



DEPARTMENT OF ENVIRONMENTAL SERVICES
Facilities Design and Construction Division
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MEMORANDUM

TO: Michelle Stahlhut, Staff Coordinator
FROM: Michael L. Manos, P.E., DES Facilities Design & Construction
DATE: April 14, 2017
SUBJECT: Lubber Run Public Outreach

Site Location:

Lubber Run Community Center
300 N Park Dr,
Arlington, VA 22203

Applicant:

Michael Manos
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Architect:

Joe Cenlentano
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Arlington Department of Environmental Services in conjunction with the Department of Parks and Recreation is currently working on the design of the New Lubber Run Community Center. The design is in the concept phase, and is currently scheduled through early 2018. There have thus far been two community work sessions, along with additional outreach between sessions to facilitate community involvement. We have gathered and processed feedback, and provided four different conceptual schemes to the community.

The process of early visioning began in the Spring of 2015 with Cox, Graae, & Spack architects and county staff facilitating community visioning sessions to inform the general order of magnitude for massing concepts. Early in the Lubber Run process, both the County Board and School Board were interested in massing concepts to help determine if affordable housing or an APS pre-kindergarten program could be considered on the site in addition to the new community center. Feedback from the early visioning sessions and the massing concepts formed the basis of the County Board's direction on the scope of the Lubber Run project, with DPR holding community outreach meetings to help develop a program for the building. In July 2016 the budget was approved and adopted into the FY 2017 Arlington Capital Improvement Plans (CIP). The County Board confirmed the scope for the Lubber Run Community Center and provided the following guidance:

- The Lubber Run Community Center is to be built up to four stories along with underground parking to enable more green space.
- The new center should include a gym and accommodate relocation of the senior program from Culpepper Garden as well as continue the DPR preschool program.
- Sports and Recreation Division staff currently located at Lubber Run and 3700 S. Four Mile Run Drive will be consolidated at the new community center.
- Office use should remain subservient to the community center use in the form and function of the overall facility.

The County Board approved an award of contract to hire VMDO, Inc. Architects in Fall 2016, and in coordination with DES and DPR, launched the kick-off for the design of the new community center in February 2017 to gather feedback. In March, VMDO, Inc. presented four separate schemes to the community to gather more feedback on the design elements of each scheme to make conceptual design decisions on the Community Center. A summary of the community outreach process, community feedback obtained, and a description of the four schemes presented to the public is outlined below.

After the schemes are integrated and conceptual design is finished, the county will be using an alternative delivery method for the construction of Lubber Run, using the Construction Manager at Risk (CMAR) method. The CMAR will manage the design and construction budget for the remainder of design. At the end of 2017 the county is expected to agree to a guaranteed maximum price (GMP) with the CMAR. This agreement will let the CMAR begin construction in early 2018 with a construction schedule expected to end in late 2020 or early 2021.

Community Process

Early visioning started in Spring 2015, with the architects Cox, Graae & Spack and county staff facilitating community visioning sessions to inform the general order of magnitude for massing concepts. At the time, the County and School boards were interested in massing concepts to help determine if affordable housing or APS pre-kindergarten programs could be considered at the site in addition to the new community center. Ultimately it was decided that neither of these programs would be part of the program. Feedback from the early visioning sessions and the massing concepts formed the basis of the County Board's direction on the scope of the Lubber Run project.

Feedback

The feedback and ideas gathered from the community at the February kick-off helped the architects develop the design drivers that led to creating four design schemes. One overwhelming theme that was consistent from feedback is the preservation of the park and the goal to maximize “green” space and optimizing the design to integrate the building with the park. A large amount of comments were made pertaining to the safety of the park and how it integrates into the neighborhood area, affects traffic, and the intersection of Park and George Mason Drive. There is also a community goal of improving both interior and exterior facilities. The interest is specific to providing higher quality facilities than what is currently at Lubber Run.

4 Conceptual Schemes

Four schemes were created to be very different in order to elicit responses of positive and negative from the community. They are not created as four hard options, but rather with different elements that can be combined where possible and try to bring the positives of all four schemes together. The schemes are ordered from least park integration to greatest, and from tallest to shortest. All schemes are viable and work within the scope and funding of the project.

Compact

The compact concept is a four story building that minimizes the impact of the building on the site. It has the least engagement with the park, and the tallest profile. It has underground parking along park street. The gymnasium is on the first level with program spaces on the next two, and offices on the top level.



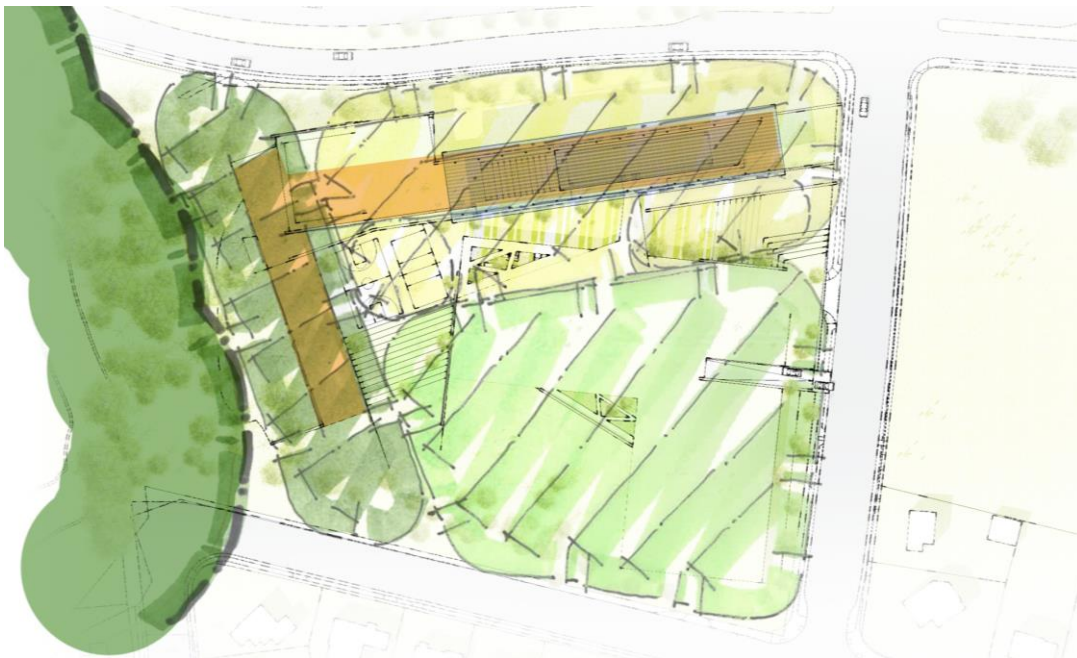
Portal

The Portal concept takes the program on the third floor and rotates it 90 degrees. It reduces the height of the building by one story and increases the footprint. This creates a “portal” to access the building under from park street. The parking is located in the same area as the compact. The gymnasium is on the base floor with programming on the second floor that forms an L shape. The offices are on the third floor.



Embedded

The embedded scheme increases the footprint of the building as it lowers the height and moves the program areas into the park. This requires only two floors and is about the same elevation as the current Lubber Run facility. The underground parking is located in about the same place, but is shaped in an L shape to fit with the building more efficiently. The program spaces are in an L shape that moves up into the park to let the building “users” have better interaction with the park while the office spaces are stacked onto program space closest to the east side of the park.



Woven

The woven plan is more of a square structure where program elements and office elements are woven over top of each other. It is the same height as the embedded scheme, but doesn't move into the park as far. It creates walkable ramps to move across the building. The gymnasium and most of the program space is on the ground floor with some program and the offices woven perpendicular to those spaces. The parking is in the same configuration as both the compact and portal.

