



andropogon

BRADDOCK PARK
CONCEPT REFINEMENT



needs edge for blocking balls into streets

NATURAL PLAY

RAIN GARDEN

THE TWO WAYS WE RECEIVED FEEDBACK:

needs detailing to know that will last & be attractive

can add activity here

WATER FEATURE

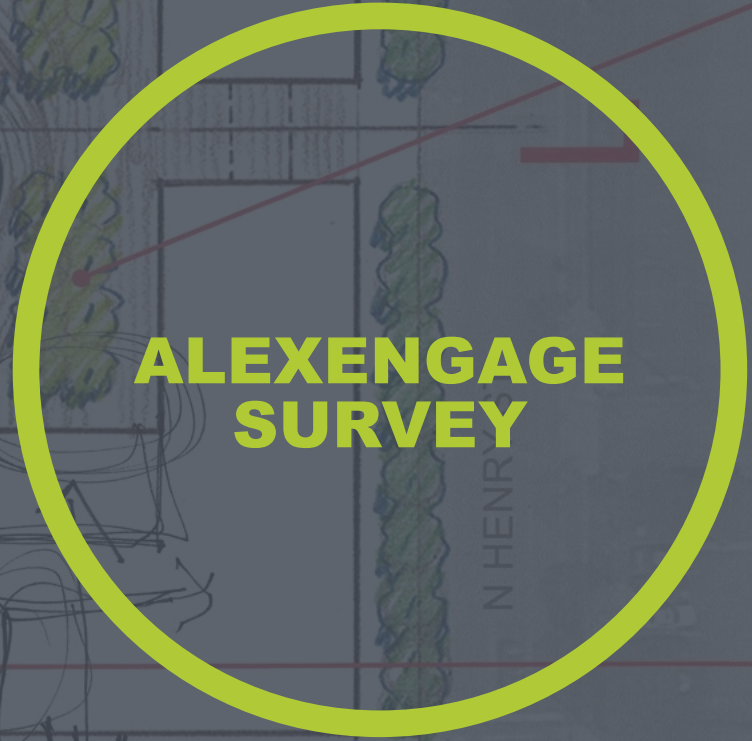
GAMES

PLAZA

Keep near building



9/29/2015 COMMUNITY WORKSHOP



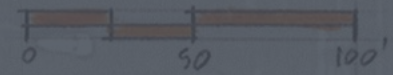
ALEXENGAGE SURVEY

GREEN STREET

NATURAL PLAY

Ducks welcome!

Like flow of pedestrians



meandering nice way moving water for stormwater

Nathan's boat race!

SECTION /

DESIGN ELEMENTS
LOCATION
MAJOR ENPOINTS
PLAZA TYP
WATER FEATURE T
PARK EDGE RELATIONS TO THE N. FAYETTE S BUILDING I TREATMEN ACTIVITY S TYPES

2015

2016

SEPT

OCT

NOV

DEC

JAN

FEB

MAR

9/29

**PRESENT 3 DESIGN
ALTERNATIVES**

**WORKSHOP
TO CHOOSE A
PREFERRED OPTION**

10/01

**ALEXENGAGE
OPENS**

10/31

**ALEXENGAGE
CLOSES**

**REFINEMENT OF
CONCEPTS BY
DESIGN TEAM**

1/28

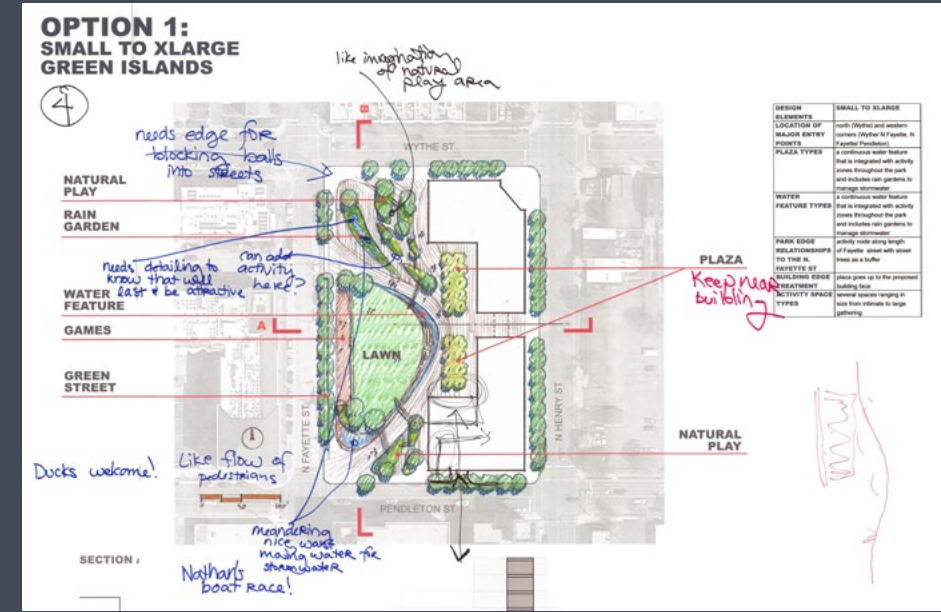
**PRESENT
REFINED DESIGN
ALTERNATIVES**

3/17

**FINAL
PRESENTATION**



WORKSHOP PROCESS

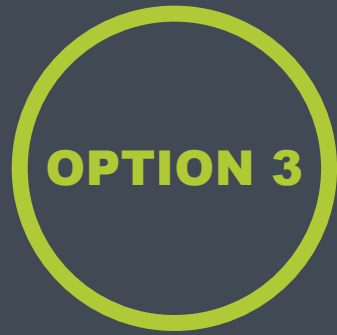
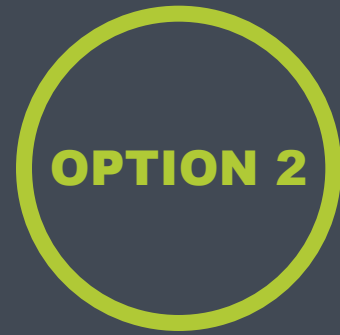


1 PRESENT 3 DESIGN ALTERNATIVES

2 WORKSHOP TO CHOOSE A PREFERRED OPTION



GROUP A
GROUP B
GROUP C



GROUP D

WHAT'S YOUR FAVORITE WATER FEATURE?



1



2

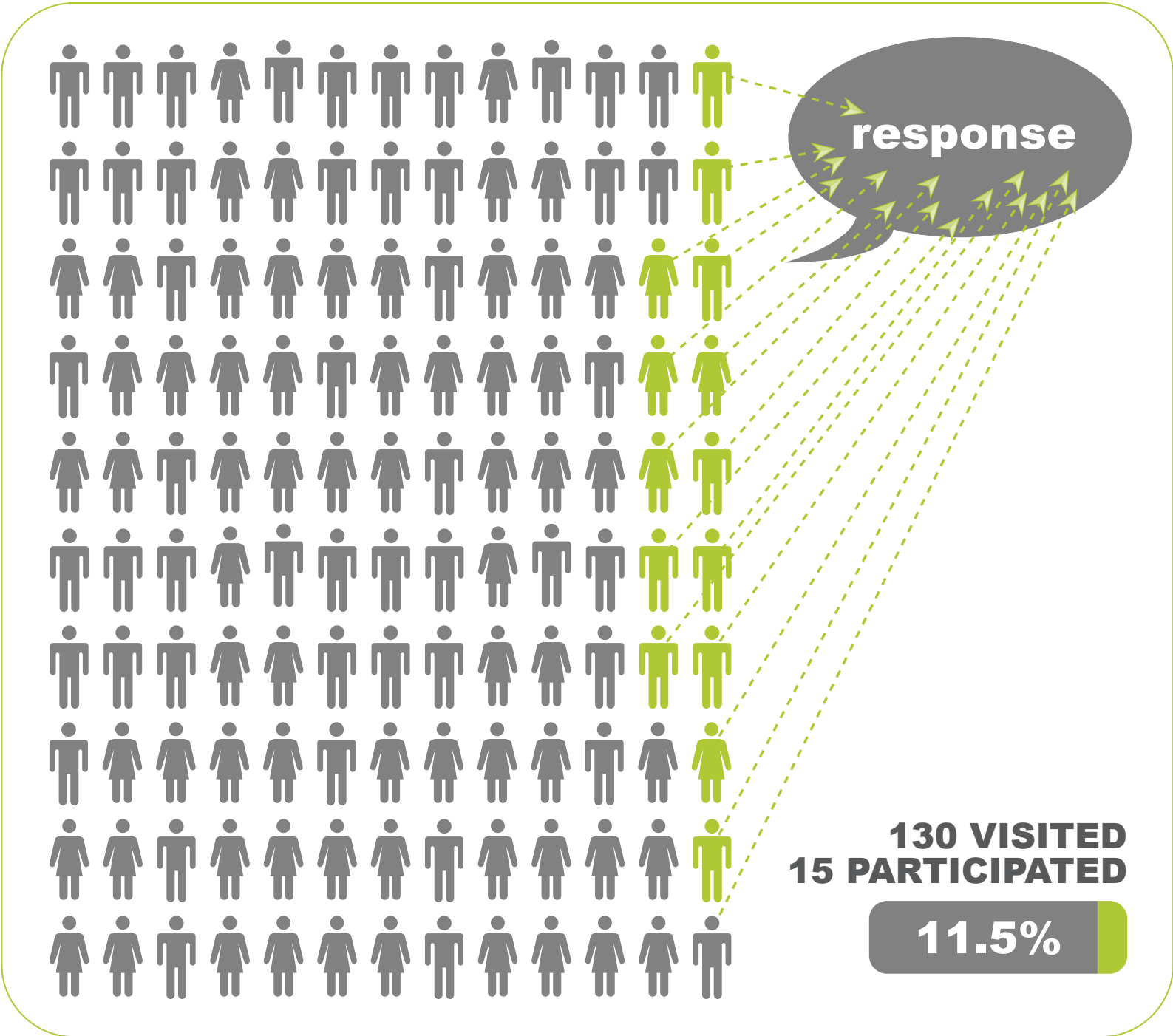


3

3 PRESENT FINDINGS TO LARGER GROUPS

4 OPEN FURTHER COMMENTS THROUGH ALEXENGAGE

ALEXENGAGE SURVEY

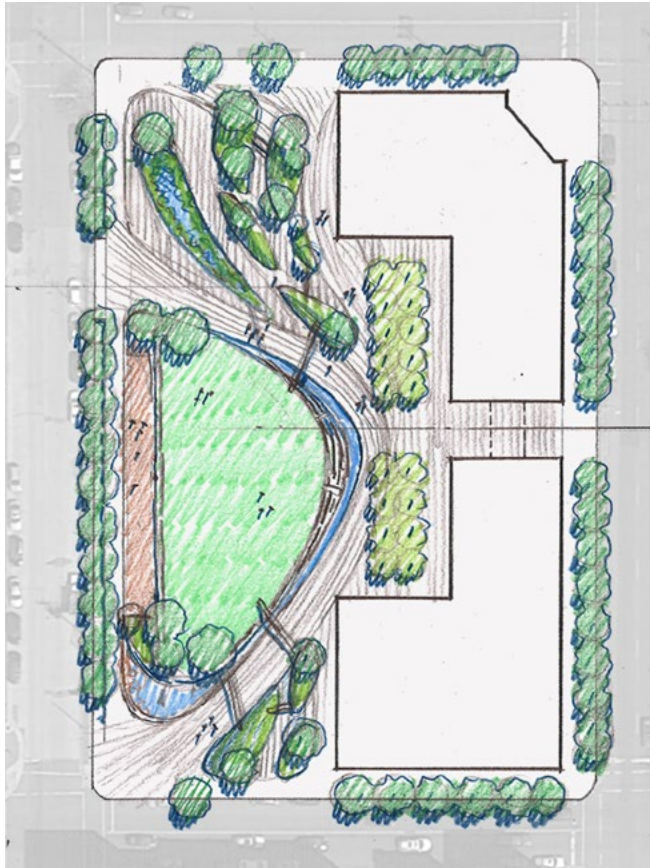


WHICH CONCEPT DO YOU PREFER?

ALEXENGAGE

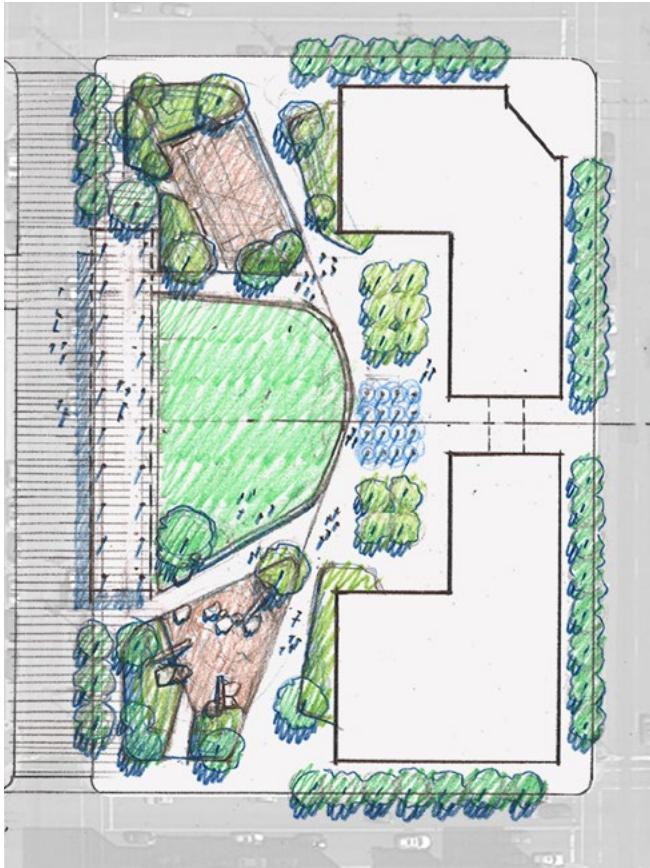
OPTION 1

SMALL TO XLARGE GREEN ISLANDS



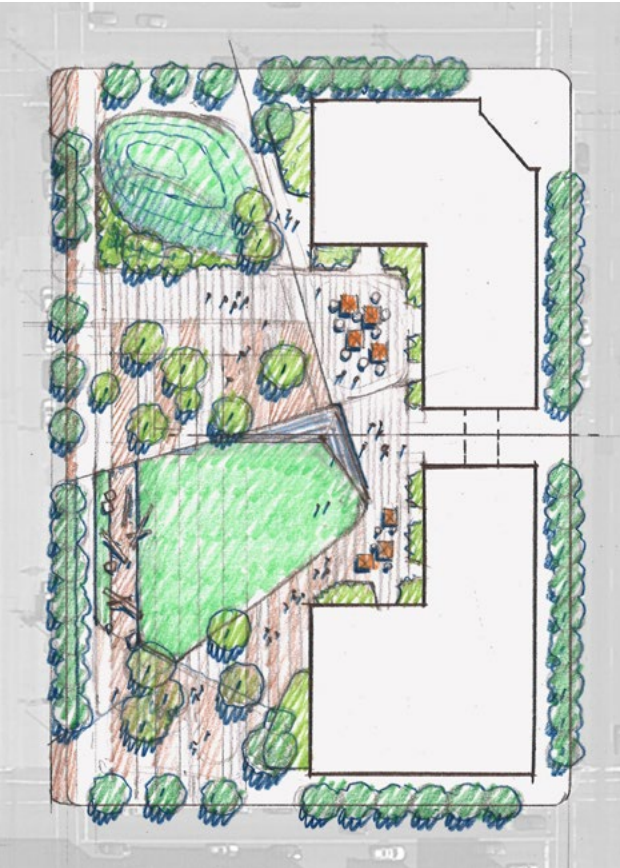
OPTION 2

ENCLOSED ACTIVITY ZONES



OPTION 3

CENTRAL PLAZA + FLEXIBLE EDGE



MULTI-FUNCTIONAL
SHADE
ACCESSIBLE
USABLE
FLEXIBLE



 **PREFERRED**

 **EITHER / OR**

SUMMARY

ALEXENGAGE

■ PREFERRED
▤ EITHER / OR

OPTION 1
 SMALL TO XLARGE
 GREEN ISLANDS

OPTION 2
 ENCLOSED
 ACTIVITY ZONES

OPTION 3
 CENTRAL PLAZA +
 FLEXIBLE EDGE

WHICH MAJOR ENTRY POINTS DO YOU PREFER?



ACCESSIBLE
 LIMITED
 ENTRY POINTS

WHICH PLAZA TYPES DO YOU PREFER?



OPEN SHADED
 DEFINED

USABLE
 CENTRAL
 TREES

WHICH WATER FEATURES DO YOU PREFER?



CENTRAL SPLASH
 SMALL SPRAY
 LARGE GATHERING
 SMALL VARIETY

KIDS
 TREES

WHICH EDGE RELATIONSHIP TO FAYETTE ST. DO YOU PREFER?



MULTI-USE FLEXIBLE
 MARKET EVENTS
 CLOSE TO ROAD

WHICH BUILDING EDGE TREATMENT DO YOU PREFER?



MAXIMIZE SPACE
 EXTEND

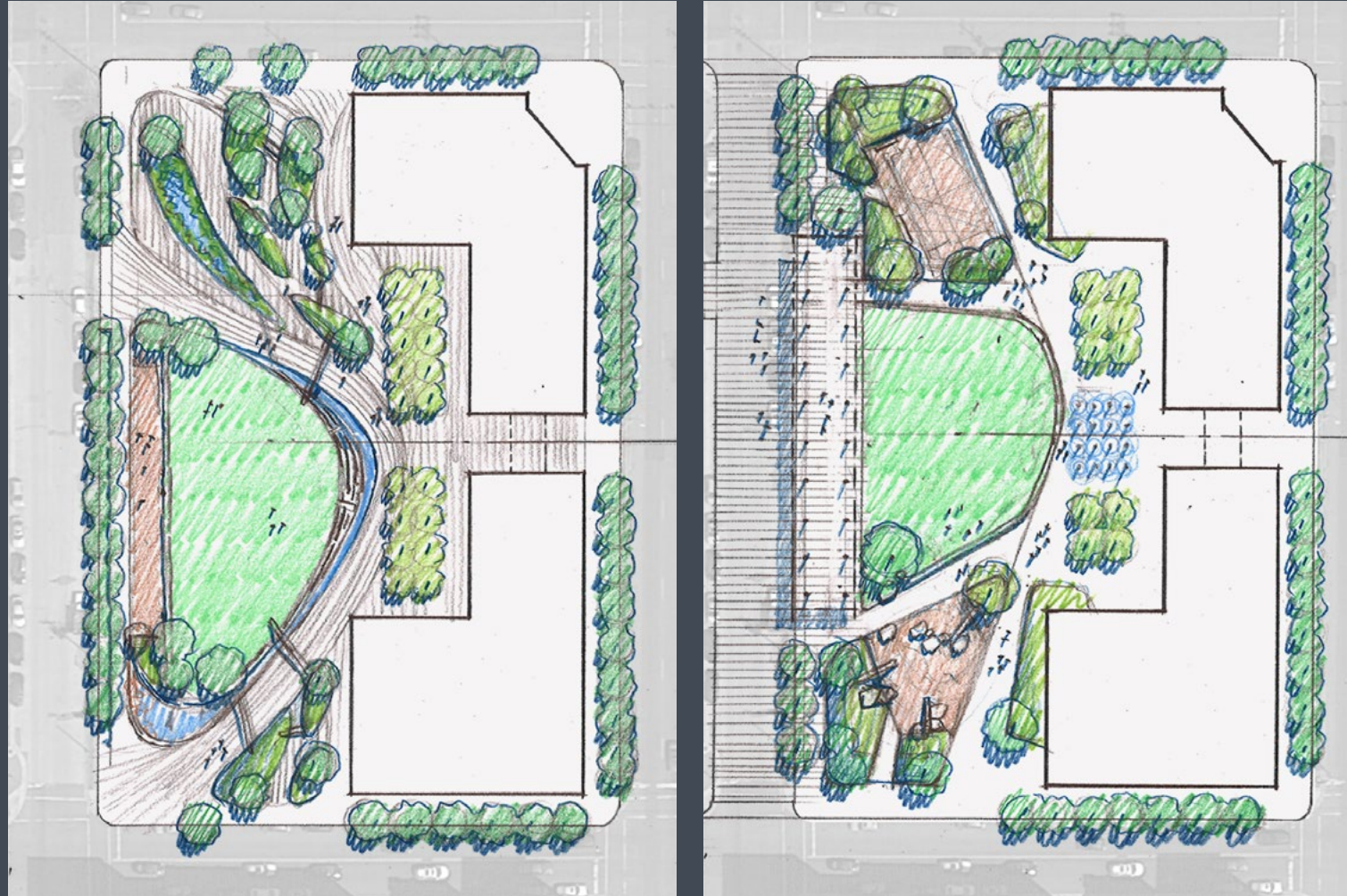
WHICH ACTIVITY SPACE TYPES DO YOU PREFER?



FEWER + LARGER
 SEATING
 VARIOUS ACTIVITIES
 DIFFERENT GROUPS

SUMMARY

FROM WORKSHOP + ALEXENGAGE



**COMBINATION OF
OPTION 1 + OPTION 2**



CANOPY



**FLEXIBLE WATER
FEATURE**



**SEATING AND
SHADE**



**SPACE FOR
MARKETS**



**FEWER AND
FLEXIBLE
ACTIVITY SPACES**



GREEN

INTERDEPARTMENT FEEDBACK

REFINED SCHEME



GARAGE ENTRANCE + PARKING

-PENDLETON ENTRANCE OK PENDING CONFIRMATION



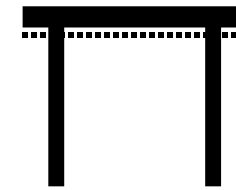
VEGETATION

-KEEP SIGHT LINE OPEN BY LIMITING VEGETATION BETWEEN 3' – 8'



LIGHTING

-NO SOLAR LIGHTS
-LED PREFERRED



CANOPY STRUCTURE

-CONSIDER LONGER CANOPY AND MORE CENTRALIZED

-CANOPY COLUMNS CAN INCORPORATE POWER AND POTENTIALLY WATER CONNECTIONS FOR VENDORS



FIRE + EMERGENCY ACCESS

-FIRE ACCESS MIGHT NOT BE NECESSARY ON THE PARK SIDE OF THE BUILDING (IF STRUCTURE IS OVER 50 FEET IN HEIGHT, IT IS REQUIRED TO HAVE LADDER TRUCK ACCESS TO 48% PERIMETER)

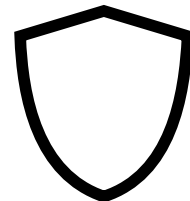


RETAIL

-RETAIL SHOULD HAVE SYNERGY WITH OPEN SPACE

-PROVIDE AMPLE SHADE

-SERVICES PROVIDED FOR INTERNALLY IN THE BUILDING + GARAGE



SAFETY + SECURITY

-PROVIDE FENCING OR SECURE BARRIER AROUND NATURAL PLAY AREA

-PREVENT THEFT OF GAMES- NEED LOCK BOX OR STORAGE SHED



BIKES

-KEEP BIKE SHARE STATION BUT IT MAY NEED TO BE RECONFIGURED

-PROVIDE BIKE RACKS



STORMWATER

-VA REGULATIONS REQUIRES ONSITE TREATMENT WHEN INSTALLING BMPS.

-CREATIVELY PROVIDE SW TREATMENT FOR THE DEVELOPMENT "OFFSITE"

-GREEN INFRASTRUCTURE MAY PROVIDE OPPORTUNITY TO HIGHLIGHT THESE PRACTICES.



WATER FEATURE

-REQUIRE PUBLIC RESTROOM IN BUILDING

-PROVIDE AMPLE ROOM FOR MECHANICAL EQUIPMENT

-NO WATER OVER STRUCTURE

-CONSIDER RECYCLING OF WATER WITH POTABLE WATER INPUT

-CONSIDER USE OF HARVESTED STORMWATER



PUBLIC ART

-OPPORTUNITIES FOR PUBLIC ART

-ARTIST TO BE ENGAGED DURING DESIGN PROCESS

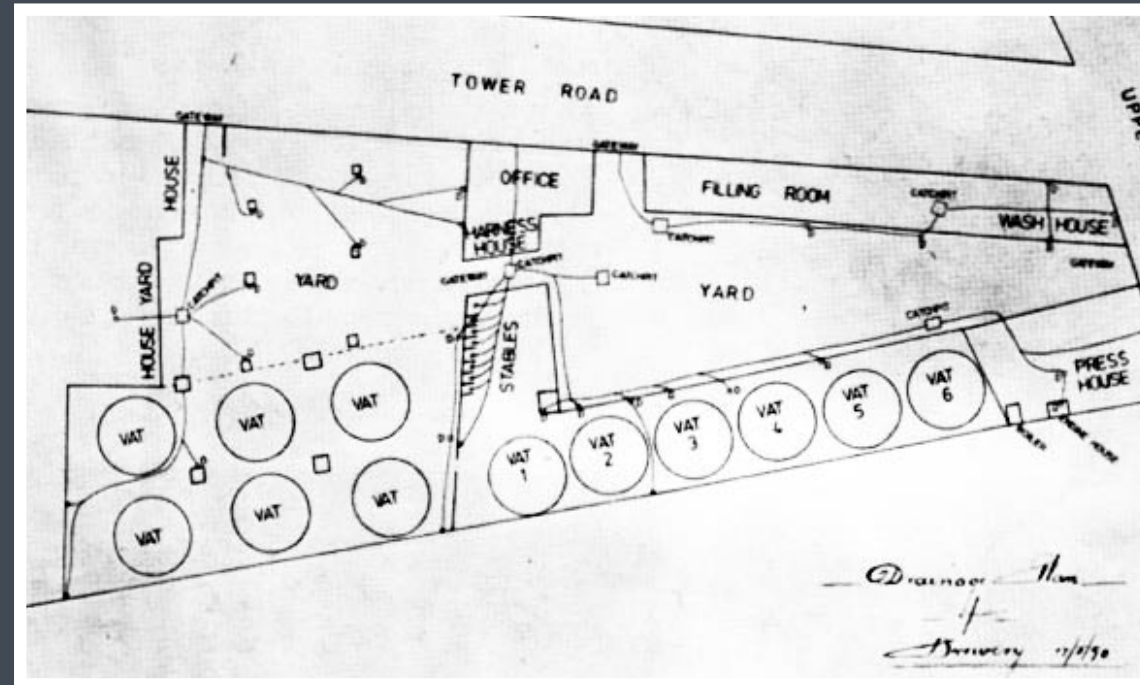
NEIGHBORHOOD HISTORY

DESIGN INSPIRATION

ALEXANDRIA HOME BAKERY



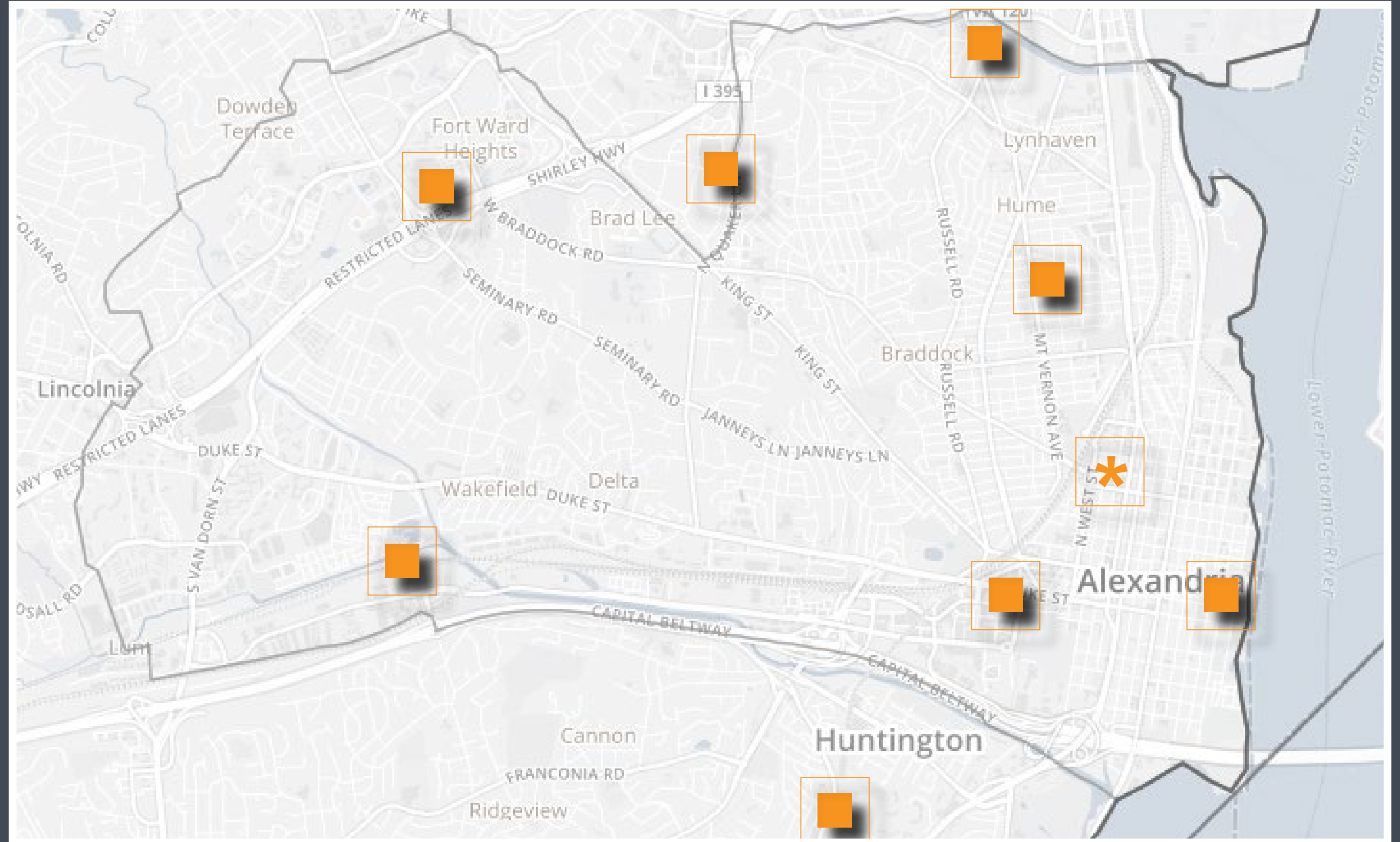
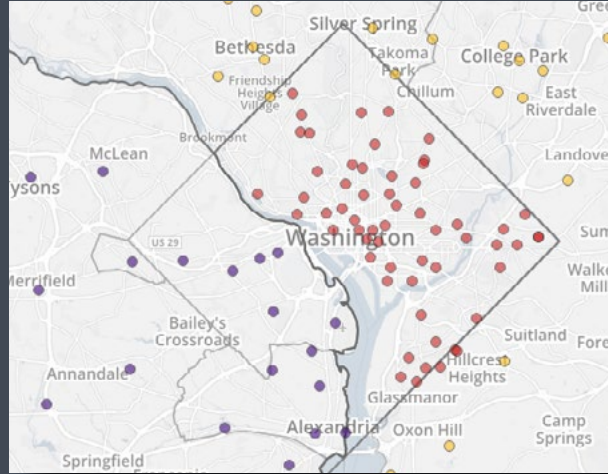
APPLE CIDER VINEGAR + APPLE SAUCE FACTORY



NEIGHBORHOOD CONTEXT

DESIGN INSPIRATION

FARMER'S MARKET-SHEDS



SITE PLAN

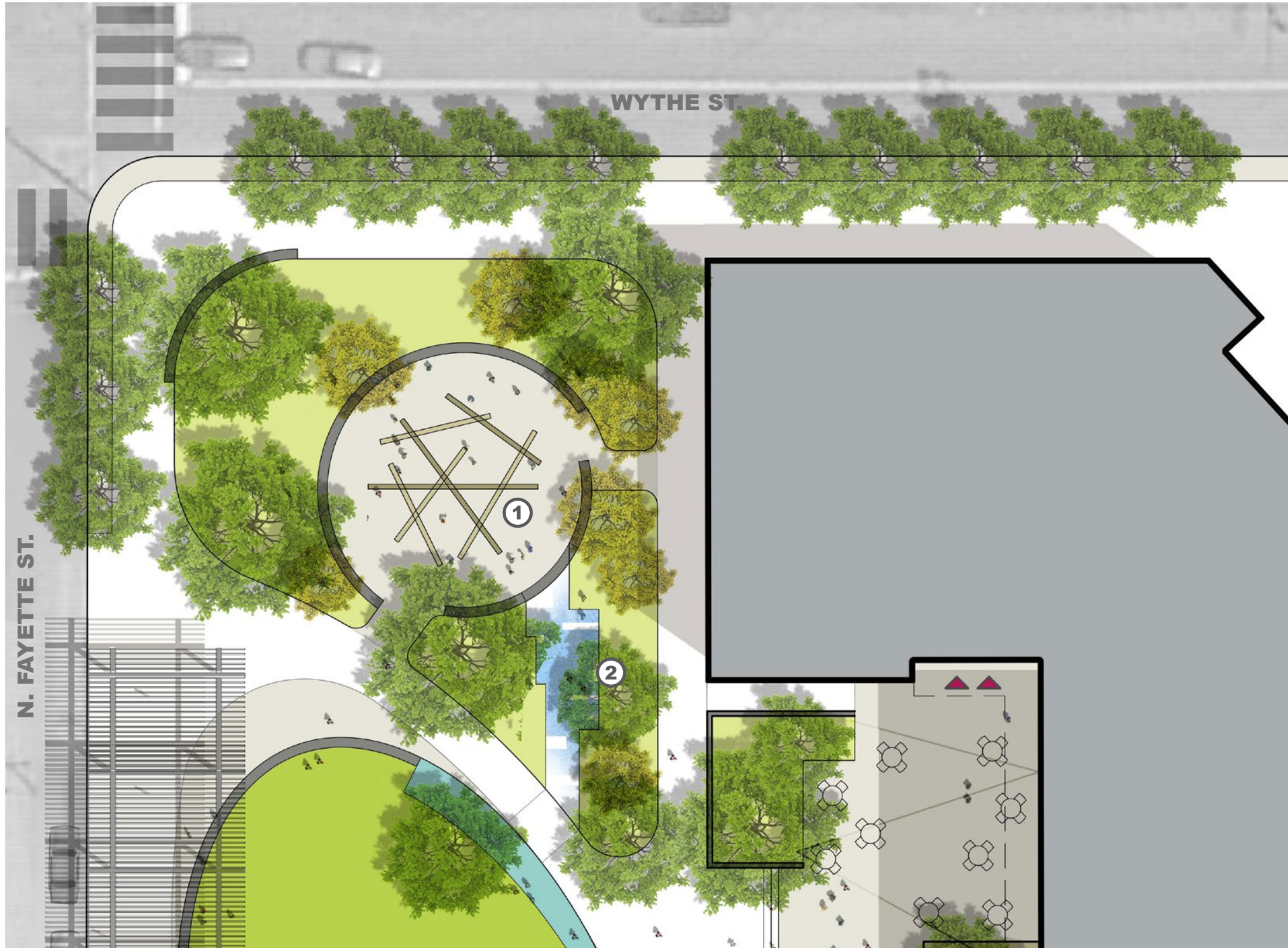
REFINED SCHEME



- ① NATURAL PLAY
- ② SPLASH PAD
- ③ MARKET TRELLIS
- ④ FLEXIBLE COURT
- ⑤ OPEN LAWN
- ⑥ WATER FEATURE
- ⑦ DINING GARDEN
- ⑧ RAIN GARDEN
- ⑨ TABLE GAMES
- ⑩ FLEXIBLE GAMES
- ⑪ INTERACTIVE SCULPTURE
- ⑫ BIKE SHARE
- ⑬ GARAGE ENTRY
- ⑭ RETAIL



NORTH END PLAN ENLARGEMENT



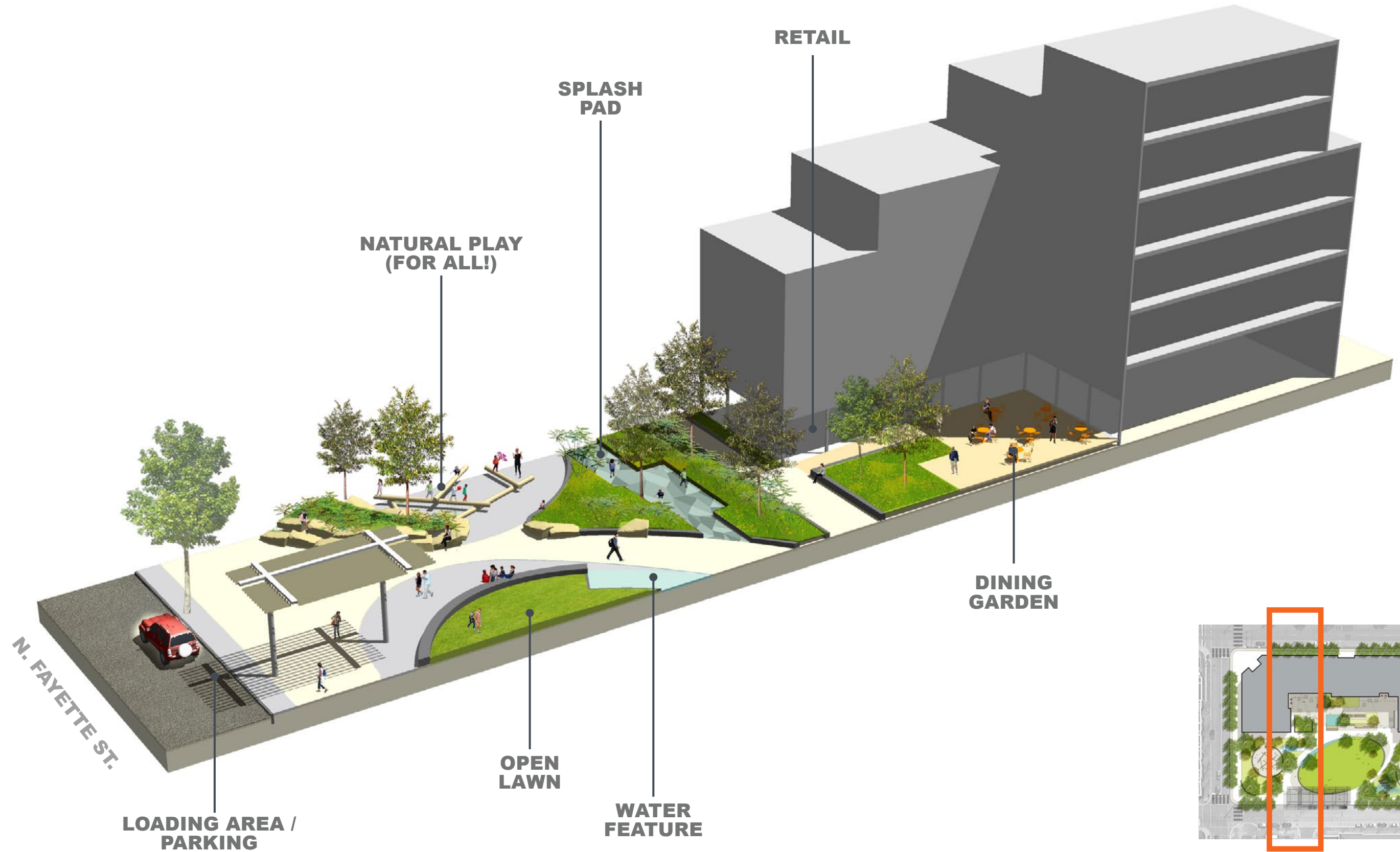
① NATURAL PLAY



② SPLASH PAD



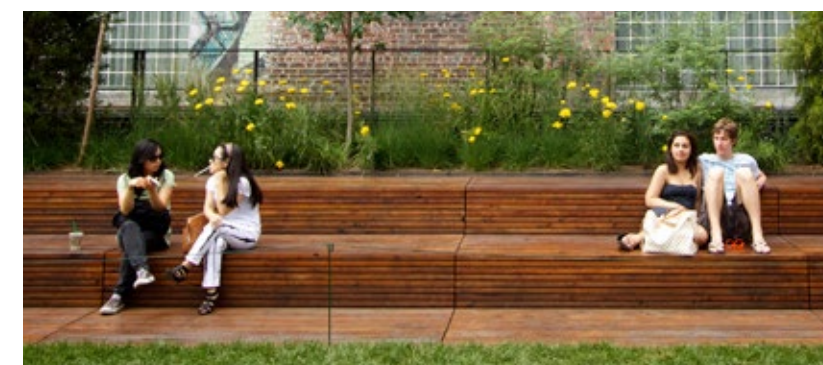
NORTH END SECTION



MIDWAY PLAN ENLARGEMENT



③ MARKET TRELLIS



④ FLEXIBLE SEATING



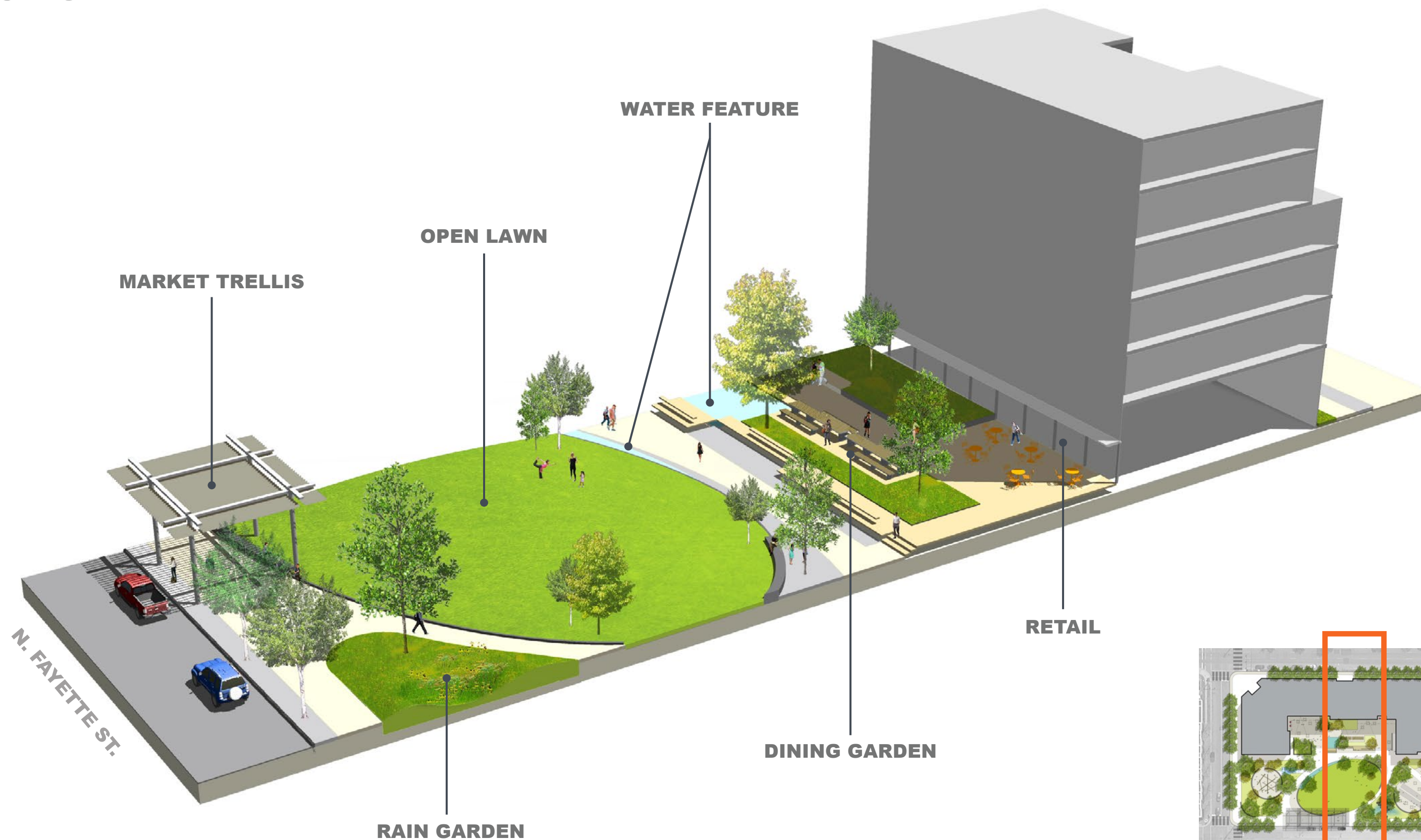
⑤ OPEN LAWN



⑦ DINING GARDEN



MIDWAY SECTION



SOUTH END PLAN ENLARGEMENT



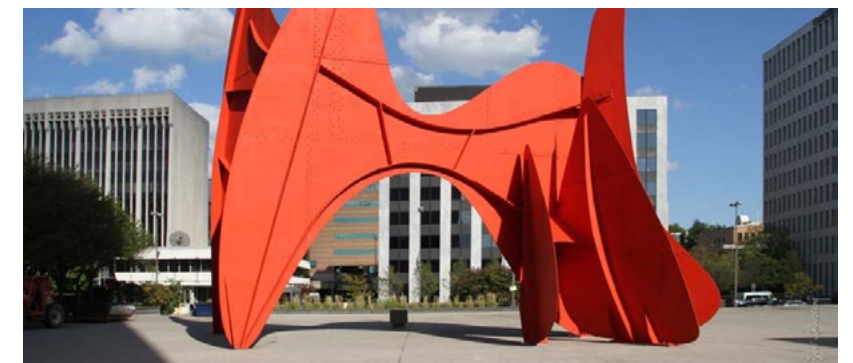
⑧ RAIN GARDEN



⑨ TABLE GAMES



⑩ FLEXIBLE GAMES



⑪ INTERACTIVE SCULPTURE



SOUTH END SECTION

