

April 29, 2002

TO: Members, Arlington County Board

FROM: Ron Carlee, County Manager

SUBJECT: Master Plan for Greenbrier Park

RECOMMENDATION: Approve the General Location and Approximate Size of the Park Elements as Shown on the Attached Park Master Plan for Greenbrier Park (Attachment 1).

ISSUES: None

SUMMARY: Greenbrier Park is a 17.51-acre community park located at 5201 North 28th Street. The park is one of the most heavily used athletic field complexes in the County. It serves as the primary facility for Yorktown High School, a major athletic field complex for a variety of organized youth and adult sports and a facility for the surrounding neighborhoods. Existing amenities include major athletic fields, courts, track, indoor swimming pool, support facilities and parking. The age and heavy use of the facilities makes wear and tear high. Minor renovations have occurred to keep the facilities operational, but major renovation has been on hold since the mid-1990's pending the completion of the park master plan.

The County has made several previous attempts to develop a master plan for Greenbrier Park. Thorny issues, such as expansion of facilities, land acquisition and impacts to the neighborhood, caused the project to be put on hold and reevaluated. The County Manager met with various stakeholders in early 2001 to discuss the process. Clear parameters were established by the County Manager and the planning process was reinitiated in the fall 2001 (Attachment 2).

The proposed Greenbrier Park Master Plan evolved from a community planning process that took place over the last six months. Through a series of design charrettes, community meetings, and written, email, and verbal comments, the community's ideas were gathered and used to develop a series of design schemes, which were further refined into the proposed master plan.

Staff: Lisa D. Grandle, Planning and Design, DPRCR
Reviewed by the County Attorney's Office: _____

The proposed master plan maximizes the use of the entire site without eliminating current uses of the park. The master plan also incorporates solutions and remedies to site problems such as slope erosion, field drainage and worn turf. The proposed plan reflects the community's consensus on the general location and approximate size of the park facilities. The plan has received support from the Park and Recreation Commission and the Sports Commission (Attachment 3).

The Planning Commission held a public hearing on the master plan on May 6, 2002. The Commission voted to recommend approval of the master plan as proposed in the staff report. They also recommended that the County Manager establish a working group from the Department of Parks, Recreation and Community Resources, Schools, the neighborhood and user groups to continue the dialog about the park plan, address current operational concerns such as hours of operation, the public announcement system and invasive plants, and coordinate the work between the County and Schools on the final designs of the Yorktown High School addition, renovation of the school and Greenbrier Park.

Over the last four months, the Yorktown High School Building Level Planning Committee developed a Master Plan for the school site. The School master plan identifies the need to locate a portion of the classroom addition on County land. In exchange, the major portion of parking to serve Greenbrier Park will be located on School land. Two tennis courts will also be located on School land.

BACKGROUND: The proposed park master plan has evolved from a community planning process that took place from October 2001 through March 2002. The goal of this process was to develop a master plan for Greenbrier Park that shows the general location and approximate size of all the major program elements for redevelopment and reconfiguration of Greenbrier Park. The consultants, Bowie Gridley Architects, P.L.L.C., were hired to partner with the County and the community in the development of the park master plan.

Once the County Board adopts the master plan for Greenbrier Park, it will be used as the basis for the development of final designs and to identify project funding to complete the program elements. The planning process, existing site conditions, elements of the park master plan and parking are discussed below.

Planning Process:

The planning process was a collaborative effort between the community, the consultants and County and School staff. The process built upon information that was gathered during the 2000 planning process.

As the planning process resumed in the fall 2001, the County brought in a new consultant, Bowie Gridley Architects, P.L.L.C. Prior to the charrette, the consultant gathered important background information regarding what was needed to accommodate existing program uses. The need to accommodate the existing program uses was one of the project parameters set forth by the County Manager. The consultant prepared an evaluation of how the existing facilities are utilized and compiled appropriate facility sizes for interscholastic sport uses. They also met with the Yorktown Civic Association Executive Committee to gain an understanding of the community's issues.

The planning process kicked off with an all-day design charrette to explore and develop potential design schemes in early October 2001. Four design schemes were developed, ranging from keeping the current configuration of facilities to rearranging several of the major elements within the park site. The consultant also developed a fifth scheme that was a minor variation on one of the schemes developed during the charrette. The design schemes were then mailed to the community and posted on the County web site for the community to comment on the strengths and weaknesses of each of the schemes. More than two hundred comments were received.

A second community meeting was held in December 2001. General consensus was reached at the meeting to relocate the track to the upper field and relocate the baseball field to the lower field. The Yorktown Civic Association Executive Committee introduced a new design scheme at the December meeting which would have reduced the number of softball fields by one.

Arlington Public Schools began their Building Level Planning Committee (BLPC) for Yorktown High School in December 2001. The County delayed having the next community meeting until Schools was further along with its exploration of design schemes for the school addition and renewal. As Schools and the BLPC got further along with potential options, it became apparent that several of the options included placing a portion of the school addition on County land. At this point the County and School architects worked together to develop two new design schemes that would meet both the County and School criteria.

The final community meeting was held in March 2002. Schools participated in the meeting and shared the BLPC's preferred design scheme. Based on the School plans, two of the County's design schemes were eliminated from consideration. The County's consultants introduced the two new design schemes that were developed with the School architect. The community was then asked to weigh in on the remaining six design schemes using a system of three dots, which they could "spend" on preferred scheme(s). The consensus of the community was support for Scheme 4D.

Existing Site Conditions:

Greenbrier Park is a 17.51-acre community park. The park is bounded by Yorktown High School, North 28th Street, N. Greenbrier Street, N. 27th Street, North Greencastle Street, Chestnut Hills Park and several single family homes. During the previous process in 2000, the consultant completed a site inventory and analysis that identifies the current conditions of built features, utilities, vegetation, steep slopes, grading and drainage. The consultant concluded that many of the park facilities are in poor to fair condition, and grading, drainage and erosion problems need to be corrected (Attachment 4).

Park Master Plan: The park master plan provides a combination of program elements that offer programmed and unprogrammed athletic spaces. These active spaces are balanced with the protection and enhancement of buffers between the park and the neighborhood. The primary changes to the park are the relocation of the track to the upper field area and the baseball field to the lower field area and the elimination of one basketball court. Two of the tennis courts and the major parking area to serve Greenbrier Park are relocated to School land and a portion of the Yorktown High School classroom addition will be constructed on County land. The other park elements, such as the softball fields, practice field, tennis courts, basketball court and parking are reoriented within the park. This reorganization of the components will accommodate optimal usage of the facilities.

Existing and Proposed Comparison Summary

Amenity	Existing	Proposed
Competition Field	1 lighted, UF	1 lighted, UF
Multi-Use Field	1 lighted, LF	1 lighted, LF
Track	1 lighted, LF	1 lighted, UF
Baseball Field	1 lighted, UF	1 lighted, LF
Softball Fields	2 lighted, LF	2 lighted, LF
Tennis Courts	6 unlighted, LF	6 lighted, 4LF, 2 YHS
Basketball Courts	2 lighted, LF	1 lighted, LF
Swimming Pool	LF	LF – no change
Parking	78 LF	16 LF, 110 YHS
Restrooms and Support Buildings	UF	UF
Accessibility features	Partial h/c accessibility	Upgraded throughout the project
Stormwater management facilities	Obsolete	Upgraded throughout the project
Yorktown High School addition	N/A	7,750 SF near tennis courts

UF = Upper Field

LF = Lower Field

YHS = Yorktown High School

Through the community process, synthetic turf has been discussed as the surface for the competition field. Synthetic grass is a polyethylene fiber surface that provides all weather traction for players. It is durable, yet has a similar feel, foot movement, ball response and appearance to natural grasses. The track surface will be a resilient surface similar in quality to the surfaces that have recently been installed at Wakefield and W&L. The baseball and softball fields will be grass fields with irrigation systems. The baseball field will be permanently fenced. The two softball fields will be partially fenced.

The lighting for the park facilities will be high-grade lighting with spill control. Tree protection and preservation will occur around the perimeter of the site and buffer enhancements will be added to the north edges of the park to enhance the buffer between the park and the neighborhood. Landscaping will be added throughout the project. The storm water management for the site will be upgraded.

Parking: Greenbrier Park is bounded by N. 28th Street, N. Greenbrier Street and N. 27th Street, which are classified in the County’s Master Transportation Plan as neighborhood minor streets. There are parking restrictions on many of the surrounding streets, including N. Greenbrier, N. Edison, N. Florida, N. 30th, N. 28th and N. 27th Streets, N. 27th Road and Yorktown Boulevard.

The proposed parking for the site is approximately one hundred twenty-six spaces. Sixteen parking spaces would be provided near the swimming pool. The other approximately one hundred ten parking spaces would be provided on School land near the existing parking lot and cafeteria off North 28th Street. This is an increase of forty-eight spaces over the existing seventy-eight on-site parking spaces. The primary parking would be accessed from N. 28th Streets. The sixteen-space parking lot would be accessed at the intersection of N. Greenbrier and N. 28th Streets. The existing access from N. Greenbrier Street would be closed and reconfigured as a major pedestrian access into the park.

Schools will be providing two hundred twenty parking spaces on School land. This is an increase of thirty-nine spaces over the existing one hundred eighty-one on-site parking spaces. The Schools parking will be accessed from N. 28th Street. The bus loop will be accessed from Yorktown Boulevard.

Site Parking

Area	Park visitors	Park handicap	Schools	Total
N. Greenbrier/N. 28 th	8	8	0	16
N. 28 th	110		220	330
TOTAL	118	8	220	346

FISCAL IMPACTS: The consultants developed a rough order of magnitude estimate for capital costs for the design, sitework, and park facilities. The preliminary estimate is \$5,770,000 in year 2002 dollars. Staff is proposing that \$500,000 for the A&E for final

design be included in the FY2005 park bond. The construction funds for sitework and facilities (approximately \$6 million) are proposed for the FY2007 park bond.

Arlington Public Schools has previously approved funding from the FY2001 school bond to develop the final design for the classroom addition (Phase I). Schools are proposing \$9.7 million for construction of the Phase I in the FY2003 school bond. They are projecting \$1.8 million for the A&E for final design of the building renewal (Phase II) be included in the FY2005 school bond and projecting \$41 million for construction of Phase II be included in the FY2007 school bond.

Proposed Phasing of Design and Construction Funds

PROJECT	FY03	FY05	FY07	TOTAL
Construction of Yorktown HS classroom addition (Phase I)	\$9,706,100			\$9,706,100
A&E for Yorktown HS building renewal (Phase II)		\$1,800,000		\$1,800,00
A&E for Greenbrier Park renewal		\$500,000		\$500,000
Construction for Yorktown HS building renewal (Phase II)			\$41,000,000	\$41,000,000
Construction of Greenbrier Park			\$6,000,000	\$6,000,000
TOTAL COST			School County	\$52,506,100 \$ 6,500,000

NEXT STEPS: Once the County Board approves the Greenbrier Park Master Plan and development schedule and funding is identified in the Capital Improvement Plan, the next step will be the design of all the park elements. A critical part of the design process will include staff and the consultant working with the neighborhood, Schools and various user groups to get input into the final design and materials. Staff anticipates that final design for the park will begin in early 2006.

CONCLUSION: The park master plan for Greenbrier Park has been developed in collaboration with the community to provide a balance of active recreation, preservation and enhancement of buffers and improvements to the site grading and drainage. The master plan, which shows the general location and approximate size of the various park elements, will be the guiding document for the implementation of the Park features.

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|--------------|----------------------------------------------------------------|
| Attachment 1 | Greenbrier Park Master Plan |
| Attachment 2 | Letter from Ron Carlee to the Community Dated July 25, 2001 |
| Attachment 3 | Letters from Park and Recreation Commission, Sports Commission |
| Attachment 4 | Site Inventory |

Attachment 1 Greenbrier Park Master Plan

Attachment 2 Letter from Ron Carlee to the Community

July 25, 2001

TO: Interested Parties

FROM: Ron Carlee, County Manager

SUBJECT: Process to Complete the Greenbrier Park Master Plan

On April 12, 2001, I wrote you with a preliminary finding to suspend the development of the master plan for Greenbrier and Chestnut Hills Parks. Staff and I have now completed our review of this project that started in October of last year. I am now authorizing staff to resume a master planning process for Greenbrier Park only. At a later date, we will consider master planning for Chestnut Hills, including the use of the most recently acquired park property on North Harrison Street. The master planning for Greenbrier will proceed under the following parameters:

- (1) The master plan will be developed within the existing Greenbrier Park footprint. No additional properties will be considered for acquisition for part of Greenbrier Park.
- (2) The four concept plans developed by the consultant in December 2000 are withdrawn and will no longer be considered.
- (3) The park design should, at a minimum, seek to accommodate the existing park facilities and activities (football, soccer, baseball, softball, field hockey, track and field, tennis and basketball).
- (4) The park design should strive to achieve standard dimensions, guidelines and amenities to accommodate athletic, recreational and educational activities within the park.
- (5) The park design should continue to accommodate lighted fields and courts. Lighting should be located and directed so as not to intrude unreasonable on private property.
- (6) New technologies should be explored that provide high quality surfaces, such as synthetic turf, based on their cost effectiveness and on total life-cycle costs.
- (7) The park design should accommodate the current levels of community use and, at a minimum, the current level of School

use. Expanded use by Yorktown High School should be considered to the extent that it does not reduce existing levels of community use.

- (8) The master planning for Greenbrier will not affect the planning or construction of the School's addition to the Yorktown High School building.
- (9) Relocation of the swimming pool will not be considered as part of this planning project.
- (10) Parking needs for Greenbrier Park should be addressed at the level necessary to accommodate community use of the park. Parking to meet the needs of Yorktown High School would only be considered if requested by the Schools as a joint use project.
- (11) Park amenities will be sited to minimize adverse impact on the neighborhood.

The following outlines the process to be followed in developing the Greenbrier Park Master Plan:

- Information regarding the Greenbrier Park Master Plan will be added to the County's web site (www.co.arlington.va.us). This will include the April 12, 2001 and July 25, 2001 letters from the County Manager, maps showing the Greenbrier Park footprint and existing facilities, meeting notes from public meetings held October – December 2000, and information about the upcoming design charrette.
- An all-day design charrette will be held in late September or early October 2001. An invitation to attend the design charrette will be mailed to the existing mailing list (3,000+ including all residents within Yorktown Civic Association, commissions, schools, and athletic user groups) and included on the web site. Detailed information about the date and specifics about the charrette will be mailed and posted on the web in August 2001.
- The purpose of the design charrette will be to develop one or two preferred park designs for the site. The day would be structured to begin with a discussion of the parameters for the park and the themes/issues that emerged last fall, give participants an opportunity to add to the themes/issues, then break out into small groups to develop design options. In the afternoon, there would be presentation of

- the small group designs and discussion by all participants. One or two preferred designs would be selected.
- The consultant would develop draft park master plans based on refinement of the preferred designs selected at the design charrette (November). The draft plans would be posted on the web site along with a comment form.
- 1 – 2 additional community meetings would be held to gather public input/refine plans (December – January).
- The Greenbrier Park Master Plan would be presented to the Planning Commission and County Board for adoption in early 2002.
- Funds to implement the Master Plan would be considered for inclusion in a future capital budget.

Background

Greenbrier Park is one of the most heavily used athletic field complexes in the County, serving both the community and Yorktown High School. The heavy use of the facility makes wear and tear high, and the athletic fields, courts and support facilities are in dire need of renovation. While minor renovation has occurred to keep the facilities operational, major renovation has been on hold since the mid-1990's pending completion of the park master plan.

Beginning in October 2000, the County began a separate but parallel community planning process for Chestnut Hills and Greenbrier Parks. The County had also been working closely with School staff on the preliminary planning for future renovation of Yorktown High School and any impacts the two planning processes may have on each other. The goal of the planning process was to work with the neighborhood, schools, athletic user groups, commissions and advisory groups, and other interested citizens to develop park master plans for Chestnut Hills and Greenbrier Parks and Yorktown High School to accommodate athletic and recreational activities, open space and a general footprint for the future renovation/expansion of Yorktown High School. Six meetings were held with the community.

The amount of community notification and involvement in the planning process has been significant, with a mailing list of over 3,000 citizens that receive information about the meetings and between 30 and 75 citizens attending each of the first six meetings. However, when the County's consultant presented four preliminary concepts at the fifth and sixth meetings in mid-December 2000, it became apparent that significant issues around the parameters of the two park master plans existed that needed further review and evaluation. The County Manager subsequently met with various stakeholder

groups to discuss the planning process and suspended the planning process. The process outlined above is intended to reinstate the planning process with a more narrow focus.

The master plans will be developed separately for Greenbrier Park and Chestnut Hills Park. The goal is to complete the Greenbrier Park Master Plan by the end of 2001. The schedule for master planning Chestnut Hills Park will be discussed separately in the context of the overall work plan for the Department of Parks, Recreation and Community Resources.

For additional information on the Greenbrier Park planning process, please contact:

Lisa Grandle, Planning Supervisor
Department of Parks, Recreation and Community Resources
2100 Clarendon Boulevard, Suite 414
Arlington, Virginia 22201
(703)228-3332
lgrand@co.arlington.va.us

Attachment 3 Letters from Park and Recreation Commission, Sports Commission

[to be added once they are received]

GREENBRIER PARK – SITE INVENTORY

SITE FEATURES

Location

The park is bounded by North 28th Street (Neighborhood Minor), North Greenbrier Street (Neighborhood Minor), North 27th Street (Neighborhood Minor), North Greencastle Street (Neighborhood Minor), Yorktown High School, Chestnut Hills Park and several single-family homes. The park is located in a residential neighborhood and is several blocks from the Lee Harrison Shopping Center, Safeway and other commercial areas along Lee Highway. The park is one block from North Harrison Street and Yorktown Boulevard, which are both minor arterial streets.

Land Acquisition

The land for the park was purchased in 1947 (762,837 SF, approximately 17.51 acres). There are four properties adjacent to both Chestnut Hills Park and Greenbrier Park (6,995 SF, 10,348 SF, 8,846 SF and 8,759 SF, approximately 0.80 acres) that are shown on the County's General Land Use Plan as "Public." These properties are all zoned R-8.

Steep Slopes

There is a steep sloped area with extensive erosion between North Greenbrier Street and the parking lot. Slopes bound the upper field from North 27th Street, North Greenbrier Street and Chestnut Hills to the field and from the field downward to the lower field. The vegetation surrounding three sides of the upper field is trees, while the slope between the upper field and lower field is grass. The slope between Chestnut Hills and the track is wooded. There are two sets of stairs (one from the upper field, one from the track) which connect Greenbrier Park to Chestnut Hills Park. The park slopes from the rear of the tennis courts to adjacent single family homes. The lack of groundcover, exposed tree roots and steep grades contribute to erosion and destabilization of soils and aggravate the lack of proper drainage.

Grading/Drainage

There is a drainage problem between the track and the lower field. This inadequate drainage contributes to some ponding on the field. There is also a drainage problem behind the swimming pool at the far end of the track. There is a runoff problem from the tennis courts to the adjacent single-family homes on North Greencastle Street.

Vegetation

The park is primarily grass. The upper field is bordered on three sides with a mixture of mature oaks, pines and spruce trees. There is a row of Bradford pears between the North Greenbrier Street parking lot and the track. These trees have reached their peak and have recently suffered some storm breakage. There is a row of locust trees between North Greenbrier Street and the parking lot. The trees are generally in poor condition. Approximately 1/3 of the trees were removed in the summer 2000 because they presented

a hazard. There are several mature oaks around the tennis courts. Trees and brush are located on the steep slope on the northwest end of the park.

Built Features

There are two separate athletic field areas. The upper field is used as the stadium field and for programmed uses. The upper field is a Level I field. The field is lighted and irrigated. It has two sections of aluminum bleachers (10 rows high) on the away side of the field and six sections of aluminum and fiberglass bleachers (15 rows high) on the home side of the field. There are semi-permanent football goals, portable soccer and field hockey goals on each end and portable players benches at mid-field. A baseball backstop and covered dugouts are located on the southwest side of the park. Other amenities that serve the upper field include one large and one small scoreboard, restroom building, concession building, ticket booth, press box, batting cage, trashcans, bicycle racks and pay phone. A high chain link fence surrounds the upper field. A pedestrian gate and concrete steps with metal handrails leads from North 27th Street to the upper field area. The upper field is used by the County for adult soccer, youth tackle football, and senior Babe Ruth baseball and by Schools for field hockey, football, baseball, soccer, lacrosse and band practice.

The lower field is used for all Yorktown High School physical education classes and programmed and unprogrammed uses. The lower field is a Level III field. The field is lighted. There is an irrigation system but it is antiquated and not functional. Two baseball/softball backstops, small five-row bleachers and players benches are located at the northeast and southwest corners of the field. The field is surrounded by a track with related amenities including a pole vault/broad jump area, shot put area and discus area. The track was falling into disrepair and was resurfaced with asphalt in the summer 2000. A fitness course surrounds the outside of the track. The lower field is separated from the adjacent parking lot by chain link fence. Pedestrians can access the field/track area from the south end of the parking lot via concrete steps with metal handrails or the north end of the parking lot via a service drive. The lower field is used by the County for youth tackle football, adult flag football, girls softball, and youth baseball and by Schools for football, field hockey, softball, track and physical education classes.

Two lighted full court basketball courts are located adjacent to the North Greenbrier Street parking lot.

The park has six tennis courts, arranged as four across and two across. The tennis courts are not lighted.

A former shop building is located adjacent to the tennis courts. The building is currently used for art classes. Four temporary trailers are located between the shop building and the aquatic building.

An indoor aquatic facility is located in a separate building. There is a fenced concrete deck outside the pool building. The outside deck is currently used for sunbathing and table tennis during the warm weather months and some storage for pool equipment. The

facility is operated jointly by the Department of Parks, Recreation and Community Resources and Arlington Public Schools.

Parking

There are existing numbered parking spaces used by Yorktown High School for teacher, visitor and handicap parking on both school and park property and unnumbered spaces located on park property which are used for student, handicap, swimming pool and athletic field parking. The Back Lot parking is closed and locked weekdays at 6 PM. A set of concrete steps with metal handrails lead from the North Greenbrier Street parking lot to the street and school.

AREA	STAFF	VISITORS	HANDICAP	STUDENT	TOTAL
N. 28 th Street	49	4	2	0	55
Yorktown Blvd.	57	0	0	0	57
Outside Art Bldg.	15	0	0	0	15
Back Lot (by Tennis Courts)	33	0	0	0	33
Outside Studio Yard	12	0	0	0	12
N. Greenbrier Street	0	0	5	73	78
Outside Swimming Pool	0	6	3	0	9
TOTAL	166	10	10	73	259

There are parking restrictions on North Greenbrier Street, North Edison Street, North Florida Street, North 30th Street, North 28th Street, North 27th Street, North 27th Road, and Yorktown Boulevard.

Utilities

Electric, water and sewer service the upper field area. Electric and water service the lower field.