

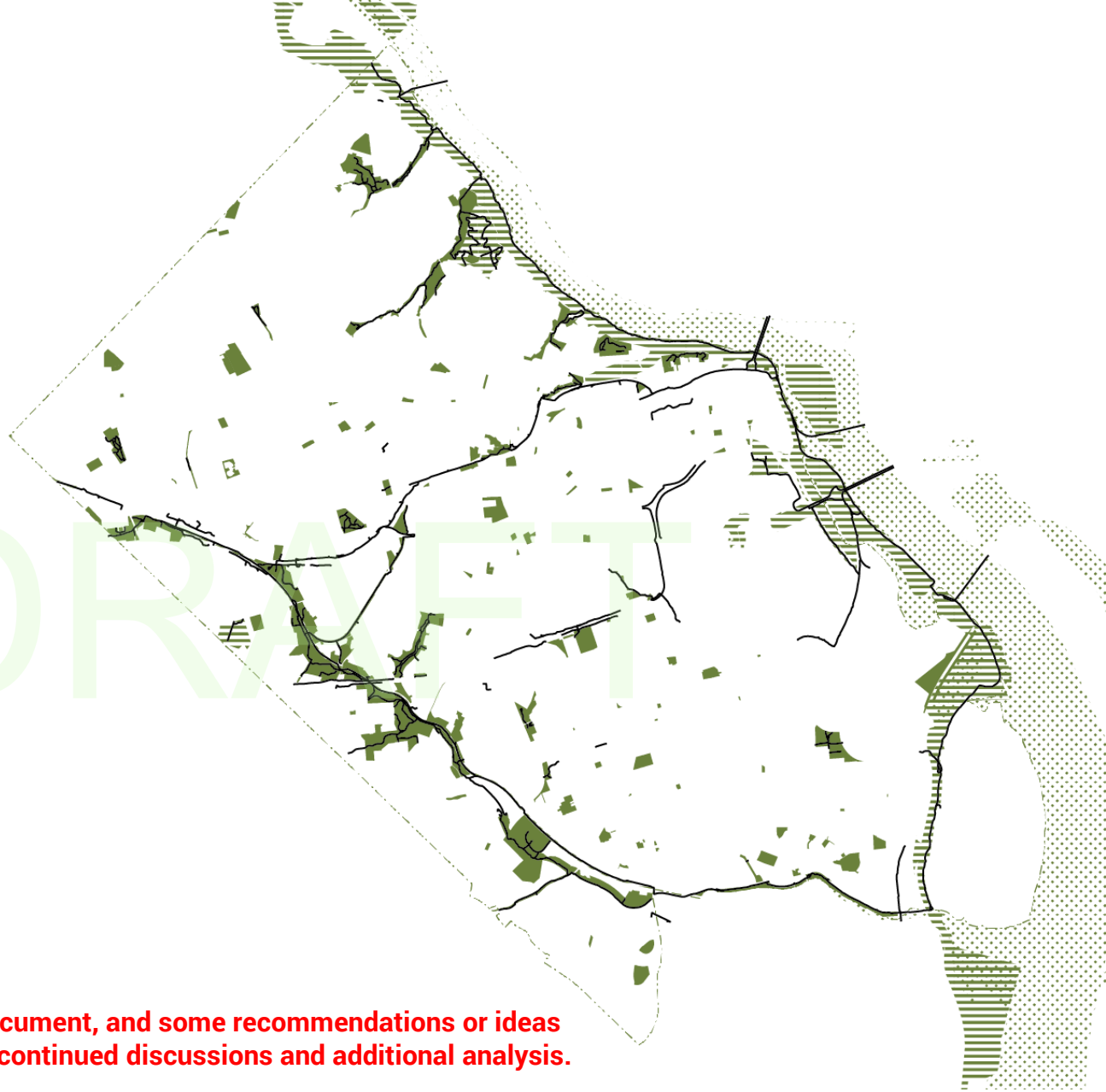
# ARLINGTON POPS

A Plan for Our Places and Spaces

DRAFT

## STRATEGIC DIRECTION 1: PUBLIC SPACES

**NOTE: This presentation is a working document, and some recommendations or ideas may have evolved or changed based on continued discussions and additional analysis.**

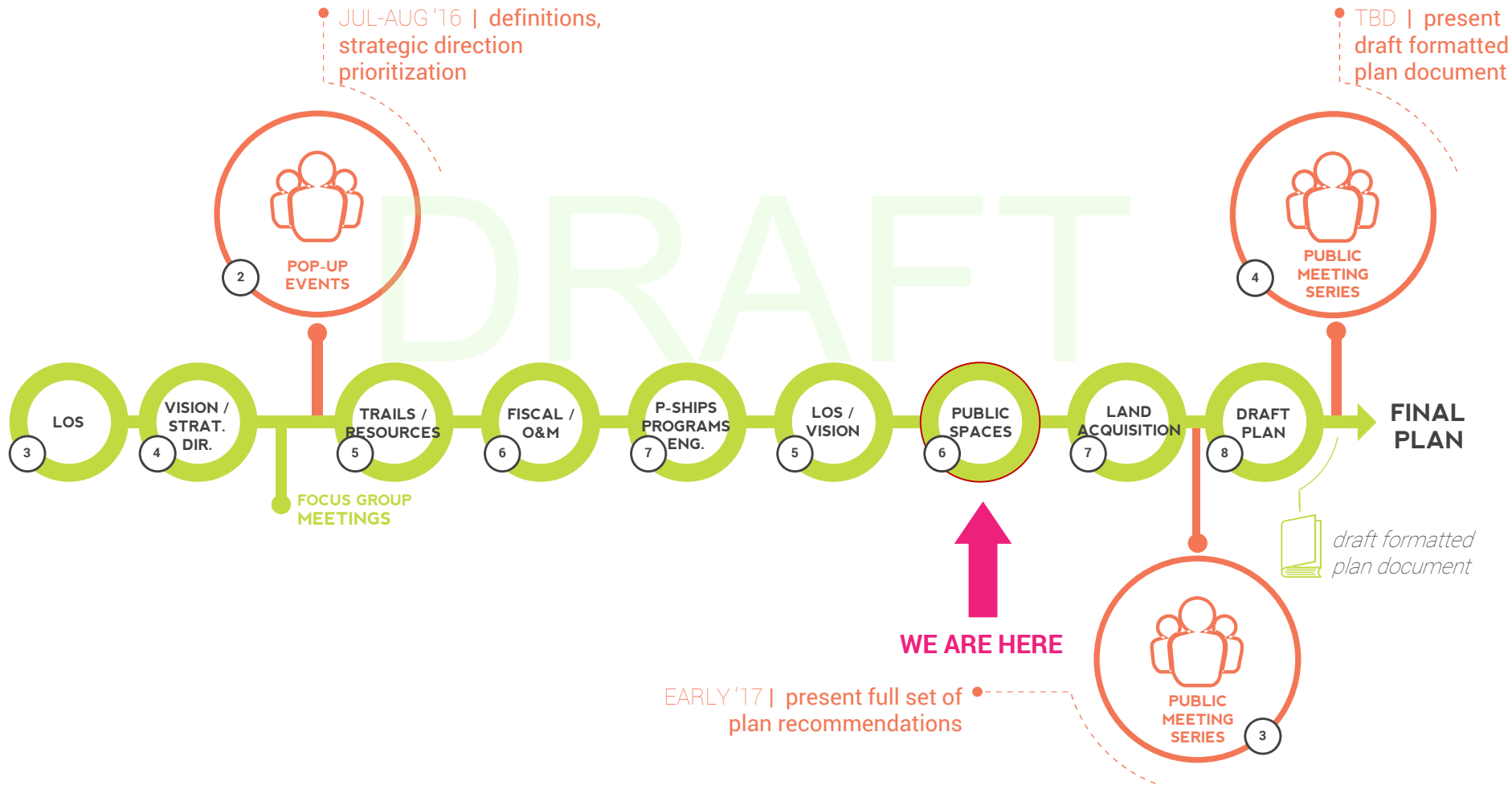


# AGENDA

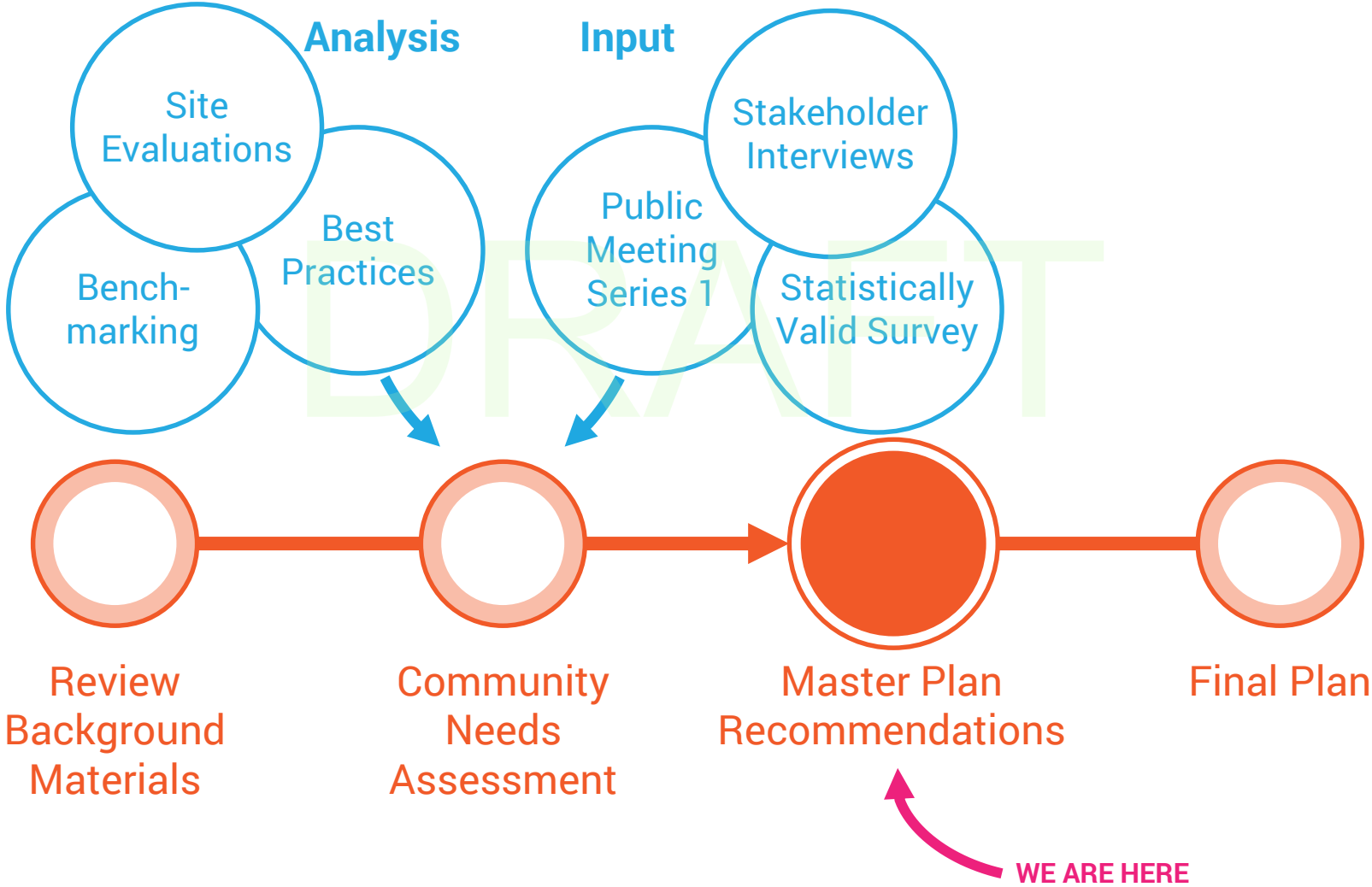
- **Process Review** (5 minutes)
- **Strategic Direction 1: Public Spaces** (175 minutes)

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# ADVISORY COMMITTEE AND PUBLIC MEETING TIMELINE



# PLANNING PROCESS



# PLAN ORGANIZATION

- Introduction
  - Vision Statement
- Planning Context
  - Previous Planning Efforts
  - 2005 PSMP
    - Successes
  - Relation to Ongoing Efforts
  - Demographic Trends
  - Recreation Trends
  - Summary of Engagement
- Existing Conditions
  - Parks
  - Trails
- Analysis and Standards
  - Benchmarking
  - Access / Level of Service Standards
  - Applied Standards
- Strategic Directions
  - Policy Recommendations + Rationale
- Action Plan
  - Implementation Responsibilities
  - Partners
  - Potential Funding Sources
  - Timeframes
- Vision Plan
  - Physical Manifestation of Action Plan

# STRATEGIC DIRECTIONS

## Strategic Direction 1 **PUBLIC SPACES**

Ensure equitable access to high quality public space experiences by acquiring new land and improving existing spaces.

## Strategic Direction 2 **TRAILS**

Improve the network of trails to, within, and between public spaces to increase access and enhance connectivity.

## Strategic Direction 3 **RESOURCE STEWARDSHIP**

Protect, restore, expand, and enhance natural and historic resources, and increase resource-based activities.

## Strategic Direction 4 **PARTNERSHIPS**

Clarify partnerships to set mutual expectations and leverage resources.

## Strategic Direction 5 **PROGRAMS**

Ensure program offerings continue to respond to changing user needs.

## Strategic Direction 6 **ENGAGEMENT & COMMUNICATION**

Improve community engagement and communication to enhance user satisfaction.

## Strategic Direction 7 **FISCAL SUSTAINABILITY**




























Enhance the financial sustainability of Arlington's public spaces.

## Strategic Direction 8 **OPERATIONS & MAINTENANCE**

Ensure County public spaces and facilities are operated and maintained efficiently and to defined standards.

# PUBLIC SPACES

## What We've Learned

-    Recent population growth expected to continue
-    General feeling that there is a lack of space
-    Fields, in particular, suffer from overuse
-    There are competing public interests for land
-    Land acquisition costs are exorbitant
-    Recently developed/renovated facilities have been well-received
-    “Extras” are essential to attract certain users (e.g., millennials)
-    People want unprogrammed outdoor spaces
-    Swimming pools and fitness equipment top indoor priorities
-    Dog parks can be smaller, with less elaborate amenities

Strategic Direction 1

# **PUBLIC SPACES**

Ensure equitable access to high quality public space experiences by acquiring new land and improving existing spaces.

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# PUBLIC SPACES

1.1. Target the addition of new public spaces in underserved locations and the addition of key parcels to existing parks (2005: 1.2.1.).

*Alternative 1: Target the addition of approximately X acres of new public space over the next 10 years.*

*Alternative 2: Target the addition of X acres of new public space per year.*

# PUBLIC SPACES

## 1.1. Target the addition of new public spaces in underserved locations and the addition of key parcels to existing parks (2005: 1.2.1.).

- 1.1.1. Acquire land according to acquisition guidelines. (revision of 2005: 1.2.1)
- 1.1.2. Secure the public spaces envisioned by adopted sector plans, corridor plans, park master plans, and other County Board-adopted plans— including the Clarendon Sector Plan, Virginia Square Plan, Courthouse Sector Plan, Rosslyn Sector Plan, Crystal City Plan, Mosaic Park Master Plan, and Penrose Square Master Plan— and ensure they provide amenities that meet County needs. (incorporates 2005 1.4.)
- 1.1.3. Use County-wide needs and level of service analysis to determine what additional public spaces need to be included in new or revised sector, corridor and other County plans.

## Strategic Direction 1

# PUBLIC SPACES

- 1.1.2. Secure the public spaces envisioned by adopted sector, corridor, and other County plans– including the Clarendon Sector Plan, Virginia Square Plan, Courthouse Sector Plan, Rosslyn Sector Plan and Crystal City Plan– and ensure they provide amenities that meet County needs. (incorporates 2005 1.4.)

## Local Example: Penrose Square

*Penrose Square, a 17,000 square foot plaza, was developed according to the vision in the Columbia Pike Form Based Code, approved in 2013.*



## Strategic Direction 1

# PUBLIC SPACES

### 1.1. Target the addition of new public spaces in underserved locations and the addition of key parcels to existing parks (2005: 1.2.1.).

- 1.1.4. Clearly define public easements as part of the site plan review process and ensure that specific amenities are sited according to level of service analyses and are well-designed. (incorporates 2005 1.4.5)
- 1.1.5. Continue to acquire ownership or easements for land adjacent to both sides of Four Mile Run (as-is 2005: 1.3.) (see also 1.5.2.)
- 1.1.6. Develop a policy and advocate for Commonwealth authorization to enact an Adequate Public Facilities Ordinance that would allow for more formalized County regulations regarding dedication of public space (or fees in lieu) as part of private land development. (see also 7.1.3.)
- 1.1.7. Expand the use of the County's transfer of development rights policy as a tool to create and consolidate future public space. (2005 1.2.5.)

## Strategic Direction 1

# PUBLIC SPACES

- 1.1.6. Develop a policy and advocate for Commonwealth authorization to enact an Adequate Public Facilities Ordinance that would allow for more formalized County regulations regarding dedication of public space (or fees in lieu) as part of private land development. (see also 7.1.3.)

## DRAFT APFO Use in Maryland

*Land use and zoning in Maryland are the responsibility of local governments.*

*14 counties and 26 municipalities have adopted APFOs, including 5 that specifically address parks and recreation (as of 2012)*

*Consistent with State Policy—2009 Smart, Green, Growing Legislation: 6 of the 12 “Planning Visions” or land use policy goals are relevant to APFOs*

- 3. Growth Areas-** *growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers*
- 4. Community Design-** *compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural system, open spaces, recreational areas, and historical, cultural, and archeological resources*
- 5. Infrastructure-** *Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner*
- 6. Transportation-** *A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers*
- 8. Economic Development-** *Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State’s natural resources, public services, and public facilities are encouraged*
- 12. Implementation-** *Strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these Visions*

## Strategic Direction 1

# PUBLIC SPACES

1.1.7. Expand the use of the County's transfer of development rights policy as a tool to create and consolidate future public space. (2005 1.2.5.)

## Local Example: Mosaic Park

*The Transfer of Development Rights (TDR) program allows site plan projects to transfer density and other development rights from one parcel or site plan to another **when it preserves affordable housing, open space, historic preservation, community facilities or community recreation**. TDRs can be transferred to another location where density is deemed more appropriate by the County Board.*

### **MOSAIC PARK:**

The park was funded through a TDR from the Mosaic Park site to the Founders Square project



# PUBLIC SPACES

## 1.1. Target the addition of new public spaces in underserved locations and the addition of key parcels to existing parks (2005: 1.2.1.).

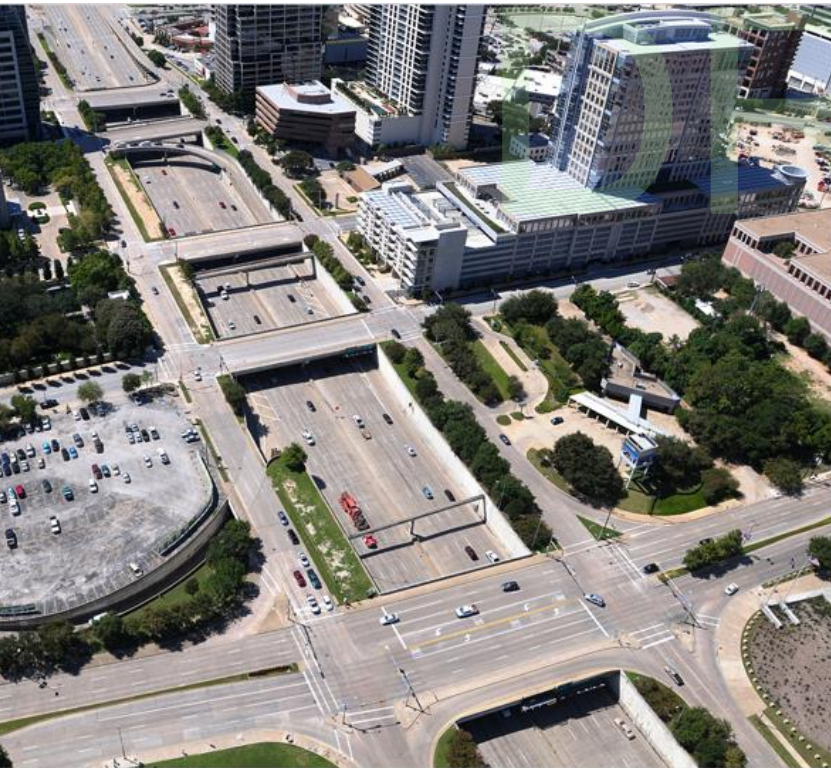
- 1.1.8. Identify and evaluate potential surplus public properties, and determine if they should be disposed of or incorporated into the public space system.
- 1.1.9. Create new deck parks over I-66 or other highways to mitigate highway widening and to reclaim public space.
- 1.1.10. Consider the acquisition of private recreation facilities that are no longer in operation, using acquisition guidelines.

## Strategic Direction 1

# PUBLIC SPACES

1.1.9. Create new deck parks over I-66 or other highways to mitigate highway widening and to reclaim public space. (incorporates, in part, 2005: 1.7.3.)

## Klyde Warren Park, Dallas, TX





## Strategic Direction 1

# PUBLIC SPACES

## 1.2. Maximize the utility of existing public spaces. (incorporates 2005: 1.2.)

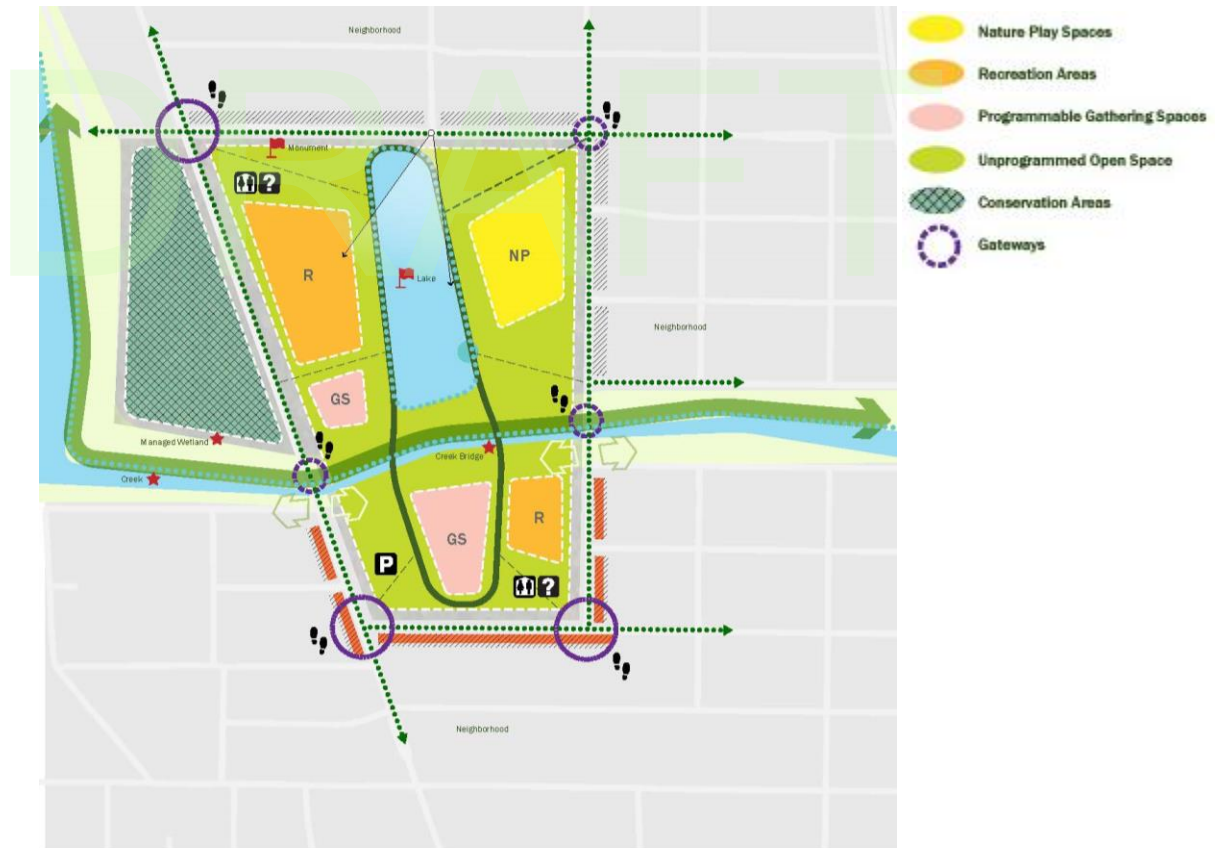
- 1.2.1. Complete remaining phases of existing approved park master plans, including those for Long Bridge Park, Mosaic Park, and Penrose Square. (encapsulates 2005: 1.1.)
- 1.2.2. Develop framework plans for all parks that identify intended uses and in what zones those uses are intended to occur.
- 1.2.3. Develop park master plans, to be adopted by the County Board, for the X parks that are the largest, most heavily used parks or are most in need of upgrades, with a focus on creating multi-use spaces.
- 1.2.4. Continue the process to convert and replace rectangular synthetic fields according to synthetic conversion criteria (see Appendix X), with the goal of 50% of rectangular fields being synthetic turf. (revised, in part 2005: 1.7.1.)

# Strategic Direction 1

# PUBLIC SPACES

1.2.2. Develop framework plans for all parks that identify intended uses and in what zones those uses are intended to occur.

## Example of Park Typology Framework Plan



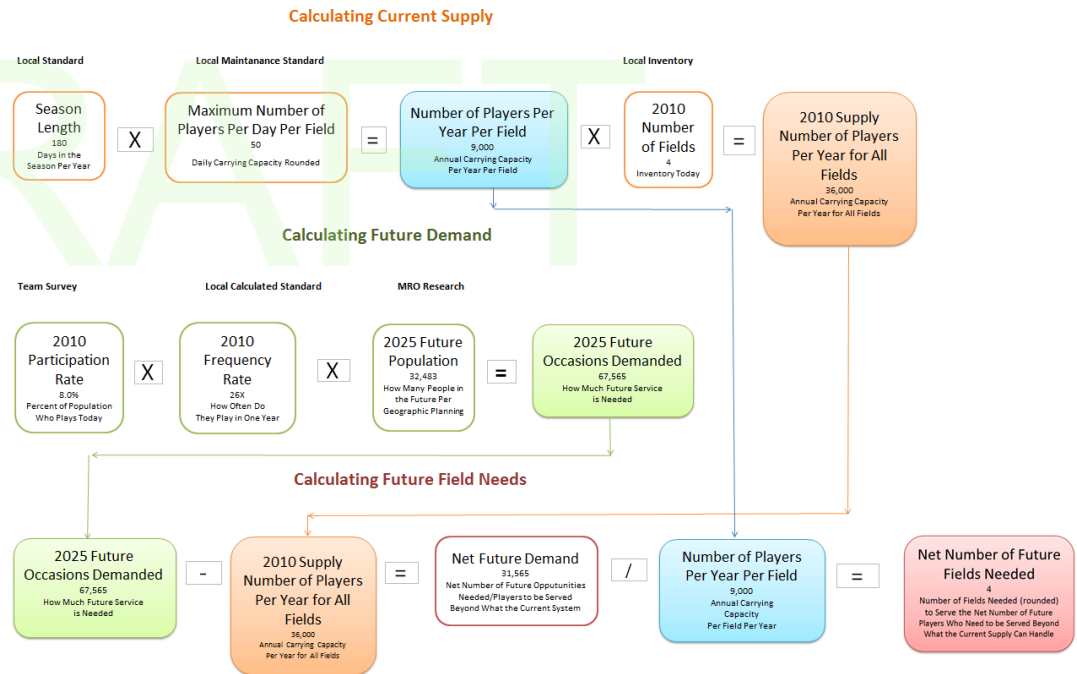
# Strategic Direction 1

# PUBLIC SPACES

1.2.4. Continue the process to convert and replace rectangular synthetic fields according to synthetic conversion criteria (see Appendix X), with the goal of 50% of rectangular fields being synthetic turf. (revised, in part 2005: 1.7.1.)

## Demand Modeling Montgomery County, MD

Calculating Future Ballfield Needs (Rectangle) - Logic Flowchart 12/17/15



# Strategic Direction 1

# PUBLIC SPACES

1.2.4. Continue the process to convert and replace rectangular synthetic fields according to synthetic conversion criteria (see Appendix X), with the goal of 50% of rectangular fields being synthetic turf. (revised, in part 2005: 1.7.1.)

## Demand Modeling Montgomery County, MD

**Expected Field Condition Based on Hours of Field Use per Year**

Expected Field Condition	Field Use (Hours Per Year)
Sustained good field conditions	200 Hours or less
Good field conditions with some thinning of the turf and localized wear areas	400 to 600 hours
Fair field conditions; expect significant thinning and wear	800 to 1,000 Hours
Significant turf loss, field surface damage, increased potential for athlete injury	More than 1,000 Hours

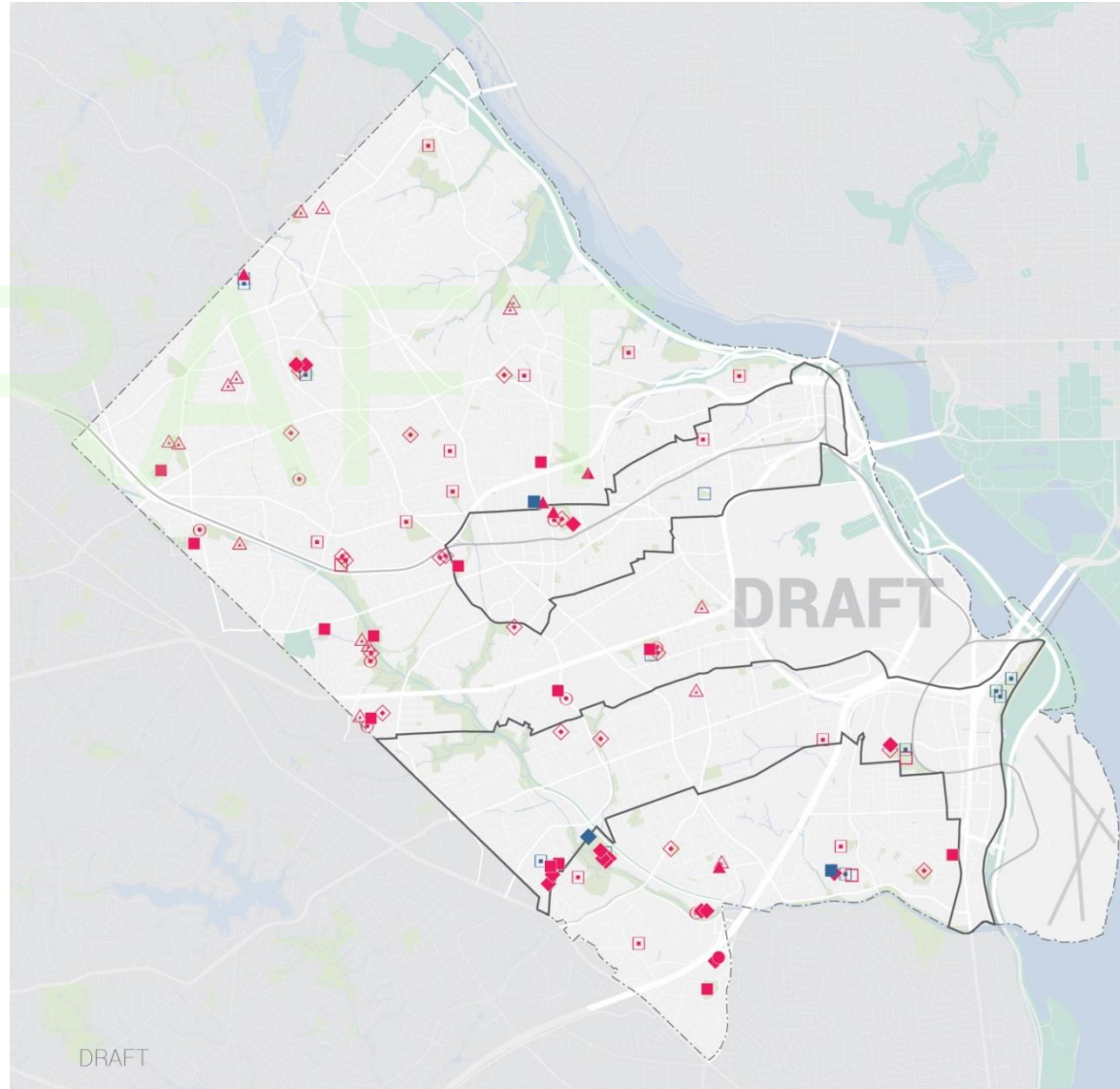
Players Per Day Per Field - Rectangle			
Capacity Per Week (People)		Capacity Per Week (Hours)	
Hours per year per field	500		
Days in the season	180		
<b>Slots per day</b>	<b>2.8</b>	<b>Slots per day</b>	<b>2.8</b>
		Days Per Week	7
		<b>Hours Per Week (slots per day x 7 days)</b>	<b>19.4</b>
Games 50% of total slots per day	0.5	Monday	2
Game Slots Per Day	1.4	Tuesday	2
Number of Player for Games ( 2 teams 12 each)	24	Wednesday	2
<b>Number of game players per day</b>	<b>33</b>	Thursday	2
		Friday	2
Practices 50% of total hours per day	0.5	Saturday	10
Practices Slots Per Day	1.4	Sunday	0
Number of Players for Practice (1 team 12 players)	12	<b>Total Hours Per Week Distributed</b>	<b>20.0</b>
<b>Number of practice players per day</b>	<b>17</b>		
		<b>Total Players Per Day</b>	<b>50</b>
		<b>Total Hours Per Week</b>	<b>20.0</b>

# Strategic Direction 1

## PUBLIC SPACES

1.2.4. Continue the process to convert and replace rectangular synthetic fields according to synthetic conversion criteria (see Appendix X), with the goal of 50% of rectangular fields being synthetic turf. (revised, in part 2005: 1.7.1.)

SYNTHETIC	GRASS
■	■ Rectangular Field
▲	▲ Combo Field
●	● Open Field
◆	◆ Diamond Field
■	■ Permit Only
■	■ Permit Takes Priority
■	■ Community Access



## Strategic Direction 1

# PUBLIC SPACES

## 1.2. Maximize the utility of existing public spaces. (incorporates 2005: 1.2.)

- 1.2.5. Explore locations where synthetic turf is appropriate for diamond fields according to synthetic conversion criteria (Appendix X), with the goal of 25% of diamond fields being synthetic turf.
- 1.2.6. Provide all-season access to athletic fields, commensurate with demand, through the use of temporary or permanent structures.
- 1.2.7. Add lighting to all existing and new synthetic fields, by applying the criteria established in Appendix X. (revised, in part 2005: 1.7.1.)
- 1.2.8. Replace surface parking with structured or underground parking at major parks and buildings to maximize space for ground-level uses. (incorporates, in part 2005: 1.7.3.)

# Strategic Direction 1

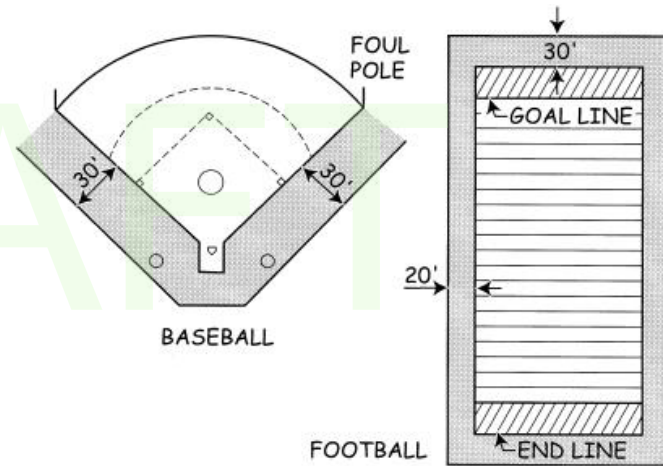
# PUBLIC SPACES

1.2.7. Add lighting to all existing and new synthetic fields. (revised, in part 2005: 1.7.1.)

## Fairfax County, VA Lighting Policy

- **A Sports Illumination Plan** must be submitted as part of a special exception, special permit, development plan or rezoning application, as part of a site plan submission or as a separate submission, when one of the above is not also required, for an outdoor recreation/sports facility. A sports illumination plan must contain the following information:

- (a) Boundaries, dimensions and total land area of the outdoor recreation/sports facility property.
- (b) Location and limits of playing field/courts, to include perimeter areas. Figure 6 shows the required perimeter areas for baseball/softball fields and rectangular playing fields, such as soccer, football and tennis. The perimeter playing area for all other playing/field courts extends 10 feet beyond the playing field boundary.
- (c) Location, height and illustration of each style of all pole, building and ground mounted lighting fixtures for the playing/field court.



- (d) A photometric diagram showing predicted maintained lighting levels for the proposed playing field/court and associated perimeter area lighting, not to exceed the levels permitted under Table IV in Part 9 of Article 14 of the Zoning Ordinance.

- **Maximum Lighting Levels** - The lighting for playing field/courts and associated perimeter areas must meet the maximum footcandles indicated for the specific uses in the Zoning Ordinance. Footcandle measurements must be measured horizontally 3 feet above grade level and represent maintained lighting levels.
- **Type of Lighting Fixtures** - All playing field/court lighting fixtures must either be full cut-off or directionally shielded lighting fixtures.

## Strategic Direction 1

# PUBLIC SPACES

1.2.8. Replace surface parking with structured or underground parking at major parks and buildings, to maximize space for ground-level uses. (incorporates, in part 2005: 1.7.3.)

## Barcroft Park, Arlington, VA





# PUBLIC SPACES

## 1.2. Maximize the utility of existing public spaces. (incorporates 2005: 1.2.)

- 1.2.9. Explore opportunities to add or relocate recreational amenities above structured parking and on roofs of buildings. (incorporates, in part 2005: 1.7.)
- 1.2.10. Consolidate recreation facilities and activities that are currently scattered throughout community centers into fewer, larger recreation centers.
- 1.2.11. Construct X new multi-use sports centers to provide year-round access to indoor athletic courts and fields.
- 1.2.12. Designate and develop four sports complexes that will provide access to prime recreational amenities and will accommodate sports tournaments.

## Strategic Direction 1

# PUBLIC SPACES

1.2.9. Explore opportunities to add or relocate recreational amenities above structured parking and on roofs of buildings. (incorporates, in part 2005: 1.7.)

Worcester Polytechnic Institute  
Worcester, MA



Sidwell Friends School  
Washington, DC

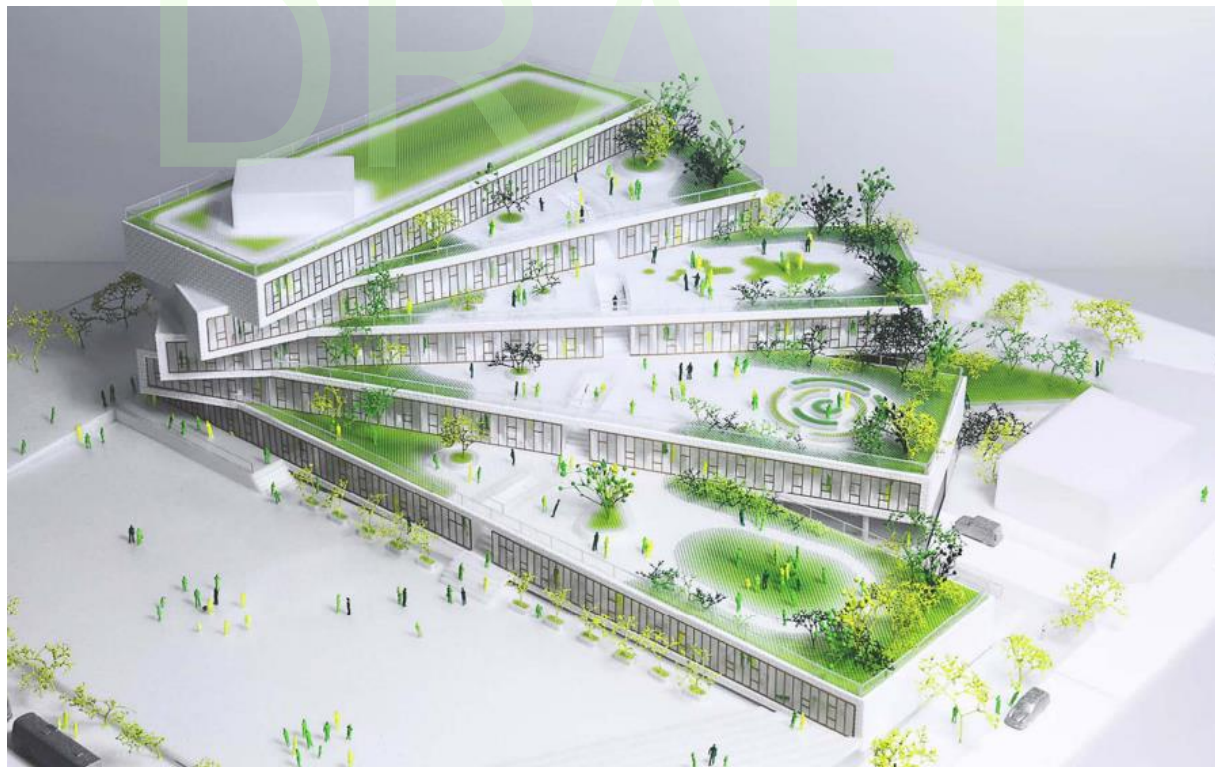


## Strategic Direction 1

# PUBLIC SPACES

- 1.2.9. Explore opportunities to add or relocate recreational amenities above structured parking and on roofs of buildings. (incorporates, in part 2005: 1.7.)

## New Wilson School Arlington



## Strategic Direction 1

# PUBLIC SPACES

1.2.10. Consolidate recreation facilities and activities that are currently scattered throughout community centers into fewer, larger recreation centers.

## Sports & Learning Complex, Prince George's County, MD



# PUBLIC SPACES

## 1.2. Maximize the utility of existing public spaces. (incorporates 2005: 1.2.)

- 1.2.13. Include transportation planning in the park master planning process to increase accessibility by walking, biking, driving and transit.  
(replaces 2005: 3.3.2.)
- 1.2.14. Develop a network of green streets that connect public spaces.
- 1.2.15. Develop a routinely updated database of all privately owned public spaces, assess their quality and accessibility, and make that information available to the public.

# PUBLIC SPACES

## 1.3. Use a context-sensitive, activity-based approach to providing amenities. (replaces 2005: 1.2.4, 2005: 1.2.7, 2005: 1.5.1, 2005: 1.6.1.)

- 1.3.1. Ensure access to both programmed and unprogrammed, nonpermitted spaces.
- 1.3.2. Identify opportunities to add or change amenities or enhance multi-modal access based on County-wide needs and resident input. (incorporates 2005: 3.3.1.)
- 1.3.3. Identify where new or replacement amenities will be constructed and include them in the Capital Improvement Plan. (revised 2005: 1.5.3.)
- 1.3.4. Monitor recreation trends and incorporate new and innovative amenities to increase and sustain community participation.

# PUBLIC SPACES

## 1.3. Use a context-sensitive, activity-based approach to providing amenities. (replaces 2005: 1.2.4, 2005: 1.2.7, 2005: 1.5.1, 2005: 1.6.1.)

- 1.3.5. Based on level of service, determine where to reduce duplication of services without reducing the overall quality of service provided to the community (as-is 2005: 1.5.2.)
- 1.3.6. Site new amenities in locations that are or will be made accessible by as many modes of transportation as possible given the surrounding context. (replaces 2005: 3.3.1.)
- 1.3.7. Implement revised standards for large dog parks and new standards for small dog parks that may be more appropriate in high density areas or areas where large dog parks are not feasible.

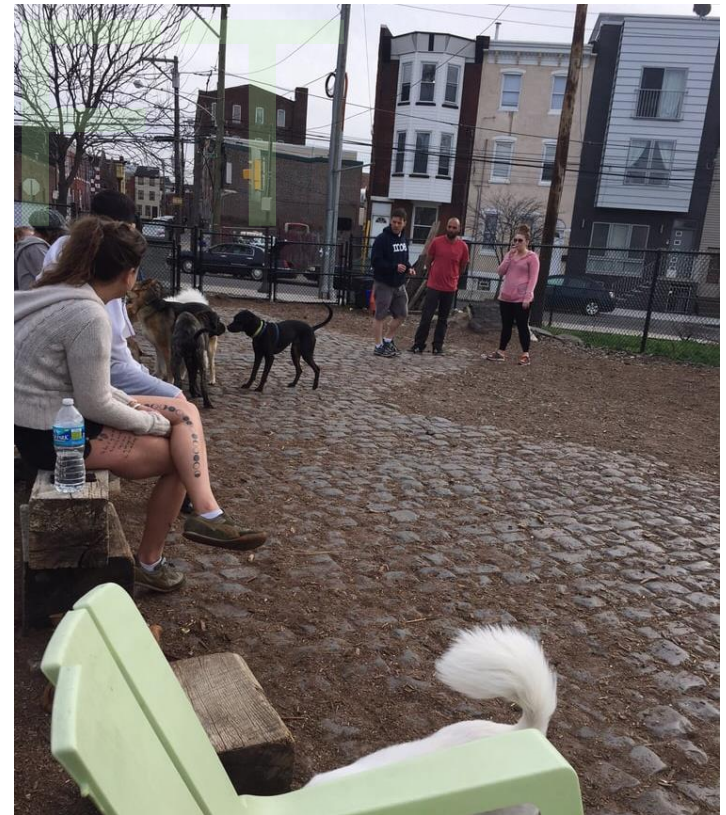
## Strategic Direction 1

# PUBLIC SPACES

1.3.7. Implement revised standards for large dog parks and new standards for small dog parks that may be more appropriate in high density areas or areas where large dog parks are not feasible.

Palmer Doggie Depot, Philadelphia, PA

West Loop Dog Park, Chicago, IL





# PUBLIC SPACES

## 1.4. Provide amenities that maximize the appeal of public spaces. (incorporates 2005: 1.9.)

- 1.4.1. Revise County rules and regulations to allow the County to offer or issue permits for concessions in all programmed public spaces in high density corridors, adjacent to sports fields, and at special events. (see also 7.2.1.)
- 1.4.2. Revise County regulations to allow the County to issue permits for the sale of alcoholic beverages in programmed public spaces at specified times at permitted special events as well as in high density corridors.
- 1.4.3. Ensure that indoor public restrooms in facilities adjacent to public space are available to public space users, and use signage to inform users of their availability.
- 1.4.4. Retrofit restrooms and build new restrooms so they are usable year round. (revised 2005: 1.9.1.)

# PUBLIC SPACES

## 1.4. Provide amenities that maximize the appeal of public spaces. (incorporates 2005: 1.9.)

- 1.4.5. Install additional seating and drinking fountains near facilities and trails. (revised 2005: 1.9.2.)
- 1.4.6. Use Wi-Fi to provide public internet access in all public spaces that are programmed more than half of their time (e.g., community centers, sports fields) as well as plazas and other public spaces in high-density urban corridors.
- 1.4.7. Reconfigure or add infrastructure to public spaces to support programming such as events and classes. (see also 5.1.3.)
- 1.4.8. Improve signage for all publicly accessible spaces to effectively brand the system and enhance the appeal of individual spaces as part of a cohesive whole.

## Strategic Direction 1

# PUBLIC SPACES





### 1.5. Ensure high-quality visual and physical access to the Potomac River, Four Mile Run, and their tributaries. (incorporates 2005- 1.8.)

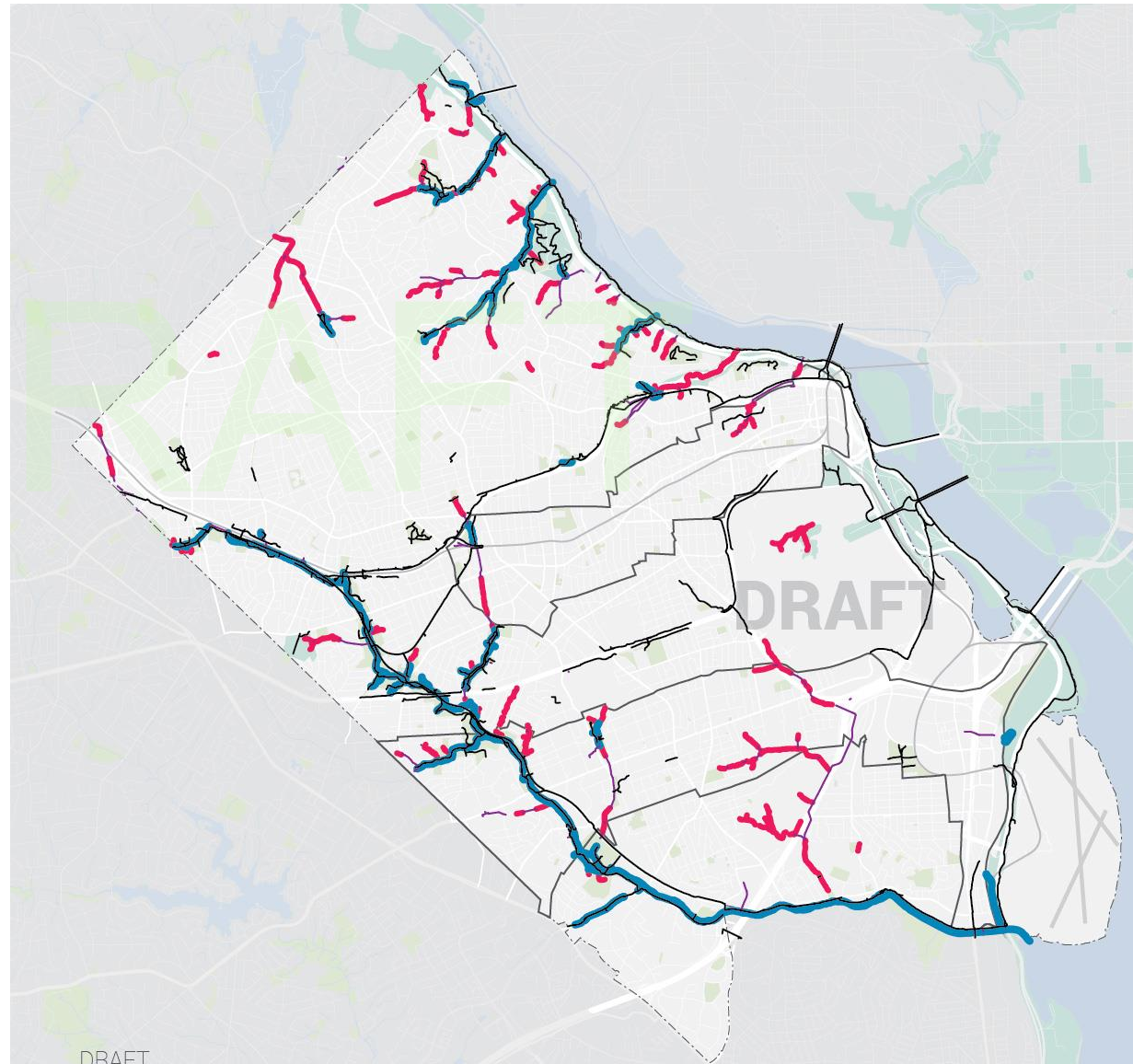
- 1.5.1. Continue to enhance public access to and along waterways.
- 1.5.2. Continue to acquire ownership or easements for land adjacent to both sides of Four Mile Run. (as-is 2005: 1.3.) (see also 1.1.5.)
- 1.5.3. Develop a boathouse facility between Theodore Roosevelt Island/Little River and Francis Scott Key Memorial Bridge, as recommended by the Water-Based Recreational Facility Task Force and adopted by the County Board in May 1996. (revised 2005: 1.8 a.)
- 1.5.3. Provide opportunities for recreational boating and fishing.

## Strategic Direction 1

# PUBLIC SPACES

1.5.1. Continue to enhance public access to and along waterways.

-  Access
-  No Access
-  Culverted Streams
-  Trails



# PUBLIC SPACES

## 1.6. Strive for a more attractive and sustainable public space system.

- 1.6.1. Create facility design standards. (replaces 2005: 6.5.)
- 1.6.2. Strive for design excellence in the development and reconstruction of parks and facilities.
- 1.6.3. Pursue Leadership in Energy & Environmental Design (LEED) or similar certification of building facilities in alignment with the County's Policy for Integrated Facility Sustainability.
- 1.6.4. Use rating systems such as the Sustainable Sites Initiative (SITES) rating system as guidance in designing sustainable landscapes.
- 1.6.5. Opt for sustainable design elements in capital investments where feasible.
- 1.6.6. Incorporate public art into public spaces in alignment with the Public Art Master Plan.

# PUBLIC SPACES

## 1.7. Strive for universal access. (incorporates 2005- 3.1.)

- 1.7.1. Implement the recommendations of the Department of Parks and Recreation Transition Plan.
- 1.7.2. Incorporate state-of-the-art approaches to designing for universal access. (revised 2005: 3.1.1.)
- 1.7.3. Develop amenities, where feasible, that incorporate universal design principles and integrate a variety of experiences where people of all abilities can interact. (revised 2005: 3.1.4, 2005: 3.1.2.)

## Strategic Direction 1

# PUBLIC SPACES

- 1.7.3. Develop amenities, where feasible, that incorporate universal design principles and integrates a variety of experiences where people of all abilities can interact. (revised 2005: 3.1.4, 2005: 3.1.2.)

## Inspiration Park Playground, Fresno, CA



# PUBLIC SPACES

## 1.8. Enhance spaces with temporary uses and “pop-up” programming.

- 1.8.1. Continue to allow and actively encourage the activation of public spaces and other County-owned property through temporary activities like parklets, seasonal markets, and pop-up events.
- 1.8.2. Continue to allow and encourage temporary activities on vacant or other periodically unused private property.
- 1.8.3. Prepare guidance so as to streamline and coordinate the process of permitting temporary spaces on both public and private property.
- 1.8.4. Continue and expand efforts to encourage the use of temporary public spaces to support special events.
- 1.8.5. Use temporary road closures to create public spaces that can be used for the community at large or for special events.



## Strategic Direction 1

# PUBLIC SPACES

1.8.1. Continue to allow and actively encourage the activation of public spaces and other County-owned property through temporary activities like parklets, seasonal markets, and pop-up events.

Townsend St Parklet, San Francisco, CA



Jack London Pop-Up Plaza, San Francisco, CA



## Strategic Direction 1

# PUBLIC SPACES

1.8.2. Continue to allow and encourage temporary activities on vacant or other periodically unused private lands.

## PHS Pop-Up Garden, Broad St, Philadelphia, PA



Pop-up garden in vacant lot, summer 2013



Same lot prepped for construction, fall 2016

## Strategic Direction 1

# PUBLIC SPACES

1.8.5. Use temporary road closures to create public spaces that can be used for the community at large or for special events.

Clarendon Day, Arlington, VA



West River Drive, Philadelphia, PA



## Strategic Direction 1

# PUBLIC SPACES

- 1.9. Review and implement changes to the County's zoning regulations to facilitate implementation of this plan.

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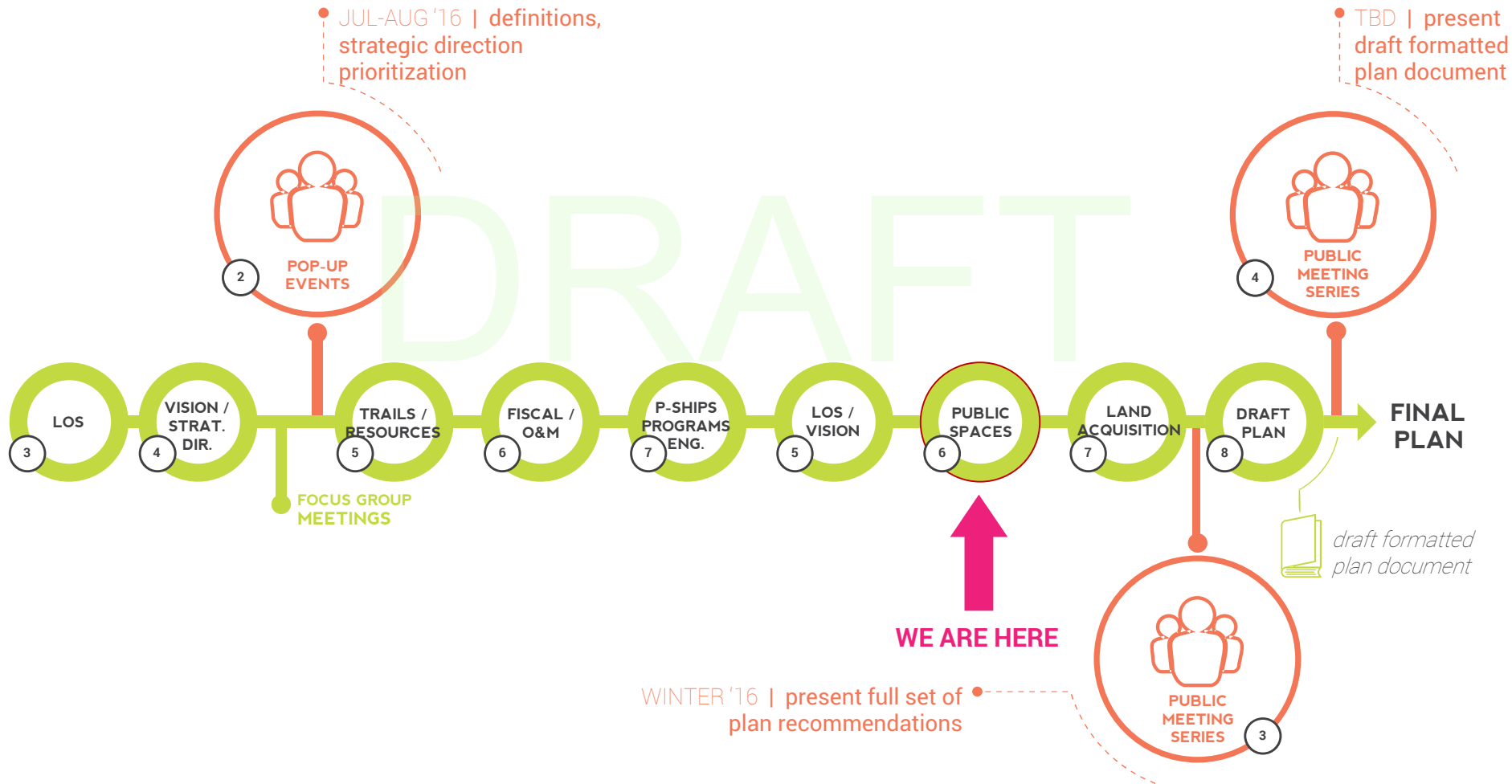
## Strategic Direction 1

# PUBLIC SPACES

1.10. Incorporate the recommendations of the Public Spaces Master Plan into future sector, corridor, and other County plans.

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# ADVISORY COMMITTEE AND PUBLIC MEETING TIMELINE



# ARLINGTON POPS

A Plan for Our Places and Spaces

