



Follow-Up Information from Jennie Dean Park Committee Meeting #1 (3-1-18)

Jennie Dean Park Committee Charge:

- *The Jennie Dean Park Committee, part of the Four Mile Run Valley Working Group (4MRVWG), shall consist of five members, including the Chair. All committee meetings will be public, in accordance with Arlington County and Virginia requirements.*
- *The Committee will review and evaluate existing alternative concept plans for Jennie Dean Park, giving due consideration to issues, concerns, and recommendations that have been raised by the community. A new concept plan recommendation may be developed but must include all elements (casual use space, large and small diamond fields, tennis and basketball courts, playground, restroom, and picnic area) currently in the park.*
- *A final report from the committee is due at the full working group meeting on 21 March 2018.*

	Question/Request:	Answer:
1	<ul style="list-style-type: none"> • Updated renderings that show the parking as discussed at the Working Group meetings (with parallel parking on the north side of Four Mile Run Drive) and the proposed retaining walls identified as seat walls. 	<div data-bbox="1150 812 1812 1299"> <p>The graphic, titled '4MR Drive Concept', features the 4 mrv logo in the top left. It includes an aerial view of a road layout east of Nelson Street, showing a road with parallel parking spaces and retaining walls. A 3D perspective rendering of the road is shown in the top right, illustrating the proposed design with trees and a sidewalk. The text 'East of Nelson Street' is positioned above the aerial view.</p> </div> <ul style="list-style-type: none"> • The graphic above shows the recommended road configuration for the area east of South Nelson Street

		(showing angled parking south of Four Mile Run Drive and parallel parking north of the road).
2	<ul style="list-style-type: none"> Show areas where we can locate, and possibly illustrate, organic play or sitting areas. 	<ul style="list-style-type: none"> Sitting areas can be located throughout the park, particularly in the casual use open space areas. Organic, or nature play is tricky. If we call it a play area, there are many regulations that come into play such as ADA and safety surfaces, fall zones etc. We can design the playground to have a nature theme. If we just leave an area natural, and people end up playing on it that is ok. That can happen anywhere in the casual use open space.
3	<ul style="list-style-type: none"> Can a structured parking garage be accommodated within the Jennie Dean Park area? What is the approximate cost for such a garage? Cost of undeveloped open space in Arlington? 	<ul style="list-style-type: none"> Per the County Board's direction at the 2/20/18 and 5/30/17 work sessions, there should be no further considerations for structured parking. Staff will be working on the impact and effectiveness of short-term parking improvements such as signage and meters before making major changes to road and lane configurations. The Committee may need to consider what possible long-term parking solutions can be recommended within the Area Plan area, but this is outside the scope of this process/charge. As way of comparison, the construction of surface parking costs approximately \$8,000-10,000 per parking space, compared to structured parking which may cost approximately \$30,000-\$40,000 per parking space. There would be considerations made for possible soil remediation, foundation considerations (how deep the structure needs to be), stormwater management, among other considerations.

4	<ul style="list-style-type: none"> • Provide costs of picnic tables and cost for larger picnic structure (and other relevant costs such as maintenance, etc.) 	<ul style="list-style-type: none"> • Of the facilities that have been constructed within the County, the cost of a large picnic shelter may cost approximately \$150,000-\$300,000 (depending on site specific considerations); a smaller picnic shelter/facility (accommodating 2-3 tables) may cost approximately \$50,000-\$75,000.
5	<ul style="list-style-type: none"> • Options for separating out basketball and tennis courts (are there implications for this other than perhaps greater siting options). 	<ul style="list-style-type: none"> • We can speak to this during the siting exercise with the Committee. There are no issues with separating out the tennis courts or basketball court if it is recommended.
6	<ul style="list-style-type: none"> • Budgets for Phases 1 and 2 of JDP. 	<ul style="list-style-type: none"> • The County Board adopted FY 2017-2026 Capital Improvement Plan (CIP) budget for Jennie Dean Park is \$14.4 million (design and construction). The projected park operating costs are projected at approximately \$350,000-\$370,000 per year (beginning in FY 2021). A more detailed description of the FY 2017-2026 budget can be found here (pages C-31 and C-32 for Jennie Dean Park): https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/18/2016/12/C-General-Government.pdf.
7	<ul style="list-style-type: none"> • Bicycle and pedestrian access through the site. 	<ul style="list-style-type: none"> • This may be included in a larger graphic of the study area. The slides below can be shared with the Committee.

		<div data-bbox="1123 196 1772 678"> <p>Existing Conditions: Pedestrians</p> <p>Ramps on trail currently being addressed by NoVA Parks</p> <p>Legend</p> <ul style="list-style-type: none"> Study Area No sidewalk Sidewalk No ramp Noncompliant ramp </div> <div data-bbox="1123 721 1772 1209"> <p>Proposed Ped & Bike Improvements</p> <p>LEGEND</p> <ul style="list-style-type: none"> Existing Trail Existing Bike Lane Proposed Bike Lane Existing Sidewalk Proposed Sidewalk Signal Improvements Planned/Proposed County Projects </div>
<p>8</p>	<ul style="list-style-type: none"> Can we get a sense of the cost for the field/play area over parking? And a description of the earth mound? Is it a 	<ul style="list-style-type: none"> The cost of structured parking may cost approximately \$30,000-\$40,000 per parking space, with the considerations provided above.

	<p>berm for sound? Light? Is that sort of design an option for us in Jennie Dean Park too?</p>	<ul style="list-style-type: none"> I don't know the history behind the earth mound at Lubber Run. An earth mound could be used in the park to screen some elements from the street if that is desired, but it would not be able to be large enough to screen lighting, or to screen elements from the neighbors across 4MRD. It is an option if we wanted to screen some uses from the street, but I am not sure that is desired.
9	<ul style="list-style-type: none"> Brief discussion of the safety issues in the park? 	<ul style="list-style-type: none"> Staff can reiterate the comments/information we provided on field orientation, netting, and fencing at the park.
10	<ul style="list-style-type: none"> Are the SEEC workers moving from this location? When? Are there other homeless populations that frequent the park? Or others that pose a perceived or real threat to the safety of park users? What are some of the design issues and other mitigations you all have looked at? Scott, you seemed very familiar with this. Is this something you can address for us on Wednesday? 	<ul style="list-style-type: none"> As the park redevelops, the SEEC workers will need to move from this location. There is a continued, County conversation about this topic and how to proceed forward. At the last Committee meeting, Kasey Spriggs, Park Manager, mentioned that recently there has not been a perceived problem or real threat to safety of park patrons. Per the Parks Master Plan Draft Design Guidelines, this park (and all others) will follow Crime Prevention through Environmental Design (CPTED) which provides further guidance and builds on the universal design principles by making parks easier to get to and use, and therefore increasing the number of eyes by increasing the number of users. Crime prevention is not about limiting access and not about making people uncomfortable, but in fact making the park more comfortable and therefore safer for all users Basic guidelines below include: <ol style="list-style-type: none"> 1. Establish distinct and open visual corridors into and out of the park areas from surrounding streets

		<ol style="list-style-type: none">2. Maintain open lawn areas in and around each primary use3. Use shade trees with an open understory along the perimeter areas to minimize potential hiding spaces4. Along pathways through wooded areas, maintain an open understory for at least 10-feet on both sides5. All pathway systems should be continuous (no dead ends)6. Where fencing is needed, maintain entrances and exits on all sides
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