

CHAPTER 3. OVERVIEW OF EXISTING AND PLANNED PUBLIC SPACES

Public spaces have long been considered a critical element in the development of Arlington County's character. Throughout the past seventy years, the County has established a diverse public spaces system which is currently comprised of 1,296 acres of park land, indoor recreation facilities, outdoor active and sports facilities, urban public spaces and streetscapes, and cultural and historic resources. In addition to County-owned land, the public spaces system includes more than 1,200 regional and federal lands and privately held facilities with public access.

The public spaces system provides facilities including playgrounds, athletic courts, fields, and small open areas within walking distance of most neighborhoods. Larger public spaces provide more active facilities within a short drive including lighted athletic fields, community centers, multi-purpose trails, large lighted court facilities, and large picnic areas. Natural areas throughout the County provide opportunities to escape the hectic urban pace and enjoy the native flora and fauna. Cultural and historic spaces serve as a reminder of the history and cultural heritage of the community and a vibrant offering of performing and visual arts. Urban public spaces offer opportunities for picnicking, street theatre, concerts, water features, landscaping and quiet areas to sit and contemplate.

Arlington owns a number of cultural and historic resources. In addition, a rich variety of other cultural and histor-

In addition to County-owned land, the public spaces system includes more than 1,200 regional and federal lands and privately held facilities with public access.

ic resources are on federal property or under private ownership. These resources – architectural, historic and archaeological – link the community to its past, providing a feeling of ordered continuity and a sense of history and place.

The County offers a broad spectrum of programs and services, including general education, fitness, aquatics, art studios, and events for the community, along with special programs for seniors, people with disabilities, teens, youth, and programs offered by the Virginia Cooperative Extension such as environmental forestry, family and consumer education, and 4-H.

Other public space areas within the County fall under the ownership of federal, state and regional agencies. There are approximately 1,052 acres of federal open space, state open space primarily along I-66 and Arlington Boulevard, and 150 acres of regional open space within Arlington's borders. The federal public spaces include the George Washington Memorial Parkway (which includes Spout Run Parkway, Roaches Run Waterfowl Sanctuary, the Mount Vernon Trail and Gravelly Point), Arlington National Cemetery and the grounds of federal buildings and monuments. State public space consists of roadways and their rights of



Ballston Mall

way, including buffer areas and trails. The Northern Virginia Regional Parks include Potomac Overlook, Upton Hill and the Washington and Old Dominion Railroad multi-use trail.

Private open spaces and facilities such as pools and fitness centers are also an essential part of the overall system, typically provided as part of commercial and residential developments or as a private club. The largest private spaces are the Army-Navy Country Club and the Washington Golf and Country Club.

Outside the County, a wealth of federal open space is across the Potomac River in Washington, D.C. The Northern Virginia Regional Park Authority and other local units of government in the Northern Virginia area provide high quality public spaces and facilities to meet demands. Public spaces in these surrounding areas provide additional opportunities for Arlington residents.

A. EXISTING INDOOR RECREATION FACILITIES

County-wide and Neighborhood Recreation Centers

Arlington currently has two county-wide facilities, the Thomas Jefferson (TJ) Community Center and the Barcroft Sports and Fitness Center. Arlington built TJ in 1972 and operates it under a “joint use agreement” with Arlington Public Schools. In 2000, Arlington built the Barcroft Sports and Fitness Center, which includes a gymnasium, gymnastic center, wellness room, fitness room and boxing area. At TJ and Barcroft the County offers cutting edge fitness and



Barcroft Sports and Fitness Center

wellness programs, including Pilates, yoga, spinning and strength training in classes and with personal trainers.

Arlington has twelve other community center facilities throughout the County. The table of *Arlington’s Public Recreation Centers* on the following page lists the amenities of current centers. Over the last six years, there has been a focus on renovating the community centers. Centers at Drew, Carver, Gunston, Lee and TJ have recently been renovated. Langston Brown was demolished and a new facility was constructed and opened in 2003. Walter Reed was demolished and the new facility is under construction. Two

other community centers, Fairlington and Arlington Mill, are currently being designed. Fairlington will be modernized and Arlington Mill will be demolished and replaced with a new facility.

There are three indoor swimming pools located at Yorktown, Wakefield and Washington, and Lee High Schools. These facilities are operated under a joint use agreement with Arlington Public Schools and are available to the public during non-school hours. All three pool facilities include a six-lane 25 yard pool, training tank and support facilities. The County’s pools were all built in the early 1970’s and are nearly 30 years old. The Washington Lee pool

will be replaced as part of the upcoming high school renovation.

The Gunston Park air-inflated structure, commonly referred to as the “Bubble”, provides a 7,200 square foot, multiple-use indoor space for soccer, softball and baseball. The structure was recently replaced in 2003. The facility is heavily used but is limited to a capacity of 49 persons. Because it is heated but not air-conditioned, it operates seasonally.

The County has plans to build a once-in-a-lifetime park at the North Tract which will include a major aquatic, sports and fitness facility. The first phase of the development is currently under design. This center is expected to be considerably larger than existing centers and is slated to include an aquatics facility with a leisure pool, warm-water therapy pool, splash area, diving well, and 50 meter fitness pool; fitness zone with cardio, weights and climbing wall; Multi-Activity Centers (MACs); indoor track, and locker rooms and support spaces.

School Facilities

Six of the community centers are co-located with school facilities: Arlington Mill, Carver/Hoffman Boston, Drew, Gunston, Langston Brown and Thomas Jefferson. The County currently uses 22 elementary schools, 5 middle schools, 3 high schools, the Career Center and HB Woodlawn Secondary School throughout the year for a variety of indoor and outdoor recreation and community activities. The County works collaboratively with Arlington Public Schools in scheduling indoor gymna-

sium space, swimming pools, outdoor fields, and other school space for summer and holiday camps supporting a wide variety of activities and recreation programs.

Private Recreation Facilities

Arlington has numerous private facilities that help satisfy the demand for indoor recreational activities, but only for those who qualify for membership and/or can afford the cost. Numerous residential complexes include fitness and aquatic facilities and some office buildings offer fitness facilities. A number of private buildings also use their rooftops for private open space or recreation.

Several private sport and health clubs operate in Arlington and nearby areas. Among these are the Sport and Health Club, Gold’s Gym and Aerobic Center, Olympus Gym, Bally Total Fitness, and The Center Club. Skyline Health and Fitness Center is nearby at Baileys Crossroads. Military installations at Henderson Hall, Fort Myer and the Pentagon also include fitness facilities. Typically, fitness centers offer cardiovascular equipment, racket sports, basketball, and aerobics classes.

There are five private outdoor pools located in the neighborhoods of Arlington Forest, Dominion Hills,

Arlington County was honored as #1 Sportstown in Virginia as part of Sports Illustrated Magazine’s 50th Anniversary Celebration in collaboration with the National Recreation and Parks Association in October 2003.

Donaldson Run, Fairlington and Overlee. Other private pools are located at the Washington Golf and Country Club, Army Navy County Country Club, two YMCA’s and the Knights of Columbus. Marymount University has an indoor pool and gymnasium. All but two of these pools are located in North Arlington.

B. OUTDOOR ACTIVE FACILITIES AND SPORTS

Active recreation and sports are vital activities that enable the community to enjoy a healthy lifestyle. The County provides diamond and rectangular athletic fields, tennis, basketball and volleyball courts, and other outdoor amenities including playground areas, community canine areas, running tracks, a skateboard facility, petanque courts and a Frisbee golf course. Some of these facilities are lighted, typically until 11:00 p.m.

Arlington is on the leading edge of public agencies nationwide in implementing the use of synthetic turf fields and the creation of dog exercise areas, which the County calls community canine areas. In separate planning processes citizen/staff work groups examined these two areas to develop recommendations on increasing the number of synthetic fields and developing standards for community canine areas. More detailed information is included in Appendix F (Synthetic Field Program) and Appendix G (Community Canine Area Guidelines).

Arlington's Public Recreation Centers

Centers	Arlington Mill Center*	Aurora Hills	Barcroft. Sports and Fitness	Carver Center	Dawson Terrace	Drew Center	Fairlington Center**	Gunston Center	Langston-Brown	Lee Center	Lubber Run Center	Madison Center	Thomas Jefferson Center	Walter Reed Center
Hours Per Week	75	15	104	62	31	63	66	66	75	70	62	67	80	TBD
Construction Date	1965	1975	2000	1950's	1785 + 1970 addition	2001	1944	1960's	Fall 2003	1950's	1956	1948	1972	2005
Major Renovation	Converted from grocery store 1997	No	New facility	2001	Some	New facility	Some	2002	New facility	2001	No	No	Gym Floor 2002	New facility
Square Feet	25,479	13,871	25,000	17,000	13,871	15,000	36,688	15,000	25,000	18,000	19,302	34,250	88,917	N/A
ADA Accessibility	Yes	Yes	Yes	Yes	Yes	Yes	Some	Yes	Yes	Yes	No	Some	Yes	Yes
Gym	No	No	Yes	Yes	No	Yes	Small	Yes	Yes	Small	No	Small	Yes	Yes
Fitness Room	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes		No	Yes	Yes	Yes
Dance/Aerobics Room	No	No	Yes	Multi-Purpose	No	Gym	Small Gym	Yes	Yes	Small Gym	No	Yes	Yes	No
Game Room	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
Meeting Rooms	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Arts & Crafts Room	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Art Studio	Yes
Multi-Purpose Room	Yes	Yes	No	Yes	Yes	Yes	Small Gym	Yes	Yes	Yes	Yes	Small Gym	Yes	Yes
Senior Adult Programs	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes
Teen Room	No	No	No	No	No	No	No	No	Yes	No	Yes	Yes	Yes	Yes
Preschool Room	Yes	No	No	No	No	No	Yes	Yes	No	Yes	Yes	Yes	No	No
Admin. Offices	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Front Desk	No	Yes	Yes	Yes	No	Yes	No	Yes	Yes	No	No	No	Yes	Yes

* Arlington Mill is under design for replacement.

** Fairlington is under design and is scheduled for major renovation in 2007.

C. PARKS AND NATURAL RESOURCES FACILITIES

The County's System

Many of the County's parks have been developed along free-flowing streams. These water resources contribute to the scenic enjoyment of public spaces, provide recreation for the community and maintain important urban habitat for wildlife. The backbone of the County's public spaces system follows the Four Mile Run watershed, which flows south from the Arlington/City of Falls Church boundary into the Potomac River south of Ronald Reagan National Airport on the Arlington/City of Alexandria boundary. Most of the other natural resources are concentrated in the Potomac Palisades along five stream valleys – Pimmit Run, Gulf Branch, Donaldson Run, Windy Run and Spout Run. Pimmit Run enters Arlington from Fairfax County north of Chain Bridge, while the other four streams begin in Arlington. All five cross the George Washington Memorial Parkway and enter the Potomac River above Key Bridge.

The Potomac River frames the north-east edge of the community. It is a distinctive natural feature and a valuable resource, but county residents are separated from it by the George Washington Memorial Parkway. The existing Parkway, under the jurisdiction of the National Park Service, protects the green shore of the river but currently limits the opportunities for access and enjoyment of the river.



Arlington National Cemetery from Memorial Bridge

As one of the smallest and most densely populated counties in the United States, Arlington County suffers from a shortage of natural areas and other sites suitable for passive outdoor recreation. However, the County still contains a wealth of natural habitats that deserve preservation. Its mature woodlands, meadows, stream valleys and backyards host more than 200 species of birds, numerous amphibians and small mammals, and a variety of plant communities.

Northern Virginia Regional Park Authority

Regional cooperation plays a key role in providing public space opportunities to Arlington residents. Arlington, along with the Counties of Fairfax and Loudoun and the Cities of Alexandria, Fairfax, and Falls Church, is a member of the Northern Virginia Regional Park Authority (NVRPA). The NVRPA owns and manages 19 parks and more than 10,000 acres of open space and recreation facilities which are available to members from all six local jurisdictions.

The NVRPA's parks and recreation facilities include three parks within Arlington County. Potomac Overlook Regional Park is a 100-acre park in a peaceful woodland setting on the Potomac Palisades which offers nature trails, nature center and programs. Upton Hill Regional Park is a 26-acre park that offers an outdoor swimming pool complex, miniature golf and batting cages. The Washington and Old Dominion Railroad Regional Park is a 42-mile regional trail that runs from Shirlington to Loudoun County and connects with other local and regional trails. Other regional facilities throughout Northern Virginia offer Arlington County residents access to boat launching, public golf courses, outdoor swimming complexes, batting cages, miniature golf, conference facilities, campgrounds, a shooting center, historical sites and special events.

Federal Lands

The Federal government also contributes significantly to the preservation of public spaces within Arlington County, primarily along the Potomac River. The two largest federal public spaces are the George Washington Memorial Parkway, and the Arlington National Cemetery. Several sites within George Washington Memorial Parkway which were acquired in the 1930's that are located within Arlington County include sections of the Mount Vernon Trail, the Marine Corps War Memorial, Roaches Run Waterfowl Sanctuary, and sections of the Potomac Heritage Trail. Federal agencies also provide a wealth of pub-



Arlington Arts Center

lic spaces, recreation and cultural and historic resources across the Potomac River in Washington, D.C.

Northern Virginia Conservation Trust

Another resource to preserve natural areas is through participation in the Northern Virginia Conservation Trust. In July 2001, the County joined the Northern Virginia Conservation Trust (NVCT). The NVCT works with private landowners in Arlington, Fairfax, Loudoun, and Stafford Counties and the City of Alexandria to secure scenic and preservation easements. Although these easements are retained in private ownership, they are an invaluable way to preserve public spaces, particularly natural resource areas, and protect them from possible future development. Other activities of the NVCT include fundraising, education, advocacy and outreach.

D. ARTS, CULTURAL AND HISTORIC RESOURCES

The County has a thriving mix of cultural facilities, from performing and visual art spaces to nature centers and historic sites. Over the past 15 years Arlington has gained a national reputation for its approach in supporting the arts. Known as the "Arts Incubator", this approach offers arts groups access to the rarest of ingredients in a recipe for success: creative space and support services. The Incubator program has resulted in an over 500% growth in the number of arts groups, number of activities and monies spent producing and presenting arts programs since 1990. The Helen Hayes Awards now list 92 professional theaters in the Metro DC area for 2005, with an additional 75 community and educational theaters.

Arlington's Public visual arts studios and exhibition spaces include Lee Arts Center, Ellipse Arts Center, and the newly renovated Arlington Arts Center. Private spaces are located at the Art & Space Studio and Columbia Pike Artists Studios. Theatres are located at Thomas Jefferson Theatre, Gunston Theatres One and Two, Theatre on the Run, National Rural Electric Cooperative and the Rosslyn Spectrum. Signature Theatre and Classika Theatre are privately operated. The County provides a prop and costume shop at Gunston that serves as a county-wide resource and regional resource to more than 80 theaters and performing art groups in the area. Federal and state theatre spaces include the John F. Kennedy Centre for the Performing Arts in Washington, D.C. and the Rachel M. Schlesinger Concert Hall and Arts Center on the Alexandria Campus of the Northern Virginia Community College.

With the County Board approval of a public art policy designating up to one-half percent of the capital budget for County projects for public art, Arlington County experienced a recent surge in interest in the development of public art integrated into County and private sector projects. Over two dozen projects have been completed, including artist Jan Rosen-Queralt as part of the design team for the recently opened Powhatan Springs Park and artist Ned Kahn's "Liquid Pixels" funded by a private developer on a commercial building in Rosslyn. Artist Mary Miss also completed an arts master

plan for the County's Water Pollution Control Plant. Two public art pieces by artists Martha Jackson-Jarvis and Erwin Redl will soon be constructed as part of the Shirlington Library project. Artist Vicki Scuri has been retained to provide design enhancements for the Virginia Department of Transportation (VDOT) bridge projects along Arlington Boulevard at both 10th Street North and N. Courthouse Road.

Free summer performances in music, dance, film, theatre and visual arts are held at six outdoor venues as part of the annual Arts Al Fresco program. The events are held at Anna & David Plaza, Courthouse Plaza, Metro Park, Spice of Life Plaza, Welburn Square, Lubber Run Amphitheatre, and Music in the Streets. Four of these facilities are privately owned plazas with public access agreements.

Other cultural facilities include Fort C.F. Smith Park, Fort Ethan Allen Park, Arlington Arts Center, Dawson Terrace, Fairlington and the Reeves property. Fort C.F. Smith and Fort Ethan Allen are former Civil War sites, two of 68 forts built around Washington, D.C. for the defense of the capital. Fort C.F. Smith includes a late 19th century building that was renovated in 2002 and is now open to the public for event rentals and education programs. Maury School was renovated in 2004 and is leased to the Arlington Arts Center. Dawson Terrace and Fairlington have both been adapted for use as community centers. The County recently acquired the remaining 2.5 acres of

Enhancing Urban Areas Through Public Access to Private Land: Numerous parks and public spaces throughout the County result from easements. They represent an innovative way to expand public spaces. Pike Park, Welburn Square, Grace Murray Hopper Park and Rhodeside Green are all recent examples of parks made possible through public access easements on privately owned land. These easements have been obtained through site plans.

the Reeves property, the County's last dairy farm which ceased operation in 1955. Appendix H lists arts and cultural facilities. In addition, the County owns several of the original Boundary Stones marking the historic boundary of Washington, D.C. when Arlington County was part of the capital city. These stones were the first monuments erected by the new United States of America government.

A wealth of other cultural and historic resources within the County are privately owned or on federal property. These resources – cultural, architectural, historic and archeological – link the community to the past, providing a feeling of ordered continuity and a sense of history and place. Arlington has 29 locally designated historic districts and 51 sites that are listed in the National Register of Historic Places (Appendix D).

E. URBAN PUBLIC SPACES AND STREETSCAPING

Arlington has several primary areas of more dense urban development – the Rosslyn-Ballston (R-B) Corridor, which includes Rosslyn, Courthouse, Clarendon, Virginia Square and Ballston; the Jefferson Davis (J-D) Corridor, which includes Pentagon City, Crystal City and Potomac Yards; Shirlington Village; and Columbia Pike. The public spaces and streetscape elements found throughout these corridors include spaces for outdoor cafes, gathering places for community events, street trees, benches and other furnishings and way finding systems. These spaces have strong relationships to adjacent commercial and residential buildings and streets. They are vital parts of a healthy environment for day-time workers, shoppers, visitors and residents. The streetscapes adjacent to public right-of-ways provide a sense of pedestrian scale, accommodate the urban tree canopy, and mitigate the impacts of urbanization.



Rosslyn Jazz Fest

The competition for land is strong in these dense urban areas. Thus, fee acquisition of property for public spaces is expensive and challenging to assemble. The County has been effective in negotiating public spaces with private developers. Many of the plazas used by the general public are actually located on private acreage with public access assured through recorded easements.

Each of the sector and other plans for the County's urban corridors and centers includes recommendations to increase the limited recreational opportunities, improve connections to and from public spaces, improve the overall appearance of public areas, and adjust the balance between open space and the built environment. Appendix I provides a summary of these recommendations.

- ▶ **Rosslyn** is a gateway into Arlington from Washington, D.C. via Key Bridge and Roosevelt Bridge, and the County's most densely developed "downtown." Gateway Park, which spans above I-66, is the largest park in the area. There are also several small centrally located urban plazas, Rosslyn Highlands Park, which adjoins the fire station and Wilson School, and Hillside Park. Unfulfilled needs include enhanced entrances into the County from Key Bridge and Roosevelt Bridge, a central public space at the Rosslyn Metro station entrance and a boathouse along the Potomac River. The close proximity to National Park Service land, national memorials

and the Capital also makes this a very special place regionally and nationally. Access to the National Park Service land and the Potomac River virtually doubles the amount of public space that Arlingtonians can enjoy.

- ▶ **Courthouse** is the home to the County governmental offices and courts as well as a sizable residential population. The Courthouse area includes significant public spaces at Rocky Run Park and Key Elementary School. The surface parking lot between the county government offices and the county courthouse building is currently used for a weekend farmer's market, and has great potential for redevelopment into a more attractive central plaza. Several economic development studies of a major cultural center in this area have suggested that coupling a center with an outdoor civic gathering space will strengthen the County government complex.
- ▶ **Clarendon** is the urban village in the Rosslyn-Ballston Corridor. This sector, at the crossroads of Washington Boulevard and Wilson Boulevard, is planned for a balanced mix of residential, office and retail. Over the past decade this area has become a regional draw for evening dining and entertainment. The major public spaces are Clarendon Central Park, located adjacent to the Metro station, and the park at N. 13th and N.

Herndon Streets. Both parks are currently being master planned. There is a privately-owned park with a public access easement in the center of the retail shops at Clarendon Market Commons.

- ▶ **Virginia Square** is the main educational, recreational and cultural center in the corridor. The area includes George Mason University, the newly renovated Arlington Arts Center, Arlington's Central Library, and the largest public park in the corridor, Quincy Park. Five smaller parks in the area will be master planned in the near future – Maury Park, Oakland Park, Mosaic Park, Herselle Milliken Park and Gumball Park.
- ▶ Described as the county's downtown, **Ballston** has become a dense, high-rise district at the West end of the R-B corridor. The Arlington Ice Rink project, under construction in 2005 on top of the parking garage at the Ballston Common Mall, will be a primary recreational resource in this sector when it is completed in 2006. The adjacent future park at the corner of N. Randolph Street and N. Glebe Road provides an opportunity to add an artist-designed miniature golf course to further enliven the area. The stadium at Washington and Lee High School, Quincy Park and Bluemont Junction Trail add to the variety of nearby recreational resources. Welburn Square, a privately owned park with a public access easement, is a full-block of public

space in the heart of Ballston.

- ▶ **Pentagon City** offers a wide variety of residential, office and commercial development and includes the Pentagon, the world's largest office building, as well as regional shopping facilities and public spaces. The major public spaces are Virginia Highlands Park and Aurora Hills Community Center. Several privately owned, publicly accessible spaces are part of the Pentagon Row development, including an active urban plaza that is converted to an outdoor ice rink during the winter months and Grace Murray Hopper Park. New public space is planned as part of a future residential development called Metropolitan Park.
- ▶ **Crystal City's** business core of offices, hotels, stores and residential buildings is connected by privately owned, publicly accessible landscaped parks, including the Water Park and an extensive underground shopping and entertainment complex. Major new public space at the North Tract is planned at the north end of Crystal City.
- ▶ **Potomac Yard** will be built in phases and includes a mixture of office, hotel and residential development. New public space is planned at its northern end, as a central spine, and along Four Mile Run. The area's proximity to Four Mile Run connects it to an extensive system of parks in both Arlington and the City of Alexandria.

- ▶ **Shirlington Village** offers a mix of residential and commercial space and is currently undergoing substantial redevelopment. It has an established café culture, live theatre and a pedestrian promenade and is considered Arlington's home for the arts. Major public spaces in Shirlington and Nauck include Shirlington and Jennie Dean Parks, Theatre on the Run and the Washington and Old Dominion Railroad Regional Park. Vibrant public spaces are planned for the area along Four Mile Run including additional land acquisition, arts/entertainment, festivals, major outdoor recreation and improvements to the natural environment along the stream.
- ▶ **Columbia Pike**, Arlington's original main street, is a mix of the old and new, the down-home and around-the-globe that truly represents Arlington's diversity. A recently adopted plan for growth will provide incentives for new retail, residential and commercial development. The major public spaces in the three-mile-long Columbia Pike corridor are Arlington Mill Community Center, Tyrol Hills, Alcova Heights, Doctors Run, Glencarlyn, and Towers Parks.

E. MAJOR FOCUS AREAS

New North Tract Park

The North Tract is the largest capital park and recreation project that the County has ever undertaken. It is the development of 30 acres of County-owned land on a spectacular location just north of Crystal City and south of the 14th Street Bridge. It is bounded on the north by the George Washington Memorial Parkway and the Potomac River, on the east by the CSX railroad corridor and the Roaches Run Waterfowl Refuge, and on the west by I-395 and the Pentagon.

With the scarcity and high cost of land, this park is likely to be one of the last large community-type park opportunities in Arlington. There has been an extensive community effort to develop a master plan for North Tract recreation areas and facilities with long-term involvement of a task force and staff working with a variety of consultants.



North Tract Press Conference

North Tract Area Plan Vision:

“The North Tract area will be transformed into a distinctive showplace of environmentally sound redevelopment, with a central expanse of attractive public green spaces and high-quality indoor and outdoor recreation facilities that are accessible to all Arlingtonians, conveniently linked with nearby urban corridors and the Potomac riverscape, and coupled with complementary private redevelopment.”

Following are the adopted general vision and planned components for development of the North Tract.

Five goals highlight the key elements of this vision:

- ▶ To make the area a model of effective environmental reclamation and community-oriented reuse.
- ▶ To establish and maintain a great urban park offering opportunities for sport, recreation and relaxation for people of diverse ages, interests and skills.
- ▶ To provide convenient multi-modal access to and within the area, emphasizing efficient mass transit and safe passageways for pedestrians and bicyclists.
- ▶ To exploit the site’s potential as a gateway to Arlington County, a greenway near the Potomac River, and a gathering place for the community.
- ▶ To forge creative partnerships with private entities, non-profit orga-

nizations and other public agencies to complement direct county investments and promote compatible, high-quality redevelopment of adjacent privately-owned sites.

These elements will be meshed in an attractive, environmentally-sensitive overall design with high-quality architecture, public art and landscaping. Key features planned for North Tract include:

- ▶ New world-class aquatic and fitness center
- ▶ Four synthetic grass outdoor athletic fields (at least 2 will be lighted) with concessions, restrooms and seating area
- ▶ Public spaces for seating, art, gathering and other outdoor uses with an “art wall” and waterplay area
- ▶ Access to Roaches Run and railroad overlook
- ▶ Display garden and future opportunities area with an opportunity for public gardens, children’s discovery area, adventure play and other specialized recreation uses
- ▶ A network of sidewalks and bike features to connect the area to the community

The project is slated to be a phased development, with the following features currently under design as part of Phase One: Two lighted fields, central public space, open lawn, trails, complete aquatics center with the initial fitness component, surface parking, with an estimated capital cost