

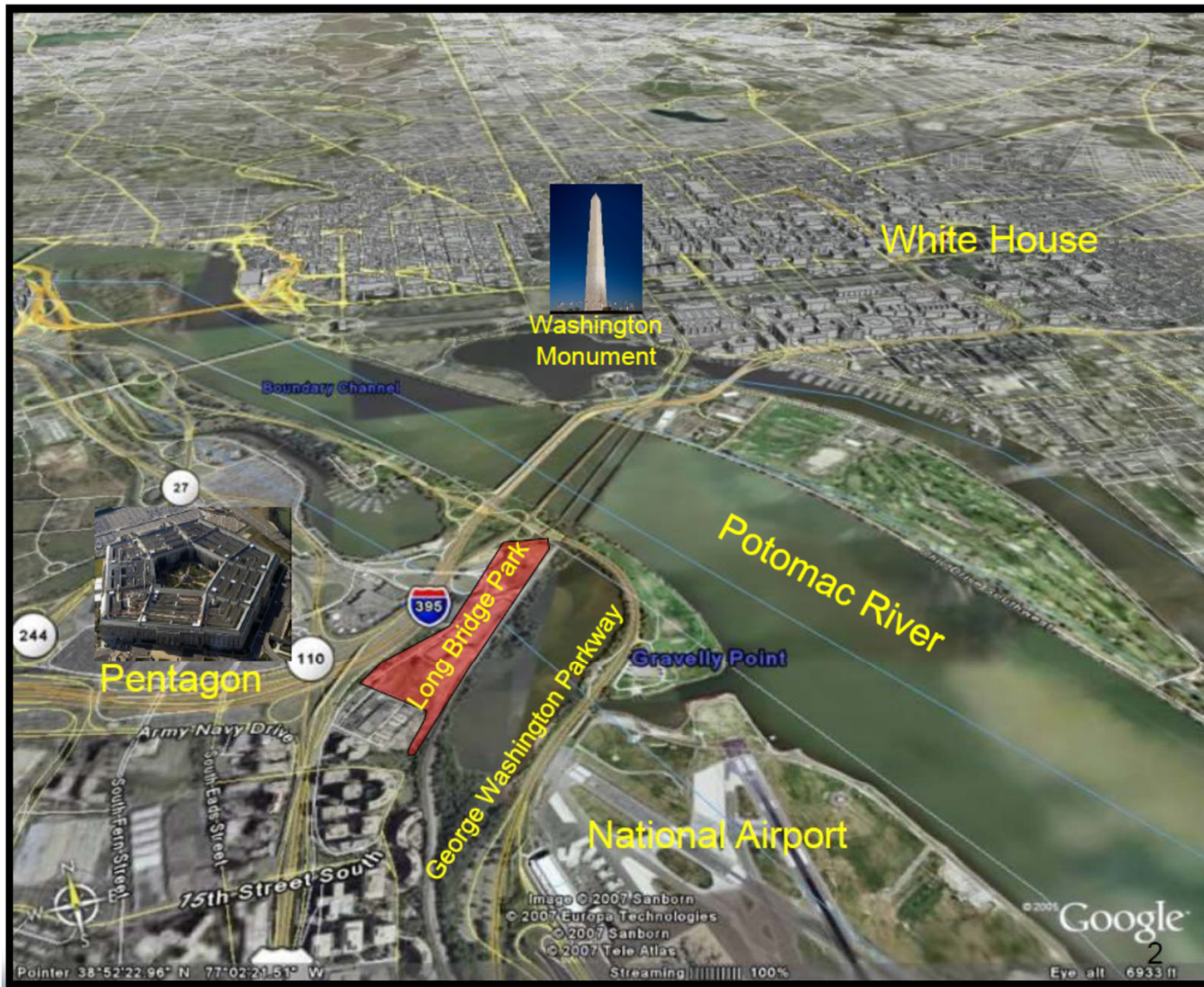
Long Bridge Park Advisory Committee

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

September 5, 2017

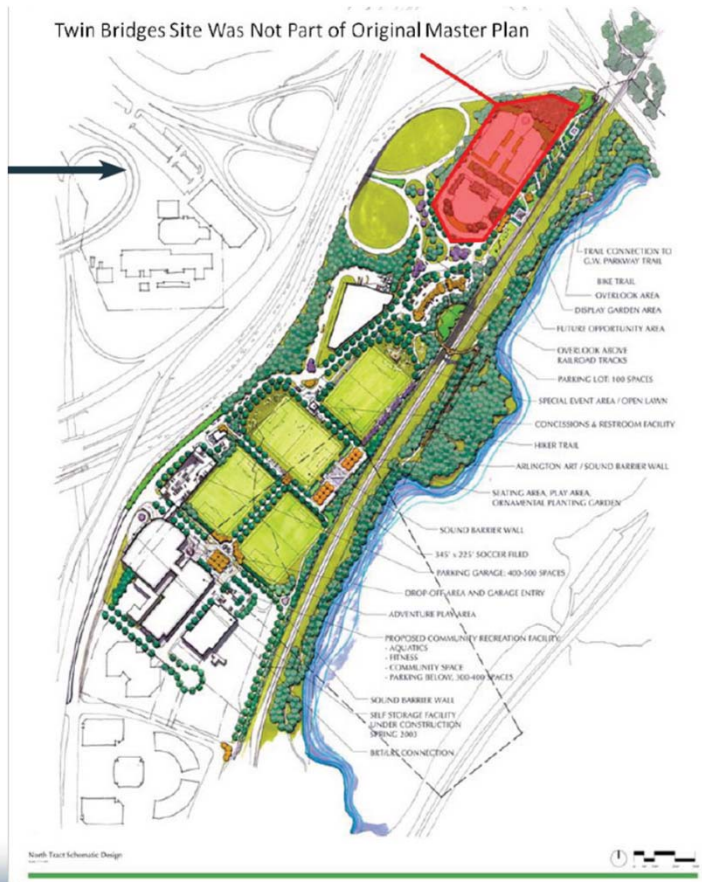
- Introductions
- Agenda
 - LBPAC Presentation
 - Comments from Committee Members
 - Moderated Questions from Firms & Answers from Committee
 - (rotate through firms one at a time until no firms have additional questions)

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

The North Tract area will be transformed into a distinctive showplace of environmentally sound redevelopment, with a central expanse of attractive public green spaces and high-quality indoor and outdoor recreation facilities that are accessible to all Arlingtonians, conveniently linked with nearby urban corridors and the Potomac riverscape, and coupled with complementary private redevelopment.

Long Bridge Park - Master Plan Goals

- To redevelop this longtime industrial area into a green urban oasis serving as a model of effective environmental reclamation and community-oriented reuse.
- To establish and maintain a great urban park with appealing spaces, facilities, and natural and manmade features in an integrated design (both active and casual use spaces/programming aimed a diversity of ages, interests and skill levels).
- To provide convenient multi-modal access to and within the area, (e.g. efficient mass transit and safe passageways for pedestrians and bicyclists).
- To recognize the site's location and exploit its potential as a gateway between Arlington and the nation's capital (e.g. create a community greenway and gathering space for all of Arlington).
- To forge creative partnerships with private, public and non-profit organizations to complement direct County investments in the park.

Phase 1 and Long Bridge Drive



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



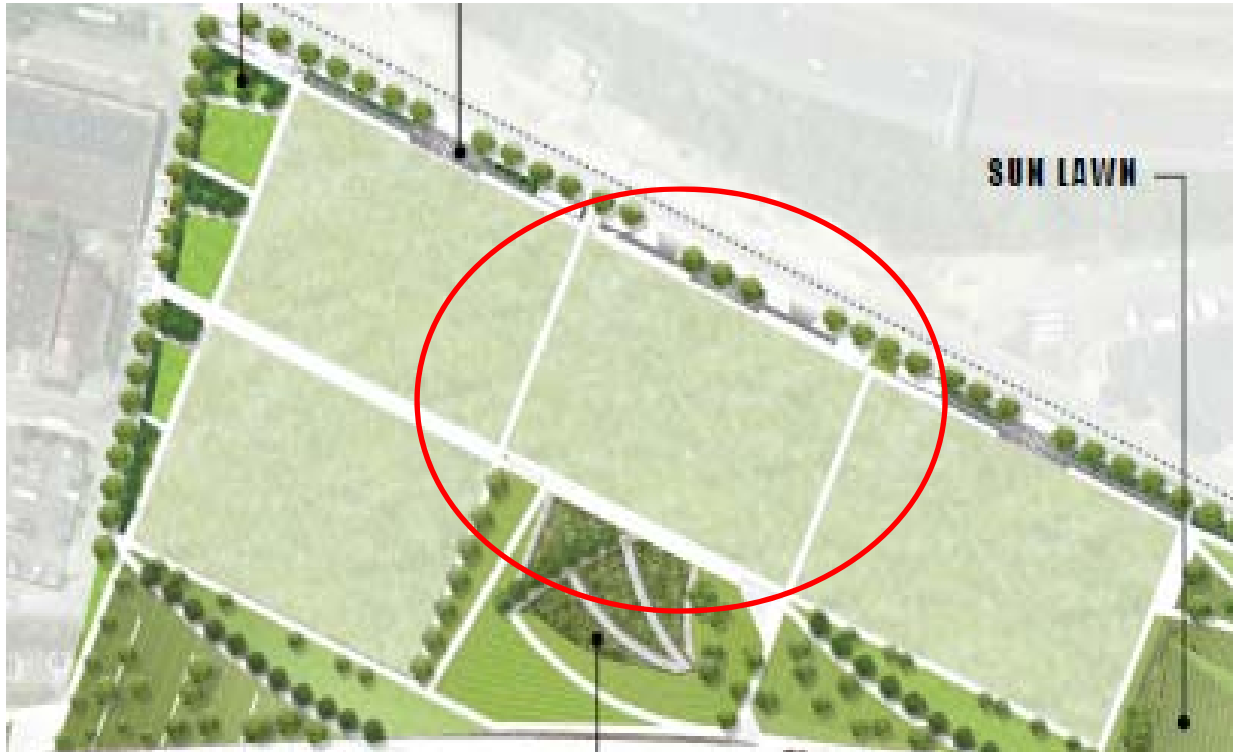
•10.5 Acre Park and Aquatic, Health & Fitness Facility

- Environmental Remediation
- Esplanade
- Rain Gardens
- Event Lawn & Flexible Space
- 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
- Iconic Facility Design



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





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



Expansion of the Aquatic, Health & Fitness Facility

- Completion of environmental remediation
- Addition of a Multiple Activity Center (MAC)
 - More health & fitness space
 - 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.

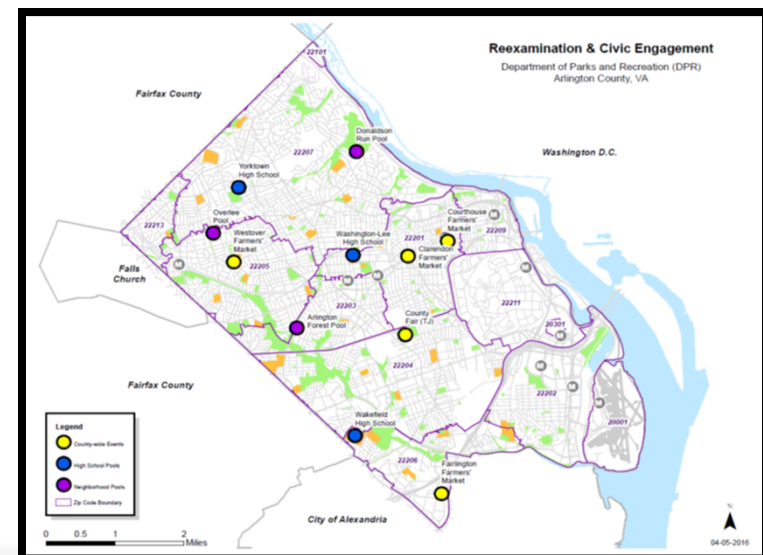
The LBPAC sought to:

- 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.



Four methods of public data collection:

- On-Line survey (*not statistically valid*)
 - 1,988 participants
- Survey as part of Plan for Our Places and Spaces (POPS) (*statistically valid*)
 - 1,470 responses; confidence level: 95%; margin of error: +/-2.5%
- LBP “Game” where participants are given \$100 to build a facility out of a variety of elements and factor in potential revenue.
 - 122 participants at 7 meetings
- “Event” public engagement where participants are given 3 dots and asked to use their 3 votes on a variety of elements.
 - About 658 participants at 16 events (1,974 votes)



LBPAC Report Key Findings

- LBPAC report completed & Board work session held on April 12, 2016.
- Previously identified need for additional aquatics & fitness resources continues to exist and may have grown.
- Community support for an aquatics & fitness facility at Long Bridge Park is still 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 Recommendations & Priorities

- Should be designed as multi-use community recreational facility to meet identified community aquatics, fitness and recreational needs.
- Outdoor park design is as important as indoor facility design.
- The design should effectively integrate indoor and outdoor spaces.
- Building design:
 - Functional, attractive and high-quality architecture at a reasonable cost.
 - Should take advantage of monumental views; should avoid impeding existing views/sightlines from other park locations.
 - Extra program elements viewed as positive if budget/design parameters permit.
 - Facility design should seek to maximize cost recovery while maintaining community focus and accessibility.



LBPAC Recommendations & Priorities, Cont.

- Park design:
 - Casual use space; not additional space for organized outdoor sports.
 - Flexible and adaptable for multiple community events/uses.
 - Continuation of the esplanade to achieve eventual Mt. Vernon Trail connection.
- Environment and energy
 - Focus on green design.
 - Maximize energy efficiency.
 - Strike a balance between innovative technologies and feasible costs.
- Accessibility
 - Ensure physical and financial accessibility to the park, facility and its programs.
 - Should accommodate multiple ages, interests, skill levels and individuals with specific disabilities and health challenges.



Comments from Committee Members

- 3 minutes each



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

