



DEPARTMENT OF ENVIRONMENTAL SERVICES  
Facilities Design and Construction Division  
1400 N. Uhle St. Suite 403, Arlington, VA 22201  
TEL 703.228.4437 FAX 703.228.3093 www.arlingtonva.us

## MEMORANDUM

**TO:** Michelle Stahlhut, Staff Coordinator  
**FROM:** Michael L. Manos, P.E., DES Facilities Design & Construction  
**DATE:** May 26, 2017  
**SUBJECT:** Lubber Run Integrated Scheme

### Site Location:

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

### Applicant:

Michael Manos  
DES Facilities Design & Construction  
1400 N. Uhle St. Suite 403  
Arlington, VA 22201

### Architect:

Joe Cenlentano  
VMDO Architects, P.C.  
200 East Market Street  
Charlottesville, VA 22902

Arlington Department of Environmental Services in conjunction with the Department of Parks and Recreation (the County) presented four design concepts for the New Lubber Run Community Center on April 19, 2017 to the Public Facilities Review Committee(PFRC). PFRC submitted a letter to the County on May 16, 2017 providing feedback on the four building schemes, a recommendation for a larger distribution notice of future PFRC meeting, and incorporated comments received from the Environmental and energy Conservation Commission (E2C2). The recommendations in conjunction with feedback received during our community outreach process have been incorporated into the design of an integrated scheme. On May 17 and May 23, 2017, respectively, the County presented the integrated scheme at a community meeting at Barrett Elementary School (3<sup>rd</sup> meeting in a series of meetings leading to the final Concept design presentation in July) and at the May Parks and Recreation Commission. As part of the Community meeting, the County obtained feedback on materials, room adjacencies, and the integrated plan.

After the final Concept design is presented in July which will include interior spaces and exterior building finishes, we will be moving into design development. The County is currently selecting a Construction Manager at Risk (CMAR) and expects the CMAR contract to be presented at the July or September board meeting. The CMAR will assist with the development of the construction budget and provide constructability reviews for the remainder of design. When the level of design is sufficient to price the fully scoped project, the County and CMAR will negotiate a guaranteed maximum price (GMP). This agreement will let the CMAR begin construction in 2018 with a construction schedule expected to end in late 2020 or early 2021.

## **Community Outreach**

In addition to the community meetings, DPR has sought intergenerational community input in several ways throughout the design development process. In early March staff conducted outreach to the 55+ community at the Walter Reed Community Center, along with attending AFAC food distribution at the Gates of Ballston. Staff have also reached the teen population by attending the Kids in Action after-school program, and conducting clipboard surveys over a two-week period in the park.

The clipboard surveys overwhelmingly supported the installation of a hard-surface volleyball court, along with confirmation of the need to retain the volleyball court. Posters of the four schemes presented to the PFRC in April were posted in Lubber Run Community Center to allow for public comment.

## **Feedback**

The feedback and ideas gathered from the community at the March schematic design review and the April PFRC meeting helped the architects develop the key principles that should integrate the best ideas from the four design schemes. Some main drivers from both the community process and PFRC were to:

- Mass building in NE corner while reducing scale from 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

In particular, the County has focused on the balance in between height and transition to the park as recommended by PFRC.

## **Integrated Scheme**

The integrated scheme took benefits from all four schemes. From the compact and portal schemes, we focused on the gym being in the NE corner. We moved half of the program space into the park like the embedded and woven schemes. Then we raised the height of the office space to reduce the overall footprint. This gave us a centralized entrance to maximize connectivity and foster community. It also increased the accessibility of the community center and the programs contained in it.

