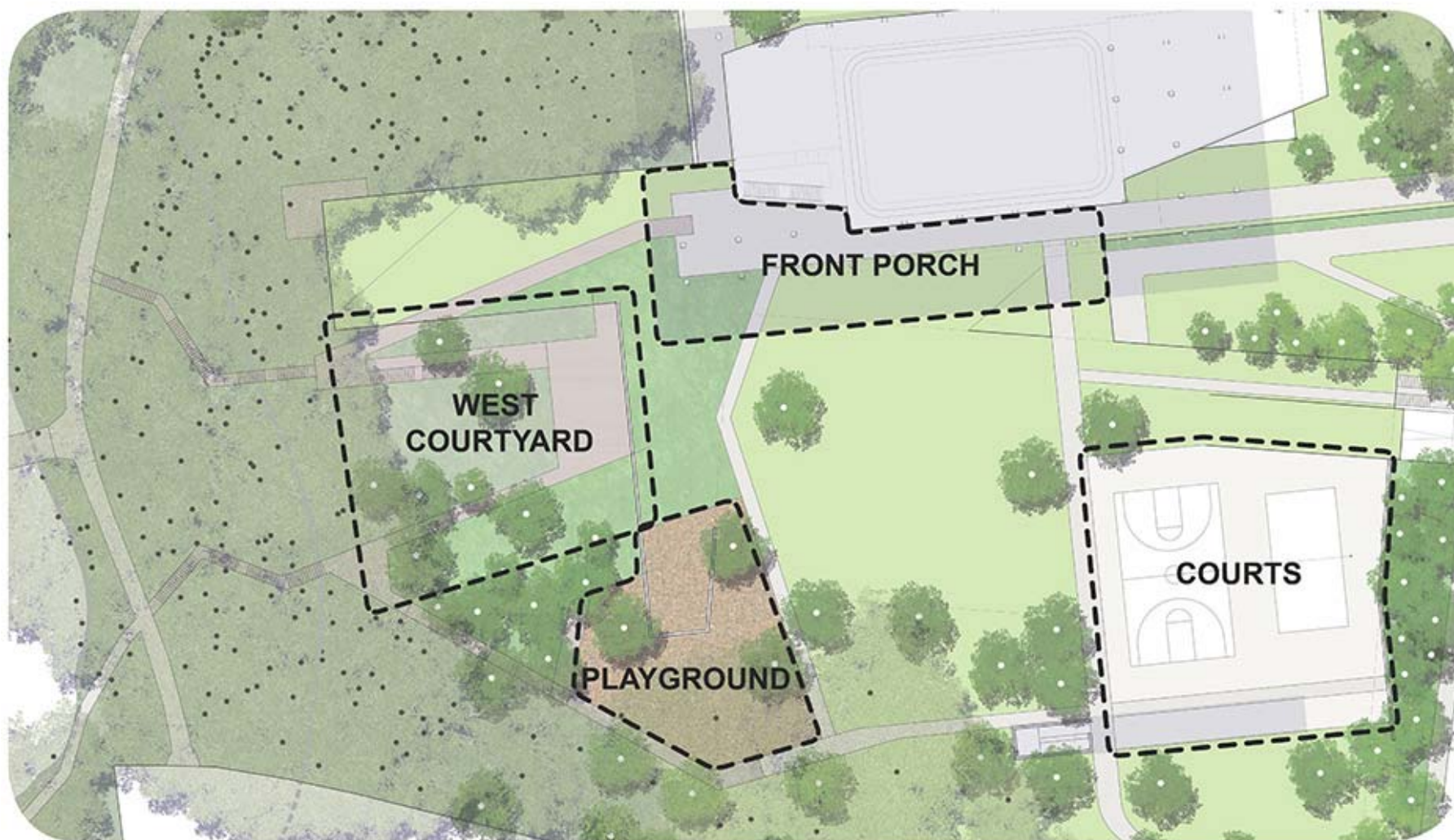


Help Us Design the New Lubber Run Community Center!

We are almost done developing a design scheme for the new Lubber Run Community Center. Since February we've been getting community feedback on the look and feel for the new center as well as the amenities you'd like to see there. On May 17 VMDO Architects presented a building and park design for your feedback. Learn more [here](#). Here are results of online feedback provided through June 14.



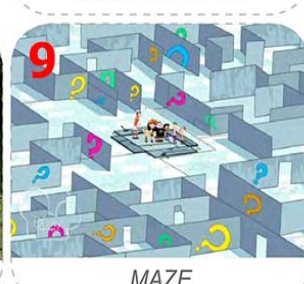
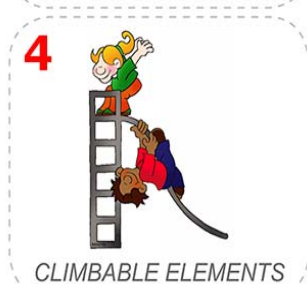
What rooms should be next to each other?



	1	2	3	4	5	6	7	8
Large MPR	38%	7%	10%	10%	31%	0%	0%	3%
Activity Room	14%	32%	18%	18%	0%	14%	3%	0%
Art Room	18%	7%	26%	11%	7%	4%	15%	11%
Small MPR	10%	14%	14%	3%	3%	24%	7%	24%
Preschool Room	14%	10%	3%	10%	10%	14%	21%	17%
Senior Room	6%	17%	6%	17%	17%	7%	17%	13%
Kitchen	0%	10%	10%	10%	17%	17%	20%	17%
Restroom	7%	3%	14%	18%	21%	14%	11%	11%

Check the box for the play element you'd like to see at the Lubber Run playground. You can check as many boxes as you'd like. Want something else? Let us know.

PLAY ELEMENTS



1— Climbing Net	30.61%
2—Slide	44.90%
3—Swing	55.10%
4—Climbable Elements	51.02%
5—Earth Mounds	53.06%
6—Sound Makers	28.57%
7—Talking Tubes	12.24%
8—Tree House/Tower	42.86%
9—Maze	20.41%
10—Play for Tots	30.61%
11—Multi-Functional	42.86%
12—Natural Elements	61.22%
Something else? Please share...	36.73%

Want something else? Let us know. - Comments

*The latest proposed design, while addressing some of the isolated elements desired by the community, is missing the main requirements. ☐ The main requirements from the community include: A. Keep the existing main park footprint area B. Provide a compact and cost effective design minimizing the footprint of the new main building, parking, court, play-ground, and construction development C. Keep the new building and noisiest activities away from the adjacent residential area on 3rd Street North from North Park Drive to North Columbus Street ☐ The latest proposed design: A. Includes additional design elements located in the existing main park footprint area B. Provides a spread design that enlarges the total footprint of the project elements C. Relocates the playground and courts closer to the adjacent residential area The community suggest to revisit the more compact and cost effective design schemes 1 and 2 and its previously discussed elements, and expect a final design that follows the main requirements.

We are writing to express our concerns about the design for the new Lubber Run Center. Although we appreciate that the process is nearing completion and that the community has not been without input, we think the space has some serious problems. Importantly, the problems are not in the essential design but in the finishing details. That's why we think they are not too late to solve. There are two major problems: • The patio area on the west side • The size of the solar roof 1. The manufactured patio. The biggest problem that seems easy to solve is the patio area on the western edge. In the current Lubber Run Center, this is a busy playground that includes open space to run around. It features three swingsets, two climbers, a sandbox, a play house, some picnic tables and enough open space to play tag. The near-final design preserves one small space for a playground but covers most of it with patio and boardwalk. This is utterly inconsistent with the community's paramount concern: to preserve open, unmanufactured green space. It converts the last edge of open space into a highly designed area that looks more like a coffee shop for adults than a free space for kids. ☐ One parent said, "They're spending \$40 million to take away our playground." ☐ A high schooler said, "But that's where I learned to throw a football." Please remove those boardwalks. They are an immediate nuisance and along term maintenance obligation. Let less be more. "Integrating" into the park is respected by lowering the height, and planting grass and trees. Building raised walkways into the park is an invasion not an integration. The upper patio and the interior provide plenty of space to sit and talk. The area designated with Xs should be playground and free space. PFRC presentation May 31, Slide 45. The architects claim that the green "useable park space" has increased in the present configuration by 27,900 square feet, as seen in the table below. This is misleading. It counts green rooftop space as if it's the same as actual ground space, "park on-grade." Green roof might be green but it is not contiguous with the actual ground and not equivalent for running around or throwing a ball. It is the very definition of manufactured not natural. The actual ground space has been reduced by 41,985 sq. ft., almost exactly the size of the existing parking lot. PFRC presentation May 31, Slide 33 2. Excessive solar. Although we love the idea of solar energy and want to minimize the energy footprint, this design goes too far. The solar panel is larger than the existing roof and overhangs the building disproportionately. We fear that the goal of "energy neutral" has taken over. The size of the solar array should be limited by the size of the roof, even if it doesn't quite achieve self-sufficiency. The overhang to the front is especially worrisome. First, in an effort to ameliorate the visual impact, it points due north, which reduces its energy production per square foot. Second, that overhang might be what prevents the basketball court from being against the building ☐ which is what the nearby neighbors strongly prefer. Lastly and ironically, the overhang prevents planting trees, bushes, rain gardens or greenery along the building ☐ helping the space to look natural like the nearby park. Video at <https://projects.arlingtonva.us/types/parks/lubber-run-community-center-project/> PFRC presentation May 31, Slide 46 In this image, the solar panels appear barely visible in gray. In real life they will be black and visually dominate the space. The overhang in front appears nearly the width of the basketball court. We appreciate the effort that Parks and Recreation has put into the process. However, we think that the result is a project that attempts to be all things to all people.

*Spinning cup, teeter totter, saw in NC a big spinning thing with 2 levels to sit and hold that replaces merry-go-rounds from old days.

*Please make sure there is room in the park for kids to run around, play tag, and throw a ball. We need some unstructured space in this design.

Want something else? Let us know. - Comments continued

- *Playground should be same size as current playground and include open grassy areas for playing toss, frisbee, and running around.

- *A spray fountain for all on hot days

- *More space--at least as much as in current playground

- *No talking tubes. Please survey use of existing tubes.

- *Natural grass and trees

- *Spray fountain so adults and children can cool off during the summer. I'm 78 yrs. old and live in the townhouses across George Mason. I love to stand and walk under a water feature in the hot weather. Please contact me to discuss the feasibility of this feature. How much it would cost and, if a donation would make it a reality.

- *Sandbox, spray park

- *Open Space

- *Un structured, open space full of pre-existing trees.

- *Pool

Put a check by the number of the image above that reflects a look or feel for what you would like the playground at Lubber Run to have? Select as many images as you like. Want something else? Let us know.

PLAYGROUND CHARACTER



1	24.49%
2	55.10%
3	48.98%
4	14.29%
5	6.12%
6	32.65%
7	18.37%
8	22.45%
Want something else? Let us know.	20.41%

Want something else? Let us know. Comments

*For the large multi-purpose room, could we please design to have large windows overlooking Lubber Run. This might be great for the Christmas party and day events. Also, could we design a horse shoe-like walking area design off the front porch. This might add to nice flow for the tree lighting during the Christmas event.

*8 is the closest. The others are all manufactured space. Need more natural and open areas.

*Spray fountain to cool off under on hot summer days. summer

*Small footprint for developed spaces.

*Consider weather effects, wear and tear, and longevity.

*Grass natural areas

*Current playground looks fine, too

*natural as possible - less plastic & unnatural colors

*Make sure there are elements for toddlers

Put a check by the number of the image above that reflects something you see people doing on the courts at Lubber Run. Select as many images as you like. What else would you like to see? Let us know.

COURTS



1	35.56%
2	26.67%
3	24.44%
4	35.56%
5	51.11%
6	28.89%
7	40.00%
8	22.22%
9	33.33%
See something else? Please share.	31.11%

What else would you like to see? Let us know. Comments

*Sand Volleyball - There's too much hard surface courts! Our goal is to get rid of that parking lot and the current concept basically puts it right back. Sand will be playable for kids when volleyballers are not there.

*I question the need for basketball courts. There are courts directly across the street from the proposed location as well as inside the building. This is the loudest, most intrusive activity that require lighting well into the night and basketball, along with the volleyball, is placed closest to homes -- exactly where we don't want these activities. If basketball and volleyball must be at Lubber Run, please ensure they are near the building and away from homes.

*volleyball and bocce courts

*Grassy area for lawn-based games.

*Minimize the number of courts. Need more natural areas.

*Volleyball! That is the great present use. Basketball is indoor and across at Barrett.

*I agree with many of the other meeting attendees that we are oversupplied with outdoor basketball courts. With 6 courts across the street and an indoor court, I would have additional green space, preferably closer to the building.

*Sand Volleyball somewhere in the mix; bocce?

*Would love pickleball courts!

*Not sure we need outdoor courts. There are Court at Barrett across the street

*I strongly request that you reconsider placing the courts in the south-east (3rd and Park) corner of the design. Noise volumes from court activity has always been high, especially in the evenings. Initial design plans showed the courts much closer to the building, which would seem to be the better solution. Also, any assumption that lighting would be added to the courts only compounds the noise issues, so I would strongly discourage their use.

Put a check by the number of the image above that reflects something you see people doing on in the west courtyard at Lubber Run. Select as many images as you like. What else would you like to see?
Let us know.

WEST COURTYARD



1	41.30%
2	41.30%
3	21.74%
4	28.26%
5	19.57%
6	28.26%
7	69.57%
8	63.04%
9	65.22%
See something else? Please share.	19.57%

What else would you like to see? Let us know. Comments

*For the large multi-purpose room, could we please design to have large windows overlooking Lubber Run. This might be great for the Christmas party and day events. Also, could we design a horse shoe-like walking area design off the front porch. This might add to nice flow for the tree lighting during the Christmas event. Center of horse shoe with Gazebo might be nice for small bands and picnic area.

*The site is a small one, and many of the proposals are overly complex for the size of the site. Leave the west edge as much as possible as open, unmanufactured play space.

*Need more natural areas. Eliminate paved surfaces.

*It would be nice if this areas was as undeveloped as possible.

*Some space must be left open. The courtyard in the middle is surrounded by building. The west courtyard should be free.

*I'd like the West Courtyard to be unstructured space people can play in.

*Volleyball and Bocce Courts

Put a check by the number of the image above that reflects something you see people doing on the front porch at Lubber Run. Select as many images as you like. What else would you like to see? Let us know.

FRONT PORCH

1

FLEXIBILITY

2



3



4



5



6



7



8



9



1--Keep it flexible.

59.57%

2

57.45%

3

38.30%

4

8.51%

5

6.38%

6

2.13%

7

4.26%

8

14.89%

9

42.55%

See people doing something else? Let us know.

19.15%

What else would you like to see? Let us know. - Comments

*Over looking tree lighting at Christmas.

*Overall, the scheme is much too grandiose, and the county is indulging in a bloated vanity project. See also the Aquatics Center. This needs to go on a severe diet. Less parking, less office space, generally less of everything.

*The outdoor space is used for so many different purposes now because it's an open area. The preschool holds their outdoor parties and activities, including moon bounces, bike rodeos. Tot camp uses the outdoors for a variety of purposes. The gazebo is used for parties, picnics and working. The open areas are used for frisbee, imaginative play, tossing a ball, and other unstructured activities. Having flexible open space allows for this type of creative use. Having manufactured areas designated

*Need more natural areas. Eliminate paved surfaces near front porch.

*Again, you're cutting down a lot of mature trees to do this. It's easy to talk about natural space as though it's interchangeable but that's a bit of misdirection. Re-turfing that parking lot doesn't make it a virgin meadow—the same holds for saplings replacing 60 ft tall trees. It takes 50 years to replace each one of those trees, as a local resident I'd really appreciate you keeping that in mind.

*Please minimize the footprint of the building into the park.

*Open field. Grass. Lawn.

*Open Space