

**1. Joint Board Matter with Supervisor Dan Storck and Chairman Sharon Bulova to Establish Guiding Principles to Promote the Future Vitality of the Workhouse Arts Center Campus**

**Background**

*In 2002, as part of a land exchange with the federal government, Fairfax County acquired the property known today as the Workhouse Arts Center and referred to herein as the "Workhouse Campus."*

*Pursuant to Section 106 of the National Historic Preservation Act, the federal agencies involved in the land exchange (the General Services Administration and the Bureau of Land Management) entered into a legally binding Memorandum of Agreement with Fairfax County and other interested parties to preserve the historically significant buildings and structures at the Workhouse Campus in a manner that favors adaptive reuse.*

*Since 2008, Fairfax County has worked with the Workhouse Arts Foundation (WAF) to renovate buildings at the Workhouse Campus to provide space for juried artists, performing arts, arts education, and a Workhouse prison museum for the benefit of the public. In 2014, WAF in cooperation with Fairfax County, initiated a new and expanded phase of the Workhouse Campus in which successful and financially viable arts programming, performances, and large public events have occurred, and the Lucy Burns Museum in Building W-2 and W-2A of the Workhouse Campus has been privately funded and renovated. This success has engaged the community and served as a catalyst for economic growth and development in the area.*

*The Board acknowledges these successes and now wishes to further the potential for the Workhouse Campus to become a dynamic, widely recognized destination of choice that provides the community with an engaging arts and cultural experience like no other.*

*The Board is committed to the continued vitality of the Workhouse Campus and now takes action to build on the success of this important County asset to ensure success for the next decade and beyond.*

Therefore, I move that the Board of Supervisors:

- Direct the County Executive to collaborate with WAF to **establish a Steering Committee** comprised of representatives from Fairfax County and WAF that is charged with making recommendations consistent with the interests of both entities in the development and operation of the Workhouse Campus for the

benefit of the public. The Steering Committee will maintain the priority of bringing success to the Workhouse Campus in harmony with the vision and intent of the Workhouse Campus as an arts center.

- Direct the Steering Committee to **develop a plan** consistent with other strategic priorities of Fairfax County for the future success of the Workhouse Campus and deliver a report to the Board by third quarter 2019, followed by annual reports thereafter. The plan should include:
  - Recognition that Fairfax County is the owner of the entire Workhouse Campus and will at all times maintain final authority over the Workhouse Campus and operations,
  - Clarification and **identification of roles and responsibilities** of Fairfax County and WAF and a process for decision-making regarding the development, management, and operation of the Workhouse Campus,
  - Creation of a **funding plan** that will attract and allow for contributions from the public sector, non-profit and philanthropic organizations, and other private sector investments to support the Workhouse Campus, reflecting the Board's strong belief that both public and private investment in the Workhouse Campus is critical in generating economic success. This will include an out-year capital improvement and land use program with the corresponding budget impacts to provide a sustainable foundation for the future,
  - **Identification of existing barriers** to and opportunities for achieving the vision of the Workhouse Campus and a commitment to return to the Board with **recommendations** for approaches to eliminate or mitigate those barriers and ways to realize those opportunities; the barriers to be addressed may be wide-ranging and include issues such as those involving proffers, development agreements, lease and use agreements, and regulatory review processes, and
  - **Development of innovative, flexible, and creative solutions** to achieve the goals of the Steering Committee and accomplish the vision for the Workhouse Campus.