

Lubber Run Community Center

Community Meeting #4

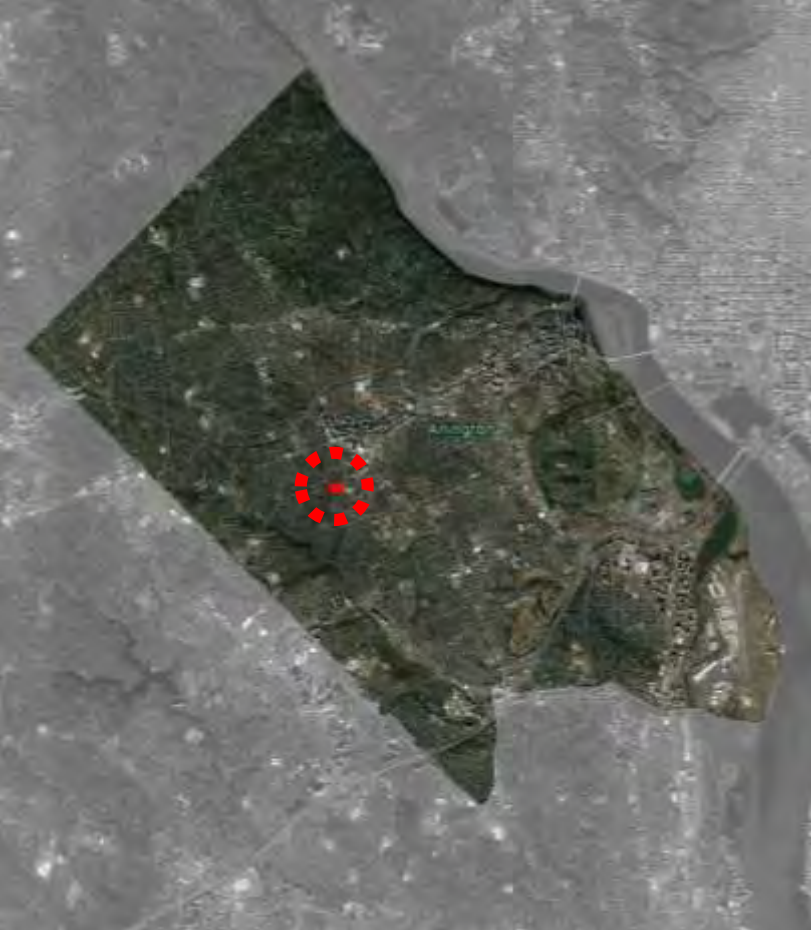
July 19, 2017



ARLINGTON
VIRGINIA

OCULUS

VMDO



Lubber Run Community Center

300 N Park Dr
Arlington, VA 22203



Goals for Tonight

1. Review of final building concept design
2. Focus on site elements for community feedback as CMAR collaboration begins
3. Update community on next steps

Agenda

7:00	Welcome	Mark Schwartz
	Goals for Tonight	Jane Rudolph
7:05	Project Overview	
	Project Timeline	
	Community Process	
7:15	Final Building Concept	Joe Celentano
7:30	Building Q + A	Joe Celentano
7:45	Park Concept	Don Hoover
8:15	Park Q + A	Don Hoover
8:30	Break to Information Stations	
	Park Design Information and Feedback	Don Hoover / OCULUS
	Building 3D Station	Andres Pacheco
8:55	Wrap Up and Look Ahead	Joe Celentano

Early Visioning Highlights 2015

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



Project Highlights 2016

- County Board work session on Lubber Run Scope in April 2016
- County Board adopted CIP in July 2016 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 2016 with \$46.5M in new bonds for design and construction for replacement of the Lubber Run Center
- Use of Alternative Delivery Methods Work session in November 2016
- Construction Manager at Risk (CMAR) Alternative Delivery Method
- LEED Silver (County Standard) & Net Zero Study

- **Construction Manager Risk Contract Awarded by County Board on Tuesday, July 18**

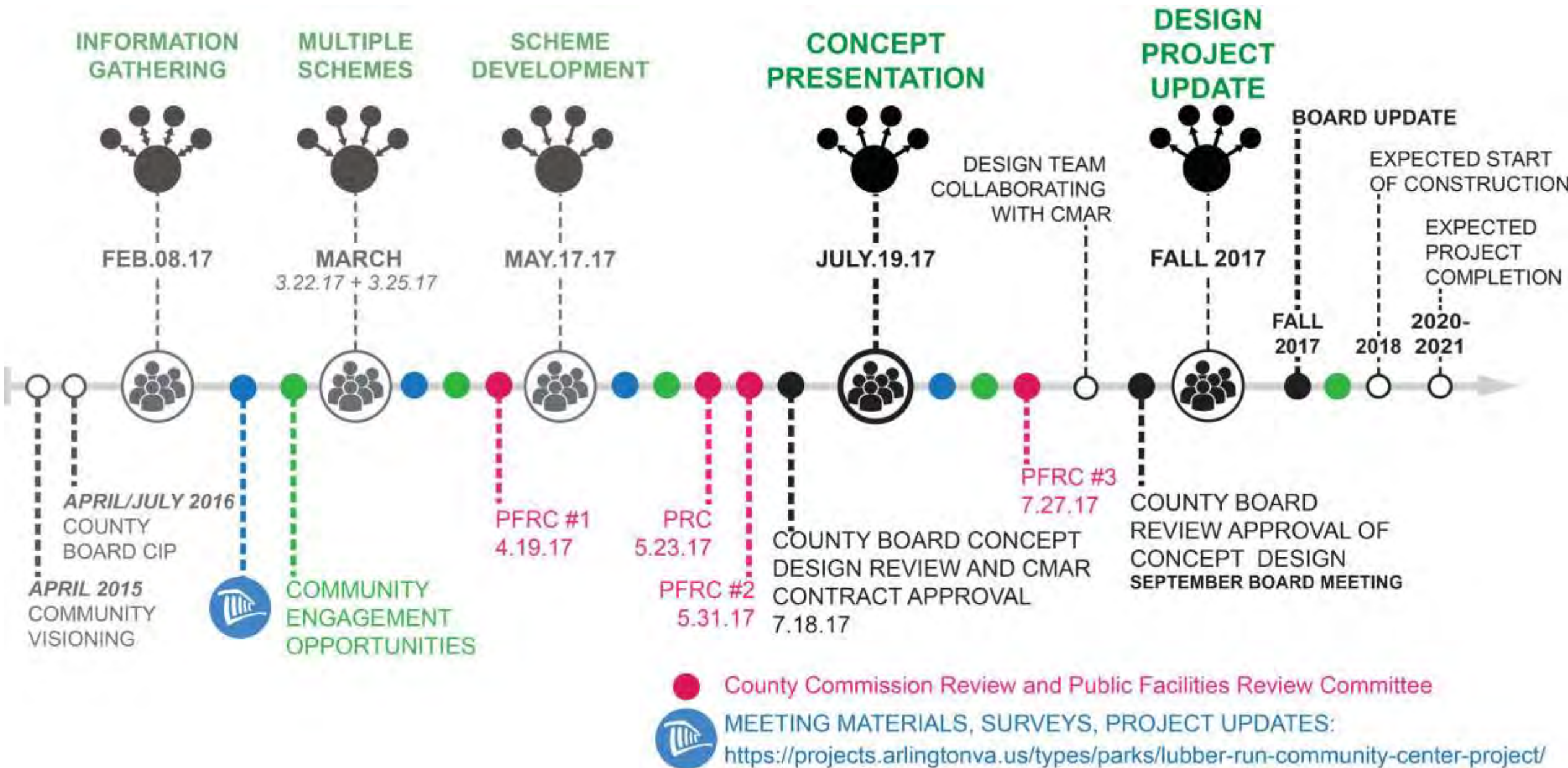
Request for Proposals No. 17-223-RFP award to James G. Davis Construction Company

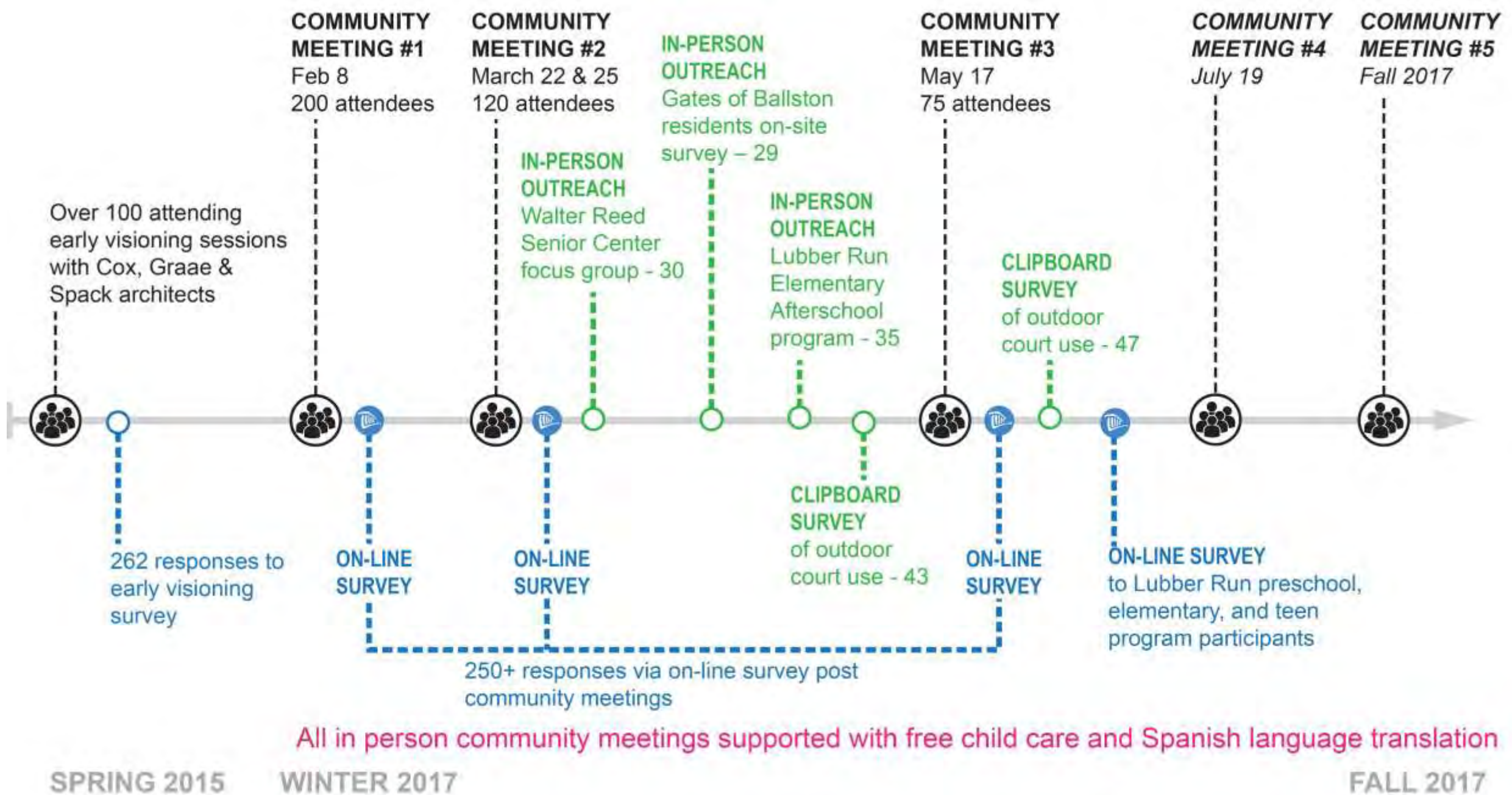
- Received 8 proposals
- Total contract award:\$39,960,000.00

Cost of Work	\$34,849,347.00
Construction Management Fee	\$900,000.00
General Conditions Fee	<u>\$1,250,653.00</u>
Construction Total Cost/GMP	\$37,000,000.00

*County-held contingency \$2,960,000

- **Advantages: pre-construction service (estimating, value analysis, scheduling and constructability), earlier price protection through the GMP, and minimize change orders.**





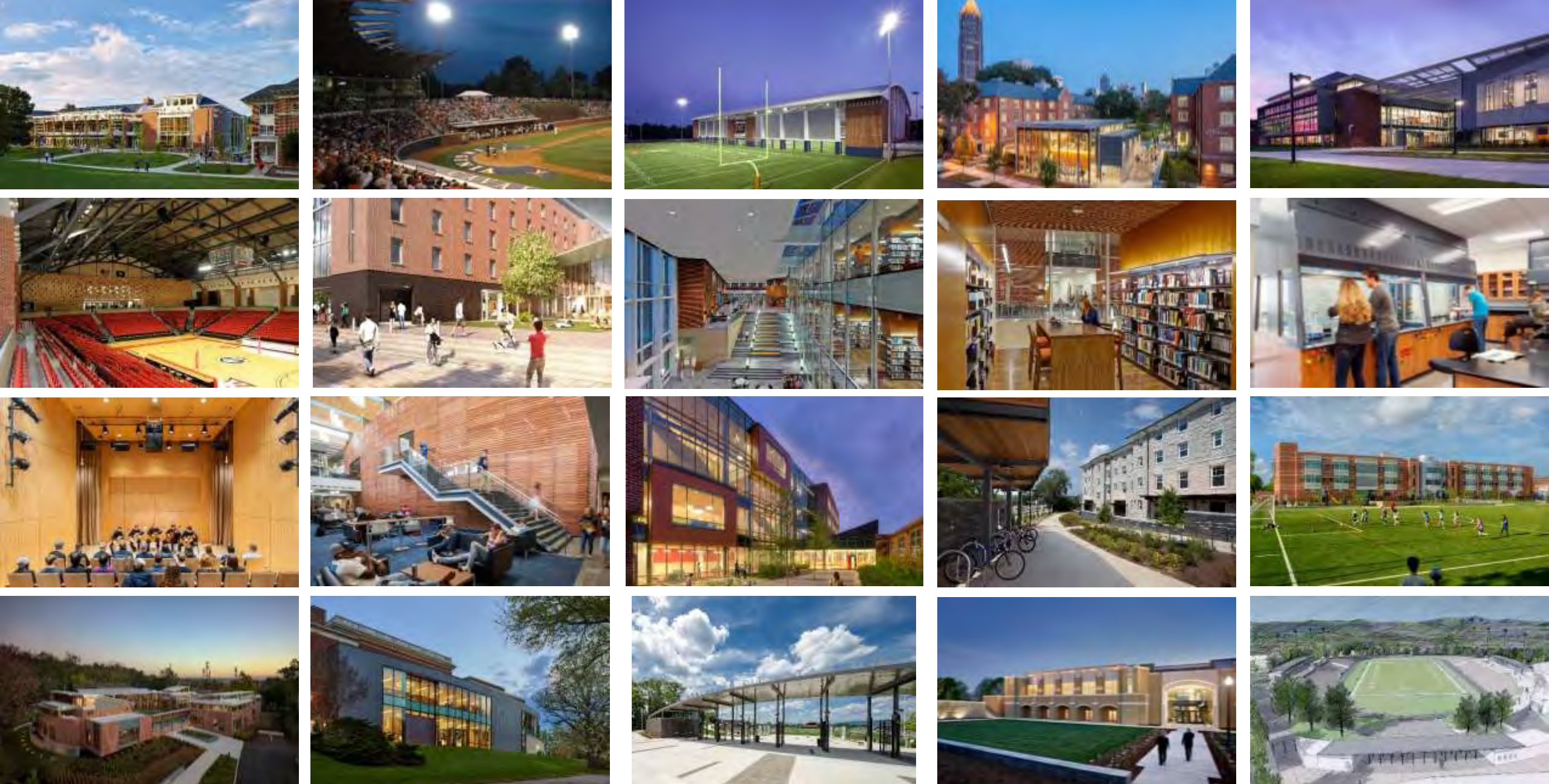
COMMUNITY PROCESS

Spring 2015

- Over 100 attending early visioning sessions with Cox, Graae & Spack architects
- 262 responses to early visioning survey

Winter - Fall 2017

- Four community meetings (February, March, May and July 19)
 - February 8 – 200 attendees
 - March 22 & 25 – 120 attendees
 - May 17 – 75 attendees
- 250+ responses via on-line survey post community meetings
- In-person/outreach:
 - March - Walter Reed Senior Center focus group - 30
 - Gates of Ballston residents on-site survey – 29
 - Lubber Run Elementary Afterschool program - 35
 - April – clipboard survey of outdoor court use - 47
 - May – June – pushed out on-line survey to Lubber Run preschool, elementary, and teen program participants
 - June – clipboard survey of outdoor court use - 43
- All in person community meetings supported with free child care and Spanish language translation





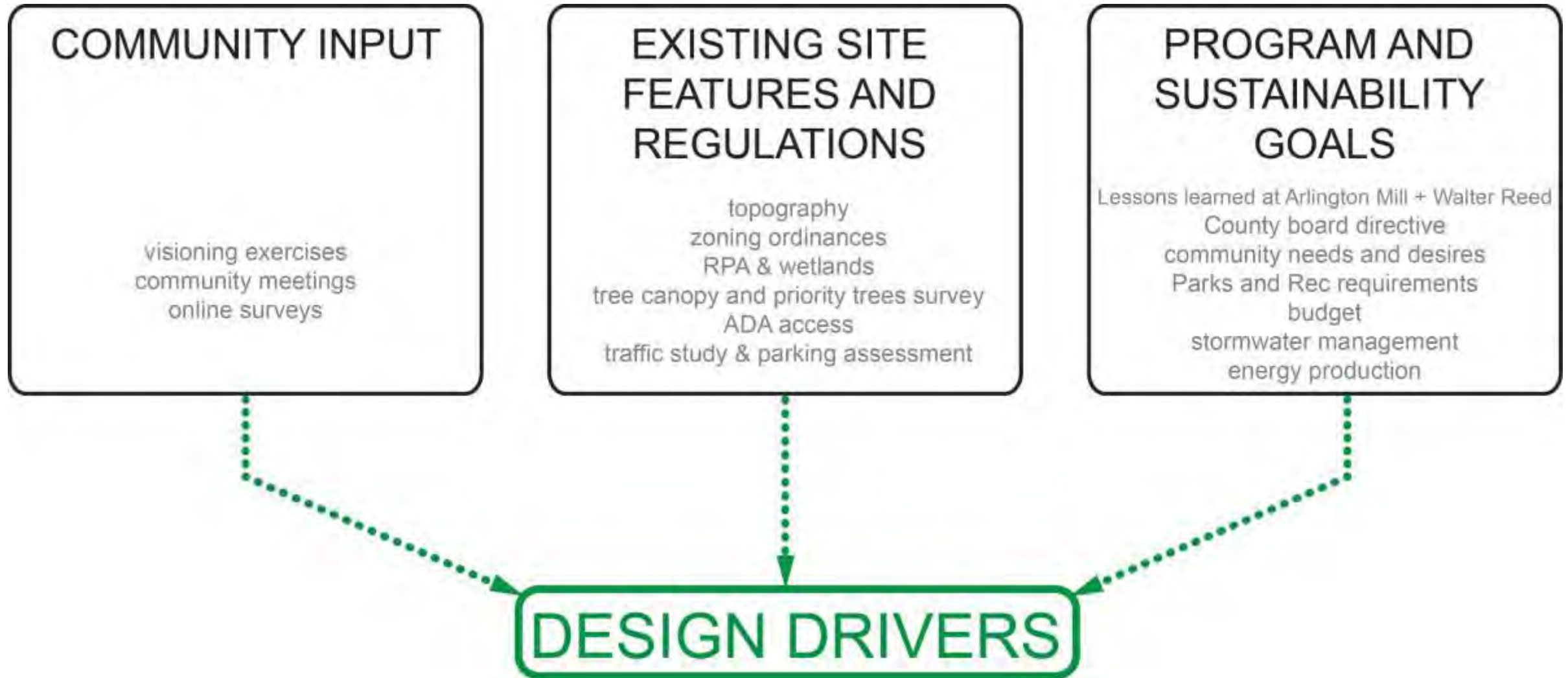
Discovery Elementary School



Awards for Discovery Elementary:
 2017 COTE Top Ten Award, AIA
 Committee on the Environment
 2016 Honor Award, AIA Central Virginia
 2016 Honorable Mention, Learning by
 Design
 2016 Project of Distinction, Association for
 Learning Environments
 2015 Award of Excellence, Design
 Arlington Awards Program

Elementary School at Jefferson





Kick-off Meeting with the Community

Different tools were used to determine guidance from the community.

Keep/Toss/Build

Building Location

Positive/Negative reactions to precedent images







COMPACT TOTAL COMMENTS: 45

- TOTAL POSITIVE: 24
- PRESERVE PARK SPACE: 13

POSITIVE COMMENTS

- The height doesn't bother me
- I like having the gym @ the same level as parking (A,B,C)
- More tree preservation in compact + portal
- Like the connection of parking to building
- Height does not bother me
- Height is less important than tree preservation
- Building height at street - good
- Height at street is ok
- They all do a good job of maximizing park space
- Like small footprint
- Like that this maximizes existing trees and park land
- Like boardwalks
- Love elevation changes (berms)
- Pavilion area at end of boardwalk - great
- Branching of path is good and one of these paths can be more natural
- I vote for the compact plan
- I vote for the compact plan
- Building is best in corner like present. Preserve open park space. Don't embed, weave or take over the park with building. Too manufactured
- More park for all
- Like the boardwalks connecting the building and park
- I prefer the wood boardwalk
- Green roof is a great idea
- More green space / trees+grass - less manufactured surface

NEGATIVE COMMENTS

- Compact too tall
- Do not like the location of basketball so close to 3rd street
- Keep B-ball next to building
- Too tall - any one of the other 3 are good
- Could be anywhere
- Don't need 2 boardwalks
- Keep lighted basket court as close to the building as possible
- Basketball too close to residences
- Building seems too high
- The amphitheater is hidden and path from George mason is too dark w/ safety issues
- Too tall - ruins park feel. Worst option unless can push down further
- Basketball courts is too near residences
- Too tall - put down another level and get rid of lighting for basketball
- Too big
- Compact seems too massive
- All buildings too big
- Build for flexibility
- More park less building for all options
- Is natural light for the gym controlling the elevation? Are there other ways
- Best reaction with park but height ruins that. Must shrink height or its worst option
- Compact is likely to look too tall for the neighborhood

PORTAL TOTAL COMMENTS: 50

- TOTAL POSITIVE: 31
- LIKES INTEGRATION TO NATURE: 6
- INCLUSION AND CONNECTIVITY: 5
- REDUCES SCALE: 8

POSITIVE COMMENTS

- I like having the gym @ the same level as parking (A,B,C)
- More tree preservation in compact + portal
- Definitely like portal and embedded models
- I like the designs that have courtyards next to the building (B+C)
- Love circulation
- Great integration of outdoor recreation spaces
- I like the designs where the b-ball court is close to the building (B,C+D)
- I like B or C
- Nice flow
- More integration of outdoor open space
- Like the internal circulation trail
- Multi-purpose rooms that adjoin a terrace integrates with nature
- I like b-ball court below grade
- Portal is ideal integration
- Portal + embedded - I like the "eyes on the park"
- Best relationship to site perimeter - keeps building near street protects open space
- Concentrates active space
- They all do a good job of maximizing park space
- Like basketball near building
- Like the look of portal - more flat surface - more trees - more integrated
- Like tree protection in portal
- Walking trail - I like one that has signed length, pretty views, and some hills for exercise
- Like multiuse spaces that open onto terrace
- Like circulation
- B-Portland is the preferred design because it uses land bordering park drive, which is now dead/unused space
- Keeping driveway far from GM good - can stack affect traffic
- More southern roof usable like woven
- Really like the boardwalks between the center and park
- Like how courts and grass is "protected" by building
- I like the "outdoor circular track" in the portal model. The view from park drive of the second floor would only look nice if that level had lots of windows like in the picture
- Like that building doesn't impact park; is there some way to make it more open to north park?

- TOTAL NEGATIVE: 19
- DISTURBS TREES&PARK AREA: 4
- DISTURBS SCALE: 3

NEGATIVE COMMENTS

- Keep B-ball next to building
- Not sure about having offices on same level as program areas
- Acoustics - reston community center
- Hard to understand how parking "garage" interfaces with building
- Basketball next to street
- Do not like garage entry close to 3rd street
- Where's the playground?
- Huge wall right up to the street is a negative for entering the neighborhood
- Portal - volleyball court too close to street
- Worry about concrete roof blocking sun
- Portal - too sterile, forms a barrier
- All of them - really need to think about how the building feels as you enter the neighborhood - why a wall on every one?
- Build taller in low lying areas
- Don't understand weird retaining walls sticking up
- Basketball court is too far into neighborhood. Only one walk is necessary. Delete observation deck options
- Do not like boardwalk
- Building is too high
- don't like wall along park drive
- Concerned w/ "wall" effect on north park

EMBEDDED TOTAL COMMENTS: 92

- TOTAL POSITIVE: 60
- LIKES INTEGRATION TO NATURE: 41
- INCREASE CONNECTIVITY: 2
- LIKES SCALE: 2

POSITIVE COMMENTS

- I like having the gym @ the same level as parking (A,B,C)
- I like the designs that have courtyards next to the building (B+C)
- I like the designs where the b-ball court is close to the building (B,C+D)
- Like basketballs, volleyball next to building
- Embedded - I like the parking scheme here - open to plaza
- At first I don't like the chopped down to court, but could be good for courts
- If this scheme doesn't take out too many more private trees like compact or portal, its connection to park is attractive
- I like B or C
- Feasibility for glass walls and overhangs to give most program/ park connections
- I like the connections of multi-purpose spaces with nature
- Like that the outdoor recreation is at lower level to reduce noise building
- Good interaction with ladder run
- Advantage of close connection spaces from earlier opening and ladder run
- Embedded - I like close connection to park
- Inviting from larger portion of perimeter
- Love tiered slope overlooking connecting plaza - really not bad
- They all do a good job of maximizing park space
- Like overlooking park establishing connection between building and natural area
- Playground for older kids w/ baby swings
- I like this design if b-ball trees can be saved
- Embedded - I like solution to volleyball size and pretty walking trail
- Really like outdoor recreation at lower level to reduce noise
- Like idea of integrating bldg. and nature (C+D)
- Love it!
- Embedded - good mix of nature good placement of courts - best design for all
- I think this is the most integrative, although I am a bit concerned that in the outdoor space it puts people off from ladder run, as it would make the flow into LR more convoluted. On the other hand, the indoor space would be great
- Embedded best mix of spaces
- I like to position of the building being close immediately with nature
- Embedded seems more likely to utilize usable space - highlights green
- I like how the B&P houses seem like they are part of the park. Good
- Closest of that part of the building having indoor areas from which you can view the park, esp for pre school areas is great
- Like viewing the park from indoors
- Love embedded
- Like outdoor court area - would be good for outdoor community events like shows
- I like this concept the best
- Fully feasible for outdoor small concrete or small theater embedded
- Like the open parking
- I like embedded best
- Every room, outdoor must address the sun @ morning, afternoon and evening
- Love embedded - a good mix of everything - courtyard, mixed area, use of stairs and path
- Love the embedded - brings better program space into the forest
- Good design and woven into park - keeps height low
- Embedded seems most involved with park
- My favorite - embedded
- The walking trail is ok - keep it well lit and natural
- Love the stairs and how the forest is hidden
- Love it
- Love the embedded
- Like embedded w/ overlooking park
- Very welcoming - open spaces from directions people enter from
- Embedded is most interesting w/ the park
- Like the embedded best
- Love basketballs to the park
- Embedded is my favorite
- More too
- Really flows with the natural landscape, use you old basketball on west side, george mason service entrance - great idea, like the open garage idea to keep garage feel open
- Like embedded at long as courts are kept as far from houses as possible
- Embedded - like that b-ball court is away from residential areas
- Use the 3 entrances that are open: compact may seem to have more open; like entrance to parking closer to garage master (further from 3rd st); would like trees (old or new) along path drive to cover from residential
- Portal + embedded - I like the "eyes on the park"

- TOTAL NEGATIVE: 32
- DISTURBS TREES&PARK AREA: 22

NEGATIVE COMMENTS

- Bad! Too much open lawn, Volleyball court should be near building
- Bad! All active recreation should be placed near building, and create more opportunity for natural areas
- Embedded too intrusive to the natural experience
- Too close to natural area
- Building blocks view and connection to ladder run - not good for park users
- Embed site too chopped up
- Too little opportunity for natural areas, open space, near street will be mowed too often
- Too much turf
- Too jagged
- Encroaches too much on natural area
- Don't care for the sunken courtyard/court
- Think of the think-thunk of b-ball game with the court nestled next to building
- I'm worried about encroachment into the park
- More volleyball into "lawn" area
- Embedded - Gym destroys too many trees - otherwise embedded scheme is great
- Curves would be nice - Like the covered outdoor space - Need a drop off space - Can the gym not take up that corner?
- Embedded seems to be an eye sore for walkers in the park
- Embedded: not enough usable park space. Consumed by too many level changes
- Basketball court too close to building
- Disturbs too many trees
- What about an atrium (like waller need great space)
- Destroys too many trees
- No, embedded and woven take over the park - compact is better
- If you are on other side of LR Park you can see building - this is bad
- The gym location destroys too many trees that are important to motorists on George mason. Like the embedded rooms, however
- Disturbs too many trees
- Breaks up open space
- Disturbs too many trees
- Concerned about building so close to park need a drop off, pick up outside area
- Embedded consumes too much usable green space w/ elevation changes / stairs

WOVEN TOTAL COMMENTS: 30

- TOTAL POSITIVE: 13
- LIKES INTEGRATION TO NATURE: 1
- REDUCES SCALE: 7





POSITIVE COMMENTS





- I like the designs where the b-ball court is close to the building (B,C+D)
- Love trail connection to ladder run!
- Good - concentrates active recreation areas near each other - leaves room for natural areas
- Blends in more (but feels eerie)
- One story above!
- They all do a good job of maximizing park space
- Woven - seems like good potential for walking trail
- Best combo of keeping building but staying away from park
- Like the approach - cool design and has less impact on park while short
- Keeping it shortest as possible is important. This is best design for keeping short and green
- Like near the planting
- Occupied roofs might make sense if they connect so it can be a track
- Do not like ramps but like shorter building

- TOTAL NEGATIVE: 17
- DISTURBS TREES&PARK AREA: 11
- DISTURBS SCALE: 4

NEGATIVE COMMENTS

- Hard to envision how green roof can be active usable space
- Appears disintegrated, jagged, disrupted
- Woven is least attractive scheme - too many edges
- Too fancy
- Not best use of parking - too much turf
- Woven scheme seems less natural than other 3 - too many edges
- Feels more artificial
- Not a huge fan of the slopes - esp D
- Cuts up space into pieces - most unnatural making the whole park a manufactured space
- Suggest uses for roofs in woven plan - what do you do after you get there?
- I don't understand the above ground "planks". Looks risky even with fences
- BridgeWest jutting into park space consuming too much space while duplicating effect of other roof
- Not a fan of woven - grass ramps instead of canopy
- No, embedded and woven take over the park - compact is better
- Too many levels
- A synthetic look - ramps are weird
- don't like the two protruding wings on woven

	TOTAL COMMENTS		TOTAL	THEMES
	POSITIVE	NEGATIVE		
 COMPACT	24	21	45	PRESERVES NATURE TOO TALL/BIG
 PORTAL	31	19	50	PRESERVES NATURE FORMS BARRIER
 WOVEN	13	17	30	SCALE OF BUILDING RAMPS NOT USABLE
 EMBEDDED	60	32	92	INTEGRATES W/ NATURE LARGER FOOTPRINT

	TOTAL COMMENTS		TOTAL
	POSITIVE	NEGATIVE	
 COMPACT	PRESERVES NATURE 24	TOO TALL/BIG 21	45
 PORTAL	PRESERVES NATURE 31	FORMS BARRIER 19	50
 WOVEN	SCALE FROM PARK 13	RAMPS NOT USABLE 17	30
 EMBEDDED	INTEGRATES W/ NATURE 60	LARGER FOOTPRINT 32	92

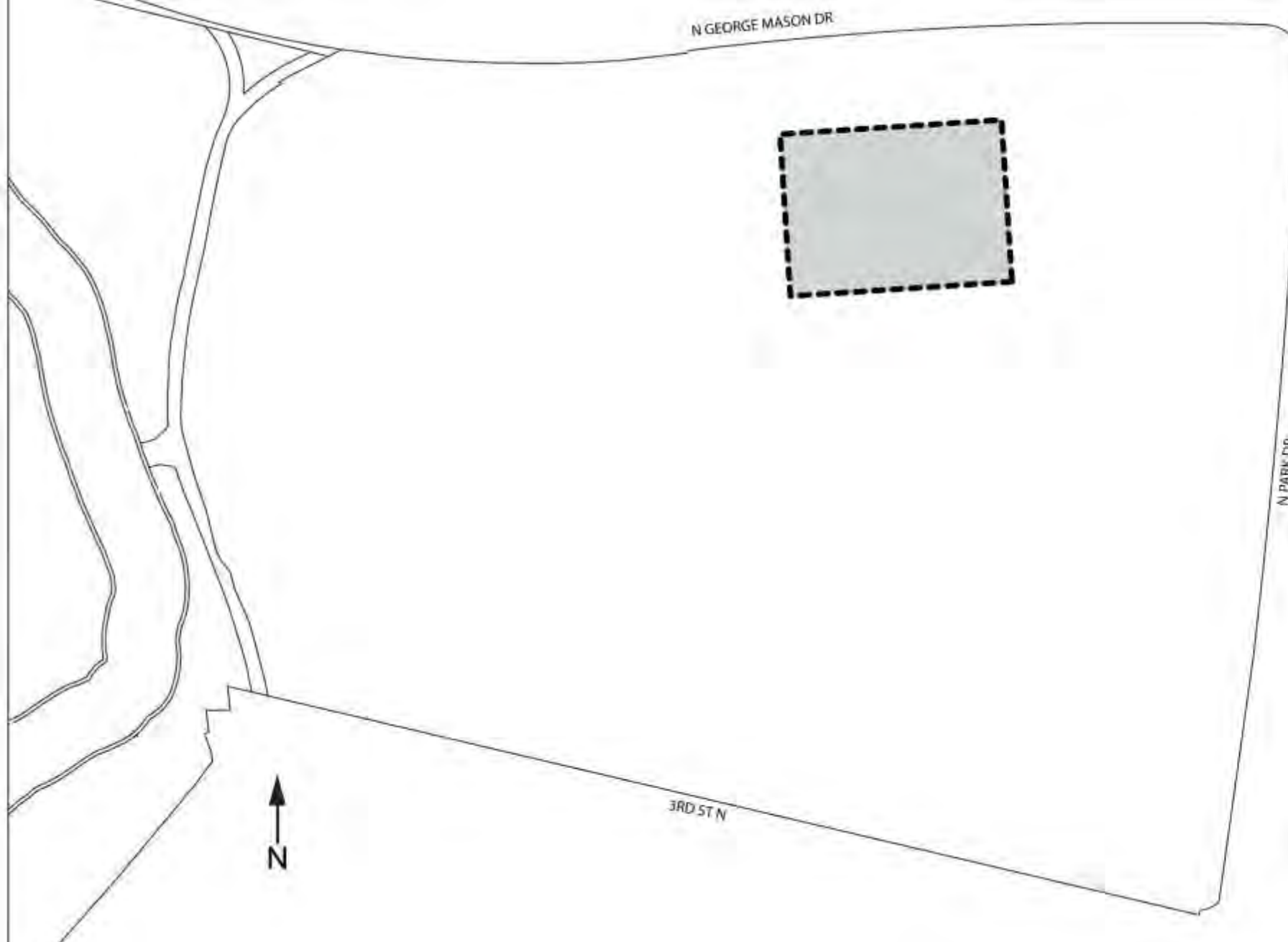
Mass building in NE corner without
overwhelming park and saving as many trees
as possible

Integrate building into nature and engage park

Building layout should foster a sense of
community, inclusion and connectivity

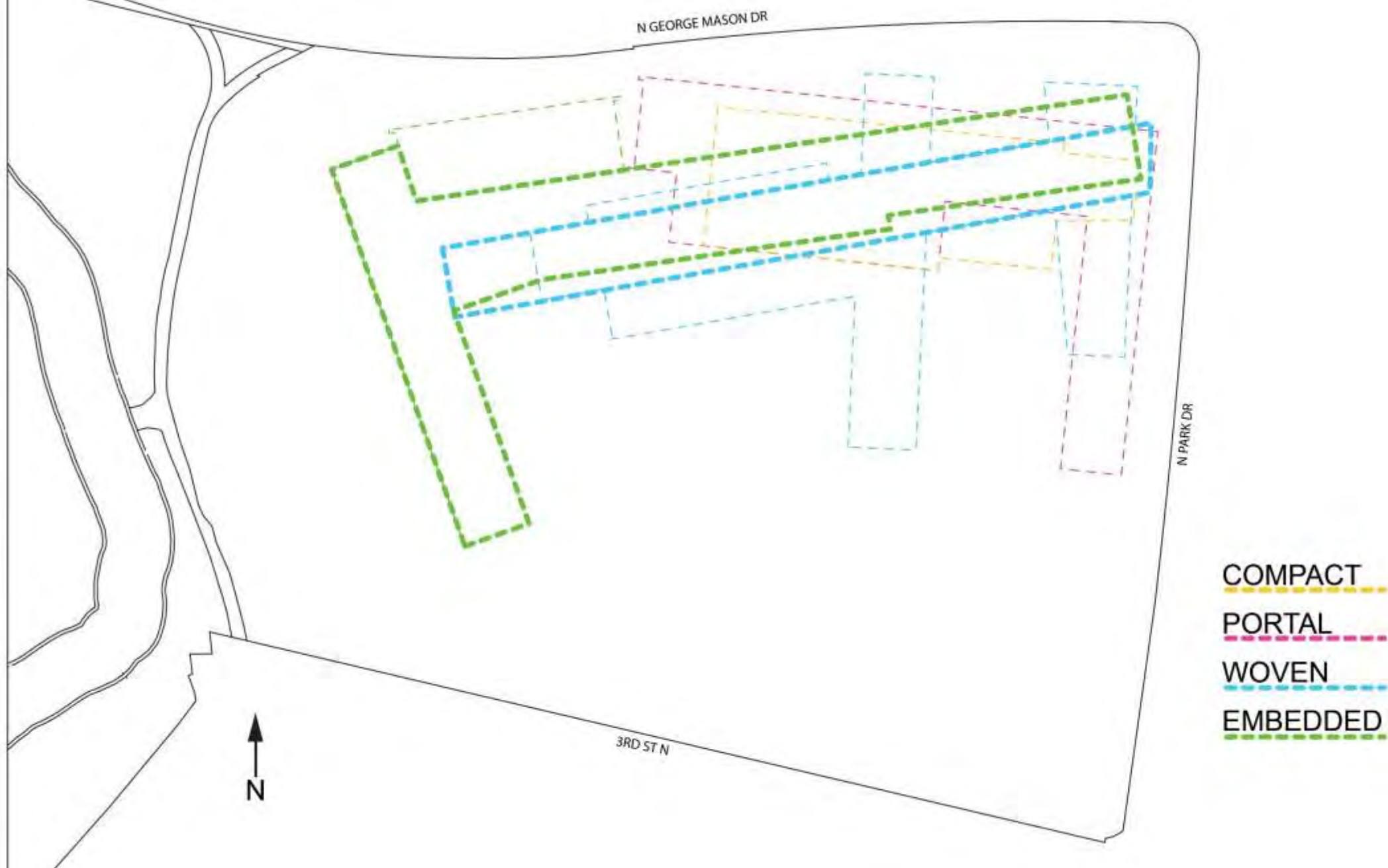


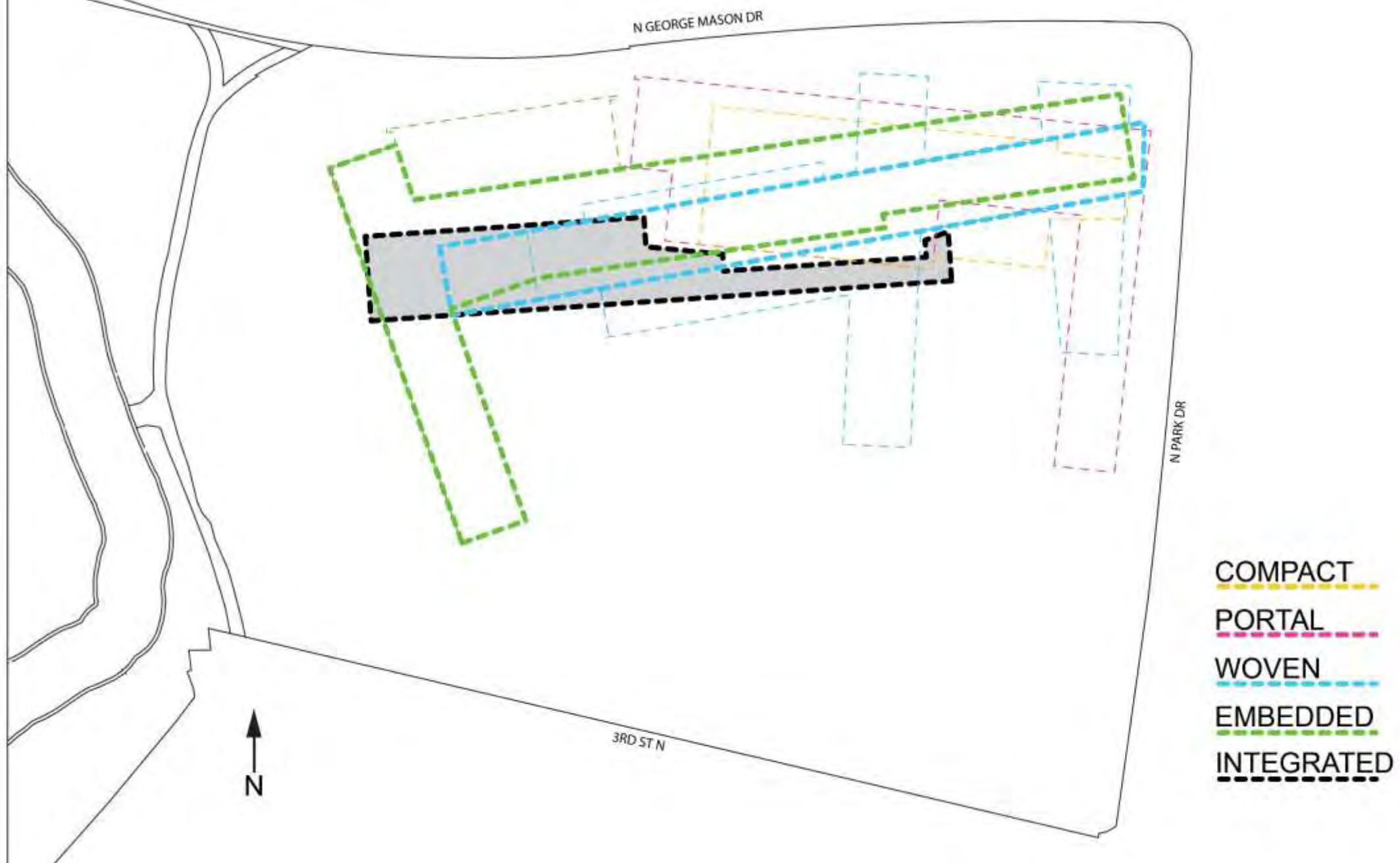


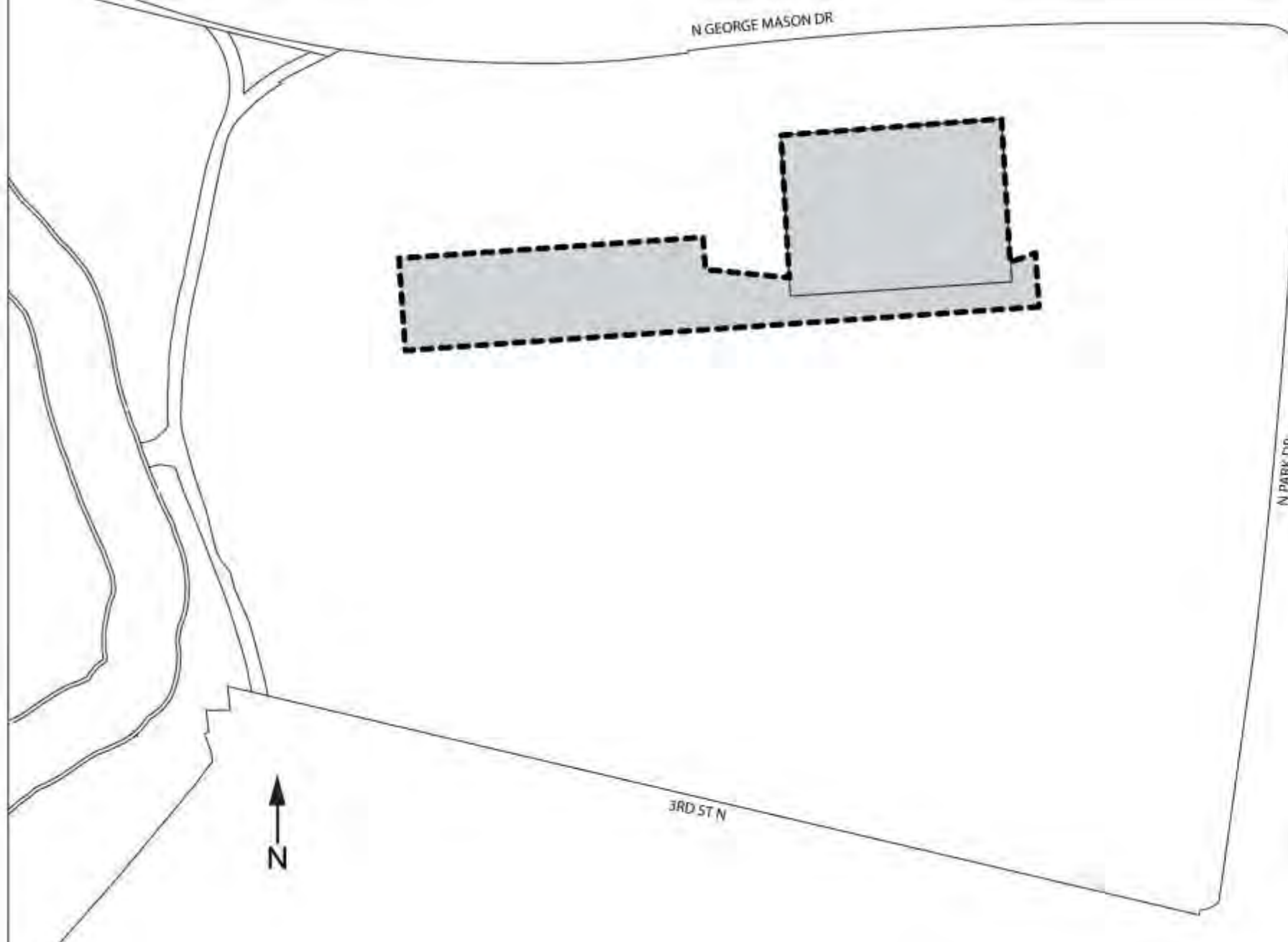


- Mass building in NE corner
- Save trees

INTEGRATED

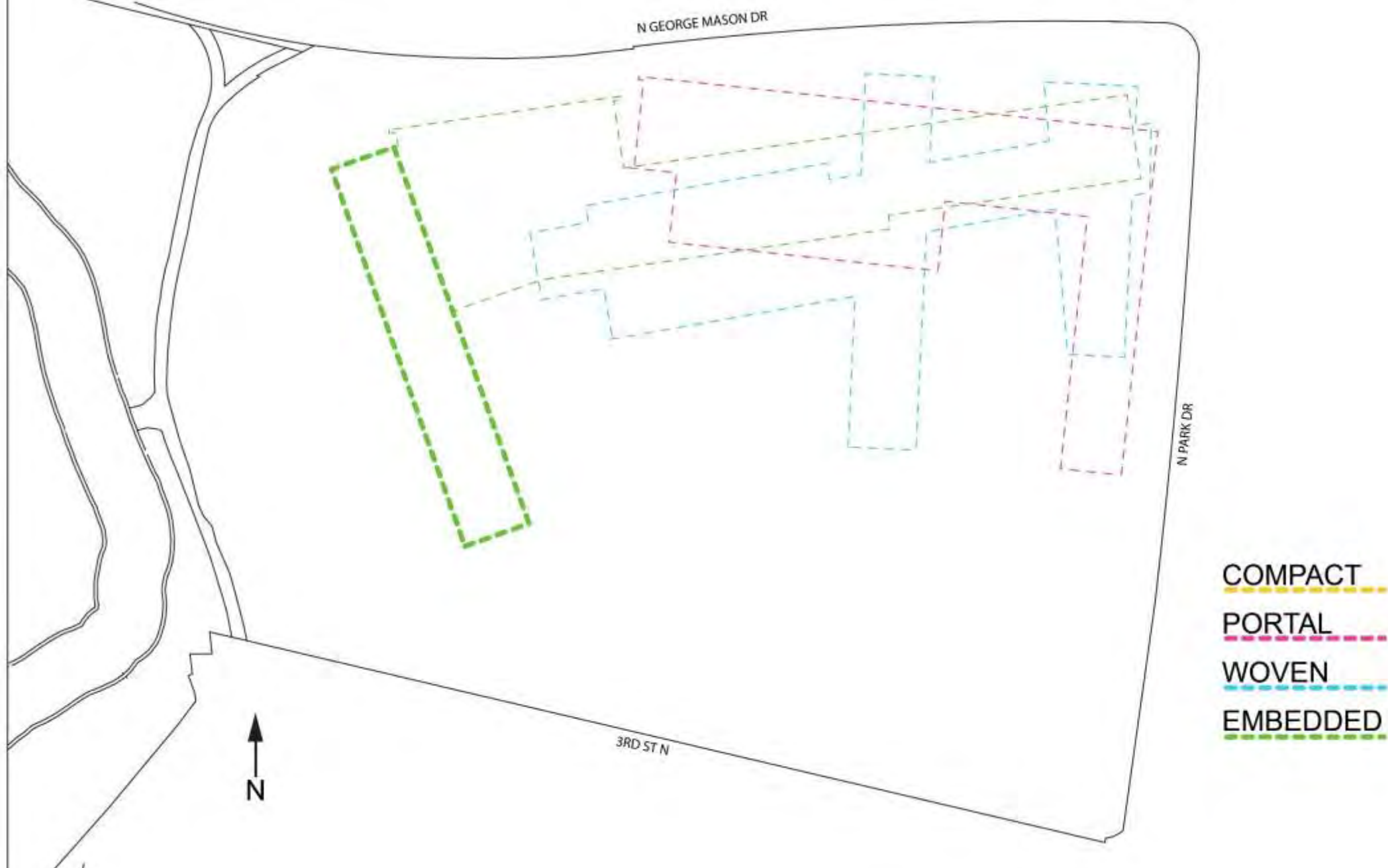




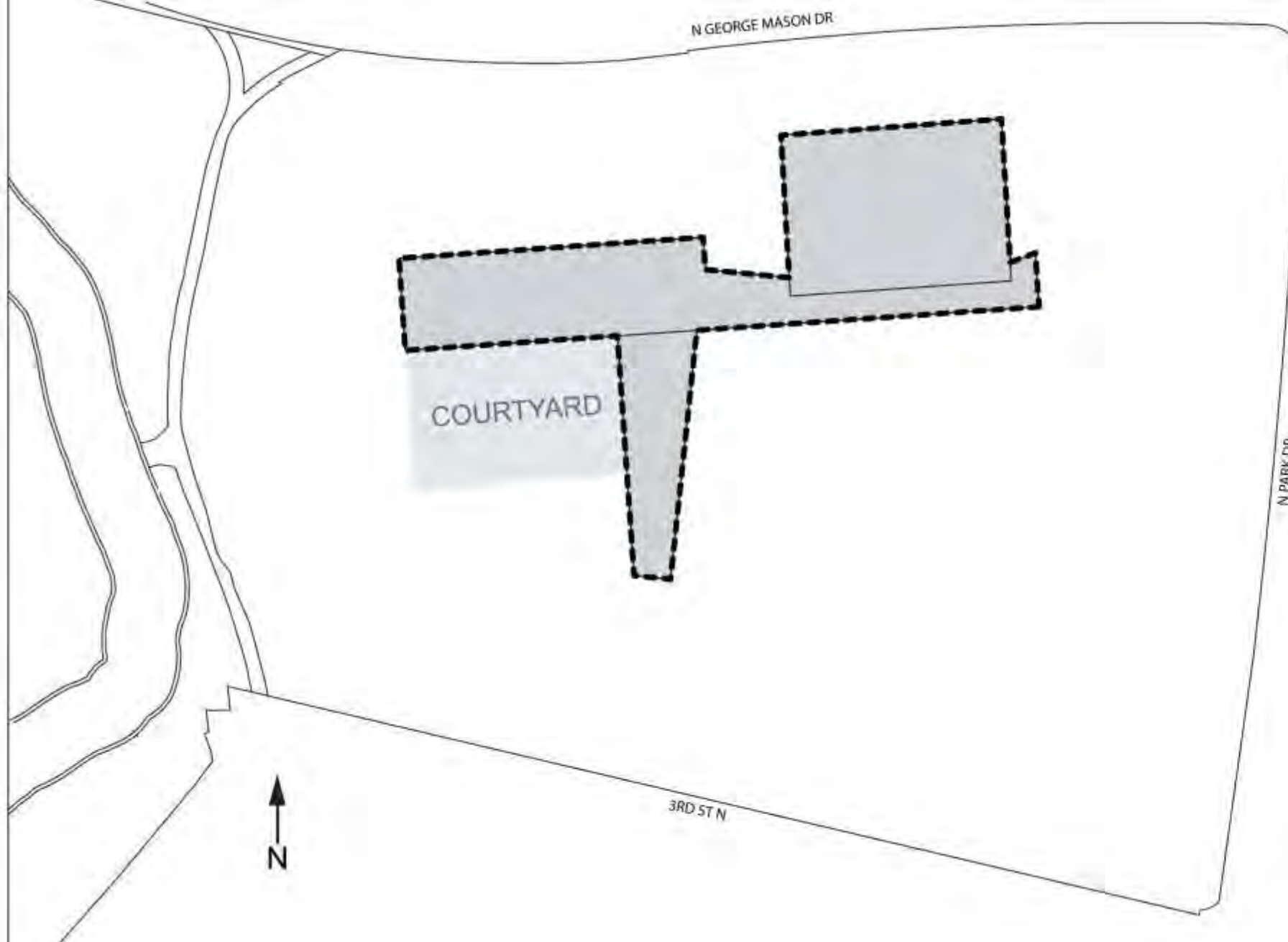


- Mass building in NE corner
- Save trees
- Integrate into nature

INTEGRATED







- Mass building in NE corner
- Save trees
- Integrate into nature
- Courtyard open to nature
- Engage park

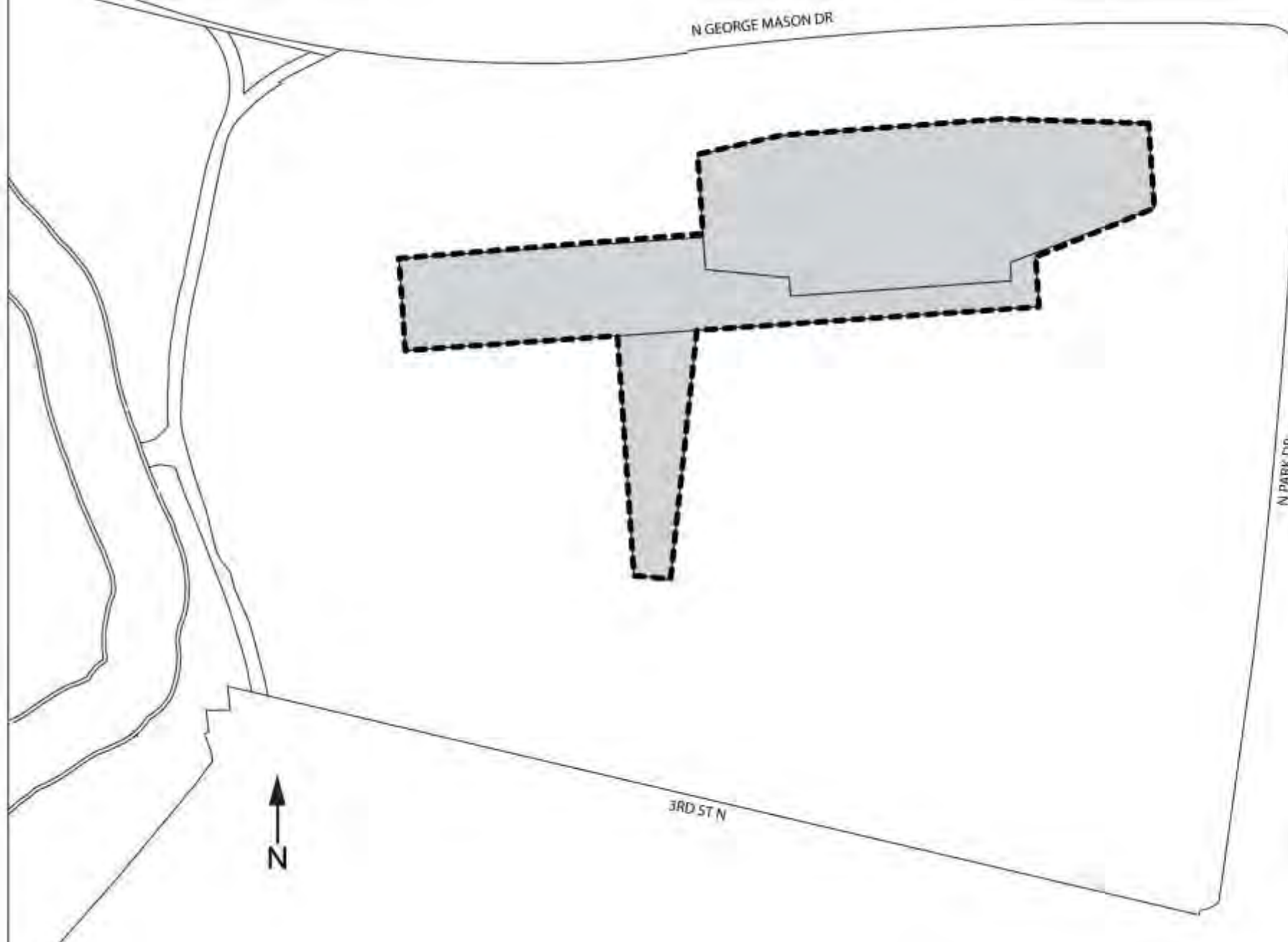
INTEGRATED



COMPACT
PORTAL
WOVEN
EMBEDDED

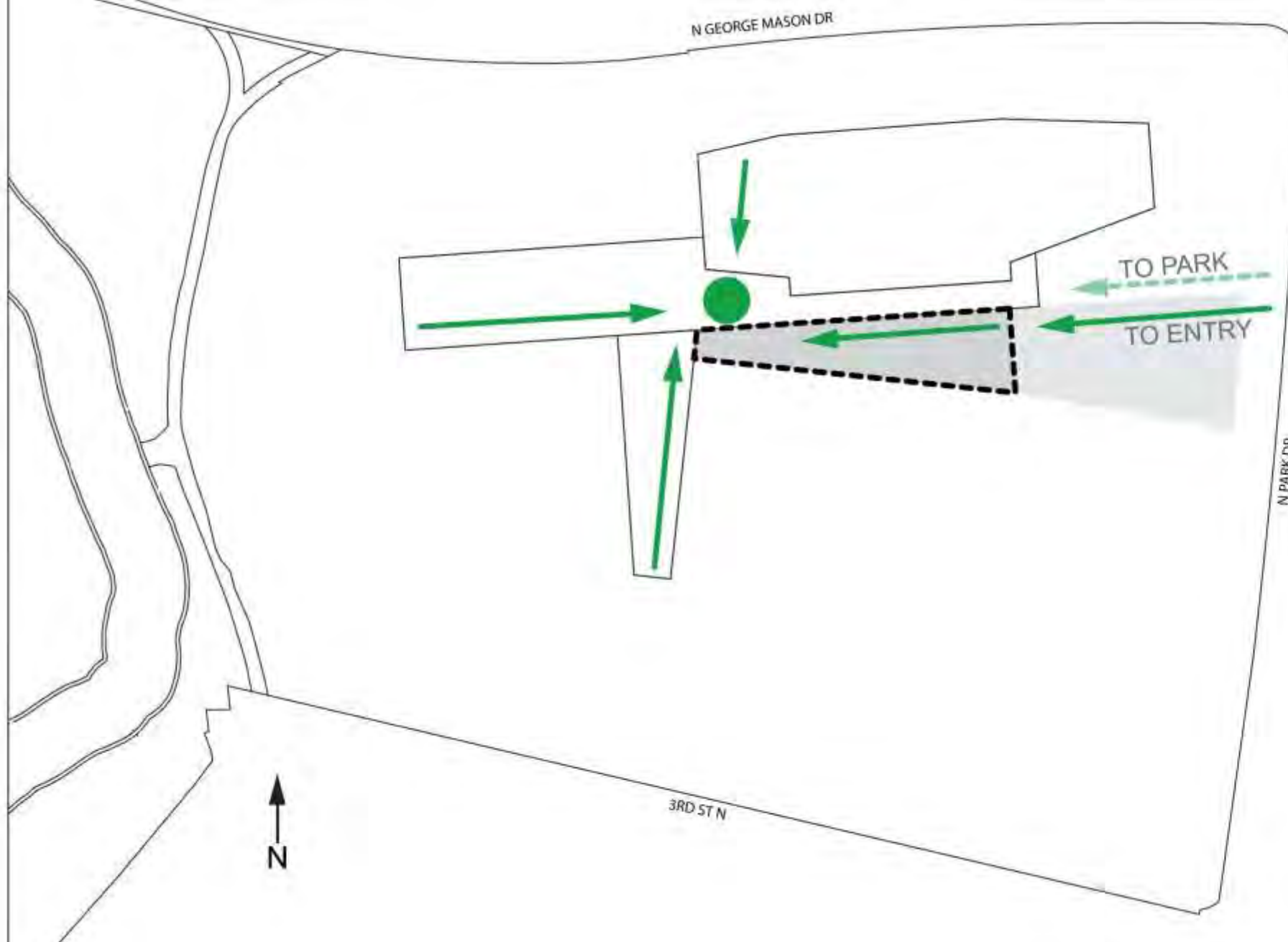


- COMPACT
- PORTAL
- WOVEN
- EMBEDDED
- INTEGRATED



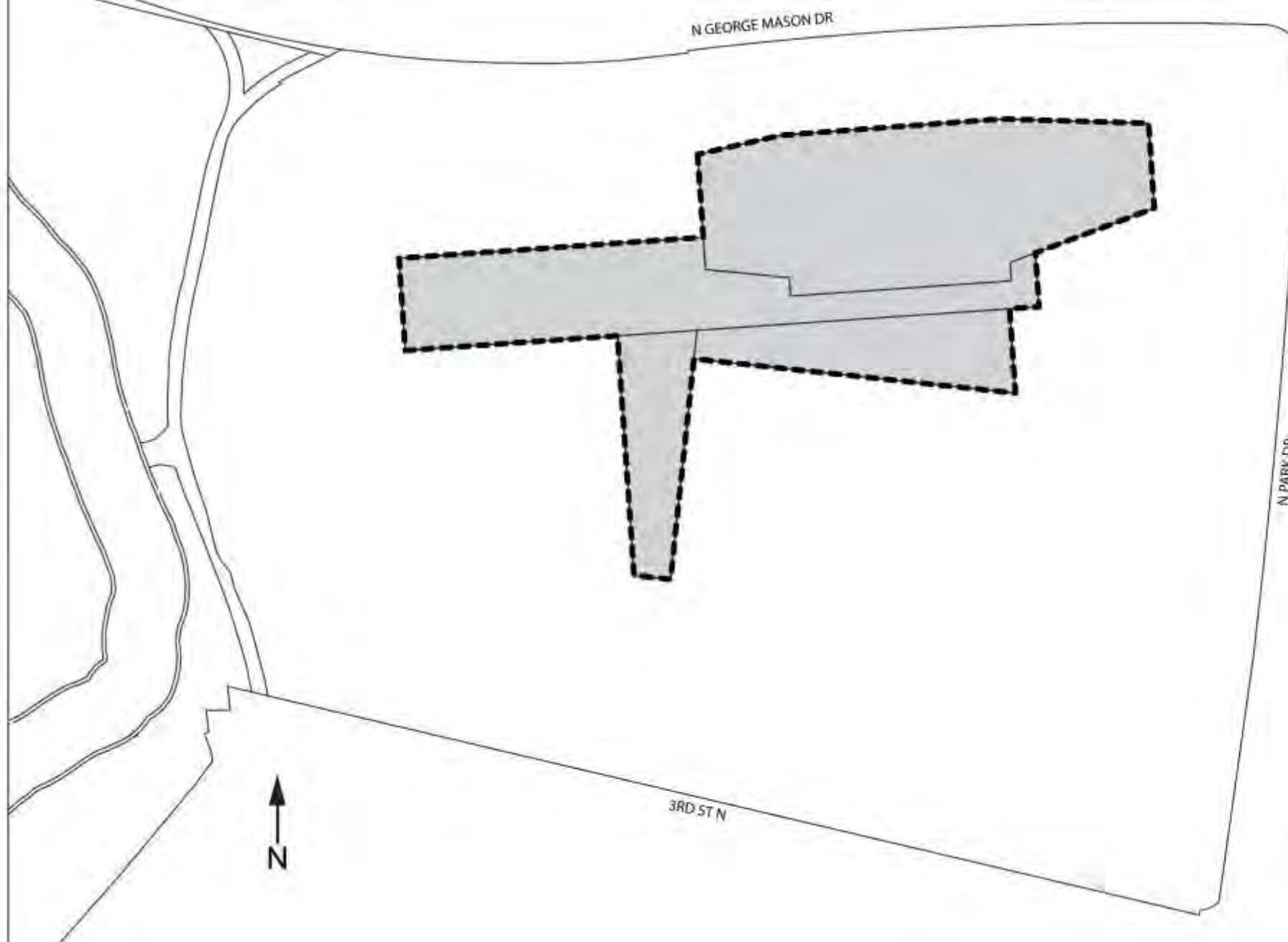
- Mass building in NE corner
- Save trees
- Integrate into nature
- Courtyard open to nature
- Engage park
- Reduce scale of offices from park

INTEGRATED



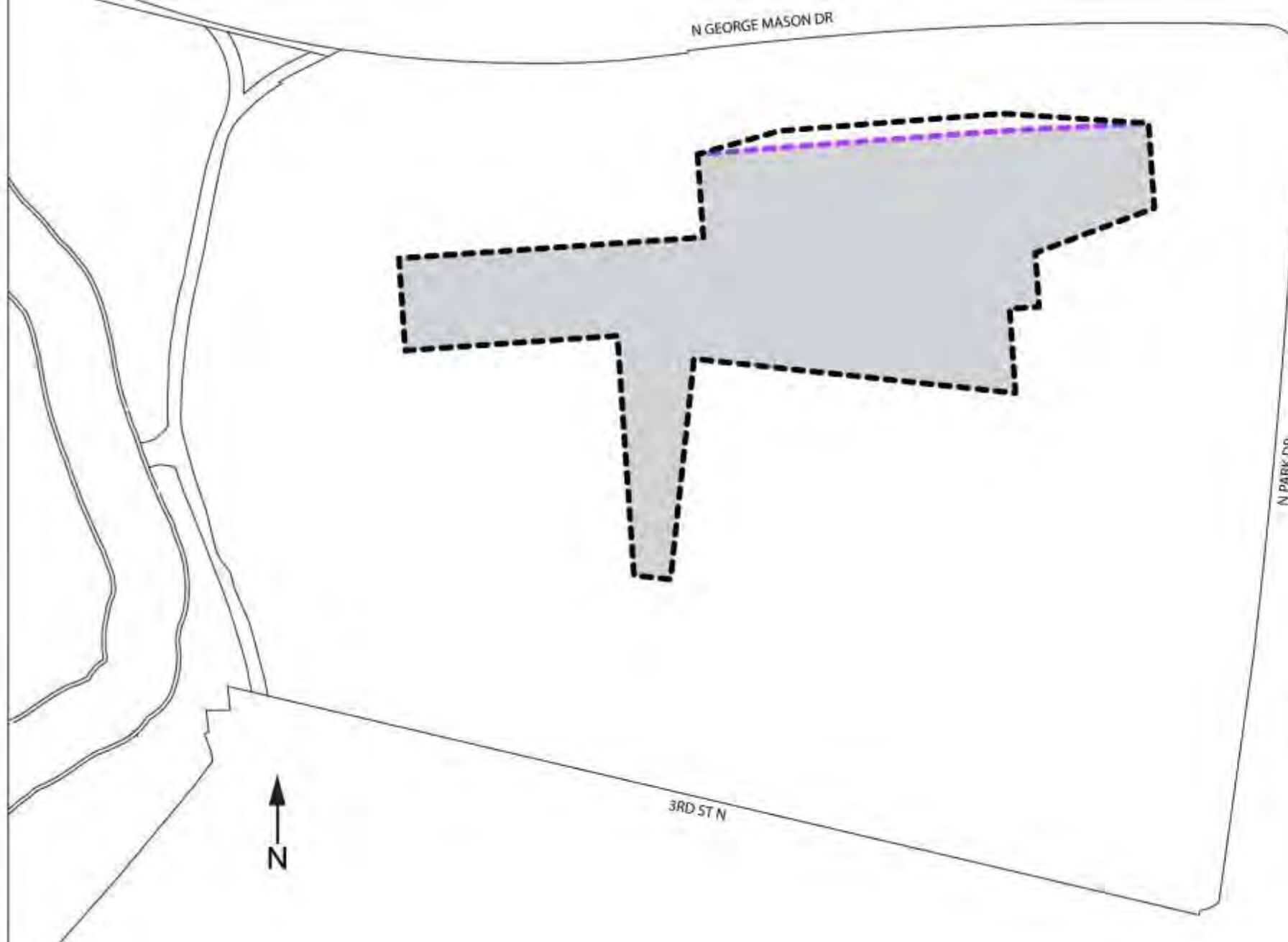
- Mass building in NE corner
- Save trees
- Integrate into nature
- Courtyard open to nature
- Engage park
- Reduce scale of offices from park
- Centralized main entry
- Maximize connectivity
- Foster community
- Accessible design

INTEGRATED



- Mass building in NE corner
- Save trees
- Integrate into nature
- Courtyard open to nature
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- Reduce scale of offices from park
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- Accessible design

INTEGRATED



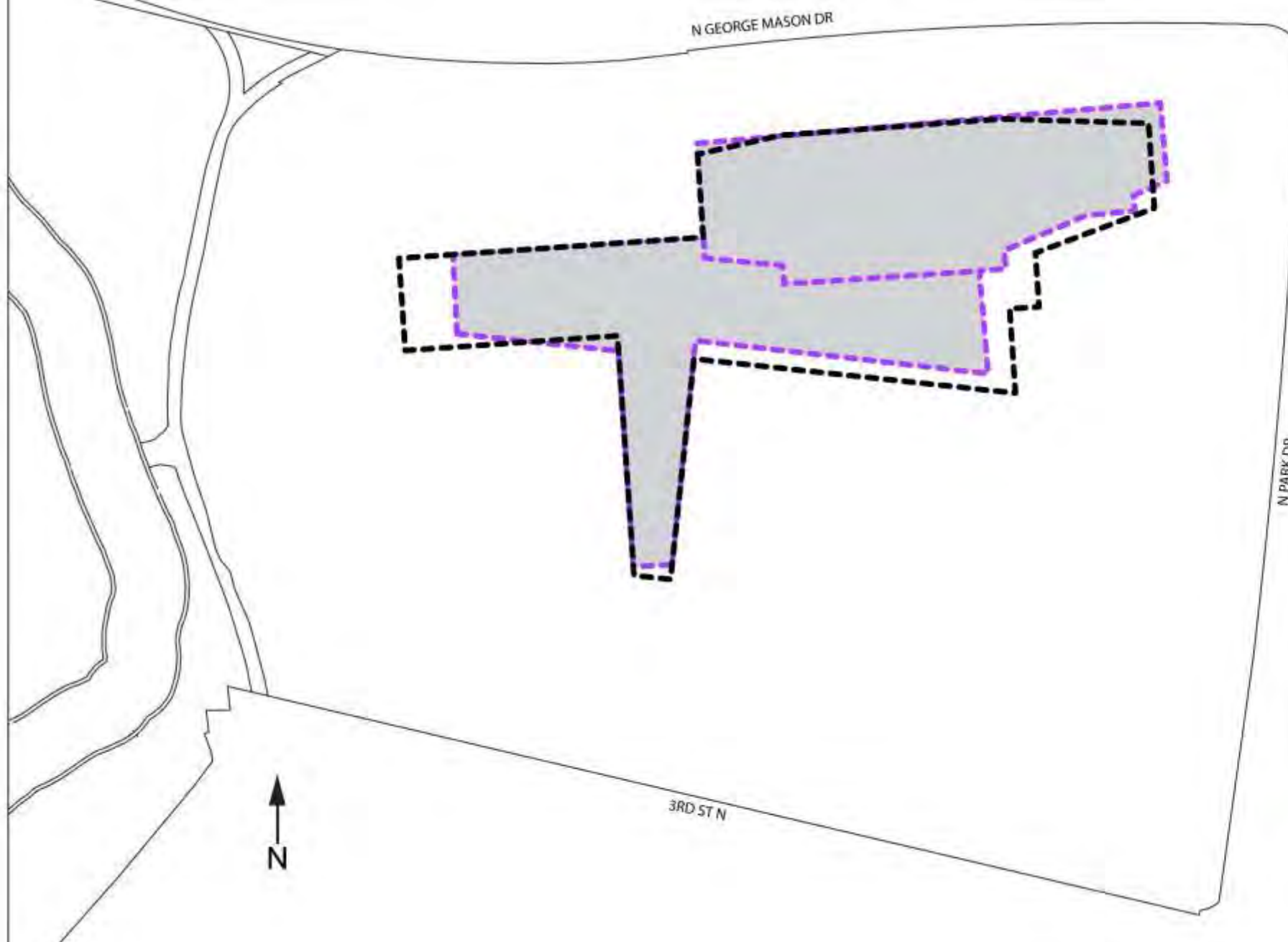
- Remove north gym storage

FINAL
CONCEPT
DESIGN
INTEGRATED



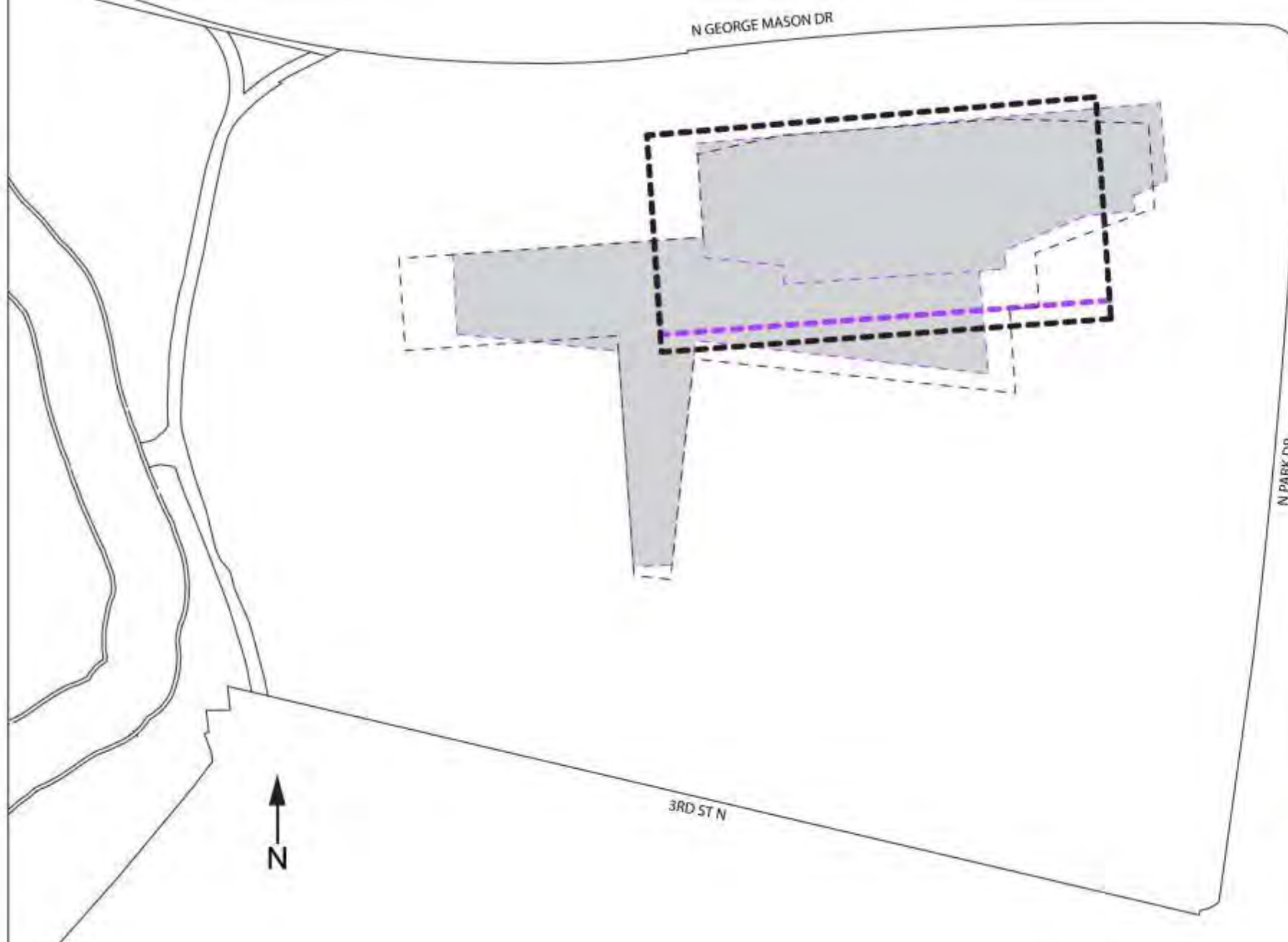
- Remove north gym storage
- Shorten forest wing and angle to open up courtyard

FINAL
CONCEPT
DESIGN



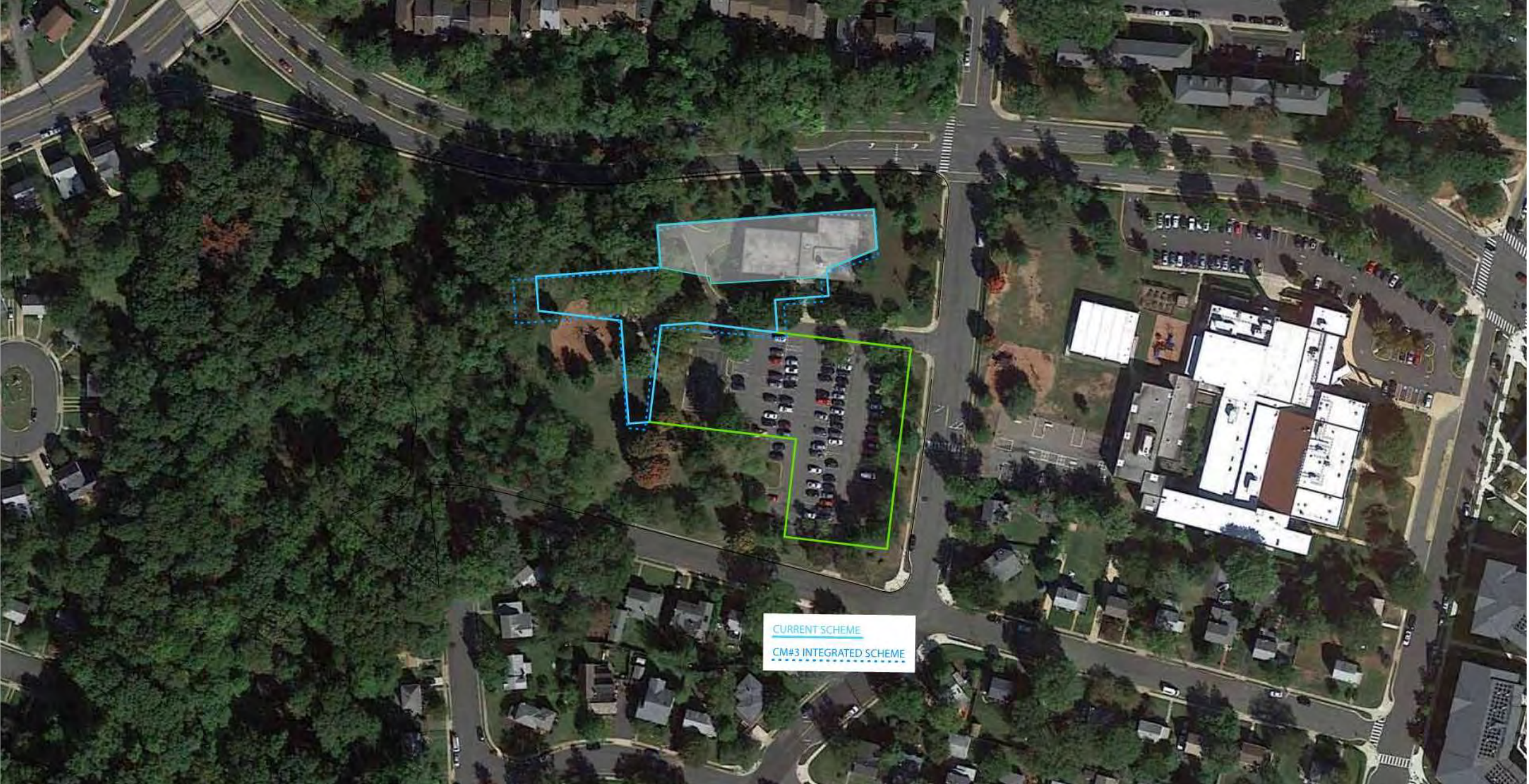
- Remove north gym storage
- Shorten forest wing and angle to open up courtyard
- Shift building north to increase park space

FINAL
CONCEPT
DESIGN



- Remove north gym storage
- Shorten forest wing and angle to open up courtyard
- Shift building north to increase park space
- Reduce size of PV roof

FINAL
CONCEPT
DESIGN
INTEGRATED



CURRENT SCHEME
CM#3 INTEGRATED SCHEME







	EXISTING	CONCEPT DESIGN
SURFACE PARKING	46,140 sf	0 sf
PLAYGROUND	7,265 sf	9,508 sf
OUTDOOR COURTS	3,863 sf	10,505 sf
CASUAL USE PARK SPACE	34,055 sf	59,637 sf (partially park on structure)
COVERED OUTDOOR SPACE	250 sf	4,230 sf

















Studies

- Net Zero Feasibility (underway)
- Traffic (completed – under review w/ County Traffic Engineering & Operations)
- Parking (completed – under review w/ County Traffic Engineering & Operations)
- Tree Survey (completed)
- Site Survey (completed)
- Geotechnical (completed)

COUNTY BOARD DIRECTION:

“A majority of Board members had concerns about the lack of clarity in the final stages of the public engagement process,” Fisette said. “We felt we needed to delay official endorsement of this scheme for our new Lubber Run Community Center until our September meeting, to give the public and the appropriate commissions a chance to weigh-in on it and propose refinements within the current massing scheme.” In voting for the delay, the Board majority emphasized that the additional review by the public and commissions are not intended to produce “fundamental changes” to the concept design.

ITEMS PENDING:

- Interior and exterior materials will be finalized with CMAR input
- Indoor running track
- Extent of sustainable design elements
- Final traffic measures will be finalized with DES input

FINAL BUILDING CONCEPT DESIGN Q+A





What we Heard

- Concern for quality of park where constructed over garage and building.
- Concern about proximity of courts to adjacent residences.
- Concern that size of proposed playground is smaller than existing playground.
- Concern that boardwalk installation will negatively impact existing trees and necessitate tree removals.



Great Lawn - Millennium Park, Chicago



Lurie Garden - Millennium Park, Chicago



Freeway Park

Seattle, WA

Constructed 1976



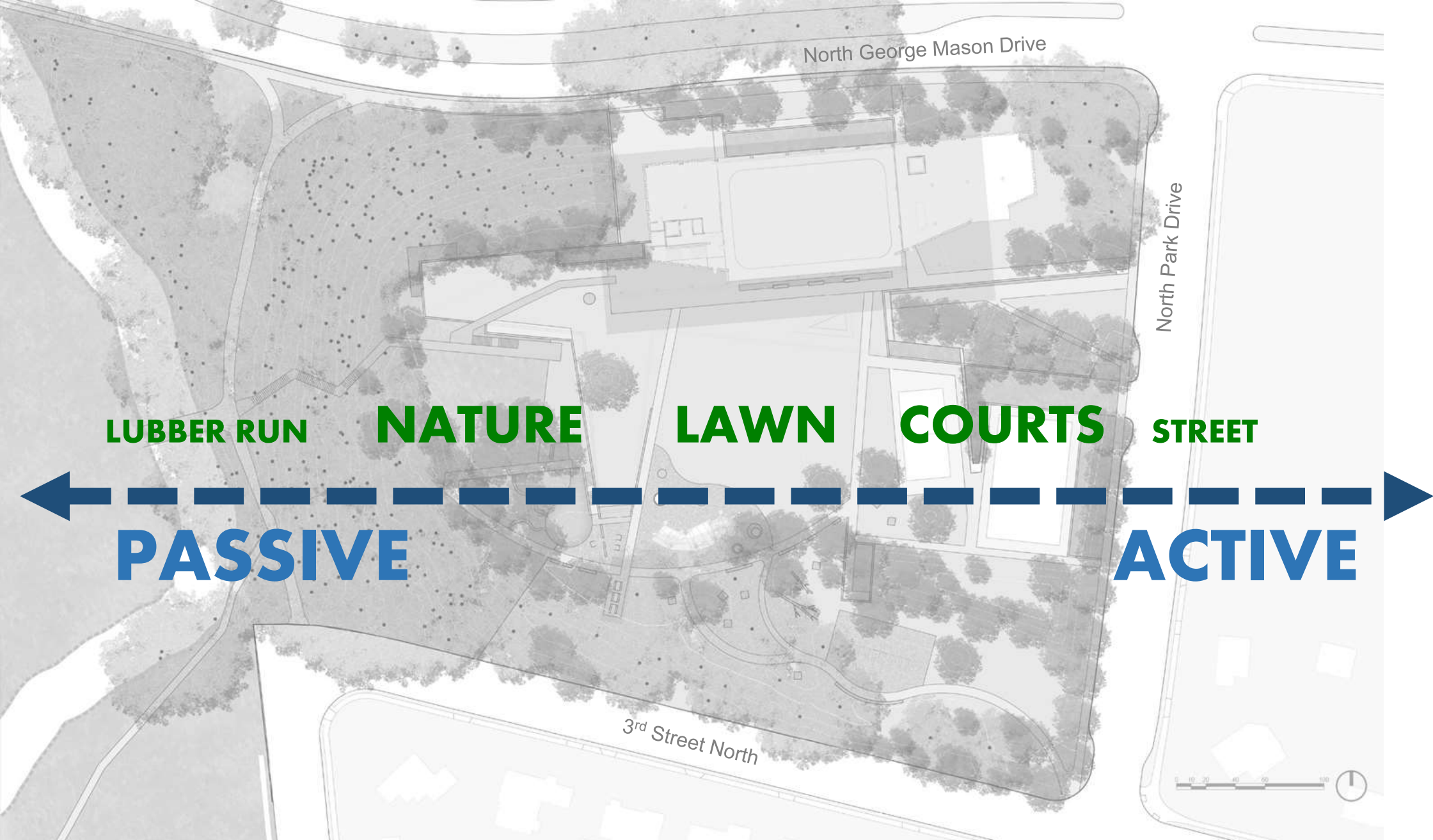
Maggie Daley Park - Millennium Park, Chicago

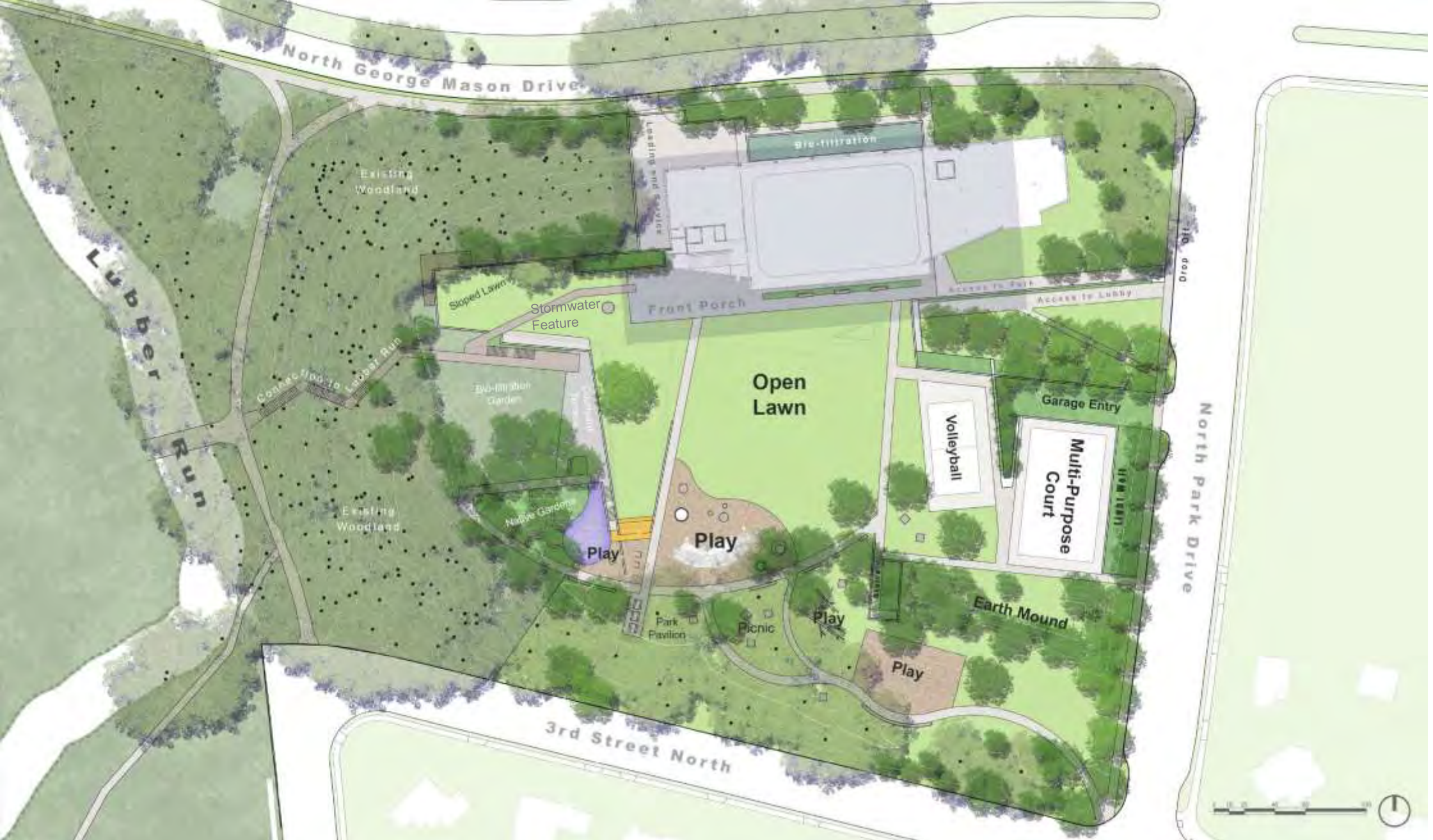


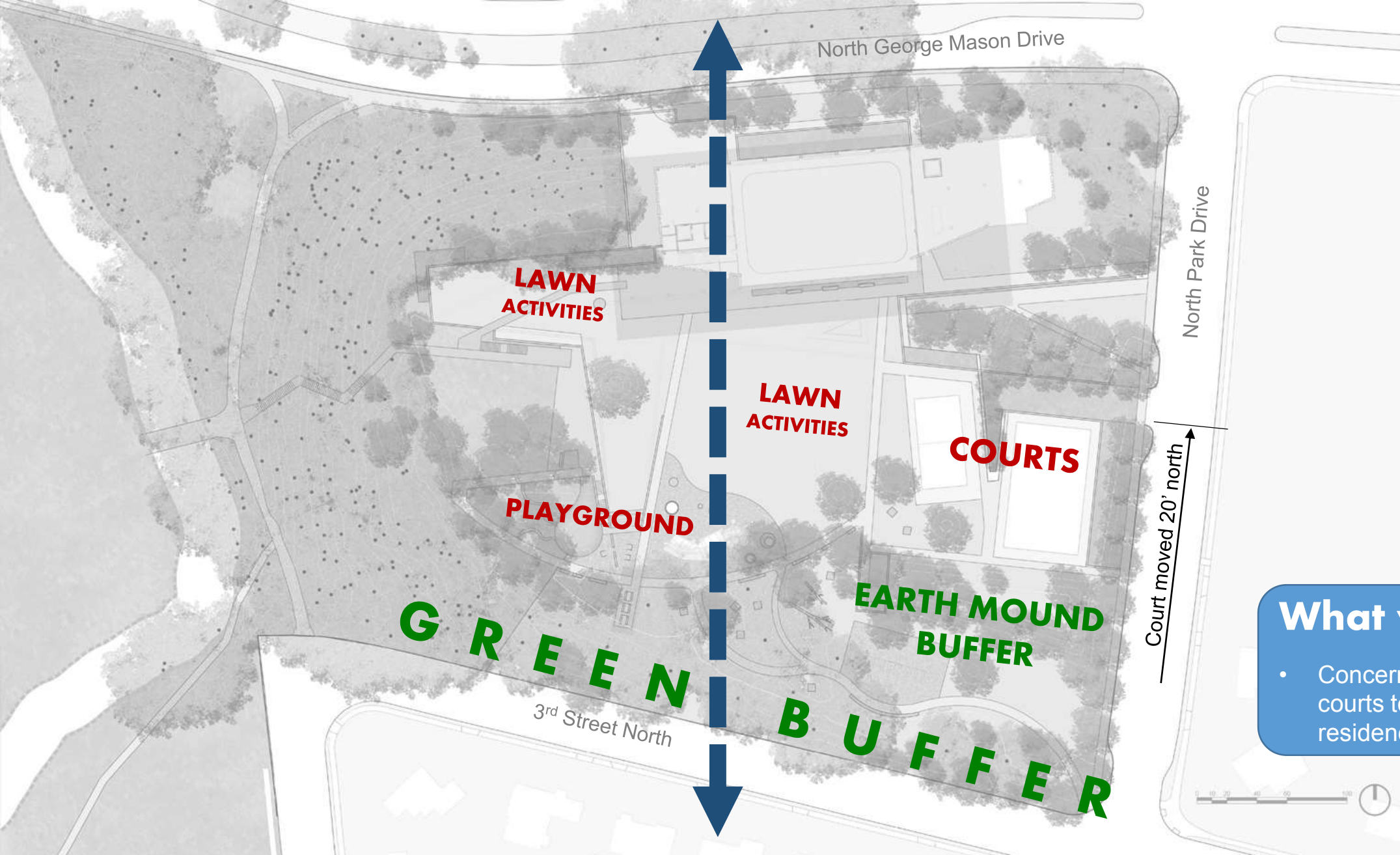
Klyde Warren Park - Dallas, TX

What we Heard

- Concern for quality of park where constructed over garage and building.

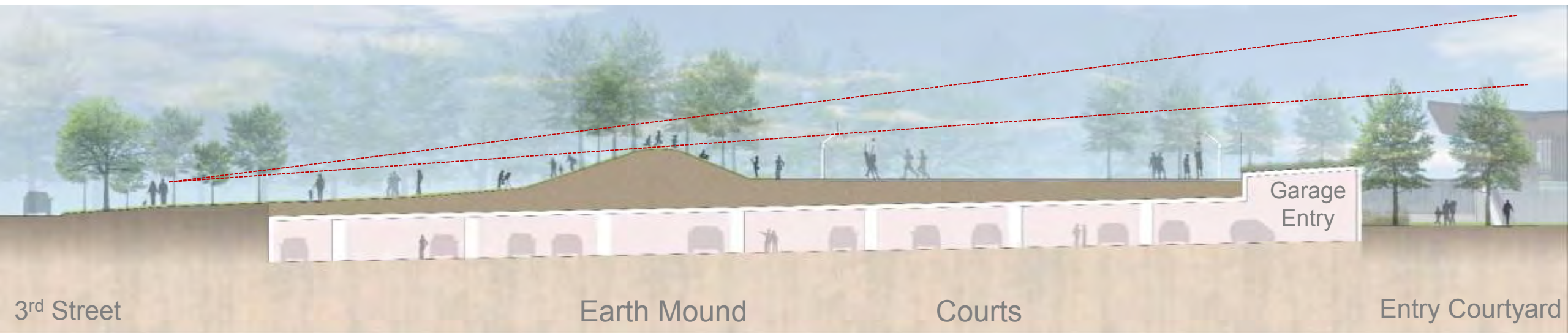


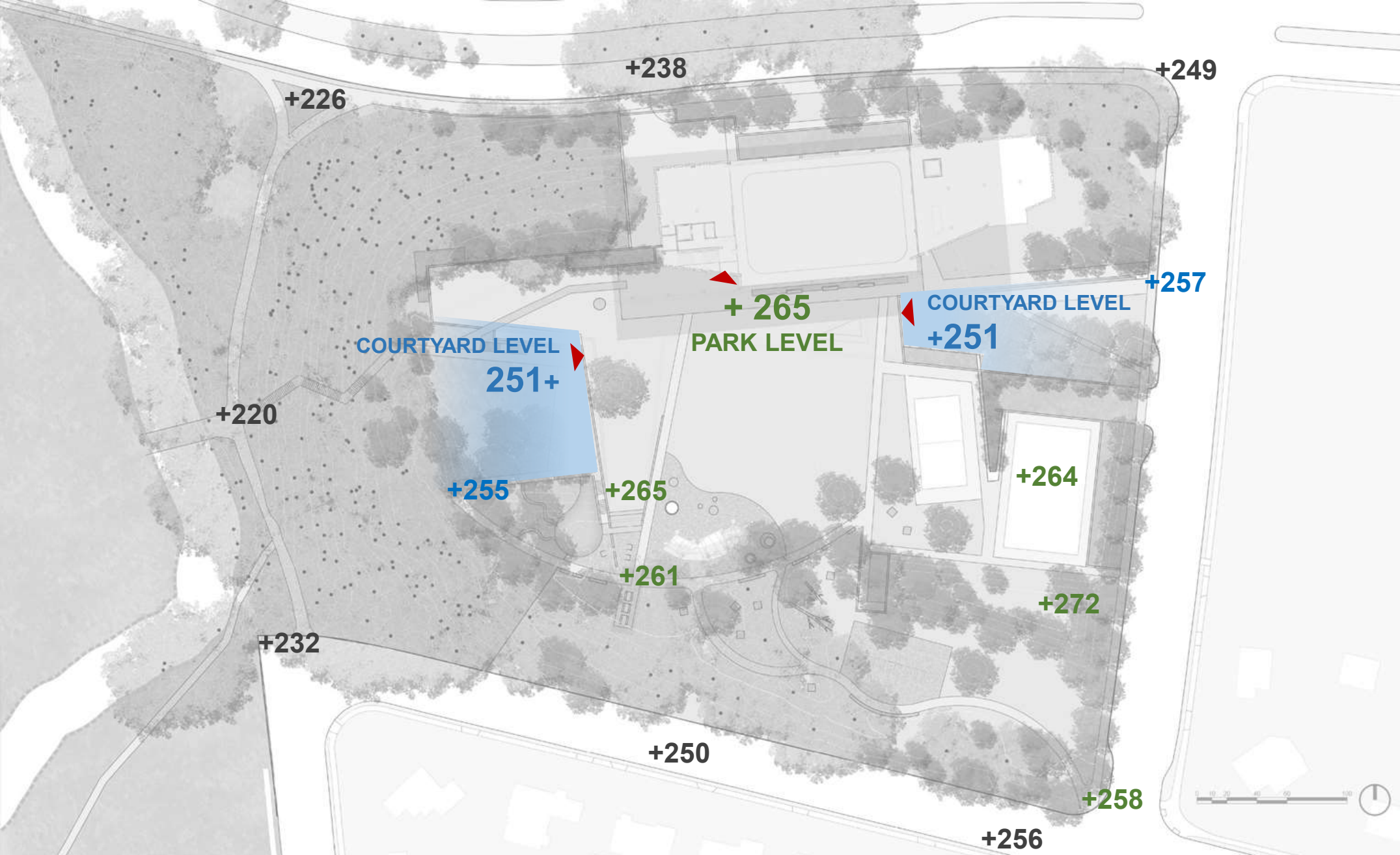




What we Heard

- Concern about proximity of courts to adjacent residences.







Total trees surveyed on site: 469

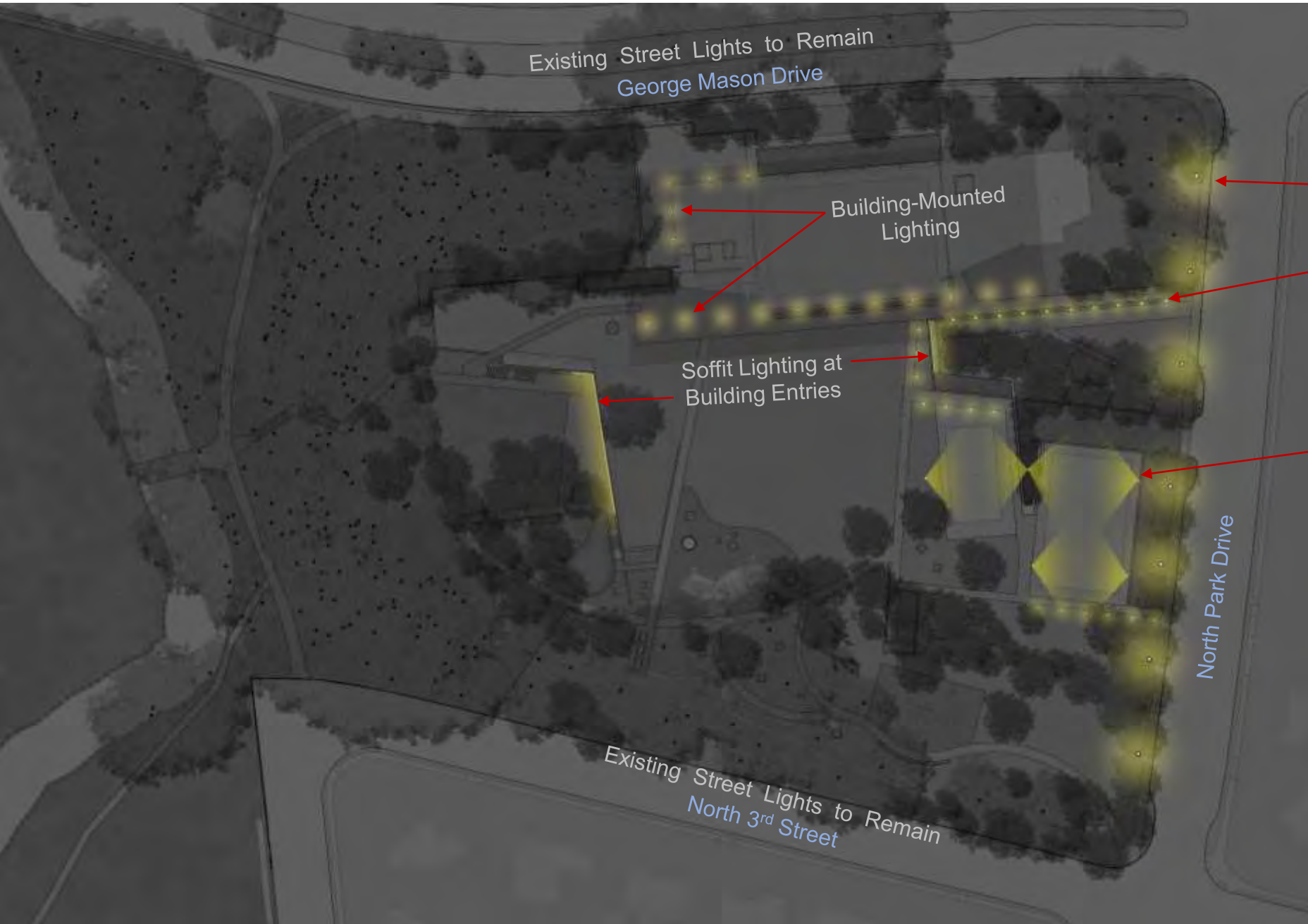
Schemes from Community Meeting #2 removed between 70 – 161 trees

Current Scheme removes: **109 Trees**
(shown in red)



Trees to be Removed: 109 Trees

Proposed New Trees: 125 trees



Existing Street Lights to Remain
George Mason Drive

Building-Mounted
Lighting

Soffit Lighting at
Building Entries

Existing Street Lights to Remain
North 3rd Street

New Street Lights Arlington Standard

Bollard Lights

Court Lights

North Park Drive







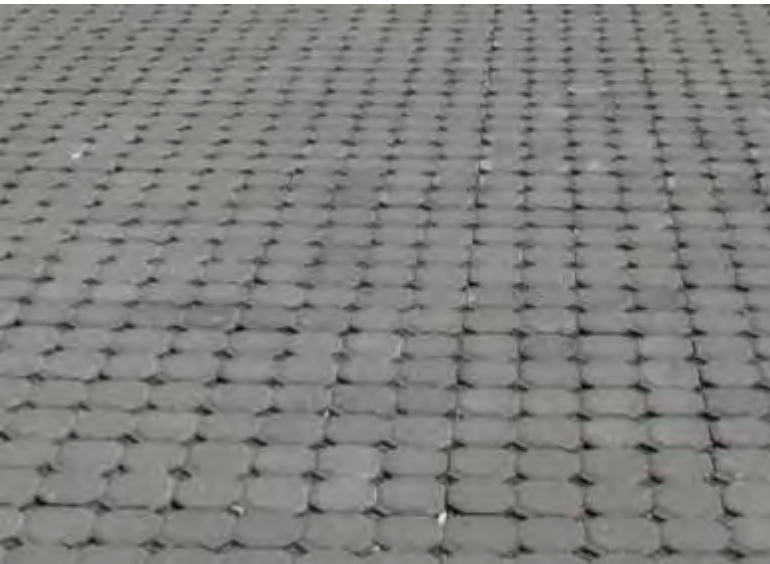
Concrete Paving



Exposed Aggregate Concrete

Park Pathways

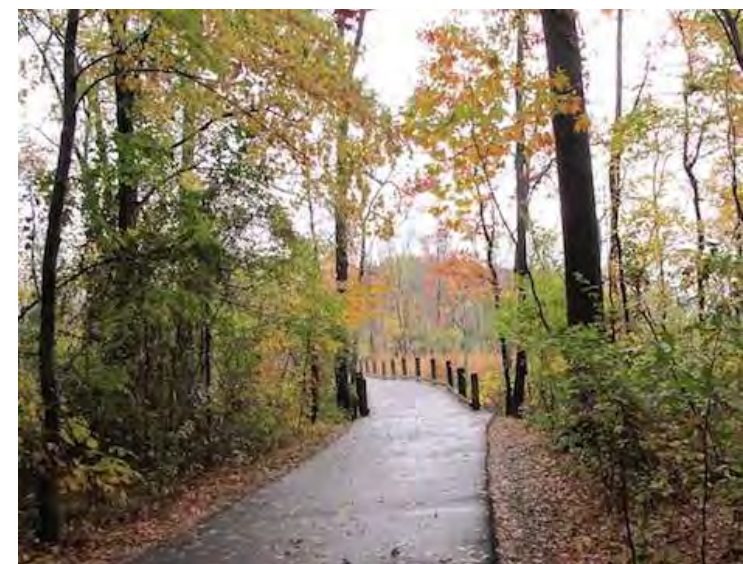
Porous Pavers



Stabilized Aggregate Paving



Asphalt Paving





Terrace Pavement
(pavers)



Stone Pavers

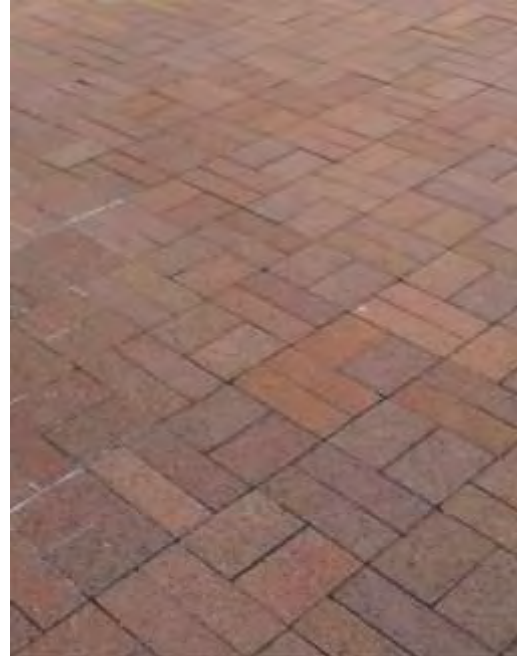
Asphalt Pavers



Concrete Pavers



Brick Pavers



Brick Paver Blend





Boardwalk Layout

Zig-zag between trees



Rocky Run Park
Arlington, VA

Construction Methodologies

Hand construction
Non-invasive foundations

What we Heard

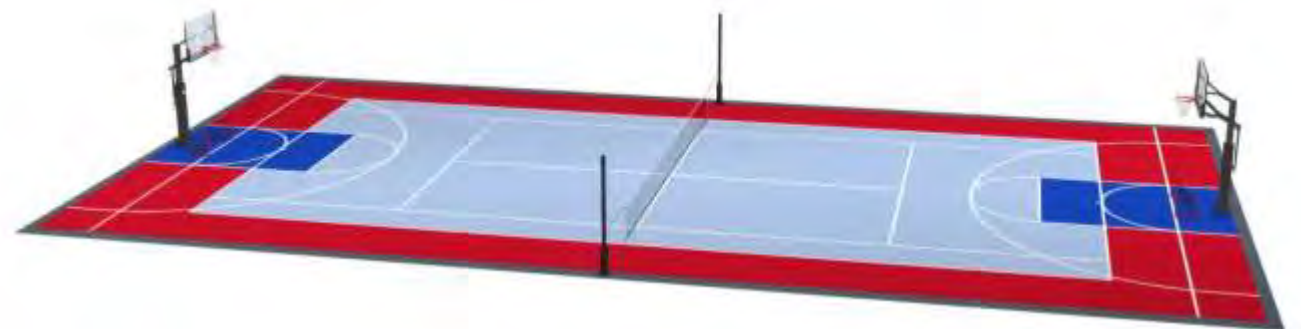
- Concern that boardwalk installation will negatively impact existing trees and necessitate tree removals.



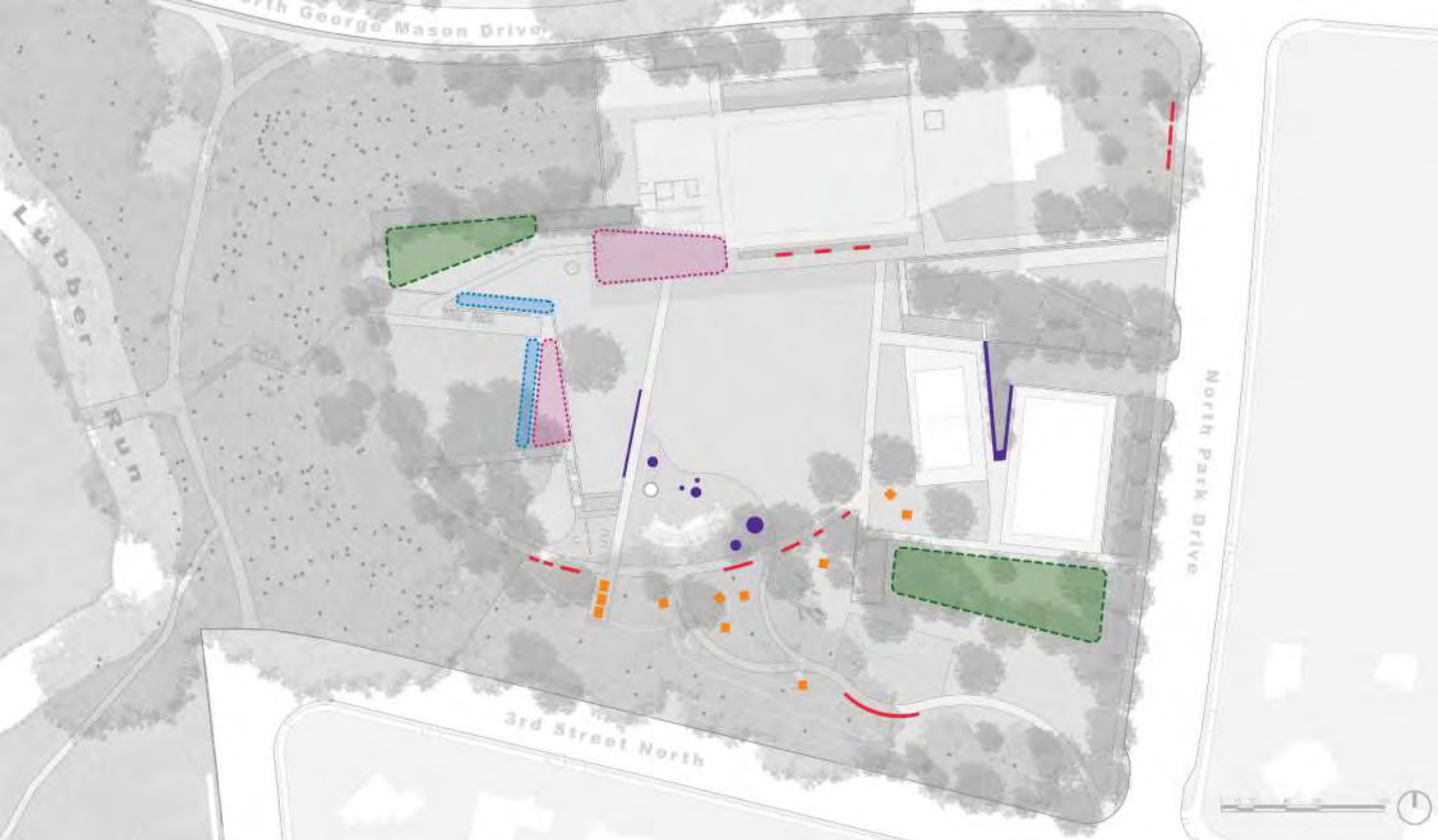
Norwell Bike Trail -Norwell, MA
Helical pier supports



Multi-Purpose surface



Multi-Purpose Court - Game Striping
Basketball - Pickleball - Hockey/Futsal - Fulbito





Park Bench Seating

- bench with back
- wood seats with metal frame
- all metal





Lounge Seating

- Comfort
- Relaxation





Picnic Tables



Tables & Chairs

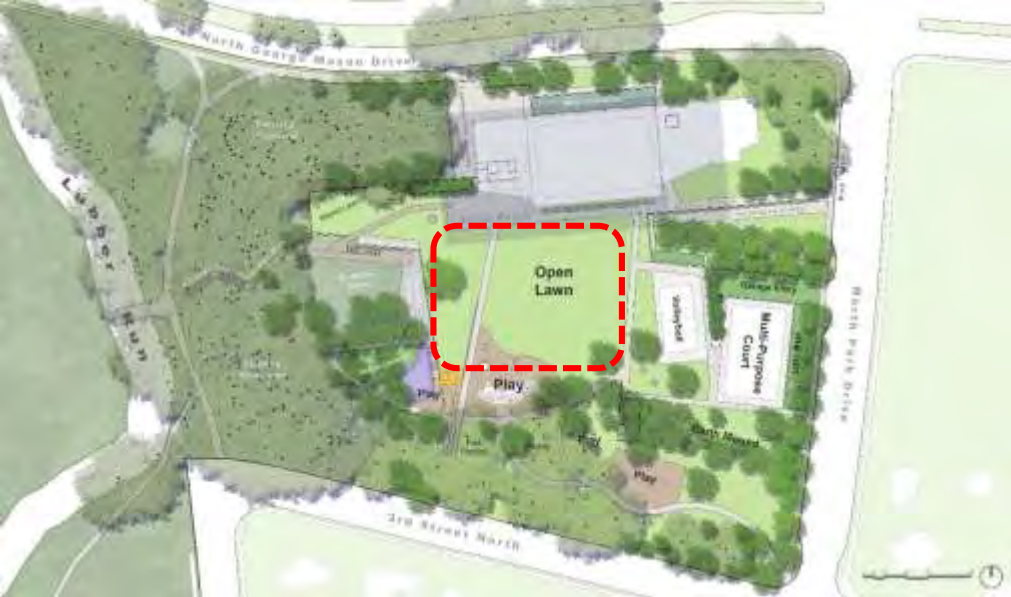


Sloped Lawn Seating



Seat Walls





Relax



Pitch & Catch



Bocce



Croquet



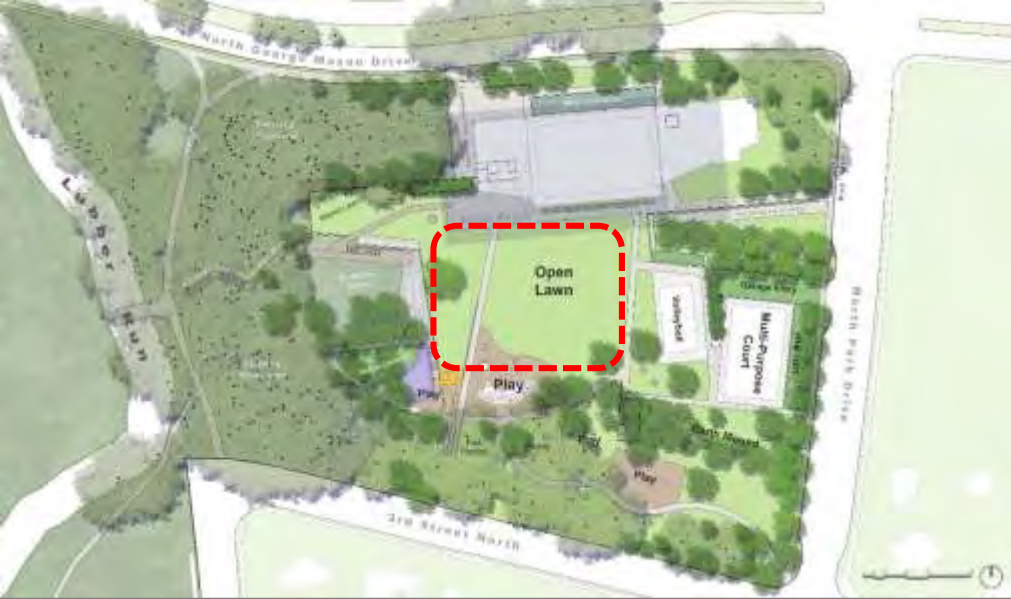
Badminton



Lawn Volleyball



Frisbee



Movie Night on the Lawn



Games Day on the Lawn



Imagination Play Event





Yoga Classes



Outdoor Classroom



Senior / Youth Garden



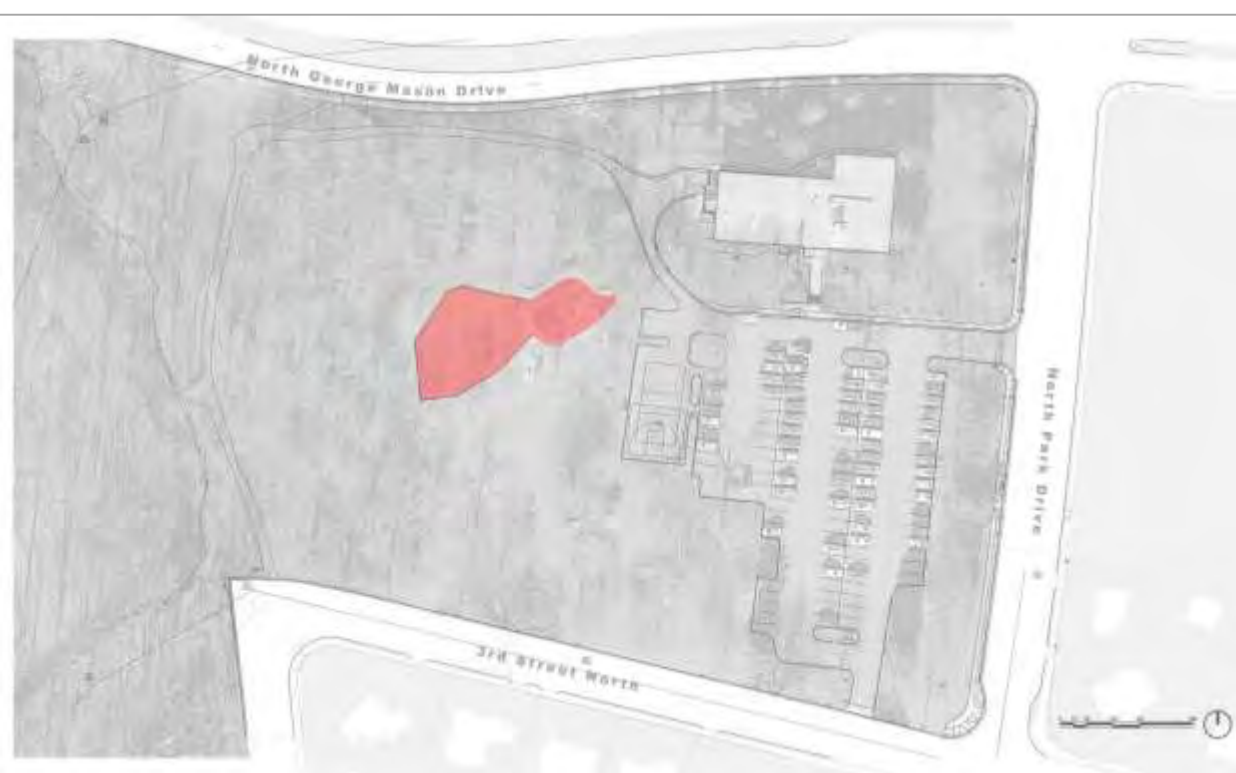
Boot Camp Classes



Existing Play Elements

- Toddler & Single Swings
- 4 ft. slides and 2 ft. slide
- Climbers
- Playhouses
- Rockers
- Sand, mulch, and synthetic surfaces





Existing Playground
7,267 s.f.



Proposed Playground
9,648 s.f.

What we Heard

- Concern that size of proposed playground is smaller than existing playground.



PLAYGROUND

PLACE BLUE DOTS ON THINGS THAT YOU LIKE AND RED DOTS ON THINGS THAT YOU DO NOT LIKE.

PLAYGROUND CHARACTER



PLAY ELEMENTS



LUBBER RUN COMMUNITY CENTER
ARLINGTON, VA

OCULUS | VMDO

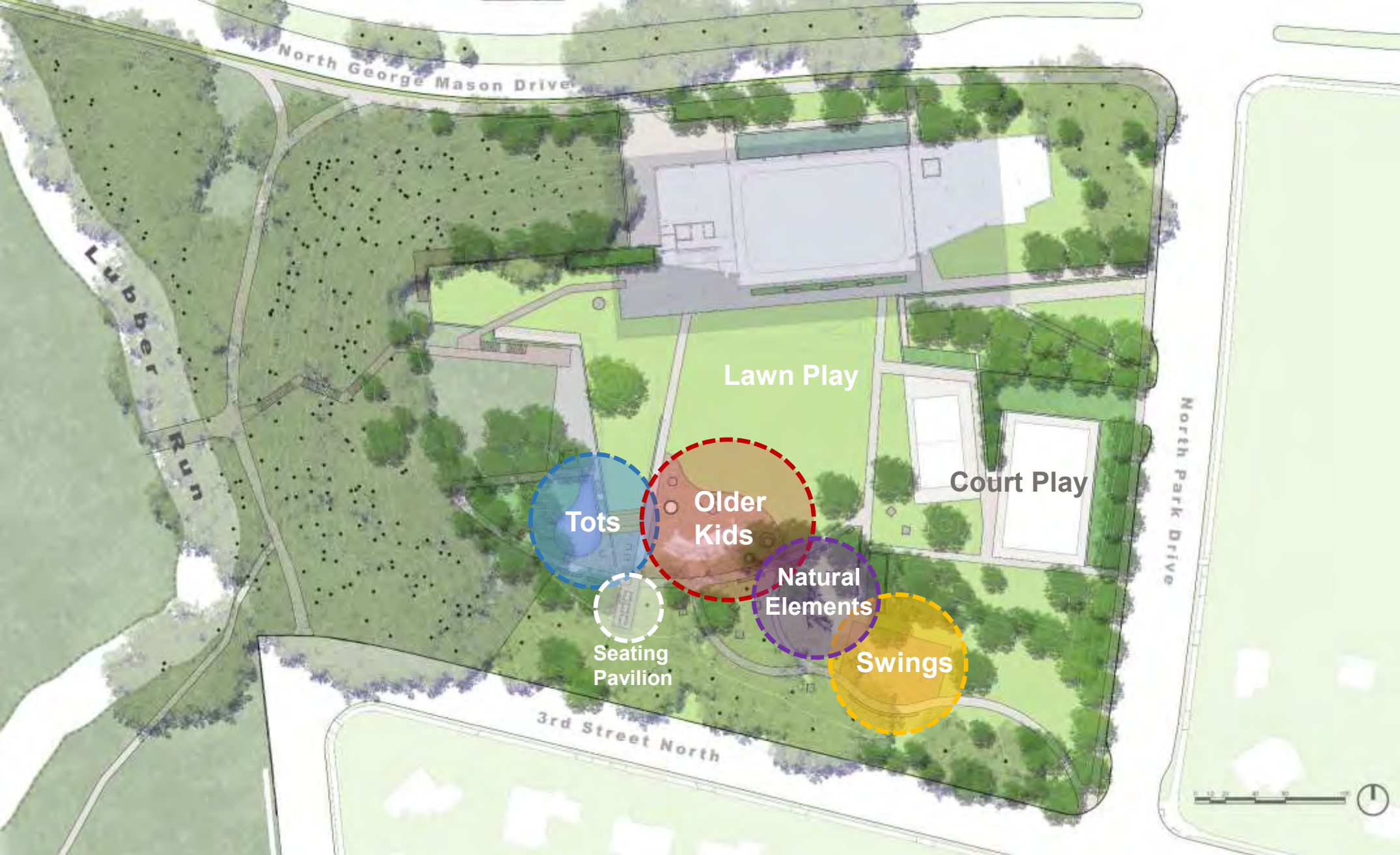
What We Heard

Playground Character

- Natural Character

Play Elements

- Natural Elements
- Climbable Elements
- Earth Mounds
- Tree House/Tower
- Swings









Net Structure





Climbing Tower

(provides garage ventilation)

Inspiration





Swings

- two toddler swings
- four swings for older kids
- one group swing





Hill Slide





Natural Elements



Existing Play Tree





Scurry up the Hill

Play Mound
'King of the Hill'

Secret Paths
through
the Garden

Park Pavilion
Shaded Seating



INSPIRATION





Play Cube

Custom – smaller than image

Play Wall

Custom – similar to image



INSPIRATION











1



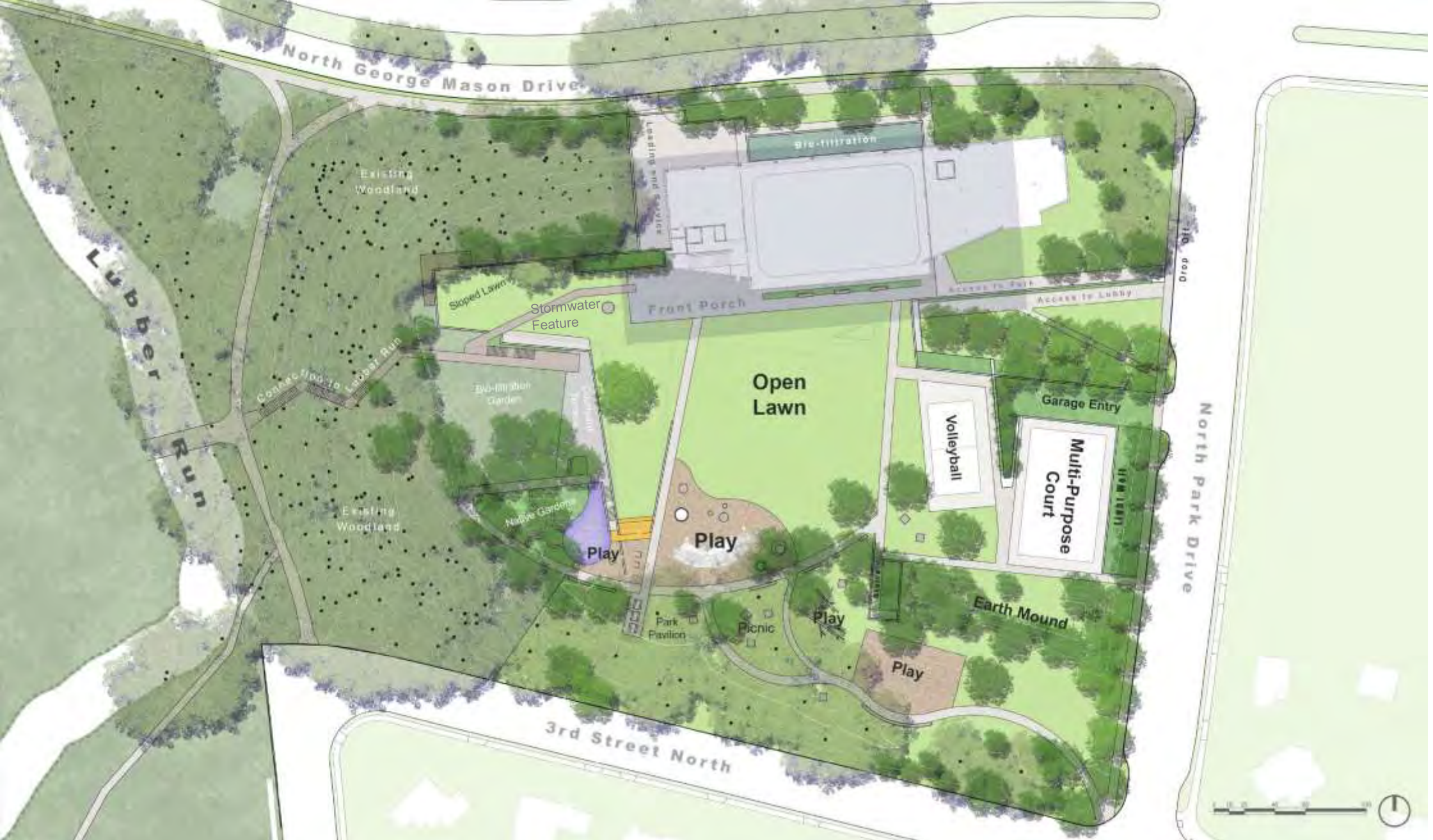
2



3

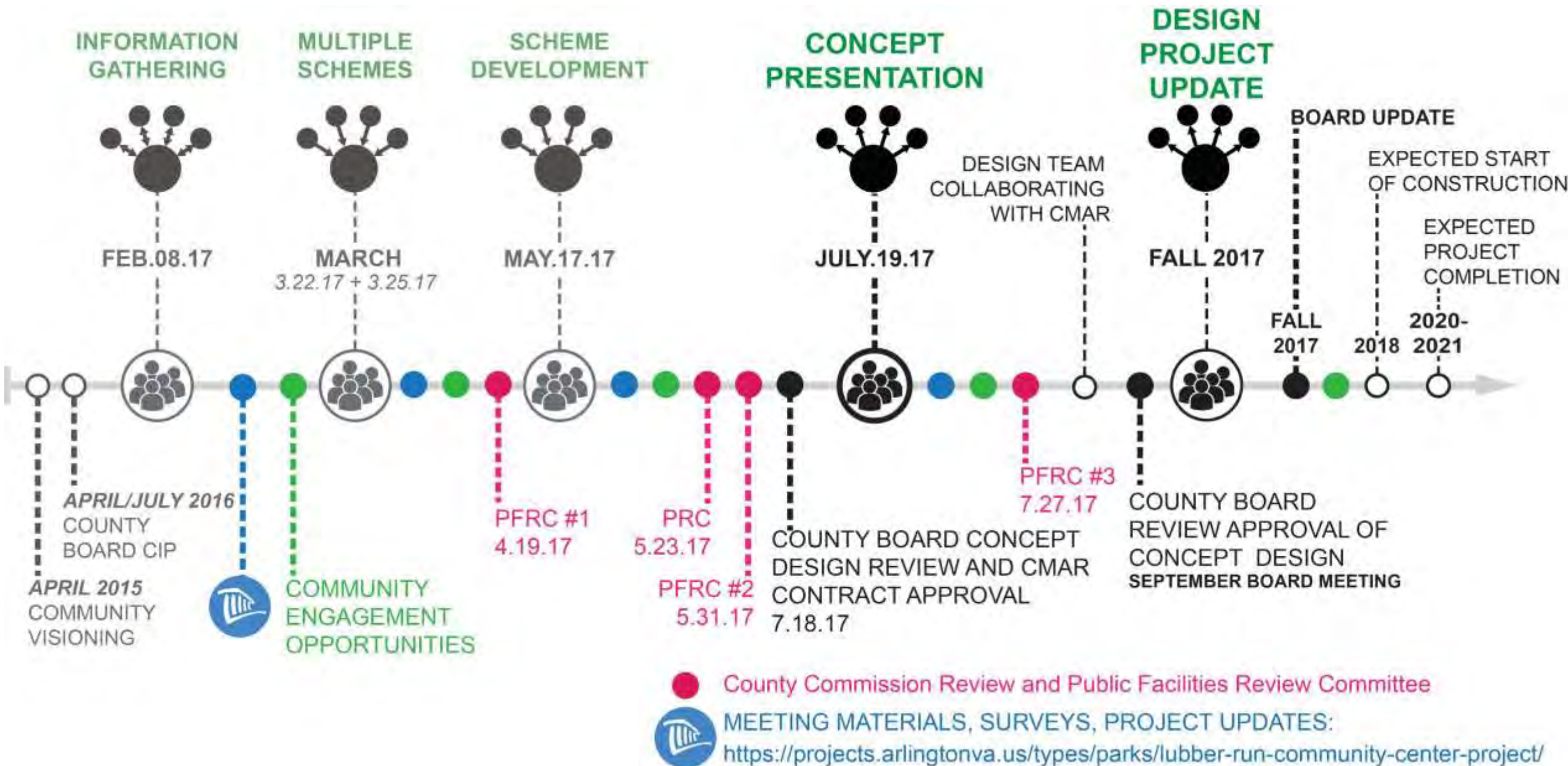
PLAYGROUND SIZE

98



BREAK TO INFORMATION STATIONS





UPCOMING ENGAGEMENT OPPORTUNITIES :

THURSDAY, JULY 27

6 pm - SITE WALKTHROUGH WITH VMDO – Lubber Run Community Center

7 pm - PFRC MEETING– Lubber Run Community Center

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

Thank you for Coming!