

Long Bridge Park Advisory Committee

DRAFT

*for review at LBPAC meeting
August 17, 2017*

Long Bridge Park Advisory Committee
Presentation to Firms Participating in
RFP No. 17-304-RFP

September 5, 2017

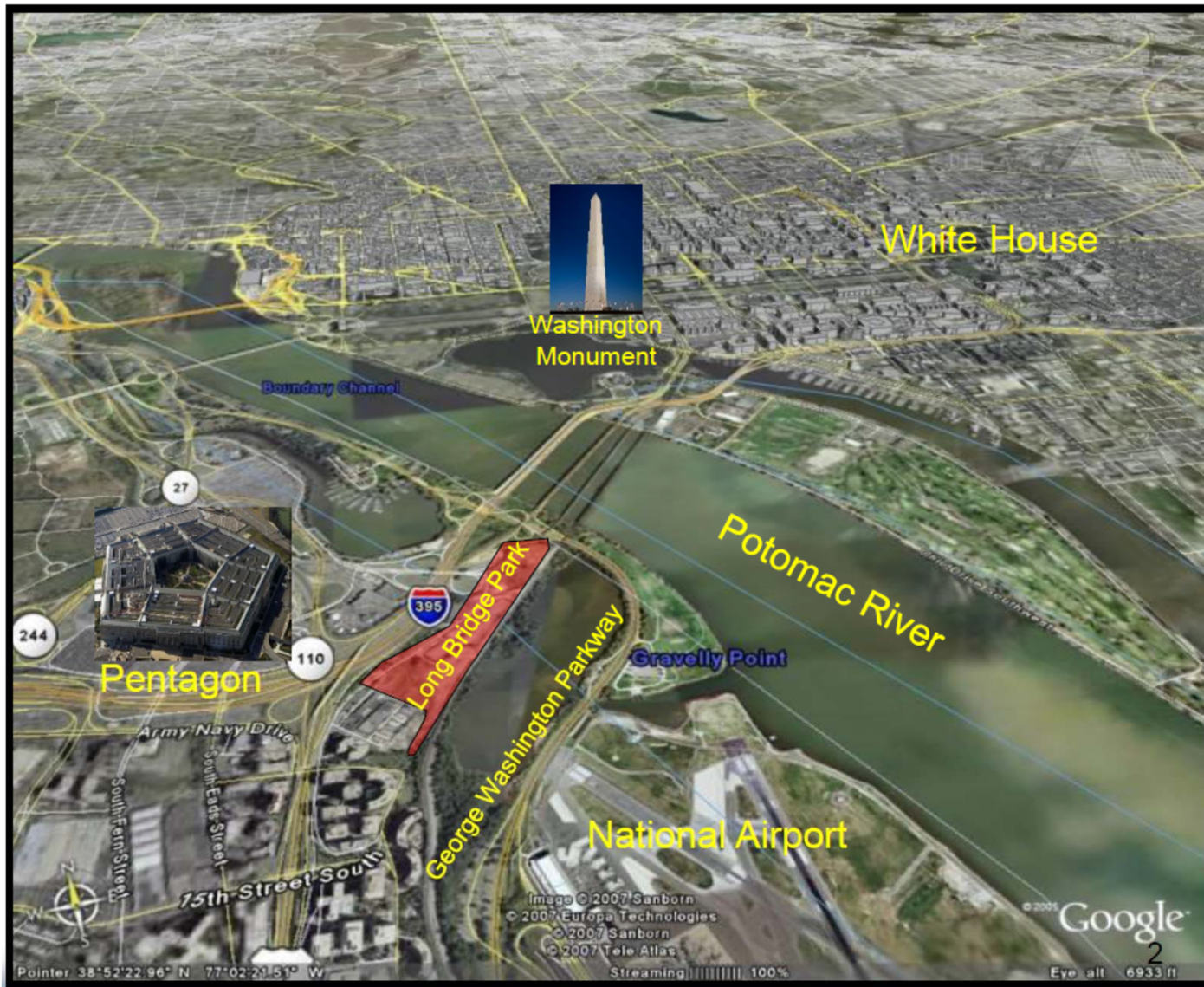


Welcome

- Introductions

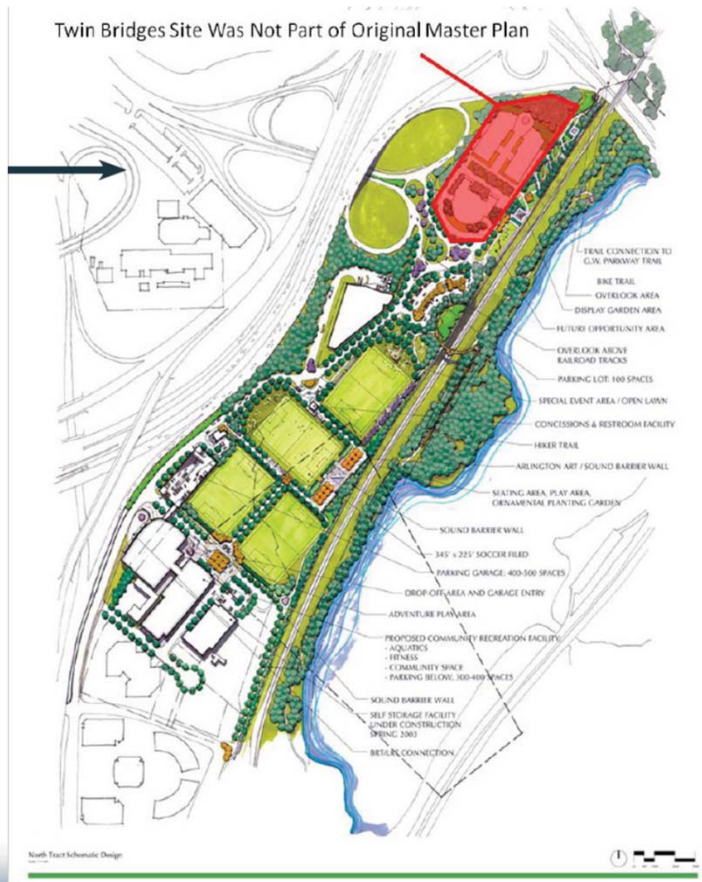
- Agenda
 - LBPAC Presentation
 - Comments from Committee Members
 - Moderated Questions from Firms & Answers from Committee
(rotate through firms one at a time until no firms have additional questions)

Long Bridge Park - Location and Context



Long Bridge Park - History

- Public process began in 2001 with establishment of the Board appointed North Tract Master Planning Committee.
- Over 100 meetings of Committee, public forums, commissions and County Board hearings.
- 2004 County Board adopts original master plan.
- 2005 potential land exchange to acquire former Twin Bridges site catalyst for revising the master plan.





- March 2013 County Board adopts revised master plan
- March 2013 County Board adopts design guidelines
- Park to be developed in four phases, with phase #3 split in two parts



November 2011 Long Bridge Park Phase 1 Opens

- Over 17 acres of park
- 3 Lighted synthetic turf fields
- ½ mile of Esplanade
- Rain gardens
- Picnic lawns, benches, trees, landscaping
- Parking, restrooms, storage
- Overlook
- Environmental remediation
- New street lanes, bike lanes
- New storm water system, bus shelters, medians, curbs
- Over \$30m in remediation, street, and park



•10.5 Acre Park and Aquatic, Health & Fitness Facility

- Environmental Remediation
- Esplanade
- Rain Gardens
- Event Lawn
- Public Gathering Areas
- Parking
- Landscaping
- 50 Meter Pool
- 10 m, 7.5m, 5m Diving Tower
- Teaching Pool
- Leisure Pool
- Warm Water Wellness Pool
- Health & Fitness Space
- Multi-Purpose Exercise Rooms
- Community Rooms
- Advanced Energy Efficient Systems



- Children's play areas
- Located next to S. 6th Street
- Total contract of \$1.08m
- Ribbon Cutting held July 4, 2016



TS1
TS2

Slide 8

TS1

We need to add pictures of the play area here for these don't seem to be accessible on my computer.

Toby Smith, 8/15/2017

TS2

I added some pictures I found from the Crystal City Newsletter of the playground. Eirk - you might decide you would like to replace these with others. I looked for the actual ribbon cutting pictures but could not find it.

Toby Smith, 8/15/2017



- Addition of 4th field
- Field located on structure above parking



Expansion of the Aquatic, Health & Fitness Facility

- Completion of environmental remediation
- Multiple Activity Center (MAC)
- Health & fitness
- Jogging track
- Climbing wall
- Racquetball/squash courts
- Community rooms
- Underground parking

Re-examining the Phase 2

- Project design completed and bid for construction issued.
- Bids received Fall 2012 were higher than projected cost.
- County Manager placed project on hold in January 2013.
- County explored options such as value engineering, Olympics and other potential partnerships.
- March 2015 - County Board directed the County Manager & LBPAC to:
 - 1) Re-examine planned Phase 2 program, design and operations;
 - 2) re-engage the community;
 - 3) explore partnership/sponsorship opportunities;
 - 4) recommend priorities; and
 - 5) establish project parameters for a re-design of Phase 2.
- LBPAC report completed & Board work session held on April 12, 2016.

The LBPAC sought to:

- Reassess the community need and support for an aquatics & fitness facility at Long Bridge Park.
- Prioritize key program and other facility elements to fit within the capital budget already approved by Arlington's voters.
- Examine issues relating to facility operating costs and compare to other existing Arlington pools/recreation facilities and similar facilities elsewhere.
- Assess the possible role of partnerships and sponsorships in supplementing county capital and/or operating costs.



LBPAC Key Findings

- Previously identified need for additional aquatics & fitness resources continues to exist and may have grown.
- Community support for an aquatics and fitness facility at Long Bridge Park is strong.
- Highest program priorities:
 - 50 meter pool
 - Recreation/leisure pool
 - Fitness space/exercise equipment
- Next program priorities:
 - 10-meter diving tower
 - Warm-water therapy pool
- Other design interests:
 - Energy efficiency/sustainable design
 - Functional, but not extravagant, architecture
- Enthusiasm for, and usage of, the current Long Bridge Park is high



LBPAC Priorities

- Public engagement and community input
- Building
 - Functional and attractive
 - Visible from all around
- Park
 - Casual use space; not additional space for organized outdoor sports
 - Multi-use; adaptable for community events
 - Continuation of the esplanade to achieve eventual Mt. Vernon Trail connection
- Environment
 - Focus on green design from beginning
 - Efficiency
- Community oriented program
- Flexible and adaptable spaces to address a diverse user community
- Well integrated indoor and outdoor spaces
- Accessibility
- Maximize cost recovery while maintaining community focus and accessibility

LBPAC - General Recommendations

- 1. Proceed to the first stages of design of a Long Bridge Park aquatics, health & fitness facility that fits within existing funding constraints.**
- 2. This facility should be designed as a community facility to meet identified community aquatics, fitness and recreational needs.**



Oak Marr RECenter, Oakton, VA



Prince George 's Sport & Learning Complex

3. As core program elements, include:
 - a) a 50-meter pool.
 - b) a multi-purpose pool for instruction, leisure & family use.
 - c) a significant space for fitness equipment and activities.

4. Therapy pool and 10-meter diving should be contingent upon budget or a partnership/sponsorship agreement.

5. Seek high-quality architecture and finishes at a reasonable cost.

6. Incorporate sustainable design & energy-efficient systems, planned concurrently.



North Arundel Aquatic Center

7. Effectively manage costs:

- a) Conduct thorough cost-benefit analyses of project options.
- b) Use proven construction delivery methods other than design/bid/build.
- c) Fairly evaluate operating costs and net tax support.
- d) Develop a clear business plan for the facility.



8. Explore partnership and sponsorship opportunities fully, without further delays.

9. Determine whether significant savings could be gained by decoupling the aquatics facility from the multi-program activity center (MAC) previously planned for phase 4.

LBPAC - Additional Recommendations

10. Proceed with two other key Long Bridge park elements:
 - a) Include in the CIP out-year funds for design and construction of the planned fourth field.
 - b) Actively pursue important trail extensions and connections.

11. County communications about Phase 2 must provide complete and up-to-date information.



- Comments from Committee Members
 - Limit to 2 minutes each?

Questions from Firms

- Questions from Firms
 - Each firm will receive the same number of questions
 - Rotate through 4 firms one at a time
 - Each opportunity, limit to one question each
 - Order of firms will be chosen randomly