

MADISON MANOR PARK RENOVATIONS

COMMUNITY KICK-OFF MEETING MINUTES

To: Wilfredo Calderon, Steven Torgerson (AMT), Tom Mitchler, Kevin Stalica, Vincent Verweij, Greg Anselene, Chris Willett, Peter Alchin, Jeff Winkle, Marta Cahill, Bernadette Grullón, and Lisa Grandle.

From: Jeremy Smith, RLA

Date: September 27, 2017

County staff and AMT & Associates conducted a Community Kick-off Meeting September 27, 2017 to discuss the project scope, inform about some project constraints, present some preliminary concept alternatives, establish a playground working group, and receive general feedback on the project. The meeting was advertised to County residents via project page, project list serve, on-site flyers, on-site sandwich board, on-site information gathering station, and flyers placed at the doors of residents directly surrounding the park.

Below is a summary of the meeting:

1. Introduction of Core Team

- Joshua Serck, Landscape Architect/Project Manager
- Jeremy Smith, Landscape Architect
- Wilfredo Calderon, Communications Specialist
- Steven Torgerson (AMT), Landscape Architect
- Marta Cahill, Team Sports Programming
- Jeff Winkle, Sports Fields Manager
- Greg Anselene, Facilitates Coordinator

2. Project Scope/Overview

Staff presented an overview of the project and identified items in the scope, and items not included in the scope.

- **Items in Scope**

- Combination Field
- New Irrigation
- Minimal Fencing
- Picnic Shelter
- Basketball Court
- Signage
- Parking Area Improvements
- Playground
- Landscaping
- ADA Improvements
- Stormwater Management

- **Items NOT in Scope**

- Tennis Courts
- Restrooms
- Outfield Fencing
- W&OD Trail, Connector Trails
- Dog park or dog run area
- Lighting

3. RPA and Floodplain Description and Definitions

- AMT staff provided a description of the RPA, and Floodplain and how it relates to the site.
- RPA - Environmentally sensitive 'buffer' areas that provide critical ecosystem functions and protect the health of adjacent streams and wetlands from upland land uses.
- RPA - Filter and absorb upland runoff, stabilize soil and streambanks, provide wildlife habitat, and provide shading for streams.
- FLOODWAY – The channel of a river or stream and the parts of the floodplain adjoining the channel that are reasonably required to efficiently carry and discharge the flood water or flood flow of a river or stream.

4. Project Schedule

- Refer to Project Timeline on project page.

5. Playground Working Group

- Staff discussed the establishment of a Playground Working Group (PGWG) which will hold their first meeting on October 21st at the park depending on weather. The PGWG will help develop concepts and themes for the playground that the designers will then use to develop the plans. The PGWG will be asked to visit other playgrounds in Arlington and report back with items that did or did not work in these other playgrounds.

- Interested participants were encouraged to either sign-up at the meeting or on the project page (will stay open until start of first meeting).

6. Basketball Court, Picnic Shelter, Open Play Area and Parking Area

- Four (4) Elements make up this area; the Basketball Court, Picnic Shelter, Open Play Area, and Parking Area.

1. Basketball Court

- Will get larger (+1,400 SF) for run-off safety zones and County minimum dimensions for basketball courts. The existing court is 3,400 SF.
- Will have new basketball goals.
- Could be re-oriented or moved per options presented.
- May have markings to make court multi-use; volleyball, futsal, hopscotch, four-square, etc.

2. Picnic Shelter

- Currently the smallest rentable shelter in the County (50 people).
- Existing shelter will be removed and replaced.
- The new picnic shelter could get slightly larger or stay the same size. The shape may also change. Staff asked residents for feedback during the Information Gathering Exercise.

3. Open Play Area

- This is the open, hard surfaced area between the existing picnic shelter and the restroom.
- Community feedback prior to the meeting alerted County staff that this is a heavily used area that should remain if possible.
- Staff agreed with this suggestion and added it as one of the four (4) elements in this area.
- Currently used for hopscotch, tricycle, chalk drawing, etc.
- Staff asked residents for feedback during the Information Gathering Exercise.

4. Parking Area

- Will stay in the same general area and most likely will have the same number of spaces (10, 1 is ADA).
 - Will be striped for ADA access under current regulations.
 - Might be re-surfaced with permeable pavement.
 - A safety buffer from adjacent uses will need to be installed.
 - Staff asked residents for feedback during the Information Gathering Exercise.
- Staff discussed these elements and provided three (3) preliminary options (refer to project page for layouts) for possible orientation/reconfiguration. Staff asked residents for feedback during the Information Gathering Exercise.

7. Combination Field Area

- Staff discussed elements of the combination field area including the necessity to relocate the infield out of the RPA and Floodplain. The diamond field can be located in three orientations and the rectangular fields can fit in the outfield.
- **Option 1 (refer to project page for layout)**
 - Infield located in North West corner.
 - Opportunities:
 - Most similar to existing condition. However, the infield is moved out of RPA.
 - Challenges:
 - Right Field line would be in closer proximity to picnic shelter, basketball court, and open play area.
- **Option 2 (refer to project page for layout)**
 - Infield located in South West corner.
 - Opportunities:

- This option conforms to the existing drainage pattern. Water would flow from infield towards the RPA and floodplain.
- Consolidation of infield/spectator seating with other existing park amenities. Advantages for ADA access, circulation, and sight lines.
- Shade for spectator seating.
- Ideal sun orientation for diamond field.

- Challenges:
 - Right field is minimum length and near 12th Road N.
 - Right field line would be at the minimum length (200').

- **Option 3 (refer to project page for layout)**
 - Infield located in South East corner.

 - Opportunities:
 - Rectangular fields are close to the picnic shelter and playground.

 - Challenges:
 - Infield close to homes on N. Powhatan St.
 - Worst orientation for sun.
 - Balls hit toward playground and shelter.
 - Accessibility/Circulation from other amenities.
 - Off-site drainage.
 - County staff's least preferred option.

8. Information Gathering Exercise

- The attendees were invited to take a closer look at all the options for the court area and combination field area. Staff was available to answer questions and receive feedback and write down comments.

- The attendees were encouraged to place stickers on their favorite options. This was **not** a vote, but rather an exercise to get the **pulse** of the community.

- **Community Feedback from exercise:**

- **Combination Field:** Option 2 received the most stickers. Field Option 1 was second.
- **Basketball Court, Picnic Shelter, Open Play Area and Parking Area:** An option that was not shown on the drawing was identified by the community and Staff as a viable option. This option, which may be referred to as Option D, received the most votes followed by Option C.
 - **Option D:** Basketball court would be on the east side of the area. Picnic shelter would be on north west corner and open play area would be on south west corner.
- **Picnic Shelter Size:** "I like the current size" received the most. No votes were received for "It could be a little larger."
- "Really like the idea of shade for players and watchers."
- "Like outfield being in drainage vs. infield."
- "Path for kids around bathroom."
- "Can something be done with space between tennis courts and road."
- "Don't like orientation of basketball court east-west."
- "More shade."
- "More trees."
- "Keep existing trees."
- "Green barrier between parking."
- "Stand alone picnic area."
- "People like the grass."
- "Picnic shelter should not be larger."
- "Like easy pedestrian access between structure and playground."
- "On-street 'no idling' signs."
- "Most play space (un-programmed)."
- "Play two games at one time; softball and soccer."
- "Love the hardscape."
- "Use restroom wall for practice wall; could be added to tennis courts."
- "Open Play Area used for boot camp classes."
- "Need chin-up bar."
- "Increase playground."

- "Like open area near bathroom wall for tennis/lacrosse/soccer."
- "Like open play area for chalk drawing/kids' creativity."
- "Like shelter closer to playground area – visibility is better."
- "Worry about basketballs hitting cars in Options A and C."
- "Biggest play area possible for biking, roller skating, boot camp."
- "Interest in new trees to be flowering trees."

9. Q & A

- **Question:** A resident was concerned about the lack of parking enforcement on the adjacent streets. Cars block driveways, double-park. Response to calls to Parking Enforcement is usually late, after the cars have left.
 - **Response:** DPR staff will pass along comment to police.
- **Question:** Trees in the play area are valued and should be preserved as much as possible.
 - **Response:** DPR will take this into consideration. An assessment of the existing trees is taking place and will be considered when re-designing the play area.
- **Question:** What is the surface for the proposed playground. Expressed concerns about synthetic turf as a safe surface.
 - **Response:** DPR listed possible surfaces; poured-in-place rubber, FIBAR/wood chips, synthetic safety turf, rubber tiles, sand (not a safety surface). Synthetic turf is an approved safety surface. DPR has not received any complaints or incident reports regarding synthetic turf in play areas. NOTE: DPR staff that are involved in the design and/or maintenance of the County's playgrounds are required to take the Certified Playground Safety Inspectors (CPSI) course. This course is offered by the National Recreation and Park Association (NRPA).
- **Question:** Please don't install lights on the field or basketball court.
 - **Response:** Lights are not a part of this project's scope of work.
- **Question:** Expressed a need for additional parking.
 - **Response:** Additional parking is not a part of this project's scope of work.
- **Question:** Suggested the use of synthetic shade where natural shade might take too long to grow in.

- **Response:** DPR will take this into consideration.
- **Question:** Is the field going to be smaller due to the RPA?
 - **Response:** The combination field size will not decrease due to the RPA. However, if a portion of the RPA is used as a reforestation area to handle the site's SWM, then it is possible the field size may decrease.
- **Question:** Concern that if the basketball court size is increased, it means a decrease in the size of the open paved area.
 - **Response:** A decrease in size of the open paved area is a possibility.
- **Question:** Parking is a problem now; Please don't make the shelter bigger because that will exacerbate the parking problems.
 - **Response:** DPR will take this into consideration.
- **Question:** Shade for the new open play area. The newly planted trees don't do much for providing shade.
 - **Response:** DPR will take this into consideration.
- **Question:** Meeting Process – It would have been helpful to have a Q&A opportunity before the break-out session to hear other questions.
 - **Response:** DPR appreciates the feedback and will consider it for future meetings.

• Contact Information

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