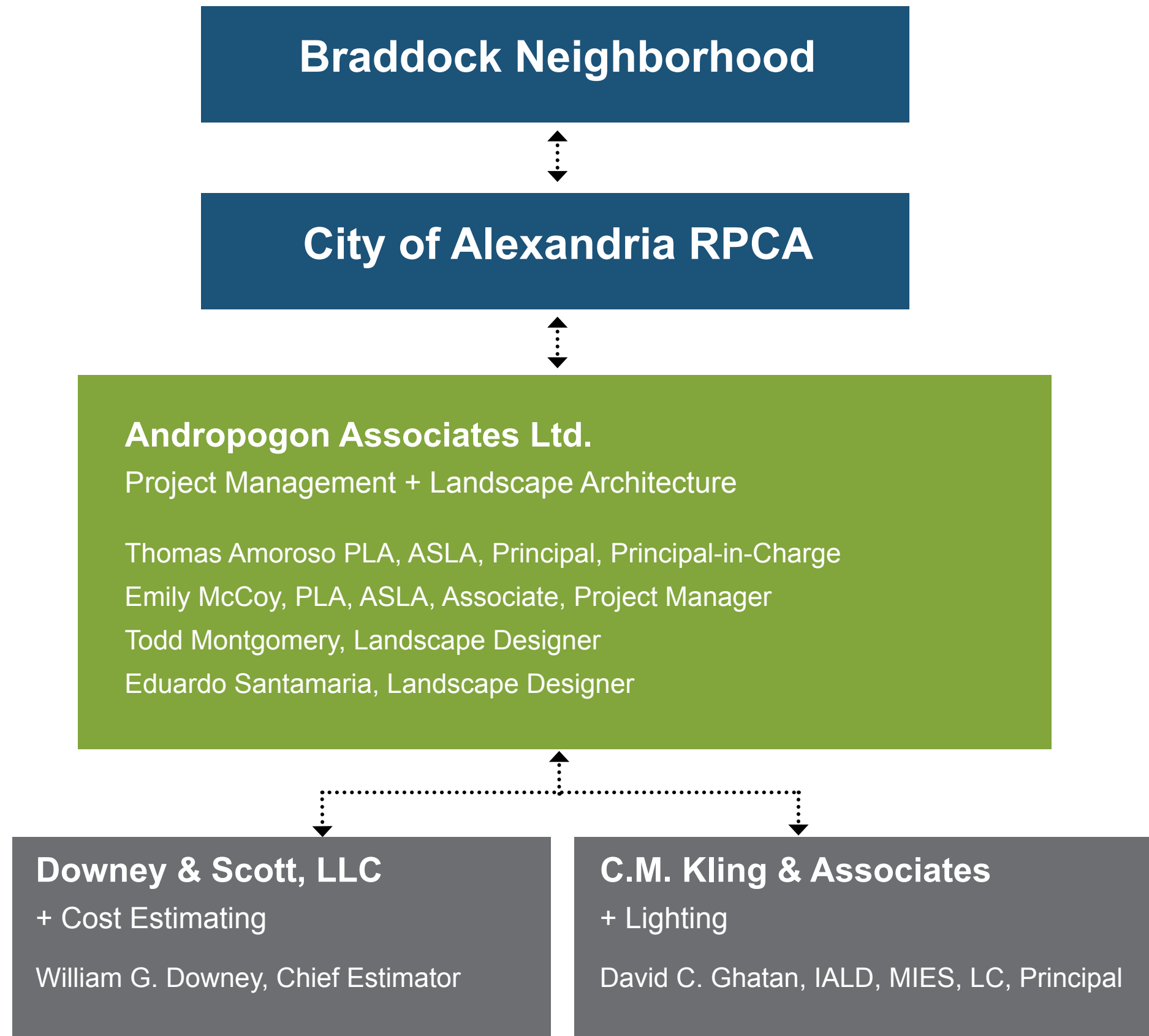




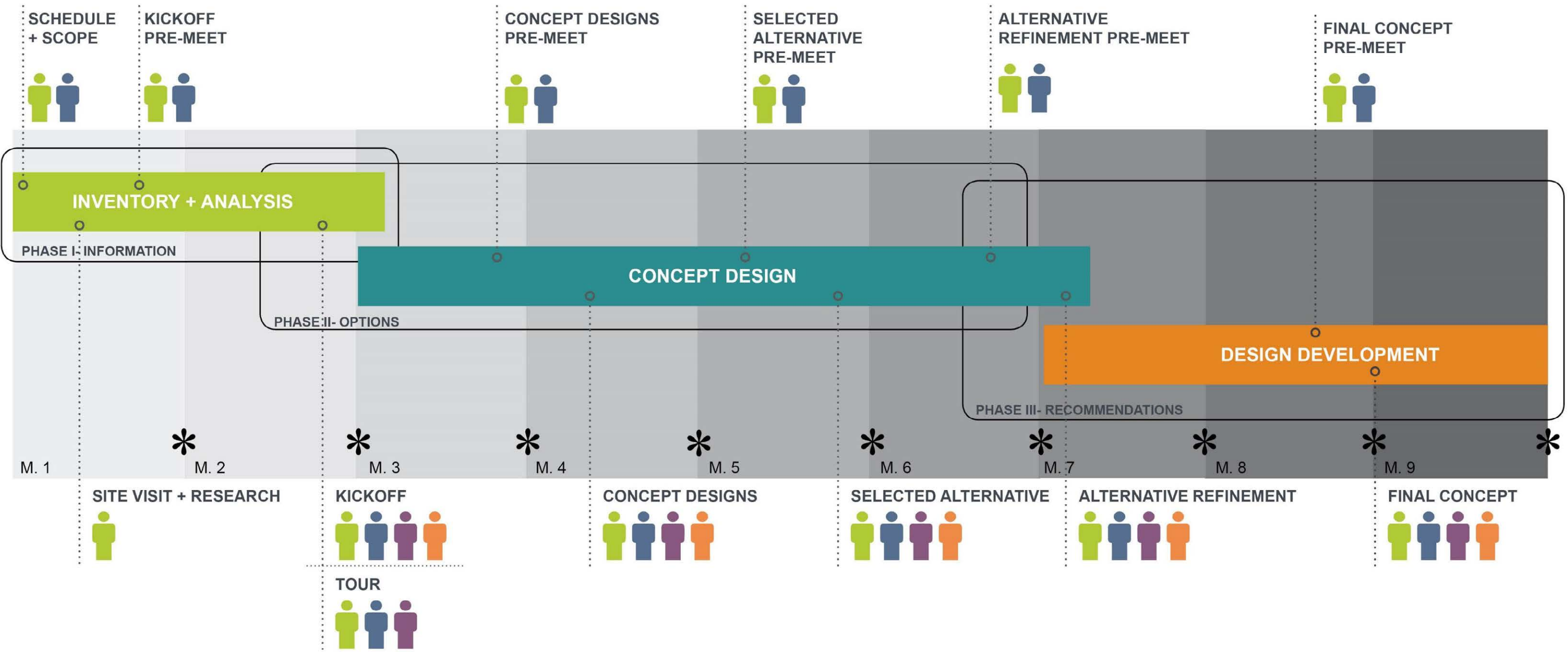
andropogon

BRADDOCK PARK
DESIGN REPORT

PROJECT TEAM



SCHEDULE



-  andropogon team
-  city team
-  BIAG
-  public
-  monthly reporting

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.”



PLACE FIRST



HACKETT SCHOOL / PHILADELPHIA, PA

HIGH PERFORMANCE + MULTIFUNCTIONAL



LEWES CANALFRONT PARK / LEWES, DE

HARMONIZE PEOPLE + PLACE



Horticulture Zone



Why processed foods are bad for you
Processed foods are high in salt or are high fructose corn syrup. They have a lot of ingredients and preservatives. People can become addicted to processed junk foods. Processed foods are high in refined carbohydrates, low in fiber and low in nutrients.

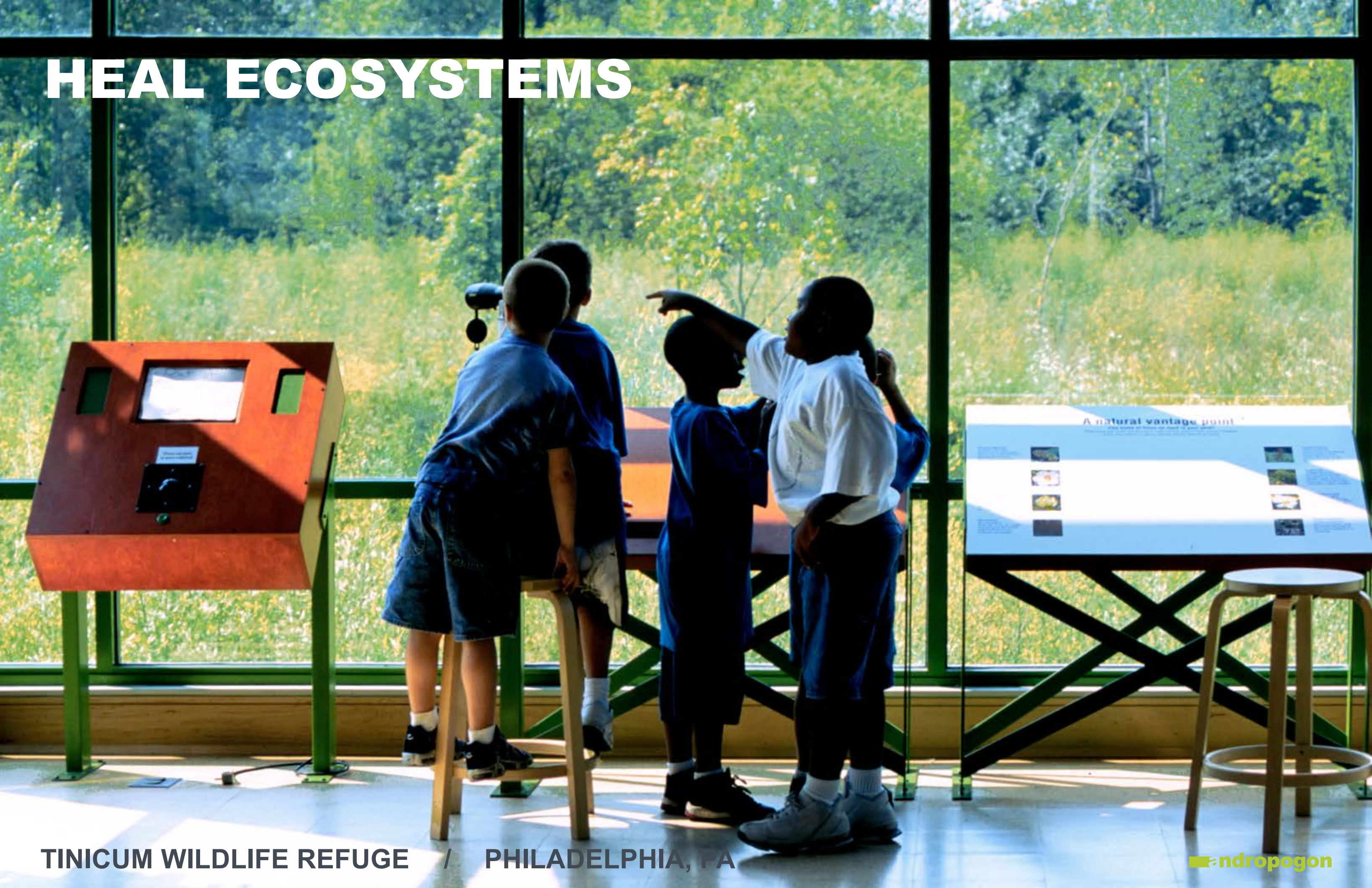
Why processed sugar is bad for you
Natural sugar is good for you in moderation. Example: fruit and honey. Like anything too much is not good. When cane sugar is refined for you, it is empty calories and has no nutritional value. Your body has to work hard to process it. This can lead to diabetes or obesity.

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



BARTRAM'S MILE PARK / PHILADELPHIA, PA

ndropogon

BEAUTY IS MORE THAN SKIN DEEP



INVENTORY + ANALYSIS

PROJECT SITE





BRADDOCK PARK
COMMUNITY MEETING 5/30/2015



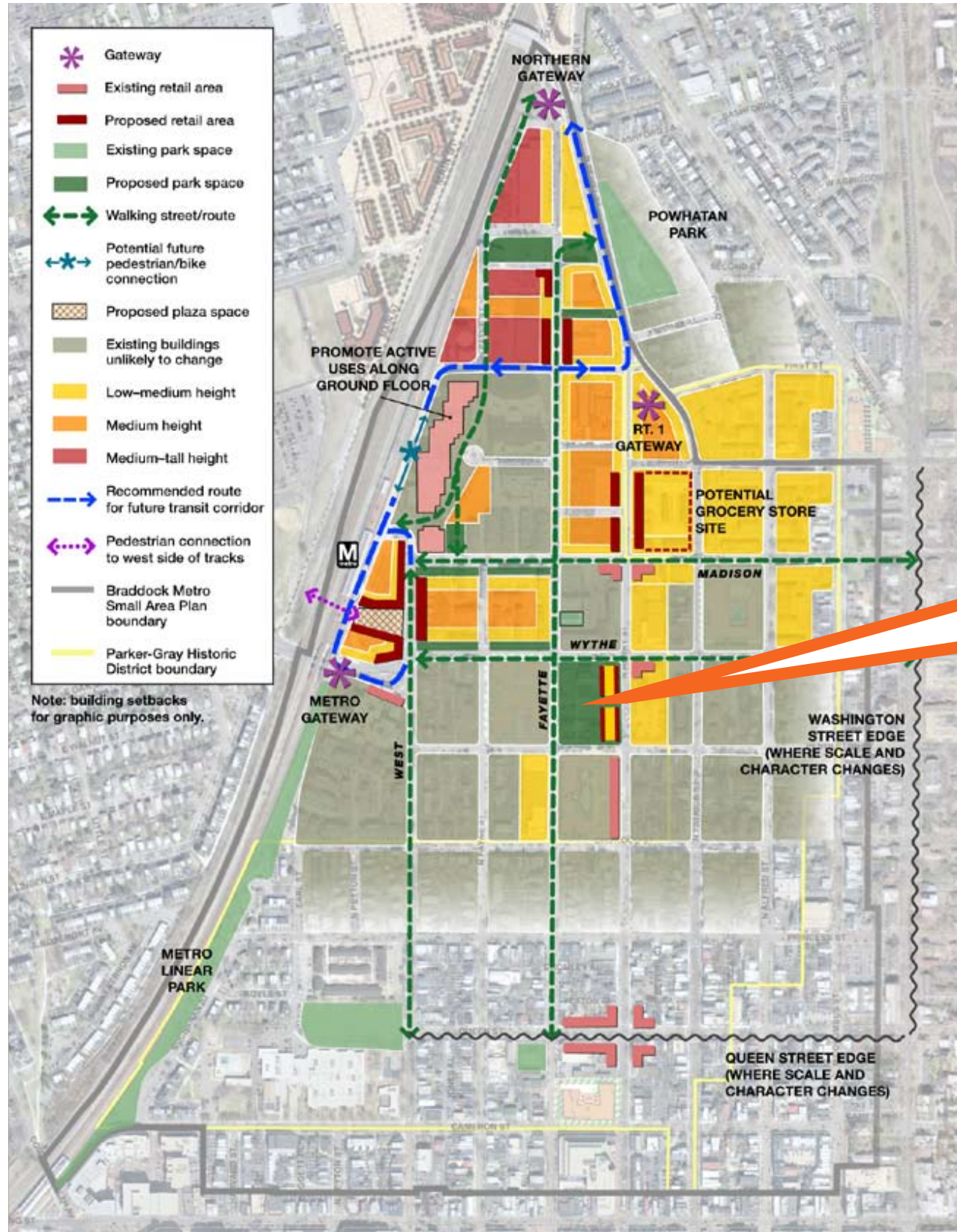
An aerial photograph of a city neighborhood, showing a grid of streets and various buildings. The image is overlaid with a semi-transparent green filter. The text is positioned in the upper left quadrant of the image.

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

HERE'S WHAT WE'VE LEARNED:

URBAN DESIGN CONCEPT

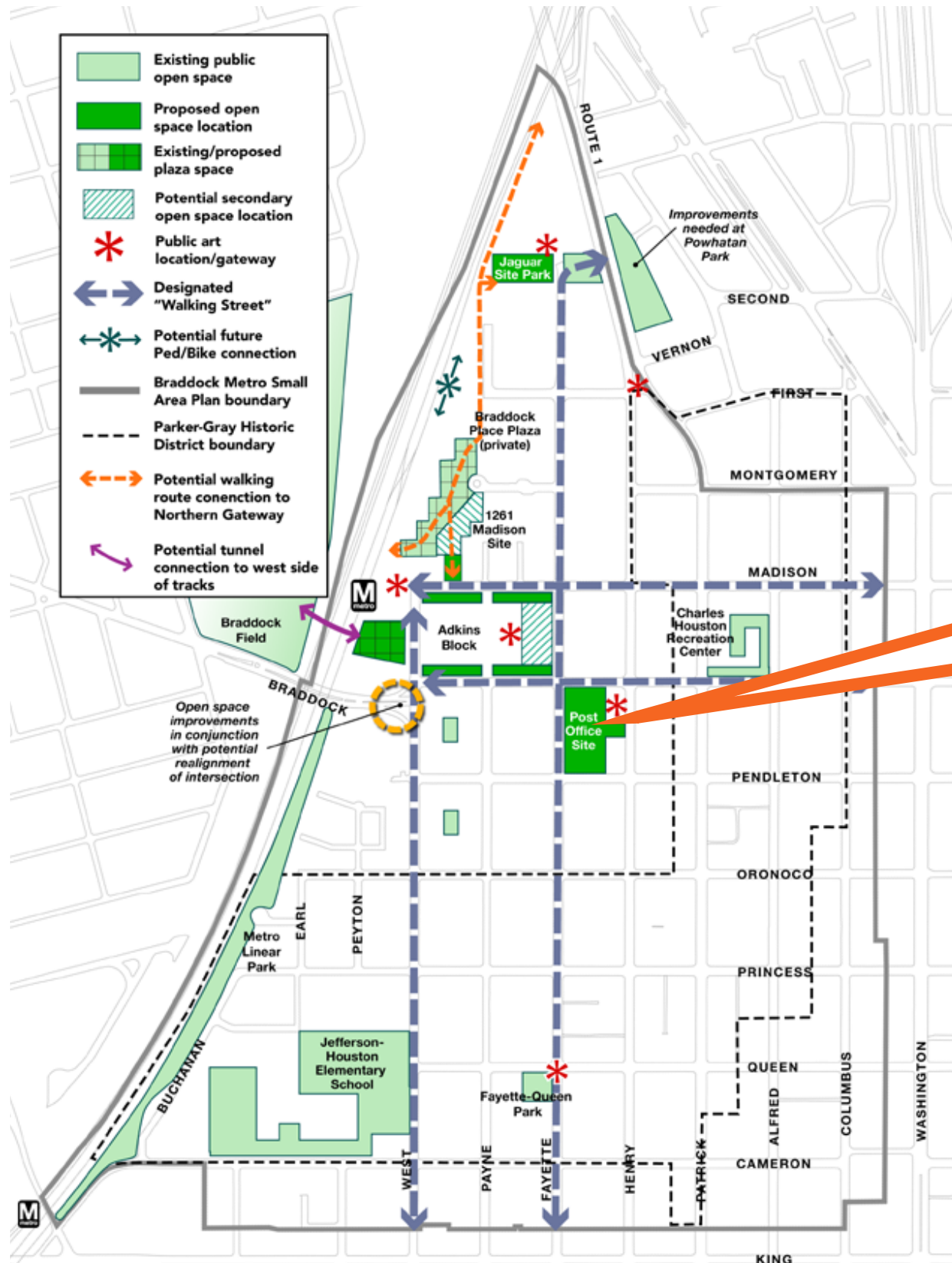
BRADDOCK METRO NEIGHBORHOOD PLAN (2008)



**-ADJACENT TO DESIGNATED WALKING STREETS
-LOW-MEDIUM HEIGHT DEVELOPMENT
-RETAIL OPPORTUNITIES**

OPEN SPACE FRAMEWORK

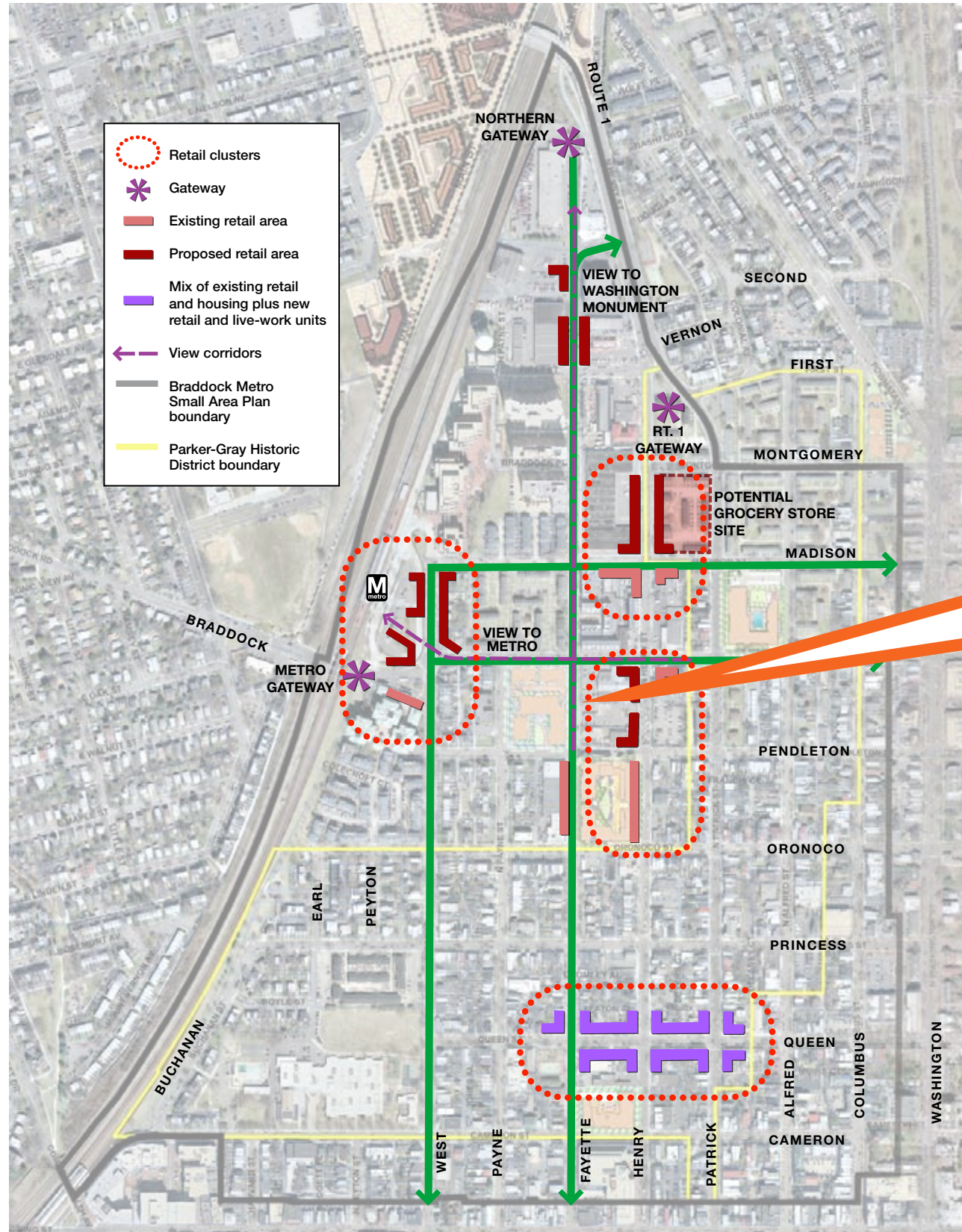
BRADDOCK METRO NEIGHBORHOOD PLAN (2008)



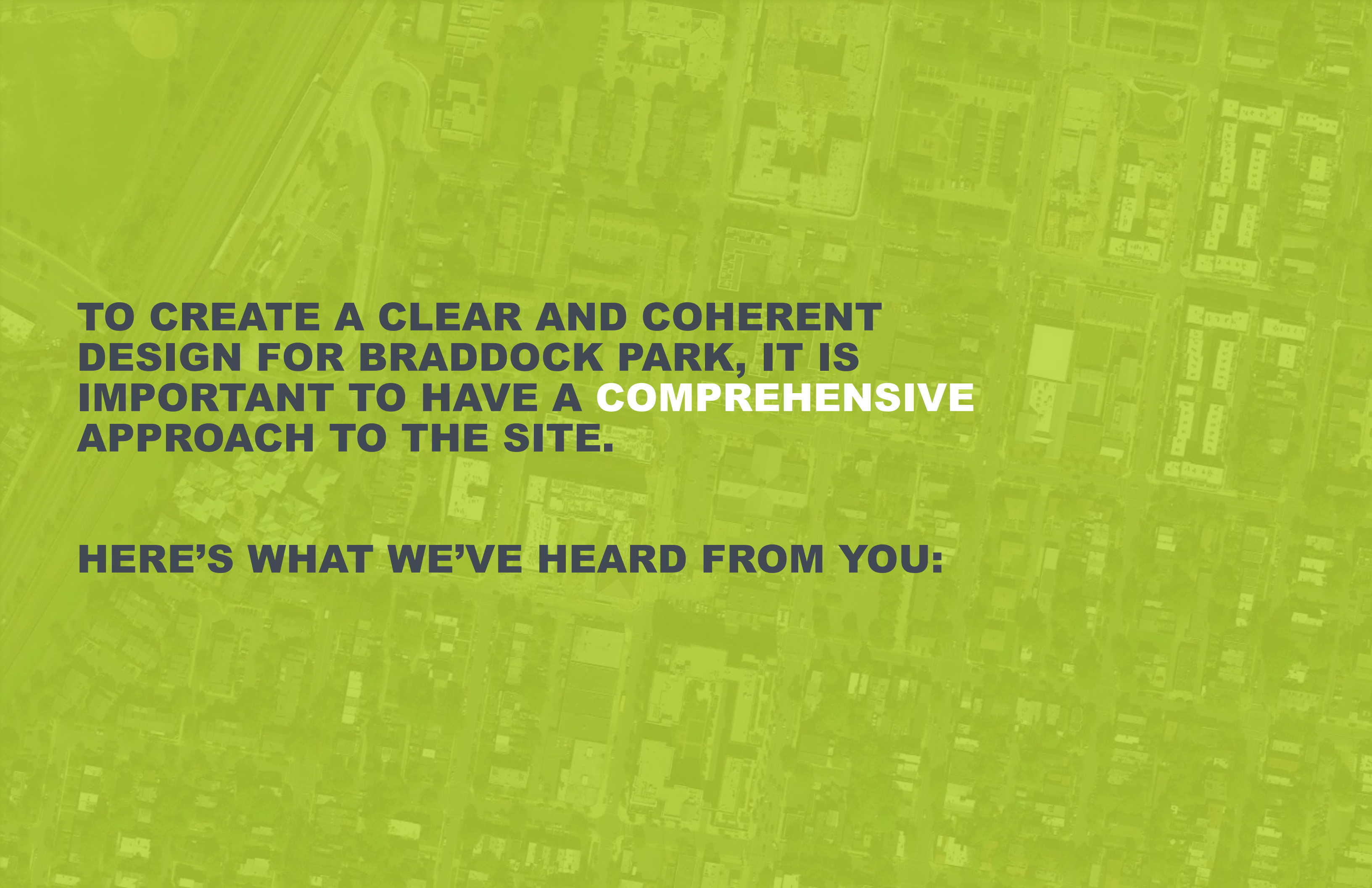
-CENTRAL LOCATION
-NEAR PUBLIC AMMENITIES
-ACCESSIBLE BY PUBLIC TRANSIT
-PROXIMITY TO METRO STATION

RETAIL, VIEWS AND GATEWAYS

BRADDOCK METRO NEIGHBORHOOD PLAN (2008)



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

An aerial photograph of a residential neighborhood, showing a grid of streets and numerous houses. The entire image is overlaid with a semi-transparent green filter. The text is positioned in the upper-left quadrant of the image.

**TO CREATE A CLEAR AND COHERENT
DESIGN FOR BRADDOCK PARK, IT IS
IMPORTANT TO HAVE A **COMPREHENSIVE**
APPROACH TO THE SITE.**

HERE'S WHAT WE'VE HEARD FROM YOU:

GUIDING PRINCIPLES

AS OF 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**

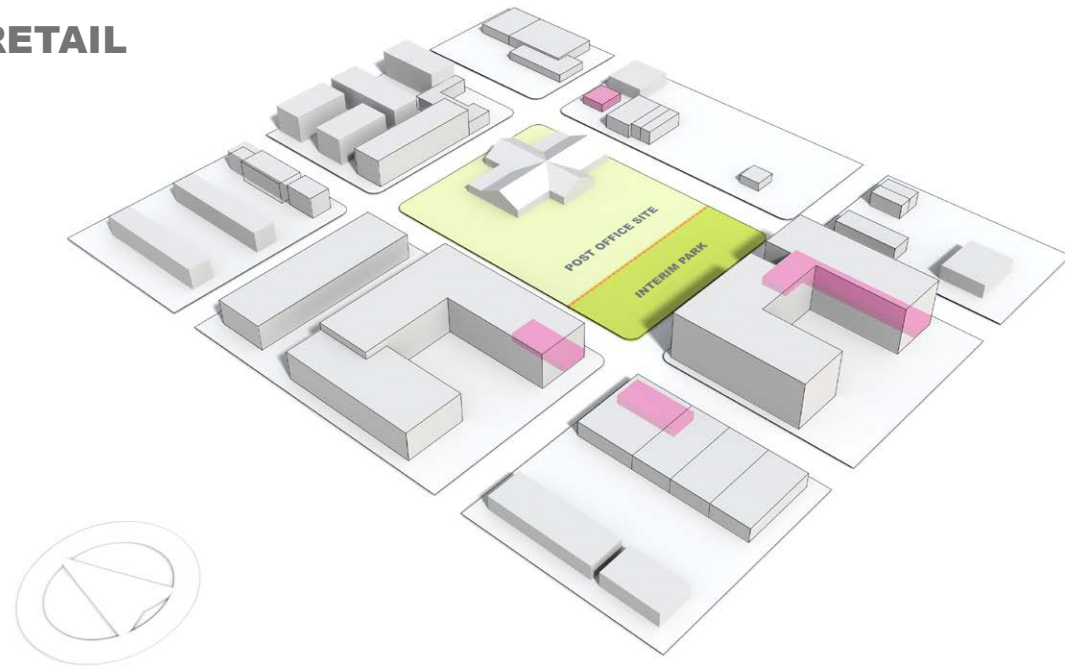
SECONDARY REQUIREMENTS

- 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**

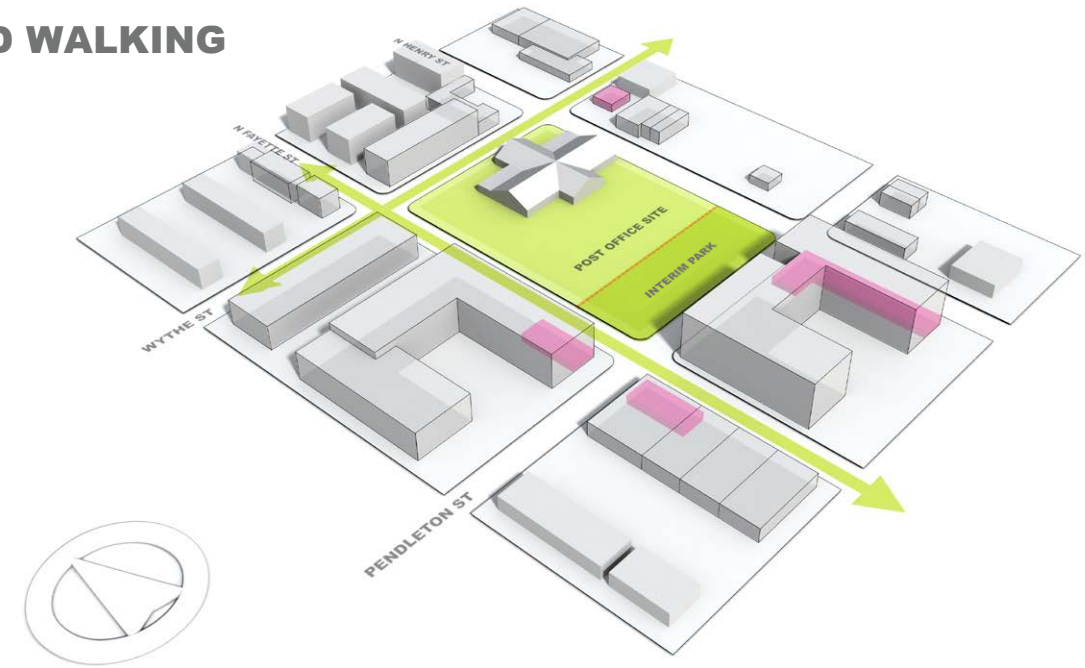
NEIGHBORHOOD ANALYSIS

POST OFFICE SITE

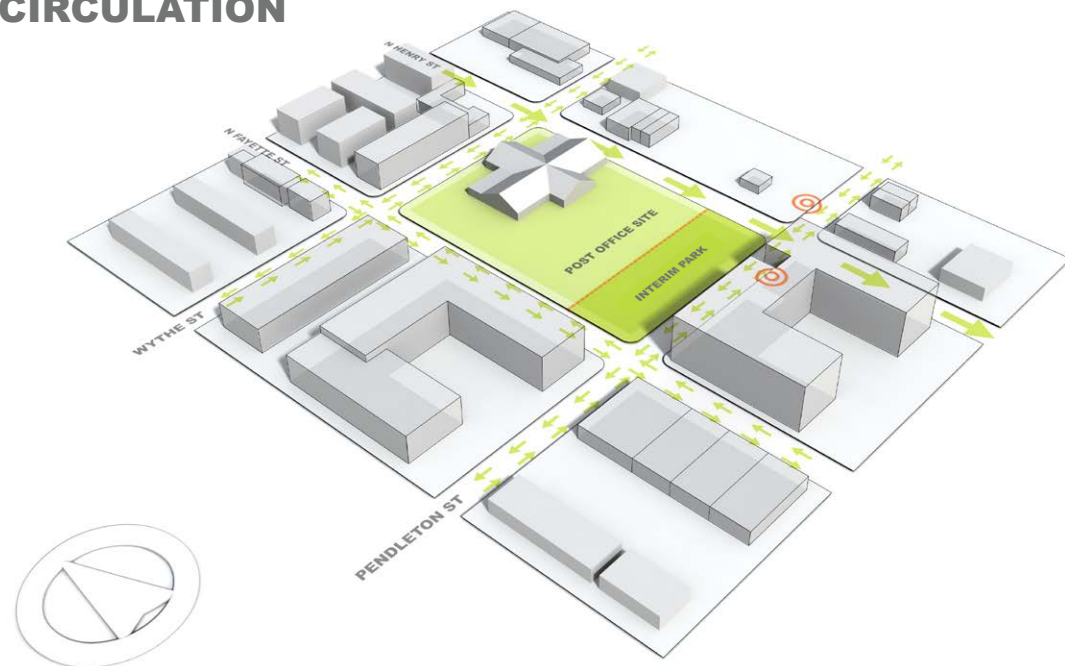
ADJACENT RETAIL



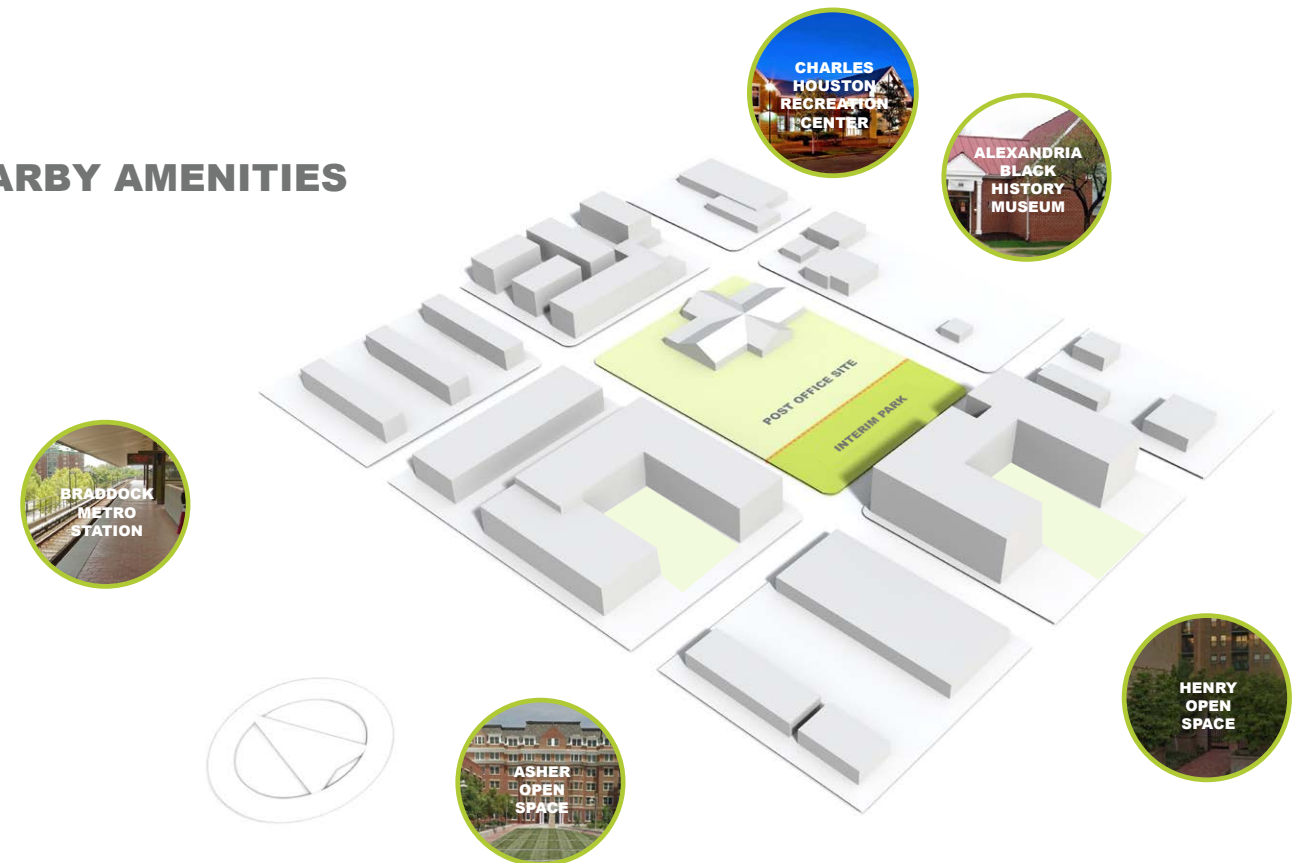
DESIGNATED WALKING STREETS



VEHICULAR CIRCULATION



NEARBY AMENITIES



WHAT ARE SOME SCENARIOS FOR DEVELOPING BRADDOCK PARK?



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

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

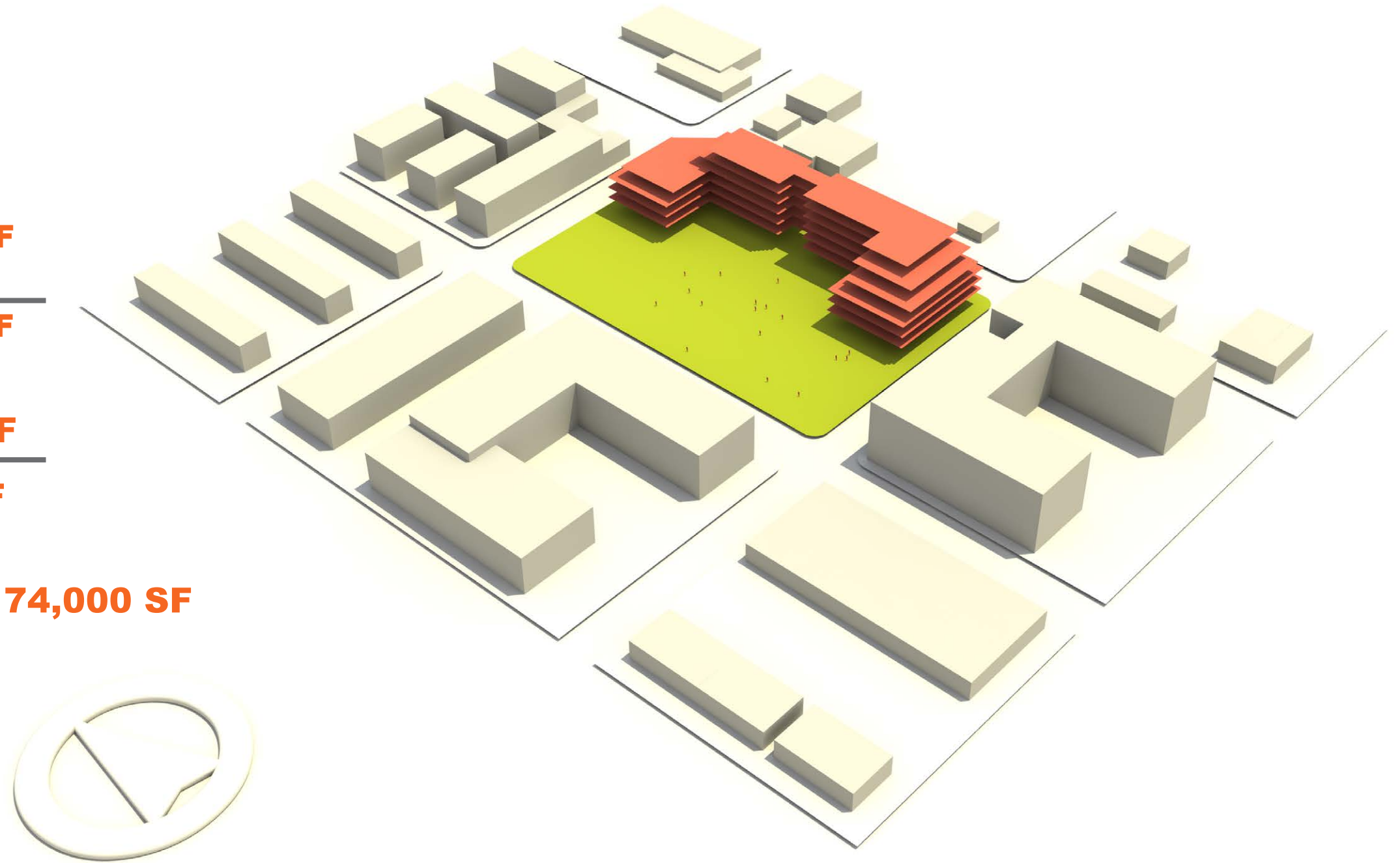
*FLOOR AREA RATIO= $\frac{\text{TOTAL SQUARE FEET OF BUILDING}}{\text{TOTAL SQUARE FEET OF PARCEL}}$

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

SUN / SHADE ANALYSIS

POST OFFICE SITE

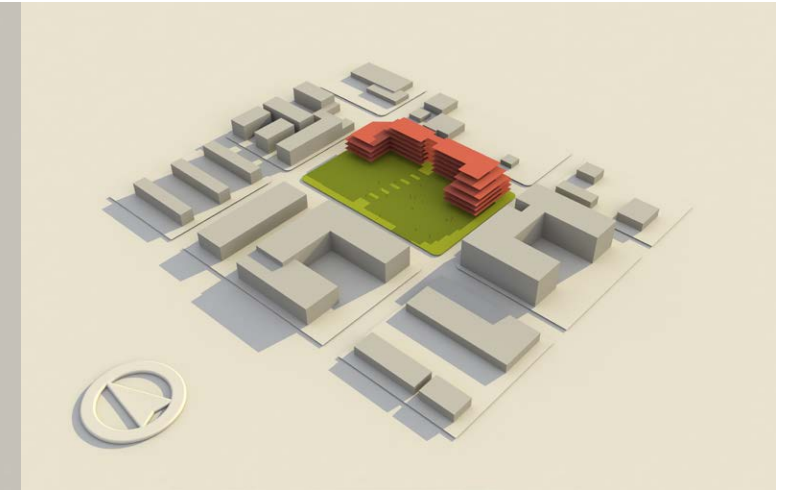
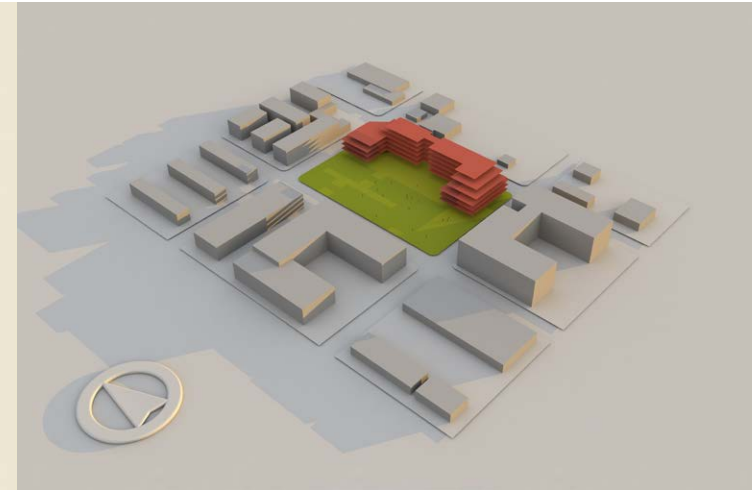
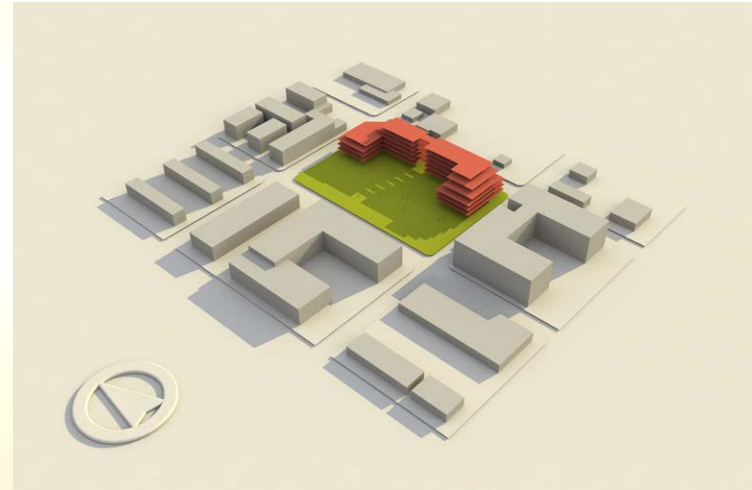
SUMMER

FALL

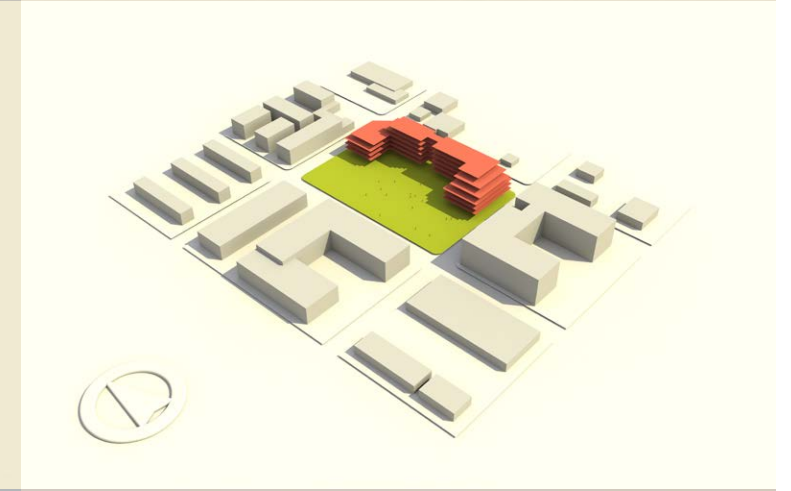
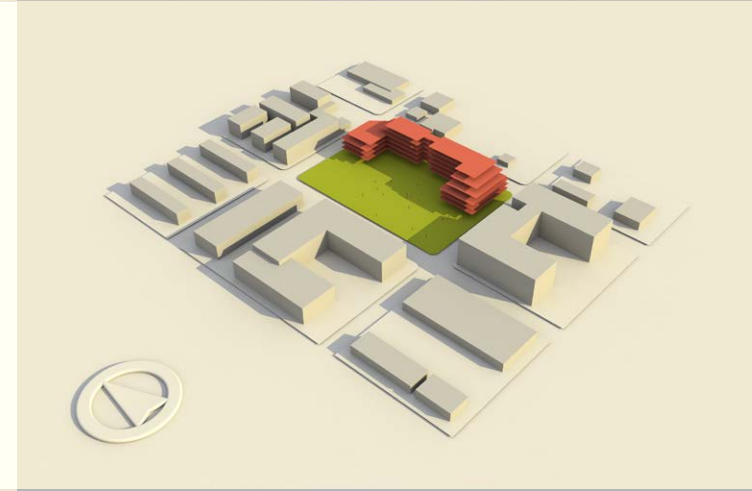
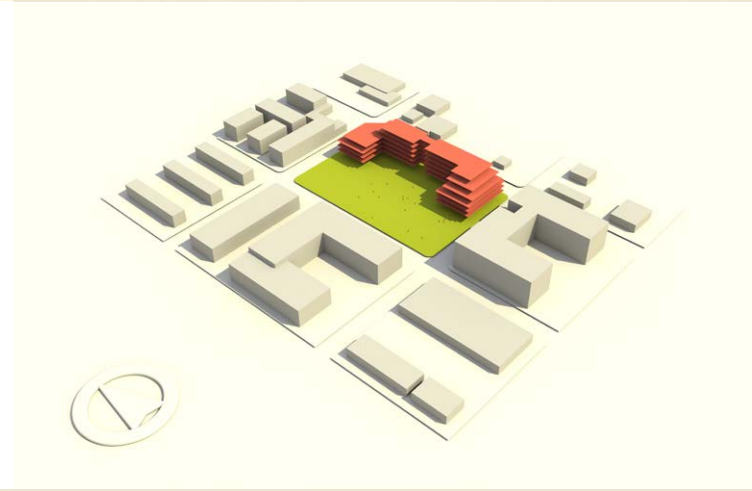
WINTER

SPRING

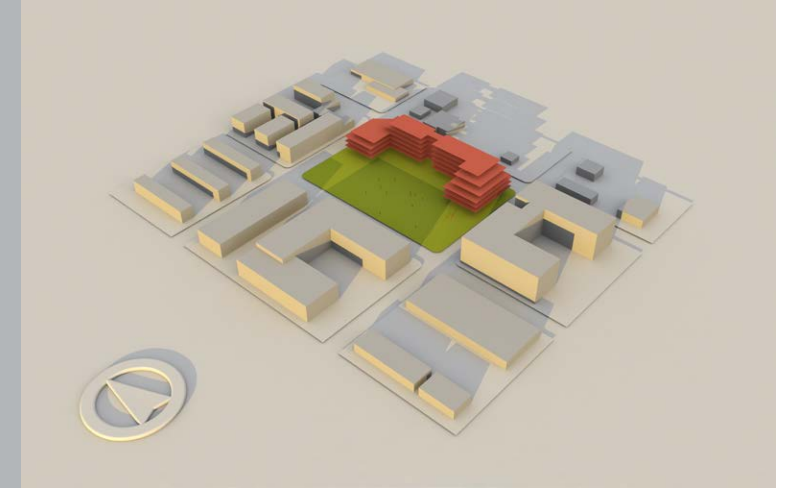
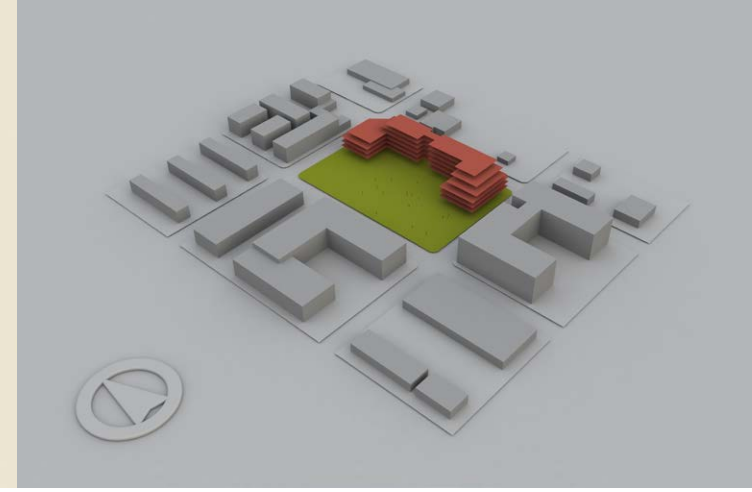
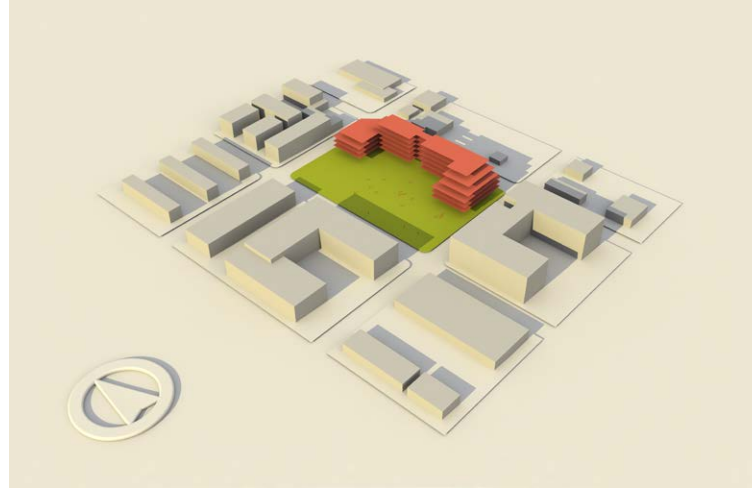
MORNING



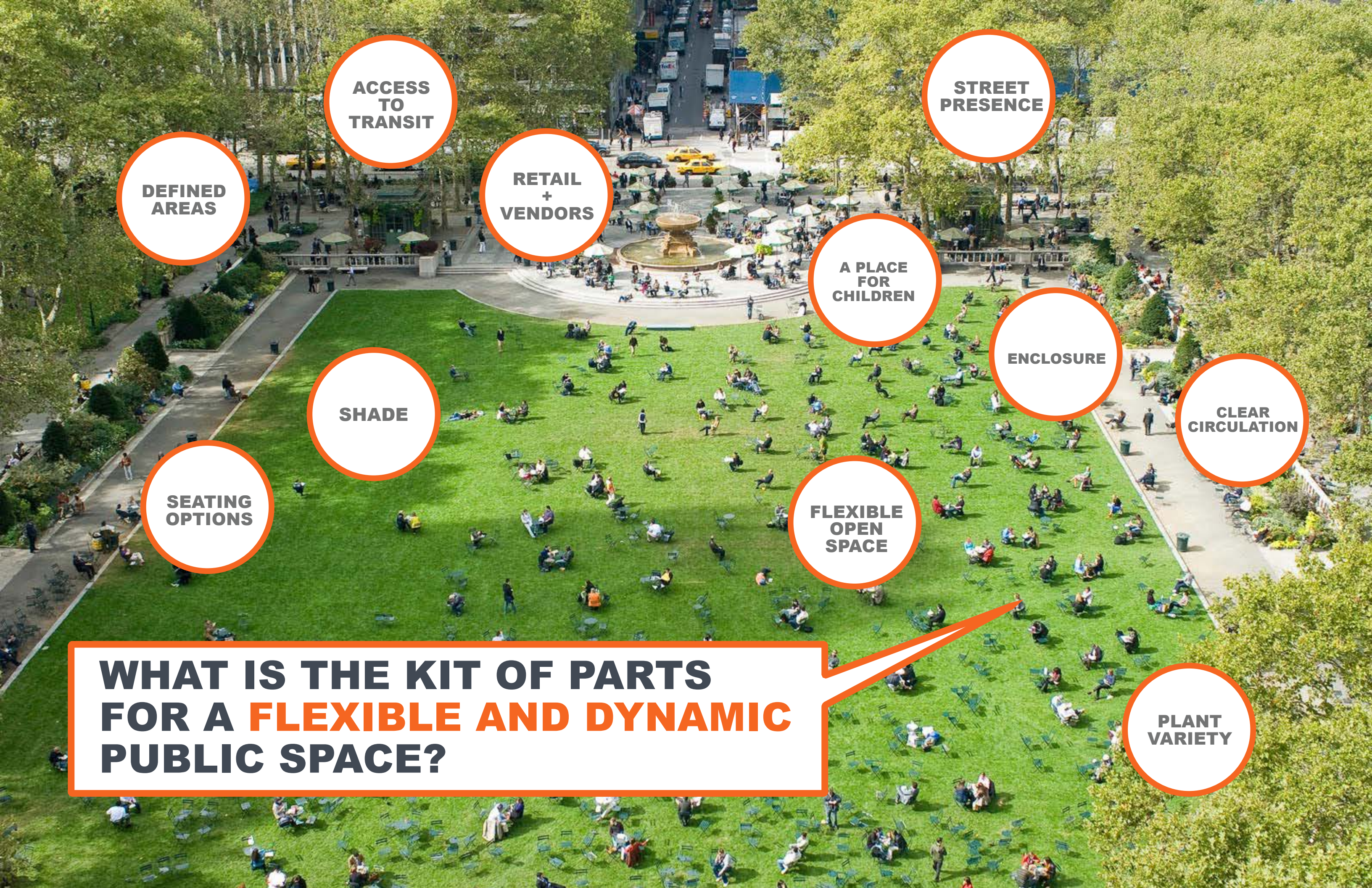
NOON



AFTERNOON



CONCEPT DESIGN



**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?**

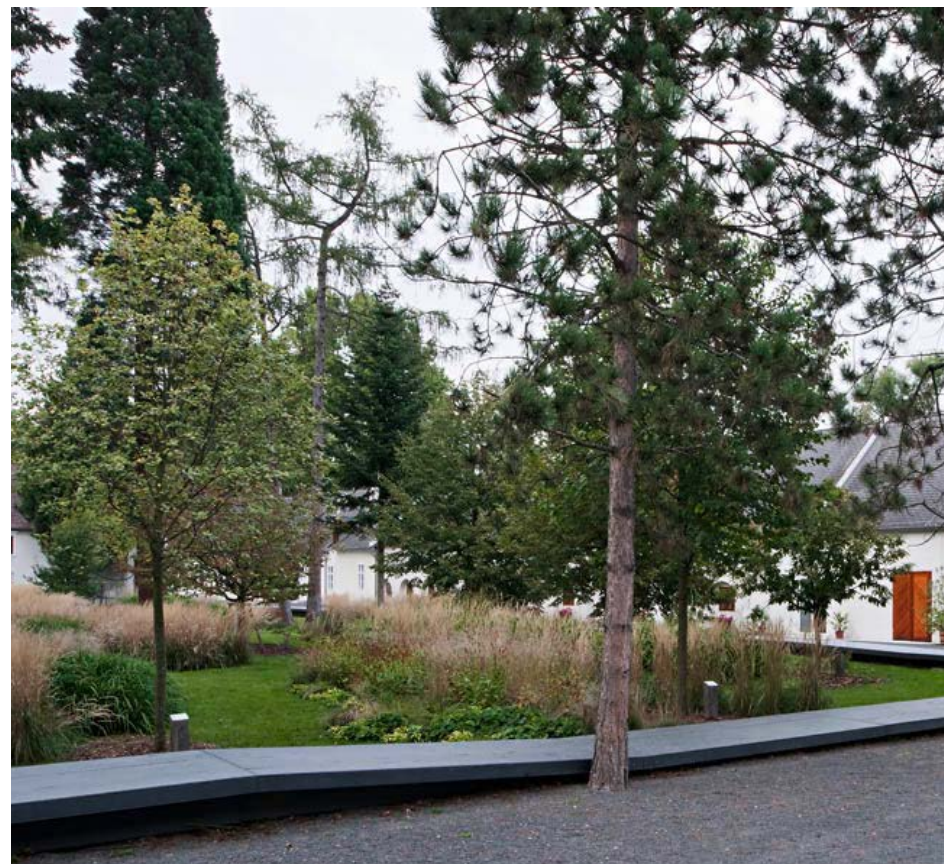
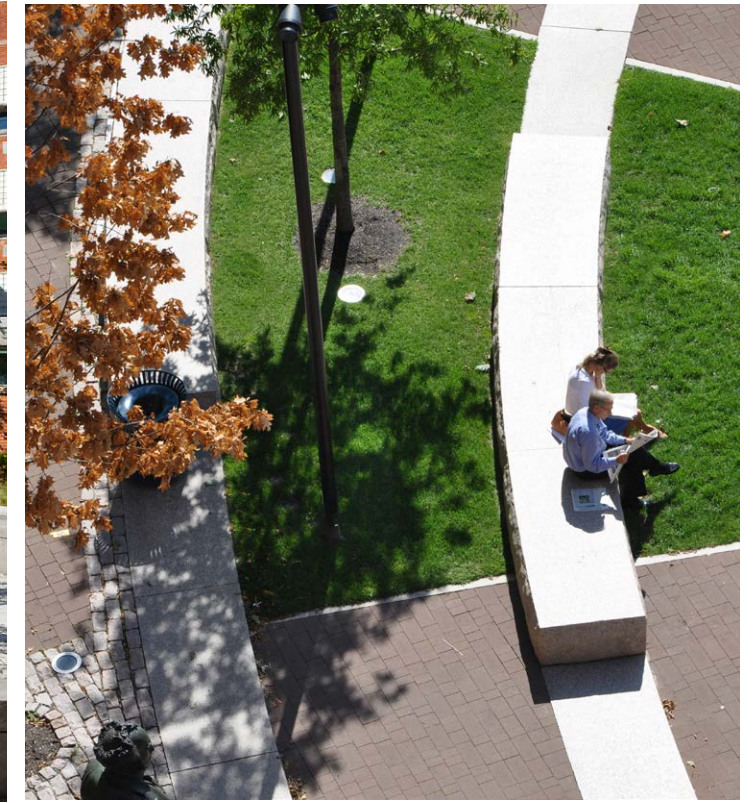
**PLANT
VARIETY**

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

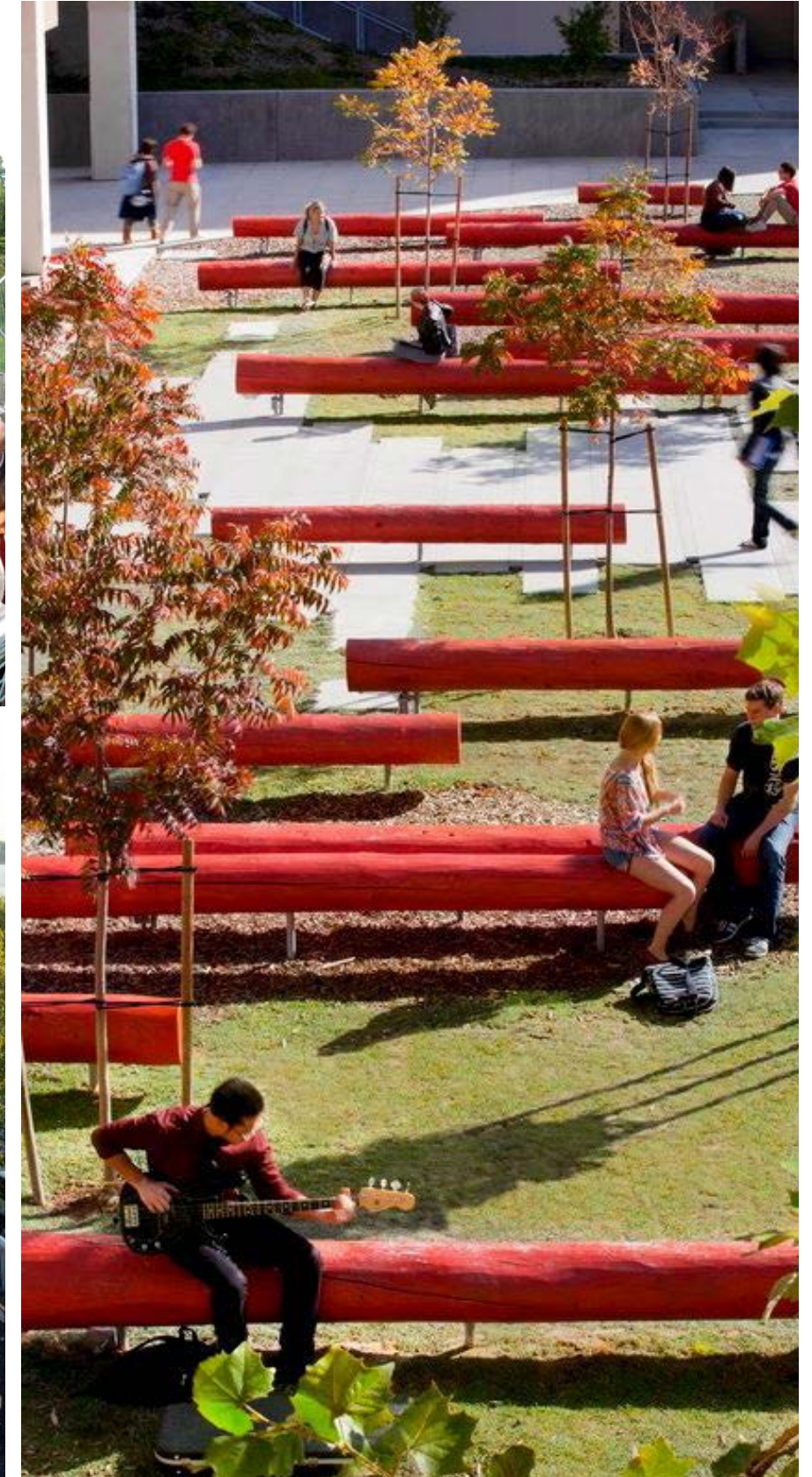


INTEGRATED SEATING

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RETAIL CONSIDERATIONS

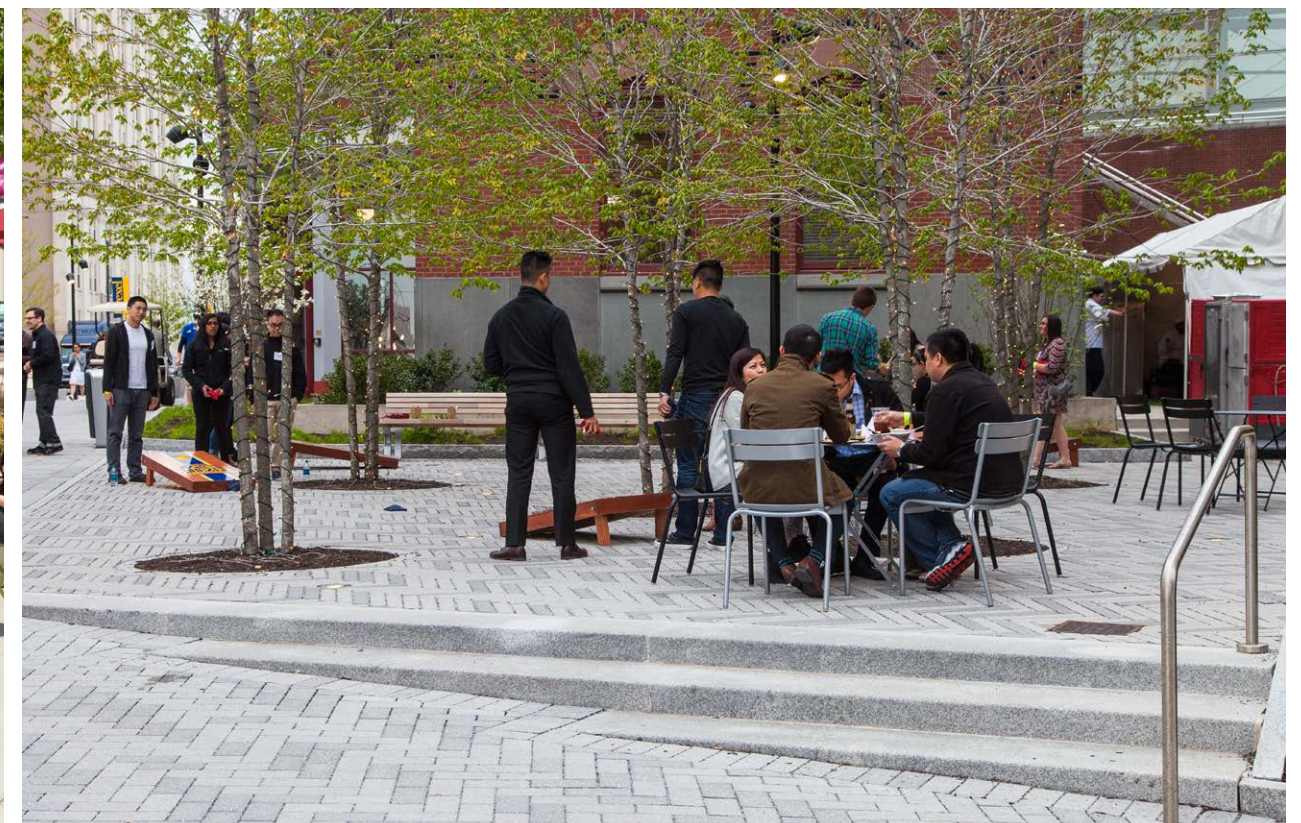
GATHERING / EVENT AREA
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NON-TRADITIONAL PLAY
PET SMART



FLEXIBLE SEATING KIT OF PARTS

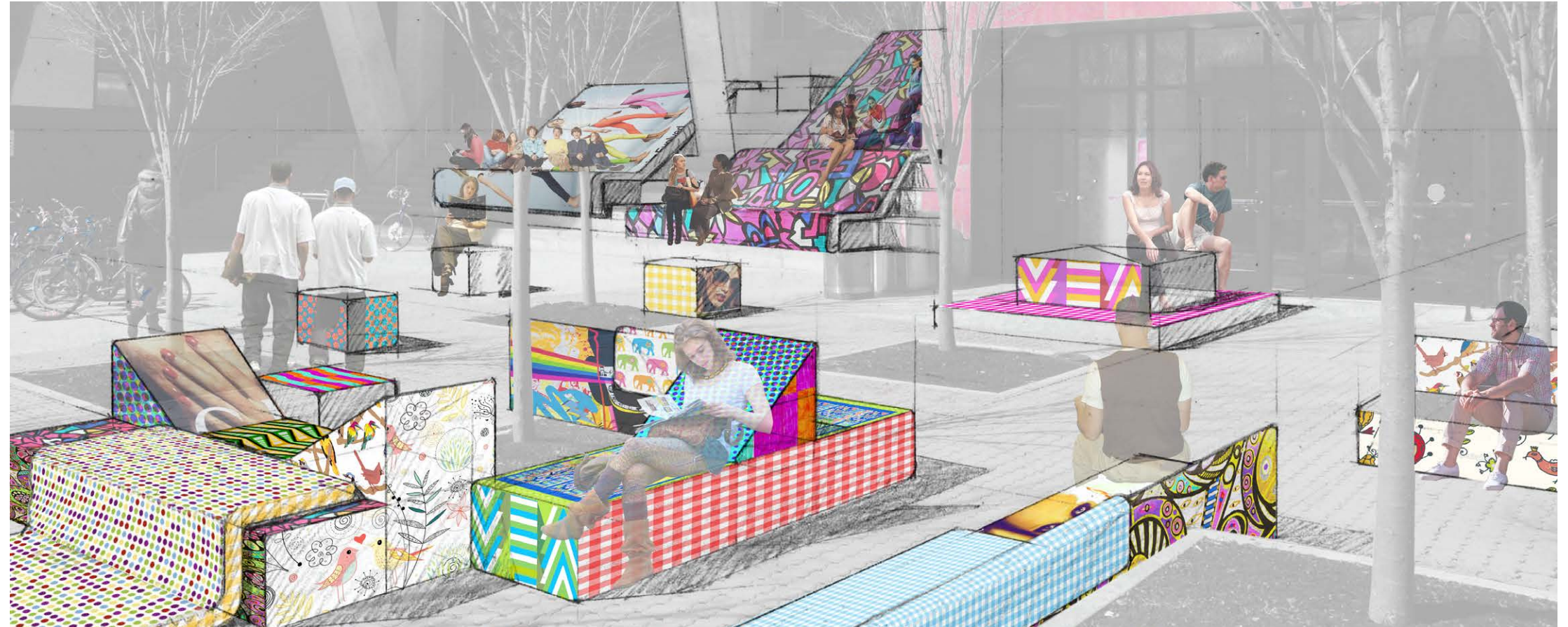
PUBLIC OPEN SPACE
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PET SMART



FLEXIBLE SEATING KIT OF PARTS

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



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



THE LAWN

KIT OF PARTS

PUBLIC OPEN SPACE
SIMPLICITY
GREEN AREAS
SEATING
MAXIMIZE VISIBILITY
MAXIMIZE USES
BUFFER
MULTI-GENERATIONAL
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LIGHTING
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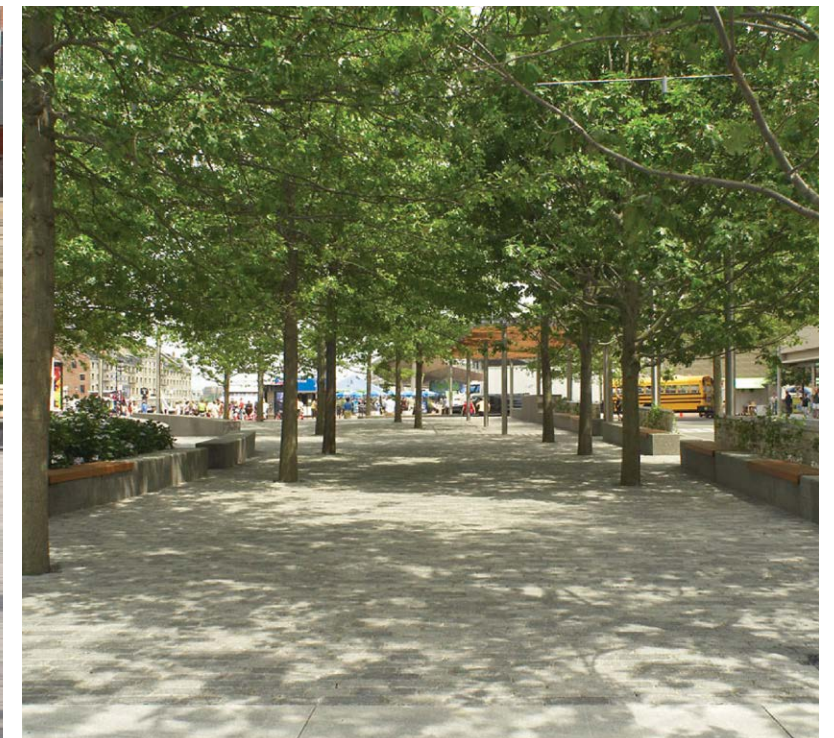


PLAZA / STREETSCAPE

KIT OF PARTS

PUBLIC OPEN SPACE
SIMPLICITY
GREEN AREAS
SEATING
MAXIMIZE VISIBILITY
MAXIMIZE USES
BUFFER
MULTI-GENERATIONAL
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PET SMART



PLAZA / STREETScape

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SHADE AND CANOPY

KIT OF PARTS

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SIMPLICITY
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GATHERING / EVENT AREA
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HISTORY AND ART
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PET SMART

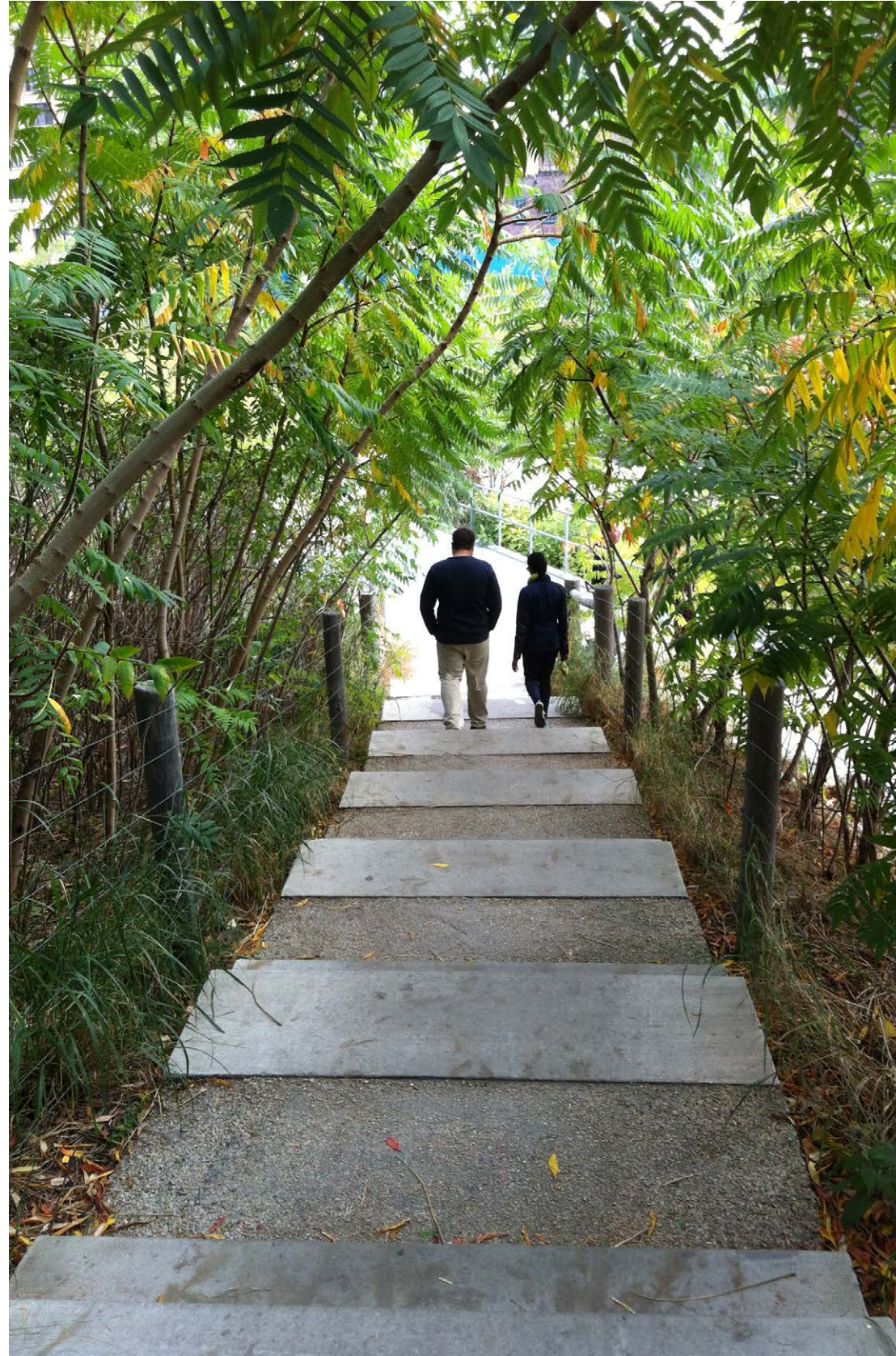


SHADE AND CANOPY

KIT OF PARTS

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PET SMART



NON-TRADITIONAL PLAY KIT OF PARTS

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RETAIL CONSIDERATIONS



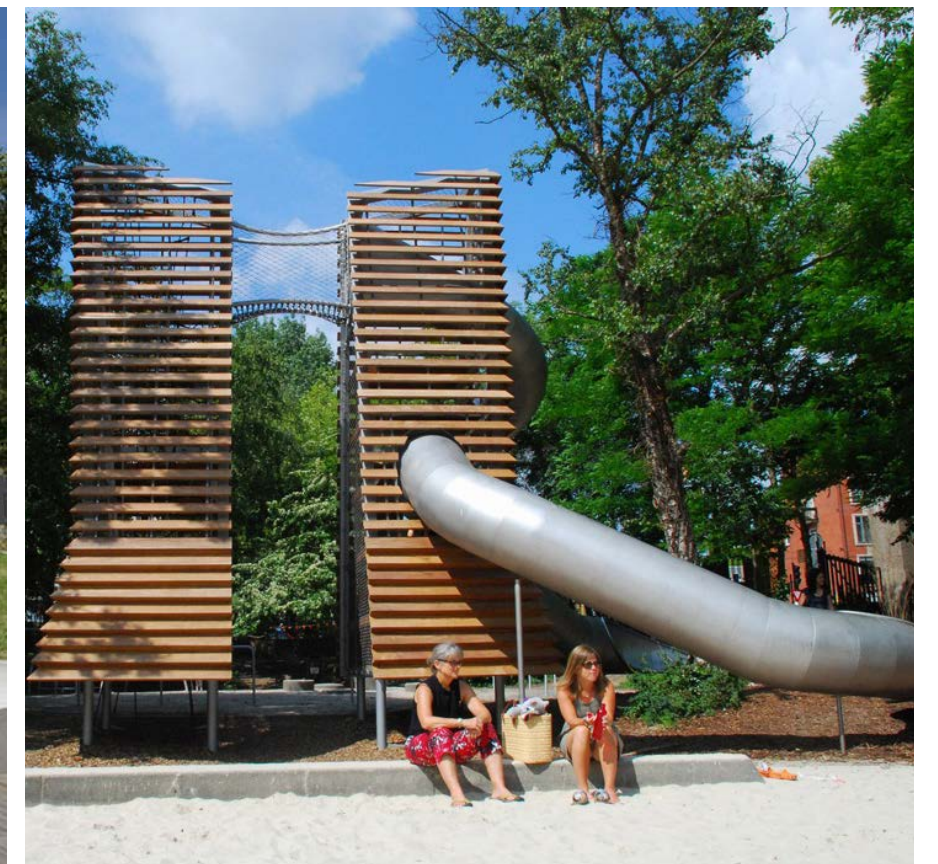
GATHERING / EVENT AREA
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HISTORY AND ART
WATER FEATURE
NON-TRADITIONAL PLAY
PET SMART



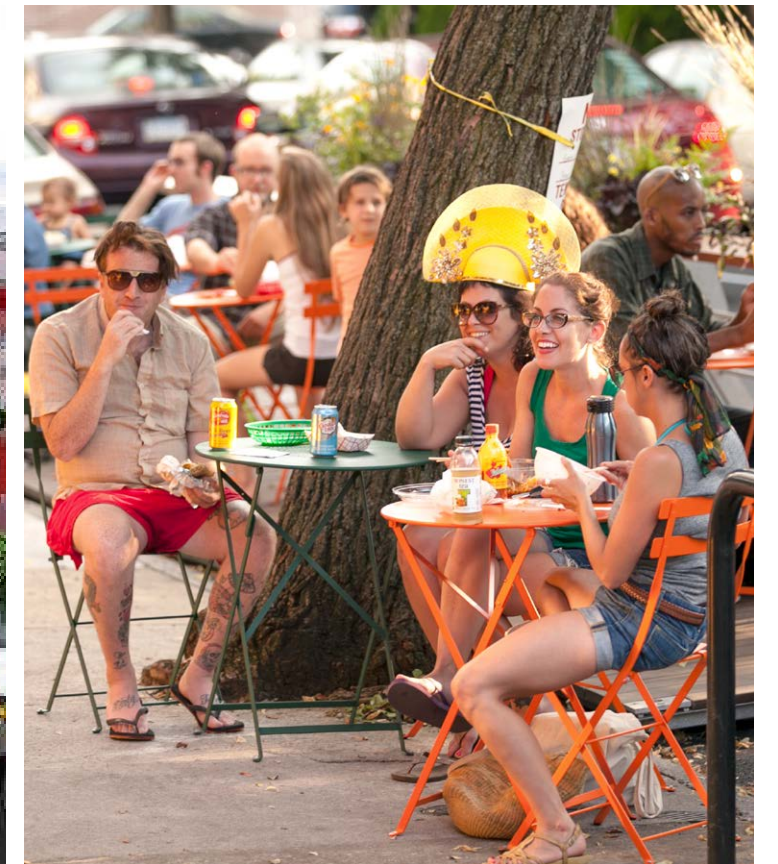
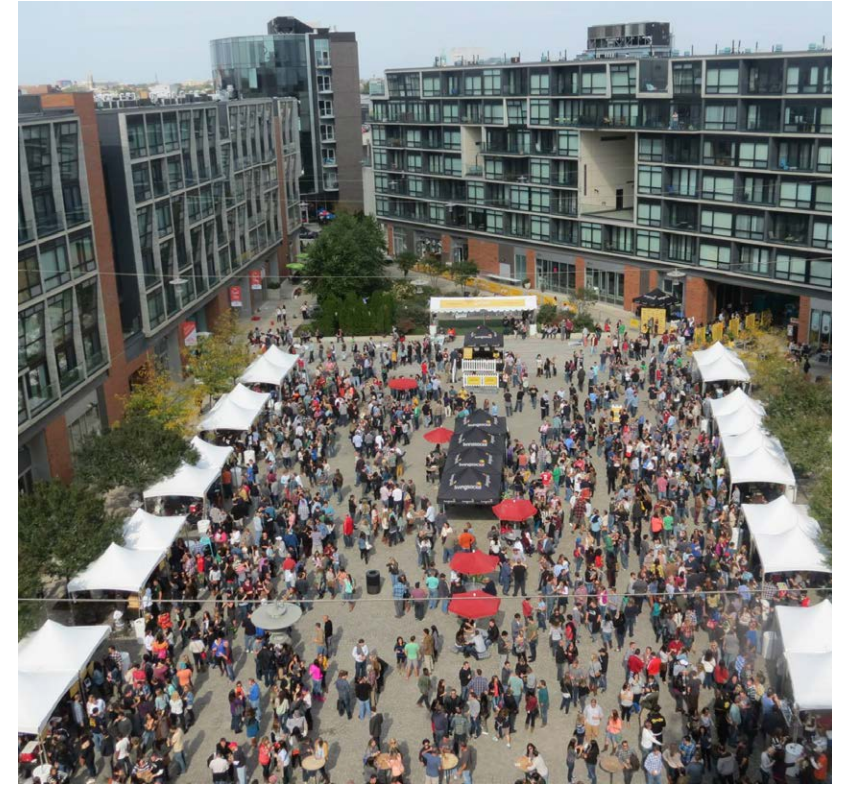
NON-TRADITIONAL PLAY KIT OF PARTS

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PET SMART



EVENT FLEXIBILITY KIT OF PARTS



WATER (INFRASTRUCTURE) KIT OF PARTS

PUBLIC OPEN SPACE
SIMPLICITY
GREEN AREAS
SEATING
MAXIMIZE VISIBILITY
MAXIMIZE USES
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MULTI-GENERATIONAL
SAFETY AND SECURITY
LIGHTING
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HISTORY AND ART
WATER FEATURE
NON-TRADITIONAL PLAY
PET SMART



WATER (INFRASTRUCTURE) KIT OF PARTS

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GATHERING / EVENT AREA
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WATER (FEATURE) KIT OF PARTS

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WATER (FEATURE)

KIT OF PARTS

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RETAIL EDGES KIT OF PARTS

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SIMPLICITY
GREEN AREAS
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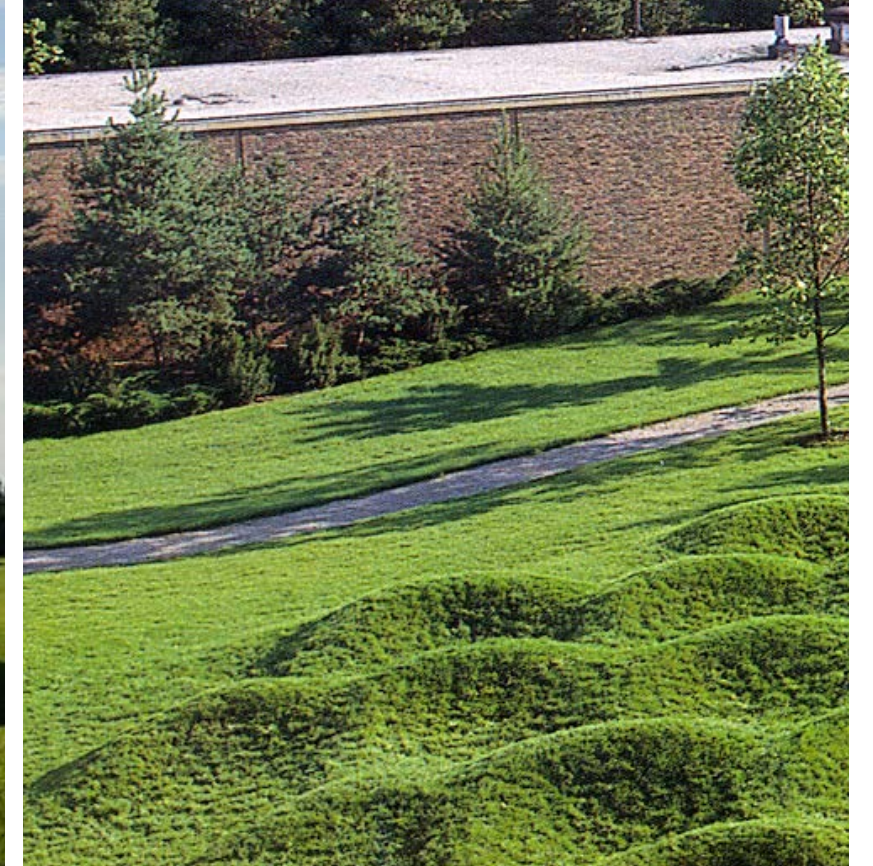


LANDFORM

KIT OF PARTS

PUBLIC OPEN SPACE
SIMPLICITY
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SEATING
MAXIMIZE VISIBILITY
MAXIMIZE USES
BUFFER
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LIGHTING
RETAIL CONSIDERATIONS

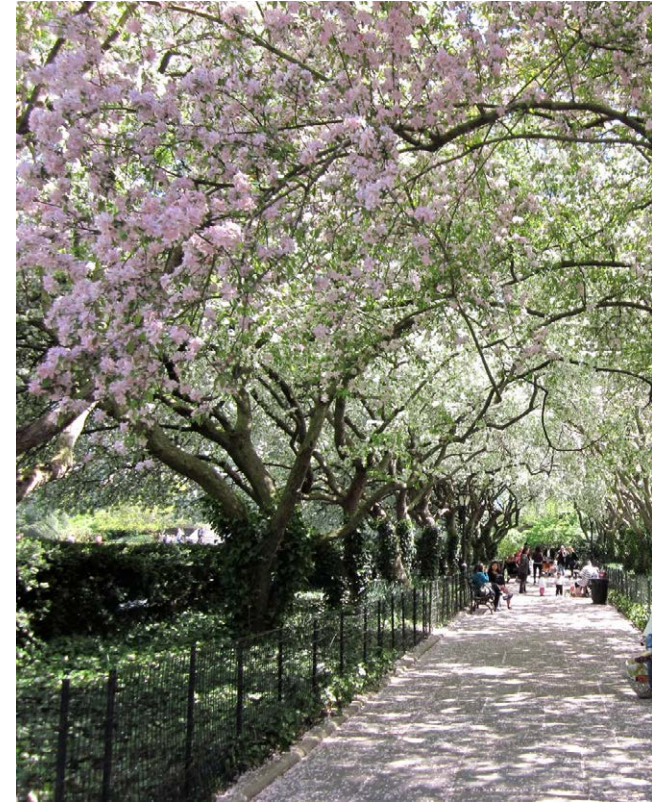
GATHERING / EVENT AREA
SUSTAINABLE METHODS
HISTORY AND ART
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NON-TRADITIONAL PLAY
PET SMART



PLANTING KIT OF PARTS

PUBLIC OPEN SPACE
SIMPLICITY
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PLANTING KIT OF PARTS

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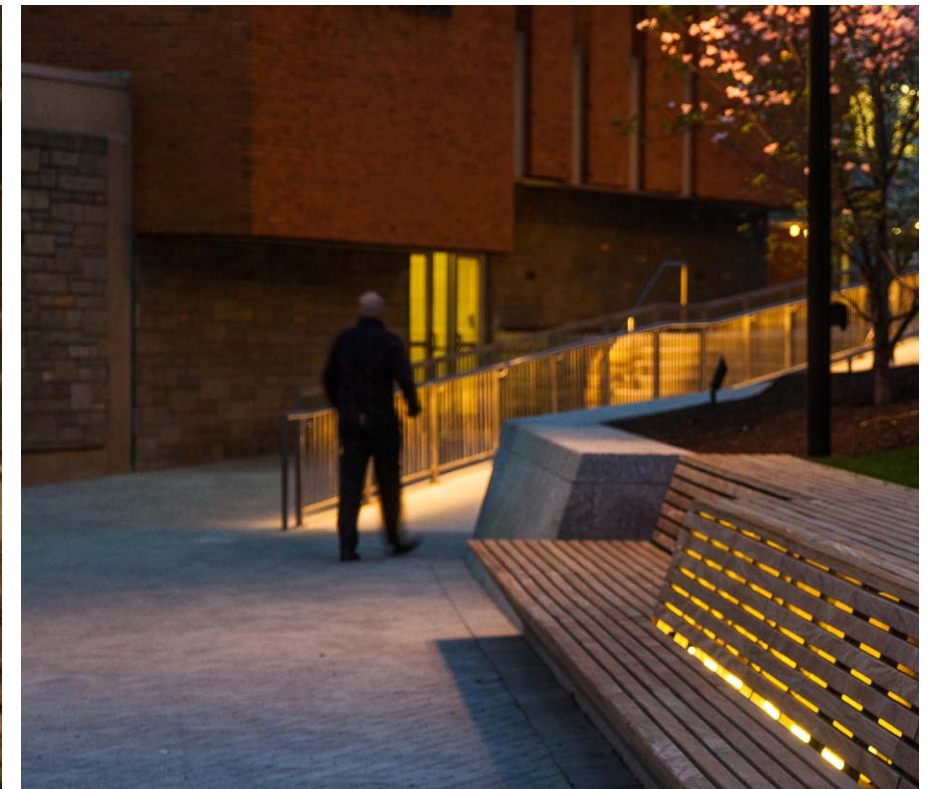
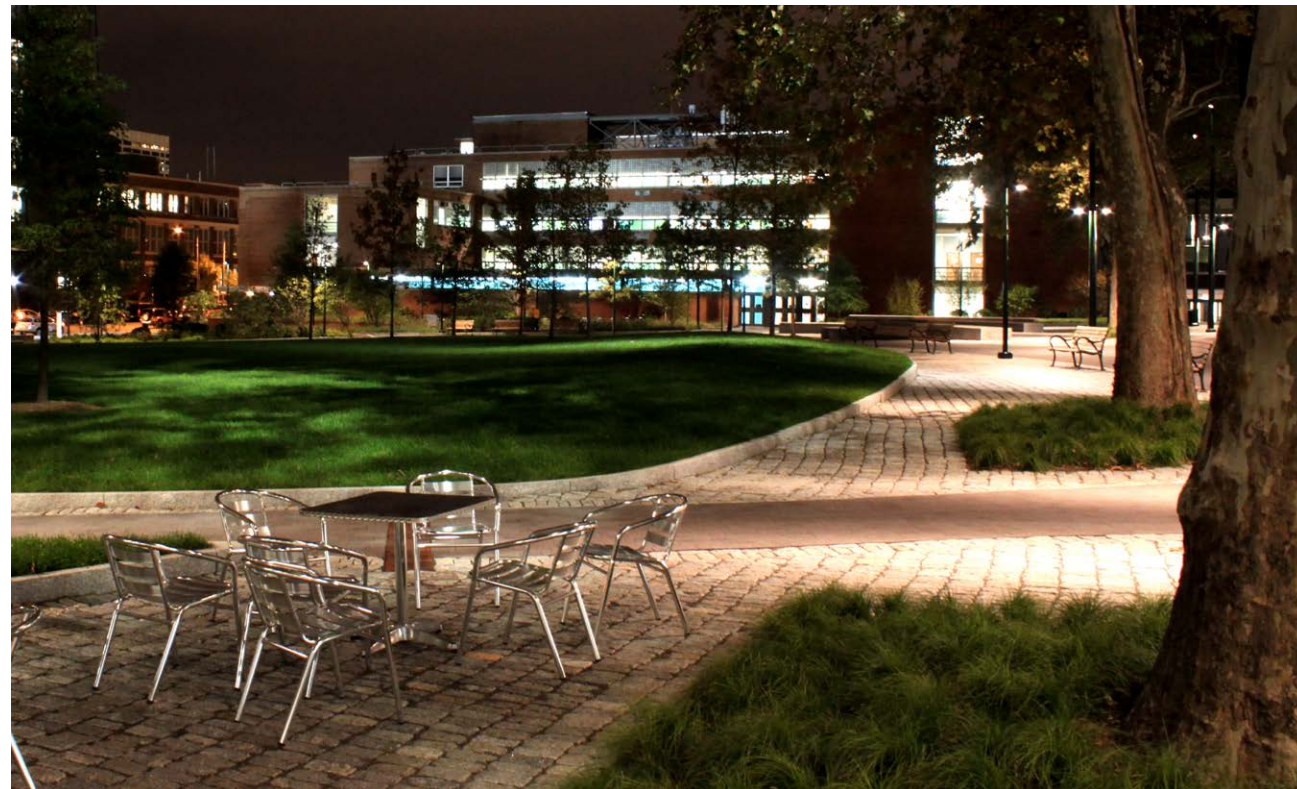
GATHERING / EVENT AREA
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LIGHTING KIT OF PARTS

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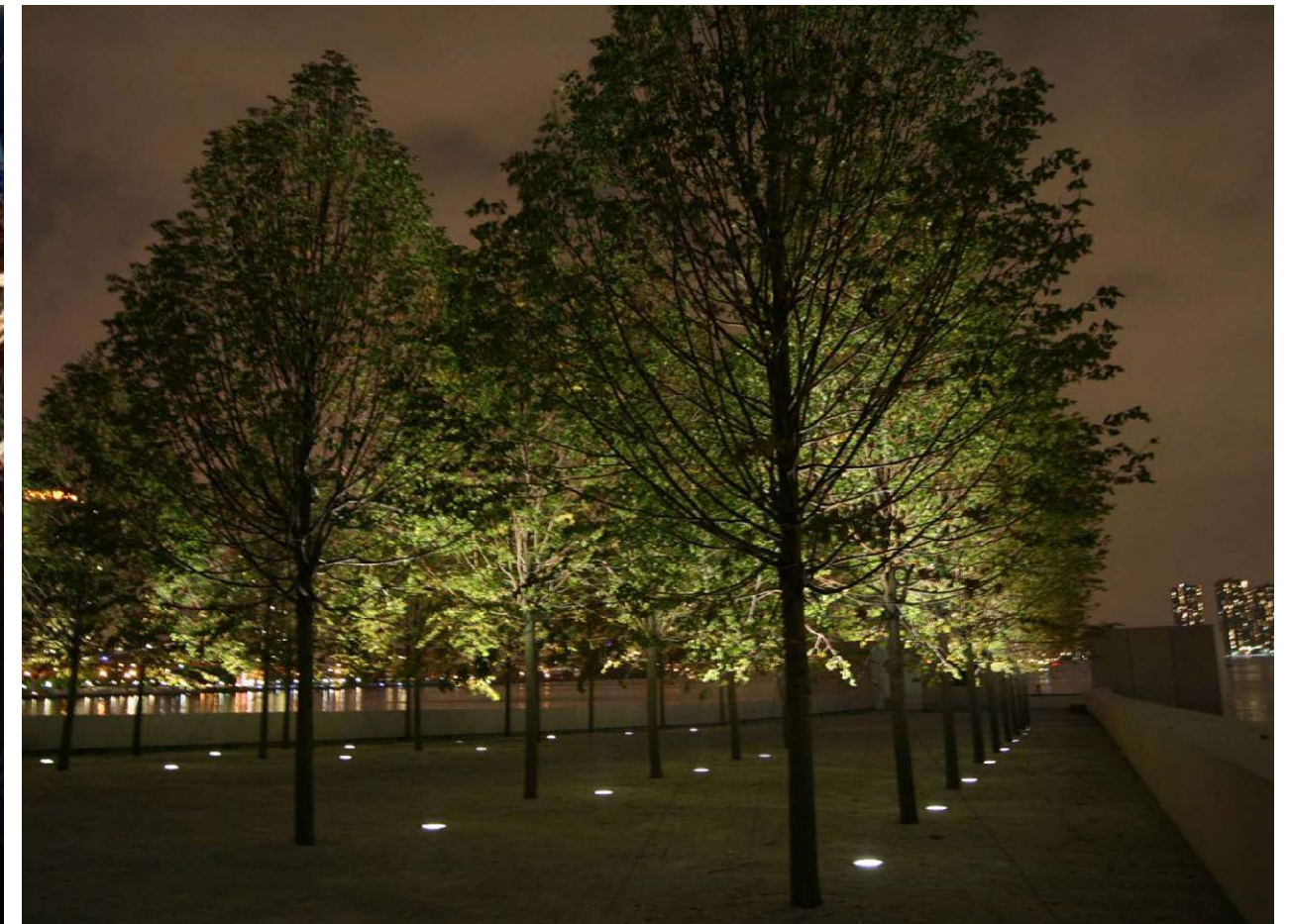
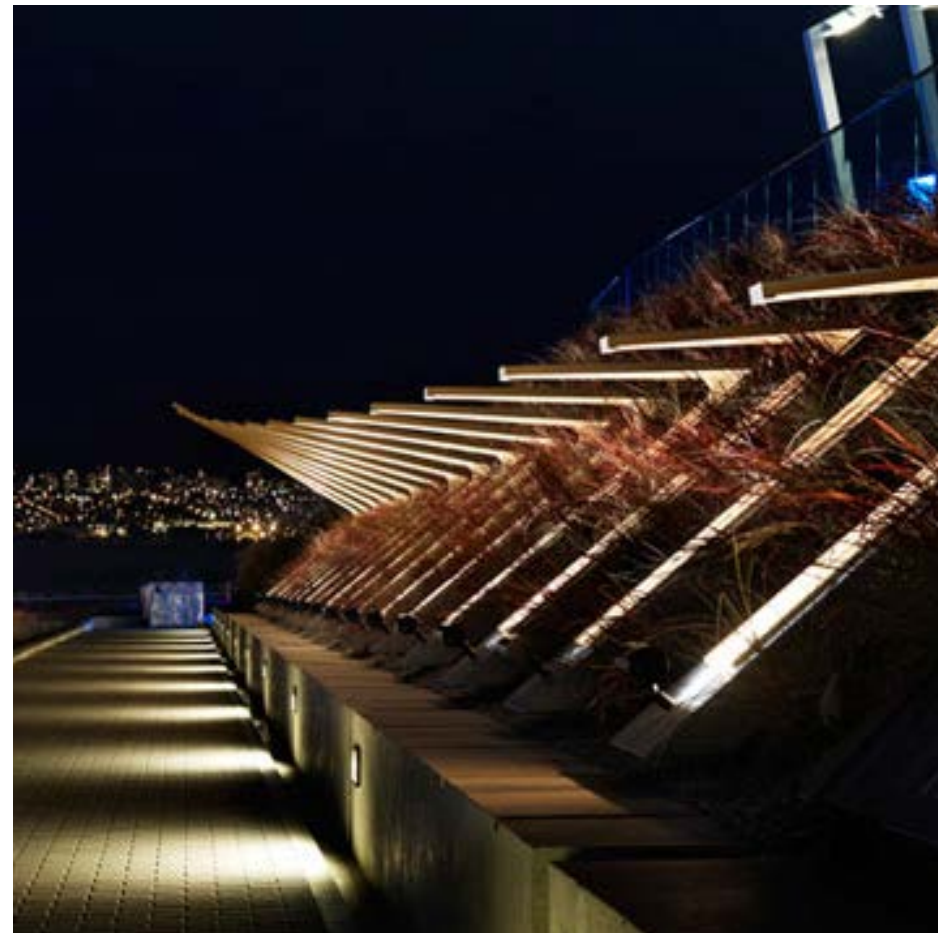
GATHERING / EVENT AREA
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LIGHTING KIT OF PARTS

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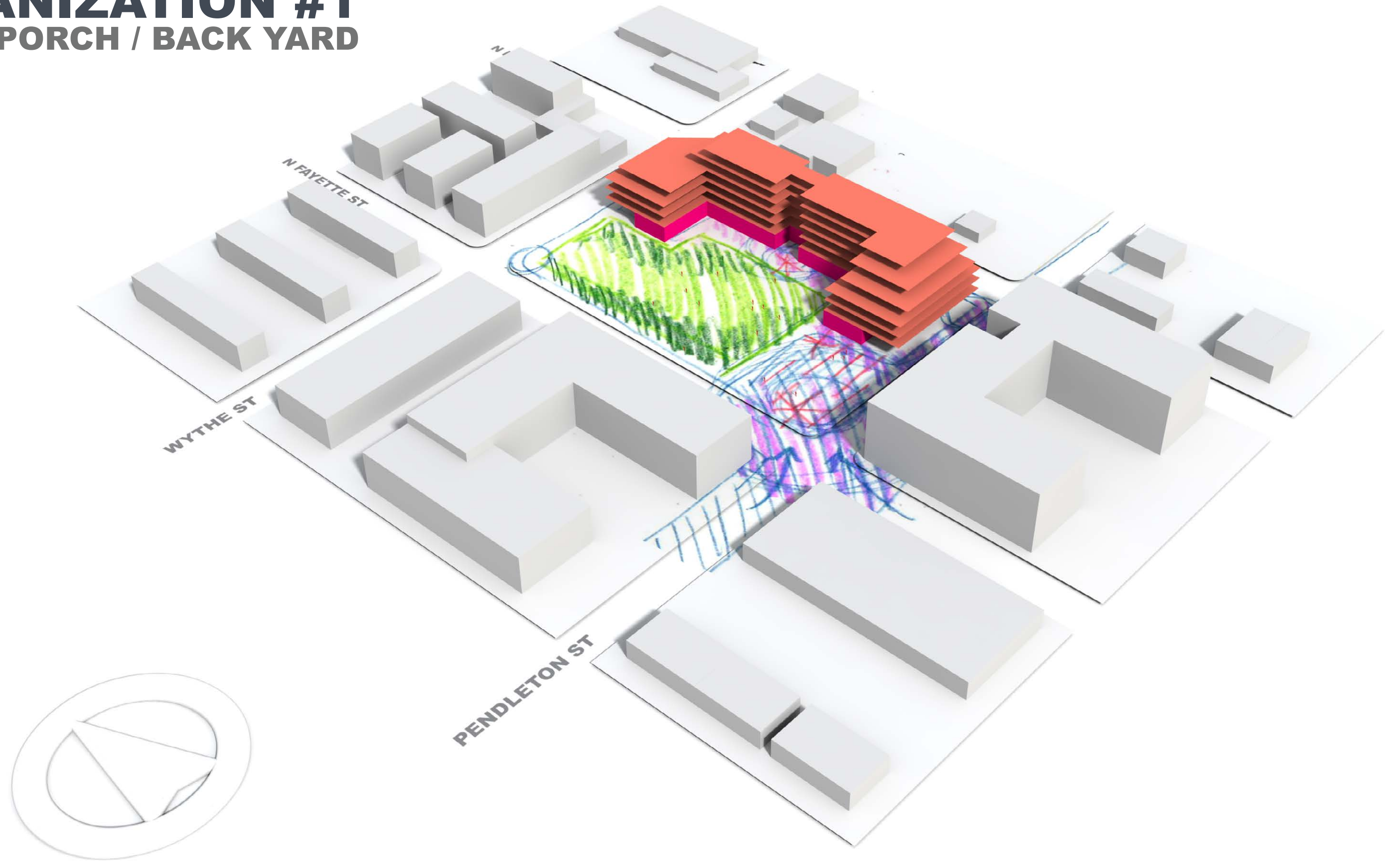


**WHAT ARE SOME WAYS WE CAN THINK
ABOUT ORGANIZING THE SITE?**



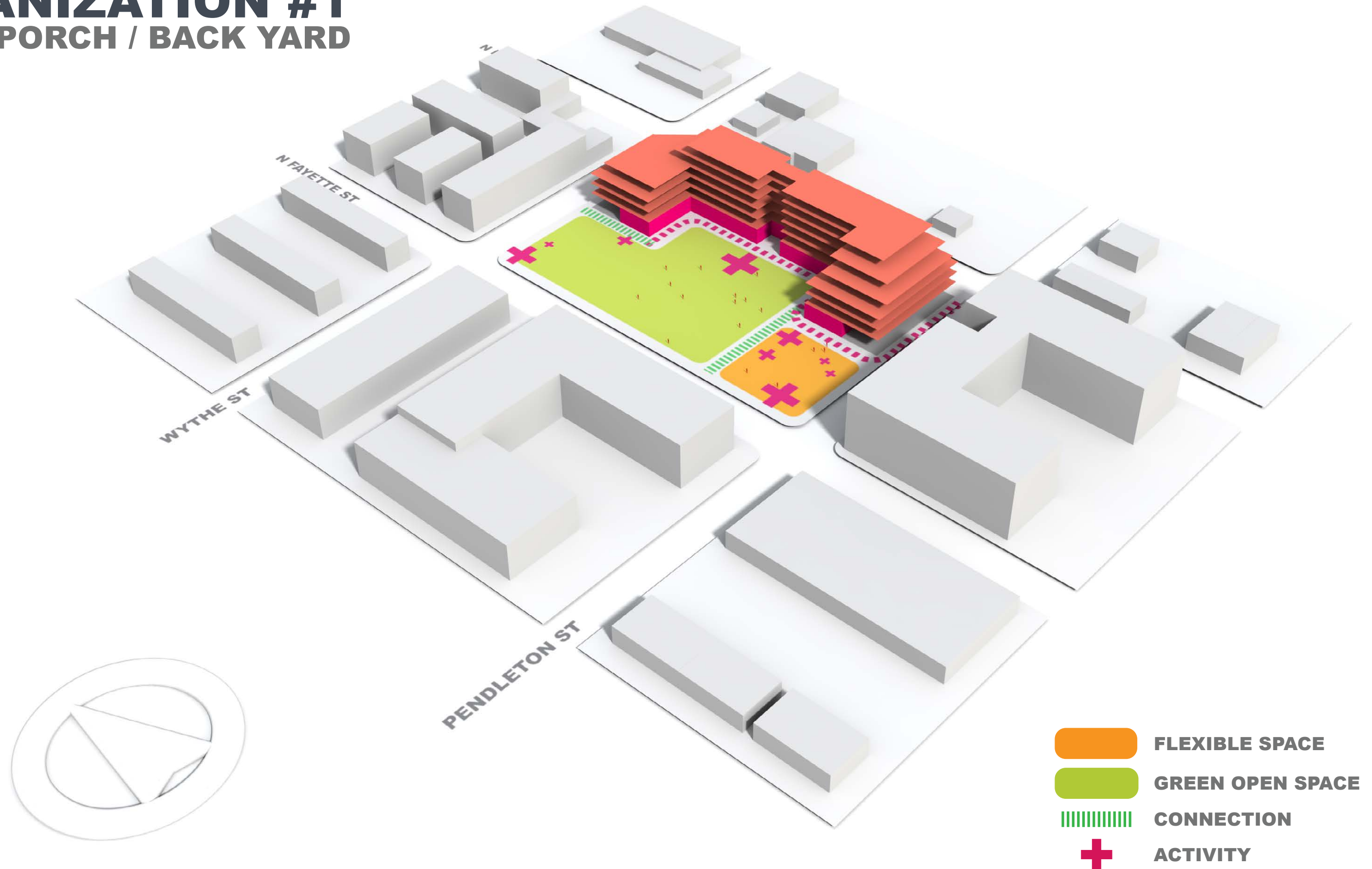
ORGANIZATION #1

FRONT PORCH / BACK YARD



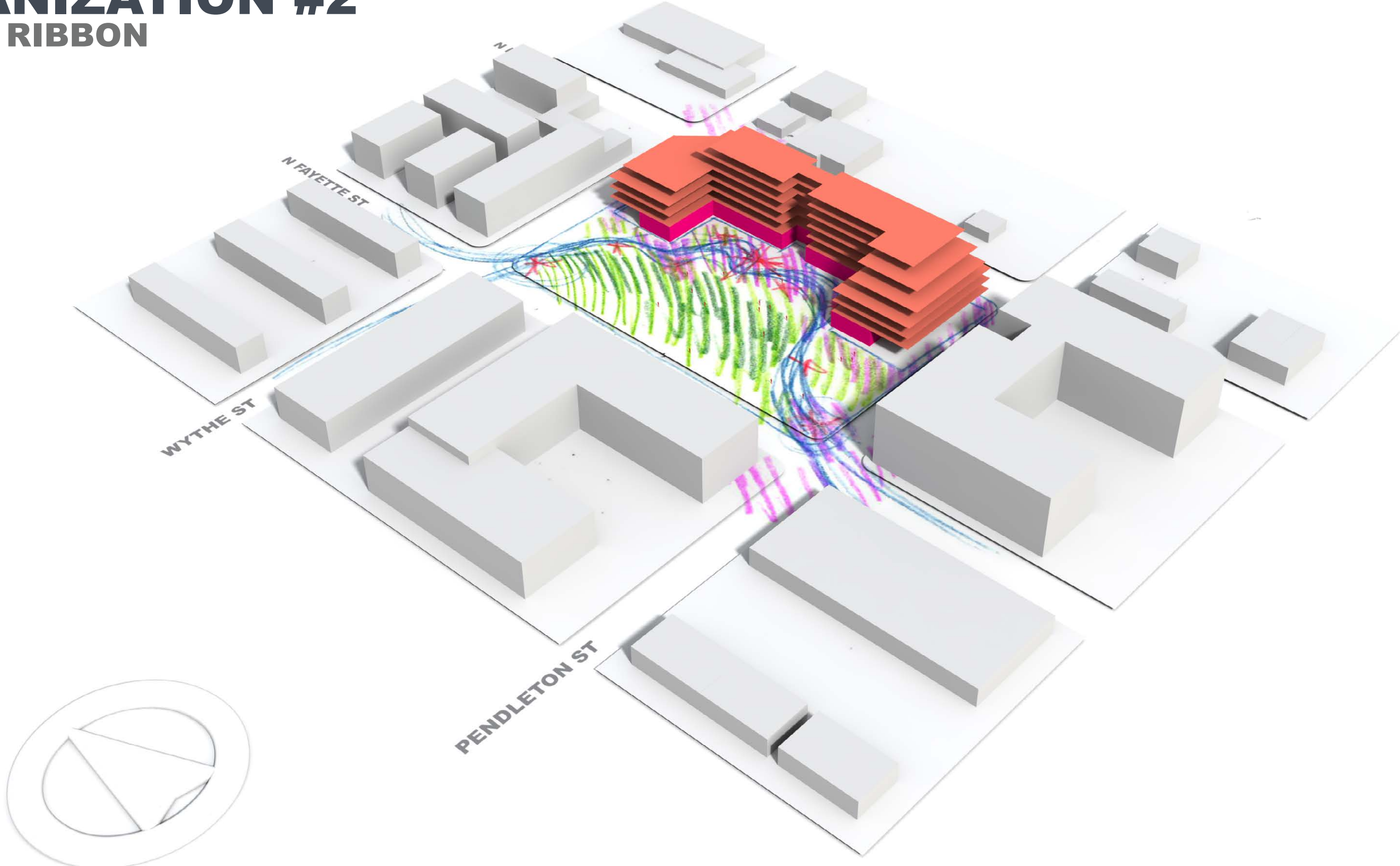
ORGANIZATION #1

FRONT PORCH / BACK YARD



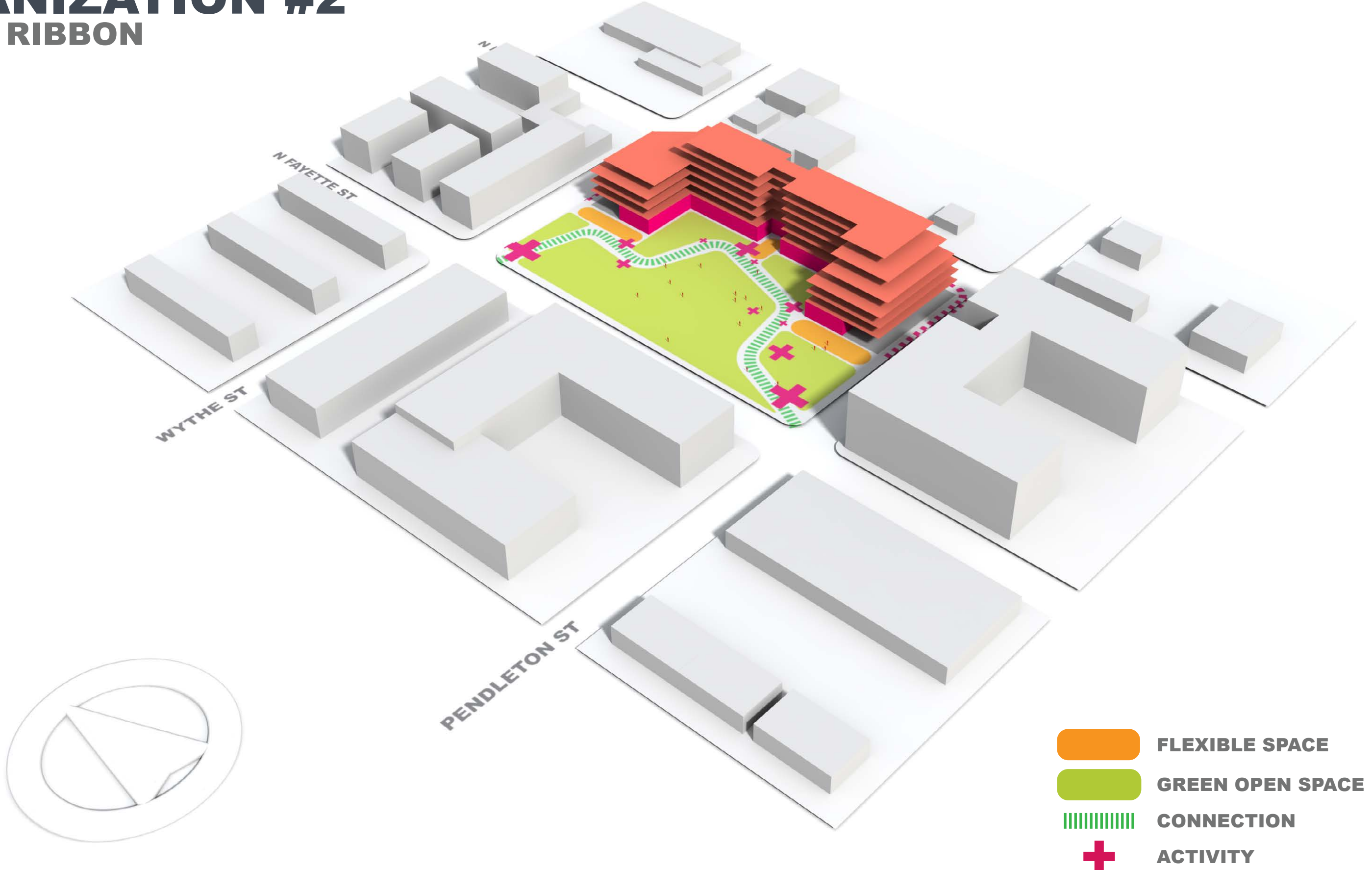
ORGANIZATION #2



ACTION RIBBON



ORGANIZATION #2

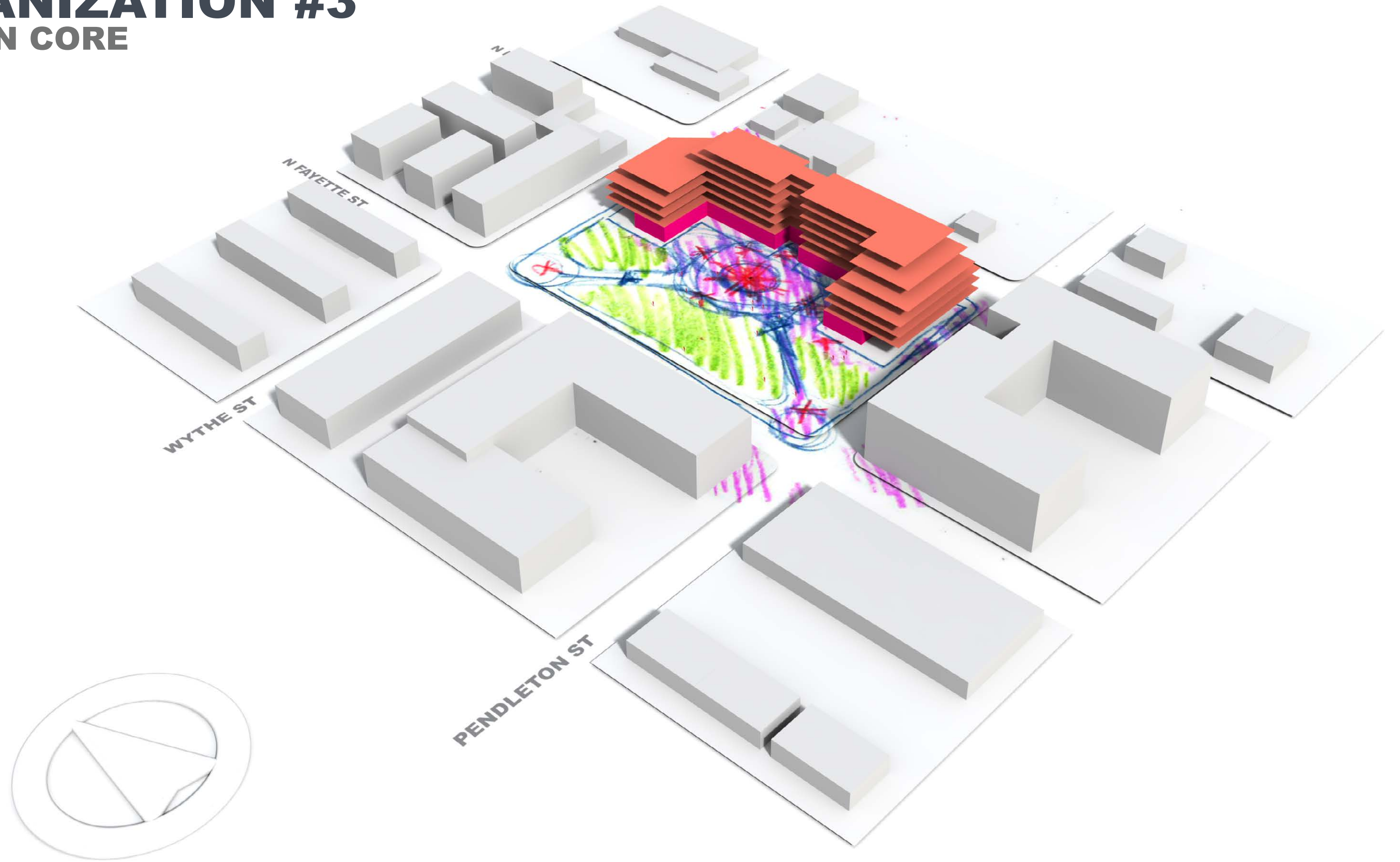
ACTION RIBBON



-  FLEXIBLE SPACE
-  GREEN OPEN SPACE
-  CONNECTION
-  ACTIVITY

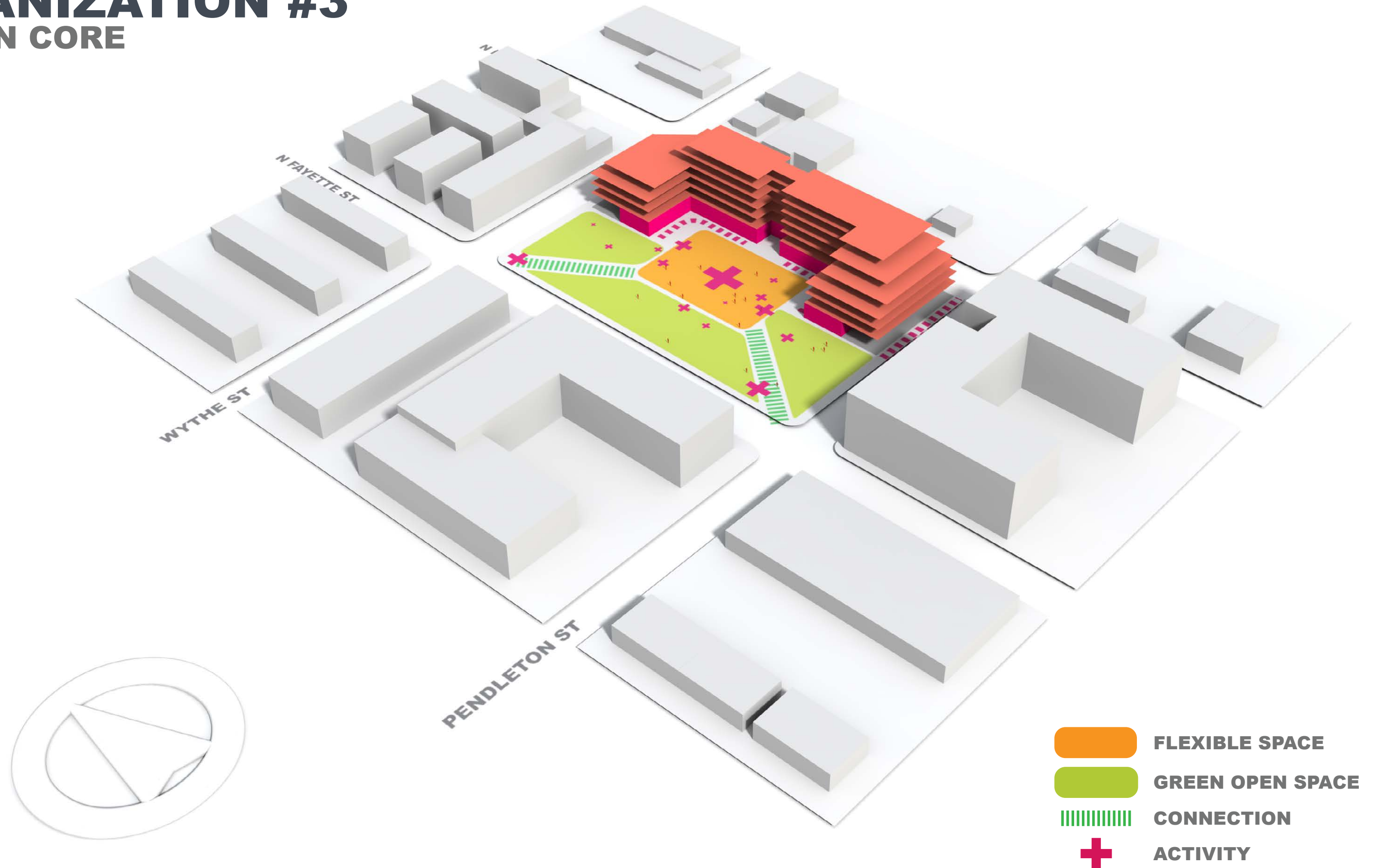
ORGANIZATION #3



MODERN CORE



ORGANIZATION #3

MODERN CORE



-  FLEXIBLE SPACE
-  GREEN OPEN SPACE
-  CONNECTION
-  ACTIVITY



BRADDOCK PARK
COMMUNITY MEETING 9/29/2015



HOW DID WE GET FEEDBACK?

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 FOCUS GROUP

(GROUP A)

PREFER ✓

- OPEN LAWN
- TRAILS THROUGH LANDFORM
- FLEXIBLE SEATING WITH SHADE
- INTEGRATED SEATING THROUGHOUT
- SHADY PARK EDGES
- SUSPENDED LIGHTING
- FLEXIBLE WATER FEATURE (MISTERS)
- NATURAL PLAY (ROCKS, BERMS, VEGETATION)

ACTION RIBBON



■ FLEXIBLE SPACE
■ GREEN OPEN SPACE
▬ CONNECTION
▬▬▬▬ RETAIL EDGE
+ ACTIVITY
 Kids
 Sand
 No Structures (play)
 No organized Field Sports (Soccer, Football etc.)
 Integrate Stormwater mgmt - No open basins
 Natural play - rocks, Berms, Vegetation
 Flexible Mistis
 Seating Through
 Edges

PUBLIC + ACCESSIBLE FOCUS GROUP

(GROUP B)

PREFER ✓

- CLEAR VISIBILITY AT ENTRY POINTS AND ACROSS SITE
- SAFE AND POROUS EDGES
- EVENT FLEXIBILITY (FOOD TRUCKS, FARMER'S MARKET, STORAGE)
- MULTI-PURPOSE CENTRAL SPACE (E.G. PERFORMANCES)
- RECREATIONAL OPTIONS (BOCCE, PING PONG, CHESS, FRISBEE, SOCCER, FOOTBALL)
- MIXED WALL / SEATING DESIGN
- INTEGRATED LIGHTING
- PLANT SEASONALITY
- SPACES FOR ALL AGE GROUPS + OPPORTUNITY TO INTERACT TOGETHER
- SHADE
- NATURAL SURFACES

ACTION RIBBON

Notes:

- core ping pong
- clear visibility across site
- Non-fence but safe edge
- No one uses this area adjacent to Henry
- Edges feel Dangerous
- Youngest need an edge because balls roll
- Performing Area
- Series of spaces for all age groups
- Water! kid-use
- Clear visibility across site
- Shade!
- Safe Edge
- Porous edge
- Entry points are visible
- Seasonal flowers/plants to change w/ year
- Area to play frisbee, soccer, football
- One central multipurpose space
- Seating
- Mixed wall-seating design
- Natural Surface
- Nothing is "Off Limits"
- farmers market
- Free flowing
- BROADER
- Visible Entries
- Storage!
- allow food trucks
- Integrated Lighting
- Try to not be specific for a demographic
- Chess table
- Seasonal Plants
- large path w/ stalls?

Photographs:

- Outdoor seating area with tables and umbrellas.
- People playing a game on a lawn.
- People sitting on a bench under a tree.
- People playing a game on a lawn.
- People sitting on a bench under a tree.
- People playing a game on a lawn.
- People sitting on a bench under a tree.
- People playing a game on a lawn.
- People sitting on a bench under a tree.

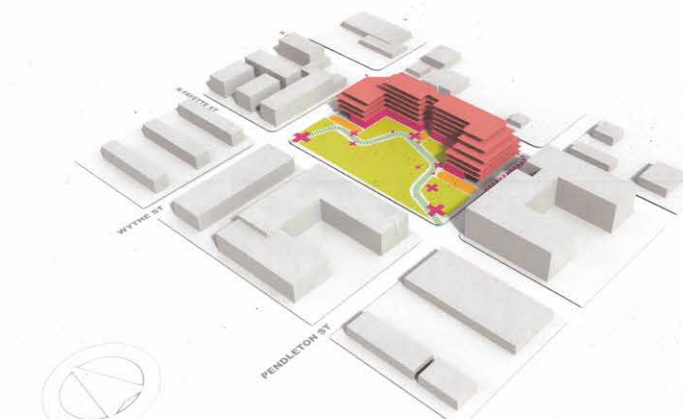
FLEXIBLE + SIMPLE FOCUS GROUP

(GROUP C)

PREFER ✓

- VISIBILITY FROM ABOVE
- RETAIL EDGES FACING THE PARK WITH SEATING
- LARGER FLEXIBLE SPACE ADJACENT TO BUILDING
- FLEXIBLE PLAZA SPACE (WITH FLEXIBLE WATER FEATURE)
- PATHS AS TRANSITION AND DECISION-MAKING POINTS
- SIDEWALKS PART OF PUBLIC SPACE
- RECREATIONAL OPTIONS (PING-PONG)

ACTION RIBBON



+ Retail access
 + Path as transition + decision-making
 (supermarket on lot 1) no good access for deliveries
 + Wayfinding for parking - How do you know where to go?
 + Ping Pong
 - 1st Lt.
 ? Community Garden.
 + Sidewalks part of public space.

✓ Trees not too dense
 ✓ Flexibility
 ✓ Spray of trees
 ✓ Less dense trees Green + Plaza Flexible
 ✓ Retail
 ✓ Seating + Retail
 No Retail
 ✓

1" = 50'



UNIQUE + VIBRANT FOCUS GROUP

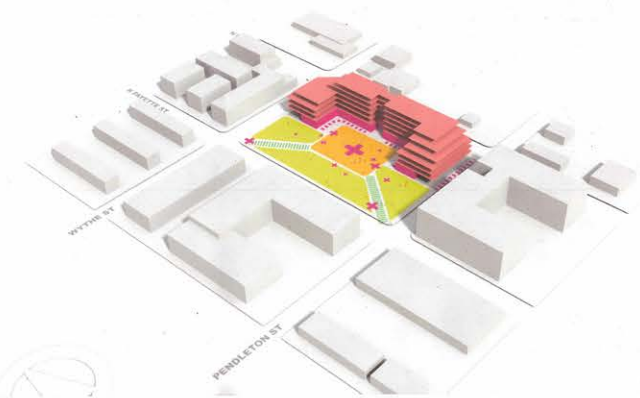
(GROUP D)

PREFER



- ELEVATION CHANGE + LANDFORM
- VARIETY OF SEATING (MOVEABLE AND INTEGRATED)
- SMALL RETAIL USES + RELATIONSHIP TO PARK
- PLANTING VARIETY (COLOR, TEXTURE, MULTISEASONAL INTEREST)
- PERMEABLE EDGES FOR BUILDING FACING PARK
- SUBTLE LIGHTING
- NATURAL PLAY
- WATER FEATURE AS FOCAL POINT

THE MODERN CORE



UNIQUE + VIBRANT

PARK PRIORITIES / DESIGN REQUIREMENTS

- DON'T REPLICATE NEARBY PARKS IN DESIGN OR PROGRAM
- MULTI-GENERATIONAL
- PARK SHOULD ASSIST THE SUCCESS OF RETAIL AND VICE VERSA PARK CONSIDERATIONS

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

BRADDOCK PARK / COMMUNITY MEETING

ndropogon

Game area
Mural
Screen on green?

N FAVETTE ST

Natural Play

Fountain/Water feature w/in/thru park.

Subtle feature can appeal to kids, but not designed around them.

kids can play... Fountain as focal point but connected to the water system of whole park.

running through...

green + water

WYTHE ST

Elevation change is good!

good ambient lighting

Careful to not enclose flex/plaza within building Needs to feel public

Ambient/subtle lighting accord form.

Tables, benches, to serve "take-out" Bakery/ small retail uses.

could be "ribbon" too.

planting to add color, texture variety
looks good in diff. ways every time of year.

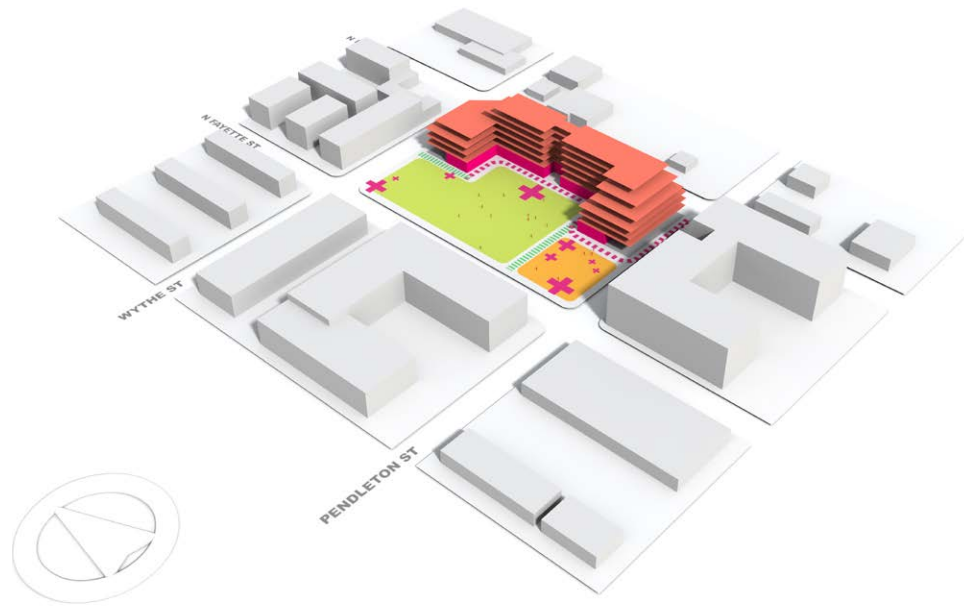
Subtle edges...

1" = 50'

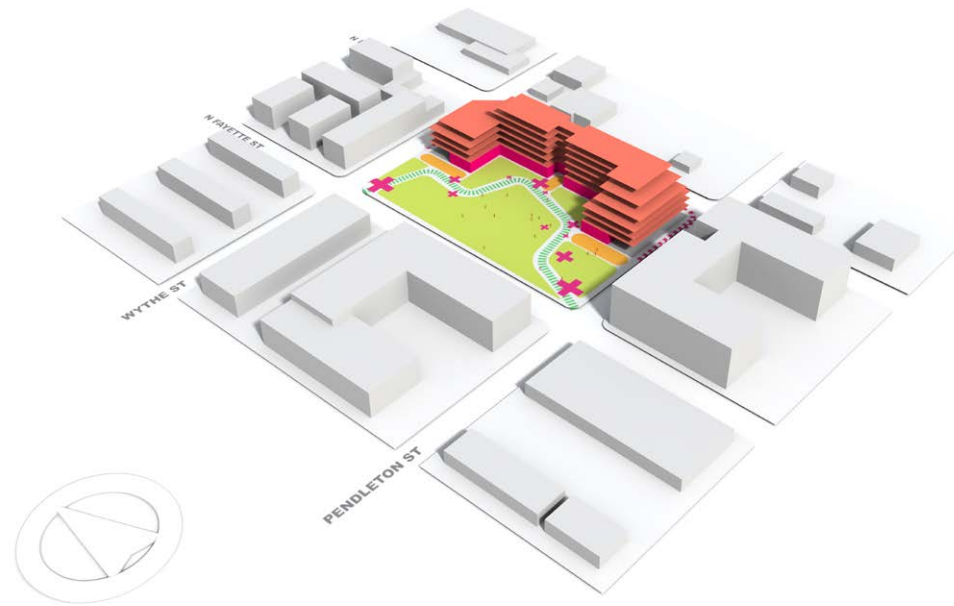
0 25' 50' 100' 200'

PREFERRED ORGANIZATION BY GROUP

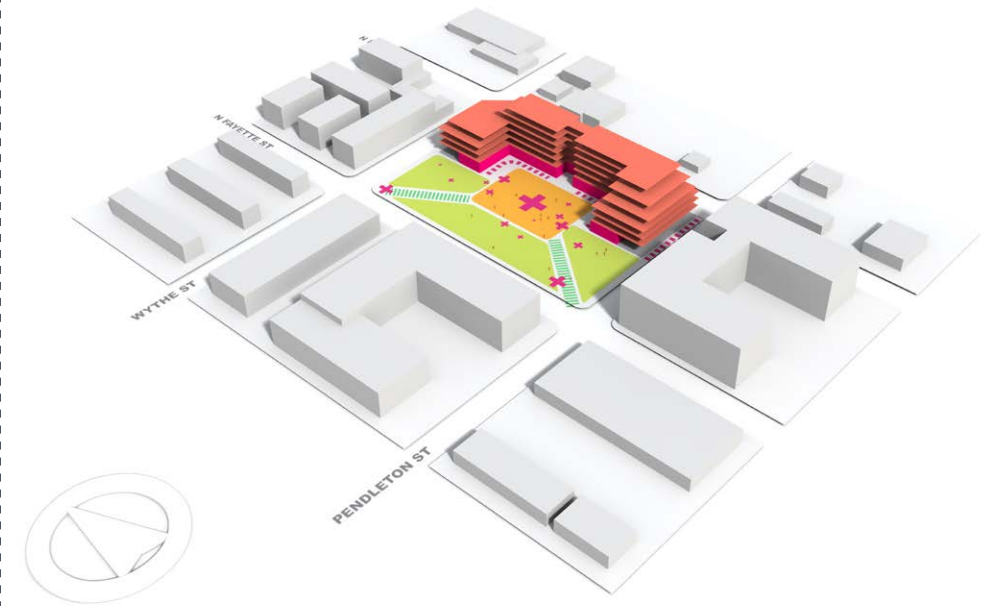
**ORGANIZATION #1
FRONT PORCH / BACK YARD**



**ORGANIZATION #2
ACTION RIBBON**



**ORGANIZATION #3
MODERN CORE**



VISIBLE + SAFE

FLEXIBLE + SIMPLE

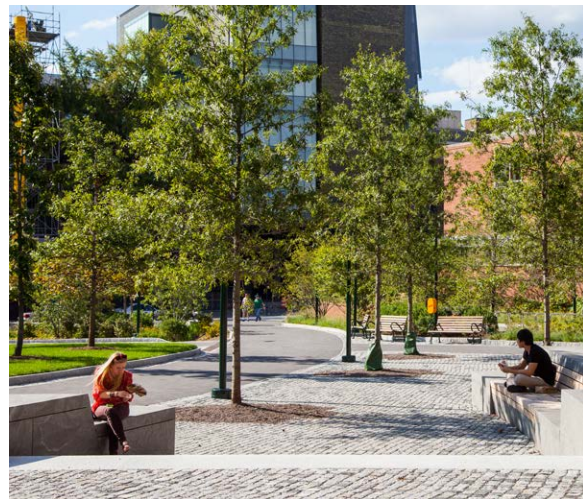
PUBLIC + ACCESSIBLE

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



EDGE



50'



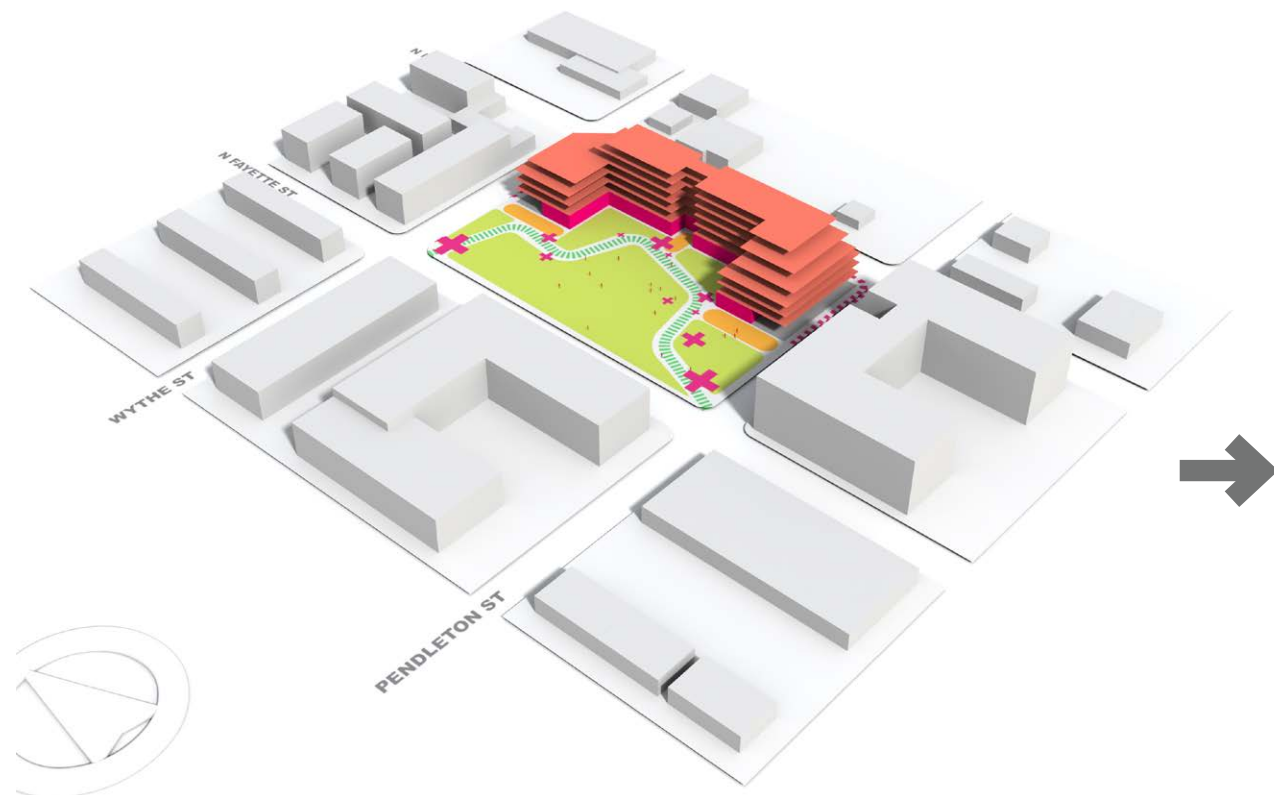
large path w/ stalls?



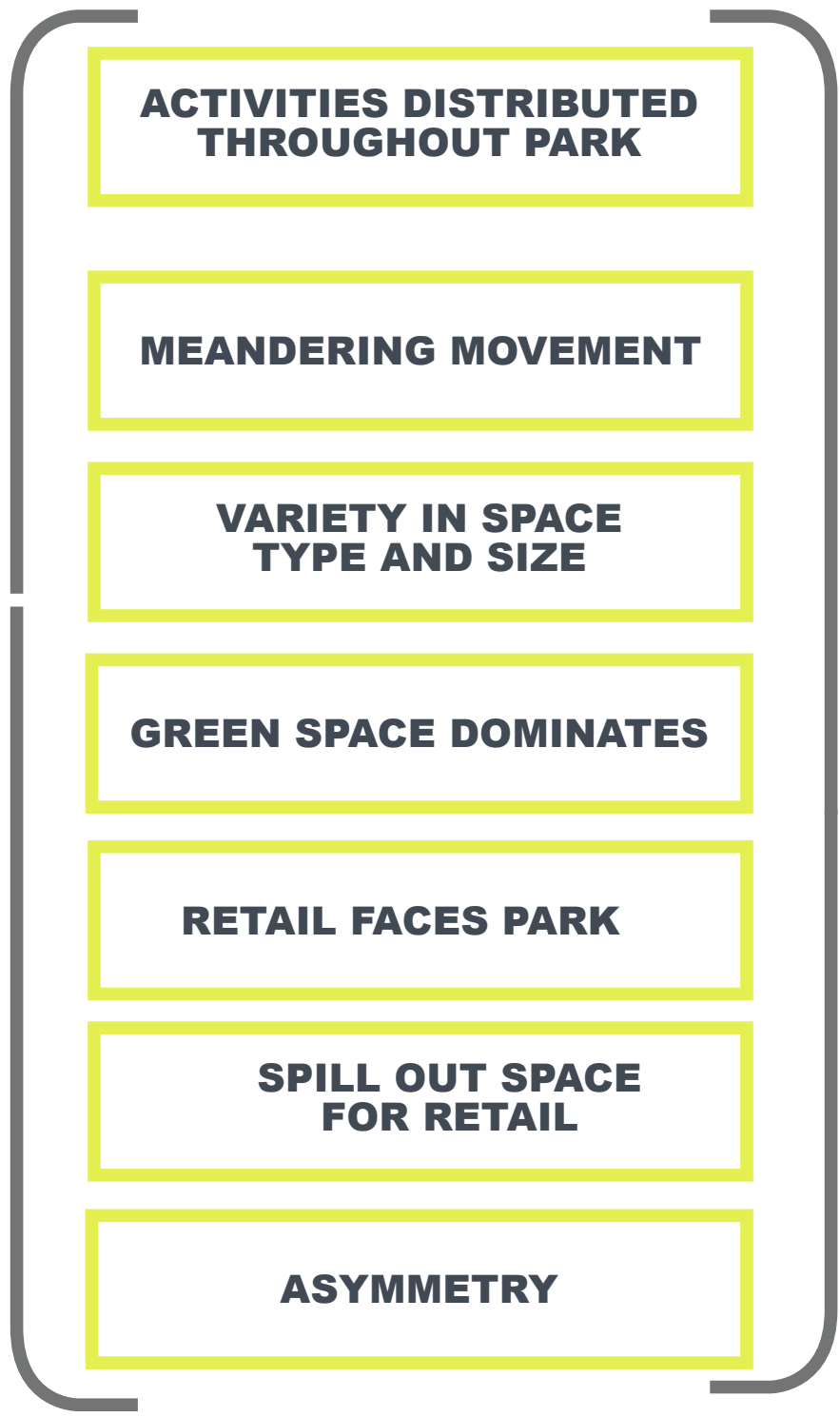
ACTION RIBBON CHARACTERISTICS

(COMMUNITY PREFERRED ORGANIZATIONAL SCHEME)

ACTION RIBBON

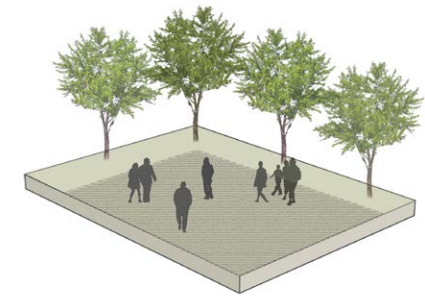


ORGANIZATIONAL CHARACTERISTICS



LANDSCAPE SPACE TYPES

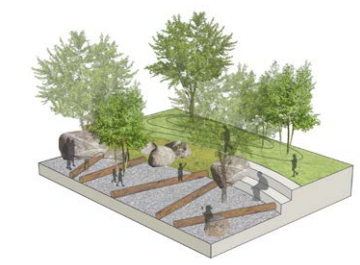
FLEX SPACES



GARDENS



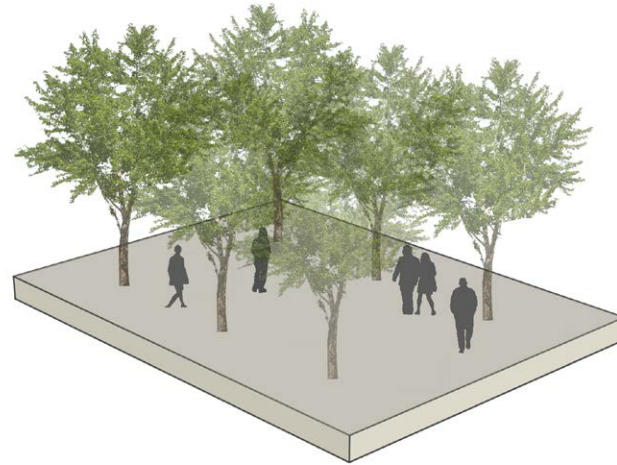
ACTIVITY ZONES



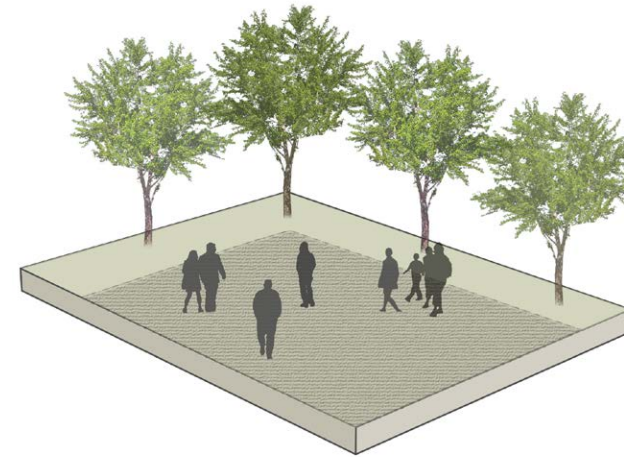
LANDSCAPE TYPES KIT OF PARTS

FLEX SPACES

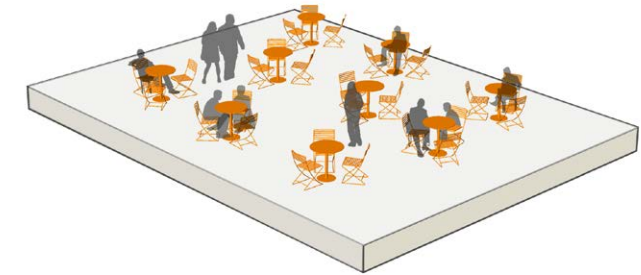
SHADED PLAZA



OPEN PLAZA

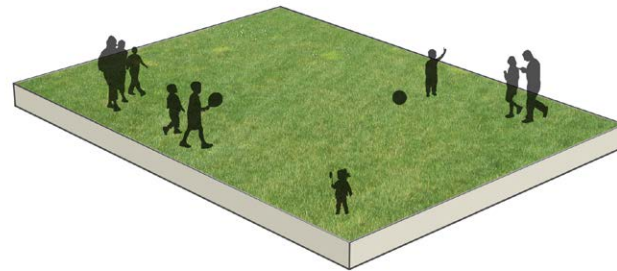


MOVABLE FURNITURE



GARDENS

LAWN



INTEGRATED PLANTING



LANDFORM

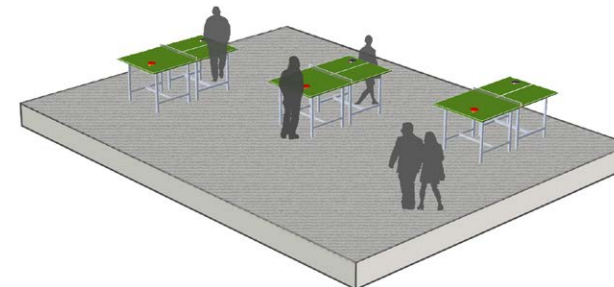


ACTIVITY ZONES

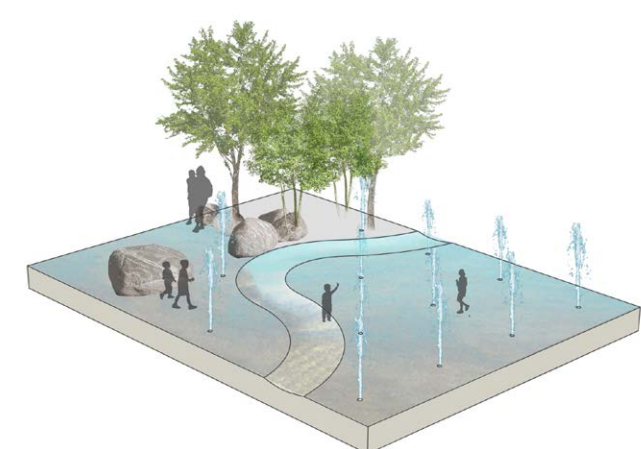
NATURAL PLAY



GAMES



WATER FEATURE



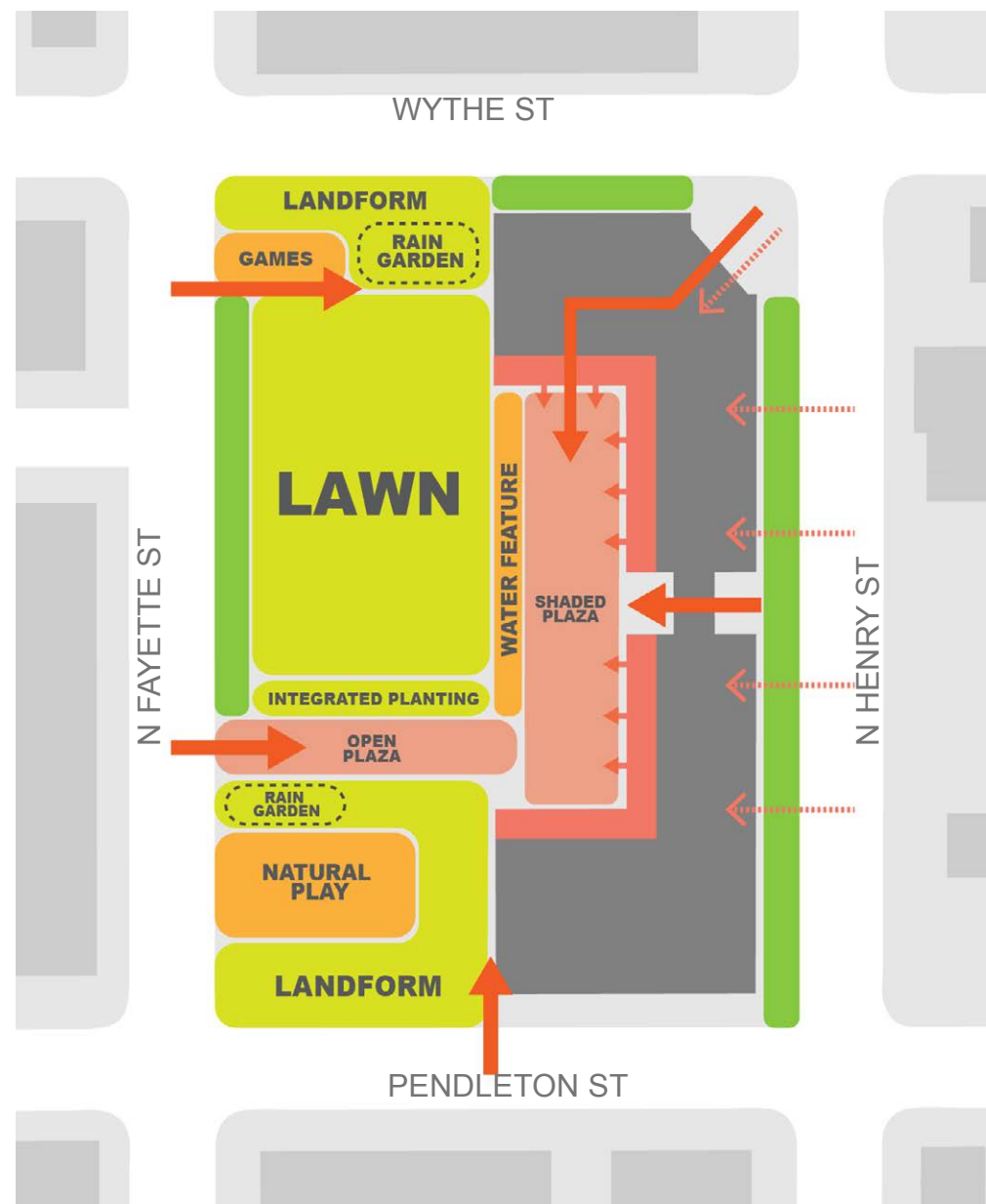
CONCEPT OPTIONS

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

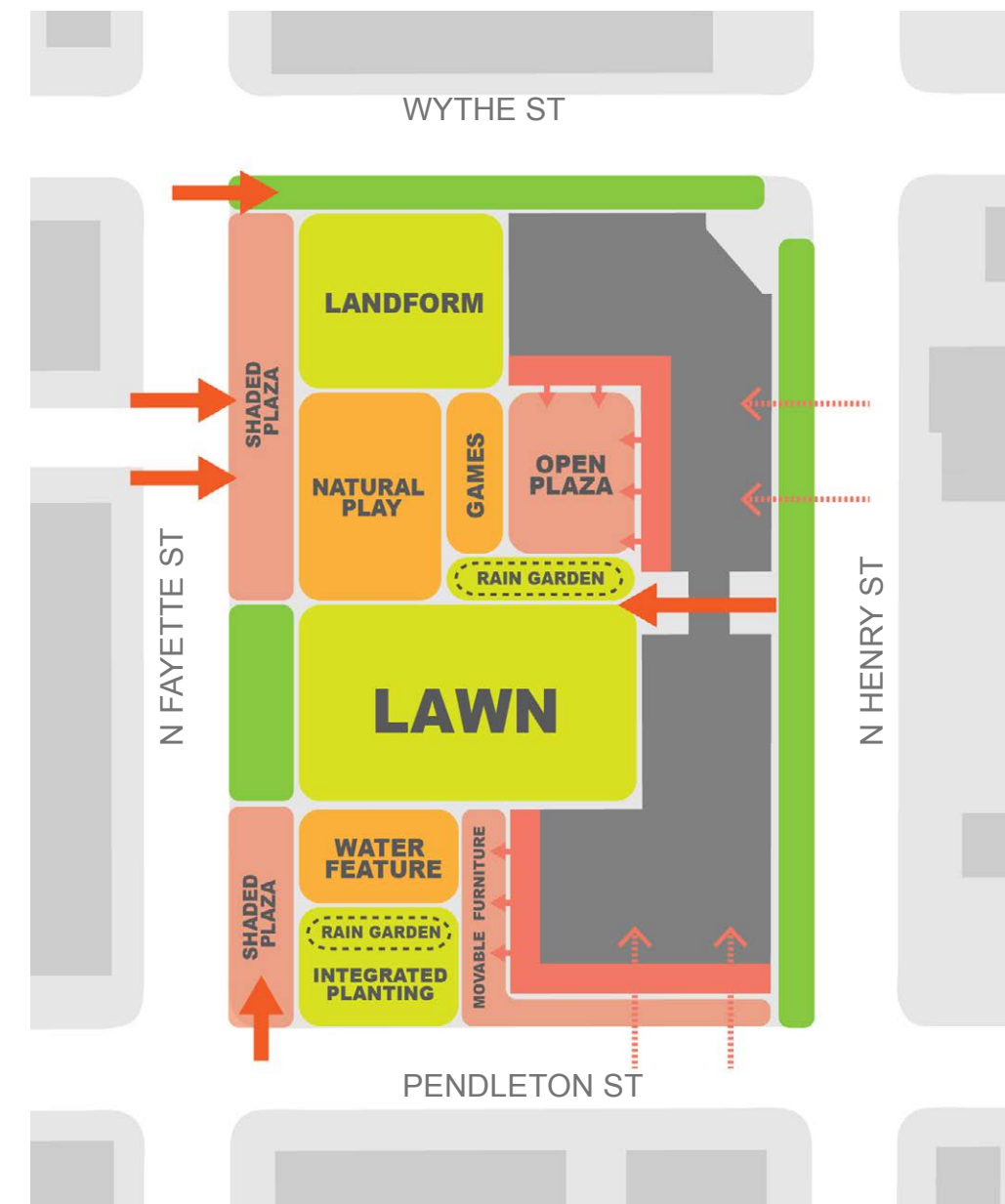
OPTION 1 SMALL TO XLARGE GREEN ISLANDS



OPTION 2 ENCLOSED ACTIVITY ZONES



OPTION 3 CENTRAL PLAZA + FLEXIBLE EDGE



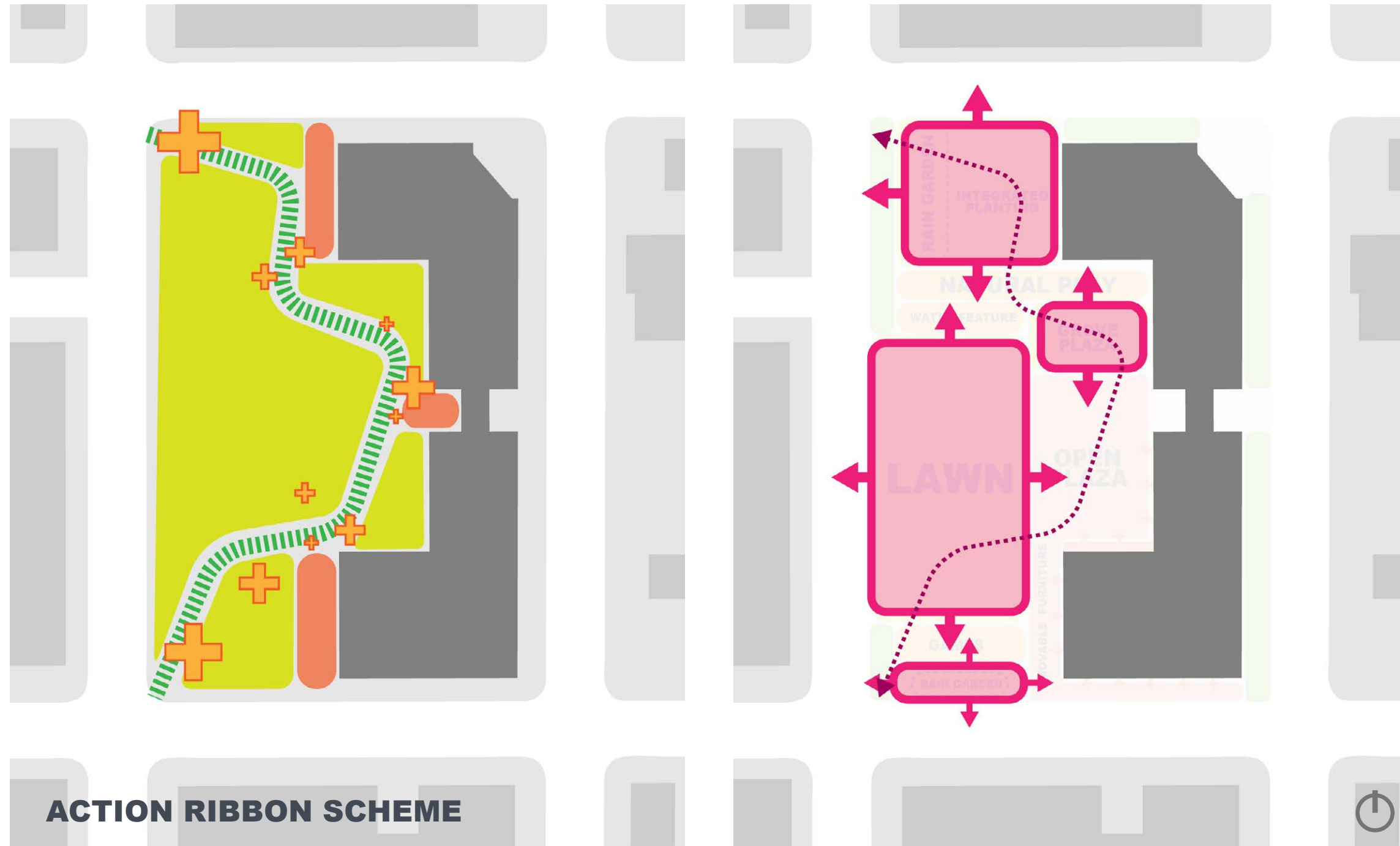
CONCEPT OPTIONS SUMMARY

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

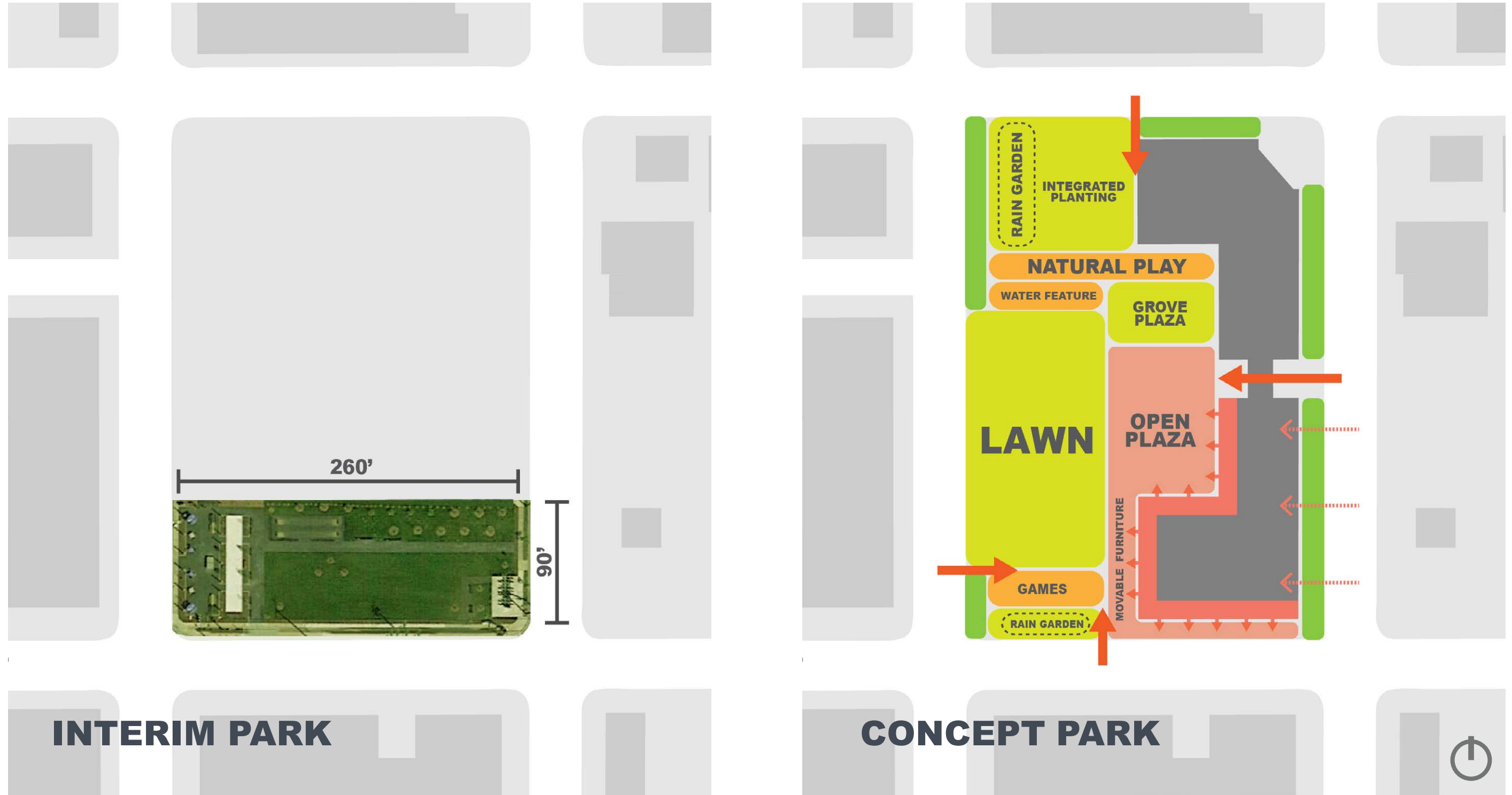
RETAIL FACES PARK

SPILL OUT SPACE FOR RETAIL

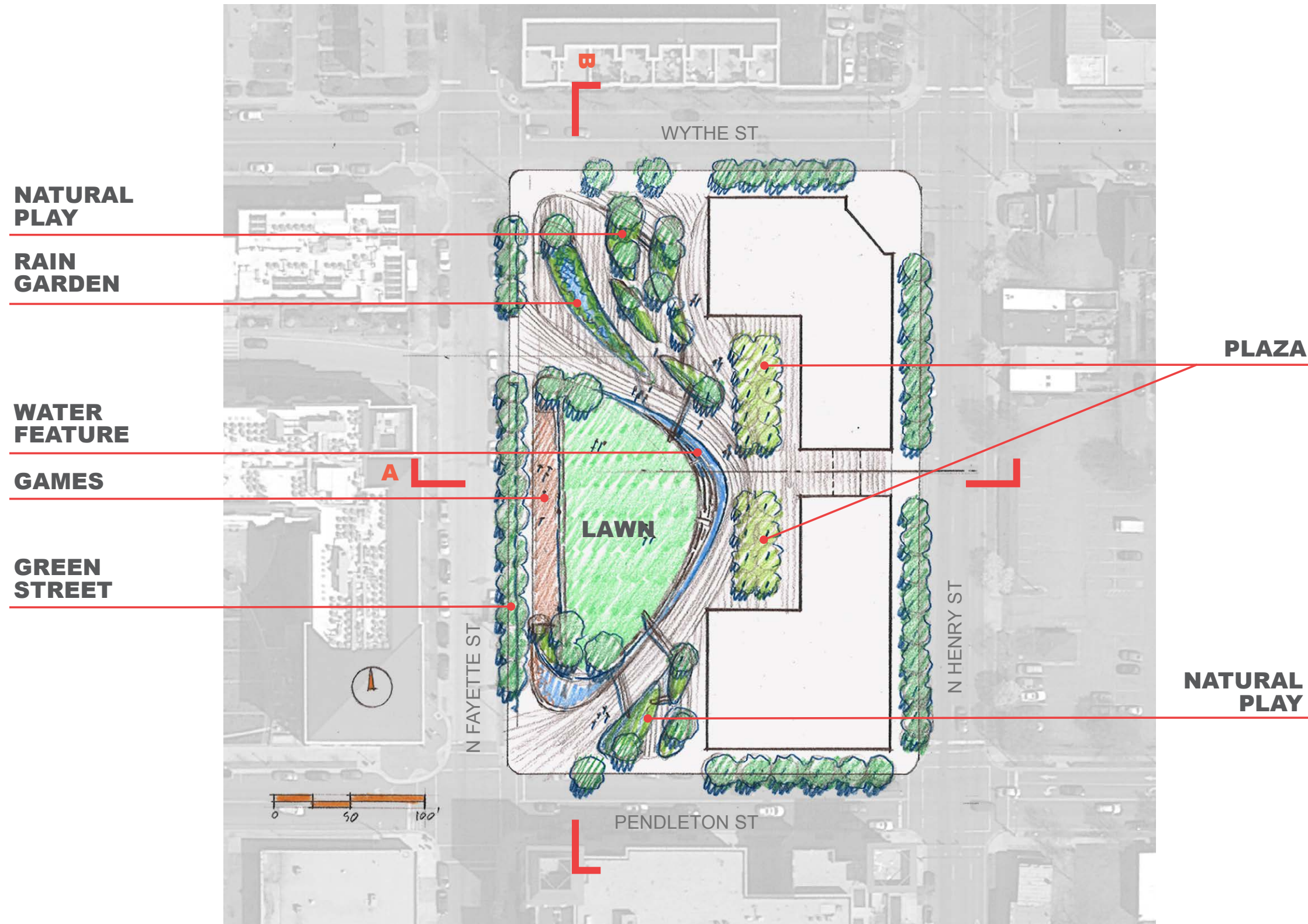
ASYMMETRY

OPTION 1: SMALL TO XLARGE

COMPOSITE



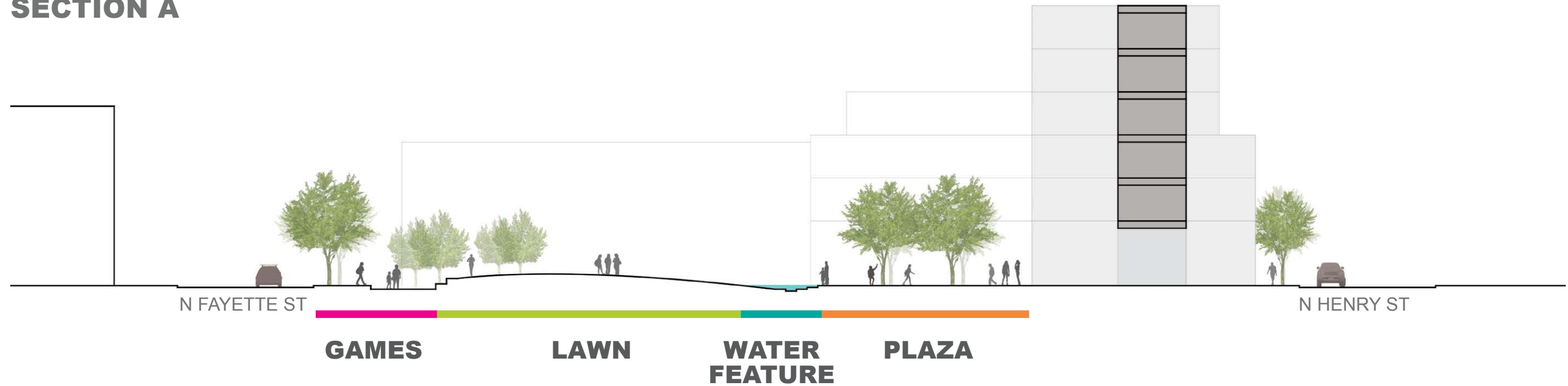
OPTION 1: SMALL TO XLARGE PLAN



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



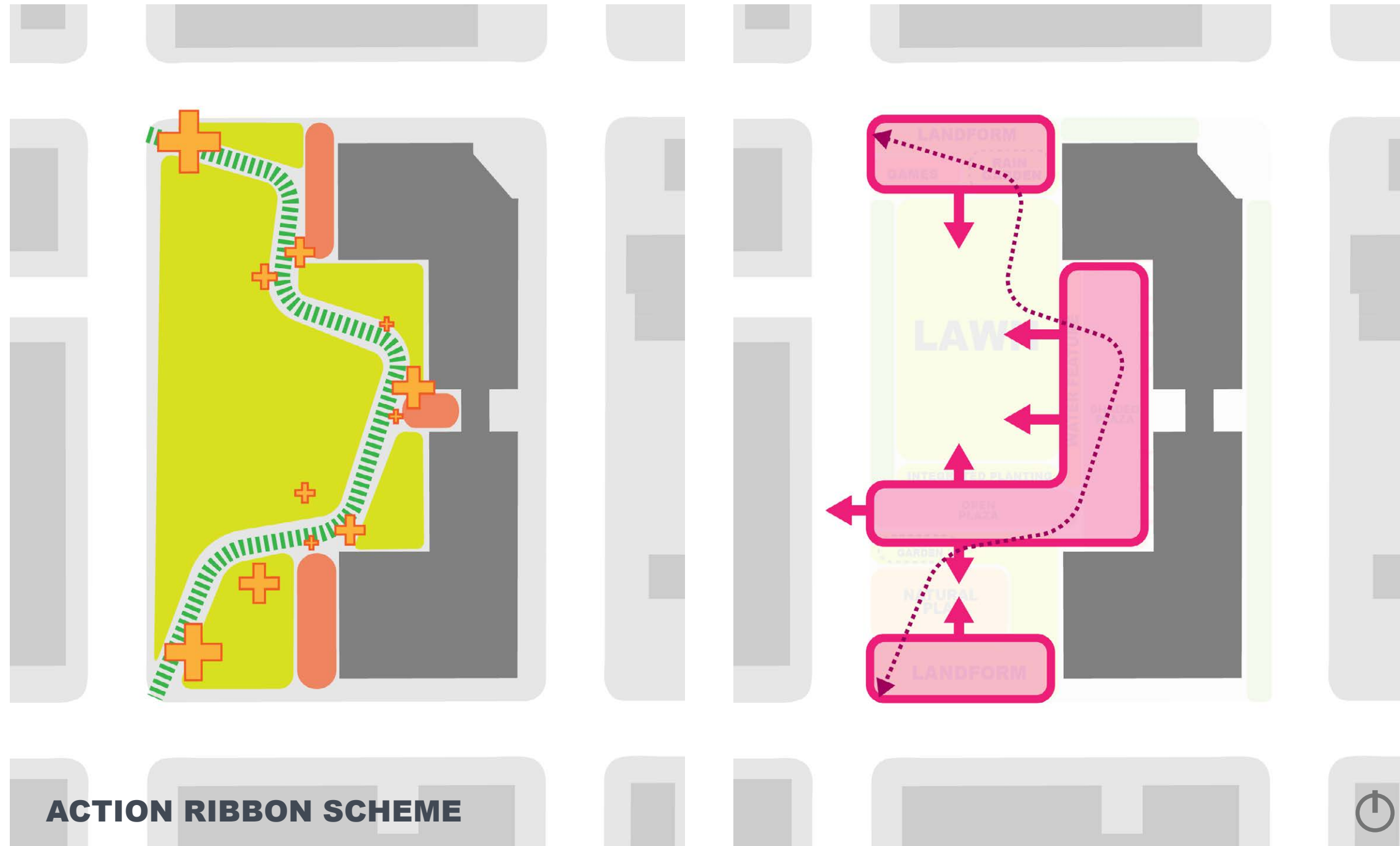
SECTION B



OPTION 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

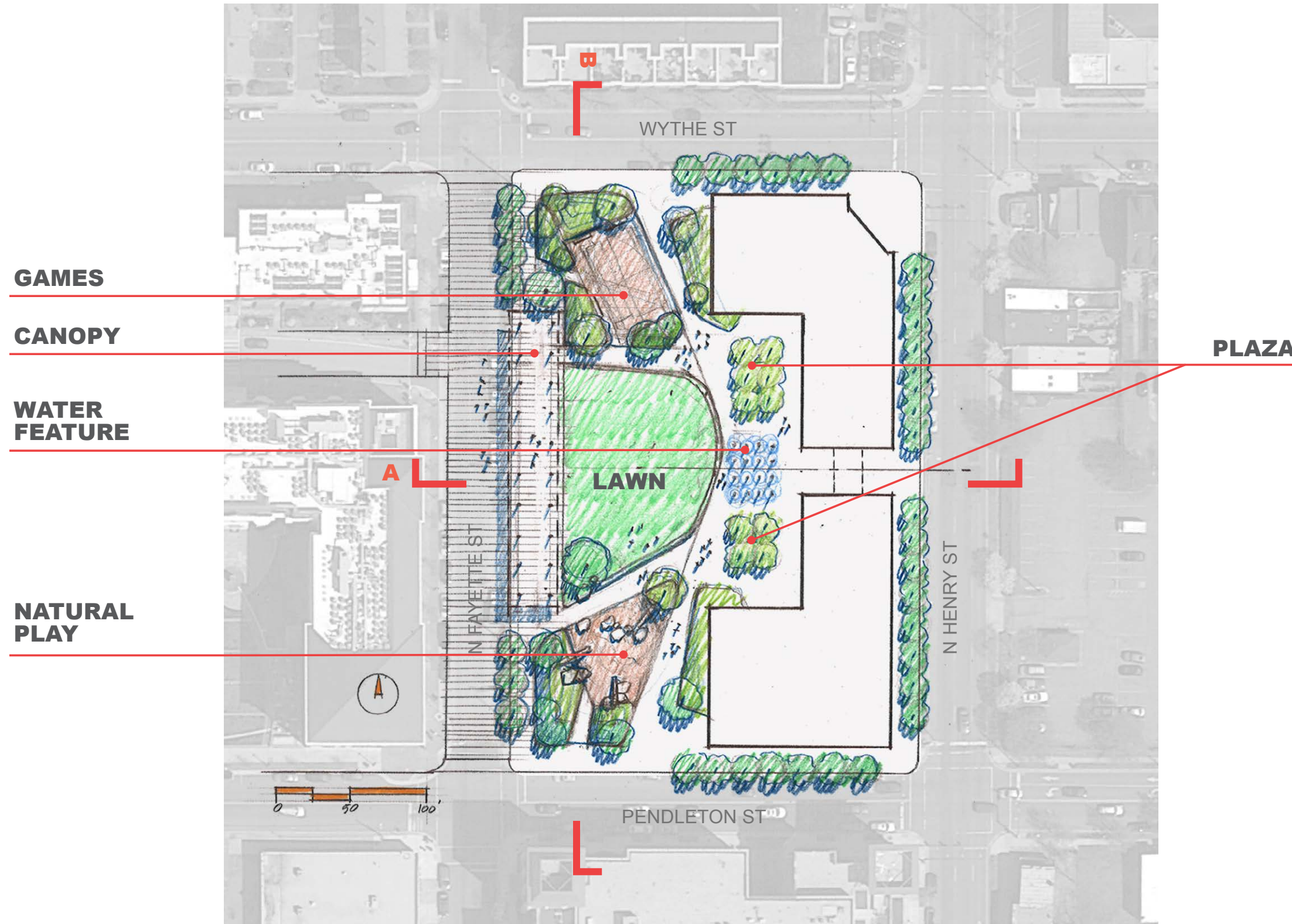
SPILL OUT SPACE FOR RETAIL

ASYMMETRY

OPTION 2: ENCLOSED ACTIVITY ZONES



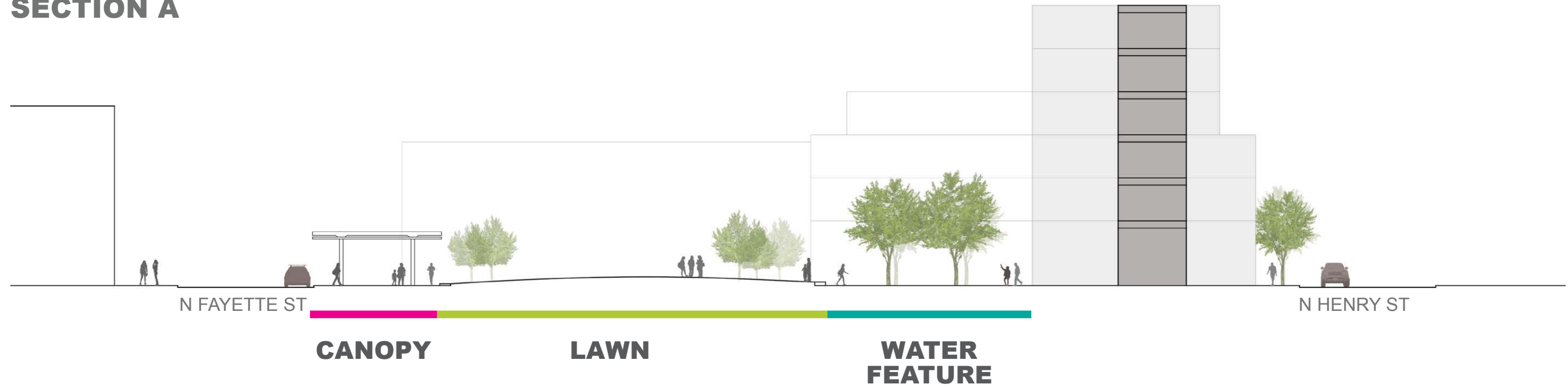
OPTION 2: ENCLOSED ACTIVITY ZONES PLAN



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



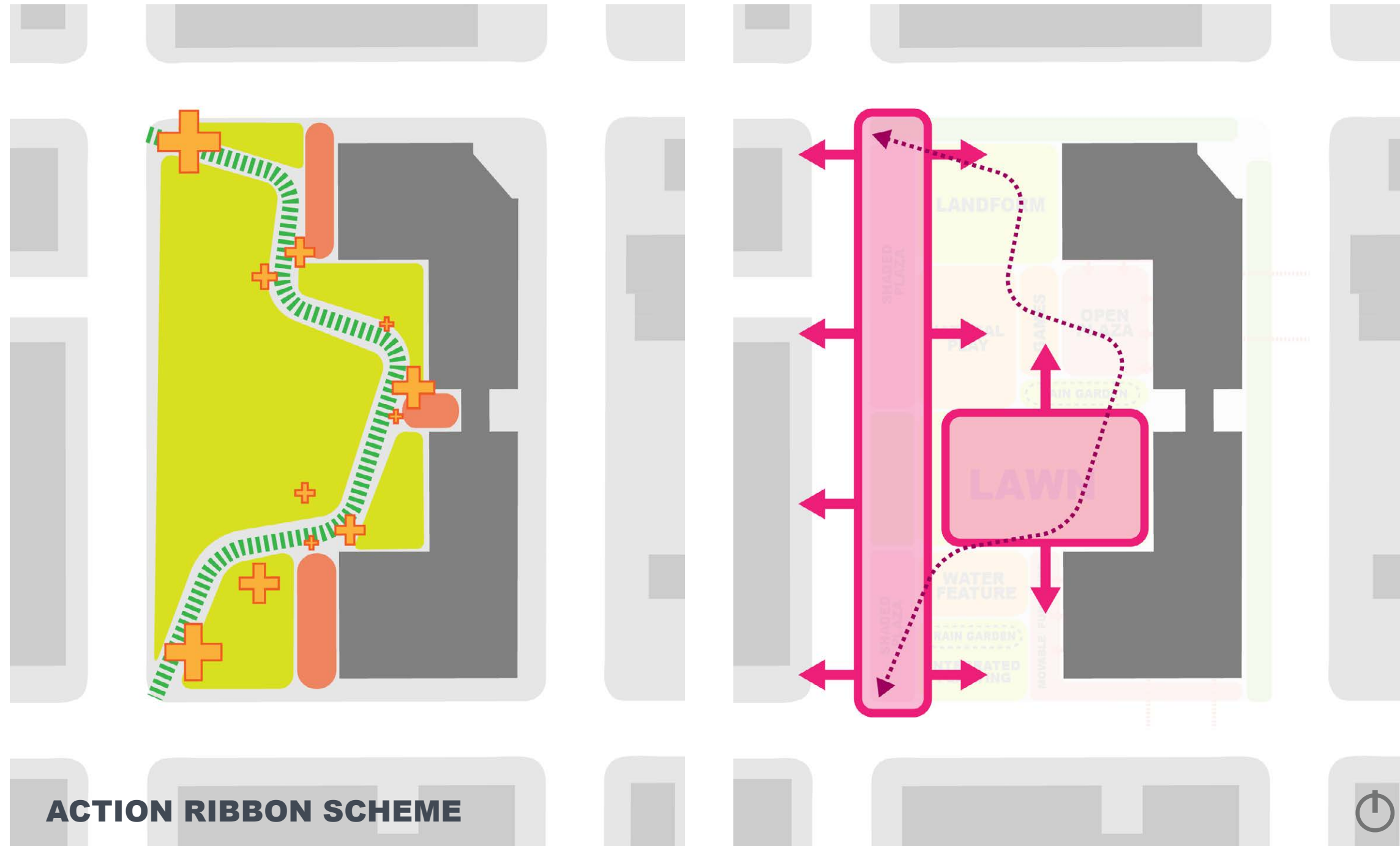
SECTION B



**OPTION 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

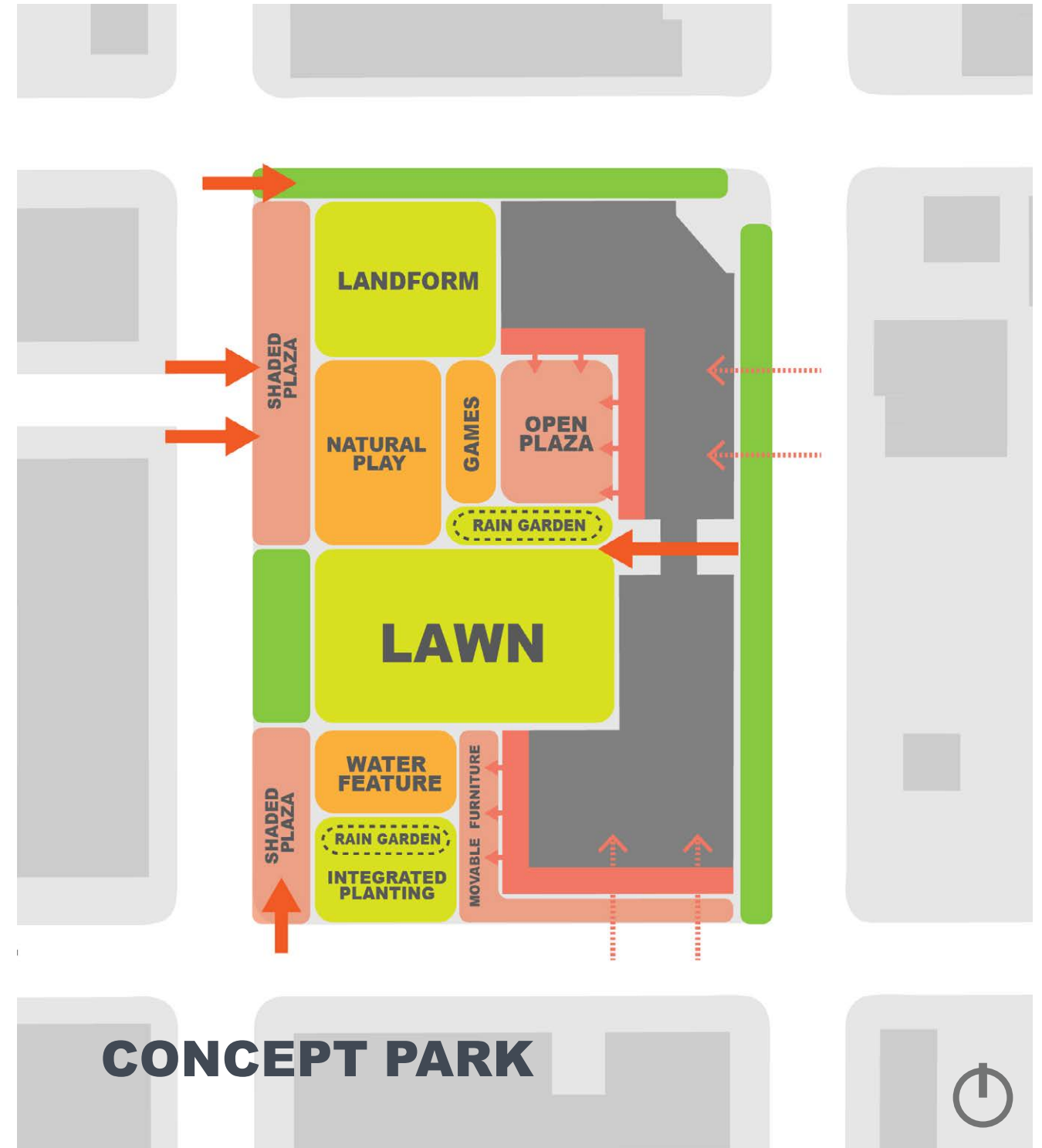
RETAIL FACES PARK

SPILL OUT SPACE FOR RETAIL

ASYMMETRY

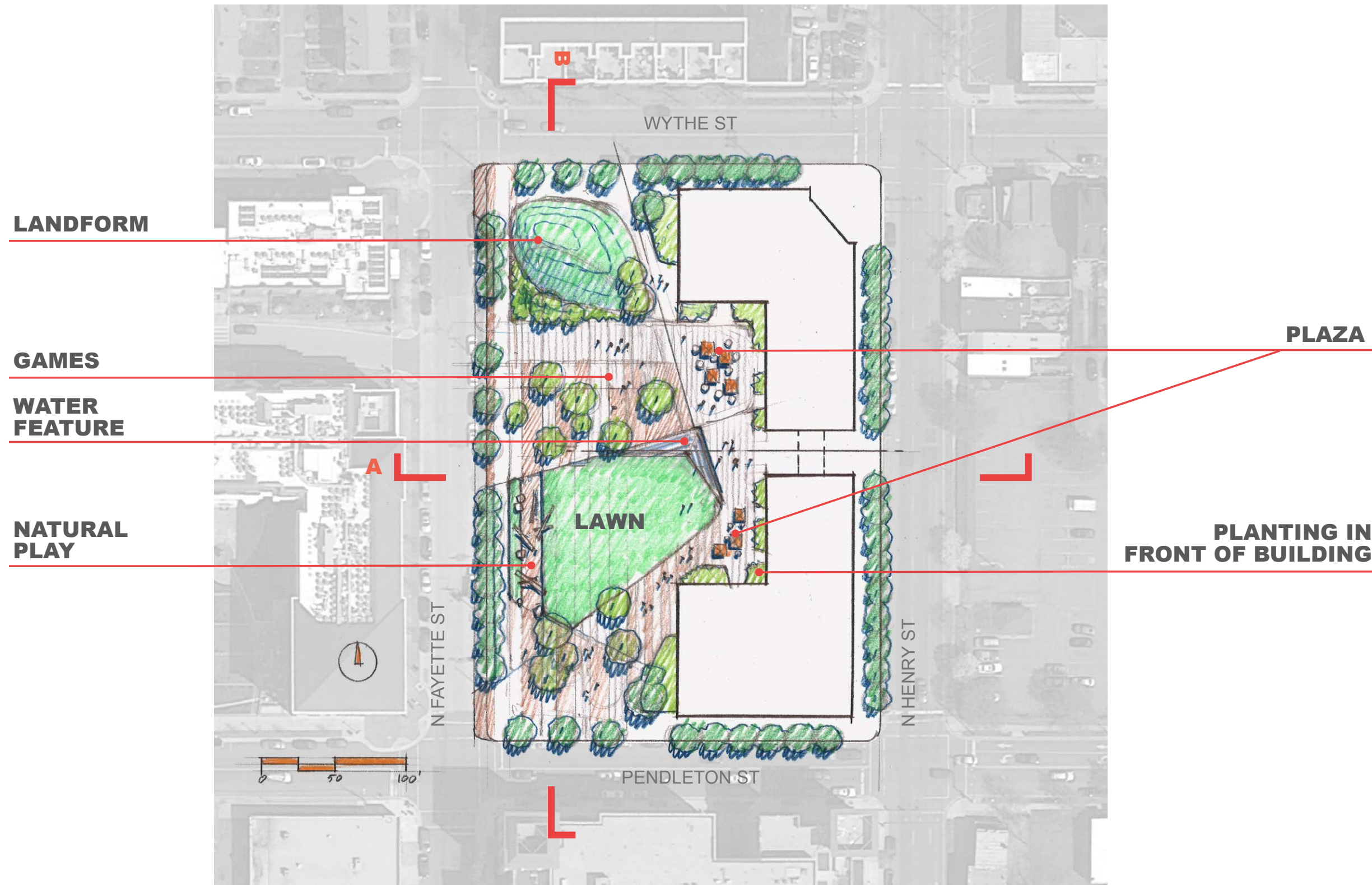
OPTION 3: CENTRAL PLAZA + FLEXIBLE EDGE

CONCEPT



OPTION 3: CENTRAL PLAZA + FLEXIBLE EDGE

CONCEPT

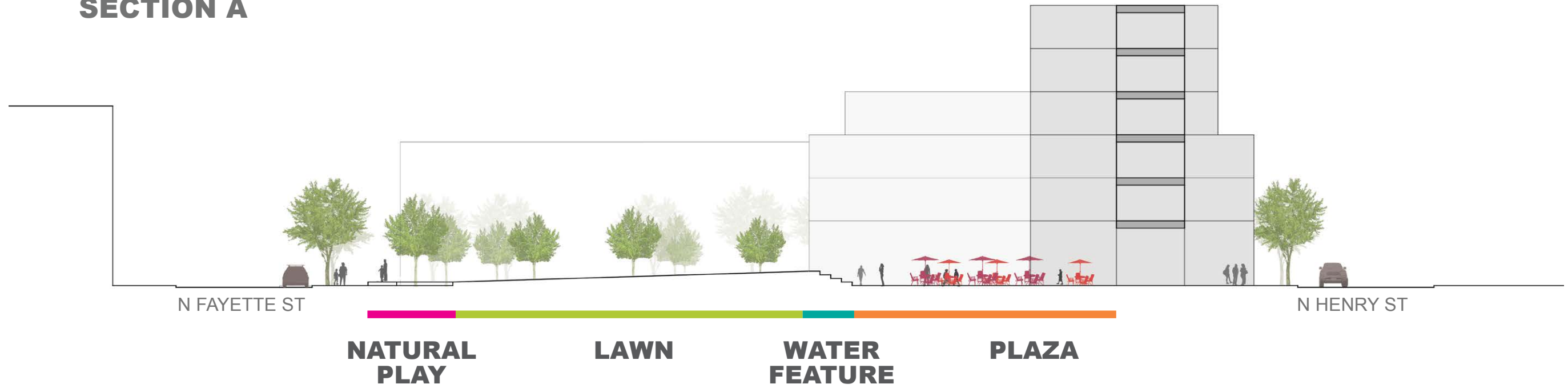


DESIGN ELEMENTS	EDGE AND CENTER
LOCATION OF MAJOR ENTRY POINTS	north (Wythe), south (Pendleton) and west (Fayette)
PLAZA TYPES	three large plaza integrated with activity nodes
WATER FEATURE TYPES	one large feature centrally located to separate activity zones with small rain gardens throughout
PARK EDGE 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

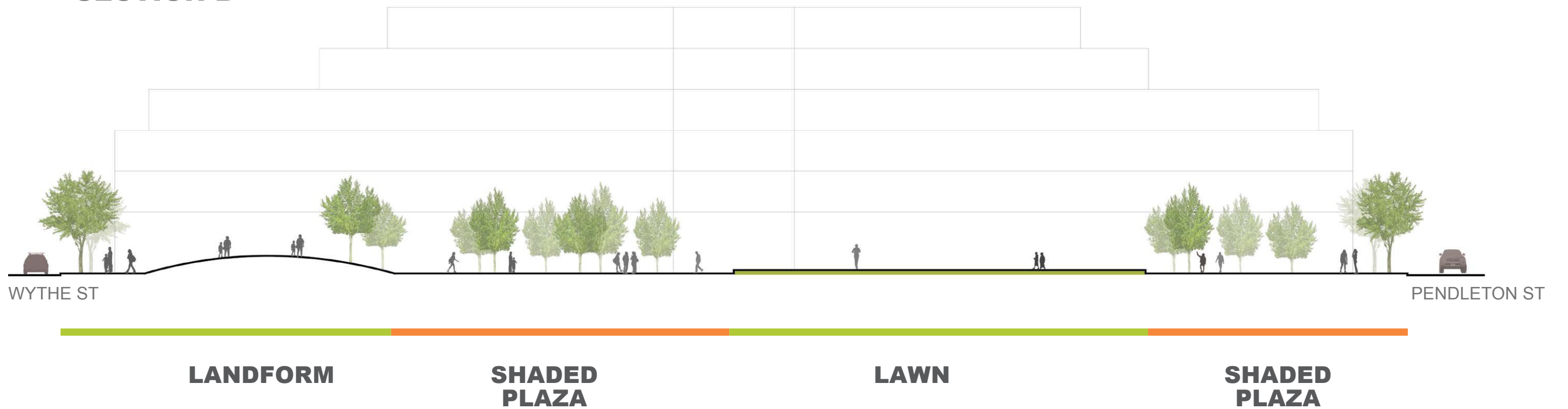
OPTION 3: CENTRAL PLAZA + FLEXIBLE EDGE

CONCEPT

SECTION A

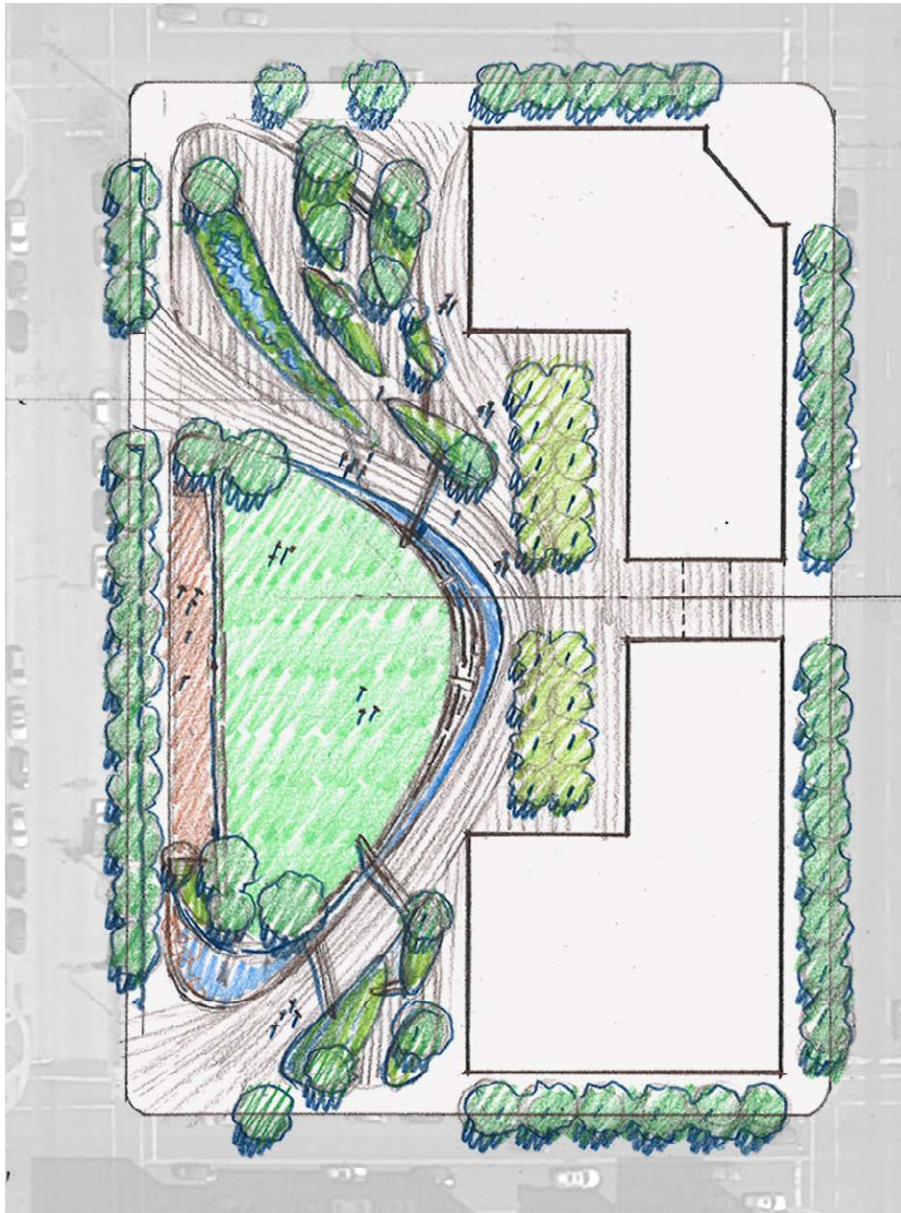


SECTION B

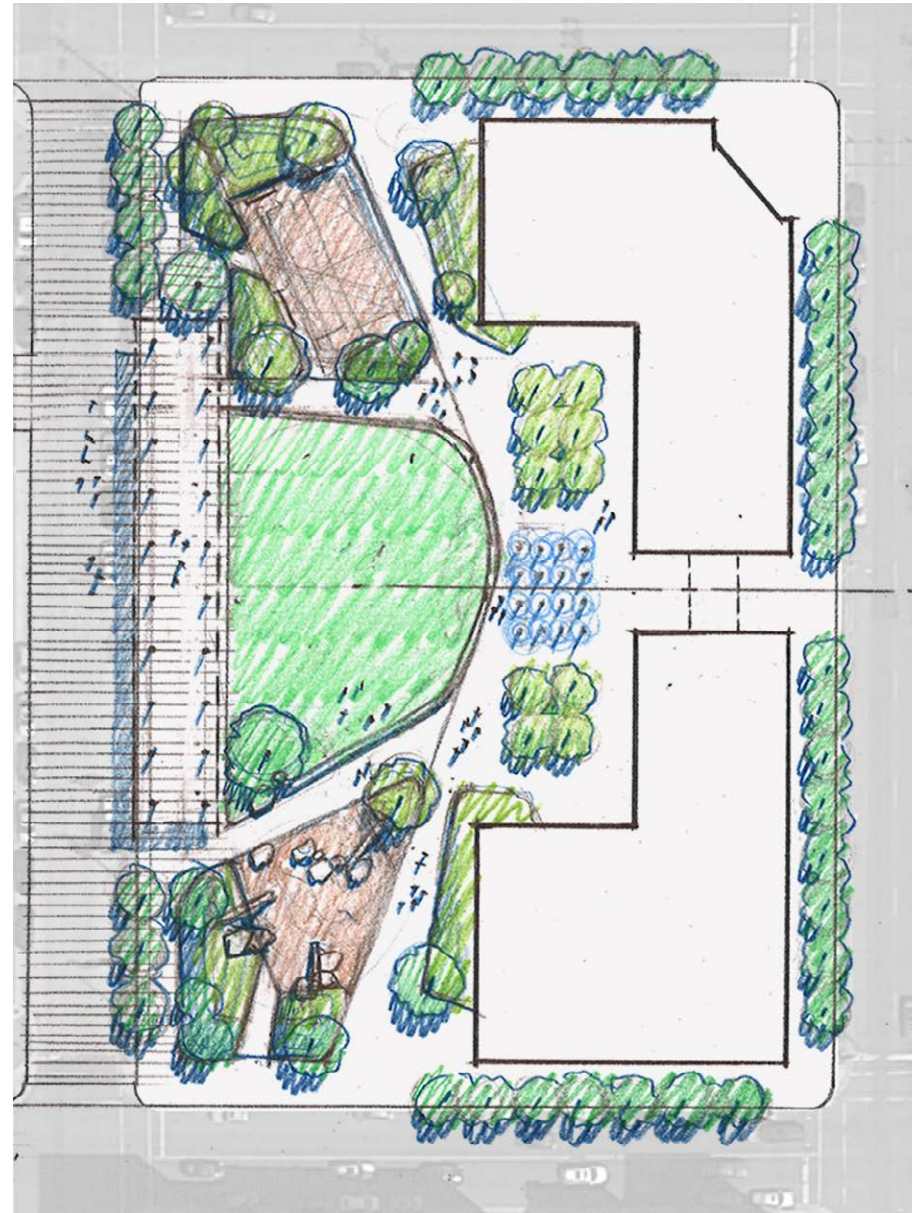


OPTIONS

OPTION 1 SMALL TO XLARGE GREEN ISLANDS



OPTION 2 ENCLOSED ACTIVITY ZONES



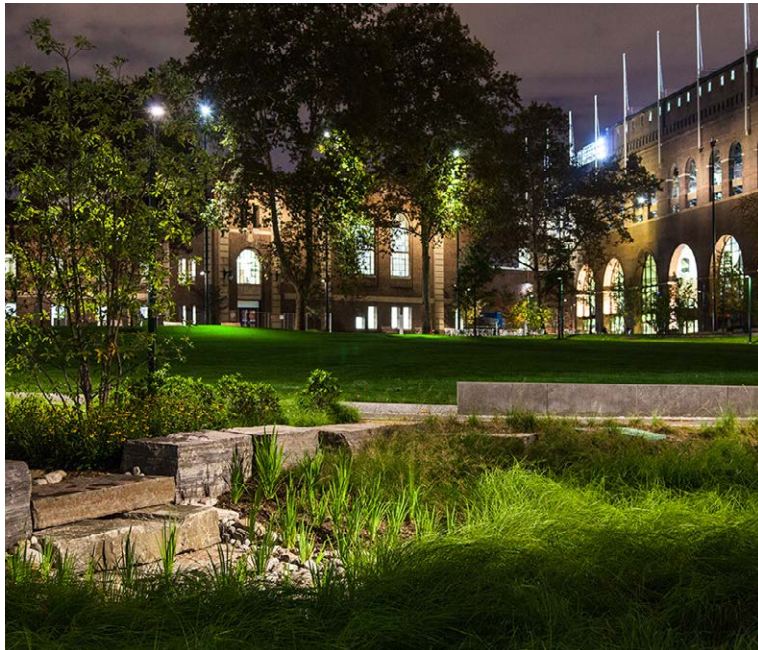
OPTION 3 CENTRAL PLAZA + FLEXIBLE EDGE



LIGHTING APPROACH OPTIONS

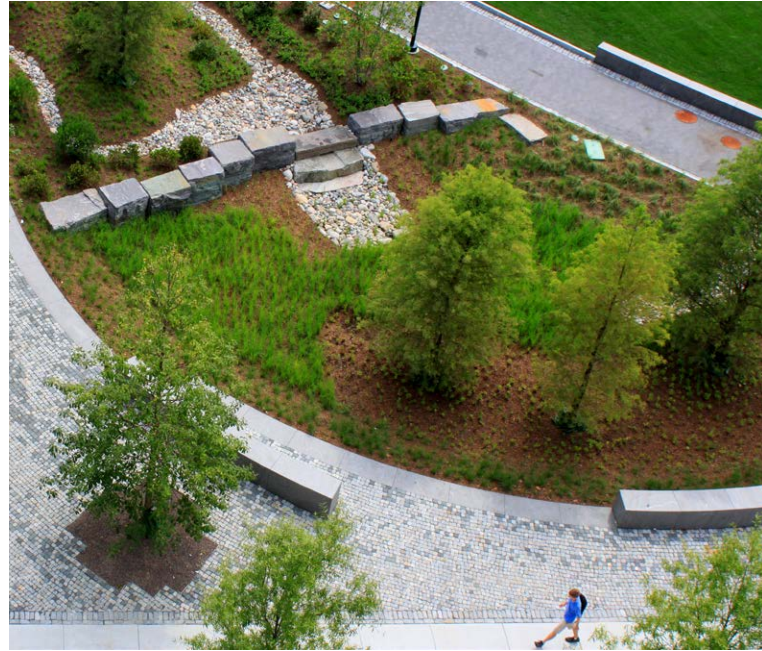


CATENARY



INTEGRATED

STORMWATER APPROACH OPTIONS



STORING WATER



MOVING WATER

DESIGN DEVELOPMENT



BRADDOCK PARK
COMMUNITY MEETING 1/28/2016





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

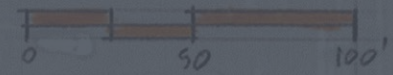
ALEXENGAGE SURVEY

GREEN STREET

NATURAL PLAY

Ducks welcome!

Like flow of pedestrians



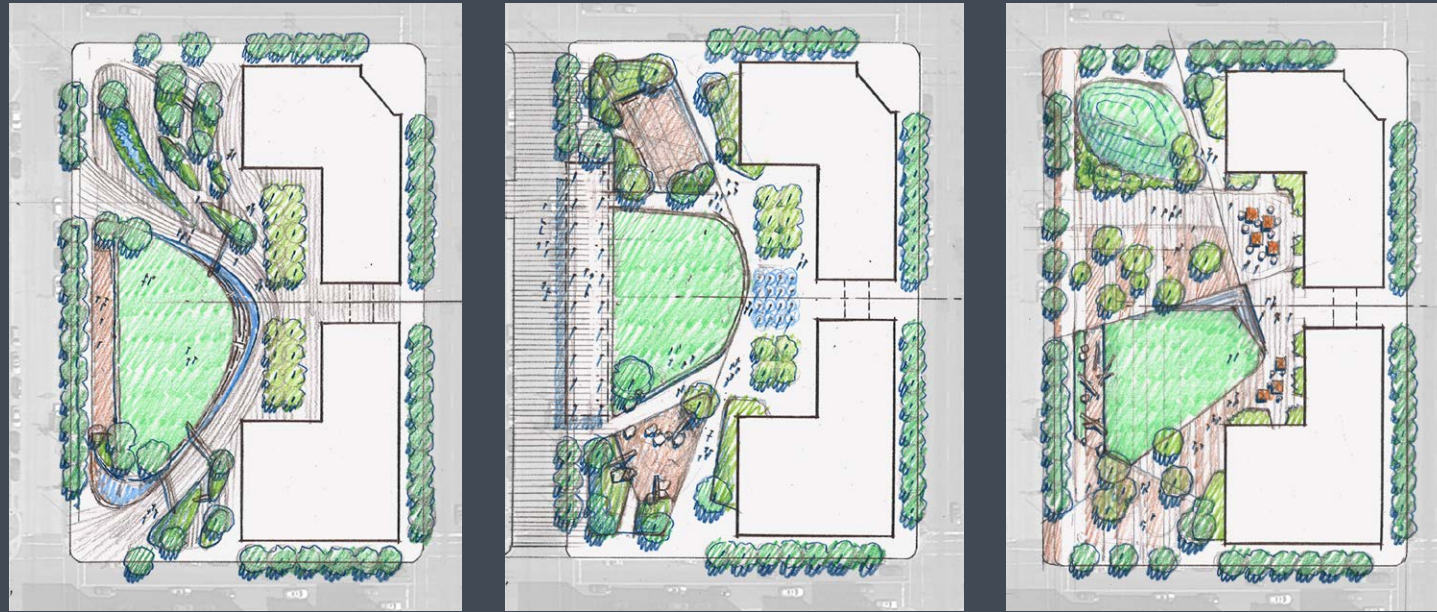
meandering nice way making water for stormwater

Nathan's boat race!

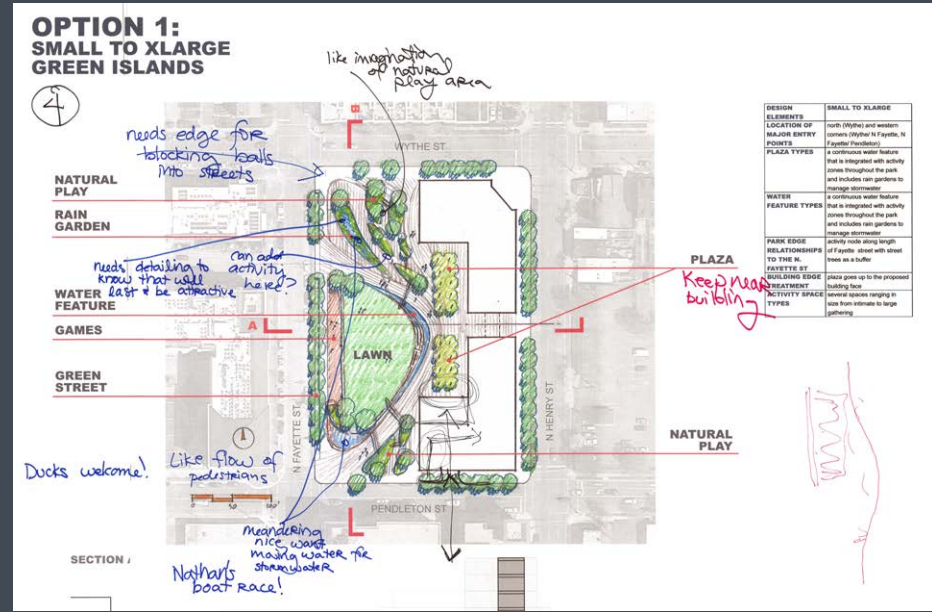
SECTION /

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

WORKSHOP PROCESS



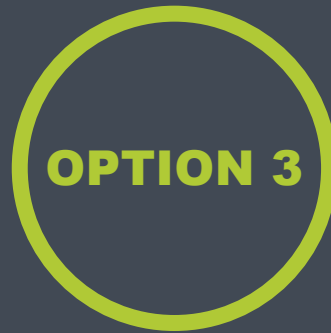
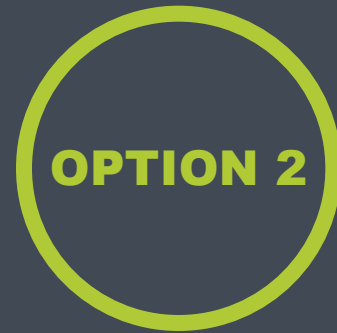
1 PRESENT 3 DESIGN ALTERNATIVES



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

WORKSHOP OUTCOME

GROUP A

PLAZA:

AVOID TOO MUCH PAVING

WATER :

LIKES CONTINUOUS FLOW OF WATER

ACTIVITIES :

AVOID PUTTING GAMES TOO CLOSE TO THE STREET, CANOPY STRUCTURE MIGHT BE TOO BIG

PREFERRED OPTION

OPTION 1: SMALL TO XLARGE GREEN ISLANDS

NATURAL PLAY

RAIN GARDEN

WATER FEATURE

GAMES

GREEN STREET

PLAZA

NATURAL PLAY

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 2: ENCLOSED ACTIVITY ZONES

GAMES

CANOPY

WATER FEATURE

NATURAL PLAY

PLAZA

GROUP B

PLAZA:

NO PLACE TO GATHER IN HARDSCAPE, NEED ROOM FOR FARMERS MARKET

WATER :

LIKES CONTINUOUS FLOW OF WATER

ACTIVITIES :

PING PONG, FARMERS MARKET INTEGRATED WITH PLAY SPACE, GAMES NEAR STREET, OPEN LAWN

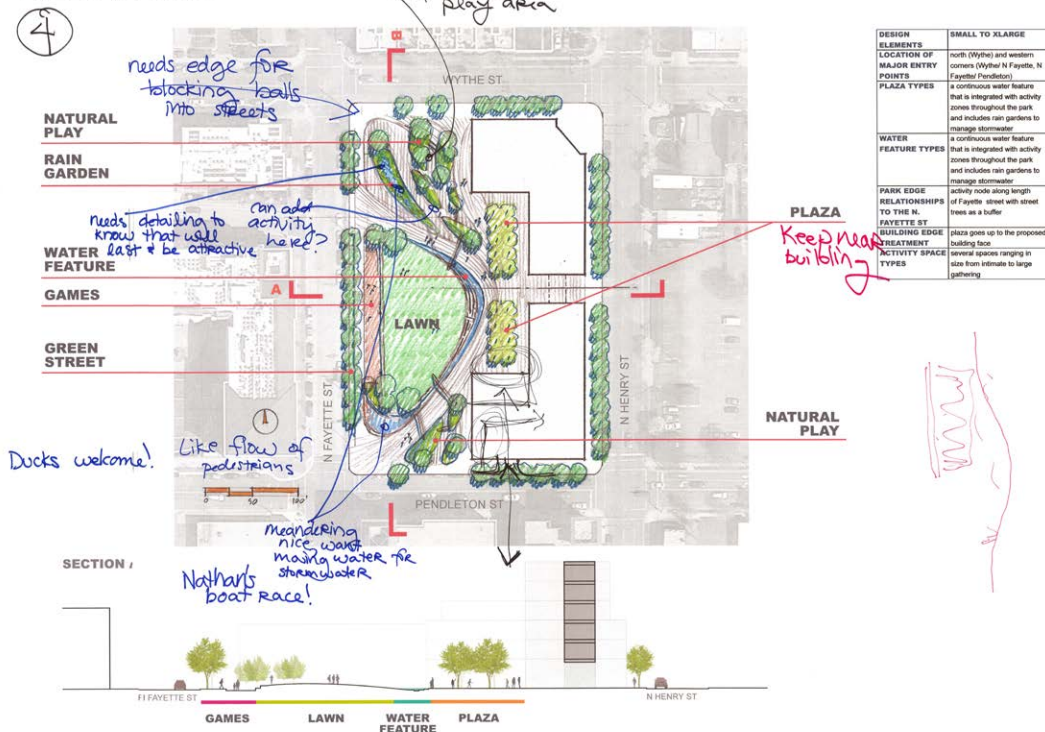
RELATION TO BUILDING :

OPTION 2: IS THE WATER FEATURE TOO CLOSE TO THE BUILDING?, USES SHOULD BE COMPATIBLE WITH RESIDENTIAL

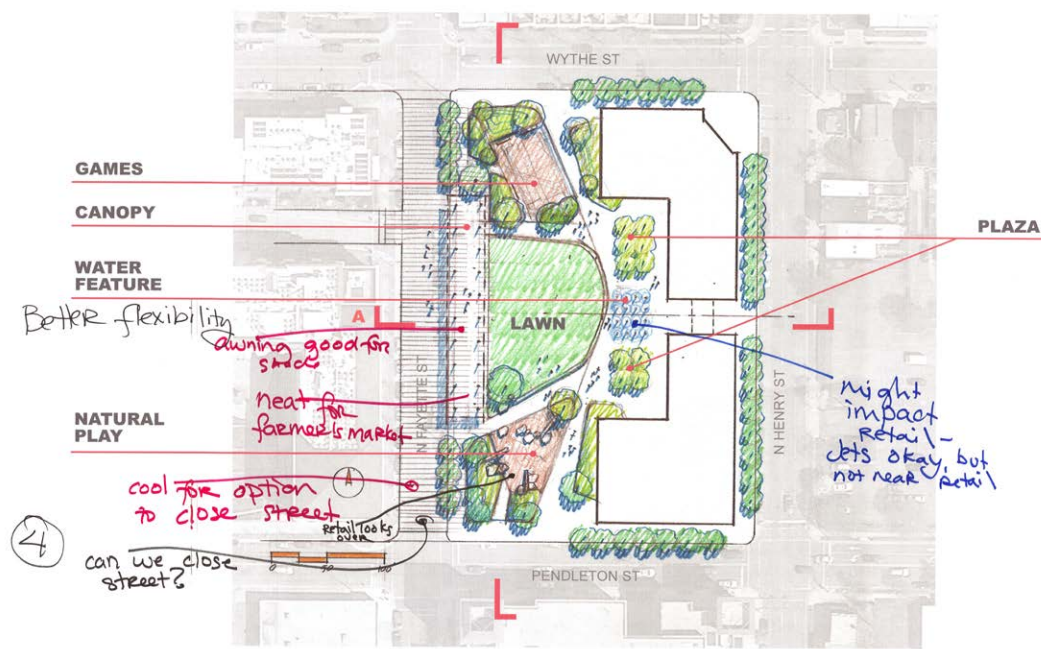
WORKSHOP OUTCOME

PREFERRED OPTION

OPTION 1: SMALL TO XLARGE GREEN ISLANDS



OPTION 2: ENCLOSED ACTIVITY ZONES



GROUP C

PLAZA:

KEEP SHADED TREE PLAZA NEAR BUILDING

WATER :

RAIN GARDEN TO LAST AND BE ATTRACTIVE, MEANDERING OF WATER IS NICE, OPPORTUNITY FOR SMALL BOAT RACES

ACTIVITIES :

LIKES IMAGINATION OF PLAY AREAS, ADD MORE NORTH OF LAWN

RELATION TO STREET :

LIKES FLOW OF PEDESTRIANS, THINK ON HOW ACTIVITIES SPILL INTO STREETS

LIKES AWNING ON OPTION 2 FOR THE FLEXIBILITY OF EVENTS TO SPILL INTO STREET

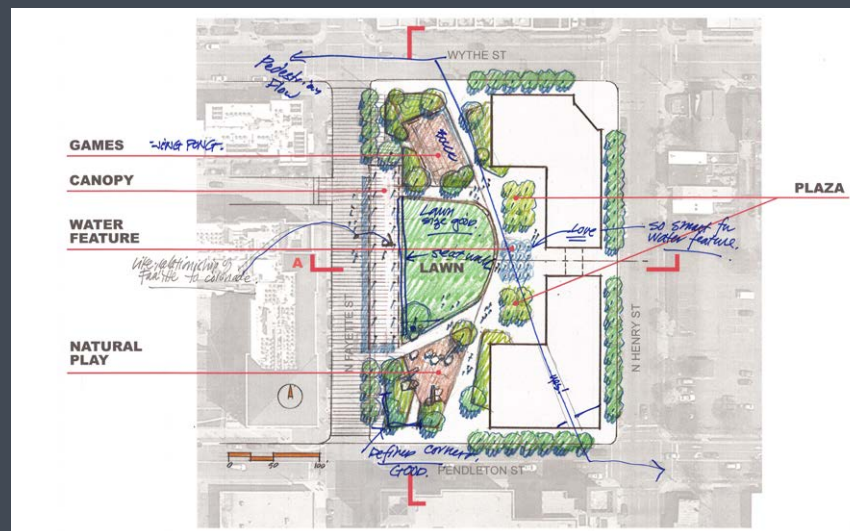
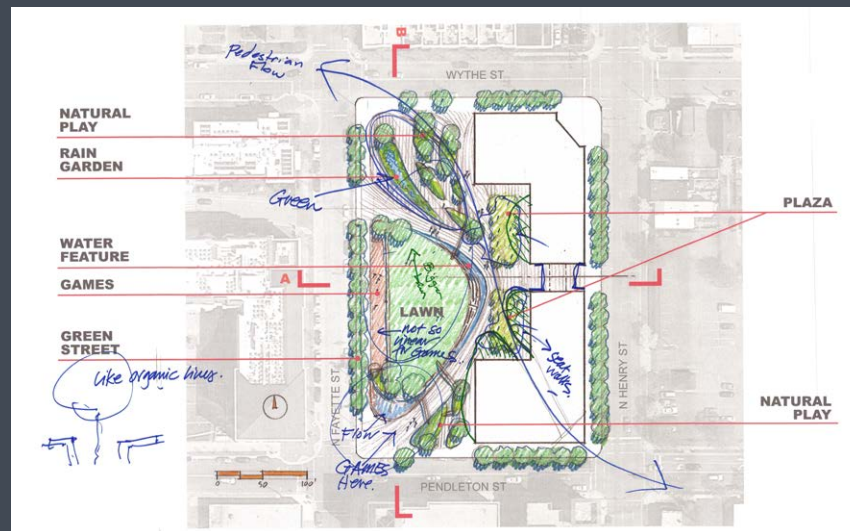
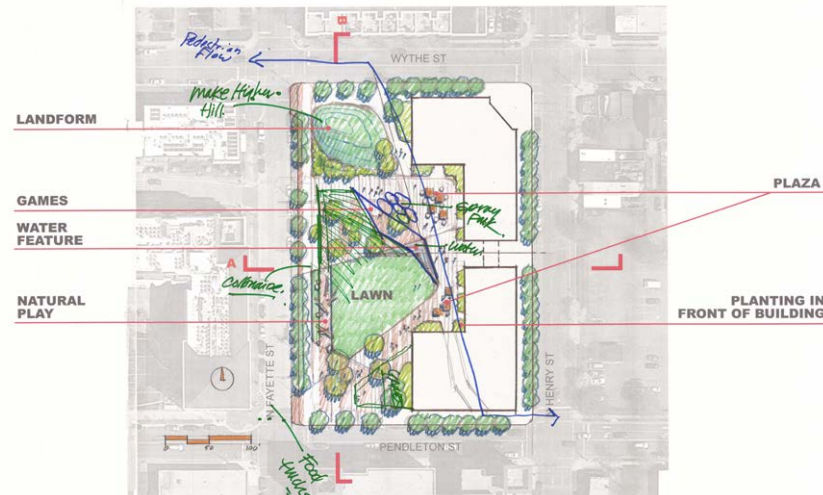
RELATION TO BUILDING :

CREATE RELATIONSHIP FROM THE PLAZA THROUGH THE BUILDING INTO PENDLETON STREET

WORKSHOP OUTCOME

PREFERRED OPTION

OPTION 3: CENTRAL PLAZA + FLEXIBLE EDGE



GROUP D

PLAZA:

ADD SEAT WALLS

WATER :

LIKES IDEA OF IN-GROUND WATER FEATURE

ACTIVITIES :

PING PONG, BOCCE

OPTION 2: SIZE OF LAWN IS GOOD

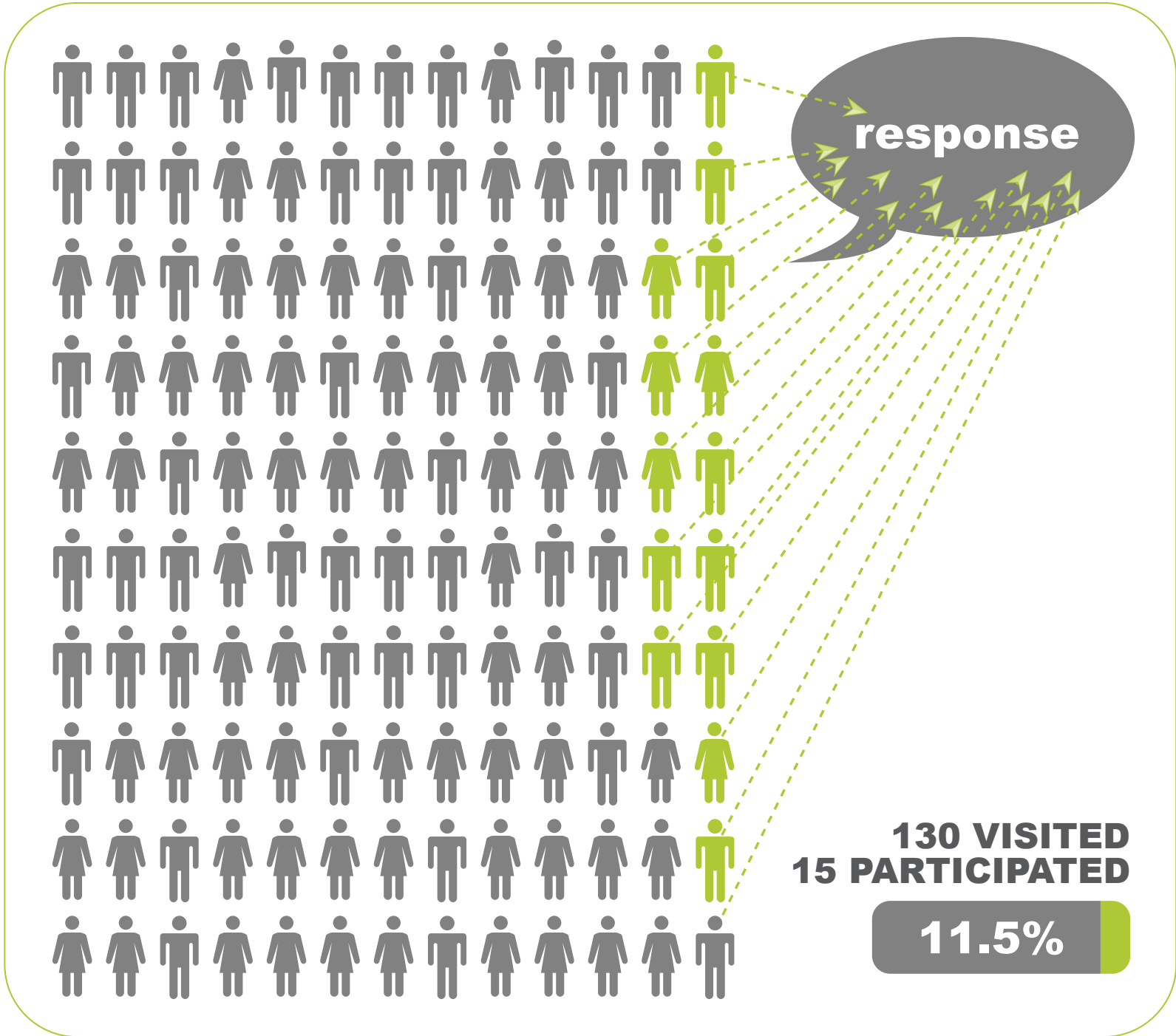
RELATION TO STREET :

LIKES COLONADE ALONG FAYETTE,
DEFINED CORNERS AT SW IS GOOD

RELATION TO BUILDING :

CREATE ACCESS ON SE CORNER OF
BUILDING TO NW CORNER OF SITE,
MORE VEGETATION ALONG BUILDING

ALEXENGAGE SURVEY

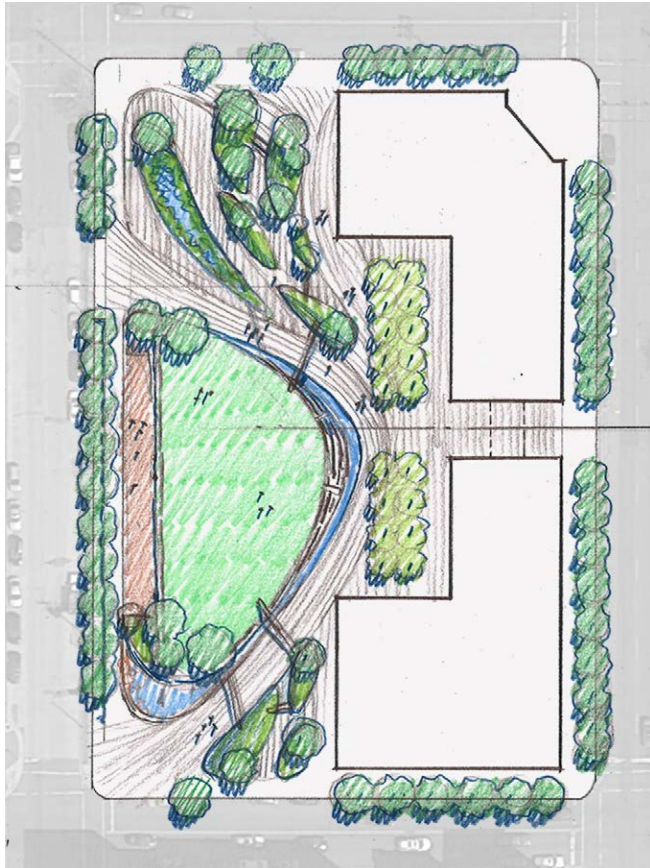


WHICH CONCEPT DO YOU PREFER?

ALEXENGAGE

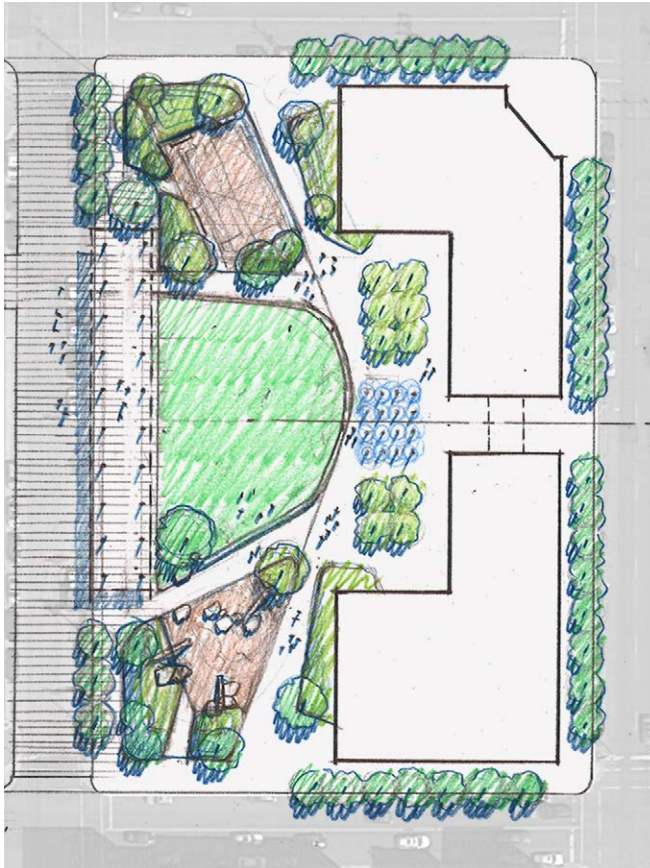
OPTION 1

SMALL TO XLARGE GREEN ISLANDS



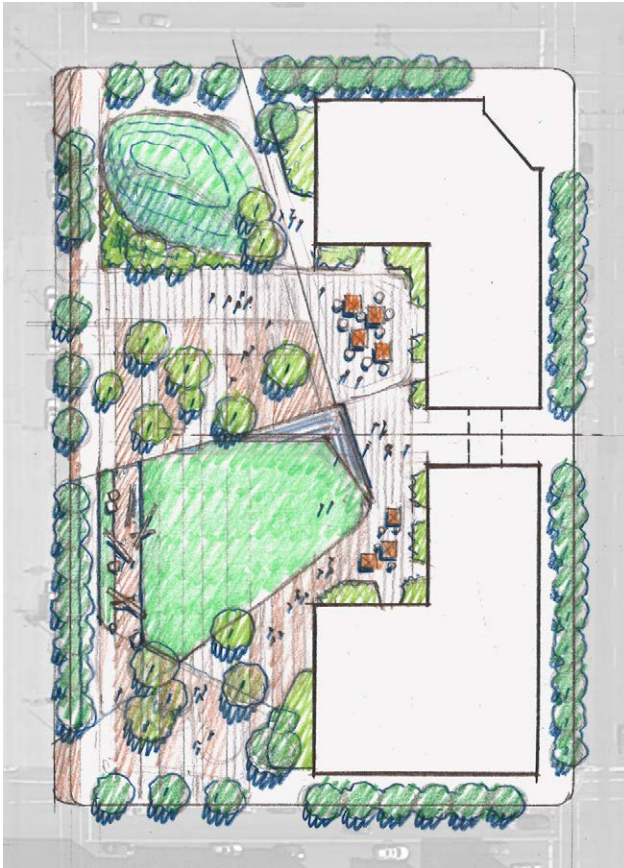
OPTION 2

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?



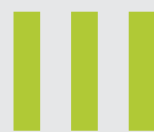
**ACCESSIBLE
 LIMITED
 ENTRY POINTS**

WHICH PLAZA TYPES DO YOU PREFER?



**OPEN USABLE
 SHADED CENTRAL
 DEFINED TREES**

WHICH WATER FEATURES DO YOU PREFER?



**CENTRAL SPLASH
 SMALL SPRAY KIDS
 LARGE GATHERING
 SMALL VARIETY**

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**

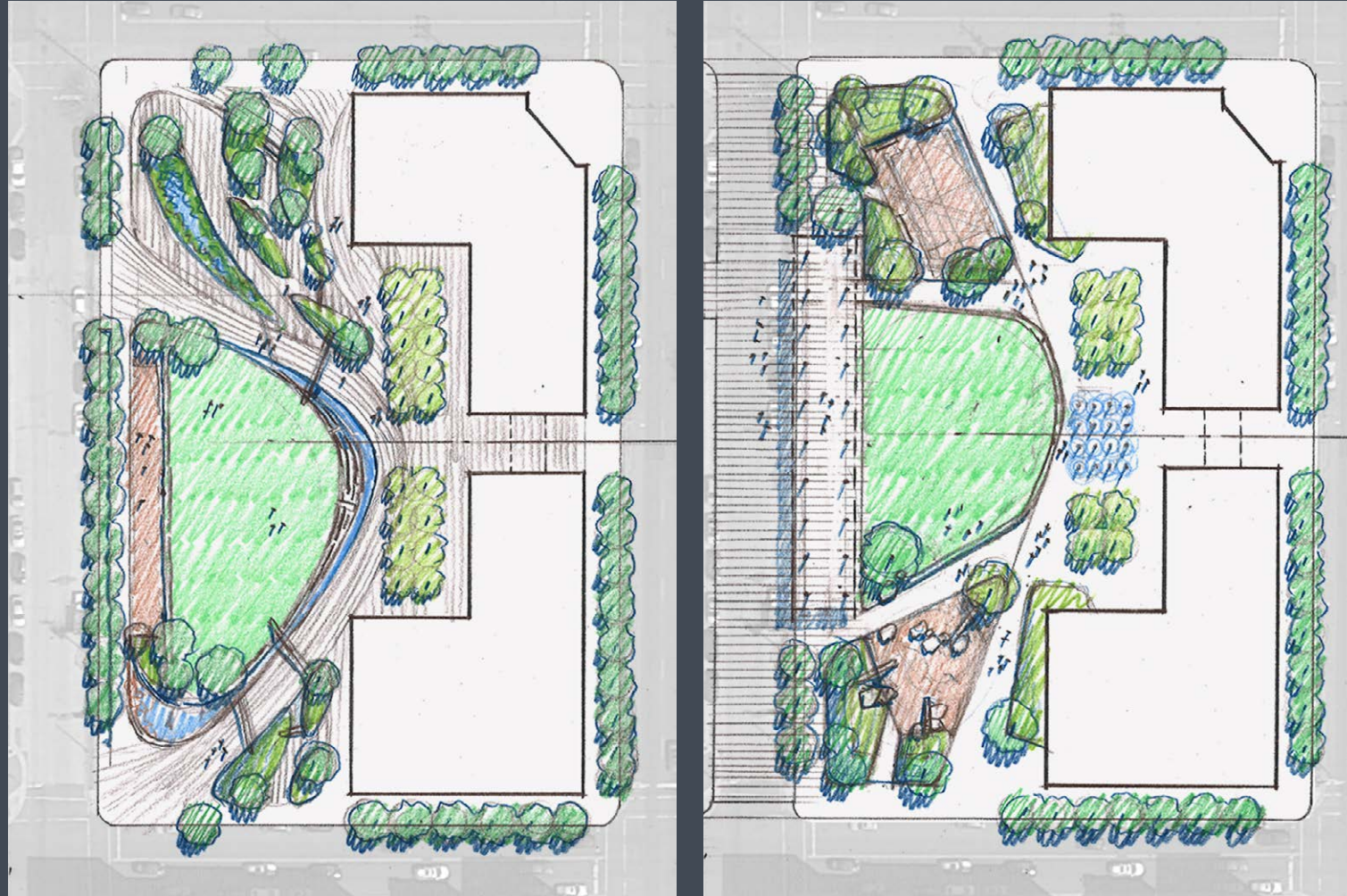
WHICH ACTIVITY SPACE TYPES DO YOU PREFER?



**FEWER + LARGER
 SEATING
 VARIOUS ACTIVITIES
 DIFFERENT GROUPS**

SUMMARY

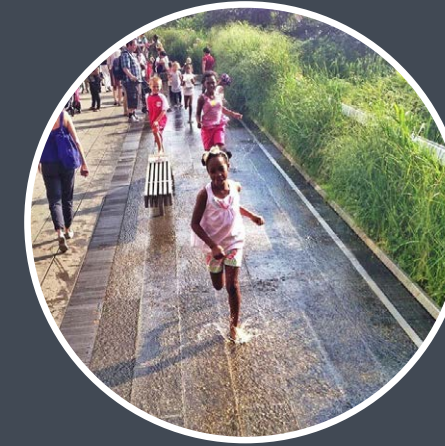
FROM WORKSHOP + ALEXENGAGE



**COMBINATION OF
OPTION 1 + OPTION 2**



CANOPY



**FLEXIBLE WATER
FEATURE**



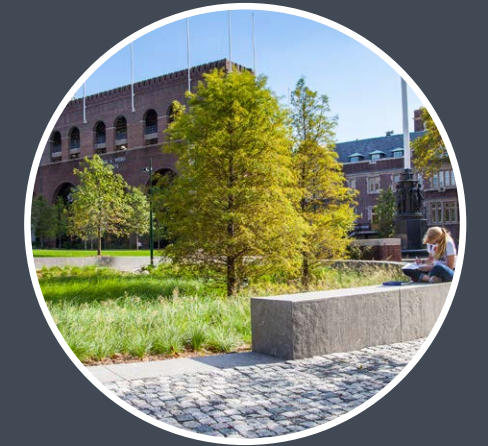
**SEATING AND
SHADE**



**SPACE FOR
MARKETS**



**FEWER AND
FLEXIBLE
ACTIVITY SPACES**



GREEN

INTERDEPARTMENT FEEDBACK

REFINED SCHEME



GARAGE ENTRANCE + PARKING

-PENDLETON ENTRANCE OK PENDING CONFIRMATION



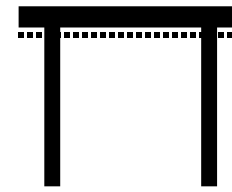
VEGETATION

-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)

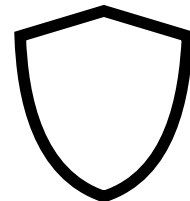


RETAIL

-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

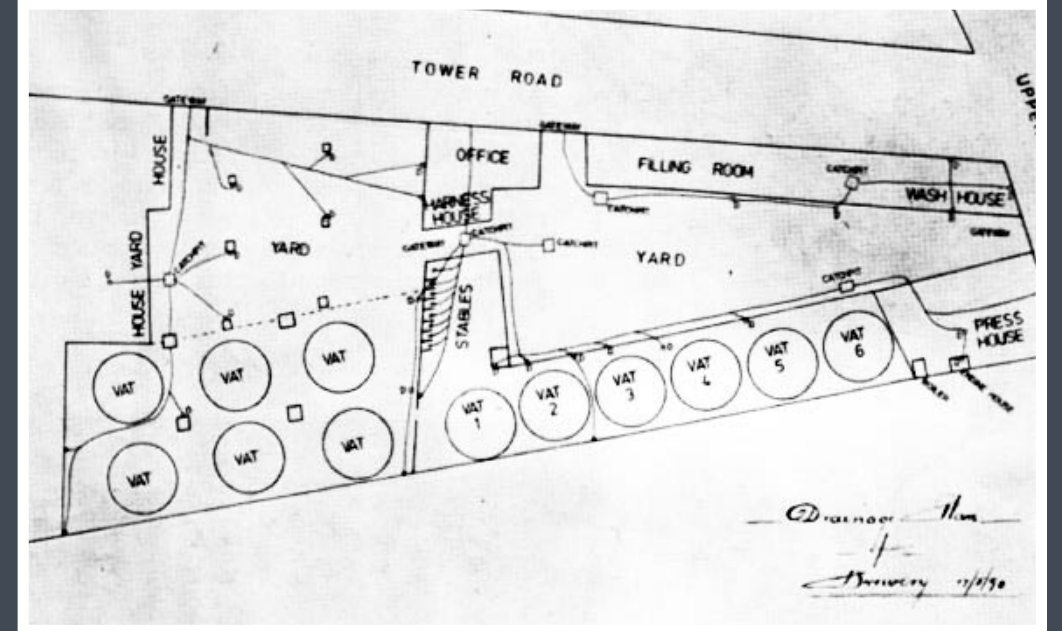
NEIGHBORHOOD HISTORY

DESIGN INSPIRATION

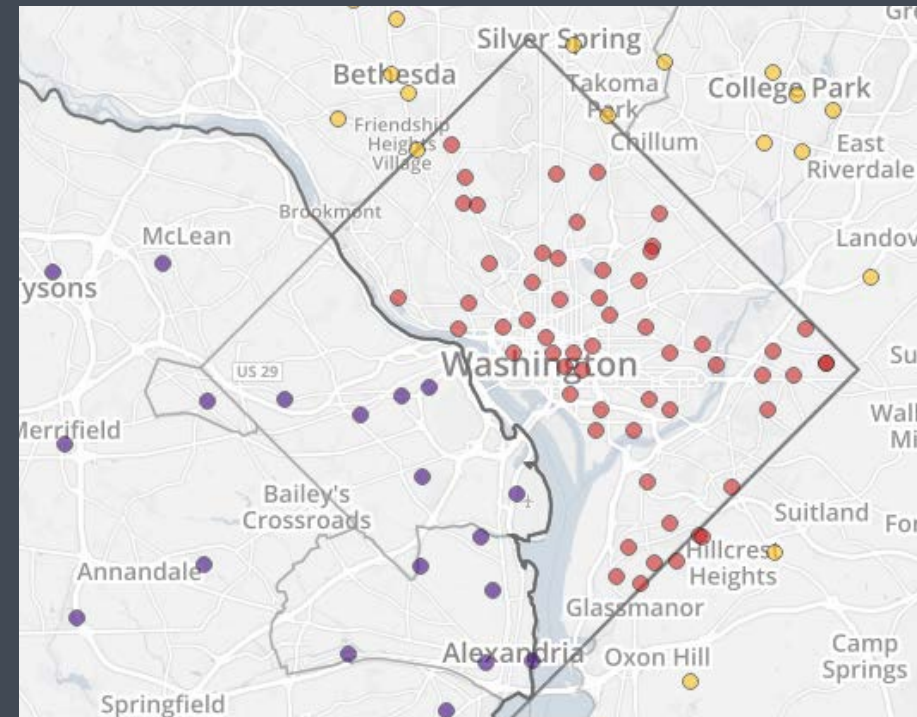
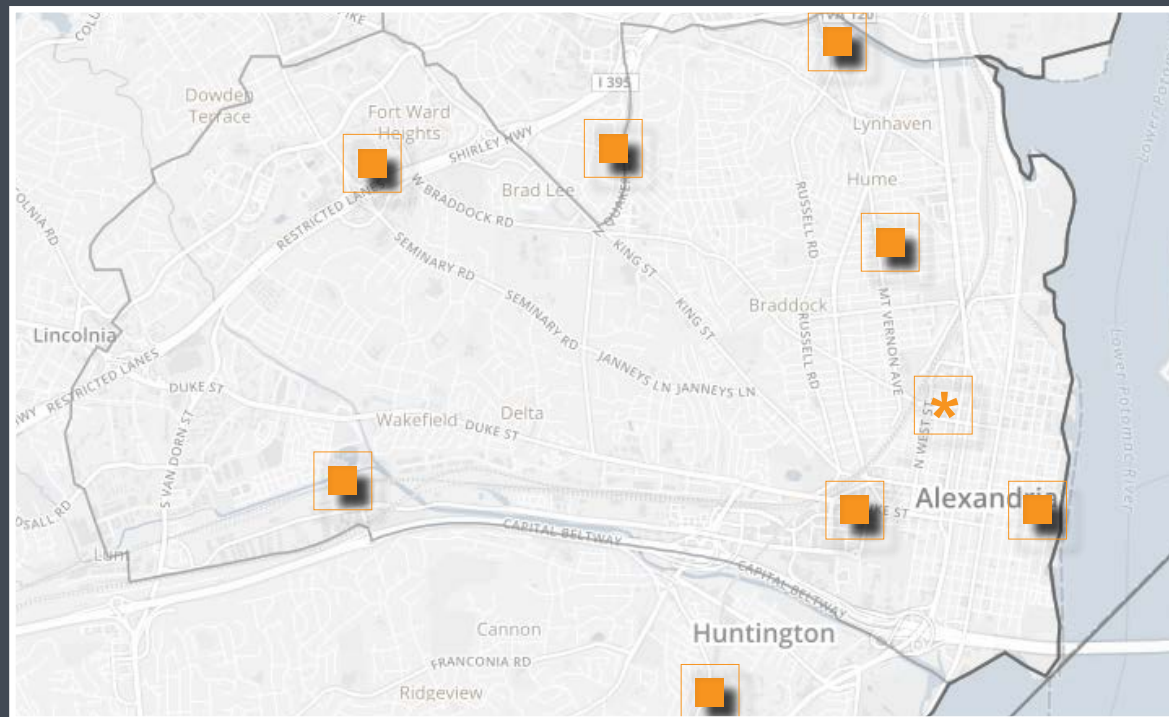
ALEXANDRIA HOME BAKERY



APPLE CIDER VINEGAR + APPLE SAUCE FACTORY

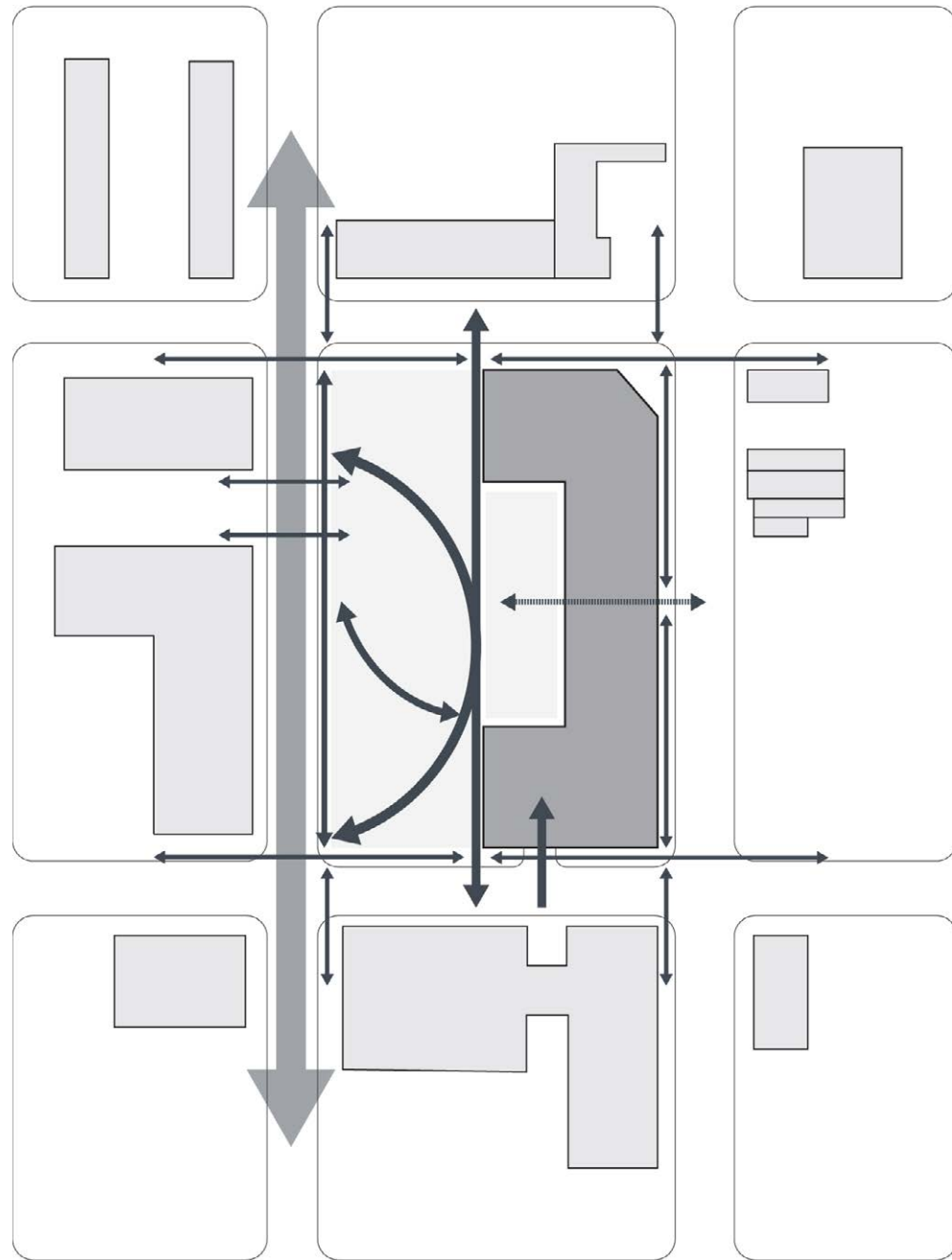


FARMER'S MARKET-SHEDS

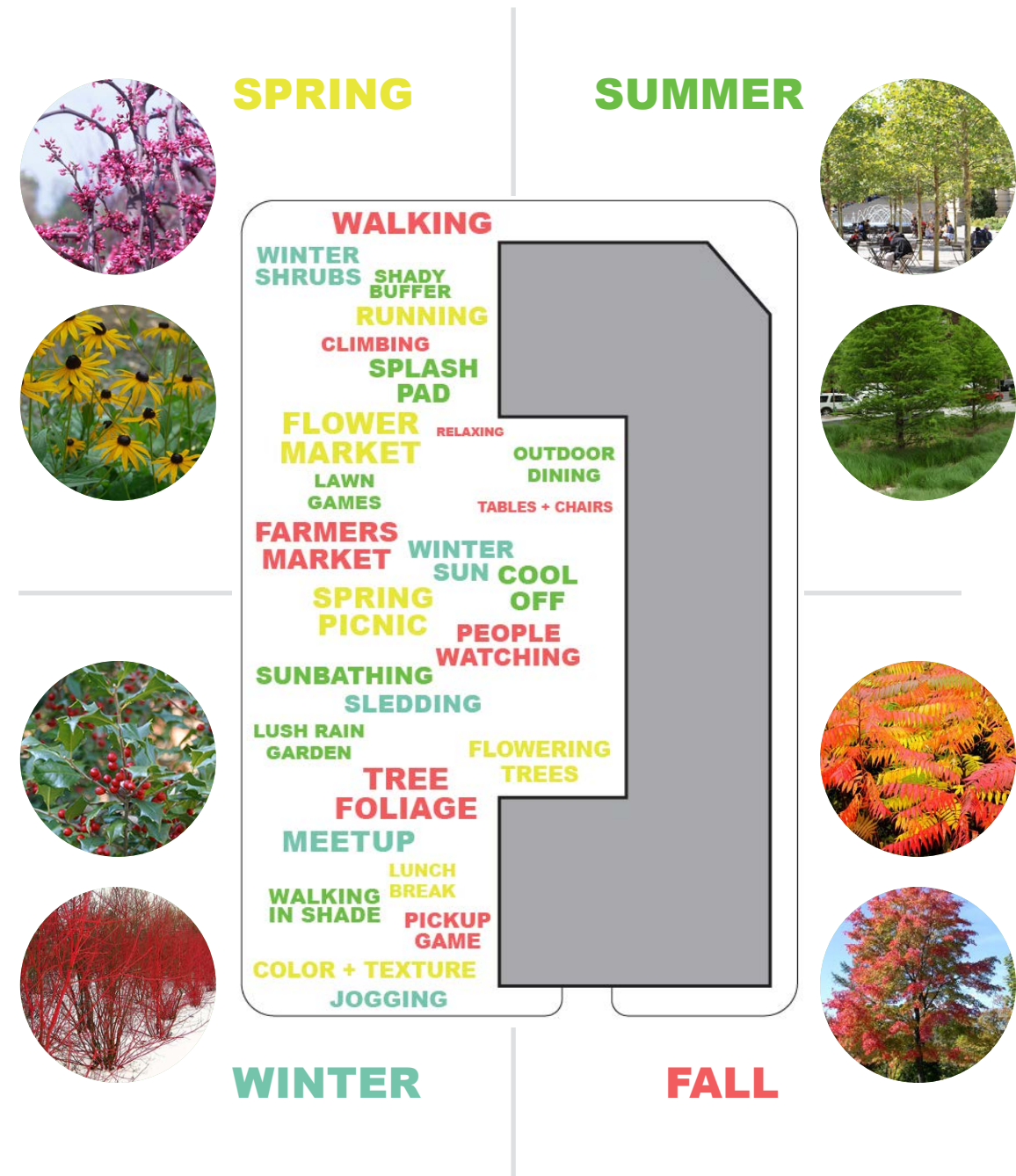


BRADDOCK PARK

5 IMPERATIVES



1) CONNECTIONS TO THE NEIGHBORHOOD + BEYOND



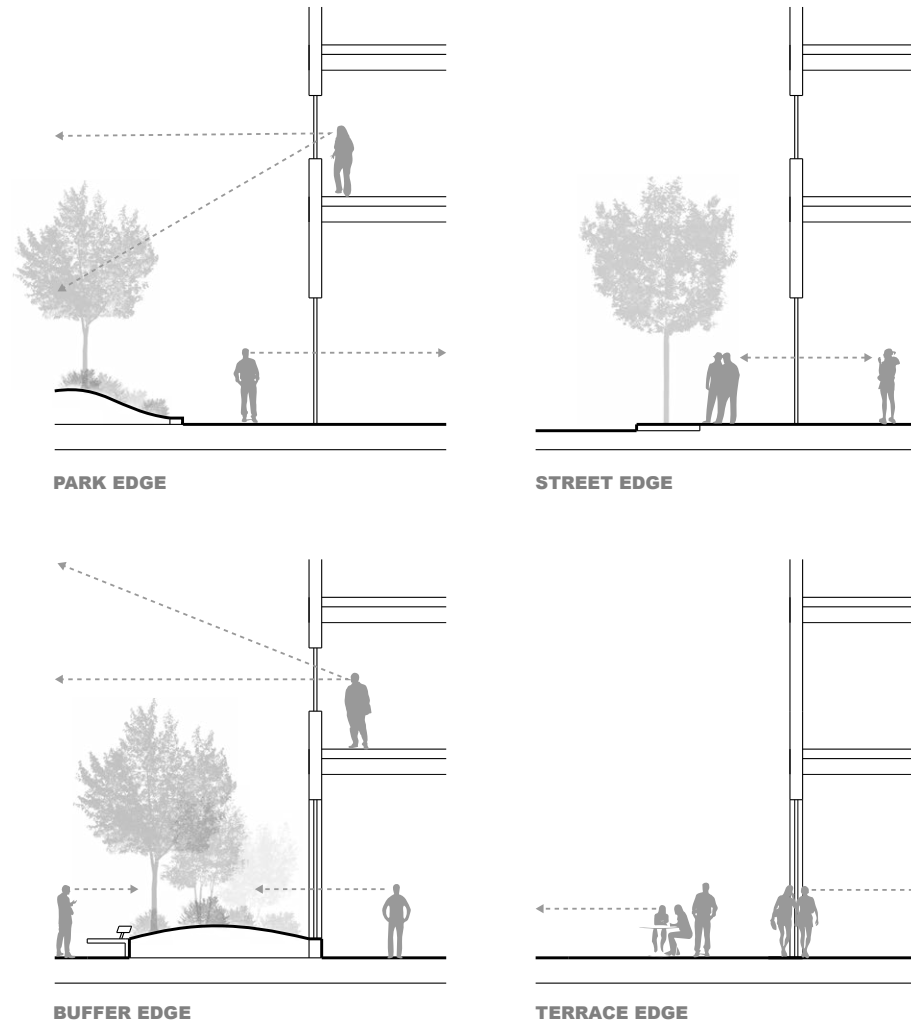
2) FLEXIBLE IN USE + DYNAMIC THROUGH THE YEAR

BRADDOCK PARK

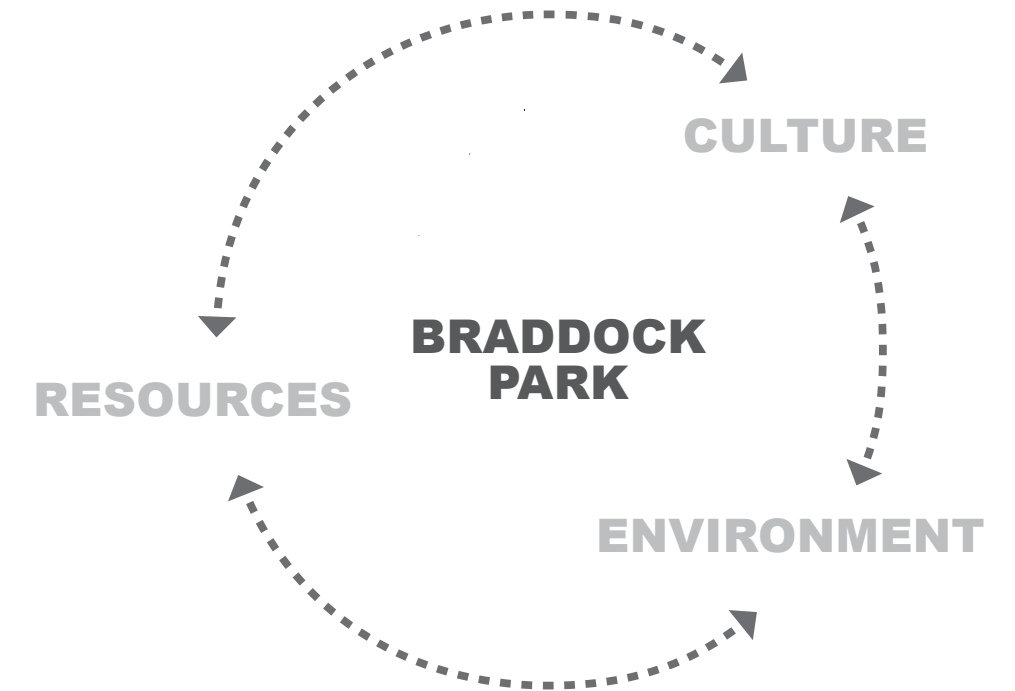
5 IMPERATIVES



3) AN INCLUSIVE + MULTI-GENERATIONAL PARK



4) INTEGRATE THE EDGE BETWEEN PARK + BUILDING



5) A MODEL FOR SUSTAINABILITY

BRADDOCK PARK

AN URBAN FRAMEWORK

INTRO & BACKGROUND

As part of the Braddock Metro Neighborhood Plan created in 2008, the Post Office Site was recommended as a location for a ‘large centrally located public park’. These open spaces are part of a larger strategy for the neighborhood plan to enhance pedestrian connections through designated ‘walking streets’ which would reinforce connections to public transit and other community amenities.

The Post Office Site, located on the corner of Wythe and Henry Street, was identified as large enough to accommodate a park. Its prominent accessibility by walking, biking and public transit and the potential to eventually acquire the property make the site a prime location for an urban park.

In addition to this, a mixed-use building development would occupy approximately half the parcel; giving about one acre to the park and one acre to the building.

PROCESS

The design for Braddock Park was led by a comprehensive community engagement process. A set of ‘Guiding Principles’ created by the Braddock Implementation Advisory Group and general public describes a set of guidelines for designing the park in two tiers-- described as priorities and secondary considerations. Park priorities include providing significant green areas, making the park ‘overtly public’ and creating a multi-generational and unique open space. Park considerations include incorporating art and history in the design, creating a water feature and providing non-traditional play areas.

BRADDOCK PARK: THE FRAMEWORK

The purpose of this report is to present a design framework and a vision for Braddock Park. Rather than thinking of the proposed park and future mixed-use building as independent spaces, this plan aims to integrate the two spaces and prioritize the park space to address the community’s needs. This is achieved by proposing a framework that organizes the site’s circulation, defines zones of activity, creates a relationship between its immediate edges and the larger neighborhood and provides approaches to sustainable stormwater management, use of native plant material and site lighting.

BRADDOCK PARK: THE CONCEPT

Braddock Park is envisioned as an inclusive, flexible and diverse urban park. The site is divided in two parts; a park on the west and a mixed-use development on the east.

The park is organized by a central green that is surrounded by two activity zones; an arching pathway links the central green to the activity zones and serves as the site’s primary circulation. West of the central green, a large canopy structure creates a plaza alongside Fayette St. On the east side, a terrace sits in the mixed-use development courtyard.

BRADDOCK PARK

AN URBAN FRAMEWORK

THE NORTH ACTIVITY ZONE

Located near Fayette St and Whythe St, the North Activity zone consists of a natural play area and a splash pad. Enclosed by landform and vegetation, the natural play area houses a large timber structure encouraging climbing, jumping, sliding and crawling. Connecting to this, a splash pad acts as an interactive water feature during high temperature months that can be used as a natural play area during the low temperature months when the water is turned off.

Enclosing the North Activity zone, an abundance of native deciduous canopy and understory trees provide ample shade while native herbaceous species cover the ground and a curved, stone seatwall defines the edges and provides seating.

THE GREEN

Located at the heart of the site, an open lawn with gentle topography allows for flexibility in use, ranging from picnicking and exercise to movie nights and holiday events. Two small plazas bookend the lawn and provide opportunities for improvised gathering and seating through continuous stone seat walls. A large water feature runs along the northeast portion of the lawn delivering a sensory experience of touch and sound while improving the micro-climate conditions during the warmer months of the year. Small crossings facilitate movement between the main walk and the lawn.

Surrounding The Green, native deciduous canopy and understory trees populate the edge of the lawn providing ample shade and room for rest and leisure.

West of the lawn, a large trellis creates a designated space for weekly and seasonal markets. The canopy becomes an important architectural gateway for the park while providing a connection between the park and Fayette Street, which could be periodically closed for annual events further expanding the flexibility of the park to accommodate various programs. Canopy columns are spaced to avoid conflicts along Fayette St and the lawn.

THE SOUTH ACTIVITY ZONE

Located near Fayette St and Pendleton St, the South Activity zone consists of a flexible court, table game area and a rain garden. Raised from the rest of the park, the South Activity zone encloses the flexible court designed for bocce, horseshoes or cornhole while also allowing casual gathering through a continuous spectator bench and movable tables and chairs. North of this, a lush rain garden exhibiting native canopy, understory, shrub and herbaceous species add color and texture while serving as stormwater infrastructure.

Separated from the flexible court by an arching sweep, the game area offers table games like ping-pong and chess. Landform wraps around the South Activity zone with an abundance of deciduous canopy, understory trees and native herbaceous specimens.

THE PORCH

The building footprint is conceived as a 'c-shape' creating The Porch. The Porch bridges park and building through a raised terrace, vegetated gardens with integrated seating, a water feature, picnic tables and outdoor patios for retail on the ground floor. The Porch is designed to cater to the needs of the retail and be advantageous of its location near the park while catering to the needs of the building's residents.

*Note: Building design is conceptual and proposes a vision for this area that is contingent on the design development

BRADDOCK PARK

AN URBAN FRAMEWORK

LIGHTING

The 'Braddock Park Guiding Principles' highlight security, safety and visibility as a priority for the park. The primary lighting method for Braddock Park is through strategic placement of multi-headed fixtures on the North and South Activity zones; this provides an adequately lit environment while reducing the visual impact of lighting fixtures. The multi-headed fixtures are able to light walkways and the lawn from a distance.

Additionally, lighting is also integrated when possible such as trellis lighting and along the building facade. Catenary lighting activates The Porch and services retail and outdoor night events. The Braddock Metro Neighborhood Plan Design Guidelines recommends the Dominion Virginia Power Colonial fixture along street edges. These fixtures should be energy efficient with use of LED bulbs or similar.

SAFETY + SECURITY

In addition to a lighting approach, other considerations to make Braddock Park safe and secure include site accessibility and visibility. The size of the parcel allows for fire truck coverage for the park and building and a 12' wide path allows for certain emergency vehicles to access the park.

The park's geometries and circulation provide generous options for moving through the site and preventing dead-ends. While topography is a key characteristic of the park, clear sight lines prevail allowing for anyone in the park to 'see and be seen'.

To further enhance visibility, a comprehensive landscape design prevents visual barriers by creating an abundance of gaps, especially in canopy and understory tree spacing. Any shrubs and vegetation occurring on landform does not exceed 3' total.

STORMWATER

Braddock Park is required to incorporate stormwater quantity and quality at a minimum to manage 75% of its projected runoff on-site. The concept for Braddock Park proposes various strategies to 1) optimize and maximize capture of on-site runoff and 2) integrate these as attractive amenities for the park.

These strategies are:

1) A 20,000-gallon cistern located under the lawn collects runoff from impervious surfaces as well as overflow from the North and South Activity zones. Water from the cistern can be reused for irrigation and site water features, assuming it is treated per the requirements of the health department, such as use of a UV filter. Overflow from the cistern feeds into a recharge bed for infiltration.

2) A rain garden on the South Activity zone will take drainage from adjacent impervious areas. Water in the rain garden infiltrates and overflow drainage feeds into a recharge bed. The rain garden design seeks to express the site's hydrology, creating a lush and vibrant palette for the site and allows for meander and discovery by providing an informal footpath.

3) Linear tree trenches with structural soil along Fayette St collect runoff from surrounding impervious surfaces and percolates to a sub-surface storage bed. The trenches allow for street trees, lighting and other site furnishings to occur on the ground level.

ART

Visibility and accessibility of public art can be used as a landmark on the site or a meetup point. The two locations for potential art sit north and south of the lawn. These locations are ideal as they are nodes where multiple paths come together and small plazas accommodate art and seat walls encourage reflection and interaction.

DIAGRAM

REFINED SCHEME



① OUTLINE PARK + BUILDING

② ORGANIZE MAIN PARK FEATURES

③ DEFINE CONNECTIONS

④ REINFORCE FEATURES + CONNECTIONS

SITE PLAN

REFINED SCHEME



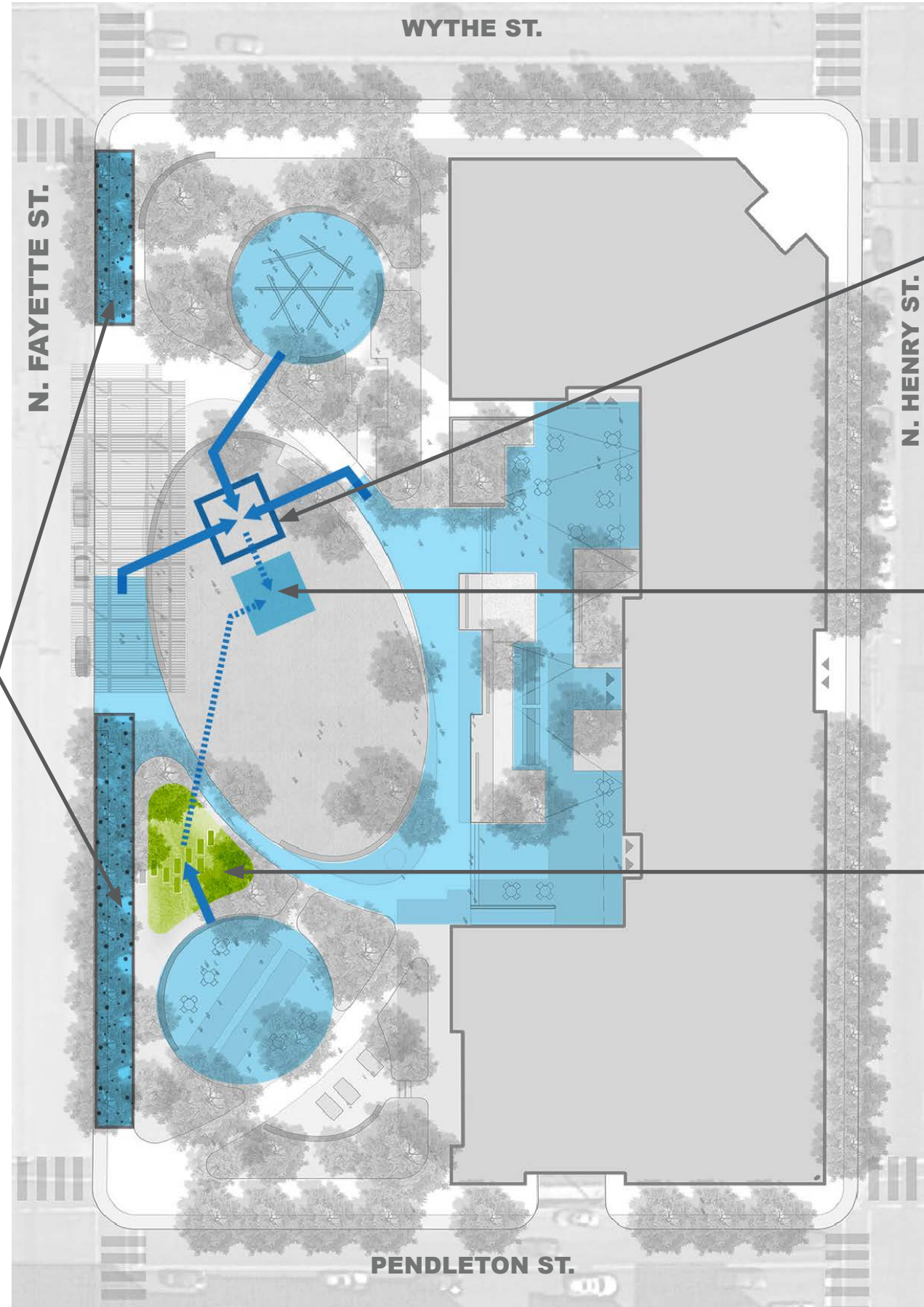
- ① NATURAL PLAY
- ② SPLASH PAD
- ③ MARKET TRELLIS
- ④ FLEXIBLE SEATING
- ⑤ OPEN LAWN
- ⑥ WATER FEATURE
- ⑦ DINING GARDEN
- ⑧ RAIN GARDEN
- ⑨ TABLE GAMES
- ⑩ FLEXIBLE COURT
- ⑪ POTENTIAL ART LOCATION
- ⑫ BIKE SHARE / PARKING
- ⑬ GARAGE ENTRY
- ⑭ RETAIL



STORMWATER DIAGRAM



TREE TRENCH



CISTERN
WATER CAN BE REUSED FOR IRRIGATION +
WATER FEATURES WITH AN UV FILTER

RECHARGE BED / STORAGE AREA

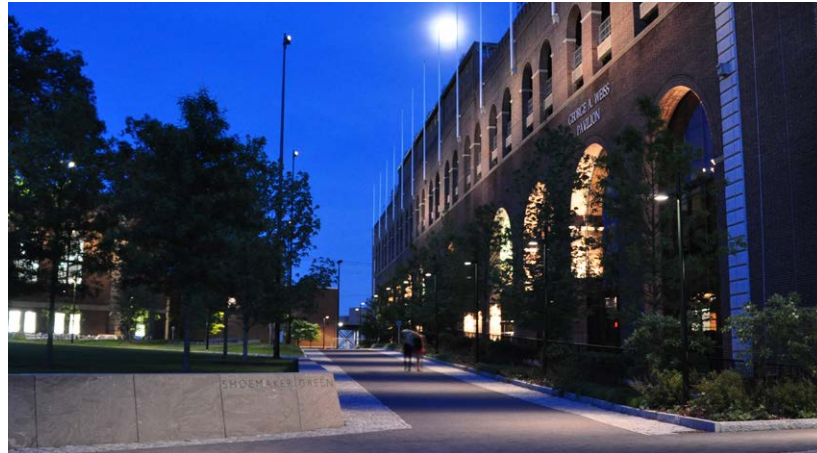


RAIN GARDEN

OVERFLOW

CATCHMENT AREA

LIGHTING DIAGRAM



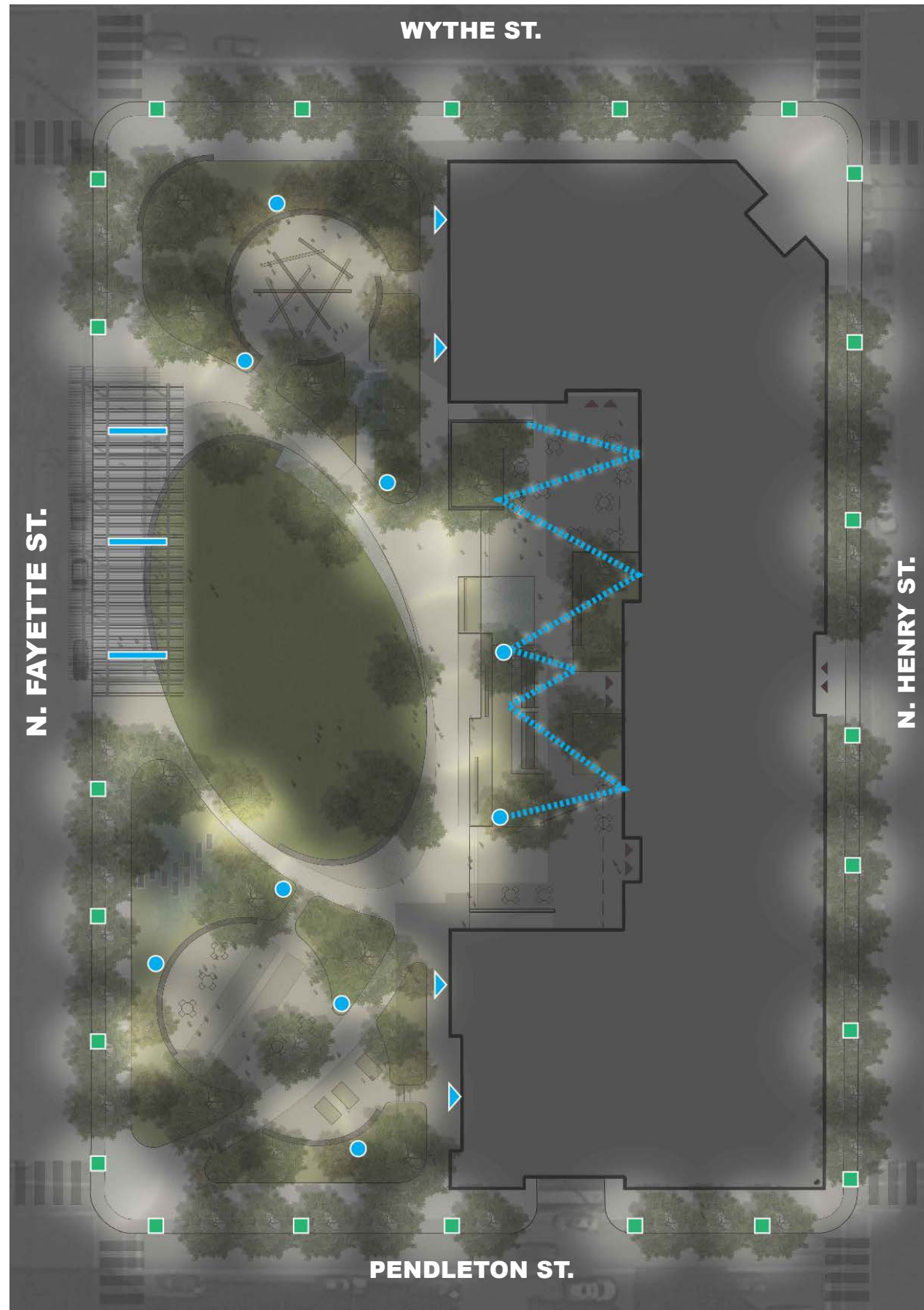
● MULTI-HEADED FIXTURE



▬ TRELLIS FIXTURE



■ DOMINION VIRGINIA
POWER COLONIAL

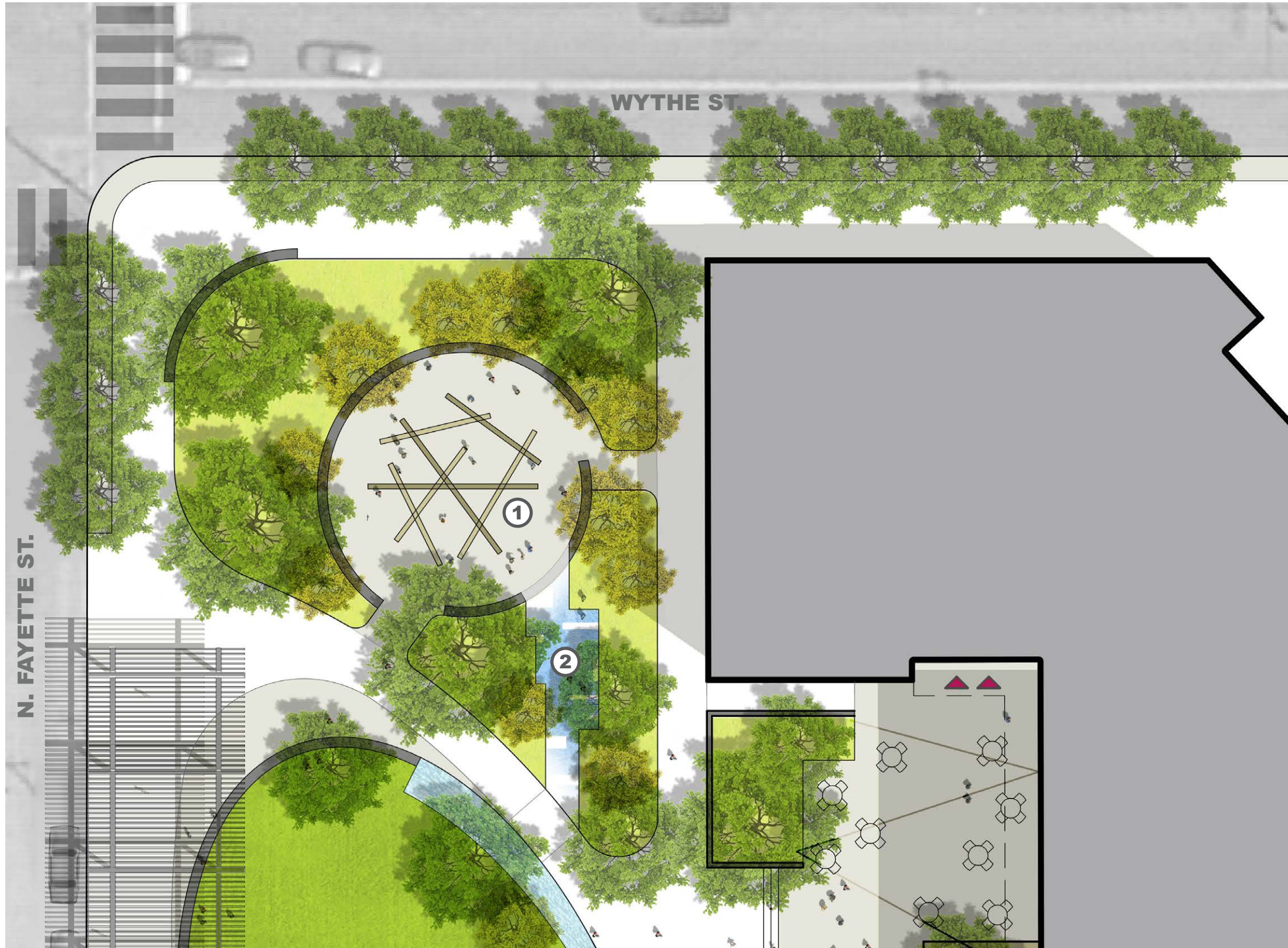


▶ BUILDING LIGHTING



▬▬▬▬▬▬ CATENARY FIXTURE

NORTH END PLAN ENLARGEMENT



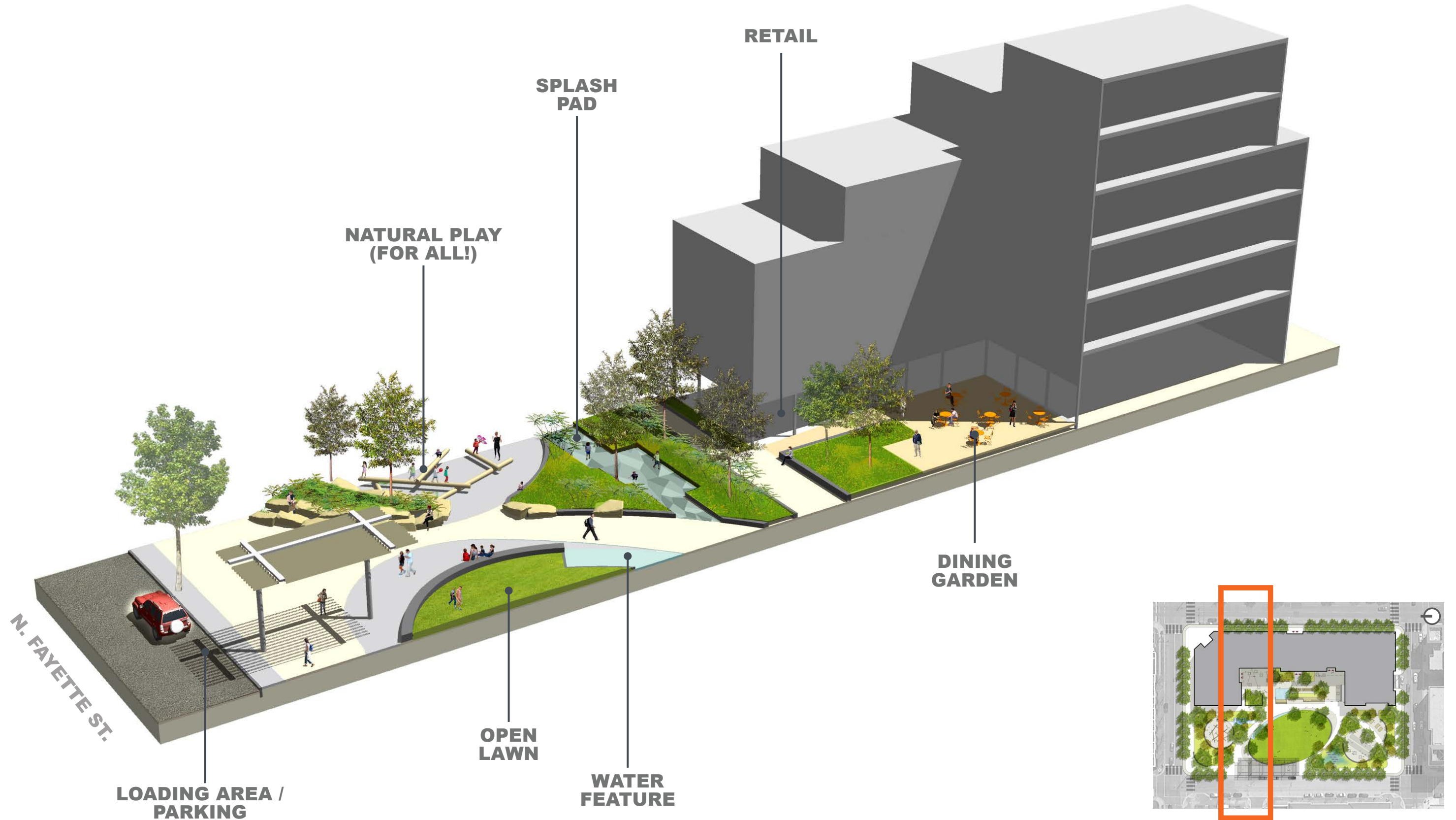
① NATURAL PLAY



② SPLASH PAD



NORTH END SECTION



NORTH END VIEW



MIDWAY PLAN ENLARGEMENT



③ MARKET TRELLIS



④ FLEXIBLE SEATING



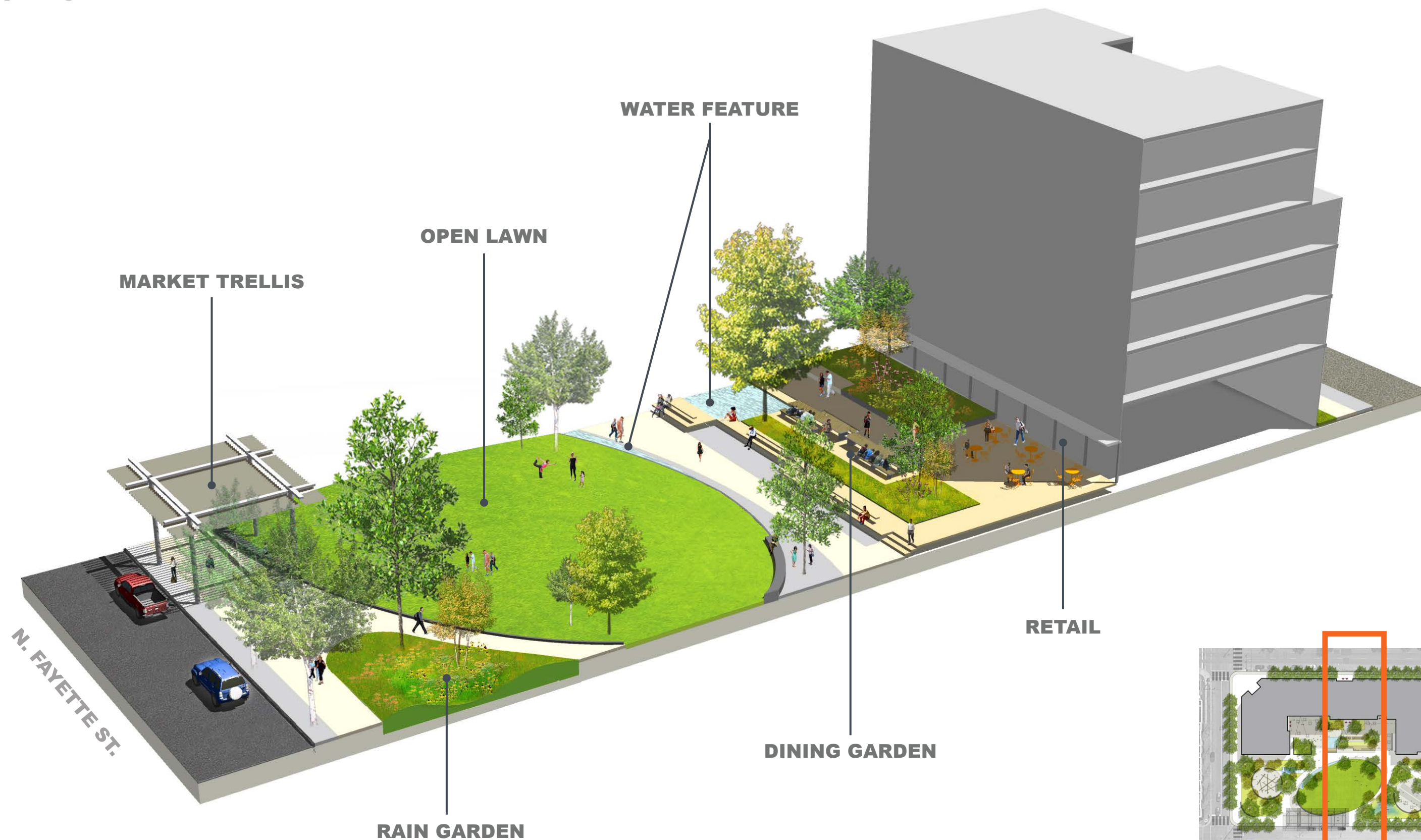
⑥ WATER FEATURE



⑦ DINING GARDEN



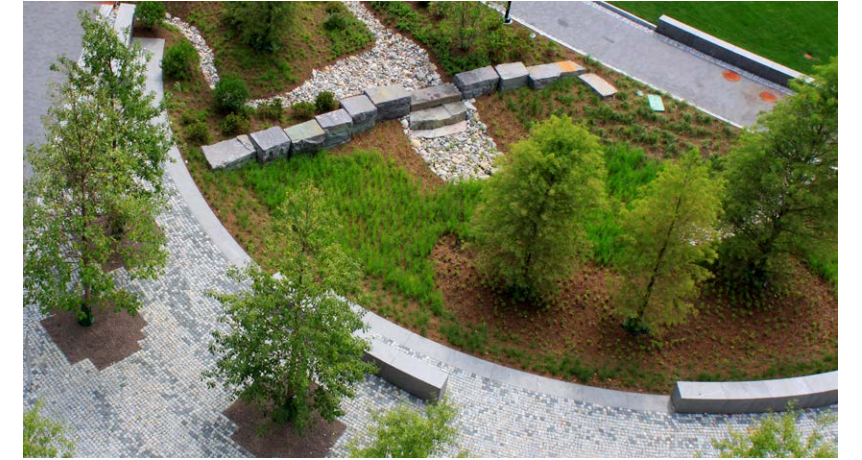
MIDWAY SECTION



MIDWAY VIEW



SOUTH END PLAN ENLARGEMENT



⑧ RAIN GARDEN



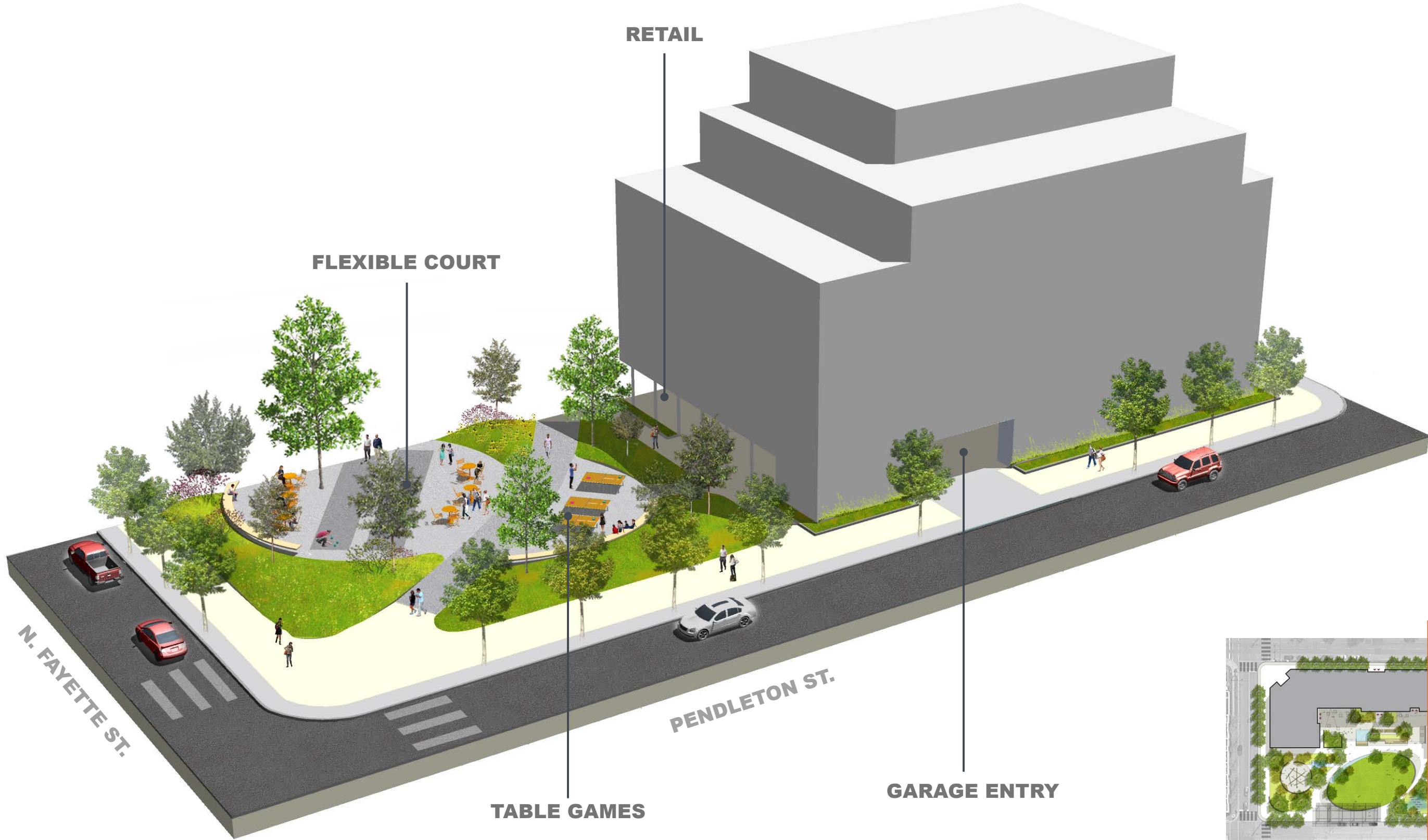
⑨ TABLE GAMES



⑩ FLEXIBLE COURT



SOUTH END SECTION



SOUTH END VIEW



OPINION OF COST

BRADDOCK PARK CONCEPT

\$60-70/SF
(63,810 SF)

\$3.82M - \$4.46M

REFERENCE PROJECTS



SHOEMAKER GREEN (2012)



FEATURES

**OPEN LAWN
CUSTOM BENCHES
CUSTOM STONE WALLS
CISTERN
RAIN GARDEN
TREE TRENCHES
SITE LIGHTING**

COST

\$57.79/SF

(126,324 SF
@ \$7.30 M)



37TH ST WALKWAY (2015)



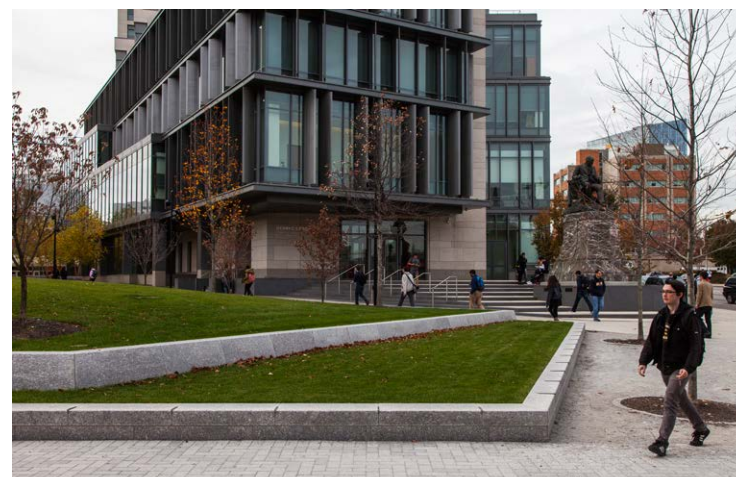
**CUSTOM BENCHES
CUSTOM PLANTER WALLS
SITE LIGHTING
CATENARY LIGHTING
PUBLIC ART
PLANTING BEDS**

\$58.22/SF

(27,183 SF
@ \$1.58 M)



PERELMAN PLAZA (2014)



**OPEN LAWN
SITE BENCHES
CUSTOM BENCH
CUSTOM STONE WALLS
SITE LIGHTING
POROUS PAVING
PLANTING BEDS**

\$58.50/SF

(62,784 SF
@ \$3.67 M)

OPINION OF COST

 **ONE ACRE PARK**

43,560 SF
\$2.61M - \$3.04M

 **STREETSCAPE**

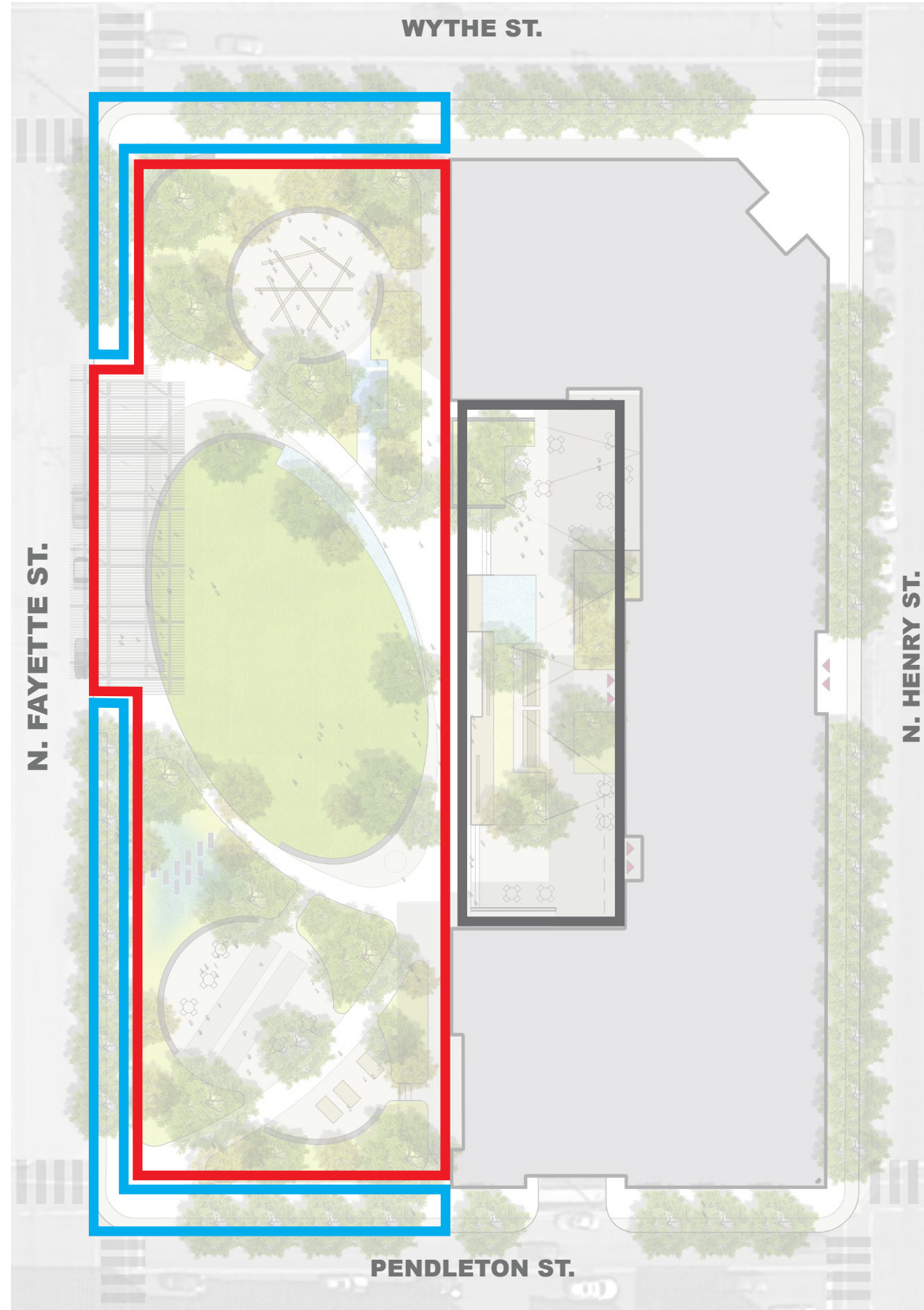
7,750 SF
\$465,000 - \$542,500

 **COURTYARD**

12,500 SF
\$750,000 - \$875,000

BRADDOCK PARK CONCEPT

\$60-70/SF (63,810 SF)
\$3.82M - \$4.46M



SITE MODEL

