <Leila.Gordon@fairfaxcounty.gov> wrote:

Hello Jennifer and friends,

Thank you for sending us your comments and the message sent by Tammi copied below. They will be included in the record of the input received from the public regarding the RCC Annual Public Hearing for Programs and Budget, and this year's other report to the community regarding the Reston Arts Center feasibility study.

I offer some points for clarification:

1. RCC has no role in the assessments process conducted by Fairfax County's Department of Tax Administration. Any concern with an individual assessment should be taken up with that county department as Bill Penniman notes.
2. RCC board member Dick Stillson had concerns regarding the 2022 assessments and I inquired about them with county staff as a result. Here is information provided to us by Jay Doshi, Department of Tax Administration Director, regarding the growth of assessments in the County as whole and RCC's tax district specifically:

Countywide assessment stats for 2022:

Overall

| | |
|---------------------------|---------------|
| Equalization Change | +7.72% |
| Growth (New Construction) | +0.85% |
| Total | +8.57% |

For the County as a whole, the overall change was +8.57% which compares with the overall +6.25% increase in the RCC tax district. The RCC overall increase is lower because 47% of the SD 5 assessment base consists of non-residential uses which did not increase in value as much as residential. In contrast, the overall change of +8.57% for the entire County reflects an assessment base that is 76% residential and 24% non-residential. Please note that multi-family assessments are included in the non-residential assessment base.

The overall change for RCC of +6.25% can be broken down further as follows:

| | |
|-----------------------------------|---------------|
| Residential (53% of the base) | +7.60% |
| Non-Residential (47% of the base) | +4.73% |
| Overall | +6.25% |

The RCC residential increase is less than the countywide (+7.60% in Reston versus +10.35% countywide), while the non-residential increase (+4.73% in Reston versus +3.35% countywide) is greater primarily due to the growth along the rail corridor. While there may be concerns about the residential increase, it is entirely based on sales activity within the RCC district, and it falls in line with the Hunter Mill Magisterial District which had the lowest median % change among the magisterial districts at +8.0%. Regarding subsidized housing, it is taxed and is mostly included in the multi-family portion of the non-residential assessment base.

3. As the materials for tonight's meeting will note, yes, the tax revenue coming to RCC will increase in both FY23 and likely in FY24. Our working budget outline takes that into consideration. Also, we are discussing tonight the adjustments to the FY23 budget we will request via carryover and the FY24 budget outline. The present FY23 budget is available here: [Fund 40050: Reston Community Center - FY 2023 Advertised Budget Plan \(fairfaxcounty.gov\)](#).
4. The presentation materials for tonight's event that were discussed on last Monday evening in draft form. They will be presented at tonight's public hearing and included with the posted records of the meeting on our website on Tuesday, June 14 following the Board's actions at tonight's meeting. The video of the meeting will be posted within 48 hours to the RCC YouTube channel and via link on the DPWES project page and our website.
5. There was a comprehensive study conducted in 2019 of community sentiment and opinions regarding Reston Community Center, its programs, funding and potential growth – that study was done by the University of Virginia's Center for Survey Research. The full study and appendices can be viewed here: [rcc_report-appendices.pdf \(restoncommunitycenter.com\)](#) I urge you and anyone interested to peruse that study as it delved into the value of this agency to the community, the question of what to do with added tax revenue, and the notion of funding a new arts center – are all treated by questions that were included and explored in depth. In addition, a detailed presentation of the study methodology and reliability was given to the public last year in our (delayed by a month) July Annual Public Hearing for Programs & Budget. Those materials are here: [rcc-july-26-2021-community-presentation.pdf \(restoncommunitycenter.com\)](#)

I urge you to explore both comprehensive presentations of the research upon which RCC board members base their decision-making. While it's true that Board chair Bev Cosham did remark about the lack of people attending hearings to advocate for reducing the tax rate for Small District 5, it's also equally true that the board has explored this question in depth and is satisfied that there is sound statistical evidence that people don't find the tax or its purpose onerous or in need of reduction. In fact, as the 2019 study indicates, a substantial majority of people believe that RCC is an important aspect of Reston's quality of life, and they have other ideas about how to utilize SD 5 funds.

Finally, I want to reiterate what the RCC Board of Governors has stated categorically from the beginning of its investigation of the possibility of a new arts venue in Reston – they are not willing to increase the present tax rate to accomplish this and they are wholehearted and unanimous in their belief that construction of such a community-serving venue must be led by Fairfax County government and with multiple funding streams involved.

We urge all interested parties to continue to peruse the relevant materials on our website and on the DPWES project page here: [Reston Arts Center Feasibility Study | Public Works and Environmental Services \(fairfaxcounty.gov\)](#). The materials from tonight's report from the Grimm + Parker team conducting the feasibility study will be posted there. I urge you to review those materials, as the linked article Tammi has provided is only speculative regarding cost. The presentation tonight is based on a thorough understanding of the desired program spaces, property assumptions and present/future construction costs as evaluated by professional construction estimators.

Please let me know if you would like to attend tonight's briefing and public hearing. If you can't do so, feel free to peruse the materials and provide your written feedback to the Board of Governors. They review the input from the public on a continuing basis. RCC's FY24 budget submission will not be adopted formally by the Board of Governors until their September 12 meeting. Further exploration of the possible Reston Arts Center will be led by Fairfax County through the office of Hunter Mill District Supervisor Alcorn and county staff responsible for planning, zoning and development issues.

I look forward to seeing you tonight or soon.

Warm regards,

Leila

Leila Gordon (she)

Executive Director

Reston Community Center

2310 Colts Neck Rd. | Reston, VA 20191

Direct: 703-390-6142 | Main: 703-476-4500; Press 8

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From: William Penniman <wpenniman@verizon.net>
Sent: Sunday, June 12, 2022 3:15 PM
To: Gordon, Leila <Leila.Gordon@fairfaxcounty.gov>
Subject: Fwd: Reston Community Center Budget Meeting - Critical!

FYI.

----- Forwarded message -----

From: 'Jennifer Jushchuk' via Upper Lake <upper-lake@googlegroups.com>
Date: Sun, Jun 12, 2022 at 12:40 PM
Subject: Fwd: Reston Community Center Budget Meeting - Critical!
To: Upper Lake <upper-lake@googlegroups.com>

I'm forwarding a note about the upcoming RCC budget approval session occurring tomorrow evening. This is certainly just one viewpoint into RCC's budget, but generally think as a community we should keep abreast of where our tax assessment dollars are going.

I've tried to get some insight into the budget proposal and the ongoing discussion about where funding a Performing Art Center may come from, which is possible through RCC.

Bill - hoping you can provide the community some insight since you sit on the board of governors for RCC. I've tried to find the proposed 2023 RCC budget and the report from the consultant that RCC hired about the performing arts center, but can't find either on the RCC website. I watched the videos online

and both documents were referred to during the last board meeting but the information only seemed to be in the printed packets for the board members.

Does anyone know if the revenue assumption for 2023 is higher coming into RCC. We have passed around emails about our house assessment taxes going up so that should also translate to the RCC revenue since the tax rate is based on our property assessment.
Jennifer Sunshine

Begin forwarded message:

From: T Petrine <para1010@verizon.net>
Date: June 11, 2022 at 10:34:40 PM EDT
To: para1010@verizon.net
Subject: Reston Community Center Budget Meeting - Critical!

NEIGHBORS

Read this article: [\\$92 Million Too Much to Spend on a New Reston Arts Venue](#)

Voice your opinion: The public budget meeting of the RCC is **IN-PERSON** on Monday, June 13 at 6:30 PM at the Reston Community Center - Hunters Woods.

- This is YOUR chance to tell the RCC Board that you want the current tax rate of 4.7 cents reduced!
- If you can be there, PLEASE attend!
- YOUR presence alone will make a statement that taxpayers CARE about unnecessarily HIGH TAXES.
- McLean Community Center pays 2.3 cents or just ONE HALF of Reston's (OUR) assessment.
- The RCC Board President claims because few attend this annual meeting to complain, the RCC Board believes no one cares about the high tax rate.
- Do not disrespect us as we struggle to make ends meet through Covid and now a period of historic inflation.
- **REDUCE RCC's rate NOW.**

SHARE WITH ALL RCC MEMBER NEIGHBORS, FRIENDS AND FAMILY AND ASK THEM TO JOIN THIS IN PERSON MEETING. ANYONE WHO LIVES IN RESTON PAYS THIS 4.7 CENT/\$100 ASSESSED EVALUATION TAX SURCHARGE. YOU MAY NOT KNOW BECAUSE RCC BILLS ARE SENT TO YOUR MORTGAGE SERVICER AND NOT YOUR HOME.

If you cannot be there, please email your thoughts to:

- **RCC email box**
at RCCContact@fairfaxcounty.gov
- **Hunter Mill County Supervisor, Walter Alcorn**
at govhuntermill@fairfaxcounty.gov
- **Fairfax County Board of Supervisors Chair**
at chairman@fairfaxcounty.gov.

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You received this message because you are subscribed to the Google Groups "Upper Lake" group.

To unsubscribe from this group and stop receiving emails from it, send an email to upper-lake+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/upper-lake/334DA2D6-E6F9-4B63-8D90-EFCF9C679222%40gmail.gwu.edu>.

Goff, Karen

From: Gordon, Leila
Sent: Monday, June 13, 2022 12:43 PM
To: patti90210@gmail.com
Cc: RCC Contact
Subject: RE: RCC meeting June 13 at Hunters Woods

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Patti,

Thank you for your input to tonight's public hearing that you've sent to our agency email, RCCContact@fairfaxcounty.gov. I have put some direct responses to your inquiries in the body of the email below in red. The email and my replies will be part of our written record for the hearing. It will be read tonight as well.

Again, thank you for participating.

Leila

Leila Gordon (she)

Executive Director

Reston Community Center

2310 Colts Neck Rd. | Reston, VA 20191

Direct: 703-390-6142 | Main: 703-476-4500; Press 8

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-----Original Message-----

From: RCC Contact <RCCContact@fairfaxcounty.gov>
Sent: Monday, June 13, 2022 12:07 PM
To: Gordon, Leila <Leila.Gordon@fairfaxcounty.gov>
Subject: FW: RCC meeting June 13 at Hunters Woods

-----Original Message-----

From: Patricia Lentz <patti90210@gmail.com>
Sent: Monday, June 13, 2022 12:06 PM
To: RCC Contact <RCCContact@fairfaxcounty.gov>
Subject: Fwd: RCC meeting June 13 at Hunters Woods

Please read this letter tonight at the June 13 annual meeting of RCC.
Thank you for helping.

> To whom it may concern,

> On June 13th at 6:30 pm, the RCC BOG (Reston Community Center Board of Governors) will hold its annual public meeting in regard to the annual budget. I have outlined below what I believe are alarming actions in regard to how our tax payers dollars are being allocated.

> In relation to what you will read below, I find it absolutely disgraceful that this very important meeting tonight is not virtual at Hunters Woods, since they have Wi-Fi and are using the Microsoft Team Platform. **As I have noted to you, our ability to conduct the meeting on a hybrid basis is constrained by our current technology and our Board's governing framework requires in-person meetings.**

>

>>> My name is Patricia Lentz. I have been a Reston resident for over 30 years. I live in the Hunter Mill District.

>>> A couple of weeks ago I contacted Superintendent Alcorn's office and expressed my concern that the RCC was not following ADA (American Disability Act) federal guidelines, which are enforced by the Department of Justice. I gave specific examples. I was assured that someone would get back to me, but that has not happened.

Your inquiry was directed to me and I spent more than an hour on the phone discussing the concerns you had with you. While you conceded some of the issues I illuminated for you regarding the ADA and our offerings, you and I agreed to disagree about the speed with which, and degree to which, all RCC offerings could be made virtual. You believe we must make all content available virtually despite legal and technological limitations. I believe we can continue to explore making some content virtual and that technology platform and equipment limitations make hybrid programming very challenging and ultimately more unrewarding for some participants who are in-person as well some of those who are participating virtually because the technology hampers give and take in discussions.

>>> Though I have read the FFC (Fairfax County) statement that ADA shall be for all RCC programs and services, I have issues with the following:

>

>>> In the 2022 RCC Summer Program Guide, under Leisure and Learning, there are 11 virtual programs, but several similar programs are not. Caring for a Caregiver, Social Security, Estate Planning...to mention a few. Interested persons must attend in person at Hunters Woods when not virtualand to be clear, I have a compromised immune system and unable to attend. I know others in my situation, or seniors who worry about contracting Covid-19 and refuse to attend because you don't require masks or social distancing for in person attendance.

>>>Why aren't all similar programs virtual, and why are there NO HYBRID PROGRAMS? ADA addresses physical and mental disabilities, but the RCC does NOT.

>

I have explained to you that we lack the technological and manpower resources to make all content hybrid and while you believe all similar content should be available virtually, we do not. The ADA doesn't require that programming be all virtual for those who can't attend in person. I would note that prior to COVID-19, we offered no programming on a virtual platform. We have taken advantage of our resources at present to offer a limited menu of content and will continue to explore offering programming virtually as technology evolves.

>>> Covid-19 has pushed businesses, families and individuals to alter their actions to survive in these uncharted times. The FFC Board of Supervisors needs to be sure their districts are also adjusting and making necessary changes needed to function and prosper in these challenging times.

>

>>> Technology is the world of today and the future. RCC can spend over \$5m for a swimming pool, but no focus for expanding the Microsoft Team Platform they are currently using. This is not serving the residents who pay your salaries and who you have been appointed to serve.

> As I promised, we will continue to explore how to make technological upgrades and add personnel to provide more content in more formats. It's not a task that can be accomplished overnight.

>>> Here are other concerns I have from reading RCC minutes and listening to videos.

>>> Why does Leila Gordon want to double the capital budget by \$3.5m. She provided no detail to support this and has performance going out 10 years in discussion. Even committee members questioned this.

The increase to the capital project ceiling has been discussed in more than one meeting and per the Board's concerns, I presented details to them last Monday evening about why this is sound. Those details will be discussed tonight and included in the published and video documentation of the hearing.

>>> Why did Leila Gordon submit a budget where the individual columns don't sum to the printed total? Committee members also questioned this.

The materials were work products and I am human – I gave board members a version of our working spreadsheet document with some columns missing and have corrected that documentation for the record; that corrected content was also posted to our website.

>

>>> With almost a 10% increase in 2022 residential Assessments, the average of residential property assessment growth in Small District 5 residential property was 7.6%; the overall increase (including commercial property) was 6.25% why is there no discussion on reducing the 4.7% per \$100 tax for Small District 5. This would exhibit true caring for the community they serve. Everyone in our country is suffering from high inflation in particular to gas and food cost.

Board members have had discussions about the tax rate. RCC has commissioned extensive survey research that included that issue. To reduce the tax rate would hamper RCC's ability to continue to serve the public (for example to invest in the considerable equipment and manpower upgrades needed to do more virtual programming) while delivering very little in the way of relief to the taxpayer. At 4.7 cents per hundred dollars of assessed value, a homeowner of a million-dollar property is paying just \$470 to support RCC. The only significant beneficiary of any Small District 5 tax cut would be developers who own considerable millions of dollars of commercial property. At present, the board doesn't view the rate to be onerous nor do they believe cutting it is in the best interests of the community. As you note, inflation is a pressure – keeping the SD 5 tax rate where it is will allow RCC to keep its pricing highly subsidized for Reston patrons – which will help families struggling with inflation.

>

>>> In relation to the current videos, why are comments deliberately "restricted" as annotated. There was some mention about children concerns. It's not appropriate for the RCC to worry about parental control of who is watching committee videos. Committee members should be conducting themselves appropriately at all times.

RCC has a public email address that can accept any comments at any time. That is the official mechanism by which we receive input. The text you are reading about why comments are disabled is standard to all YouTube platforms and is not RCC-written text. Our board members do indeed conduct themselves appropriately at all times. The videos of the RCC Board meetings are unedited except for title cards.

>>> The videos are poorly done with conversations clearly edited and several statements by committee members repeated more than once. It makes me wonder what the RCC BOG may be attempting to hide.

These are meeting records; they are not edited. No one is hiding anything at RCC.

>

>>> I get an overall feeling that the RCC BOG has lost the true meaning of social responsibility to the public it is elected to serve. I do commend you on the many programs and activities that you have done so well. But at this time, I am requesting that you do a better job in transparency to the public, technical support for all programs to reach all residents, and educate staff members so that when people call for information they don't have to say "I don't know", which is evident in website reviews. I also have experienced this.

>

If you received a response from an employee of "I don't know" perhaps they were being genuinely honest – a highly qualified attribute for a public servant – and would I hope they have offered you a path to talk to me or someone who can give you the answer to your question. During our hour-plus conversation recently, you indicated to me that you are

very satisfied with RCC programming and in fact want more of it to view at home. I assured you we are trying to manage that but that there are presently limits to how much programming we can make virtual. I also noted that we strive to accommodate people with any kind of limitation to the greatest degree we can – we are regularly thanked for this, and at all times, we are in full compliance with the ADA law. Most of the time, we are trying to exceed what the law requires. We have not lost the meaning of true public service, I assure you.

>

Thank you for your time.

>

>>> Respectfully

>>> Patti Lentz

Goff, Karen

From: Gordon, Leila
Sent: Monday, June 13, 2022 11:33 AM
To: jking@gwmail.gwu.edu
Cc: Beverly Cosham; Bill Penniman; Tammi Petrine; RCC Contact
Subject: FW: Reston Community Center Budget Meeting - Critical!

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Jennifer and friends,

Thank you for sending us your comments and the message sent by Tammi copied below. They will be included in the record of the input received from the public regarding the RCC Annual Public Hearing for Programs and Budget, and this year's other report to the community regarding the Reston Arts Center feasibility study.

I offer some points for clarification:

1. RCC has no role in the assessments process conducted by Fairfax County's Department of Tax Administration. Any concern with an individual assessment should be taken up with that county department as Bill Penniman notes.
2. RCC board member Dick Stillson had concerns regarding the 2022 assessments and I inquired about them with county staff as a result. Here is information provided to us by Jay Doshi, Department of Tax Administration Director, regarding the growth of assessments in the County as whole and RCC's tax district specifically:

Countywide assessment stats for 2022:

Overall

| | |
|---------------------------|---------------|
| Equalization Change | +7.72% |
| Growth (New Construction) | +0.85% |
| Total | +8.57% |

For the County as a whole, the overall change was +8.57% which compares with the overall +6.25% increase in the RCC tax district. The RCC overall increase is lower because 47% of the SD 5 assessment base consists of non-residential uses which did not increase in value as much as residential. In contrast, the overall change of +8.57% for the entire County reflects an assessment base that is 76% residential and 24% non-residential. Please note that multi-family assessments are included in the non-residential assessment base.

The overall change for RCC of +6.25% can be broken down further as follows:

| | |
|-----------------------------------|---------------|
| Residential (53% of the base) | +7.60% |
| Non-Residential (47% of the base) | +4.73% |
| Overall | +6.25% |

The RCC residential increase is less than the countywide (+7.60% in Reston versus +10.35% countywide), while the non-residential increase (+4.73% in Reston versus +3.35% countywide) is greater primarily due to the growth along the rail corridor. While there may be concerns about the residential increase, it is entirely based on sales activity within the RCC district, and it falls in line with the Hunter Mill Magisterial District which had the lowest median % change among the magisterial districts at +8.0%. Regarding subsidized housing, it is taxed and is mostly included in the multi-family portion of the non-residential assessment base.

3. As the materials for tonight's meeting will note, yes, the tax revenue coming to RCC will increase in both FY23 and likely in FY24. Our working budget outline takes that into consideration. Also, we are discussing tonight the adjustments to the FY23 budget we will request via carryover and the FY24 budget outline. The present FY23 budget is available here: [Fund 40050: Reston Community Center - FY 2023 Advertised Budget Plan \(fairfaxcounty.gov\)](#).
4. The presentation materials for tonight's event that were discussed on last Monday evening in draft form. They will be presented at tonight's public hearing and included with the posted records of the meeting on our website on Tuesday, June 14 following the Board's actions at tonight's meeting. The video of the meeting will be posted within 48 hours to the RCC YouTube channel and via link on the DPWES project page and our website.
5. There was a comprehensive study conducted in 2019 of community sentiment and opinions regarding Reston Community Center, its programs, funding and potential growth – that study was done by the University of Virginia's Center for Survey Research. The full study and appendices can be viewed here: [rcc_report-appendices.pdf \(restoncommunitycenter.com\)](#) I urge you and anyone interested to peruse that study as it delved into the value of this agency to the community, the question of what to do with added tax revenue, and the notion of funding a new arts center – are all treated by questions that were included and explored in depth. In addition, a detailed presentation of the study methodology and reliability was given to the public last year in our (delayed by a month) July Annual Public Hearing for Programs & Budget. Those materials are here: [rcc-july-26-2021-community-presentation.pdf \(restoncommunitycenter.com\)](#)

I urge you to explore both comprehensive presentations of the research upon which RCC board members base their decision-making. While it's true that Board chair Bev Cosham did remark about the lack of people attending hearings to advocate for reducing the tax rate for Small District 5, it's also equally true that the board has explored this question in depth and is satisfied that there is sound statistical evidence that people don't find the tax or its purpose onerous or in need of reduction. In fact, as the 2019 study indicates, a substantial majority of people believe that RCC is an important aspect of Reston's quality of life, and they have other ideas about how to utilize SD 5 funds.

Finally, I want to reiterate what the RCC Board of Governors has stated categorically from the beginning of its investigation of the possibility of a new arts venue in Reston – they are not willing to increase the present tax rate to accomplish this and they are wholehearted and unanimous in their belief that construction of such a community-serving venue must be led by Fairfax County government and with multiple funding streams involved.

We urge all interested parties to continue to peruse the relevant materials on our website and on the DPWES project page here: [Reston Arts Center Feasibility Study | Public Works and Environmental Services \(fairfaxcounty.gov\)](#). The materials from tonight's report from the Grimm + Parker team conducting the feasibility study will be posted there. I urge you to review those materials, as the linked article Tammi has provided is only speculative regarding cost. The presentation tonight is based on a thorough understanding of the desired program spaces, property assumptions and present/future construction costs as evaluated by professional construction estimators.

Please let me know if you would like to attend tonight's briefing and public hearing. If you can't do so, feel free to peruse the materials and provide your written feedback to the Board of Governors. They review the input from the public on a continuing basis. RCC's FY24 budget submission will not be adopted formally by the Board of Governors until their September 12 meeting. Further exploration of the possible Reston Arts Center will be led by Fairfax County through the office of Hunter Mill District Supervisor Alcorn and county staff responsible for planning, zoning and development issues.

I look forward to seeing you tonight or soon.

Warm regards,

Leila

Leila Gordon (she)

Executive Director
Reston Community Center
2310 Colts Neck Rd. | Reston, VA 20191
Direct: 703-390-6142 | Main: 703-476-4500; Press 8
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From: William Penniman <wpenniman@verizon.net>
Sent: Sunday, June 12, 2022 3:15 PM
To: Gordon, Leila <Leila.Gordon@fairfaxcounty.gov>
Subject: Fwd: Reston Community Center Budget Meeting - Critical!

FYI.

----- Forwarded message -----

From: 'Jennifer Jushchuk' via Upper Lake <upper-lake@googlegroups.com>
Date: Sun, Jun 12, 2022 at 12:40 PM
Subject: Fwd: Reston Community Center Budget Meeting - Critical!
To: Upper Lake <upper-lake@googlegroups.com>

I'm forwarding a note about the upcoming RCC budget approval session occurring tomorrow evening. This is certainly just one viewpoint into RCC's budget, but generally think as a community we should keep abreast of where our tax assessment dollars are going.

I've tried to get some insight into the budget proposal and the ongoing discussion about where funding a Performing Art Center may come from, which is possible through RCC.

Bill - hoping you can provide the community some insight since you sit on the board of governors for RCC. I've tried to find the proposed 2023 RCC budget and the report from the consultant that RCC hired about the performing arts center, but can't find either on the RCC website. I watched the videos online and both documents were referred to during the last board meeting but the information only seemed to be in the printed packets for the board members.

Does anyone know if the revenue assumption for 2023 is higher coming into RCC. We have passed around emails about our house assessment taxes going up so that should also translate to the RCC revenue since the tax rate is based on our property assessment.
Jennifer Sunshine

Begin forwarded message:

From: T Petrine <para1010@verizon.net>
Date: June 11, 2022 at 10:34:40 PM EDT
To: para1010@verizon.net
Subject: Reston Community Center Budget Meeting - Critical!

NEIGHBORS

Read this article: [\\$92 Million Too Much to Spend on a New Reston Arts Venue](#)

Voice your opinion: The public budget meeting of the RCC is **IN-PERSON** on Monday, June 13 at 6:30 PM at the Reston Community Center - Hunters Woods.

- This is YOUR chance to tell the RCC Board that you want the current tax rate of 4.7 cents reduced!
- If you can be there, PLEASE attend!
- YOUR presence alone will make a statement that taxpayers CARE about unnecessarily HIGH TAXES.
- McLean Community Center pays 2.3 cents or just ONE HALF of Reston's (OUR) assessment.
- The RCC Board President claims because few attend this annual meeting to complain, the RCC Board believes no one cares about the high tax rate.
- Do not disrespect us as we struggle to make ends meet through Covid and now a period of historic inflation.
- **REDUCE RCC's rate NOW.**

SHARE WITH ALL RCC MEMBER NEIGHBORS, FRIENDS AND FAMILY AND ASK THEM TO JOIN THIS IN PERSON MEETING. ANYONE WHO LIVES IN RESTON PAYS THIS 4.7 CENT/\$100 ASSESSED EVALUATION TAX SURCHARGE. YOU MAY NOT KNOW BECAUSE RCC BILLS ARE SENT TO YOUR MORTGAGE SERVICER AND NOT YOUR HOME.

If you cannot be there, please email your thoughts to:

- RCC email box at RCCContact@fairfaxcounty.gov
- Hunter Mill County Supervisor, Walter Alcorn at govhuntermill@fairfaxcounty.gov
- Fairfax County Board of Supervisors Chair at chairman@fairfaxcounty.gov.

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You received this message because you are subscribed to the Google Groups "Upper Lake" group.
To unsubscribe from this group and stop receiving emails from it, send an email to upper-lake+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/upper-lake/334DA2D6-E6F9-4B63-8D90-EFCF9C679222%40gmail.gwu.edu>.

From: [Gordon, Leila](#)
Sent: Wednesday, June 8, 2022 6:15 PM
To: [Ruth Ann Pinkman](#)
Cc: beverlycosham@yahoo.com; [Hunter Mill BOS](#); [Hauth, Shyamali](#); [Susan Meeks-Versteeg](#); [David Lang](#); [Linda Sullivan](#); Lisa Mariam; [RCC Contact](#)
Subject: RE: Support for Reston Arts Center
Attachments: Reston Arts Center letter cc RCC BoG 6-8-22.docx.pdf; CommunityMemberTheatreDesign.PDF; Your Input to the Reston Arts Center Project Engagement Process

Hello Ruth Ann,

Thank you very much for your involvement in the engagement experiences surrounding the feasibility study in response to the Boston Properties Block J proffer and for your input provided in the letter attached. I can respond to some of your questions.

1. The location of in-person meetings conducted during the feasibility study in Reston made eminent sense given the facility – if constructed – will be in Reston. It is also the case, as you note, that the passion of Reston-based arts organizations for a venue to support your work has been longstanding. The RCC Board of Governors has committed in two successive strategic plans to help advance the achievement of a larger-footprint stage to support the Chorale, Reston Community Orchestra and Reston Community Players' large cast musicals among other local endeavors.
2. At all times, it has been made clear that this is a Fairfax County government opportunity being explored; outreach for this feasibility study included efforts conducted on behalf of the county's interests by ArtsFairfax. Arts organizations across the county were informed and urged to participate. RCC's professional Arts and Events staff did personal outreach to their colleagues in the Reston/Herndon area and beyond.
3. To date, your previously conducted survey of arts organizations and the input gained through attendance at the engagement meetings has been considered in the study. We have received to date just your document (attached) and input from two other participants (attached). I am confident that more feedback on design choices – should the county decide to pursue the proffer for this outcome – will be solicited and desired. RCC will append the inputs received and attached to our report of the Annual Public Hearing and the information has been made available to the County for its use and consideration as well.
4. The research conducted that validated the need for a 500-seat venue was conducted independently by AMS Consulting during 2018-19 to ascertain the market demands for arts venues and needs of arts organizations. Prior outreach conducted by the Merten Commission (2008-2010) also validated that the County would benefit from a large hall seating capacity of 1,500 seats – this has been achieved with the completion of the Cap One Hall. As your letter notes, the capacity of Cap One achieves the larger house size footprint you detail and that prior research recommended. That venue is not solely available for rent via the special calendar options resulting from the Cap One proffer; it is also available for rent outside of those dates as well.
5. The consultants will provide information regarding the site test fits that will also help clarify the challenges with respect to the performing arts footprint on the property identified by the

Boston Properties proffer.

6. The next steps in the process will be for the County to respond to the proffer opportunity. These discussions are handled by the Hunter Mill District Supervisor's office in conjunction with county staff.
7. The nature of a proffer is necessarily a public-private funding arrangement. Other private sector funding may be solicited, but the track record for venue development in this region suggests that potential for obtaining significant privately donated funding is limited at best.
8. Determination of operation models and funding sources hasn't occurred yet and will not until the county and Supervisor Alcorn determine the response to the proffer elements from the county.
9. The present proffer timeline indicates that there should be a response from the county to the proffer by the end of July. This may be subject to change.
10. This proffer, like any proffer, is subject to BOS approval.

We look forward to hearing from the consultant team at the meeting on Monday, June 13, at 6:30 p.m. in the Community Room at RCC Hunters Woods, and I hope you and Reston Chorale leadership will be joining us. Again, thank you so very much for all your participation to date, for your passion for the artistic gifts you bring to our community, and for the detailed and helpful assessment of your needs and ideas.

Warmest regards,

Leila

Leila Gordon (she)

Executive Director

Reston Community Center

2310 Colts Neck Rd. | Reston, VA 20191

Direct: 703-390-6142 | Main: 703-476-4500; Press 8

www.restoncommunitycenter.com

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From: Ruth Ann Pinkman <president@restonchorale.org>

Sent: Wednesday, June 8, 2022 3:31 PM

To: Gordon, Leila <Leila.Gordon@fairfaxcounty.gov>

Cc: beverlycosham@yahoo.com; Hunter Mill BOS <HunterMillBOS@fairfaxcounty.gov>; Hauth, Shyamali <Shyamali.Hauth@fairfaxcounty.gov>; Susan Meeks-Versteeg <manager@restonchorale.org>; David Lang <director@restonchorale.org>

Subject: Support for Reston Arts Center

Leila,

The Reston Chorale is pleased to continue our advocacy for a regional Performing Arts Center located in Reston. Attached please find our letter of support, along with confirmation of our needs, and a few outstanding questions.

We look forward to the report being presented to the RCC Board of Governors on June 13, and continuing to support the process.

Sincerely,
Ruth Ann

--

Ruth Ann Pinkman
President, The Reston Chorale

Board of Directors

Ruth Ann Pinkman, *President*
Danny Chapin, *Treasurer*
Melissa Cyrulik, *Secretary*
Marjorie Holsing, *Membership*
Kristen Wolfe-Hall, *Patrons*
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Shyamali Hauth, *Member-at-Large*
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The Hon. Walter Alcorn
The Hon. Gerald Connolly
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The Reston Chorale is supported in part by ARTSFAIRFAX, the Virginia Commission for the Arts, the National Endowment for the Arts, The Meredith Foundation, The Reston Chorale Endowment Fund, foundations, corporations, and people like you.
Thank you.

The Reston Chorale is a
501(c)3 Nonprofit Organization
EIN: 51-0139441

June 8, 2022

Subject: Fairfax County Public Works and Environmental Services Capital Projects/Reston Arts Center Feasibility Study, Project # CC-000024

To: Leila Gordon, Executive Director, Reston Community Center

From: Ruth Ann Pinkman, President, The Reston Chorale

cc: Ms. Beverly Cosham, Chair, RCC Board of Governors
The Honorable Walter L. Alcorn, Hunter Mill District Supervisor
Ms. Shyamali Hauth, Hunter Mill District Arts Liaison

On behalf of The Reston Chorale and its Board of Directors, thank you for the opportunity to participate in the Reston Arts Center (RAC) Feasibility Study. We attended five community outreach meetings held at Reston Community Center (RCC) from February through April of this year on the subject project. We look forward to the Feasibility Study report at the RCC Board of Governors on June 13.

The purpose of this letter is to summarize our position, emphasize points discussed during the community meetings, and highlight some questions and concerns.

We urge the RCC Board of Governors to endorse accepting Boston Properties' proffer for the proposed Reston Arts Center (RAC) project, a 60,000 square foot space in the heart of Reston Town Center. This long-awaited venue will benefit arts organizations and patrons throughout the county and the northern Virginia region. (Ref: [Project website](#).)

Advocacy

The Reston Chorale (TRC) fully supports the development of a performing arts center. "A venue to 'house a stage suitable for large-scale music and dance performances...'" (Ref: *Slide 9 from February 14 meeting*)

Other arts organizations and advocates join TRC in supporting such a venue. When attendees at the February 14 meeting were asked their affiliation, 32% responded that they represented a "performing arts group," and 49% affiliated as "patrons of the arts." (Ref: *Slide 26 from February 14 meeting*) This indicates strong support for both producing and attending performances.

The proffered location in Block J (Reston Town Center) near the Town Center Metro Station on the Silver Line is “part of a development plan that is planned to have ... residential, restaurants, ... hotel rooms ...” (*Ref: Slide 22 from February 14 meeting.*)

This ideal location will attract performers and patrons throughout the county and the northern Virginia region.

Funding

We understand that Small District 5 will not be (solely) responsible for capital funding. “RCC will not raise the Small District 5 tax rate to accomplish this project” and “The County will seek partners for funding the capital project.” (*Ref: Slide 11 from February 14 meeting.*) At the community meetings, we heard no discussion about responsibility for operating funds.

Several meeting attendees suggested potential private partners, mostly large corporations with headquarters or other major office presence in Reston Town Center. TRC supports this concept, and we offer our assistance in soliciting and securing such funds.

Community Input

The RAC Feasibility Study meetings revealed strong interest and need expressed by Reston-based arts organizations, including opportunities to collaborate with other regional arts organizations.

Based on comments made during the Feasibility Study meetings, we believe it is the County’s intent to build a “regional” venue. This calls for input from across the region, not just Reston area organizations.

Unfortunately, all the in-person community outreach meetings were held in Reston, creating the impression (intended or not) that only input from Reston-based organizations and constituents was solicited and considered. This fuels the public perception that the Reston Arts Center will be a ‘Reston/Small District 5’ project and venue.

We encourage the County to extend the community outreach for the RAC project during the design phase.

In 2019, The Reston Chorale surveyed 50 dance, vocal, and instrumental performing arts organizations in Fairfax County and other Northern Virginia jurisdictions, including the cities of Alexandria, Manassas, Fairfax, and Falls Church, and the counties of Arlington, Loudoun, Fauquier, and Prince William.

There was strong support from 24 organizations for a performing arts center in Reston. Of these, 19 were in the Hunter Mill District and neighboring jurisdictions of Braddock, Dranesville, Mason, Sully, and the City of Fairfax. The remaining five organizations are based in Arlington, Fauquier County, and Loudoun County. These organizations have a significant number of Fairfax County residents among their membership.

It is not clear whether the County has solicited direct and timely input or participation from non-Reston organizations during the Feasibility Study.

Music and dance ensembles in multiple districts expressed strong support for a performing arts center in Reston, including organizations from the Hunter Mill, Braddock, Dranesville, Mason, and Sully Districts, as well as the City of Fairfax.

Venue Capacity

We strongly urge the County to plan for a stage capacity of 180-200 and an audience capacity of at least 700.

Based on information provided at the RAC community meetings, it is not clear what capacity the County is considering or what research drives their decision. (Ref: Slides 11 and 16 from February 28 session: “What is missing....mid-size seating capacity (300-700)””; “house should ‘feel full’ for most performance sizes”; and Slides 15, 20, and 21 from April 4 session: “mid-sized seating capacity (500-700)””; “approx. 500 seats, balcony”, “accommodate 50-100 singers on risers”, and “700-1000 seat theatre isn’t supported by market research”)

The Reston Chorale confirms that we need a stage to accommodate 200 performers and audience seating for at least 700. We have consistently stated our needs during the last several years and during the RAC community meetings. This is based on past performances in which several regional performing arts organizations have collaborated. Such collaborations allow groups to offer more challenging works, such as Beethoven’s *Ninth Symphony*, Brahms’ *A German Requiem*, and Orff’s *Carmina Burana*, that appeal to performers and patrons.

As one of the potential primary users of the proposed performing arts venue, with specific experience participating in large joint performances, we respectfully submit that our input should receive major consideration in decisions about capacity.

The desire of organizations to collaborate is supported by ArtsFairfax’s recent experience with 2023-24 reservation requests to perform at Capital One Hall. When presented with either booking an 1,800-seat hall or a 250-seat hall, the majority of Fairfax County performing arts groups chose the larger facility for the 2023-24 season.

A Flexible, Scalable Model

As was discussed at RAC meetings, both stage and audience capacity can be flexible.

Schlesinger Hall in Alexandria offers a model that includes the various components suggested by participants in the community outreach meetings (including performing and visual arts), with the ability to scale the size according to various ensembles' needs.

The 56,583 square foot Schlesinger Hall facility contains a concert hall with superb acoustics that:

- **Seats 521 to 981** by opening selected sections, including front orchestra (521 seats); rear terrace (195), box seats (72), and the balcony (193),
- **Has a stage capacity ranging from 34 to 172** thanks to a moveable back wall, making it suitable for both small ensembles and recitals to collaborations among large orchestras and choral ensembles, and
- **Includes a height-adjustable orchestra pit** (to stage level, seating level, and pit level) that seats 60 musicians and further adjusts stage capacity.

Schlesinger Hall also contains:

- **Two art galleries**
- **A 36x50' reception/lobby area** that has a capacity of 150
- **A 36x50' seminar room**
- **Three dressing rooms**
- **A green room**
- **Warming kitchen** for catered events.

Questions and Concerns

We have reviewed the helpful summary slides provided online after the Feasibility Study meetings. We have some follow-up questions:

- **To what market research is the county** referring when it states: '700-1000 seat theatre isn't supported by market research'?
- **Did the County solicit input from multiple regional performing arts organizations** (outside the immediate Reston area) during the Feasibility Study period? If so, which organizations and what input did the county receive from them? Will their input be included in the Feasibility Study report?
- **Is the county considering a mix of public and private partners for capital funding?** For operational funding? Will sources of funding include public bond referendum?
- **What are the next steps in this RAC process?** What is the proffer timeline?

- **When will a recommendation be made to the Board of Supervisors?** Is the RAC project subject to BOS approval? Other approval? Timeline?
- **What additional community input is anticipated** and how will it be collected?

Summary

We thank the County for undertaking this Feasibility Study and including the community in the process.

- **There is strong interest across the regional arts community.** Along with the noted gaps in venue size and amenities in the Fairfax County and the northern Virginia region, this indicates an unfulfilled need.
- **We encourage the County to solicit current information – needs and wishes – from all regional arts organizations** that are potential users of a high quality, large-scale venue.
- **Consider models for a state-of-the-art venue**, including Schlesinger Hall in Alexandria, VA.
- **The proposed Reston Arts Center, near Reston Town Center Station will be conveniently accessible** by Metrorail and by bus. This venue location is consistent with Fairfax County's commitment to transit-oriented development.
- **The proposed location would undoubtedly generate additional revenue**, as patrons and performers take advantage of amenities in and around Reston Town Center.
- **TRC has advocated for a performing arts venue for years**, even before the current proffer was made. In addition to providing input, we continue to offer support in any ways we can.

Thank you again for the opportunity to participate. We look forward to continuing to support the County to help make this project become a reality.

Respectfully,



Ruth Ann Pinkman
President, The Reston Chorale

Goff, Karen

From: Gordon, Leila
Sent: Wednesday, June 8, 2022 6:15 PM
To: Ruth Ann Pinkman
Cc: beverlycosham@yahoo.com; Hunter Mill BOS; Hauth, Shyamali; Susan Meeks-Versteeg; David Lang; Linda Sullivan; Lisa Mariam; RCC Contact
Subject: RE: Support for Reston Arts Center
Attachments: Reston Arts Center letter cc RCC BoG 6-8-22.docx.pdf; CommunityMemberTheatreDesign.PDF; Your Input to the Reston Arts Center Project Engagement Process

Hello Ruth Ann,

Thank you very much for your involvement in the engagement experiences surrounding the feasibility study in response to the Boston Properties Block J proffer and for your input provided in the letter attached. I can respond to some of your questions.

1. The location of in-person meetings conducted during the feasibility study in Reston made eminent sense given the facility – if constructed – will be in Reston. It is also the case, as you note, that the passion of Reston-based arts organizations for a venue to support your work has been longstanding. The RCC Board of Governors has committed in two successive strategic plans to help advance the achievement of a larger-footprint stage to support the Chorale, Reston Community Orchestra and Reston Community Players' large cast musicals among other local endeavors.
2. At all times, it has been made clear that this is a Fairfax County government opportunity being explored; outreach for this feasibility study included efforts conducted on behalf of the county's interests by ArtsFairfax. Arts organizations across the county were informed and urged to participate. RCC's professional Arts and Events staff did personal outreach to their colleagues in the Reston/Herndon area and beyond.
3. To date, your previously conducted survey of arts organizations and the input gained through attendance at the engagement meetings has been considered in the study. We have received to date just your document (attached) and input from two other participants (attached). I am confident that more feedback on design choices – should the county decide to pursue the proffer for this outcome – will be solicited and desired. RCC will append the inputs received and attached to our report of the Annual Public Hearing and the information has been made available to the County for its use and consideration as well.
4. The research conducted that validated the need for a 500-seat venue was conducted independently by AMS Consulting during 2018-19 to ascertain the market demands for arts venues and needs of arts organizations. Prior outreach conducted by the Merten Commission (2008-2010) also validated that the County would benefit from a large hall seating capacity of 1,500 seats – this has been achieved with the completion of the Cap One Hall. As your letter notes, the capacity of Cap One achieves the larger house size footprint you detail and that prior research recommended. That venue is not solely available for rent via the special calendar options resulting from the Cap One proffer; it is also available for rent outside of those dates as well.
5. The consultants will provide information regarding the site test fits that will also help clarify the challenges with respect to the performing arts footprint on the property identified by the Boston Properties proffer.
6. The next steps in the process will be for the County to respond to the proffer opportunity. These discussions are handled by the Hunter Mill District Supervisor's office in conjunction with county staff.
7. The nature of a proffer is necessarily a public-private funding arrangement. Other private sector funding may be solicited, but the track record for venue development in this region suggests that potential for obtaining significant privately donated funding is limited at best.
8. Determination of operation models and funding sources hasn't occurred yet and will not until the county and Supervisor Alcorn determine the response to the proffer elements from the county.

9. The present proffer timeline indicates that there should be a response from the county to the proffer by the end of July. This may be subject to change.
10. This proffer, like any proffer, is subject to BOS approval.

We look forward to hearing from the consultant team at the meeting on Monday, June 13, at 6:30 p.m. in the Community Room at RCC Hunters Woods, and I hope you and Reston Chorale leadership will be joining us. Again, thank you so very much for all your participation to date, for your passion for the artistic gifts you bring to our community, and for the detailed and helpful assessment of your needs and ideas.

Warmest regards,

Leila

Leila Gordon (she)

Executive Director

Reston Community Center

2310 Colts Neck Rd. | Reston, VA 20191

Direct: 703-390-6142 | Main: 703-476-4500; Press 8

www.restoncommunitycenter.com

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From: Ruth Ann Pinkman <president@restonchorale.org>

Sent: Wednesday, June 8, 2022 3:31 PM

To: Gordon, Leila <Leila.Gordon@fairfaxcounty.gov>

Cc: beverlycosham@yahoo.com; Hunter Mill BOS <HunterMillBOS@fairfaxcounty.gov>; Hauth, Shyamali <Shyamali.Hauth@fairfaxcounty.gov>; Susan Meeks-Versteeg <manager@restonchorale.org>; David Lang <director@restonchorale.org>

Subject: Support for Reston Arts Center

Leila,

The Reston Chorale is pleased to continue our advocacy for a regional Performing Arts Center located in Reston. Attached please find our letter of support, along with confirmation of our needs, and a few outstanding questions.

We look forward to the report being presented to the RCC Board of Governors on June 13, and continuing to support the process.

Sincerely,

Ruth Ann

--

Ruth Ann Pinkman

President, The Reston Chorale

From: [Gordon, Leila](#)
Sent: Tuesday, June 14, 2022 10:44 AM
To: [Sandy Long](#)
Subject: RE: Reston Arts Center

Thanks Sandy!

Leila

From: Sandy Long <longsandyjohn@gmail.com>
Sent: Tuesday, June 14, 2022 8:31 AM
To: Gordon, Leila <Leila.Gordon@fairfaxcounty.gov>
Subject: Re: Reston Arts Center

Thank you for your response and update ... I will watch the proposal with interest

Sandy Long

On Jun 13, 2022, at 3:25 PM, Gordon, Leila <Leila.Gordon@fairfaxcounty.gov> wrote:

Hello Sandy,

Thank you for your input below. It will be added to our records of tonight's meeting.

I want to clarify a couple of things for you:

1. The cost of the venue is not \$92 million. That is a speculative guesstimate made by the writer of an article in Reston Now opposed to pursuing this possible venue. The cost estimate will be discussed at tonight's meeting and provided by professional architectural consultants from qualified construction cost estimators. The venue is a possibility because of a specific proffer by developer Boston Properties in conjunction with their Reston Town Center expansion. We will have all the materials about the consultant feasibility study posted to our website tomorrow and you perhaps can make a more informed evaluation of the project after reviewing them. Check here for information: [Board of Governors \(restoncommunitycenter.com\)](#).
2. RCC's Board of Governors has pledged not to raise the RCC tax rate to finance this project nor will it participate in the project (if that decision is made) unless there are multiple funding streams to finance the construction of it.

As I note, your view will be presented to the Board and included in our records. I hope you'll stay abreast of the project at this website [Reston Arts Center Feasibility Study | Public Works and Environmental Services \(fairfaxcounty.gov\)](#) or by visiting the RCC website.

Warmest regards,

Leila

Leila Gordon (she)

Executive Director

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Direct: 703-390-6142 | Main: 703-476-4500; Press 8

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From: Sandy Long <longsandyjohn@gmail.com>

Sent: Saturday, June 11, 2022 12:28 PM

To: RCC Contact <RCCContact@fairfaxcounty.gov>

Subject: Reston Arts Center

I am afraid we have been “out of the loop” about this issue, so late in our feedback.

However, in reading about the Arts Center being considered (for \$92million) we are opposed to this expense. There are many wonderful arts venues already close by and adding one more at that cost is not in the best interest of the Reston taxpayer.

We enjoy and frequently attend performances at the venues available in Fairfax. However, there are other more pressing needs Reston has and spending these funds on an extra arts center does not seem to be a good choice.

Thank you for your attention to our opinion.

John and Sandra Long

1372 New Bedford Ln

Reston. 20194

From: [Gordon, Leila](#)
Sent: Tuesday, June 21, 2022 9:56 PM
To: [Terry Maynard](#)
Subject: Re: Reston Arts Center "Feasibility Study" (Project # CC-000024)

Hello Terry,

I have shared our email exchange with my colleagues at DPWES. I have also shared it with the RCC Board of Governors. When I say I will do something, I typically do it. Please rest assured that the prior emails and the one below will be included in our records of input.

Thank you for further elaborating on your views.

Leila

On Jun 21, 2022, at 8:41 PM, Terry Maynard <terrmayn@yahoo.com> wrote:

Dear Mr. Herrington,

I have been involved in an e-mail exchange with Leila Gordon, D/RCC, about the self-described "feasibility study" for a potential [Reston Virtual & Performing Arts Center \(VPAC\)](#). Although she said she would send my questions to your department, she didn't, choosing to give her usual non-answers back to me.

The nub of my concern is that [the presentation and video](#) presented to the community last week was not a "feasibility study." In fact, there is no "study" to read and understand and consider. Here is a good definition of a "feasibility study":

A feasibility study is an analysis that considers all of a project's relevant factors—including economic, technical, legal, and scheduling considerations—to ascertain the likelihood of completing the project successfully.

Whether a project is feasible or not can depend on several factors, including the project's cost and [return on investment](#), meaning whether the project generated enough [revenue](#) or sales from consumers. (Investopedia)

I think you will agree that the presentation and the video do not meet the requirements of this definition (or any other). What I saw is no more than a capture of the wishes of a limited number of Restonians (& I attended some of the meetings) optimized to the constraints of a 60,000GSF building. (Actually, it's a 57,000GSF building as the minute footnote

states. And the visual arts "gallery" is a minuscule corner of the building.) There is no competitive analysis, there is no demographic analysis, there is no financial risk analysis, there is no funding source(s) analysis, etc. And, from my perspective, it also fails to take into any consideration the several other higher priority needs in Reston: a new elementary school to ease overcrowding, a long overdue new Reston regional library, and a Hunter Mill District recreation facility (the only magisterial district without one).

The fact of the matter is the G&P product is nothing more than a sales device. There is no analysis, no balance in this "study" at all. It short sells the county and/or RCC that funded it, it short sells the community that expected and deserves a thorough and balanced real feasibility study, and it virtually promises a poor decision on whether to proceed and, if so, how.

As a Reston resident, I hope that you will see the need and value of proceeding immediately with a complete, thorough, and balanced VPAC feasibility study to protect yourselves and the Reston community.

Thank you in advance for your consideration.

Sincerely,
Terry Maynard
Reston, VA

Hello Terry,

Without belaboring our disagreement regarding this opportunity, I wish to point out that the UVa Survey was undertaken using scientifically and statistically valid sampling approaches and to suggest that it represents the views of "only 8% of Reston's population" is misleading; the study accurately represents the views of the Reston community in the context of a statistically sound sample. In case you've not seen it, I provide this link to the [Study Methodology Presentation](#) UVa gave in July 2021 to discuss their approach and its validity. It is also posted on the Reston Arts Center project page. The full study is available [here](#).

It is also the case that the scope of work for the feasibility study conducted by Grimm + Parker was developed in concert with our colleagues at the Department of Public Works and Environmental Services and not solely by RCC. The exploration of this proffer opportunity is a Fairfax County government responsibility that will necessarily involve multiple county agencies, of which RCC is one.

Thank you for sharing your views as always. We will continue to retain them as input to RCC's engagement with this subject.

Warm regards,

Leila

Leila Gordon (she)

Executive Director

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From: Terry Maynard <terrmayn@yahoo.com>

Sent: Friday, July 8, 2022 2:42 PM

To: Herrington, Christopher S <Christopher.Herrington@fairfaxcounty.gov>

Cc: Alcorn, Walter L <Walter.Alcorn@fairfaxcounty.gov>; John Carter <johnandcarter@msn.com>;

Gordon, Leila <Leila.Gordon@fairfaxcounty.gov>; RCC Contact <RCCContact@fairfaxcounty.gov>;

lynne.mulston <lynne.mulston@gmail.com>; Dennis Hays <haysdk@yahoo.com>; Bruce Ramo

<bruce.ramo@ironmountain.com>; Linda Ramo <linda.ramo@gmail.com>; Jennifer Jushchuk

<jking@gwmail.gwu.edu>; John Mooney <jrmoney7@gmail.com>; John Mendonca

<john.mendonca52@gmail.com>; RA-BODPresident@reston.org; RA-BODSecretary@reston.org; Bob

Petrine <rpetrine@gmail.com>; info@RCAreston.org; michael.oconnell@patch.com; Tammi Petrine

<para1010@verizon.net>

Subject: Re: Reston Arts Center "Feasibility Study" (Project # CC-000024)

Chris--

Thank you for your reply and your explanation.

Unfortunately, I think we will have to agree to disagree on what a feasibility study is. A "feasibility study" has a clear purpose, scope, and result as described in its definition. The consultant's report does not meet that definition although it does generally meet the demands of the scope of work RCC provided you.

I am particularly concerned about RCC's reliance on pre-pandemic market surveys to justify the "need" (vice "desire") for an arts center. I don't think many of us desire to attend public gatherings in the way that we have in the past and it's not clear to me when/if that will change. Performers, no doubt, would relish the opportunity.

Aside from the effects of the pandemic, I am deeply concerned about the legitimacy of the two market surveys used to justify the "need" for a visual and performing arts center.

- The UVA study sent its questionnaire to 5,500 Reston households, fewer than 1/5 of Reston's 26,000-plus households. In turn, it received responses from fewer than 20% of the 5,500 households it queried. In short, the survey represented the views of fewer than 8% of Reston's households. Among the 3500-plus households that did not respond to the survey, my supposition would be that they did not believe an arts center was either a "need" or potentially even a desirable amenity. Most probably threw away the survey because of a *lack* of interest in either/both completing the survey or having an arts center. I certainly wouldn't presume they believe an arts center is a "need," statistically or otherwise.
- The subsequent SurveyMonkey survey you mention had only 267 respondents, less than 1/2 percent of Reston's population. Moreover, as anyone who has used SurveyMonkey knows, SurveyMonkey actually states its results are often not scientifically valid. And the question structure in the survey was dubious. For a population Reston's size (*Is that the market?*), the survey needed nearly 400 responses to achieve a limited +/-5% statistical validity. These results shouldn't be used to justify a major initiative.

I look forward to Supervisor Alcorn's further steps on this matter and hope that he takes a much deeper look at the value of an arts center, especially in the context of the broad range of true infrastructure needs Reston (and the rest of the county) faces. In particular, I hope that he seriously considers a significant urban park on the land as Boston Properties alternatively proffered. It is hugely needed, not just desired, to give any validity to the county's Urban Parks Guidelines--and it's less expensive.

In the meantime, I look forward to reviewing the written arts center report when it is completed.

Thank you again.

Terry Maynard

On Friday, July 8, 2022 at 09:03:02 AM EDT, Herrington, Christopher S
<christopher.herrington@fairfaxcounty.gov> wrote:

Terry,

I do appreciate your general definition of a feasibility study, but our utilization of the term is dependent on the defined scope of the specific study in question. Thus, for my department a feasibility study may only assess feasibility regarding specific constraints or objectives and not all aspects of feasibility. I reviewed this project with our Department of Public Works and Environmental Services team. The scope of the Reston Arts Center Feasibility Study was to evaluate the potential use of the Boston Properties' Block J site as a 60,000 square foot art center with these specific study goals:

- To evaluate community needs and requirements through a series of focused community outreach meetings for the potential use of the Block J site as an arts center.
- To initiate preliminary art center programming, conceptual design, and approximate cost estimates based on expressed community needs.
- To provide the study findings to assist in the determination of arts center proffer viability prior to the proffer option deadline of July 27, 2022.

I find that our feasibility study is consistent with that scope, and that the feasibility study findings align with community needs expressed in a 2018/2019 arts market study and needs analysis, as well as a 2019 community survey. The study findings have been shared with Supervisor Alcorn, County leadership, and Reston Community Center leadership, for their use in determining the next steps for future development of the Block J site.

As you requested, we will make the feasibility study findings available in a printable format in the coming weeks for use in further community discussions. I've asked our team to notify you when it is ready.

Sincerely,
Christopher Herrington, Director
Department of Public Works and Environmental Services
Fairfax County, Virginia

From: terrmayn <terrmayn@yahoo.com>

Sent: Thursday, June 23, 2022 5:19 PM

To: Herrington, Christopher S <Christopher.Herrington@fairfaxcounty.gov>

Subject: Re: Reston Arts Center "Feasibility Study" (Project # CC-000024)

Thank you. Terry Maynard

Sent from my U.S.Cellular® Smartphone

----- Original message -----

From: "Herrington, Christopher S" <Christopher.Herrington@fairfaxcounty.gov>

Date: 6/23/22 4:52 PM (GMT-05:00)

To: terrmayn@yahoo.com

Subject: Re: Reston Arts Center "Feasibility Study" (Project # CC-000024)

Terry,

I write to acknowledge receipt of your email and your concerns about the feasibility study. I will review it and discuss the issues with our Capital Facilities team within the Department of Public Works and Environmental Services that managed our part of the work, and respond soon.

Sincerely,
Christopher Herrington, Director
Department of Public Works and Environmental Services
Fairfax County, Virginia

From: Terry Maynard <terrmayn@yahoo.com>

Sent: Tuesday, June 21, 2022 8:41 PM

To: DPWES WWWDPWES <DPWESWWWDPWES@fairfaxcounty.gov>

Cc: Alcorn, Walter L <Walter.Alcorn@fairfaxcounty.gov>; John Carter <johnandcarter@msn.com>; Gordon, Leila <Leila.Gordon@fairfaxcounty.gov>; RCC Contact <RCCContact@fairfaxcounty.gov>; lynne.mulston <lynne.mulston@gmail.com>; Dennis Hays <haysdk@yahoo.com>; Bruce Ramo <bruce.ramo@ironmountain.com>; Linda Ramo <linda.ramo@gmail.com>; Jennifer Jushchuk <jking@gwmail.gwu.edu>; John Mooney <jrmoney7@gmail.com>; John Mendonca <john.mendonca52@gmail.com>; RA-BODPresident@reston.org; RA-BODSecretary@reston.org; Bob Petrine <rpetrine@gmail.com>; info@RCAreston.org; michael.oconnell@patch.com; Tammi Petrine <para1010@verizon.net>

Subject: Reston Arts Center "Feasibility Study" (Project # CC-000024)

Dear Mr. Herrington,

I have been involved in an e-mail exchange with Leila Gordon, D/RCC, about the self-described "feasibility study" for a potential [Reston Virtual & Performing Arts Center \(VPAC\)](#). Although she said she would send my questions to your department, she didn't, choosing to give her usual non-answers back to me.

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