

Reston Arts Center Town Hall

OCTOBER 4, 2022



Overview

Background

Fairfax County Feasibility Report

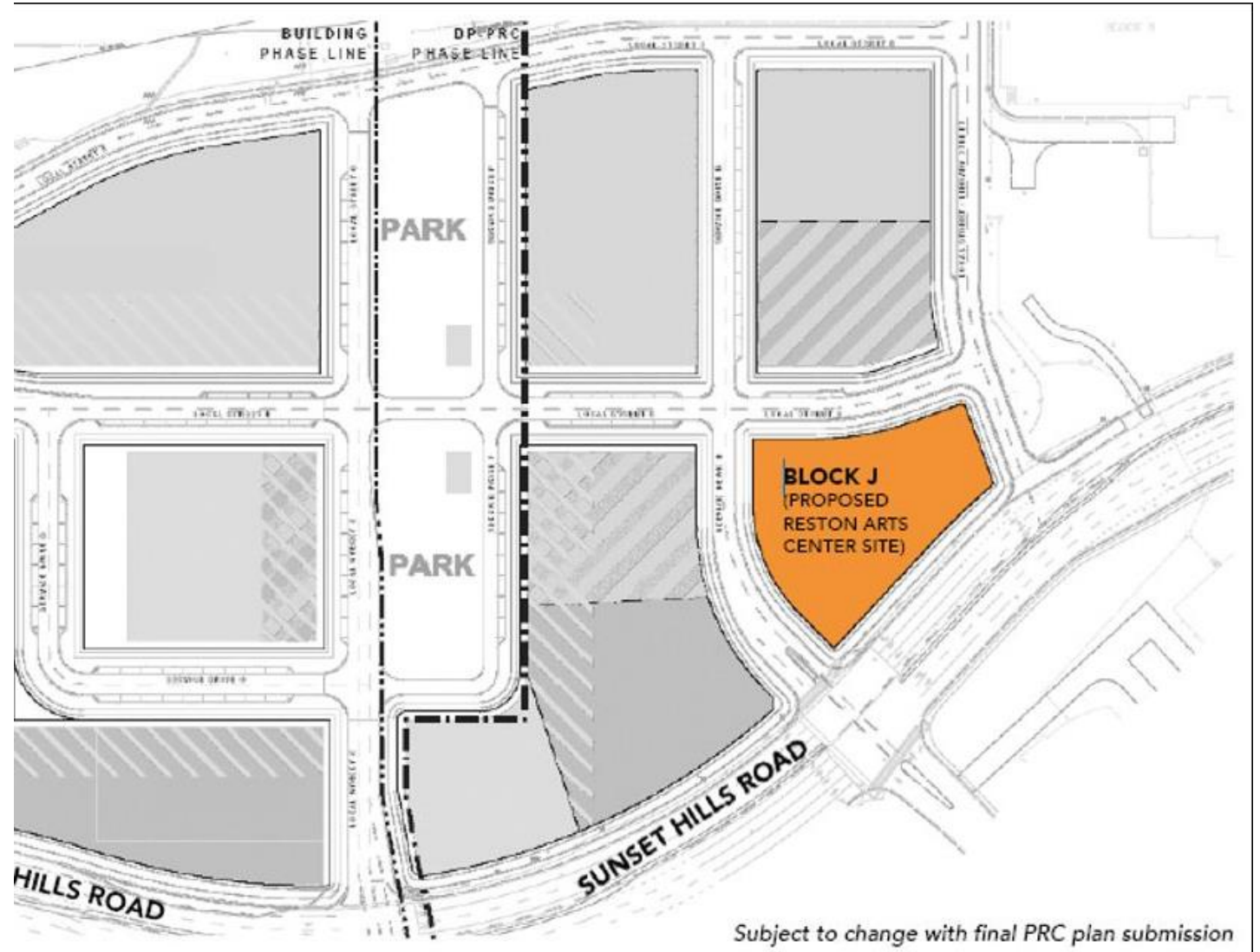
Timeline of the Proffer

Proffer Explained

Key Questions and Discussion

Background

The proposed arts center would be facilitated by a proffer from Boston Properties in the next phase of development at Reston Town Center (Block J). The proffer would provide a site for an arts center to house a performing arts venue, as well as other arts-related amenities, that can be accommodated in 60,000 square feet.



Fairfax County Feasibility Study - Reston

From February through April 2022, G+P led five engagement meetings with the community supported by FC-DPWES and RCC. The County and RCC have sought 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.

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: \$81,0000

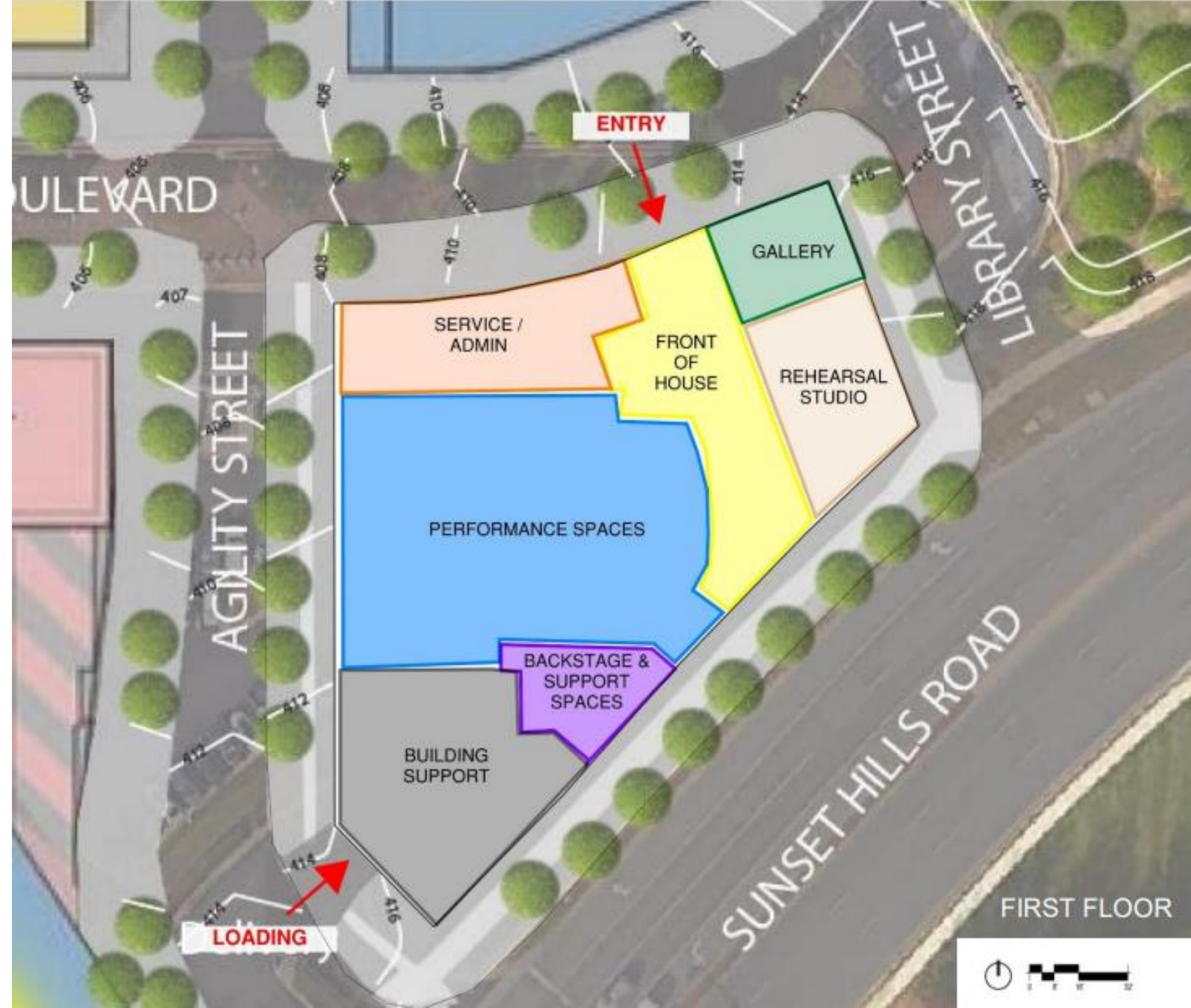
For more information see [Reston Arts Center Feasibility Study | Public Works and Environmental Services \(fairfaxcounty.gov\)](#).



Proffer Timeline

- July 27, 2018: Reston Gateway Proffer Statement
- July 28, 2022: Extension made
- October 4, 2022: Town Hall
- January 31, 2023: Extension date

Proposed site layout from feasibility study





Proffers: Athletic Fields or Performing Arts Center



Proffer #34 – Athletic Fields

Construct one or more athletic fields (“Park Improvements”) and Related Infrastructure (defined in statement) that is a full-size rectangular athletic field. The applicant will construct and place into operation the Park Improvements and Related Infrastructure within thirty months – contingent on FCPA and decision made to pursue options 1.

In lieu of options 1 and 3, the Applicant will provide a rectangular, full-size, synthetic/all-weather turf athletic field on the top deck of the above-grade parking structure located on the property.

In lieu of Options 2 and 3, the Applicant will contribute a lump sum payment for the property that is above and beyond the 1,264,980 square feet of currently existing and/or approved but not yet constructed office square footage on the Property that will be used by to provide park facilities in the Reston Area.

Proffer #36 – Performing Arts Center

BOS would evaluate the feasibility of an Arts Center in Block J and that, if the BOS determined an Arts Center was feasible and desired, the Applicant would convey the property to the County and be relieved of certain athletic field and park improvements described in Proffer 34.

The BOS decision would be made within 48 months of the approval of the zoning applications. The BOS approved these applications on July 31, 2018; therefore, the feasibility evaluation was required by July 30, 2022. A determination of the feasibility of the Arts Center is expected by January 31, 2023.

If the BOS does not notify the applicant within these 48 months of the feasibility of the Arts Center and desire for the dedication, Proffer 34 requires that the applicant begin to work with the Fairfax County Park Authority (FCPA) to provide the park improvements.

Key Questions and Discussion

1. What choice should be made? Arts Center or athletic fields?
2. If the Arts Center is built on Block J how should it be funded?