

Reston Arts Center Feasibility

PROJECT # CC-000024

Report Back Agenda

June 13, 2022

Tonight's Agenda

6:30 – 7:00 **Feasibility Report Back Presentation**

7:00 – 7:30 **Q+A as Needed**

7:30 **RCC Public Hearing – Programs &
Budget**

Reston Arts Center Feasibility

PROJECT # CC-000024

Report Back

June 13, 2022



OBJECTIVES + ENGAGEMENT MEETINGS

In a series of 5 engagement meetings, we heard from the Reston and wider-Fairfax County community about preferences, priorities, questions, hopes, concerns. The information received was used to inform the space allocations and cost estimating for discussion of the proffer by Fairfax County.

Date	Purpose	Location
Monday, February 14, 2022, 6:30 pm	Kick Off Meeting	RCC Hunters Woods
Monday, February 28, 2022, 6:30 pm	Focus Group: Performing Arts	RCC Hunters Woods
Monday, March 14, 2022, 6:30 pm	Focus Group: Visual Arts	RCC Hunters Woods
Monday, March 28, 2022, 6:30 pm	Focus Group: Arts Education, Schools, Equity/Opportunity Neighborhoods	Zoom Platform
Monday, April 4, 2022, 6:30 pm	General Wrap-Up	Zoom Platform

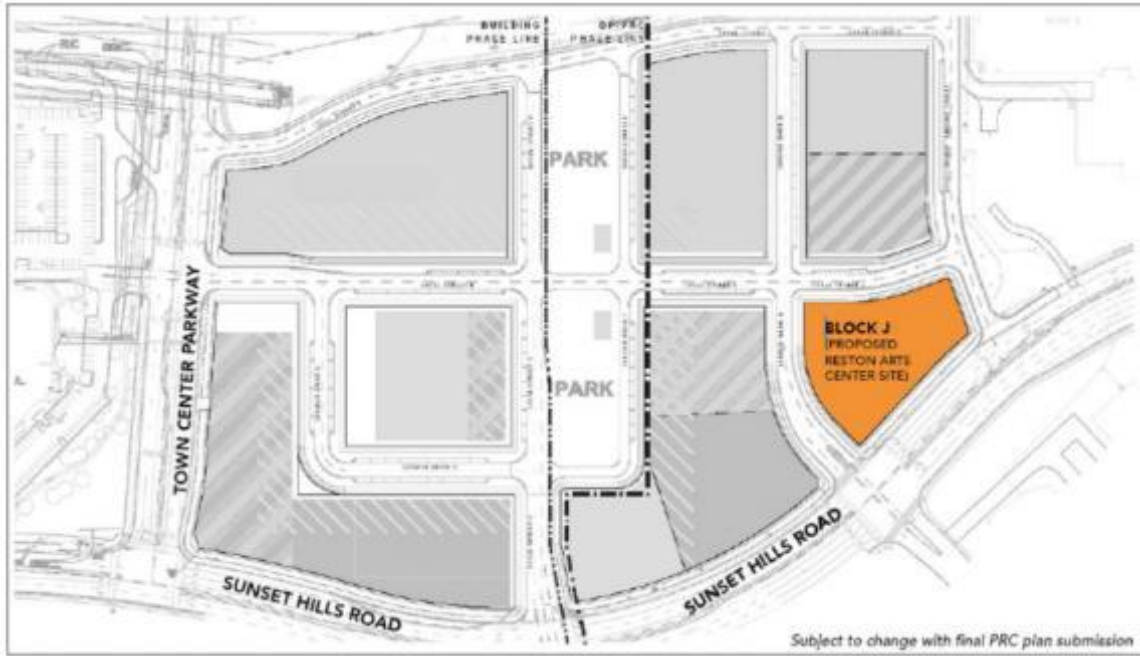


FEASIBILITY SCHEDULE



Activity	Timeframe
Community Outreach	February – April 2022
Preliminary Programming / Design Concepts / ROM Cost Estimating	April – June 2022
Community Reengagement / Proffer Determinations	June – July 2022
Building Design and Construction	To Be Determined*

*Additional programming, design, and construction activities will move forward based on the feasibility study phase outcomes.



The outreach meetings were conducted to understand community needs for a proposed arts venue in Reston Town Center.

The proposed arts center would be a result of a proffer from Boston Properties in the next phase of Reston Town Center development (Block J).

BACKGROUND

The proffer would provide for an approximately 60,000 gross square foot facility (maximum) to house a stage suitable for large-scale music and dance performances, as well as other arts-related amenities.



BACKGROUND CONTINUED



The County and RCC will seek to maximize the ability of this project to meet the goals of One Fairfax and the Countywide Strategic Plan. If undertaken, this project will result in a facility that serves everyone equitably and with high quality.

The County and RCC want to maximize the usefulness and activation of all capital projects undertaken on behalf of the public.

RCC will not raise the Small District 5 tax rate to accomplish this project.

The County and RCC will seek partners for funding for the capital project.

VICINITY MAP



286

602

Reston Town Center

PM

AM

Summer

Site Block J

Sunset Hills Road

W&OD Trail

Dulles Toll Road

Winter

PM

AM



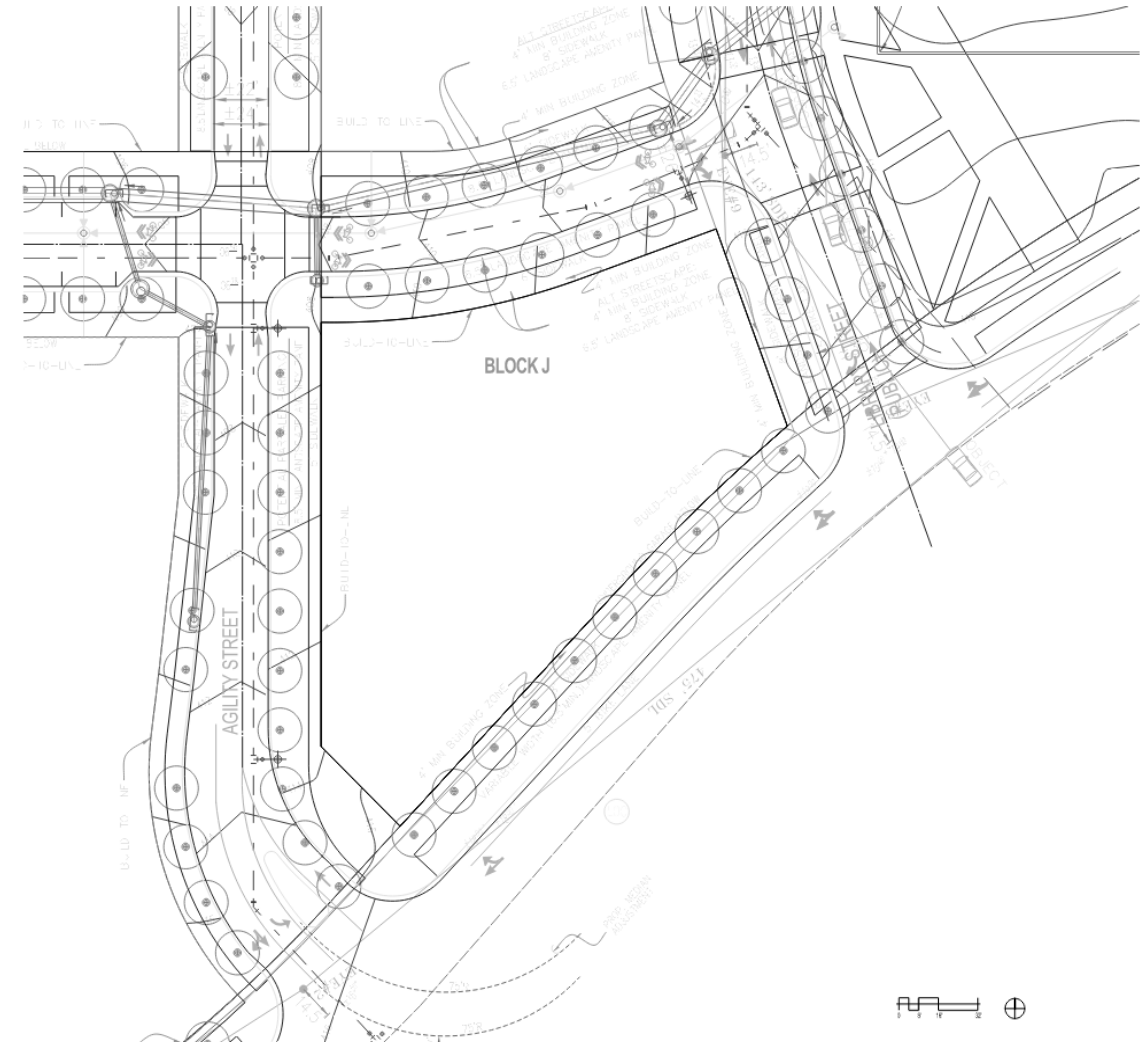
PROPOSED DEVELOPMENT



Block J is part of a development that is planned to have other activities such as retail, residential, restaurants, athletics, leisure, gathering spaces, hotel rooms, and offices.

SITE ASSUMPTIONS

- Developer to provide pad-ready or “Ready to Build” Block J site with rough grading and soil compaction completed, and tested to determine it’s suitable for building.
- Sewer, water, gas, electric, telecom connection tie-ins will be in the street for this project for convenient tie-in.
- No stormwater management is needed on site.
- Sidewalks and streetscape (trees, hardscape, landscape) are assumed to be required and included in project cost estimate.
- No major geo-technical issues or special foundations are required.
- Zoning – a process will occur for change of use from Corridor Mixed Use Overlay to specify this use on this parcel.
- No on-site parking - a shared parking agreement will be part of the proffer.
- The County will pursue LEED Gold certification, all electric-building design with expected energy savings of 50% over ASHRAE baseline.



GOALS + CONSIDERATIONS

We wanted to identify the primary component spaces for this potential facility to support performing and visual arts uses.

Our goal then was to put these component parts together in the most space-efficient way without compromising quality or experience.

We understand that it's important to consider all moving pieces of accessory and support spaces while in operation, and in the context of what other arts amenities are available or planned in the area before programming this potential new arts center.

The County is interested in a facility that performs the greatest service at the highest levels of quality. Funding – by what entities for what reasons – will be a critical consideration in determining what can be accomplished.

We also heard:

- Shouldn't compromise technical capabilities.
- Cost, distance, and transportation are barriers to participation in arts activities for many.
- Accommodating people regardless of physical or cognitive challenges is fundamental.
- Artists and audiences need to feel safe, welcome, and supported.

Performing Arts Venue Context

- The surrounding areas have options for small, large and flexible spaces for rental.
- What is missing is a space designed for performance use with professional technical support, stage capacity and related support spaces at the mid-size seating capacity (500-1,000 seats).
- The area lacks a medium capacity performance venue with a large-footprint stage. The major types of performances would be music, dance and theatre (musical or large casts).
- Also missing are small intimate venues designed for spoken word, comedy, jazz and other small groups outside of restaurant and bar venues.
- Artists and arts groups find it hard to rent quality rehearsal/studio spaces.

Visual Arts Venue Context

There are fewer amenities for visual arts in the region – community needs include the following:

- Dedicated and flexible gallery space
- Professionally equipped/staffed spaces
- Suitable space for all types of visual arts offerings
- Facilities near home communities
- Recording/film/digital media studios
- Affordable rental rates
- Adequate technical support
- Affordable storage
- Artist studios

PERFORMING ARTS

Experiences/Events/Activities & Issues

- Performances
- Acoustic flexibility without loss of quality
- Technical support
IT/AV/Lighting
- Proper humidity control
- Rehearsals
- Instruction
- Broadcast or live stream capabilities; Recording
- Concessions & hospitality
- Affordable rentals

Primary Spaces:

- Proscenium-style theatre, approx. 500 seats, balcony
- Stage with fly to accommodate 80-100 performers simultaneously and more rotating in/out from wings or adjacent space. Also accommodate 50-100 singers on risers. Has to have a sprung floor for dance.
- Full fly system
- Orchestra pit/thrust
- Proscenium width 40'-45'
- Full cyclorama (cyc)
- Orchestra shell (movable; stored onsite)
- Rehearsal/Dance space with sprung floor, mirrors, ample ceiling height; flexible lighting
- Lobby with Box Office & Concessions

PERFORMING ARTS CONSIDERATIONS

Support spaces should include:

- Wardrobe/Scenery repair
- Dressing rooms (private)
- Group dressing room (flexible) – could be double-duty with rehearsal space and include mirrors, counter for make up, curtains for privacy and restrooms
- Grand piano and piano storage
- Production office, tech space
- Control booth
- AV/IT/Electric
- Storage
- Restrooms
- Catering kitchen
- Production Office
- Loading

Considerations:

- Outdoor space is desired, but environmental noise could inhibit usefulness for events
- Sensory-friendly spaces and streaming capability are vital
- Flexible use of space can result in higher levels of activation

VISUAL ARTS

Experiences/Events/Activities

- 2D/3D Artworks
- Exhibits/Events
- Rentals for Social Functions
- Immersive/Conceptual Art
- Arts Education – maximum utility of space but allow for specialized spaces

Primary Spaces:

- General/Open Studio for variety of arts including crafts, textiles, 2D, 3D
- Dedicated Artisan Studio (kiln-based activities for ceramics, glass, etc.)
- Gallery with professional, flexible hanging display infrastructure (and flexible display pedestals, lighting)
- Display/Exhibit accessory space (walls, storage, etc.)

Support Spaces

- Storage
- Kiln and drying room(s)
- Restrooms
- Loading
- Reception

SHARED SPACES TO SERVE FACILITY

Experiences/Events/Activities

- Rentals in lobby (can be open to gallery and studio) with concessions and/or catering
- Circulation between activities
- Technical and utility services

Primary Spaces:

- Lobby
- Reception
- Administration offices: onsite and visiting
- Catering kitchen

Support Spaces

- Storage for facility equipment
- Restrooms
- Security
- Loading
- Utility and Mechanical
- IT/AV closets, circulation, building services, etc.

DIGITAL MEDIA STUDIO

Experiences/Events/Activities

- Live stream and/or broadcast performances; events
- Recording
- Editing digital media suite & equipment
- Video production, gaming, graphics, and animation
- Instruction

Opportunities

- Video is the future of communication
- Digital Media Studio could reduce the digital divide and provide equitable access to all arts for all ages
- Can strengthen partnerships with local public schools and colleges/universities
- A way for outreach and exposure to the arts in the community and may be essential to enable participation from some underserved groups

Primary Spaces:

- Classroom with projector and filming studio space
- Computer room for 10-20 computers

Support Spaces:

- Storage for production equipment
- Audio recording space (if possible)

PUBLIC ART

A must-have: inside/outside and integrated with design and construction of the facility.

More of a programming/process issue rather than a space allocation issue.

Can contribute to creating an inviting and inspiring experience for visitors.

School based-STEAM installations could be on site or in new development nearby.






Could host temporary projects but that may be challenging to manage and install (processes).



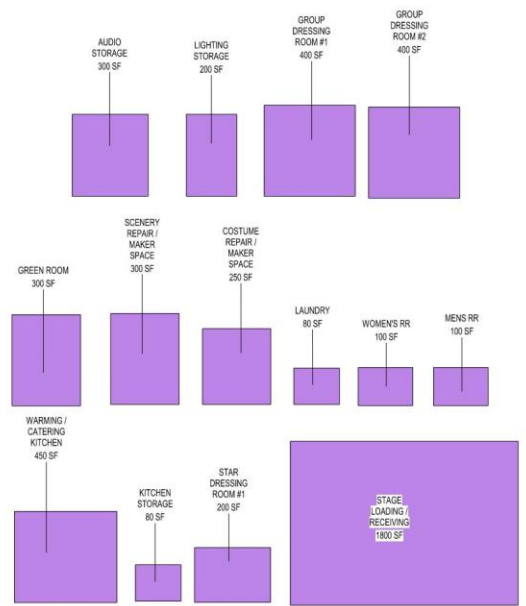
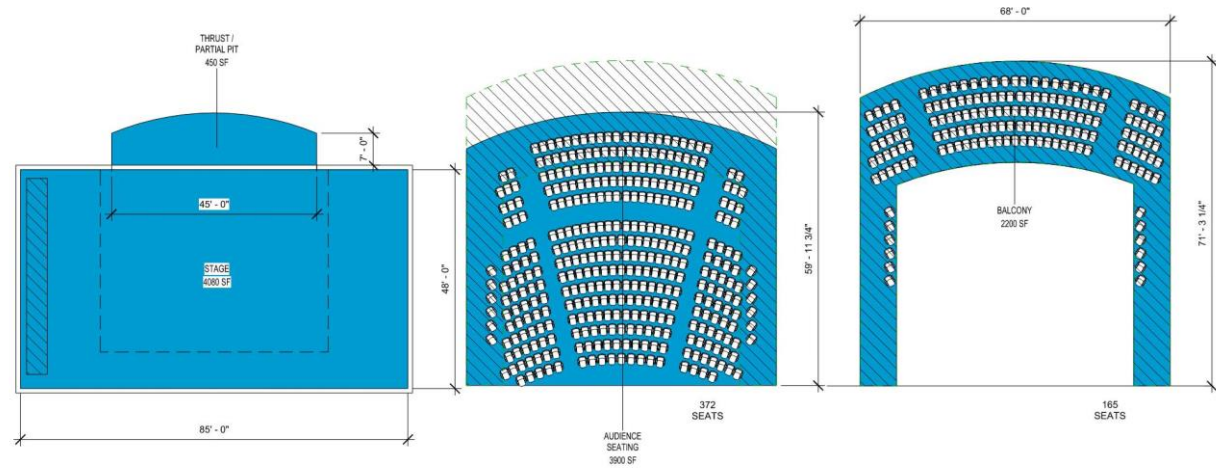
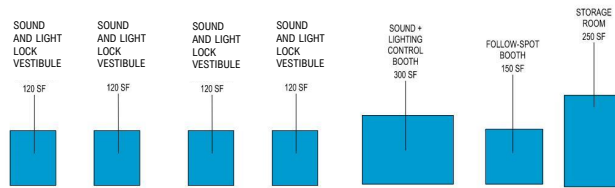
PROGRAM SPACES

Total: 65,000 GSF (approximate)

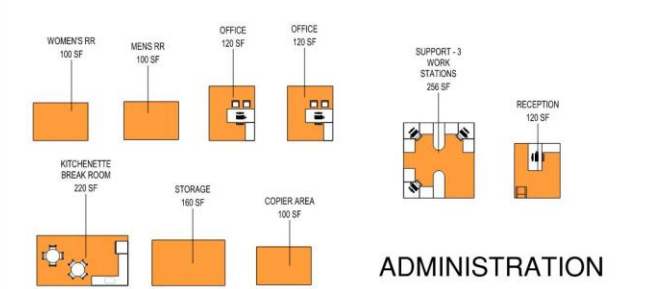
Approximate Program Area Break Down:

	Performance Spaces	21,250 GSF
	Rehearsal/Dance/Digital Media	6,200 GSF
	Back of House	8,900 GSF
	Front of House	11,900 GSF
	Visual Arts	7,400 GSF
	Administration	2,300 GSF
	Services/Support	7,000 GSF

GRAPHIC PROGRAM



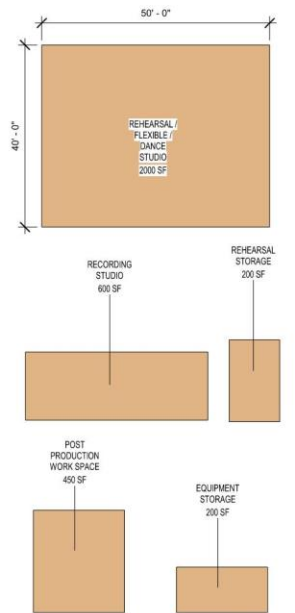
BACKSTAGE & SUPPORT SPACES



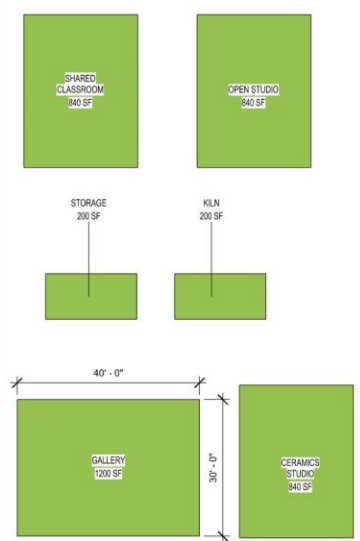
ADMINISTRATION



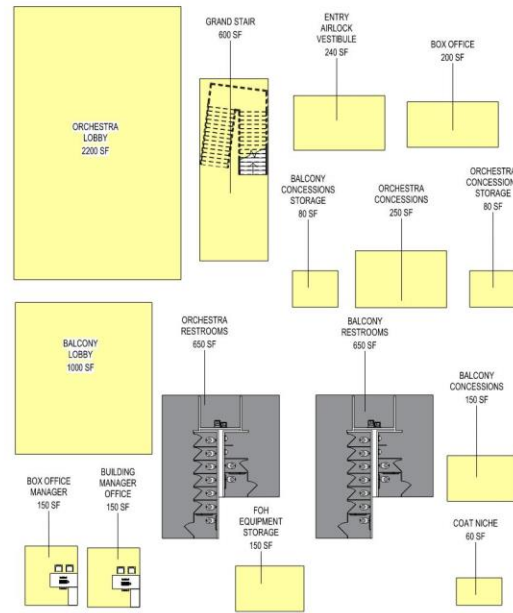
BUILDING SUPPORT



REHEARSAL / DANCE / DIGITAL ARTS

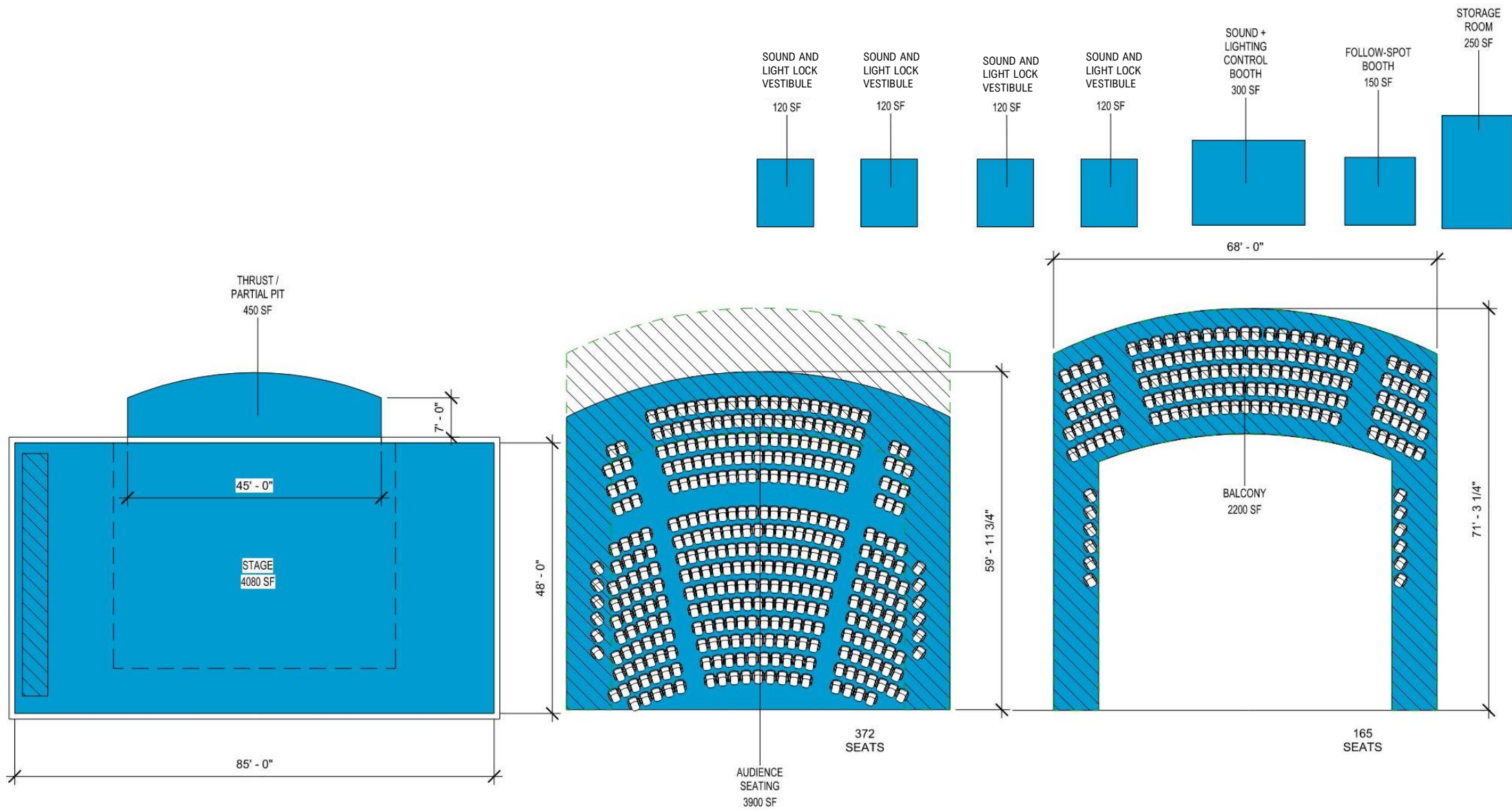


VISUAL ARTS SPACES

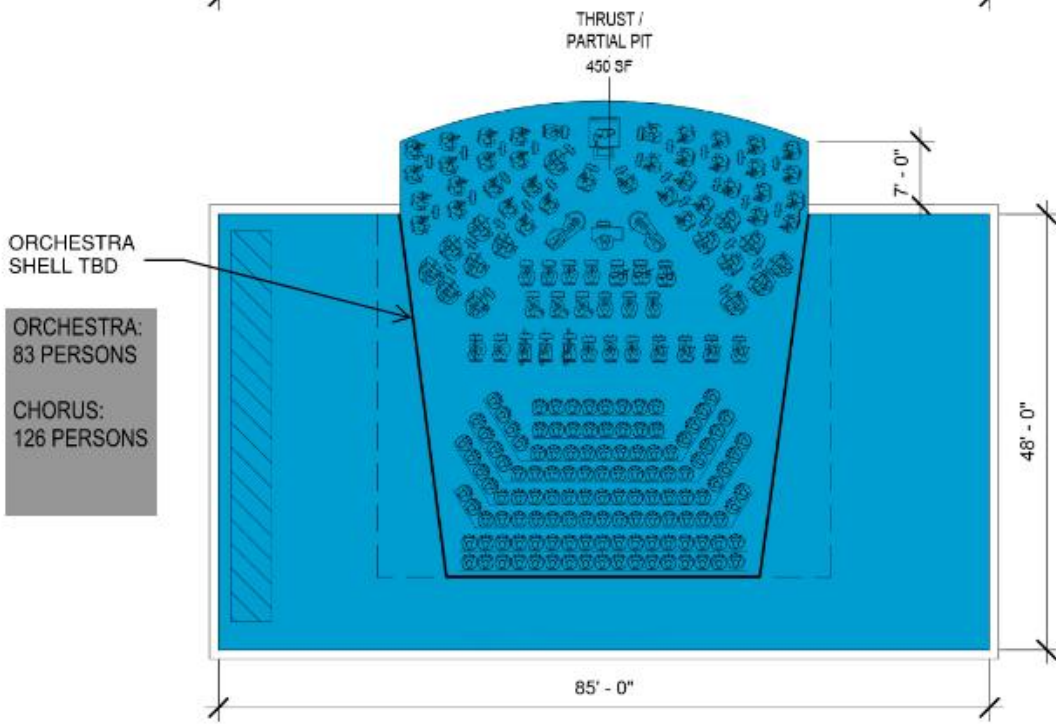
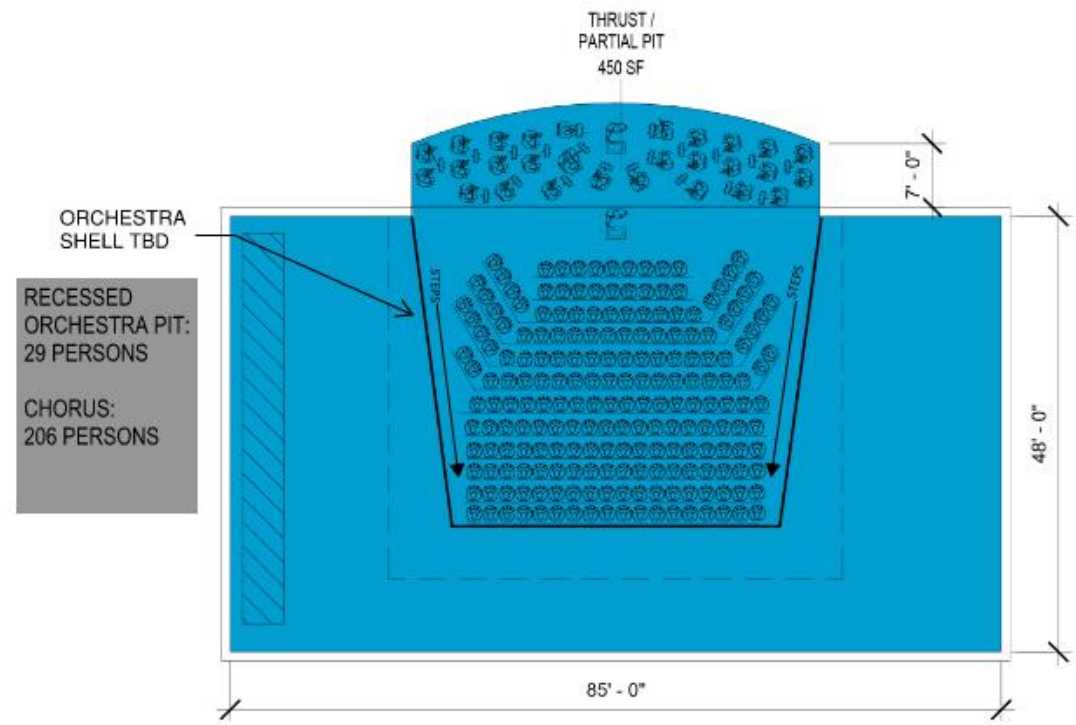
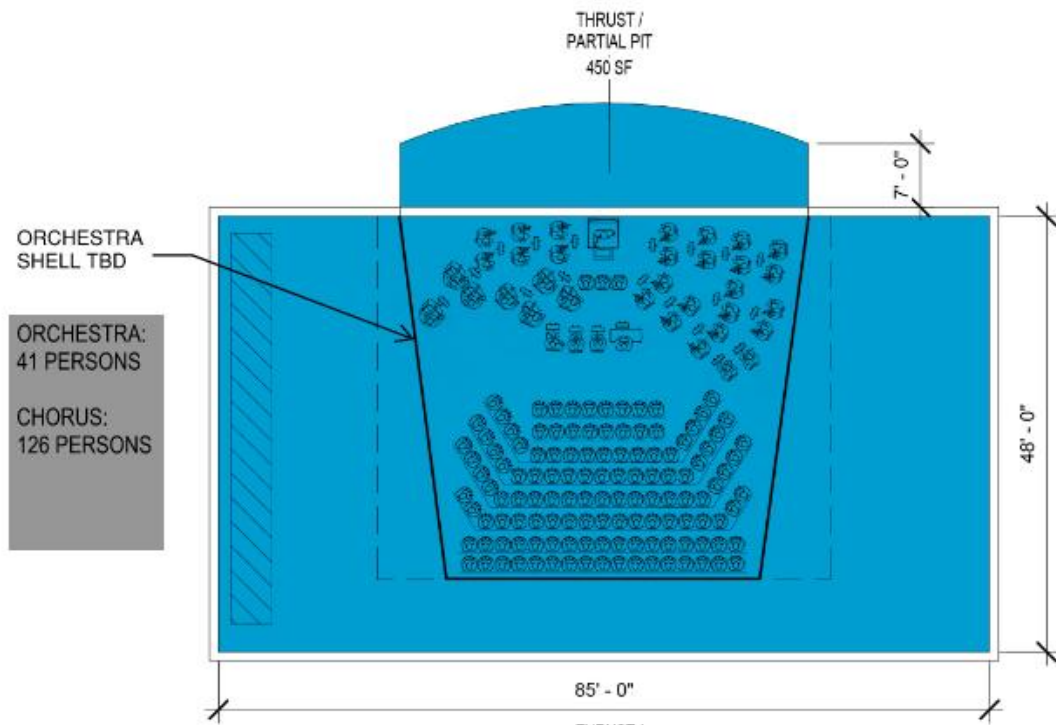


FRONT OF HOUSE SPACES

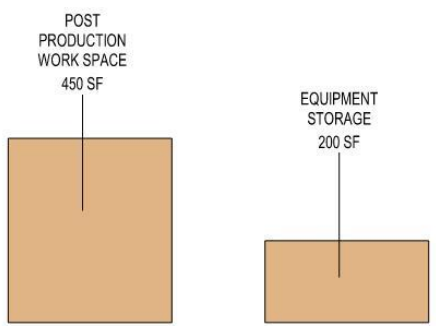
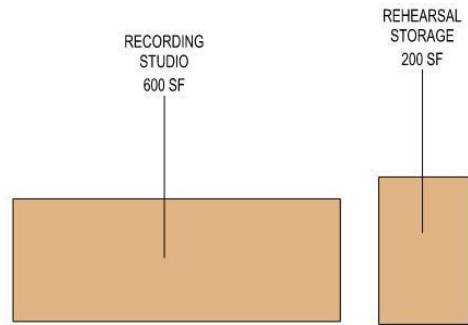
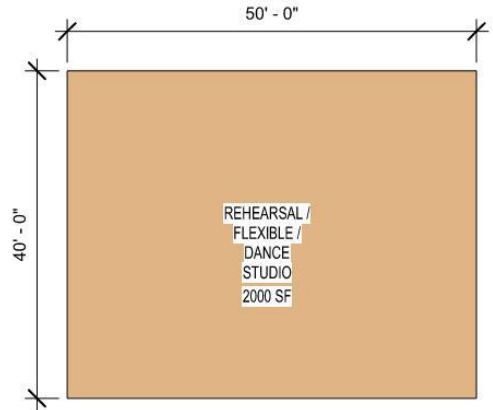




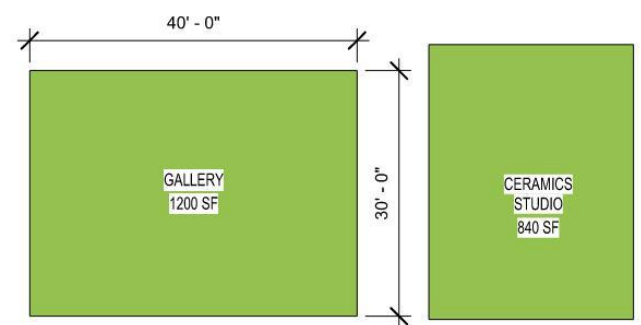
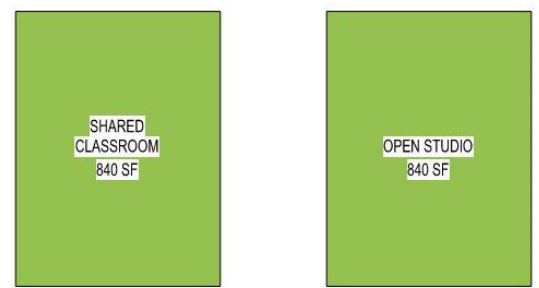
PERFORMANCE SPACES



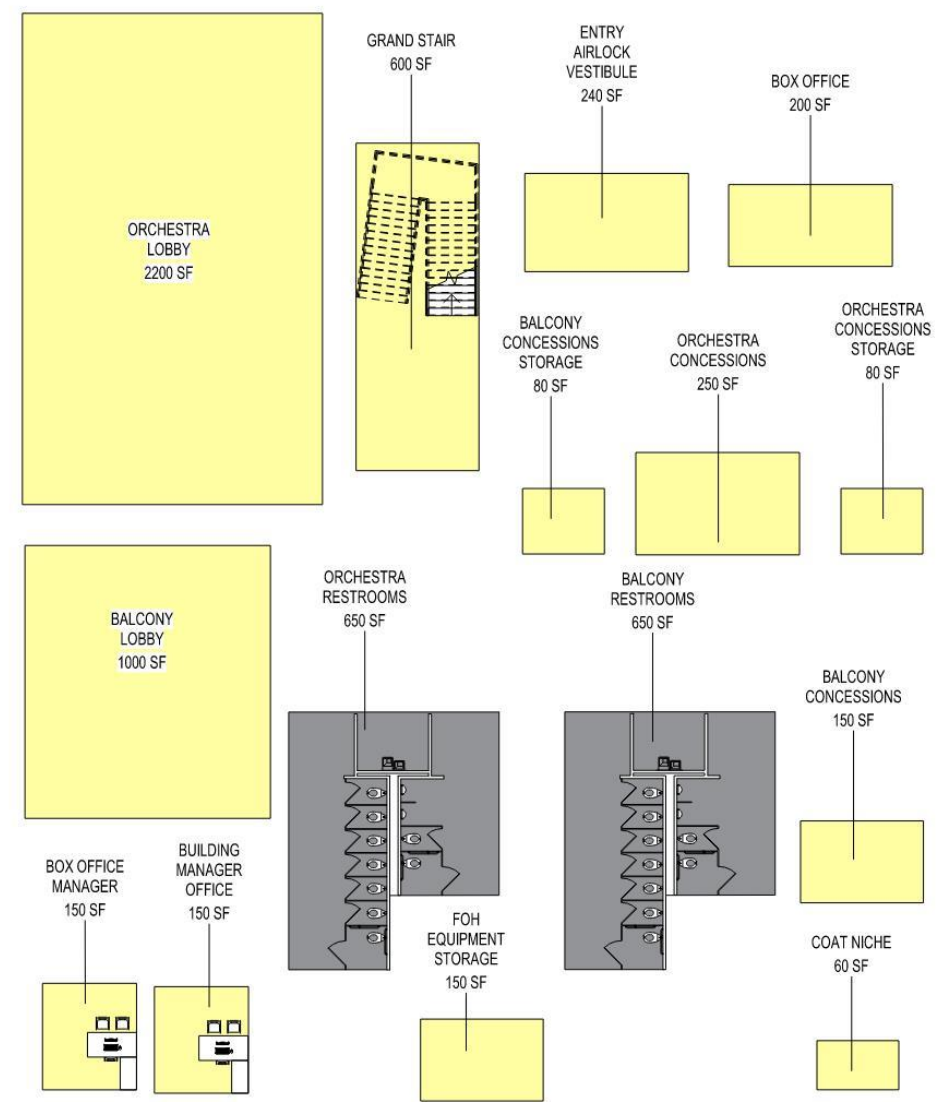
STAGE LAYOUT OPTIONS



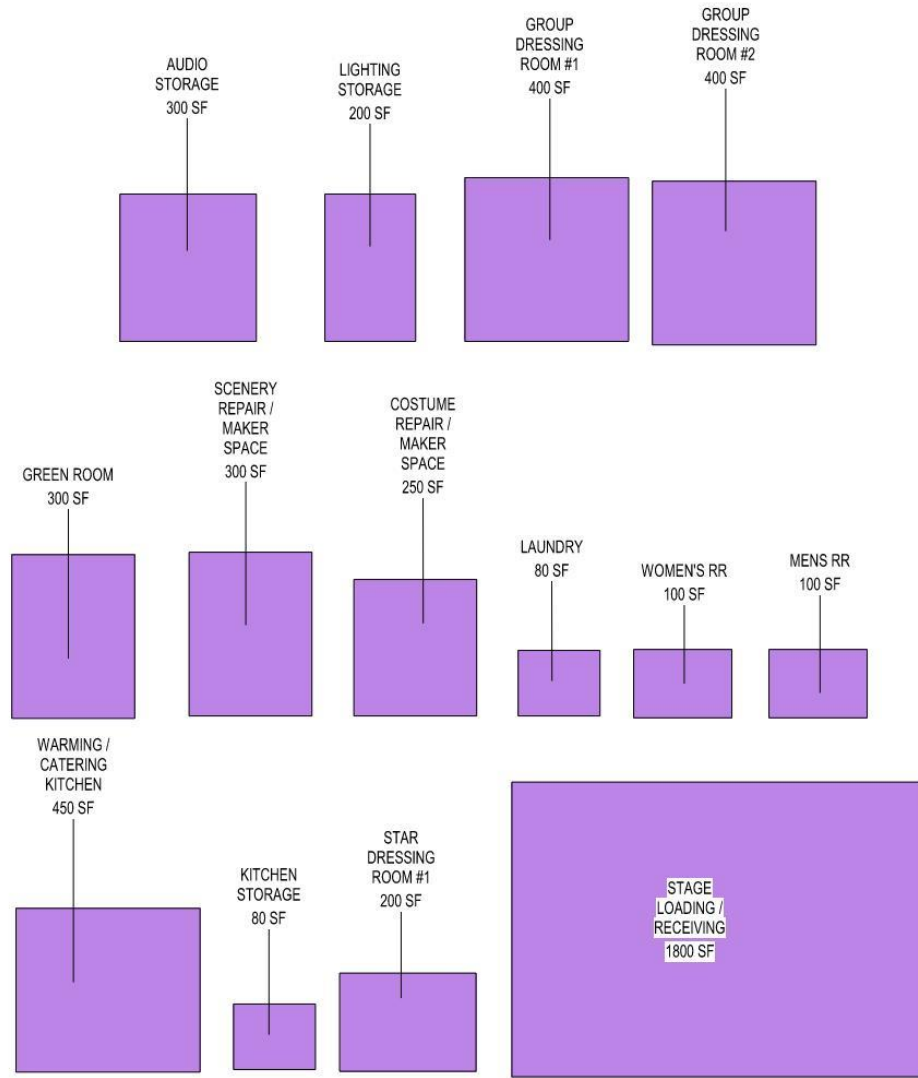
REHEARSAL / DANCE / DIGITAL ARTS



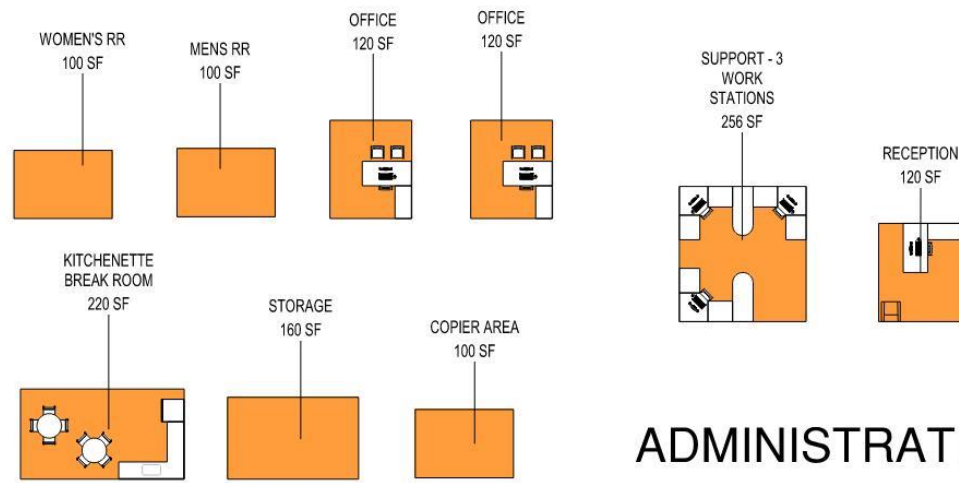
VISUAL ARTS SPACES



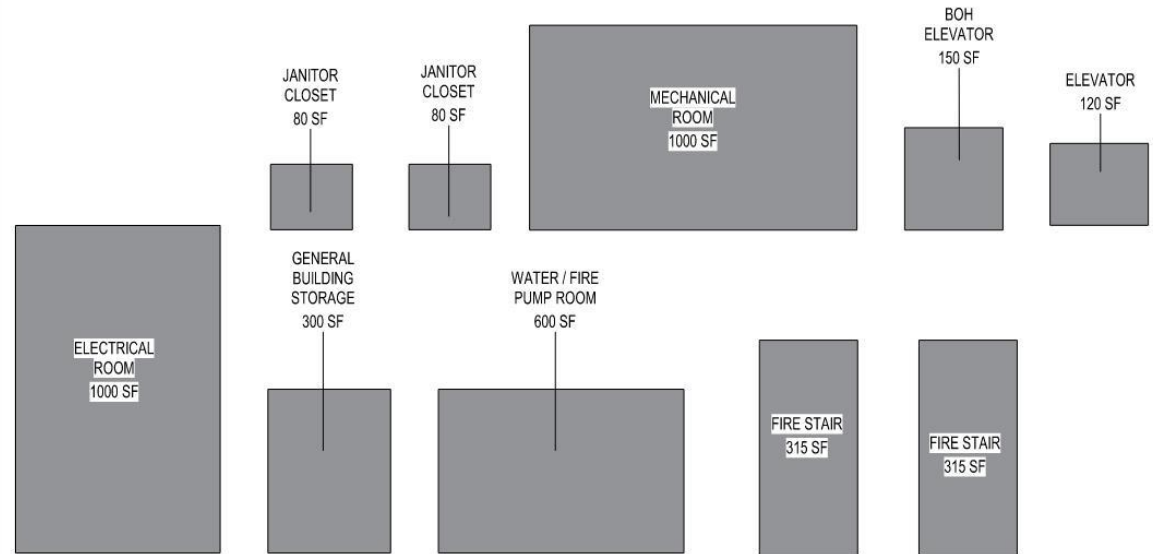
FRONT OF HOUSE SPACES



BACKSTAGE & SUPPORT SPACES



ADMINISTRATION



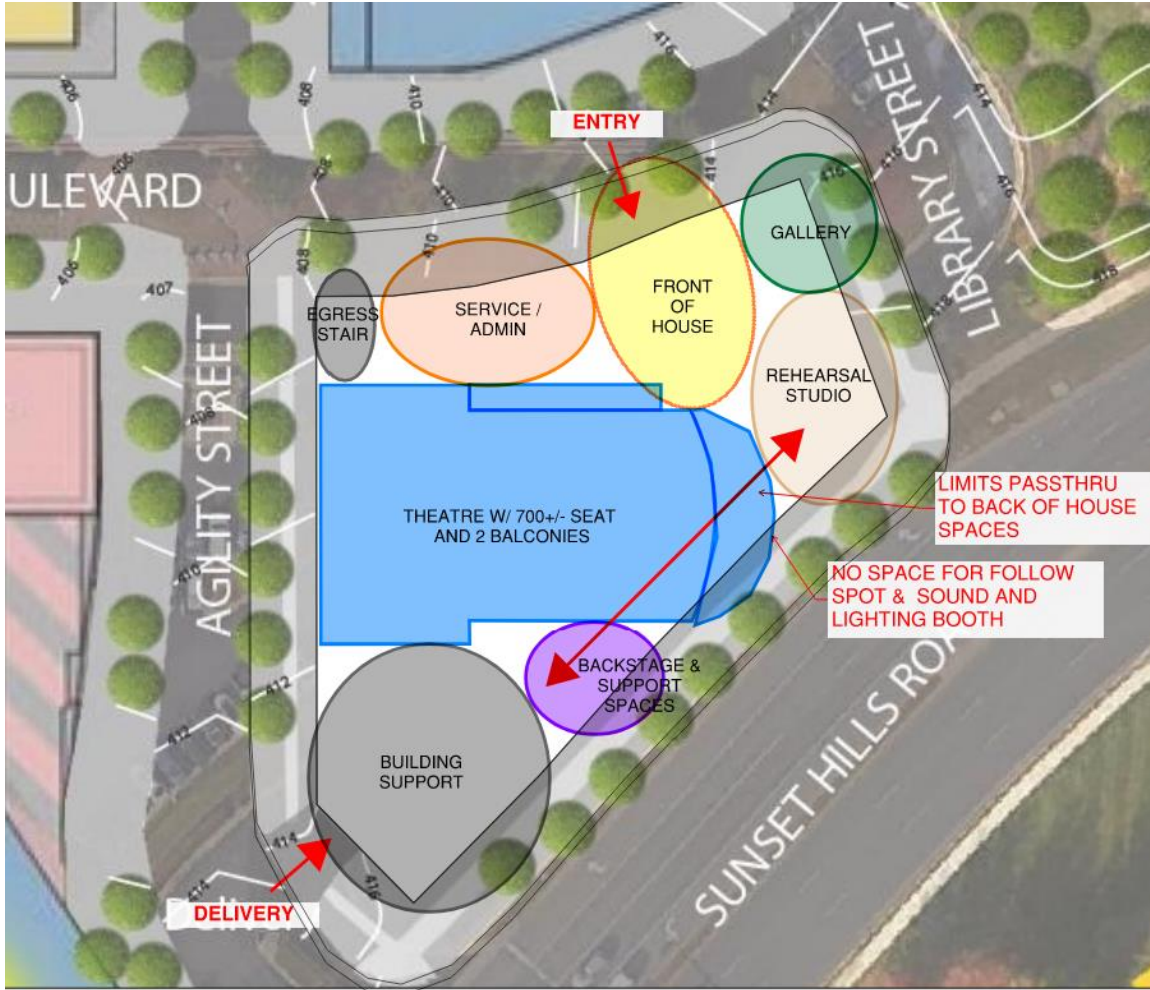
BUILDING SUPPORT

PROGRAM AREAS NOT ADDRESSED IN THIS TEST FIT

- **Theatre house size over 500 seats:** Test fits of larger, 700-seat theatre in next slides; site won't accommodate
- **Individual artist studios:** Cannot be equitably allocated
- **Culinary Arts Studio:** Did not garner enough interest, surrounding restaurants in the Town Center and other culinary arts programs in nearby schools negate the need to replicate this program
- **Individual small practice rooms:** Can't be equitably allocated and the need for these hasn't been proven by past studies or experiences
- **Small conference room in the administration area:** Space is limited and other spaces such as classroom(s), lobby, or gallery could be used for these needs
- **Parking:** For cost and environmental reasons, a shared parking agreement will be brokered with the developer as part of the proffer negotiations
- **Dedicated vehicular drop-off zone:** This will be accommodated on the street
- **Long term prop/costume storage:** Land is too costly at this location

Unsuccessful Test Fit of Larger House Theatre

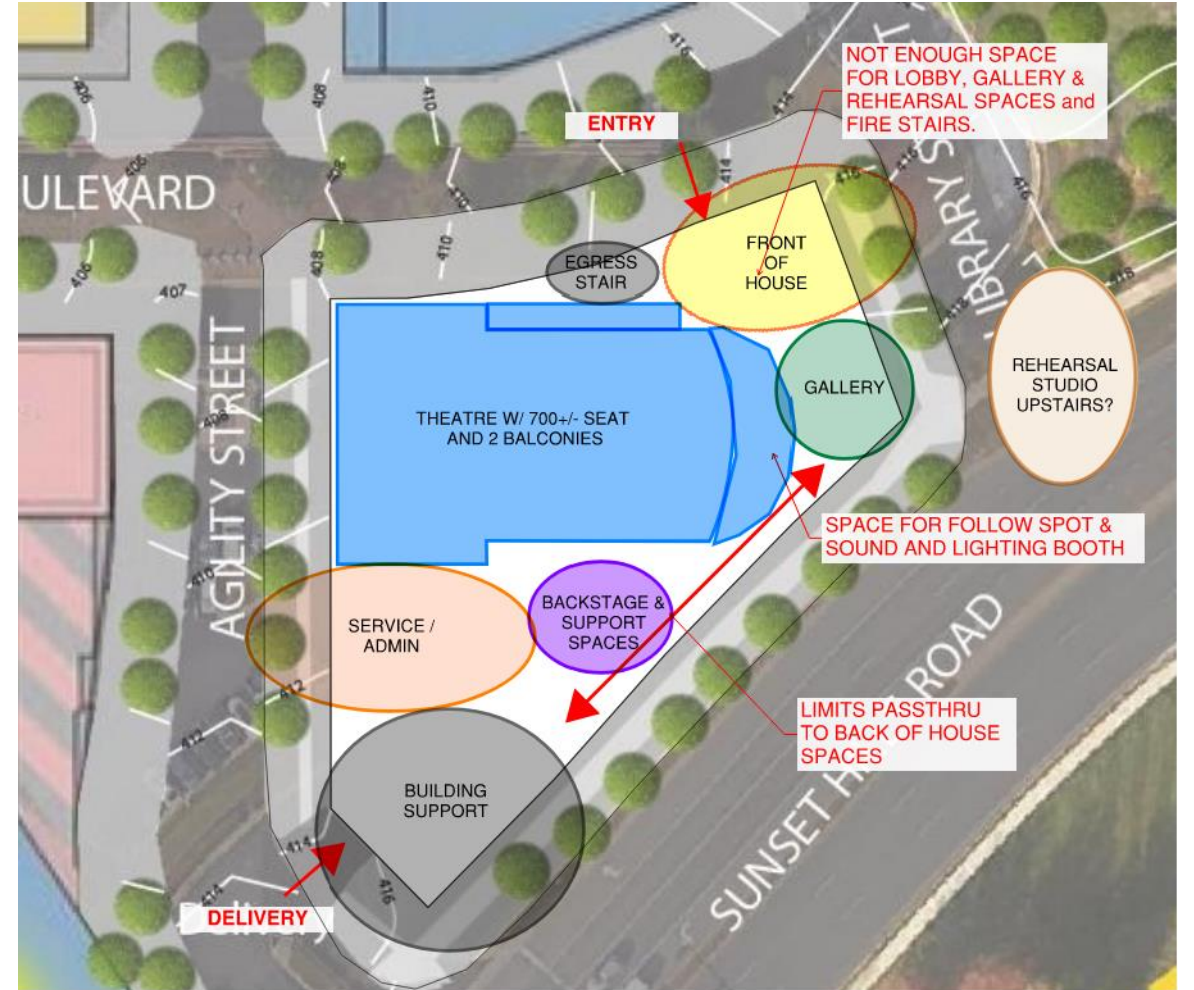
A theatre with more than 500 seats (a larger footprint house) won't fit on this site with this program of support and other arts spaces. See diagrams for unsuccessful test fits for a house size of 700 seats.



Reston Art Center

Alternate: 700 SEAT THEATRE - Option A

FIRST FLOOR



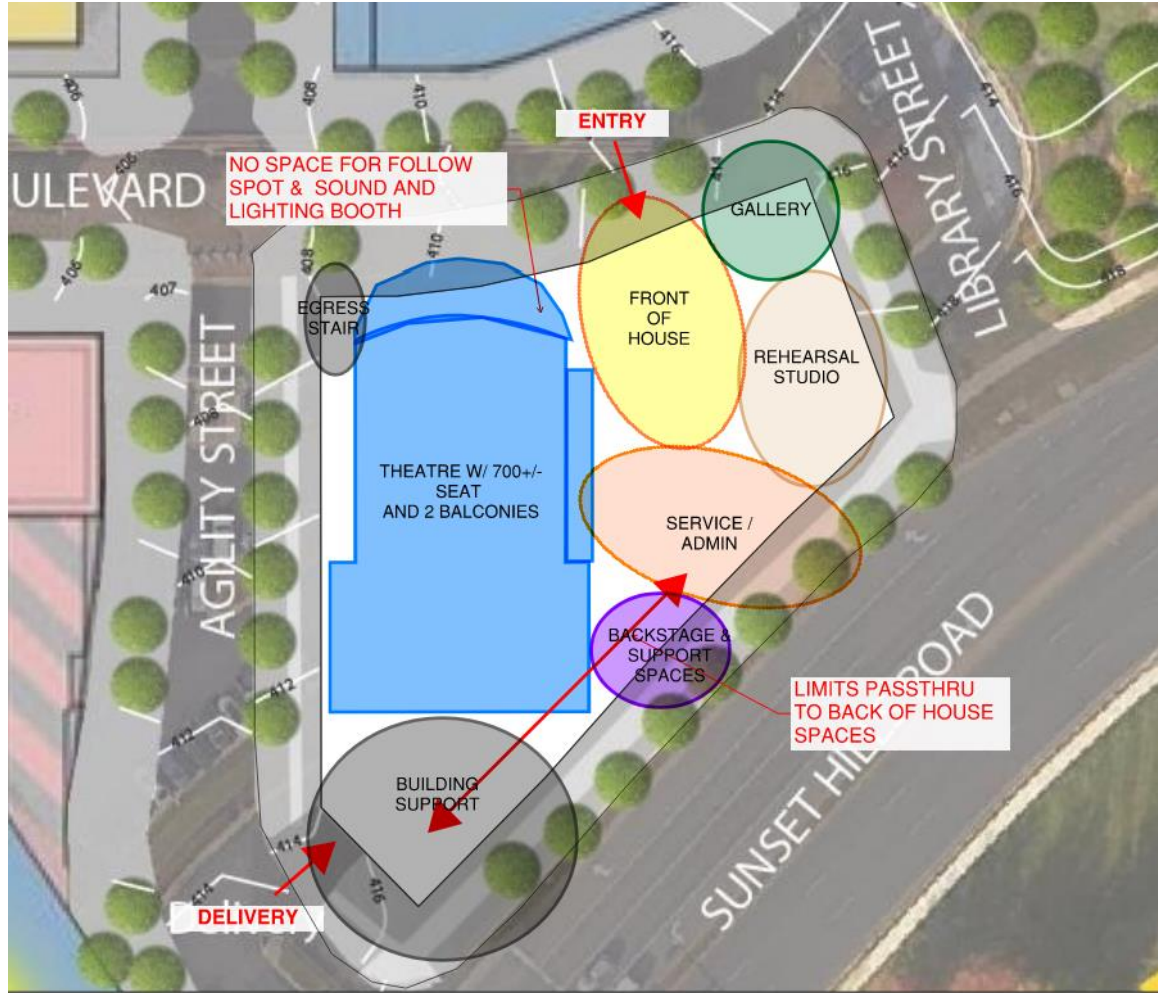
Reston Art Center

Alternate: 700 SEAT THEATRE - Option B

FIRST FLOOR



Unsuccessful Test Fit of Larger House Theatre (continued)

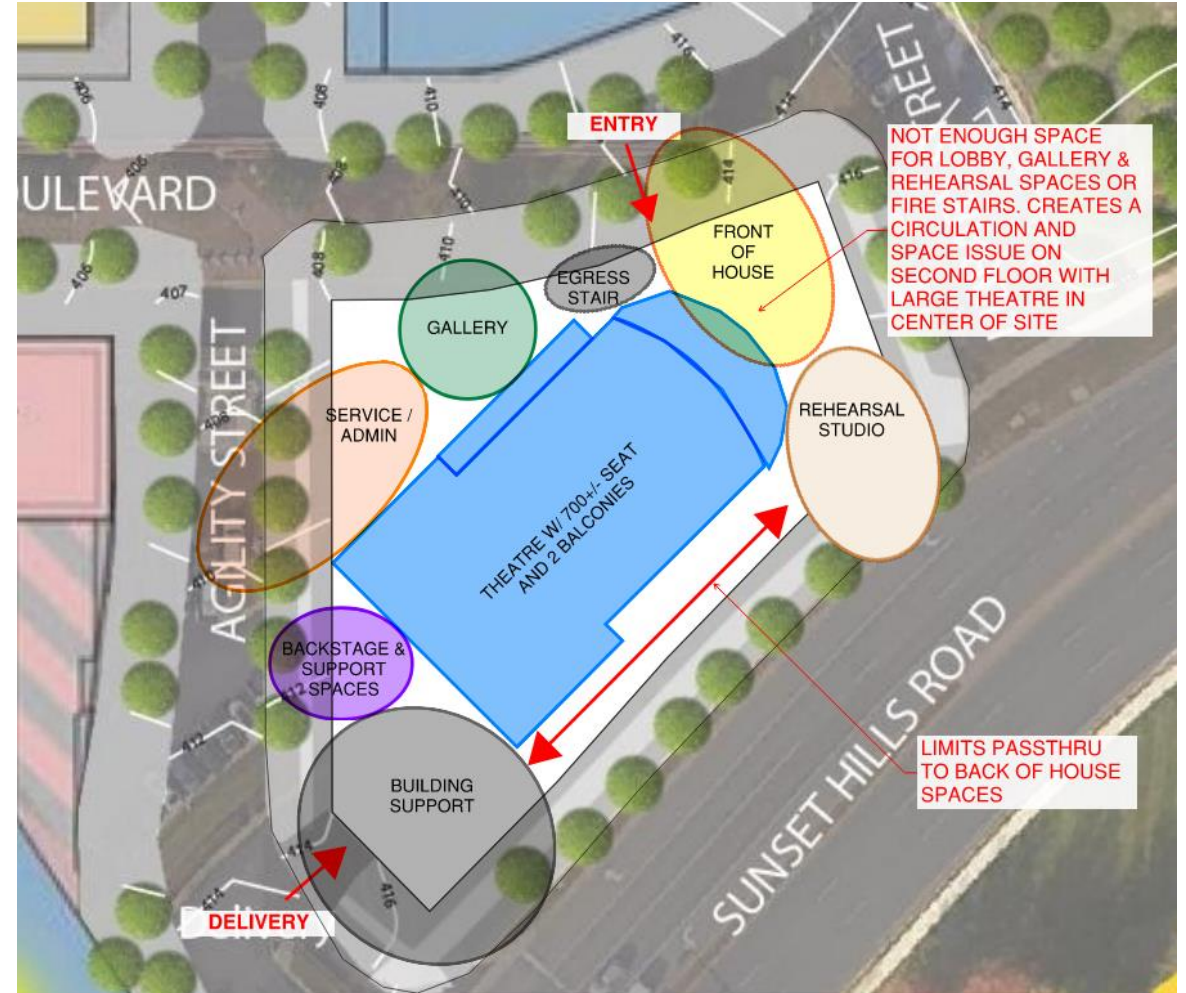


Reston Art Center

FIRST FLOOR



Alternate: 700 SEAT THEATRE - Option C



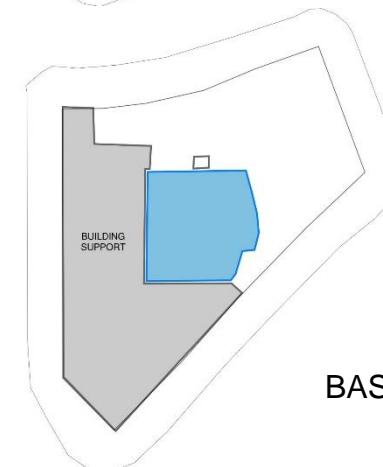
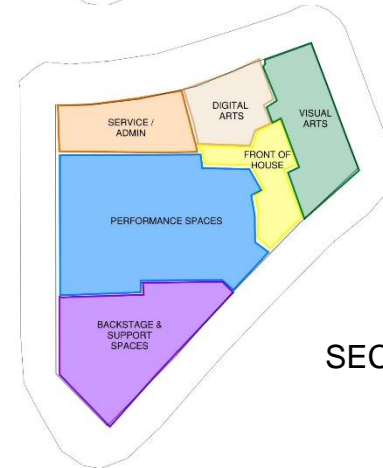
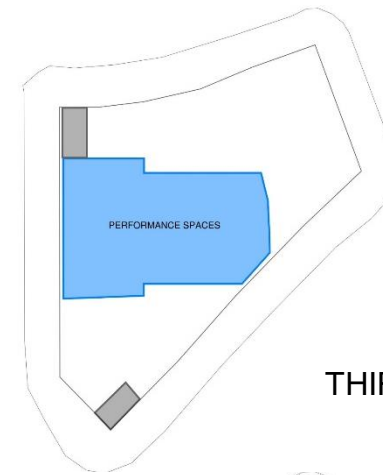
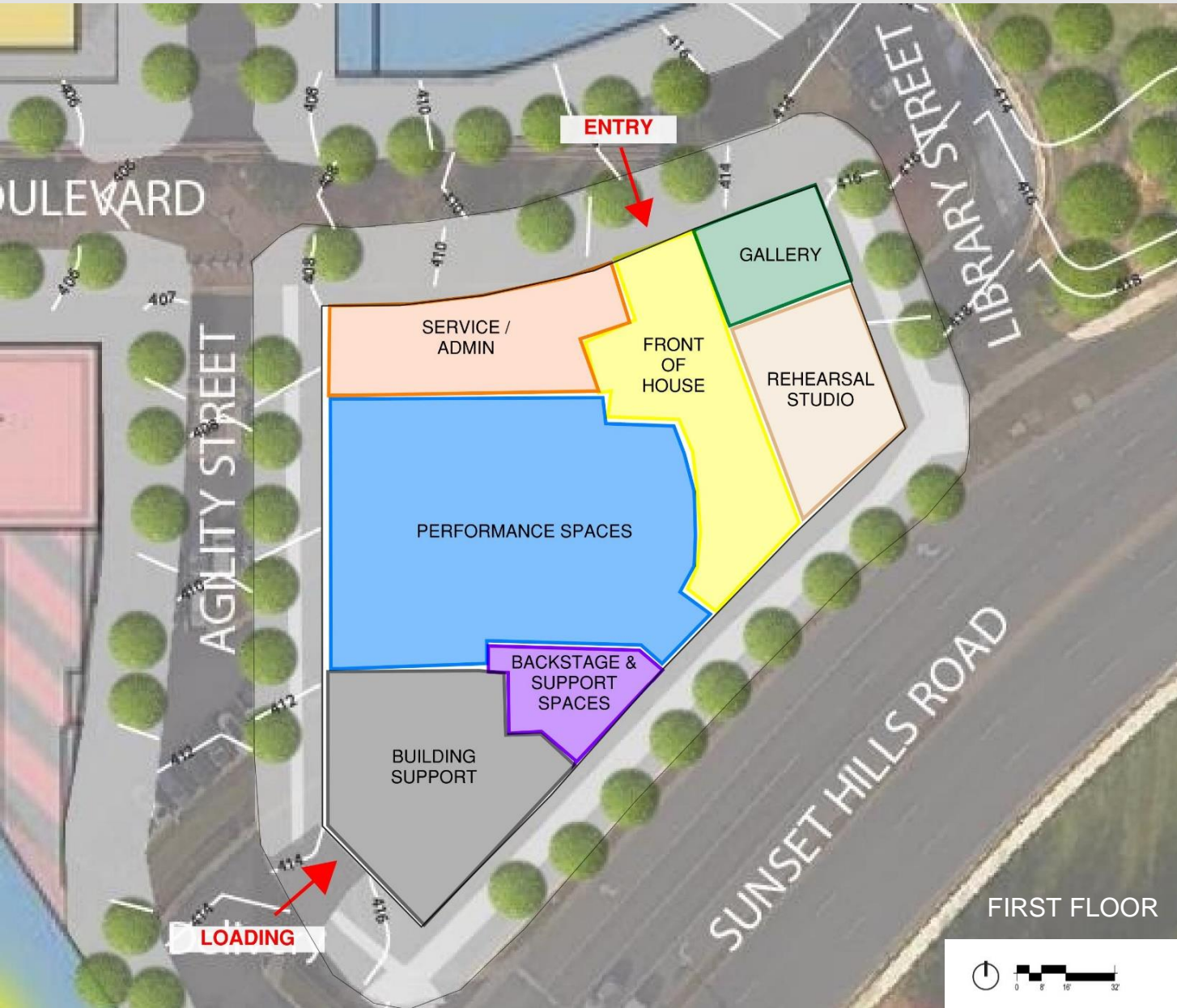
Reston Art Center

FIRST FLOOR



Alternate: 700 SEAT THEATRE - Option D

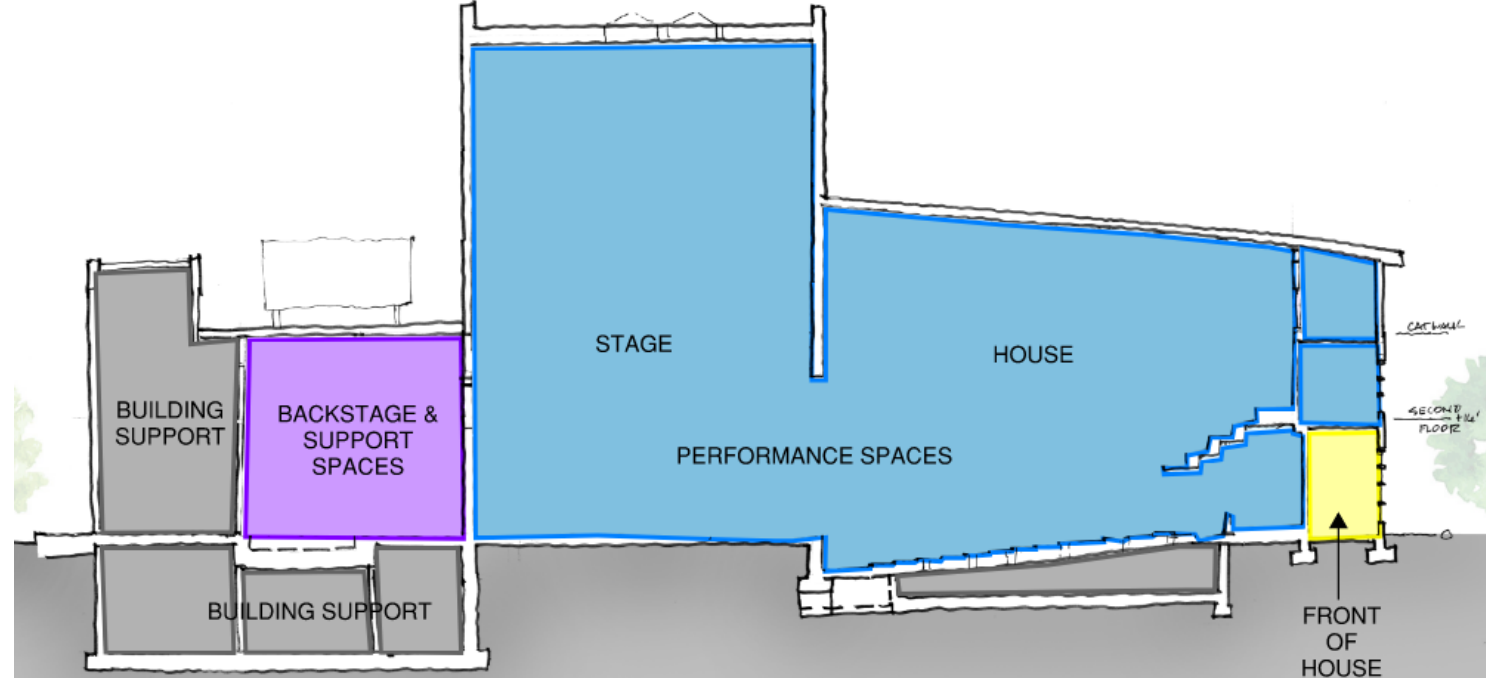
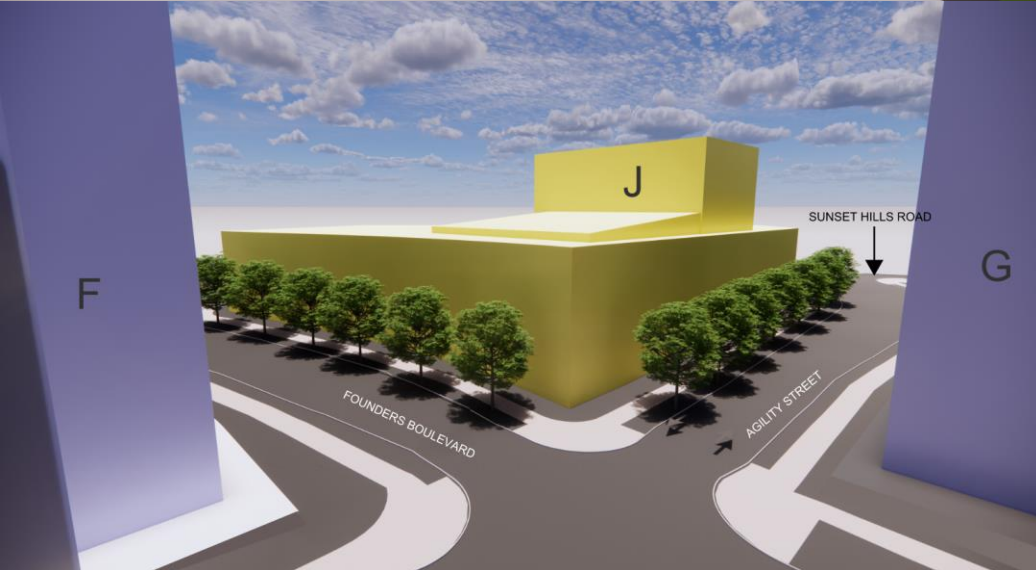
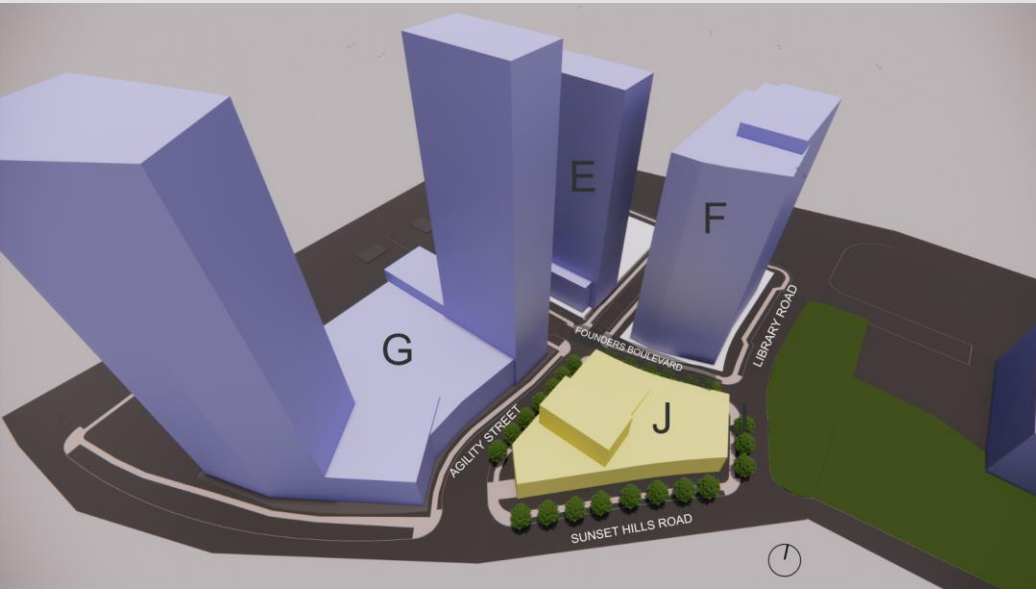
CONCEPT PLANS



Instead of a larger theatre, the stage was made as large as possible. This house capacity may require adding more performance dates.



CONCEPT DIAGRAMS

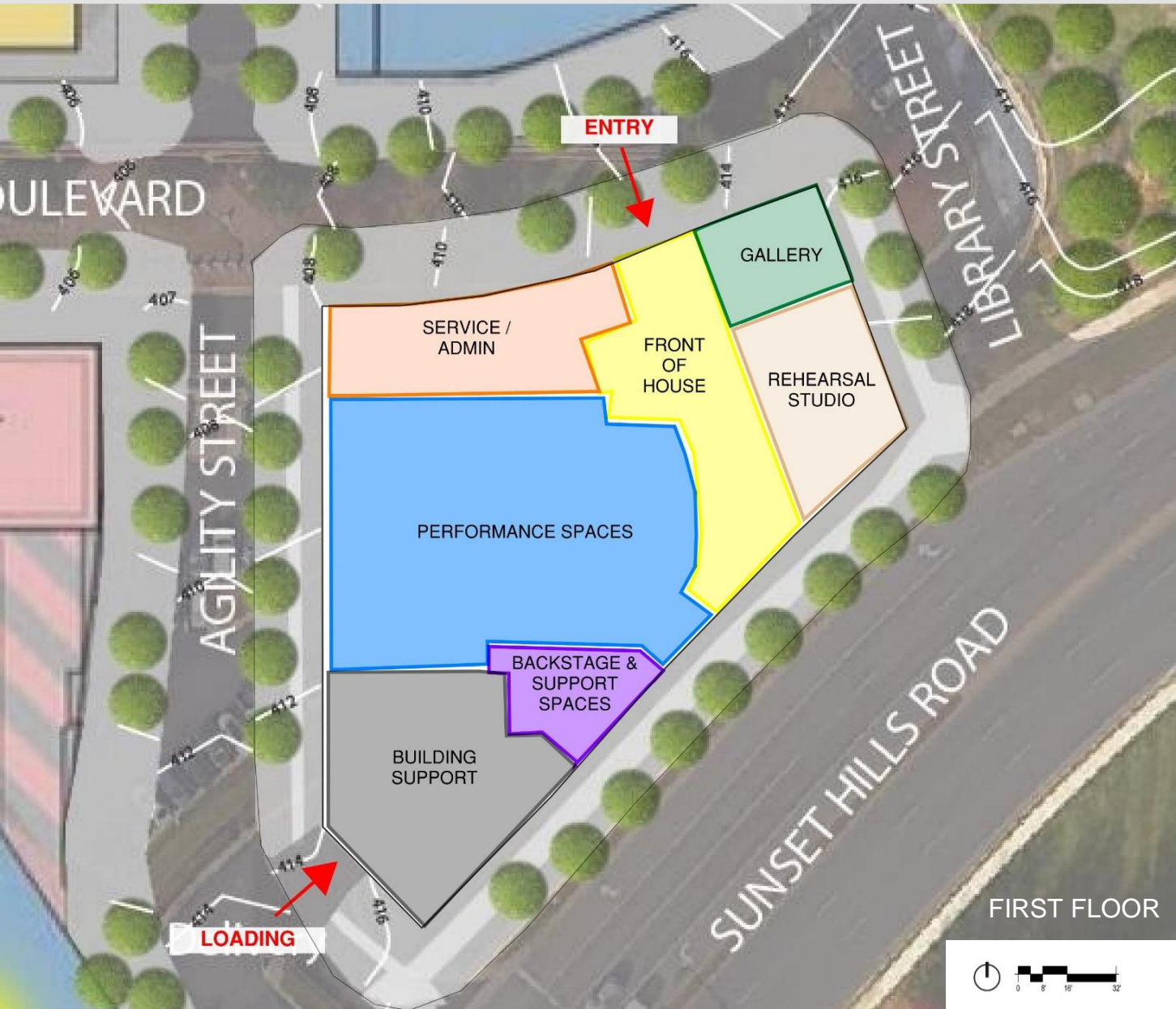


Conceptual Massing Diagrams

Conceptual Section Diagram



COST ESTIMATE



A 60,000 GSF building will accommodate the program that will best serve this community's needs with performing and visual arts spaces that can be equitably accessed.

Estimated Project Costs* (current dollars):

Hard Costs: \$38,700,000

Hard + Soft Costs: \$54,110,000

With Contingency: \$58,000,000

Estimated Project Costs (to Spring 2030):

Hard + Soft Costs: \$76,000,000

With Contingency: \$81,400,000

*Cost projected on Concept Option of 57,000 SF

NEXT STEPS

Activity	Timeframe
Community Outreach	February – April 2022
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*Additional programming, design, and construction activities will move forward based on the feasibility study phase outcomes.

THANK YOU

Feel free to email RCCContact@fairfaxcounty.gov

And check back at the website for updates:

<https://www.fairfaxcounty.gov/publicworks/capital-projects/reston-arts-center>

