

Lubber Run Community Center

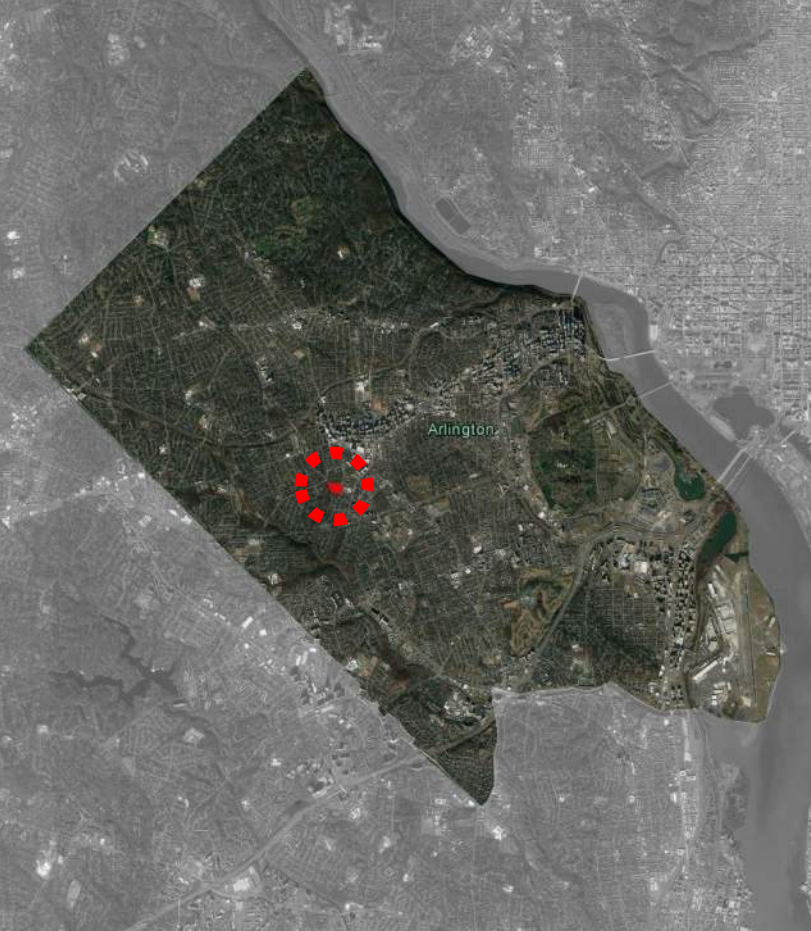
Community Meeting #2



ARLINGTON
VIRGINIA

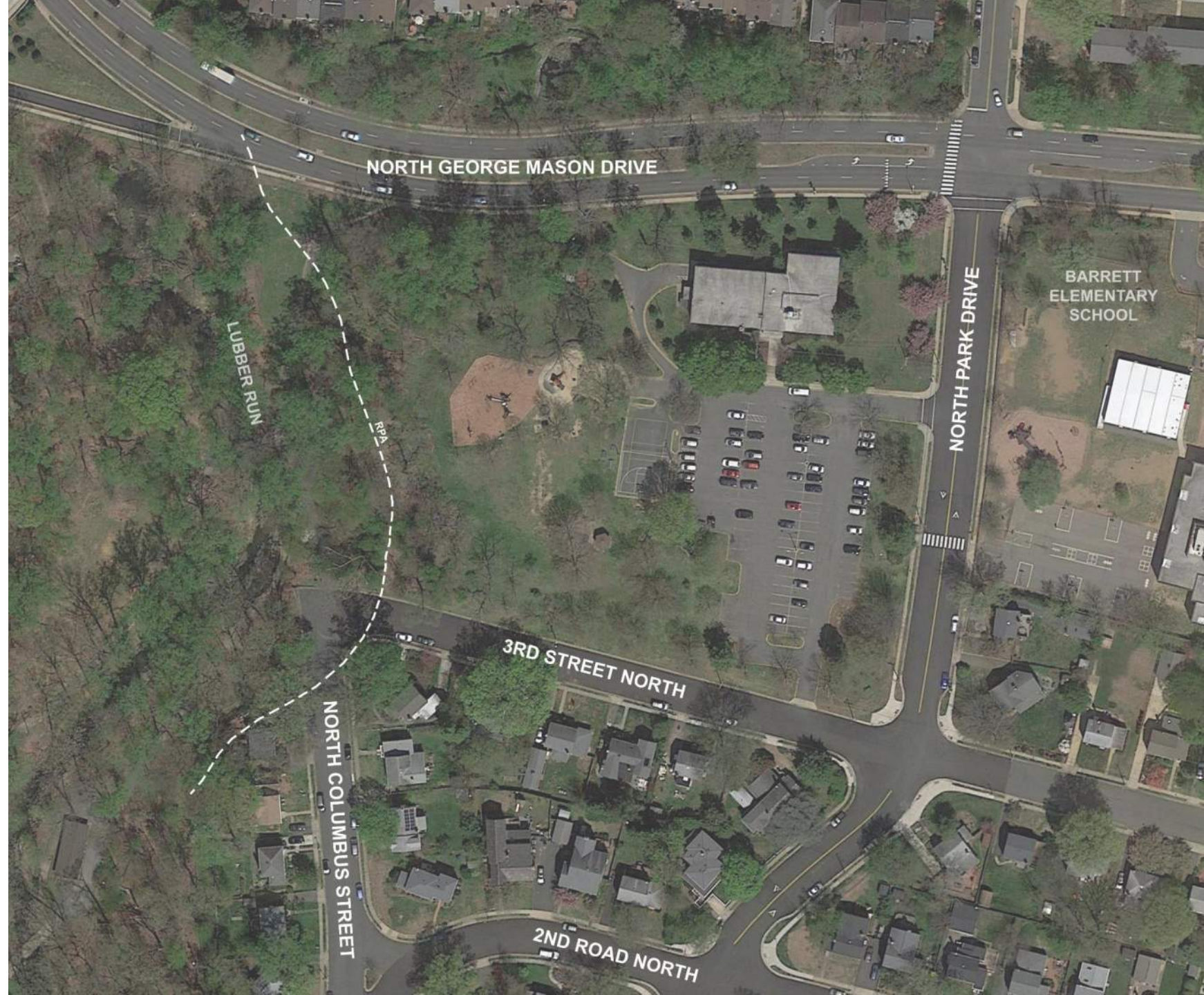
OCULUS

VMDO



Lubber Run Community Center

300 N Park Dr
Arlington, VA 22203



Early Visioning Highlights

Highlights from community visioning session and survey:

- Preserve and maximize green space
- Improve site access and safety
- Integrate the building into the park
- Improve outdoor courts and playground
- Include:
 - Outdoor multi-purpose athletic courts
 - Exercise rooms/fitness
 - Gymnasium
 - Multi-purpose flexible use spaces



2016 - Summer and Fall Highlights

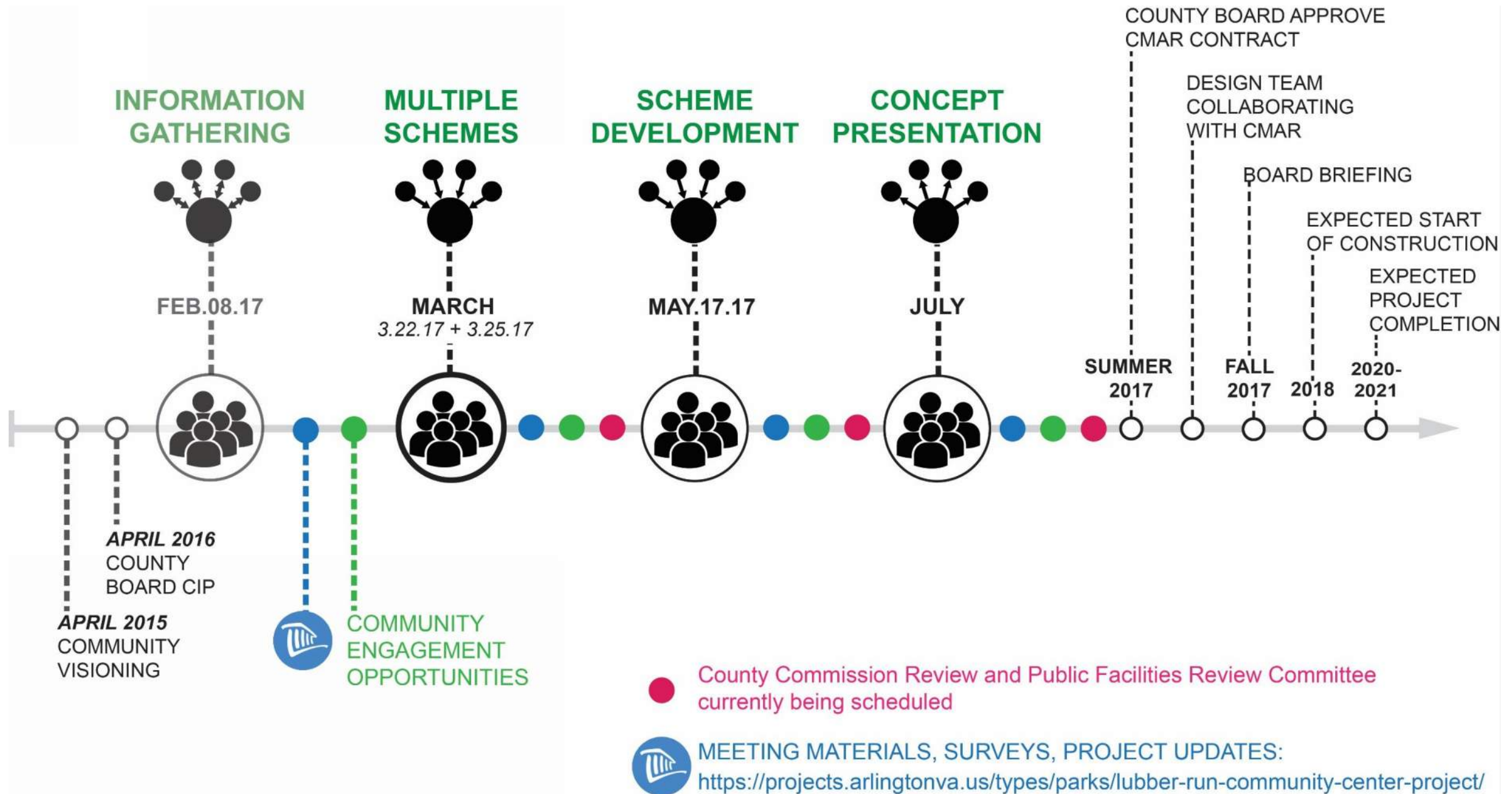
County Board adopted CIP in July with guidance on Lubber Run:

- Build up to four stories along with underground parking to enable more green space
- Include gym, relocate senior program from Culpepper Garden, continue DPR preschool
- Consolidate DPR staff at Lubber Run and 3700 S Four Mile Run in new center
- Office use remain subservient to the community center in form and function of the overall facility

Bond passed November with \$46.5M in new bonds for design and construction for replacement of the Lubber Run Center

Agenda

1:00	Welcome	Jane Rudolph
	Introduction and Project Timeline	Joe Celentano and Michael Manos
	Goals for Tonight	Joe Celentano
1:10	Basis of Design	Joe Celentano
	Community Input	
	Existing Conditions and site features	
	Program and Sustainability Goals	
	Design Drivers	
1:25	Presentation of Schemes	Joe Celentano
	Scheme A - Compact	
	Scheme B - Portal	
	Scheme C - Embedded	
	Scheme D - Woven	
1:45	Q + A	
2:00	Individual discussion and review of schemes	Community and Facilitators
2:45	Full group worksession to Share Findings + Q&A	Community and Facilitators
3:25	Wrap Up and Look Ahead	Joe Celentano and Laura Lazour

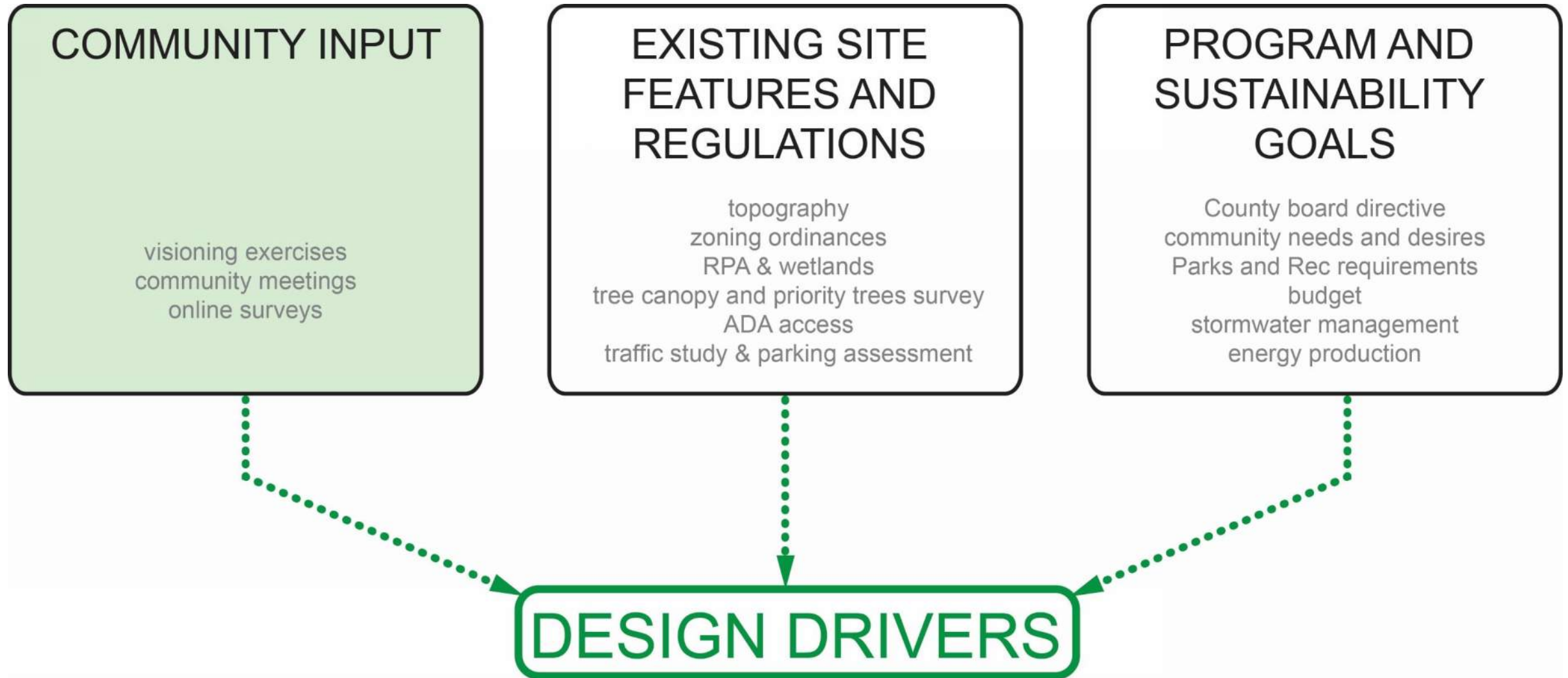


PROJECT TIMELINE

Gather community input on issues and benefits of the four schemes

PROCESS:

- 1) Overview of schemes will be presented
- 2) Break into four groups and rotate through the four stations along walls in gym. Each station explores different aspects of the schemes. Facilitators will discuss and gather input.
- 3) Full group work session to draw conclusions about site strategizes and schemes together and build consensus on path forward.



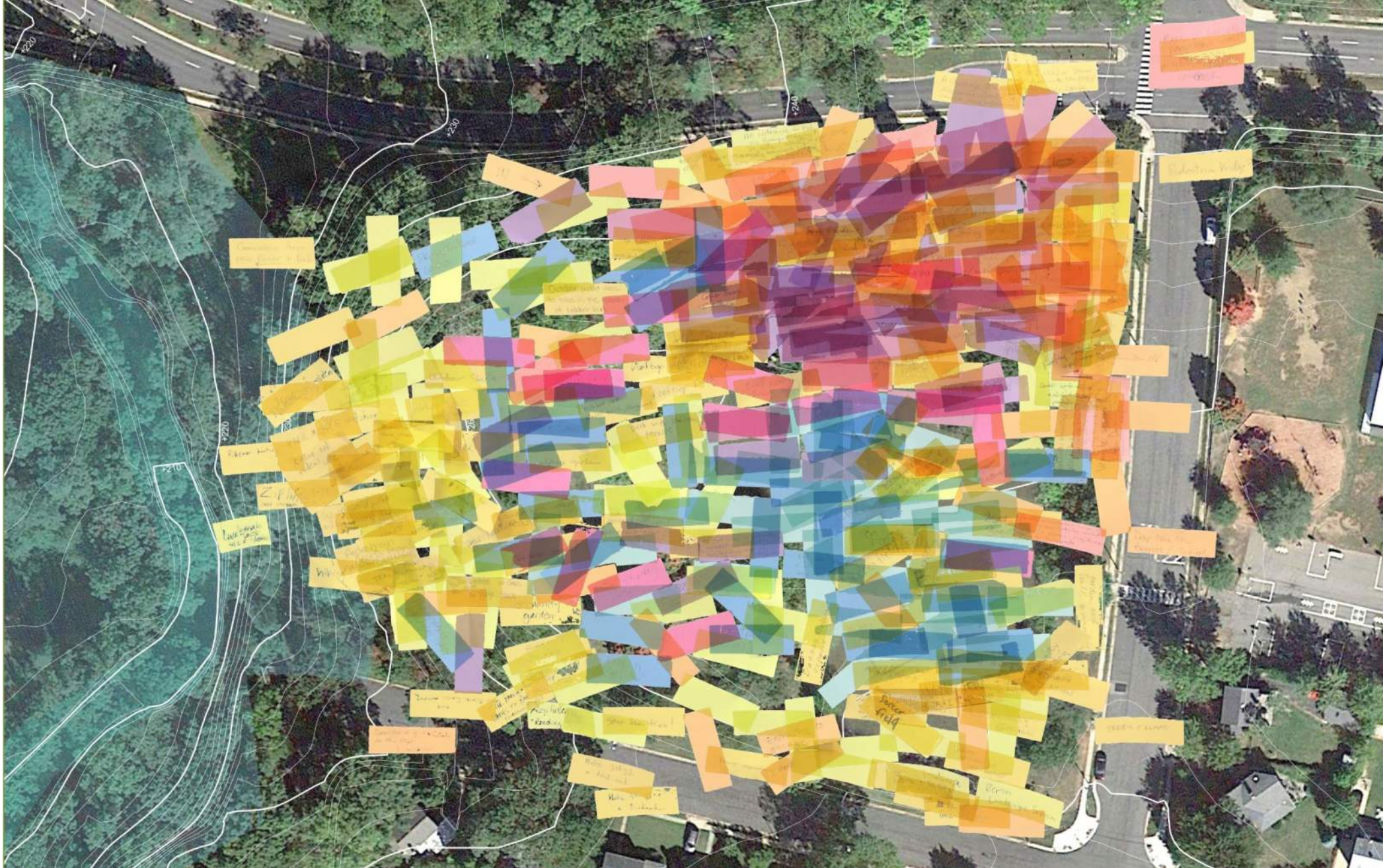


COMMUNITY MEETING 1 - FEBRUARY 8TH, 2017



SITE ACTIVITY

VMD O



SITE ACTIVITY – COMBINED



- Indoor Activities - north side of site.
- Grassy Play Areas – Consistently placed over existing parking area.
- Outdoor Play Area – Consistently placed over existing play areas & parking.
- Desire for connections from building to park, to natural areas
- Safe access to site
- Establish better connection to school
- Outdoor Shelter
- Entrances to underground parking preferred on Park St. or George Mason, not 3rd St.
- Verify quantity of parking needed

ADMINISTRATION SPACES



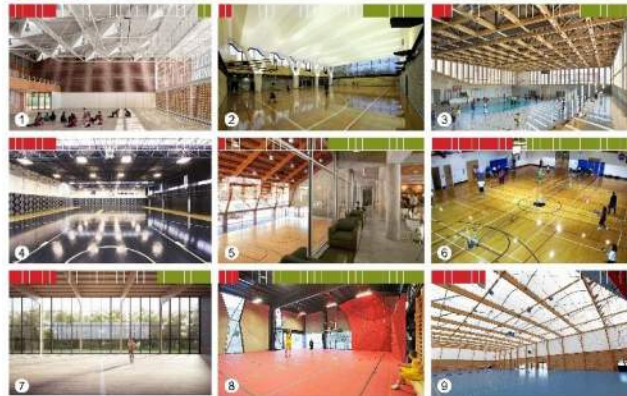
MULTI-PURPOSE SPACES



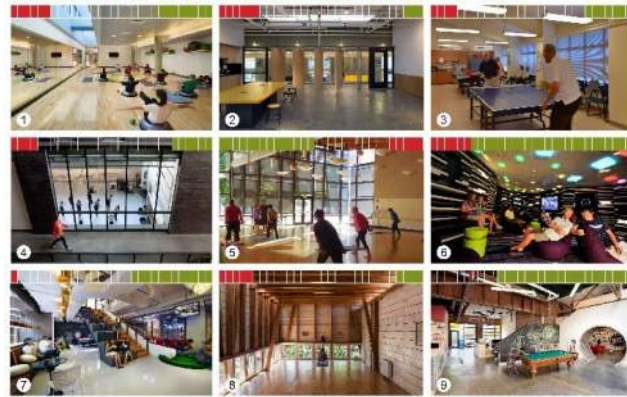
COMMUNITY SPACES



GYM



MULTI-PURPOSE SPACES



PRESCHOOL



FITNESS



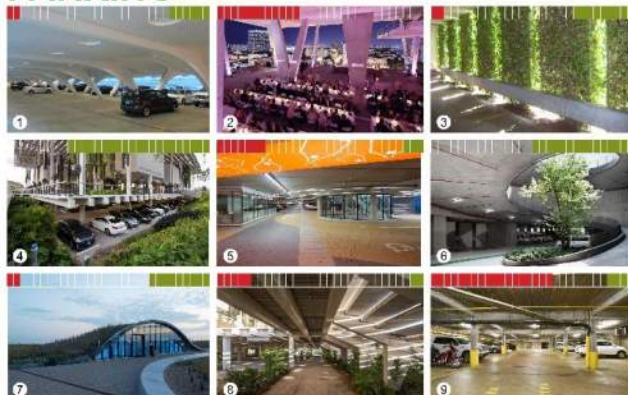
PARK CHARACTER



PARK CHARACTER



PARKING



PRECEDENT ACTIVITY

V M D O

- Outside views from interior, tie in to nature
- Use natural lighting as much as possible, while avoiding glare on sports courts
- Spaces that are flexible both in use and size
- Elements in balance – a good mix of things. Green space and play area, paths, natural flora

- KEEP – As many trees and green space as possible, unprogrammed lawn area/field, programs and activities currently at community center
- TOSS – Dark and cramped interiors, surface parking/asphalt
- CREATE – Connection to park, space for teens/youth, space for seniors, flexible meeting and community spaces, gym that can accommodate many different types of sports comfortably, climbing wall, computer room, kitchen, café/coffee spaces



COMMUNITY INPUT

visioning exercises
community meetings
online surveys

EXISTING SITE FEATURES AND REGULATIONS

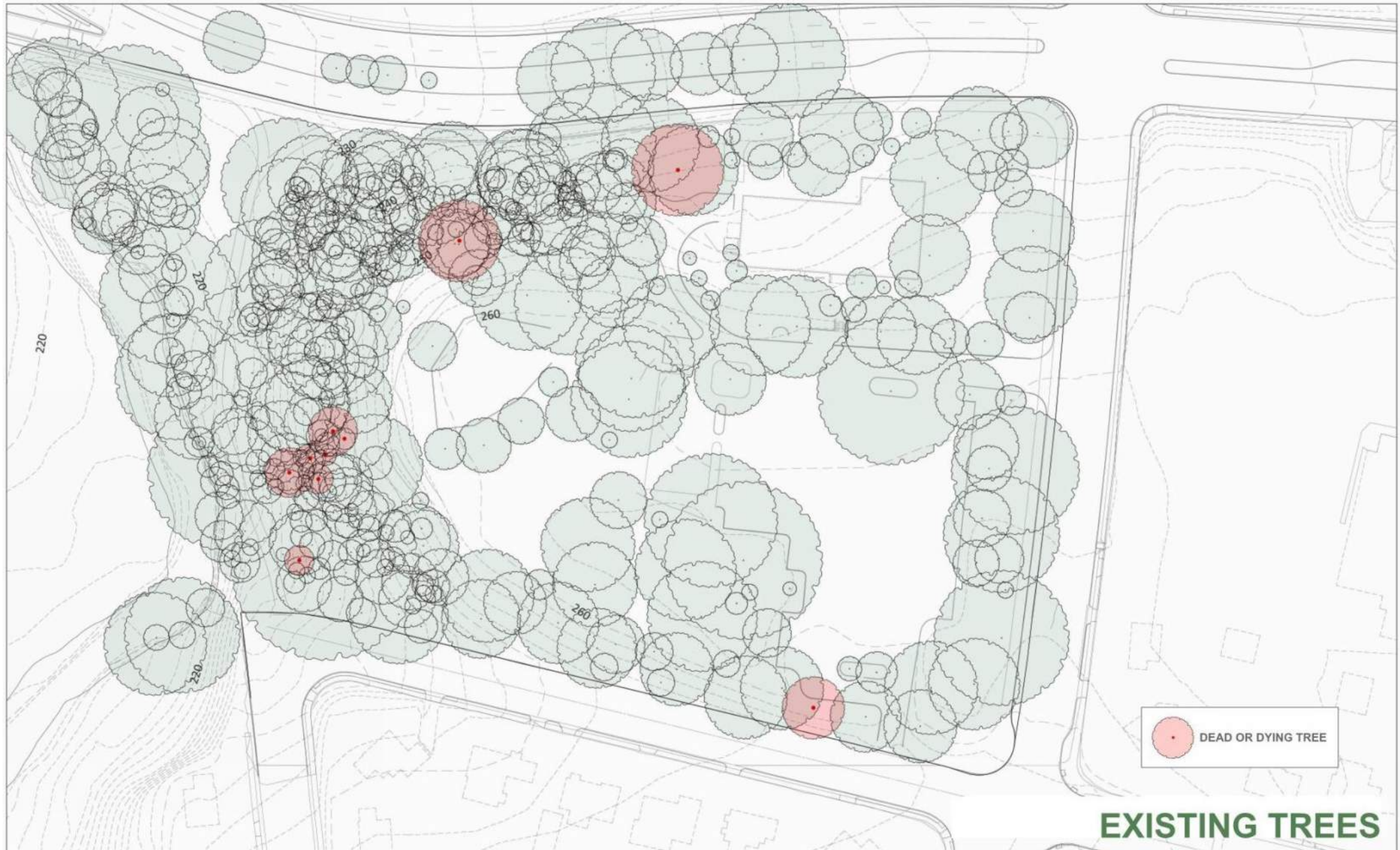
topography
zoning ordinances
RPA & wetlands
tree canopy and priority trees survey
ADA access
traffic study & parking assessment

PROGRAM AND SUSTAINABILITY GOALS

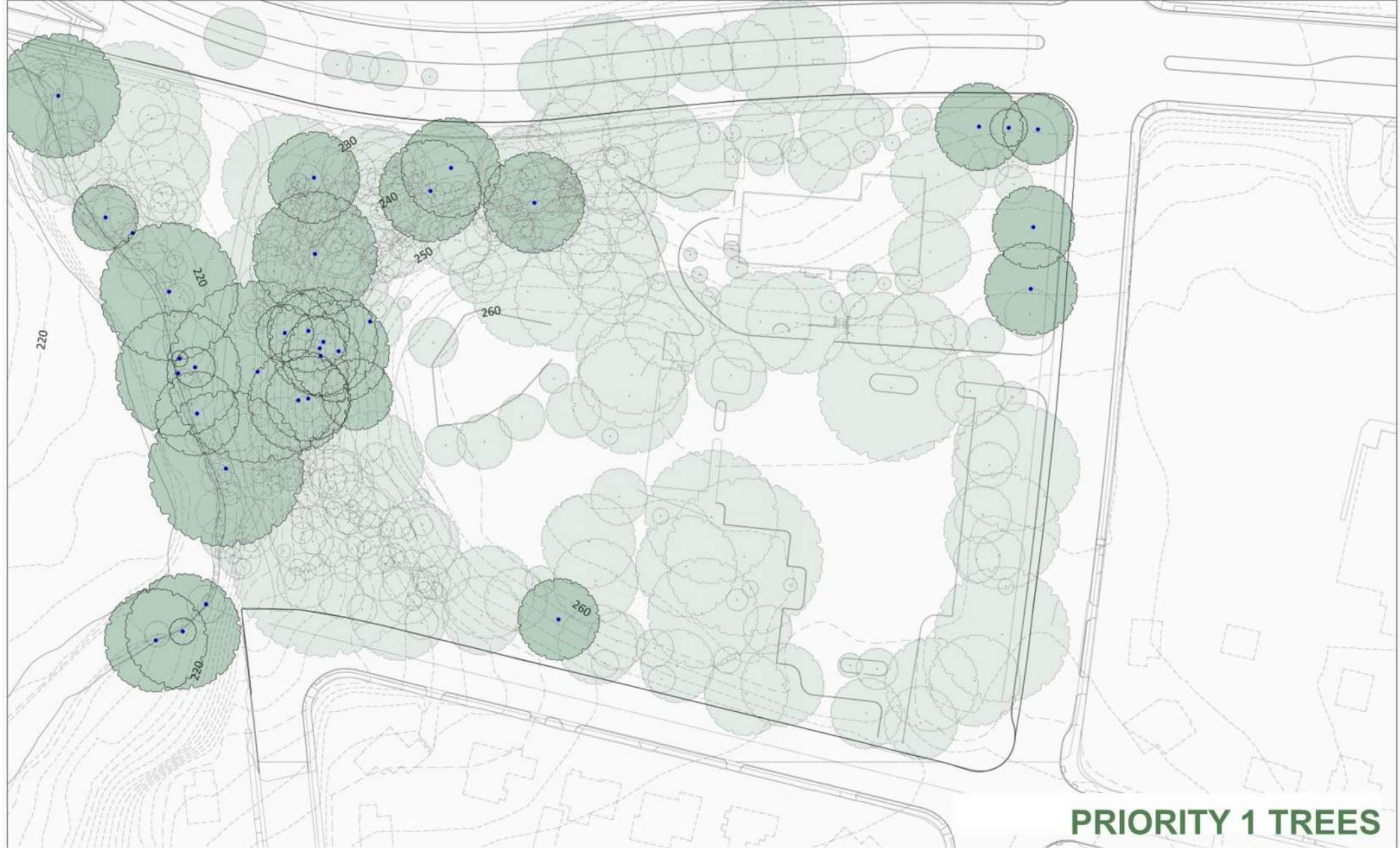
County board directive
community needs and desires
Parks and Rec requirements
budget
stormwater management
energy production

DESIGN DRIVERS

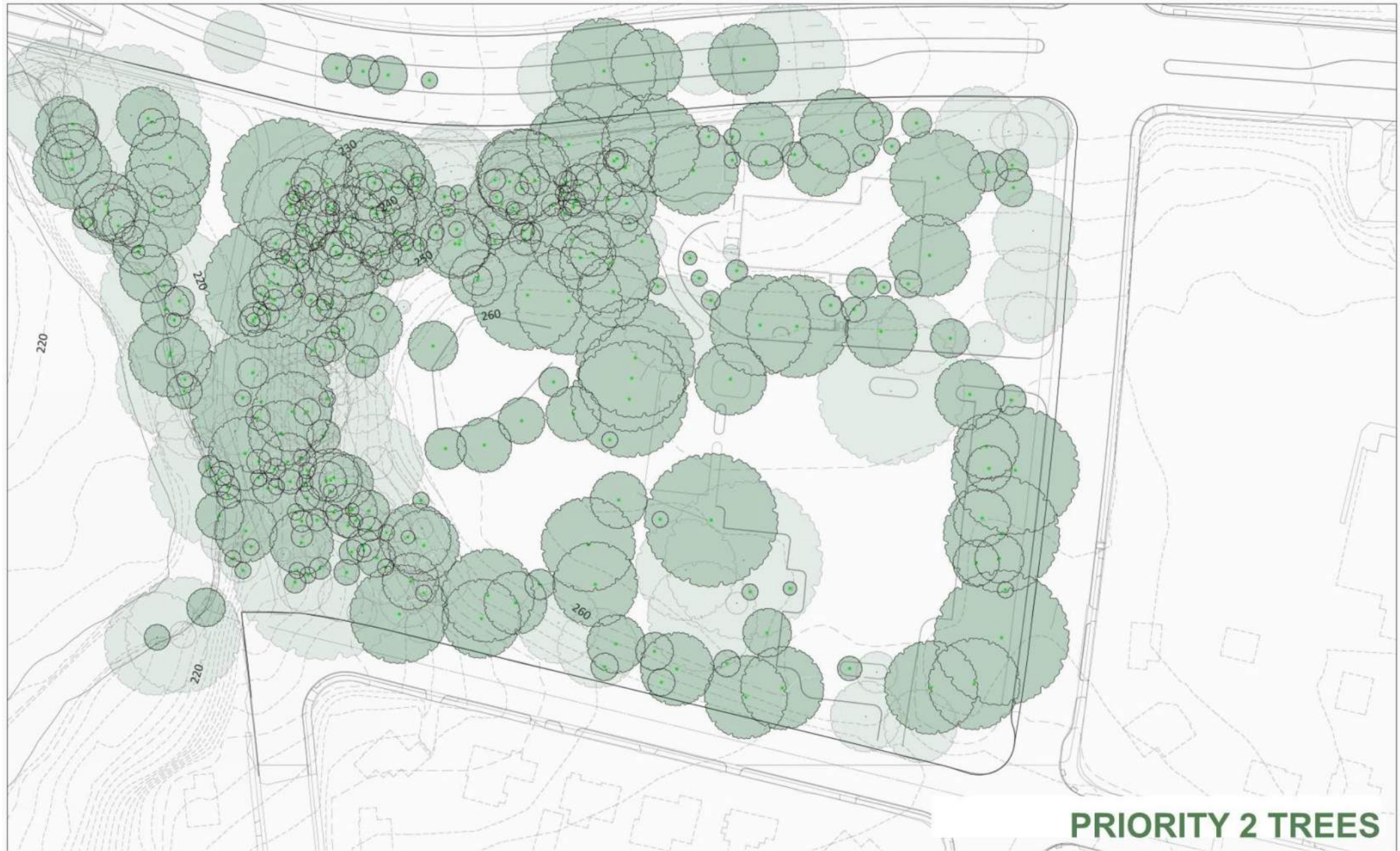
EXISTING SITE FEATURES AND REGULATIONS



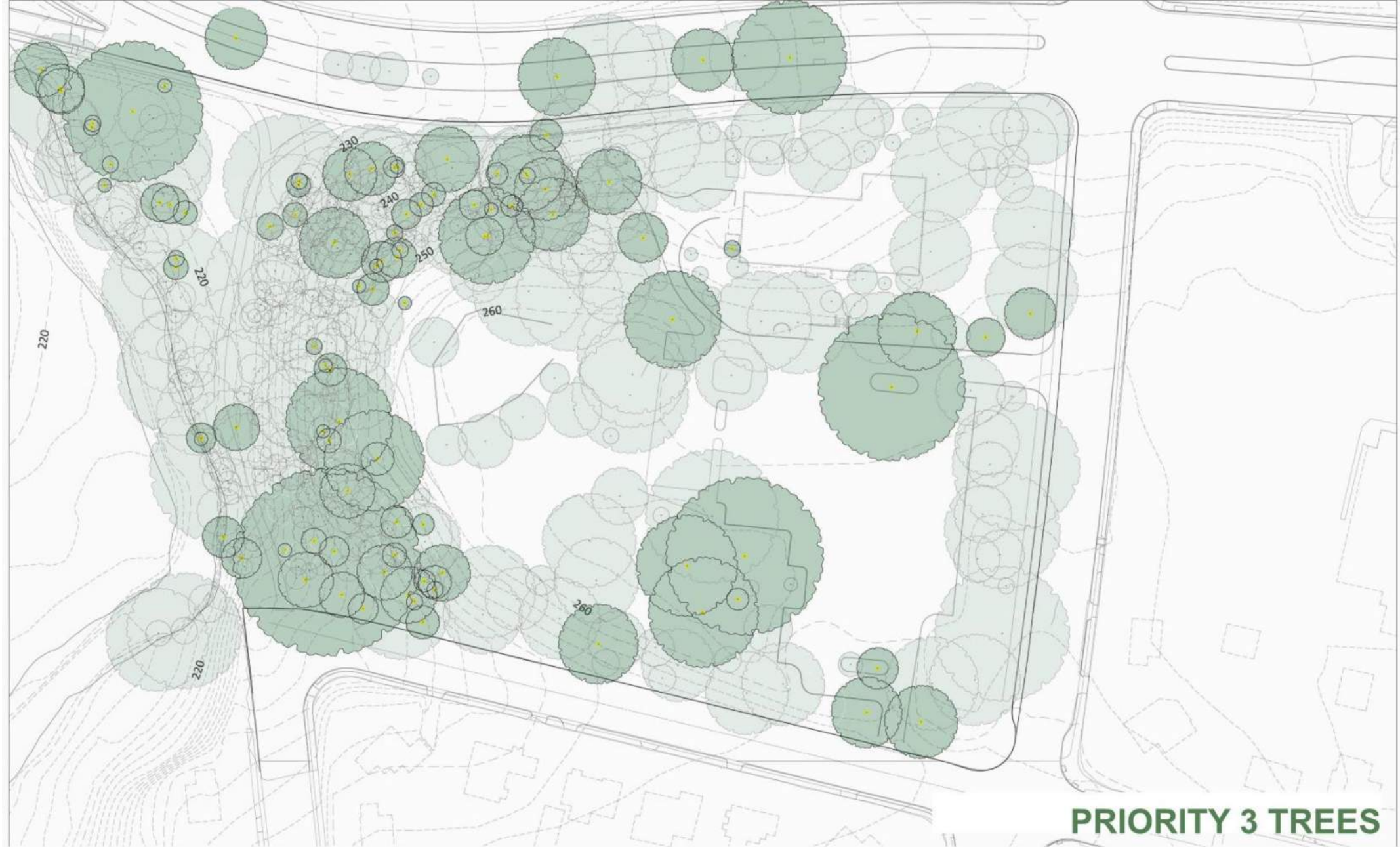
TREE SURVEY



TREE SURVEY



TREE SURVEY



TREE SURVEY



Completed:

- Data collection and field work which will inform safety and operational recommendations.
- Observations at intersections during morning, afternoon and evening to gain an understanding of traffic patterns and safety concerns around the site.
- Counts (“Tube” counts and Intersection counts) to collect vehicle speeds and volumes.
- Meetings with county parks and recreation staff to gain an understanding of the existing uses of the Lubber Run Community Center and the anticipated uses of the new Lubber Run Community Center.

Ongoing:

- Surveys to gather information about travel habits to and from Arlington Mill and Lubber Run Community Centers. This information will help the design team gain an understanding of transportation needs at the site.
- Gather information about nearby developments to incorporate into the analysis.
- Develop multimodal safety and operation recommendations at the study intersections.

Schedule: Complete study mid/late April.



Toole Design Group (Traffic and Parking Consultant) will:

- Collect parking occupancy data during six (6) data collection periods.
- Calculate parking demand estimates, **using both the Arlington County Zoning Ordinance and survey information collected from comparable community centers.**
- Coordinate with the Arlington County zoning administrator to determine an official interpretation of zoned parking requirements for the community center.
- Prepare a brief memorandum summarizing parking availability and occupancy during the study periods, parking demand estimates, and a brief list of recommendations for managing or reducing parking demand.

COMMUNITY INPUT

visioning exercises
community meetings
online surveys

EXISTING SITE FEATURES AND REGULATIONS

topography
zoning ordinances
RPA & wetlands
tree canopy and priority trees survey
ADA access
traffic study & parking assessment

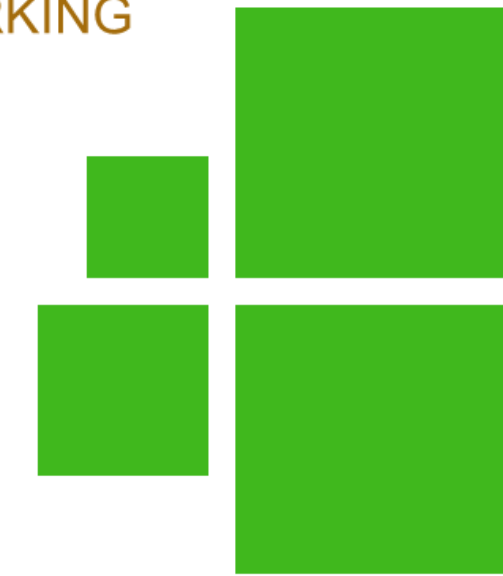
PROGRAM AND SUSTAINABILITY GOALS

County board directive
community needs and desires
Parks and Rec requirements
budget
stormwater management
energy production

DESIGN DRIVERS

52,500 sf

PARKING



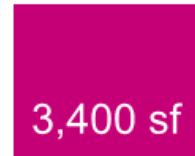
OUTDOOR SPACES



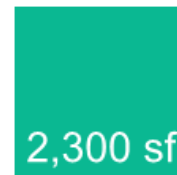
GYM



FITNESS



MULTI-
PURPOSE



LOBBY
+ CIRC



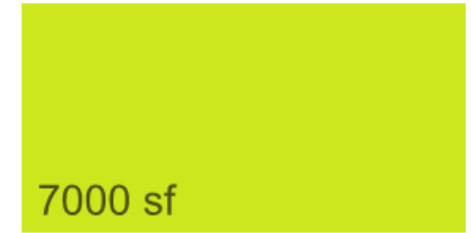
COMMUNITY
ROOMS

3,800 sf

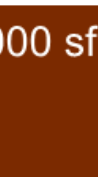


1,200 sf

PRESCHOOL



OFFICES



3,000 sf

MECH +
SERVICES

PROGRAM

ENERGY

- Production: Solar, geothermal
- Conservation: lower EUI

WATER

- Site stormwater management
- Water usage reduction and reuse

LEED Silver, Minimum

WELL Building Standard

Living Building Petal Certification

LEED Credit Categories



SUSTAINABILITY GOALS

PARK:

- Maximize park area vs. building footprint
- Active outdoor spaces – location, adjacency

SCALE:

- Building height and massing
- Building relationship to park and community

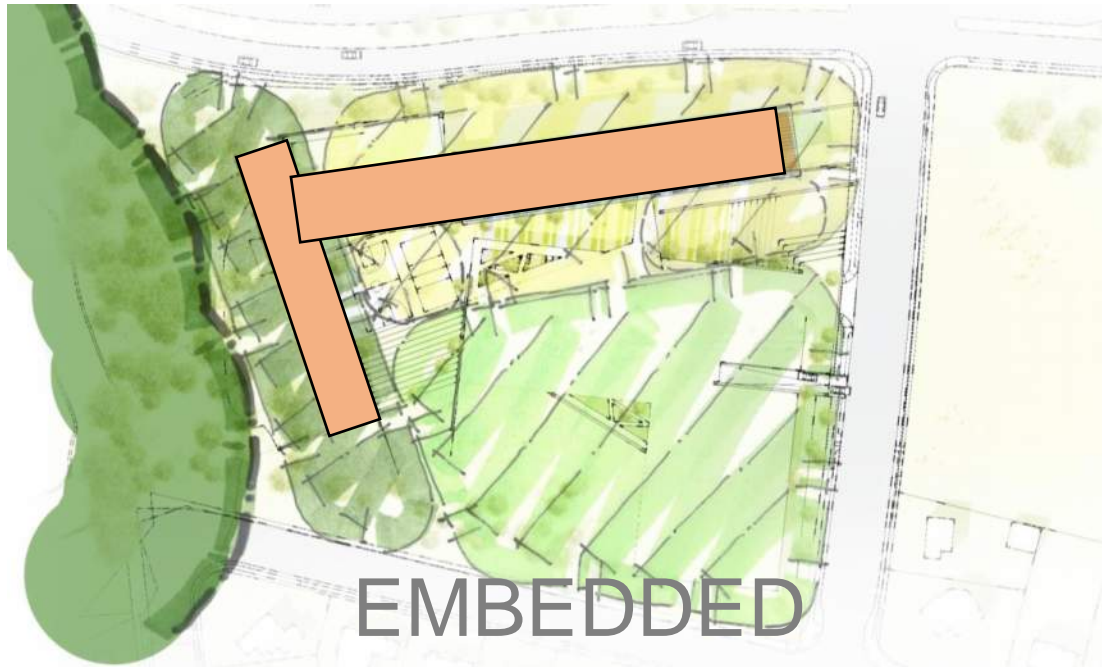
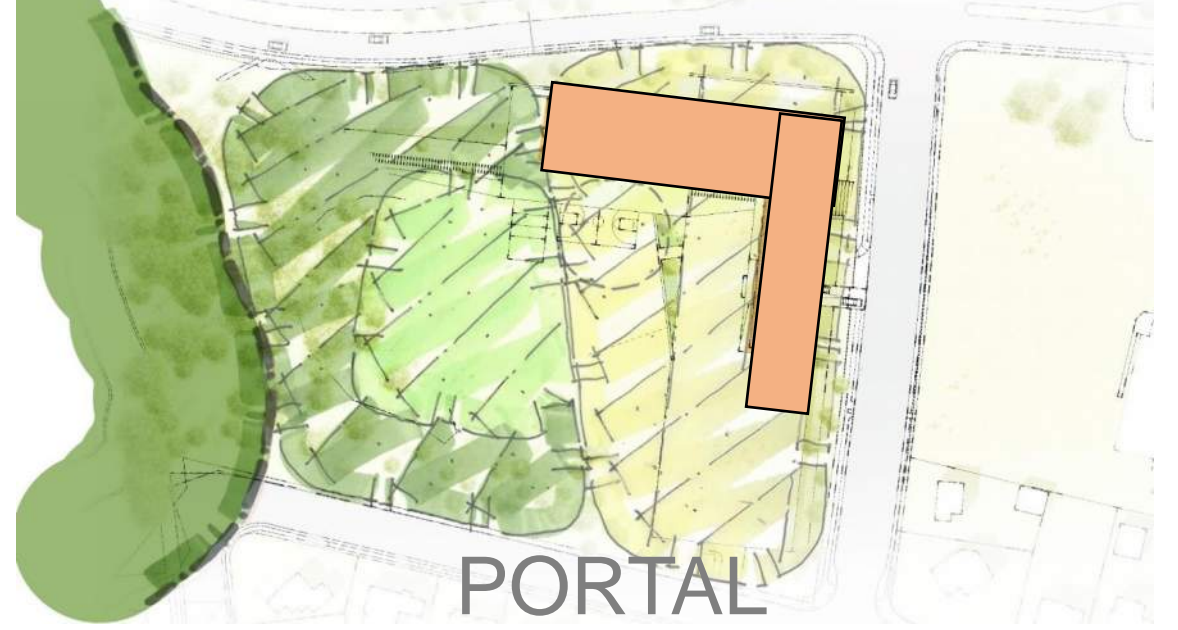
CONTEXT:

- Connection to Lubber Run
- Relationship to site perimeter

PROGRAM:

- Program adjacencies
- Indoor / outdoor connections

- **KEEP AN OPEN MIND**
- **SCHEMES ARE DELIBERATELY DISTINCT**
- **SYNTHESIZED SCHEME**
- **STEWARDS OF THE PARK**





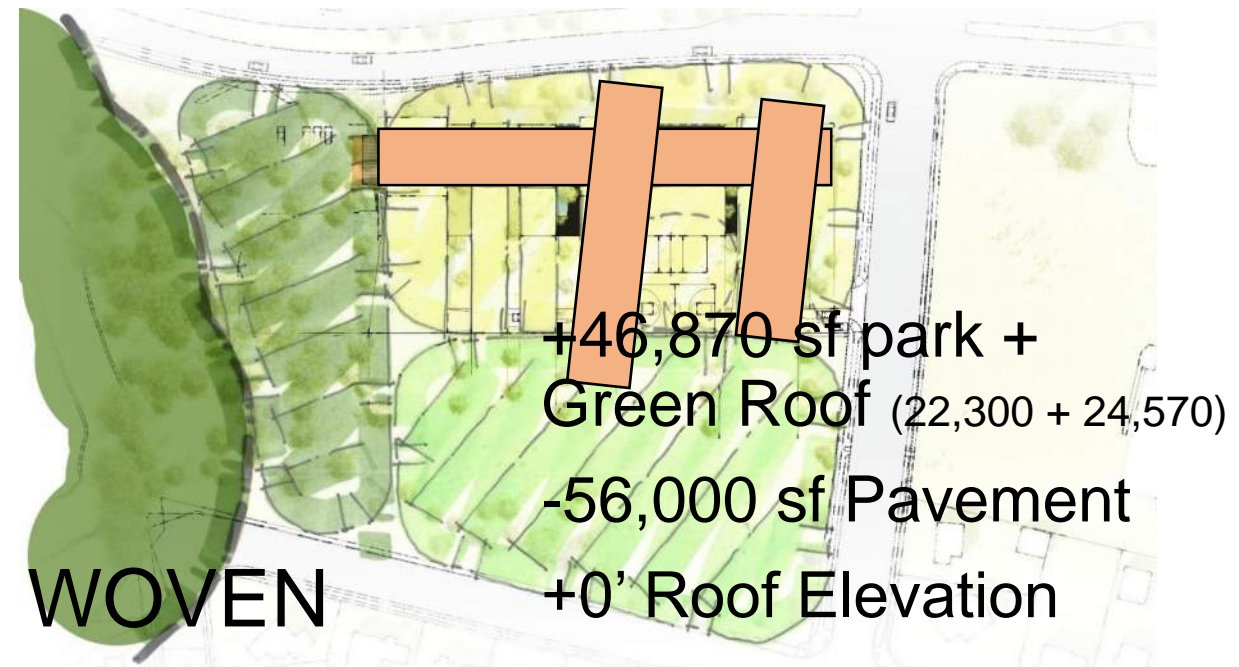
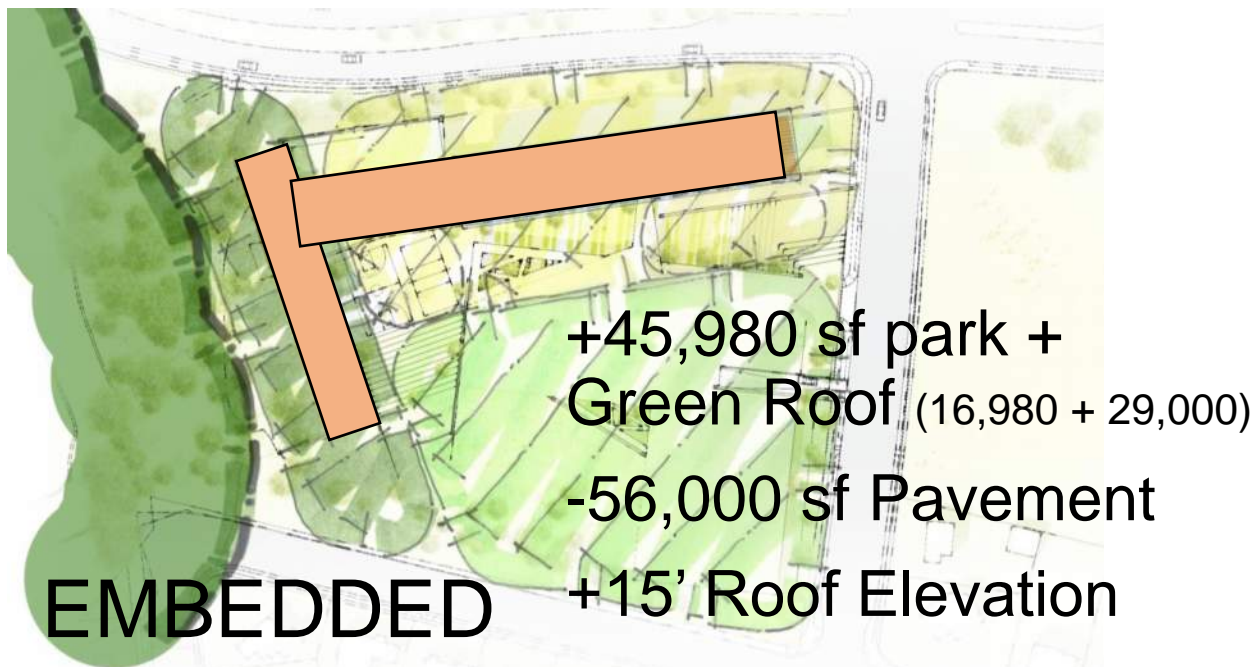
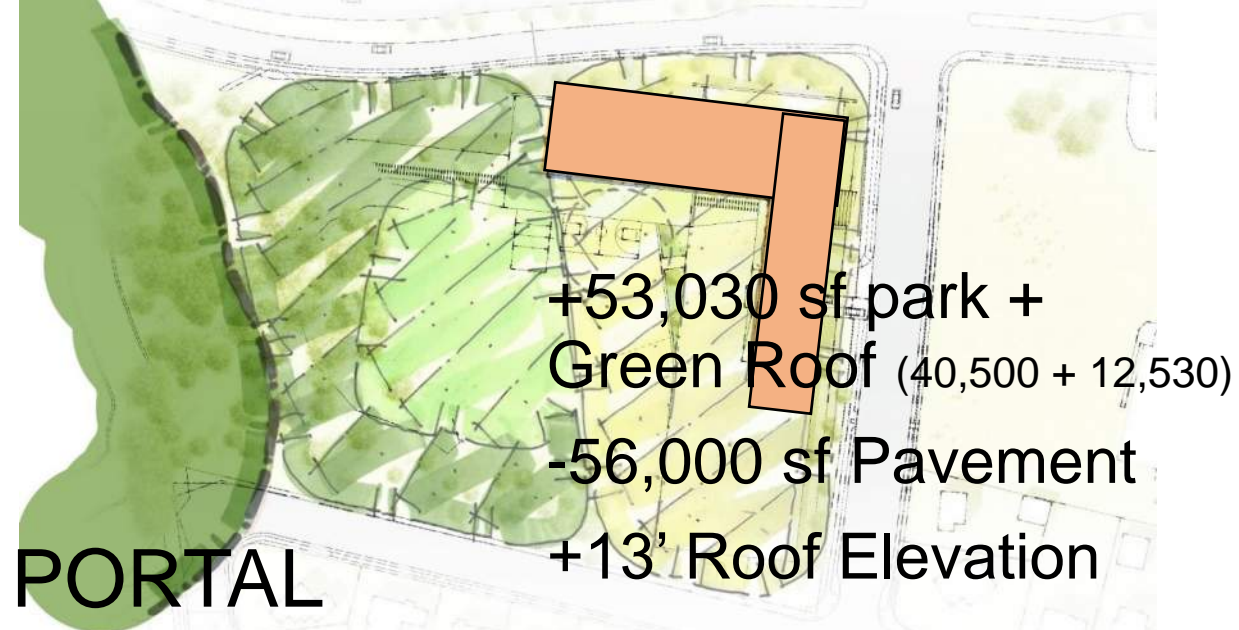
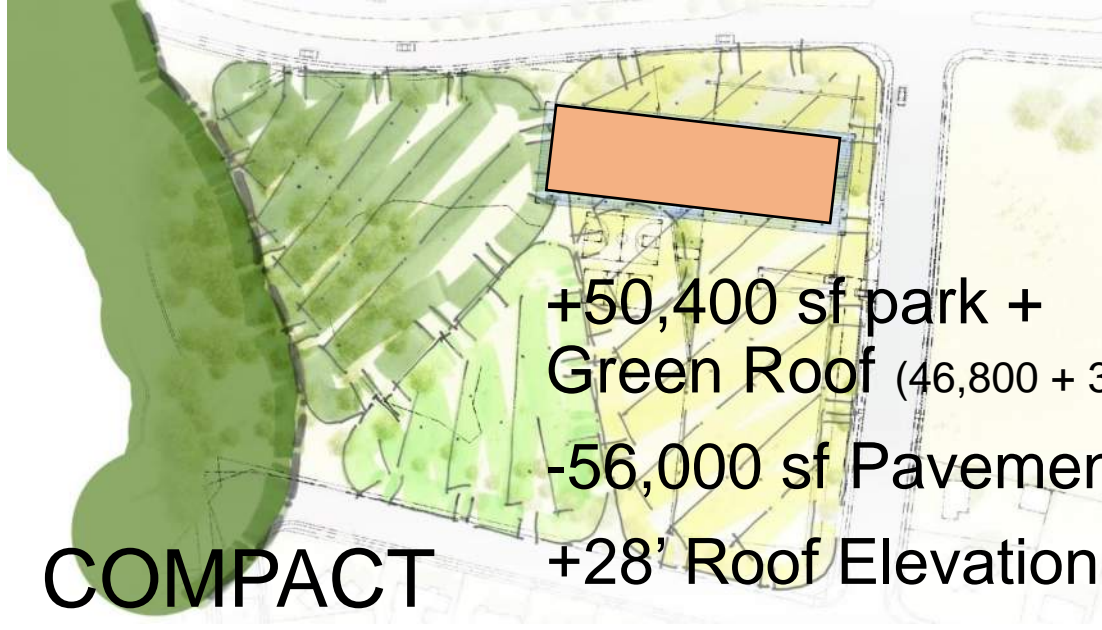
215,000 sf park

0 sf Green Roof

56,800 sf Pavement

275' Roof Elevation

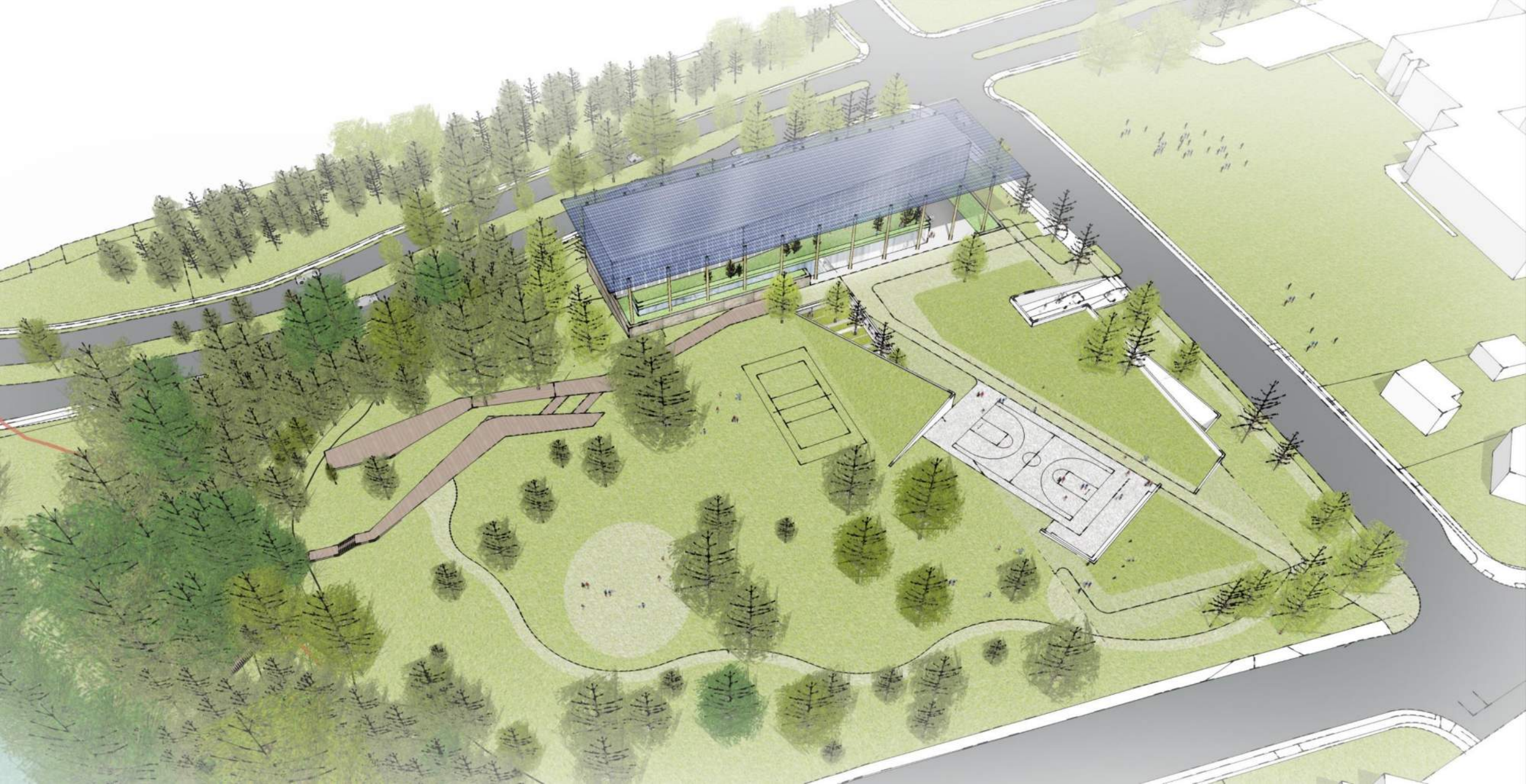
Existing Building



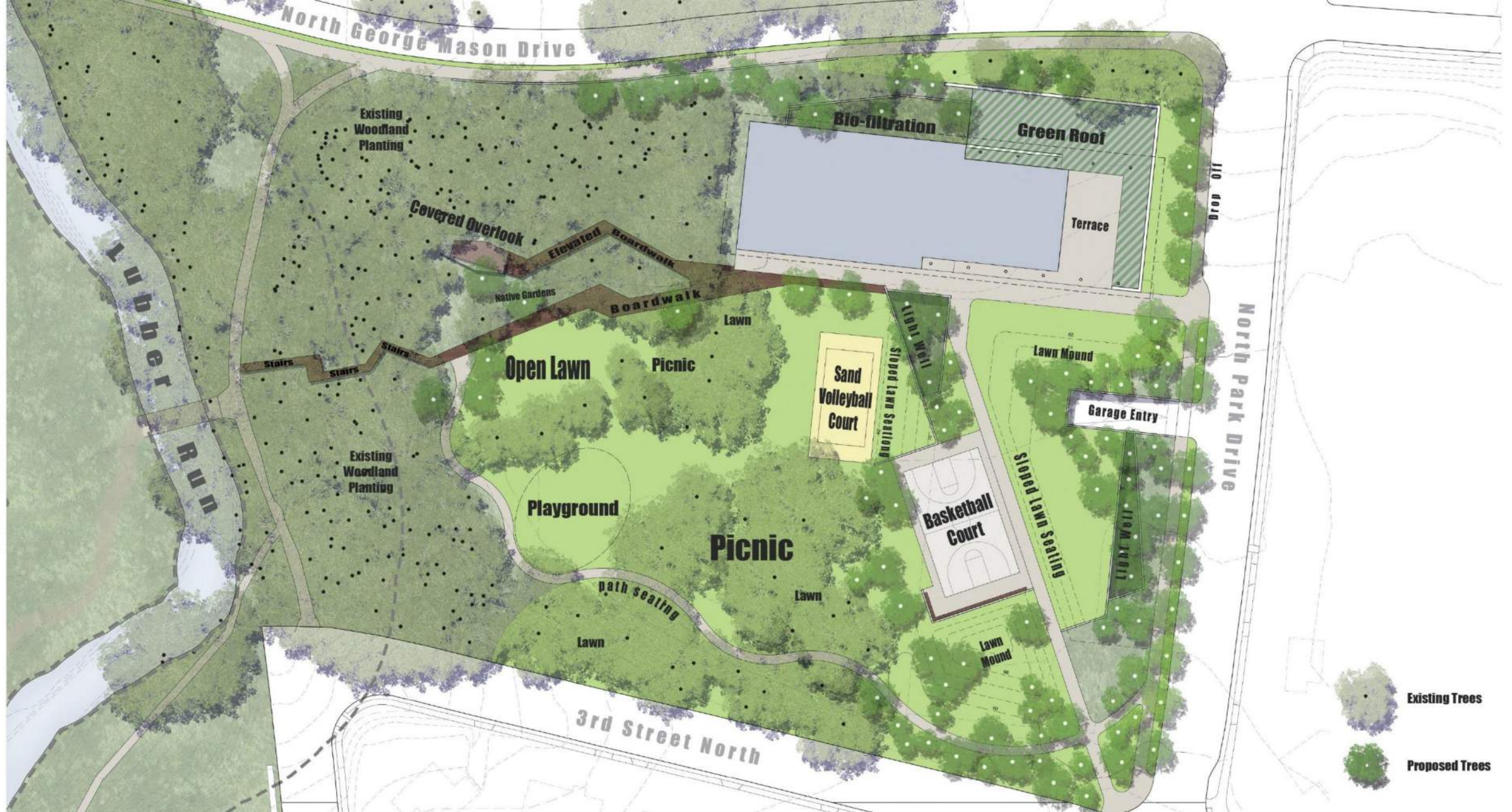


+46,800 sf park
+3,600 sf Green Roof
-56,000 sf Pavement
+28' Roof Elevation

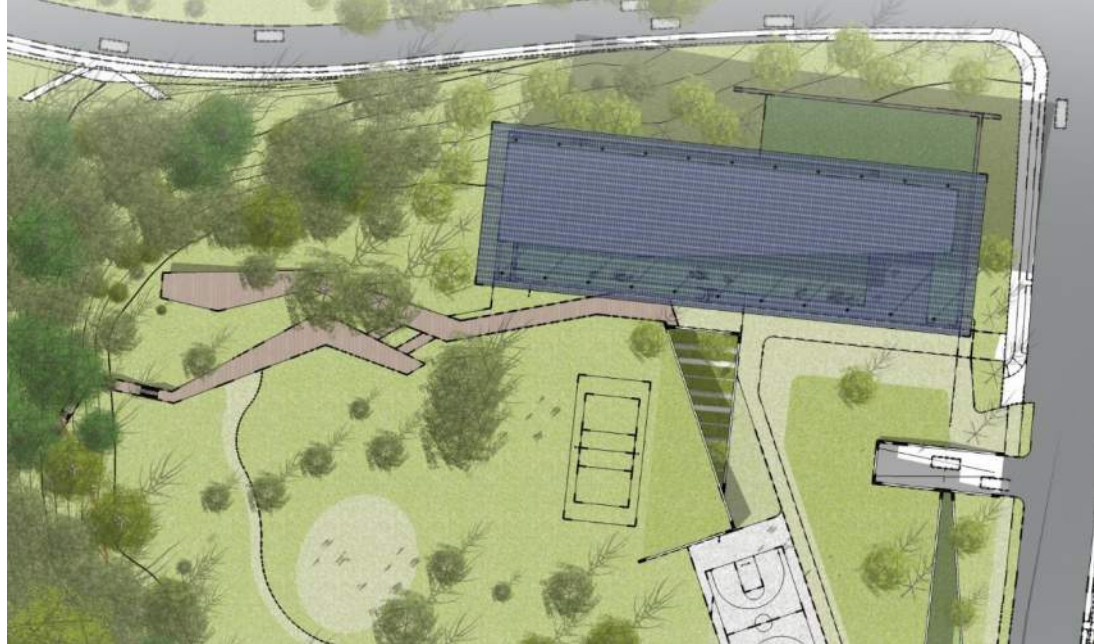
COMPACT - Diagram



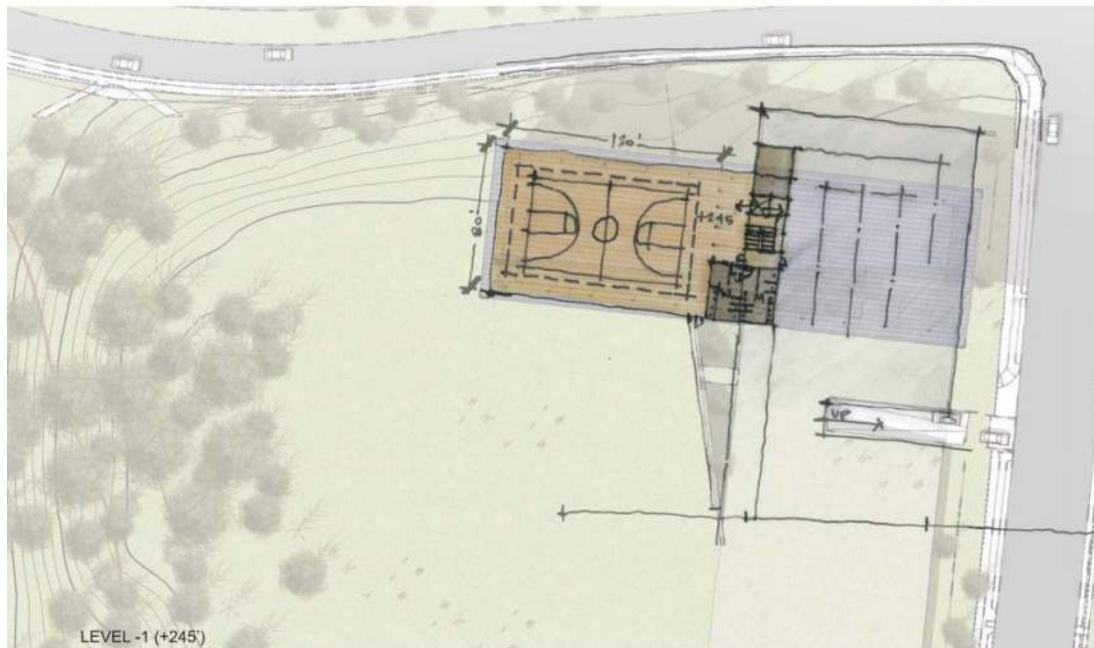
COMPACT - Overview



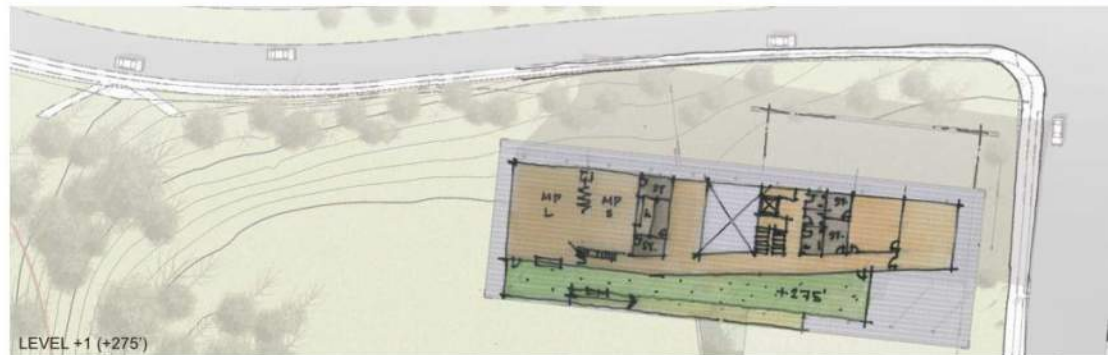
COMPACT – Site Plan



LEVEL PARK (+260')



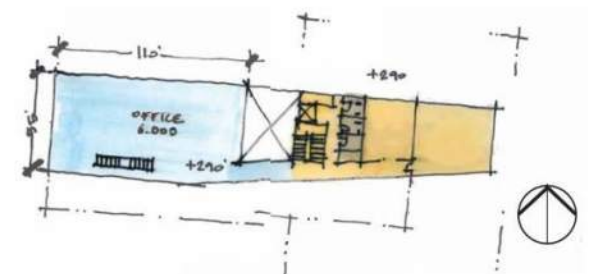
LEVEL -1 (+245')



LEVEL +1 (+275')



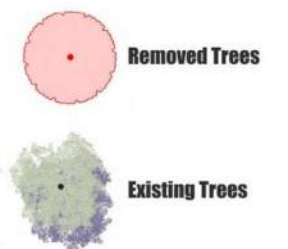
LEVEL +2 (+290')

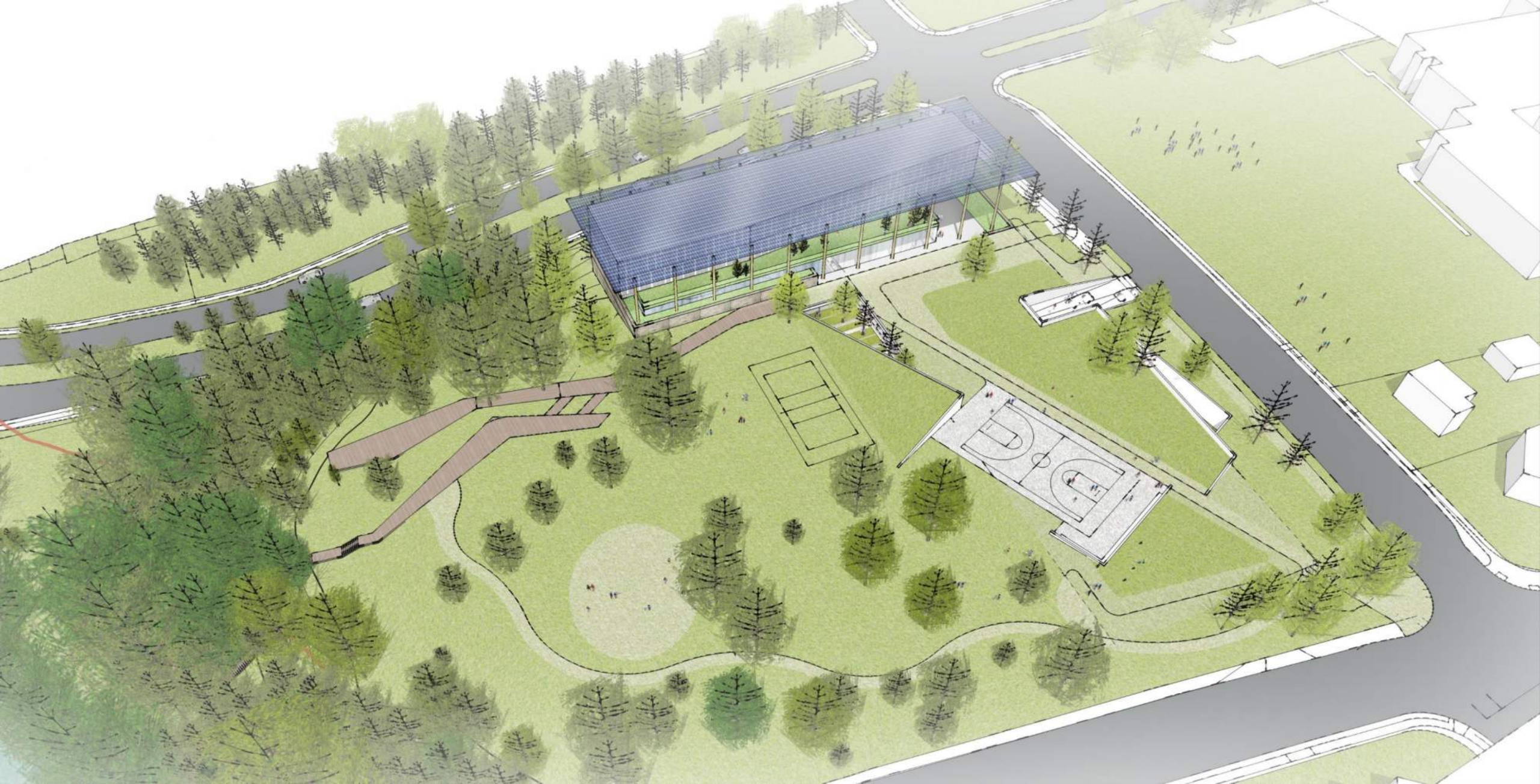


COMPACT – Plans



*In each scheme trees were taken into consideration as part of the existing site conditions. Schemes were developed with community feedback at the kick-off where we heard interest from some for the building to be separate from the park while others would like a building more integrated into the landscape. All schemes will have some impact to existing trees but VDMO is sensitive to the existing site conditions and as they develop the single scheme the existing trees will be taken into serious consideration. **Shown here is the worst case scenario of tree preservation for this scheme.***





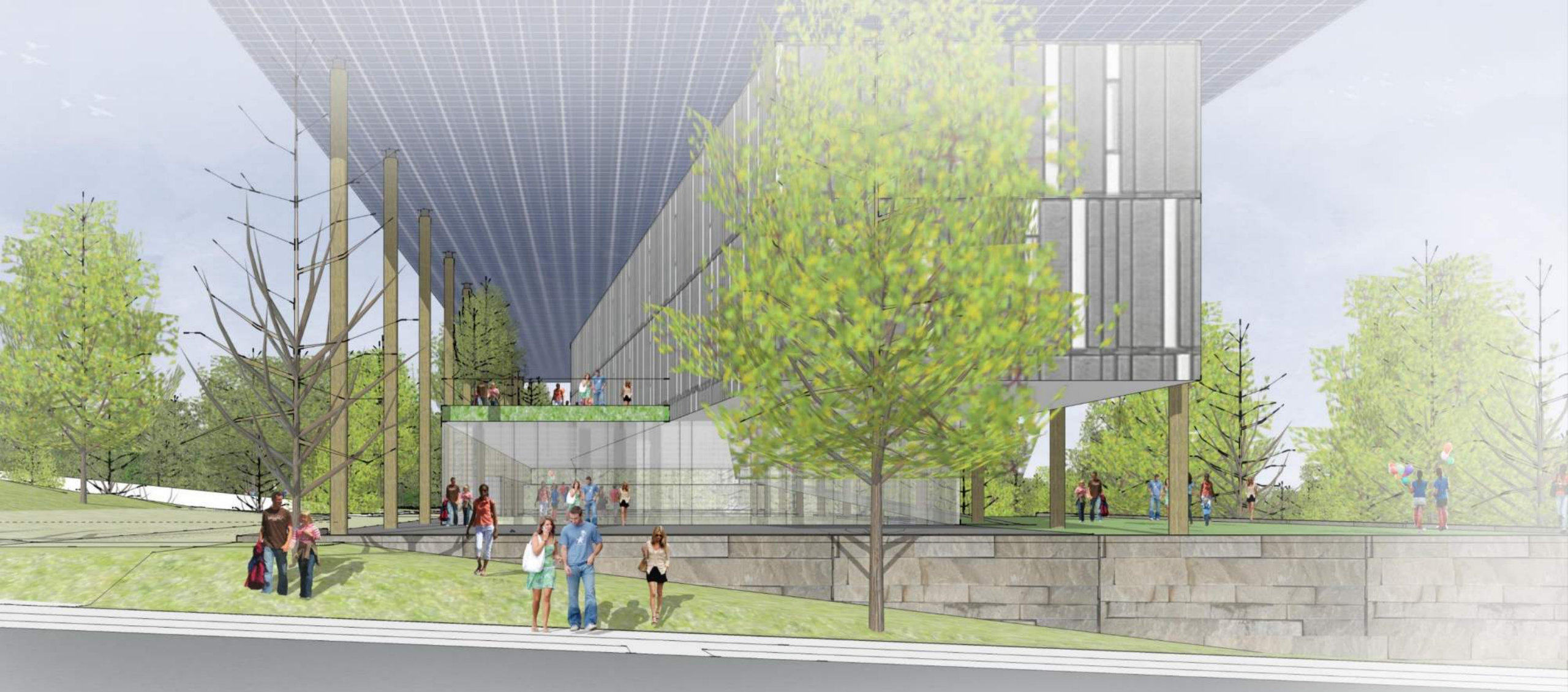
COMPACT - Overview



COMPACT – West Aerial



COMPACT – East Aerial



COMPACT – Park Entry



COMPACT - George Mason Corner

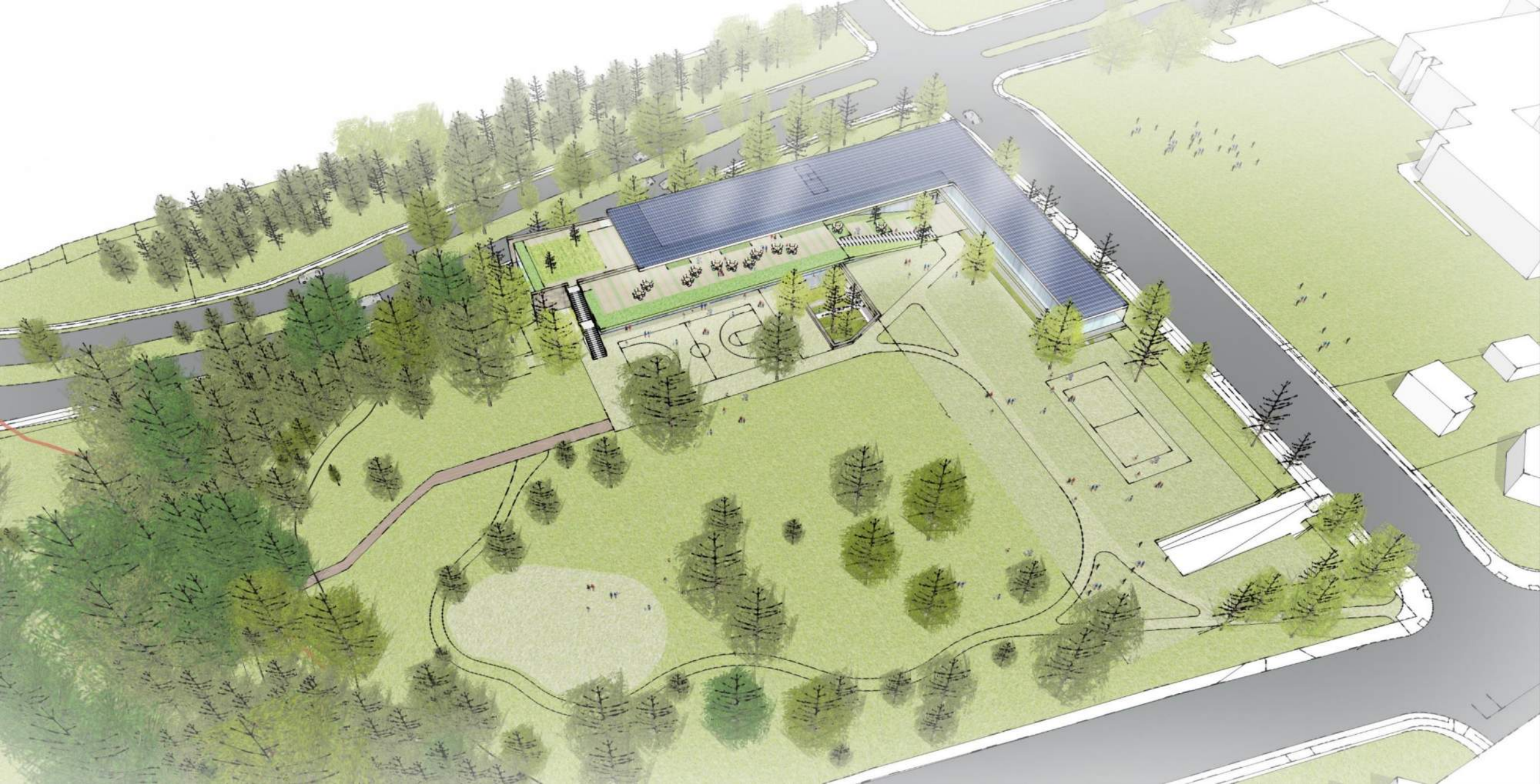


COMPACT – View From Park (scale)

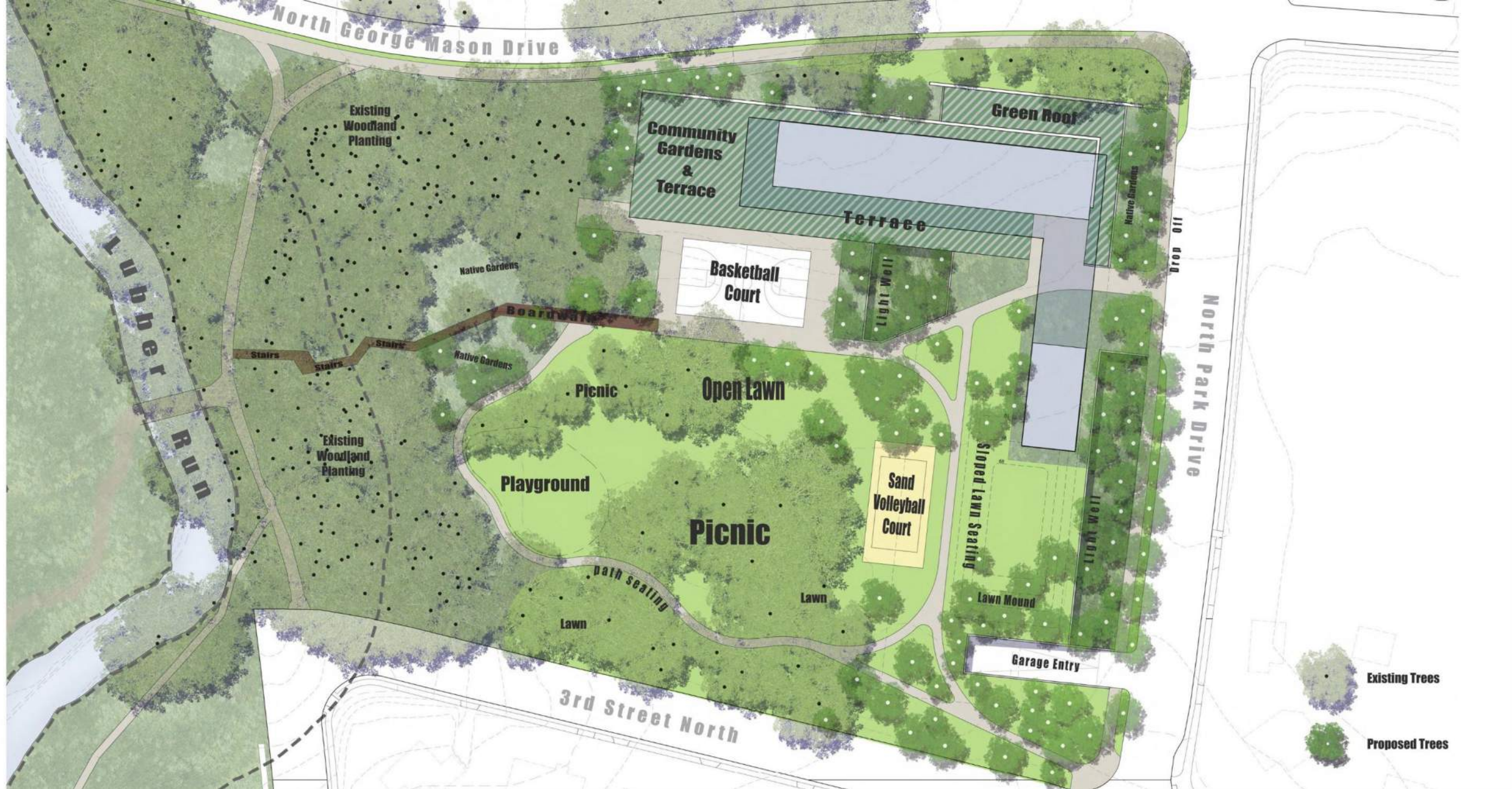


+40,500 sf park
+12,530 sf Green Roof
-56,000 sf Pavement
+13' Roof Elevation

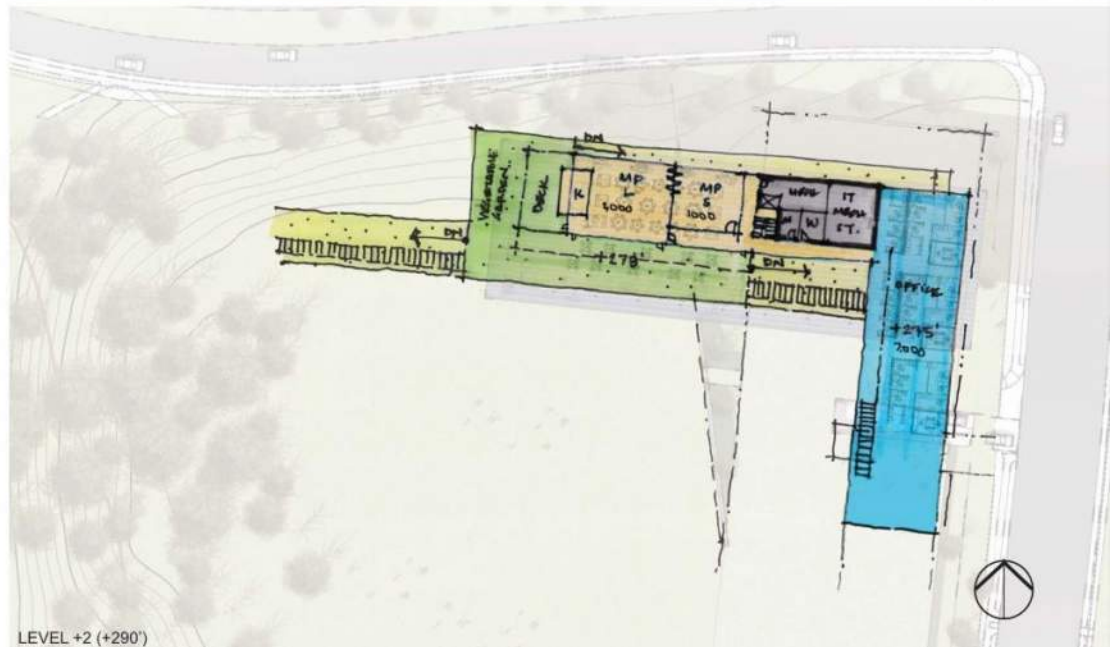
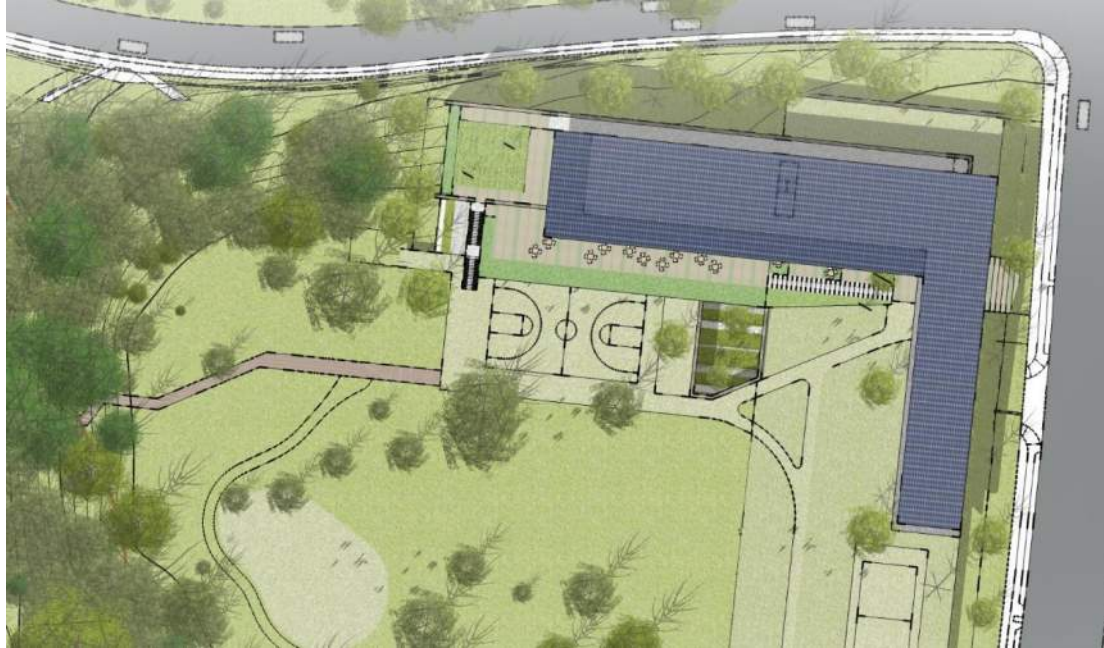
PORTAL - Diagram



PORTAL - Overview



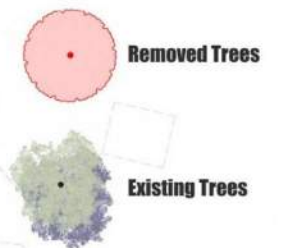
PORTAL – Site Plan

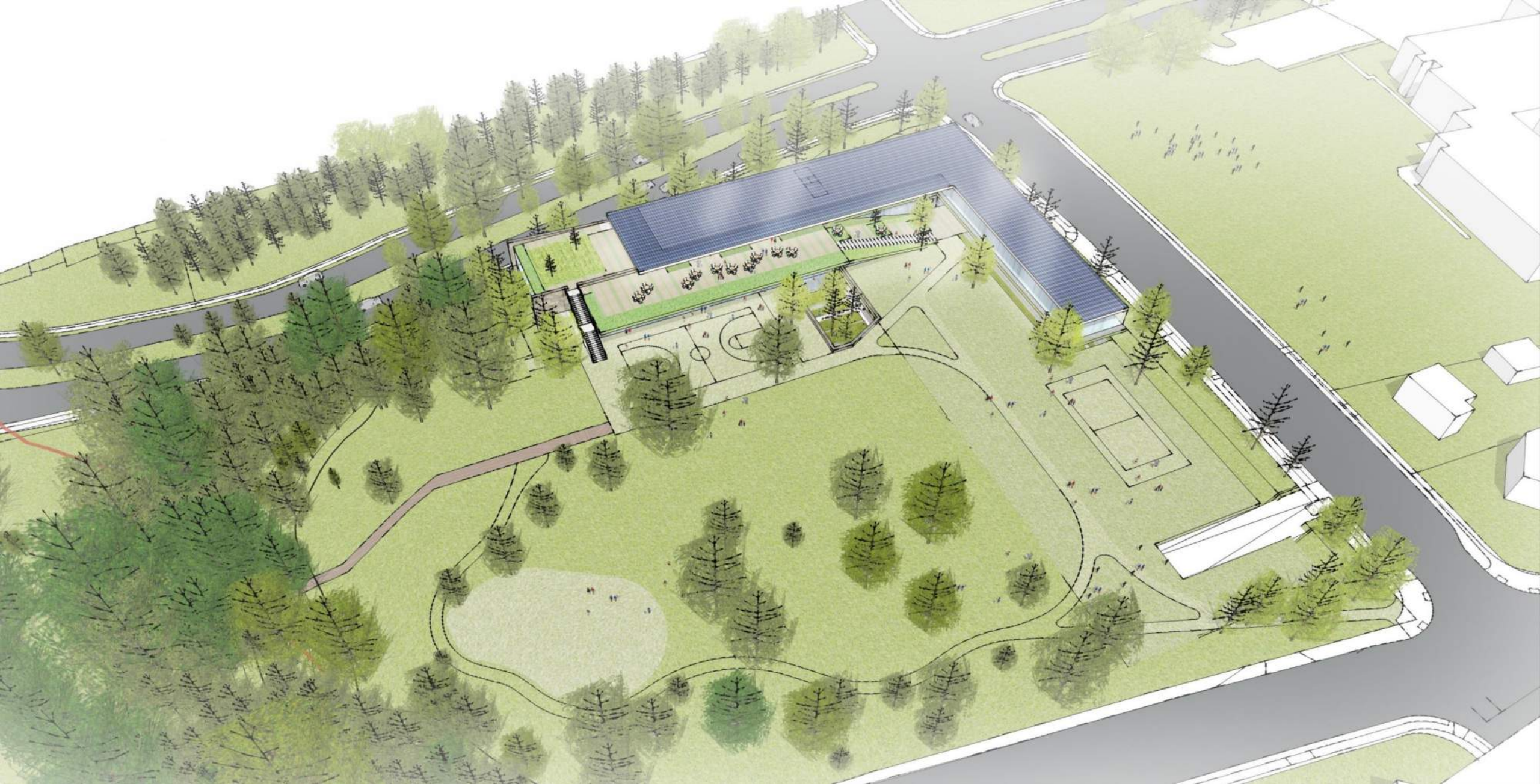


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PORTAL - Overview



PORTAL – West Aerial



PORTAL – East Aerial



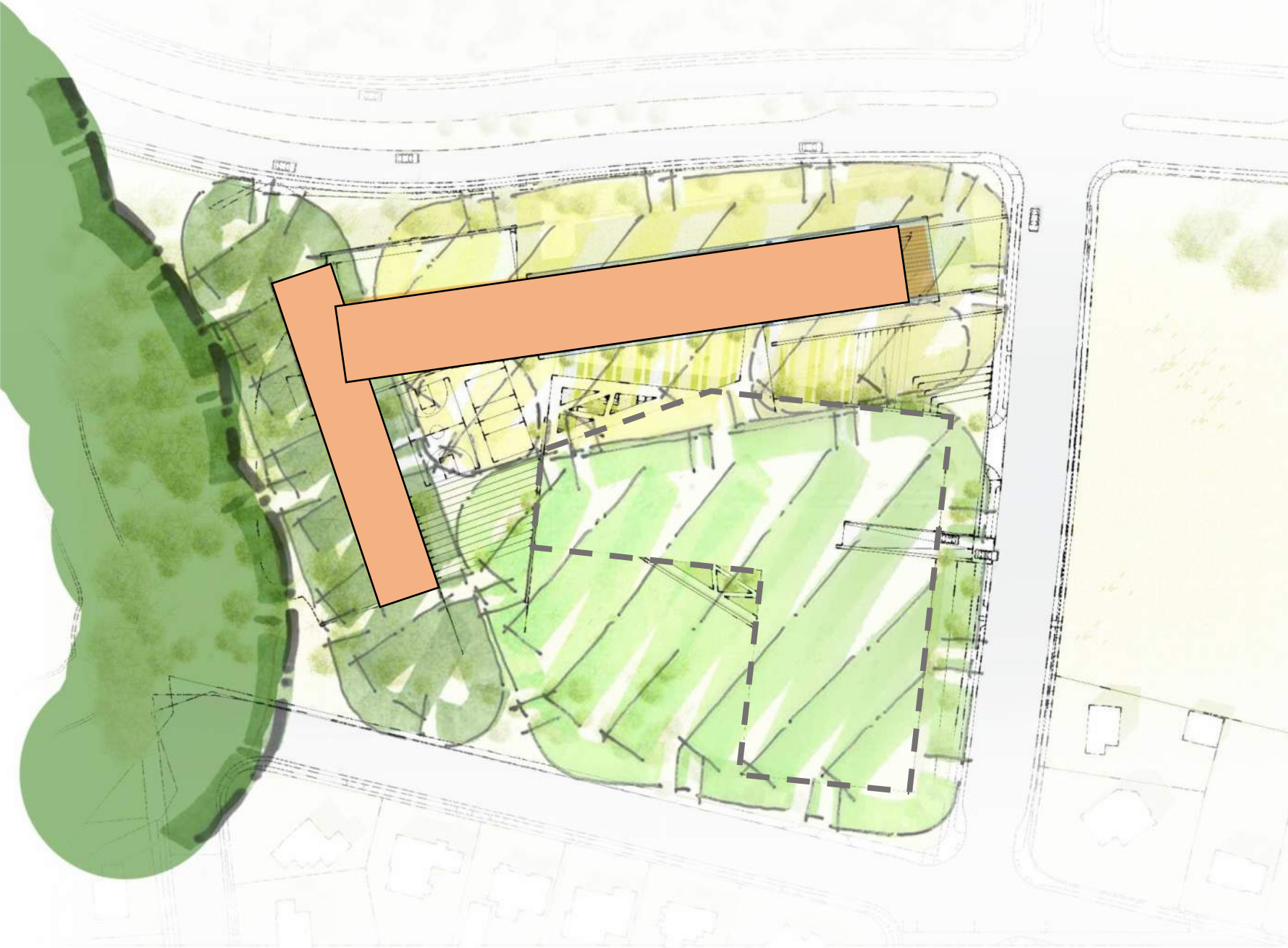
PORTAL – Park Entry



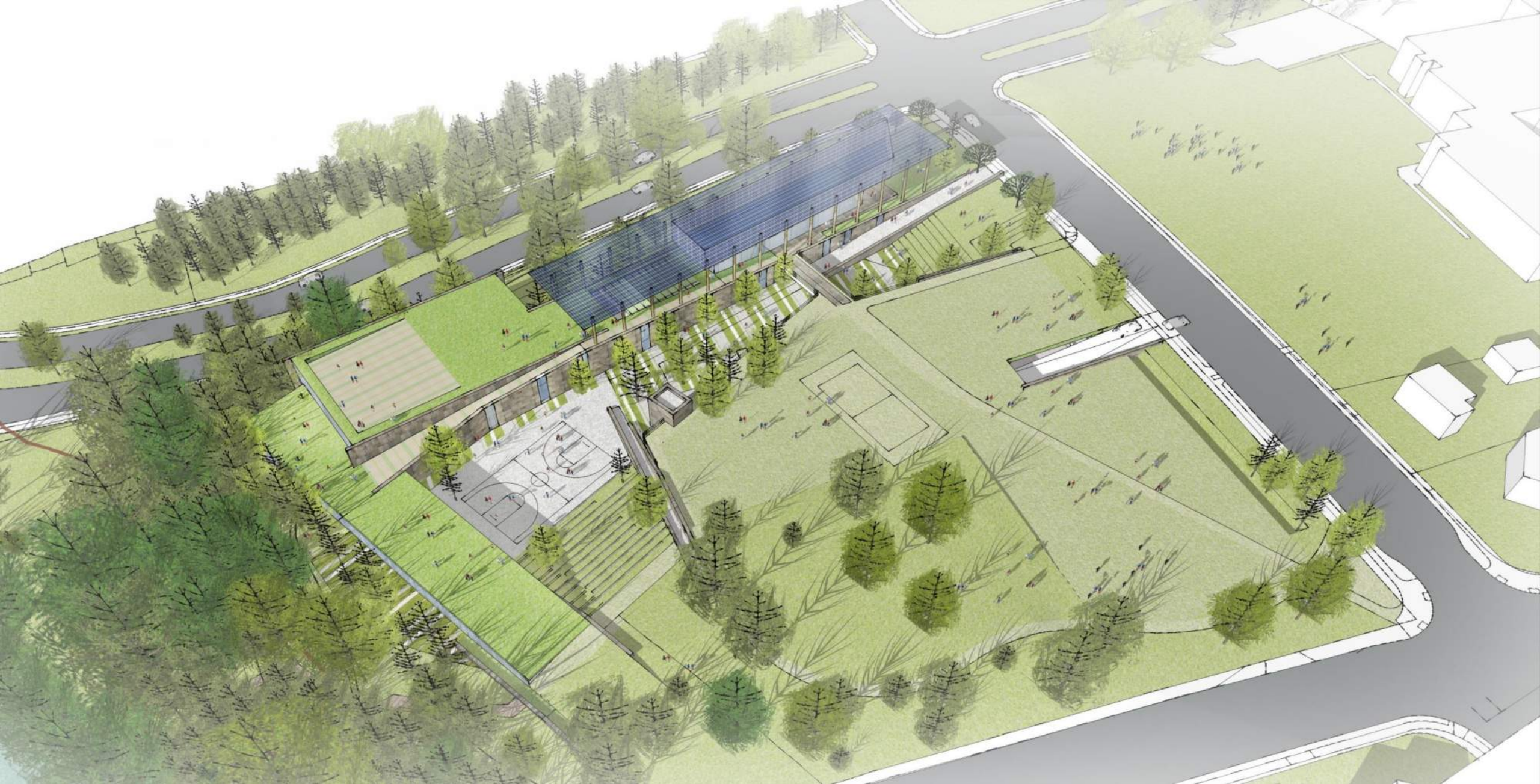
PORTAL - George Mason Corner



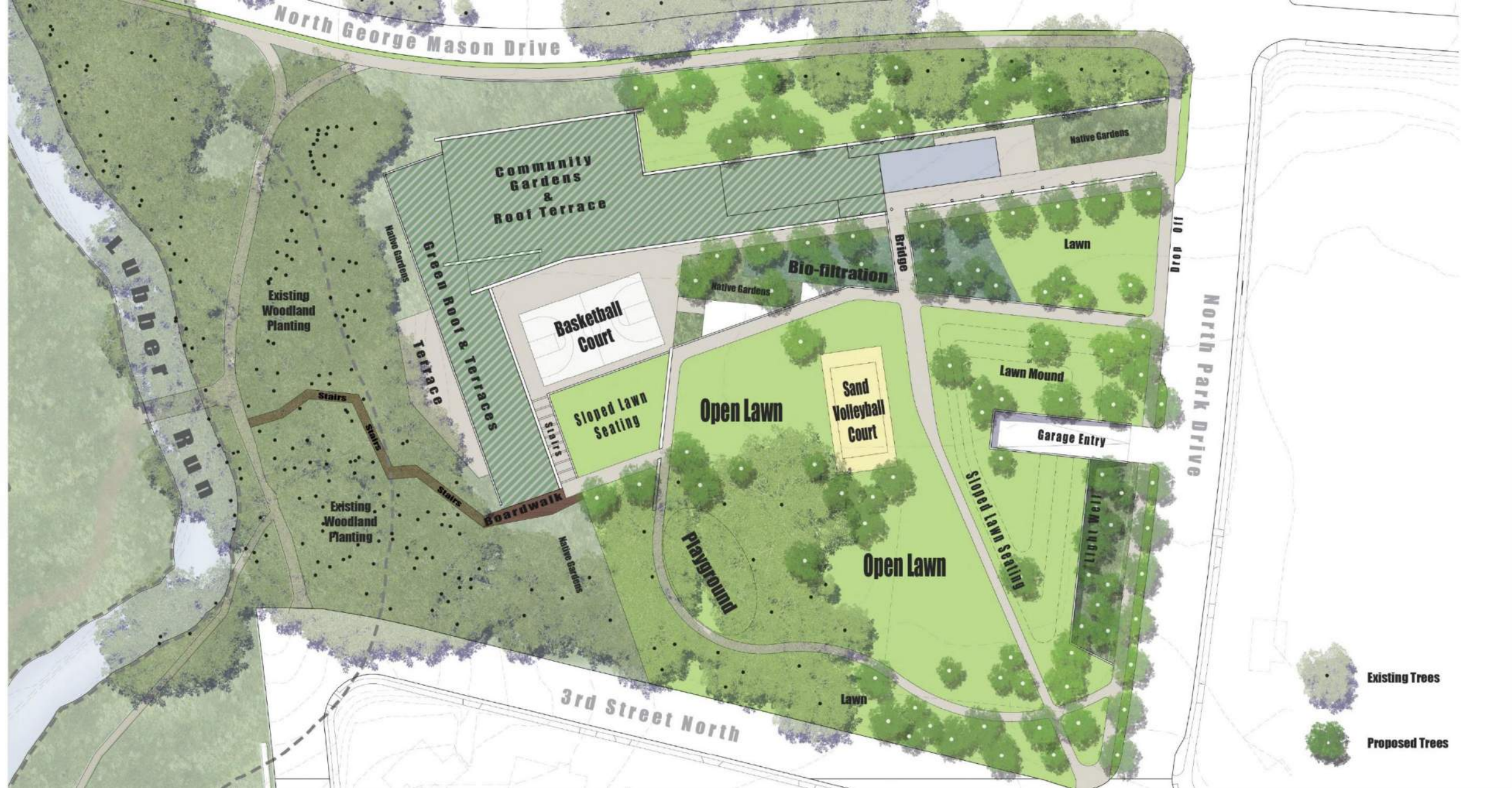
PORTAL – View From Park (scale)



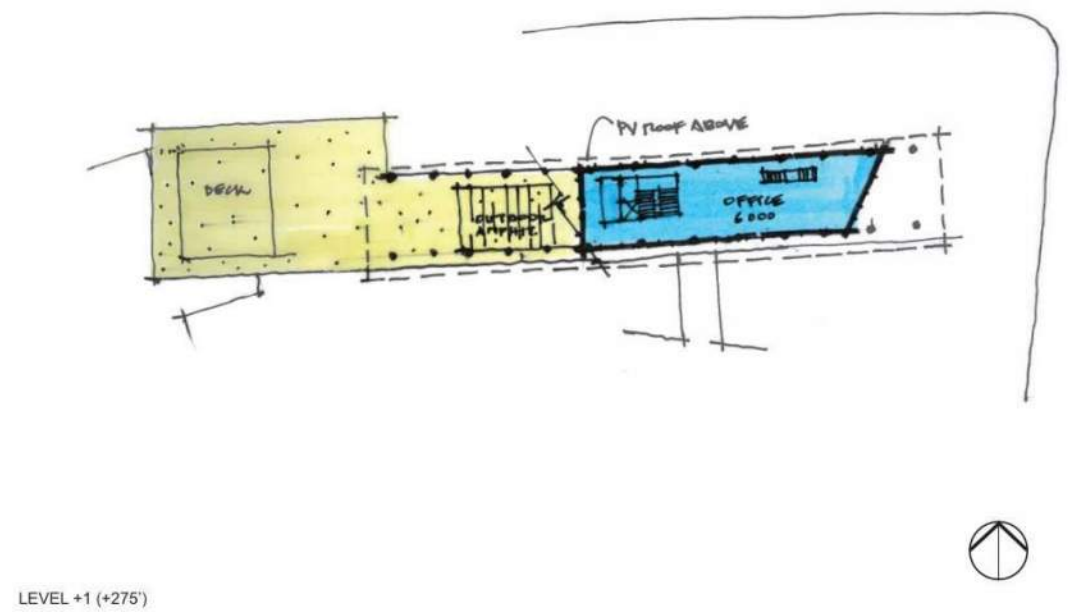
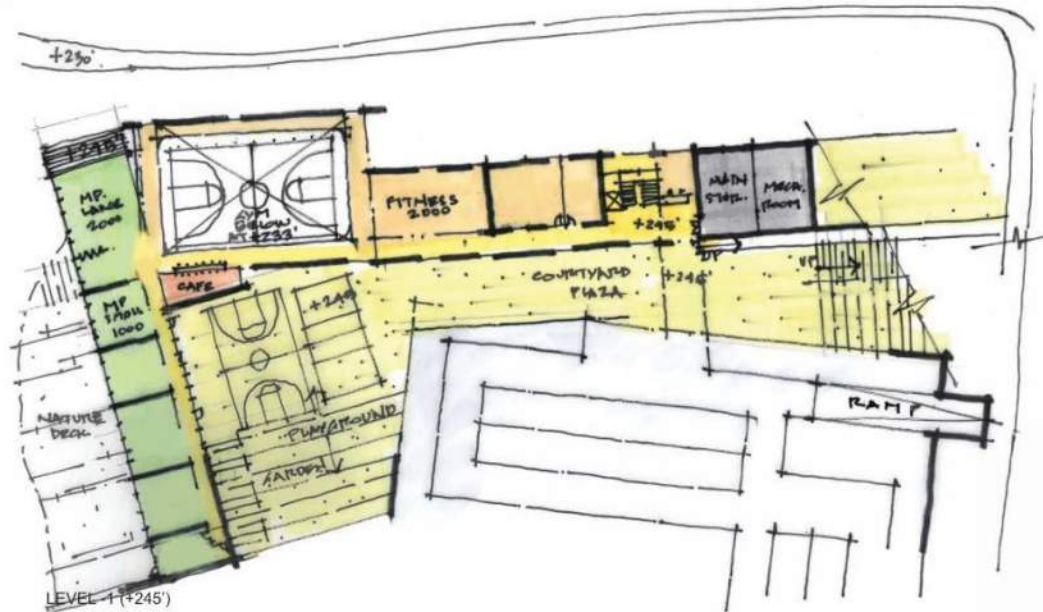
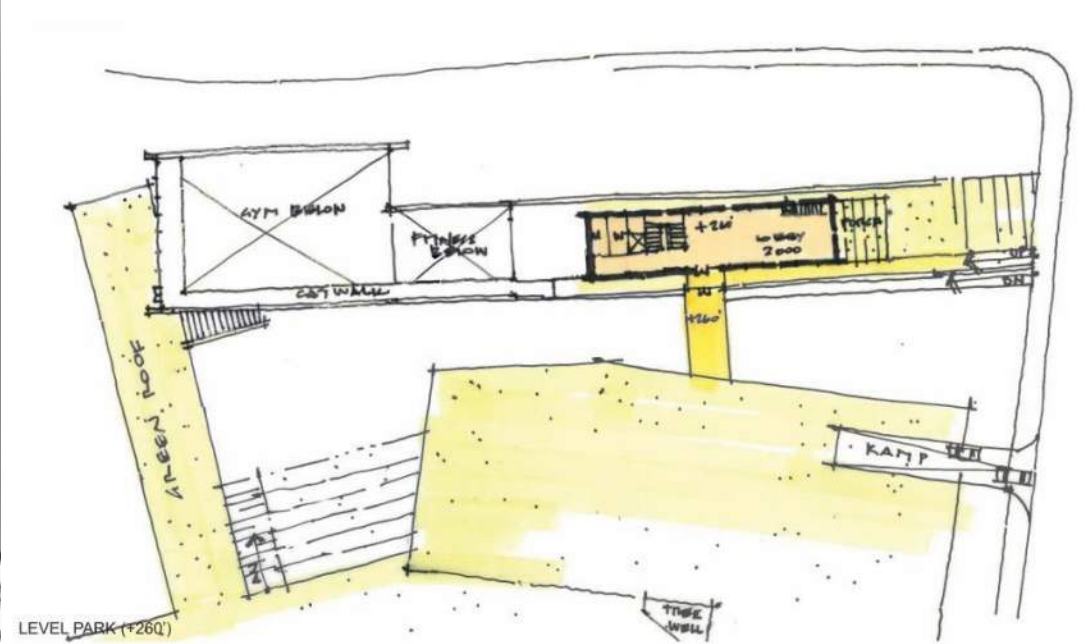
+16,980 sf park
+29,000 sf Green Roof
-56,000 sf Pavement
+15' Roof Elevation



EMBEDDED - Overview

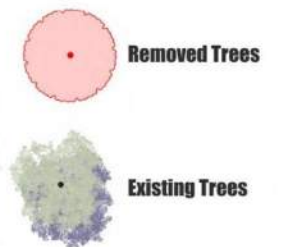


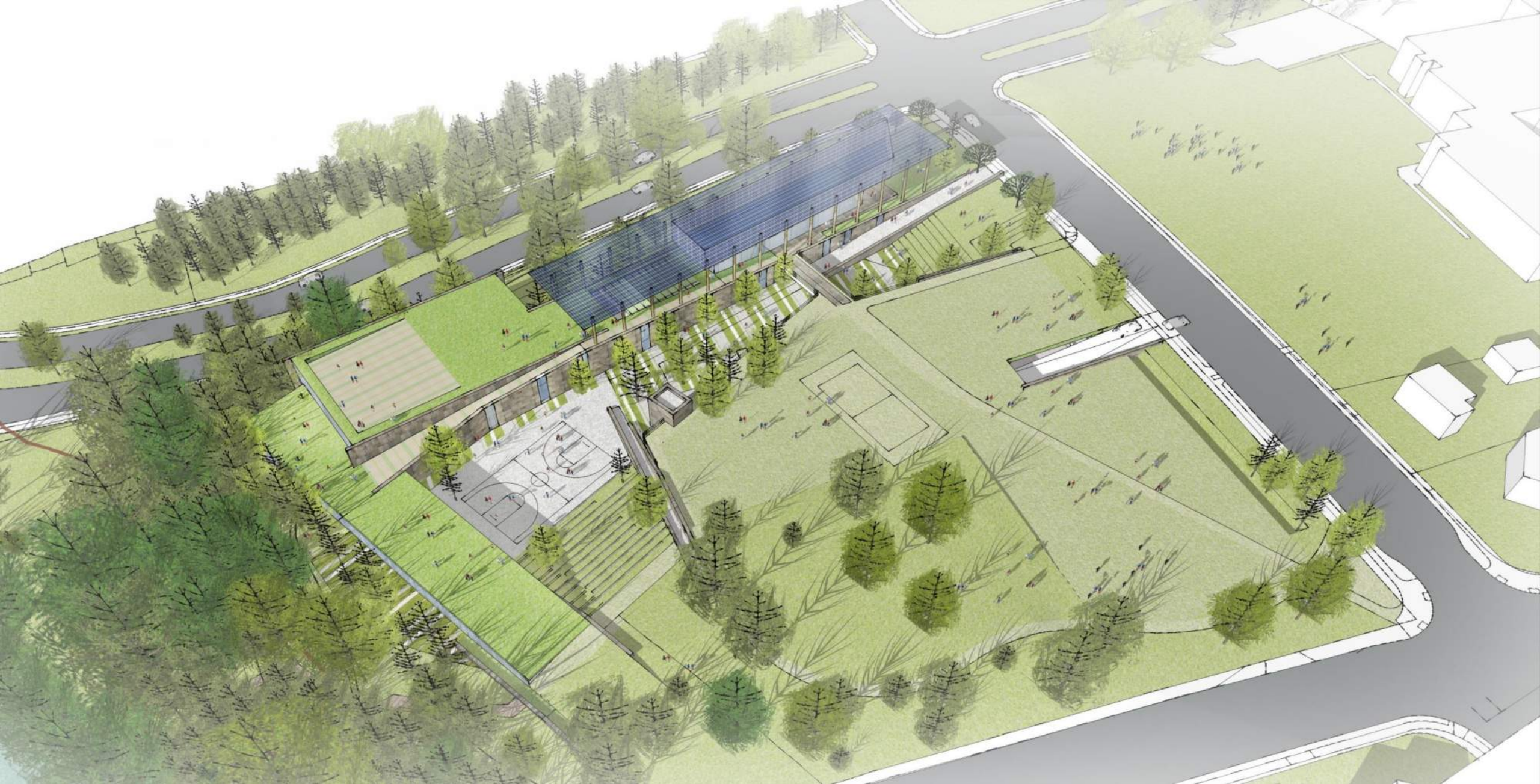
EMBEDDED – Site Plan





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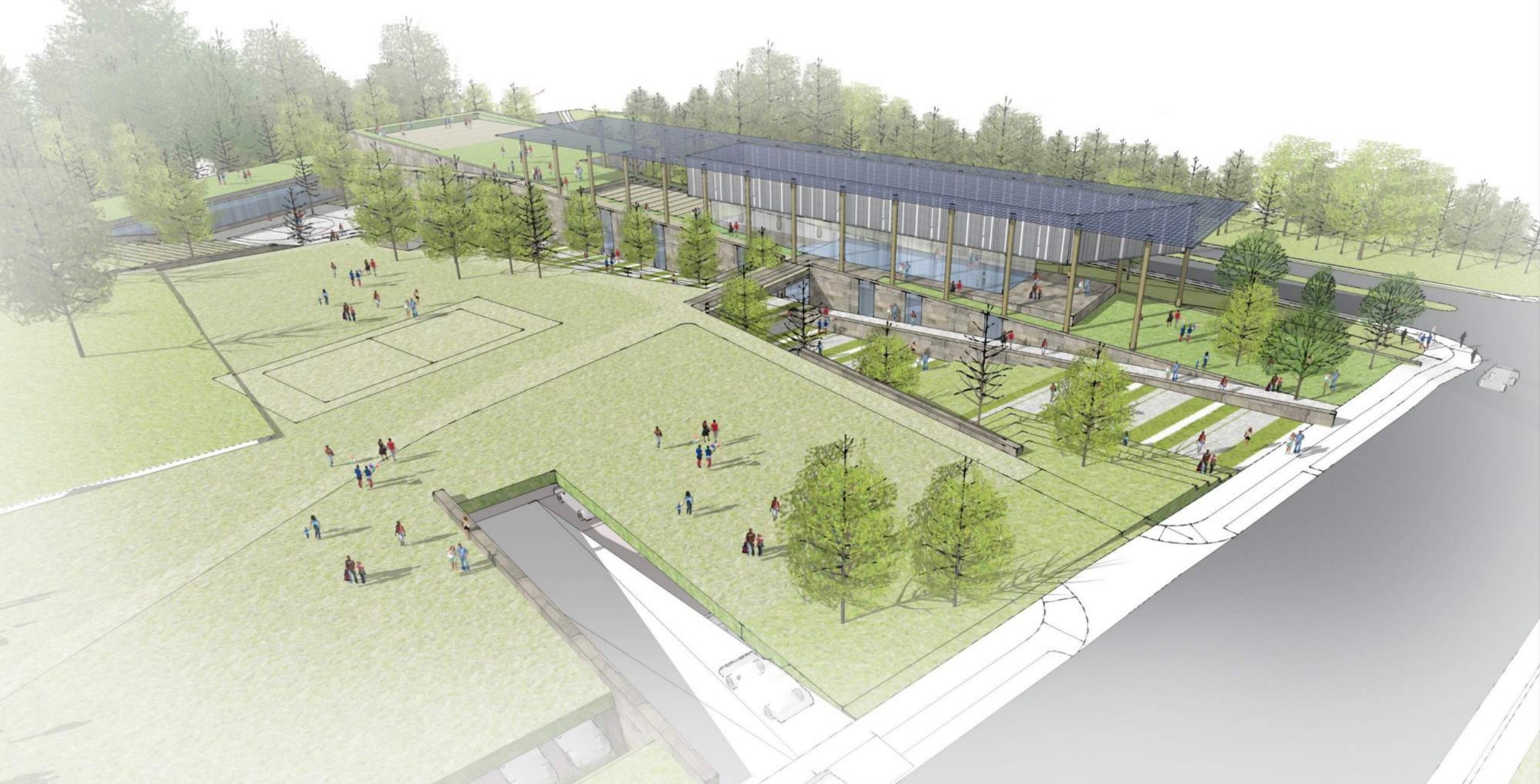




EMBEDDED – Overview



EMBEDDED – West Aerial



EMBEDDED – East Aerial



EMBEDDED – Park Entry



EMBEDDED - George Mason Corner



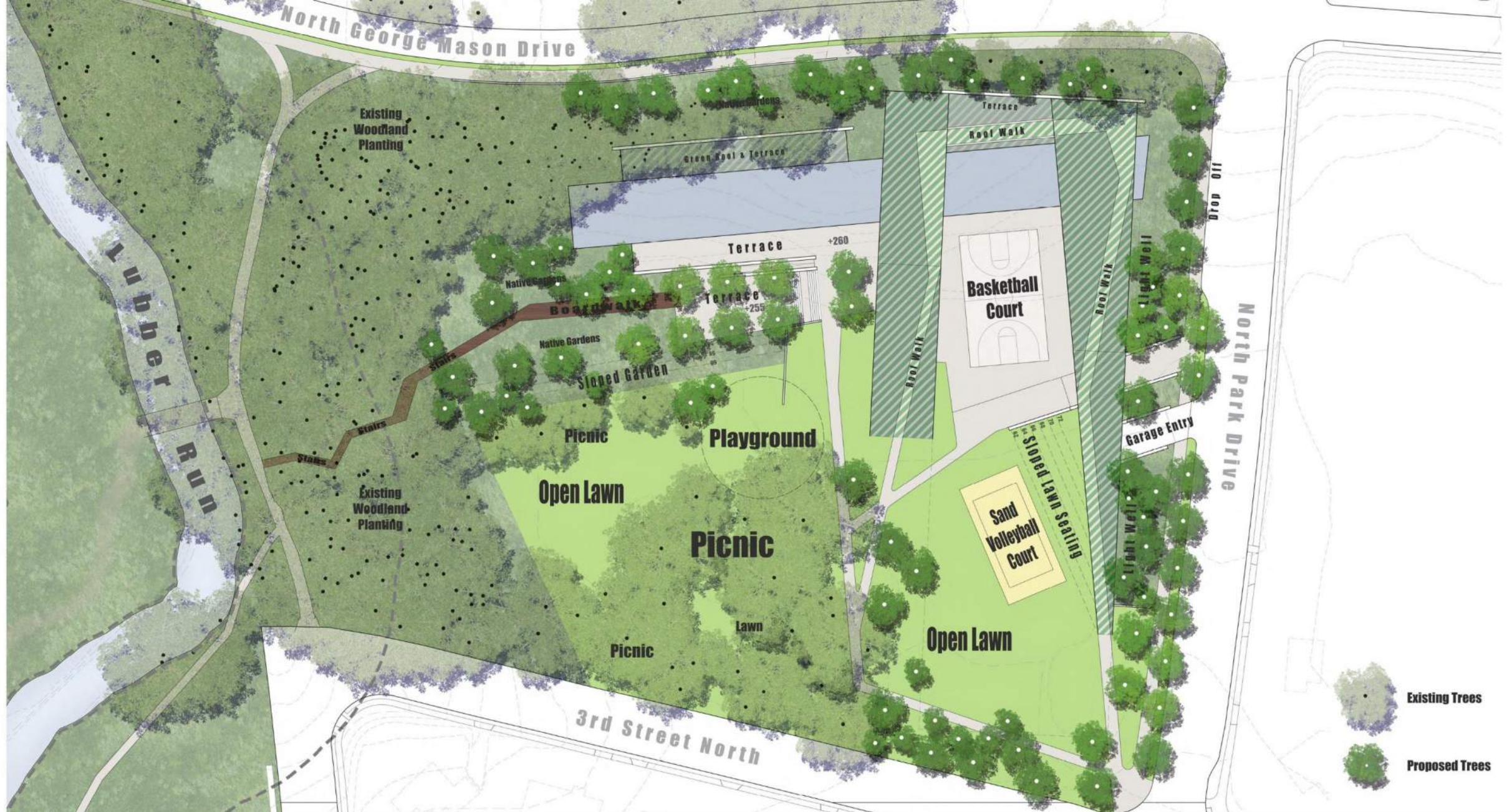
EMBEDDED – View From Park (scale)



+22,300 sf park
+24,570 sf Green Roof
-56,000 sf Pavement
+0' Roof Elevation



WOVEN - Overview



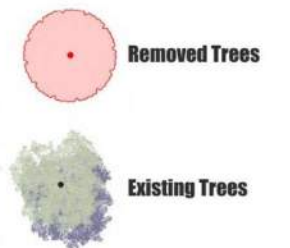
WOVEN – Site Plan



WOVEN – Plans

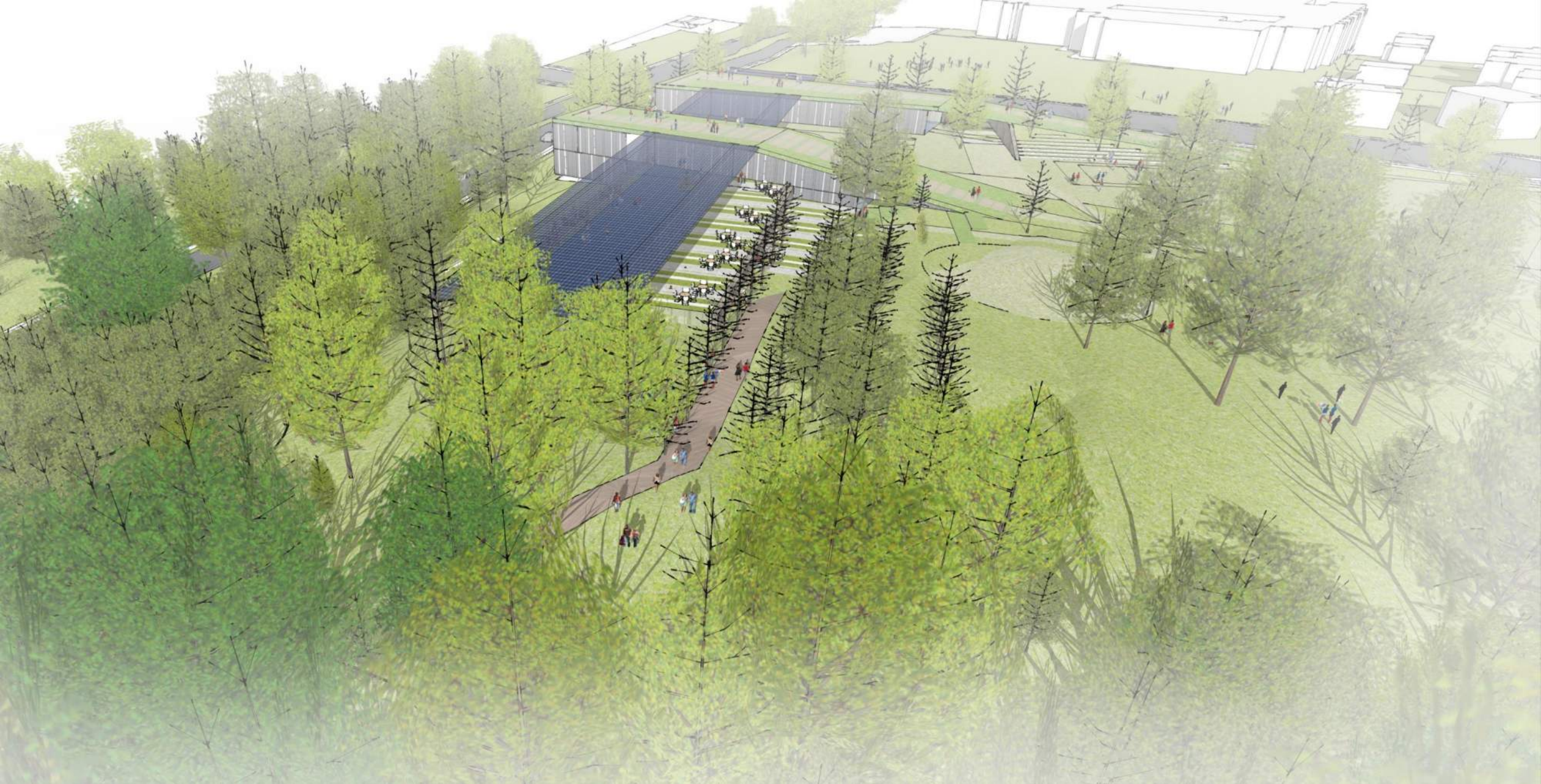


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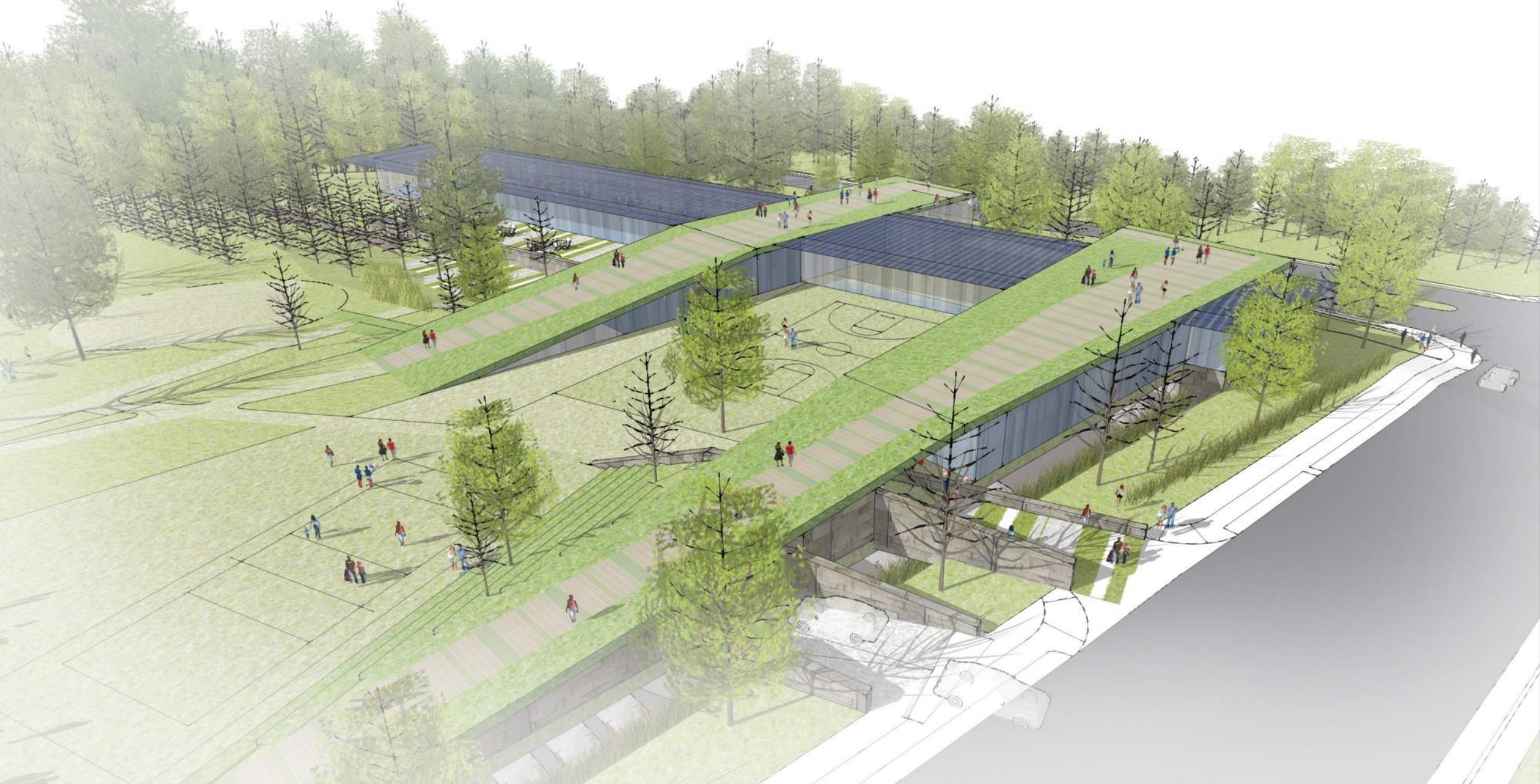




WOVEN – Overview



WOVEN – West Aerial



WOVEN – East Aerial



WOVEN – Park Entry



WOVEN - George Mason Corner



WOVEN – View From Park (scale)

Agenda

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1:45	Q + A	
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QUESTIONS

PARK QUANTITY & QUALITY OF PARK SPACE

MAXIMIZE PARK AREA
VS
BLDG. FOOTPRINT

OUTDOOR SPACES
LOCATION &
ADJACENCY

A COMPACT



B PORTAL



C EMBEDDED



D WOVEN



SCALE BUILDING HEIGHT & MASSING

HEIGHT & MASSING
COMMUNITY
PERCEPTION

RELATIONSHIP TO
PARK &
COMMUNITY

A

COMPACT



B

PORTAL



C

EMBEDDED



D

WOVEN



CONTEXT

SITE RELATIONSHIPS & CONNECTIONS

CONNECTION TO
LUBBER RUN

RELATIONSHIP
TO SITE
PERIMETER

A

COMPACT



B

PORTAL



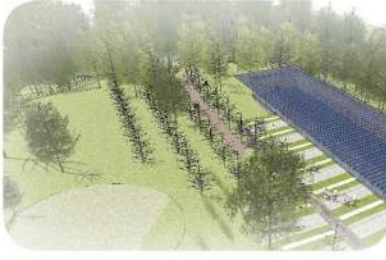
C

EMBEDDED



D

WOVEN



PROGRAM

INDOOR/OUTDOOR CONNECTIONS & ADJACENCIES

PROGRAM
ADJACENCIES

INDOOR/
OUTDOOR
CONNECTIONS

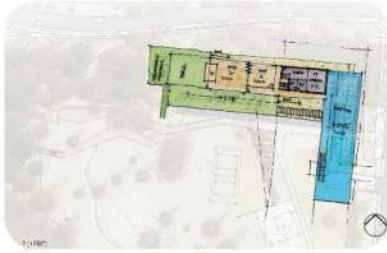
A

COMPACT



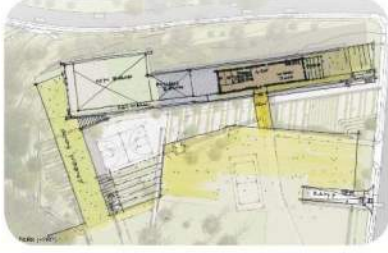
B

PORTAL



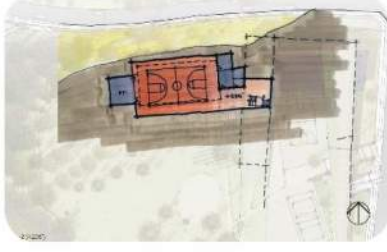
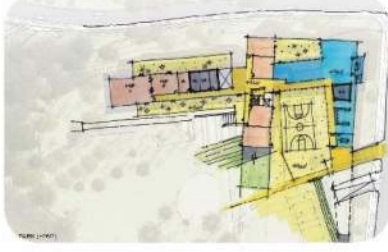
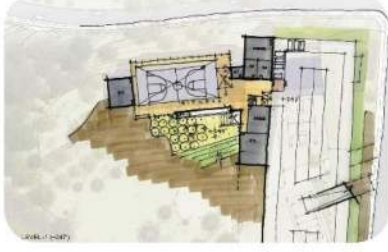
C

EMBEDDED



D

WOVEN



Next Steps:

COMMUNITY MEETING #3, May 17:

- **Scheme developed from key design drivers from Community Meetings #2**
- **Floor plans with options for program adjacency and distribution**
- **Exterior material strategies**

<https://parks.arlingtonva.us/>; search Lubber Run Project

Thank you for coming!