



# Reston Town Center North Task Force FCPA Needs



May 9, 2023



“Development of a new RECenter in the Reston area will improve equitable access and offer household assistance to residents in the northwest portion of the county, a market that is presently underserved by the RECenter system compared to other county areas.”

Fairfax County Park Authority

**RECenters**



# Fairfax County Park Authority

## FCPA System-wide Sustainability Plan for RECenters

Final Report

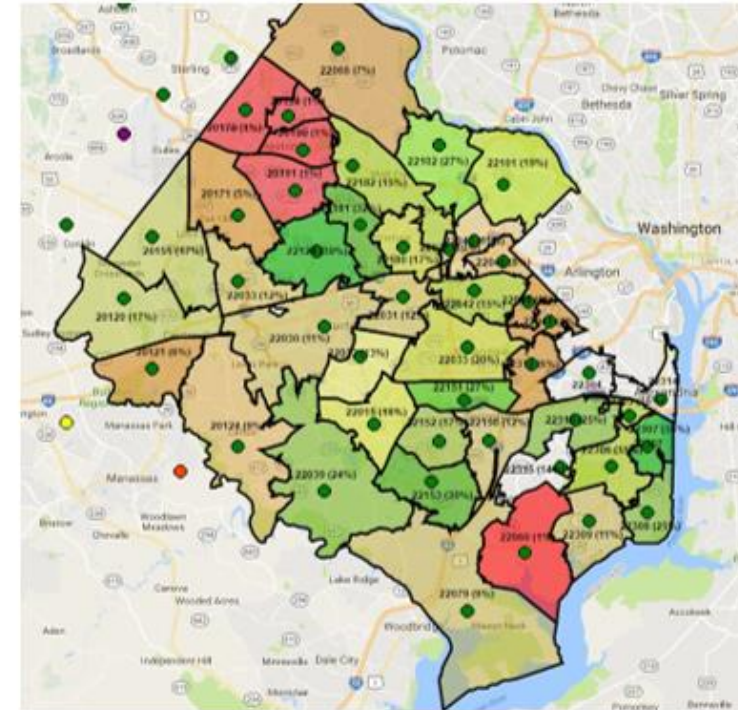
March, 2018



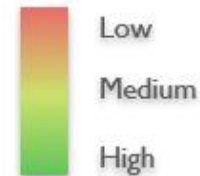
# KEY FINDINGS OF MARKET ANALYSIS

## RECenter SYSTEM COVERAGE

- ◆ RECenter siting throughout the County promotes and nearly achieves equitable access
- ◆ **Over 90%** of County residents fall within at least one RECenter service area
- ◆ RECenter pass sales are noticeably lacking in only two areas – Reston/Herndon and Fort Belvoir
- ◆ Program offerings and enrollment are also remarkably consistent throughout the County



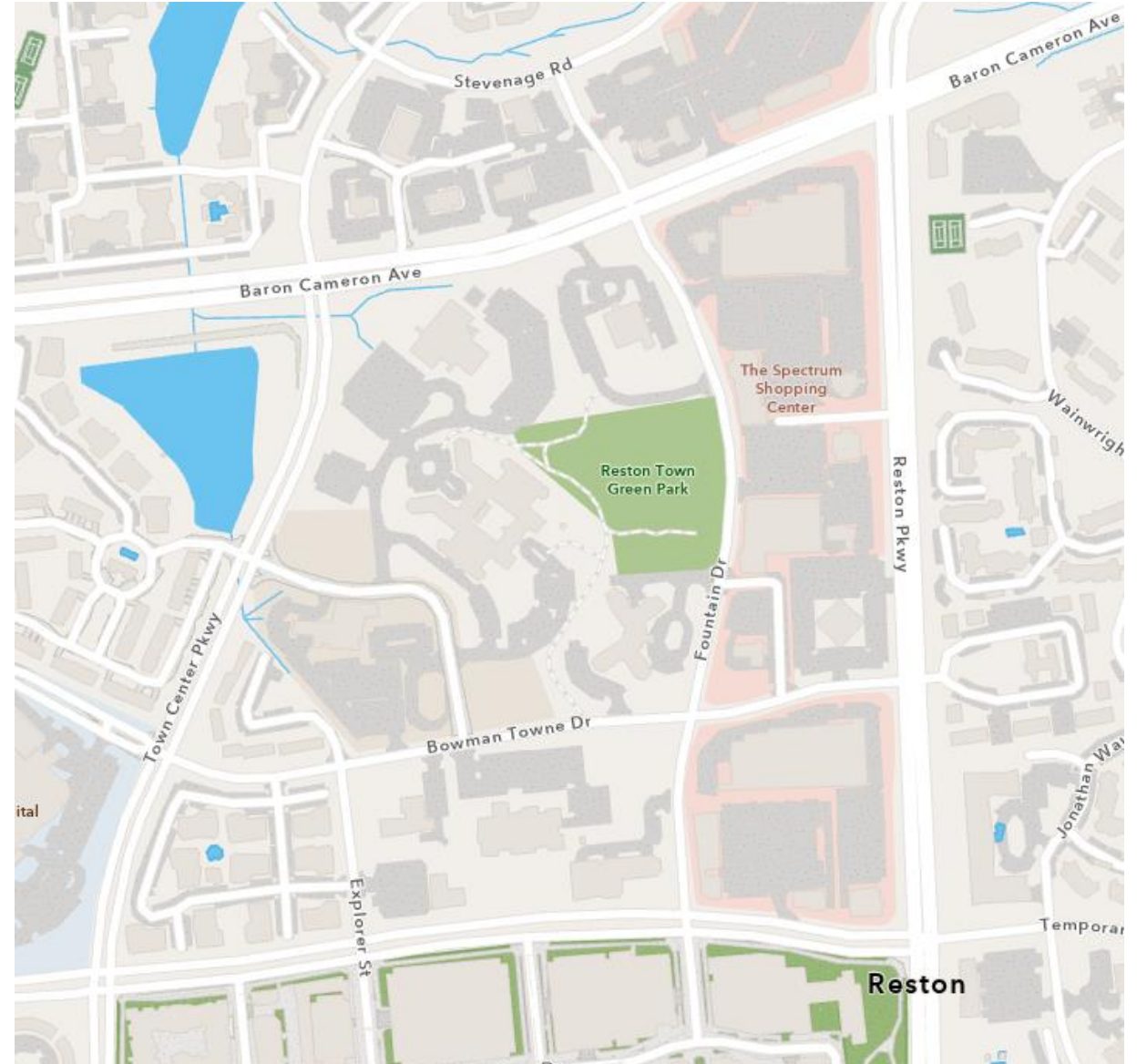
PASS SALE CAPTURE RATIO ANALYSIS ACROSS FAIRFAX COUNTY



# Reston Town Green

5-acre parcel transferred to the BOS from FCPA in order to consolidate parcels for Reston North

Agreement was for FCPA to receive a 90,000 sq. ft. Rec Center facility (shell)



# Fairfax County Comp Plan

- REC Center:
  - During the course of the Reston Master Plan Special Study, eleven core needs for the urban park system were identified and includes an **indoor aquatic/fitness facility**. Rec Center is described on Figures 14 and 48. Core Needs for Reston Park System: **“Indoor aquatic/fitness facility - Large-scale destination facility** providing indoor aquatic and fitness recreation, to include family friendly pool with water features, and/or competitive swimming (50 meter) as well as other indoor recreation facility features. Indoor tennis facility-Indoor tennis facility to accommodate recreational and competitive play.” (Area III, Reston, Parks, pp. 35, 39-41, 145, 149, 171).
  - In the Upper Potomac area, recreational facilities in greatest need in this area include **facilities that support teen and senior activities.**



Cub Run



South Run



## What is a Rec Center?



Spring Hill



Oak Marr



# Rec Center Core Elements

- Multi-use Program Spaces
- Aquatics facilities (pool, spa)
- Fitness facilities
- Racquetball facilities
- Cabanas/Family Changing Room
- Staff Offices



## Rec Center Unique Facilities



- Spring Hill: Suspended track, gymnasium
- Audrey Moore: Gymnasium, 50-meter pool, pottery studio, spin studio
- Cub Run: Leisure pool, child-care area
- Franconia: Gymnasium, pre-school facilities, soft play room, 50- meter pool
- Oak Marr: 50-meter pool
- Providence: TRX, pilates, reformers studio





# Mt Vernon Renovation

- Two Ice Rinks
- Climbing Wall
- Social Spaces
- Play Features in the Pool
- LEED Certified



# Reston Rec Center

- Olympic Sized Pool (50M)
- Competition Dive Well
- Wellness Center
- Community space
- Indoor Courts
- Running Track

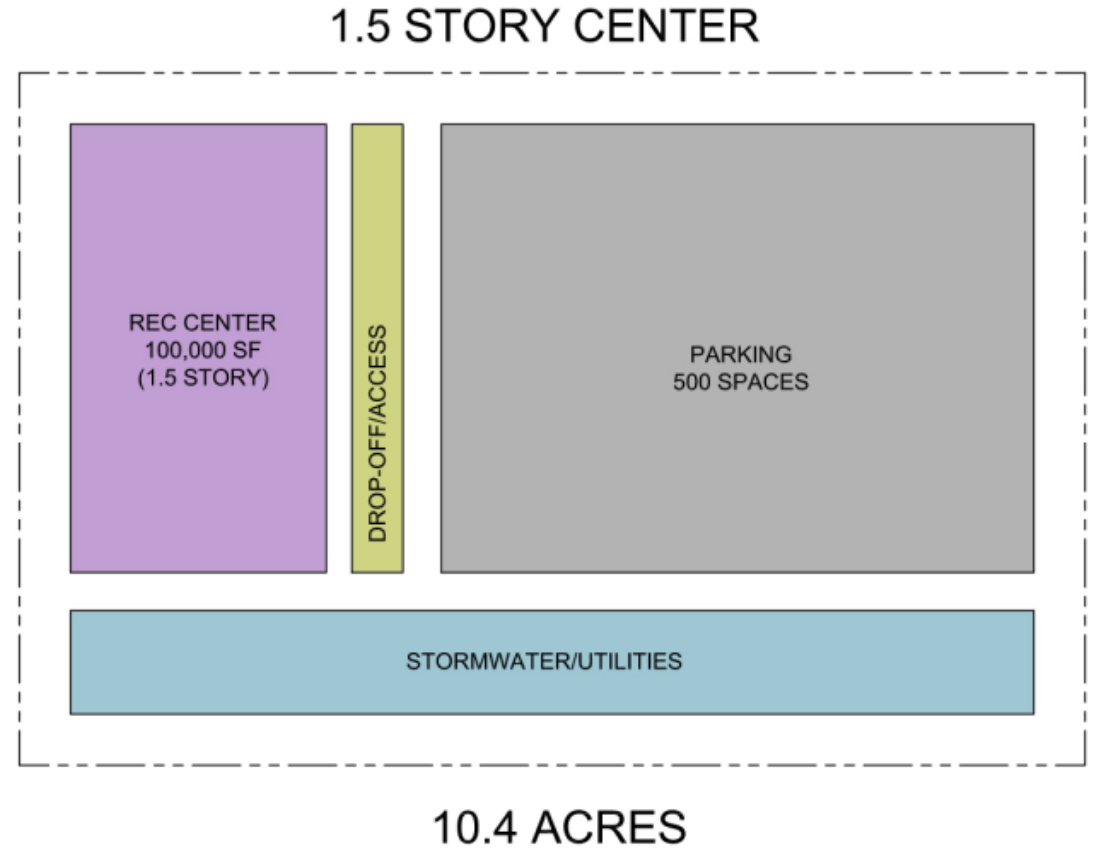
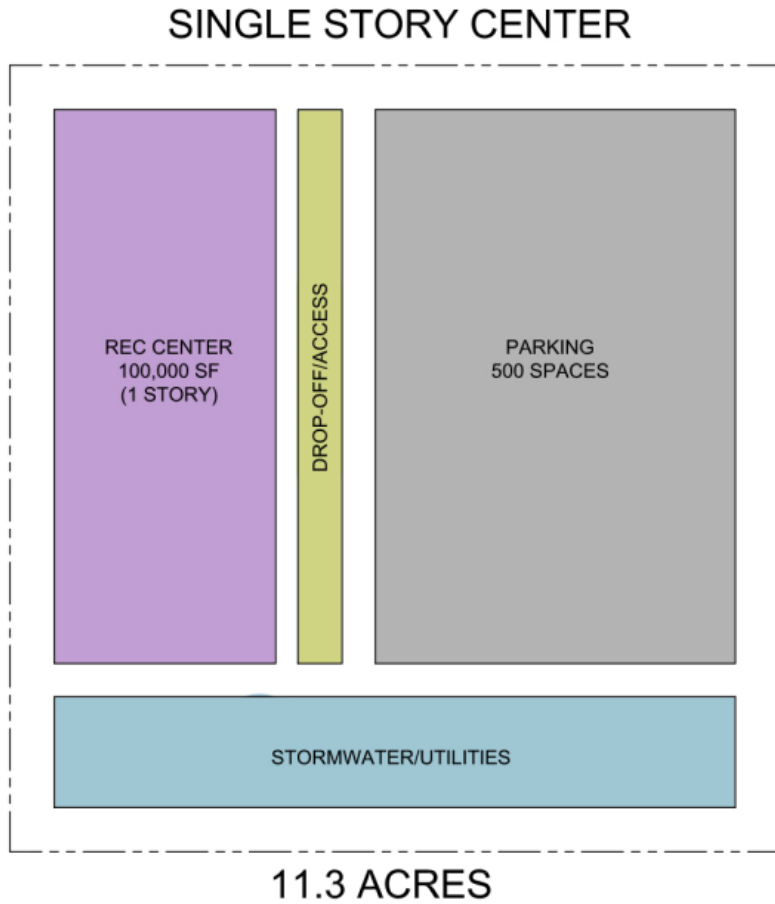


# FCPA Rec Center Facility Comparison

Rec Center	Building Footprint Area (SF)	Gross Floor Area (SF)	# of Stories	Site Area (Acres)	Floor Area Ratio (FAR)	Parking Spaces	Parking per 1000 SF of GFA	Pool	Secondary Pool	Spa	Fitness Center	Multi-Purpose Rooms	Racquet ball Courts	Gymnasium	Tennis Courts	Basketball Courts	Other Features
Audrey Moore	55,548	72,629	1.5	293	0.01	320	4.41	50m x 25yd	No	No	Yes	6	5	Yes	No	No	Senior Center
Cub Run	56,665	66,479	1.5	28	0.05	291	4.38	25yd x 25m	Leisure Pool	Yes	10,000 SF	3	No	No	No	No	
Franconia	73,676	87,824	1.5	138	0.01	263	2.99	50m x 25yd	No	Yes	Yes	5	3	Yes, 20,000 SF	No	No	Indoor Running Track
George Washington	18,249	18,249	1	17	0.02	53	2.90	25yd x 25m	No	Yes	No	1	No	No	No	No	
Mount Vernon	64,090	64,090	1	9.3	0.16	315	4.91	25yd x 25m	No	Yes	Yes	4	No	No	No	No	Ice Rink
Oak Marr	52,192	65,513	1.5	137	0.01	323	4.93	50m x 25yd	No	Yes	Yes	6	2	No	No	No	
Providence	37,855	48,655	1.5	13	0.09	236	4.85	25yd x 25m	No	Yes	Yes	6	3	No	No	No	
South Run	35,227	43,351	1.5	192	0.01	222	5.12	25yd x 25m	No	Yes	7,000 SF	5	1	No	No	No	
Spring Hill	59,629	83,932	1.5	45.6	FALSE	369	4.40	25yd x 25m	No	Yes	Yes	8	2	Yes	No	No	Indoor Running Track

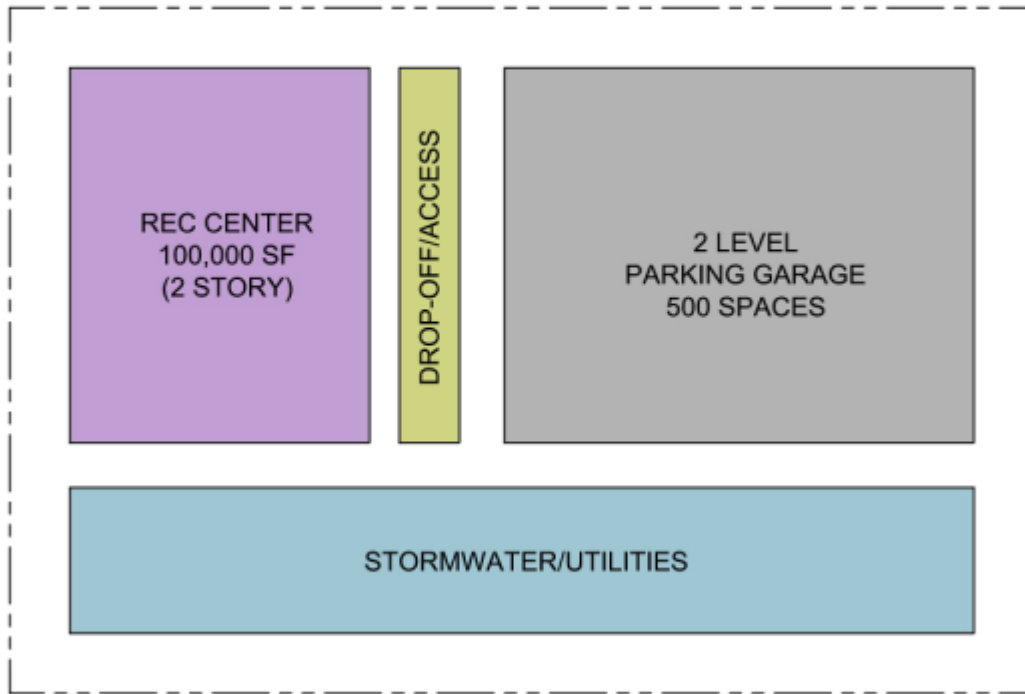


# Fit Study – Acreage Requirements



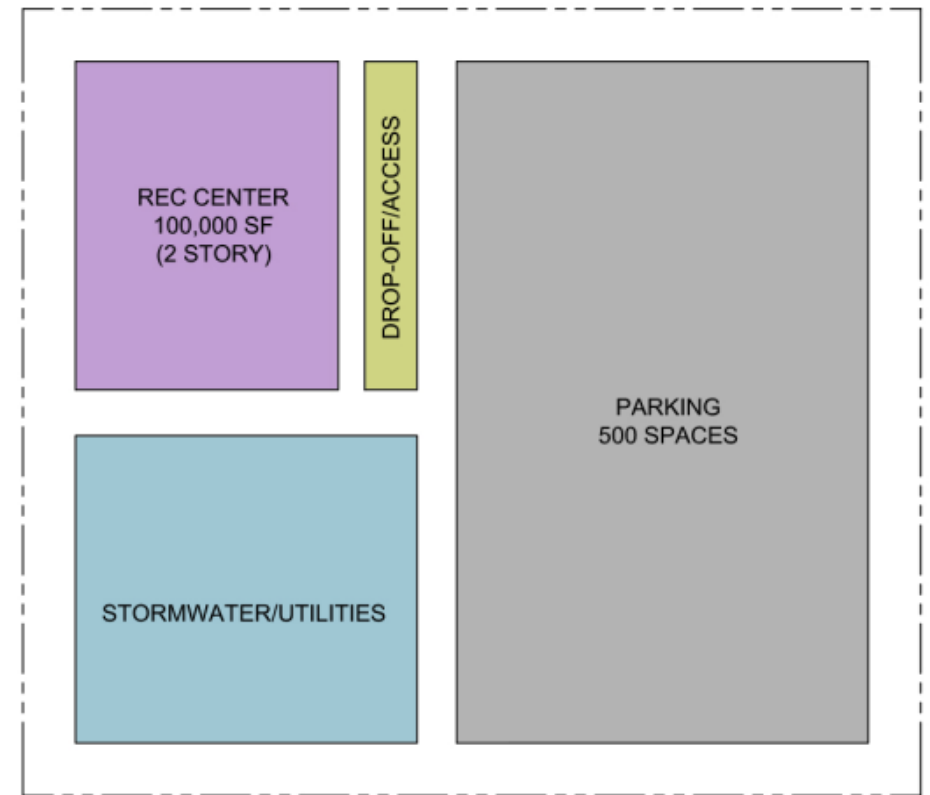
# Fit Study – Acreage Requirements

## 2 STORY CENTER W/ PARKING DECK



7.2 ACRES

## 2 STORY CENTER

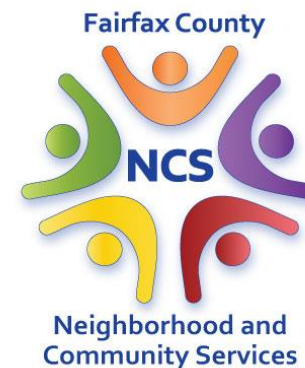


9.4 ACRES



# Opportunities for Co-Location

- Senior Center
- Teen Center
- Afterschool Program
- Health Wellness Facility
- Reston Community Center
- Child Care/Pre-School
- Library
- TR/Sensory Room
- Non-Profit
- Complimentary Business



# Interim Park Potential

- Proposed park amenities and experiences:
  - Walking loop
  - Shaded seating
  - Open play area/lawn
  - Plaza area/flex space
  - Native vegetation
  - Colorful outdoor seating options
  - Parking lot/flex space for food trucks, farmer's market, or small outdoor festival





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