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
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.
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.
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:

<table>
<thead>
<tr>
<th>Property</th>
<th>Acreage</th>
<th>Land Value</th>
<th>Building Value</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1943 Isaac Newton Square (E-1)</td>
<td>3.6</td>
<td>$1,665,890</td>
<td>$11,080,590</td>
<td>$12,746,480</td>
</tr>
<tr>
<td>1925 Isaac Newton Square (E-2)</td>
<td>3.5</td>
<td>$1,645,220</td>
<td>$12,384,660</td>
<td>$14,029,880</td>
</tr>
<tr>
<td>1930 Isaac Newton Square (C-1)</td>
<td>3.3</td>
<td>$1,530,120</td>
<td>$422,200</td>
<td>$1,952,320</td>
</tr>
<tr>
<td>11440 Isaac Newton Square (N-1)</td>
<td>5.9</td>
<td>$2,567,010</td>
<td>$639,000</td>
<td>$3,206,010</td>
</tr>
<tr>
<td>11410 Isaac Newton Square (N-2)</td>
<td>5.7</td>
<td>$2,620,250</td>
<td>$2,657,260</td>
<td>$5,277,510</td>
</tr>
<tr>
<td>11411-11415 Isaac Newton Square (S-3)</td>
<td>3.6</td>
<td>$1,640,350</td>
<td>$1,870,980</td>
<td>$3,511,330</td>
</tr>
<tr>
<td>1916-1928 Isaac Newton Square (W-2)</td>
<td>4.8</td>
<td>$2,201,870</td>
<td>$2,592,430</td>
<td>$4,794,300</td>
</tr>
<tr>
<td></td>
<td>30.5</td>
<td>$13,870,710</td>
<td>$31,647,120</td>
<td>$45,517,830</td>
</tr>
</tbody>
</table>
LAKE FAIRFAX PARK
1400 Lake Fairfax Dr.; Reston, VA 20190

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.
Acreage | 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:

<table>
<thead>
<tr>
<th>ADVANTAGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>• No land cost</td>
</tr>
<tr>
<td>• No demolition or re-zoning costs</td>
</tr>
<tr>
<td>• Located near geographical center of Reston population</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DISADVANTAGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Not currently available</td>
</tr>
<tr>
<td>• Significant neighborhood impact</td>
</tr>
<tr>
<td>• Reduction in tree cover/canopy; natural areas</td>
</tr>
<tr>
<td>• One park entrance and additional 5-10 minute drive to reach proposed site.</td>
</tr>
<tr>
<td>• Challenging topography</td>
</tr>
</tbody>
</table>

No Additional Considerations.
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.
RESTON COMMUNITY CENTER – Hunters Woods  2310 Colts Neck Rd.; Reston, VA 20191

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.
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:

<table>
<thead>
<tr>
<th>ADVANTAGES</th>
<th>DISADVANTAGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildable land</td>
<td>Zoning challenge related to parking</td>
</tr>
<tr>
<td>Good traffic egress/ingress</td>
<td>Significant impact to residential and commercial properties</td>
</tr>
<tr>
<td>No land acquisition cost</td>
<td>Disruption in programming, income stream</td>
</tr>
<tr>
<td></td>
<td>No staging area for construction</td>
</tr>
<tr>
<td></td>
<td>Lack of accessibility to other geographic parts of Reston</td>
</tr>
</tbody>
</table>

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.
RESTON HEIGHTS PHASE II
11800 Sunrise Valley Dr.; Reston, VA 20191

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:

<table>
<thead>
<tr>
<th>ADVANTAGES</th>
<th>DISADVANTAGES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Currently under construction</td>
</tr>
</tbody>
</table>

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

DISADVANTAGES
- 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.
### 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.
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.
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:

<table>
<thead>
<tr>
<th>ADVANTAGES</th>
<th>DISADVANTAGES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Not available</td>
</tr>
<tr>
<td></td>
<td>• Not accessible via transit</td>
</tr>
<tr>
<td></td>
<td>• High environmental impacts</td>
</tr>
<tr>
<td></td>
<td>• Far from geographic center of population</td>
</tr>
</tbody>
</table>

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)
Index 2B: Site Photos

Isaac Newton Square 1

Isaac Newton Square 2

Isaac Newton Square 3

Isaac Newton Square 4

Isaac Newton Square 5
Index 3B: Site Photos

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
NORTH RESTON PARK (Behind Home Depot)  1635 Reston Parkway; Reston, VA 20190

Index 4A: Site Map (Source: Microsoft’s Bing Maps)
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
RESTON COMMUNITY CENTER – Hunters Woods

2310 Colts Neck Rd.; Reston, VA 20191

Index 5A: Site Map (Source: Microsoft’s Bing Maps)
RESTON COMMUNITY CENTER – Hunters Woods

2310 Colts Neck Rd.; Reston, VA 20191

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
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
12000 North Shore Dr.; Reston, VA 20191

Index 9A: Site Map (Source: Microsoft's Bing Maps)
Index 9B: Site Photos

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)