



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of September 26, 2009**

**DATE:** September 4, 2009

**SUBJECT:** Park Master Plan for Mosaic Park Located at 538 N. Pollard Street.

**C. M. RECOMMENDATION:**

Approve the general location and approximate size of the park elements as shown on the attached Mosaic Park Master Plan.

**ISSUES:** The County Board appointed a citizen Planning Team to develop the final park master plan for Mosaic Park as part of their consideration regarding a major site plan amendment for the adjacent Founders Square development. One of the tasks the County Board assigned to the Planning Team was consideration of the transfer of density from Mosaic Park to the Founders Square project in exchange for funds that would be used to implement the park master plan.

**SUMMARY:** Following an extensive community planning process, a park master plan has been developed for Mosaic Park (Attachment A). The Master Plan depicts the general location and approximate size of the various features proposed for the park located at 538 N. Pollard Street. The major elements of the master plan include an interactive water feature, children's play area, multi-purpose court, flexible use lawn area, half-court basketball area, large flexible urban plaza, centrally located casual plaza, rain garden, walkways and sidewalks, site furnishings and landscaping. A major feature of the park design will be to incorporate sustainable practices and features including use of wind and solar power as well as innovative stormwater management techniques. The park master plan will be implemented in two phases. The first phase of the park will be funded through the transfer of density from the park to the adjacent Founder's Square site.

Staff recommends that the County Board approve the Mosaic Park Master Plan. The plan is in keeping with the objectives set forth in County planning policy documents and in collaboration with the Mosaic Park Planning Team appointed by the County Board to represent stakeholder interests. The Master Plan will serve as a guiding document for the implementation of the park. The proposed plan replaces the 1992 master plan for the park.

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Scott McPartlin, DPRCR, Park Development Division  
Lisa Grandle, DPRCR, Park Development Division

A major site plan amendment for the Founders Square project is anticipated to be filed before the end of the year. The proposed amendment would include three additional floors on the commercial office building on Wilson Boulevard and one additional floor on the south residential building to be developed on the west side of N. Quincy Street. The additional density for these floors is being proposed in exchange for funding to be used for park improvements to Mosaic Park.

**BACKGROUND:** In 1992 the County Board adopted the Ad Hoc Quincy Street Open Space Working Group Final Report. The major recommendation of this report is a master plan for a new park bounded by N. Pollard Street, N. 6th Street, N. Quincy Street and N. 5th Road. Since report adoption, subsequent County planning documents have identified the development of a park at this general location. These include the 1995 N. Quincy Street Plan, the General Land Use Plan (since 1995), the 2000 Ashton Heights Civic Association Neighborhood Conservation Plan, the 2002 Virginia Square Sector Plan, the 2005 Public Spaces Master Plan, and the 2006 Buckingham Community Civic Association Neighborhood Conservation Plan. Since the 1992 master plan was adopted, the County has acquired three parcels needed for the park totaling 1.08 acres. A school age (5-12) playground with a bouldering wall, climbing net, other play features and site furnishings was installed in 2005. The park also contains a large informal grass area. A significant additional parcel will be added with the exchange of property with the Founders Square project, yielding 0.6 acres of land. The County is currently pursuing acquisition of additional property for the park.

In July 2008, the County Board adopted the Founder's Square Site Plan, located across N. Quincy Street from the park. Along with the site plan the Board adopted a July 18, 2008 resolution for Founder's Square and Mosaic Park (Attachment B). This authorizes the County Manager to evaluate the feasibility of incorporating density from the current or proposed county property on the east side of N. Quincy Street into Founder's Square in exchange for improvements to Mosaic Park. It also allows for consideration of up to three additional floors on the north office building on Wilson Boulevard, up to an additional two floors on the north residential building, and/or one additional floor on the south residential building to be developed on the west side of N. Quincy Street. In addition, it states that any proposal shall retain a substantial tapering of building heights providing a decline in height from the northwestern to the southeastern portions of the project.

In accordance with the resolution, the County Board established the Mosaic Park Planning Team (MPPT) to develop the conceptual master plan for Mosaic Park, to propose the immediate improvements to the park and to make a recommendation on the density transfer. It includes nine members representing the Ashton Heights Civic Association, Buckingham Community Civic Association, Ballston-Virginia Square Civic Association, Ballston-Virginia Square Partnership, Park and Recreation Commission, Planning Commission and The Shooshan Company. A 90-day time frame was established for the MPPT to develop the recommendations.

## **Initial Planning Process – August 2008 through October 2008**

During the initial planning process the MPPT, staff from the Department of Parks, Recreation and Cultural Resources (PRCR) and the design firm Oculus met weekly to develop a park master plan. In addition, the community's feedback was sought through a public forum. A project website was developed to provide access to project information, contact information, public meeting summaries, park concepts, and additional resources.

The first MPPT meeting was held in August 2008, during which staff presented the history and background of Mosaic Park, demographic information, an overview of the Founders Square site plan, and the County Board resolution. Oculus led a visioning session to help MPPT members formulate ideas for the character of the park and types of amenities envisioned. The vision developed by the MPPT is a park that meets the need for active recreation as articulated in the 1992 master plan as well as provides informal amenities such as urban plazas, paths, lawn, and seating areas.

Based on their feedback, Oculus presented five concepts in August 2008. The MPPT combined two of the concepts and refined it into a final draft. This was presented at their meeting in September 2008. It includes a children's play area, multi-purpose court, flexible use lawn area, interactive water feature, large flexible urban plaza, centrally located casual plaza, rain garden, walkways and sidewalks, site furnishings and landscaping. Three options were presented for the northeast corner of the park: A) a flexible lawn area, B) a flexible lawn area with a half-court basketball, and C) a flexible lawn area with a volleyball court. They directed the consultant to move forward with presenting the final draft concept and the three options at the public meeting.

The Preliminary Park Master Plan was presented to the community at a public forum in September 2008. Participants provided positive feedback and were generally supportive of the plan. The plan was also presented to the Ashton Heights Civic Association in September 2008. The neighborhood articulated the need for more open grassy area. They provided direction on the park design and density to the Ashton Heights members of the MPPT.

The MPPT met in September 2008 to consider the public feedback. They voted unanimously to recommend adoption of the proposed Master Plan. They also discussed how much additional density to recommend for the Founder's Square project and voted with five in favor, three opposed and one abstention to recommend that the Board support three additional floors on the north office building and one additional floor on the south residential building based on provision of funding for park improvements.

On October 22, 2008 the County Manager provided the County Board with the "Report on Mosaic Park and Founders Square" containing his recommendations addressing the items identified in the resolution.

- 1) Accept in concept the park master plan developed by the MPPT,

- 2) Establish the development cost for the first phase of development Mosaic Park at a \$4.5 million budget in 2009 dollars, based on the allocation of density from Mosaic Park into the Founders Square project, and
- 3) Authorize staff to continue negotiations towards acquisition of the parcel located at 3929 5th Place N and adjacent 10' easement area.

In addition, the County Manager directed staff to proceed with refinement of the Master Plan and work with the MPPT to further engage the community and provide a recommendation for the initial phase of improvements.

### **Refinement Process – January 2009 through March 2009**

The MPPT, PRCR staff and Oculus met multiple times to refine the Board-accepted park master plan. The community's feedback was sought through two community meetings and a community presentation. The project website continued to provide access to project information, contact information, public meeting summaries, park concepts, and additional resources.

The first MPPT meeting was held in January 2009, during which Oculus presented a sketch of initial refinements. These included reducing the size of paved areas, the rain garden, and internal plaza space, as well as reducing the length of the water feature allowing for a larger open green space.

Based on MPPT feedback, Oculus presented additional refinements at their second meeting in January 2009. These included a further reduction in paved areas in order to increase green open space, the addition of a seat wall spanning the west side of the park from north to south, and a broken tile mosaic as part of the water feature. They also provided examples of fencing for play areas, play equipment, and synthetic playground surfacing. The MPPT directed the consultant to move forward with presenting the revised concept at the two February 2009 community meetings.

The draft plan was presented to the community at two public forums in February 2009. Participants articulated the need for more open flat green space for informal recreation, less paving, more green area at the ground level in the plazas, and additional shade.

Based on feedback from two community meetings, Oculus adjusted the plan. The revised plan included less paving, a significant addition of level green open space at the south end of the park, increased planting in the northwest plaza space, a shortened water feature, and a more compact synthetic play area.

The MPPT agreed refinements addressed the concerns articulated throughout the process and voted unanimously to recommend adoption of the Mosaic Park Master Plan. Further, the consensus of the MPPT is that the master plan incorporates and balances a number of factors influencing the park plan, including the various concerns and desires of stakeholders that emerged during the planning process and the transitional location of the park between the high

density development in Ballston and the residential character of the Ashton Heights neighborhood.

Additional stakeholder groups have expressed their support for the Plan including the Ashton Heights Civic Association, Ballston-Virginia Square Civic Association, Ballston-Virginia Square Partnership, Urban Forestry, Parks and Recreation, and Energy, Conservation and Environment Commissions.

**DISCUSSION:** Sustainability is a major park goal and throughout the process this principle guided the evolution of the Plan. The Mosaic Park Master Plan includes multiple environmentally creative features. An innovative stormwater management system includes a rain garden with an underground storage tank to re-use stormwater for on-site irrigation. The plan includes sculptural wind turbines and solar panels to provide energy to the site, possibly powering water pumps for irrigation, the water feature and site lighting. The amount of impervious surface is sensitively placed to support pedestrian movement throughout the park while maintaining significant amounts of green space. Lighting will be selected and placed throughout the park to control the amount of glare and light spillage. Educational and interpretive opportunities will be incorporated into the design facilitating interaction as well as information.

Implementation of the Mosaic Park Master Plan will take place in two phases: Phase I, which represents the major portion of the park bounded by N. Quincy Street, N. 5th Street and N. Pollard Street, and Phase II, which represents the N. east portion of the park along N. Pollard Street to N. 6th Street. The phased implementation is a direct result of incremental redevelopment of adjacent private properties. Implementation of the second phase will be coordinated with the future redevelopment of the Gold's Gym site.

Phase I: The initial phase includes the entire western and southern sections of the park and the eastern section up to the existing Gold's Gym parking lot. Amenities include the interactive water feature, children's play area, multi-purpose court, flexible use lawn area, flexible urban plaza, centrally located casual plaza, rain garden, walkways and sidewalks, site furnishings and landscaping. Funding for implementation will be provided by sale of density to the adjacent Founder Square development. Design is anticipated to begin in 2012 with construction anticipated for 2014.

Phase II: The final phase includes the northeast section of the park. Amenities include the half basketball court, remaining flexible use lawn area and walkways, and other park amenities.

**FISCAL IMPACT:** The future design and construction of Phase I of Mosaic Park is to be funded via sale of density from Mosaic Park to the Founders Square project. Preliminary conceptual-level cost estimates are based on the proposed Mosaic Park Master Plan. The cost to implement the Phase I improvement, with design commencing in 2012 and construction commencing in 2014, is estimated at \$4.5 million (2009 dollars). Phase II, for which an implementation date has not yet been determined, is projected to cost \$2.3 million (2009 dollars). The estimate does not include environmental site clean up should that be necessary for acquisition of new parcels.

The final terms of the transfer of density are currently being negotiated. It is anticipated that approximately \$4.5 million – the estimated cost of the Phase I, in park funds will be generated by the transfer. Funding for the implementation of the Phase II of the park is undetermined, but could be funded from the transfer of the remaining density to another site plan project, future capital improvement program funds, grants, or other opportunities as they become available.

The County is currently pursuing acquisition of private parcels necessary to implement the Mosaic Park Master Plan. The funds necessary to pay for land acquisition are available in existing open space land acquisition funds. The County will perform environmental testing as part of the normal acquisition process.

Attachment A



Mosaic Park

September 15, 2009

## **Attachment B**

### **Resolution on Founder's Square & Mosaic Park**

The County Manager is hereby authorized to evaluate the feasibility of incorporating density from the current or proposed county property on the east side of N. Quincy Street into Founder's Square in exchange for improvements in Mosaic Park.

In exchange for improvements in Mosaic Park, the County Board may consider a site plan amendment for the following:

- Up to three additional floors on the commercial office building on Wilson Boulevard, and/or
- Up to an additional two floors on the N. residential building, and/or one additional floor on the south residential building to be developed on the west side of N. Quincy Street.

Any proposal shall retain a substantial tapering of building heights providing a decline in height from the northwestern to the southeastern portions of the project.

The County Board shall establish a Mosaic Park Planning Team (the "Planning Team") to develop the conceptual master plan for Mosaic Park and to propose the immediate improvements to Mosaic Park. The Planning Team shall include nine members apportioned as follows: Ashton Heights Civic Association (3); Buckingham Civic Association (1); Ballston-Virginia Square Civic Association (1); Ballston-Virginia Square Partnership (1); Parks and Recreation Commission (1); Joint Representative from other Commissions (1); The Shooshan Company (1). One Ashton Heights Civic Association representative and the Parks and Recreation Commission representative shall co-chair the Planning Team. Any final master plan should be completed by May 2009.

The County Manager shall provide a report to the County Board within 90 days of the site plan approval with respect to whether the Planning Team recommends proceeding with a density transfer in exchange for improvements to Mosaic Park. The County Manager's report shall include recommendations on the amount and value of any proposed density transfer, as well as the status of any negotiations about expanding or reconfiguring the Mosaic Park property. The report shall also describe the improvements to Mosaic Park as proposed by the Mosaic Park Planning Team so as to enable the County Board to evaluate the quality and value of the improvements and to determine if the improvements meet or exceed the fair market value of the increased density under consideration.

The County Manager's recommendation shall also include a timeline for the improvements to the park and the mechanism by which the improvements would be made (County contract or developer), how the park would be maintained, and the impact of the improvements on the County's operating budget.

The County Manager is further authorized to engage in additional land negotiations to expand or reconfigure the park to achieve optimal benefits from any proposed improvements.

*Revised July 18, 2008*

## Attachment C

## Letters of Support

February 18, 2009

The Honorable Barbara Favola, Chairman  
Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, VA 22201

Re: Mosaic Park Master Plan:

Dear Chairman Favola,

On February 12, 2009, the Mosaic Park Planning Team unanimously endorsed the Mosaic Park Master Plan. The revised plan, which recognizes the needs and concerns of the stakeholders who participated in the planning process, will be presented to the community on February 19, 2009.

Based on the comments we received at our February public meeting, the revised master plan includes: plaza and street trees that will eventually grow into an urban canopy; additional grass and open spaces, and reduced paving near the mosaic water feature and rain garden. Previous design features, including a multipurpose court, children's play area, the interactive water feature, urban plaza, sustainable design elements such renewable energy windmills and solar panels, and a stormwater management system that includes a rain garden, remain key elements of the master plan. The Planning Team believes this design will meet the needs of the high rise, low rise, and single family residents who live in the communities near Mosaic Park.

The Planning Team is excited about the potential for this unique park. To realize this vision, we encourage the County to ensure that Park funding is made available and protected. The Planning Team recognizes that the purchase of the Mac's Auto Body Shop parcel is essential to the success of this master plan. Also, we encourage the county to work closely with the developer and minimize, as much as possible, the time to realize Phase I of the master plan. In the interim, the planning team encourages the County to maintain the existing Mosaic Park at a high level.

We would like to commend the efforts of our consultant, Oculus. The design team was outstanding, working tirelessly and on short deadlines to translate the stakeholder's vision into a master plan design. Scott McPartlin, the lead staff member from the Department of Parks, Recreation, and Cultural Resources, also deserves recognition for his outstanding staff support throughout the master planning process.

The Mosaic Park Master Plan, which we will submit to the County Board for consideration at the end of February, truly represents the diverse mosaic of Arlington and its citizens.

Sincerely,

Ted Bilich and Paul Holland  
Co-Chairmen, Mosaic Park Planning Team

cc: Members, Arlington County Board  
Ron Carlee, Arlington County Manager  
Ashton Heights Civic Association  
Ballston Virginia Square Civic Association  
Buckingham Community Civic Association  
Ballston Virginia Square Partnership  
Environment and Energy Conservation Commission  
Park and Recreation Commission  
Urban Forestry Commission

Robert Tanner  
3311 3<sup>rd</sup> Street N  
Arlington, VA 22201

August 11, 2009

The Honorable Barbara Favola, Chairman  
Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, VA 22201

**Re: Mosaic Park Master Plan**

Dear Chairman Favola:

Over the past year or so the Ashton Heights Civic Association (AHCA) has provided community input to the County on the proposed development of Founders Square. We will remain involved now that DARPA has announced its intent and the review and decision processes continue. This letter addresses a most important facet of the Founders Square plan, Mosaic Park.

As you know, one of the association's highest priorities is the establishment of open spaces and parks throughout our neighborhood. The Mosaic Park Master Plan approved by the Mosaic Park Working Group (WG) on 18 February 2009 is a crucial component of that goal. It seems a good time to clearly emphasize the association's support for the master plan and to discuss expectations that emerged from the tradeoff arrived at by the WG between park features and increased density and height allocations for Founders Square. I should emphasize that these tradeoffs (an addition of 3 stories on the North Office Bldg. and 1 story on the South Residential Bldg. for a gain of \$4.5M to be spent on Mosaic Park) were not casually accepted by our membership. Many of our members believe that, spurred by the understandable motivation to retain DARPA within the Arlington County, Founders Square was allowed to grow too far above the authorized density and building heights authorized by the county's Quincy Street Plan.

Yet the Mosaic Park Master Plan presents a compelling concept that will well serve a neighborhood which has lived with promises for many years. Some of the park features that made the tradeoffs acceptable to us are listed below:

1. Landscaping: Trees that will eventually grow into an urban canopy, grass and open spaces, and rain garden.
2. Recreation and Leisure Areas: Water feature, multipurpose court, children's play area, interactive water feature, and urban plaza.
3. Green Features: Renewable energy windmills and solar panels, and a storm water management system that feeds into the rain garden.

This list of features and the concept sketches that embody them are a matter of record and as negotiations and plans proceed, we would hope that the county will be careful to include all of them. If features are lost or the amount of density and height demanded in payment grows, the entire tradeoff should be revisited.

We would recommend that the County take the following actions:

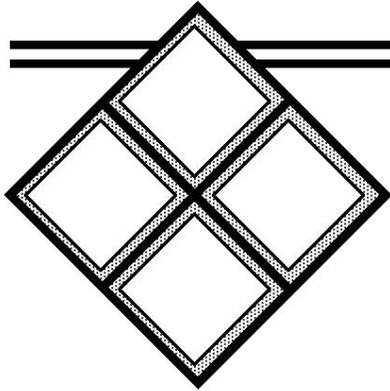
1. Conclude its negotiations with Mr. Shooshan and announce the exact amount available for Mosaic Park before any Founders Square site plan amendment starts through the public review process.
2. Ensure that park funding is made available and is protected. Mosaic Park and its schedule for completion should become an approved and visible component of the County's plans.
3. Show commitment by purchasing the Mac's Auto Body Shop parcel, planting trees in the planned canopied area, bringing the current park up to high maintenance standards, and beginning new construction as soon as possible.
4. Direct the relevant County staff to meet with the WG at least once a year to maintain community involvement in the completion of the Mosaic Park Master Plan .

Please contact me if the association can help further. We greatly appreciate the fine and creative work by the WG, as well as the County Staff, represented by Scott McPartlin. Particular mention should be made of the immensely creative work by the design team from Oculus, who successfully interpreted diverse stakeholder visions into an integrated master plan design.

Sincerely,

Robert Tanner  
President  
Ashton Heights Civic Association

cc: Members, Arlington County Board  
Ron Carlee, Arlington County Manager  
Scott McPartlin, Urban Planner, Arlington Park Development Division  
Rich Dooley, Arlington County Planning Staff  
Ashton Heights Civic Association  
Ballston Virginia Square Civic Association  
Buckingham Community Civic Association  
Ballston Virginia Square Partnership  
Environment and Energy Conservation Commission  
Park and Recreation Commission  
Urban Forestry Commission



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**BALLSTON  
VIRGINIA SQUARE  
CIVIC ASSOCIATION**

August 22, 2009

To the Arlington County Board,

Our civic association would like to provide the following statement of support for the Mosaic Park Master Plan:

We have been closely following the development of the Mosaic Park Planning and its Master Plan since its revitalization and continued to support it by providing an exclusive representative. As BVSCA representative Ms. Allyson Ugarte, our Treasurer and BVSCA board member participated in each of four working group meetings of the Mosaic Park Planning Team since August 2008.

Now, we understand that the Mosaic Park Master Plan revised based upon the recommendations of the Planning Team in cooperation with the Arlington County Staff will be submitted to the Arlington County Board for approval.

We will be pleased to see this key milestone for the Mosaic Park Master Plan reached and hope it will become a reality in the near future for the residents of Ashton Heights, BVSCA, Buckingham and other contiguous neighborhoods to development of the Founders Square project.

Sincerely,

Ali Gungor, President  
1113B N. Stuart St.  
Arlington, VA 22201  
703 516 9756, [ali@kgmc.us](mailto:ali@kgmc.us)

**BALLSTON-VIRGINIA SQUARE**  
**P A R T N E R S H I P**

February 11, 2009

Scott McPartlin  
Arlington Department of Parks, Recreation  
& Cultural Resources  
2100 Wilson Boulevard, Suite 414  
Arlington, VA 22201

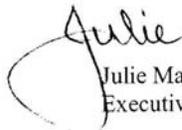
Dear Scott,

As you know, the Ballston-Virginia Square Partnership has been following development planning for Mosaic Park with the help of our representative on the planning team, Connie McAdam. Connie has done an outstanding job of keeping us apprised.

At a Partnership Board of Directors meeting on February 5, 2009, a motion to write a letter in support of the Mosaic Park design was unanimously approved. The Partnership is very supportive of the work that has been done by Oculus and likes the concept of an urban park with an interactive water feature, shaded urban plaza, children's play area and fubito court. We believe the variety of elements makes the park inviting to people of all ages, residents of all the neighboring communities, and Ballston's working population.

We would also like to express our thanks to the Oculus team, you and Lisa Grandl for your work on the project.

Sincerely,

  
Julie Martin Mangis  
Executive Director

1000 N. Glebe Road • Suite 515 • Arlington, VA 22201 • 703.528.3527 • Fax: 703.528.0311  
Mailing Address: 2807 N. Glebe Road • Suite 515 • Arlington, VA 22207  
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**ARLINGTON COUNTY  
PARK AND RECREATION COMMISSION**  
2100 Clarendon Boulevard Suite 414  
Arlington, Virginia 22201



April 21, 2009

The Honorable Barbara Favola, Chairman  
Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, VA 22201

Re: Mosaic Park Master Plan:

Dear Chairman Favola,

I am writing to support the approval of the Mosaic Park Master Plan. We applaud the hard work of the Mosaic Park Planning Team and believe this vision for Mosaic Park will result in the development of a beautiful, multi-purpose park that represents the diversity of Arlington.

The Park and Recreation Commission's support for this design is based on three factors: aesthetics, public participation, and innovation. This visually stunning design includes: plaza and street trees that will eventually grow into an urban canopy; grass and open spaces, with a multipurpose court, basketball courts, children's play area; an interactive water feature and urban plaza; and sustainable design elements such as renewable energy wind turbines, solar panels and a storm water management system that includes a rain garden. These features were the result of an extensive public participation process that included four public meetings with the local community and other stakeholders near the park. Through iterations and comments, the community was influential in shaping the final master plan. Finally, not only will this plan result in the creation of an outstanding park, but it was made possible by applying an innovative transfer of development rights process. The vision for this park is the result of Arlington County's willingness to work closely with developers to create a win-win situation for both community and private interests.

The Mosaic Park Master Plan represents, appropriately, the diverse mosaic of Arlington and its citizens. This plan envisions a park that combines the three elements of aesthetics, public participation, and innovation – factors that have become *the* key elements of the park design process in Arlington. On behalf of the Park and Recreation Commission, I urge your approval of the proposed Mosaic Park Master Plan.

Sincerely,



Eric Sildon  
Chairman, Park and Recreation Commission

cc: Members, Arlington County Board  
Ron Carlee, Arlington County Manager  
Ashton Heights Civic Association  
Ballston Virginia Square Civic Association  
Buckingham Civic Association  
Ballston Virginia Square Partnership  
Environment and Energy Conservation Commission  
Park and Recreation Commission  
Urban Forestry Commission



## ARLINGTON COUNTY URBAN FORESTRY COMMISSION



2700 South Taylor Street  
Arlington, VA 22206

May 7, 2009

Honorable Barbara A. Favola  
Chairman  
Arlington County Board  
2100 Clarendon Blvd., Suite 300  
Arlington, VA 22201

Dear Chairman Favola,

The Urban Forestry Commission (UFC) has reviewed the Mosaic Park master plan, which calls for the park to be developed in two phases:

- Phase 1 includes parcels that already belong to Arlington County and those that are expected to be acquired soon through the Founder's Square Site Plan agreement.
- Phase 2 is based on anticipated future use of the current Gold's Gym parking lot.

Mosaic Park will include features designed to meet the needs of a variety of users, including young adults, families with children, and workers from offices in Founders Square.

The UFC focused primarily on plans for planting trees in the plaza in the northwest corner of the park, along walkways, and in green spaces elsewhere in the park. The Commission was represented at some stakeholders meetings, and we were pleased to see reductions in impervious surface and increases in green space as the plan evolved.

Although the detailed planting plan has not yet been developed, it appears that more than 90 shade trees and smaller numbers of ornamental and evergreen trees will be planted, most of them in Phase 1. As these trees mature, they will provide significant tree canopy in the park.

The plan calls for leaving unpaved space around each tree in the plaza, which should result in trees that live longer and grow larger. To further improve the planting sites, we suggest that consideration be given to using permeable materials for the plaza.

Phase 2 of the Master Plan, which probably will not be implemented for 10 years or more, is based on using the current Gold's Gym parking lot. Since trees to be planted in Phase 2 site will be getting a late start, we recommend that planting during Phase 1 include as many trees as possible in areas near the Phase 2 site.

UFC members are concerned about the quality of the soil under the Gold's Gym parking lot and whether it will support tree growth and survival. Soil conditions there will need to be carefully evaluated before planting trees in Phase 2.

Planners expect the detailed design of Mosaic Park to be completed in 2012, with Phase 1 construction to begin two years later. The UFC looks forward to reviewing the planting list to be prepared as part of the detailed design of the park.

The Urban Forestry Commission endorses the Mosaic Park master plan, which provides significant green space and tree canopy consistent with the varied activities planned for the park.

Sincerely,  
Larry Finch  
Larry Finch  
Chair, Urban Forestry Commission

cc: County Board Members  
County Manager  
Director, PRCR

ENVIRONMENT AND ENERGY CONSERVATION COMMISSION  
c/o Department of Environmental Services  
2100 Clarendon Blvd., Suite 705  
Arlington, VA 22201

March 24, 2009

The Honorable Barbara Favola, Chair  
Arlington County Board  
2100 Clarendon Blvd., Third Floor  
Arlington, VA 22201

Subject: Mosaic Park Plan

Dear Chairman Favola:

At the February 23 meeting of the Environment and Energy Conservation Commission (E2C2), Scott McPartlin from the County's parks planning group presented the current status of planning for Mosaic Park. E2C2 commended a number of elements of the park proposal. The planned inclusion of solar and wind power generators at the park to provide much of its power requirements is innovative. Our only concern is that the prospective use of the solar panels as part of a shield between a small ball field and a play area could increase the probability that the panels would be damaged by an errant ball. The inclusion of a rain garden in the park is another admirable feature of plans for the space. The commitments to maintain more than three-quarters of the park as permeable surface and to plant native species of trees also won support from E2C2.

One concern raised by commission members concerned the planned water feature. The volume of water used by such features can be huge. We encourage the County to take efforts to reduce the amount of water used. While there currently are plans to recirculate some of the water, this raises both health issues and questions regarding the amount of power needed to filter and pump the water. As a whole, however, E2C2 supports the park concept and feels certain that details regarding the operation of the water feature can be refined during subsequent planning efforts.

Sincerely,

S. Elizabeth Birnbaum  
Chair

3110 Military Road  
Arlington, VA 22207  
August 31, 2009

Arlington County Board  
#1 Court House Plaza, Suite 300  
2100 Clarendon Blvd.  
Arlington, VA 22201

Re: Mosaic Park

Dear Board Members:

Last March, Scott McParlin of the Parks and Recreation Planning and Development Division gave a presentation on the Mosaic Park master plan to the Arlington County Beautification Committee .

The Committee is delighted with the development of a significant park in such a high density area where apartment dwellers, government units, and retail/professional entities coexist. Arlington again is leading the way with providing multiple options for its citizens and workers in the Metro corridor.

We were especially pleased with the plan for using nearly 100 shade trees, in addition to other screening and ornamental ones, utilizing as many native species as possible. Planning for children's creative play, as well as adult recreation and relaxation are important considerations. The shaded plaza and rain garden/water features are among the many aspects that we found especially desirable, as is the environmental sustainability reflected in the plan.

The Committee looks forward to the development of this site.

Sincerely yours,



Lola E. Rogers, Chair  
Arlington County Beautification Committee

cc: J. Bartalon  
✓S. McParlin