

## **Arlington Forest Citizens Association's Informal Survey on Lubber Run Community Center Options**

**February 1-16, 2015**

(223 valid\* responses to Survey Monkey online software)

### **Site Utilization** (could select multiple options)

- 59% Maintain the current amount of greenspace (open grassy areas plus playground).
- 36% Expand greenspace by limiting the footprint of the building and/or associated parking.
- 13% Reduce greenspace to build a larger community center and/or associated parking.
- 31% Build a two-story garage if needed to support a larger community center.
- 36% Build a two-story garage if needed to free up land to expand greenspace.

### **Building Size** (could only select one option)

- 13% Similar size facility to current LRCC.
  - 7% Same height with 25 percent larger footprint (25% more total square feet).
- 43% One story higher with same footprint (50% more total square feet).
- 26% One story higher with 25 percent larger footprint (88% more total square feet).
- 11% Larger than Option 4.

### **Facility Features** (in addition to those currently offered; could select multiple options)

- 75% Weekend and evening access to the facility (not currently offered)
- 57% Fitness room (weight training)
- 52% Multi-use gymnasium
- 49% Wellness Room / Dance Studio
- 46% Senior adult programs
- 37% Larger multi-purpose room
- 36% Arts and crafts room
- 32% Overflow meeting rooms/classrooms for use by Barrett Elementary School
- 30% Shower/locker rooms
- 25% Indoor basketball court
- 19% Offices (for example, some County department could occupy the top floor)

\* Excludes 10 identical responses submitted in quick succession from the same computer.

### **Comments** (all comments submitted by respondents)

#### Site Utilization:

- Maintain an acceptable amount of green space and also expanding the LRCC by expanding into unused areas (like the large buffer between George Mason Drive and the building) and not taking away from the used and heavily wooded green spaces.
- The community center can be larger with reduced green space IF the design is such that "unused" green space is used (e.g. reduce the set back from George Mason Drive).
- I would like to see our present community center replaced with a multistory, multiple use facility, and with a multilevel parking garage underneath. I envision a recreation center on the first level, a day care and/or preschool, and after school care on the second level and affordable apartment units on the upper three or four levels. Public school teachers, police, firefighters need

affordable housing in our community. This housing would not take up park space if it is sitting on top of the recreation center. Parking for the facility should be underneath the building, freeing up the present parking lot to become green space or basketball, volleyball and tennis courts.

--Build a larger school or housing facility.

--An innovative design could easily accommodate a multi-use facility (with comm center and housing, including some expanded school-use facilities, with a similar footprint and underground parking, increasing green space.

--I support expanding or maintaining the greenspace. It seems a multi-level or underground parking could easily achieve this result. There are design solutions that can marry an expanded greenspace and an expanded community center/parking.

--Push building edges towards sidewalk in order to expand building to increase flexibility of programming.

--If underground parking is possible, then restore the surface parking to green space (e.g., soccer/ball field for Elementary School aged children). LRCC redesign should retain and protect as many of the property's trees as possible.

--I support maintaining or slightly reducing greenspace to make room for a larger community center and/or middle school. The remaining greenspace should be improved to be more versatile.

--Going "up" not "out", ie, keeping the footprint small enough to only cover the blacktop and the current rec center building. There is no "other" option for question 2 (?) so I'm putting my response here: Add 2-4 stories to current height. The lower levels can house the community center and 2-3 stories atop could be lower income units to house county workers (ie teachers, fire fighters) and/or the elderly.

--Don't cut down many trees if possible.

--Garage underground with building on top. Greenspace needs to be large enough to accommodate outdoor programs like mini soccer and little Olympians.

--Instead of simply building a new LRCC, consider creating a new Nature Center and playground. Ideally, the new facility will enhance the green space utilization, and offer learning opportunities for Barrett Elementary School. Furthermore, Barrett is landlocked and lacks sufficient playground space for the growing school population. The area around LRCC should be considered for school use as well.

--I strongly oppose building a parking structure at Lubber Run. It would ruin the aesthetics of the park view from the school. Structured parking is also inappropriate for a single-family residential neighborhood.

--I guess I'm with the 9 percent. The new facility should be design to serve primarily as a school for the immediate future and revert to a community center when enrollment declines.

--Goals should be to 1) ID and preserve current greenspace areas, 2) set that area aside from building footprint, 3) enlarge the size and # of uses for the future bldg. compared to today's community center, and 4) use a portion of the current surface parking to expand the building footprint, with the vast majority of the new building's parking provided in an underground garage, i.e., limited surface lot parking spaces.

--I am in favor of incorporating housing.

--Mixed use, including affordable housing.

--Build a middle school or elementary school.

--Gymnastics facilities - there is a huge demand in Arlington & Barcroft is not enough.

--I understand Barrett staff needs parking weekdays and support including this with 2-story garage if feasible.

## Features:

--I am not yet decided on these features. There needs to be more discussion on the county's needs and on the possibilities in the space.

--Cafe type co-working area for people to work on computers, have coffee, collaborate - that is the way people are working now and it would be forward thinking for the GenXers as well as the upcoming wave of new retirees.

--Sustainable site and building design, as a morning-evening casual gathering and learning tool for all ages \* Facility to be shared with Barret Elementary School, minimum LEED and Arlington Green Program Certifications with open design charrettes. \* Healthy building strategies for comfort: Indoor Air Quality, Daylighting, Natural and Mechanical Ventilation, etc. \* Minimize waste production and use of materials-water and energy during construction and operation \* Flexible design requirements allowing multipurpose use of all indoor-outdoor spaces \* Social relationships requirements: example indoor cafeteria with outdoor siting area next to playground \* All flat roof with public access.

--Beautiful, functional, and sustainable site and building design, as a morning-evening casual gathering and learning tool for all ages, to be shared with Barret Elementary School, minimum LEED and Arlington Green Program Certifications with open design charrettes. □Healthy building strategies for comfort: Indoor Air Quality, Daylighting, Natural and Mechanical Ventilation, etc. □Minimize waste production and use of materials-water and energy during construction and operation □Flexible design requirements allowing multipurpose use of all indoor-outdoor spaces □Social relationships requirements: example indoor cafeteria with outdoor siting area next to playground. All green vegetated roofs with public terraces.

--I envision a recreation facility on the first floor similar to the Barcroft Sports and Fitness Center, with the Day Care and/or Preschool, and After School on the second floor and the Affordable Housing Units on the 3rd, 4th, 5th, and 6th floors. I would build the facility closer to George Mason Dr. to take advantage of the unused land on the hill going down to the street. I would appreciate if "The Arlington Forester," would include all the various ideas for this facility in their newsletter. I worry that a few people are trying to control the thoughts being shared with community members. We will get the absolute best results by considering all the options, rather than only a few of the options.

--School and/or housing facility.

--Again - design is the key. We are now an urban area; we can no longer afford to look at Arlington Forest and Lubber Run from a parochial viewpoint. Good design can maintain and improve the green space; make it more inclusive, include underground parking and BETTER transit options than just accommodating cars. This is not Arlington Forest's private club. Design should take an innovative approach to solving the problems of our URBAN location, serving the needs of a greater percentage of the population AND preserving our essential green space. Arlington Mill works for its area; Lubber Run can too, if done right.

--An indoor lap pool should be considered. The indoor basketball court is a very high priority to me. The county is extremely sparse in indoor basketball courts for the number of people.

--Expanded pre-K (preschool center).

--Indoor track.

--Cafeteria with outdoors sitting area near the playground, basketball court in multi-purpose Room, wellness room can share space with multi-purpose or meeting rooms.

--Gymnastics facilities.

--If the multi-purpose room had a stage for musical and theatre performances, the new LRCC could be used instead of the Amphitheatre when it rains. Although the LRCC room could not hold as many audience members as the amphitheatre, it would allow many (but not all) to enjoy the performance. Some is better than none. Would love to have ping pong tables in the new LRCC.

--Any fitness room should include cardio equipment, such as treadmills, bikes, and rowing machines.

--Lecture room available that can be reserved for activities -- free or for a small fee. Open to the neighborhood and general public.

--Low income housing (as addressed at #2) for county workers (fire fighters, police, teachers) and/or senior citizens. Lastly--the civic association needs to be accountable to all members of the community, to share all responses and comments--not just come up with a summary report of the responses, thereby obscuring the diversity of responses you may get under "other". Thank you!

--LRCC needs to be able to accommodate more county program like Walter Reed and Fairlington can. There are not very many offered at the current center.

--New Community Centers are often empty for long periods of the day. Perform committing public money for yet another Community Center, we need to know whether this one would be used. The proximity of LRCC to the Culpepper Garden provides an opportunity to offer services for seniors. The Culpepper community should be involved in the conversation about this space. It would be good to have a site that people of all ages can enjoy. The standard community centers, with small gyms and modest amenities, have no place on this site. There are dozens of private gymnasiums in the area, as well as many large community centers. Arlington Forest doesn't need another one of these facilities. Instead, we need to be more creative with how this can be used to enhance the green space, and provide opportunities for kids and seniors. For Question 2: Above: The Green Space should be increased by putting parts of the building underground, and reducing the size of above ground parking.

--Gymnastics facilities.

--Strongly oppose Barrett ES and County office use.

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--Workshop for classes and public use of personal manufacturing technologies - e.g., woodshop, electronics making, 3D printers, etc. Something like a smaller public version of the TechShop in Crystal City.

--Gymnastics facility!

--Martial arts room like Dawson Terrace.

---Capital bikeshare station --cafe/coffeeshop --classrooms to support adult education (not just for Barrett) --meeting rooms available to the community (not just for Barrett) --music practice rooms --nature education room to complement Lubber Run Park --performance/rehearsal space to complement the Lubber Run Amphitheater. What is a "Wellness Room"? The current LRCC houses county offices. How did you choose which current features/activities should be assumed to continue and which would be subject to the survey?

--School.

--Hopefully people are embracing this as an opportunity to provide to families in/around Arlington Forest a facility that has many recreational options. In addition, people should voice their concerns, e.g., increased traffic, to let County leaders know that if the concerns can be addressed appropriately, then we would support building a larger, comprehensive facility.

--Allow gym to be used for flying small electric RC planes and helicopters.

- Additional floors that could be used for housing and/or offices.
- Affordable housing.
- Please add affordable housing, a homeless shelter, or a battered woman's shelter to the community center. That my fellow residents would slight those in need for fear of hurting property values is embarrassing.
- Gymnastics facilities - there is a huge demand in Arlington & Barcroft is not enough.
- Weekend/evening access would require staff, maybe offset by Arlington fitness/wellness/computer classes. Sports facility for teens, all seasons, especially needed given large increase in housing nearby, and since Barrett playground has trailer classrooms on it. I am in favor of using the gym(s) for Barrett activities as needed.