

ENVIRONMENT AND ENERGY CONSERVATION COMMISSION

c/o Department of Environmental Services 2100 Clarendon Blvd., Suite 705 Arlington, VA 22201

June 27, 2017

The Honorable Jay Fisetto, Chair
Arlington County Board
2100 Clarendon Blvd.
Arlington, VA 22201

Re: Lubber Run Community Center Design

Dear Mr. Fisetto:

The design of the Lubber Run Community Center was discussed at the June 26, 2017 Environmental & Energy Conservation Committee (E2C2) meeting, including public comment from concerned neighbors. E2C2 has the following concerns about the current comprehensive design (presented at the 5.31.17 PFRC meeting) and recommends the PFRC revisit previous design schemes one and two.

- 1) **Building Footprint Too Large.** Although the revised design incorporates more green roof square footage, the footprint of the building expands further into the natural habitat of the site. We recommend “building up not out” to minimize the building footprint and associated environmental impact on the existing site, in line with other recent projects in the county inclusive of developments along George Mason Drive.
- 2) **Intrusion into the Existing Park.** One of the novelties of the Lubber Run site is the existing Lubber Run Park and how it has come to serve the community in endless ways. With the revised proposed design, the building, including the western and southern level corridors, unnecessarily intrude into what is now natural space. We would like to see a compact design that does not encroach into the existing Lubber Run Park.
- 3) **Insufficient Tree Preservation.** Arlington County residents have always emphasized the importance of saving healthy mature trees because they provide both physical environmental enhancements and psychological benefits. The revised design threatens the existence of these healthy mature trees. It is understood that some trees will not be able to be saved, however we could minimize the disturbance of these trees significantly by building up rather than out.

- 4) **Lack of Cost Estimates.** VMDO has shown many designs with the intention of making the Lubber Run Community Center a Net-Zero building. As with many building projects, budgets can dictate the various environmental technologies that will be included in the final construction. If Net-Zero features are not incorporated into the project budget, then they may be left out of the final design. We recommend that cost estimates (capital and ongoing maintenance) be made public for all proposals and incorporate the net-zero features to ensure implementation.

If the latest design scheme were presented as the final design, the E2C2 would not advise the County Board to approve a Use Permit given the above noted issues.

Sincerely,

A handwritten signature in cursive script that reads "Christine Ng".

Christine Ng
Chair, Environment & Energy Conservation Committee