

## Natural Resources Joint Advisory Group

2700 South Taylor Street  
Arlington, VA 22206

June 12, 2017

Commissioner James Schroll  
Chair, Public Facilities Review Committee  
Arlington County Planning Commission  
2100 Courthouse Plaza  
Arlington, VA 22201

RE: Lubber Run Community Center

Dear Commissioner Schroll,

The design of the Lubber Run Community Center was discussed at the June 5, 2017 Natural Resources Joint Advisory Group (NRJAG) meeting. NRJAG is made up of representatives from the Park and Recreation Commission, the Urban Forestry Commission and the Environment and Energy Conservation Commission and it is charged with focusing on natural resource issues, especially as they relate to the Natural Resources Management Plan.

Several concerns were raised about the current design for the Lubber Run Community Center including:

- 1) While we appreciate the creative design and the use of green roofs to create manufactured green space, the principle of building up and not out has not been adhered to in this design, resulting in a sprawling building. It seems sensible that the new building would be at least two stories above ground (three on the George Mason Drive side), in keeping with new County practices of reducing building footprints, as well as in keeping with other development along George Mason Drive.
- 2) We have special concerns about the northern wing of the new design unnecessarily impinging upon the natural areas adjacent to Lubber Run Park. In addition, the green roof off this wing is not likely to provide much function, and rather than manufacturing green space, we support a more compact design to prioritize continuous natural green space. Shortening the northern wing and having two levels instead of one (as noted above) could retain the interior space, while minimizing the sprawl of the building.
- 3) While we recognize and appreciate the significant efforts to save mature trees in the design process, tree removal and disturbance could be reduced with a more compact design.

4) The stairway and boardwalk extending off the wings chop up the open areas, resulting in less usable outdoor spaces. Concerns were also raised about maintenance of such an extensive boardwalk. We understand the need for accessible pathways throughout the site, but question whether the proposed design is the best solution.

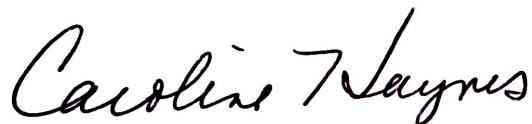
5) We urge that bird friendly glass be incorporated into the design. This is especially important with buildings next to natural areas to prevent bird collisions. More information on this can be found at the [American Bird Conservancy](#) .

6) It was suggested that additional trees could be saved by building a more compact, two level parking structure. While we understand the potential increases in cost for a two-level parking structure, it would be helpful to have information on the additional cost and the trade offs associated with that design.

7) We are pleased that the current plan delivers a near net-zero building. This is in line with the County's Community Energy Plan and the goal of reducing greenhouse gas emissions by more than 70 percent by the year 2050. NRJAG would expect the net-zero planning will continue to guide the final design.

We appreciate the opportunity to provide our comments.

Sincerely,

A handwritten signature in black ink that reads "Caroline Haynes". The signature is written in a cursive, flowing style.

Caroline Haynes  
Chair, Natural Resources Joint Advisory Group

cc: Jane Rudolph, Director, Department of Parks and Recreation  
Laura Lazour, Division Chief, Sports and Recreation