

Reston Arts Center Feasibility

PROJECT # CC-00024

Final Report

July 07, 2022



RESTON ARTS CENTER FEASIBILITY STUDY
FINAL REPORT
JULY 7, 2022

Summary:

In January 2022, Grimm + Parker (G+P) was hired to work with Fairfax County Department of Public Works and Environmental Services (FC-DPWES) and Reston Community Center (RCC) on the feasibility of locating an Arts Center on Block J of the Boston Properties New Reston Town Center complex.

Community Outreach:

In February and March 2022, G+P led the 5 engagement meetings with the community supported by FC-DPWES and RCC. The first meeting was an overall kick off where we shared information about the project. We heard from the Reston and wider-Fairfax County community about preferences, priorities, questions, hopes, and concerns. We then held public meetings 2, 3, and 4 focused on specific aspects of the proposed facility.

- Meeting 2 focused on performing arts aspects, and we discussed the aspirations and program spaces for performing arts.
- Meeting 3 had a similar agenda and focused on visual arts aspects and program spaces.
- Meeting 4 focused on arts education, school equity and opportunity neighborhoods.
- Then the wrap up community meeting 5 was a summary of the findings from all 5 meetings.



RESTON ARTS CENTER FEASIBILITY STUDY
FINAL REPORT
JULY 7, 2022

Program Development and Site Feasibility:

The information received from these meetings was used to inform the program spaces and goals used to design the feasibility study for Block J.

In April 2022, G+P and FC-DPWES agreed on the “right-size” program of spaces based on the community needs/wants , site size, proffer limit of 60,000 sf and overall budget. Using this program G+P designed a few options on the Block J site. The group selected the best option to develop at a concept level. The program was a tight fit on the site, but the option selected could yield exciting results if it came to fruition.

Cost Estimate:

G+P gave the concept drawings to Downey and Scott (cost estimators) to develop a project cost estimate. This hard cost estimate was reviewed by RCC and FC-DPWES. Various revisions were made to accommodate FC budget and options were developed to escalate into the future years, depending on the final timing of the project.

Final Report Back:

On June 13,2022, G+P presented to the community the final findings of the program, concept design and cost estimate. FC-DPWES still has to make decisions on the Block J proffer with Boston Properties.



RESTON ARTS CENTER FEASIBILITY STUDY
FINAL REPORT
JULY 7, 2022

VICINITY MAP



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.

*Master Plan Diagram courtesy of
www.restonnow.com*



RESTON ARTS CENTER FEASIBILITY STUDY
FINAL REPORT
JULY 7, 2022



DEVELOPMENT SCHE

Residential -	1,57
Office -	1,87
Retail -	18
Hotel -	50
TOTAL -	4,13



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Master Plan Diagram courtesy of www.restonnow.com

GOALS + CONSIDERATIONS

The following goals, visions and overall program of spaces were derived from the 5 community meetings we had in April and March of 2022.

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.

We want the primary component spaces for this potential facility to support performing and visual arts uses. Our goal 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. The County and RCC will seek partners for funding for the capital project.

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

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. Must 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

The following program of spaces were derived from the community meetings input. The goal was to right-size the facility based on the program needs, site and budget.

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



PROGRAM SPACES

	PROGRAM AREA	NET SF.	GROSS SF
	A - PERFORMANCE SPACES		
		NSF	GSF
	Theatre House		
A1	<i>Orchestra</i>	3,900	7,020
A2	<i>Balcony</i>	2,200	3,960
A3	Stage (includes wings and crossover space)	4,080	7,344
A4	Thrust / partial pit	450	810
A5	Sound and Light Lock Vestibules	480	864
A6	Storage Room (could be a niche at stage)	250	450
A7	AudioVisual Rack		
A8	Sound and Lighting Control Booth	300	540
A9	Follow-spot Booth	150	270
A10	Projection		
N/A	Dimmer Room		
	TOTALS OF A- PERFORMANCE SPACES	11,810	21,258

	C - ARTS CLASSROOM / VISUAL ARTS SPACES	NSF	GSF
C1	Open Studio	840	1,512
C2	Ceramics Studio	840	1,512
C3	Storage	200	360
C4	Kiln	200	360
C5	Shared Classroom	840	1,512
C6	Gallery	1,200	2,160
	TOTALS OF C	4,120	7,416

	B - REHEARSAL / DANCE / VIDEO DIGITAL ARTS	NSF	GSF
B1	Rehearsal / Flexible / Dance Studio	2,000	3,600
B2	Rehearsal Storage	200	360
	Digital Media Suite:		
B3	<i>Recording Studio</i>	600	1,080
B4	<i>Post Production Work space</i>	450	810
B5	<i>Equipment Storage</i>	200	360
	TOTALS OF B - REHEARSAL /DIGITAL ARTS SPACES	3,450	6,210

	G - BUILDING SUPPORT	NSF	GSF
G1	General Building Storage	300	540
G2	Fire Stair	630	1,134
G3	Elevators	250	450
G4	Mechanical	1,000	1,800
G5	Electrical	1,000	1,800
	Water / Fire Pump Room	600	
G6	Janitor Closets	160	288
	TOTALS OF G - FACILITY / ADMIN / NON-PROGRAM SPACES	3,940	7,092

PROGRAM SPACES

	D - FRONT OF HOUSE SPACES	NSF	GSF
D1	Box office	200	360
D2	Box office Managers Office	150	270
D3	General Building Manager office	150	270
D4	Orchestra Lobby	2,200	3,960
D5	Balcony Lobby	1,000	1,800
D6	Entry Vestibule	240	432
D7	Coat Niche	60	108
D8	Bar and Concessions	400	720
D9	Bar and Concession Storage	160	288
	Restrooms		
D10	Orchestra Restrooms	650	1,170
D11	Balcony Restrooms	650	1,170
D12	FOH Equipment storage	150	270
D13	Grand Stair	600	1,080
	TOTALS OF D - FRONT OF HOUSE	6,610	11,898

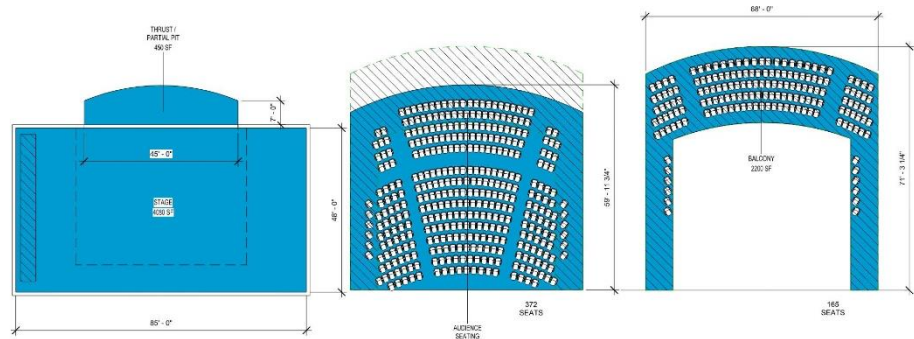
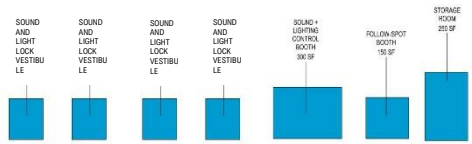
	F - ADMINISTRATION	NSF	GSF
F1	Offices	240	432
F2	Reception area	120	216
F3	Support	256	461
F4	Storage	160	288
F5	Copier Area	100	180
F6	Break Room /Kitchenette/Mail boxes	220	396
F7	Toilet rooms	200	360
	TOTALS OF F - ADMINISTRATION	1,296	2,333

	E- BACKSTAGE & SUPPORT SPACES	NSF	GSF
E1	Scenery Repair Room	300	540
E2	Costume Repair Shop	250	450
E3	Laundry	80	144
E4	Group Dressing Room	400	720
E5	Group Dressing Room	400	720
E6	Star Dressing	200	360
E7	Dressing Toilets	200	360
E8	Green Room / Lounge	300	540
E9	Stage Loading/ Receiving	1,800	3,240
E10	Lighting Storage	200	360
E11	Audio Storage	300	540
E12	Piano Storage		
E13	Warming/Catering Kitchen	450	810
E14	Kitchen storage	80	144
	TOTALS OF E- BACKSTAGE & SUPPORT SPACE	4,960	8,928

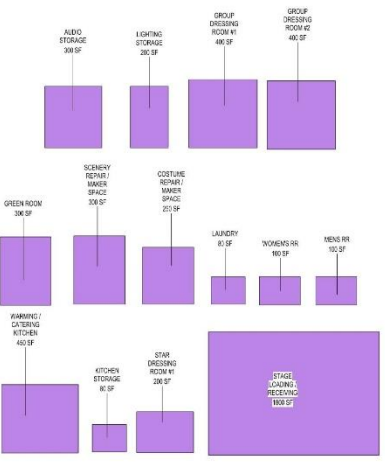
	TOTAL NET SF	36,186	
		GROSS	65,135
	1.8	1.8 efficiency	

GRAPHIC PROGRAM

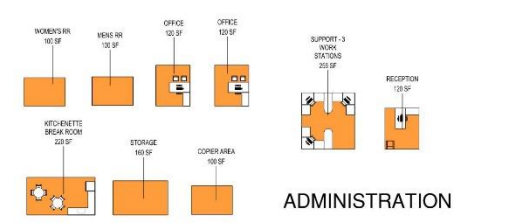
Overview



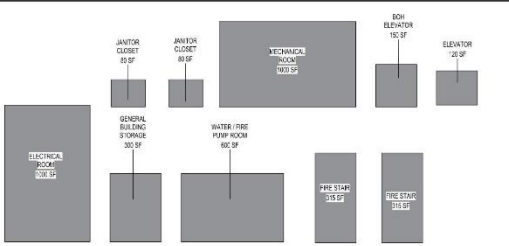
PERFORMANCE SPACES



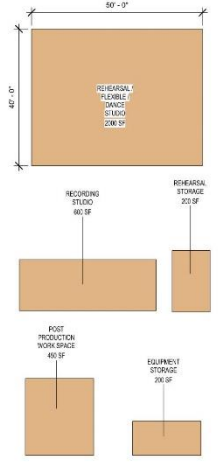
BACKSTAGE & SUPPORT SPACES



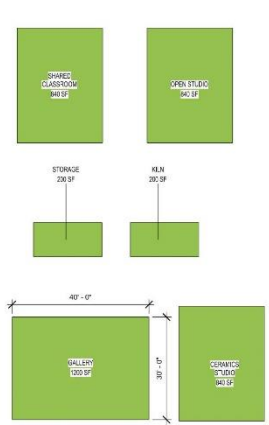
ADMINISTRATION



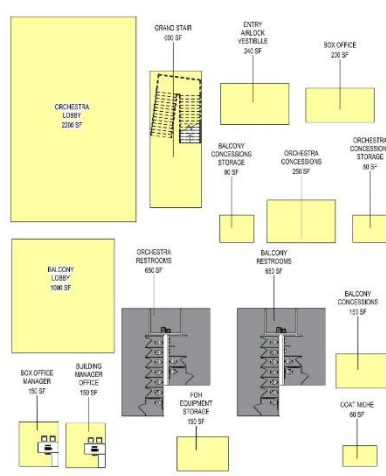
BUILDING SUPPORT



REHEARSAL / DANCE / DIGITAL ARTS



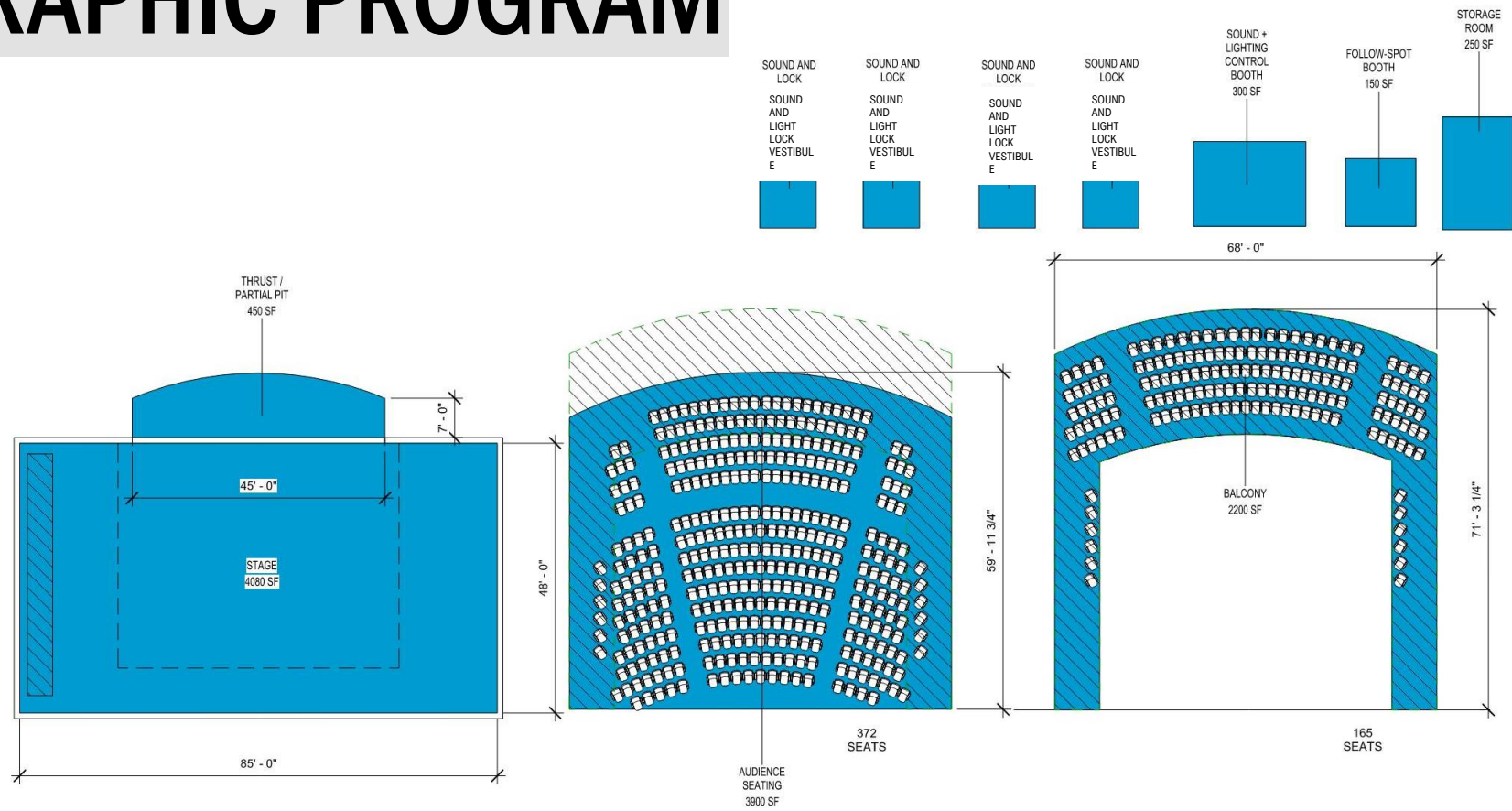
VISUAL ARTS SPACES



FRONT OF HOUSE SPACES



GRAPHIC PROGRAM



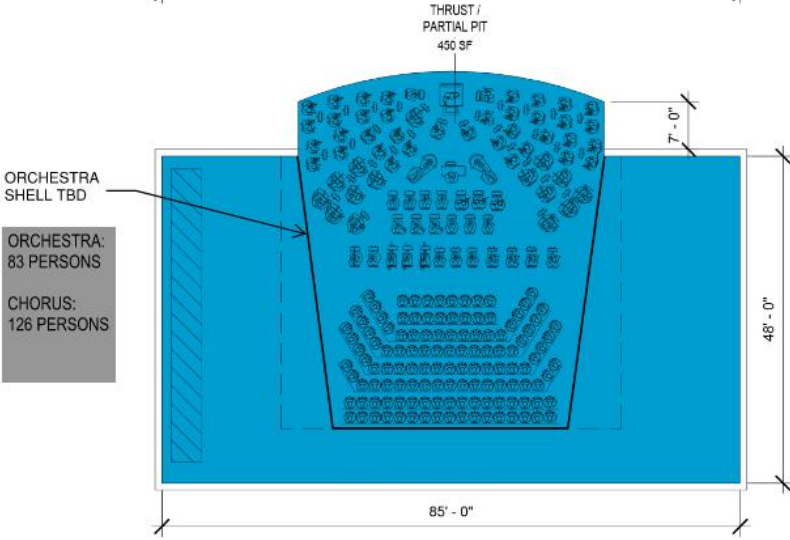
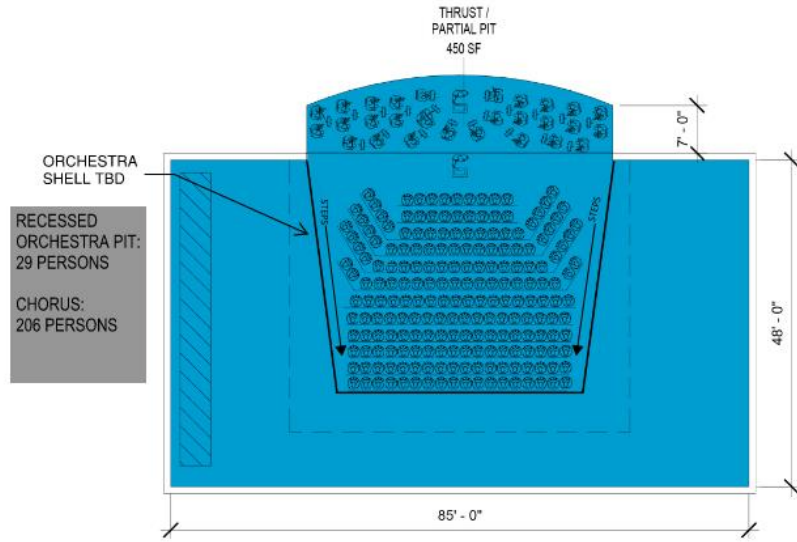
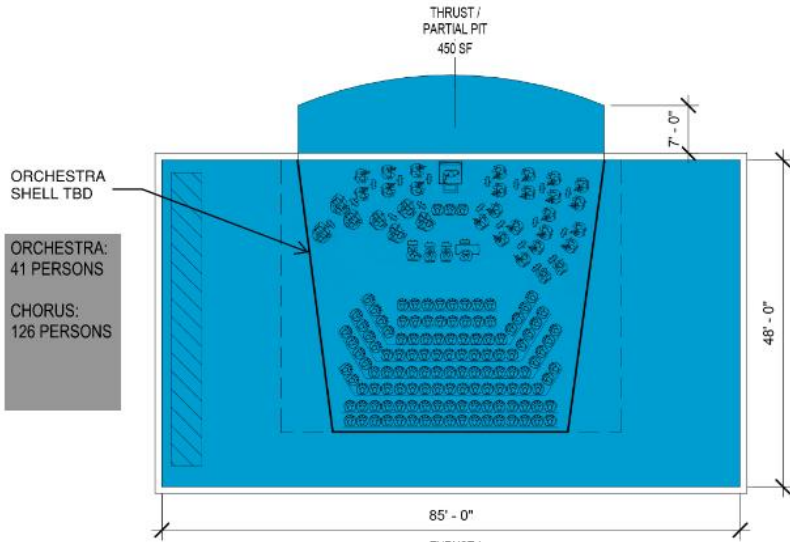
PERFORMANCE SPACES

Reston Arts Center - Graphic Program



RESTON ARTS CENTER FEASIBILITY STUDY
 FINAL REPORT
 JULY 7, 2022

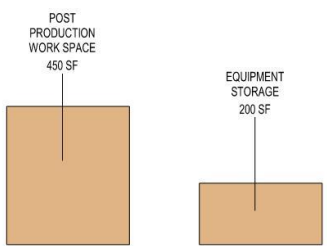
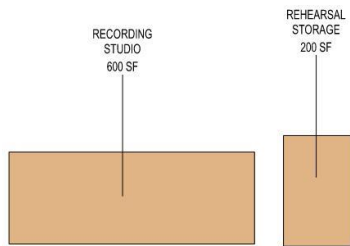
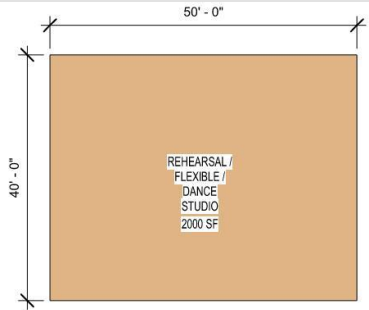
GRAPHIC PROGRAM



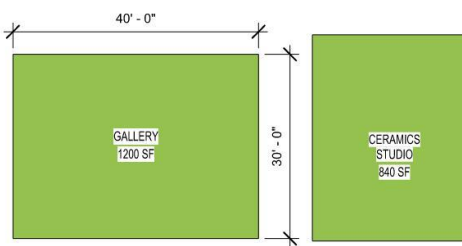
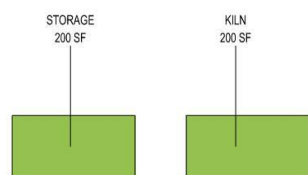
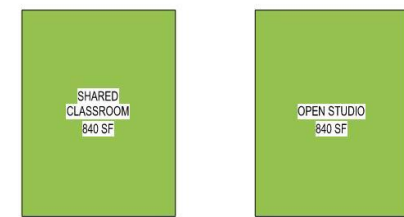
STAGE LAYOUT OPTIONS



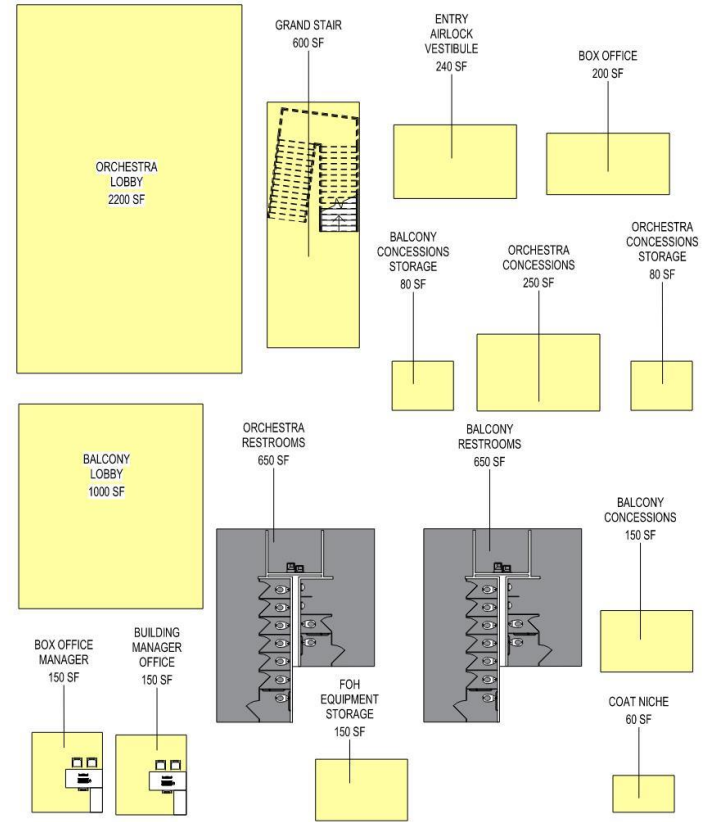
GRAPHIC PROGRAM



REHEARSAL / DANCE / DIGITAL ARTS



VISUAL ARTS SPACES

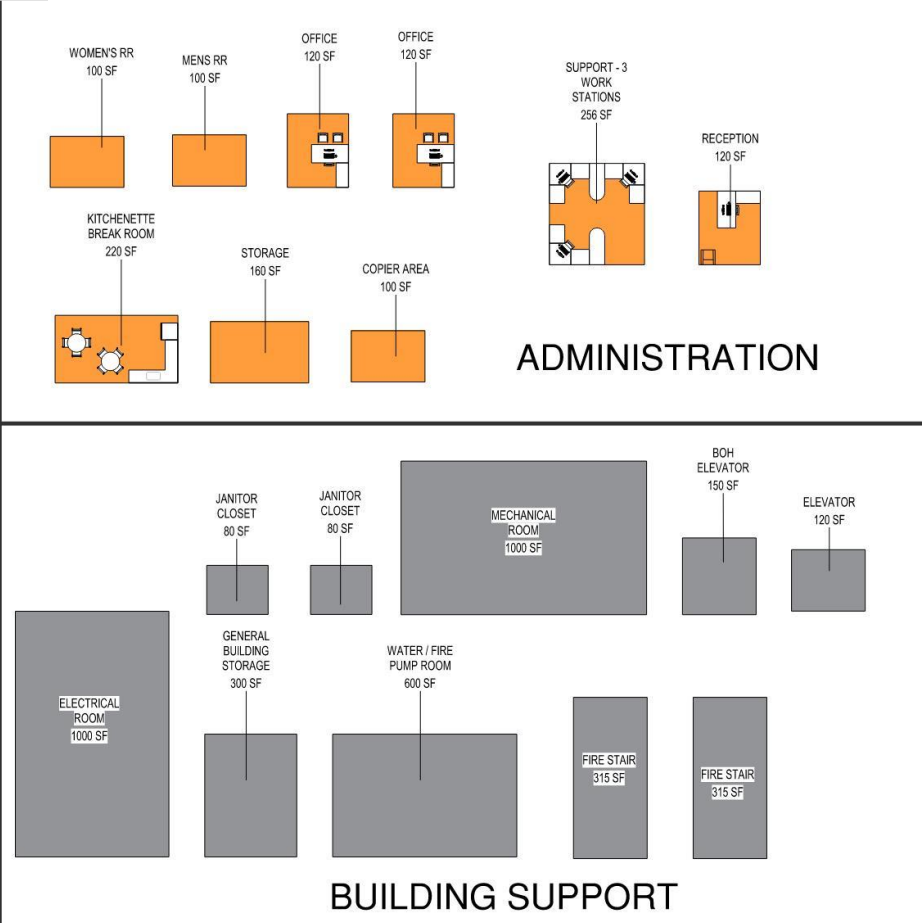
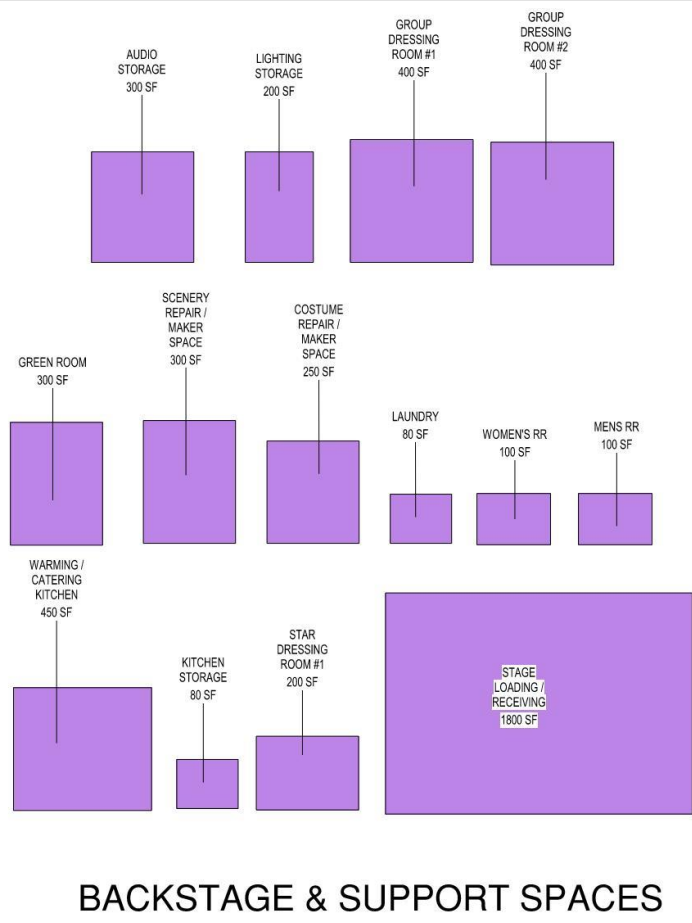


FRONT OF HOUSE SPACES

Reston Arts Center - Graphic Program



GRAPHIC PROGRAM



Reston Arts Center - Graphic Program



PROGRAM AREAS NOT ADDRESSED IN THIS TEST FIT

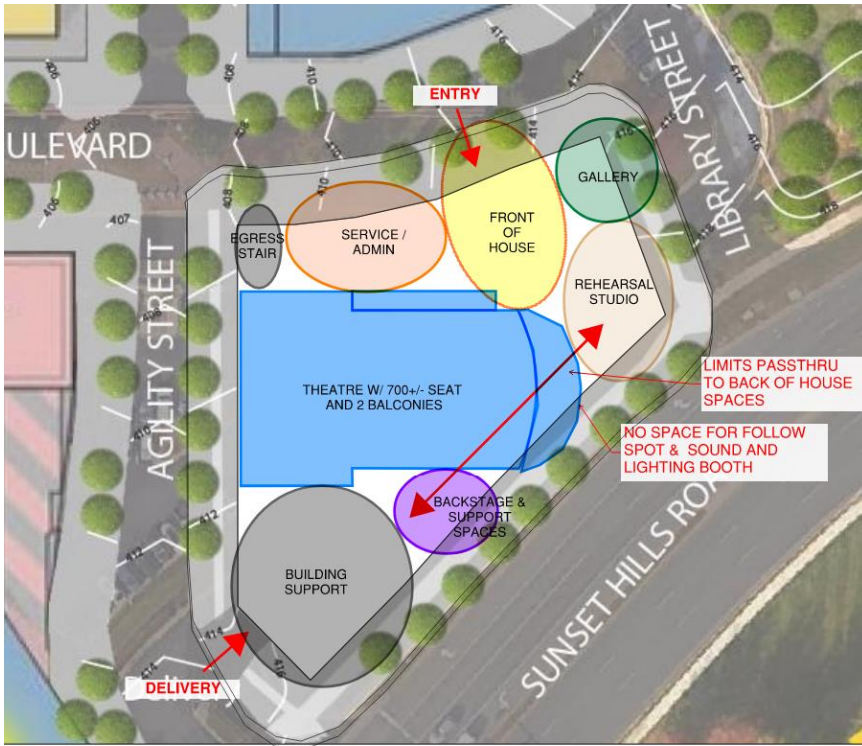
- **Theatre house size over 500 seats:** Test fits of larger, 700-seat theatre in next slides; site won't accommodate.
- **Individual artist studios:** Cannot be equitably allocated.
- **Culinary Arts Studio:** Did not garner enough interest, surrounding restaurants in the Town Center and other culinary arts programs in nearby schools negate the need to replicate this program.
- **Individual small practice rooms:** Cannot 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.



SITE TEST FIT

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.

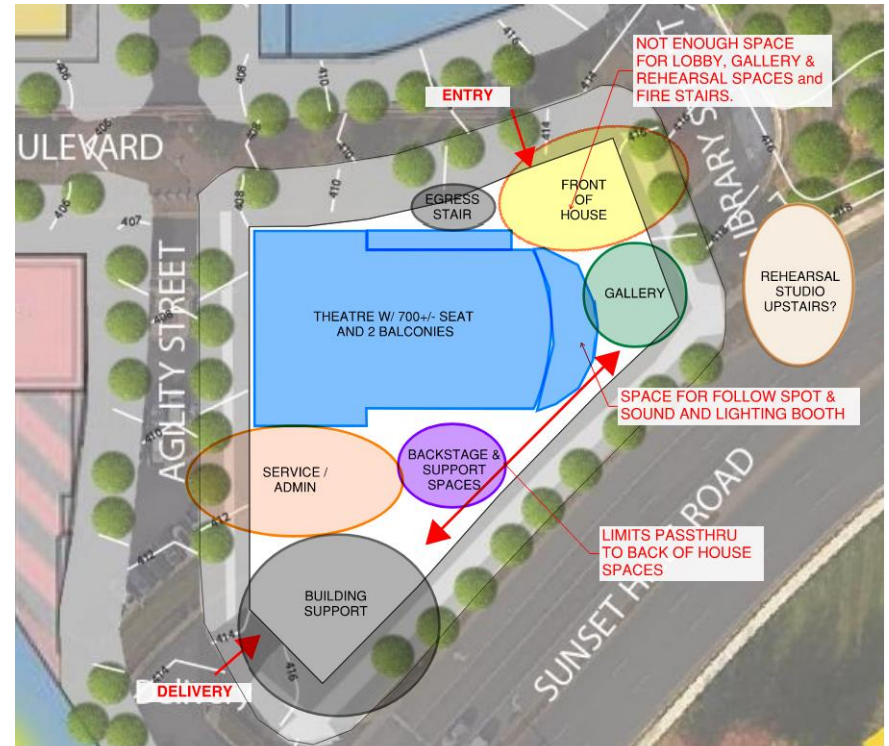


Reston Art Center

FIRST FLOOR



Alternate: 700 SEAT THEATRE - Option A



Reston Art Center

FIRST FLOOR



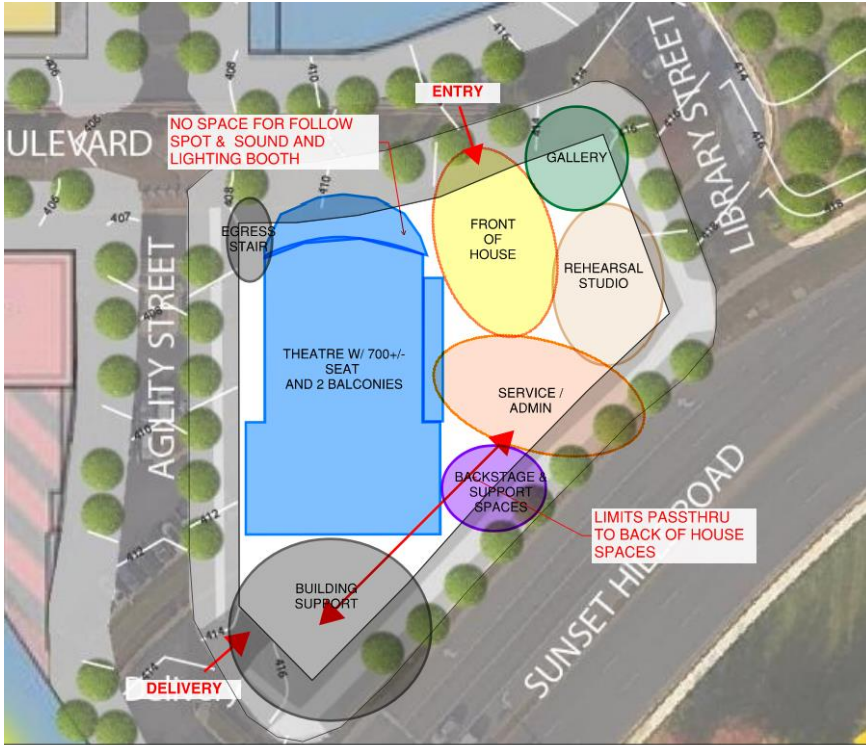
Alternate: 700 SEAT THEATRE - Option B



RESTON ARTS CENTER FEASIBILITY STUDY
FINAL REPORT
JULY 7, 2022

SITE TEST FIT

Unsuccessful Test Fit of Larger House Theatre (continued)

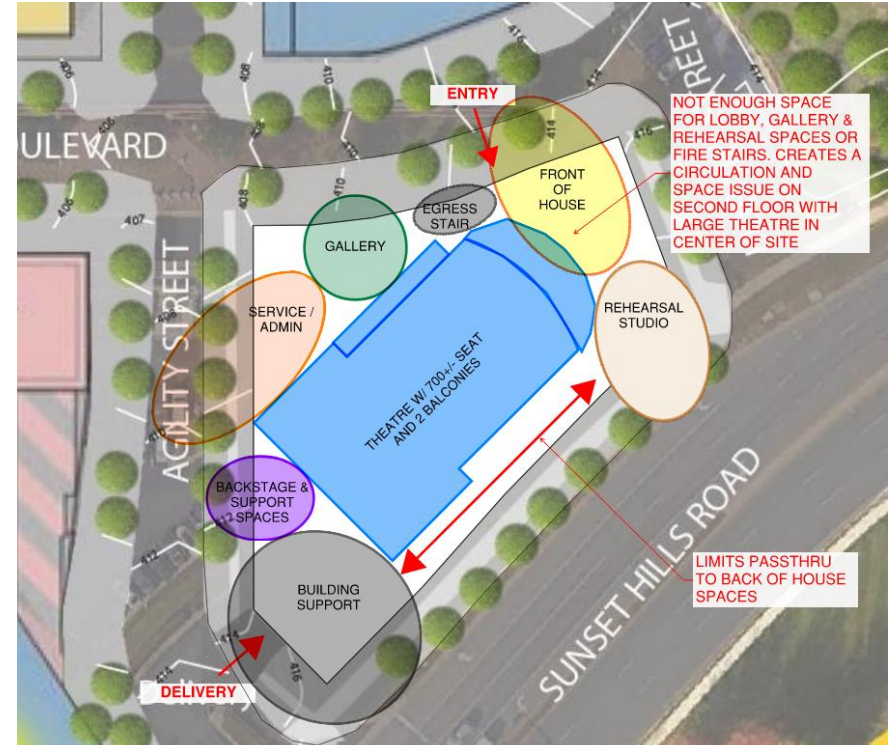


Reston Art Center

FIRST FLOOR



Alternate: 700 SEAT THEATRE - Option C



Reston Art Center

FIRST FLOOR

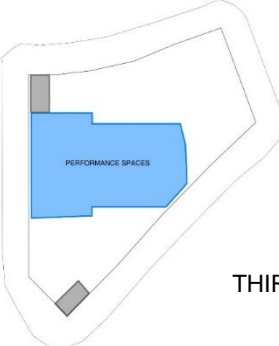


Alternate: 700 SEAT THEATRE - Option D

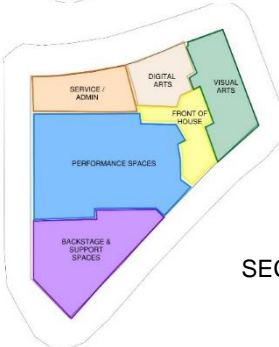


SUCCESSFUL SITE TEST FIT

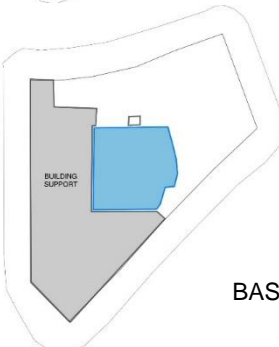
Using the space program developed, the project can fit well on the site.



THIRD FLOOR



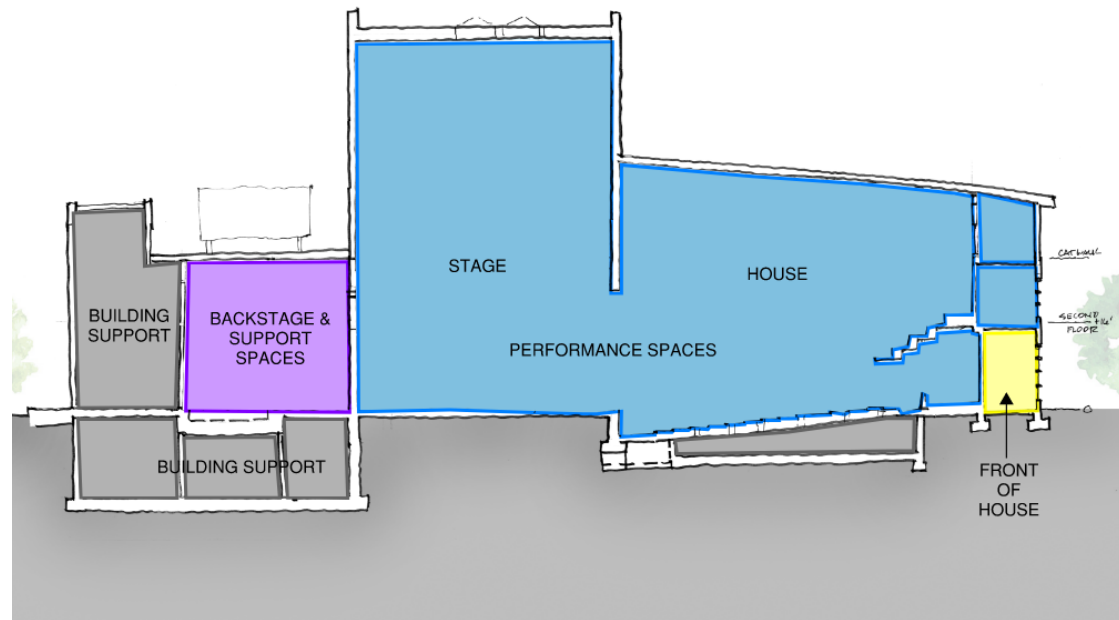
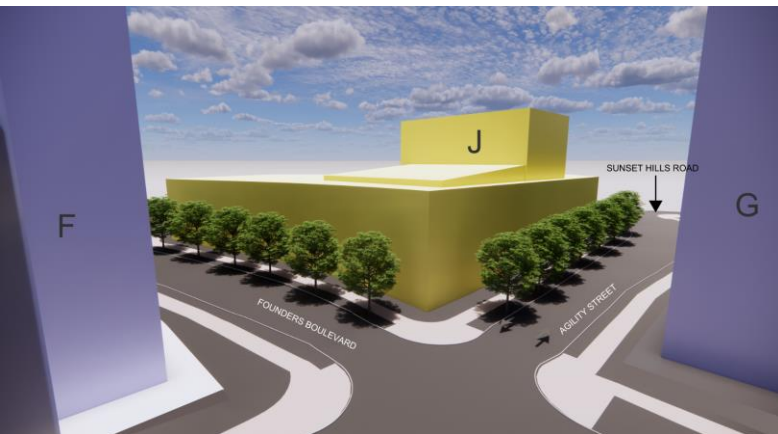
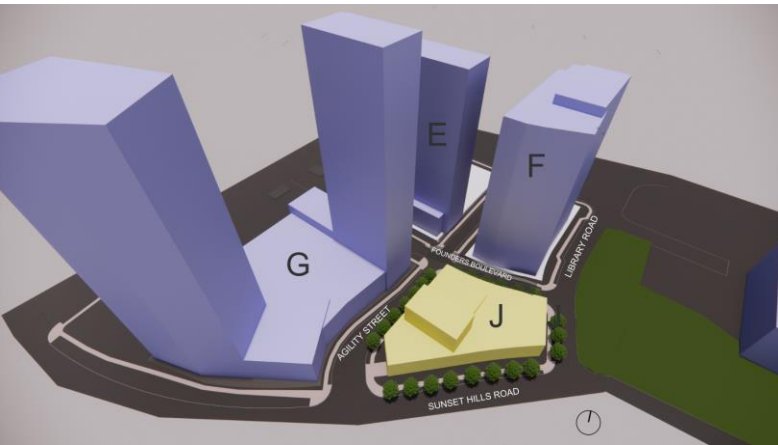
SECOND FLOOR



BASEMENT FLOOR



CONCEPT DESIGN

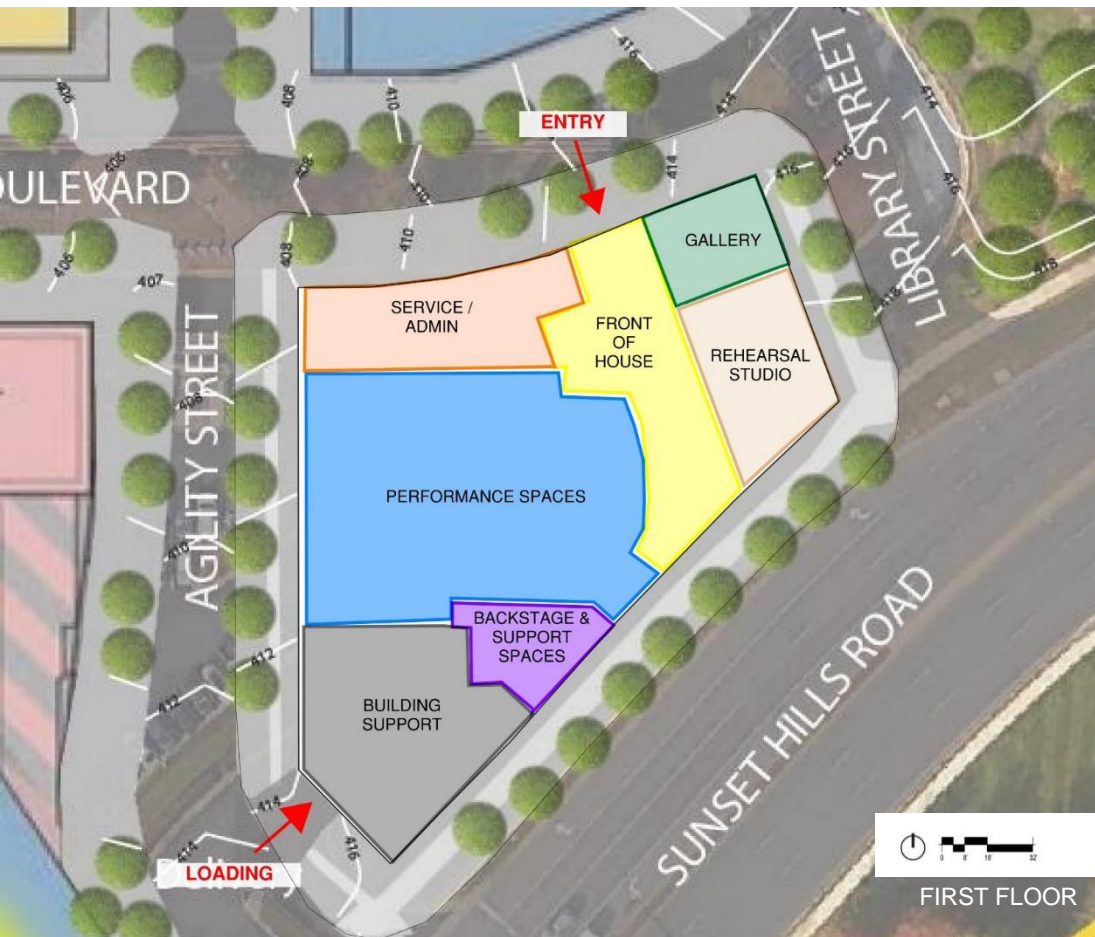


Conceptual Massing Diagrams

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

Fairfax County Leadership and FC-DPWES will use this information to make decisions on how to move forward with the Block J proffer with Boston Properties.

The following website will show future updates:

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

Thanks to FC-DPWES, RCC, various arts groups, and the residents of Fairfax County for participating in the development of this report.



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