



andropogon

BRADDOCK PARK INTRODUCTION

COMMUNITY MEETING FOCUS

1. INTRODUCTIONS.
2. PROJECT UPDATE.
3. RECEIVE FEEDBACK ABOUT PRELIMINARY IDEAS, WHICH BUILD UPON THE GUIDING PRINCIPLES IN MORE DETAIL.
4. CAPTURE SENSE OF PLACE.

COMMUNITY MEETING AGENDA

SATURDAY MAY 30 / 9:00 - 11:30 AM

Indoors (45 minutes)

1. Sign-in
2. Andropogon Design Team Introduction
3. Recap of Project Progress, Schedule and Scope of Work
4. Overview of Guiding Principles
5. Translating the Guiding Principles through Precedents and Preliminary Design Ideas
6. Walkshop and #BraddockNP Introduction

Site Walk (45 minutes)

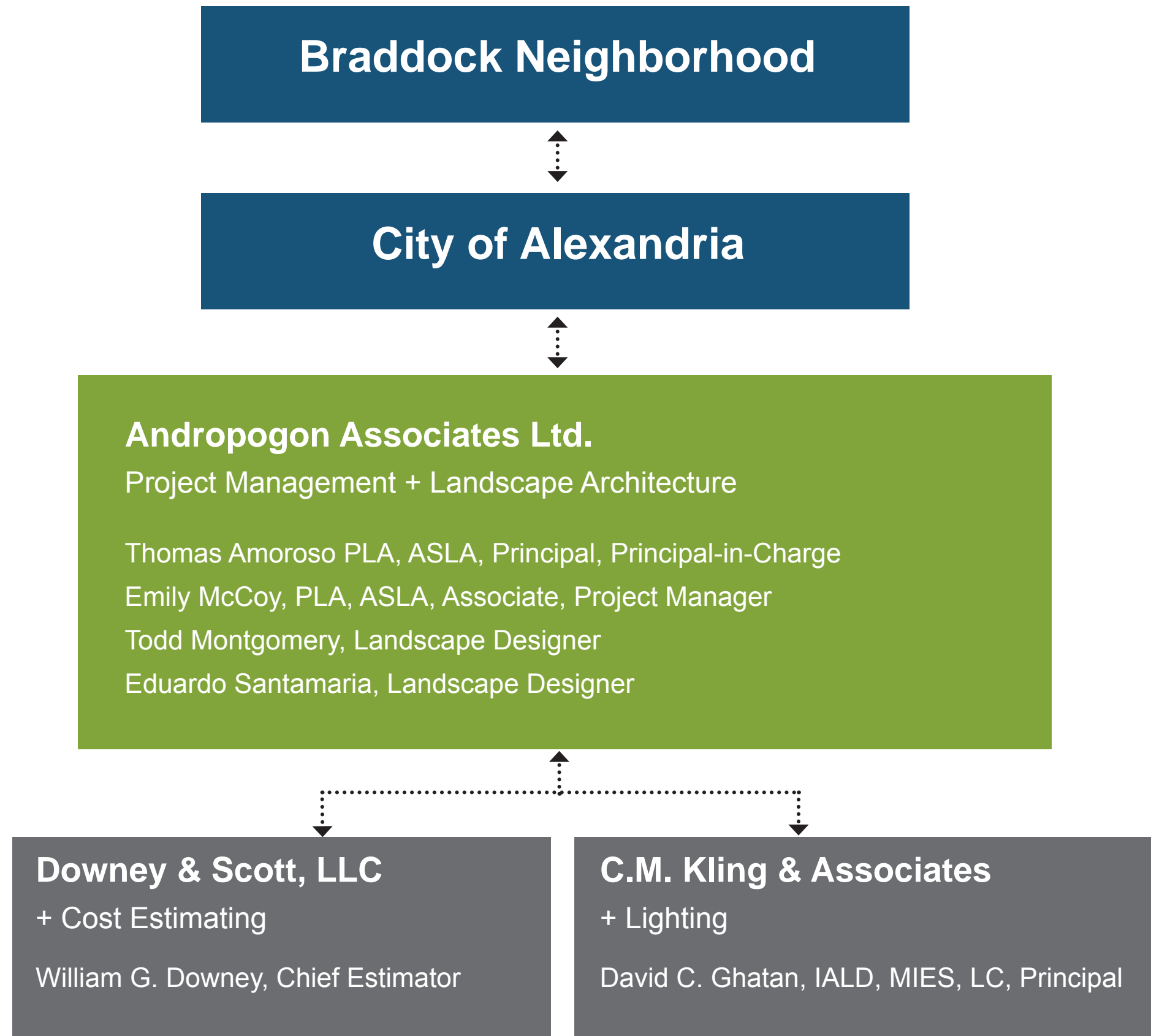
1. “Walkshop”

Houston Center
Interim Park
Henry Open Space
Interior Park
Asher Open Space
The Belle Pre' / the Madison

Inside (1 hour)

1. Conduct community design exercise
2. Distribute Meeting Evaluation Forms
3. Poster/ Precedent Feedback
4. Give overview of the day's events

PROJECT TEAM



Andropogon

AN-DRO-PO-GON \ N:

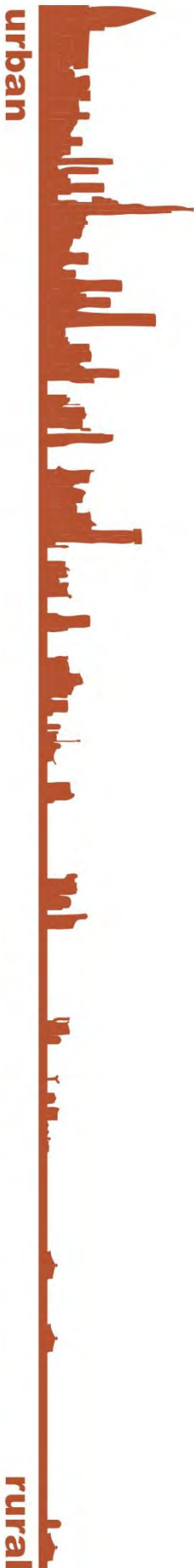
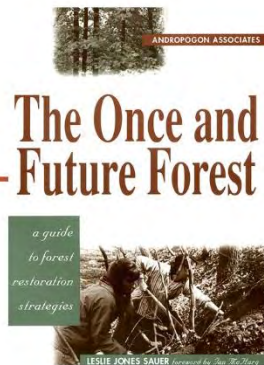
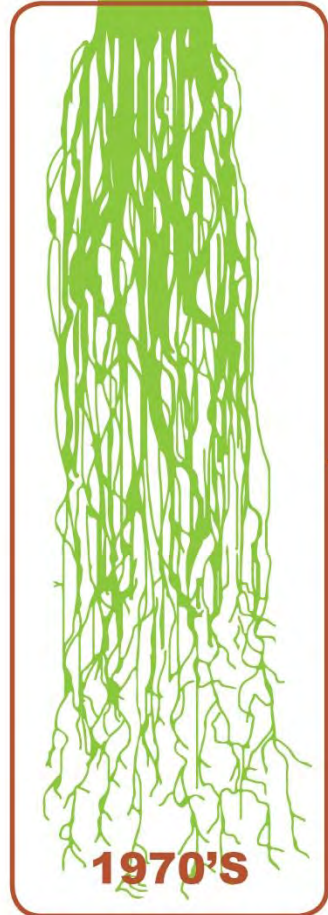
a common field grass, is one of nature's remarkable adaptations to stress and change in the landscape. Wherever the landscape has been disturbed, andropogon is one of the first field grasses to colonize the ground, providing a self-sustaining cover for the gradual return of our native forests.

The economy and elegance with which these grassy meadows heal the wounded landscape aptly describes Andropogon's goal in ecological planning and design,

“to weave together the landscape of man and nature for the benefit of both.”



ANDROPOGON HISTORY



PLACE FIRST



HACKETT ELEMENTARY SCHOOL / PHILADELPHIA, PA

HIGH PERFORMANCE + MULTIFUNCTIONAL



HARMONIZE PEOPLE + PLACE



Horticulture Zone



Why processed foods are bad for you
Processed foods are high in sugar, salt, and fat. They are often high in calories and low in nutrients. People can become addicted to processed junk foods. Processed foods are high in refined carbohydrates, low in fiber, and low in nutrients.

Why processed sugar is bad for you
Natural sugar is good for you in moderation. Average fruit and honey. Like anything too much is not good. White cane sugar. Bad for you. It is empty calories and has no nutritional value. Your body has to work hard to process it. This can lead to diabetes, obesity, and heart disease.

Why organic farming is important
Pesticides and chemicals stay around for a long time even decades. Organic farming keeps water safe and healthy and does not hurt bees, insects, fish, birds, and animals.

Please go to garden for access



HEAL ECOSYSTEMS



ECONOMY OF INTERVENTION



BEAUTY IS MORE THAN SKIN DEEP

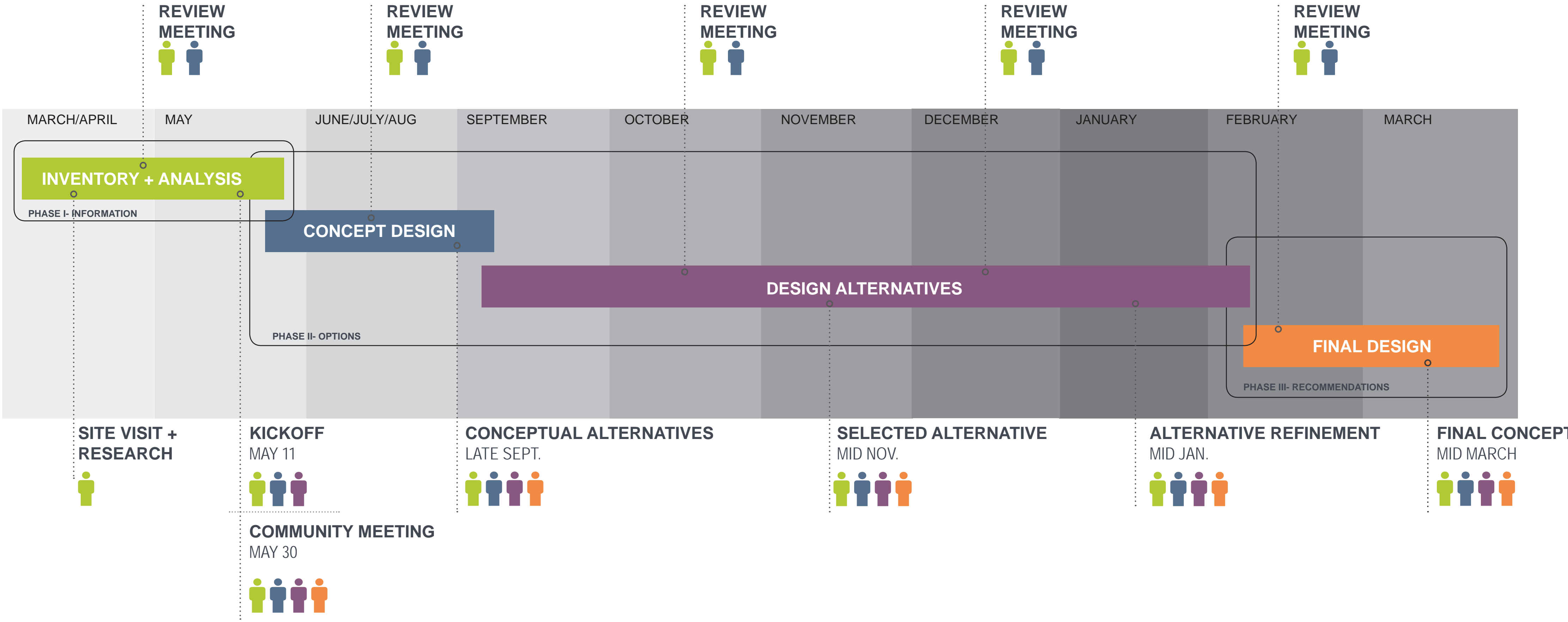




andropogon

BRADDOCK PARK
COMMUNITY MEETING + CONCEPTS

PROJECT SCHEDULE



- andropogon team
- city team
- BIAG
- public

GUIDING PRINCIPLES

JUNE 2013

PARK PRIORITIES / DESIGN REQUIREMENTS

- OVERALL INTENT IS TO SERVE THE NEIGHBORHOOD PUBLIC PARK AND **OPEN SPACE NEEDS**
- SIMPLICITY** – DEFINED AS A CLARITY AND COHERENCE IN DESIGN (WITH A THOUGHTFUL ARRANGEMENT OF USES AND SPACES THAT RELATE WELL TO EACH OTHER)
- PROVIDE SIGNIFICANT **GREEN** AREAS WITH **SEATING**
- PARK SPACE SHOULD BE **OVERTLY PUBLIC**
- DON'T REPLICATE** NEARBY PARKS IN DESIGN OR PROGRAM
- MAXIMIZE THE **VISIBILITY** OF THE PARK AND USES, WHILE PROVIDING A **BUFFER** FROM ROUTE 1
- MULTI-GENERATIONAL**
- REINFORCE THE **SAFETY AND SECURITY** OF PARK USERS AND NEIGHBORS, PARTICULARLY THROUGH PEDESTRIAN LIGHTING
- PARK SHOULD ASSIST THE SUCCESS OF **RETAIL** AND VICE VERSA PARK CONSIDERATIONS

GUIDING PRINCIPLES

JUNE 2013

SECONDARY REQUIREMENTS

- PROVIDE A **GATHERING** OR EVENT AREA WITH **FLEXIBLE / MULTIPLE USES**
- UTILIZE **SUSTAINABLE** METHODS AND APPROACHES, INCLUDING MAINTENANCE CONSIDERATIONS
- INTEGRATE ELEMENTS OF THE **LOCAL HISTORY AND ART** INTO THE DESIGN, SUBTLE IN EXPRESSION
- ACCOMMODATE **MULTIPLE FUNCTIONS** IN THE MAJORITY OF SPACES AND FEATURES
- POTENTIAL **WATER** FEATURE, BLENDED WITH OVERALL DESIGN, NOT AS A FOCAL ELEMENT, NATURAL, WHITE NOISE
- INCORPORATE **NON-TRADITIONAL PLAY** AREAS
- PET SMART**, WITHOUT DESIGNATED PET AREAS

WHY ARE WE DOING THIS NOW?

THE CITY WILL BE IN POSITION TO TAKE ADVANTAGE OF THE OPPORTUNITY WHEN THE USPS STARTS THE DEVELOPMENT PROCESS.

THE PARK DESIGN WILL HELP SHAPE THE DEVELOPMENT (I.E. THE BUILDING'S LAYOUT AND LOCATION ON THE SITE).

A DESIGN FOR THE NEW PARK CAN INCENTIVIZE REDEVELOPMENT FROM THE PRIVATE SECTOR BY CREATING A KNOWN, AND DESIRABLE, END STATE FOR THE BLOCK.

PROJECT GOALS

COMMUNITY DESIGNED/ USE THE GUIDING PRINCIPLES (JUNE 2013) AS THE BACKBONE FOR THE DESIGN CONCEPT

- DESIGN WITH THE COMMUNITY WITH MULTIPLE VENUES FOR FEEDBACK THROUGHOUT THE PROCESS
- FULFILL COMMUNITY NEEDS- A NEIGHBORHOOD PARK
 - PROGRAMMING/ USE OF PARK
 - SAFETY AND SECURITY

SUSTAINABLE

- FUNCTIONAL, BEAUTIFUL AND DURABLE
- VIBRANT AND ECONOMICALLY STRONG
- HEALTHY
- CULTURALLY RICH
- EQUITABLE
- LOW MAINTENANCE + SMART MANAGEMENT

FLEXIBLE AND PRACTICAL



BUILDING ON THE PAST
LISTENING NOW
IMAGINING THE FUTURE

An aerial photograph of a city neighborhood, showing a dense grid of buildings and streets. The image is overlaid with a semi-transparent green filter. The text is centered in the upper-left quadrant.

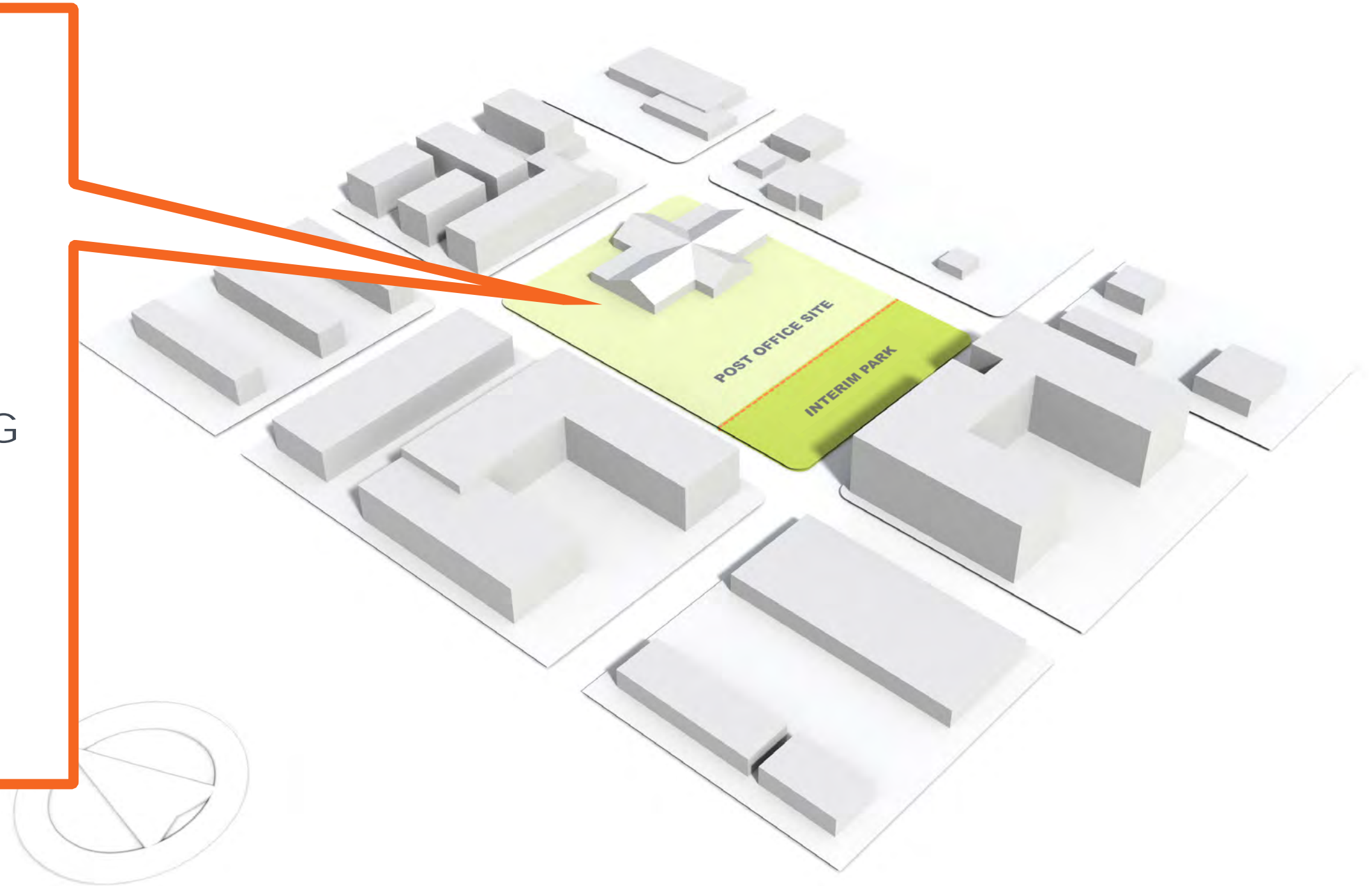
A LOT OF THOUGHT HAS ALREADY BEEN
PUT INTO THE LONG-TERM PLANNING OF
THIS GREAT NEIGHBORHOOD.

HERE'S WHAT WE'VE LEARNED:

NEIGHBORHOOD ANALYSIS

BRADDOCK METRO NEIGHBORHOOD PLAN

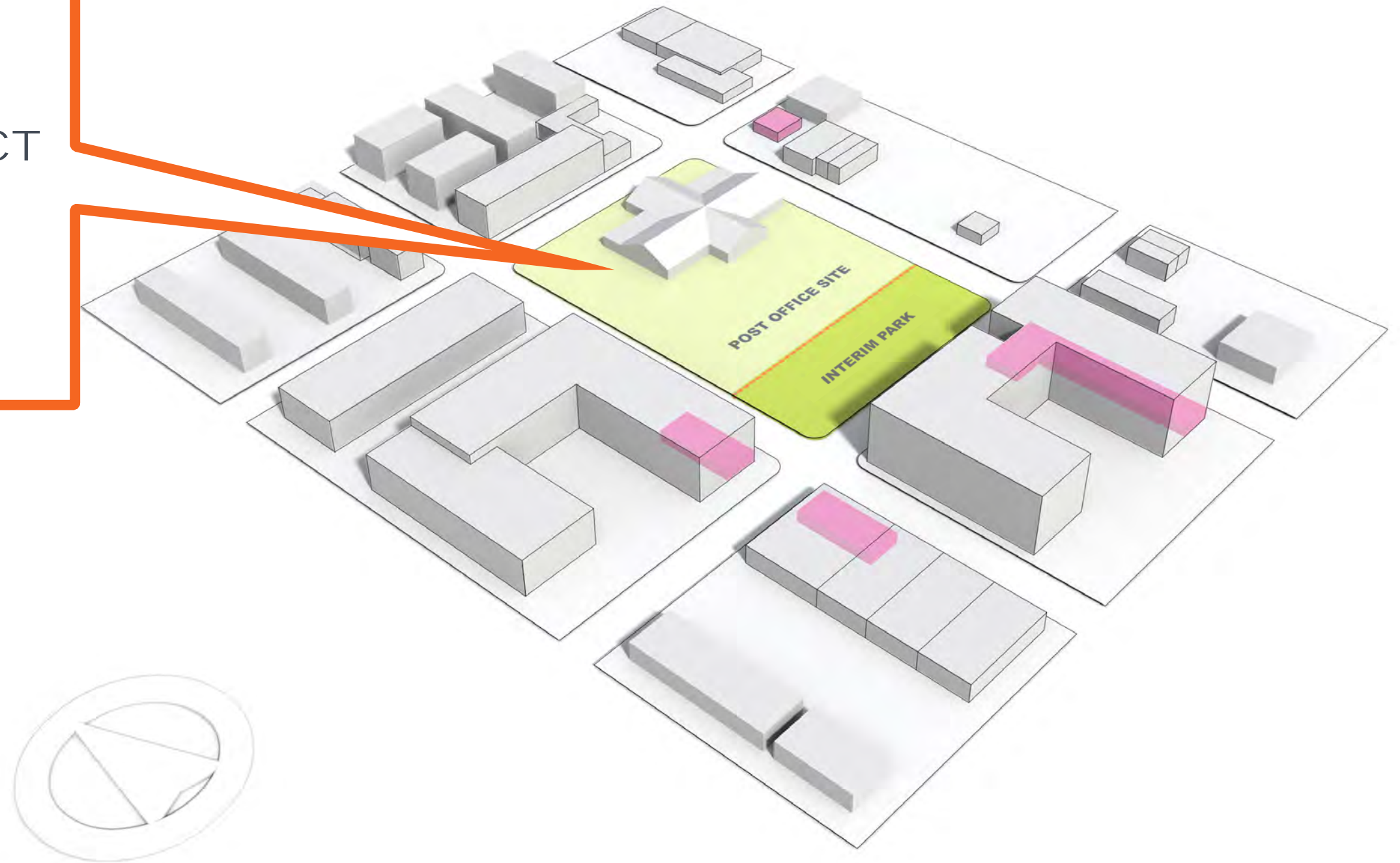
- CENTRAL LOCATION
- NEAR PUBLIC AMENITIES
- ACCESSIBLE BY PUBLIC TRANSIT
- ADJACENT TO DESIGNATED WALKING STREETS
- LOW-MEDIUM HEIGHT DEVELOPMENT
- RETAIL OPPORTUNITIES



NEIGHBORHOOD ANALYSIS

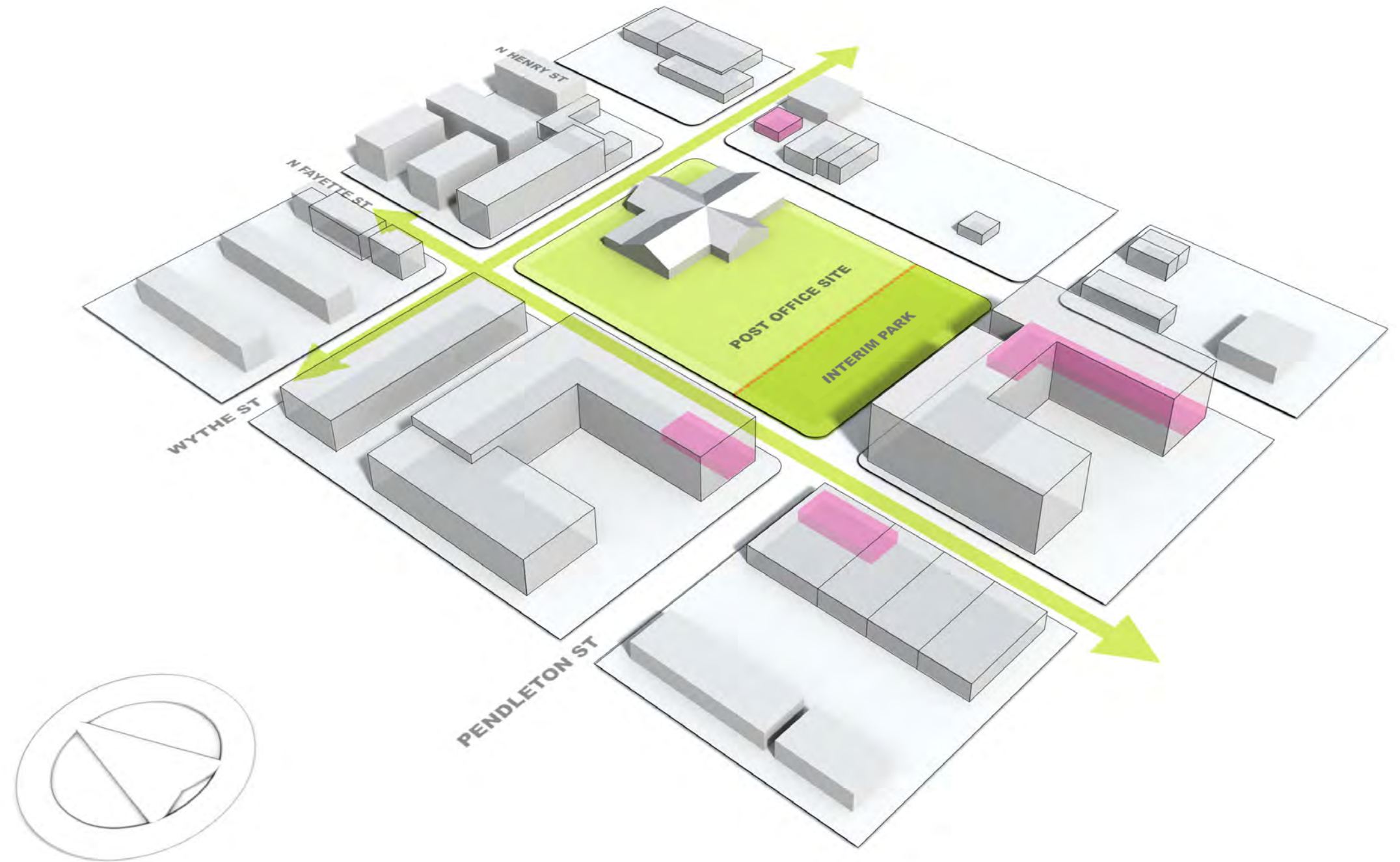
ADJACENT RETAIL

- PART OF LARGER CONTEXT
- EXPAND AND CONNECT TO EXISTING RETAIL
- MIXED-USE DEVELOPMENT



NEIGHBORHOOD ANALYSIS

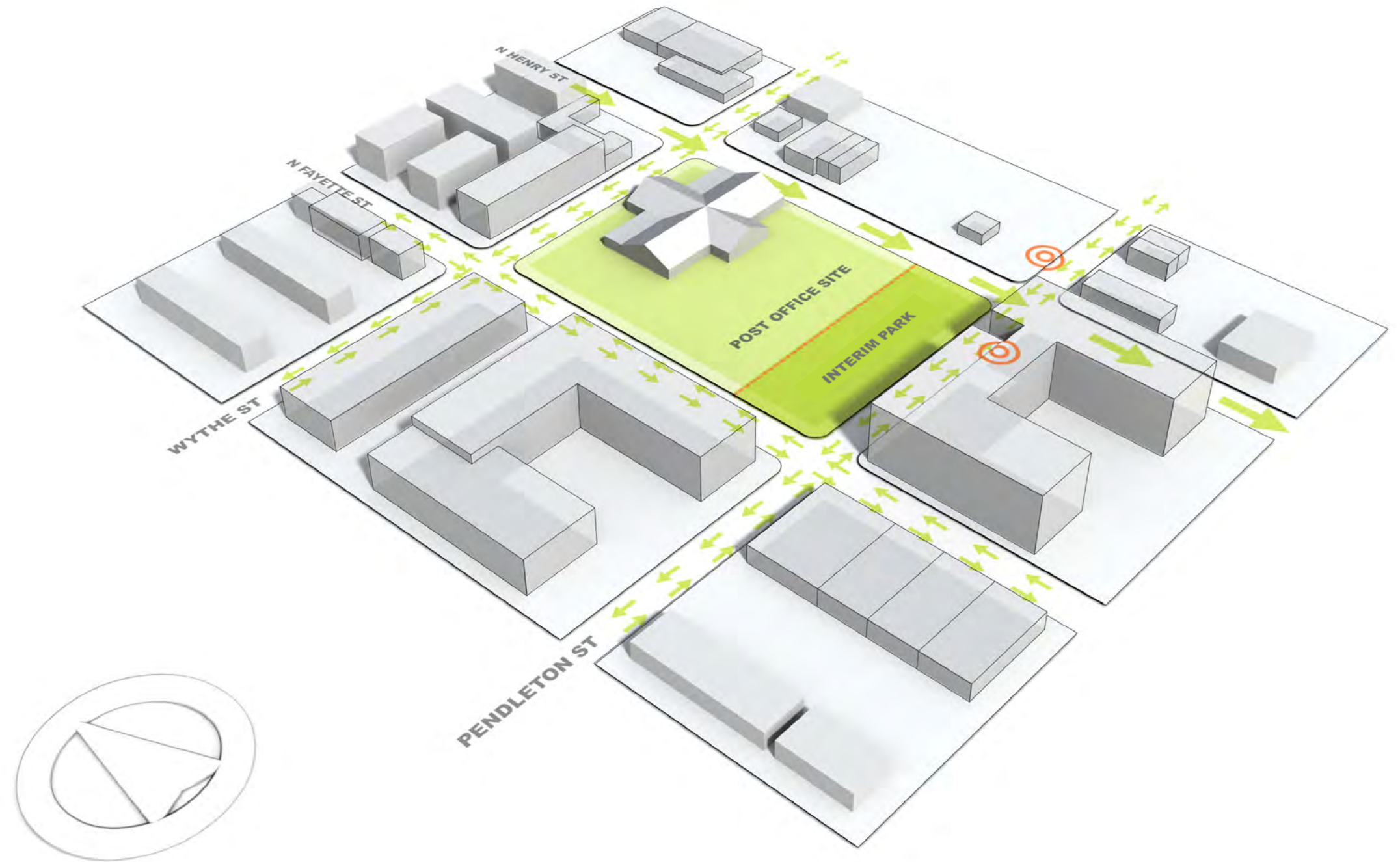
DESIGNATED 'WALKING STREETS'



SOURCE: BRADDOCK METRO NEIGHBORHOOD PLAN / MARCH 2008

NEIGHBORHOOD ANALYSIS

VEHICULAR CIRCULATION



NEIGHBORHOOD ANALYSIS

NEARBY AMENITIES



WHAT ARE SOME SCENARIOS FOR
DEVELOPING BRADDOCK PARK?



WE CAN'T SEE THE FUTURE,
BUT WE CAN PLAN FOR IT

STORMWATER REQUIREMENTS

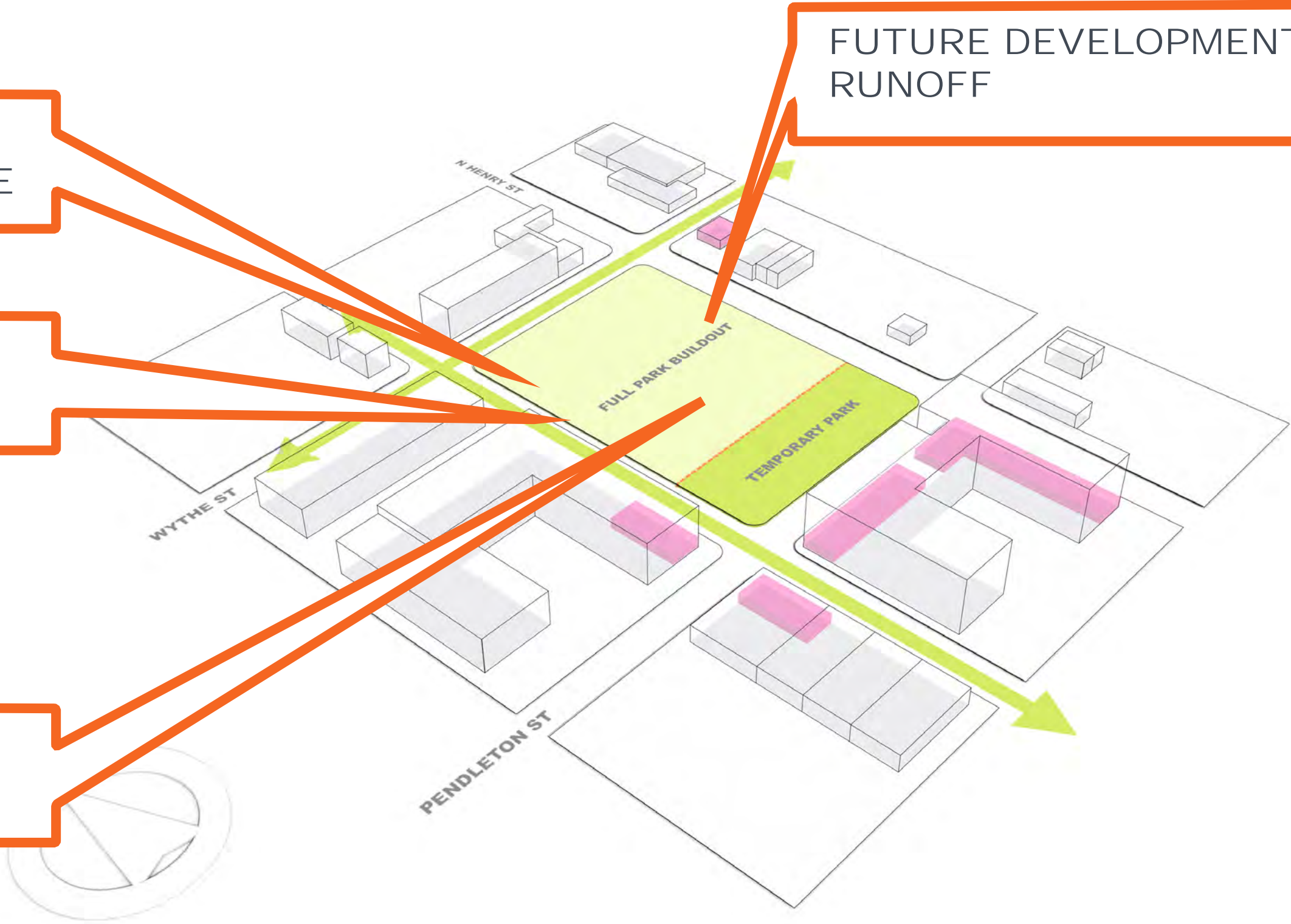
POST OFFICE SITE

DIRECT WATER AWAY FROM CSO TO N. FAYETTE

GREEN SIDEWALK

FUTURE PARK RUNOFF

FUTURE DEVELOPMENT RUNOFF



DEVELOPMENT CONCEPTS

POST OFFICE SITE



DEVELOPMENT TABLE

POST OFFICE SITE

EXISTING PARCEL				PROPOSED DEVELOPMENT		
PARCEL AREA	CURRENT ZONING	CURRENT ALLOWABLE F.A.R.*	CURRENT ALLOWABLE HEIGHT	TOTAL DEVELOPMENT	PROPOSED F.A.R.*	PROPOSED MAX. HEIGHT
87,000 SF (2 ACRES)	CRMU / M <small>(COMMERCIAL RESIDENTIAL MIXED-USE, MEDIUM)</small>	2.0	50 TO 77 FEET	174,000 SF	2.0	40 TO 77 FEET

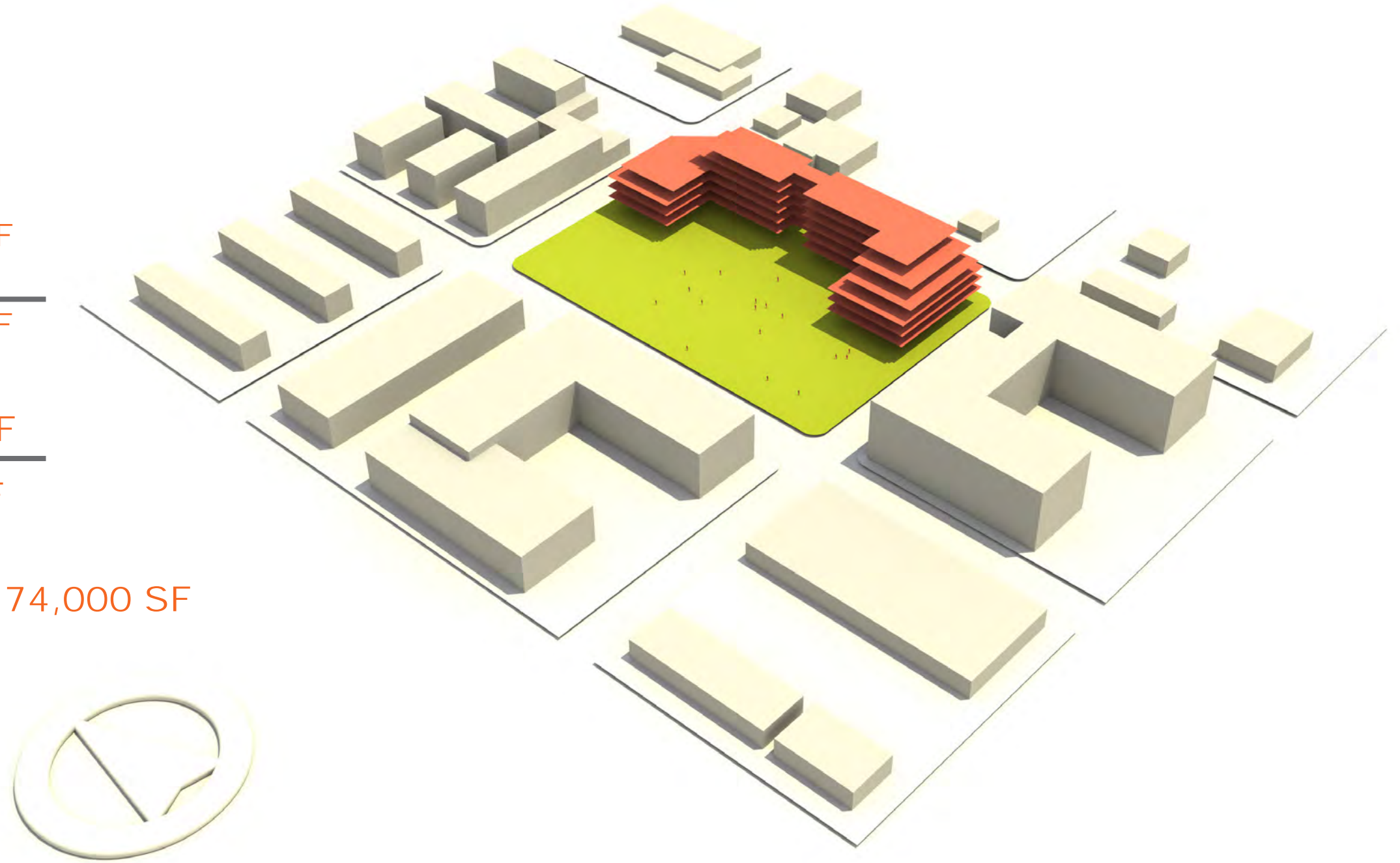
*FLOOR AREA RATIO= $\frac{\text{TOTAL SQUARE FEET OF BUILDING}}{\text{TOTAL SQUARE FEET OF PARCEL}}$

SOURCE: BRADDOCK METRO NEIGHBORHOOD PLAN / MARCH 2008

SCENARIO EXAMPLE

POST OFFICE SITE

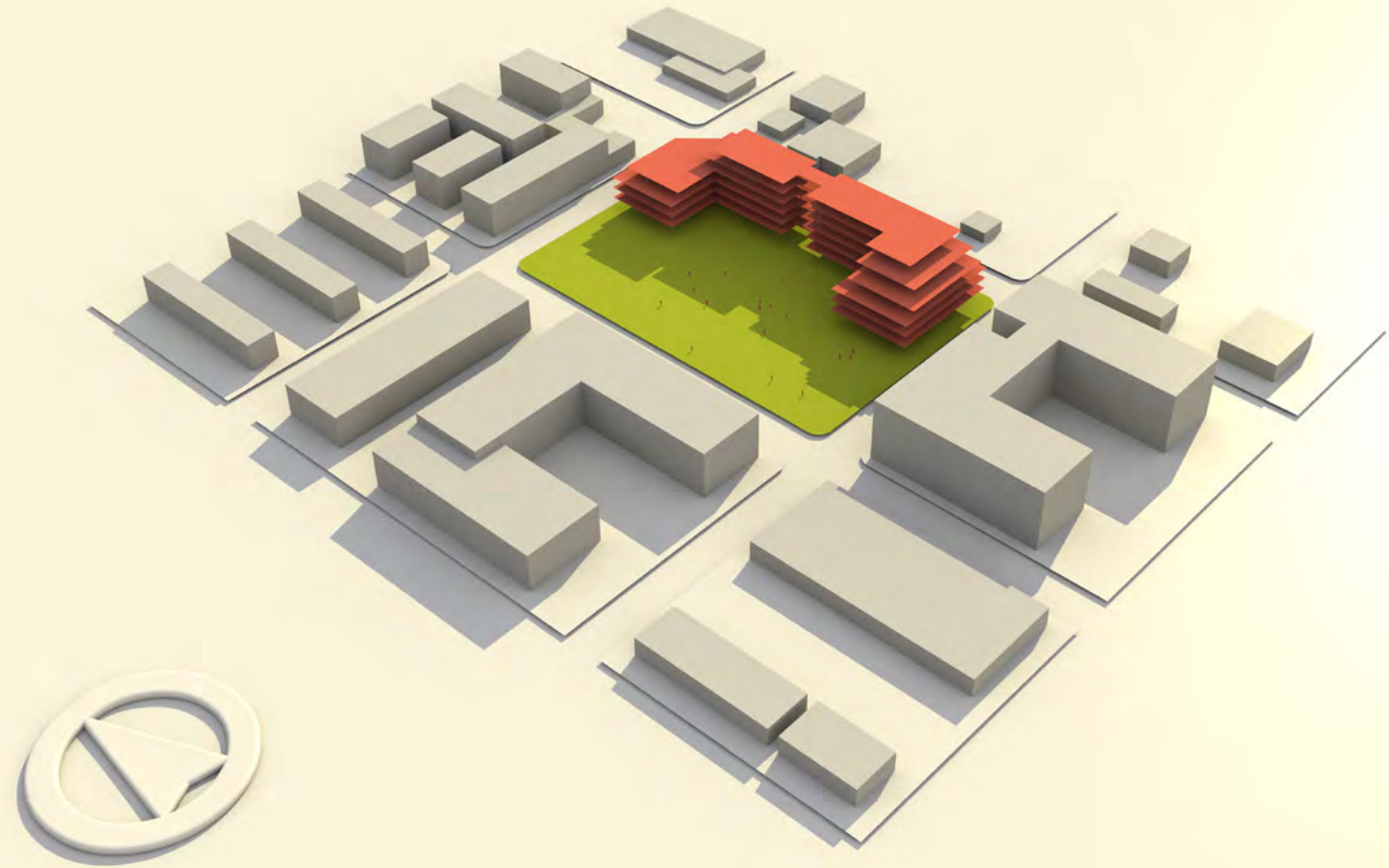
$$\begin{aligned} \text{FLOOR AREA RATIO} &= \frac{\text{TOTAL SF OF BUILDING}}{\text{TOTAL SF OF PARCEL}} \\ 2.0 &= \frac{174,000 \text{ SF}}{87,000 \text{ SF}} \\ \text{MAXIMUM ALLOWED SF} &: 174,000 \text{ SF} \end{aligned}$$



SOURCE: BRADDOCK METRO NEIGHBORHOOD PLAN / MARCH 2008

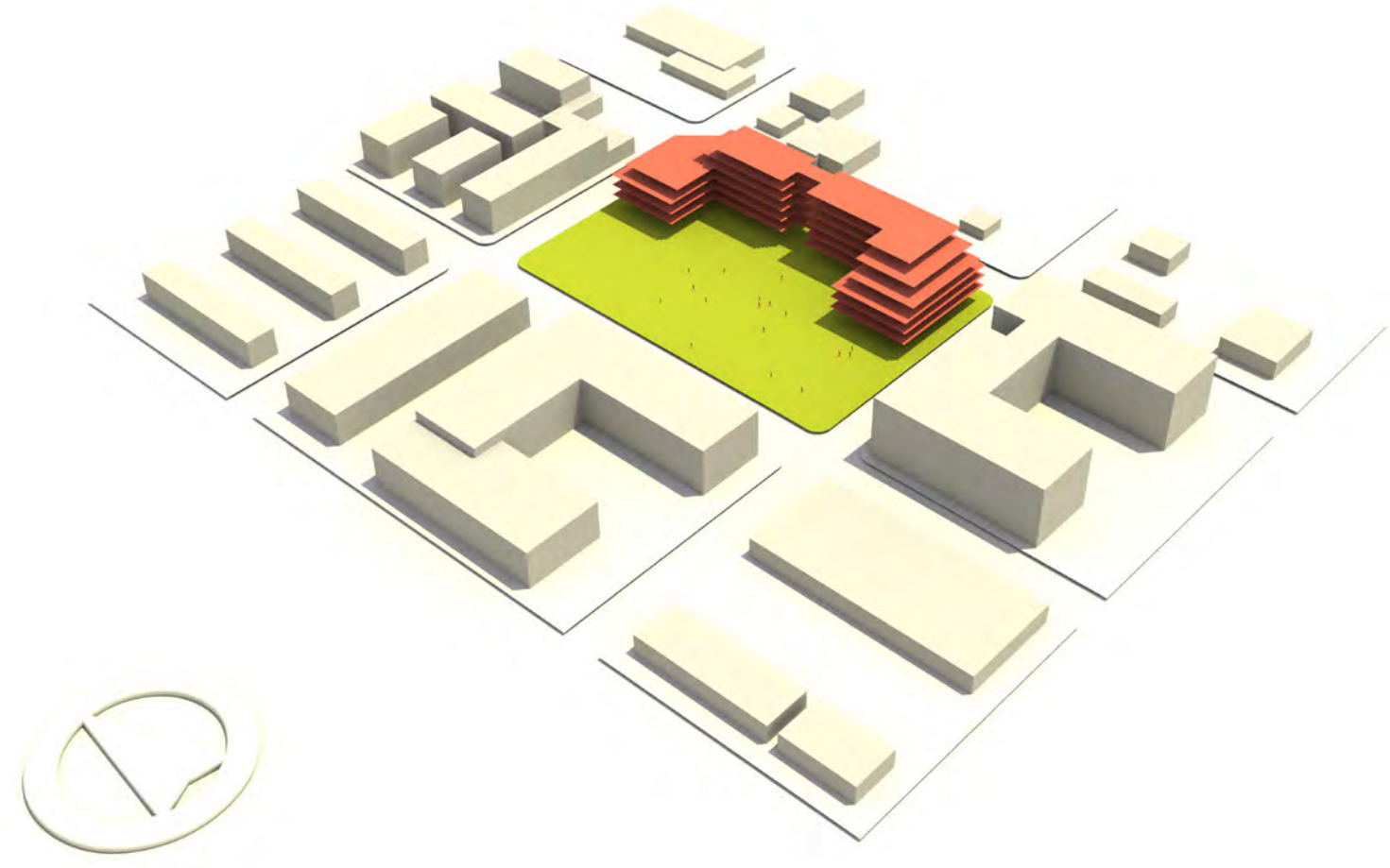
6/21/2015
SUN / SHADE ANALYSIS

9AM



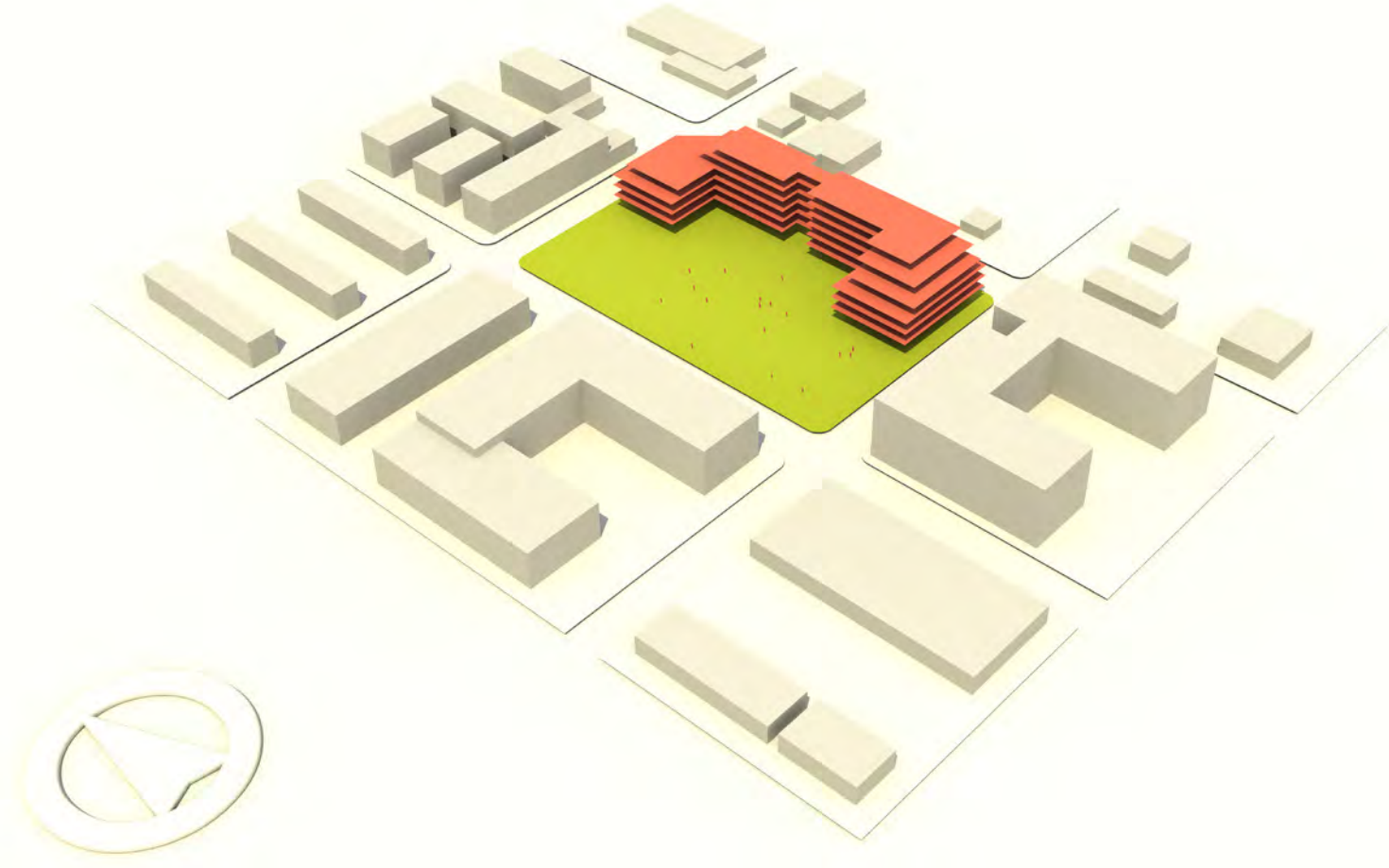
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SUN / SHADE ANALYSIS

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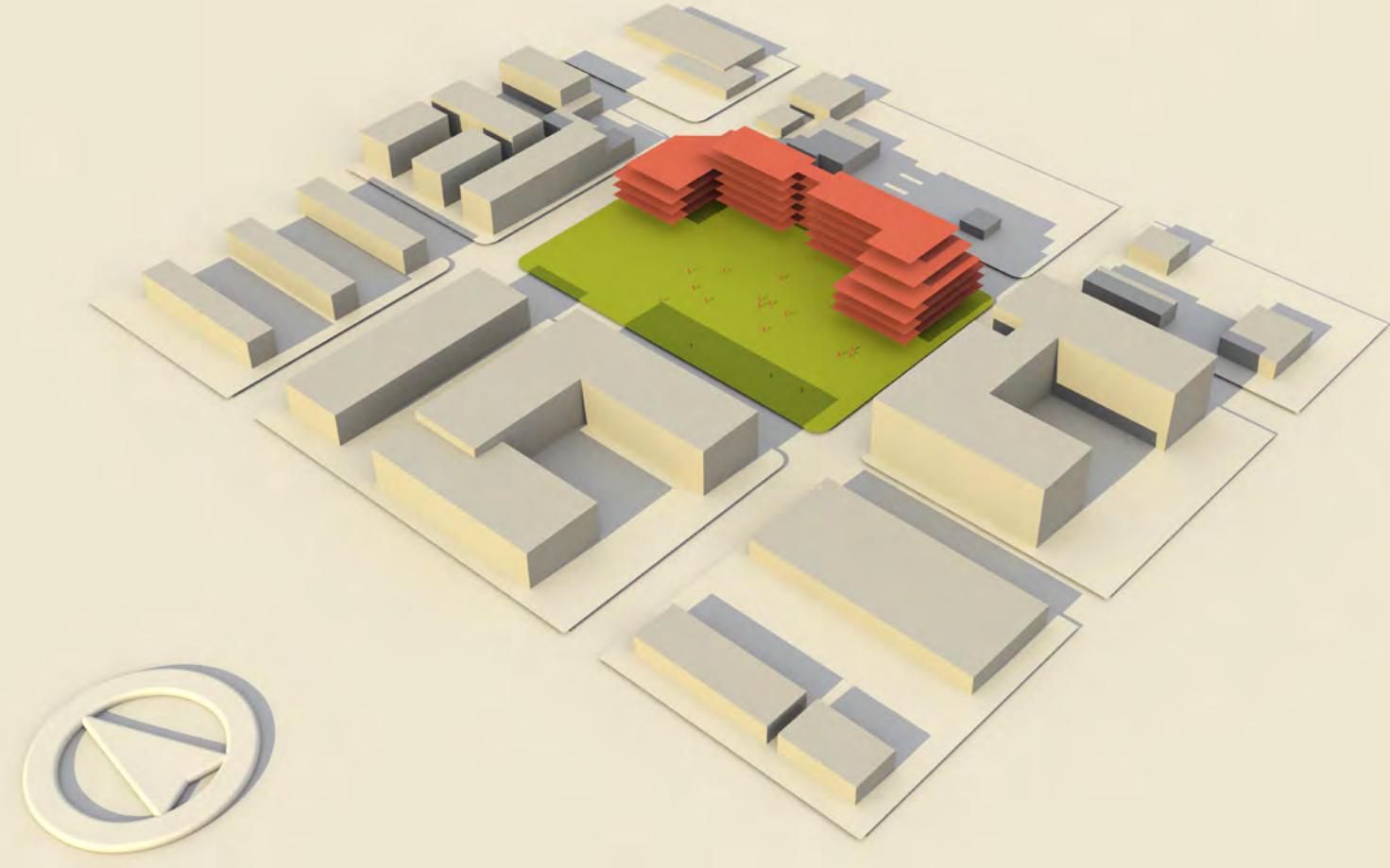
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SUN / SHADE ANALYSIS

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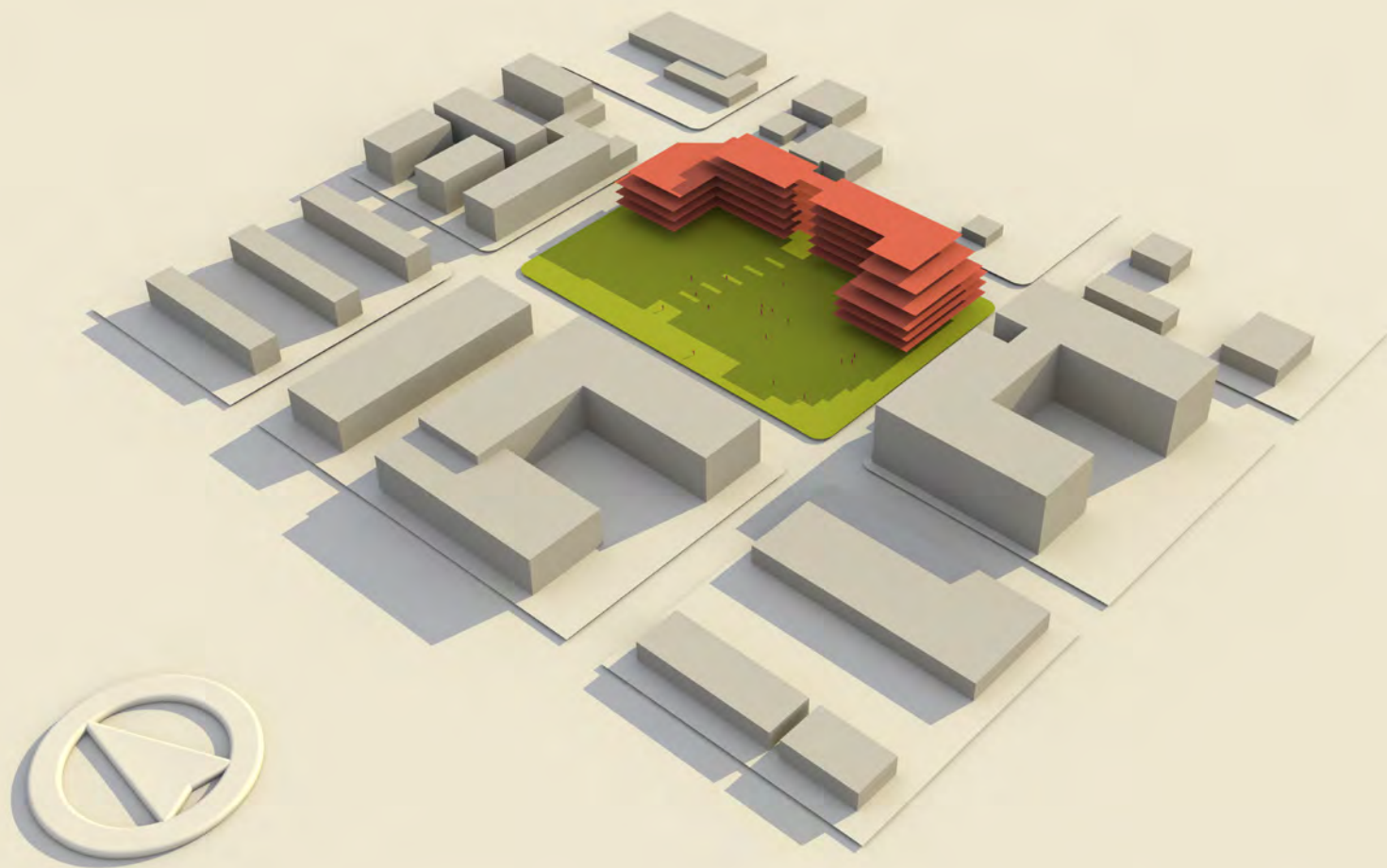
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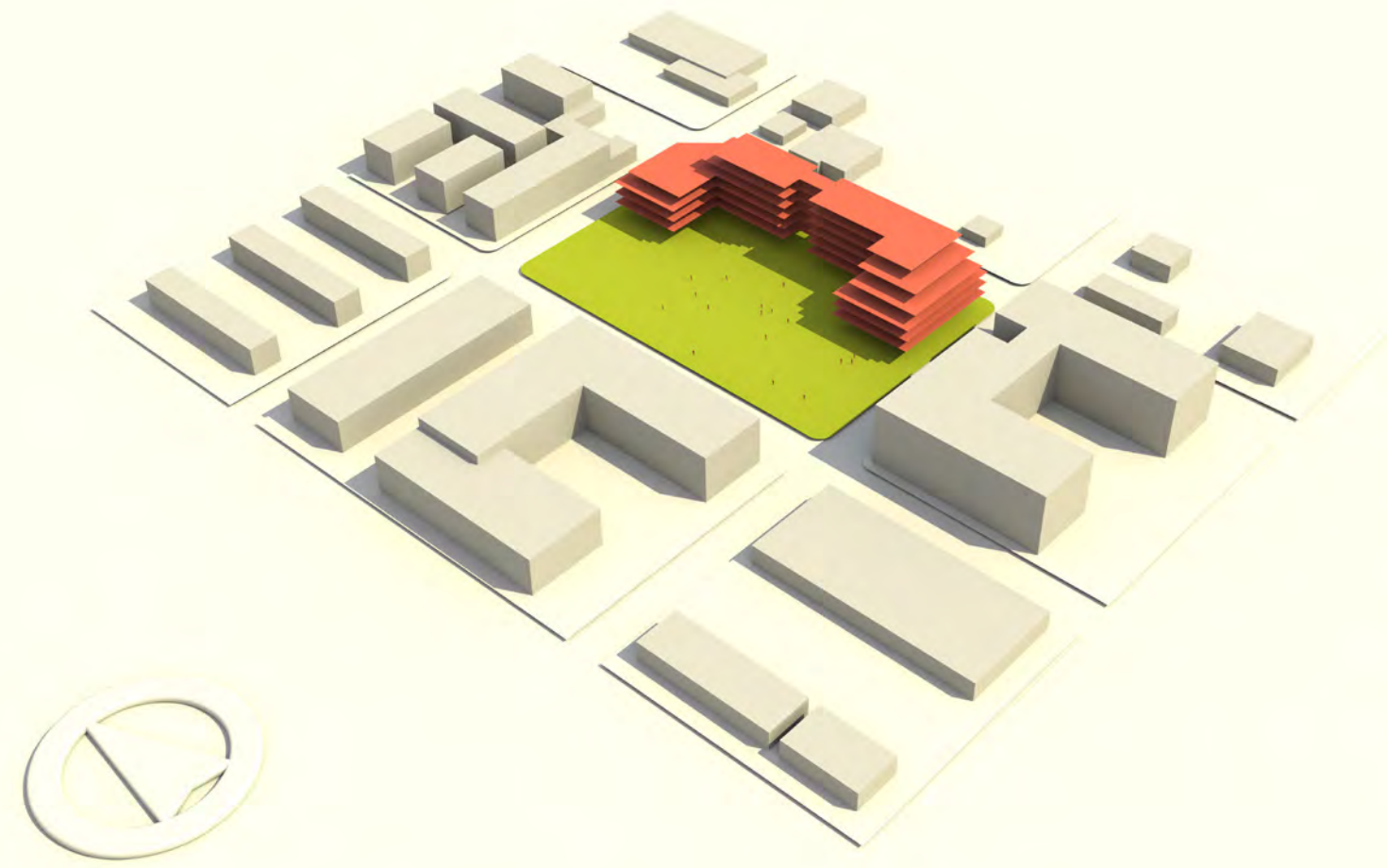
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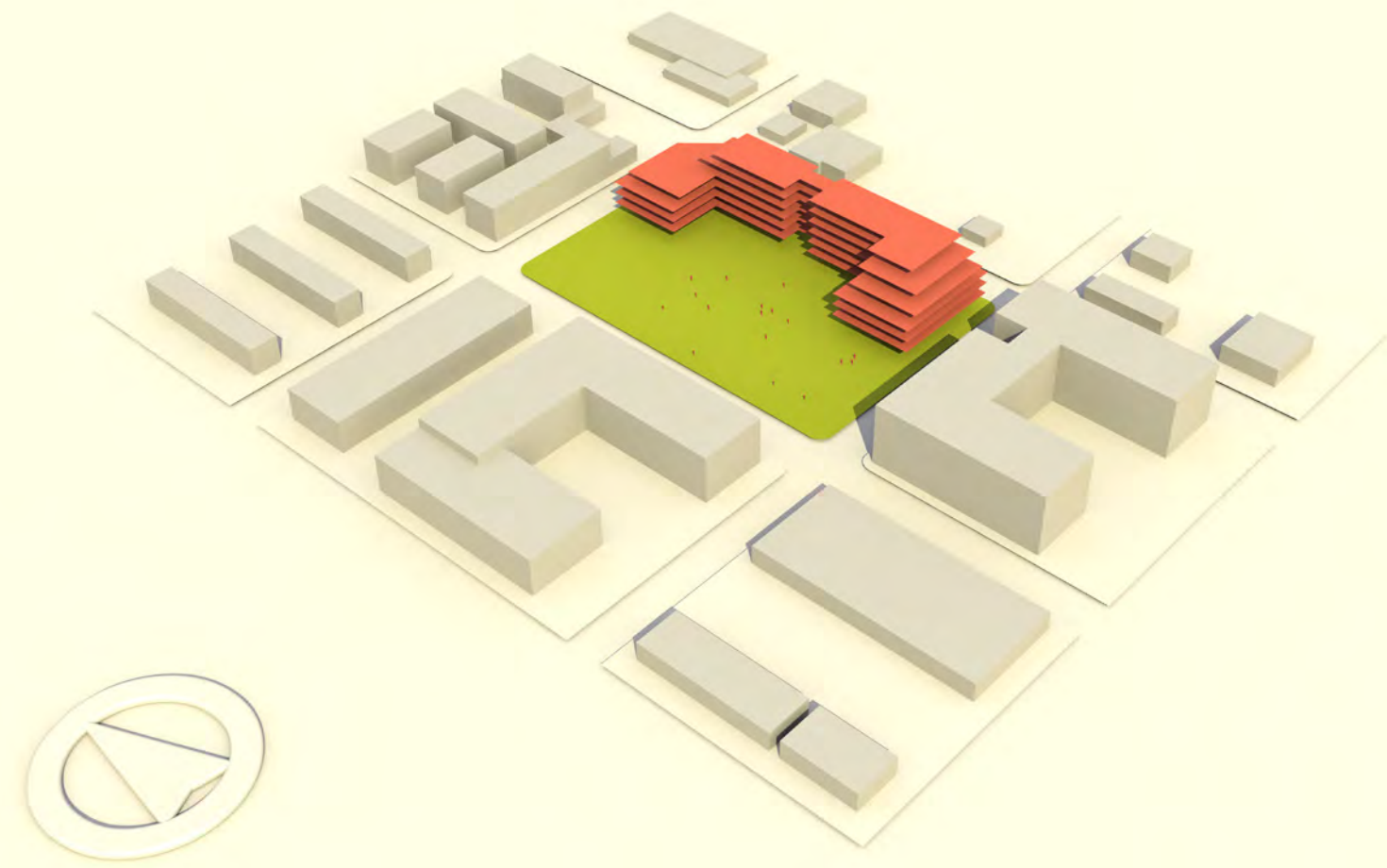
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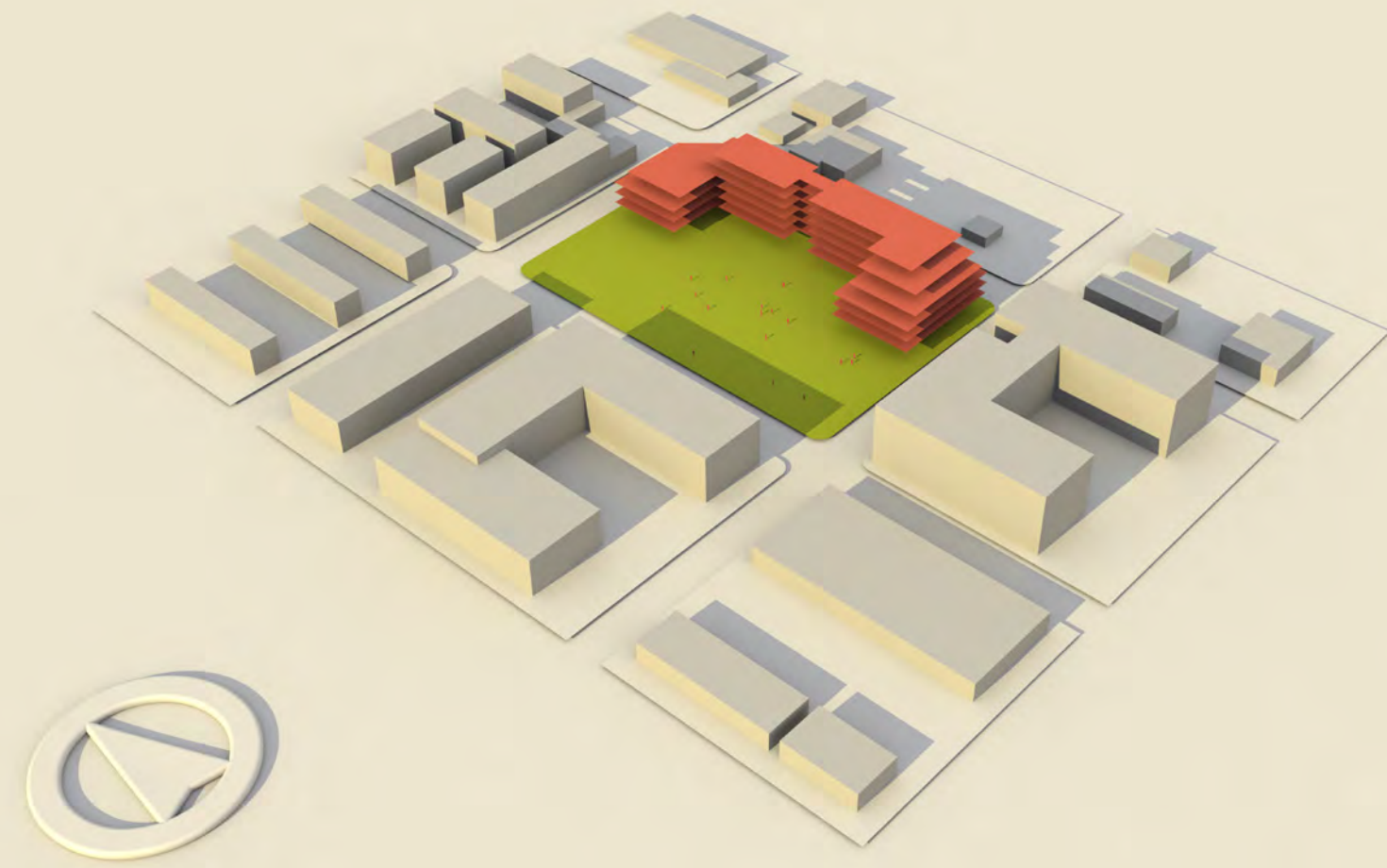
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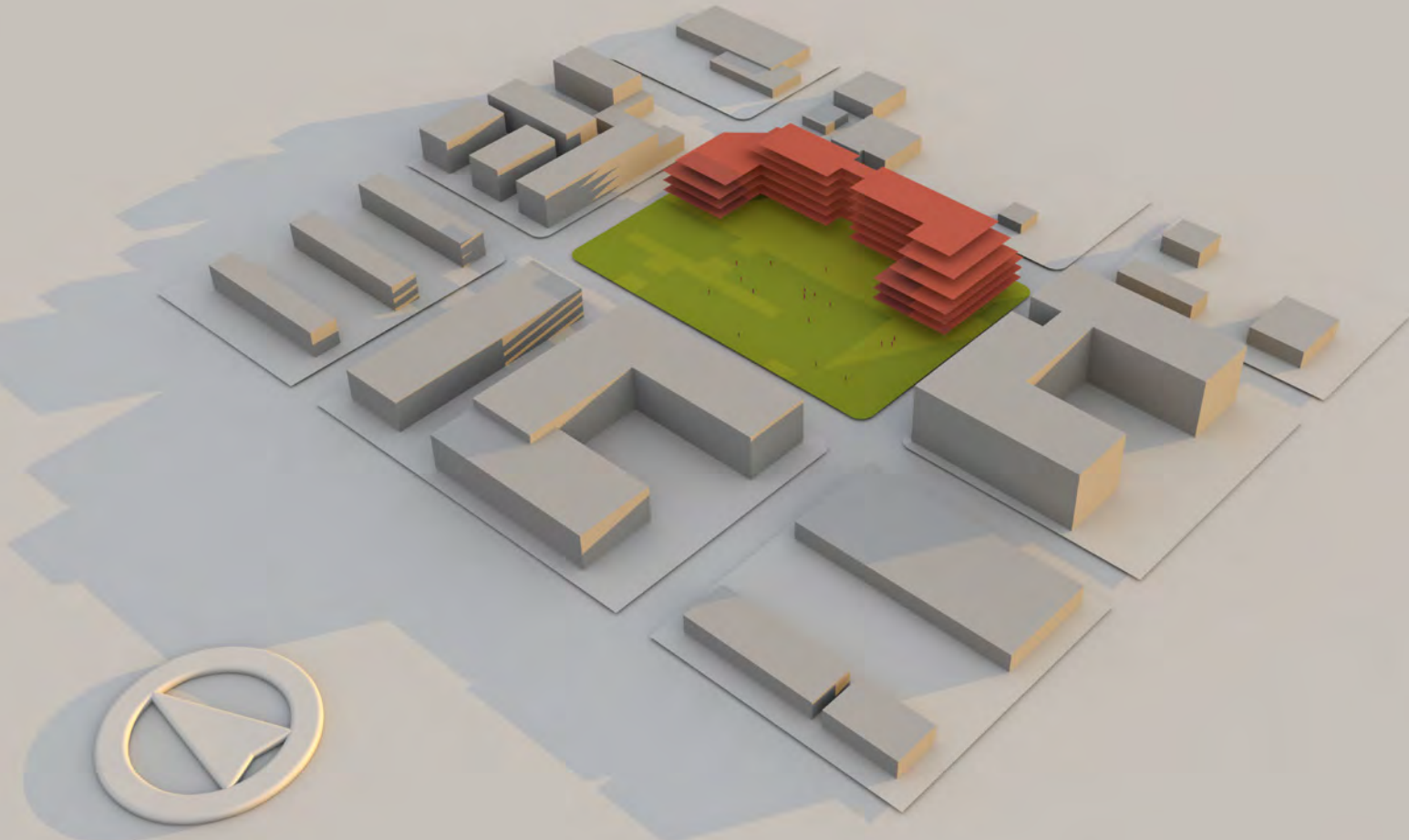
9/23/2015
SUN / SHADE ANALYSIS

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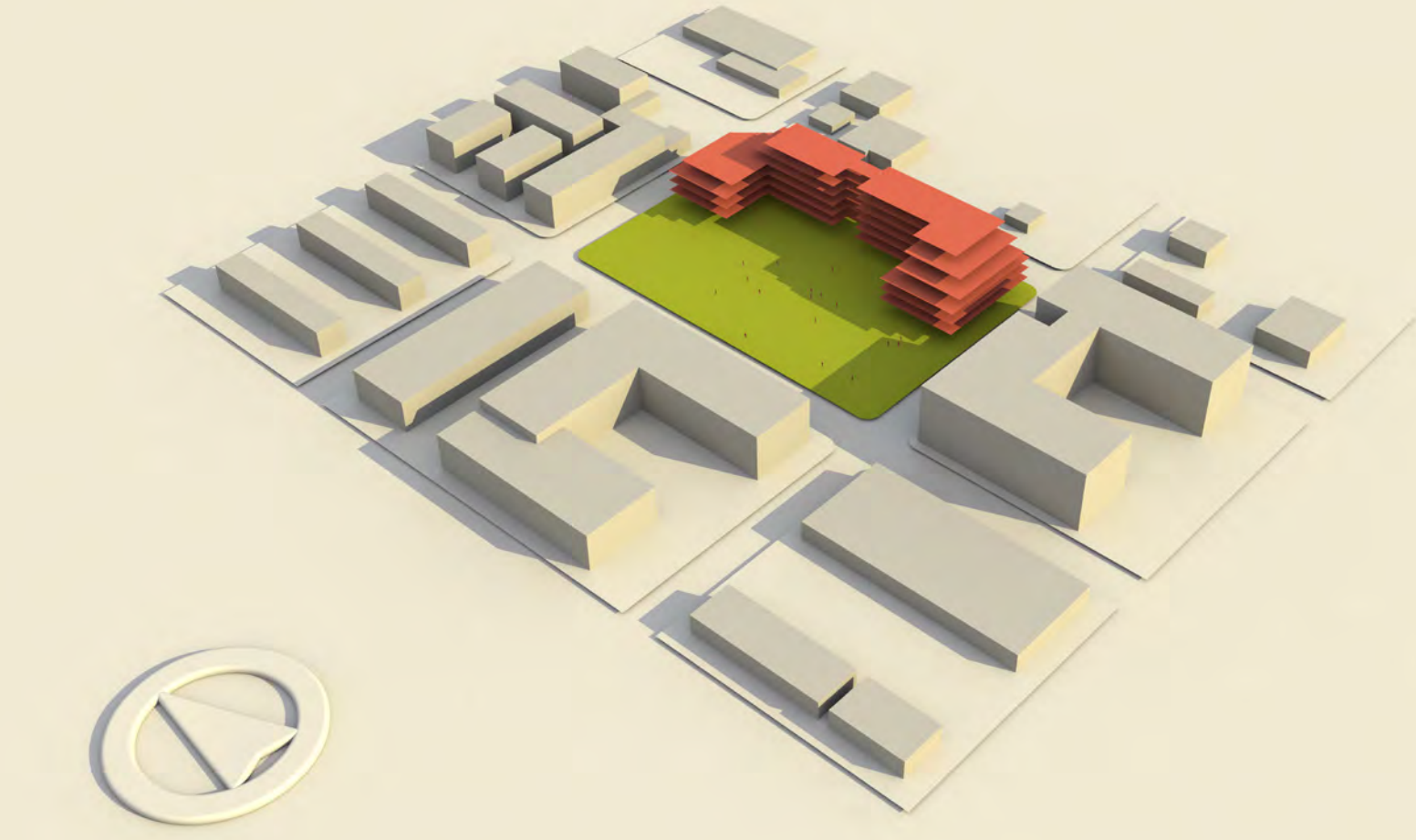
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SUN / SHADE ANALYSIS

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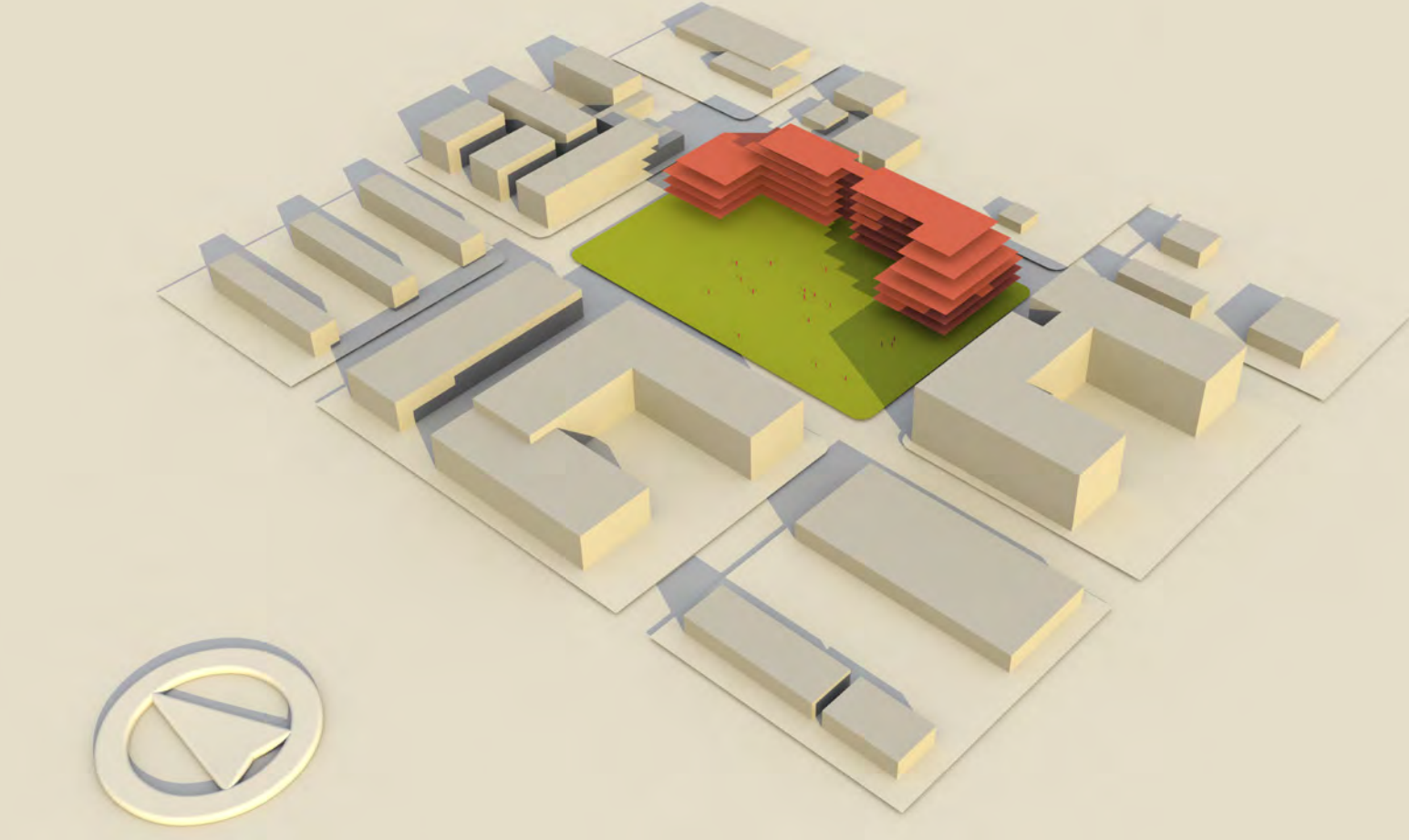
12/21/2015
SUN / SHADE ANALYSIS

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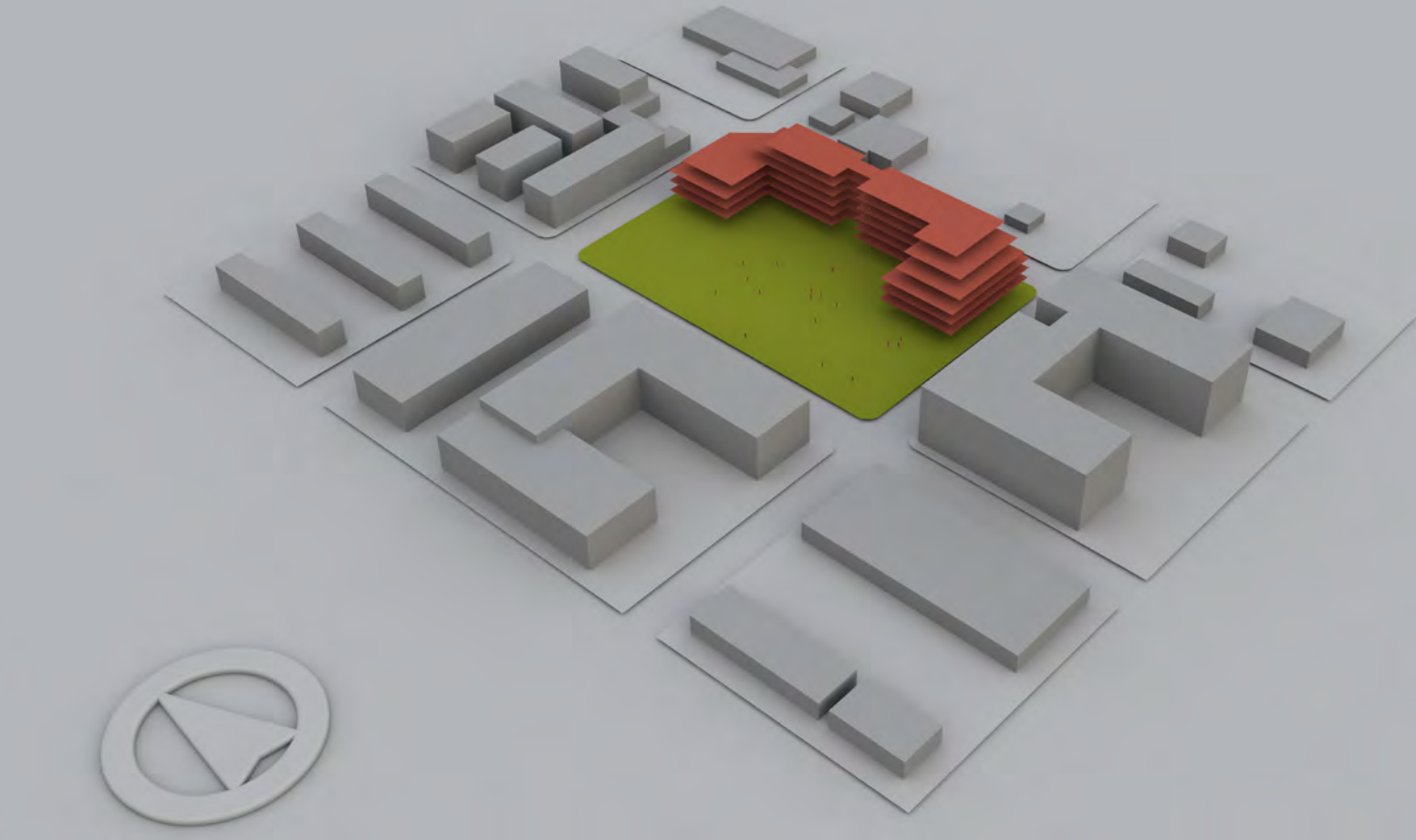
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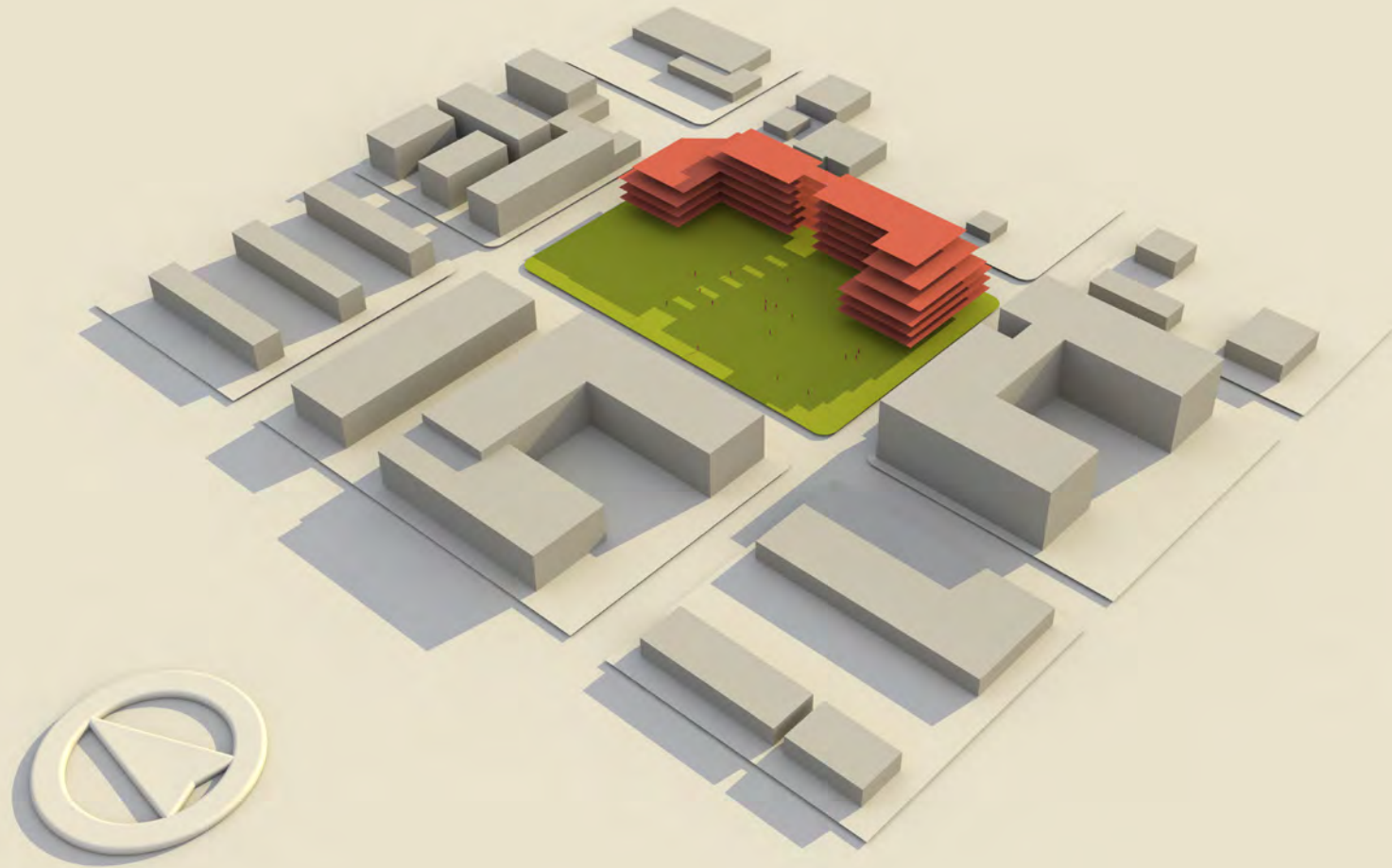
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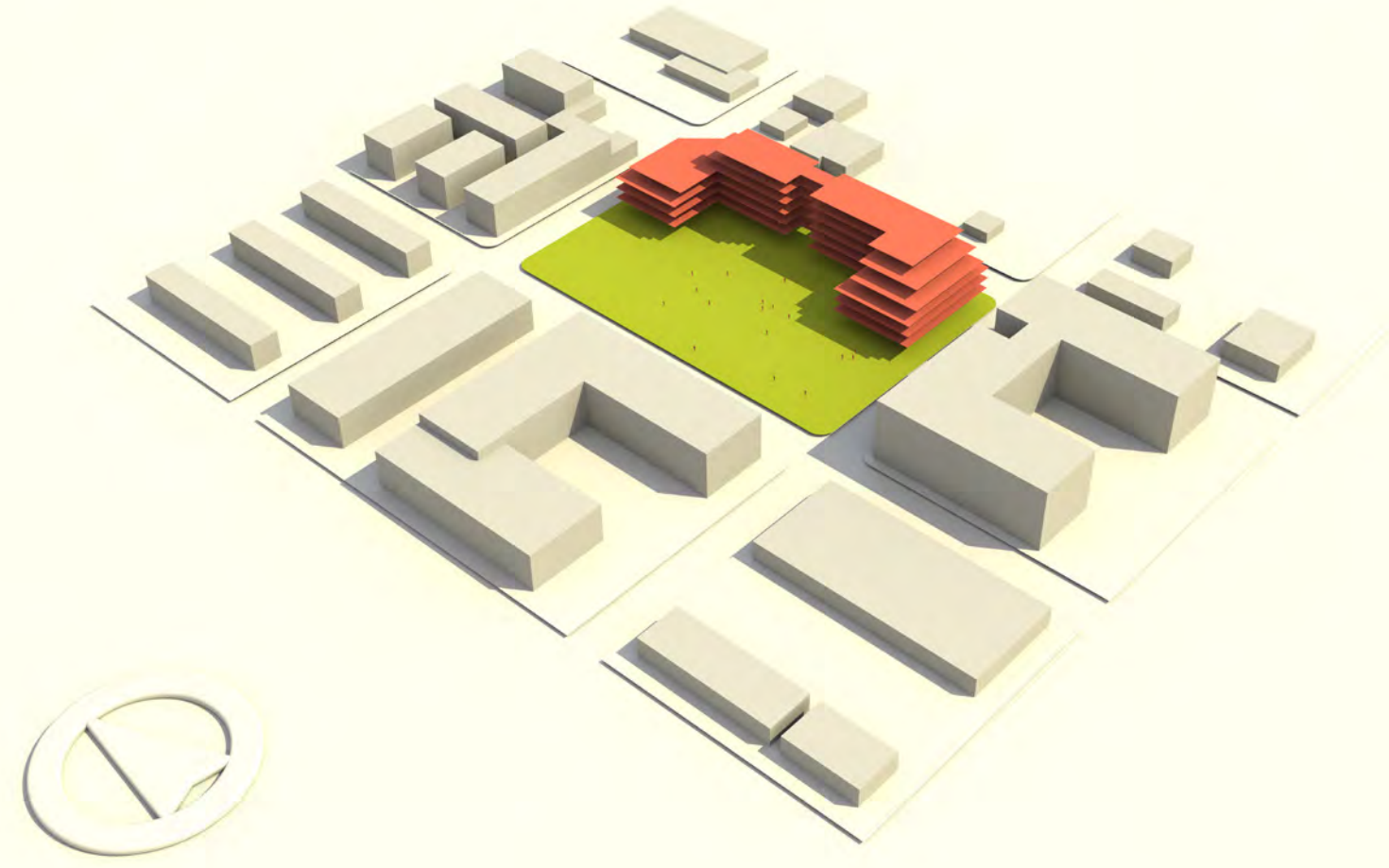
3/20/2016
SUN / SHADE ANALYSIS

9AM



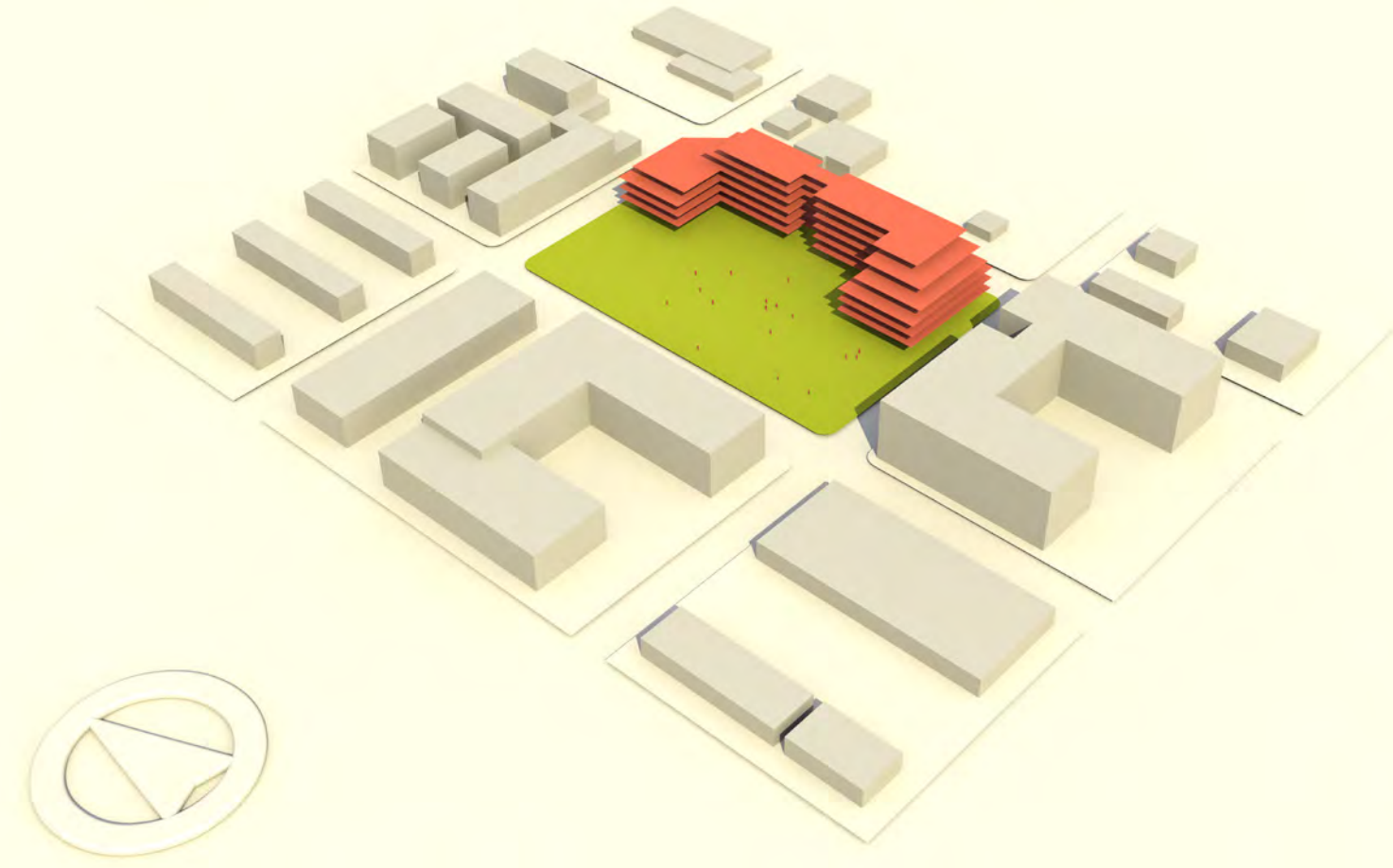
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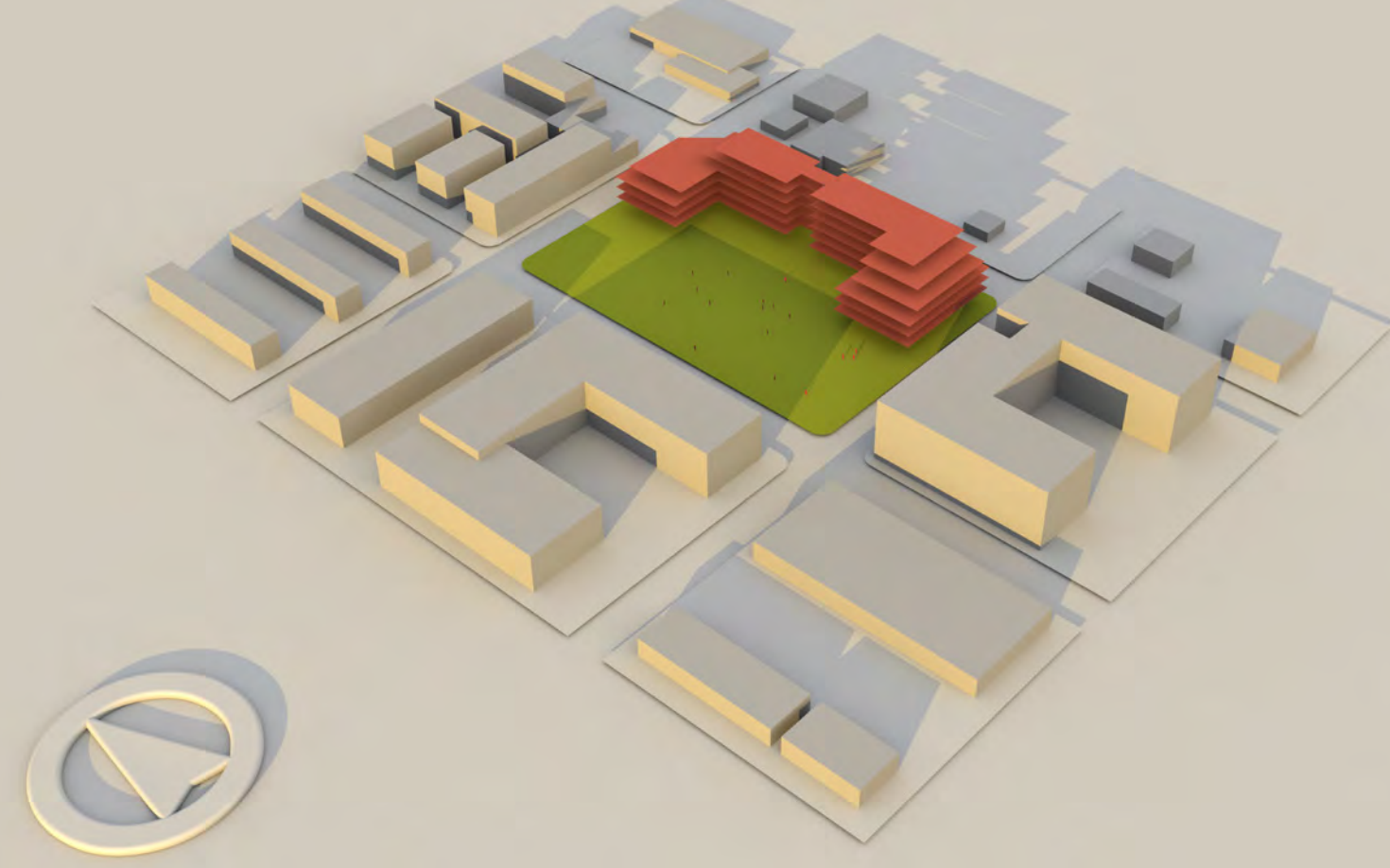
3/20/2016
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3/20/2016
SUN / SHADE ANALYSIS

6PM



WHAT GOES INTO BRADDOCK PARK?



YOU KNOW YOUR
NEIGHBORHOOD BEST

GUIDING PRINCIPLES

AS OF JUNE 2013

PARK PRIORITIES / DESIGN REQUIREMENTS

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WHAT DOES A MULTI-GENERATIONAL PARK MEAN TO YOU?

ONE LARGE SPACE
ACCESSIBLE TO
EVERYBODY?

A

DIFFERENT SPACES
FOR DIFFERENT
AGE GROUPS?

B

SERIES OF SPACES
FOR ALL AGE
GROUPS TO COME
TOGETHER?

C

WHAT DOES AN OVERTLY PUBLIC PARK MEAN TO YOU?

ENTRY POINTS
ARE VISIBLE AND
CLEAR

A

PARK CATERS
TO VARIOUS
DEMOGRAPHICS
AND GROUPS

B

NO PARTS OF THE
PARK ARE
'OFF-LIMITS'

C

HOW DO YOU DEFINE A PARK WITH SIGNIFICANT GREEN AREAS?

MORE 'SOFT'
SURFACES THAN
'HARD' SURFACES

A

PLENTY OF
TREES AND TURF
THROUGHOUT

B

WIDE VARIETY OF
PLANT TEXTURE,
COLOR AND SCALE

C

A SIMPLE AND CLEAR PARK DESIGN MEANS:

DEFINED AREAS
FOR MOVEMENT
AND GATHERING

A

DESIGN
DECISIONS HAVE
A REASONING AND
PURPOSE

B

OPPORTUNITY
FOR LARGE
GATHERING TO
INDIVIDUAL USE

C



ACCESS
TO
TRANSIT

STREET
PRESENCE

DEFINED
AREAS

RETAIL
+
VENDORS

A PLACE
FOR
CHILDREN

ENCLOSURE

SHADE

CLEAR
CIRCULATION

SEATING
OPTIONS

FLEXIBLE
OPEN
SPACE

WHAT IS THE KIT OF PARTS
FOR A FLEXIBLE AND DYNAMIC
PUBLIC SPACE?

PLANT
VARIETY

SCALE COMPARISON

KIT OF PARTS



BRYANT PARK
NEW YORK, NY



THE YARDS PARK
WASHINGTON DC



BRADDOCK PARK
ALEXANDRIA, VA

An aerial photograph of a city grid, showing streets and buildings, overlaid with a semi-transparent green filter. The text is centered on the image.

HOW DO WE GET FEEDBACK?






WALKSHOP

GROUP WORKSHOP


#BRADDOCKNP

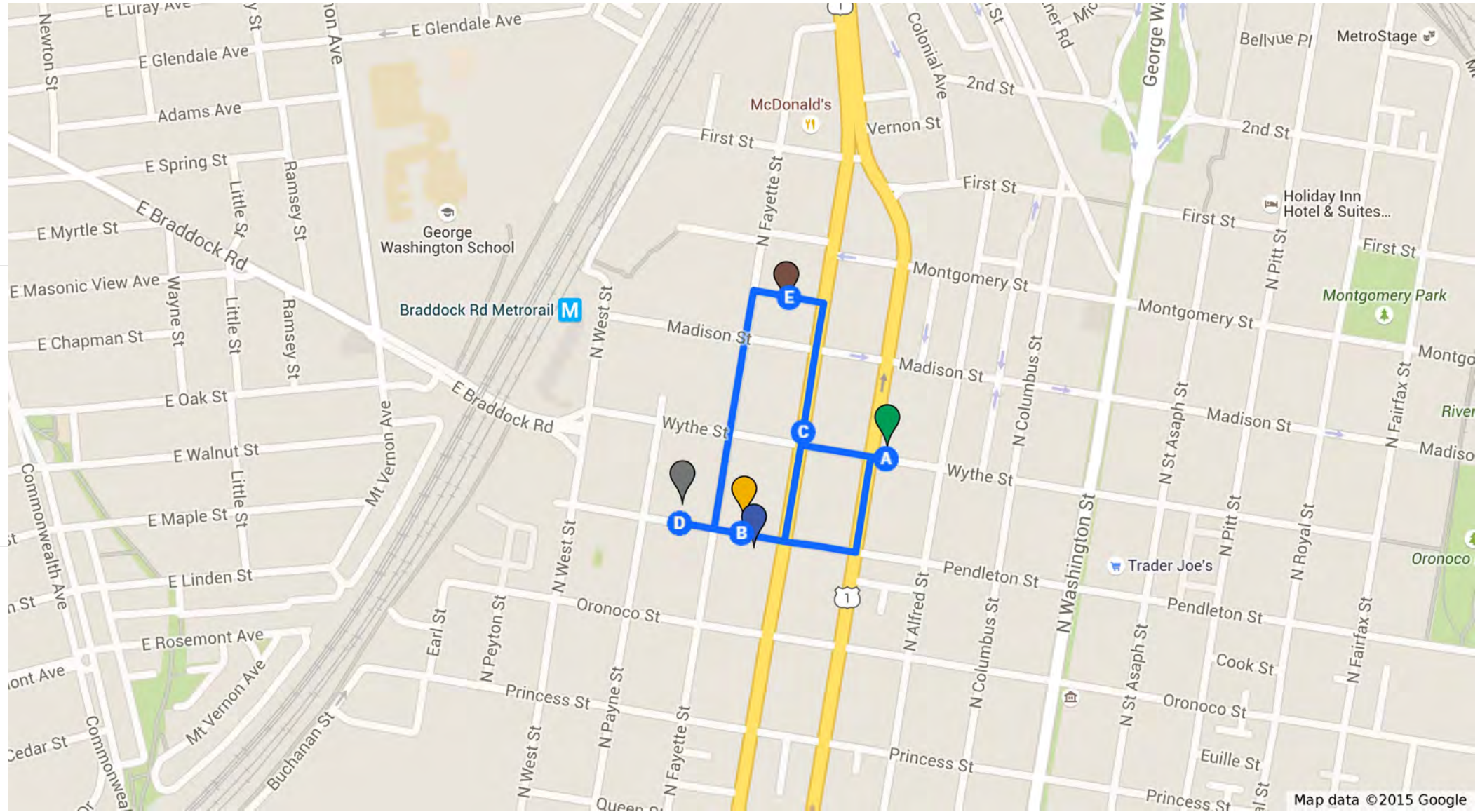
Braddock NP Walkshop

Braddock Neighborhood Park Walkshop

-  Houston Rec Center
-  Henry Open Space
-  Interim Park
-  The Belle Pre'
-  Asher

Path

-  A Houston Rec Center
-  B Interim Park
-  C Henry Street- Site A
-  D Asher
-  E The Belle Pre'
-  F Houston Rec Center



GROUP WORKSHOP

- 1) ORGANIZE COMMUNITY IN EQUAL-NUMBERED ASSIGNED GROUPS (E.G. 5 GROUPS OF 10)
- 2) ASSIGN DIFFERENT GUIDING PRINCIPLES TO DIFFERENT GROUPS
- 3) PROVIDE THE THREE ORGANIZATION EXERCISES TO ALL THE GROUPS
- 4) ALLOW FOR GROUPS TO PIN, DRAW AND WRITE ON ORGANIZATION DIAGRAMS
- 5) HAVE EACH GROUP PRESENT FINDINGS AND REASONING FOR PREFERRED ORGANIZATION DIAGRAM

VISIBLE +
SAFE

PUBLIC +
ACCESSIBLE

FLEXIBLE +
SIMPLE

UNIQUE +
VIBRANT

VISIBLE + SAFE

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PUBLIC + ACCESSIBLE

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FLEXIBLE + SIMPLE

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UNIQUE + VIBRANT

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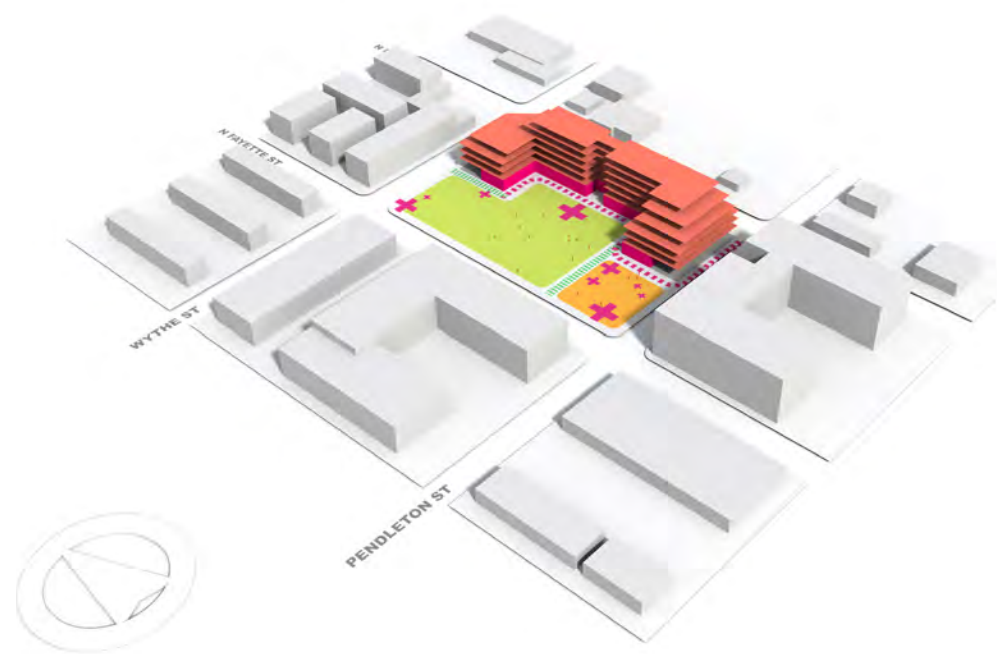
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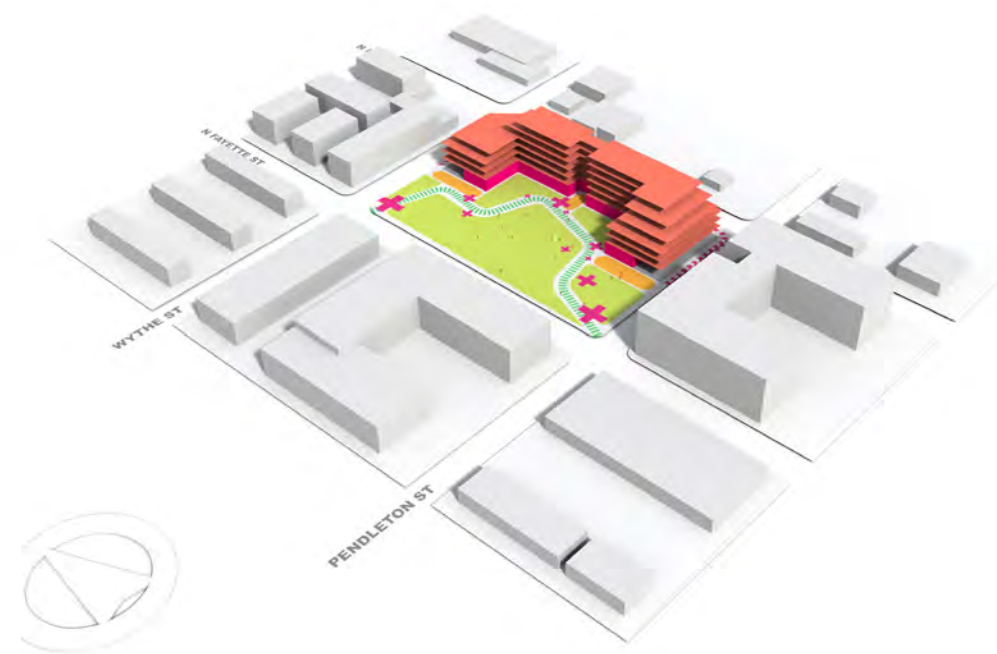
- PROVIDE A GATHERING OR EVENT AREA WITH FLEXIBLE / MULTIPLE USES
- UTILIZE SUSTAINABLE METHODS AND APPROACHES, INCLUDING MAINTENANCE CONSIDERATIONS
- INTEGRATE ELEMENTS OF THE LOCAL HISTORY AND ART INTO THE DESIGN, SUBTLE IN EXPRESSION
- ACCOMMODATE MULTIPLE FUNCTIONS IN THE MAJORITY OF SPACES AND FEATURES
- POTENTIAL WATER FEATURE, BLENDED WITH OVERALL DESIGN, NOT AS A FOCAL ELEMENT, NATURAL, WHITE NOISE
- INCORPORATE NON-TRADITIONAL PLAY AREAS
- PET SMART, WITHOUT DESIGNATED PET AREAS

WHAT ARE SOME WAYS WE CAN THINK
ABOUT ORGANIZING THE SITE?

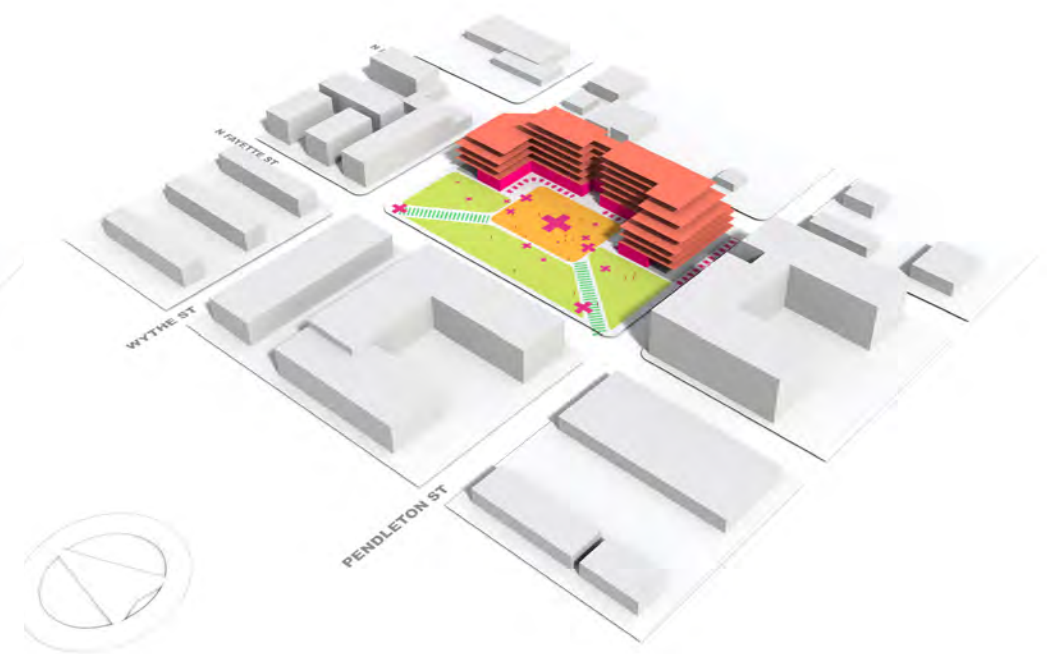




ORGANIZATION #1
FRONT PORCH / BACK YARD



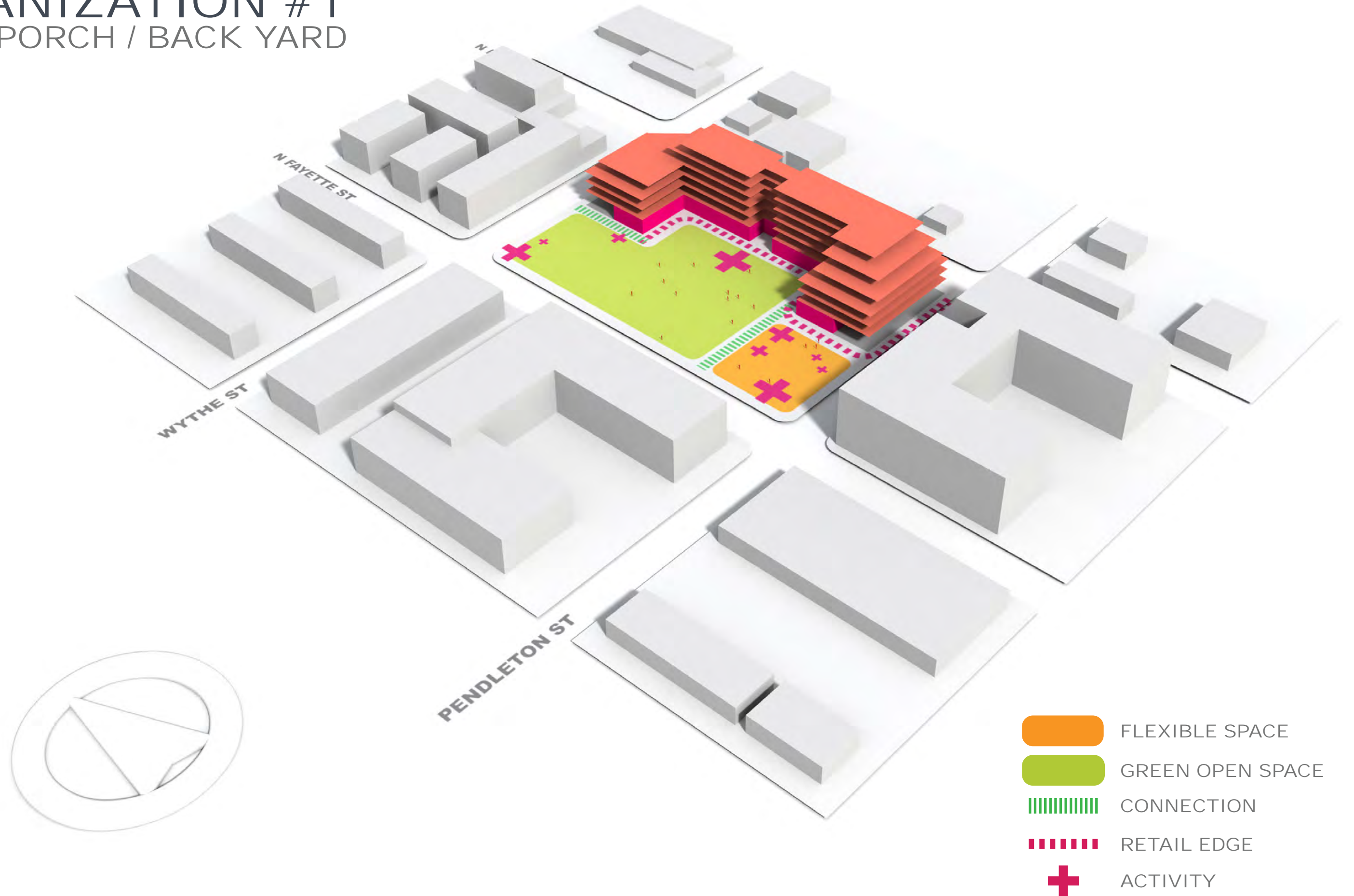
ORGANIZATION #2
ACTION RIBBON



ORGANIZATION #3
MODERN CORE

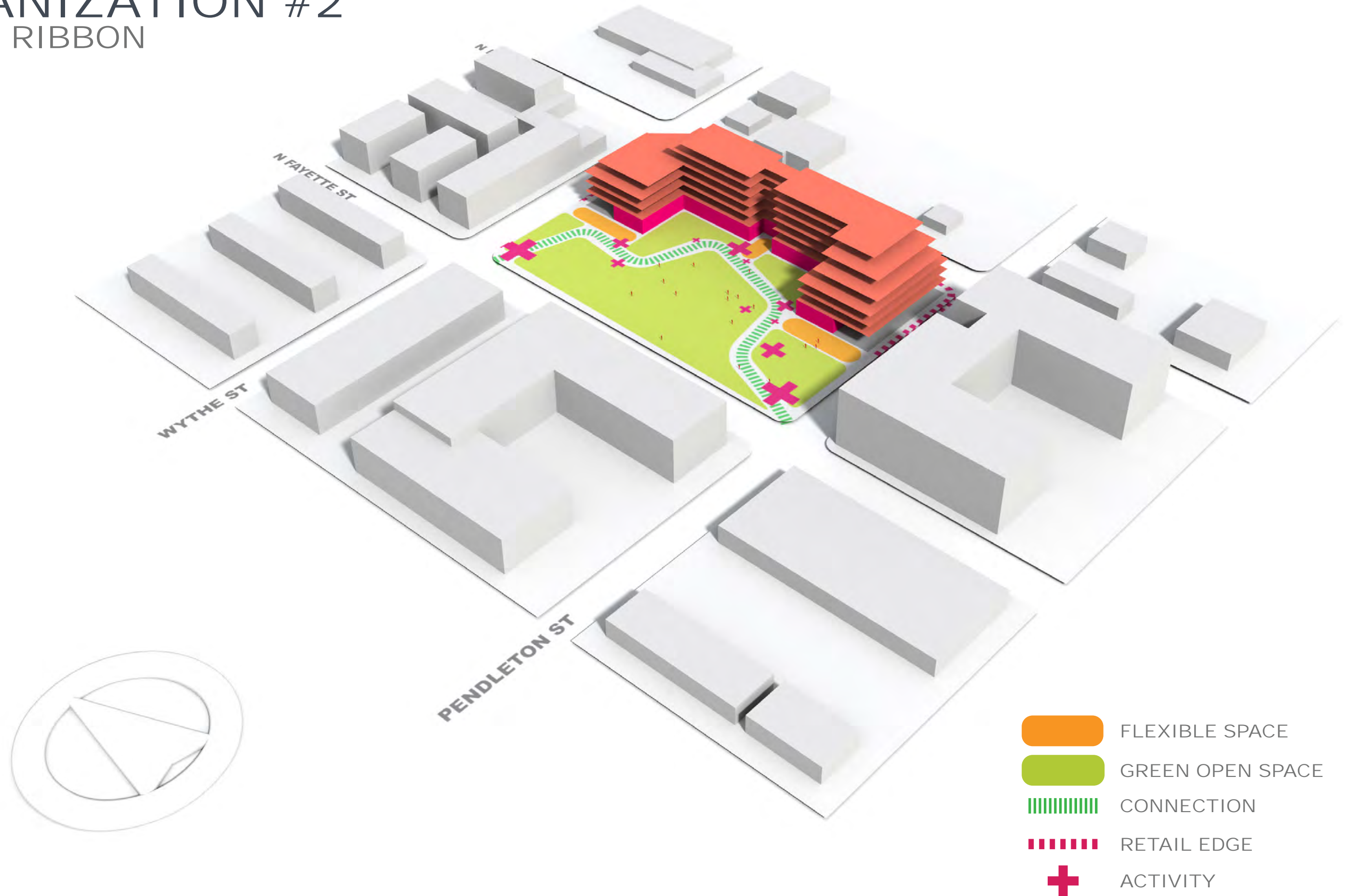
ORGANIZATION #1

FRONT PORCH / BACK YARD



ORGANIZATION #2

ACTION RIBBON



ORGANIZATION #3

MODERN CORE

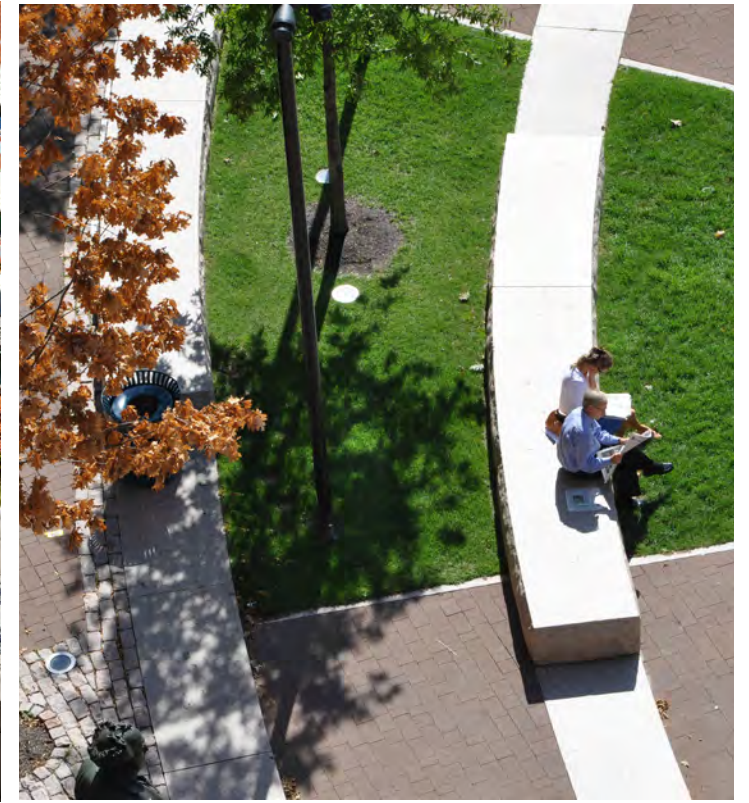


INTEGRATED SEATING

KIT OF PARTS

PUBLIC OPEN SPACE
SIMPLICITY
GREEN AREAS
SEATING
MAXIMIZE VISIBILITY
MAXIMIZE USES
BUFFER
MULTI-GENERATIONAL
SAFETY AND SECURITY
LIGHTING
RETAIL CONSIDERATIONS

GATHERING / EVENT AREA
SUSTAINABLE METHODS
HISTORY AND ART
WATER FEATURE
NON-TRADITIONAL PLAY
PET SMART



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FLEXIBLE SEATING KIT OF PARTS

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FLEXIBLE SEATING KIT OF PARTS

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THE LAWN

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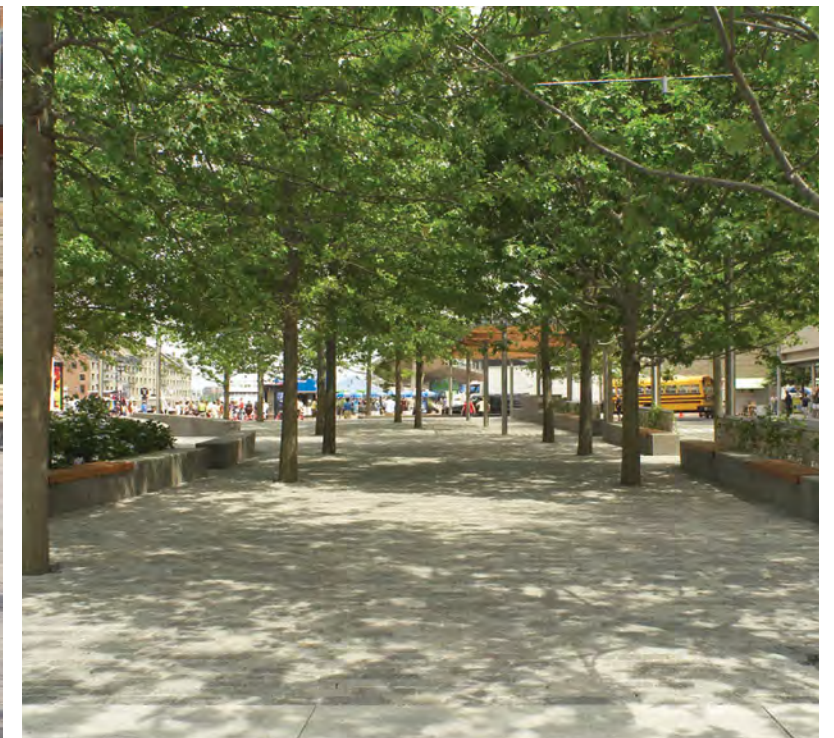


PLAZA / STREETSCAPE

KIT OF PARTS

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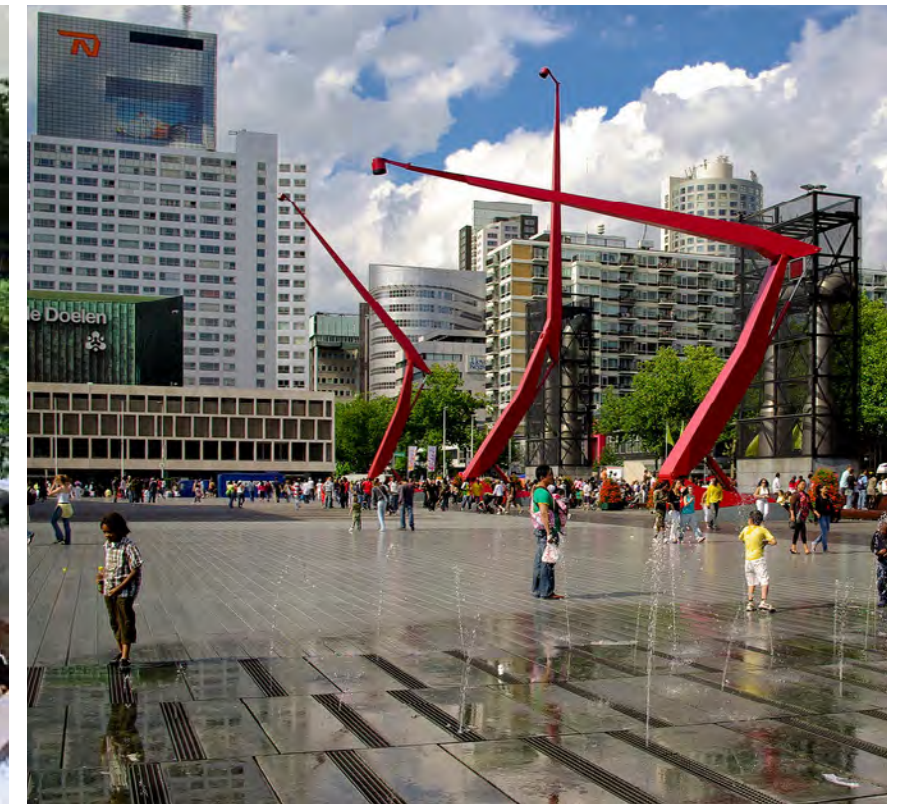


PLAZA / STREETSCAPE

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SHADE AND CANOPY

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NON-TRADITIONAL PLAY KIT OF PARTS

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NON-TRADITIONAL PLAY KIT OF PARTS

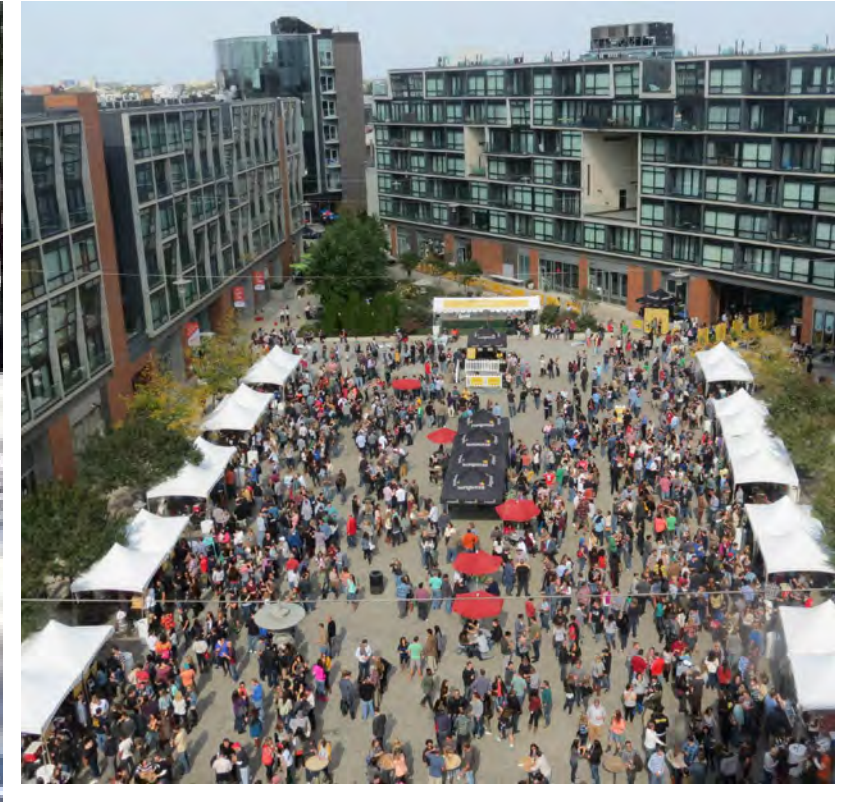
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EVENT FLEXIBILITY

KIT OF PARTS



WATER (INFRASTRUCTURE) KIT OF PARTS

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WATER (INFRASTRUCTURE)

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WATER (FEATURE)

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WATER (FEATURE)

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RETAIL EDGES KIT OF PARTS

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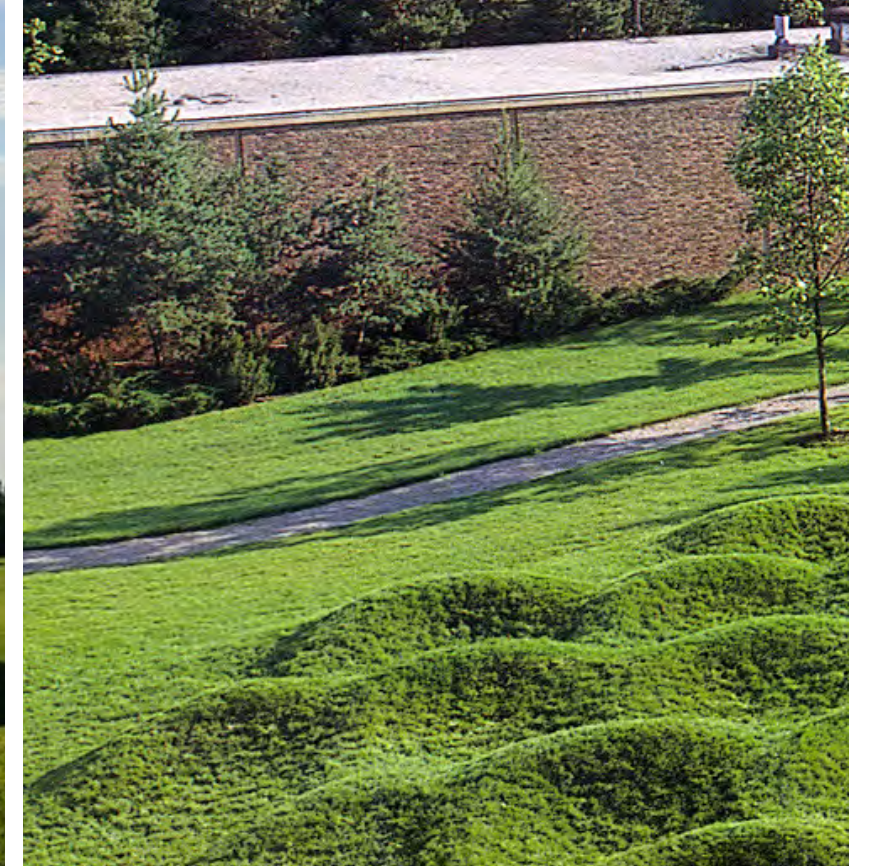


LANDFORM

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PLANTING KIT OF PARTS

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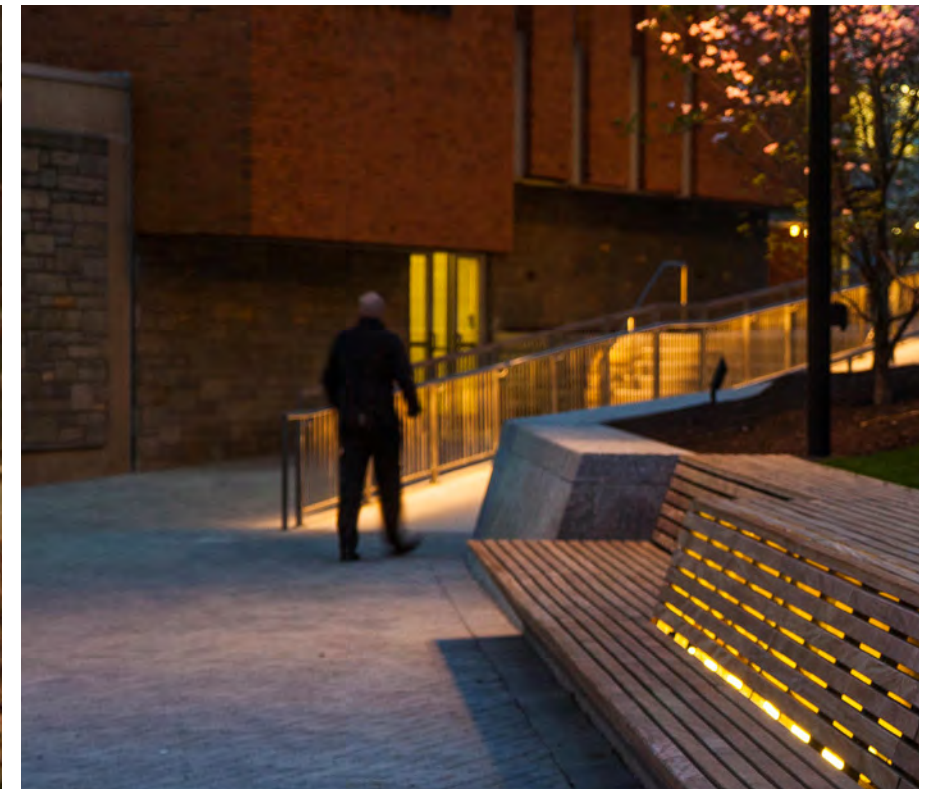
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LIGHTING KIT OF PARTS

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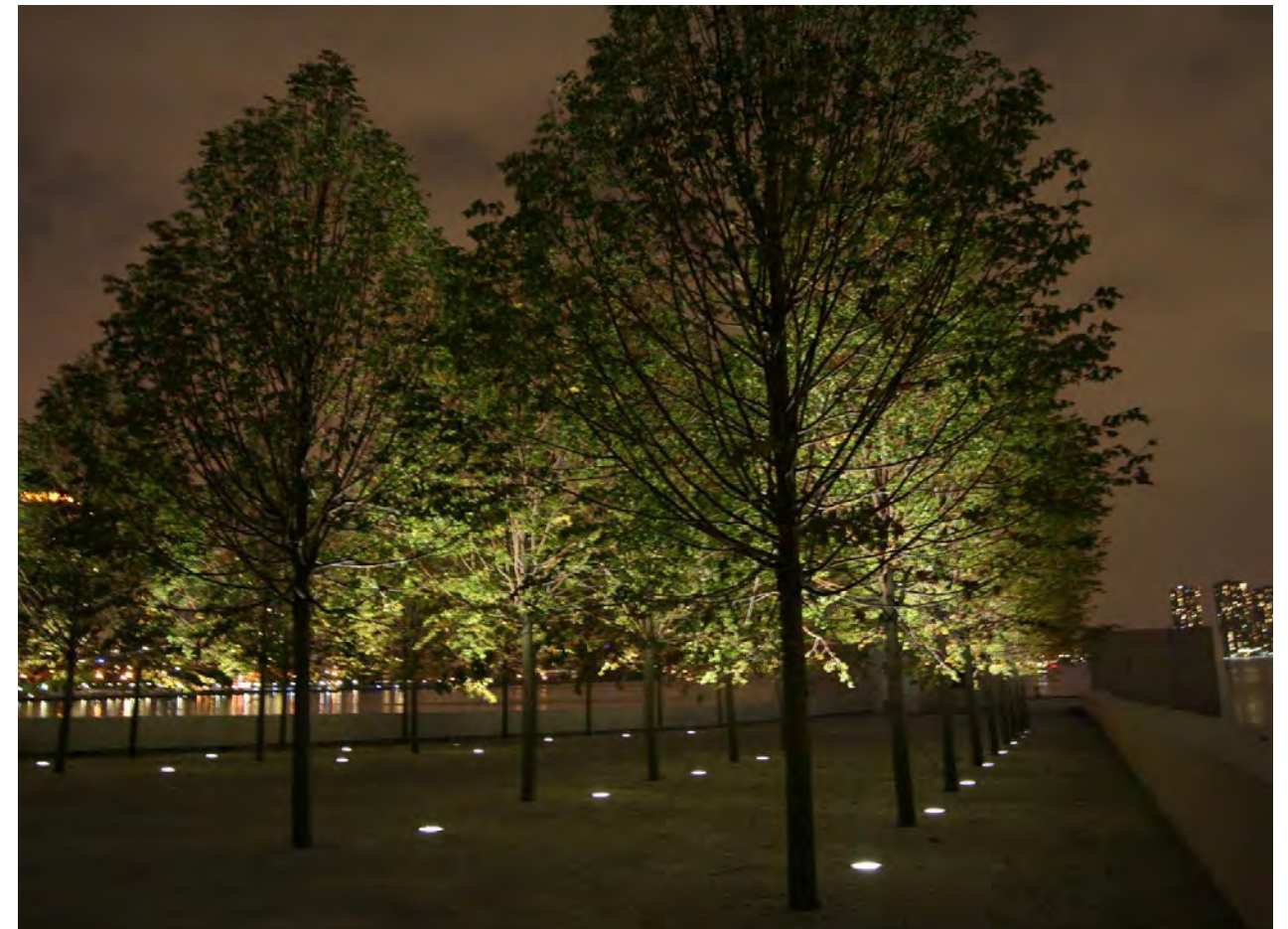


LIGHTING

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BRADDOCK
PARK
YOUR PARK!