



**Reston Community Center  
Board of Governors  
April 1, 2013  
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	Beverly Cosham, Chair
<ul style="list-style-type: none"> <li>• Approval of March 4, 2013 Board Minutes (As Reviewed and Approved by the Board Secretary)</li> <li>• Approval of March 4, 2013 Board Actions (As Reviewed and Approved by the Board Secretary)</li> </ul>	
8:05 – Chair’s Remarks	Beverly Cosham, Chair
8:10 – Introduction of Visitors	
8:15 – Citizen Input	
8:30 – Committee Reports	
<ul style="list-style-type: none"> <li>• March 11 Community Relations &amp; Program/Policy Joint Committee Meeting</li> </ul>	Roger Lowen & Bill Bouie, Committee Chairs
<ul style="list-style-type: none"> <li>• March 18 Finance Committee Report</li> </ul>	Cathy Vivona, Chair
<ul style="list-style-type: none"> <li>• March 25 Long Range Planning Committee Report</li> </ul>	Bill Bouie, Chair
<ul style="list-style-type: none"> <li>• March 25 Personnel Committee Report</li> </ul>	Bill Bouie, Chair
8:40 – Approval of Committee Reports	Beverly Cosham, Chair
8:45 – Board Member Input on Activities Attended	
8:50 – Executive Director’s Report	Leila Gordon, Executive Director
8:55 – Old Business	Beverly Cosham, Chair
9:00 – New Business	Beverly Cosham, Chair
9:05 – Adjournment	

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**Reminders:**

<b>Event</b>	<b>Date</b>	<b>Time</b>
Finance Committee Meeting	April 8	6:30 p.m.
May Long Range Planning Committee Meeting	May 6	6:30 p.m.
May Monthly Meeting	May 6	8:00 p.m.
Fairfax County Park Authority Baron Cameron Park Meeting	May 7	7:00 p.m.



**SUMMARY OF MINUTES  
RESTON COMMUNITY CENTER  
BOARD OF GOVERNORS MEETING  
March 4, 2013**

**Present:**

- Beverly Cosham, Chair
- Bill Bouie
- Bill Penniman
- Vicky Wingert
- Roger Lowen
- Gerald Zavala
- Lisa Ehrhardt
- Cathy Vivona

**Absent and Excused:**

- Bill Keefe

**Attending from the RCC Staff:**

- Leila Gordon, Executive Director
- Cristin Bratt, Public Information Officer

The Chair called the meeting to order at 8:07 p.m.

**MOTION #1:**

**Approval of the Agenda:**

Bill B. moved that the Agenda be approved as written. Roger seconded the motion. The motion passed unanimously.

**MOTION #2:**

**Approval of the February 4, 2013 Board Minutes:**

Subject to correcting the January 7, 2012 dates that appear on page one, Bill P. moved that the Board approve the February 4, 2013 Board Minutes. Bill B. seconded the motion. The motion passed unanimously.

**MOTION #3:**

**Approval of the February 4, 2013 Board Actions:**

Bill B. moved that the Board approve the February 4, 2013 Board Actions. Bill P. seconded the motion. The motion passed unanimously.

**Chair's Remarks:**

Bev thanked the Board members for their time and noted that Comcast was unable to record tonight's meeting.

**Introduction of Visitors**

None

**Committee Reports:**

**February 11 Community Relations and Program Policy Joint Committee Meeting**

Roger (Chairman of the Community Relations committee) said it was a great meeting. He thinks the input was extraordinary and that the meeting report could be a great communications tool to provide to the public as a way to highlight RCC's strengths and involvement in the community.

**MOTION #4:**

**Approval of the February 11 Community Relations and Program Policy Joint Committee Report:**

Bill B. moved that the Board approve the February 11 Community Relations and Program/Policy Joint Committee Meeting report. Bill P. seconded the motion. The motion passed unanimously.

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### **Board Member Input on Activities Attended:**

Cathy went to The Left Bank Quartet performance at CenterStage. She had never seen a bass clarinet until this performance. She liked some parts of the concert better than others and thought it was a delightful performance with artists who truly enjoyed being on stage.

Roger attended the Community Relations and Program/Policy Joint Committee Meeting and participated in a meeting at Southgate on gun violence prevention. He enjoyed seeing hallways full of busy and engaged students at SCC. He also traveled to Ohio where he visited Cuyahoga Falls Recreation Center and chatted with management about their facility and programs. He had a nice chat with several leaders there and would love to share the conversation as our planning presents opportunities to do so.

Gerald attended the Community Relations and Program/Policy Joint Committee Meeting and was impressed with the turnout and the quality of input. He also attended Leadership Fairfax's (LFI) Board of Supervisor's breakfast, which was very well-attended and an excellent event. He is happy to see Fairfax County moving forward in different ways and hopes that helps our efforts at Reston Community Center.

Lisa was disappointed to miss the Southgate meeting on gun violence prevention that Roger attended, but agreed that Southgate Community Center and the surrounding neighborhoods are a vibrant, dynamic community. She continues to value her involvement with the Saturday School. Lisa touched base with Kim Retzer, Principal of South Lakes High School. When Kim returns from maternity leave, Lisa would like to build a strong relationship with her and with South Lakes High School. She told Leila that she would be happy to represent RCC at any meetings with schools or community partners.

Vicky attended the Community Relations and Program/Policy Joint Committee Meeting and also attended events at the Reston Museum for Black History Month. She reported that Bev Cosham's concert at the Reston Museum was well attended and well received. She also visited a couple of Loudoun County recreation facilities where she chatted with staff about challenges and strengths with their programs and facilities.

Bill P. enjoyed The Left Bank Quartet performance and thought that some of the selections were more cheerful than others. He had Reston Master Plan Task Force meetings and continued his woodworking class at RCC.

Bill B. attended many meetings and saw Gerald Clayton Trio at the CenterStage. He thought it was absolutely wonderful.

Beverly attended several CenterStage performances, including Gerald Clayton, The Left Bank Quartet and Brian Sanders' JUNK. She thought that JUNK was one of the best CenterStage performances she's ever seen. She noted the similarities to the Momix and Pilobolus dance troupes and enjoyed that there were local dancers on stage as a result of the collaboration with Dance Place. She also attended Reston Chorale's pops concert and performed as one of the "3 Divas" in the concert at Reston Museum.

### **Executive Director's Report:**

See attached report.

Leila reported that we are on track with the website redesign. The structural architecture has been determined, as well as functional requirements. Next, we will tackle specific content of pages and see design proposals. The staff is also completing the ADA improvements list. By May 2013, the only remaining task will be constructing the ADA-compliant restroom in the back hallway. That task has been deferred until the completion of summer camps.

Leila also reported that the Summer Program Guide is in the second round of proofing and will be distributed in mid-April. She also indicated that an engagement calendar listing all opportunities for public input has been published. Cristin Bratt is monitoring and recording media coverage and public input. Based on comments included for public record, our tallies indicate 30 persons in favor of a new recreation center, one looking for more information, and four who are not in favor. If we also considered comments from unofficial sources such as the Patch.com or Restonian.org, those numbers increase to 50 in favor, 12 persons that need more information, and 20 opposed to a new center. However, we cannot be sure

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how many of the online comments are from repeat persons. As it stands right now, we are at a roughly 2:1 favorable ratio for the proposed center. She indicated that we are being extremely transparent with the engagement process and she hopes there will be public input at Board meetings at some point soon. She also said that we will send reminders for the upcoming meetings, with special emphasis placed on inviting the public to the March 25 meeting.

Roger asked Leila for a summary of the public input. She reported that people that are in favor are enthusiastic and are largely supportive of an aquatics center for both competitive and therapeutic swimmers. Additional interests include basketball courts, fitness features and multipurpose rooms. She thinks the public commentary is reflective of what was voiced at the February 11 Community Relations and Program/Policy Joint Committee Meeting.

Leila said she was invited to and attended the recent Reston Association Board meeting. They asked for more details on the proposed center, including a concept plan. Leila told them we don't have a plan since this engagement process would determine that plan. At the meeting, Mike Sanio, RA Board member, asked why we didn't include or incorporate indoor tennis. Leila responded that indoor tennis is not in RCC's "wheelhouse." It is a Reston Association asset that RCC has no intention of interfering with. At the Reston Association meeting, someone said that Reston was owed more Fairfax County general funds for recreation. Leila told the Reston Association Board that our RCC Board members agree, but a unanimous desire for something does not necessarily result in action. She told them that the RCC Board would pursue any potential proffers available through the development of new projects in Reston.

Bill P. indicated that the Reston Master Plan Task Force has demonstrated broad support for both a recreation center and a performing arts center being realized from new development in Reston. He suggested that if we could secure proffer money to offset costs related to these amenities it would diminish pressure on the Small District 5 revenues from taxes.

Bill B. indicated that in the context of Park Authority capital project planning, no new facilities are on their Capital Improvement Plan (currently describes projects through 2020). There is no money allocated for a new recreation center in Reston or in all of Fairfax County. Their next ten-year CIP will be presented next week and their commitments will be to renovations, refurbishments and other costs related to existing facilities and assets. He indicated that if Reston wants recreation amenities to accommodate current demands and the increased growth expected with Metro's arrival, we cannot rely on the County to provide such amenities in the next decade. He also indicated that if RCC does not proceed with the current partnership opportunity with the Park Authority to redevelop Baron Cameron Park, there are at least three other parties (with various plans for the space) that are waiting and hoping to move forward with concepts for that same opportunity.

There was general discussion surrounding the concerns expressed by members of the public such as funding for a new recreation facility, location, and traffic related to impacts of the arrival of the Wiehle Metro stop. The Board members agreed that since they are all community members as well, they share these same concerns and are committed to considering all of them as they proceed with the community engagement process.

### **Old Business:**

There was no old business.

### **New Business:**

#### **MOTION #5:**

##### **To Enter Into Closed Session to Discuss a Personnel Matter**

Bill B. moved to enter into closed session pursuant to the Virginia Freedom of Information Act, chapter 2.2-3705, Section 1, to discuss a personnel matter. Roger seconded the motion. The motion passed unanimously.

Cristin Bratt left the room for the closed session.

#### **MOTION #6:**

##### **To Reconvene in Open Session**

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Bill B. moved to reconvene in open session. Bill P. and Cathy seconded the motion. All Board Members reconvened in open session to certify that to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under the aforementioned chapter and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the public body.

**MOTION #7:**

**To Proceed with the Personnel Matter Agreed Upon in Closed Session**

Bill B. moved to proceed with referral of a personnel matter to the Board's Personnel Committee for resolution. Bill P. seconded the motion. The motion passed unanimously.

Leila requested the Board's desire regarding scheduling the March Finance Committee meeting on March 18 at 6:30 p.m. Cathy said she thought the meeting should be held since it was canceled in February. The Board agreed. A quorum will be available even though Bill B. is not available to attend that meeting. Bill P. indicated he is not available for the March 11 Community and Program/Policy Joint Committee Meeting.

Bill P. asked that the Board begin considering financial implications for a proposed recreation center at the March 18 Finance Committee Meeting.

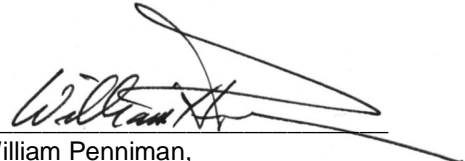
Roger asked for clarification on the format for the March 11 Community Relations and Program/Policy Joint Committee Meeting. Leila indicated that consultant and staff presentations would be made with opportunities for the Board to discuss them and the public to make comments following.

Bev reminded the group that Osher Lifelong Learning Institute's *Meet the Artist* series begins on the CenterStage on March 21 and she will be the featured artist on March 28.

**MOTION #8:**

**To Adjourn the Meeting**

Bill B. moved to adjourn the meeting at 8:50 p.m. Gerald seconded the motion. The motion passed unanimously.

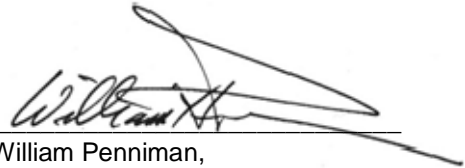


William Penniman,  
Board Secretary

\_\_\_\_\_ March 12, 2013 \_\_\_\_\_  
Date

**BOARD ACTIONS TAKEN AT BOARD OF GOVERNORS MEETING ON MARCH 4, 2013**

- 13-0304-1 Bd That the Board approve the Agenda**
- 13-0304-2 Bd That the Board approve the February 4, 2013 Board Minutes**
- 13-0304-3 Bd That the Board approve the February 4, 2013 Board Actions**
- 13-0304-4 Bd That the Board approve the February 11, 2013 Community Relations and Program/Policy Joint Committee Report**
- 13-0304-5 Bd That the Board Enter Into Closed Session to Discuss a Personnel Matter**
- 13-0304-6 Bd That the Board Reconvene in Open Session**
- 13-0304-7 Bd That the Board Proceed with Personnel Matter Agreed Upon in Closed Session**
- 13-0304-8 Bd That the meeting be adjourned.**



William Penniman,  
Board Secretary

\_\_\_\_\_ March 12, 2013 \_\_\_\_\_  
Date



**SUMMARY OF MINUTES  
RESTON COMMUNITY CENTER BOARD OF GOVERNORS  
COMMUNITY RELATIONS AND PROGRAM/POLICY COMMITTEES JOINT MEETING  
March 11, 2013**

The Community Relations and Program/Policy Committees met in a joint session on Monday, March 11, 2013.

**Present were:**

- |  |                 |
|--|-----------------|
| ▪ Roger Lowen, Community Relations Committee Chair | ▪ Lisa Ehrhardt |
| ▪ Bill Bouie, Program/Policy Committee Chair       | ▪ Bill Keefe    |
| ▪ Beverly Cosham, RCC Board Chair                  | ▪ Cathy Vivona  |
|  | ▪ Vicky Wingert |
|  | ▪ Gerald Zavala |

**Absent and excused:**

- Bill Penniman

**Attending from the RCC Staff:**

- |  |  |
|--|--|
| ▪ Leila Gordon, Executive Director               | ▪ Renata Wojcicki, Finance Director            |
| ▪ BeBe Nguyen, Media Director                    | ▪ Joe Leary, Aquatics Director                 |
| ▪ Cristin Bratt, Public Information Officer      | ▪ Pam Leary, Customer Service Manager          |
| ▪ Eileen Boone, Leisure and Learning Director    | ▪ Mike Rothenberg, Assistant Aquatics Director |
| ▪ Cheri Danaher, Arts Education Director         | ▪ Fred Russo, Building Engineer                |
| ▪ Karen Brutsche, Senior Adult Programs Director | ▪ Brian Gannon, Booking Manager                |

The meeting was called to order at 6:36 p.m. Leila Gordon explained the purpose of the February and March Community Relations and Program/Policy Joint Committee Meetings. The February meeting is an opportunity for the public and partners to give feedback on RCC programs and activities. In addition to providing another opportunity for public comment, the March meeting is an opportunity for the staff to respond to the feedback and suggestions made in February. Because we are also considering a proposed recreation center, there will be two additional reports this evening – from Robert Charles Lesser & Co. (RCLCO) and also from Brailsford & Dunlavey. These reports will provide the Board with information on the real estate market and key market and demographic factors, including financing frameworks.

Leila explained the agenda for the meeting and outlined the guidelines for public comment at the end of the meeting. In addition to the RCC Board and Staff listed above, the following visitors introduced themselves:

1. Len Bogorad, Managing Director at RCLCO
2. Craig Levin, Senior Project Manager at Brailsford & Dunlavey
3. Chris Perreca, swimming advocate
4. Larry Butler, Reston Association
5. Michelle Moyer, Reston Masters Swim Team
6. Gordon Gerson, Reston Masters Swim Team
7. Stephen Canner, Belcastle cluster resident
8. Linda Flickinger, Belcastle cluster resident
9. Lyn & Robby Cordts
10. Mike Norvell, Cabot Point resident
11. Jill Norvell, Cabot Point resident
12. Ellen Graves
13. Karen Goff, Reston Patch/Individual
14. Brett Lammers, Reston Masters Swim Team

## **Reston Community Center Staff Report**

Leila summarized the attached report which outlines the recommendations and strategies presented in response to input from the February Joint Committee meeting that aligned with RCC's strategic plan goals and objectives. In addition to responding to this public input, the staff reviewed data that would provide measurable success benchmarks, such as community participation in the February meeting, patron feedback, participation data, and financial performance. Specifically with respect to facility planning, benchmarks are: community participation, capacity utilization, new program space and facility development opportunities. Then the report discusses subsidy levels at RCC, which were last examined in 2006. Subsidized program philosophies are: Fully Subsidized (soul of the agency) Programs, Substantially Subsidized Programs and Minimally Subsidized Programs. We explored all program areas to identify areas where pricing should be reviewed:

### ***Arts and Events:***

Leila indicated that Arts Education offerings are a bit below where market value suggests, so the staff has suggested a 2.5% price increase for those offerings in order to recover costs aligned with the subsidy level applicable. She indicated that the Ceramics Studio fees have not changed since the studio opened in 1999.

In our Events division, Staff has suggested revenue-generating options for both the Multicultural Festival and the Reston Martin Luther King Jr. Birthday Celebration. The Multicultural Festival suggestions include vendor booths and Book Fair sales to help recover costs for these events. The MLK day suggestion is to establish a small nominal fee for the keynote speaker luncheon event.

Leila indicated that staff suggests pricing schedule changes for our Professional Touring Artist Series in order to align with the market and encourage audience growth. These changes include discounts for youth and family oriented performances and higher prices for weekend performances.

The report suggests the addition of fees for use of equipment and technical support for events in the CenterStage and the Community Room.

### ***Aquatics:***

Staff reviewed classes and the pool rental program, and recommends focusing on gate fees and multi-visit passes' pricing. It is difficult to compare an array of data because RCC structures pricing differently than Herndon Community Center and the Park Authority. There are many approaches to visit pricing. These numbers represent as close an "apples-to-apples" comparison as we could make. She explained the methodology for analyzing pricing. The RCC Staff recommends discussing and revisiting visit and pass prices, but did not offer specific numbers at this time. A process that includes input from our patrons will be suggested to the Finance Committee at their meeting on March 18.

### ***Leisure & Learning:***

Staff offered the following responses to suggestions made at the February suggestions from the monthly board meeting:

- **Offer a sustainability discussion group** – RCC will host a drop-in sustainability discussion group. The group will begin in the fall.
- **Offer workforce development opportunities** – RCC continues to reexamine our offerings, which do include workforce development classes. We will also leverage information for Fairfax County's Adults and Continuing Education (ACE) courses and explore inclusion of that information in our marketing materials.
- **Expand Prospera Hispanic Leaders Program** – Staff considered and reviewed the program and believes it's at the right level right now. To expand it would represent an inequitable distribution of resources across Reston elementary schools.
- **Use the computer room for afterschool options** – Staff did analysis on the operating costs for this suggestion. The staff also looked into equipping the computer room with Apple products, which are more attractive to younger students. Those costs are detailed in the attached report.
- **Waitlists for summer camp offerings** – Staff is working to expand Road Rulz to an additional 50 participants and she presented the associated costs to the Board. For youth summer camps, the report outlines specialty camps where we could add spaces.



**Facility Rentals:**

Leila explained that RCC last reviewed rental rates, outside of CenterStage, Community Room and Gallery rates, in 2002. Based on a review of current comparable rental rates, increases to meeting room and extra service levels pricing, and perhaps weekend utilization pricing may be recommended for implementation in September 2014.

**Subsidized Programs:**

Leila explained that the last data section of report describes RCC's Fee Waiver Program, which applies to all of the above departments. The staff has analyzed RCC data, as well as similar Park Authority data and believes a more robust discussion with the Board is the next step to be sure the Fee Waiver program and its utilization is continuing to meet their policy goals. From a staff perspective there should be continued support for subsidized activities at RCC.

**Community Partnerships:**

We were gratified by the community's statements that support how effective our efforts have been to collaborate and partner with other Reston organizations. RCC will continue to invest in our current facilities to ensure we can continue to deliver high-quality outcomes for all who use RCC facilities.

Chris Perreca (member of the public attending) questioned the comparative data (listed on page 4 of the Staff report) that states that a resident will be charged \$2.50 to use a multiple-visit pass. Based on this data, he disagrees with the staff report and believes the RCC value is similar to Herndon, unless someone else can prove otherwise. *Note: the data in the report is accurate.*

Leila thanked the guest for his input and introduced Len Bogorad from RCLCO.

**Robert Charles Lesser & Co. (RCLCO) Real Estate Report**

Len Bogorad, Managing Director of RCLCO, explained that RCLCO is a national firm – based in Bethesda, Md. – that conducts real estate consulting for the country and region. He said that the RCC Board asked his firm to provide the best possible forecasts for the tax base - and therefore revenues to RCC for the future – to be helpful as they consider facility expansion. He explained the sources and methodology for their analysis and emphasized that he and his team made their best estimate based on the data they were given and data they have regarding near-term development projects as well as the George Mason scenarios used by the Reston Master Plan Special Study Task Force. He indicated that his firm did not analyze what these findings mean with regard to RCC efforts. The report will now be turned over to RCC for review. See attached report.

Leila introduced Craig Levin from Brailsford & Dunlavey.

**Outline of Key Market and Demographic Factors and Financing Frameworks**

Craig Levin, Senior Project Manager at Brailsford & Dunlavey, indicated that his team is working to update the market analysis created several years ago so that the Board would be able to review current data. He summarized the public's suggestions from the February 11 meeting, reviewed comparative data points they are specially examining and suggested next steps. See attached report slides.

Leila emphasized that we are immersed in the process of community engagement and she hopes Restonians will come to the Board's meetings and/or provide their written comments so that the Board can hear various opinions. She then opened the floor to public comments and reminded guests to please respect time limits of three minutes per individual and five minutes for an organization so everyone can be heard.

**Public Comments**

**Chris Perreca, Reston resident,** said he grew up in Rockville, Md. and for three years he went to the Montgomery aquatics center, which is a magnificent facility. It has a 50M indoor pool used for competition. He has lived in Reston for 14 years and is disappointed that we do not have a similar facility. He acknowledged that he has protested development in Reston, including a new Kindercare, a noisy fire station in his neighborhood, and the lack of traffic signal at his street corner. He therefore understands people's concerns regarding location or development. However, he said the community desperately needs a new aquatics facility; right now, he has to travel to Montgomery County or George Mason University. His passion is water polo and he would therefore like a deep-water facility. He also stated that RCC's pricing is unfair to single people. Finally, he asked Craig Levin to add the Montgomery County

facility to his list of comparable aquatics centers. He also suggested that the figures Craig indicated in his report are not fair for a comparable clean facility and need to be revisited. His father, John Perreca, was approached by the city of Rockville to improve the infrastructure of the Rockville aquatics center. His dad was on the leading edge of indoor aquatics facilities built in the city of Rockville. Chris hopes he can help Reston build a similar facility.

**Michelle Moyer, Reston Masters Swim Team**, said that (as indicated at the February 11 meeting), she remains in support of a new aquatics center and looks forward to participating in the March 25 focus group meeting.

**Stephen Canner, Belcastle Cluster resident**, said he is speaking in his own capacity not on behalf of the cluster. He said five years ago he was in the same situation regarding a proposed recreation center. He said that the community said “no” then and now that it’s being considered again, he remains opposed to it. He is not opposed to a 50M aquatics facility, but he is opposed to the Baron Cameron Park location. He referenced a bubble over Lake Newport Pool having been considered. He indicated that if RCC plans include a fitness center, then it is competing with the private sector, such as Sport & Health (where he is a member). He also questioned Len Bogorad’s forecast. Stephen indicated that he is an economist and has issues with the fact that RCLCO’s forecast through 2030 includes annual growth on a level percentage. Stephen disagrees with the idea that revenue will continue to increase on an annual basis. He questioned the methodology and said the findings do not pass the “common sense” test. He then asked if the Lifetime Fitness gym that was referenced in Craig’s report will include a 50M pool. Leila said no; it would contain two smaller 25M pools (indoor and outdoor). He said that is good information. Finally, Stephen indicated that if the proposed facility will be in open space, the value of houses will go down because of the light, noise and traffic. He thinks RCC will expose itself to a lawsuit. He indicated that he knows plenty of lawyers who would take RCC to court for “taking” of property without proper compensation. Leila responded that it is not the case. Stephen said the houses on Wiehle Avenue across from the lighted field cannot sell their houses because of that field. Guest **Mike Norvell** agreed with Stephen’s point about the RCLCO report growth analysis.

Len Bogorad of RCLCO responded that it is impossible to forecast recessions and upturns. He indicated that his firm made specific judgments about each product type for the next several years, and after that, they implemented a constant average amount. It is a reasonable estimate for the average, but not necessarily what they think will be true over the years specifically on a year-by-year basis.

**Mike Norvell, Reston resident**, asked if RCC received any money from Fairfax County for our programming. Leila responded that it did not but said that Reston has a variety of County-funded providers of services, including Southgate Community Center and the Park Authority assets, which include several parks in small tax district 5. She stated that thirty years ago, the Reston community said it wanted its community center ahead of the County timetable and a community center of its own design, which is why the Reston Community Center is funded by small tax district 5. Mike said it may be time to reevaluate that situation. He also wants to understand why RCC is putting up money for aquatics and fitness instead of having the County do so. Leila responded that if the Board pursues a new facility, it will be presented to the community for a vote in a bond referendum. The community will ultimately decide whether or not to spend money for a new facility. Mike said that he likes RCC and is attending a performance at the CenterStage following this meeting. However, he doesn’t think Fairfax County provides to Reston what it provides to the rest of the county in amenities.

Bill B. responded and said that Reston is in the only magisterial district (Hunter Mill) that does not have a recreation center provided by Fairfax County-wide funding.

Mike continued and said he supports those who are financially unable to have access to programming. However, he questioned if there were any county programs to provide financial assistance, rather than RCC. Leila said there is not direct county assistance for participation in recreation activities of individuals’ choosing. He suggests the county should be providing that support. He indicated he has lived in Reston since 1977 and has never understood why Reston - which is one of the richest areas of the county - receives so little for the taxes it pays. Mike asked who he should talk to about this issue. Leila indicated that he should speak to the Board of Supervisors. Mike pointed out that the Board of Supervisors did not have a representative present tonight. Supervisor Hudgins’ and/or her office has been represented at a variety of RCC meetings regarding its planning and offerings.

Roger added that when Reston was informed about the length of time it would take and nature of Fairfax County capital facility planning for recreation amenities in communities, the community decided to create its own recreation center instead of relying on the county.

Bill B. indicated that the Park Authority's Capital Improvement Plan through 2020 does not include building out existing centers, or building new recreation centers. He indicated that the current Rec centers are oversubscribed. The Park Authority discusses annually how to accommodate over-enrollment. However, he pointed out that no residents from zip codes 20170, 20171, 20191, 20194 or 20190 are subscribed to pass purchases for swimming or general recreation programs at Oak Marr, Cub Run and Spring Hill (the closest facilities to Reston).

**Brett Lammers, Reston Masters Swim Team member**, said he has lived in Reston since 1969. He questioned how Bill B. identified who was using the swimming facilities at the recreation centers he just mentioned. Brett indicated that he has swum at all of those facilities recently and he lives in one of those zip codes. He also indicated that a bubble over the Ridge Heights pool was pulled down ostensibly because residents complained about their real estate values going down as a result of that presence. He never saw the real estate decrease. He agreed with everyone's points regarding subsidies and county support. He agreed that real estate values could go down if a terrible facility or park plan were the outcome. He cautioned that we should try to take the time to create an amazing recreation facility at Baron Cameron, rather than just handing out money for a quick build. He thinks more thought needs to go into the facility to try to make it a facility that the people around Baron Cameron may be willing to support. He agreed with all points raised by guests this evening and thinks they need the Board's consideration. He said he has used the Rockville, Md., aquatics center that Chris Perreca mentioned, as well as at least 9 of the facilities mentioned in Craig's presentation. Regarding RCC aquatics pricing, Brett thinks RCC is undercharging by a lot. In general, he thinks something needs to be done to address Reston's aquatics needs, but he's not in favor of simply building a 50M pool without being thoughtful. He thinks there are creative ways of building it that might work for the community as a whole.

**Lyn Cordt, Reston resident and mother of a competitive swimmer**, asked how much the Board is factoring competitive pool usage into its financial projections. She indicated that in the past week, her family has been at Audrey Moore, Spring Hill and Oak Marr recreation centers. There are hundreds or thousands of year-round or professional swimmers in the Reston area that would love to utilize a new facility. Leila indicated that the Board is considering that aspect as well.

Stephen Cannors asked Leila if RCC has explored other locations for a facility.

Leila said the Baron Cameron opportunity presented to RCC by the Park Authority does not require that RCC purchase the land. To build elsewhere in Reston would require the purchase of land. Canner asked where RCC would go if the public said "we want a swim-only facility, but do not put it in open space." Leila said there isn't another space in small tax district 5 to accommodate a pool facility available for consideration at this point. She said that the land involved and its value would be prohibitively costly for RCC to acquire.

**Jill Norvell, Reston resident**, asked if Lifetime Fitness is in small tax district 5. RCC Facilities Booking Manager Brian Gannon confirmed that it is outside of the tax district. Jill asked if there is a possibility of partnering with them on an aquatics center for residents. Leila said she tried to work with them last year but they were non-responsive and uninterested in jointly developing a 50M pool instead of an indoor 25M pool and outdoor 25M pool. Jill asked if we could leverage any ties with the county to pursue that partnership. Leila indicated that was not a possibility and that Lifetime Fitness pursued its development rights through the appropriate planning processes.

**Gordon Gerson, Reston Masters Swim Team**, asked if there was an opportunity to offset costs with sponsorships from county businesses. Leila indicated that RCC is exploring proffers and that other contributors would be sought as well. Gordon indicated that his son lives in Aspen, Co. He said that someone there recently donated \$3M to have an ice rink built because his son played hockey. Leila said there has never been a donation of that size in terms of the community giving efforts. RCC will certainly consider the potential, but also needs to be realistic when considering financial resources.

Chris Perreca said that Reston is no longer a planned community because it is growing larger than originally intended. He is a swimmer, but is also a dog walker and a gardener and has traffic concerns as well.

Leila thanked everyone for their participation and indicated the Board would consider all input.

The meeting concluded at 7:50 p.m.



**Reston Community Center  
Joint Community Relations and Program/Policy Committees  
March 11, 2013**

**Staff Report**

**Introduction**

The community input at our February meeting was very heartening. It showed positive outcomes for engagement of our patrons and partners, successful collaboration with other community organizations, and enthusiasm for the concept of RCC working to address demands related to community growth and desires for more recreational and cultural amenities. The feedback provided at the February meeting aligns with the current RCC Strategic Plan. In developing plans for the coming two fiscal years, FY14 and FY15, the staff focused on the ideas presented in February and the RCC Strategic Plan to provide recommendations that will support community goals and our Strategic Plan.

**Strategic Plan Goals and Objectives 2011 – 2016**

**Facilities**

**Goal**

Reston Community Center facilities address our mission, expand our capacities, respond to community needs and are aligned with community opportunities and resources.

**Objectives**

Objective 1: To maintain and fully utilize existing facilities at the highest quality with environmentally sound and sustainable maintenance practices.

- Contract effectively
- Re-evaluate space utilization annually to optimize the use of existing facility footprints
- Continue sound capital maintenance planning
- Reduce energy consumption and costs

Objective 2: To monitor and leverage opportunities for expansion that are consistent with community needs and demand for new aquatics, performing arts and fitness types of venues.

- Examine partnership options (Reston Association, Park Authority, private sector/development process)
- Explore opportunities in the transit corridor and at Reston Village Centers
- Identify and plan for required funding resources

**Outcomes** (how we will measure success)

**General Evaluation and Measurement Tools**

1. Patron feedback and comments/inputs.
2. Participation data.
3. Financial performance.

**Facilities**

1. Community participation in explorations of new facilities.
2. Capacity utilization of existing RCC facilities to support programs and staff requirements.
3. Agreements for new program space and/or new facility development.

4. Adoption of strategies aligned with environmental best practices and reduced energy consumption.

In examining the outcomes measurements, the staff has reviewed our existing programs, their costs, and what strategies we might employ to further our objectives and goals. We looked at our four lines of business: Arts & Events; Aquatics; Leisure & Learning; and Facility Rentals. In addition, we examined our current Fee Waiver Program, program pricing, and facility rental pricing. We also discussed the overall rationales for program subsidization. They are presented here for context and understanding about program pricing and revenue recovery approaches.

### **RCC Subsidization of Programs – History and Categories**

The programs and services of Reston Community Center are offered at rates below cost and market to Restonians. Throughout the history of RCC, the philosophy has been to utilize the resources from tax revenues to fully subsidize the costs associated with overhead: i.e. administration personnel, building operations, equipment and maintenance, and personnel costs that are associated with overall program delivery. Costs associated directly with programs and service offerings are also subsidized, but at different levels. The Board of Governors examined subsidization of offerings in 2006, and at that time, these three types of “subsidy” were discussed:

- *Fully Subsidized: Soul of the Agency Programs*

**Pricing:** Free or nominal fee to participate; costs greatly exceed recovered revenues from users.

Examples of these are Festivals, Outdoor Concerts/Entertainment, After School Programs, ESL and Citizenship classes, Professional Touring Artist Series, Water Safety Academy, DEAP, and so on. We call these “Soul of the Agency” programs because they address the core of our mission and vision, offer the broadest spectrum of the community opportunities to be together and feel a sense of belonging, and build community traditions. Our Facility Rentals fall in this category as well to be sure we can serve a broad cross-section of Reston individual social needs and organizational meeting and event requirements.

- *Substantially Subsidized: Accessibility and Quality of Life Enhancement*

**Pricing:** Fees are subsidized at a rate of 20% to 50% of direct costs.

Examples include offerings to the 55+ age cohort, teens, selected youth activities and drop-in swimming and exercise programming. These are program offerings aligned with our mission that contribute greatly to the quality of life for Reston residents and businesses. It is in this category that RCC differs dramatically from similar offerings and programs in Park Authority and other public agencies. The current trend is to recover direct costs either fully or even to exceed direct costs to permit offset of overhead costs. RCC’s philosophy has been that since taxpayers in Reston provide substantial resources to assure there are programs such as these, they should be priced for “Reston” qualified patrons below typical offerings’ pricing elsewhere. The period of enrollment exclusively for Reston patrons assures that we continue to see approximately 90% or more of the programming or services filled by Reston participants.

- *Minimally Subsidized: Multiple Customer Options and Price Points*

**Pricing:** Fees are priced to recover at minimum the direct costs for instruction, supplies, or whatever other types of costs are associated specifically with the offering. Examples include classes in areas where there are many providers in Reston, such as fitness, dance, fine arts, swimming (if you consider both indoor and outdoor), trips, tours and workshops. Again, offerings are populated at approximately 90% by Reston patrons.

Following the February 2013 input meeting, we determined that it would be prudent to review our subsidy levels and pricing and provide the board with recommendations regarding

opportunities to improve the level of cost recovery while remaining consistent with these categories and definitions.

## **Arts & Events**

### *Arts Education*

In general, pricing for RCC Arts Education offerings remains slightly below the market for offerings by similar agencies or programs. An increase in pricing for these offerings of approximately 2.5% has the potential to yield an additional \$3,350.00 in revenue at current levels of programming. We can continue as well to explore opportunities to offer shorter duration classes and more workshops to add to overall participation and price these to recover direct costs fully.

Our Ceramics Studio pricing has not changed since it opened in 1999. Pricing will be reviewed to achieve better alignment with similar studios and greater cost recovery for clay. Our target is to increase revenues from use of the Ceramics Studio by \$2,000.

We are reviewing our exhibit fee structure. Currently, only art work hung in the Jo Ann Rose Gallery is charged a hanging fee. Opportunities for more revenue are available if we charge a hanging fee for the Hunters Woods exhibits and for exhibited work in the RCC Lake Anne 3D Gallery. Existing commitments extend to 2018, so new fees will need to be implemented in a manner sensitive to existing agreements.

### *Community Events*

We will continue to offer the Book Fair associated with the Reston Multicultural Festival, which recovers the costs of the books available there. In addition, we can explore the reinstatement of booth fees for vendors at that Festival. We will begin charging a very nominal fee to attend the luncheon scheduled in conjunction with our Reston Dr. Martin Luther King, Jr. Celebration. The recommended fee is \$5.00, which would provide for recovery of approximately 20-25% of the cost of the luncheon and keep that element consistent with the "Soul of the Agency" level of subsidy.

### *Performing Arts*

Pricing for Professional Touring Artist Series events can be differentiated more than it currently is. With the goal of continuing to provide broad access to families as well as to encourage attendance across all the offerings pricing is recommended at these levels:

- Family performances: \$5 (\$10 non-Reston)
- Weeknight performances: 15 (30 non-Reston)
- Weekend performances: 20 (40 non-Reston)
- Premium attractions: 25 (50 non-Reston)

This can result in additional revenues of approximately \$10,000.

Within our current rental program, these two areas bear re-examination for better cost control:

- Equipment Use
- Technician Support for events

Better cost allocation/pricing for these added rental expenses can result in added revenues of approximately \$1,000.

### Summary of New Revenues in Arts & Events:

Arts Education	\$3,350
Ceramics Studio	2,000
Community Events	2,000
Performing Arts/Tickets	10,000

Performing Arts/Rental 1,000

**Total New Revenue: \$18,350**

### **Aquatics**

RCC Aquatics classes are priced to promote participation and to recover in aggregate the cost of instruction. Drop-in swimming is priced on the basis of single visits, an assigned number of visits on a pass, or an assigned length of time on a pass. We compared the pricing for single visits. For multiple visit passes, we broke down the pricing on the basis of the cost per visit for ease of comparison. Our visit pass is for 20 visits; Herndon's and the Park Authority's visit passes are for 25 visits. We characterize the pricing below for "Resident" or "Non-Resident" for ease of reference; RCC uses the terms "Reston" or "Non-Reston" since employees of Reston businesses are treated the same as residents.

For time-limited visits, the comparison would only work if the assumptions are identical for each time-length type of pass. RCC offers a three-month pass and an annual pass. Herndon Community Center offers a one-month pass, a six-month pass and an annual pass. The Park Authority offers a one-month pass, a six-month pass and an annual pass. Broken down on the assumption that time assigned pass users could visit each day of a month, with an average of 30 days per month, the unit cost is provided below on that basis and for HCC and FCPA for the three different types of monthly passes. With Herndon Community Center, there are categories for seniors and youth with different pricing; we list below the average of those for ease of comparison. Also at HCC, there are different monthly pass prices for two-person combinations, and for Dependents (who must be accompanied by someone with a paid Adult pass). These fall between the highest pricing (one Adult) and lowest average (Youth/Senior.) For the Park Authority, pricing is for the Adult and the Youth/Senior categories. The Park Authority has two other categories of pricing: 2-Adult and Dependent. We don't include those but they fall between the Adult and Youth/Senior pricing.

Of course, for time assigned passes, the patron utilization varies quite a bit so the cost of their individual visit would vary as well. The figures below therefore may not be true in practice for the time assigned pass use. The pricing for "Annual" passes is based on 300 visits; this accounts for closures, vacations, and other vagaries of use.

Another caveat to consider is that Park Authority facilities sell their passes on a "facility-wide" basis and so users can visit the pool or use fitness equipment.

<b>Gate Fee/Single Visit</b>	<b>RCC</b>	<b>HCC</b>	<b>FCPA</b>
Adult (resident)	\$3	\$6.50	\$8
Youth/Senior	2	5.25	6.50
Adult (non-resident)	6	7.50	10.50
Youth/Senior	4	6.25	10.50

### **Passes (Multiple Visit; number of visits varies with provider so price is per visit)**

Adult (resident)	2.50	5.20	6.36
Youth/Senior	1.75	3.94	5.88
Adult (non-resident)	5.00	6.40	9.08
Youth/Senior	3.50	5.62	9.08



**Passes (Multiple Months; visit price based on 30 days of use; RCC sells only a 3-month pass; and for HCC/FCPA for 1-month and 6-month passes)**

	<b>RCC</b>	<b>HCC</b>	<b>FCPA</b>
Adult (resident)	.90	1.75/1.45	2.46/2.03
Youth/Senior	.60	1.40/1.19	2.30/1.89
Adult (non-resident)	5.40	2.34/1.94	3.50/2.92
Youth/Senior	1.20	1.86/1.70	3.50/2.92

**Passes (Annual)**

Adult (resident)	\$288	\$470.25	\$660.00
Youth/Senior	144	329.25	613.00

Although RCC applies a category of non-Fairfax County user to pool pricing, the utilization of our facility by out of County patrons is negligible. If we pursue a new facility, that might change depending on the type of uses we provide in it.

As we discuss the possibility of adding to our indoor aquatics and fitness offerings, it will also be critical to bring our pricing for visits into better alignment with other area public providers. Even without adding to RCC facilities, we are long overdue for adjustments to our single-visit gate fees and for our multiple-visit and other passes. The staff recommends that we make those adjustments over more than one fiscal year to assure the impact can be easily absorbed by our patrons and target an alignment point that will be consistent across any RCC facility.

**Leisure and Learning**

Suggestions made at the February 11 meeting and in written comments that fell into our Leisure and Learning program areas included:

- Offer a monthly discussion group meeting on the topic of sustainability.
- Workforce development offerings should be added (specifically programs that offer certifications and job skills that lead to employment).
- Expansion of the Prospera Hispanic Leaders Program currently offered at Lake Anne Elementary School.
- Open our computer classroom for afterschool classes and drop in use by young people.
- Alleviate wait lists in summer camp program offerings.

*Community Input 1: Monthly Discussion Group to discuss sustainability issues*

**Recommendation:** A monthly, drop in sustainability Issues group will begin in the fall 2013 season and will be supervised by the RCC 55+ program director. The group will be volunteer led, primarily by Diane Blust, President of Sustainable Reston.

*Community Input 2: Workforce Development Opportunities*

**Recommendation:** The Adult Program Director has researched the feasibility of RCC facilitating certification programs and career skills training seminars. RCC has always offered career skills training programs to some degree through our various computer education, writing, ESOL, and language learning classes. We will continue to monitor, refine and possibly expand our current schedule of offerings to include more computer education classes, workshops on resume writing and interview skills, and career fairs that can serve a dual purpose of promoting job opportunities while inviting participants to engage in short seminars on work related topics. There are numerous opportunities within the county and neighboring jurisdictions to participate in career development, career transition, and job certification programs. One of the most robust and impressive schedule of offerings is presented by Fairfax County Public Schools Adult and Community Education (ACE). We recommend that RCC continue to offer classes that assist

with career development and the refinement and improvement of a participant's skills on a subject matter basis. We think we have a terrific opportunity to promote ACE in our program guide for patrons interested in career advancement or considering a career change by way of participation in a specialized professional certification program.

*Community Input 3: Expand the Prospera Hispanic Leaders Program (PHLP) at Lake Anne Elementary School*

**Recommendation:** While this is a unique and beneficial afterschool enrichment program, an expansion is not a current top priority for the Leisure & Learning Youth Department. PHLP has been operating for four years at Lake Anne Elementary School and began as a ten week long pilot of one class, meeting once a week, and consisting of 20 students or "readers" and 10 student tutors/mentors, at a cost of approximately \$5,500. Since then, the program has expanded to 22 weeks of three classes (still meeting once a week) serving 90 participants with four Lake Anne Elementary School teachers employed as after school coordinators and instructors at the standard FCPS pay rate. As a result of the expansion, improvement of materials and supplies provided by the contractor, Prospera Initiatives LLC, and annual increases in operating costs, the program costs have increased to nearly \$25,000 annually. Expanding the program to include one more class will serve 20 more student readers and 10 student tutors attending Lake Anne Elementary School. It will also require the hiring of another teacher and increased supply costs for books and snacks, for an additional cost at least \$5,000 per year. Although we do not want to stifle the growth and success of the program, we also realize there is significant community demand for more summer camp programs as well as after school programs that do not reside within a specific school and that are accessible to the entire community. Thus we believe that we should sustain the levels of our current program and look at other options to serve more young people.

*Community Input 4: Open up the computer classroom for after school programs/drop-in participation*

**Recommendation:** The Leisure & Learning Youth and Teen Departments currently offer several after school classes that are held in the computer classroom periodically throughout the school year. Recent classes have included financial planning, SAT Workshop, Lego Engineering, and Digital Photography. RCC will continue to schedule specialty classes such as these during after school hours. The second part of the request was to consider opening the classroom up to allow a drop in or "open" lab usage for students to complete projects and homework assignments. The idea of an open lab is intriguing although we are not confident that an unstructured environment would result in significant or consistent attendance. Additionally, the current computer classroom consists entirely of Windows PCs whereas the trend is to use Apple technology such as iPads and MacBooks. If RCC does offer an after school computer lab for students, it will require a supervisor to monitor participant behavior and online activity. Based on an operating schedule of two times per week (e.g. Monday, Wednesday) for three hours per session during the school year (approximately 36 weeks) the anticipated personnel expense (including fringe benefits) is approximately \$4,000. The concept of adding Apple software to our current computer classroom is appealing and would certainly better engage the younger generation while also allowing RCC to expand class topics to the adult and 55+ populations. RCC may qualify for one of Apple's education bundle packages, which allows for the purchase of 10 16GB iPads at a minimum price point of \$4,700.

Budget Data

*Open Lab for Students*

Schedule: Two days a week for 3 hours per day for 36 weeks

Staffing: 3.5 hours per day (\$15.00 x 3.5 hrs. x 2 days x 36 weeks + fringe of .0785%) = \$4,076

Fee Structure: Drop In Free or Drop In Point of Sale needs to be determined.

**Total New Costs for Open Computer Lab: \$4,076**

*Classes based on Apple Software*

Operating Costs for software purchase: \$5,000  
Instructor Costs to teach classes with software: \$32 per hour  
Typical Class Operating Cost (\$32 per hour x 3 hrs. x 2 sessions + fringe of .0785%) = \$207  
Class Min = 4, Class Max = 10  
Class fee = \$55  
Revenue based on 75% of max enrollment = \$440

RCC would need to run 12 registered classes based with enrollment of 75% of the class maximum to recover costs of new software.

**Total New Costs for Apple Computer Class Offerings: \$7,484**

*Community Input 5: Alleviate waitlists in summer camps*

**Recommendation:** There is no doubt that RCC has reached its Hunters Woods and Lake Anne facilities' capacity in the summertime. Our two most popular camp programs, Road Rulz and Camp Goodtimes, are offsite field trip camps. Numerous onsite specialty camps continue to amass waitlists each year. The programs advertised in 2012 were offered and we anticipate there will not be canceled programs again in 2013. This means we have no ability to cut current camp programs to make room for additional offerings. In anticipation of 2014, we will thoroughly examine room assignments to ensure that the most popular camps are situated in the largest rooms available to accommodate the most students possible. Some camps, such as cooking and computer education-based programs, are truly limited by room capacity since both the kitchen and computer classroom can only accommodate up to 12 students. It is very likely that we need to consider facilitating some camps in offsite locations, similar to how we programmed the "RCC on the Road" summer season during the Hunters Woods HVAC renovation. Additionally, we are open to expanding the capacities of Road Rulz and Camp Goodtimes but this will require additional funding for both personnel and operating expenses.

**Road Rulz**

The current FCPS bus size can accommodate up to ten more campers. If we increase each camp's weekly maximum enrollment from 30 to 40 campers, we will serve an additional 50 participants overall. Given the average cost per camper for venue admission is \$215 per week, we will require an additional \$10,750 in Operating Costs to support a larger camp. We can likely increase the counselor to camper ratio from 1:10 to 1:14 without an adverse supervisory effect and no need for additional Personnel funding. The increase in revenue (i.e. recovered funds) is negligible considering 44% of last summer's Road Rulz campers participated as a result of the RCC fee waiver program. Factoring in the same percentage of fee waivers for 2014, we can assume that enrolling 50 more participants would equate to 22 paying campers or \$5,500 in cost recovery based on an activity fee of \$250 per week.

**Total New Costs for Road Rulz Expansion Recommended: \$10,750**

**Total New Revenue associated with Road Rulz Expansion: \$5,500** (including fee waivers)

We can also consider duplicating the program and implementing two, simultaneous Road Rulz camps since the waitlists often match the actual enrollment. Naturally, costs for a second camp would be identical to the first and would require a significant increase in the Teen budget to accommodate approximately \$22,000 more in Personnel and \$60,000 more in Operating Costs.

Current Expense Totals for 5-Week Program

Personnel: \$21,533  
Transportation (includes FCPS and charter): 27,230  
Admission to Venues: 32,200  
Snacks & Miscellaneous Supplies: 1,500

Total Costs: \$82,463

Projected Revenue: \$37,500 (55%; "Substantially Subsidized")

Actual 2012 Revenue (due to Fee Waivers): \$20,985

**Youth Summer Camps**

The big demand is for specialty camps. We can get more of the popular camps in RCC Hunters Woods (with higher enrollment capabilities) while eliminating others that are not as well attended. We estimate that adding the programs listed below would serve an additional 152 participants. Our youth summer camps are subsidized to an extent to encourage enrollment; subsidy rates don't exceed 20% of the direct costs. Revenues are also significantly impacted by utilization of the RCC Summer Camp Fee Waiver program.

These specialty camps represent the most popular offerings of the 2013 camp season.

<b>Additional Camps</b>	<b>Personnel Costs</b>	<b>Operating Costs</b>
Mosaics (2)	\$1,940	\$400
Junior Chefs (1)	889	200
Junior Chefs Baking (2)	1,778	400
Little Chefs (1)	889	200
Rescue Robots (1)		2,700
Crazy Chemistry (1)		2,000
Lego Pre Engineering (1)		2,000
Lego Engineering (1)		2,000
<b>Total</b>	<b>\$5,496</b>	<b>\$9,900</b>

**Total New Costs for Specialty Camp Offerings: \$15,396**  
**Total New Revenue from Specialty Camps: \$13,035** (based on 75% of enrollment, no fee waivers included)

**Facility Rentals**

Since 2002, no adjustments have been made to RCC's facility rental rates, with the exception of the rates for the CenterStage, Community Room, and Gallery which were increased prior to the 2011-2012 rental season.

For the twelve month period from January to December 2012, rental revenue (excluding pool and theatre rentals) totaled approximately \$139,260.

Below is a breakdown of our meeting room types and the rates charged by RCC and similar facilities:

**Small Meeting Room (25 people, approximately 400 square feet)**

Reston Community Center \$6 per hour  
 Herndon Community Center \$40 for first 2 hours, \$15 per additional hour  
 McLean Community Center \$6 per hour  
 Vienna Community Center \$15-50 per hour  
 Cub Run RECenter (FCPA) \$40 per hour  
 Reston Town Center \$46 and up per hour  
 Claude Moore (Loudoun) \$19-57 per hour  
 Sheraton Reston \$300 per day

**Medium Meeting Room (45-50 people, approximately 800-900 square feet)**

Reston Community Center \$12 per hour  
 McLean Community Center \$15 per hour

Vienna Community Center	\$20-50 per hour
Green Acres (Fairfax City)	\$30 per weekday hour, \$45 per weekend hour
Claude Moore (Loudoun)	\$51-75 per hour
Sheraton Reston	\$600 per day

**Intermediate Meeting Room (70-75 people, approximately 1200 square feet)**

Reston Community Center	\$18 per hour
Herndon Community Center	\$150 for first 2 hours, \$50 per additional hour
McLean Community Center	\$15-18 per hour
Cub Run RECenter (FCPA)	\$55 per hour

**Large Meeting Room (100 people, approximately 1600 square feet)**

Reston Community Center	\$24 per hour (Rooms 1-4) \$42 per hour (Gallery, includes \$12 for kitchen rental)
Vienna Community Center	\$20-167 per hour
Cub Run RECenter (FCPA)	\$70 per hour
Green Acres (Fairfax City)	\$50 per weekday hour, \$75 per weekend hour
Claude Moore (Loudoun)	\$94-150 per hour
Sheraton Reston	\$1400 per day

As you can see, our rental rates are well below market value for similar facilities in the local region. Given that many of our users are local civic and non-profit organizations with limited budgets and that our mission is to serve the entire community, the pricing should continue to be subsidized to support this purpose. We also exclude commercial use of the facility for anything outside of staff meetings. In other words, businesses may not rent our facilities for revenue generating activity.

Our rate structure is straightforward and simple. Many of the facilities listed above charge varying rates based on the type of use and/or the time period of the rental. Vienna Community Center has eight different categories for rentals for example.

Recommended Strategies:

- Charge higher rates for weekend rentals; e.g. using a 25% surcharge on Saturday and Sunday rentals for private users (any use other than non-profit and Founding Partners).
- Increase meeting room rental rates to be better aligned with existing public facility rates.

**RCC’s Fee Waiver Program**

Reston Community Center provides a fee waiver program to permit access to all Reston qualified individuals to programs and services offered by RCC and administered with equitable standards of qualification based on Federal poverty guidelines. The program is offered with allocations on an individual and/or family basis of a prescribed and published fee waiver amount to permit broad choice on the part of the qualified participants and full access in particular to summer youth program opportunities. Utilization of the fee waiver program resources are documented as a part of the Board Finance and Annual reports.

*Attributes*

- Respects the individual.
- Every patron is treated the same during the Reston registration period
- Places the patron in control of the household’s fee waiver resources
- Does not limit the types of activities a fee waiver can be applied to

*Eligibility*

To qualify for a fee waiver, applicants must meet one of the following criteria:

1. Furnish documentation of receipt of public assistance (e.g. food stamps, TANF, free school lunch)
2. Furnish documentation (e.g. income tax return) that income/family composition does not exceed the following levels:
  - a. \$20,665/family of one
  - b. \$27,991/family of two
  - c. \$35,317/family of three
  - d. \$42,643/family of four
  - e. \$49,969/family of five
  - f. \$57,295/family of six

For each additional person, add \$7,326 to determine maximum annual income for eligibility. Income eligibility guidelines are determined by the USDA's Food and Nutrition Service. RCC currently uses 185% of the federal poverty guidelines which are the amounts shown above.

3. Reside in one of the following:
  - a. Reston Fellowship Houses (Hunter Woods, Lake Anne, Tall Oaks)
  - b. A Reston Interfaith Community
    - i. Cedar Ridge
    - ii. Stonegate Village
    - iii. Westglade Apartments

Patrons residing at a Reston Interfaith supported community may have the assigned Reston Interfaith employee submit fee waiver forms on their behalf. (Reston Interfaith staff members have direct access to eligibility criteria, eliminating the need for additional documentation to be submitted.)

#### *Analysis*

RCC's fee waiver program provides our programs with participation from across the community ensuring that everyone has access to positive leisure, cultural and educational experiences to enhance their quality of life. The success of the program is largely due to the staff's energetic education efforts to inform people and human services providers about the program. Not all awarded fee waiver monies are utilized and there is no evidence of abuse of the program; the Fee Waiver program is closely monitored by the Customer Service Manager.

To illustrate the impact, these are figures from the 2012 General Fee Waiver funding cycle:

Total General FW credits awarded since May 1, 2012:	\$140,423
Total General FW credits used since May 1, 2012:	63,309
Total General FW credits awarded since May 1, 2012 but not yet expended:	77,114
Average number of General FW credits awarded per household:	\$406

#### *RCC General Fee Waiver Program Features*

**Duration:** May 1 – April 30 each year

**Use:** For any RCC program offering in the summer, fall, or winter/spring program guide to include pool passes, Seniorcize passes or Professional Touring Artist Series. Use does not apply to any class supply fees, any non-RCC sponsored program fees (e.g. AARP class fees, RA class fees) or rental fees. Any RCC program **under \$10** is not charged an enrollment fee.

**Enrollment fees:** Patrons are required to pay a \$5.00 non-refundable enrollment fee for each class, trip, workshop, ticket or pass for which the participant is registered. RCC registration procedures and refund/cancellation policies apply.

**Amount awarded:** \$150.00 per family member.  
Family of 1 = \$150.00

Family of 2 = \$300.00  
Family of 4 = \$600.00  
Family of 6 = \$900.00

Amount awarded is applied to a family account where the family can use the FW in the best interest of the family. The amount awarded is based solely on the number of immediate family members. Immediate family member is defined as spouse and children under the age of 21. Any other adults living at the same address are treated as separate households.

#### *RCC Summer Camps Fee Waiver Program*

For summer 2012, the breakdown of revenue and fee waivers that offset revenue was:

Total Revenue from Summer Camps:	\$196,496
Total Fee Waivers Value:	45,600
Net Revenue after deducting Fee Waiver offset:	150,896
Total Enrollment	1,480
Fee Waiver Enrollment	314 or 21% of the total Summer Camp enrollment; but participation varies by type of program.

#### *RCC Summer Camp Fee Waiver Program Features*

**Duration:** June – August each year

**Use:** Any RCC summer camp offered in the summer camp guide.

**Enrollment Fees:** Patrons are required to pay a \$10.00 non-refundable enrollment fee for each week of camp that the participant is registered (Zen Zone is excluded from an enrollment fee, however registration is still required). RCC registration procedures and refund/cancellation policies apply.

**Amount awarded:** Total camp fee minus \$10.00 per week of camp. Unlimited camp fee waivers are awarded per family or family member. FW monies awarded based solely on camp fees and availability. **For example:** If a family of with 1 teen, enrolls in 8 weeks of summer camp:

Paintball camp fee:	\$200
Road Rulz camp fee:	\$1,250 (\$250 x 5 weeks of camp)
Golf camp fee:	\$300 (\$150 x 2 weeks of camp)
Total Cost of Camps:	\$1,750
Patron enrollment fee:	\$80 (\$10 x 5 weeks of camp)
Total Camp Fee Waivers awarded:	<b>\$1,670</b>

#### **Comparative Data:**

##### **Fairfax County Park Authority**

##### **Scholarship Program**

Fairfax County residents who meet the gross family income requirements listed below and receive certain forms of public assistance are eligible to take **one** coded class per quarter for each "dependent" family member. There is a \$10 processing fee for each scholarship class that is refundable only if Fairfax County cancels the program. Senior adults and county residents with permanent disabilities who certify that their incomes are below the same guidelines are also eligible for one class scholarship per quarter. Supply fees must be paid by the student.

\$16,700/one person	\$22,500/family of two
\$28,300/family of three	\$34,100/family of four
\$39,900/family of five	\$45,700/family of six

For each additional person, add \$5,800 to determine maximum annual income for eligibility. **FCPA uses 150% of the Federal Poverty Guidelines which are the amounts shown above.**

To qualify:

Submit a completed registration form by mail or fax. (Scholarship requests cannot be processed on the internet, the automated phone registration system or by a live operator.)

Public assistance recipients must provide a letter of verification that includes the date of their eligibility from the agency that provides their assistance. Acceptable forms of public assistance are Medicaid, free school lunch, food stamps and TANF. Those receiving other forms of public assistance, including unemployment, which do not certify that annual gross income meets guidelines, are **not** eligible for class scholarships.

Fee waivers **do not** apply to camps, workshops, day trips and tours, programs offered by private vendors, RECenter FallProof, Gravity or Pilates lessons.

**Senior Discounts:**

Fairfax County residents age 65 or older receive a 35% discount. This applies to coded classes only. Discount does not apply to day trips and tours, RECenter FallProof, Gravity, Pilates lessons, and **programs priced \$45 or less.**

**Fairfax County Rec-PAC**

This program is for Children who are between grades 1st (entering fall of 2013) and 6th (finished in spring of 2013), are eligible to participate. FCPA has established a sliding fee scale based on the family's total annual income. Scale is not available at this time.

**Fairfax County Office for Children, SACC Program**

This program is for children in kindergarten – sixth grade. Camp program fees are assessed on a sliding scale and are based on gross household income. Below is the sliding scale for 5 days of camp (winter/spring/summer).

Adjusted Household Income	One Child	Two Children	Three Children
\$51,000 and above	\$234	\$445	\$632
\$45,000 - \$50,999	229	435	618
\$40,000 - \$44,999	221	420	597
\$36,000 - \$39,999	209	397	564
\$32,000 - \$35,999	180	342	486
\$28,000 - \$31,999	148	281	399
\$25,000 - \$27,999	121	230	327
\$22,000 - \$24,999	93	177	251
\$18,000 - \$21,999	63	120	170
\$15,000 - \$17,999	45	86	122
\$14,999 and below	12	23	33

\*This table deducts \$3,800 from gross household income for each child in the home younger than 18. This is the adjusted household income. A family is charged the stated fee for the first child enrolled; second child receives a 10 percent discount; third child and each additional child receive a 20 percent discount.

**Therapeutic Recreation Programs for Children, Teens, and Young Adults**

Camp fees are offered on a sliding scale in relationship to a family's income.

Annual Income	Registration Fee
\$40,000 or higher	\$70.00 per week
\$28,000-\$39,3999	\$55.00 per week
\$17,000-\$27,999	\$35.00 per week
\$16,999 or lower	\$25.00 per week

If additional financial assistance is needed, there is a Vivian Esche Scholarship fund available on a case by case basis. Fairfax County residents who receive one of the following forms of public assistance are eligible: free and reduced lunch, food stamps, SSI, Temporary Assistance for Needy Families (TANF), and Foster Care. Eligibility must be confirmed with a signature from school administrator, parent liaison, or county social worker, or a proof of eligibility letter from the agency providing assistance. \$10.00 co-pay for each session enrolled is required.

**Fairfax County Senior Center**

Membership is open to persons 55 years of age and who meet eligibility requirements and who have paid their annual membership dues to the Neighborhood and Community Services (NCS) Senior Centers. Participants have access to all Fairfax County Senior Centers and can participate in community programs sponsored by NCS.

**Eligibility**

These figures are based on 225% of the U.S. Federal Poverty Guidelines

Annual Income	Registration Fee
\$24,369 and above	\$48.00
\$24,368 and below	\$24.00



## Summary

The next steps for the Board and staff will be to delve more deeply into the financial implications of the staff review and recommendations. We should discuss how we are currently subsidizing experiences and services provided by RCC. Do the models we identified in 2006 continue to have applicability to our current and future operations?

We believe that the areas offering the best options for review of subsidy levels and adjusting pricing are:

- Aquatics visits
- Studios, drop-in fees
- Rental fees and services

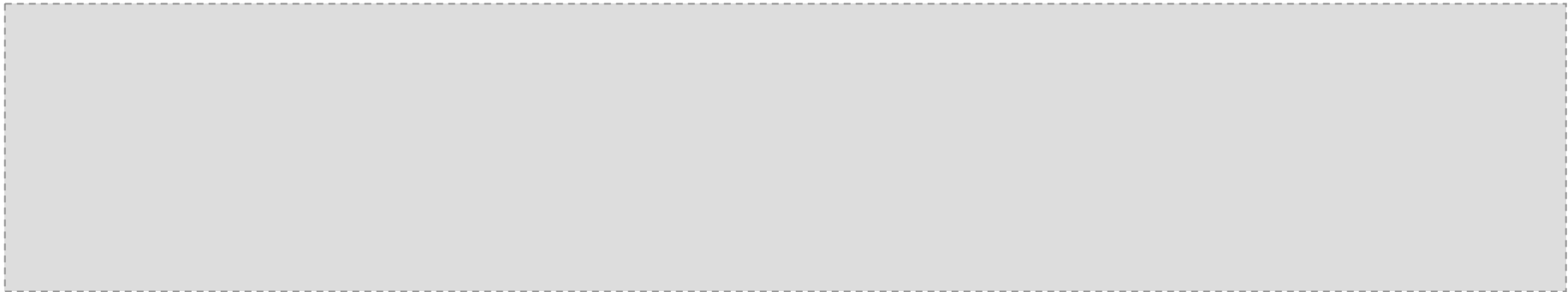
The staff continues to support the use of substantial subsidy to promote broad goals that encourage participation and community building. Examples of these are:

- Community events
- Youth, Teen and 55+ programming
- Family programming

We recommend continued collaboration and partnership with other Reston and Fairfax County organizations to deliver specialized content and to support a network of Reston based non-profits and activities related to the RCC mission.

RCC should continue investment in our existing facilities, internal business and operations systems, as well as equipment in existing facilities. Resources should underwrite the appropriate staffing to assure RCC offerings and facilities are managed effectively and deliver the highest possible quality in programs and services.

As we explore new facility opportunities, we recommend whatever cost recovery and subsidy relationships we establish for existing ones be consistent with like programs and services in new RCC locations. Naturally, there may well be new uses that have no analogous existing program, but the philosophy and practices we adopt for RCC today will inform the approaches we implement in the future.



# Forecast of Tax Revenues for Reston Community Center Reston, Virginia

Prepared for Reston Community Center | March 2013



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# TAX BASE AND REVENUES FORECASTS FOR RESTON COMMUNITY CENTER

## Purpose of the Analysis

RCLCO (Robert Charles Lesser & Co), a national independent real estate consulting and economic analysis firm, was retained to conduct an independent analysis of the likely future real property tax base in Reston, and resulting revenues available to the Reston Community Center (RCC), at the current tax rate and possible alternative tax rate(s), forecasted by year through 2030.

## Sources of Information

RCLCO was provided with data on the Reston (Small Area #5) tax base by year, by land use classification, from 2006 through 2013. We also took into account the following:

- George Mason University (GMU) Center for Regional Analysis, Forecasts for the Reston/Dulles Rail Corridor and Route 28 Corridor 2010 to 2050 Prepared for the Fairfax County Department of Planning and Zoning, July 26, 2010
- Draft Report of the Reston Master Plan Special Study Task Force
- Reston Master Plan Special Study Task Force Meeting, November 27, 2012, Discussion of Scenario G and Staff Allocation of Absorption by 2030 by station area
- Fairfax County FY 2014 Advertised Budget Plan
- The Fairfax County Comprehensive Annual Financial Report
- Real Estate Reports and presentations prepared by the Fairfax County Economic Development Authority
- Information on development projects that are under construction, planned, and proposed in Reston, including articles in *The Fairfax Newsletter* and the *Washington Business Journal*
- Various brokerage reports

- 
- Property tax assessment data and sales data for selected properties in Reston and surrounding areas
  - RCLCO's experience with development projects and real estate forecasting in the local area and throughout the region and the United States, and our recent experience analyzing the potential real estate development and fiscal impact of the extension of rail to Loudoun County

## Methodology and Conclusions

RCLCO undertook the following analysis. The results are shown in the attached exhibits.

1. We started with the Reston tax assessment data by land use classification for 2006 through 2013 (see Exhibit 1).
2. We then forecasted the most likely annual change in assessed value of existing homes and developments in Reston, taking account of:
  - a. The historical annual assessment changes;
  - b. RCLCO's understanding of local and national economic and real estate market conditions;
  - c. Fairfax County expectations for changes in countywide residential and commercial property assessment changes for 2014 (FY 2015); and
  - d. Broker reports.

We believe that for-sale housing values in Reston are likely to increase at rates above anticipated long-term rates, as they did in 2013, for the next two years, in part as a partial adjustment for the decreases in 2007-2010. We also believe that rental apartment values in Reston will increase at a rate above the anticipated long-term rate for the next year before lagging behind long-term rates of increases for two years due to the potential for increased capitalization rates. Conversely, we believe that changes in office, retail, and hotel values will lag behind anticipated long-term rates for the next several years, due to implications of federal budget cuts and the potential for increased capitalization rates.

Based on these forecasted annual changes in values of existing homes and developments, we calculated the forecasted changes in tax base for these properties through 2030.

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3. We then prepared forecasts of annual development by year and by major land use classification for the areas surrounding the new Metro stations that are within Reston. We did this by relying primarily on the GMU Center for Regional Analysis Forecasts of average square footage expected to be developed in each decade of the analysis period under each of three scenarios: Low, Intermediate, and High. We determined that these were reasonable based on the information on planned developments in Reston that we reviewed. RCLCO also estimates additional new development elsewhere in Reston—particularly in the Lake Anne Village area.
  4. We then prepared estimates as of 2013 for the average assessed value per square foot of each of the types of development forecasted by GMU, based on review of assessment and sales price data for selected properties in and near Reston and RCLCO's judgment regarding the likely quality and character of future development. We estimated that average values per square foot would be higher in the Reston Town Center area than in the other two station areas, and higher in the other two station areas than in other areas of Reston. We estimated that two-thirds of the new residential development would be for-sale and one-third would be rental.
  5. We then forecasted the average assessed values per square foot by type of development from 2014 through 2030 based on the forecasted value changes determined in Step 2.
  6. We then applied the estimated values per square foot to the forecasted square footage of new development by category and area to forecast the assessed value from new development under each of the three GMU new development scenarios from 2014 through 2030. We added these values to the total assessed value estimates for existing development and homes calculated in Step 2 to determine the grand total tax base by year under each of the three scenarios.
  7. Finally, we applied the current Reston Community Center tax rate (4.7 cents per \$100) and the rate that was in effect from 1986 to 2002 (6.0 cents per \$100) to the forecasted grand total tax base by year under each of the three GMU new development scenarios. We also calculated the revenues that would be generated per cent of tax rate. These results are shown in Exhibit 2.

\* \* \* \* \*

This engagement was conducted by Leonard Bogorad, Managing Director. If you have any questions regarding the conclusions and recommendations included herein, or wish to learn about other RCLCO advisory services, please call 240.644.1300.

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## CRITICAL ASSUMPTIONS

The conclusions and recommendations presented in this report are based on our analysis of the information available to us from our own sources and from the client as of the date of this report. We assume that the information is correct, complete, and reliable.

Our conclusions and recommendations are based on certain assumptions about the future performance of the global, national, and/or local economy and real estate market, and on other factors similarly outside either our control or that of the client. We analyzed trends and the information available to us in drawing conclusions and making the appropriate recommendations. However, given the fluid and dynamic nature of the economy and real estate markets, it is critical to monitor the economy and markets continuously and to revisit the aforementioned conclusions and recommendations periodically to ensure that they stand the test of time.

We assume that, in the future, the economy and real estate markets will grow at a stable and moderate rate. However, history tells us that stable and moderate growth patterns are not sustainable over extended periods of time. Indeed, we find that the economy is cyclical and that the real estate markets are typically highly sensitive to business cycles. Our analysis does not necessarily take into account the potential impact of major economic "shocks" on the national and/or local economy and does not necessarily account for the potential benefits from a major "boom." Similarly, the analysis does not necessarily reflect the residual impact on the real estate market and the competitive environment of such a shock or boom. The future is always difficult to predict, particularly given changing consumer and market psychology. Therefore, we recommend the close monitoring of the economy and the marketplace. The project and investment economics should be "stress tested" to ensure that potential fluctuations in the economy and real estate market conditions will not cause failure.

In addition, we assume that economic, employment, and household growth will occur more or less in accordance with current expectations, along with other forecasts of trends and demographic and economic patterns. Along these lines, we are not taking into account any major shifts in the level of consumer confidence; in the cost of development and construction; in tax laws (i.e., property and income tax rates, deductibility of mortgage interest, and so forth); or in the availability and/or cost of capital and mortgage financing for real estate developers, owners, and buyers. Should any of the above change, this analysis should probably be updated, with the conclusions and recommendations summarized herein reviewed accordingly (and possibly revised).

We also assume that competitive projects will be developed as planned (active and future) and that a reasonable stream of supply offerings will satisfy real estate demand. Finally, we assume that major public works projects occur and are completed as planned.

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## GENERAL LIMITING CONDITIONS

Reasonable efforts have been made to ensure that the data contained in this study reflect accurate and timely information and are believed to be reliable. This study is based on estimates, assumptions, and other information developed by RCLCO from its independent research effort, general knowledge of the industry, and consultations with the client and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agent, and representatives or in any other data source used in preparing or presenting this study. This report is based on information that to our knowledge was current as of the date of this report, and RCLCO has not undertaken any update of its research effort since such date.

Our report may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our prospective financial analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by RCLCO that any of the projected values or results contained in this study will be achieved.

Possession of this study does not carry with it the right of publication thereof or to use the name of "Robert Charles Lesser & Co." or "RCLCO" in any manner without first obtaining the prior written consent of RCLCO except as provided for in the Virginia Freedom of Information Act. No abstracting, excerpting, or summarization of this study may be made without first obtaining the prior written consent of RCLCO except as provided for in the Virginia Freedom of Information Act. This report is not to be used in conjunction with any public or private offering of securities or other similar purpose where it may be relied upon to any degree by any person other than the client without first obtaining the prior written consent of RCLCO. This study may not be used for any purpose other than that for which it is prepared or for which prior written consent has first been obtained from RCLCO.

**Exhibit 1**

**HISTORICAL REAL PROPERTY ASSESSMENTS BY CLASSIFICATION IN RESTON (SMALL AREA #5)**

**Residential Assessment Values by House Type:**

House Type	2013 Assessment Amount	% Change 2012 - 2013	2012 Assessment Amount	% Change 2011 - 2012	2011 Assessment Amount	% Change 2010 - 2011	2010 Assessment Amount	% Change 2009 - 2010	2009 Assessment Amount	% Change 2008 - 2009	2008 Assessment Amount	% Change 2007 - 2008	2007 Assessment Amount	% Change 2006-2007	2006 Assessment Amount
1 - SFD	2,864,085,040	3.4%	2,769,189,890	2.3%	2,706,653,280	1.7%	2,660,111,080	-5.6%	2,817,756,820	-10.1%	3,133,862,250	-4.8%	3,290,261,610	-11.1%	3,700,326,970
2 - TH/DUP	3,092,625,200	4.1%	2,971,442,540	1.8%	2,920,333,770	3.0%	2,834,911,890	-2.4%	2,904,324,660	-11.7%	3,289,792,060	-5.1%	3,465,123,640	-0.4%	3,477,870,290
3 - CONDO	2,057,073,340	7.9%	1,906,032,600	1.8%	1,872,025,580	1.1%	1,851,071,290	-3.9%	1,926,880,670	-17.2%	2,328,521,280	-1.4%	2,362,737,260	4.1%	2,269,180,310
4 - DIFF/SFD	179,508,980	4.1%	172,476,640	3.8%	166,229,840	2.5%	162,192,890	38.8%	116,884,820	-18.9%	144,047,280	102.2%	71,255,050	-71.7%	251,928,470
5 - DIFF/Acreag	4,000	0.0%	4,000	0.0%	4,000	-93.4%	61,000	0.0%	61,000	7.0%	57,000	-91.0%	634,170	-95.7%	14,791,370
6 - Section 5	1,972,260	2.3%	1,927,110	-19.1%	2,382,990	-3.4%	2,466,230	9.3%	2,256,770	-32.2%	3,328,100	17.7%	2,827,430	-58.1%	6,755,720
<b>9 - TOTAL</b>	<b>8,195,268,820</b>	<b>4.8%</b>	<b>7,821,072,780</b>	<b>2.0%</b>	<b>7,667,629,460</b>	<b>2.1%</b>	<b>7,510,814,380</b>	<b>-3.3%</b>	<b>7,768,164,740</b>	<b>-12.7%</b>	<b>8,899,607,970</b>	<b>-3.2%</b>	<b>9,192,839,160</b>	<b>-5.4%</b>	<b>9,720,853,130</b>

\* 6 - Section 5 = MID's and AUD's (Affordable Housing)

**Commercial Assessment Values by Category:**

Category	2013 Total Value	% Change	2012 Total Value	% Change	2011 Total Value	% Change	2010 Total Value	% Change	2009 Total Value	% Change	2008 Total Value	% Change	2007 Total Value	% Change	2006 Total Value
APARTMENTS	598,846,070	10.2%	543,563,450	14.2%	475,814,120	11.2%	427,867,110	-13.7%	496,011,440	-22.1%	636,975,320	7.7%	591,269,090	42.4%	415,087,650
HOTELS	163,414,230	-1.6%	166,080,500	2.2%	162,508,950	24.4%	130,602,960	-42.1%	225,559,620	-2.9%	232,360,880	10.6%	210,082,790	17.9%	178,132,980
INDUSTRIAL	25,925,790	0.2%	25,873,870	9.1%	23,715,620	-7.3%	25,596,120	-23.1%	33,296,400	-1.4%	33,777,600	22.1%	27,652,930	-55.3%	61,856,660
OFFICE CONDOS	280,061,260	0.0%	280,149,180	1.1%	277,057,730	-1.8%	282,258,050	-4.7%	296,037,920	16.2%	254,866,570	2.8%	247,899,380	12.2%	220,979,680
OFFICE ELEV	3,307,157,010	-1.3%	3,351,075,220	6.9%	3,135,538,700	-1.6%	3,186,109,700	-21.9%	4,078,504,560	1.0%	4,038,261,060	13.0%	3,574,660,760	14.7%	3,115,939,950
OFFICE OTHER	188,408,730	-3.9%	195,979,010	1.5%	193,084,790	-3.0%	199,123,300	-20.7%	250,999,710	4.0%	241,261,410	-0.5%	242,488,850	6.5%	227,614,450
RETAIL	302,317,780	-3.1%	312,112,230	4.7%	298,168,320	2.6%	290,735,700	-16.7%	348,993,100	0.3%	347,912,630	7.5%	323,491,000	7.3%	301,561,440
VACANT LAND	281,747,160	-4.9%	296,188,320	12.9%	262,391,780	7.3%	244,649,480	-21.8%	312,683,450	-3.0%	322,338,480	0.9%	319,383,700	-3.4%	330,731,420
Z_ALL OTHER	186,838,110	13.6%	164,456,250	-9.2%	181,081,830	-28.8%	254,402,520	-19.5%	315,957,020	3.2%	306,035,140	28.2%	238,748,820	-10.2%	265,813,190
<b>TOTAL</b>	<b>5,334,716,140</b>	<b>0.0%</b>	<b>5,335,478,030</b>	<b>6.5%</b>	<b>5,009,361,840</b>	<b>-0.6%</b>	<b>5,041,344,940</b>	<b>-20.7%</b>	<b>6,358,043,220</b>	<b>-0.9%</b>	<b>6,413,789,090</b>	<b>11.0%</b>	<b>5,775,677,320</b>	<b>12.9%</b>	<b>5,117,717,420</b>

\* Z\_ALL OTHER = fast food, Gas Stations and Repair shops.



**Exhibit 2**

**FORECASTED RESTON COMMUNITY CENTER TAX REVENUES BY TAX RATE AND GMU SCENARIO**

		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>GMU Low Scenario</b>											
	<b>0.047</b>	5,958,186	6,183,579	6,359,093	6,730,814	7,080,678	7,439,205	7,798,485	8,181,844	8,572,507	9,031,358
	<b>0.06</b>	7,606,195	7,893,930	8,117,991	8,592,529	9,039,164	9,496,857	9,955,513	10,444,908	10,943,625	11,529,394
	<b>Revenues per cent</b>	1,267,699	1,315,655	1,352,998	1,432,088	1,506,527	1,582,809	1,659,252	1,740,818	1,823,938	1,921,566
<b>GMU Intermediate Scenario</b>											
	<b>0.047</b>	5,958,186	6,183,579	6,359,093	6,763,418	7,147,430	7,541,762	7,939,330	8,363,183	8,796,641	9,300,693
	<b>0.06</b>	7,606,195	7,893,930	8,117,991	8,634,151	9,124,379	9,627,781	10,135,315	10,676,403	11,229,754	11,873,225
	<b>Revenues per cent</b>	1,267,699	1,315,655	1,352,998	1,439,025	1,520,730	1,604,630	1,689,219	1,779,401	1,871,626	1,978,871
<b>GMU High Scenario</b>											
	<b>0.047</b>	5,958,186	6,183,579	6,359,093	6,823,620	7,271,773	7,740,639	8,209,852	8,711,232	9,224,809	9,823,819
	<b>0.06</b>	7,606,195	7,893,930	8,117,991	8,711,004	9,283,114	9,881,667	10,480,662	11,120,721	11,776,352	12,541,046
	<b>Revenues per cent</b>	1,267,699	1,315,655	1,352,998	1,451,834	1,547,186	1,646,944	1,746,777	1,853,454	1,962,725	2,090,174

**Exhibit 2**

**FORECASTED RESTON COMMUNITY CENTER TAX REVENUES BY TAX RATE AND GMU SCENARIO**

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>GMU Low Scenario</b>											
	<b>0.047</b>	9,485,521	10,020,863	10,557,501	11,109,267	11,693,670	12,275,583	12,864,987	13,479,052	14,118,722	14,784,976
	<b>0.06</b>	12,109,175	12,792,590	13,477,661	14,182,042	14,928,089	15,670,956	16,423,387	17,207,300	18,023,901	18,874,437
	<b>Revenues per cent</b>	2,018,196	2,132,098	2,246,277	2,363,674	2,488,015	2,611,826	2,737,231	2,867,883	3,003,983	3,145,740
<b>GMU Intermediate Scenario</b>											
	<b>0.047</b>	9,851,368	10,488,771	11,133,264	11,798,936	12,503,561	13,212,288	13,935,387	14,690,325	15,478,357	16,300,784
	<b>0.06</b>	12,576,214	13,389,920	14,212,678	15,062,471	15,961,993	16,866,751	17,789,855	18,753,606	19,759,605	20,809,512
	<b>Revenues per cent</b>	2,096,036	2,231,653	2,368,780	2,510,412	2,660,332	2,811,125	2,964,976	3,125,601	3,293,267	3,468,252
<b>GMU High Scenario</b>											
	<b>0.047</b>	10,482,118	11,245,467	12,018,365	12,817,779	13,665,109	14,518,604	15,390,662	16,302,321	17,255,167	18,250,847
	<b>0.06</b>	13,381,427	14,355,916	15,342,593	16,363,122	17,444,820	18,534,389	19,647,653	20,811,473	22,027,873	23,298,953
	<b>Revenues per cent</b>	2,230,238	2,392,653	2,557,099	2,727,187	2,907,470	3,089,065	3,274,609	3,468,579	3,671,312	3,883,159

# RESTON COMMUNITY CENTER

PROJECT UPDATE



BRAILSFORD & DUNLAVEY

INSPIRE. EMPOWER. ADVANCE.

# AGENDA

- ◆ Project Goals and Objectives
- ◆ Preliminary Market Analysis
- ◆ Program Model Update
- ◆ Financial Model Update
- ◆ Next Steps

# PROJECT GOALS & OBJECTIVE

- ◆ Update the competitive context to understand what existing/planned facilities could impact utilization and participation rates
- ◆ Conduct focus groups to establish a program and targeted outcomes for the project
- ◆ Review of revenue-generating options within proposed facility
- ◆ Update program and cost estimates
- ◆ Update the financial model

# MARKET ANALYSIS

## Results of February 11 Community Focus Group

- ◆ Substantial input regarding need for additional aquatics facilities
  - ◆ Therapy pool
  - ◆ Competitive pool (50M or 25YD)
  - ◆ Deep well for diving and other activities
  - ◆ Locker rooms
  - ◆ Sauna and steam rooms
  - ◆ Support adaptive swim programs

# MARKET ANALYSIS

## Results of February 11 Community Focus Group

- ◆ Weight and Fitness equipment to support athletic training and general wellness and fitness
- ◆ Indoor and outdoor track
- ◆ Multipurpose courts for basketball, indoor soccer, volleyball
- ◆ Wrestling room
- ◆ Climbing wall
- ◆ Concessions

# MARKET ANALYSIS

## Results of February 11 Community Focus Group

- ◆ Opportunity to create an “Olympic Caliber” facility
- ◆ Support from YMCA and other organizations, opportunity to collaborate on programs and services



# MARKET ANALYSIS

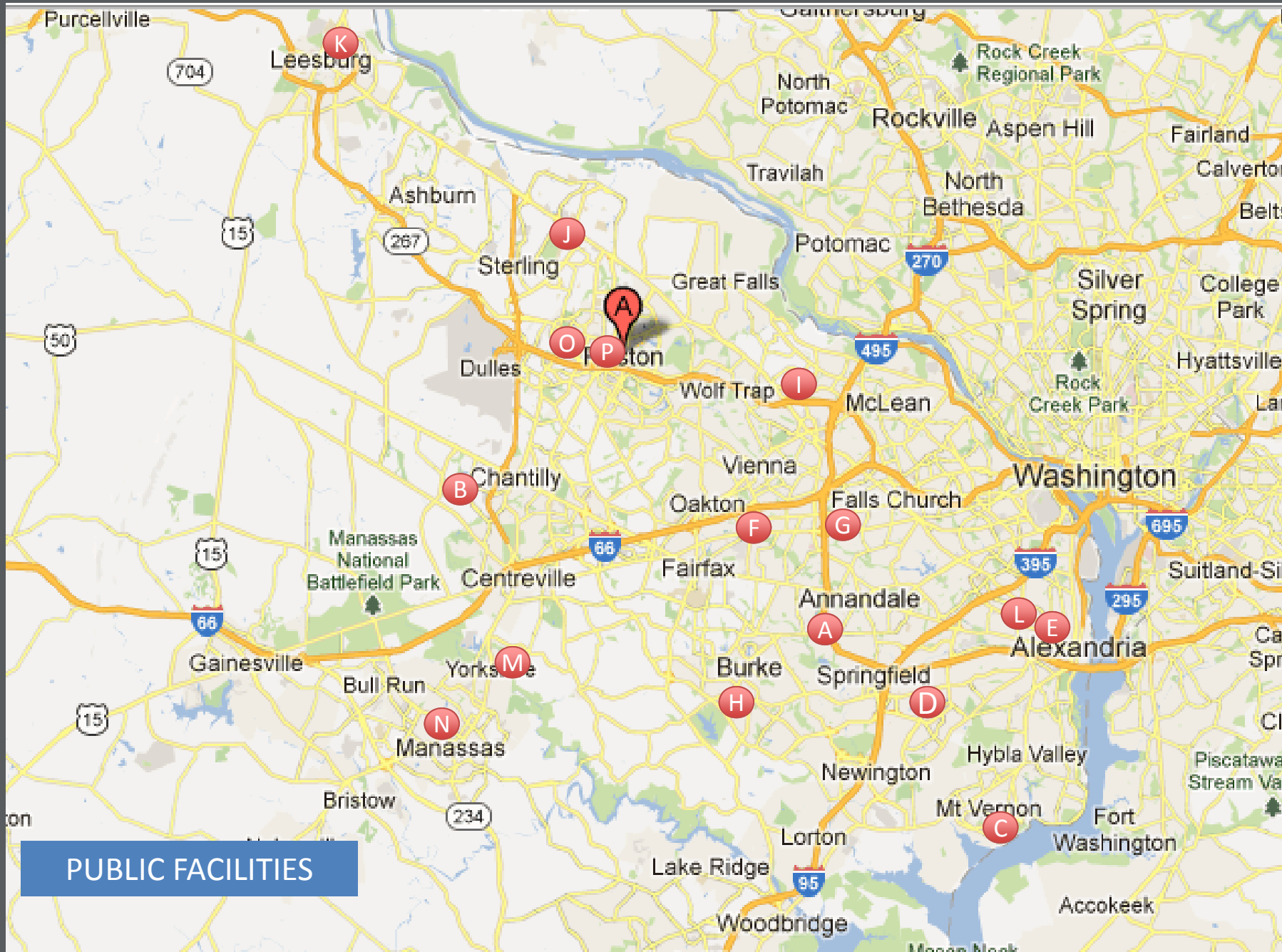
- ◆ Demographic Analysis
- ◆ Market Area Analysis
- ◆ Membership types and rates
- ◆ Utilization and capacity analysis

# PRELIMINARY MARKET ANALYSIS

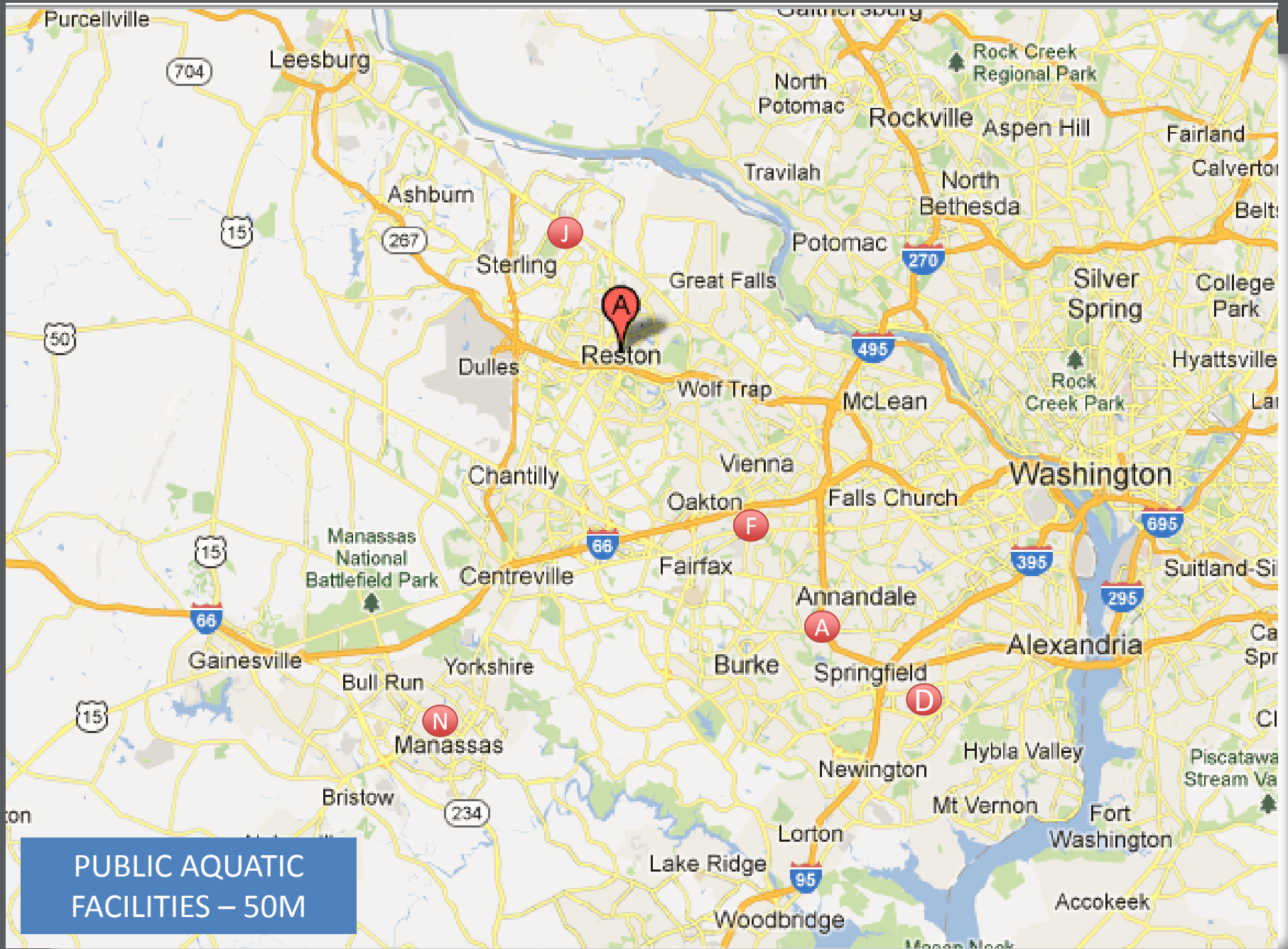
## ◆ Public Aquatic Facilities

- ◆ 16 Public Facilities
- ◆ Five – 50M Pools
- ◆ Twelve – 25YD Pools
- ◆ Five – Leisure Pools

Facility	Leisure	25YD	50M
A Audrey Moore			1
B Cub Run	1	1	
C George Washington		1	
D Lee District			1
E Mt. Vernon		1	
F Oak Marr			1
G Providence		1	
H South Run		1	
I Spring Hill		1	
J Claude Moore	1		1
K Ida Lee Park	1	1	
L Chinquapin Park		1	
M Community Center	1	1	
N Freedom Aquatic Center	1	1	1
O Herndon Community Center		1	
P YMCA		1	
<b>Total</b>	<b>5</b>	<b>12</b>	<b>5</b>



PUBLIC FACILITIES

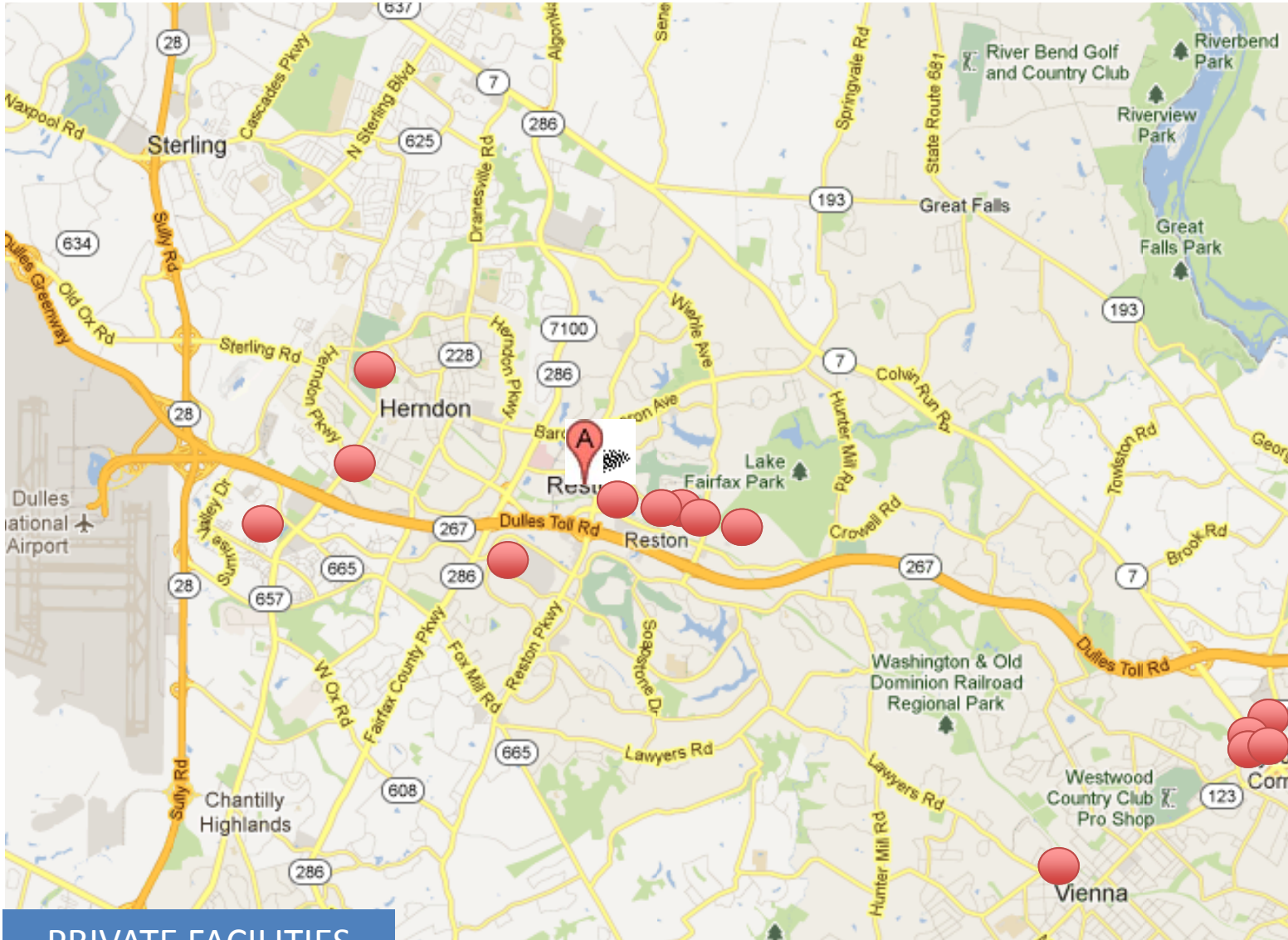


PUBLIC AQUATIC  
FACILITIES – 50M

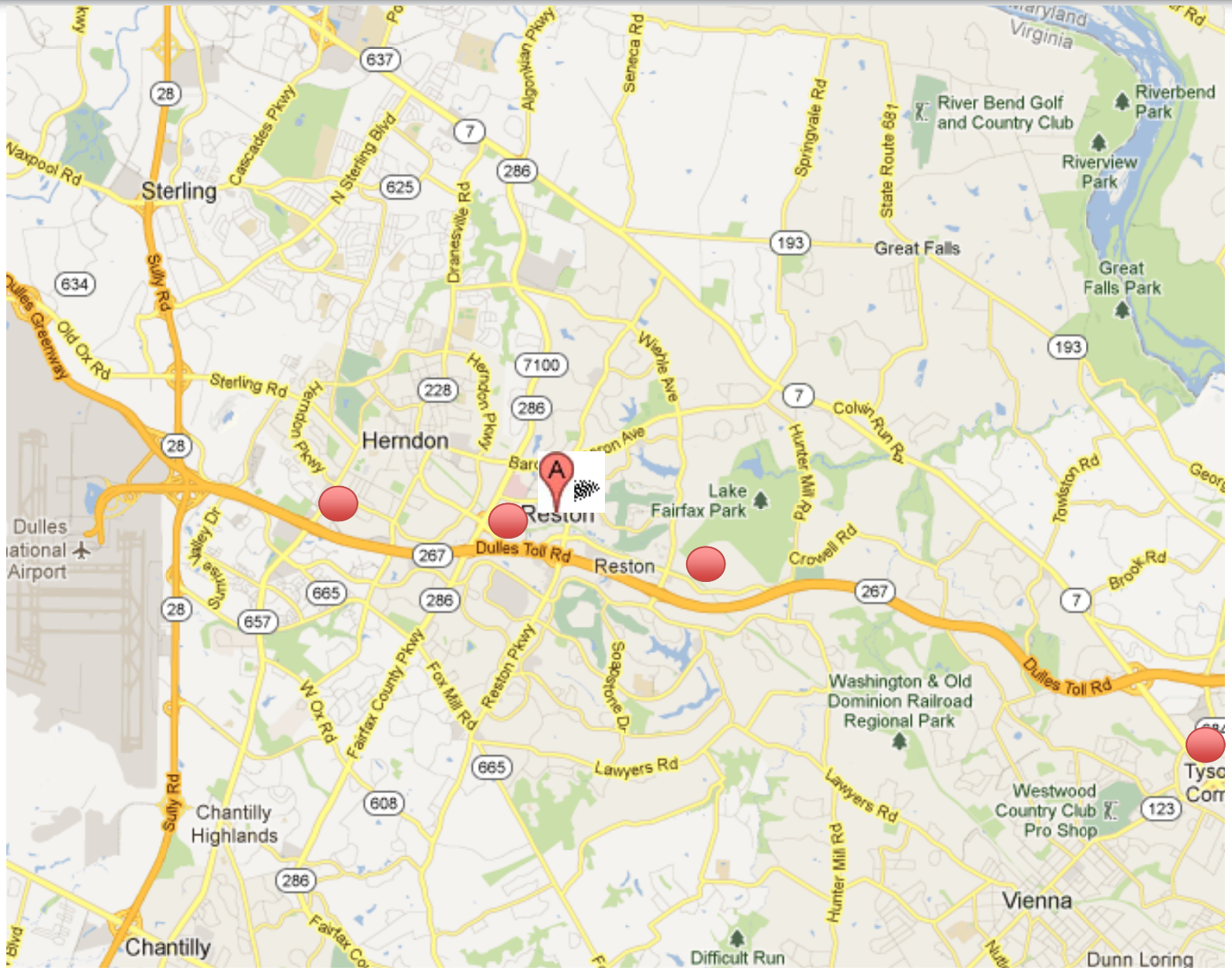
# PRELIMINARY MARKET ANALYSIS

- ◆ Private Facilities
  - ◆ 4 With Indoor Pools
  - ◆ LifeTime – Opening Spring 2013

	Facility	Aquatic Facilities?
A	Sport & Health Club- Reston	N
B	Bikram Yoga	N
C	Pure Joe Pilates Studios	N
D	Fitness First	N
E	Lady of America Fitness Center	N
F	LifeTime Fitness	Y
G	Curves	N
H	Sport & Health Club- Worldgate	Y
I	Gold's Gym- Clock Tower	N
J	Gold's Gym	N
K	Curves	N
L	Fitness First	N
M	Sport & Health Club- Tyson's	Y
N	Sport & Health Club- Regency	Y
O	Anytime Fitness	N
<b>Total</b>		<b>4</b>



PRIVATE FACILITIES



# PRELIMINARY MARKET ANALYSIS

## PUBLIC FACILITIES RATES

Category	Daily		25 Admissions	
	<i>Resident</i>	<i>Non-Resident</i>	<i>Resident</i>	<i>Non-Resident</i>
<b>Adult Single (16 yrs +)</b>	\$6.21	\$7.82	\$118.00	\$163.00
<b>Adult 2 Person</b>	-	-	-	-
<b>Dependent (3-15 yrs)</b>	\$3.50	\$3.50	-	\$25.00
<b>Youth/Student (12-24 yrs)</b>	\$4.42	\$6.67	\$83.81	\$113.81
<b>Senior Single (60 yrs +)</b>	\$4.36	\$6.11	\$84.38	\$123.13
<b>Senior 2 Person</b>	-	-	-	-
<b>Family</b>	\$15.50	\$22.50	-	-



# PRELIMINARY MARKET ANALYSIS

## PUBLIC FACILITIES RATES

Category	Monthly Pass		6-Month Pass		12-Month Pass	
	<i>Resident</i>	<i>Non-Resident</i>	<i>Resident</i>	<i>Non-Resident</i>	<i>Resident</i>	<i>Non-Resident</i>
<b>Adult Single (16 yrs +)</b>	\$56.75	\$79.21	\$287.13	\$395.67	\$523.89	\$732.14
<b>Adult 2 Person</b>	\$86.60	\$129.45	\$451.00	\$664.80	\$822.67	\$1,170.88
<b>Dependent (3-15 yrs)</b>	\$16.30	\$24.20	\$87.67	\$119.50	\$146.95	\$190.95
<b>Youth/Student (12-24 yrs)</b>	\$48.04	\$67.17	\$226.17	\$324.00	\$401.46	\$716.82
<b>Senior Single (60 yrs +)</b>	\$43.29	\$63.17	\$228.40	\$326.40	\$346.46	\$476.18
<b>Senior 2 Person</b>	\$66.90	\$105.05	\$361.00	\$553.13	\$622.85	\$912.55
<b>Family</b>	\$112.00	\$157.67	\$570.75	\$803.67	\$1,039.00	\$1,348.50

Category	Non-Resident Premium				
	Daily	25 Admission	Monthly	6-Month Pass	12-Month Pass
<b>Adult Single (16 yrs +)</b>	26%	38%	40%	38%	40%
<b>Adult 2 Person</b>	-	-	49%	47%	42%
<b>Dependent (3-15 yrs)</b>	0%	-	48%	36%	30%
<b>Youth/Student (12-24 yrs)</b>	51%	36%	40%	43%	79%
<b>Senior Single (60 yrs +)</b>	40%	46%	46%	43%	37%
<b>Senior 2 Person</b>	-	-	57%	53%	47%
<b>Family</b>	45%	-	41%	41%	30%

# PRELIMINARY MARKET ANALYSIS

## PRIVATE FACILITIES RATES

	<b>Avg./Month</b>	<b>Public</b>	<b>Variance</b>
Individual Adult Membership	\$57.85	\$56.75	-2%
Family Membership	\$134.50	\$112.00	-17%

# PROGRAM MODEL UPDATE

Define program elements based  
on feedback from:

- *Focus groups*
- *User groups*
- *Market analysis*

Elements:

- *Aquatics*
- *Fitness/Wellness*
- *Gymnasium*
- *Multipurpose Spaces*
- *Community Spaces*
- *Support Spaces*

# FINANCIAL MODEL

- ◆ Develop realistic operating costs and revenue projections based on the results of the previous tasks. The model will analyze the financial impact of various operating strategies, membership structures, and other operating assumptions
  - Update revenue projections from membership and other income
  - Updated operating expenses (Personnel and non-personnel)
  - Perform sensitivity analyses to identify the optimal operating structure for the project

# FINANCIAL MODEL

- ◆ The model will include detail analysis related to the following elements:

- *Building Program*
- *Membership*
- *Revenue Opportunities*
- *Operating Expenses*
- *Personnel Expenses*

## REVENUE

- ◆ *Membership*
- ◆ *Lane Rentals*
- ◆ *Aquatic Classes*
- ◆ *Personal Training*
- ◆ *Fitness Classes*
- ◆ *Corporate Memberships/Sponsorships*
- ◆ *Facility Rentals*
- ◆ *Birthday Parties*
- ◆ *Locker Rentals*
- ◆ *Retail Revenue*

# NEXT STEPS

- ◆ Update Competitive Context
- ◆ Community Focus Groups
- ◆ Update Program
- ◆ Financial Model Development



**SUMMARY OF MINUTES  
RESTON COMMUNITY CENTER  
BOARD OF GOVERNORS FINANCE COMMITTEE REPORT  
March 18, 2013**

The Finance Committee met on Monday, March 18, 2013.

**Present were:**

- Cathy Vivona, Finance Committee Chair
- Beverly Cosham, RCC Board Chair
- Roger Lowen
- Bill Penniman
- Gerald Zavala

**Absent and Excused:**

- Bill Bouie

**Attending from the RCC Staff:**

- Leila Gordon, Executive Director
- BeBe Nguyen, Media Director
- Cristin Bratt, Public Information Officer
- PD Michnewicz, Performing Arts Director
- Eileen Boone, Leisure & Learning Director
- Renata Wojcicki, Finance Director
- Brian Gannon, Booking Manager
- Pam Leary, Customer Service Manager
- Joe Leary, Aquatics Director

Cathy called the meeting to order at 6:37 p.m.

**Financial Review**

Cathy welcomed everyone and asked Leila to review the financials. Leila explained the financial data and comments. She said there were no anomalies in this month's finances. She reminded the Board that revenue from interest on tax revenues is lagging behind our projection, as it has for the past few years. The only other item of note is that RCC started its Aquatics private lessons program and is earning money in that category. Revenue exceeds the cost of instruction for the program. She also reminded the Board that summer camp revenue is collected now and is then reversed at the end of the fiscal year so it can be applied to the year in which the program takes place.

Cathy asked Leila to explain why Arts Education is over budget. Leila said that the goal is to have revenue exceed budget because that means RCC is earning more revenue than projected. Every number over 100 is a positive number on that page of the spreadsheet.

Bill P. pointed out that the Leisure & Learning Adult numbers are low and asked if that is a normal number or just a sequence in the course of the year. Leila explained that the Fitness program was removed from that category, so the projections don't yet reflect an actual year of experience with the current profile of the Adult offerings; we will adjust for upcoming years based on actual performance.

Leila pointed out that under Personnel, the administration line provides for post-employment benefits related to retirement. This is typically underspent (or over-allocated) in order to accommodate any unanticipated benefit expenses. She also pointed out that in Youth and Arts Education, the numbers include payroll expenses from summer 2012 when staffing is highest for summer camps.

Leila indicated that Operating Expenses are in line with projections. We are keeping close tabs on purchase orders that pay through the entire year and are then paid down. We want to keep vendors on track and we aim to carry over as little as possible in to the new fiscal year. These typically occur in the areas of Maintenance and Media. Media has a large reservation for the redesign of the website. We have

## March 18, 2013 Board of Governors Finance Committee Meeting Report

spent 1/3 of it. It is unlikely that we will spend it all in FY2013, so that particular purchase order reservation will carry over to FY14.

Bill P. asked if we have any unforeseen expenses in the Information Technology budget. Leila responded that it is formula-driven so there are no surprises.

Cathy asked about potential costs to resolve the issues with the registration system. Leila said that the resolution process will take several months. She said that RCC will keep the current registration system while we evaluate our current software product, as well as comparable products. The goal for resolution is December 1, 2014. Costs could come out of IT or Administration, depending on the path chosen.

Roger asked about Leila's confidence level in our current software. Leila said she has tremendous confidence in our current software, but she is not confident in its ability to handle high-volume registrations at a single point in time. The current vendor, Vermont Systems, believes it has found the program lines that caused the system failure. However, Leila still wants to find alternatives to determine if there is a better approach. She explained that it is a very comprehensive program in use by RCC business functions as well as patrons, but there are alternatives and if there is a better one, we should pursue it.

Bev said she's not sure if any system could handle high-volume, single-moment registration without any issues. Leila concurred and said The Kennedy Center experienced similar problems when *The Book of Mormon* went on sale a few weeks ago. Roger pointed out that local triathlons and running organizations accommodate a high volume of registrations at a single point in time without any issues. He suggested that maybe RCC and The Kennedy Center could benefit from a similar system.

Leila indicated that when we started casting the net to find alternatives to our current provider, we found that the Park Authority's system provider is going to be replaced. They too will be in the market for a new system soon.

In Capital Projects financials, the main issue is the ADA family restroom in the back hallway, which has been deferred until 2013 summer camp concludes. We are also getting design and engineering services to replace the RCC motor control panel and the light system in the Community Room chandeliers. We are also looking at the costs required for the CenterStage floor replacement. Finally, we are exploring removal of our fuel tank related to our conversion to natural gas, which would not require a tank in the ground. This could happen in FY13 or early FY14.

### **RCC Pricing of Programs**

Leila explained RCC's subsidized programs and said the Staff has identified pricing areas that should be reviewed with the Board and eventually with the public to determine if a pricing change is warranted. This review was initiated because if RCC adds facilities in the future, we want to be sure our operating costs are aligned, regardless of the facility. Staff looked at operating costs and comparable offerings (such as at Herndon Community Center and Park Authority facilities.) They have determined that there should be a further level of subsidy for persons within Small Tax District 5. Leila indicated that in reviewing all costs, the Staff considered the necessary costs to run the programs (including personnel since supervision is required). She said that if the Board decides that a price change is warranted, the price and implementation suggestions (schedule of increases or one-time increase) will be presented to the public for input. Depending on patron reaction, Leila explained that the right time to implement changes for drop-in activities would be September 2013. The changes would definitely need to be implemented no later than the FY2014-15 budget cycle. Leila also indicated that Facilities Rental is different because its calendar cycle runs from September 1 – August 30. After reviewing data points, any suggested changes for Facilities Rental would be implemented in September 2014. Finally, Leila suggested that pricing for the Professional Touring Artists Series should return to a tiered pricing schedule (instead of current unified pricing.) This may not realize significantly more revenue, but will offer lower prices for family and youth-targeted events, while allowing the more popular weekend events to realize their full revenue potential.

Leila said regular offerings are reviewed by Staff at the beginning of every program cycle to ensure they are covering the costs for the program. This includes a review of program, policy and pricing structures to ensure we are reducing waitlists to the greatest extent possible. She stated that there is a high level of



## March 18, 2013 Board of Governors Finance Committee Meeting Report

demand for senior fitness and for summer camps. She said we are unable to do anything further to address the swimming lessons wait lists, but that we want to ensure that we're using personnel resources to address problems in other areas where resolution is feasible.

Leila opened the conversation up for discussion. Bill P. asked about timing. Leila said the Staff would like to come back at the April 8 Finance Committee Meeting with suggested changes. The Finance Committee would then make a recommendation to the full Board. Gerald asked if we would have patron feedback by then. Leila said yes because they planned on surveying people following their regular classes, and we will try to accomplish that between now and the next meeting.

Cathy asked about the swimming costs. Leila explained the class pricing is equitable in terms of comparable fees at other public facilities. However, the gate fee is significantly lower since it has not been changed in 30 years. She said that we want to be sensitive to the fact that the community is subsidizing its utilization, but we also don't want a low gate fee to contribute to the over-use and hyper-demand of the pool. Leila pointed out that non-Reston patrons can currently swim for less at RCC than at Fairfax County Park Authority pools, which is unfair. RCC Aquatics Director Joe Leary agreed that non-Reston Fairfax residents should pay the same rate as they would at a Park Authority pool.

Cathy asked what percentage of non-Reston patrons use the pool. Leila and Joe Leary indicated that non-Reston patrons account for about 10 percent of the RCC pool users.

Roger asked how we determine residency at the point of entry for the pool. Joe Leary said Aquatics users the honor system for the most part, but that it would always be possible to verify a patron's status.

The Board agreed that they are comfortable with this approach to the pricing review and indicated that the Staff can move forward with its efforts. Bill P. suggested that the Staff present the Board with an array of options instead of just one or two suggestions. Leila agreed and said patrons would probably provide good feedback to that end as well. Leila wants to explore the net impact to see if it would significantly affect patron utilization of RCC facilities.

The second thing the Staff presented for Board review is the Fee Waiver Program. Leila presented charts that illustrate fee waiver utilization (see attached) and provided an overview of the program. Qualifying patrons get a \$150 credit to use across all RCC programs. The patron contributes \$5 for each program and the rest is covered by the \$150 fee waiver. Participants that meet the eligibility requirements don't always use all of the credit that they receive. There is a considerable amount of unused credit, which is wiped out at the end of each annual period. Patrons are granted \$150/individual/year. Gerald asked for clarification and Leila explained that the charts show utilization and that the Fee Waiver year doesn't line up perfectly with either a calendar or fiscal year due to the cycle of registration dates. She said in aggregate, they offer a pretty reasonable representation of the amount of money used by patrons in this program. She explained that ultimately, these charts display about \$110,000 in potential unrealized revenue for RCC (meaning that if the Fee Waiver program didn't exist, these spots potentially could be filled by paying patrons for that amount of revenue.)

Leila pointed out that for the summer program, one of the charts shows that five households used more than \$900 in fee waivers. This level of utilization exists because there is no limit on participation for summer camps for fee waiver patrons. This is due to a long-standing belief by the RCC Board that no child should be turned away from a summer camp or enrichment offering based on socioeconomic status.

Bill P. said that based on the charts, half or more of the money is used for youth or teens. Of the money budgeted for Aquatics, he suspects a significant portion is for teens as well. He thinks that is money well-spent. Leila agreed and said she thinks it's good to review the program regularly to ensure that it is serving the people that the Board wanted it to reach when it implemented the program a few years ago.

Gerald pointed out that at the end of the day we're only talking about \$110,000, which is a fraction of our operating budget. Leila confirmed that the Fee Waiver Program total was just shy of 10 percent of RCC's total earned revenue, which she believes is a healthy fiscal relationship. This indicates that 90 percent of RCC patrons do not need financial support. The Fee Waiver Program ensures a good mixture of participants across all RCC programs and activities. It accomplishes the center's mission of promoting full access to its programs while bringing members of the community together for programming and events.

**Public Comment**

**Bill Morrisette, Reston resident**, indicated that he is speaking on behalf of the Baron Cameron dog park, which he uses regularly. He said that he knows that there is a Long Range Planning Meeting scheduled next week regarding Baron Cameron Park. He is interested in knowing the timeline with respect to Baron Cameron Park being changed from its current situation to a recreation center.

Leila said that the Fairfax County Park Authority owns Baron Cameron Park. On May 7, 2013 they will have their first public meeting for the community to discuss the park in its totality. The master planning process for the park will take careful consideration of the existing use of the park, which currently includes field users, the dog park community and garden plot users. To Leila's knowledge, it is not in the Park Authority's plan to displace any of those parties. In fact, it is in the Park Authority and RCC's interest to improve the park and its amenities. Bill explained that he also represents soccer players since he works with many of them in the construction business. He is a small business construction owner. He said that despite the fact that he's a builder, he does not love everything that's being built in Reston. He has opposed much of it. He used to sit in the Reston Town Center and enjoy the sunlight. As buildings have gone up, shade has replaced the sunlight. He misses the old Reston Town Center and all the sunlight. His friends in the construction business (including himself) are developing in Reston and he supports the construction business, but he's concerned with the amount of development happening in Reston. He thinks Reston is losing sight of what was an important design element when it was founded. He moved to Reston for the low-profile lifestyle. Now he's concerned that we're only 5-6 years away from being a city like Arlington, which might make folks move out of Reston. Bill asked about the format of the March 25 meeting. Leila said that we will be specifically discussing amenities of a potential indoor recreation center. Bill said that he is also concerned with environmental responsibility, such as putting fields on the roof or including green walls. He said that if RCC does build a new facility, he hopes that the Board pursues an environmentally friendly design. Also, Bill indicated that he supports the poor in terms of lower rates and RCC subsidies. He thinks RCC should keep children's rates the same but raise adult rates. He also suggested offering a 3-month pass to non-Reston residents. He thinks that will boost revenue. He added that the name of his company is Forrester and that they are an elite company that is about to build a 16-million dollar data center on Sunrise Valley Drive. However, he believes in family and nature first.

**Marsha Parkinson, Herndon resident and dog park user**, asked if RSVPs were required for the March 25 meeting. Leila said they were requested. Marsha asked about public input submitted via e-mail. Leila confirmed that we are keeping a volume of all of those public input comments. That public record is shared with and reviewed with the Board.

Marsha asked if the public could see where the rec center will be located. Leila said that we haven't reached that point in the process yet. Leila said that if the public votes to proceed with the new facility, she hopes the construction itself will go quickly, but we currently do not have any plans or even a footprint for the facility. She added that the Park Authority is interested in pursuing a range of usages, including current uses and new uses.

There was general discussion about how to keep open space while also providing for current and new use of the land. Leila indicated that the RCC footprint would likely be 2-5 acres of a total 68 acres of usage. Leila said we want to be environmentally sensitive. Any amenities in a potential RCC facility would need to complement the Park Authority amenities, as well as our own amenities at other RCC facilities. Bill P. added that the Board is in the process of determining if RCC can pursue this opportunity for a new building and where it would be. No decisions have been made yet. Bill Morrisette wants to ensure it is a LEED project. Leila agreed and said that was a County initiative for all County facilities. Bill Morrisette asked about future opportunities for input. Leila explained that the public is invited to all Board meetings, which are publicized on our website, in our buildings, in the media and in several other places.

Marsha Parkinson asked about an old proposal to put an indoor rec center at Brown's Chapel Park. Leila responded that there was discussion in 2009 about putting a center at Brown's Chapel Park. That was a considerably smaller parcel of land, was in closer proximity to residential neighborhoods, and the existing space included robustly used baseball fields and picnic areas. Baron Cameron fields are comparatively underutilized and the area of that park is larger and farther away from neighborhoods. Transportation issues are much better at Baron Cameron in terms of traffic egress and ingress. The proposed Brown's Chapel facility was a much larger facility. A lot of the issues with Browns Chapel do not exist at Baron

## March 18, 2013 Board of Governors Finance Committee Meeting Report

Cameron, which is why this new opportunity has been presented to the public. Bill Morrisette said that he saw a study showing that the facility would include tennis. Leila said that was a 2009 Brailsford & Dunlavey study. Tennis is not being considered for the proposed facility at Baron Cameron Park.

Roger said the Park Authority would be contributing this land, so it is a great opportunity. Leila added that this is a way for the County's entire resources to make a contribution to Reston's amenities. That is different than the Brown's Chapel proposal in 2009 because that was Reston Association land and would have therefore been funded by Reston residents alone. This is a more equitable distribution of county-wide public resources.

### **MOTION #1:**

#### **To Enter Into Closed Session to Discuss a Real Estate Matter**

Cathy moved to enter into closed session pursuant to the Virginia Freedom of Information Act, chapter 2.2-3705, to discuss a real property matter. Bill P. seconded the motion. The motion passed unanimously.

All RCC Staff and guests exited the room and the Board entered into closed session.

### **MOTION #2:**

#### **To Reconvene in Open Session**

Bill P. moved to reconvene in open session. Gerald seconded the motion. All Board Members certified that to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under the aforementioned chapter and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the public body.

The Board reconvened in open session.

Cathy adjourned the meeting at 8:28 p.m.

Reston Community Center  
 Budget vs Actuals Worksheet  
 28-Feb-13

<b>100%/12*8mo=66.66%</b>	
<b>Revised Beginning Fund Balance</b>	\$ 6,212,558
<b>Y-End Fund Balance</b>	\$ 4,198,085

	Budget FY13	Jan	Feb	ENCUMBR.	YTD	REMAINING BALANCE	YTD % actual
1 Administration	6,105,763	53,815	37,321		6,315,204	(209,441)	103.43%
2 Performing Arts-Theatre Admiss.	48,720	1,369	4,413		44,142	4,578	90.60%
3 PA Theatre Rental	24,527	356	8,059		9,145	15,382	37.29%
4 PA Cultural Activities/ Arts Org	0	5,678	(8,860)		5,072	(5,072)	0.00%
5 Aquatics Classes/drop-in	306,342	15,225	14,234		188,859	117,483	61.65%
6 Aquatics Rental	18,000	100	2,300		11,016	6,984	61.20%
7 L&L Fitness	109,355	9,564	4,473		90,002	19,353	82.30%
8 L&L Teens	81,324	1,670	34,801		87,263	(5,939)	107.30%
9 L&L Senior	57,608	2,302	2,000		42,900	14,708	74.47%
10 L&L Youth	111,094	2,432	76,714		182,446	(71,352)	164.23%
11 L&L Adult	90,972	2,761	2,121		42,009	48,963	46.18%
12 Community Events	0		0		960	(960)	0.00%
13 Arts Education	120,537	4,951	54,909		168,090	(47,553)	139.45%
<b>Total RCC Revenue</b>	<b>\$ 7,074,242</b>	<b>\$ 100,223</b>	<b>\$ 232,485</b>	<b>\$ -</b>	<b>\$ 7,187,108</b>	<b>\$ (112,866)</b>	<b>101.60%</b>

L&L - Leisure & Learning

Reston Community Center  
 Budget vs Actuals Worksheet  
 28-Feb-13

<b>100%/12*8mo=66.66%</b>	
<b>Revised Beginning Fund Balance</b>	\$ 6,212,558
<b>Y-End Fund Balance</b>	\$ 4,198,085

	<b>Personnel Expenses</b>	<b>Budget FY13</b>	<b>Jan</b>	<b>Feb</b>	<b>ENCUMBR.</b>	<b>YTD</b>	<b>REMAINING BALANCE</b>	<b>% Budget Used Ytd</b>
1	Administration	641,750	22,714	23,303		181,520	460,230	28.29%
2	Board OG	-				-	-	0.00%
3	Booking	175,283	13,124	13,848		106,377	68,906	60.69%
4	Comptroller	354,989	25,584	26,216		206,143	148,846	58.07%
5	Customer Service	453,322	32,674	33,899		262,014	191,308	57.80%
6	Facility Engineer	98,298	7,467	7,673		62,991	35,307	64.08%
7	Maintenance	400,391	29,134	28,086		239,793	160,598	59.89%
8	IT	119,353	8,251	8,454		66,124	53,229	55.40%
9	Media	316,007	19,867	25,427		197,876	118,131	62.62%
10	Performing Arts	508,171	33,931	36,395		286,866	221,305	56.45%
11	Aquatics	691,016	44,335	58,154		411,507	279,509	59.55%
12	Leisure & Learning (L&L) Programs	207,243	16,071	16,130		125,377	81,866	60.50%
13	L&L Fitness	157,822	7,789	14,309		98,857	58,965	62.64%
14	L&L Teens	125,714	6,500	6,105		72,131	53,583	57.38%
15	L&L Senior	114,927	6,869	8,237		63,456	51,471	55.21%
16	L&L Youth	189,213	11,330	9,563		162,892	26,321	86.09%
17	L&L Adult	166,634	7,920	11,481		82,590	84,044	49.56%
18	Community Events	118,815	7,988	9,406		69,869	48,946	58.80%
19	Arts Education	278,858	10,661	15,990		205,968	72,890	73.86%
	<b>Total Personnel Expenses</b>	<b>\$ 5,117,806</b>	<b>\$ 312,209</b>	<b>\$ 352,676</b>	<b>\$ -</b>	<b>\$ 2,902,351</b>	<b>\$ 2,215,455</b>	<b>56.71%</b>

Reston Community Center  
 Budget vs Actuals Worksheet  
 28-Feb-13

<b>100%/12*8mo=66.66%</b>	
<b>Revised Beginning Fund Balance</b>	\$ 6,212,558
<b>Y-End Fund Balance</b>	\$ 4,198,085

	<b>Operational Expenses</b>	<b>Budget FY13</b>	<b>Jan</b>	<b>Feb</b>	<b>ENCUMBR.</b>	<b>YTD</b>	<b>REMAINING BALANCE</b>	<b>% Budget Used Ytd</b>
1	Administration	222,100	8,683	9,160	\$ 51,176	98,085	124,015	44.16%
2	Board	59,300	6,259	1,579		34,251	25,049	57.76%
3	Booking	155,202	11,068	11,340	\$ 30,365	121,967	33,235	78.59%
4	Comptroller/Customer Service	550,125	44,471	17,950	\$ 65,665	485,942	64,183	88.33%
5	Facility Engineer	224,960	14,010	4,513	\$ 21,820	138,468	86,492	61.55%
6	Maintenance	351,029	41,120	14,664	\$ 99,455	237,733	113,296	67.72%
7	IT	115,724	15,704	1,650	\$ 1,280	45,856	69,868	39.63%
8	Media	478,840	14,491	12,232	\$ 47,724	360,485	118,355	75.28%
9	Community Partnerships	155,000	0	12,500	35,000	145,770	9,230	94.05%
10	Performing Arts	322,654	36,318	6,035	6,660	234,751	87,903	72.76%
11	Aquatics	95,509	10,187	5,992	3,929	52,516	42,993	54.99%
12	Leisure & Learning (L&L) Programs	6,850	425	287		4,809	2,041	70.21%
13	L&L Fitness	13,673	717	720	4,992	10,203	3,470	74.62%
14	L&L Teens	124,110	777	1,547	6,600	85,510	38,600	68.90%
15	L&L Senior	86,325	3,246	5,041	7,510	50,796	35,529	58.84%
16	L&L Youth	119,190	8,914	3,442	16,067	97,939	21,251	82.17%
17	L&L Adult	101,696	1,345	1,743	4,240	30,223	71,473	29.72%
18	Community Events	165,300	10,377	5,764	0	94,937	70,363	57.43%
19	Arts Education	89,341	3,317	778	13,300	36,921	52,420	41.33%
	<b>Total Operational Expenses</b>	<b>\$ 3,436,928</b>	<b>\$ 231,429</b>	<b>\$ 116,937</b>	<b>\$ 415,783</b>	<b>\$ 2,367,162</b>	<b>\$ 1,069,766</b>	<b>68.87%</b>

Reston Community Center  
 Budget vs Actuals Worksheet  
 28-Feb-13

<b>100%/12*8mo=66.66%</b>	
<b>Revised Beginning Fund Balance</b>	\$ 6,212,558
<b>Y-End Fund Balance</b>	\$ 4,198,085

<b>Capital Proj. Expenses/ Capital Equipment</b>	<b>Budget FY13</b>	<b>Jan</b>	<b>Feb</b>	<b>ENCUMBR.</b>	<b>YTD</b>	<b>REMAINING BALANCE</b>	<b>% Budget Used Ytd</b>
1 RCC Improvements 003716 Facility Enhancement LA	298,387	220	605	5,940	14,228	284,159	4.77%
2 003717.11 Comm. Room HW Enhcmnts.	90				0	90	0.00%
3 003717.12/3718.12 HW White Roof 003717.13/3719	137,505		4,850	2,630	7,480	130,025	5.44%
	98,000				0	98,000	0.00%
					0	0	0.00%
					0	0	0.00%
					0	0	0.00%
<b>Total Capital Expenses</b>	<b>\$ 533,982</b>	<b>\$ 220</b>	<b>\$ 5,455</b>	<b>\$ 8,570</b>	<b>\$ 21,708</b>	<b>\$ 512,274</b>	<b>4.07%</b>
<b>Total RCC Expenditures</b>	<b>\$ 9,088,716</b>	<b>\$ 543,858</b>	<b>\$ 475,068</b>	<b>\$ 424,353</b>	<b>\$ 5,291,221</b>	<b>\$ 3,797,495</b>	<b>58.22%</b>

003716 includes:  
 ADA Enhancements  
 CenterStage Floor  
 HW Loading Dock

Reston Community Center  
 Budget vs Actuals Worksheet  
 28-Feb-13

<b>100%/12*8mo=66.66%</b>	
<b>Revised Beginning Fund Balance</b>	<b>\$ 6,212,558</b>
<b>Y-End Fund Balance</b>	<b>\$ 4,198,085</b>

	<b>Budget</b>			<b>Encumbr.</b>	<b>YTD</b>	<b>Remaining Balance</b>
Revenue	7,074,242	100,223	232,485	0	7,187,108	-112,866
Personnel	5,117,806	312,209	352,676	0	2,902,351	2,215,455
Operating	3,436,928	231,429	116,937	415,783	2,367,162	1,069,766
Capital Projects	533,982	220	5,455	8,570	21,708	512,274
Total Expenses	9,088,716	543,858	475,068	424,353	5,291,221	3,797,495
Revenue less Total Expenses	-2,014,474	-443,635	-242,583	-424,353	1,895,887	-3,910,361



## Revenue

**General Note:** Winter/Spring program registration started December 1<sup>st</sup>. New programs revenue amounts approved by RCC's BOG are included in the FY13 Budget column. The 2013 Summer Camp registration started February 1<sup>st</sup> and related revenue will be reversed for FY13 year-end-close and recorded as FY14 revenue.

1. **Administration:** The Administration revenue budget shows combined tax, interest and facility rental revenues. Facility rental revenue is combined T-Mobile antenna and room rental revenue. We have collected 103% of tax revenue, 147% of estimated Facility Rental revenue (which also includes T-Mobile antenna revenue) and 39% of the projected interest revenue.
2. **Performing Arts:** Revenue collection is very uneven depending on scheduled shows and their related box office revenue.
3. **Performing Arts Theatre Rental:** Theatre rental payments are typically made at the end of the fiscal year.
4. **Performing Arts Cultural Activities/Arts Organizations:** The community arts box office receipts and payments clearing line.
5. **Aquatics Classes/drop-in:** Year-to-date revenue represents daily gate fees and summer, fall, and initial winter/spring program registration revenue. Private Lesson program started in February.
6. **Aquatics Rental:** Year-to-date revenue represents a natatorium rental payment.
7. **Fitness:** Year-to-date amount includes summer, fall, and initial winter/spring program registration revenue.
8. **Teens:** Year-to-date amount includes summer, fall, and initial winter/spring program registration revenue and 2013 summer camp revenue; most of this cost center's revenue is realized during the summer.
9. **55+:** Year-to-date amount includes summer, fall, and initial winter/spring program registration revenue.
10. **Youth:** Year-to-date amount includes summer, fall, and initial winter/spring program registration revenue and 2013 summer camp revenue; most of this cost center's revenue is realized during the summer.
11. **Adult:** Year-to-date amount includes summer, fall, and initial winter/spring program registration revenue.
12. **Community Events:** No revenue budgeted. Year-to-date revenue is for Multicultural Festival book sale.
13. **Arts Education:** Year-to-date amount includes summer, fall, and initial winter/spring program registration revenue and 2013 summer camp revenue; summer revenues from LARK and YAT contribute significantly to this cost center's revenue.

**Personnel Expenses:**

**General Note:** Personnel costs for the new programs identified and approved by RCC's BOG were loaded in September and are included in the FY13 Budget column.

1. **Administration:** Administration's allocated budget is typically under-spent; funding provides for OPEB costs and contingencies such as increases in fringe benefit costs.
3. **Booking:** Personnel costs are at the expected level.
4. **Comptroller:** Personnel costs are at the expected level.
5. **Customer Service:** Personnel costs are at the expected level.
6. **Facility Engineer:** Personnel costs are at the expected level.
7. **Maintenance:** Personnel costs are at the expected level.
8. **Information Technology:** Personnel costs are at the expected level.
9. **Media:** Personnel costs are at the expected level.
10. **Performing Arts:** Personnel costs are at the expected level.
11. **Aquatics:** Personnel costs are at the expected level.
12. **Leisure and Learning Administration:** Personnel costs are at the expected level.
13. **Fitness:** Personnel costs are at the expected level.
14. **Teens:** Personnel costs include summer camps' labor costs which occurred in July/August 2012.
15. **55+:** Personnel costs are at the expected levels.
16. **Youth:** Personnel costs are higher than the benchmark and include summer camps' labor costs which occurred in July/August 2012.
17. **Adult:** Personnel expenditures are at the expected levels.
18. **Community Events:** Personnel expenditures are at the expected levels.
19. **Arts Education:** Personnel expenditures are higher than the benchmark and include LARK/YAT summer labor costs which occurred in July/August 2012.

**Operating Expenses:**

**General Note:** Reservations for multiple months' expenses are made at the beginning of the year; funds are spent down from them. Operating costs for the new programs approved by RCC's BOG are included in the FY13 Budget column.

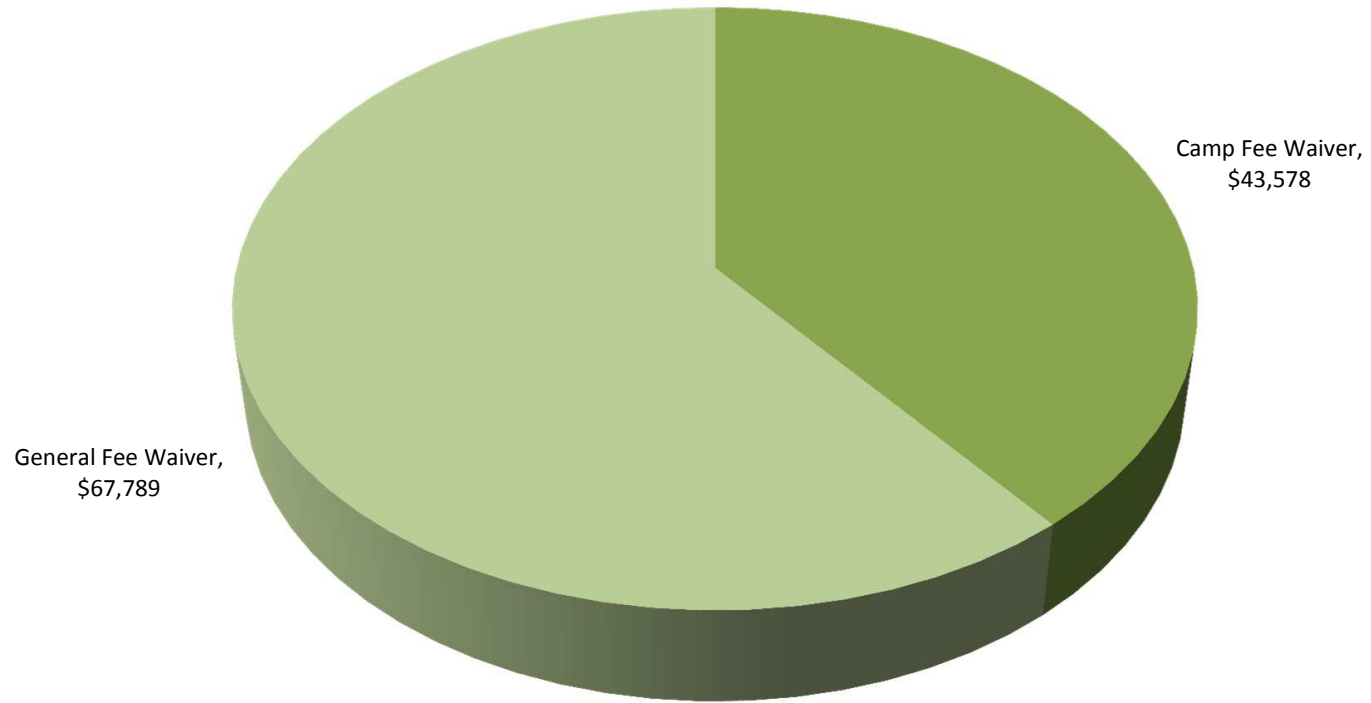
1. **Administration:** Current month expenses include RCC HW site survey and training costs. Reservations are for SWSG consulting services, Wetland Studies RCC HW site survey, B&D and RCLCO studies' costs.
2. **Board:** Current month expenses are for public meetings' hospitality. There is no open procurement/reservations balance.
3. **Booking:** Current month expenses are for equipment/furniture, storage facility rental, security, and supply costs. Reservations include piano tuning, upright piano purchase, storage facility rental, security monitoring, and supplies.
4. **Comptroller:** Current month expenses include bank fees, supply costs, and utilities costs. Reservations are for utility costs.
5. **Facility Engineering:** Current month expenses include repair and maintenance costs. Reservations are for repair and maintenance costs.
6. **Maintenance:** Current month expenses include custodial services, gas (heating), and supplies costs. Reservations are for custodial services, heating/gas, facility maintenance, equipment rental, and LA enhanced security.
7. **IT:** Current month expenses are for equipment, supplies, and cellular phones. Reservations are for cellular phones.
8. **Media:** Current month expenses include printing and advertisement costs. Reservations are for advertisement and web design.
10. **Community Partnerships:** Current month expense is for service delivery. Reservations are for remaining program and service delivery.
11. **Performing Arts:** Current month expenses include performer contract payments and program operating costs. Reservations are for program operating costs and artist contract costs.
11. **Aquatics:** Current month expenses are for pool maintenance and supplies. Reservations are for pool supplies.
12. **Leisure and Learning Admin:** Current month expense is for supplies and membership.
13. **Fitness:** Current month expenses are for program contract services. Reservations are for program contract service.
14. **Teens:** Current month expenses are for program supplies. Reservations are for program delivery costs.
15. **55+:** Current month expenditures include program supplies, program transportation, and recreational activities costs. Reservations are for program transportation and program delivery costs.
16. **Youth:** Current month expenditures are for program instruction, recreational activities, and program supplies. Reservations are for program instruction and program supply costs.
17. **Adult:** Current month expenditures include program instruction and program supply costs. Reservations are for program instruction and transportation.
18. **Community Events:** Current month expenditures are for program supply costs and program contract services. No open reservations.
19. **Arts Ed:** Current month expenditures are for program supply costs. Reservations are for program contract services.

## Capital Project Expense

1. **RCC Improvements / 003716:** Includes ADA doors and restroom, motor control panel replacement, CenterStage Floor, and HW Loading Dock projects.
2. **Facility Enhancement Lake Anne / 003717.11:** Includes LA Expansion, LA Hallway Acoustics projects. Current month expense and reservation are for design services.
3. **Community Room Hunters Woods Enhancements / 003717.12:** Community room lighting and sound upgrades (chandelier fixtures design and replacement pending.) Current month expense and reservation is for SWSG electrical design services.
4. **White Roof:** 003717/13 Project postponed. Budget to be returned to the Fund.

## Total Fee Waiver Credits Used\*

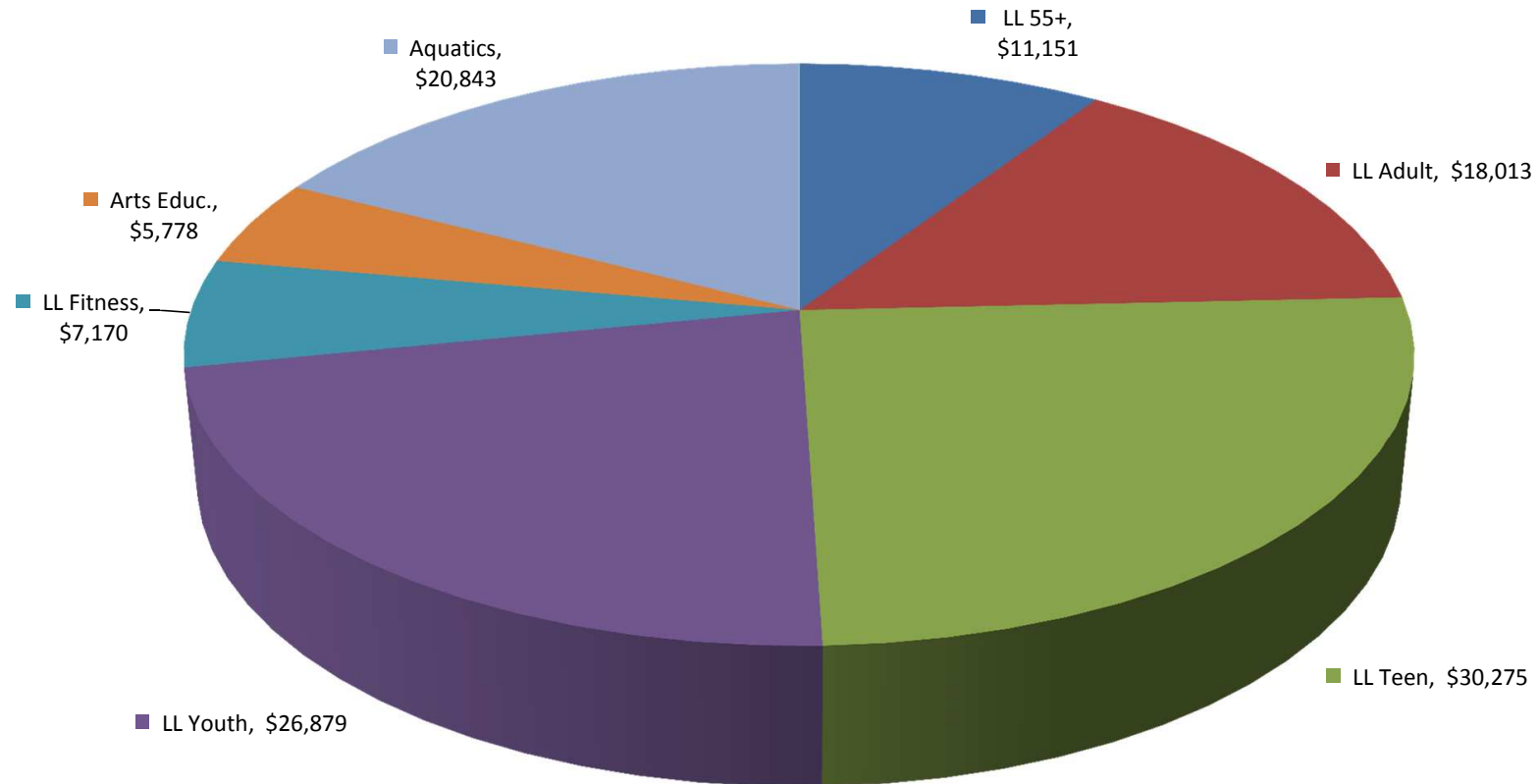
Jan. 1, 2012-Dec. 31, 2012



\*Total Funds Used: \$111,367

## Fee Waiver Credits Used by Cost Center\*

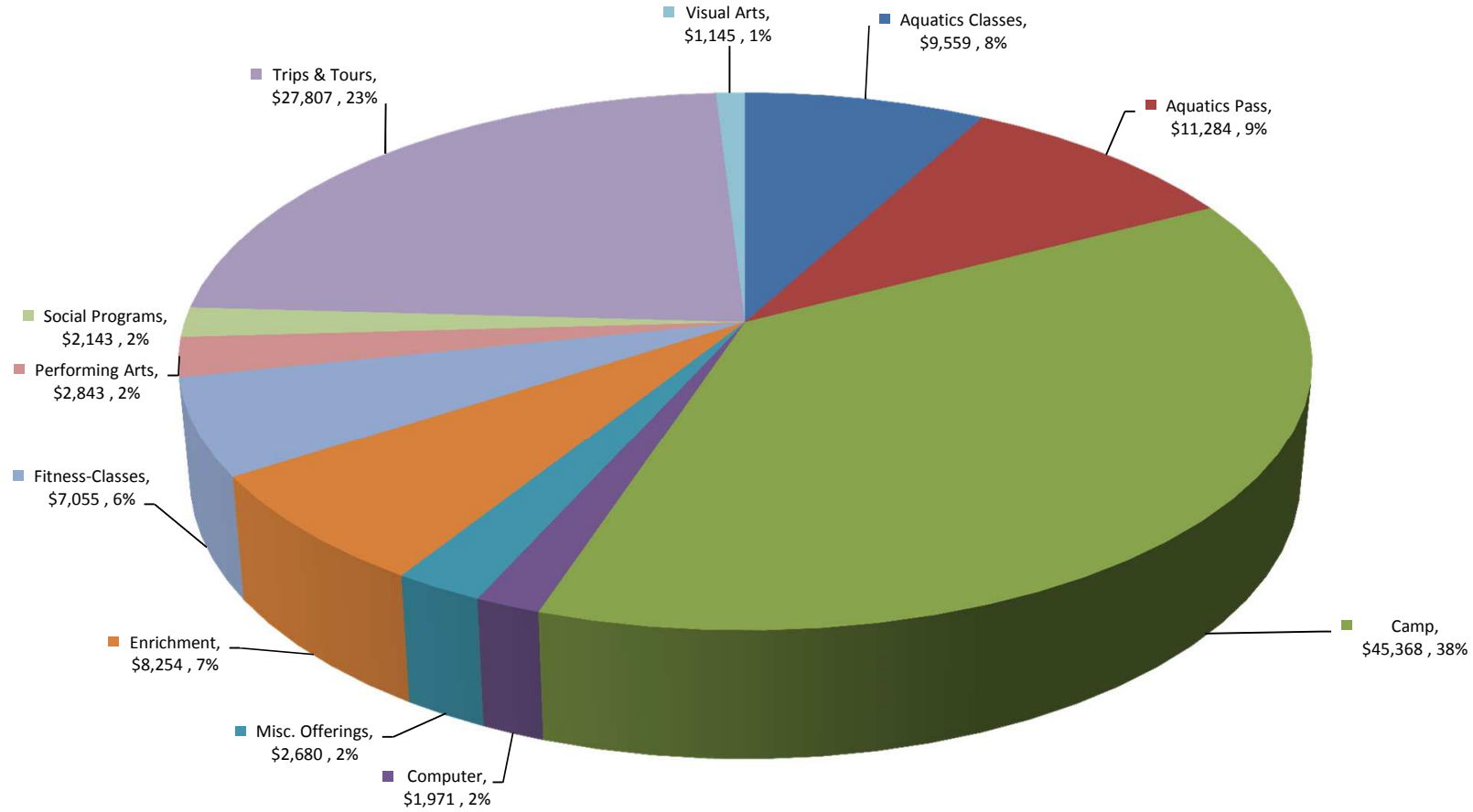
Jan. 1-Dec. 31, 2012



\*Note: The Analysis Excludes FW Refunds of \$8,742

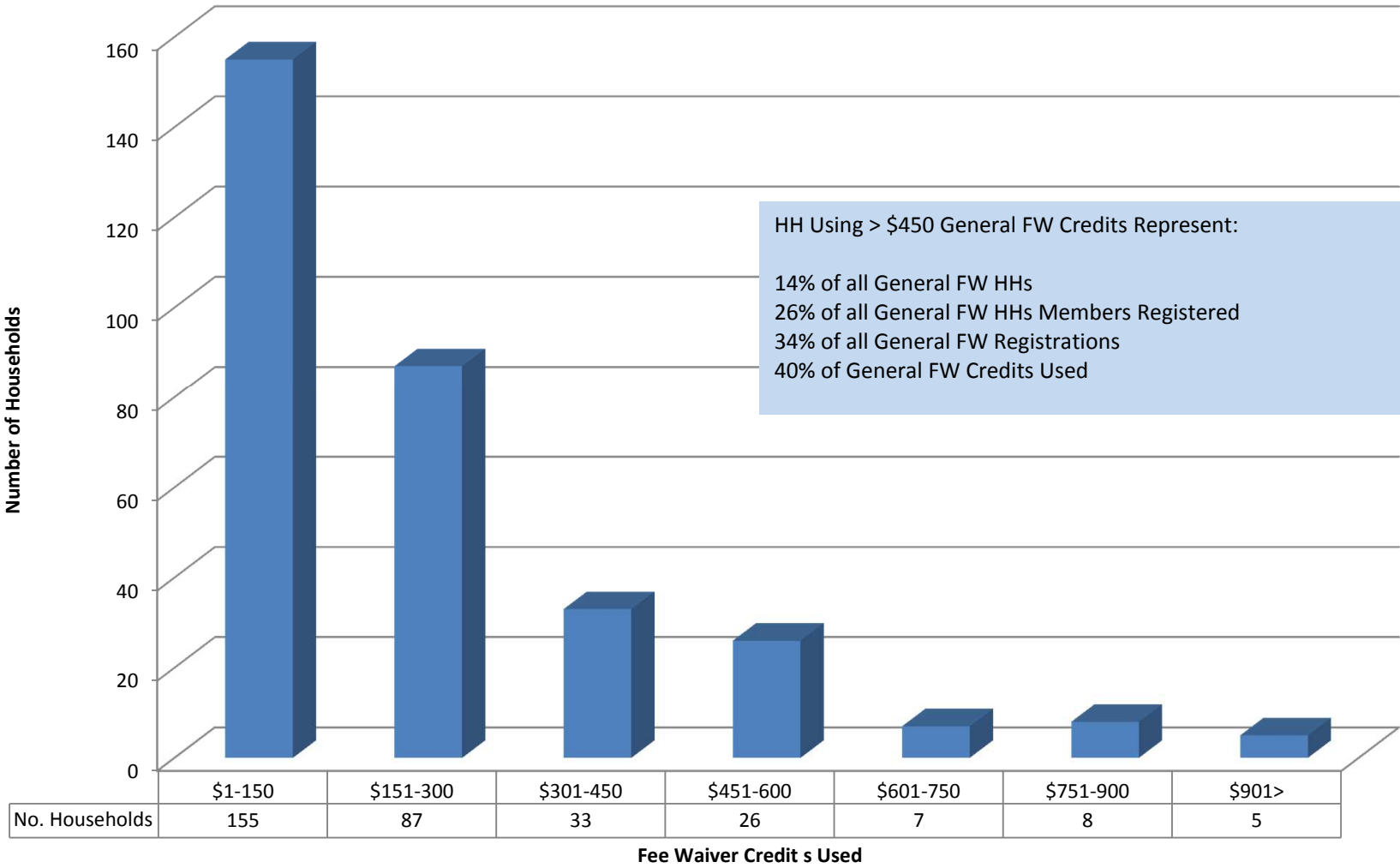
# Few Waiver Credits Used by Program Type\*

Jan. 1-Dec. 31, 2012



\*Note: The Analysis Excludes FW Refunds of \$8,742

## Number of Households Using Fee Waiver By Amount Used: General FW Fund Jan. 1-Dec. 31, 2012

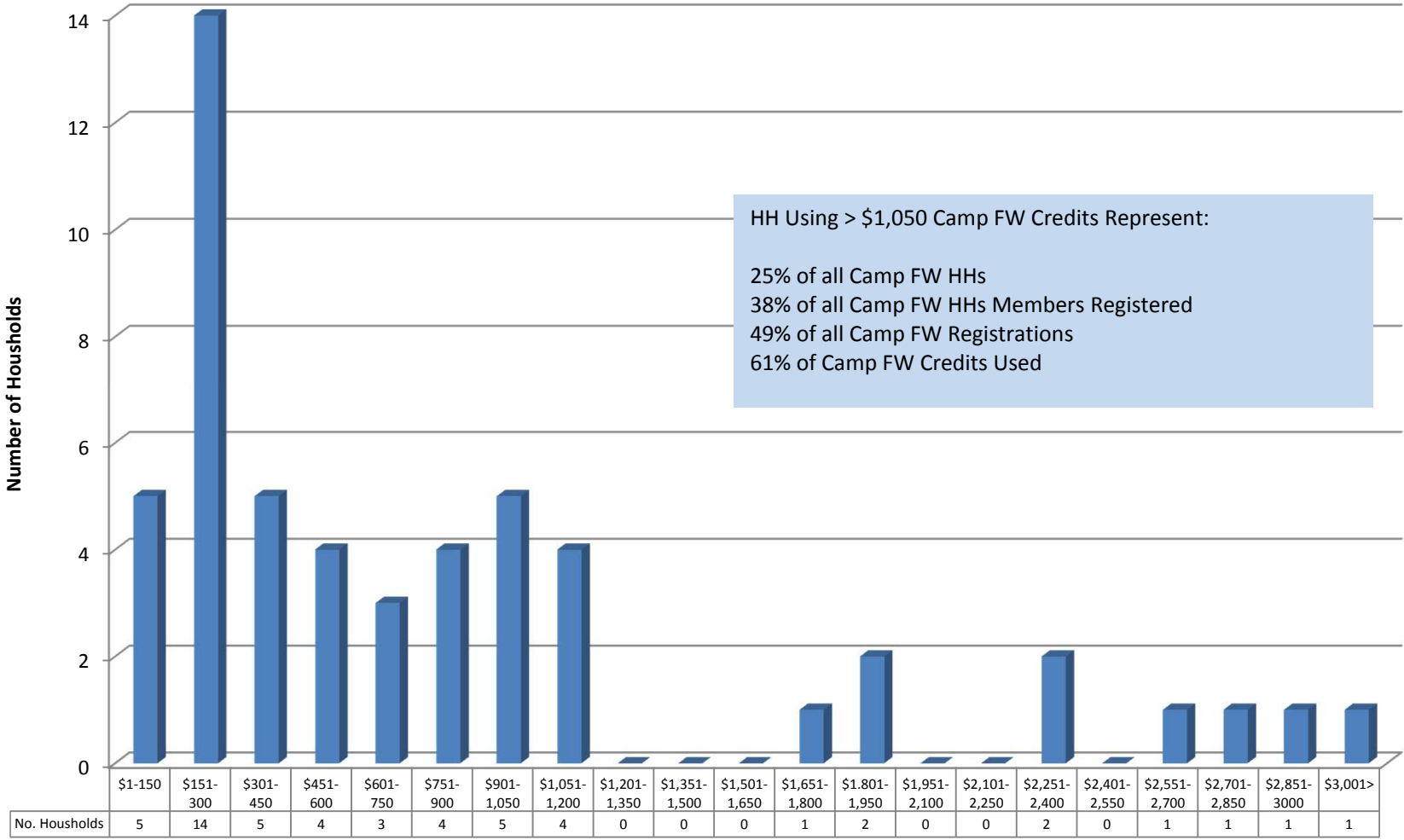


HH Using > \$450 General FW Credits Represent:  
 14% of all General FW HHs  
 26% of all General FW HHs Members Registered  
 34% of all General FW Registrations  
 40% of General FW Credits Used



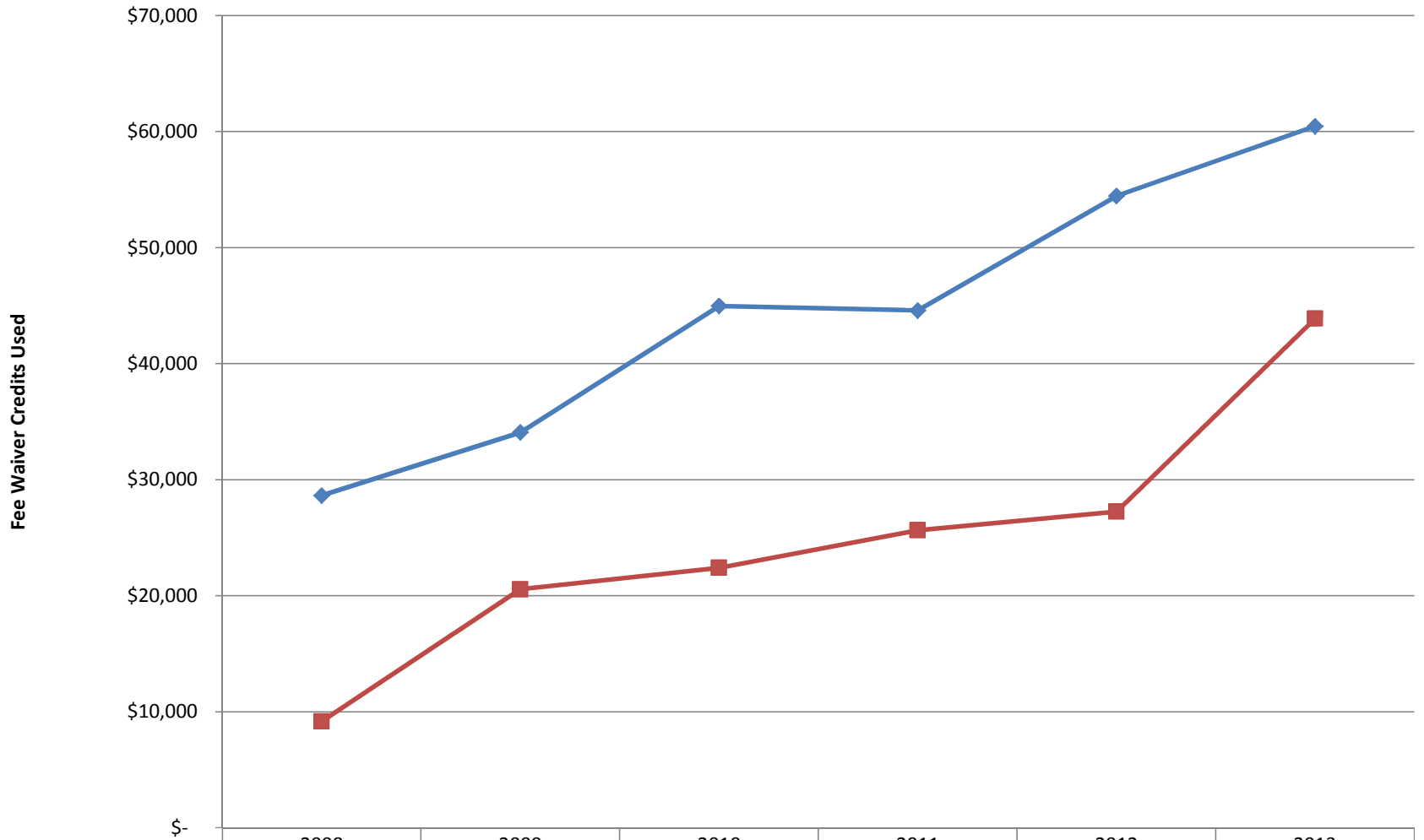
# Number of Households Using Fee Waiver by Amount Used: Camp FW Fund

Jan. 1-Dec. 31, 2012



Fee Waiver Credits Used

## Fee Waiver Credits Used, 2008-2013



	2008	2009	2010	2011	2012	2013
◆ General FW Fund	\$28,632	\$34,067	\$44,962	\$44,580	\$54,434	\$60,455
■ Camp FW Fund	\$9,172	\$20,558	\$22,405	\$25,636	\$27,241	\$43,869



**SUMMARY OF MINUTES  
RESTON COMMUNITY CENTER  
BOARD OF GOVERNORS LONG RANGE PLANNING COMMITTEE REPORT  
March 25, 2013**

The Long Range Planning Committee met on March 25, 2013.

**Present were:**

- Bill Bouie, Finance Committee Chair
- Bill Penniman, Vice Chair
- Lisa Ehrhardt
- Cathy Vivona
- Roger Lowen
- Bill Keefe

**Absent and Excused:**

- Beverly Cosham, RCC Board Chair
- Vicky Wingert
- Gerald Zavala

**Attending from the RCC Staff:**

- Leila Gordon, Executive Director
- BeBe Nguyen, Media Director
- Cristin Bratt, Public Information Officer
- Pam Leary, Customer Service Manager
- Mike Rothenberg, Assistant Aquatics Director
- Amelia Chung, Fitness Director
- Tom Ward, Deputy Director
- Brian Gannon, Booking Manager
- Joe Leary, Aquatics Director

Leila called the meeting to order at 6:36 p.m.

Leila welcomed everyone and explained that Bill B. (Chairman of the Long Range Planning Committee) was en route in traffic. She began by stating that in 2012, Fairfax County transferred ownership of the 68-acre Baron Cameron Park to the Fairfax County Park Authority. The Park Authority is looking to partner with RCC first for a possible new rec center at Baron Cameron Park, specifically to address the need for more fitness and aquatics amenities in Reston. Leila outlined the process for community engagement and decision-making with respect to both organizations, Reston Community Center and the Fairfax County Park Authority. Depending on the results of the combined efforts, Leila conveyed that all residents of Small Tax District 5 will have the opportunity to vote on a bond referendum to determine whether or not they want to build any new facility. Leila reminded everyone that there will be more meetings scheduled to discuss this topic including a community forum coordinated by Reston Citizens Association that will be held at Reston Association headquarters on Wednesday, March 27 at 7 p.m. She then explained the meeting format for the evening. The meeting will begin with a public comment period where each individual will have three minutes to provide his/her comment and five minutes for individual representing an organization. Electronic or hard copy versions of the comments may also be sent to [RCCContact@fairfaxcounty.gov](mailto:RCCContact@fairfaxcounty.gov) or [Cristin.bratt@fairfaxcounty.gov](mailto:Cristin.bratt@fairfaxcounty.gov). Following the public comment period, Brailsford & Dunlavey will lead a focus group discussion to "imagine" the programming components of an indoor recreation center. This discussion will help with B&D's updated feasibility study [to be delivered on May 6] and with further planning in the event that the Board chooses to pursue the opportunity with the Park Authority.

## March 25, 2013 Long Range Planning Committee Meeting Report

### **Public Comment:**

**Bart Astor, member of Reston Association Fiscal Committee**, said that the committee is anxious to partner with RCC. The committee thinks there are overlapping expertise and interests and he hopes RA and RCC can work in unison.

**Jeannie Crowley, Reston resident**, indicated that she is standing up for her two dogs. She believes it's important to bring them to the Baron Cameron dog park on a daily basis. Her comments received applause and standing up support from a total of 33 attendees.

After the meeting, Jeannie provided the Board with the following comments, presented in their entirety: I am writing to represent the Baron Cameron dog park. I avail myself of the dog park every weekday morning before work. It is a vital part of my dog care, as I live in a condo townhouse with a very small yard. I am in good company, too. The park is frequented by hundreds every day, from my observations. I was jogging by in the rain on Sun., Mar. 17, and despite the weather, many dogs were exercising in the park. Please take this into consideration when you are reviewing any new development proposals.

**Linda Flickinger, Reston resident**, is concerned with the loss of open space and she feels as though the open space will be diminished. She stated that open space is difficult to replace. Her comments received applause from a total of 42 attendees that support open space.

**Chip George, board member for the Newport Shores Cluster Association and Reston resident**, said that he is a resident of 1431 Waterfront Rd. in Reston. He stated that his house is one of seven homes that would have this facility in his backyard. He reminded everyone of the attempt to build a facility at Brown's Chapel Park several years ago, during which his community was vocal against the loss of green space, proximity to residential neighborhoods and Lake Newport, and the negative affect it would have on property values. He stated that he has not seen a site layout for this proposal. He anticipates being against this proposal too, particularly if the trees, open space and the dog park will go away.

Leila responded that RCC does not have a site layout yet because they wanted to hear community input before proceeding with a plan and that there is no contemplation of those park features being lost.

Chip continued and said that on a personal note, he has school-age children. He referenced a white paper from Dick Rogers which suggested that Reston is about to explode in population, the schools are overcrowded, and will need the Baron Cameron Park space for a new school. He agrees with this paper and said that he thinks the Park Authority should give the property back to Fairfax County for school use. Chip is also concerned with residents of Small Tax District 5 paying for a new recreation center. He said that if there's that much extra money from taxes, we should get rid of the tax. His comments received applause/standing support from a total of 30 attendees that oppose the new rec center being paid for by Small Tax District 5.

Leila asked if those 30 were opposed to a new facility in general. There was general discussion and many attendees voiced a substantial level of concern about unknown changes to Baron Cameron Park, what the costs would be and who would pay for it. Leila responded that we cannot put a plan together until we hear input from the community.

**Rachel Kranz, Reston resident**, said that she moved here three years ago and have been thoroughly pleased with the space that is offered to the many apartment residents. She said she came from a house where her parents owned five acres and she enjoyed playing outside. She said this community continues to take away land space for kids, grownups and dogs to play, because "they" want to see what opportunities bigger facilities could provide. She thinks the opportunities are already there for people to utilize and they do so every single day. She indicated that building something so big would be an "eyesore" since you can see it from the road. She asked the group if they wanted to play next to a giant rec center or play next to fields upon fields upon fields? She reiterated her support for open space and the outdoors. As has been said before, she said open space is something that can be destroyed easily and is difficult to get back. In the end, she believes that the open space means more to the people of Reston than another big facility that residents have to pay for.

**Beverly Larison, Reston resident**, is a current RCC aquatics patron and indicated that she loves Reston. She loves open space. She love dogs and owns dogs. But she would also love an indoor

## March 25, 2013 Long Range Planning Committee Meeting Report

facility that would help residents do things. She said that she needed to rehabilitate after major surgery. The pool at RCC Hunters Woods is the reason she was able to get out of the hospital less than 48 hours after having her knees replaced. She said there's no good place to put such a facility, but understands that Baron Cameron Park is the space that's available.

**Michelle Moyer, Reston resident**, represents the swim community and said that she looks at the whole opportunity available here. She believes we need to build a center that supports the growing community needs, including swimming lessons for kids, competitive swimming and high school swimming. She believes a growing community needs growing amenities. Her comments received applause/standing support from a total of 36 attendees that are in favor of building a new recreation center at Baron Cameron Park.

**Carrie Sawicki, Reston resident**, asked why this had to be a "me vs. you" situation. She said that there are a lot of people who simply have questions. She loves Baron Cameron Park and is not against building a new facility, but is against a facility at Baron Cameron Park. She wants to know where the feasibility studies on this are and if we've considered other locations. She feels that having people count off in favor of various comments puts attendees into one camp or the other, when many of them simply have questions and concerns that need to be addressed. She is concerned that the only location considered is Baron Cameron Park. She wants to know what other location options have been considered.

Leila responded that we've looked at a variety of different options, and have asked for an evaluation of the cost of land at Tall Oaks, since many people have suggested that site is a good location. We've also asked for an evaluation of land within a half mile of the metro and within a mile of the metro, since many think a location closer to a metro station would be ideal. We're looking at what the cost of land would be if we had to buy the Baron Cameron location. We are trying to find out what the relative costs are. The Board is also looking into whether or not it's possible to use proffer money from new development to offset some of our costs. What we hope the land evaluation tells us is whether or not it would be feasible or not feasible to locate a facility in an area that is not zoned for recreation.

**David Okerson, Reston resident**, interjected to ask if Leila just said that RCC was planning to build something besides a community center. Leila said no. David asked Leila to tell him about proffers and the contribution RCC is going to get from development. Leila indicated that RCC has no idea what that might be. He asked if we were considering it. Leila said that the community has suggested that the development of property in the Silver Line corridor should contribute to the building of a new recreation center. David asked if she meant in Baron Cameron Park. Leila said it could be in the Park, in Reston, in the Silver Line corridor or somewhere else. She said it is all a matter for discussion. Mr. Okerson maintained that this isn't really about building a Reston recreation center. Leila said that RCC is not interested in anything at all besides the possibility of building an indoor recreation center for the community. She said that the Board has a second capital facilities priority to build a performing arts venue, but that the performing arts venue and indoor recreation center are the only two facilities that the Board is interested in pursuing.

A woman asked if RCC has considered Lake Fairfax Park as a recreation center site.

Leila responded that the Park Authority has a master plan for that park that does include renovations and new amenities. She said that the Lake Fairfax Park master plan has recently been completed and suggested that the question could be better addressed by the Park Authority staff.

**Marcia Parkinson, Herndon resident**, is a dog park lover and asked if it was possible to do renovations to existing outdoor pools rather than build a new recreation center. Leila and representatives from Reston Association indicated that Reston Association owns the outdoor pools and a new recreation center is an RCC initiative. They are two separate entities.

**Jamie Roberson, Reston resident**, said it is good to see so many familiar faces. She is a dog park user and a member of Reston Masters Swim Team. She said the pool at RCC Hunters Woods is crowded now. She is a big fitness fanatic and held up her medal that she earned the day before in the inaugural Reston marathon. However, she said Fairfax County has eight dog parks and the Reston dog park is at capacity. She does not want to negate any the need for recreation space. But she asked where the dog

## March 25, 2013 Long Range Planning Committee Meeting Report

park users are supposed to go if the dog park is taken away. She said the Oakton park is rated for 25 dogs. Herndon is comparable size to Reston, but is maxed out too. She does support an indoor recreation center, but believes the Reston dog park should be expanded.

**Kay Schmid, Reston resident**, gave the following remarks (provided in their entirety as submitted):

I oppose a new sports complex at Baron Cameron Park. I am not opposed to the facility; however, it is a terrible idea to locate it at Baron Cameron Park. Among the concerns:

**First:** The park's unique character as natural area plus athletic fields would be jeopardized by this development.

- My home overlooks the park. By day we enjoy tree-filled views, and at night, peaceful darkness.

This morning from my kitchen window, I enjoyed watching deer in the park's snow-covered fields.

- My family plays sports on the athletic fields, and we enjoy the playground.
- In the open fields of the park, we have enjoyed taking our children to look at the stars or watch a meteor shower.
- Lights, pavement, traffic, and the physical structure of this development would threaten all of this.

**Second:** Neighboring homes, including mine, would be negatively impacted by this development.

- The value and enjoyment of our homes would suffer if our views over the park are replaced with a huge building, lights, and parking lots.
- Light pollution from this development would disturb our properties by night.
- Traffic is already a problem on Wiehle and Baron Cameron. It can be difficult to turn out of our neighborhood onto Wiehle (especially if there is a car turning out of the park). The neighborhood cannot accommodate the influx of more cars into the park.

**Third:** Neighbors and park patrons have not been adequately informed.

- I was unaware of the plans until three days ago. I soon discovered that most of my neighbors did not know about the project, either.
- Unaccountably, there are two hearings scheduled this week, when many families are out of town for spring break.
- The park regularly features placards advertising RA, RCC, and Park Authority business. It's clear you know how to promote something when you want to. Why have there been no signs, no real effort to involve the people most connected to the park?

**Finally:** The proposed complex *should be built* on a pre-developed site, making every effort to preserve green space in Reston. What about Tall Oaks?

- The village center has been struggling for years. Similar to the way RCC Hunters Woods strengthens its plaza, a rec center would revitalize Tall Oaks, and preserve green space in Reston.

Given the many problems this development would create for Baron Cameron Park and its neighbors, and considering the availability of at least one pre-developed site nearby, I hope you will spare our Park.

**Cheryl Sprague, Reston, resident**, is a current RCC aquatics patron who said she is here to support water therapy. She said we are in need of a pool that can help disabled people. She indicated that 45 percent of people in Reston are seeing a physical therapist or are being recommended to see a doctor. At this time, we have great programs at RCC Hunters Woods, but it's too cold for people that truly need it. She reiterated that she supports a therapeutic pool. She doesn't want to take away nature though, so she is in favor of looking into different sites.

**Diane Thompson, Reston resident**, said she has lived in Reston for 34 years. She said she is not an activist, but didn't know anything about this meeting until a few days ago. She said her neighbors didn't know either. She indicated that this is the first night of Passover and spring break and there are a large number of people who wanted to attend this meeting and simply couldn't be here. She is in favor of open space. She suggested that Isaac Newton and Tall Oaks are better options that won't destroy open space. She also suggested that Spectrum could maybe give money? She asked to please preserve the little open space we have left.

Following the meeting, Diane sent the following comments, presented in their entirety as submitted:

I am opposed to using the open space on Baron Cameron for a new Recreation Center for Reston. There is little open space remaining in Reston and the location is not easily accessible by public transportation and the traffic at the corner of Baron Cameron and Wiehle is terrible. I also do not think it fair that Reston should have to pay for building the facility when the other county Rec Centers are paid for by the county. Perhaps it would be better located in Fairfax Park and it certainly should be paid for by the county.

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**David Vurdelja, Reston resident**, is an employee of Sprint and a member of RMST. He came initially to support an aquatics center at Baron Cameron Park. He supports the comments preserving open space and the dog park. He thinks attention should be paid to the alignment between long term plans for Baron Cameron and Lake Fairfax, and any future recreation or performing arts center, to ensure that the spaces are collectively meeting the needs of the entire community. He remains in support of a new aquatics center. He said swimming is one of the healthiest forms of exercise for many people and Reston needs more indoor space to support this activity. He agreed that Reston has location options, but is not sure that any can accommodate a 50M facility. He agrees that neighbors and traffic should be taken into consideration. He also thinks any building should be nice to look at, nice to be in and nice to swim in. He's hopeful that all people involved will take into consideration the comments made tonight, but he believes that the Reston community needs another pool.

**Frank Manheim, Fairfax resident**, is a member of RMST and said that the last time there was a new facility proposal, he wrote to the Board about the advantages of seeking grants that would support innovative alternative energy design. He did not receive a response. This time around, he's done the research and there is no longer any money for that from federal sources. Like last time, he does not think that the people planning this project have adequately consulted with the community. He said that careful networking throughout this process is essential to have the support we need. He encourages innovative looks at putting a pool not in beautiful areas, but in crowded areas such a school. They would appreciate the tradeoff of having a gorgeous 50M pool on their grounds. He asked RCC to look at the advantages of exploring non-traditional designs.

**Karen Reese, Reston resident**, moved here from Missouri in 1982 when the area was mostly woods. There was no Reston Town Center or Fairfax County Parkway. This RCC Hunters Woods area and the Hunter Woods shopping center were not this big. She indicated that she bought a house in Reston because she wanted a dog to go camping and hiking with. She said she likes her dog to have freedom to enjoy being a dog. She had a big back yard in Missouri. In Reston, there is no such thing as a big back yard unless you are super wealthy, which she said she is not. She indicates that she spends so much money on taxes and homeowners association dues for things that she doesn't use. She does not play tennis or use a pool. She does not want to take anything away from anyone else, but thinks it's important to keep the green space. She indicates that she lives in a townhouse off of South Lakes and there are deer walking across her front lawn. They are being forced out of other places that they used to roam. She thinks that keeping some green space for them to walk around in is a good idea. She said it's also pretty. She said that her family moved here because it's pretty, green and nice. It's important to keep in mind the people who are doing things indoors, but also to keep areas outdoors. She said it's important to keep the dog park for those people who want their dogs to have a pleasant life. If anything, she thinks Reston needs another dog park.

**Stefi Wohnsigl, Great Falls resident**, said she came from the Bronx with no open space. She has a dog and goes to the dog park twice per day. She also said the park is very user friendly for people with disabilities that come to dog parks. While she can appreciate the need for water therapy she said that a dog can be therapy as well and it's important to be able to access a park and play with a dog even if you're in a wheelchair.

**Sheila Casey, Reston resident**, said she has a dog and has spent many happy hours at the dog park. She said they have visited hundreds of times. She also indicated that she is a swimmer and that on balance; she believes a new pool is a higher priority. She said the current RCC Hunters Woods pool is pathetic by modern standards and there is terrible ventilation. Even in the winter, the doors have to stay open due to the chemicals. She said they have very talented swimmers who have left the team simply because they could not stand the air and couldn't breathe in there. She said the water is much too warm. She understands that swimmers using the pool for lessons or rehabilitative needs require warm water, but competitive swimmers do not. She said that we have a talented swim team that travels around the world for meets, but when they train they don't have blocks to practice dives. When they time themselves, they have to go to the diving well to practice our dives. She also said that the water is often too warm and there are too many chemicals used. She said RCC Hunters Woods has ultraviolet cleaning, but many swimmers still suffer from respiratory issues from breathing the air, so she knows chemicals are still being used. She said that when she was at UCLA, they had a fabulous 50M pool that was cleaned with ultraviolet light and no chemicals. That was 20 years ago. She thinks Reston should come in to the

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present and build a similar modern-day facility. It would mean a lot to the hundreds of people who love to swim and stay in shape.

**Judy Impilizerri, Reston resident**, said she is a mom, has a dog, has kids and loves open space. She asked why we are putting a pool in a place where there is no commercial development. She suggested repurposing Tall Oaks or Isaac Newton square, or putting it by the Toll Road. She asked, if it is built at Baron Cameron, how people will get there. She is not opposed to a new pool. She is not opposed to tennis courts. But there are better places to put them without removing the green space that we have. She is also a Reston soccer administrator and said that little and big kids play soccer. She said that park is packed on Sunday mornings and wants to know where those people will go. Where will they go? She said to keep the green space. She said to build a pool or build more tennis courts, but not in open space. She said if you really want to make the park useful, that we should put in turf fields and support the turf field development at South Lakes High School.

**John Lawless, Reston resident**, said he has lived in Reston for 43 years. He described working in Washington D.C. and coming home to beautiful green space in Reston. He said he's lived in a house in Lake Newport for a very long time. He can't imagine putting any sort of commercial space there. He suggested that RCC look at Isaac Newton, which he said has been dead for 20 years. He also said Tall Oaks never succeeded. He thinks that we should utilize the spaces that don't work.

**Donna Rostant, Reston resident**, thanked Leila for telling the group that RCC is looking at other spaces. She said that it seems there is overwhelming support for the facility itself, but we need to find the right space. She is a member of Reston Runners and is on the Board of Directors for the Reston Triathlon. She said that many kids want to get involved with sports. A recreation center with a large pool and rehabilitation facilities would be fantastic. She said the pool at RCC Hunters Woods is dated. The YMCA pool is oversold. She is excited that the public is being listened to and that the Board is taking comments into consideration.

**Ruth Toxopeus, Reston resident**, said she loves going to a meeting in Reston where she can be counted as part of more than one group. She supports a warm, rehabilitative pool for she and her colleagues who suffer from Fibromyalgia, Arthritis, MS, etc., but also said that she and her dog Truman enjoy the dog park and, if anything, they need more dog park space, not less. She provided the following comments for the Board's consideration (presented in their entirety, as submitted):

As plans move forward for additional facilities at Baron Cameron Park, I would like to reiterate my support for ANY future configuration of aquatics facilities to include a therapeutic facility. I am part of the aging population currently growing in number and need in our community. I have found water aerobics to be part of the healthy lifestyle I need to continue to function in my daily life. I currently attend the Advanced Class for those with Fibromyalgia, Arthritis, MS, etc., and feel it is a medical necessity. This class has been a major part of preparing for and recovering from three joint replacements. It has also helped me lose a considerable amount of weight and improve my overall well-being to the point that I was able to participate in water Zumba classes - an activity that I hope will be offered again soon.

As I attend my classes, I find many participants cannot comfortably tolerate the water temperature of our "regular" pool. Most continue to attend even though it is sometimes painful. The 90 degree average temperature of a therapeutic pool would be so helpful to them. Thus far, I am able to tolerate the current situation, but that could change for me as it could for most of the population - including you or a member of your family. As news of a new facility at Baron Cameron Park spreads, I find therapeutic pool is not a well understood concept. Recently someone said, "There's a hot tub there - what more do you need?" Information and education needs to be part of your plan as well.

In planning any additions to what is offered at Baron Cameron Park, I trust you will realize that the dog park defines community for a lot of people. Our animals stay well exercised and socialized while running and playing with their friends. Dog owners socialize while we enjoy the fresh air and community spirit exemplified there. Communicating what is and is not planned for the future of the dog park, fields and garden plots needs to be a priority as well.

Thank you to each member of the board for your time and community service. A special thank you to Executive Director Leila Gordon and all staff - particularly the aquatics department and the gifted instructors we are so fortunate to have there!

**Karen Compton, Reston resident**, said she is here because she has a strong feeling about money. She indicated that she is standing in a facility that is 33 years old that is not paid for. She said that a new



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facility would be paid half by Fairfax and half by Reston, while the rest of the recreation centers in Fairfax are paid for 100% by Fairfax. She doesn't understand why Reston has to pay for half of this center when we haven't paid off our existing facilities. She thinks the Reston community needs to speak out loudly to remind Fairfax County that Reston is a part of the County and we need to be supported like the rest of the County's communities.

Leila indicated that RCC Hunters Woods was paid off and has no debt.

**Patricia de Guzman, Reston resident**, said she owns a dog, but the dog is too old to use the dog park. I am a swimmer and I enjoy the occasional water Zumba class at RCC Hunters Woods. However, she is against the building of an edifice on open land - one that will add to the traffic problems. She also wants to speak for soccer children since this meeting is being held on spring break and Passover and they can't be here. She said she walks in the Baron Cameron Park area a lot with her dog and always see a myriad of people using the soccer fields. She sees little kids and older kids playing in the evening. It's fun to watch, it's beautiful and it's open space. She said Reston is growing by leaps and bounds and we do not need more cement, brick, steel and glass on that corner. She is also opposed to what it would do to the traffic. She said Reston already has a traffic problem on the corner of Wiehle and Baron Cameron. She said that she drives by that corner on her way to work. She has witnessed three accidents so far this year. Her last point is that of a tax payer in Reston. She said she came here about 12 years ago with X taxes and X HOA dues. Now both of those things are X+ Y +Z. She said she does not want to pay for a facility and she does not want it in the proposed location.

Following the meeting, Patricia e-mailed the following comments, presented in their entirety as submitted:

I am not in favor of the project. I love having the open fields and the bordering brush and trees. Reston has too many huge edifices now - with acres of black parking. The fields are used by teams of all ages and by those of us who merely like to walk along the edges and listen to the birds in the brush and bushes. The current traffic at that part of Reston is atrocious now and will get worse with than new housing on North Shore. I also do not want to pay with my taxes for such a complex. It is time that people with specific needs join private facilities. We in Reston should not have to provide an aquatic center for the county. Similarly we do not need indoor tennis courts. I used them extensively in Massachusetts which has a much shorter outdoor season. Indoor tennis is not nearly as much fun as outdoor. Why do we tax payers have to provide expensive indoor courts for a few verbal people who want their needs met? In other states people join private facilities for their interests.

Thanks for reading

Yours with concern about taxes and questionable cement growth.

Patricia de Guzman

**Bill Morrissette, Reston resident**, said he is a builder who builds facilities such as this and he also worked on the rehabilitation of 16 historic overlooks on Skyline Drive. He couldn't help but think of all the memories that took place there: engagements, family photos, etc. He used to live in Laurel, Md. When his house was robbed of everything he owned and his dog's throat was cut, he started looking for a better place to raise his son. Reston is a planned community, which lends itself to closeness. He has a new dog Snickers and he loves to go to the dog park. He also has classic cars and likes to drive them. He used to sit at the Reston Town Center to have a coffee and look at the sun shine. As more buildings were built, the sunshine has been replaced with shade. He said he is not selling out and that he will forego the potential profits that he could see (as a construction business owner). He believes this is wrong.

**Lucy Manheim, Fairfax resident**, said she is a member of Reston Masters Swim Team and came here to support the proposed aquatics center. However, she has changed her mind – not about the aquatics center, but about where to put it. She thinks it should be built in Tall Oaks or Isaac Newton square. She said other communities have modern swimming aquatics and exercise centers. She thinks a similar facility in Reston could bring a lot of money to the community from time to time due to swim meets. It would also bring another layer of notice to our community. It would be good notice and a step up from where we are on the triathlons, marathons and swimming. We would bring in finances that Reston doesn't have right now. It would be exciting. She supports an aquatics center somewhere else in Reston.

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**Eric Thompson, Reston resident**, said he has lived in Reston since 1978. He said the proposed center sounds like a good idea, but he can't think of a worse place to put it. He said Wiehle and Baron Cameron is the worst intersection in Reston. He's lived around the corner from it for 20 years now. He said there have been seven fatal accidents that he can recall. He said there are 2-3 non-fatal accidents per week, year-round. He thinks when you add construction traffic and then patron traffic, it will be a nightmare. He is also a dog owner and thinks we need the park there. He said the swim center is a great idea, but Baron Cameron Park is not a good place to put it.

**Drew Banister, address not given**, said he has lived in Reston since before God. He said Reston is a great open place. He remembers coaching kids in baseball, including Charlie Taylor's son, and thinking Baron Cameron Park was wonderful and maybe someday the trees could be removed and there could be fields put in. Some folks disagreed at the time, but the trees eventually came down and a great park was built. He has a little dog Bob (108 pounds) and a little dog Teddy (130 pounds). They need a place to go. He agrees that things need to be built but suggested that the aquatics center should be built close to the places that need them. He suggested putting it near the old people that want the warm water. He doesn't think everything needs to be combined in one space. He said open space is beautiful. We don't want it to be all buildings. Traffic will come and it will be a waste of good land.

**Carrie Sawicki, Reston resident**, gave the following comments, presented in their entirety:

My name is Carrie. I live in the Longwood Grove neighborhood directly across the street from Baron Cameron Park and I agree with everything said here tonight. Yes, the need for an indoor sports facility, a dog park, and the maintenance of parkland are all concerns I can agree with. But, I implore all involved, the RCC, RA, Fairfax County Park Authority, swimmers, facility goers, and dog park users to consider the impact on the surrounding neighborhoods. I love dogs. I have 2 dogs. I do not use the dog park, but I supported it...just not where it is currently located in the park. While you may enjoy an hour or 2 a day or a week there when you leave the park, the activity stays...as do other users...leaving me impacted 12 hours a day by the added traffic, dirt, and barking. I understand wanting what you want, but please consider that placing these things in Baron Cameron Park will not only destroy parkland which we will never get back, but that they have a daily and long lasting impact on the neighborhoods that surround it. Thank you.

Following the meeting, Carrie also e-mailed the following comments and questions, presented in their entirety, as submitted:

I attended the March 25<sup>th</sup> focus group held at the RCC Hunters Woods. While I appreciated the format and the opportunity to voice my opinion, and hear the opinions of others, I have concerns.

Past experience tells me that things become public knowledge once they are foregone conclusions in the minds of those in charge of planning. I am trying to believe that this is not the case regarding the proposed RCC annex at the Baron Cameron Park location. I hear authorities telling me that BCP is just one of several potential sites being explored, however the articles I read and the focus of those in attendance of the meeting says otherwise. I am angered that no signs were posted outside the park and that neighborhoods that would be directly affected were not directly notified. I am also extremely perplexed as to how one is to support something that to date is merely a concept.

Right now there are too many questions and far too few answers for me to make a fully educated decision. I can say that I favor *the idea* of a facility that will meet the needs of the many, not the few, in Reston far into the future, but it should NEVER be done at the expense of parkland/open space/natural areas...EVER! Nor should it be a decision driven by the few over the objections of, or at a cost to, the many. Baron Cameron Park is nestled in a cluster of neighborhoods whose homeowners enjoy the open space in many different ways and whose lives would be impacted on a daily basis by traffic and noise (in addition to the traffic and noise from the dog park, morning commuters cutting from the Fairfax County Parkway to the toll road, and shortly the Silver Line).

After listening to the majority of speakers, I asked if I could say something. I had heard from people how badly we needed a state of the art 'university style' swim facility, the need to maintain (or expand) the dog park, the love people have for the Baron Cameron fields and Reston's open spaces in general, and concerns for what the impact of such a facility will have on traffic/neighborhoods in the area. It was at that point I decided to speak from a personal perspective.

As a side note regarding the dog park when it was proposed I attended meeting where any questions raised were scoffed at, where my neighbors and I were treated with disdain, and were directly told that there were no legitimate concerns. In articles are concerns were ignored and labeled as

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opposition. All we asked was for Reston Dogs and FCPA to consider a location further back in the park where it did not border our neighborhood.

- Traffic- We were told...90% will walk we were told. \*This is not the case.
- Dirt- We were told...Healthy grass will be maintained by dividing the park into 2 sections, using 1 side at a time. \*The 2 sides are used for different sized dogs and the dirt clouds can be seen wafting across Wiehle Ave. at times.
- Noise- We were told that none would be heard and assured cars coming down Wiehle will muffle the barking. \*As I sit here I am listening to multiple dogs that have been barking for the past hour. So I am sure now, that you can understand why I am leery of processes and promises.

As I have said, I will never support the use of parkland, open space or natural areas in Reston for this state of the art indoor facility. Nor will I support it being placed in a densely populated residential area.

And, in regard to the facility itself I want to know the following:

- All parcels of space being considered
- When will impact studies be done on these sites
- When will the cost analyses be completed
- Sports and amenities to be built at indoor facility
- Square footage of facility
- Number of parking spaces needed to support facility
- Will there be a parking garage
- Plans for landscaping the property
- Who will pay maintenance and repair costs
- How was it determined that this facility is needed
- What does proximity to the Silver Line have to do with this facility

Worst case scenario and this facility ends up in BCP the surrounding neighborhoods will deserve to know the following:

- All of the above, PLUS
- Exact location of facility within BCP
- Total size and scope of facility and grounds
- Design elements
- Amenities
- How many soccer fields will remain intact and usable
- Will this affect the softball field
- How many trees bulldozed
- Landscaping plans and tree replacement
- Will the facility be accessible from Wiehle (I hope not!)
- Are there plans to move or enlarge (Please, no!) the dog park
- HOW HEAVILY WILL YOU INVOLVE, & WEIGH THE CONCERNS OF, THE LONGWOOD GROVE NEIGHBORHOOD AND OTHERS NEARBY THE PARK WHOSE DAILY LIVES WILL BE DIRECTLY AND POTENTIALLY NEGATIVELY IMPACTED BY THIS POOR DECISION?

**Anne Barbero, address not provided,** said she understands that not all people are not comfortable with standing to showing their support. She asked if anyone present thought it was a good idea to locate a facility in Baron Cameron Park. There were attendees who said they thought it was a good idea. She said that of those at this meeting, there are very few people who think that location is a good idea. She asked if RCC has explored other locations and what the financial implications of those locations would be. She understood that there would be a big benefit in getting the land for free and only having to pay for construction. What would it look like at Tall Oaks or Isaac Newton?

Leila said the report with that data is scheduled to be delivered at the April 8 Finance Committee meeting. She indicated that this opportunity represents one opportunity that carries no costs for the land. When the data is reported, we'll look at the land costs of other locations and see what the tradeoff is. She said the Board does not plan to proceed without that information. They will look at other locations and look at the tradeoff between them.

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A guest asked if the center was built at Baron Cameron, where would the dog park be moved to.

Leila responded that the Park Authority planning process would consider the entire 68 acres. She said until the Park Authority listens to the kinds of comments that the RCC Board has been listening to and considers all of the Park's uses, she doesn't think that we will have an answer to that question because the Park Authority will have to come up with an answer. The Park is the property of the Park Authority. It does not belong to RCC. Leila indicated that she sees no reason why there would need to be a loss of the uses there; fields and dog park uses could well remain.

Leila said that she appreciated everyone's input and that we needed to move into the portion of the meeting that would be a focus group to imagine what a recreation center would look like. She explained that the Board needed that input from the community in order to make a fully educated decision on this opportunity. Leila said that we needed to move into the next portion of the meeting so that we could give those people in support of a facility the same opportunity as has been given to everyone who spoke in opposition to the facility this evening.

**David Okerson, Reston resident**, said he is a resident of Longwood Grove. He said that he has had the experience of dealing with the Park Authority's planning process before. He said he cannot speak more lowly of it. He said the Park Authority simply pretends to listen to public input and then do not accept it. He is concerned that the same process might happen here. He thinks it is very easy to organize a public meeting by inviting all the proponents of the facility – such as swimmers and hot tubbers - but not bother to tell the people that will have to live across the street from it. He wonders whether that was intentional. He said it's very easy to take notes at a public meeting and get precisely the answer you have pre-decided. He thinks that if this goes to the Park Authority, that they will have already decided what they want to do. He asked Bill Bouie for a response. Bill B. responded that there was no pre-determined decision. David said they had last time and asked why he should trust them. He thanked RCC for holding this meeting but said he is concerned about it and does not want to pay for facility for Fairfax County and doesn't want it across the street from his home.

There were a few questions from guests that did not identify themselves. One guest asked if we could add underground parking to the RCC Hunters Woods facility in order to renovate that facility instead of building a new one. Leila said that was not a possibility due to restrictions on parking related to RCC's shared parking arrangement with the owner of the shopping center. She encouraged the attendees to send their proposals to RCC for consideration.

A guest said she found out about this meeting at the last minute and asked how she would find out about future meetings. Leila said that all attendees who signed in would be added to our distribution list and shared with the Park Authority. The woman asked how her neighbors would find it. Leila encouraged the woman to share information with her neighbors. She also said that all of our meetings are published on our website, in the buildings and with the media, including Reston Patch and newspapers.

Public comment ended and the Focus Group began at 8:05 p.m.

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### FOCUS GROUP

Sam Jung of Brailsford & Dunlavy welcomed the group and explained that the purpose of tonight's discussion is to imagine the features of a potential recreation facility. He further explained that we are still "visioning" every possibility and we should therefore not restrict our input. Brailsford & Dunlavy would then use this discussion – along with the February 11 discussion – to develop costs of the options to deliver to the Board for review. He said Reston is a unique community and we want to reflect that. He added that this session will focus on facility amenities that resonated with people at the first session that Brailsford & Dunlavy conducted on February 11: aquatics, fitness/recreation, and multi-purpose rooms. In addition to facilitating general discussion about potential recreation center amenities, Sam and another representative from Brailsford & Dunlavy distributed a survey for participants to indicate the level of importance they place on a list of potential features (a copy is attached.)

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### Aquatics

There was general discussion about aquatics amenities. The group agreed that at any aquatics facility should feature the below items:

- Non-slip flooring
- Hot-tub/Spa
- Walking areas should be sufficiently wide
- Ample lockers
- Ample showers
- Wet classroom
- Modern ventilation

The group suggested that a facility should contain two pools, with a possible third pool that could be an outdoor children's pool with water spray features. Below are the discussed amenities for the indoor pools:

- **A warm pool for lessons and therapeutic use**
  - Zero-depth entry
  - Chair lift
- **A cold pool for competitive use (Fairfax County pools are too warm for competitive use)**
  - 50M minimum , more could come later as money is available
  - 75M pool with bulkhead is standard for major swim meets
    - 25 of those meter meters used for warm-up
  - University-grade swimming pool: University of Maryland pool is ideal. It has a warm-up/down pool
  - Electronic timing capabilities (touch pads in competition pool).
  - Diving Well w/3m and 1m capabilities
  - Timing board for competition, to include swimmer names
  - Seating for hundreds (could accommodate 300 swimmers plus parents)

### Fitness

There was general discussion about current RCC fitness offerings. The ceiling fans are too low and the rooms are too small to comfortably accommodate all those wishing to take classes. There are also a lot of waitlists because RCC cannot accommodate the community's fitness needs in the current space. Some guests suggested that aquatics facilities would be incomplete without complementary fitness equipment. Below is a summary of the group's wish list for fitness amenities:

- Large dedicated fitness space.
- Indoor running track.
- Weight room
- Indoor tennis
- Indoor basketball

### Multi-purpose Rooms

The group suggested that a facility should meet a variety of needs within the community, including:

- Soft play space for a children/childcare
- Sport courts that can serve other purposes
- Meeting rooms

### Other

In general, the group agreed the any facility should be built with the following considerations:

- It should be environmentally-friendly (LEED certified).
- It should be beautiful on the inside and outside.
- The impact on traffic and local neighborhoods should be considered.
- It should be built with an aim to preserve open space.
- It should be affordable for residents of Small Tax District 5.
- It should meet the needs of the entire Reston community, not a small group of users.

**Other comments from the community during the Focus Group included:**

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**Leila Gordon, RCC Executive Director**, responded to questions regarding the financial scope and size of a potential facility. Leila reiterated that building any facility will involve a bond referendum. The amount is not something that can be determined today. We are at the beginning of a process and if the Board decides to move forward with this opportunity, the end of the process will result in a vote for Small Tax District 5 residents only. Regarding size, she said Oak Marr proves we have similar facilities in the area (built by the Park Authority) that are not outrageous and are standard pools for a community. We're just talking about doing it the Reston way.

**Lisa Ehrhardt, RCC Board member**, reminded the group that all meetings were advertised through all RCC channels, as well as the media. She said she has lived in Reston for a long time and there is always give and take in Reston. She hopes the community will remember that and be open to this discussion. She said the Board wants to hear all voices and will carefully consider the entire community before making any decision. She said the RCC is holding multiple meetings over the course of five months to ensure that there is ample time to hear everyone's input, before a decision is made by the Board.

**Suzi Jones, Reston resident**, commended Leila for the process that she has implemented for a potential center. She said it could be painful at times, but it's very good and it involves the entire community. She said that it's evident that people want a facility, but are concerned with the location and costs.

The Focus Group ended at 9:15 p.m. concluding the Long Range Planning Committee meeting.

**RESTON COMMUNITY CENTER  
PROGRAMMING QUESTIONNAIRE**

As RCC considers opportunities related to developing an indoor recreation facility, please indicate your interest in the following program elements:

*(please place an "X" by each of the facility programs)*

Scale	1 Very Low Interest	2	3	4	5 Very High Interest
<b>AQUATICS</b>					
Competitive Pool (25M or 50M pool)					
Diving Well (deep water area for diving, water polo, classes, etc.)					
Leisure Pool (zero depth entry, water features)					
Therapy Pool (warm water therapeutic pool)					
Wet Classrooms (use for classes/training, birthday parties, etc.)					
Hot tub / Sauna					
<b>COMMUNITY/MULTIPURPOSE SPACES</b>					
Soft Play Rooms for Children (short-term child care area)					
Multipurpose Meeting Rooms					
Casual Space/Lounge Area					
Classrooms					
Concessions/Vending Area					
<b>FITNESS/RECREATION</b>					
Weight and Fitness Area (cardio machines, free weights, etc.)					
Multipurpose Rooms/Studios (fitness classes, yoga, spinning, etc.)					
Indoor Running/Walking Track					
Multipurpose Sport Courts (Basketball, volleyball, soccer, etc.)					
Climbing Wall					
<b>OTHER (please fill in)</b>					



**SUMMARY OF MINUTES  
RESTON COMMUNITY CENTER  
BOARD OF GOVERNORS PERSONNEL COMMITTEE REPORT  
March 25, 2013**

The Personnel Committee met on Monday, March 25, 2013.

**Present were:**

- Bill Bouie, Chair
- Bill Penniman, Vice Chair
- Cathy Vivona
- Lisa Ehrhardt

**Absent and Excused:**

- Vicky Wingert
- Bill Keefe

Bill Bouie called the meeting to order at 8:08 p.m.

**MOTION #1:**

**To Enter Into Closed Session to Discuss a Personnel Matter**

Bill B. moved to enter into closed session pursuant to the Virginia Freedom of Information Act, chapter 2.2-3705, Section 1, to discuss a personnel matter. Bill P. seconded the motion. The motion passed unanimously.

The Board entered into closed session.

**MOTION #2:**

**To Reconvene in Open Session**

Cathy moved to reconvene in open session. Bill P. seconded the motion. All Board Members certified that to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under the aforementioned chapter and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the public body.

The Board reconvened in open session.

**MOTION #3:**

**To Proceed with the Personnel Matter Agreed Upon in Closed Session**

Bill P. moved to proceed with referral of a personnel matter to the Board for resolution. Cathy seconded the motion. The motion passed unanimously.

Bill B. adjourned the meeting at 8:27 p.m.