

# Lubber Run Community Center

## Arlington County Board Presentation

### September 16, 2017



ARLINGTON  
VIRGINIA

OCULUS

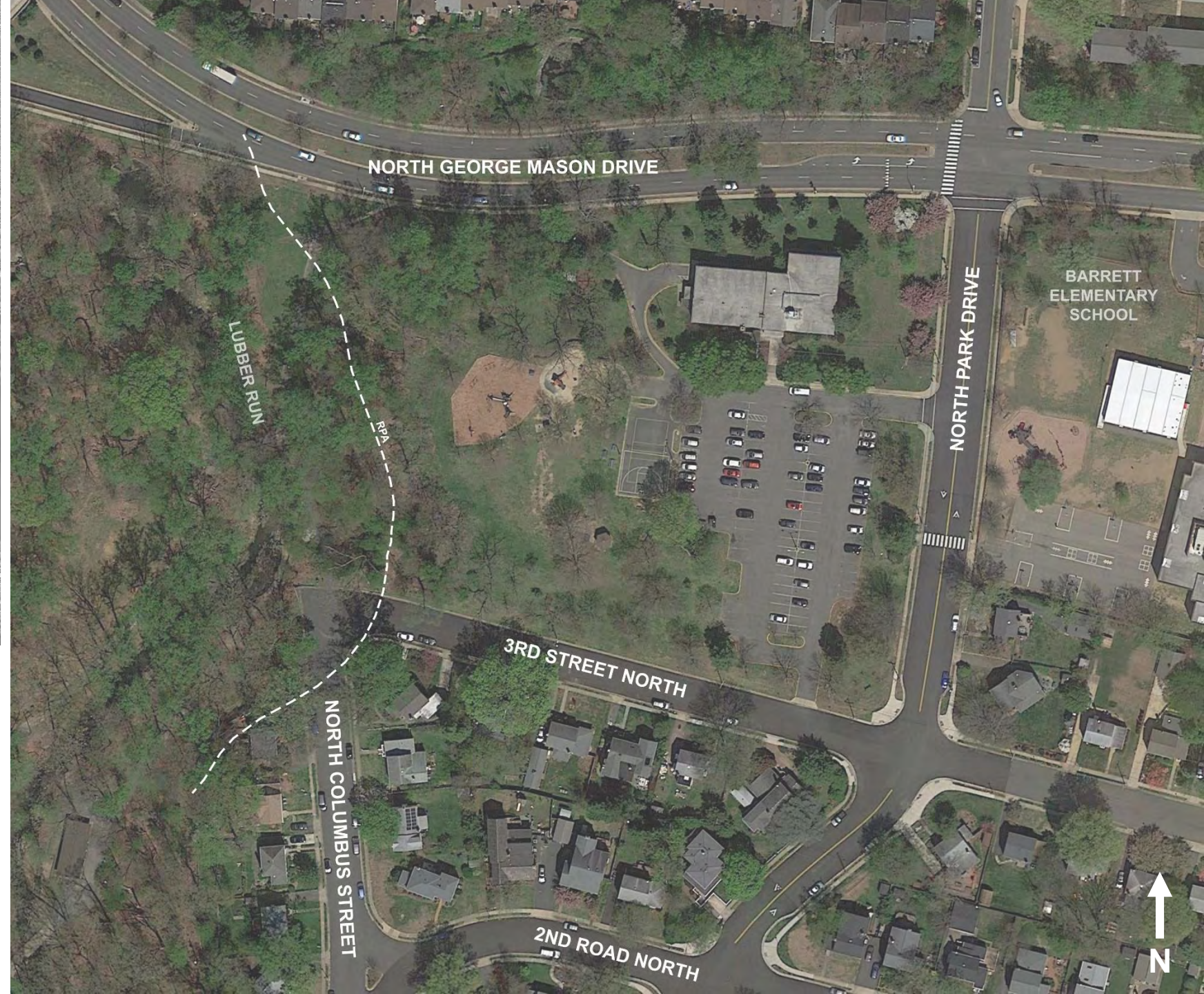
VMDO





## Lubber Run Community Center

300 N Park Dr  
Arlington, VA 22203





# Goals for Tonight

1. Recap of Board Guidance from July
2. Review of community input and tweaks of final concept design
3. Endorsement of final concept design
4. Next Steps

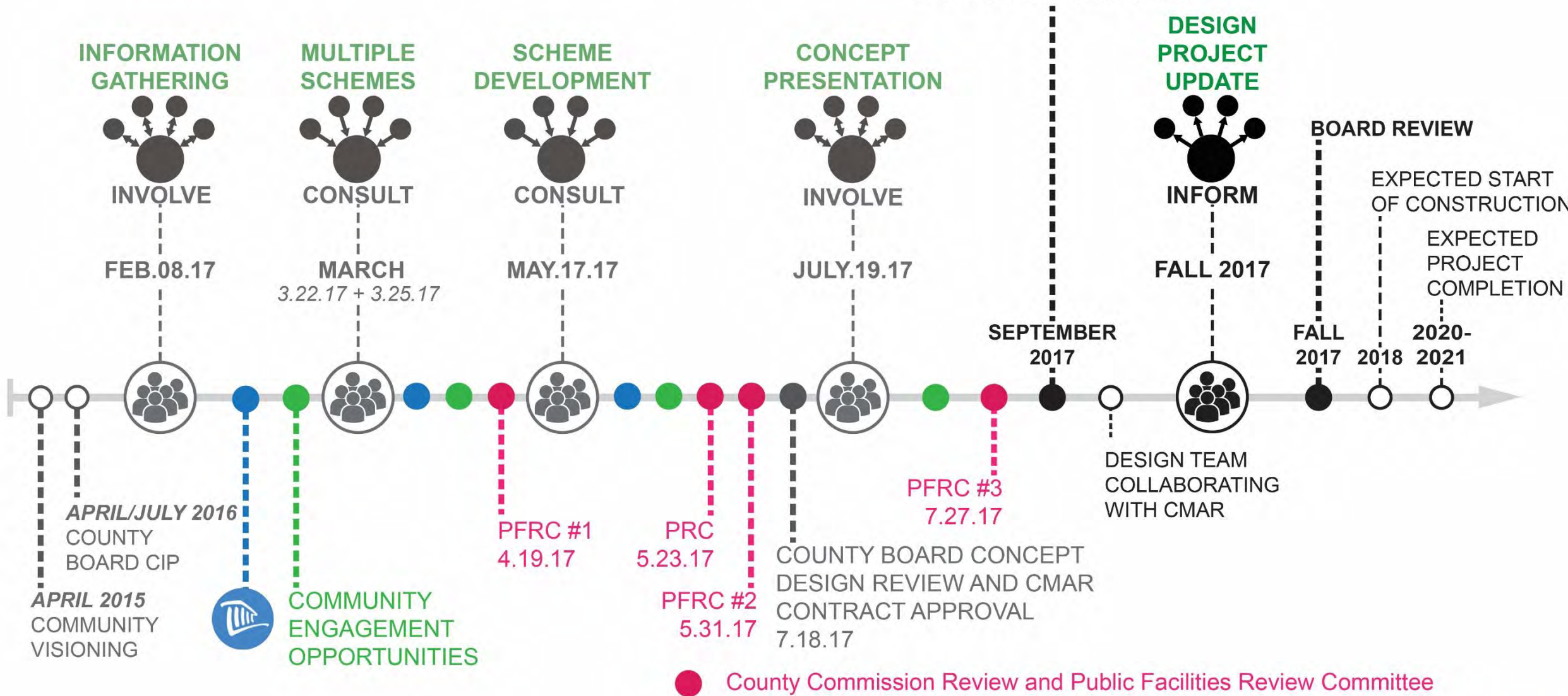
## COUNTY BOARD DIRECTION:

- Complete community engagement process as previously communicated
- Explore tweaks to design without fundamental changes to the concept





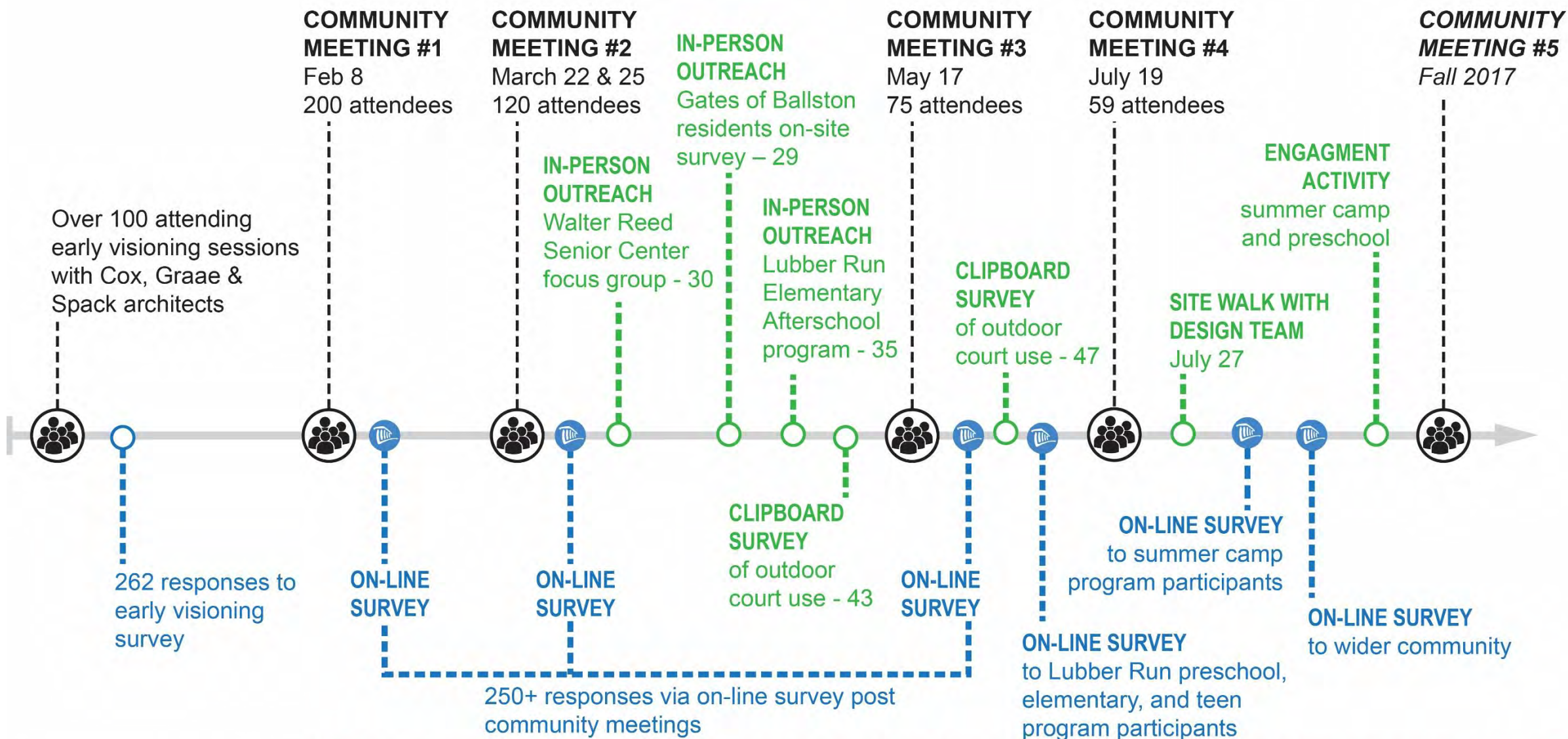
# BOARD REVIEW



● County Commission Review and Public Facilities Review Committee

MEETING MATERIALS, SURVEYS, PROJECT UPDATES:  
<https://projects.arlingtonva.us/types/parks/lubber-run-community-center-project/>





All in person community meetings supported with free child care and Spanish language translation

SPRING 2015

WINTER 2017

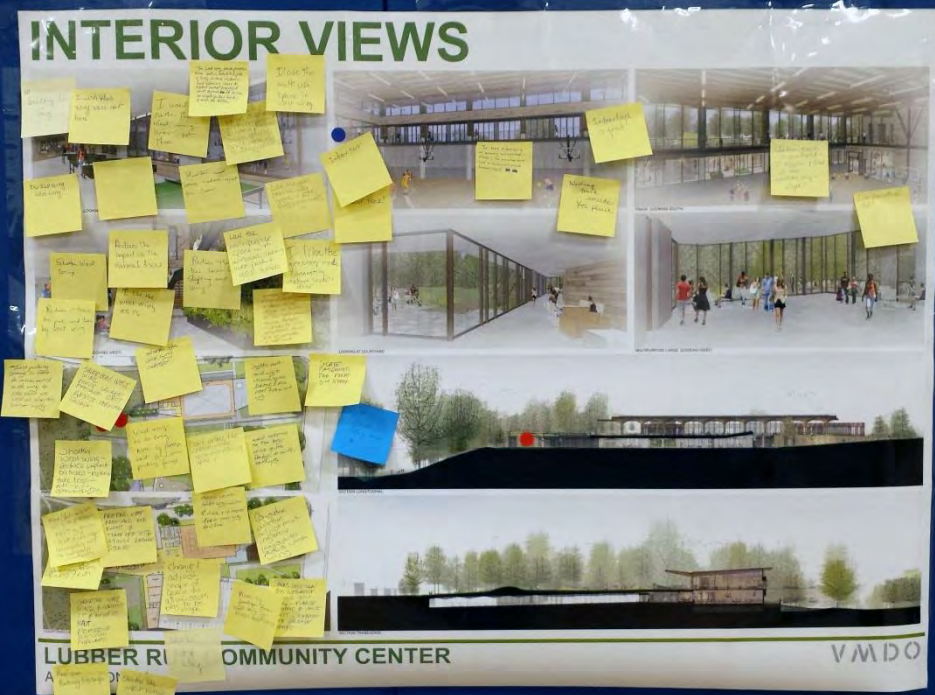
FALL 2017

# COMMUNITY PROCESS

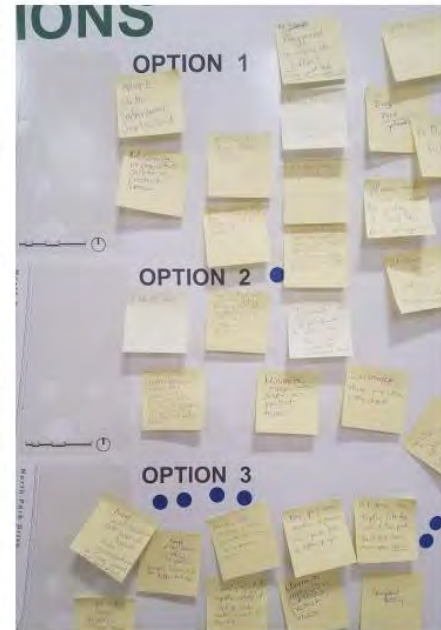
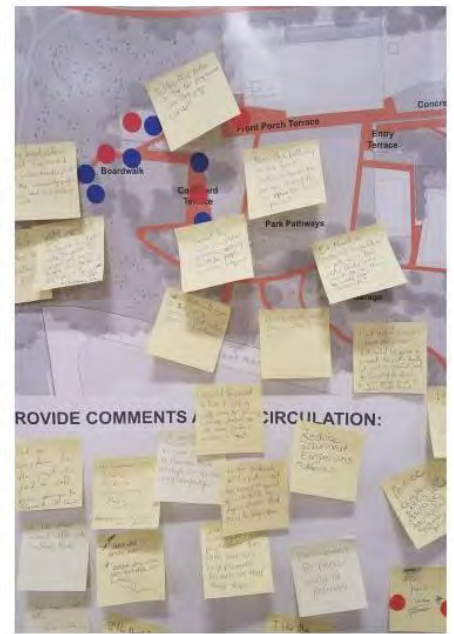
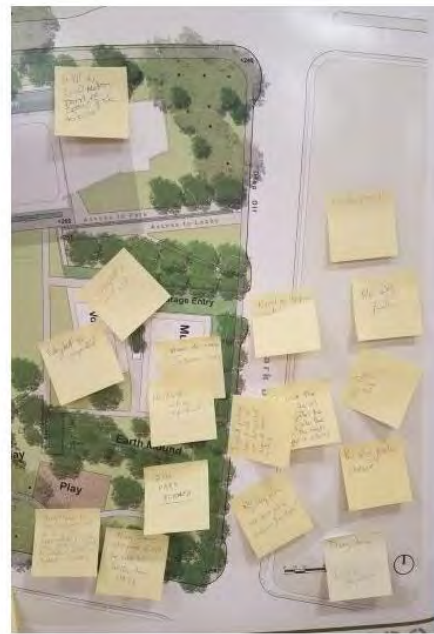
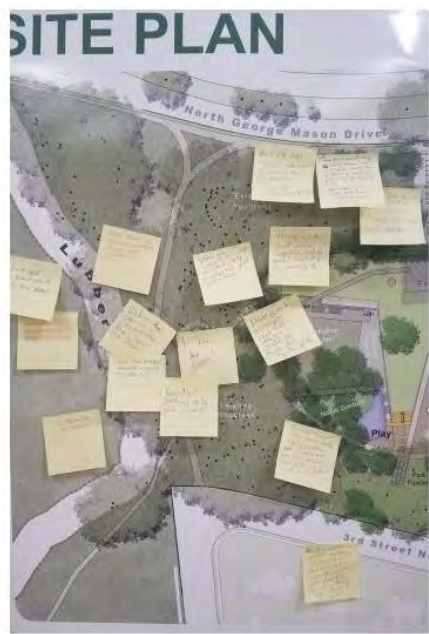


- West wing reduced an additional 20'
  - This is a total 50' reduction from the concept presented in the May community meeting
- Reduction in total trees removed from 109 to 105 based on west wing reduction.
- To accommodate the west wing reduction, the south wing has been thickened by 7' to accommodate the building program
- These changes continue to protect the cherry trees in northeast corner of the site
- Mature trees near proposed playground are continuing to be protected
- Skylights have been added to south wing to maximize natural light
- Exterior deck has been removed from the north side of the forest wing to minimize impact on existing high value trees
- Park amenities and playground have been updated to reflect community feedback





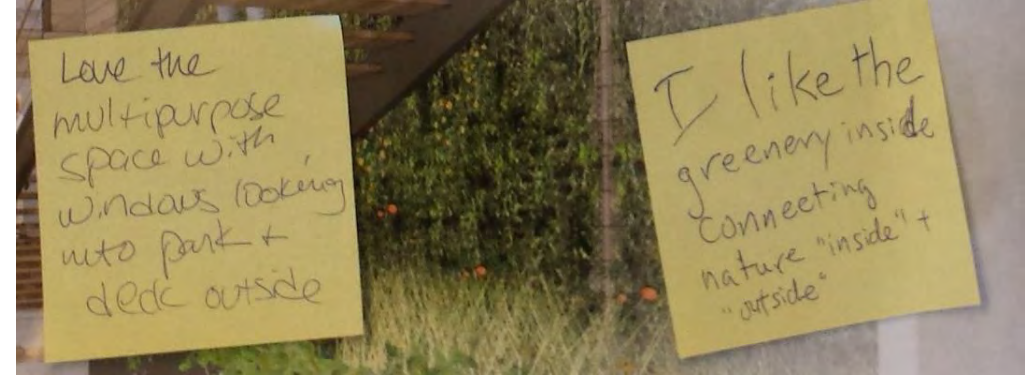






# SUMMARY OF COMMUNITY INPUT

- Preserve multi-purpose space in west wing looking to nature
- Support for size/adjacency of community spaces
- Support for indoor track
- Concern about extent of building into the forest and slope to Lubber Run
- Concern about storm water management and ground water conditions
- Preserve as many mature trees as possible
- Support for moving the courts North and introducing earth mound as a buffer to the residences
- Concern about the proximity of the playground and 3rd Street North
- Desire to keep the playground condensed and not spread the elements out
- Desire for natural play elements
- Support for a variety of seating opportunities throughout the park





### ***Conclusion from PFRC Letter, 8/25/17:***

“PFRC believes that the “Integrated Design” Concept has incorporated much of our previous feedback. We thank the architect for being responsive to community and commission concerns.”

- Support shifting building eastward and moving density to the south wing
- Support a smaller floorplate to reduce the tree loss and prevent erosion on the western side of the site.
- Support a Net Zero building and encourage the County Board to incorporate the solar photovoltaic energy system





# LETTERS FROM ARLINGTON COMMISSIONS

## Urban Forestry Commission – 8/7/17

- Prioritize high value trees on west
- Move building closer to North Park Street to minimize intrusion into the adjacent natural areas of the park  
or  
Shrink west wing and move sf to south wing
- Replace trees removed with appropriate native trees

## Park and Recreation Commission - 8/7/17

- Move building closer to North Park Street but preserve ornamental cherry trees  
or  
Shrink west wing and move sf to south wing
- Elevated track is a much needed and high demand amenity

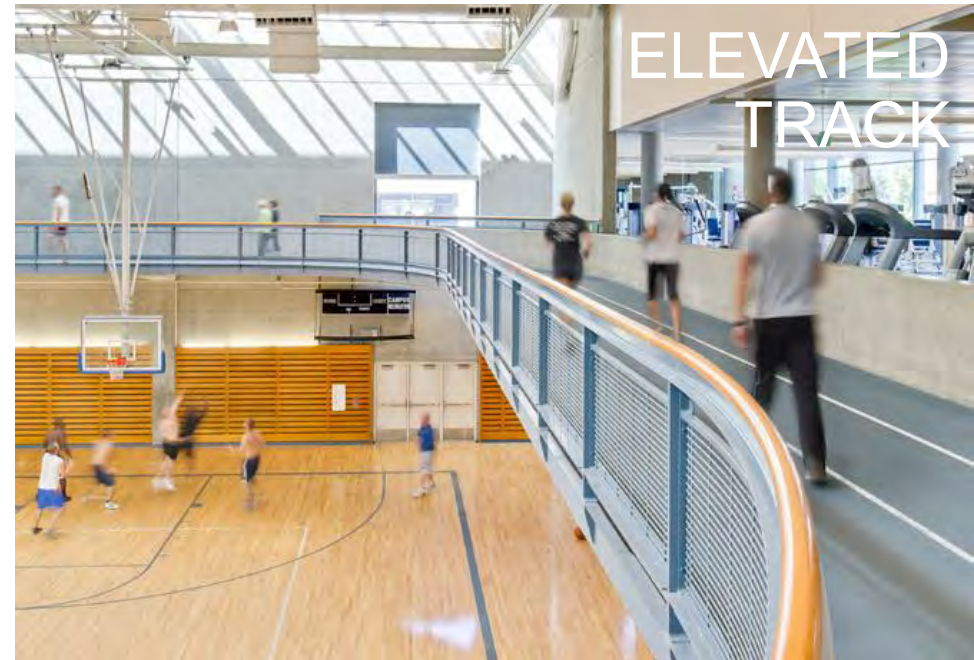
## Environment and Energy Conservation Commission- 8/29/17

- Support Net-Zero energy consumption for the community center
- Reduce footprint of the building, in particular the west wing
- Environmental Assessment will address erosion, sediment control, and stormwater design in detail and provide assurance to the community that it adequately addresses environmental protection during construction and post-development

NATURAL AREAS  
ON WEST OF SITE



ELEVATED  
TRACK



## LETTERS FROM COMMUNITY MEMBERS

- Support for NetZero and other sustainable strategies
- Support for size of community center program and concept design
- Support for natural elements in playground
- Support for indoor running track
- Concern over storm and ground water management
- Strategies to reduce extent of building to the west
- Support for preservation of trees, natural space, and open space





# SOIL/ WATER CONDITIONS

- 19 borings performed
- 1 rock core (10'-70' deep)
- On-site native soils
- Infiltration
- Perched water within eastern soil borings at depths of 13.5 to 21 feet below existing grades (**all lower than finish floor elevations including garage**)
- Groundwater was not encountered within other borings
- **In general, the subsurface soils are mostly sandy soils with higher permeability.**

# STORM WATER MANAGEMENT

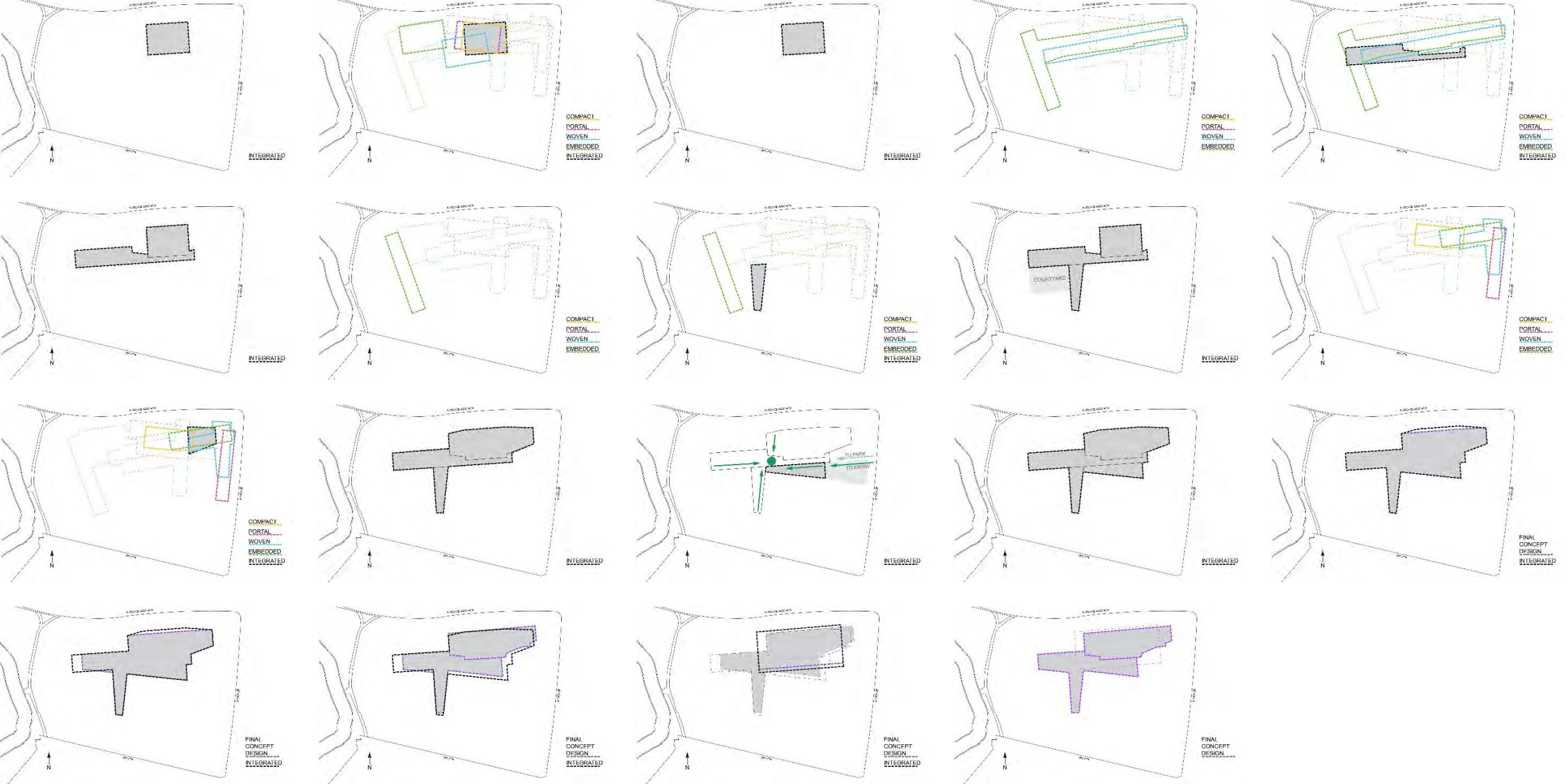
- Balanced stormwater management approach
- Bioretention Basins
- Green roofs
- Permeable Pavers

# EROSION AND SEDIMENT CONTROL

Designed and constructed to meet or exceed state and county requirements in order to better ensure Lubber Run is adequately protected.

- A large sediment basin
- Super silt fence
- Temporary drainage inlets and storm sewers
- Tree Protection







## STRATEGIES EXPLORED TO REDUCE WEST EXTENT OF BUILDING:

### 1. SHIFT NORTH SECTION OF BUILDING TO NE CORNER OF SITE

**Pros:** minimal reconfiguration of building needed

**Cons:** impacts high sentimental value cherry trees; makes public program disjointed

### 2. RECONFIGURE PARKING

**Pros:** slightly more efficient parking layout; allows thickening of south wing and shortening of north wing while maintaining community program adjacencies and location of gym/offices

**Cons:** impacts mature trees on south side of site

### 3. THICKEN SOUTH COURTYARD WING

**Pros:** minimal reconfiguration of parking and gym office massing; more space on park level

**Cons:** reduced daylight access in south wing; courtyard narrowed

## THICKEN SOUTH WING

- Maintain building concept
- Reduce extent of building to the west by an additional 20'
- Protect Cherry trees in NE corner
- Protect mature trees near proposed playground
- Add skylights to south wing to maximize natural light
- Remove exterior deck from north side of Forest wing to minimize impact on existing high value trees

50'  
30' 20'

MAY COMMUNITY  
MEETING

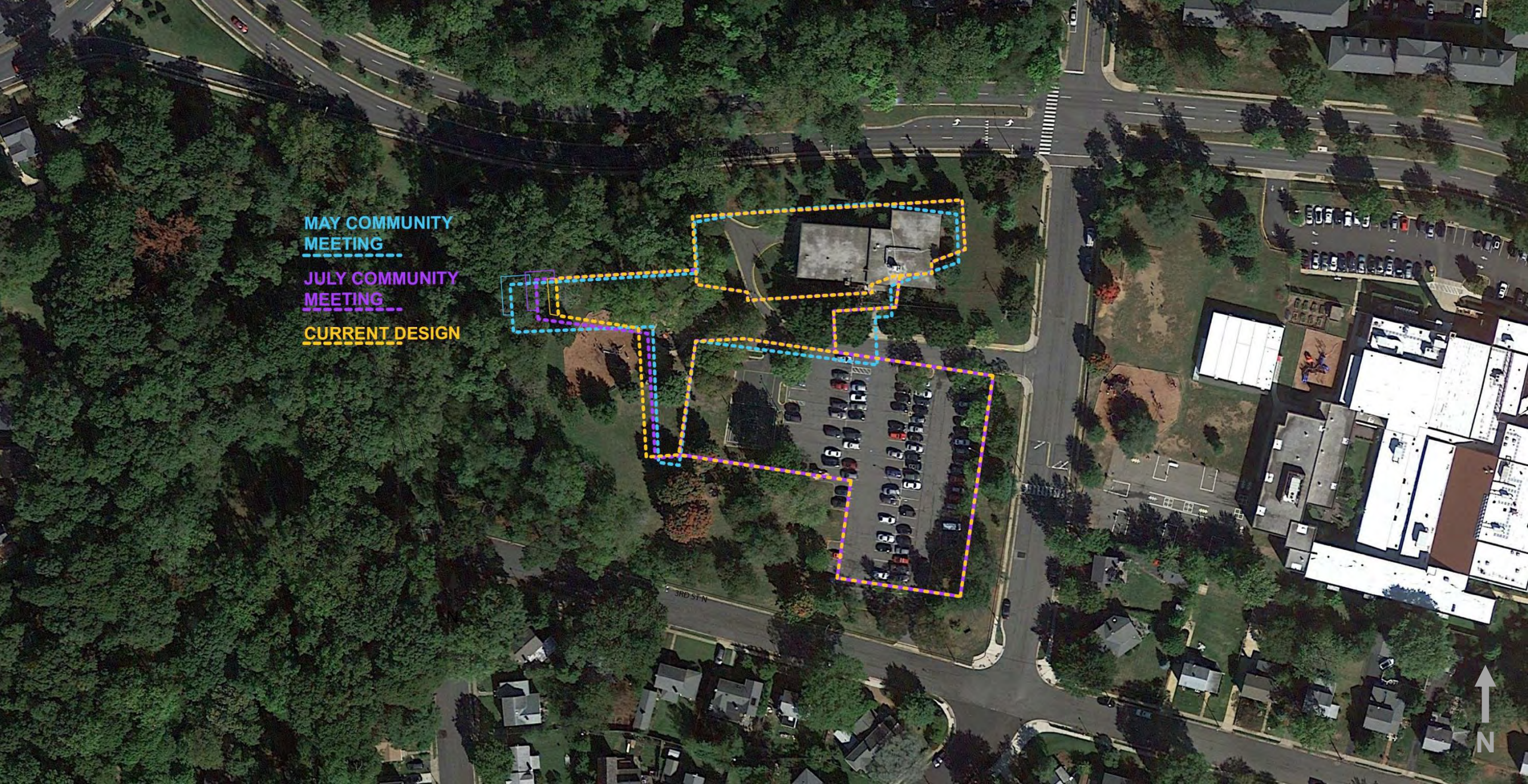
JULY COMMUNITY  
MEETING

CURRENT DESIGN



3RD ST N









COURTYARD BIRDSEYE PERSPECTIVE





GEORGE MASON DRIVE PERSPECTIVE

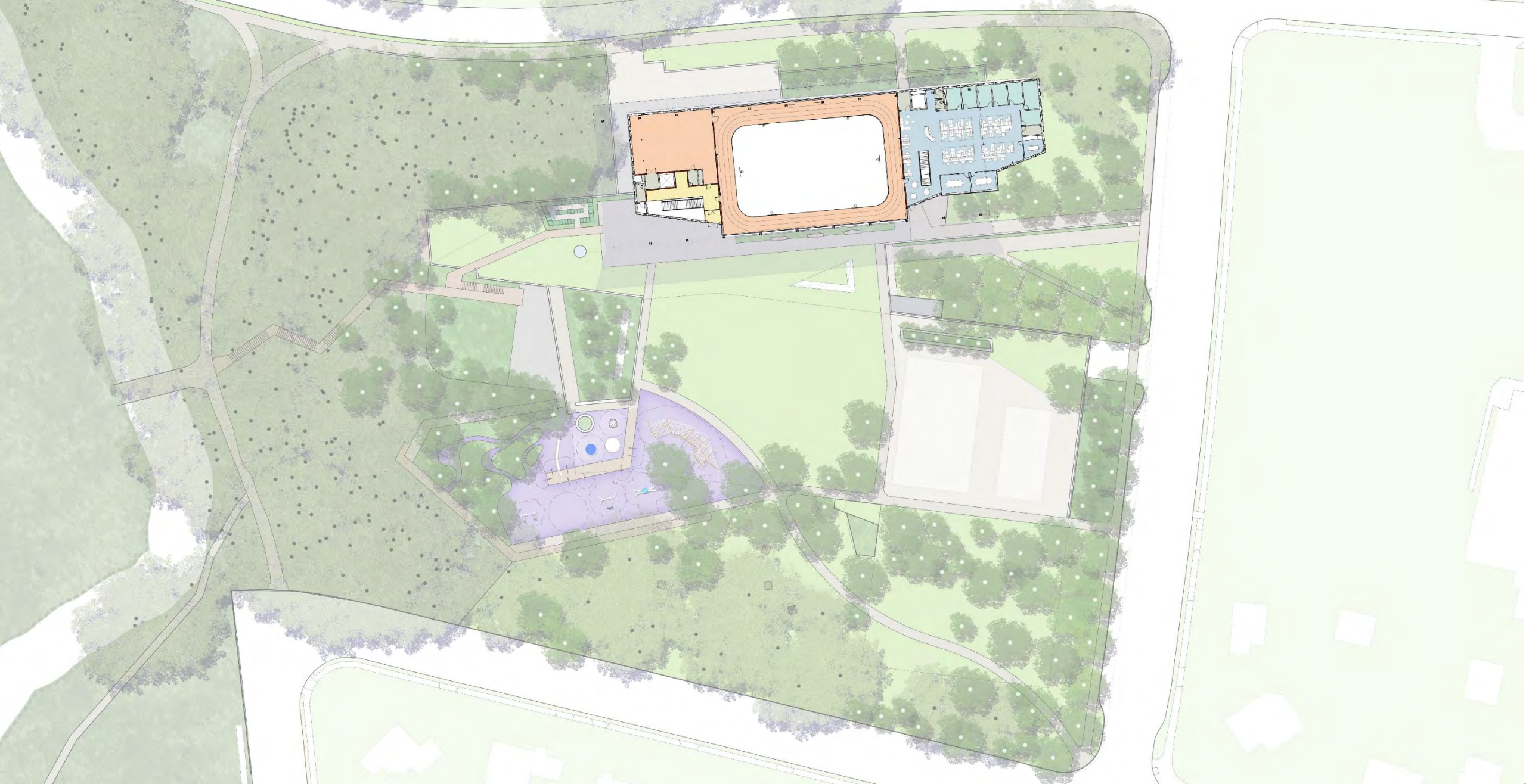




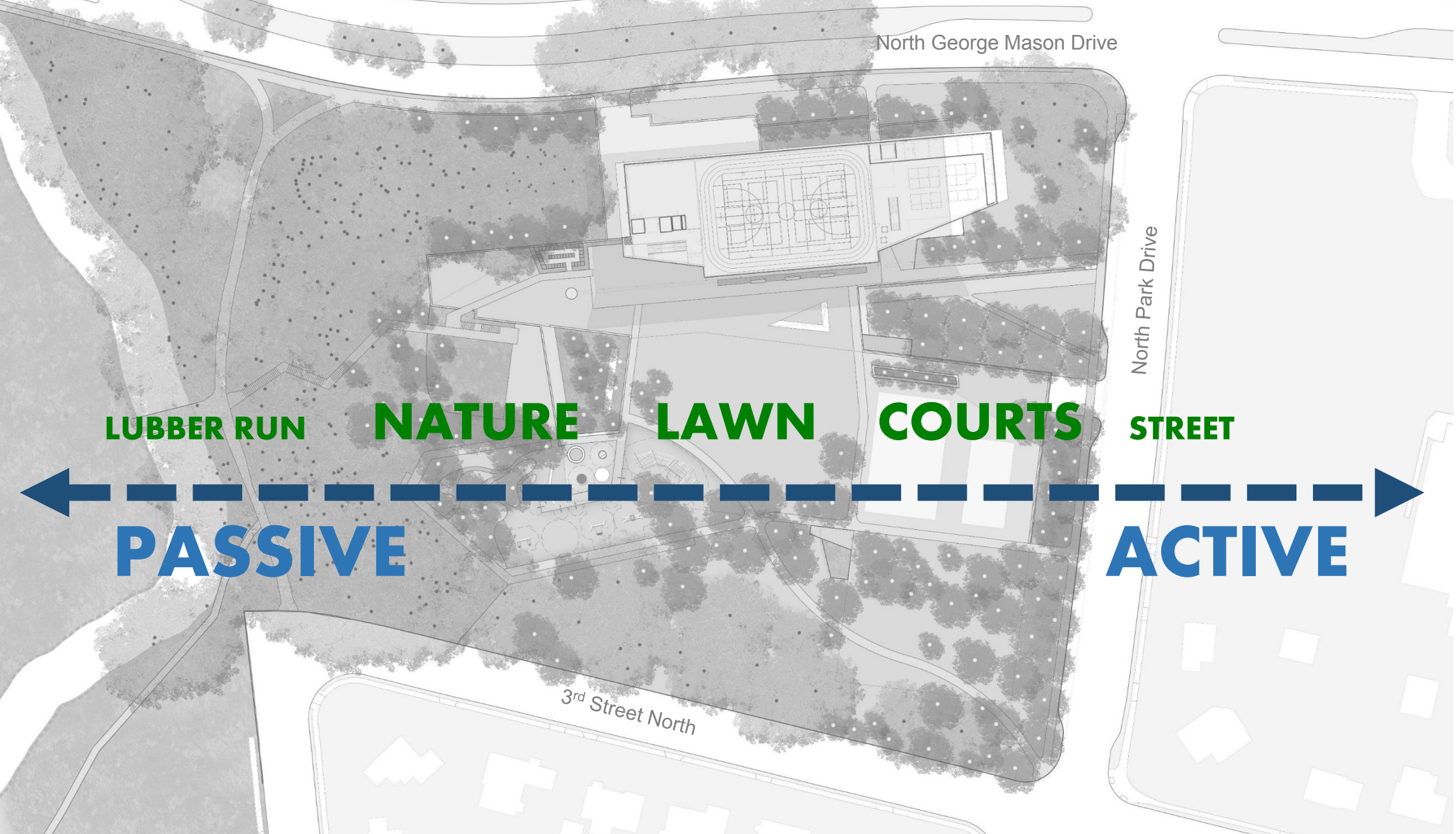




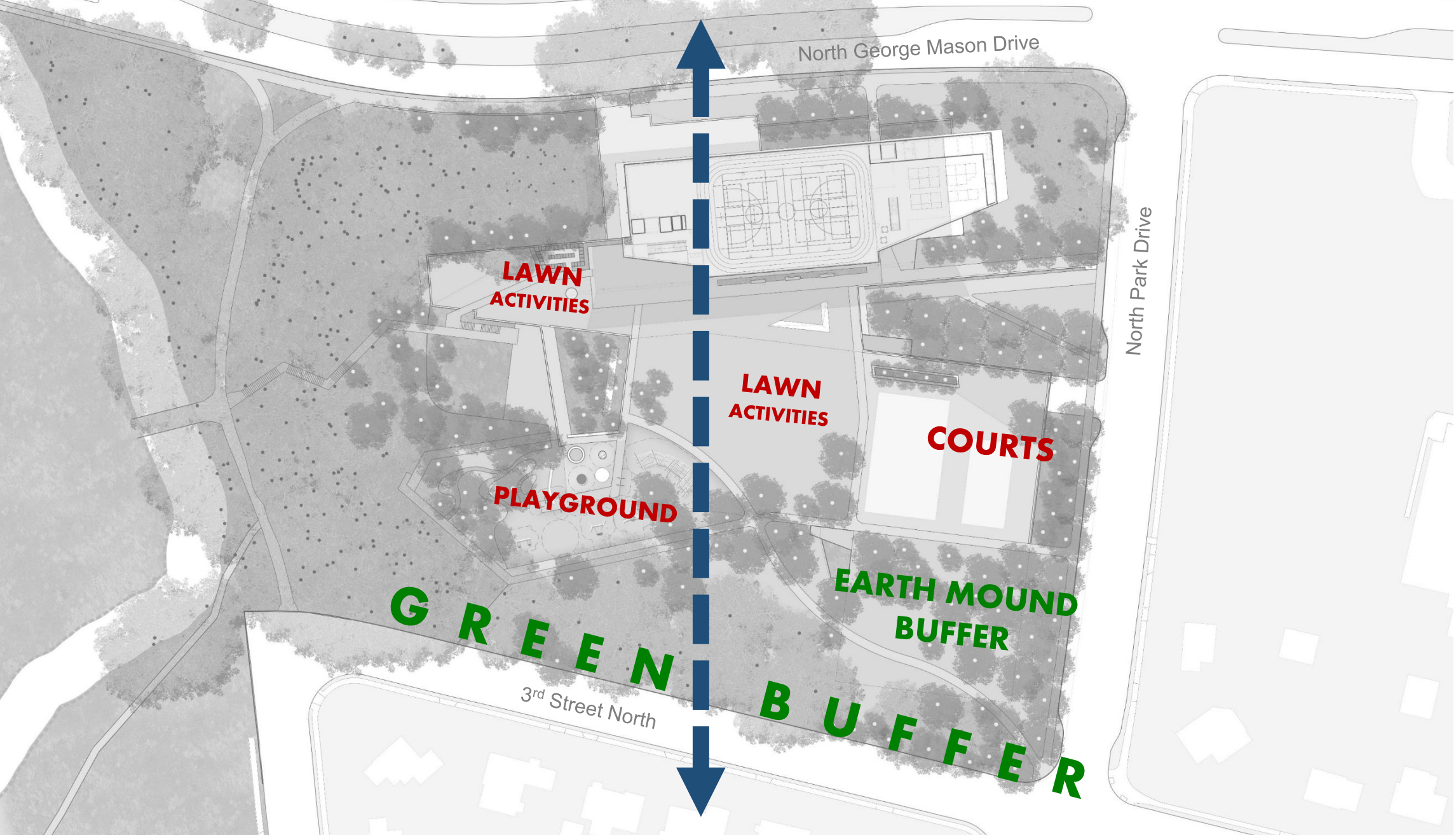




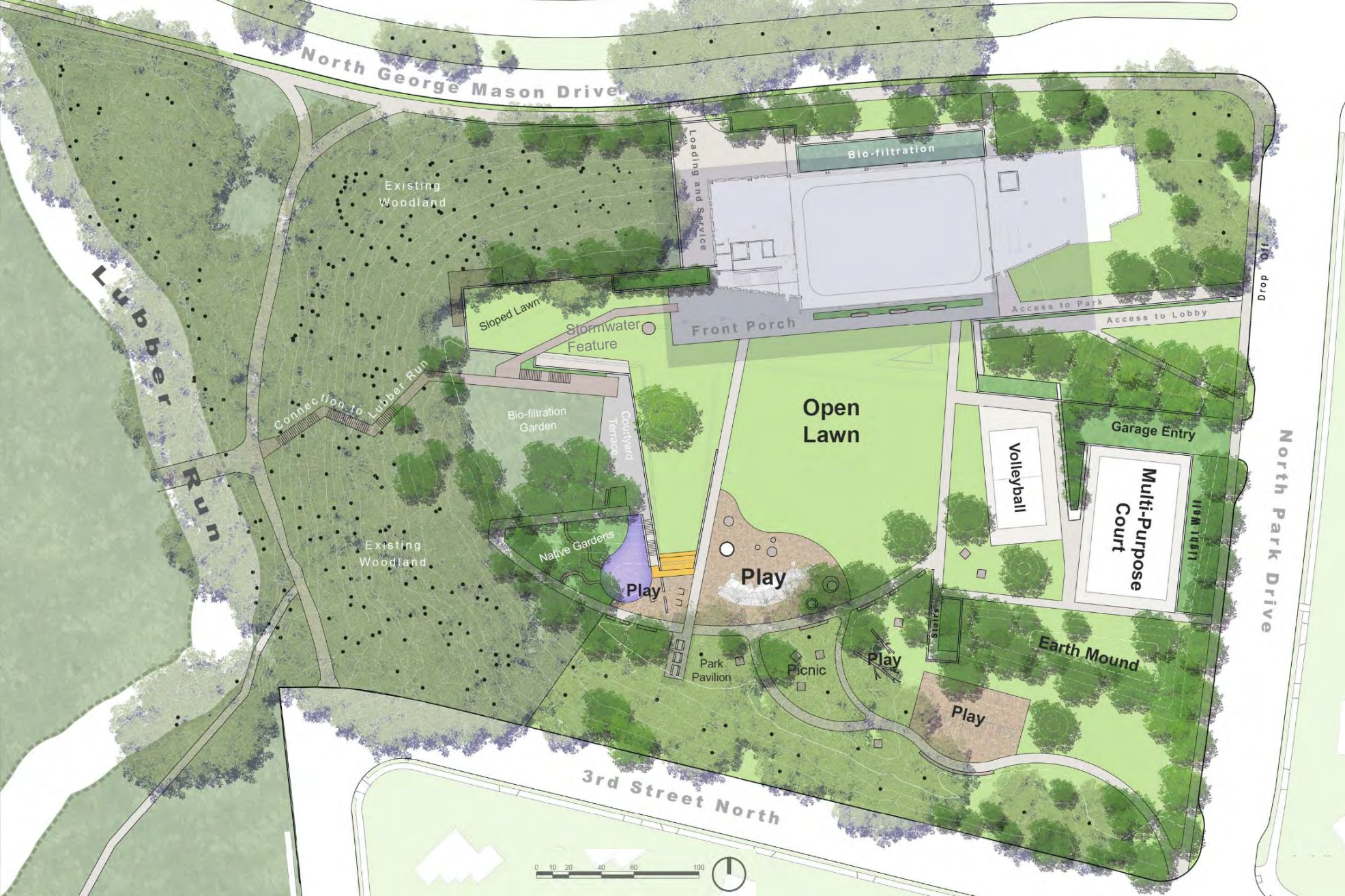












NEW TREES

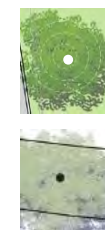
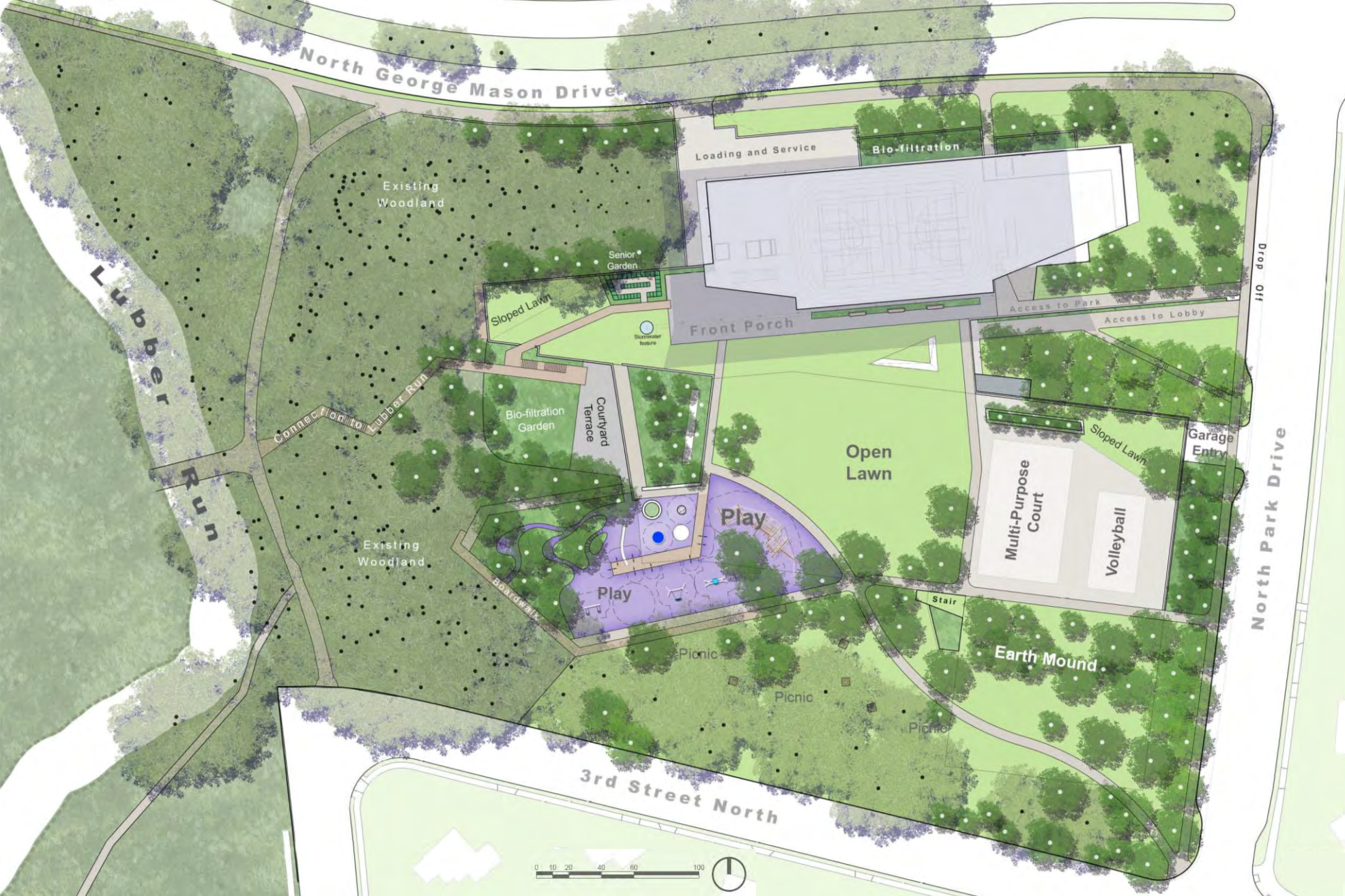
EXISTING TREES





JULY PARK DESIGN—PLAYGROUND OPTIONS





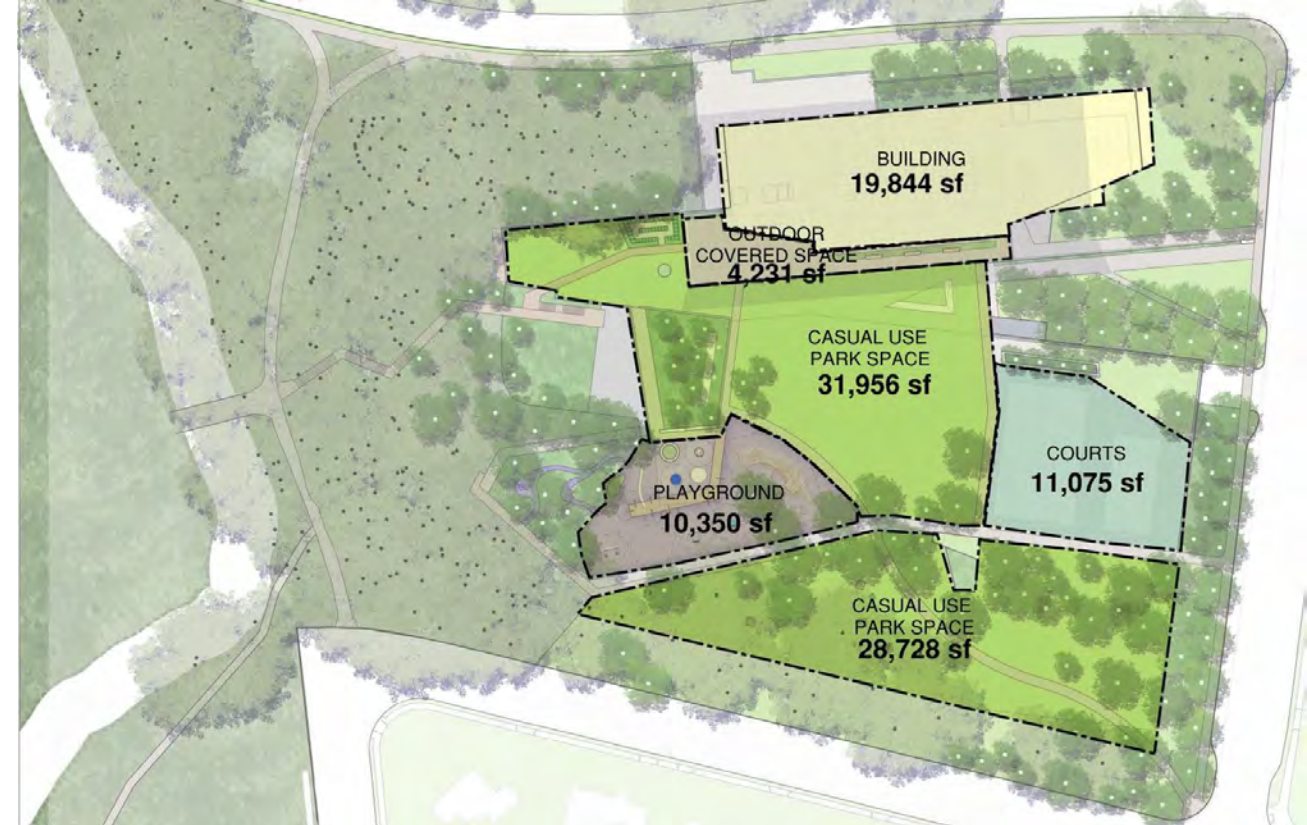
NEW TREES

EXISTING TREES



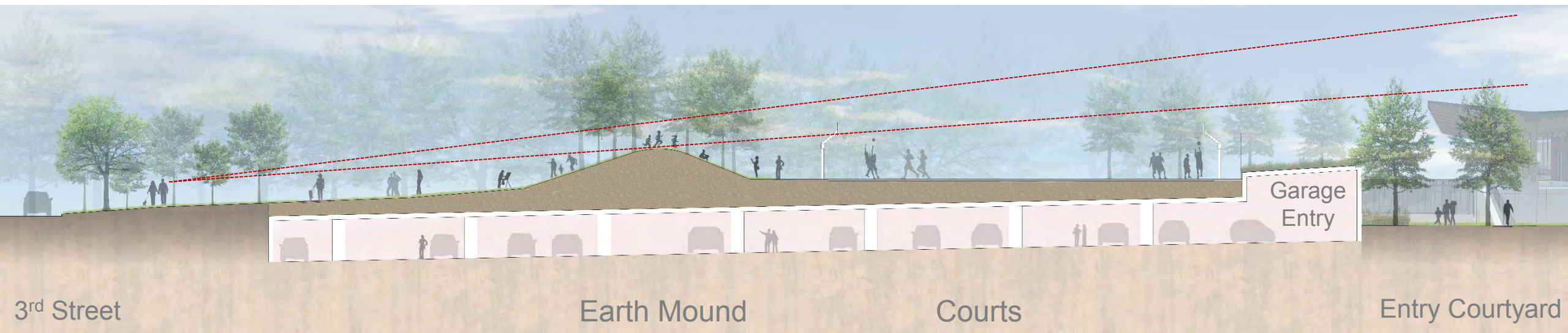
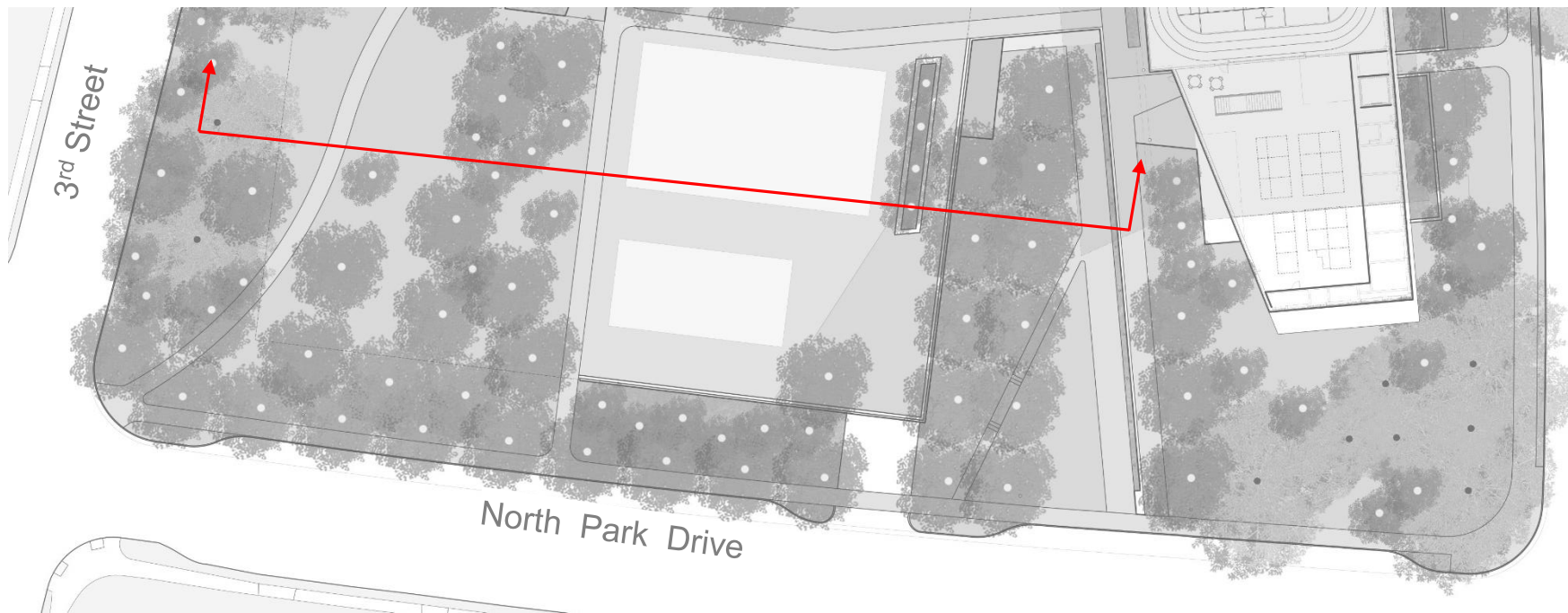






	EXISTING	CONCEPT DESIGN
SURFACE PARKING	46,140 sf	0 sf
PLAYGROUND	7,265 sf	10,350 sf
OUTDOOR COURTS	3,863 sf	11,075 sf
CASUAL USE PARK SPACE	34,055 sf	60,684 sf (partially park on structure)
COVERED OUTDOOR SPACE	250 sf	4,230 sf





SITE SECTION A

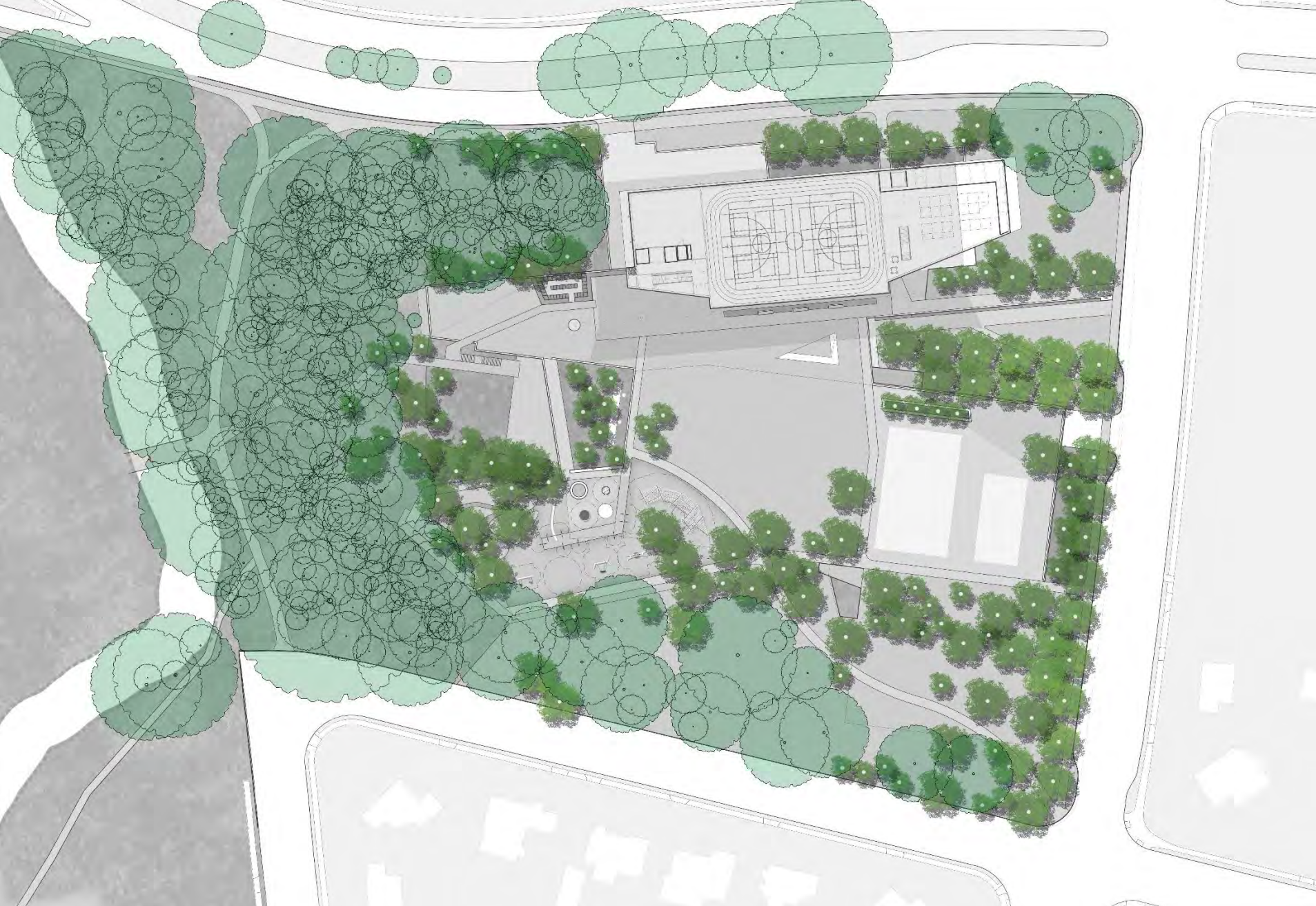




TREES TO BE REMOVED: 105  
*(Does not include trees in poor/dead  
condition to be removed)*

TREES SHOWN  
REMOVED IN JULY: 109

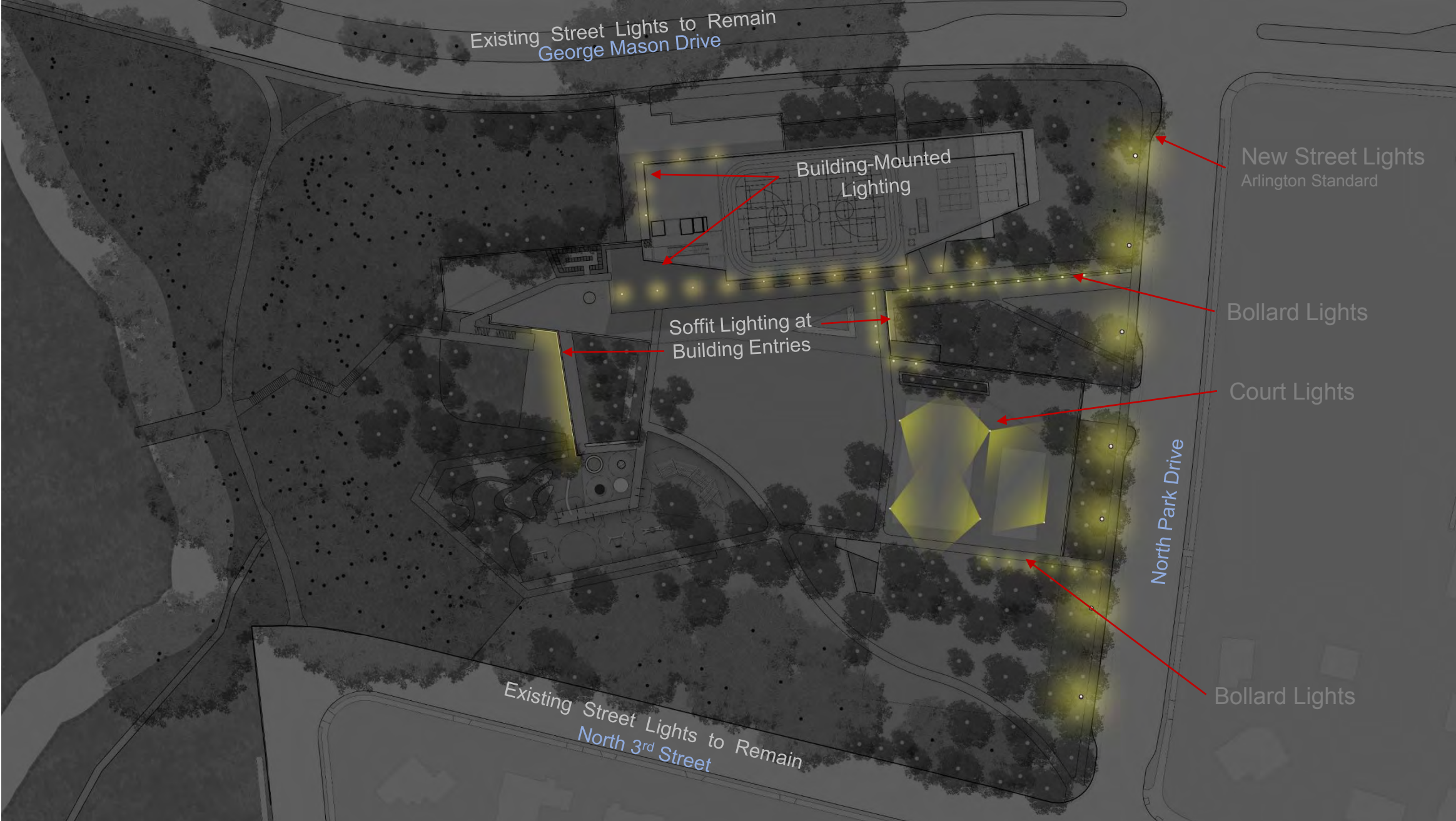




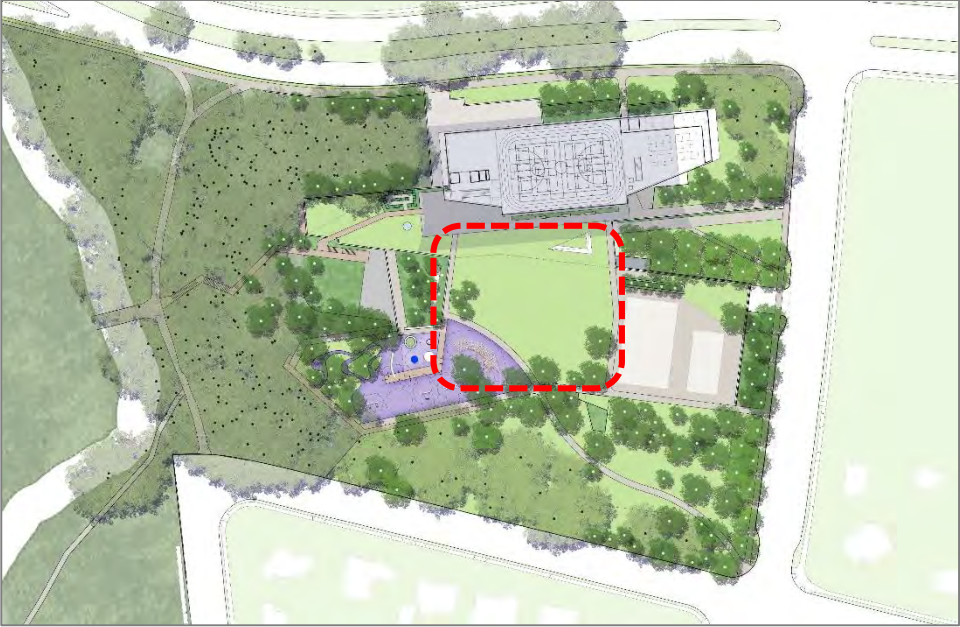
TREES TO BE REMOVED: 105  
*(Does not include trees in poor/dead  
condition to be removed)*

PROPOSED NEW TREES: 151









Relax



Events



Bocce



Croquet



Pitch & Catch



Badminton

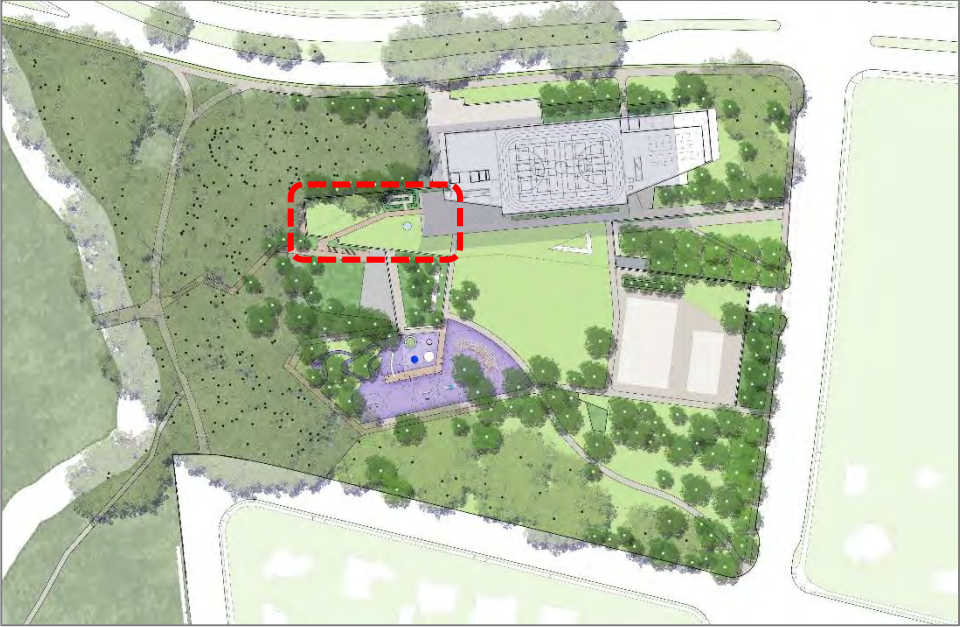


Lawn Volleyball



Frisbee





Yoga Classes



Outdoor Classroom



Senior Garden



Boot Camp Classes



- **Endorsement of Concept Design**
- **Fall 2017** - County, VMDO and CMAR to collaborate on design to further refine design elements detail and construction cost including net zero and indoor track
- **Fall 2017** – Continue to coordinate with DES TE&O to finalize recommendations for transportation improvements
- **Fall 2017** - Community Meetings - updates on design elements (exterior & interior finishes and changes as result of CMAR review), and transportation (traffic & parking).
- **Fall 2017** - Board review - updates on design elements (exterior & interior finishes and changes as result of CMAR review) and cost impacts for the ‘additional project elements’.
- **Fall 2018** - Construction commence



