



RESTON COMMUNITY CENTER



**Reston Community Center
Building Committee Report**
Revised October 29, 2013

Background:

On February 11, 2013, the Reston Community Center (RCC) Board of Governors announced that it was opening dialogue with the community regarding an opportunity to partner with the Fairfax County Park Authority to build a recreation center at Baron Cameron Park. On June 17, 2013, the Reston Community Center Board of Governors tasked its Building Committee with exploring additional potential locations for a new recreation center. It requested a report on the Committee's findings, to be presented to the Board in fall 2013. The RCC Building Committee met on July 8, 2013 to finalize the list of sites to explore. A list of 11 sites was established, based on public comment provided to RCC via e-mail or at public meetings held between February and July, 2013. The final list included these sites:

- 1.) Baron Cameron Park
- 2.) Reston North Park (North of Home Depot)
- 3.) Reston National Golf Course
- 4.) Reston Heights Phase II
- 5.) U.S. Geological Survey
- 6.) Reston Regional Library, reconstructed *
- 7.) 5-acre "park" in North Reston Town Center *
- 8.) South portion of Lake Fairfax Park
- 9.) Tall Oaks Village Center
- 10.) Isaac Newton Square
- 11.) RCC Hunters Woods

**The Reston Regional Library and the 5-acre park in North Town Center were later combined into one "Reston Town Center (North)" option as the Building Committee decided that the location needed to be considered in its entirety.*

In addition to establishing a site list, the Building Committee discussed data needed and criteria to explore when considering each site. The Committee established the below list:

- 1.) Site Identity, Acreage, Availability
- 2.) Ownership
- 3.) Cost (including new building/demolition and other site-related costs)

- 4.) Zoning/Current Use
- 5.) Environmental and Design Considerations
- 6.) Engineering and Traffic Considerations
- 7.) Accessibility to Patrons/Neighborhood Impact

The Building Committee decided to conduct a site tour to allow all available Board members the opportunity to visit each site in order to consider the above criteria and see what the site attributes were. The tour was held on July 22, 2013 at 5:30 p.m. An agenda, site list and map were published to the RCC website on July 19 so that members of the public could join Board members at each stop if desired. The Building Committee met at 8:00 p.m. following the tour; the meeting time was published in accordance with all applicable notice requirements. All members present discussed each site, including advantages and disadvantages that they observed during the tour. The key points of those discussions are included in the following report and have been supplemented by additional Board and staff research.

Summary of Findings:

After exploring ten site options, the Committee recommends that three sites remain viable locations for a potential Reston Community Center recreation center: Reston Town Center North, Baron Cameron Park and failing the viability of either of those, RCC Hunters Woods. The Board has sent a letter to Deputy County Executive Rob Stalzer indicating their interest in having Fairfax County consider planning for an indoor recreation facility among the County/public functions in a reconfigured array of public/private development features. In addition, the Building Committee believes that RCC should continue to explore the potential for an indoor recreation facility at Baron Cameron Park. Since either of these two possible locations requires a partnership with the Fairfax County Park Authority, the Building Committee recommends that the Board express its desire to continue to discuss the potential for a partnership at either location to address the indoor recreation needs of the community.

Should the potential for a partnered option with the Fairfax County Park Authority fail to be successful, the committee recommends that the Board examine the potential for expansion at the RCC Hunters Woods site as the next option to consider. Other sites that were explored present challenges in zoning, site potential for handling traffic, site acquisition costs, and other hurdles that make them prohibitively expensive to consider. Details for all sites – including explanation for why sites were removed from consideration – are provided in the following pages.

-Vicky Wingert

Chair, Building Committee

On behalf of the Building Committee: Bill Keefe, Lisa Ehrhardt, Roger Lowen and Gerald Zavala

Index 1A: Site Map

Index 1B: Site Photos

Building Committee Recommendation: Based on the below information, the Building Committee recommends that the Board consider this site a strong location option for a new recreation center; the Board should continue to work with the Park Authority to explore an RCC recreation center at this location.

Ownership	Fairfax County Park Authority
Availability	The Park Authority is currently master planning the entire park and is considering RCC's proposal for inclusion of a recreation center in the plan.
Acreage	60 acres
Zoning Status	General Combination Development, zoned for outdoor recreational facilities and parks
Land Cost Estimate (RCLCO)	\$300,000 - \$500,000 per acre
Fairfax Cty. 2013 Assessment	\$9,629,860 (\$9,624,000 land / \$5,860 building)
Re-Zoning Costs	No
Demolition Costs	No
Environmental/Design	Soil conditions unknown. Tree cover/canopy will not need to be reduced.
Engineering/Traffic	Water & sewer connected. Gas not available. Two entrances: Wiehle Ave. and at the intersection of Wiehle/Baron Cameron. It will also be accessible via bus lines (to and from the new Silver Line), providing a convenient public transportation option. The Park Authority master planning process will consider traffic flows and circulation issues as well as other site considerations in developing concept plans for public comment.
Patron Accessibility	Site is centrally located close to the geographic center of Reston's population. North Reston location would complement the RCC Hunters Woods South Reston location and provide recreation and fitness options to North Reston residents and employees.
Neighborhood Impact	Closest residence is separated from the park by four lanes of traffic and a median. Distance is approximately 300 feet. Neighbors have voiced concerns regarding traffic impacts and potential for overflow parking in neighborhoods.

Following a site visit and discussion, the Building Committee indicated the following for this facility:

- ADVANTAGES**
- Available
 - No land cost
 - Distance from neighbors and site contours would minimize view-scape issues
 - Accessible via two entrances
 - No changes to tree cover/canopy
 - No demolition or re-zoning costs
 - Located near geographical center of Reston population

- DISADVANTAGES**
- Neighborhood opposition based on parking and traffic considerations
 - Some prefer retaining site as solely open active recreational space
 - Soil conditions unknown

No Additional Considerations.

Index 2A: Site Map

Index 2B: Site Photos

Building Committee Recommendation: Present owners pursuing new site plans. Proximity to Wiehle-Reston East Station presents high commercial value opportunity. Based on the costs involved in site acquisition and demolition issues, the Committee does not recommend exploring this option as a viable location for a recreation center.

Ownership	APA Properties No. 6 LP (see Additional Considerations below for property detail)
Availability	Not available
Acreage	30.5 acres
Zoning Status	Industrial General, zoned for condominium offices less than four stories.
Land Cost Estimate (RCLCO)	\$400,000 - \$500,000 per acre
Fairfax Cty. 2013 Assessment	\$45,517,830 (\$13,870,710 land / \$31,647,120)
Re-Zoning Costs	Yes
Demolition Costs	Yes; unknowns regarding hazardous materials issues.
Environmental/Design	Proximity to the Reston East station is both an asset and liability here; property lines suggest that it could be difficult to navigate to/from the property.
Engineering/Traffic	Water, sewer & gas connected. Current traffic studies suggest peak hour challenges for vehicular transit.
Patron Accessibility	Accessible by bike, Metro, bus; walking/biking pathways.
Neighborhood Impact	Generalized to traffic impacts on nearby neighborhoods to the south and north.

Following a site visit and discussion, the Building Committee indicated the following for this facility:

ADVANTAGES

- Proximity to Metro

DISADVANTAGES

- Not currently for sale
- Not zoned for active recreation
- Demolition unknowns
- Accessibility issues for vehicle traffic
- Availability may be impacted by Comprehensive Plan requirements

Additional Considerations: The above data includes the following properties:

Property	Acreage	Land Value	Building Value	Total Value
1943 Isaac Newton Square (E-1)	3.6	\$1,665,890	\$11,080,590	\$12,746,480
1925 Isaac Newton Square (E-2)	3.5	\$1,645,220	\$12,384,660	\$14,029,880
1930 Isaac Newton Square (C-1)	3.3	\$1,530,120	\$422,200	\$1,952,320
11440 Isaac Newton Square (N-1)	5.9	\$2,567,010	\$639,000	\$3,206,010
11410 Isaac Newton Square (N-2)	5.7	\$2,620,250	\$2,657,260	\$5,277,510
11411-11415 Isaac Newton Square (S-3)	3.6	\$1,640,350	\$1,870,980	\$3,511,330
1916-1928 Isaac Newton Square (W-2)	4.8	\$2,201,870	\$2,592,430	\$4,794,300
	30.5	\$13,870,710	\$31,647,120	\$45,517,830

Index 3A: Site Map

Index 3B: Site Photos

Building Committee Recommendation The only viable location in the park is at the south end of the Park, which takes at least five minutes to reach after entering the park’s only entrance. RCC would need to work with the Park Authority to add an entrance in order to ensure the center is successful. Attempts to add a similar entrance in the past have been unsuccessful. The space being considered shares a border with residential homes and would significantly impact those properties. The Building Committee does not recommend this location as viable for a recreation center.

Ownership	Fairfax County Park Authority
Availability	Lake Fairfax’s master plan was finalized October 2001. The Park Authority is not currently considering revisions to that plan; current plans involve substantial capital improvements.
Acreeage	292.69 acres
Zoning Status	Residential estate, zoned for outdoor recreational facilities and parks
Land Cost Estimate (RCLCO)	\$500,000 - \$1,200,000 per acre
Fairfax Cty. 2013 Assessment	\$13,034,270 (\$11,358,000 land / \$1,676,270 building)
Re-Zoning Costs	No
Demolition Costs	No
Environmental/Design	Substantial tree removal required.
Engineering/Traffic	Water & Sewer connected; gas not available. Location is only accessible by one road. The proposed site for a recreation center would be an additional 5-10 minute drive after entering the park at the current entrance.
Patron Accessibility	North Reston location would complement the RCC Hunters Woods South Reston location and provide recreation and fitness options to North Reston.
Neighborhood Impact	The required 2-4 acres needed at the park would directly border residential housing if sited in areas representing the least conflict with current users.

Following a site visit and discussion, the Building Committee indicated the following for this facility:

- ADVANTAGES**
- No land cost
 - No demolition or re-zoning costs
 - Located near geographical center of Reston population

- DISADVANTAGES**
- Not currently available
 - Significant neighborhood impact
 - Reduction in tree cover/canopy; natural areas
 - One park entrance and additional 5-10 minute drive to reach proposed site.
 - Challenging topography

No Additional Considerations.

Index 4A: Site Map

Index 4B: Site Photos

Building Committee Recommendation: This location is too small, does not provide adequate parking, would require removal of a sapling farm and could also involve significant zoning concerns. There are no water or sewer lines at this location. For these reasons, the Building Committee does not recommend this as a viable location for a potential recreation center.

Ownership	Fairfax County Park Authority
Availability	Not available
Acreage	9.5 acres
Zoning Status	Residential Development, zoned for outdoor recreational facilities and parks
Land Cost Estimate (RCLCO)	\$500,000 - \$1,200,000 per acre
Fairfax Cty. 2013 Assessment	\$2,396,000 (land cost estimate; no building on land)
Re-Zoning Costs	Yes
Demolition Costs	Yes
Environmental/Design	Water, sewer and gas not available.
Engineering/Traffic	Adequate parking not available; only one way in and out.
Patron Accessibility	Site is located close to geographic center of Reston population. North Reston location would complement the RCC Hunters Woods South Reston location and provide recreation and fitness options to North Reston.
Neighborhood Impact	Park borders residential area.

Following a site visit and discussion, the Building Committee indicated the following for this facility:

- ADVANTAGES**
- Located near geographical center of Reston population

- DISADVANTAGES**
- High cost to install water/utilities
 - Not currently available
 - Too close to residential and commercial properties
 - Loss of trees (sapling farm)
 - Poor traffic ingress/egress: one entrance
 - No Master Plan for park

No Additional Considerations.

Index 5A: Site Map

Index 5B: Site Photos

Building Committee Recommendation: RCC (Fairfax County) owns the property and there would be no acquisition costs. Parking is provided via a shared parking arrangement with the shopping center which is owned by EDENS. EDENS has indicated they would be amenable to discussion of RCC expansion. Challenges would include the stacking requirement to fulfill the entire program of indoor rec features; as well as the impact of construction on the existing facility and users.

Ownership	Fairfax County Board of Supervisors (RCC)
Availability	Property available, but revisiting parking overlay and altering spaces allocation would require consent of shopping center's management company.
Acreage	2 acres
Zoning Status	Community Facilities, zoned for cultural & entertainment, NEC
Land Cost Estimate (RCLCO)	No cost to acquire; not studied specifically by RCLCO
Fairfax Cty. 2013 Assessment	\$6,745,260 (\$1,332,000 land / \$5,413,260 building)
Re-Zoning Costs	Yes, would need to re-zone for additional parking.
Demolition Costs	High; would also require consideration of existing users.
Environmental/Design	Water & sewer connected; Gas to current building established in 2013.
Engineering/Traffic	Multiple entrances; good traffic ingress/egress.
Patron Accessibility	Accessibility is adequate for current facilities, renovation challenges for construction vehicles and new parking agreement required.
Neighborhood Impact	Significant; site shares borders with residential and commercial properties.

Following a site visit and discussion, the Building Committee indicated the following for this facility:

- ADVANTAGES**
- Buildable land
 - Good traffic egress/ingress
 - No land acquisition cost

- DISADVANTAGES**
- Zoning challenge related to parking
 - Significant impact to residential and commercial properties
 - Disruption in programming, income stream
 - No staging area for construction
 - Lack of accessibility to other geographic parts of Reston

Additional Considerations: Expansion of this facility would likely close RCC Hunters Woods for at least one year, resulting in lost revenue and disruption in programming for the community.

Index 6A: Site Map

Index 6B: Site Photos

Building Committee Recommendation: The Building Committee does not recommend considering this property since construction has already begun on a County-approved mixed use development; the land is therefore not available.

Ownership	JBG RIC LLC
Availability	Not available; Board of Supervisors approved and construction has already begun on 400 new apartments and 65,000 square feet of retail space.
Acreage	8 acres
Zoning Status	Commercial/Industrial Development, zoned for general hi-rise equal or more than five stories.
Land Cost Estimate (RCLCO)	\$600,000 - \$2,000,000 per acre
Fairfax Cty. 2013 Assessment	\$46,810,080 (\$19,953,210 land / \$26,856,870 building)
Re-Zoning Costs	N/A
Demolition Costs	N/A
Environmental/Design	N/A
Engineering/Traffic	Water, sewer and gas connected
Patron Accessibility	N/A
Neighborhood Impact	N/A

Following a site visit and discussion, the Building Committee indicated the following for this facility:

ADVANTAGES

DISADVANTAGES

- Currently under construction

Additional Considerations: The Building Committee did not explore all criteria for this property because construction has already begun on a County-approved mixed use development plan.

Index 7A: Site Map
Index 7B: Site Photos

Building Committee Recommendation: The Building Committee does not recommend considering this property since Reston National Golf Course is not interested in providing land for Reston Community Center use.

Ownership	RN Golf Management LLC
Availability	Not available
Acreage	48 acres
Zoning Status	Open Space, zoned for commercial golf courses
Land Cost Estimate (RCLCO)	\$600,000 - \$2,000,000 per acre
Fairfax Cty. 2013 Assessment	\$1,497,850 (\$1,301,860 land / \$195,990 building)
Re-Zoning Costs	No
Demolition Costs	No
Environmental/Design	Impact to existing site features.
Engineering/Traffic	Water, sewer and gas connected. Poor traffic egress/ingress.
Patron Accessibility	Depending on how sited, might be in proximity to trails/pathway system.
Neighborhood Impact	Significant residential development in areas adjacent to the golf course.

Following a site visit and discussion, the Building Committee indicated the following for this facility:

ADVANTAGES

- DISADVANTAGES**
- Traffic ingress/egress; only one entrance
 - Not currently available
 - Residential proximity

Additional Considerations: RN Golf Management has not indicated intent to sell the property; its re-zoning appeal has been indefinitely deferred.

Index 8A: Site Map

Index 8B: Site Photos

Building Committee Recommendation: Fairfax County is currently master planning this site and the RCC Board has requested that a recreation center be included in the master plan. The Building Committee suggests that the Board continue to pursue this request with the County and that this location be considered a viable location, and should be pursued in consultation and collaboration with the Park Authority.

Ownership	Mixed, includes Fairfax County, Fairfax County Park Authority, Inova.
Availability	Fairfax County is currently master planning this site and is considering RCC's proposal for inclusion of a recreation center in the plan.
Acreage	Approximately 22 acres being considered in the planning exercise; the Park Authority land totals 5 acres.
Zoning Status	Commercial/Industrial Development
Land Cost Estimate (RCLCO)	\$600,000 - \$2,000,000 per acre
Fairfax Cty. 2013 Assessment	\$2,613,600 land only (no building on site)
Re-Zoning Costs	No
Demolition Costs	Yes
Environmental/Design	Several environmental issues; tree cover; RPA; site contours.
Engineering/Traffic	Water and sewer available; gas not available. Potential for reconfigured parcels to have excellent circulation and egress/ingress routes.
Patron Accessibility	Would be accessible via circulator and county bus routes, walking/bike pathway system, vehicles.
Neighborhood Impact	Low

Following a site visit and discussion, the Building Committee indicated the following for this facility:

- ADVANTAGES**
- Not yet master planned
 - Not utilized
 - Located close to other public facilities
 - Accessible
 - Center of Reston population as well as potential population growth
 - Possible proffered elements of shell, building

- DISADVANTAGES**
- Difficult construction due to challenging topography
 - Lengthy planning time horizons; possible phasing

No Additional Considerations.

Index 9A: Site Map

Index 9B: Site Photos

Building Committee Recommendation: The Building Committee does not recommend this location as a viable location for a recreation center since the management company is not interested in selling the land and there are significant location challenges with respect to accessibility.

Ownership	CRP-2 Holdings Tall Oaks LLC
Availability	Not available for sale
Acreage	7 acres
Zoning Status	Commercial/Industrial Development, zoned for neighborhood center
Land Cost Estimate (RCLCO)	\$400,000 - \$500,000 per acre
Fairfax Cty. 2013 Assessment	\$6,912,070 (\$3,499,280 land / \$2,412,790 building)
Re-Zoning Costs	Yes
Demolition Costs	Yes; high, with likely hazardous materials issues.
Environmental/Design	Likely ability to build without disturbing tree buffers.
Engineering/Traffic	Very challenging egress/ingress routes from just one road.
Patron Accessibility	Not easily accessible; businesses in this village center have failed because of poor street visibility and access issues.
Neighborhood Impact	Yes, residential areas nearby.

Following a site visit and discussion, the Building Committee indicated the following for this facility:

ADVANTAGES

DISADVANTAGES

- Not available
- Not zoned for active recreation
- Not easily accessible or visible; previous tenants have not been successful because the location is hidden and inconvenient to access.

Additional Considerations: The Building Committee does not recommend this site due to the accessibility and zoning considerations.

Index 10A: Site Map

Index 10B: Site Photos

Building Committee Recommendation: The Building Committee does not recommend this location as a viable location for a recreation center. Contacting the USGS or General Services Administration was not successful during the study period.

Ownership	United States of America (Federal Government)
Availability	Not available for sale
Acreage	85 acres
Zoning Status	Residential, zoned for hi-rise less than five stories
Land Cost Estimate (RCLCO)	\$500,000 - \$1,200,000 per acre
Fairfax Cty. 2013 Assessment	\$195,511,720 (\$29,593,710 land / \$155,018,010 building)
Re-Zoning Costs	N/A
Demolition Costs	N/A
Environmental/Design	Significant trees and natural areas.
Engineering/Traffic	Limited vehicular access.
Patron Accessibility	Limited; bike/pathways and vehicular.
Neighborhood Impact	N/A; far from geographic center of Reston population.

Following a site visit and discussion, the Building Committee indicated the following for this facility:

ADVANTAGES

DISADVANTAGES

- Not available
- Not accessible via transit
- High environmental impacts
- Far from geographic center of population

Additional Considerations: The Building Committee did not explore all criteria for this property because the USGS was unavailable for discussion and there are significant disadvantages to the site location.

BARON CAMERON PARK

11300 Baron Cameron Ave.; Reston, VA 20190

Index 1A: Site Map (Source: Microsoft's Bing Maps)





Parking lot for lower soccer fields, facing Wiehle Avenue/Longwood Grove



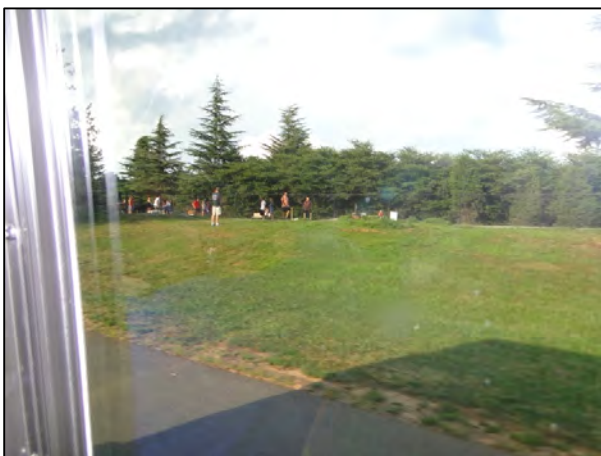
Soccer fields (looking into park)



Soccer fields



Dog park



Rear soccer fields



View from dog park parking lot facing Wiehle Avenue (and Longwood Grove)

ISAAC NEWTON SQUARE

Isaac Newton Square; Reston, VA 20191

Index 2A: Site Map (Source: Microsoft's Bing Maps)





Isaac Newton Square 1



Isaac Newton Square 2



Isaac Newton Square 3



Isaac Newton Square 4



Isaac Newton Square 5

Index 3A: Site Map (Source: Microsoft's Bing Maps)





Lake/Water Mine parking lot



Soccer fields (bordering residential housing)



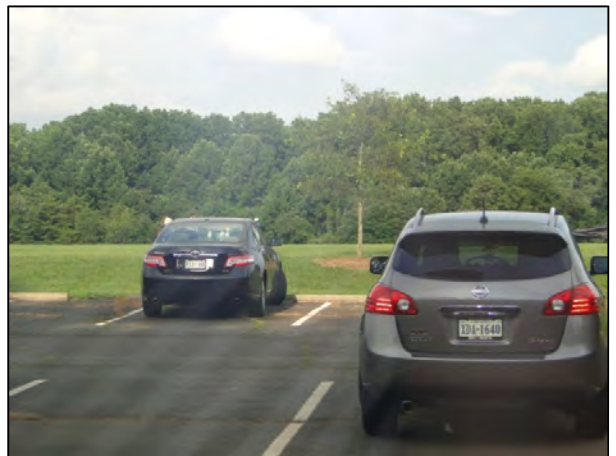
Soccer/Baseball fields parking lot



*Open (cricket) field in southeast corner of park
(bordering residential housing)*



Open (cricket) field in southeast corner of park



Southeast field parking lot

Index 4A: Site Map (Source: Microsoft's Bing Maps)



Index 4B: Site Photos



Parking lot, sidewalk and playground.



Sapling farm



Baseball field with tree line between field and houses



Trees bordering baseball field and residential houses



View from baseball field to houses



Parking lot bordering Home Depot property

Index 5A: Site Map (Source: Microsoft's Bing Maps)



Index 5B: Site Photos



RCC Hunters Woods rear parking lot



Exterior wall of existing natatorium



View from parking lot looking at natatorium exterior wall



View from rear parking lot, looking into woods



Hunters Woods parking lot (view from Dairy Queen)



Hunters Woods parking lot (view from Ledo's)

Index 6A: Site Map (Source: Microsoft's Bing Maps)





Parking lot with modular bins for construction storage



Parking lot (behind Sheraton Reston)



Sheraton Reston Loading Dock (borders parking lot)



Parking lot with modular bins for construction storage

RESTON NATIONAL GOLF COURSE

11875 Sunrise Valley Dr.; Reston, VA 20191

Index 7A: Site Map (Source: Microsoft's Bing Maps)



Index 7B: Site Photos



Parking lot facing clubhouse



Parking lot with golf course in background



Parking lot towards exit



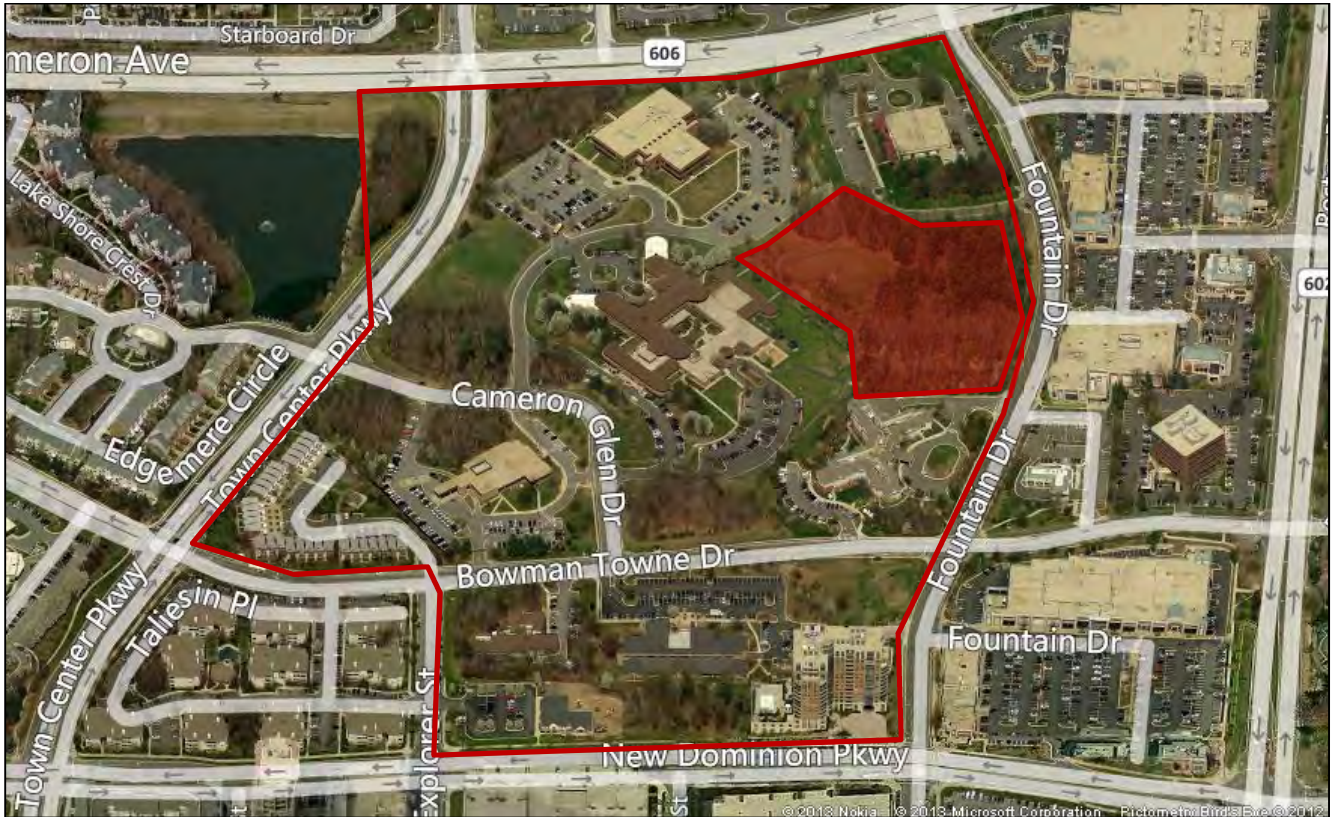
Parking lot facing Sunrise Valley



*Exit from golf course to
Colts Neck/Sunrise Valley intersection*



Golf course entrance as seen from Colts Neck



Index 8B: Site Photos **Note:** Photos were taken at Park Authority parcel of land, which is considered expansion land for the County land at 12000 Bowman Towne Drive. Fairfax County is redeveloping a larger footprint and this parcel is being considered within that footprint.



Sunrise Assisted Living, bordering Park Authority land



View from Park, looking at Robert E. Simon, Jr. Children's Center



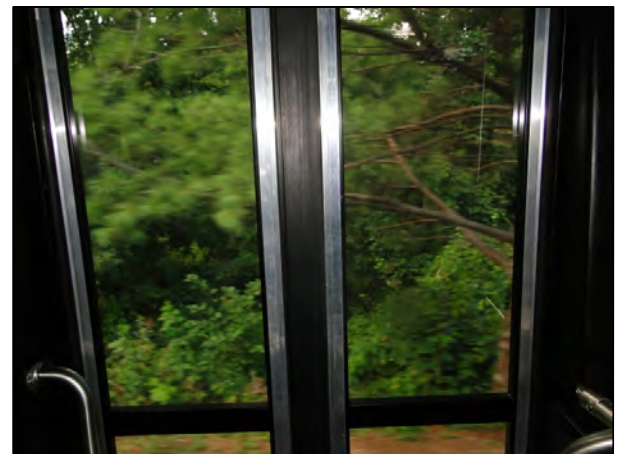
Pathway along the Park Authority land parcel



Tree line border on Park Authority land parcel



Stairway from Park Authority parcel up to Sunrise Assisted Living



View from bus of forest terrain on Park Authority land parcel





Tall Oaks Village Center 1



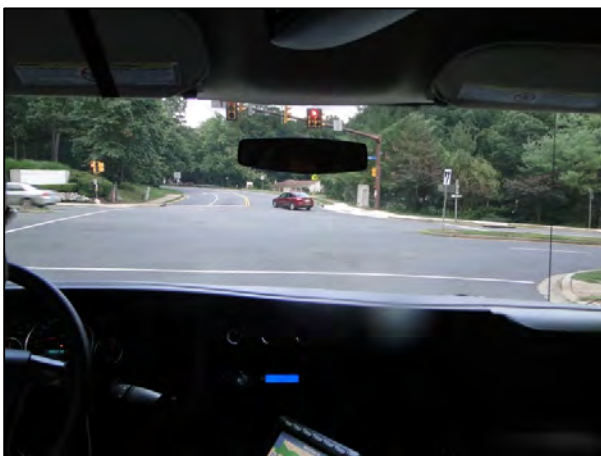
Tall Oaks Village Center 2



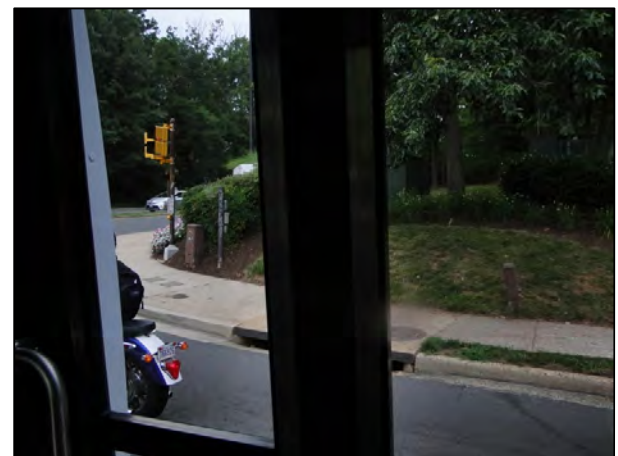
Tall Oaks Village Center 3



Tall Oaks Village Center 4



On North Shore at Wiehle, facing road leading to Tall Oaks Village Center (plaza is in top left corner)



Glimpse of traffic at intersection of Wiehle and North Shore (plaza is at right of bus)





Entrance to USGS



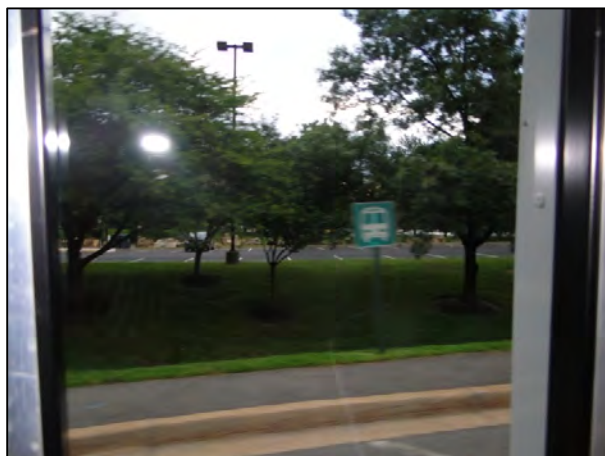
Fenced employee parking lot



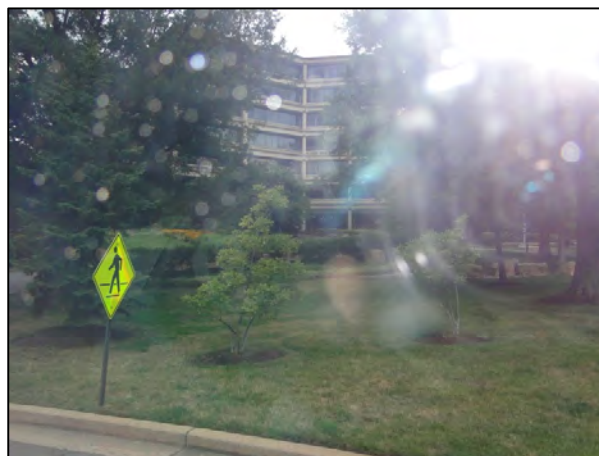
Small building on USGS land



Fenced/closed employee parking lot



More employee parking lots



USGS building