



andropogon

BRADDOCK PARK
COMMUNITY MEETING 9/29/2015

AGENDA

I. PRESENTATION OF 3 SCHEMES (20 minutes)

- 1. Sign-in**
- 2. Recap of Project Progress, Schedule and Scope of Work**
- 3. Presentation of 3 Schemes and Precedent Imagery**

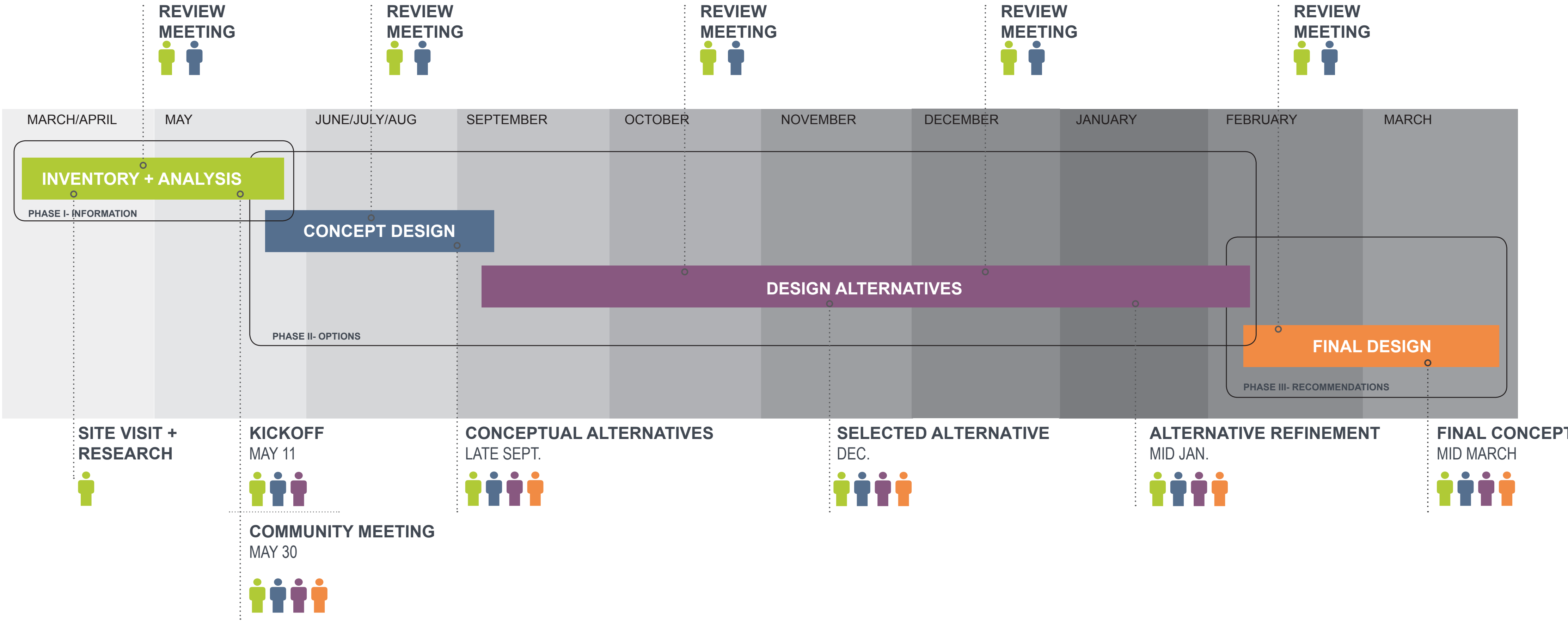
II. SMALL GROUP DISCUSSIONS (20 minutes)

- 1. Discuss pros and cons of each scheme**
- 2. Each facilitator (a member from the design team) to record feedback and sketch over schemes.**
- 3. Summarize group's feedback, including a preferred scheme or a combination of a scheme.**

III. SUMMARIZE GROUP'S FEEDBACK (20 minutes)

- 1. Each group to elect a leader to summarize the group's feedback**
- 2. Distribute Meeting Evaluation Forms**
- 3. Present purpose and timeline for AlexEngage and the next meeting**

PROJECT SCHEDULE



- andropogon team
- city team
- BIAG
- public

A photograph of a meeting room with a yellow overlay. Several people are seated around a table, looking at documents and presentations. The room has large windows and fluorescent lighting. The text is overlaid in the center-left of the image.

**HERE'S A QUICK RECAP FROM
OUR MEETING WITH YOU ON
MAY 30TH, 2015...**

COMMUNITY'S GUIDING PRINCIPLES

PARK PRIORITIES / DESIGN REQUIREMENTS

-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

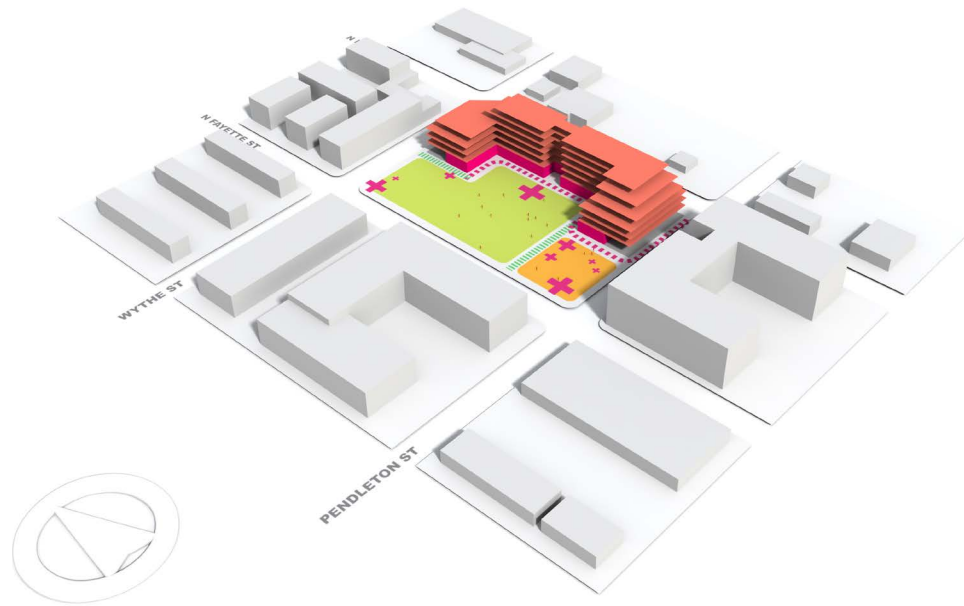
COMMUNITY'S GUIDING PRINCIPLES

SECONDARY REQUIREMENTS

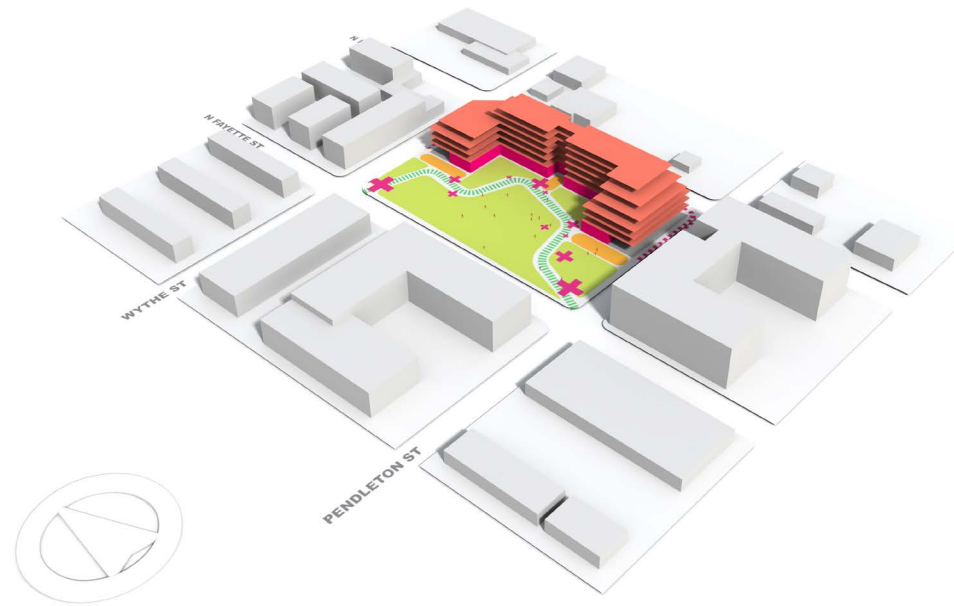
- Provide a **GATHERING OR EVENT AREA WITH FLEXIBLE / MULTIPLE USES**
- Utilize **SUSTAINABLE METHODS AND APPROACHES**, including maintenance considerations
- Integrate elements of the **LOCAL HISTORY AND ART** into the design, subtle in expression
- Accommodate **MULTIPLE FUNCTIONS** in the majority of spaces and features
- Potential **WATER FEATURE**, blended with overall design, not as a focal element, but provides natural, white noise
- Incorporate **NON-TRADITIONAL PLAY AREAS**
- PET SMART**, without designated pet areas

PREFERRED ORGANIZATION BY GROUP

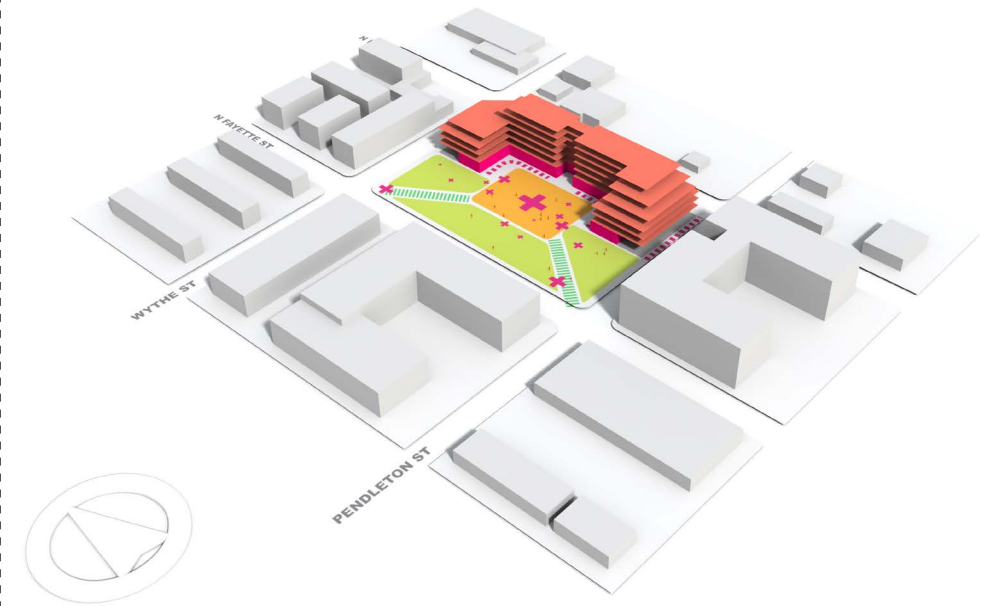
**ORGANIZATION #1
FRONT PORCH / BACK YARD**



**ORGANIZATION #2
ACTION RIBBON**



**ORGANIZATION #3
MODERN CORE**



VISIBLE + SAFE

FLEXIBLE + SIMPLE

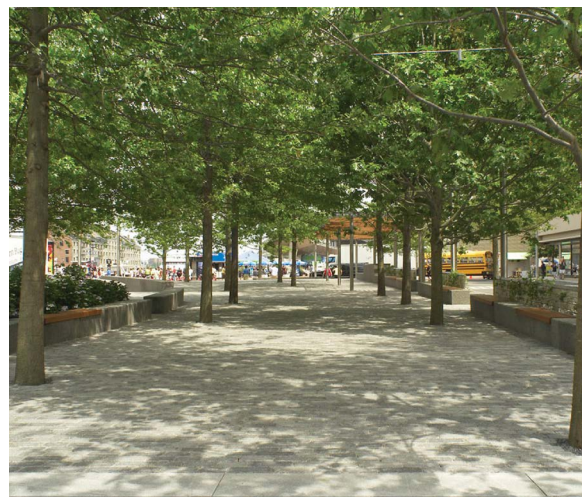
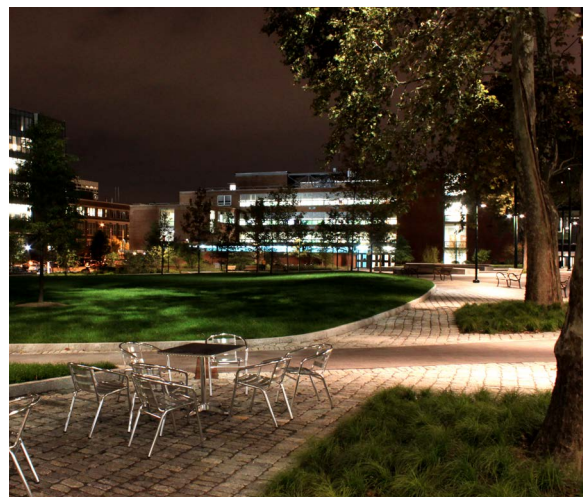
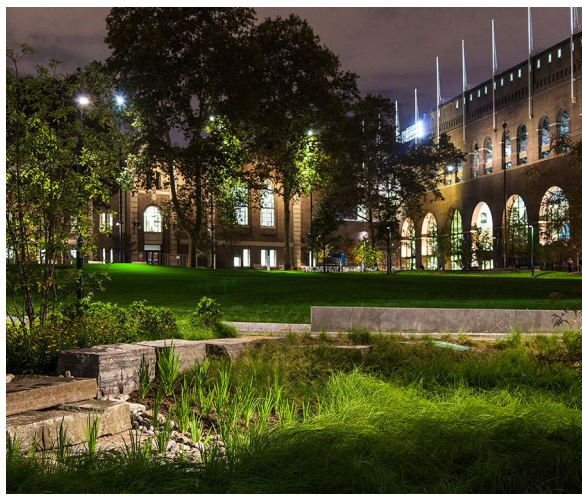
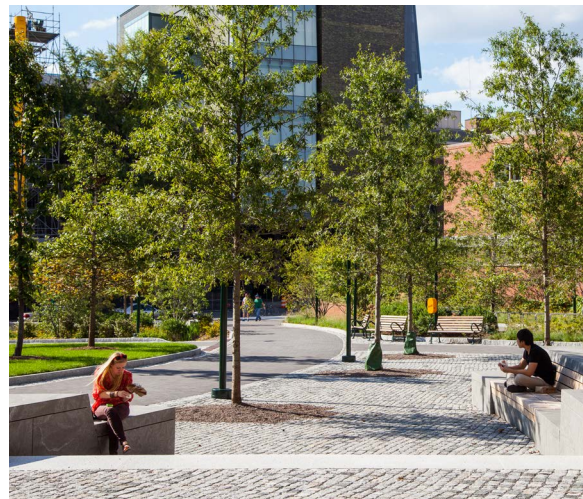
PUBLIC + ACCESSIBLE

UNIQUE + VIBRANT

UNIQUE + VIBRANT

PREFERRED IMAGERY

MOST POPULAR IMAGERY FROM 5/30/2015 WORKSHOP



PREFERRED THEMES

MOST POPULAR THEMES FROM 5/30/2015 WORKSHOP

**SITE
POROSITY
+
CIRCULATION
OPTIONS**

**STORMWATER
OPPORTUNITIES**

**EVENT
FLEXIBILITY**

**ENGAGEMENT
OF NATURE
AND
MATERIALS**

**RECREATIONAL
OPTIONS**

SHADE






**WATER
PRESENCE**

**LANDFORM +
ELEVATION
VARIETY**

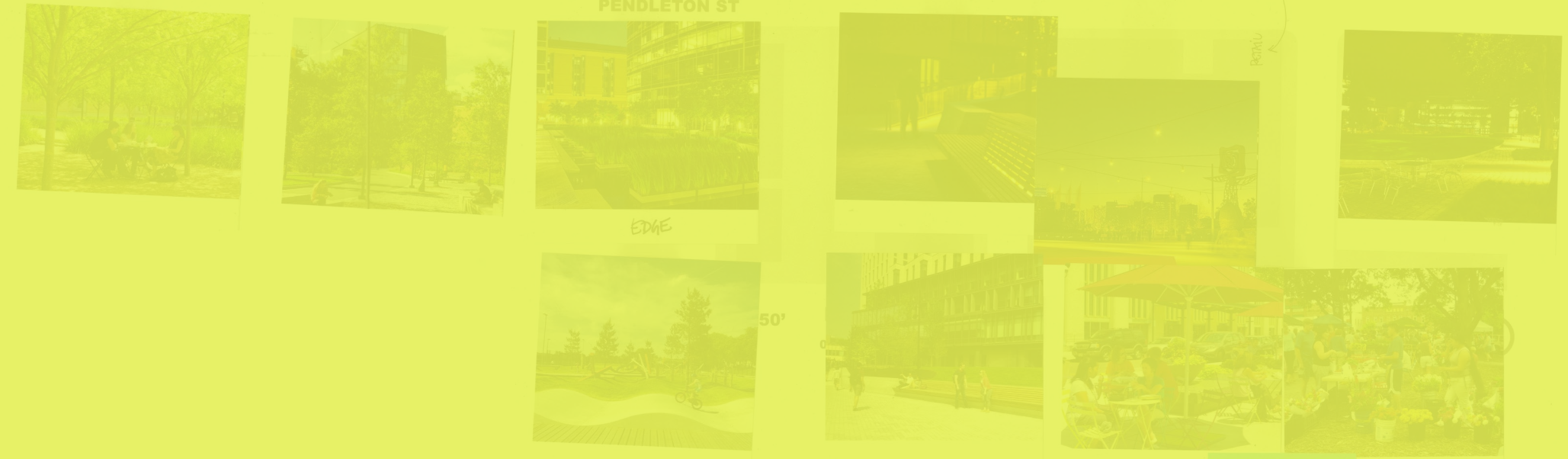
**FURNISHING
INTEGRATION**

**SEASONAL
AWARENESS**

WE TOOK YOUR COMMENTS FROM THE WORKSHOP TO COME UP WITH A FEW IDEAS...

-  FLEXIBLE SPACE
-  GREEN OPEN SPACE
-  CONNECTION
-  RETAIL EDGE
-  ACTIVITY

Seasonal Plants



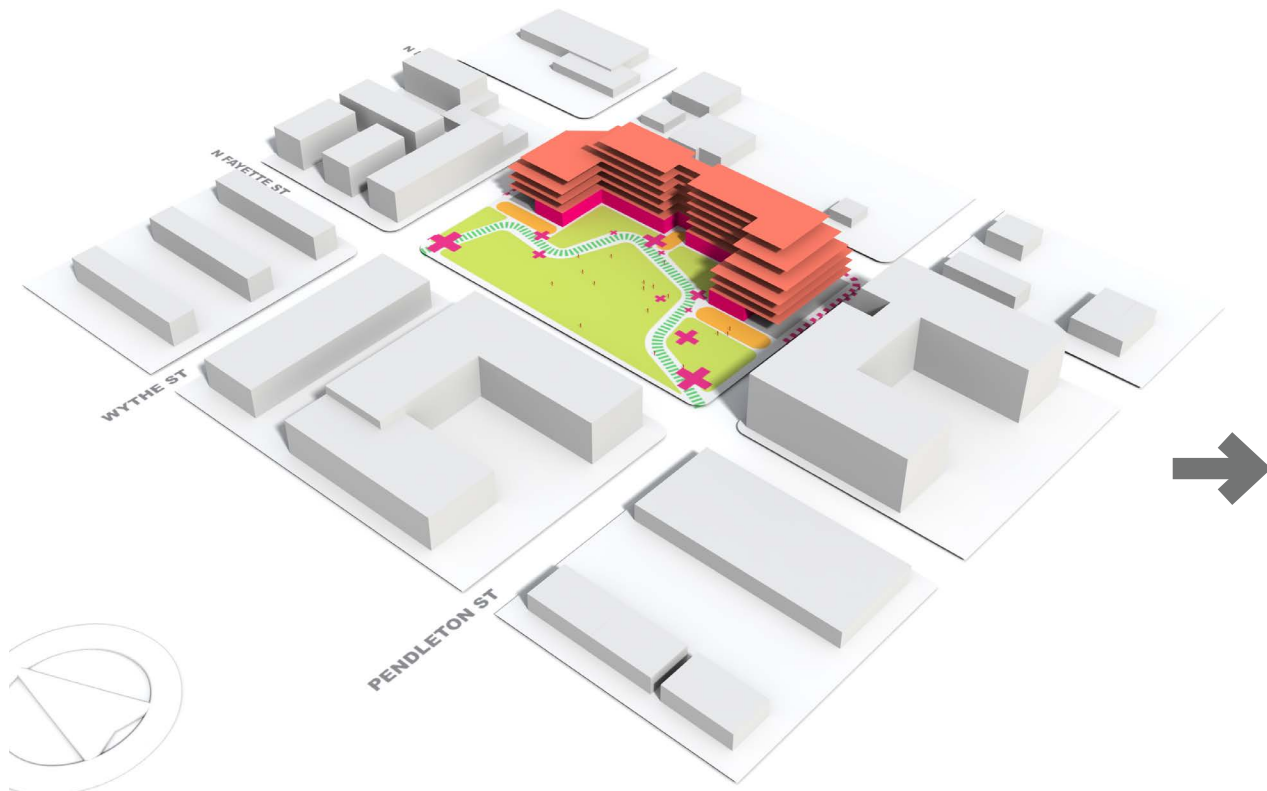
large path w/ stalls?



ACTION RIBBON CHARACTERISTICS

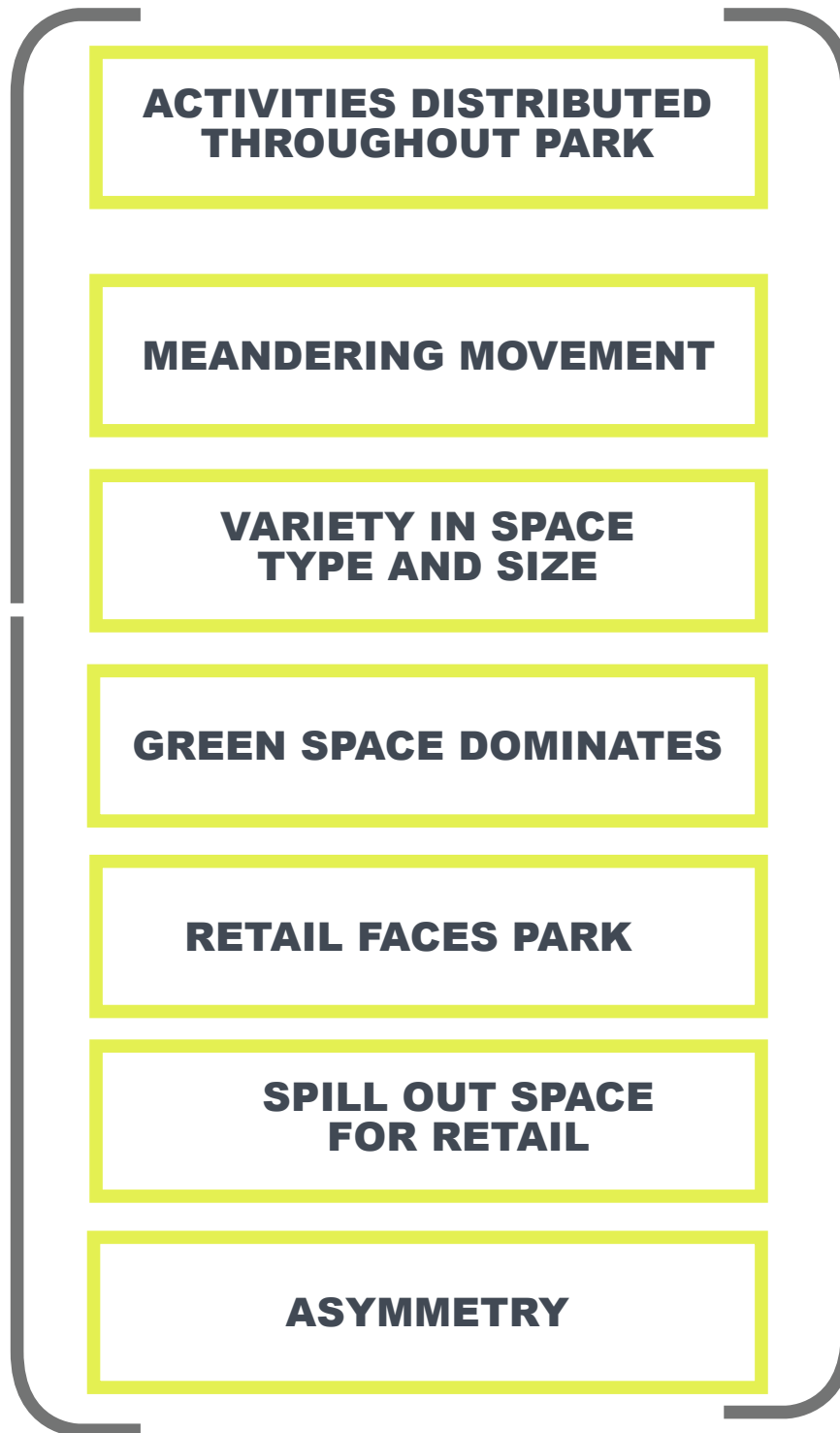
(COMMUNITY PREFERRED ORGANIZATIONAL SCHEME)

ACTION RIBBON



- FLEXIBLE SPACE
- GREEN OPEN SPACE
- MAJOR CONNECTOR
- ACTIVITY SPACE

ORGANIZATIONAL CHARACTERISTICS



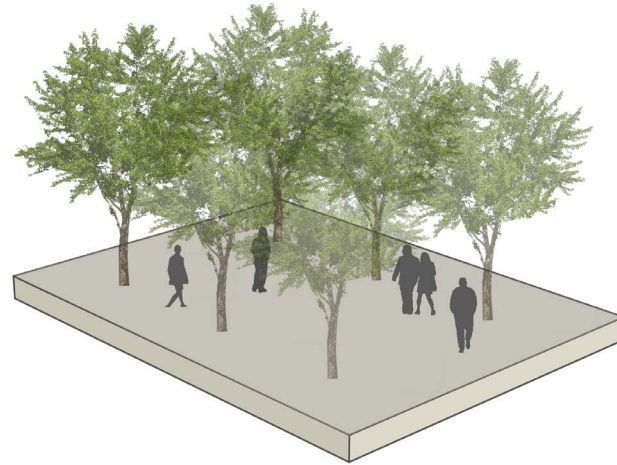
LANDSCAPE SPACE TYPES



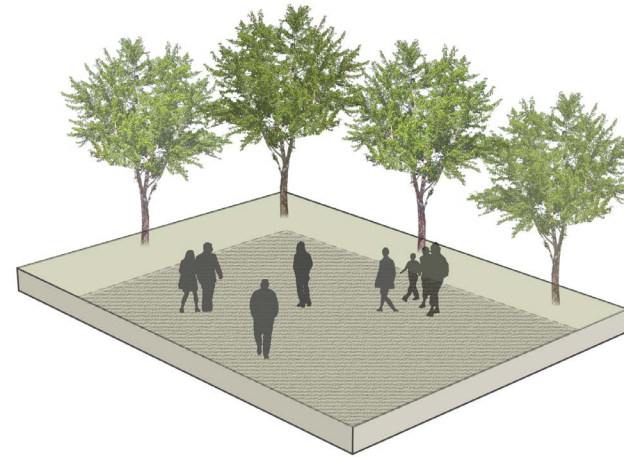
LANDSCAPE TYPES KIT OF PARTS

FLEX SPACES

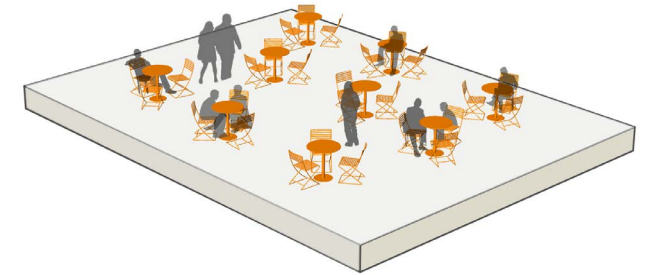
SHADED PLAZA



OPEN PLAZA

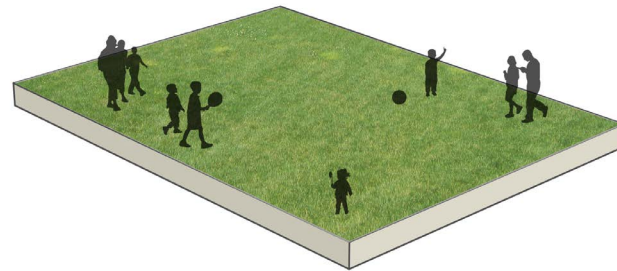


MOVABLE FURNITURE



GARDENS

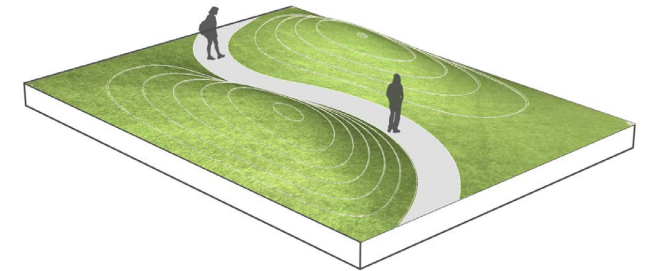
LAWN



INTEGRATED PLANTING

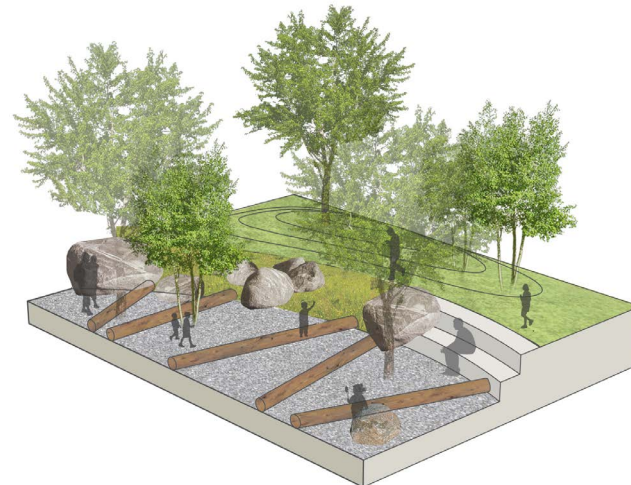


LANDFORM

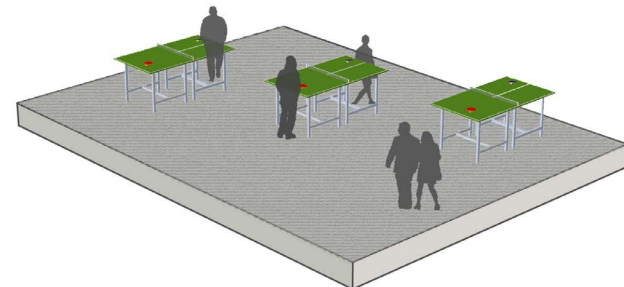


ACTIVITY ZONES

NATURAL PLAY



GAMES



WATER FEATURE



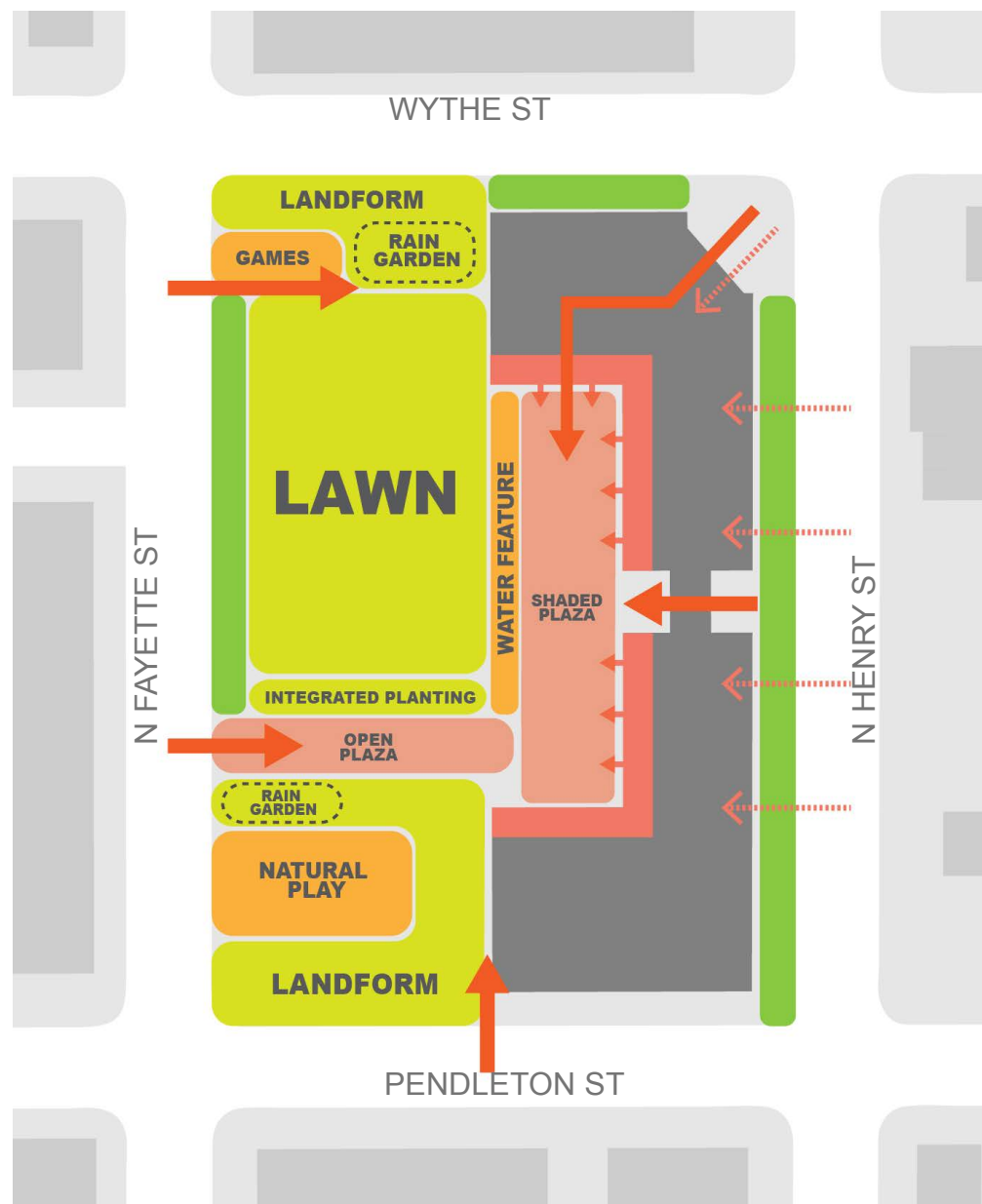
CONCEPT OPTIONS

WHAT GOES WHERE? HOW WILL THE SPACES BE ARRANGED? HOW BIG ARE THE SPACES?

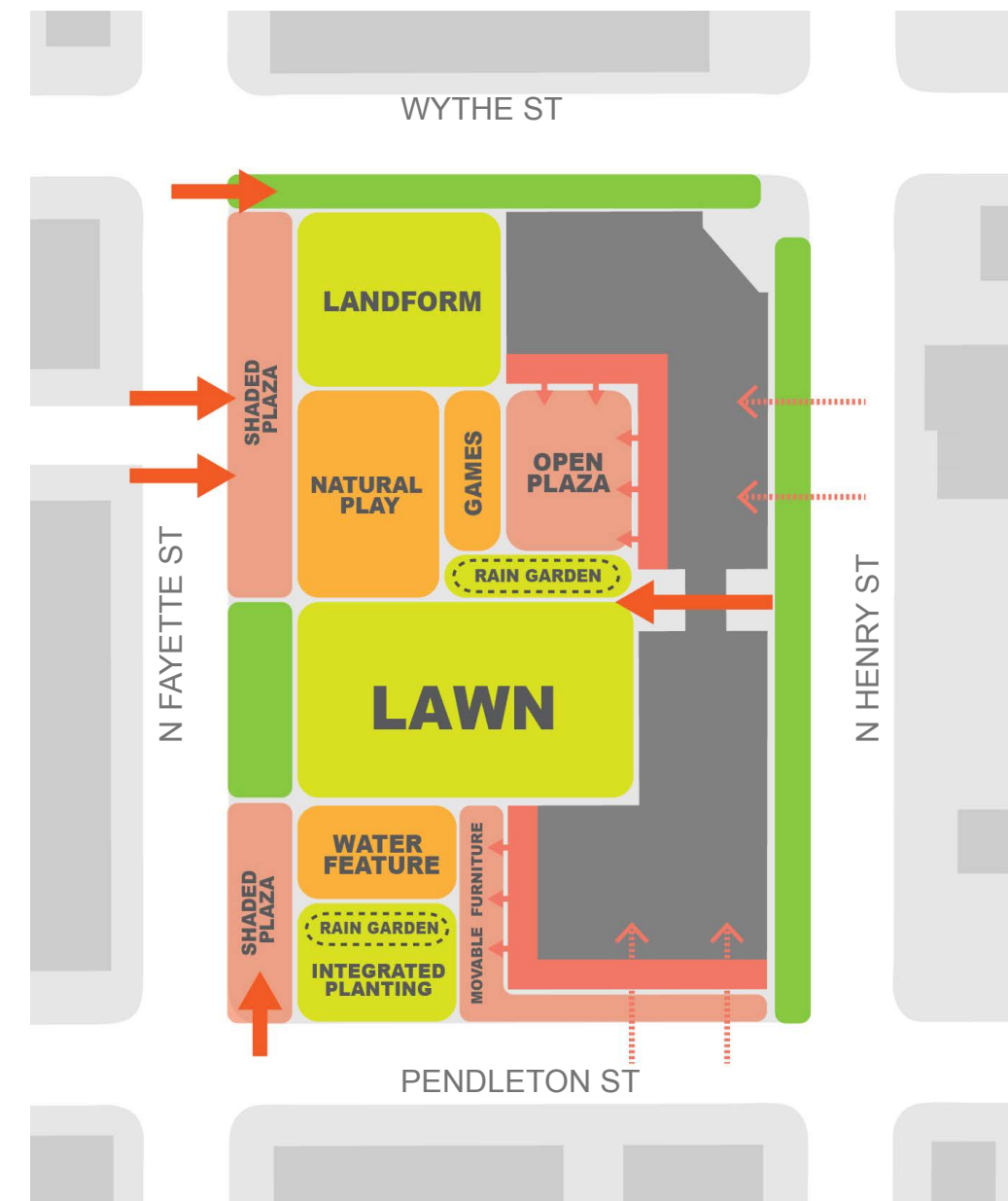
OPTION 1 SMALL TO XLARGE GREEN ISLANDS



OPTION 2 ENCLOSED ACTIVITY ZONES



OPTION 3 CENTRAL PLAZA + FLEXIBLE EDGE



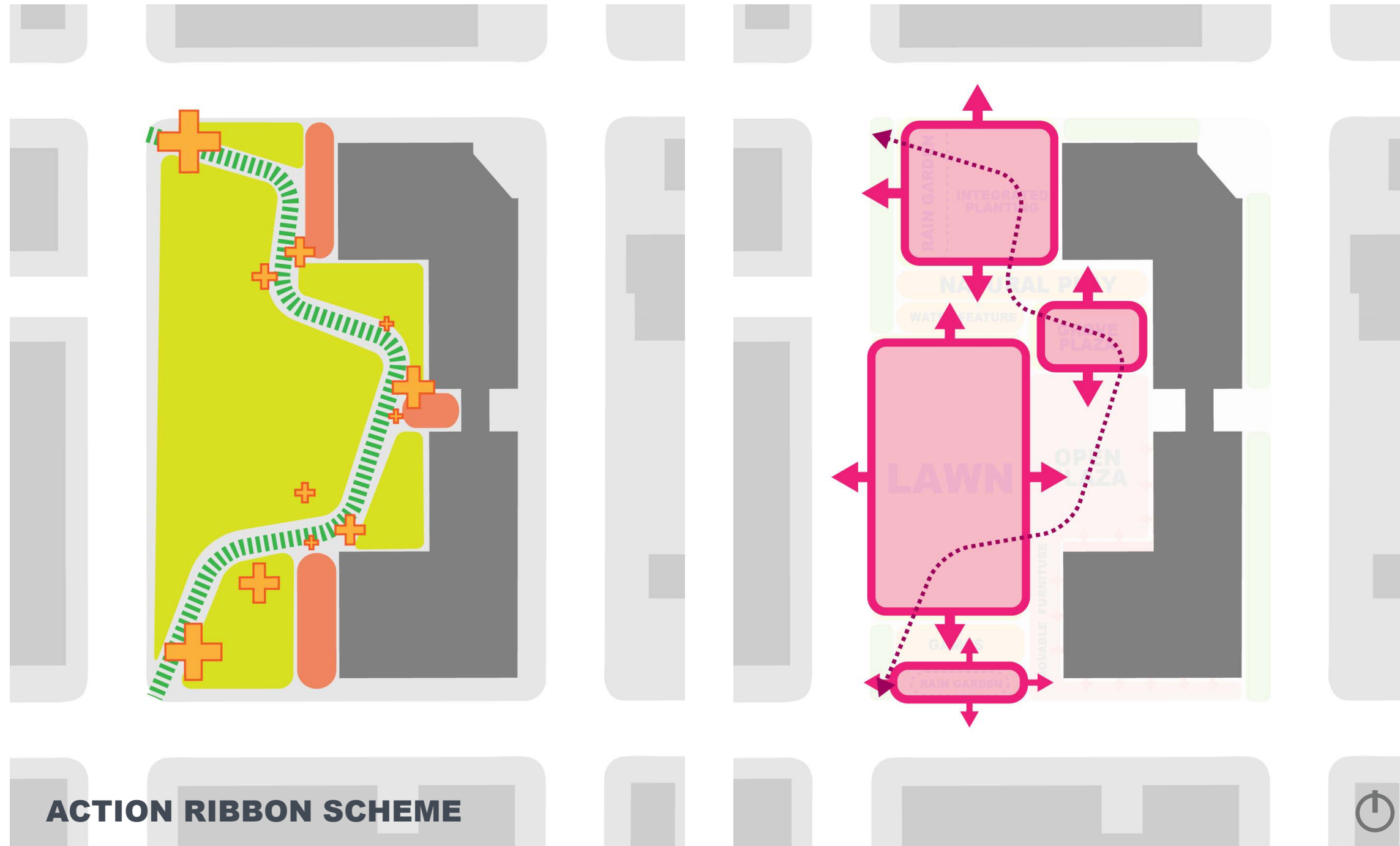
CONCEPT OPTIONS SUMMARY

DESIGN ELEMENTS	OPTION 1: SMALL TO XLARGE GREEN ISLANDS	OPTION 2: ENCLOSED ACTIVITY ZONES	OPTION 3: CENTRAL PLAZA + FLEXIBLE EDGE
LOCATION OF MAJOR ENTRY POINTS	north (Wythe) and western corners (Wythe/ N Fayette, N Fayette/ Pendleton)	north (Wythe) and south (Pendleton)	north (Wythe), south (Pendleton) and west (Fayette)
PLAZA TYPES	a continuous water feature that is integrated with activity zones throughout the park and includes rain gardens to manage stormwater	one plaza integrated with water feature adjacent to building and the other adjacent to Fayette St	three large plaza integrated with activity nodes
WATER FEATURE TYPES	a continuous water feature that is integrated with activity zones throughout the park and includes rain gardens to manage stormwater	small features distributed in each activity zone (plaza water feature, natural play area water feature and rain gardens)	one large feature centrally located to separate activity zones with small rain gardens throughout
PARK EDGE RELATIONSHIPS TO THE N. FAYETTE ST	activity node along length of Fayette street with street trees as a buffer	activity node along length of Fayette street that can function as a gathering space and/or market space, this allows for the possible closure of the road during special events to expand the usable space if desired	edge is buffered with vegetation, however activities are integrated with the Fayette St edge
BUILDING EDGE TREATMENT	plaza goes up to the proposed building face	plaza goes up to the proposed building face except at northwest and southwest faces	planting is immediately adjacent to building edge
ACTIVITY SPACE TYPES	several spaces ranging in size from intimate to large gathering	fewer and larger activity nodes	fewer and larger activity nodes

**OPTION 1 : SMALL TO XLARGE
GREEN ISLANDS**

OPTION 1: SMALL TO XLARGE

CONCEPT DIAGRAM



ACTIVITIES DISTRIBUTED THROUGHOUT PARK

MEANDERING MOVEMENT

VARIETY IN SPACE TYPE AND SIZE

GREEN SPACE DOMINATES

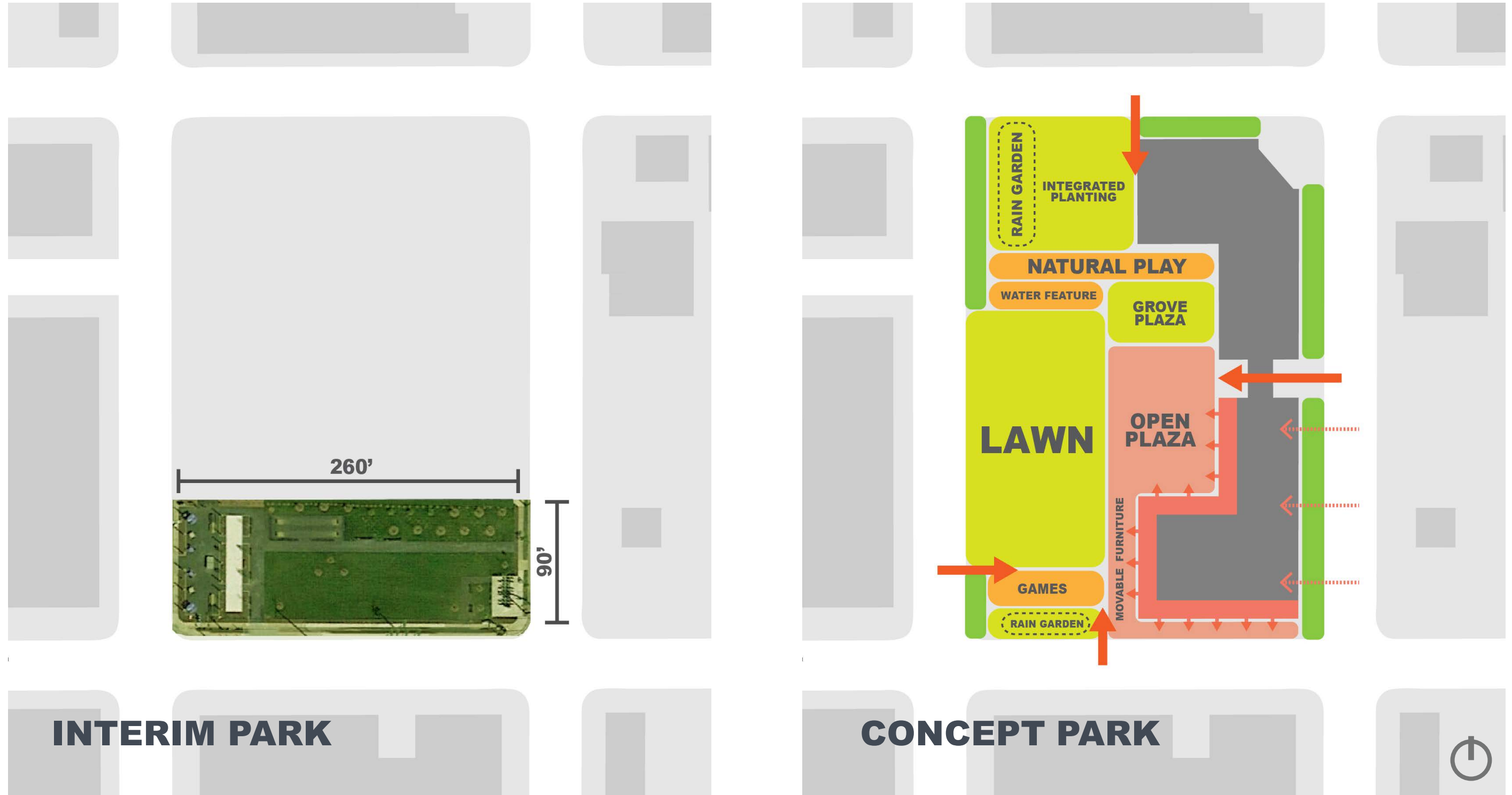
RETAIL FACES PARK

SPILL OUT SPACE FOR RETAIL

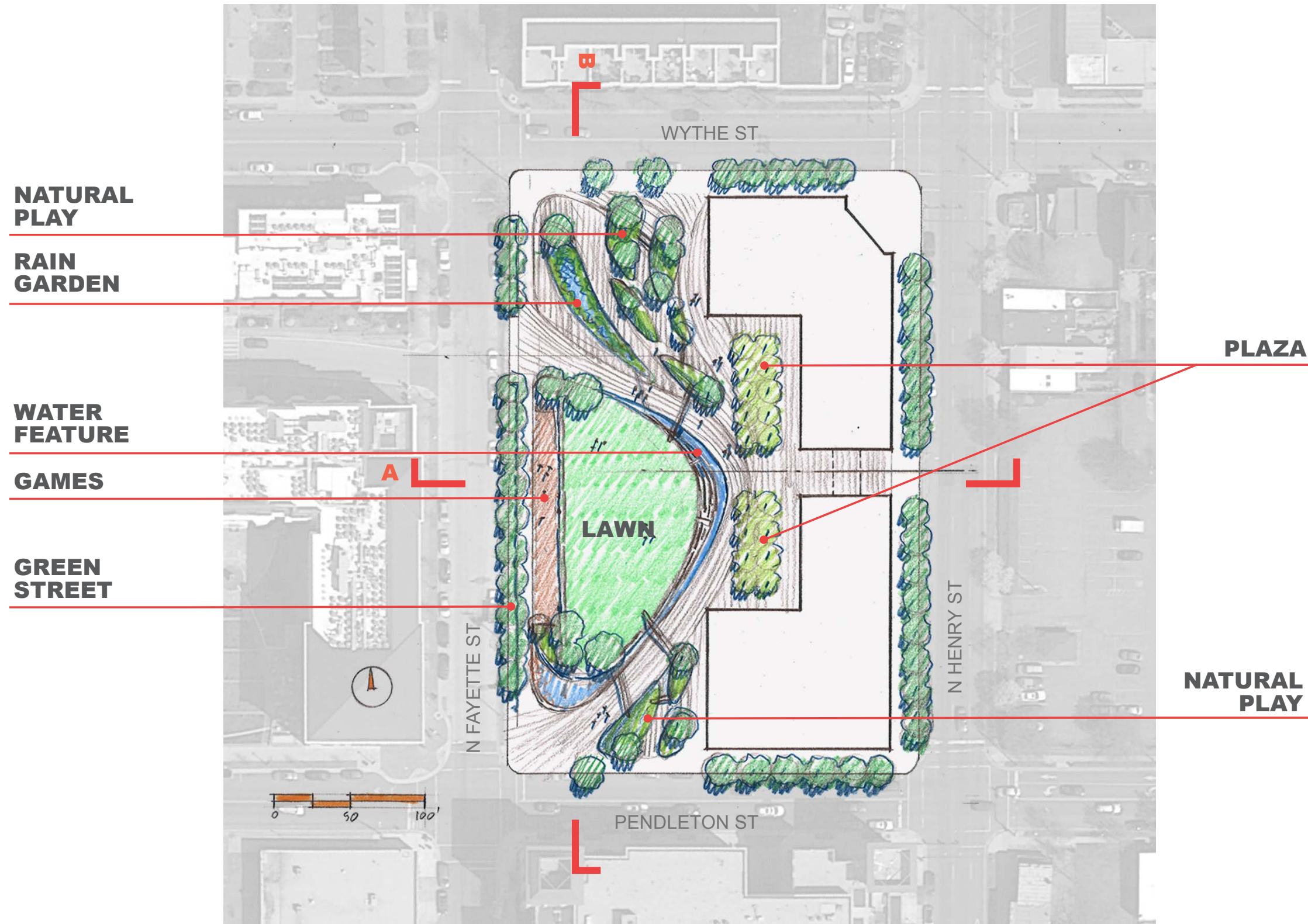
ASYMMETRY

OPTION 1: SMALL TO XLARGE

COMPOSITE



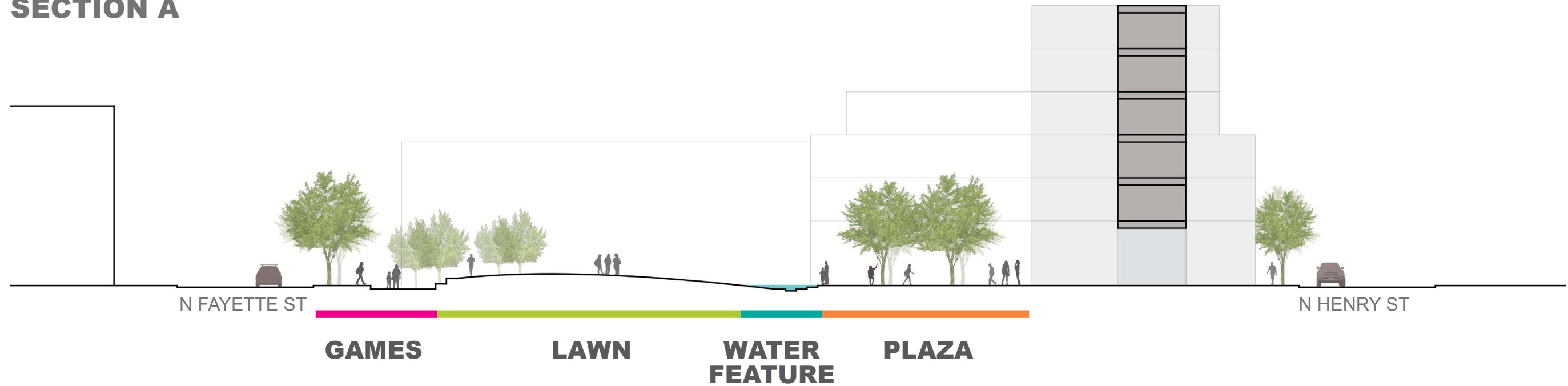
OPTION 1: SMALL TO XLARGE PLAN



DESIGN ELEMENTS	SMALL TO XLARGE
LOCATION OF MAJOR ENTRY POINTS	north (Wythe) and western corners (Wythe/ N Fayette, N Fayette/ Pendleton)
PLAZA TYPES	a continuous water feature that is integrated with activity zones throughout the park and includes rain gardens to manage stormwater
WATER FEATURE TYPES	a continuous water feature that is integrated with activity zones throughout the park and includes rain gardens to manage stormwater
PARK EDGE RELATIONSHIPS TO THE N. FAYETTE ST	activity node along length of Fayette street with street trees as a buffer
BUILDING EDGE TREATMENT	plaza goes up to the proposed building face
ACTIVITY SPACE TYPES	several spaces ranging in size from intimate to large gathering

OPTION 1: SMALL TO XLARGE

SECTION A

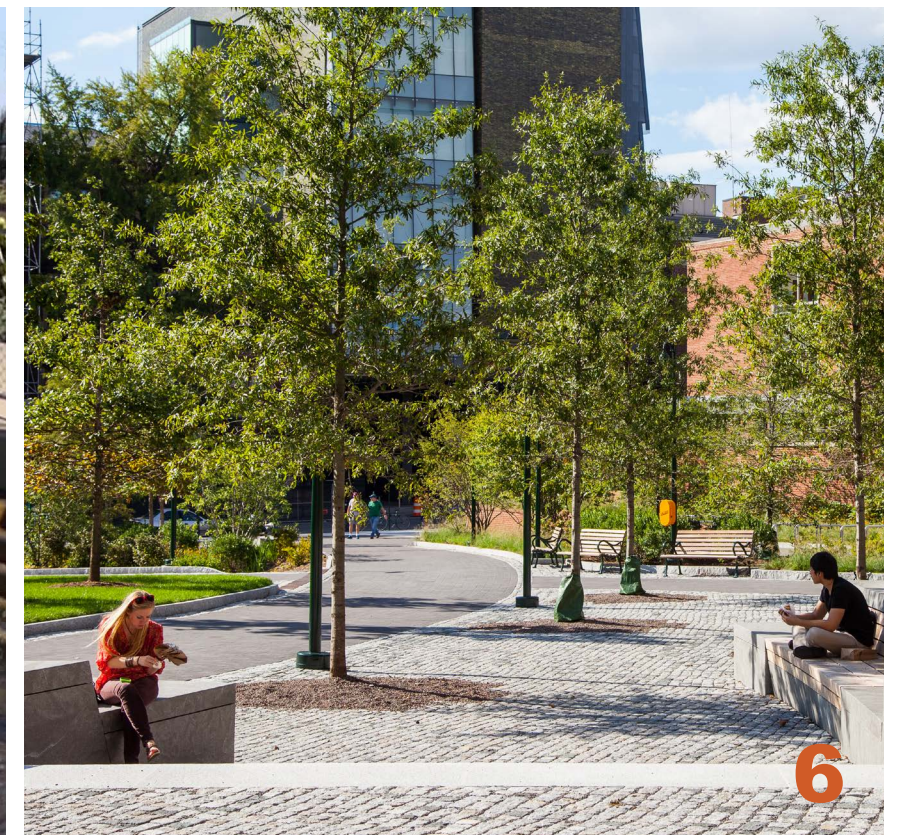
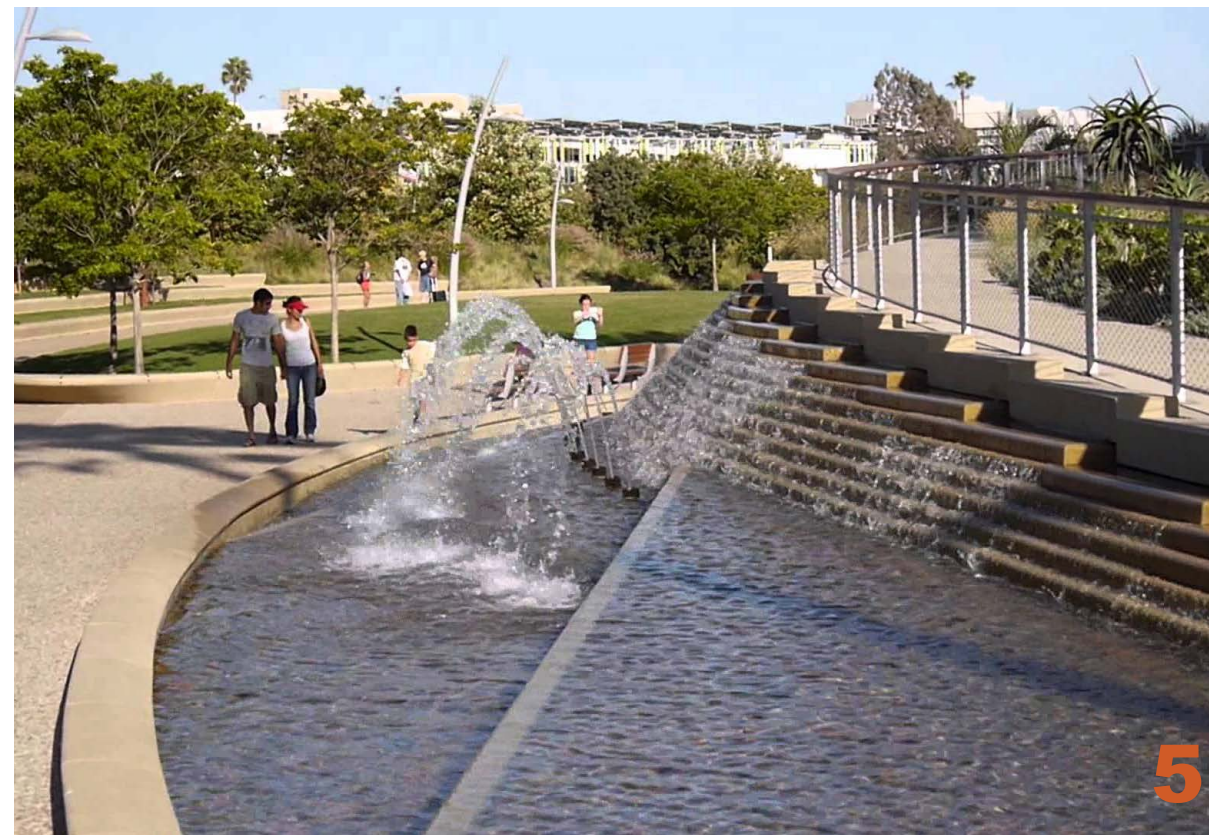


SECTION B



OPTION 1: SMALL TO XLARGE

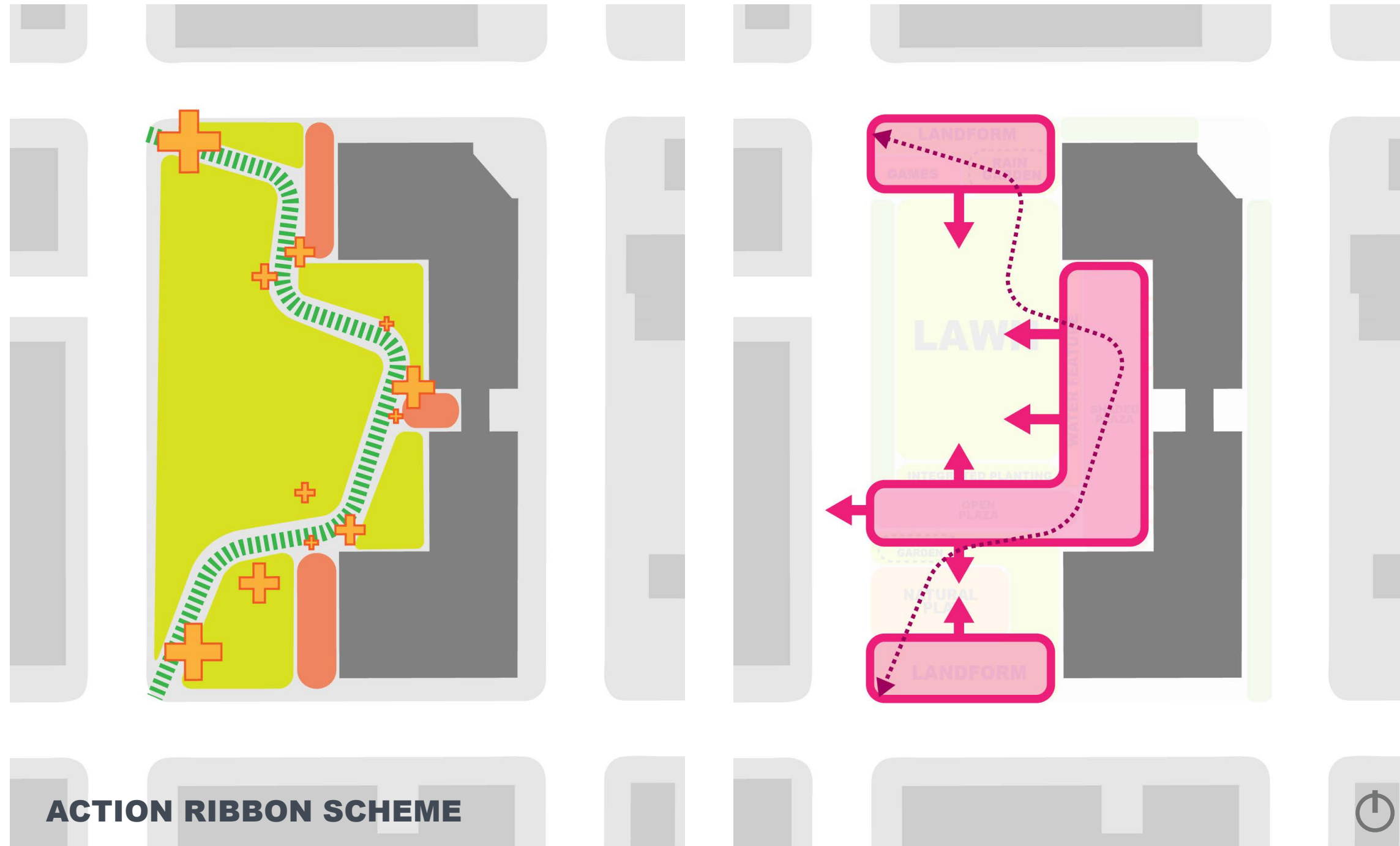
IMAGES



**OPTION 2: ENCLOSED
ACTIVITY
ZONES**

OPTION 2: ENCLOSED ACTIVITY ZONES

CONCEPT DIAGRAM



ACTIVITIES DISTRIBUTED THROUGHOUT PARK

MEANDERING MOVEMENT

VARIETY IN SPACE TYPE AND SIZE

GREEN SPACE DOMINATES

RETAIL FACES PARK

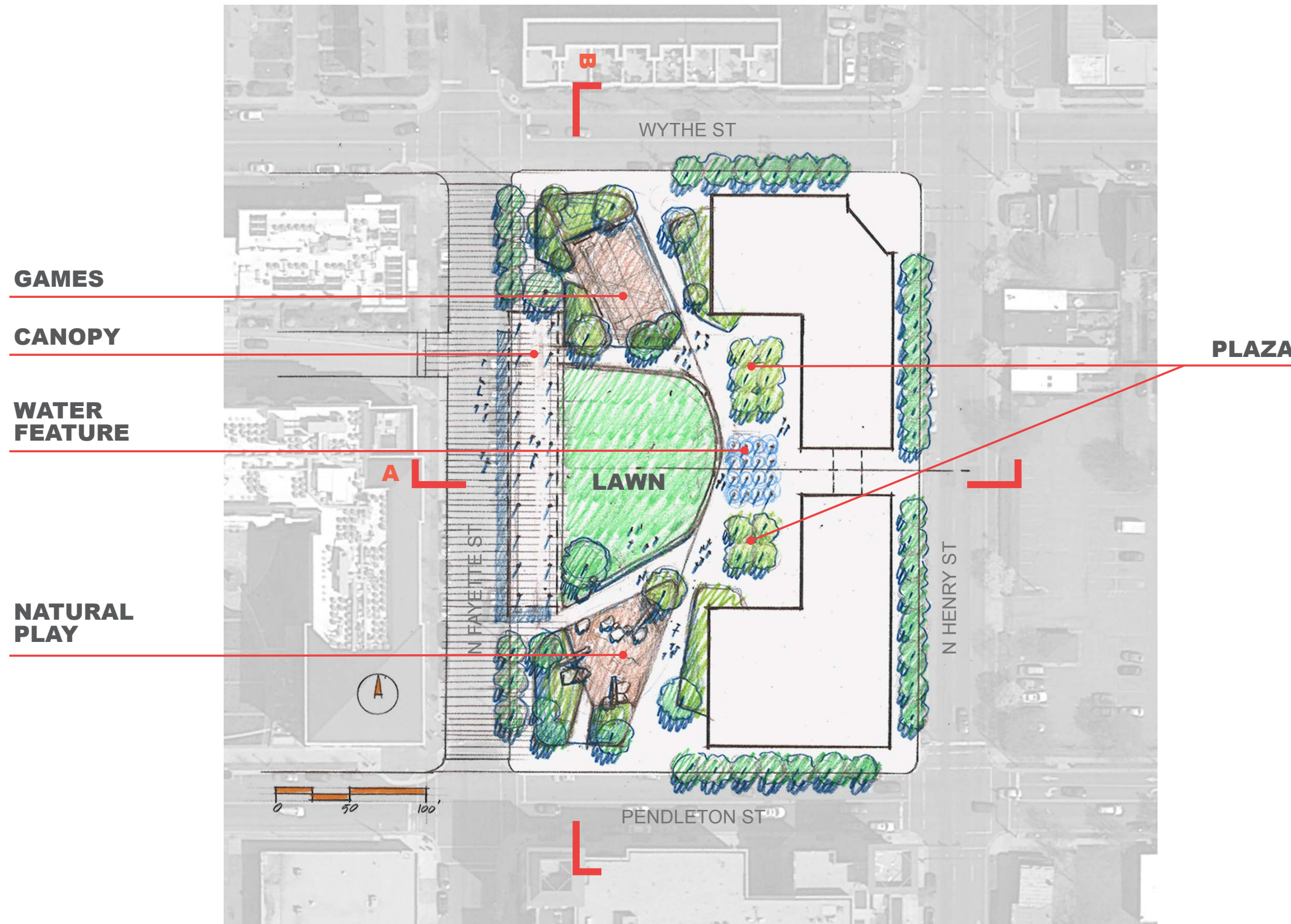
SPILL OUT SPACE FOR RETAIL

ASYMMETRY

OPTION 2: ENCLOSED ACTIVITY ZONES



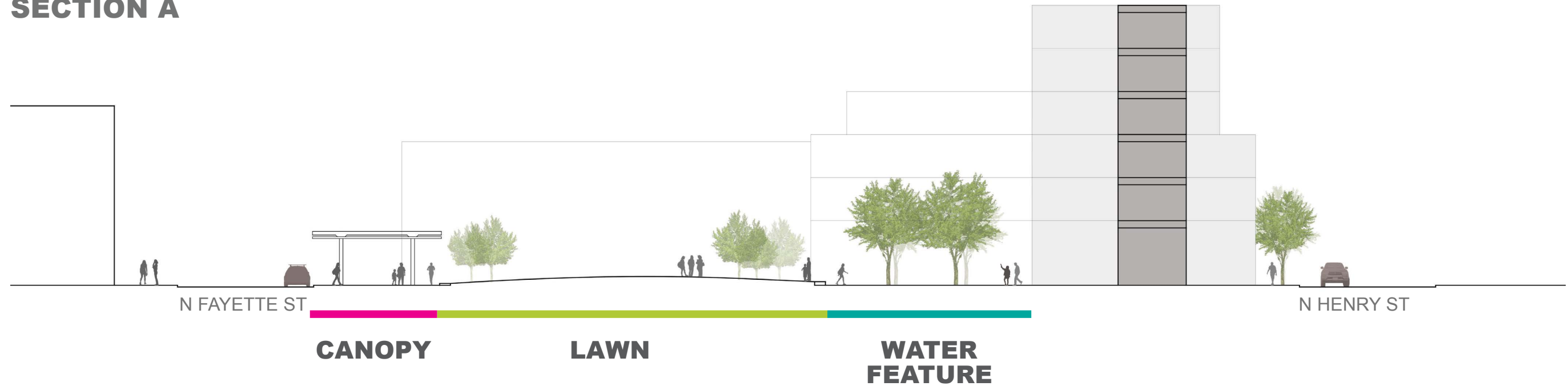
OPTION 2: ENCLOSED ACTIVITY ZONES PLAN



DESIGN ELEMENTS	POCKETS
LOCATION OF MAJOR ENTRY POINTS	north (Wythe) and south (Pendleton)
PLAZA TYPES	one plaza integrated with water feature adjacent to building and the other adjacent to Fayette St
WATER FEATURE TYPES	small features distributed in each activity zone (plaza water feature, natural play area water feature and rain gardens)
PARK EDGE	activity node along length of Fayette street that can function as a gathering space and/or market space, this allows for the possible closure of the road during special events to expand the usable space if desired
BUILDING EDGE TREATMENT	plaza goes up to the proposed building face except at northwest and southwest faces
ACTIVITY SPACE TYPES	fewer and larger activity nodes

OPTION 2: ENCLOSED ACTIVITY ZONES

SECTION A

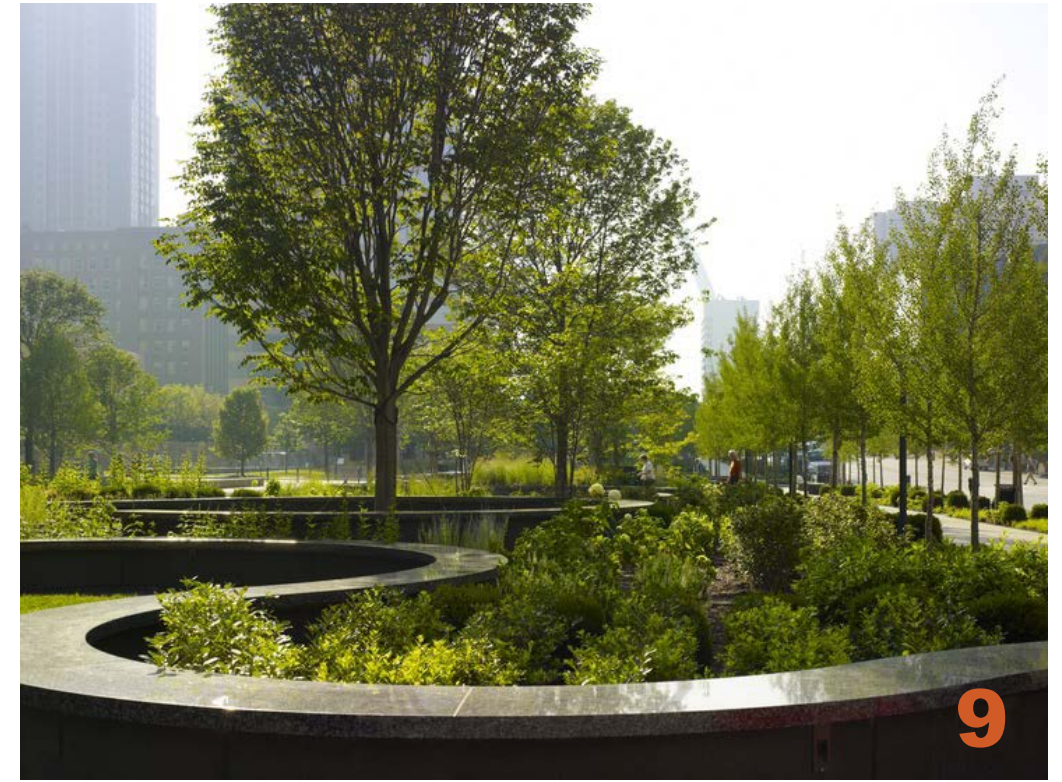


SECTION B



OPTION 2: ENCLOSED ACTIVITY ZONES

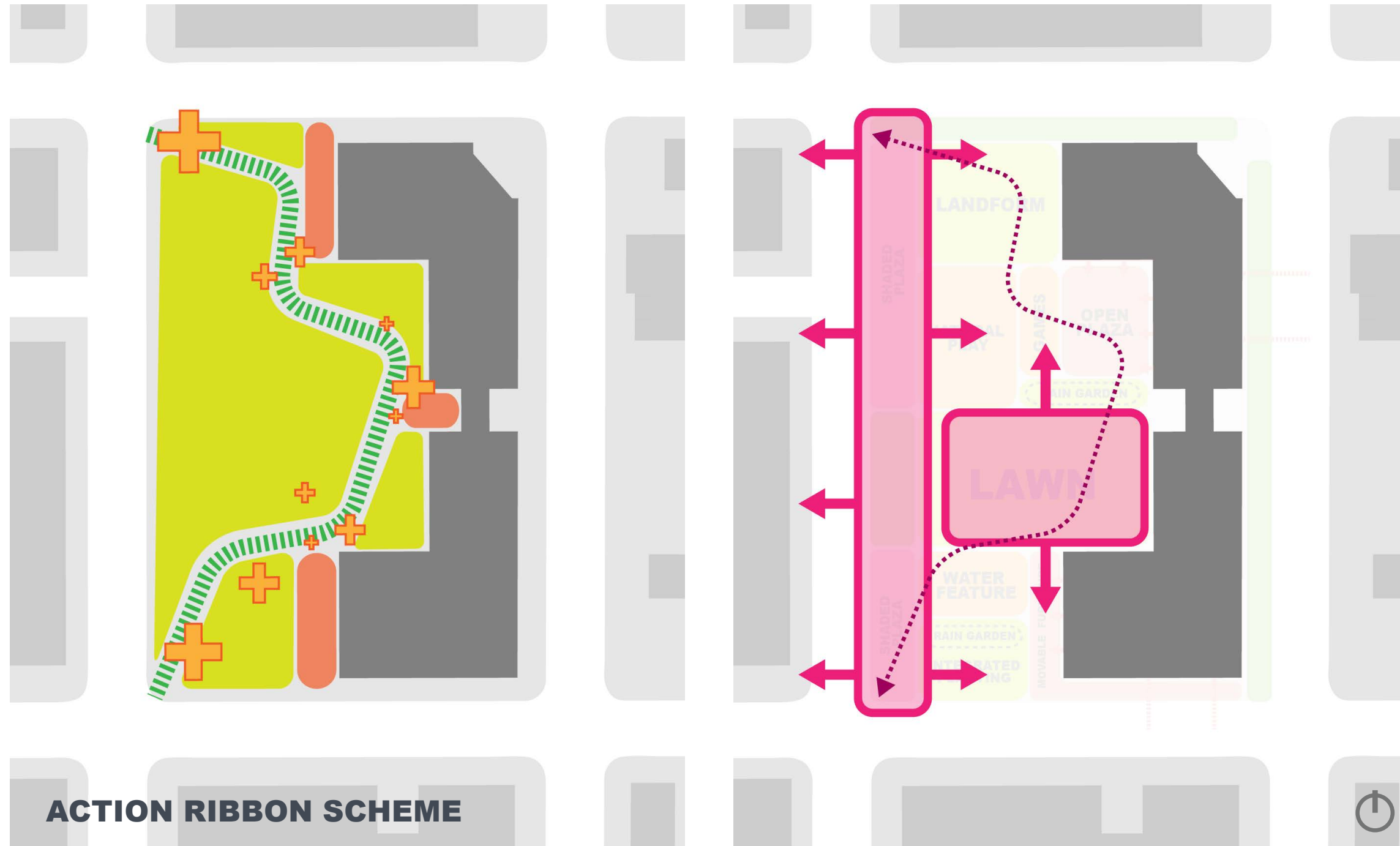
IMAGES



**OPTION 3: CENTRAL PLAZA
+
FLEXIBLE EDGE**

OPTION 3: CENTRAL PLAZA + FLEXIBLE EDGE

CONCEPT DIAGRAM



ACTIVITIES DISTRIBUTED THROUGHOUT PARK

MEANDERING MOVEMENT

VARIETY IN SPACE TYPE AND SIZE

GREEN SPACE DOMINATES

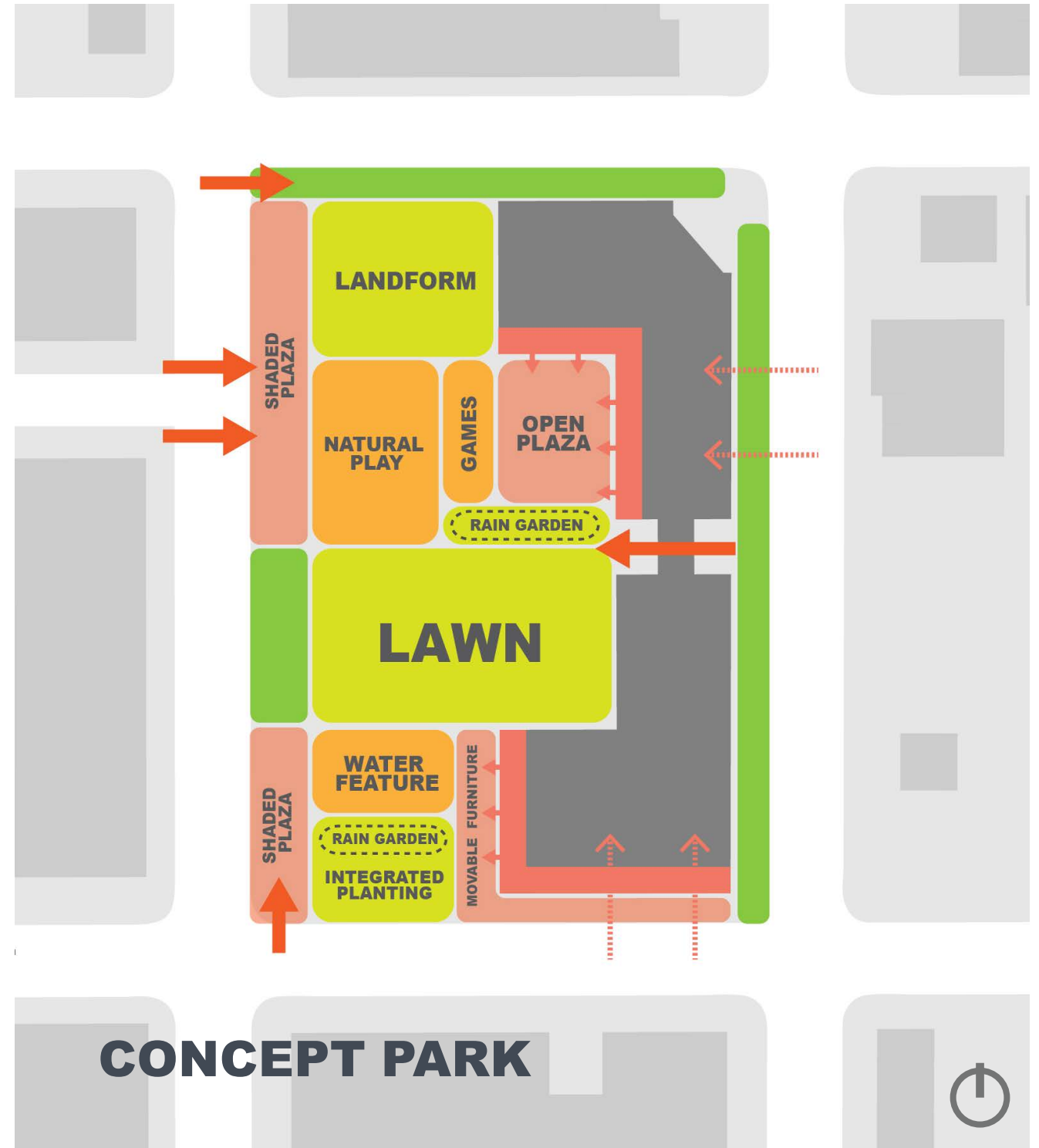
RETAIL FACES PARK

SPILL OUT SPACE FOR RETAIL

ASYMMETRY

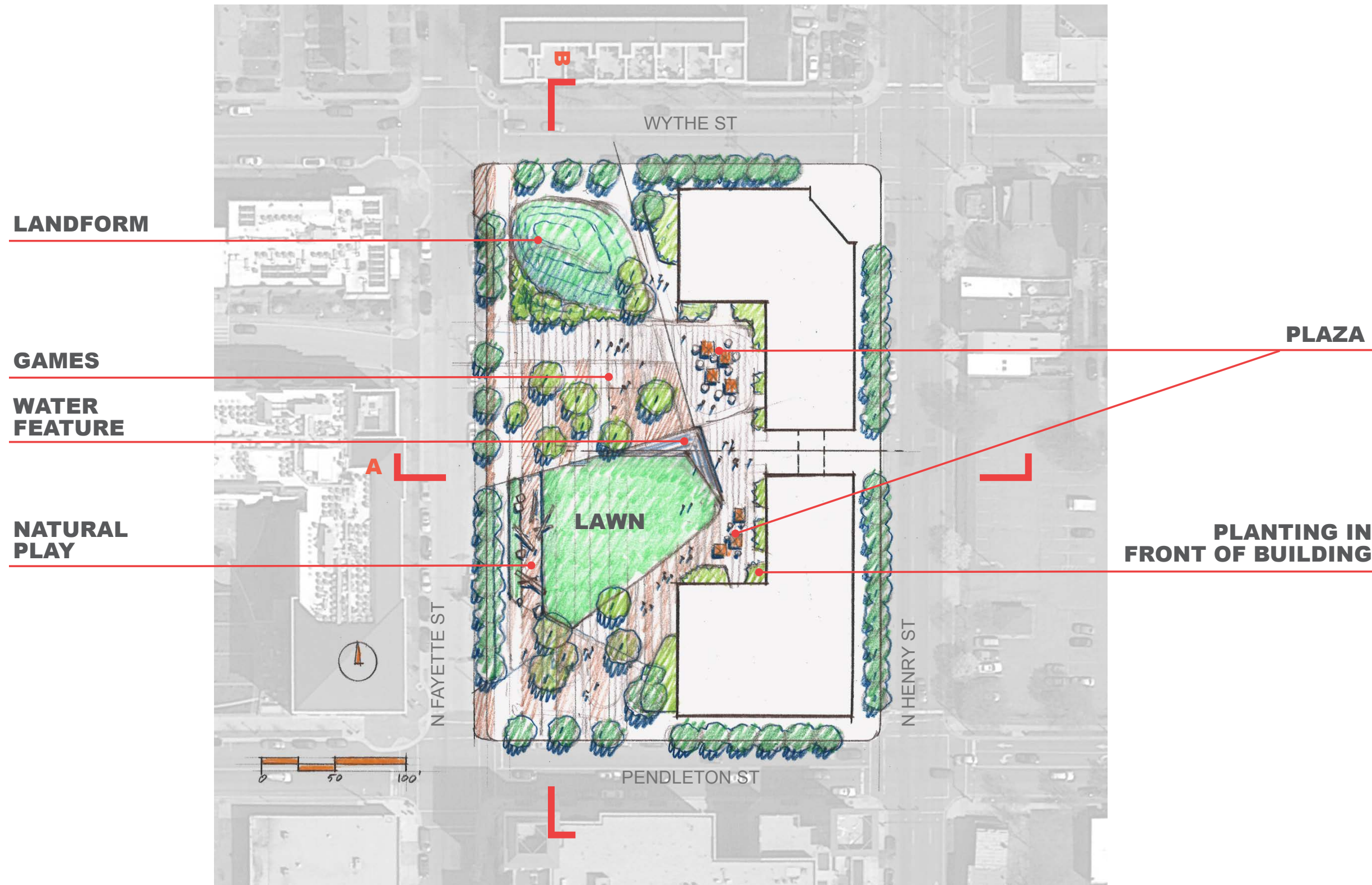
OPTION 3: CENTRAL PLAZA + FLEXIBLE EDGE

CONCEPT



OPTION 3: CENTRAL PLAZA + FLEXIBLE EDGE

CONCEPT

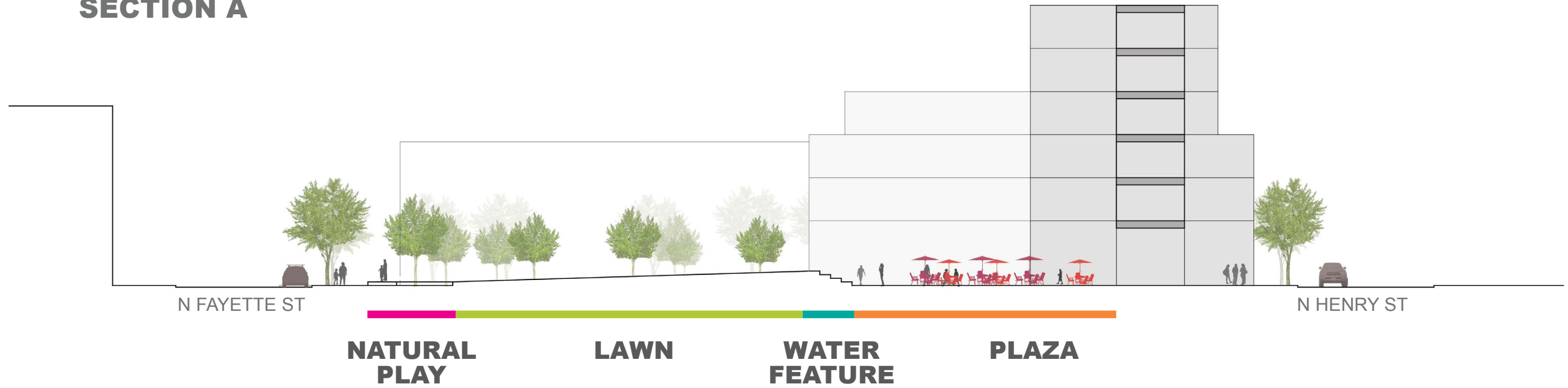


DESIGN ELEMENTS	EDGE AND CENTER
LOCATION OF MAJOR ENTRY POINTS	north (Wythe), south (Pendleton) and west (Fayette)
PLAZA TYPES	three large plaza integrated with activity nodes
WATER FEATURE TYPES	one large feature centrally located to separate activity zones with small rain gardens throughout
PARK EDGE RELATIONSHIPS TO THE N. FAYETTE ST	edge is buffered with vegetation, however activities are integrated with the Fayette St edge
BUILDING EDGE TREATMENT	planting is immediately adjacent to building edge
ACTIVITY SPACE TYPES	fewer and larger activity nodes

OPTION 3: CENTRAL PLAZA + FLEXIBLE EDGE

CONCEPT

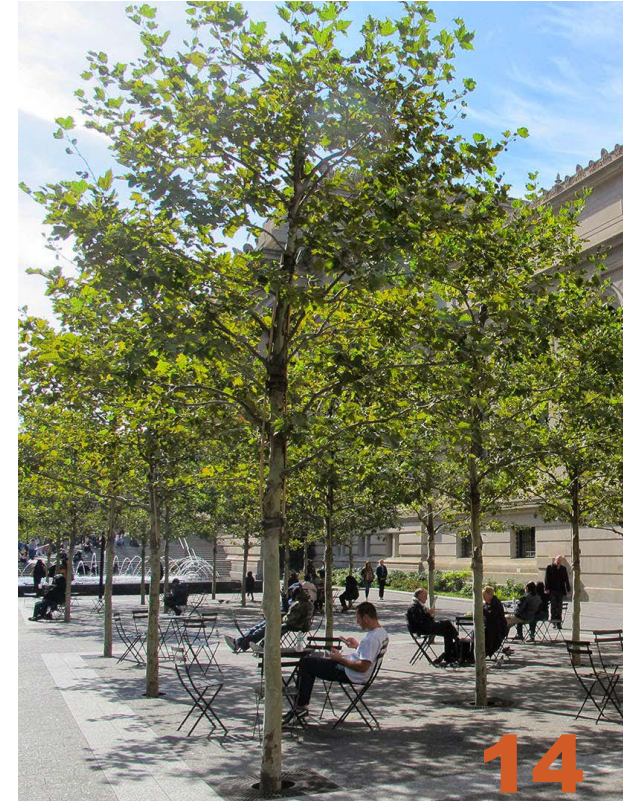
SECTION A



SECTION B

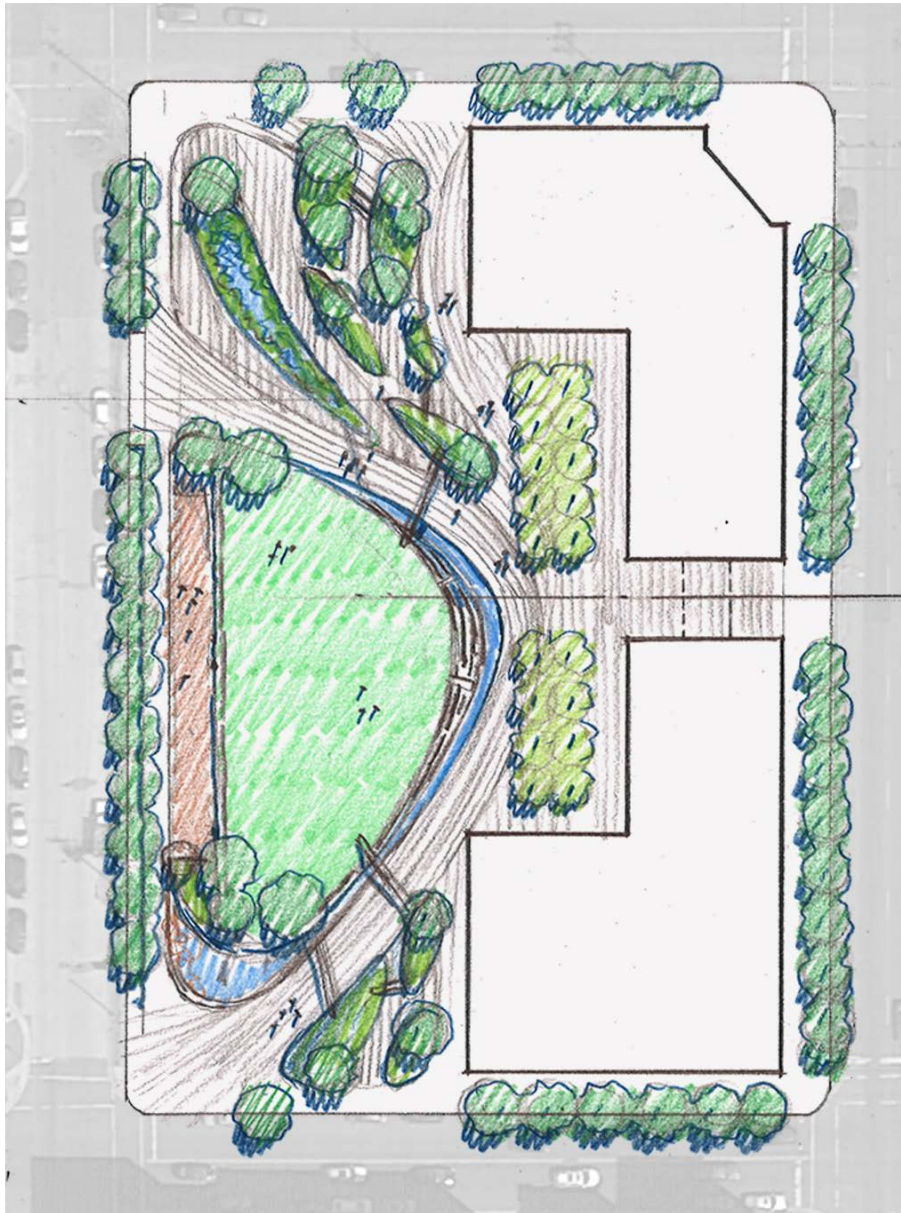


OPTION 3: CENTRAL PLAZA + FLEXIBLE EDGE CONCEPT

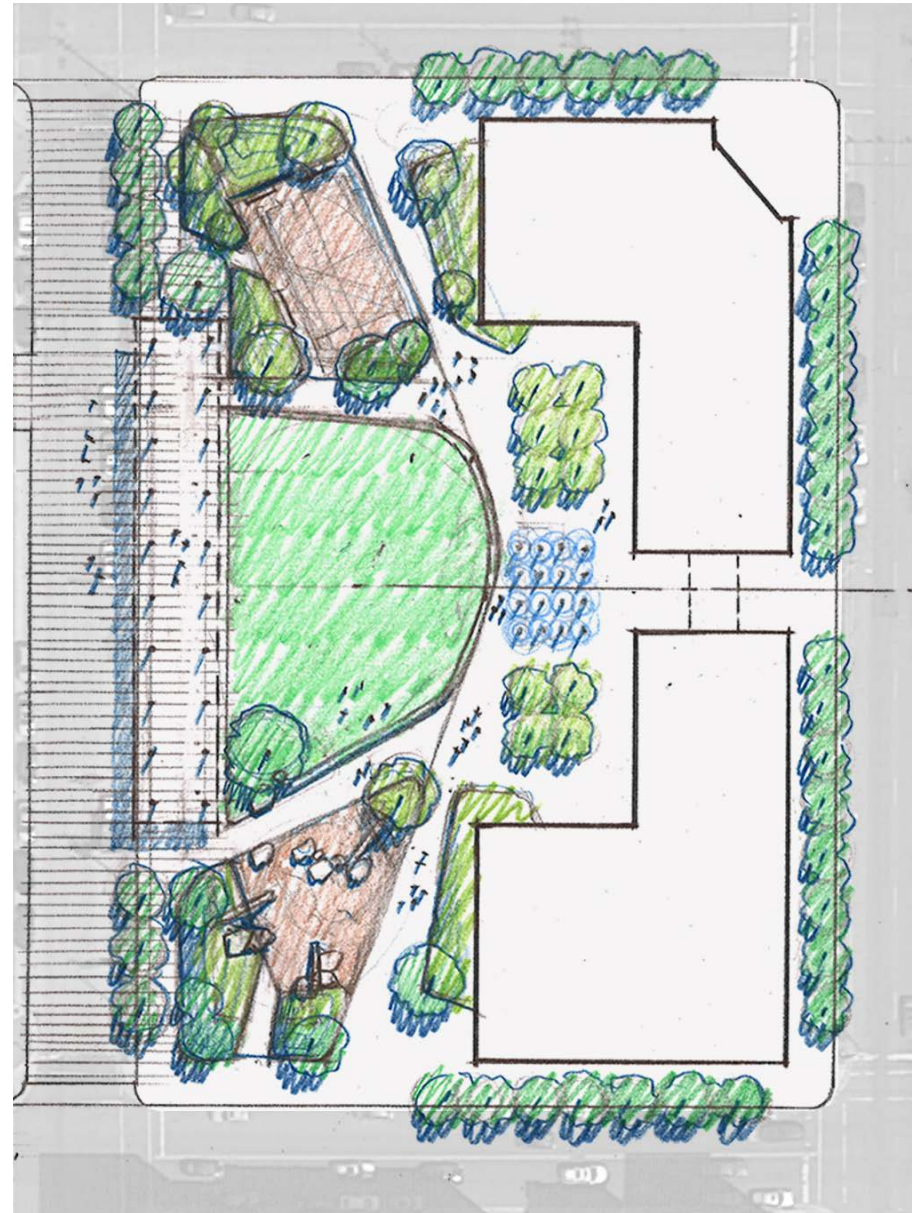


OPTIONS

OPTION 1
**SMALL TO XLARGE
GREEN ISLANDS**



OPTION 2
**ENCLOSED ACTIVITY
ZONES**



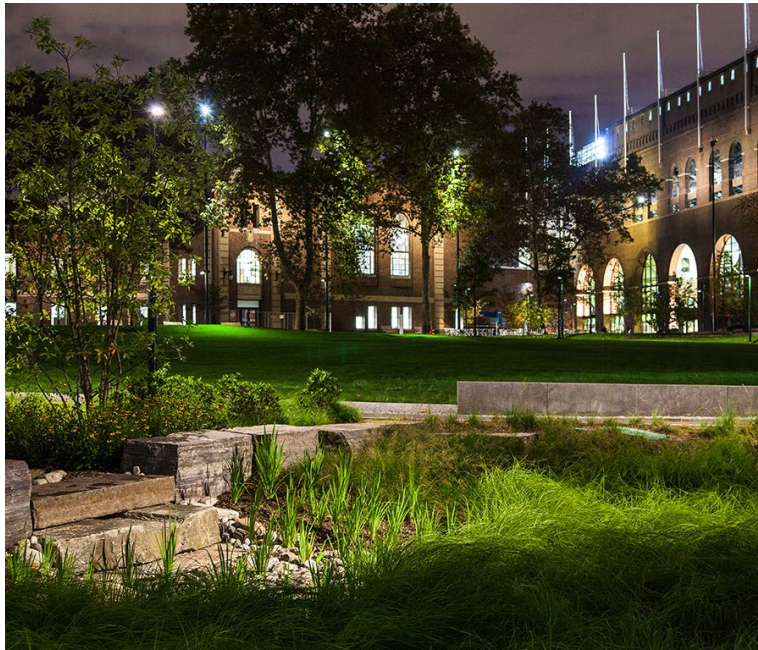
OPTION 3
**CENTRAL PLAZA +
FLEXIBLE EDGE**



LIGHTING APPROACH



CATENARY



INTEGRATED

STORMWATER APPROACH



STORING WATER



MOVING WATER

A group of approximately 15-20 people are gathered on a grassy lawn in front of a multi-story brick building. The scene is overlaid with a semi-transparent green filter. The people are dressed in casual summer attire, including t-shirts, shorts, and hats. Some individuals are pointing towards the building, while others are engaged in conversation. The overall atmosphere appears to be that of a group tour or a community meeting.

SO...WHAT'S NEXT?

**MAY 30TH
MEETING**

**SEPTEMBER
MEETING**

**MID
OCTOBER**

**DECEMBER
MEETING**

**WHAT DO YOU LIKE?
WHAT CAN YOU TELL
US ABOUT THE SITE?**

**PRESENT 3 DESIGN
ALTERNATIVES**
**WORKSHOP TO CHOOSE
A PREFERRED OPTION**
**INTERIM STEP BETWEEN
CONCEPT AND DESIGN**

**FEEDBACK DUE ON
ALEXENGAGE**

**PRESENT PREFERRED
REFINED ALTERNATIVE**

- **HISTORIC
INTERPRETATION**
- **SUSTAINABLE FEATURES**
- **STORMWATER**
- **MATERIALS**
- **LIGHTING**
- **MAINTENANCE**