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

**Braddock Neighborhood**

**City of Alexandria**

**Andropogon Associates Ltd.**

Project Management + Landscape Architecture

Thomas Amoroso PLA, ASLA, Principal, Principal-in-Charge
Emily McCoy, PLA, ASLA, Associate, Project Manager
Todd Montgomery, Landscape Designer
Eduardo Santamaria, Landscape Designer

**Downey & Scott, LLC**

+ Cost Estimating

William G. Downey, Chief Estimator

**C.M. Kling & Associates**

+ Lighting

David C. Ghatan, IALD, MIES, LC, Principal

# 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,

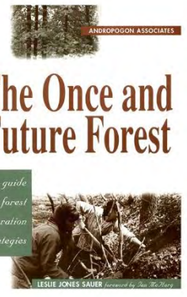
“to weave together the landscape of man and nature for the benefit of both.”

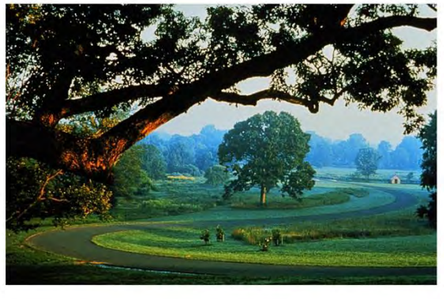
# ANDROPOGON HISTORY

2010'S

1990'S

1970'S





urban

rural

# PLACE FIRST

## HACKETT ELEMENTARY SCHOOL / PHILADELPHIA, PA

# HIGH PERFORMANCE + MULTIFUNCTIONAL

**LEWES CANALFRONT PARK / LEWES, DE**

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# HARMONIZE PEOPLE + PLACE

SALVATION ARMY / PHILADELPHIA, PA

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# HEAL ECOSYSTEMS

**TINICUM WILDLIFE REFUGE / PHILADELPHIA, PA**

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# ECONOMY OF INTERVENTION

**BARTRAM'S MILE PARK / PHILADELPHIA, PA**

ndropogon

# BEAUTY IS MORE THAN SKIN DEEP

**SHOEMAKER GREEN / PHILADELPHIA, PA**

ndropogon

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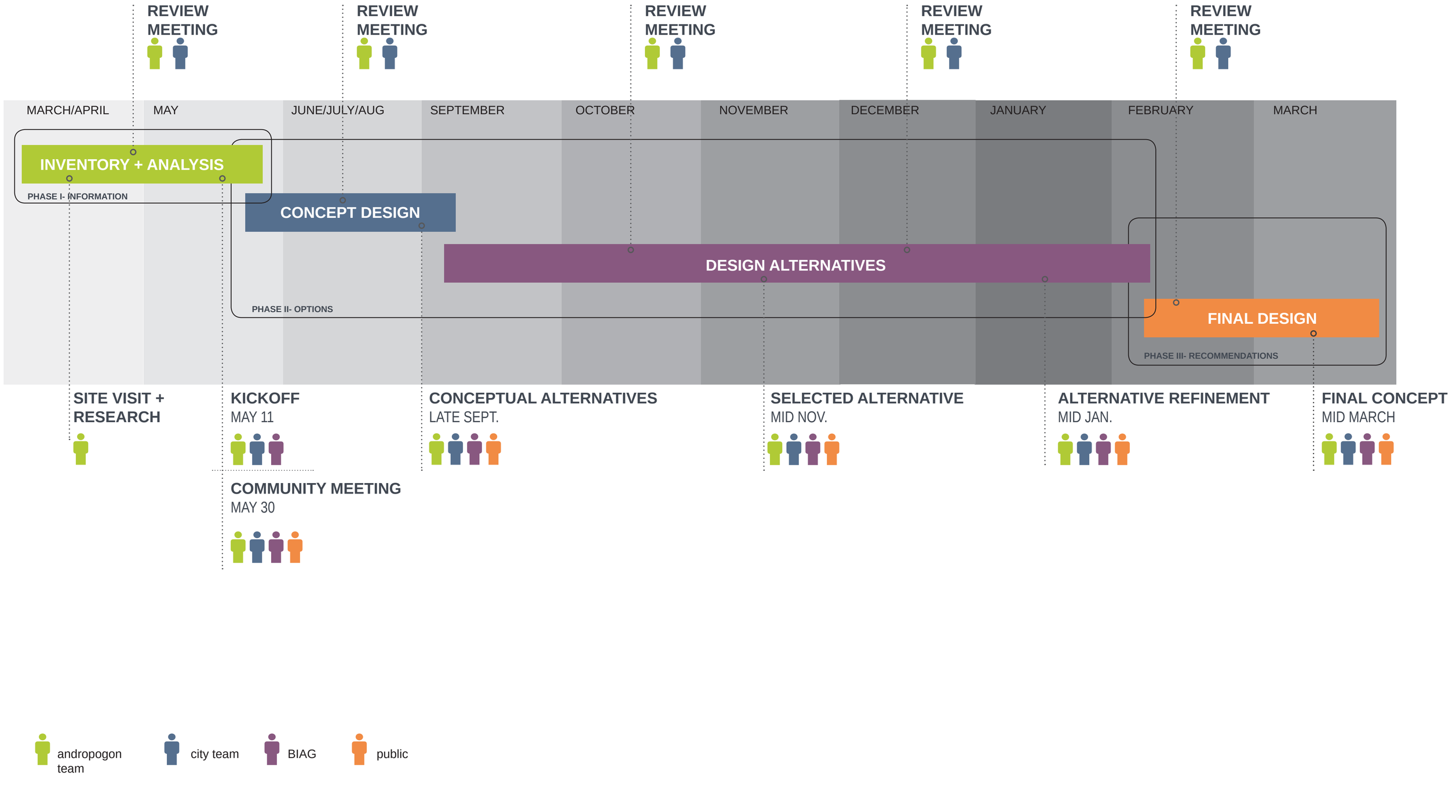
# BRADDOCK PARK
## COMMUNITY MEETING + CONCEPTS

# PROJECT SCHEDULE



# 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

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-PROVIDE A GATHERING OR EVENT AREA WITH FLEXIBLE / MULTIPLE USES

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-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

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

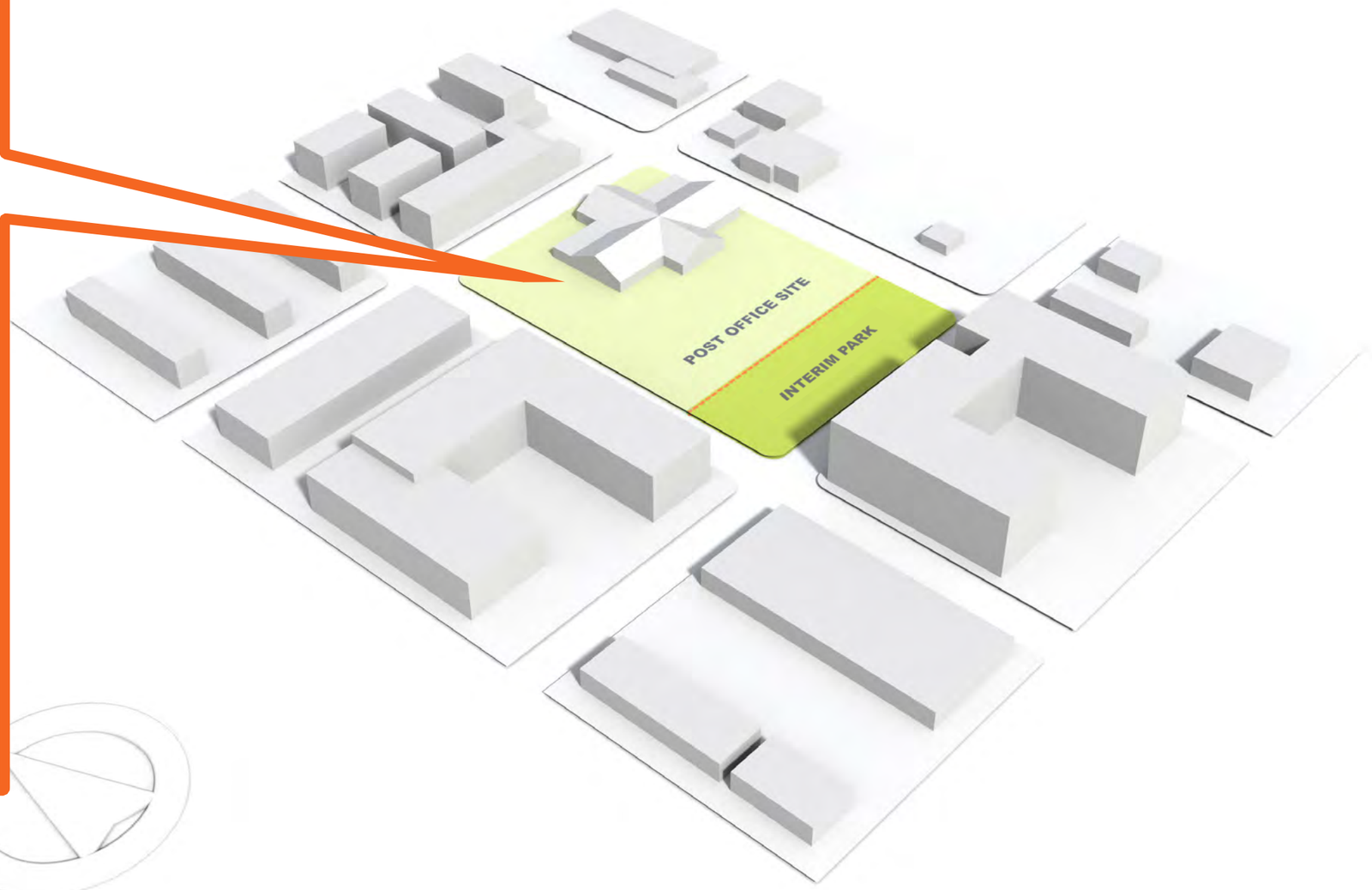
- NEAR PUBLIC AMENITIES

- ACCESSIBLE BY PUBLIC TRANSIT

-ADJACENT TO DESIGNATED WALKING STREETS

-LOW-MEDIUM HEIGHT DEVELOPMENT

-RETAIL OPPORTUNITIES

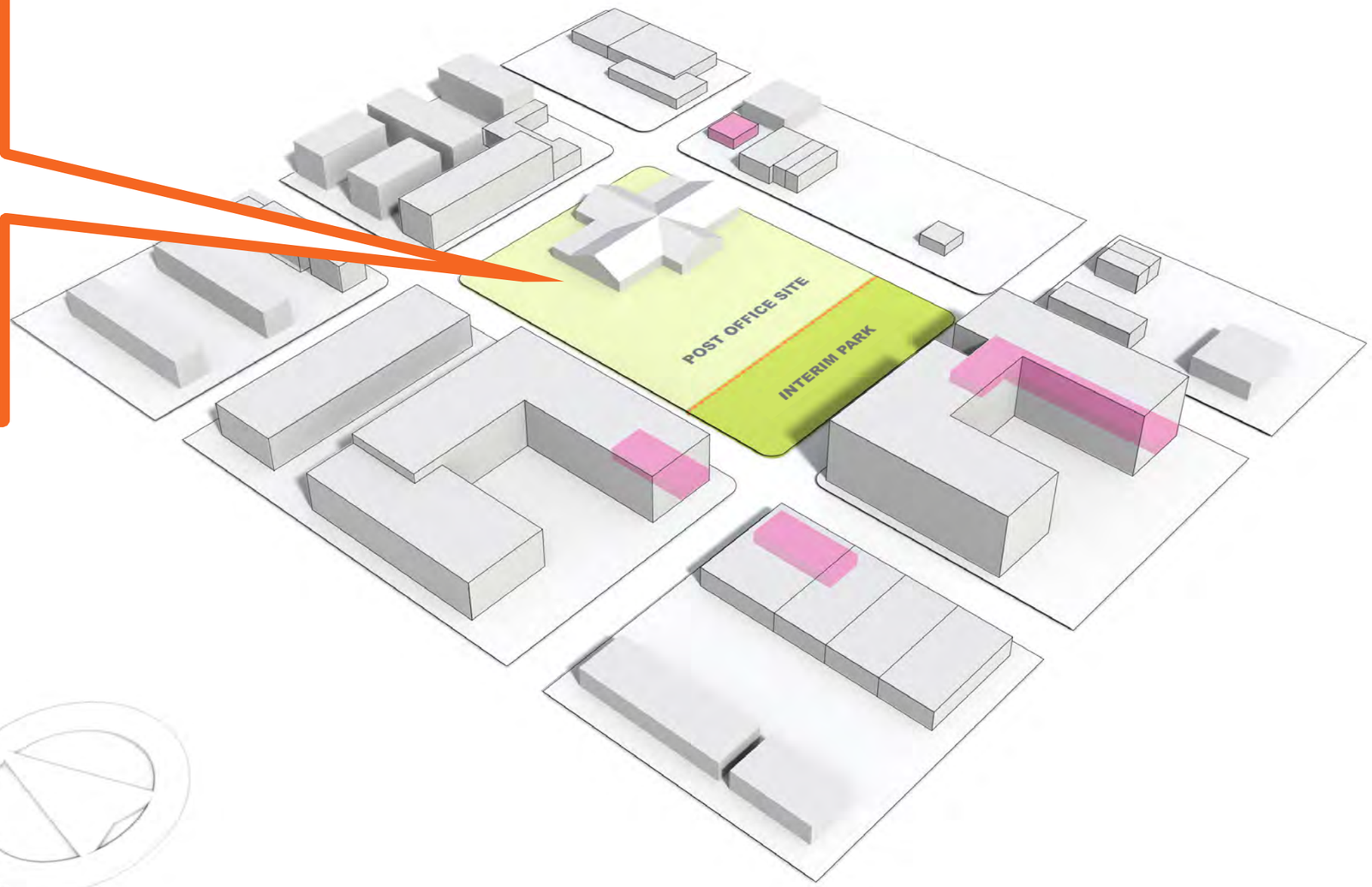


# NEIGHBORHOOD ANALYSIS
## ADJACENT RETAIL

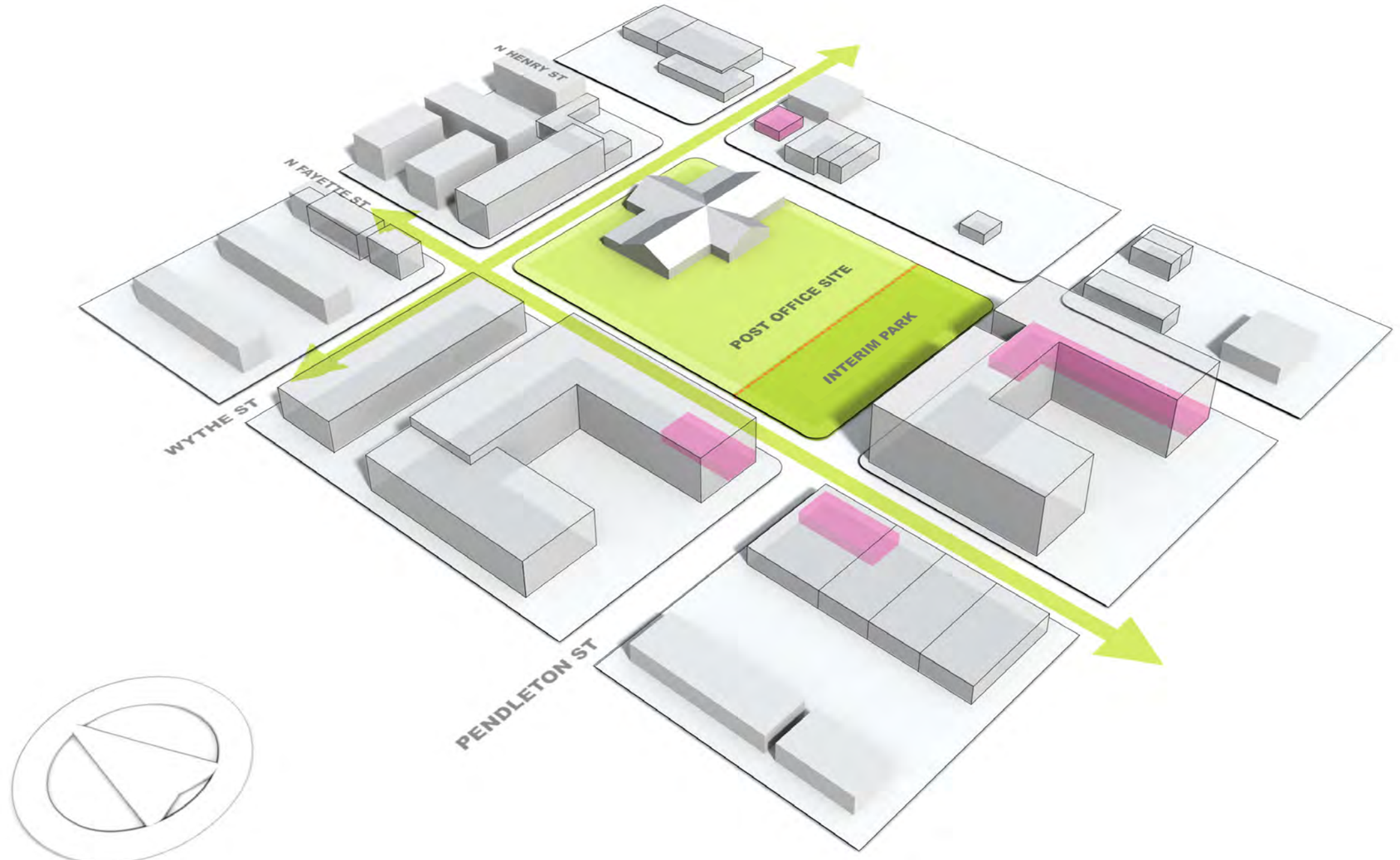
-PART OF LARGER CONTEXT

-EXPAND AND CONNECT TO EXISTING RETAIL

-MIXED-USE DEVELOPMENT

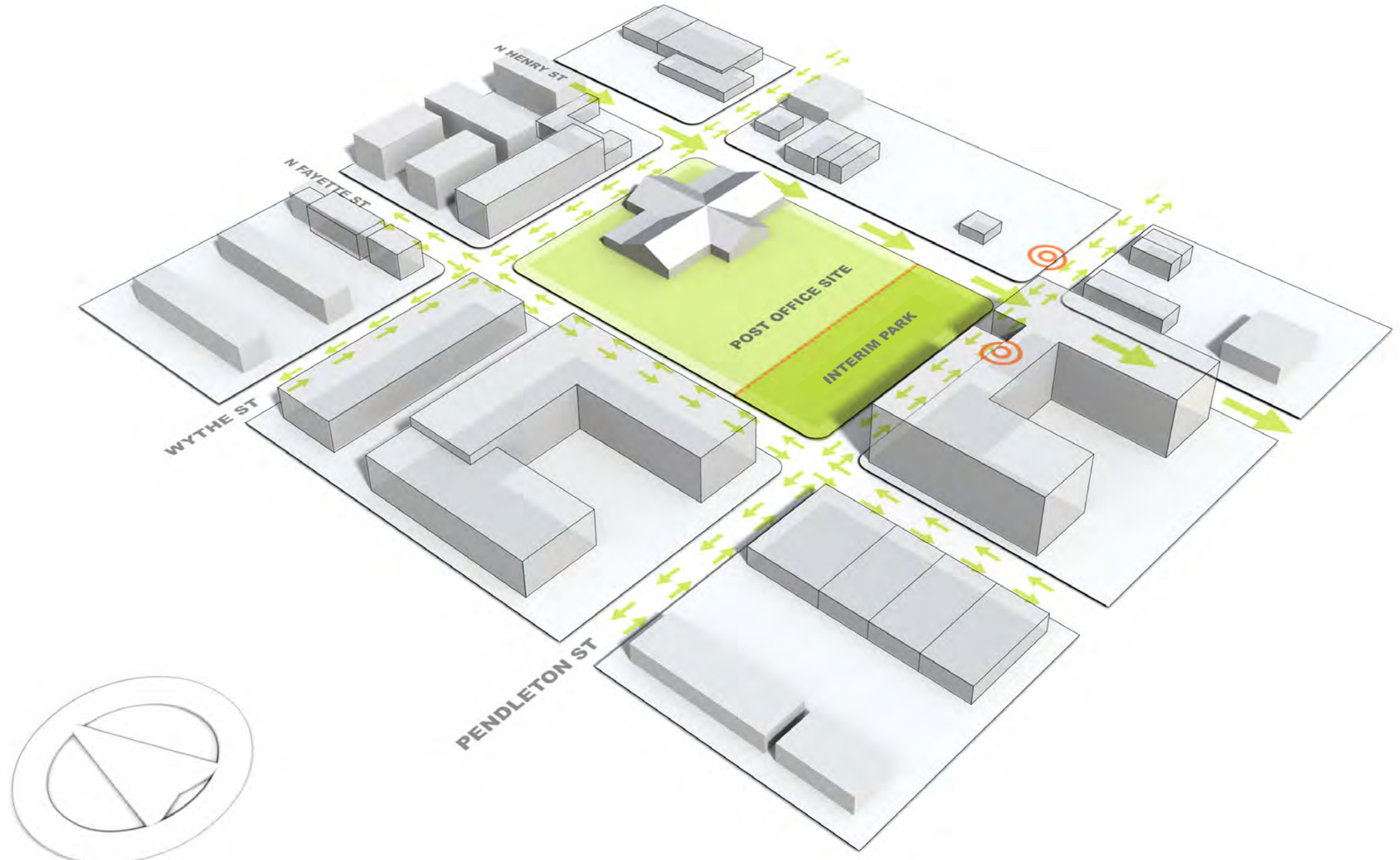


# NEIGHBORHOOD ANALYSIS
## DESIGNATED ‘WALKING STREETS’




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

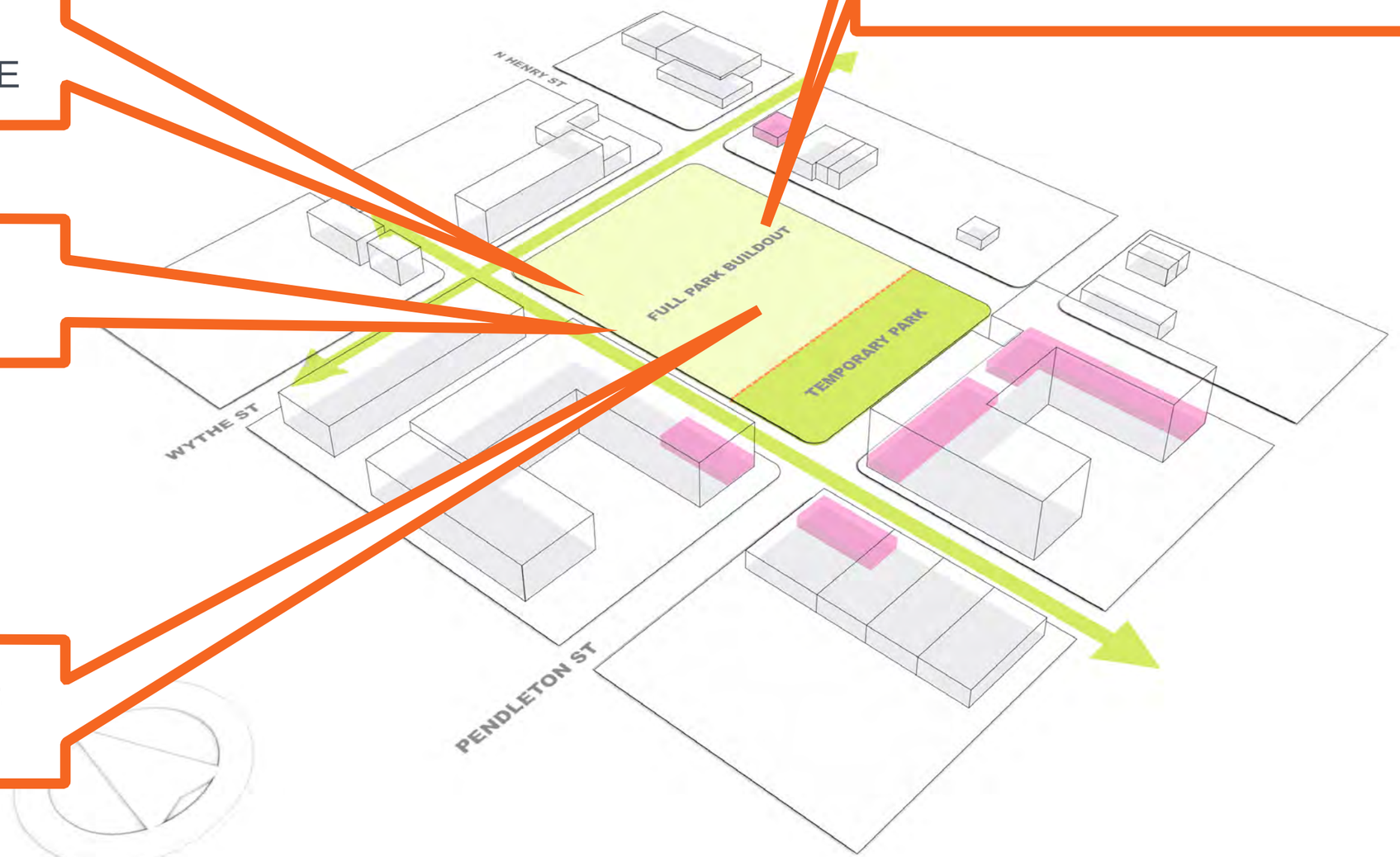
# STORMWATER REQUIREMENTS
## POST OFFICE SITE

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 (COMMERCIAL RESIDENTIAL MIXED-USE, MEDIUM) | 2.0 | 50 TO 77 FEET | 174,000 SF | 2.0 | 40 TO 77 FEET |

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

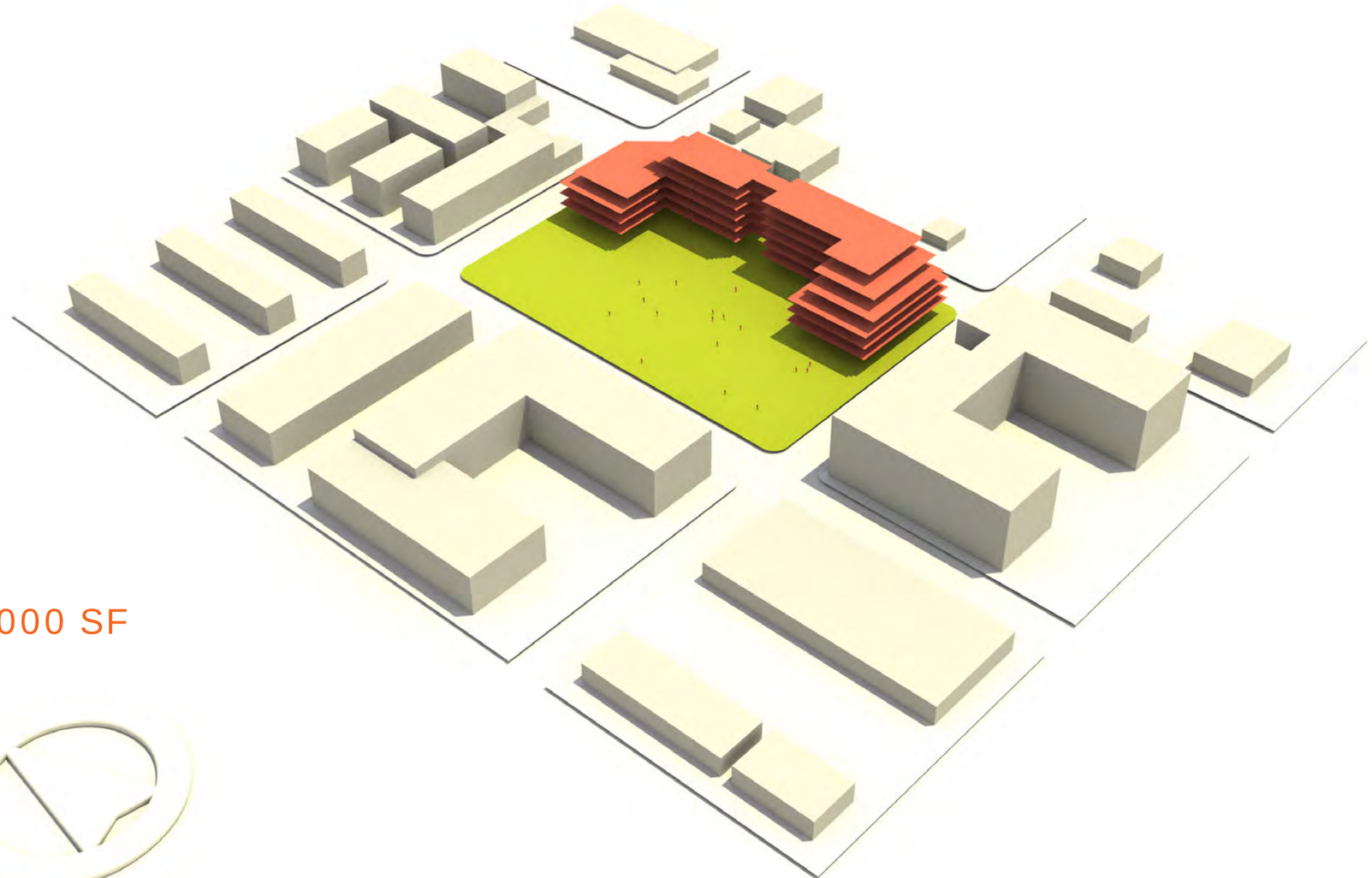
SOURCE: BRADDOCK METRO NEIGHBORHOOD PLAN / MARCH 2008

# SCENARIO EXAMPLE
## POST OFFICE SITE

FLOOR AREA RATIO = TOTAL SF OF BUILDING / TOTAL SF OF PARCEL

2.0= 174,000 SF / 87,000 SF

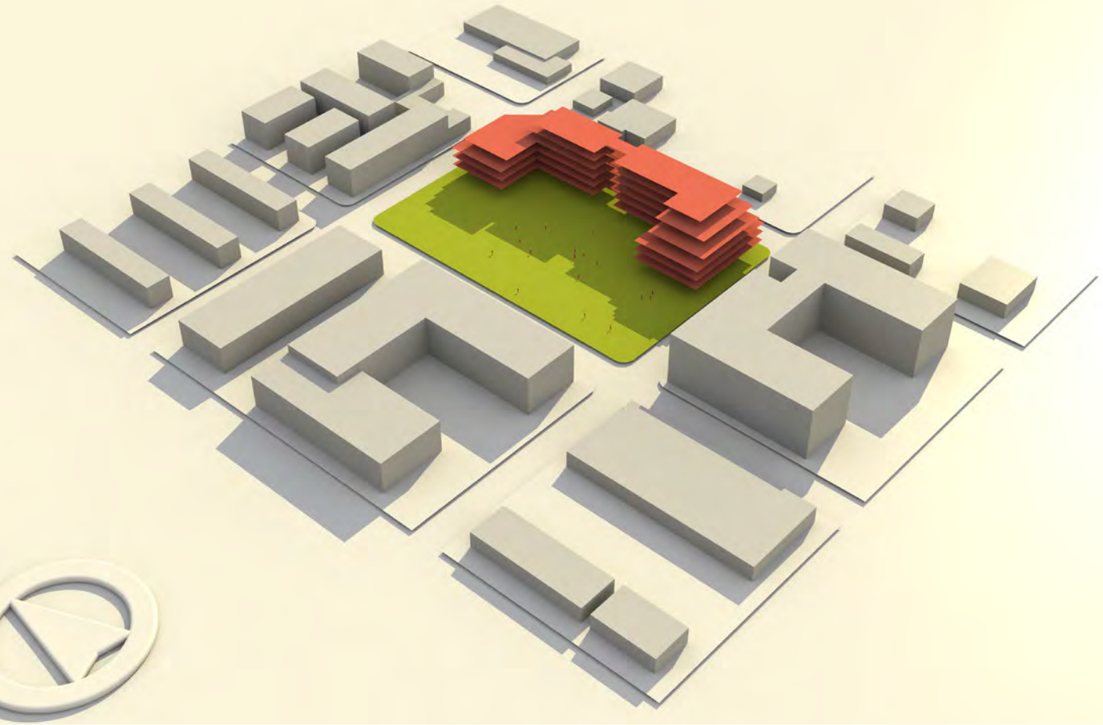
MAXIMUM ALLOWED SF: 174,000 SF



SOURCE: BRADDOCK METRO NEIGHBORHOOD PLAN / MARCH 2008

6/21/2015
SUN / SHADE ANALYSIS

9AM



6/21/2015
SUN / SHADE ANALYSIS

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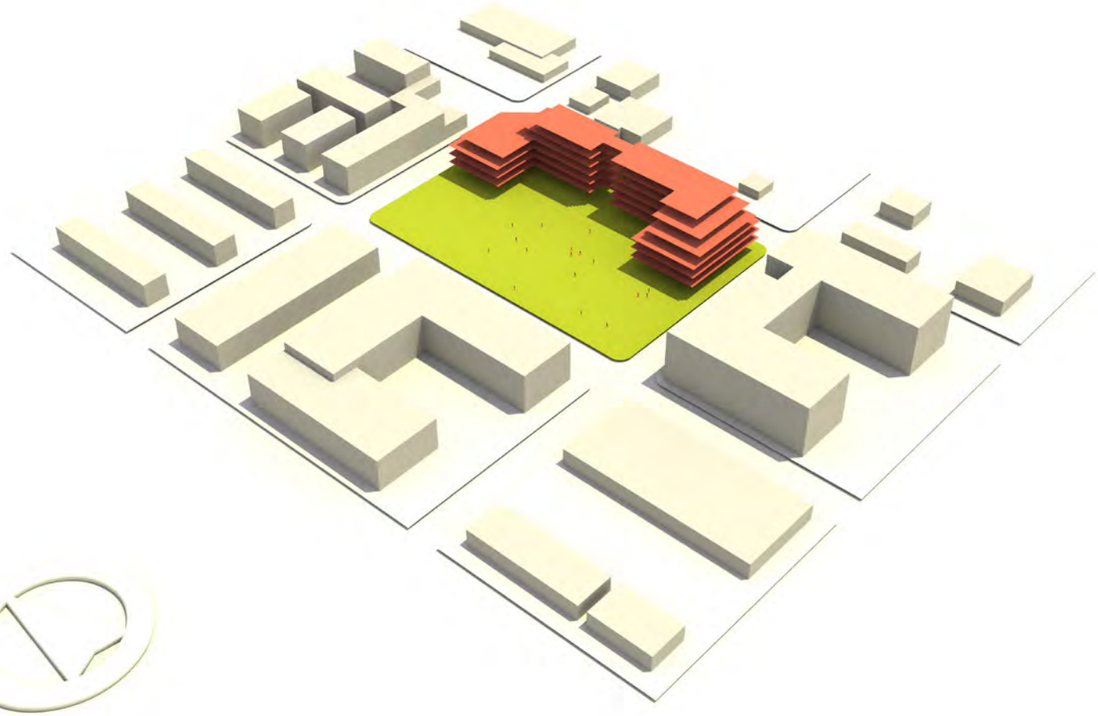

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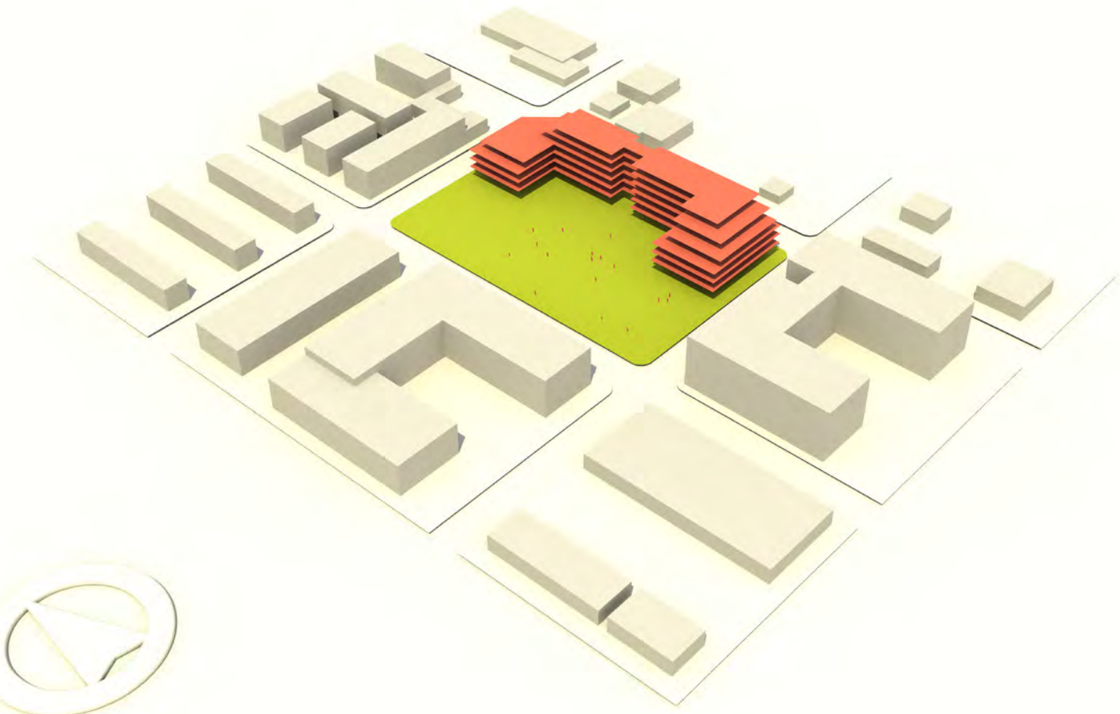

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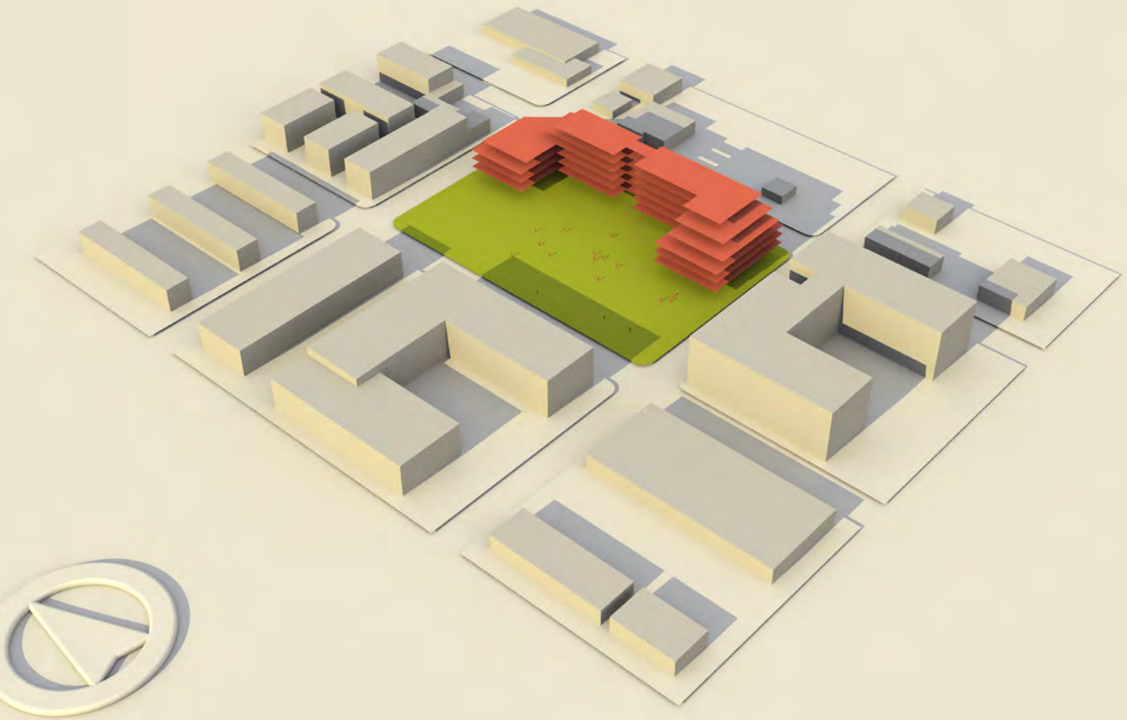

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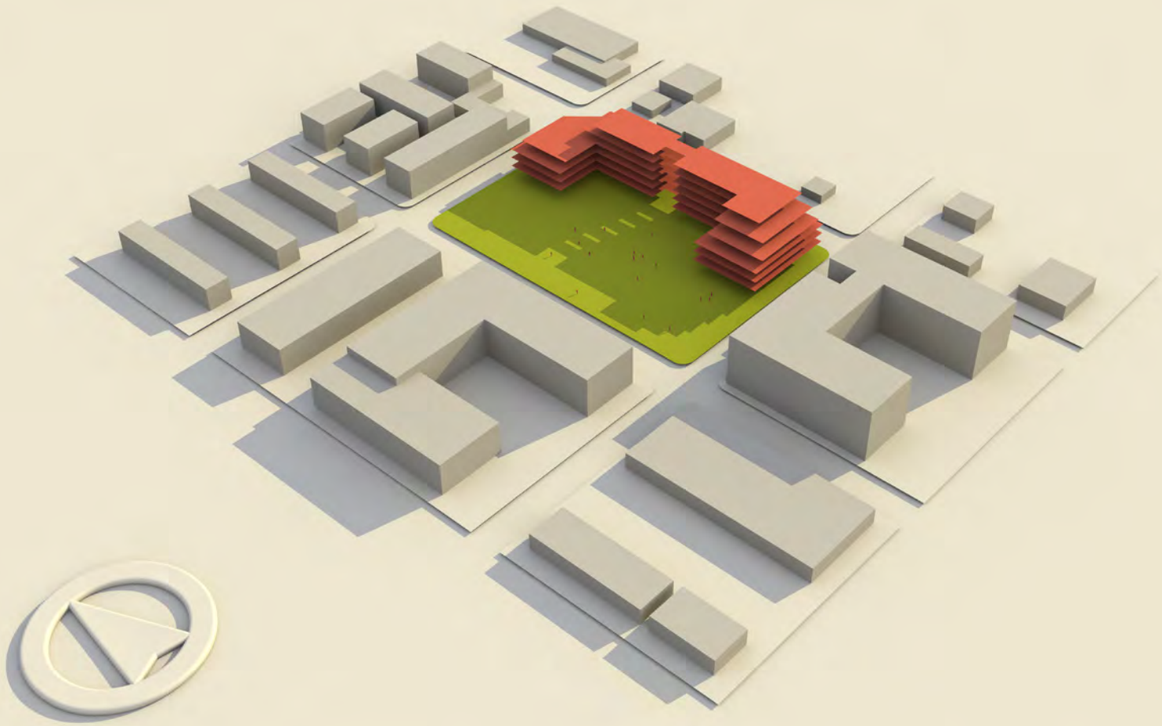

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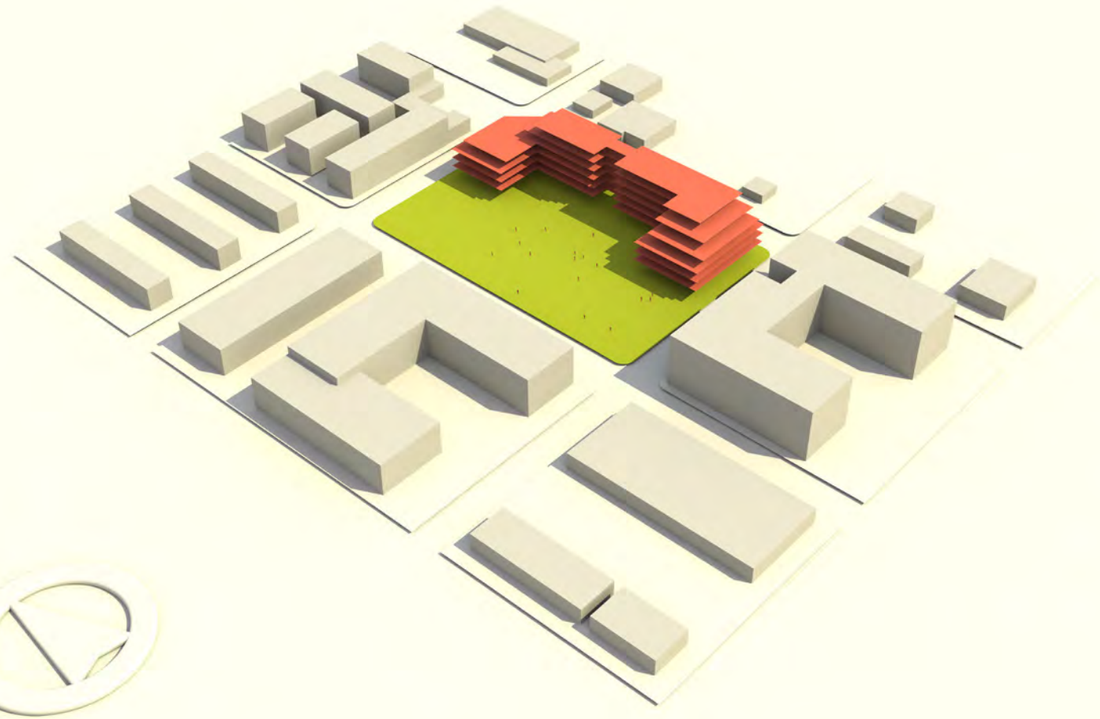

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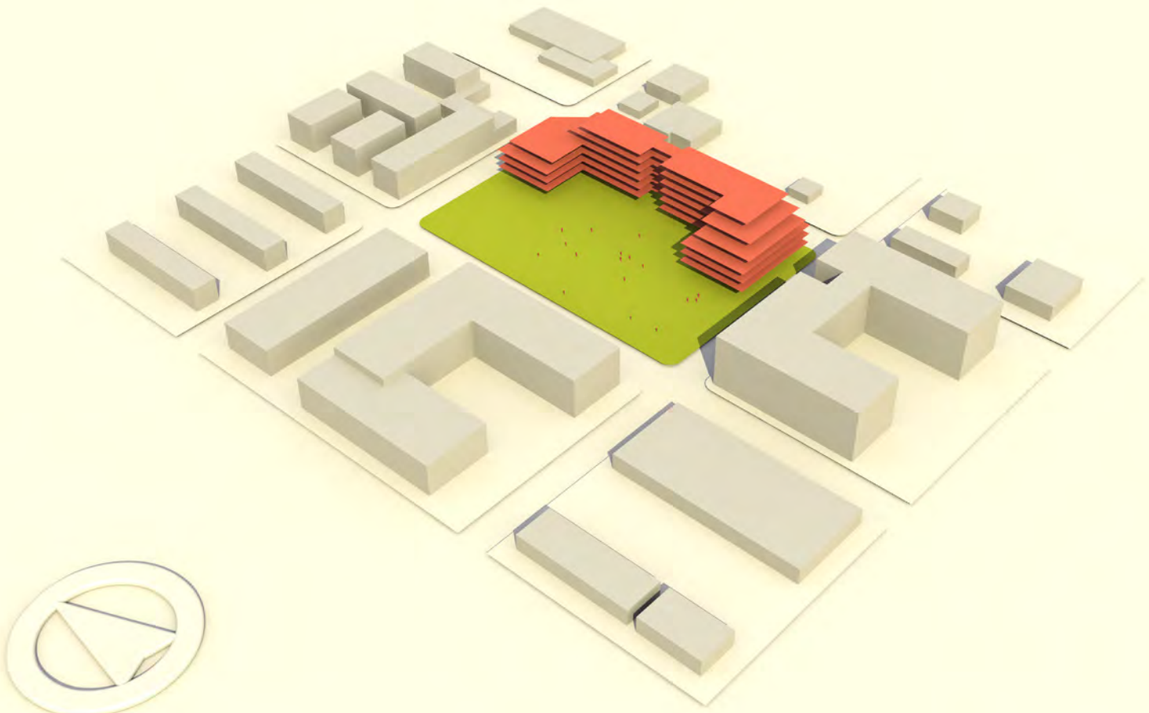

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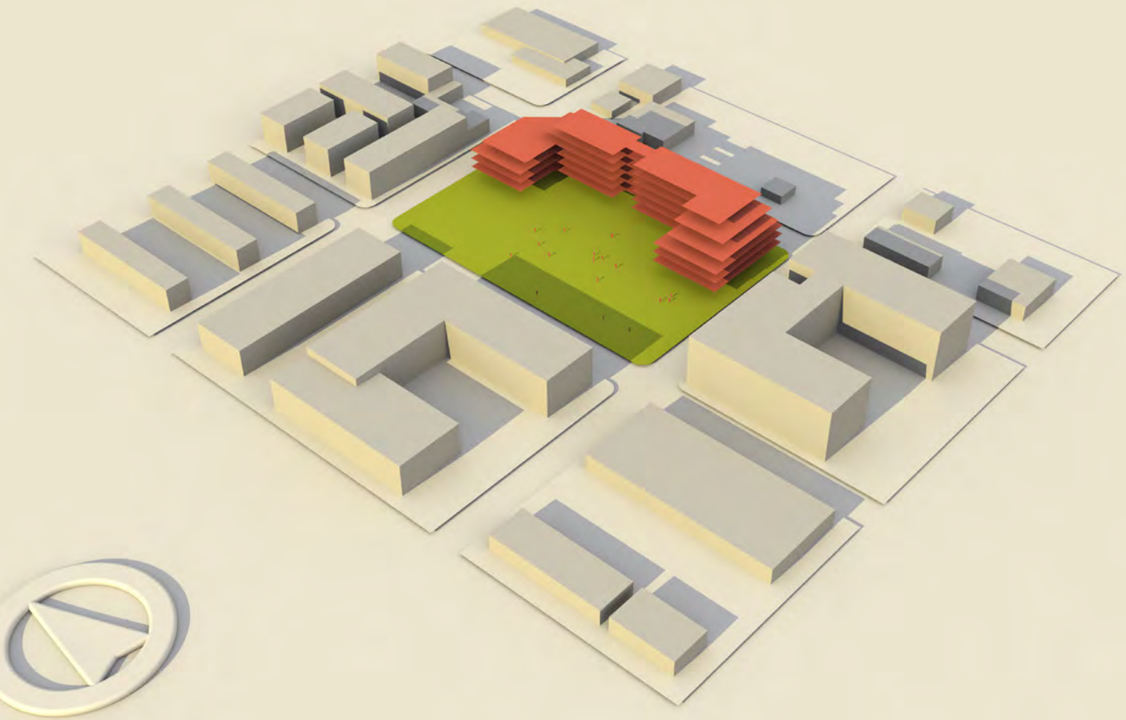

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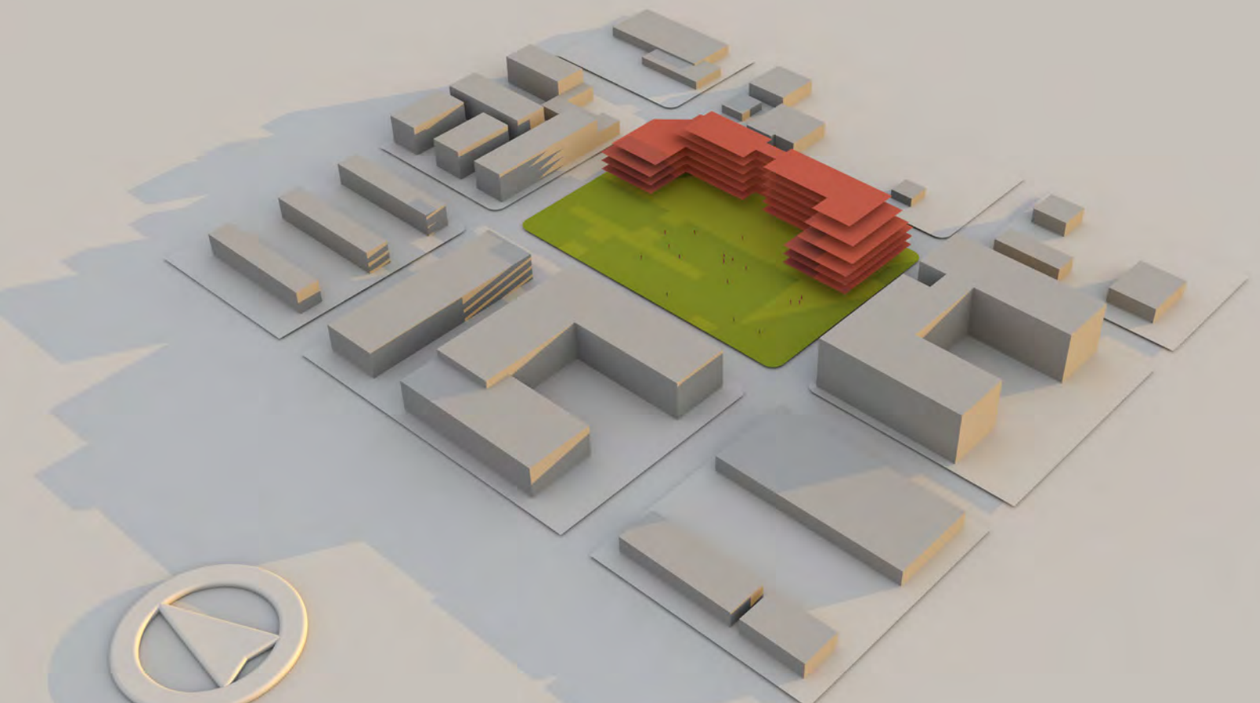

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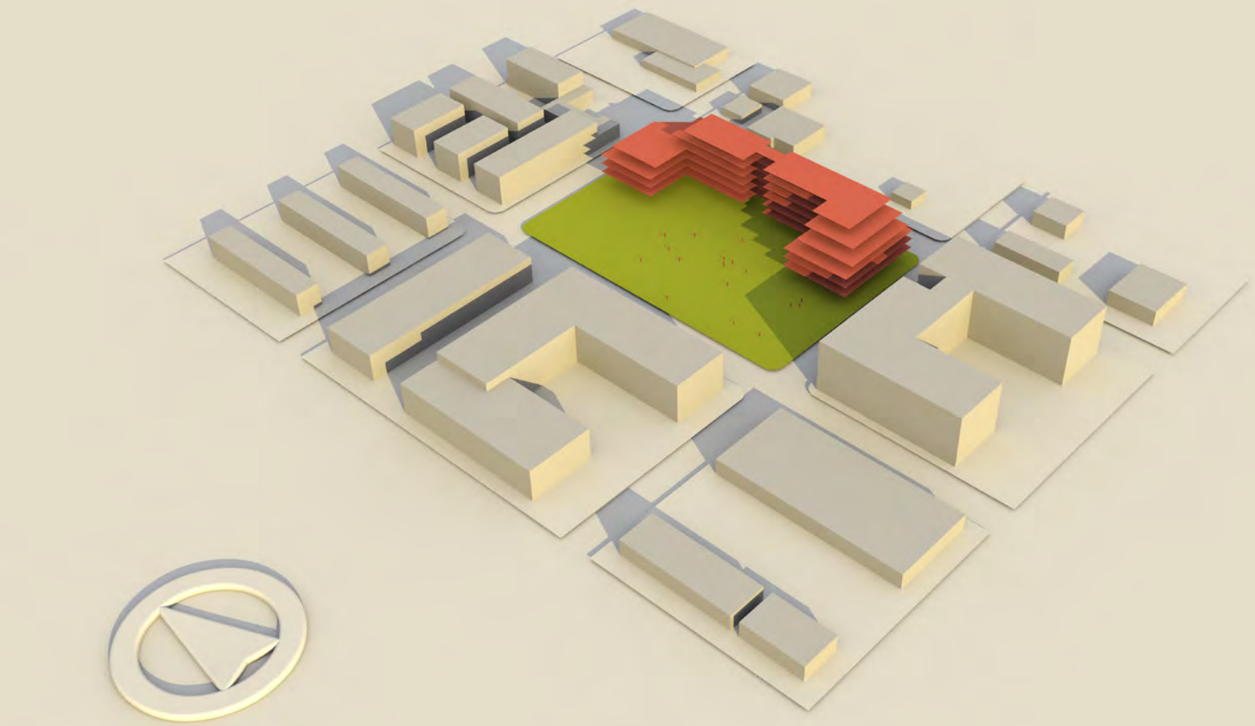

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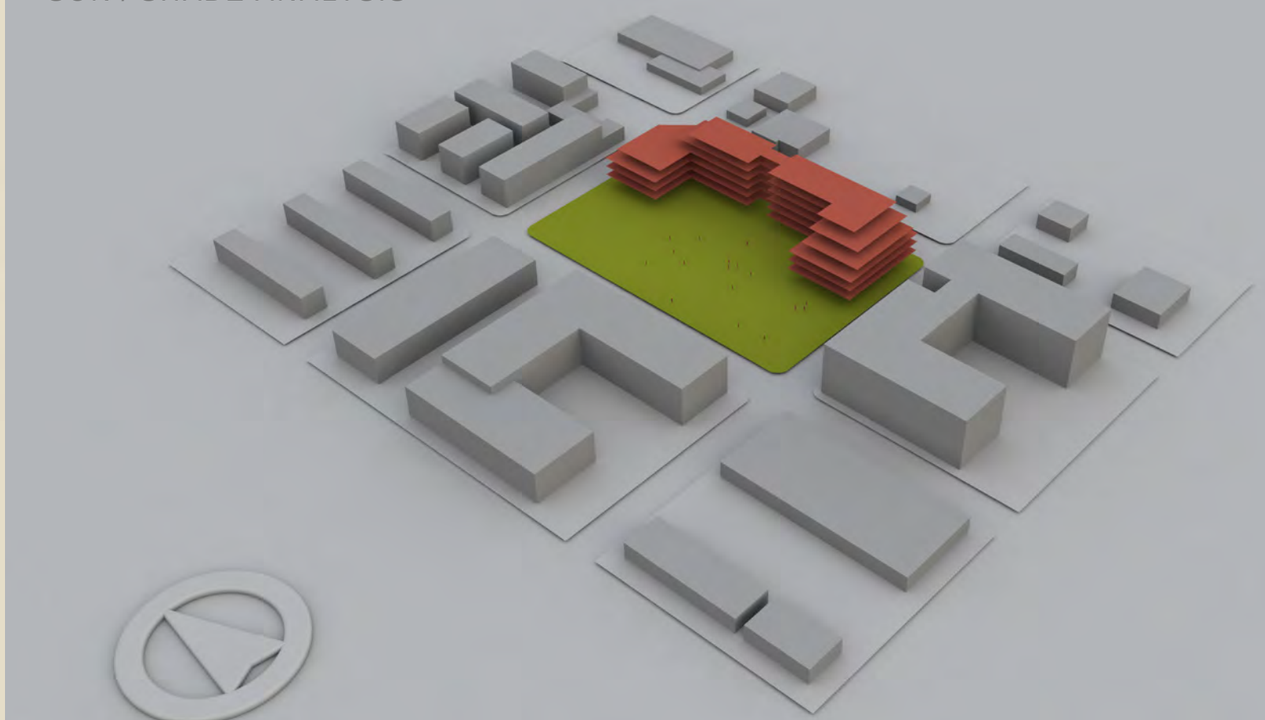

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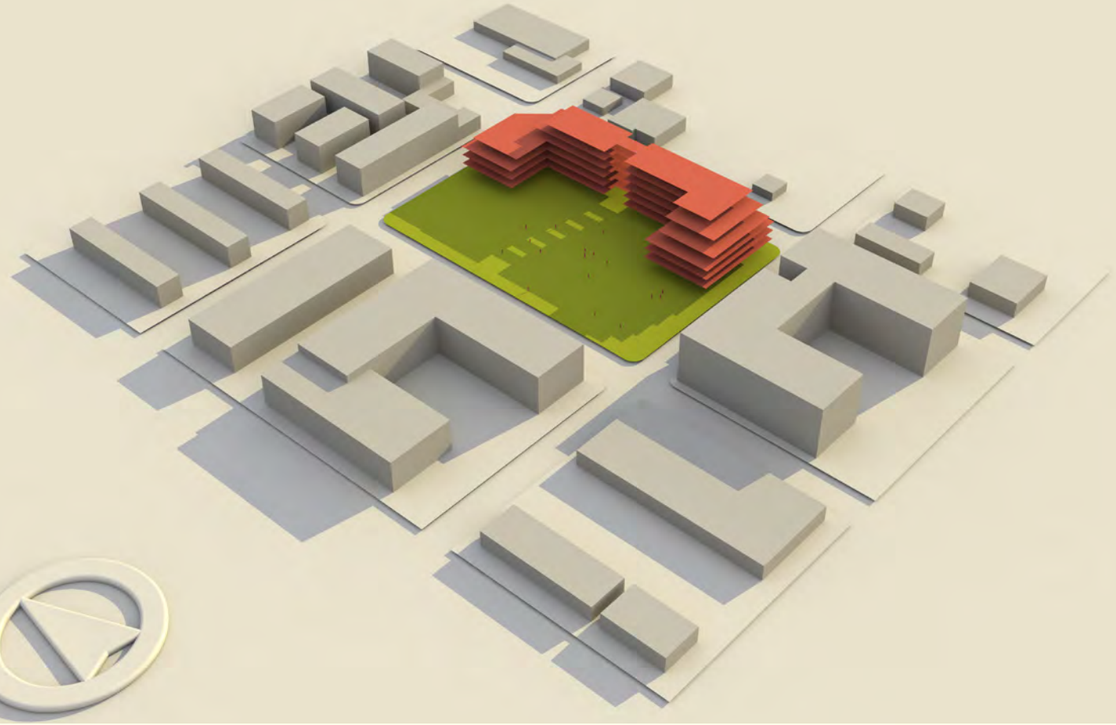

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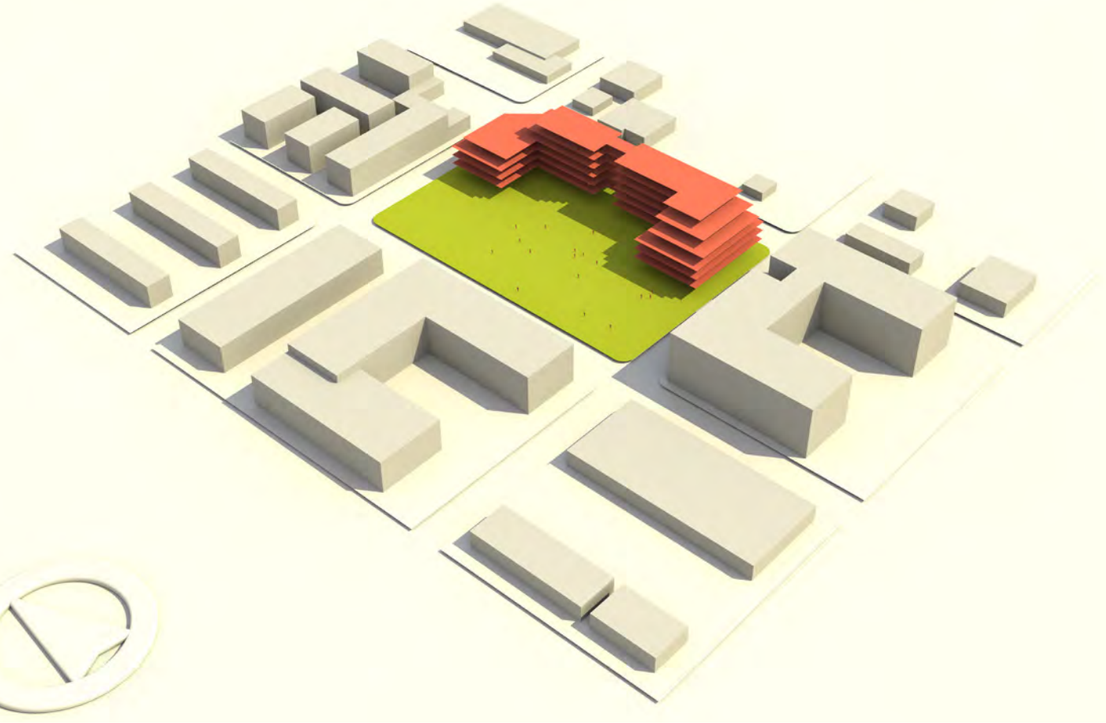

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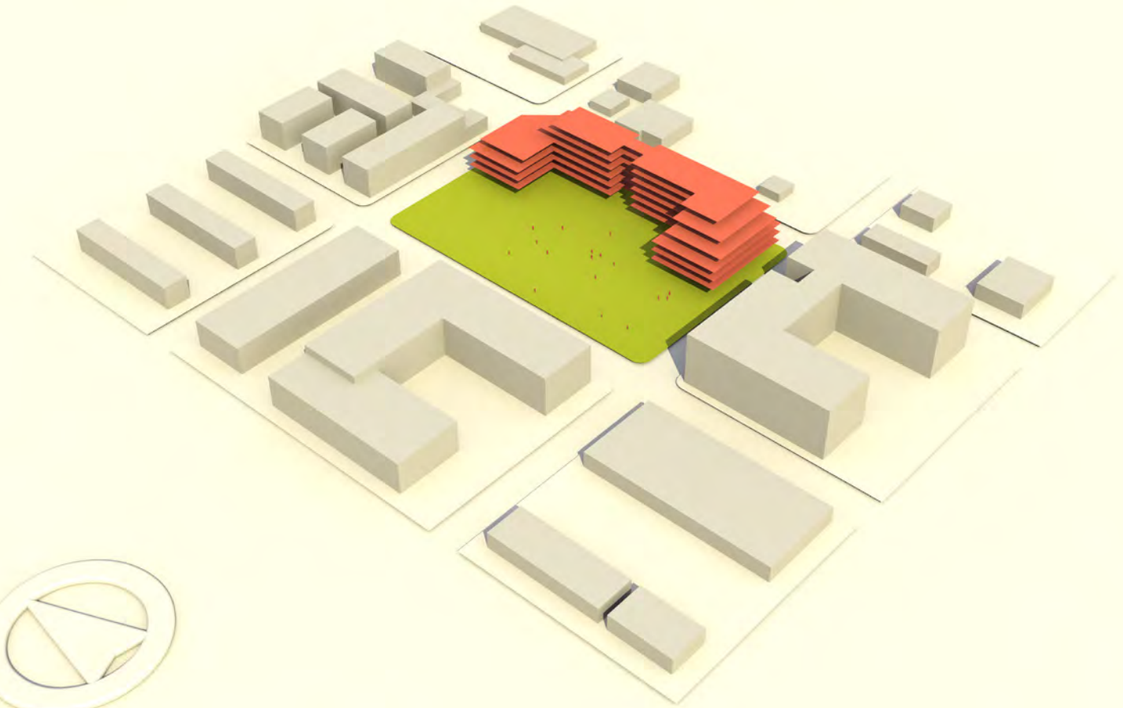

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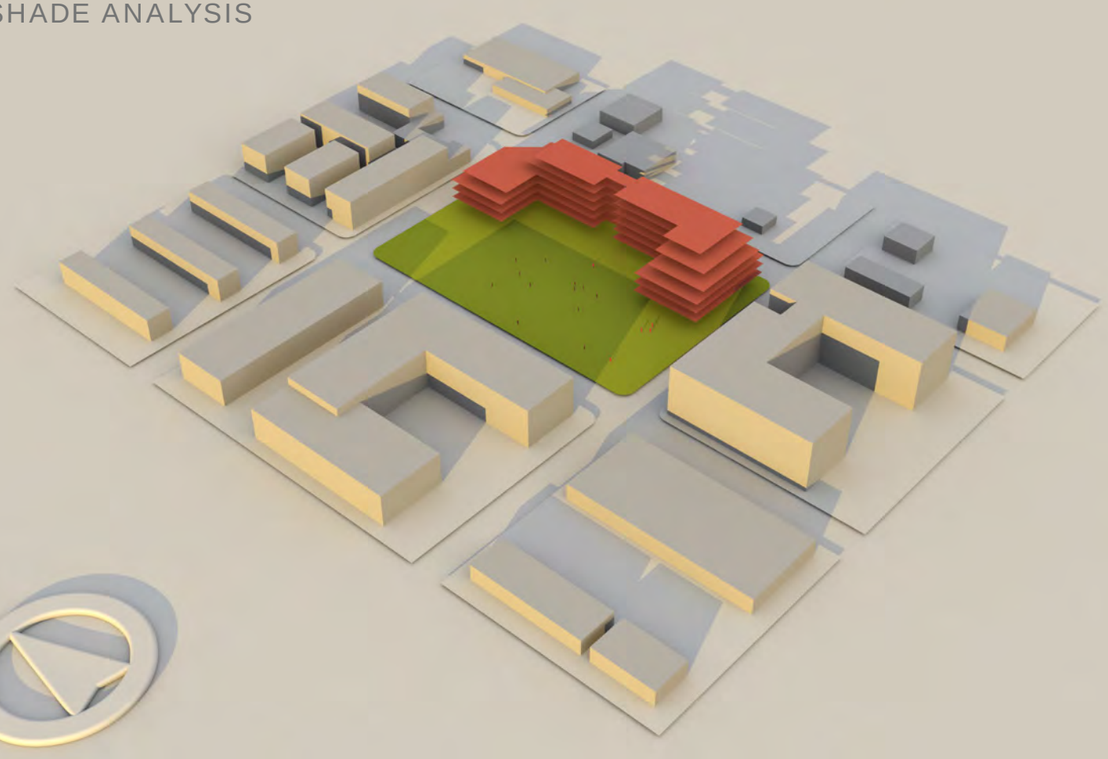

# WHAT GOES INTO BRADDOCK PARK?

YOU KNOW YOUR
NEIGHBORHOOD BEST

# 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
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-INCORPORATE NON-TRADITIONAL PLAY AREAS
-PET SMART, WITHOUT DESIGNATED PET AREAS

# 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

DEFINED AREAS

RETAIL + VENDORS

STREET PRESENCE

A PLACE FOR CHILDREN

ENCLOSURE

CLEAR CIRCULATION

SHADE

SEATING OPTIONS

FLEXIBLE OPEN SPACE

PLANT VARIETY

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

# SCALE COMPARISON
## KIT OF PARTS

BRYANT PARK
NEW YORK, NY

THE YARDS PARK
WASHINGTON DC

BRADDOCK PARK
ALEXANDRIA, VA

# HOW DO WE GET FEEDBACK?

WALKSHOP

GROUP WORKSHOP

#BRADDOCKNP

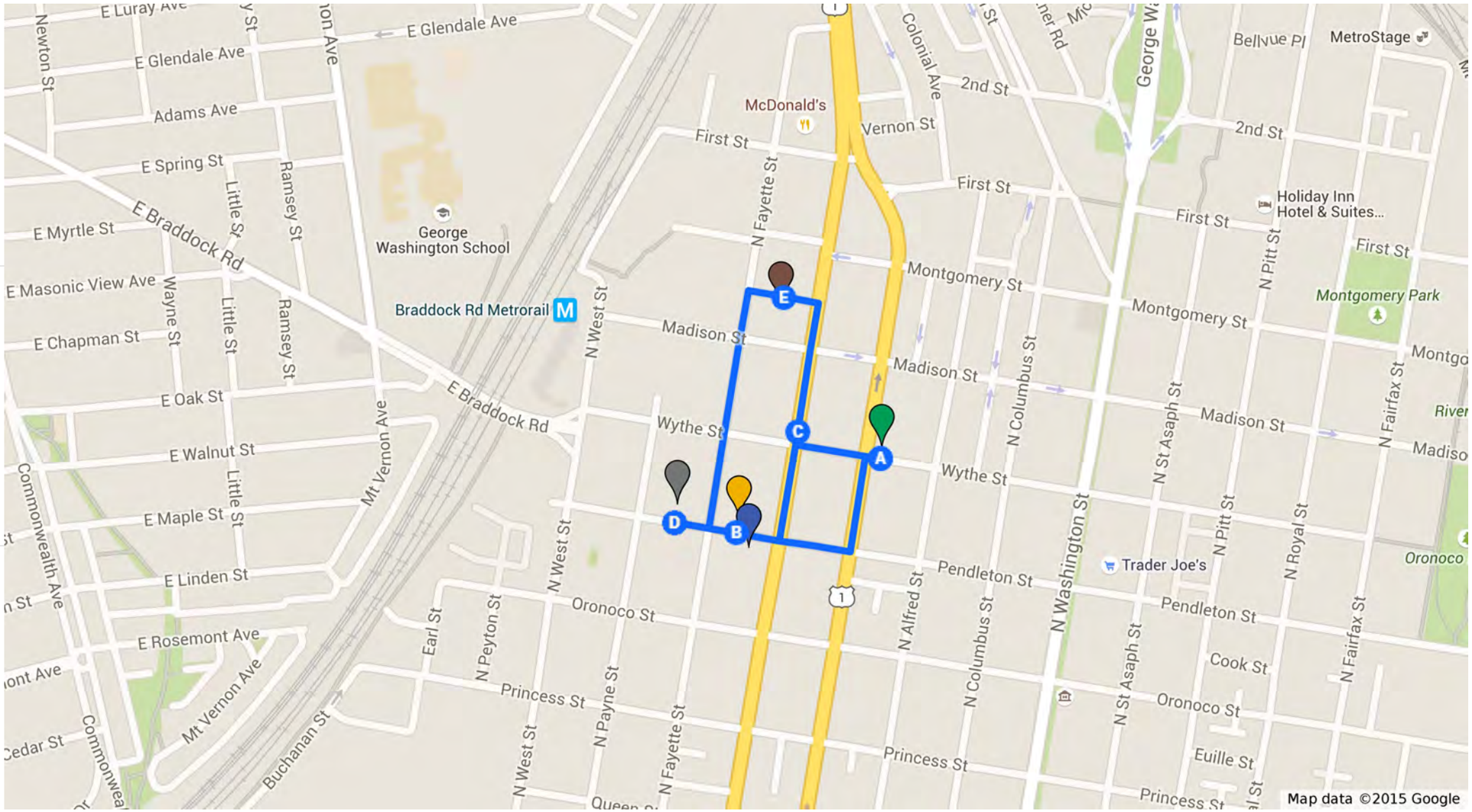
# Braddock NP Walkshop

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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-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

# FLEXIBLE + SIMPLE

## 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

# UNIQUE + VIBRANT

## 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
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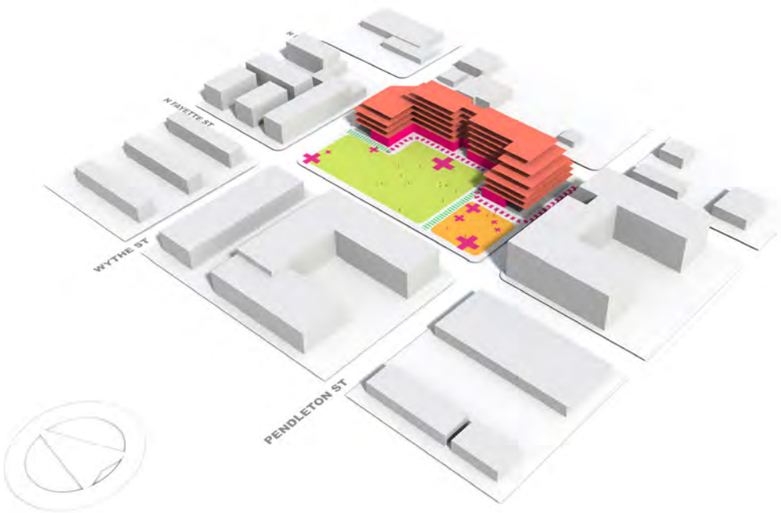
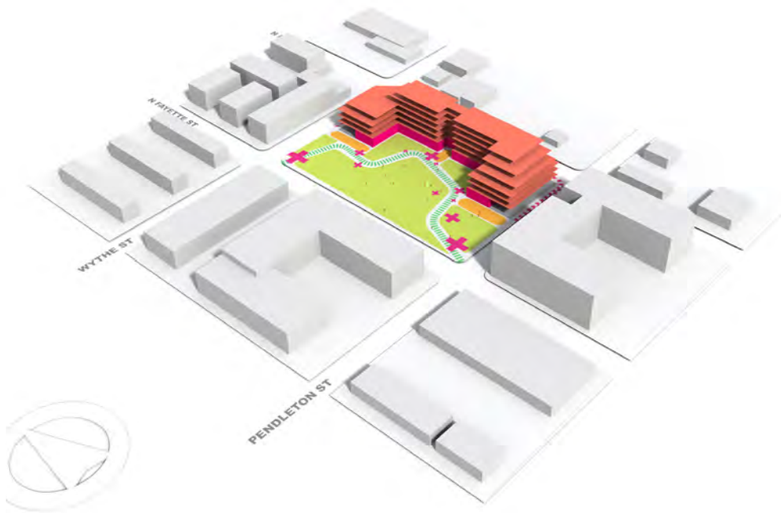
-POTENTIAL WATER FEATURE, BLENDED WITH OVERALL DESIGN, NOT AS A FOCAL ELEMENT, NATURAL, WHITE NOISE
-INCORPORATE NON-TRADITIONAL PLAY AREAS
-PET SMART, WITHOUT DESIGNATED PET AREAS

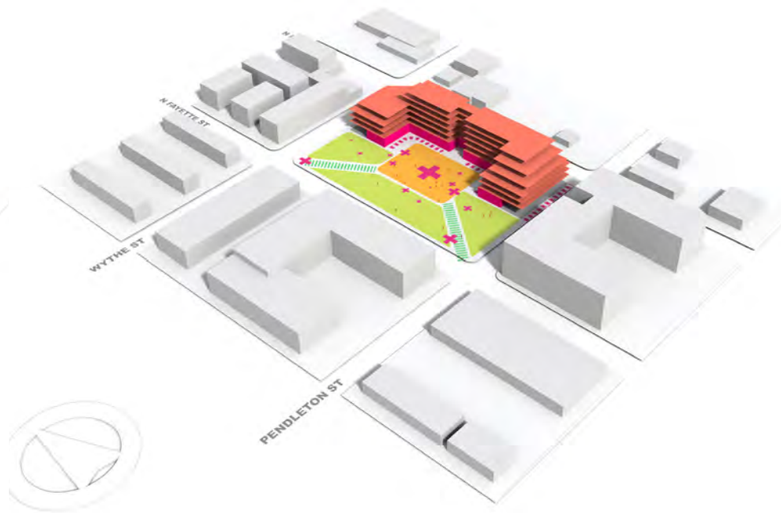
# WHAT ARE SOME WAYS WE CAN THINK ABOUT ORGANIZING THE SITE?




ORGANIZATION #1
FRONT PORCH / BACK YARD

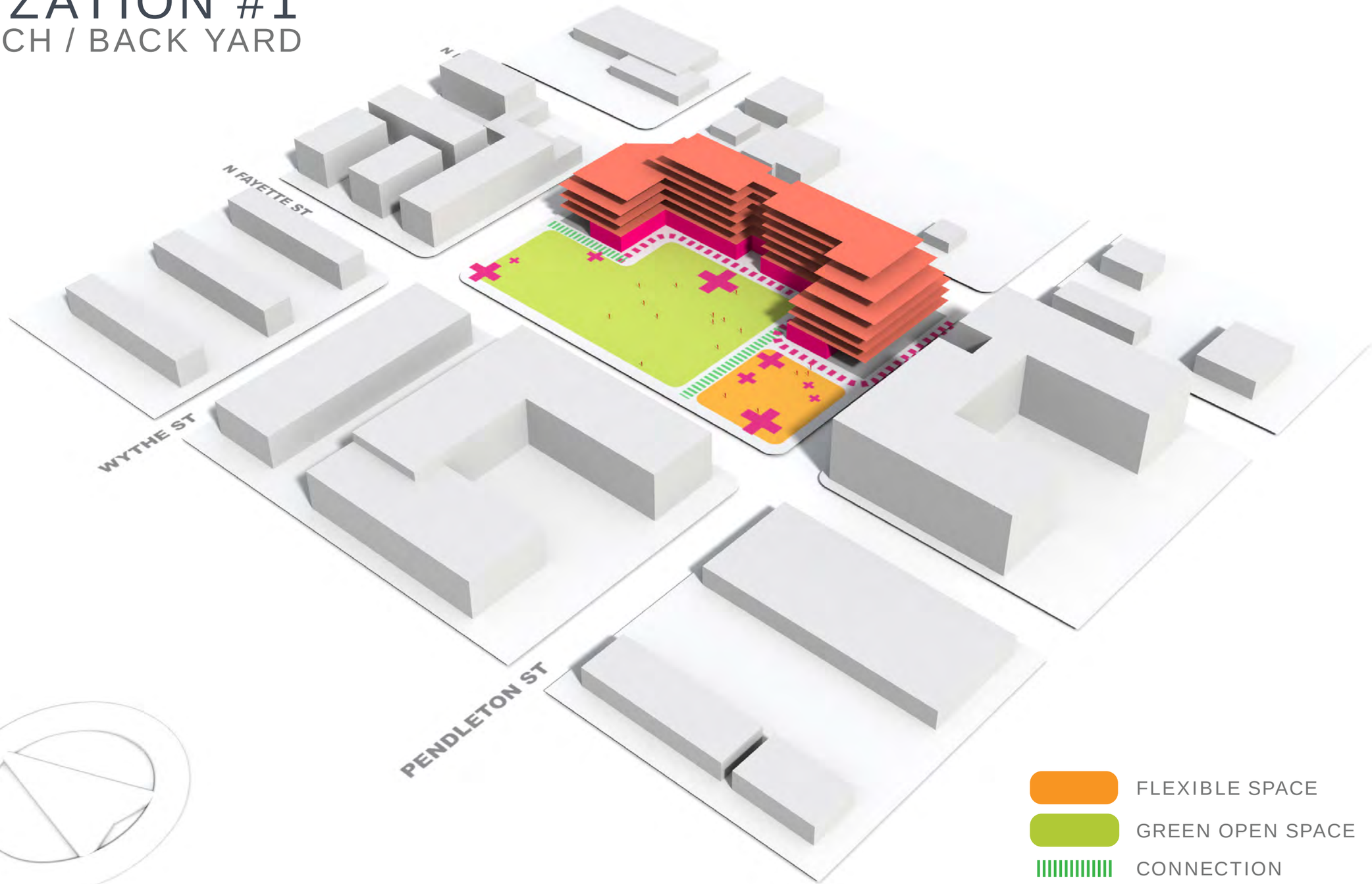



ORGANIZATION #2
ACTION RIBBON




ORGANIZATION #3
MODERN CORE

# ORGANIZATION #1
## FRONT PORCH / BACK YARD




FLEXIBLE SPACE

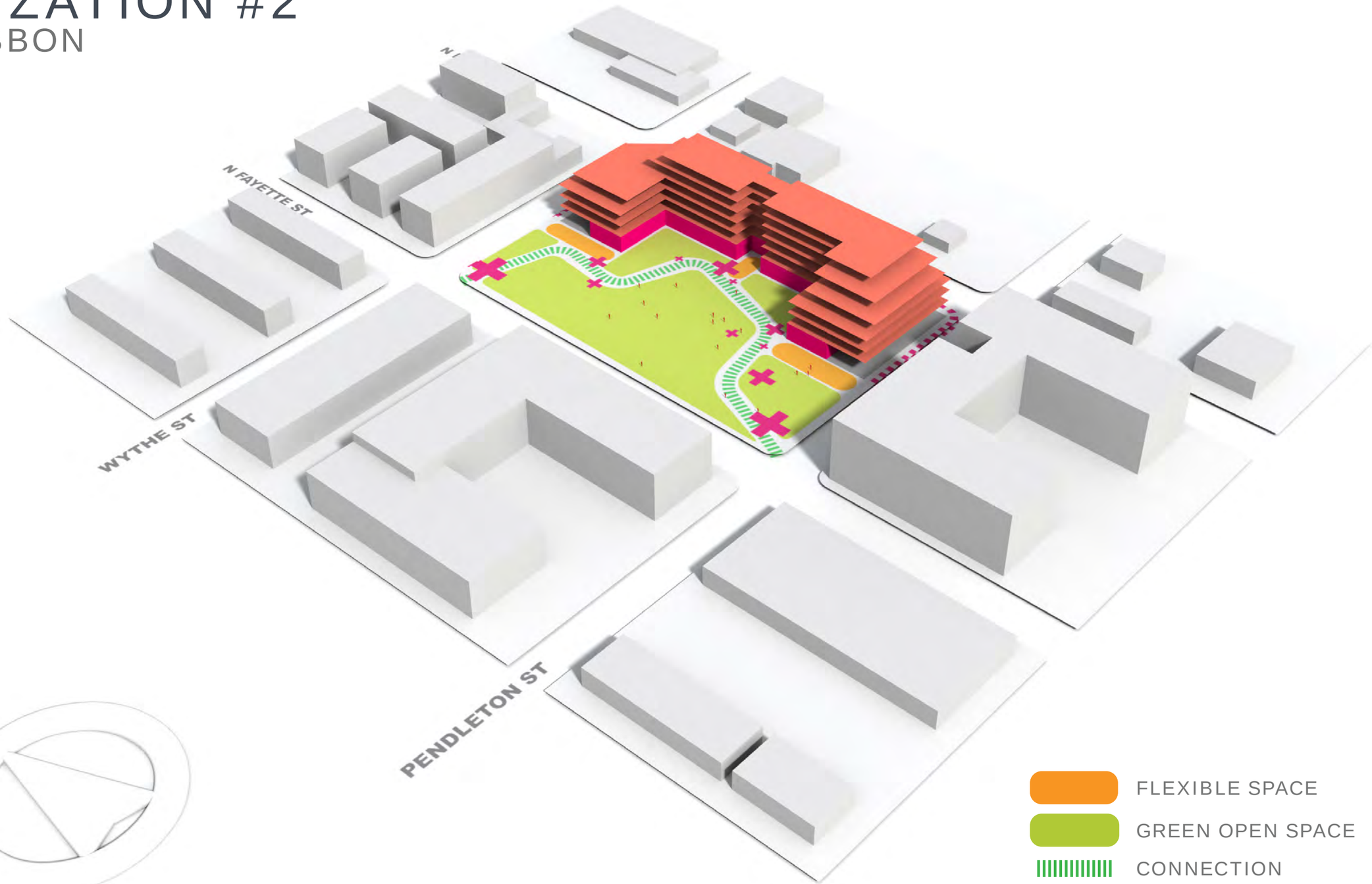
GREEN OPEN SPACE

CONNECTION

RETAIL EDGE

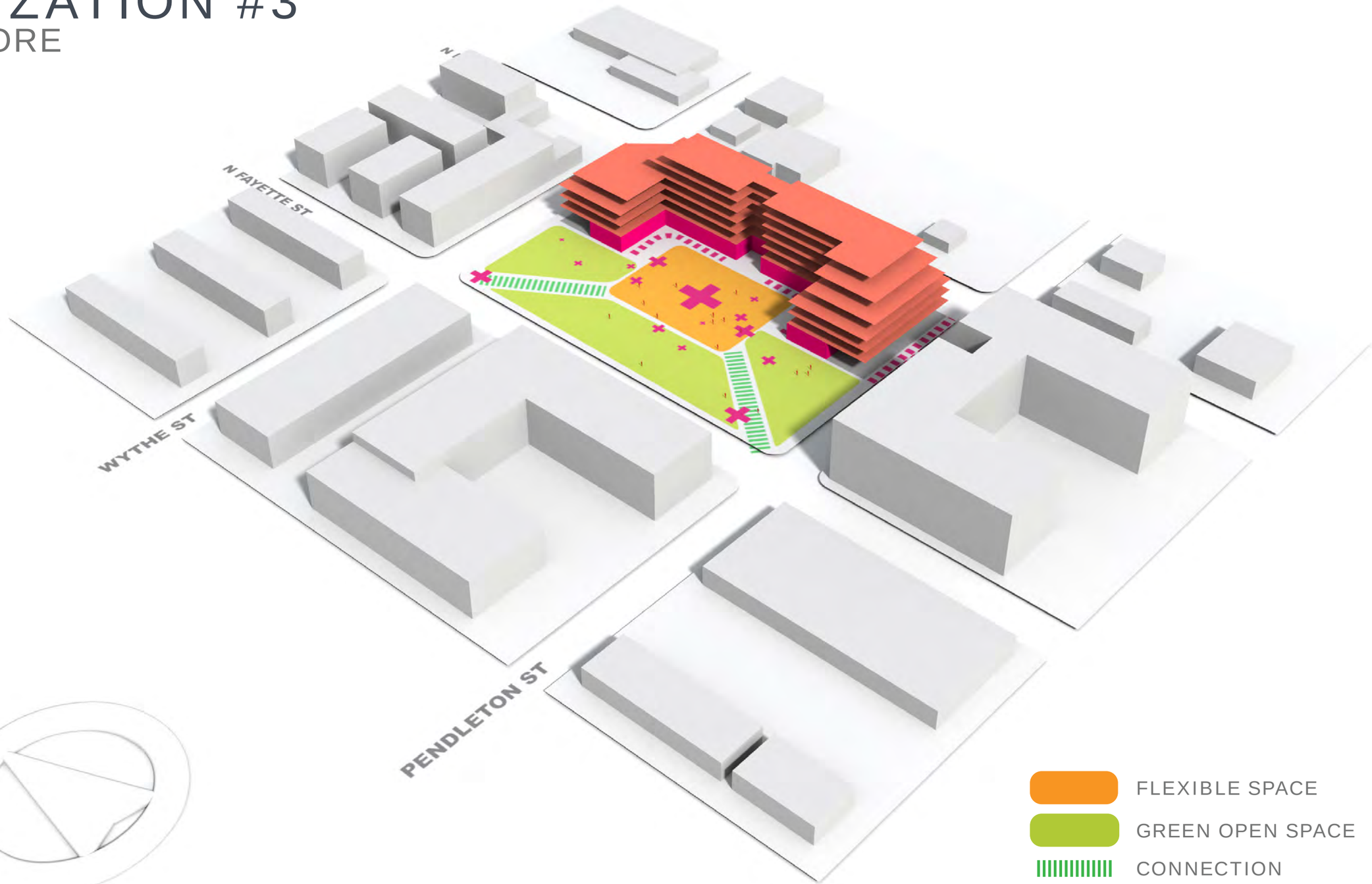
ACTIVITY

# ORGANIZATION #2
## ACTION RIBBON




FLEXIBLE SPACE
GREEN OPEN SPACE
CONNECTION
RETAIL EDGE
ACTIVITY

# ORGANIZATION #3
## MODERN CORE




FLEXIBLE SPACE

GREEN OPEN SPACE

CONNECTION

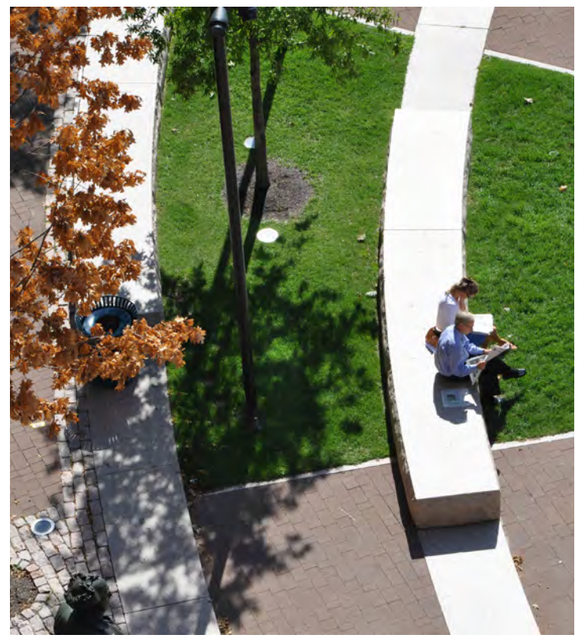
RETAIL EDGE

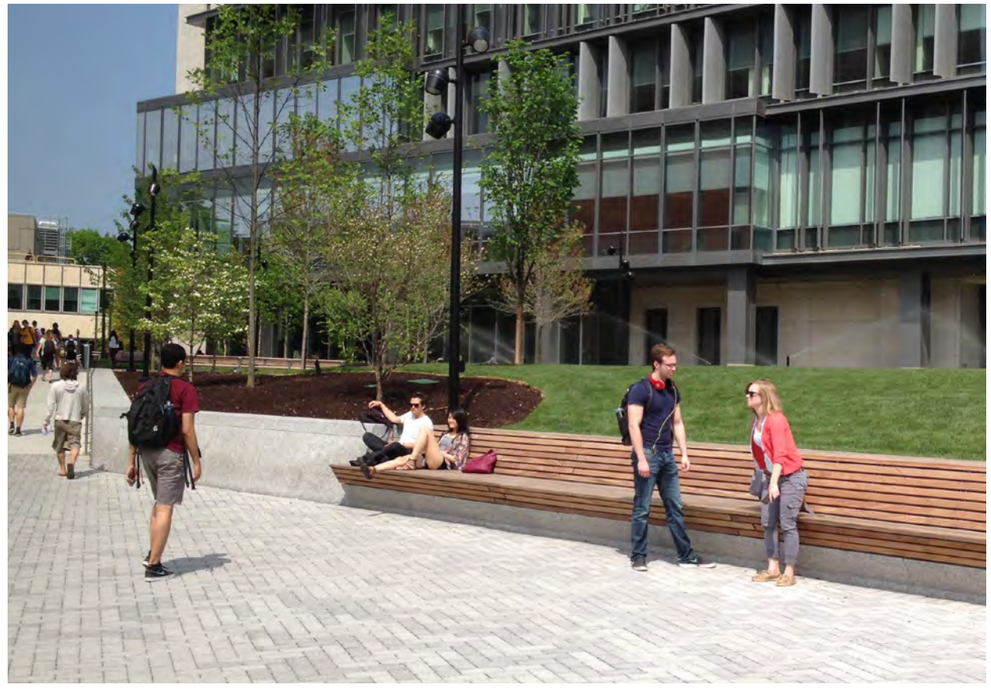
ACTIVITY

# 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
## KIT OF PARTS

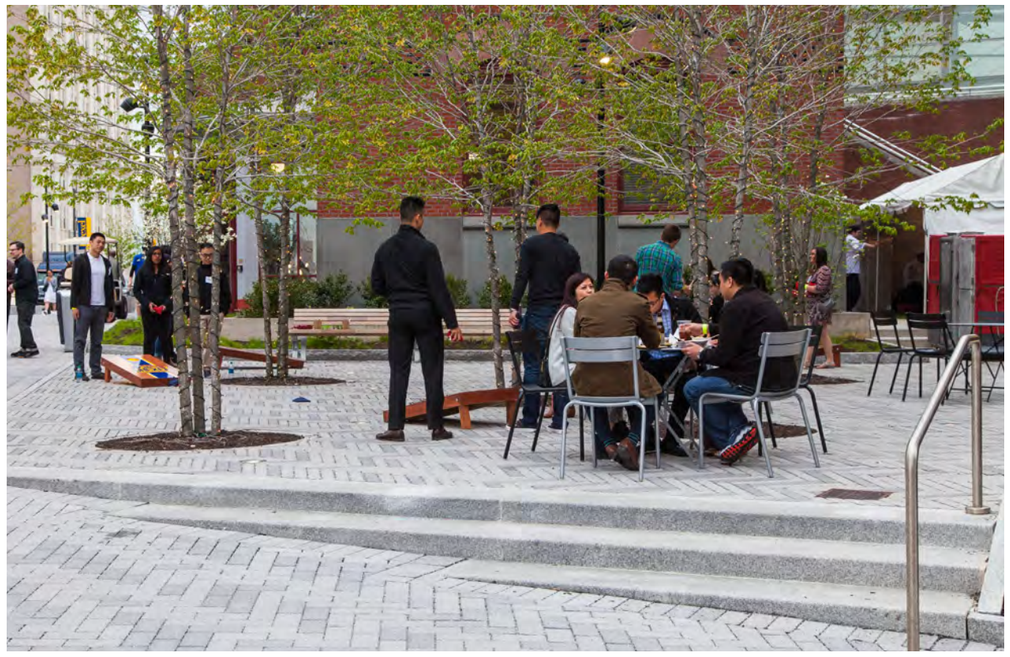
PUBLIC OPEN SPACE
SIMPLICITY
GREEN AREAS
SEATING
MAXIMIZE VISIBILITY
MAXIMIZE USES
BUFFER
MULTI-GENERATIONAL
SAFETY AND SECURITY
LIGHTING
RETAIL CONSIDERATIONS

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

# FLEXIBLE 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



# FLEXIBLE 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

# THE LAWN
## 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

# PLAZA / STREETSCAPE
## KIT OF PARTS

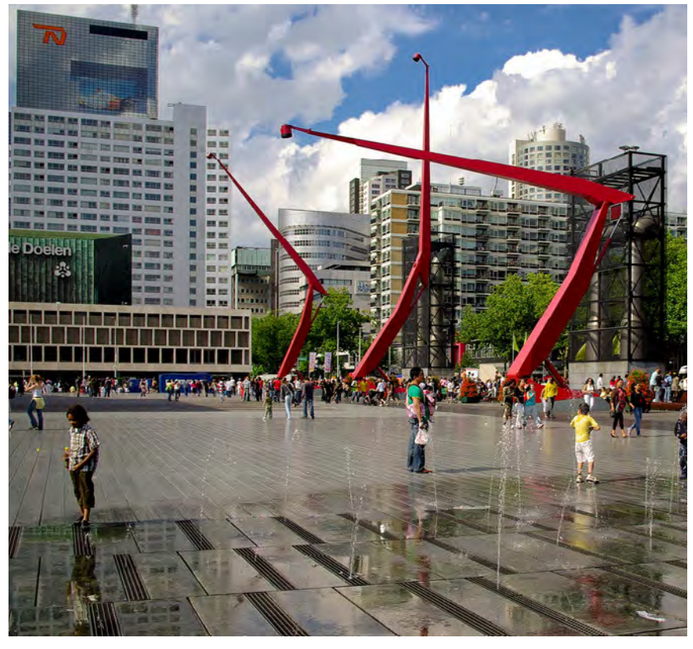
PUBLIC OPEN SPACE
SIMPLICITY
GREEN AREAS
SEATING
MAXIMIZE VISIBILITY
MAXIMIZE USES
BUFFER
MULTI-GENERATIONAL
SAFETY AND SECURITY
LIGHTING
RETAIL CONSIDERATIONS

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

# PLAZA / STREETSCAPE
## 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



# SHADE AND CANOPY
## KIT OF PARTS

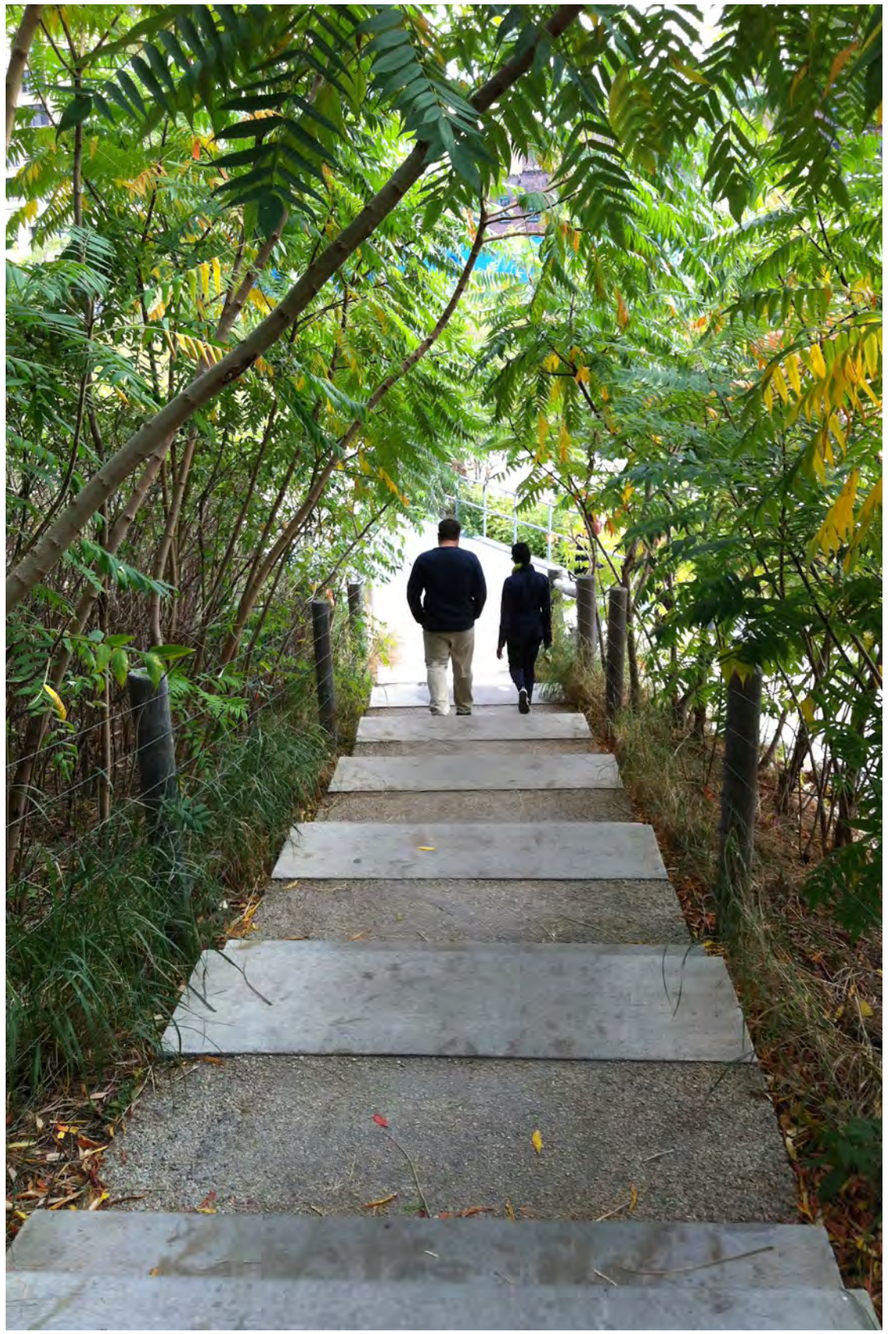
PUBLIC OPEN SPACE
SIMPLICITY
GREEN AREAS
SEATING
MAXIMIZE VISIBILITY
MAXIMIZE USES
BUFFER
MULTI-GENERATIONAL
SAFETY AND SECURITY
LIGHTING
RETAIL CONSIDERATIONS

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

# SHADE AND CANOPY
## 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



# NON-TRADITIONAL PLAY
## KIT OF PARTS

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

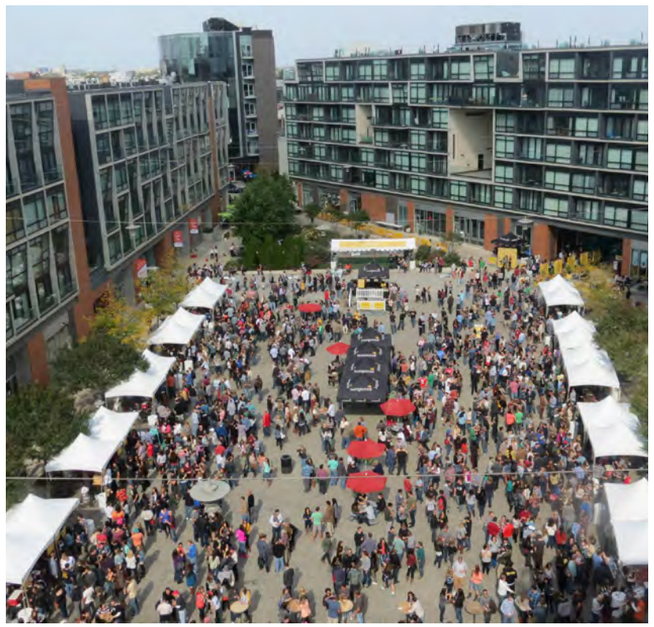
GATHERING / EVENT AREA
SUSTAINABLE METHODS
HISTORY AND ART
WATER FEATURE
NON-TRADITIONAL PLAY
PET SMART

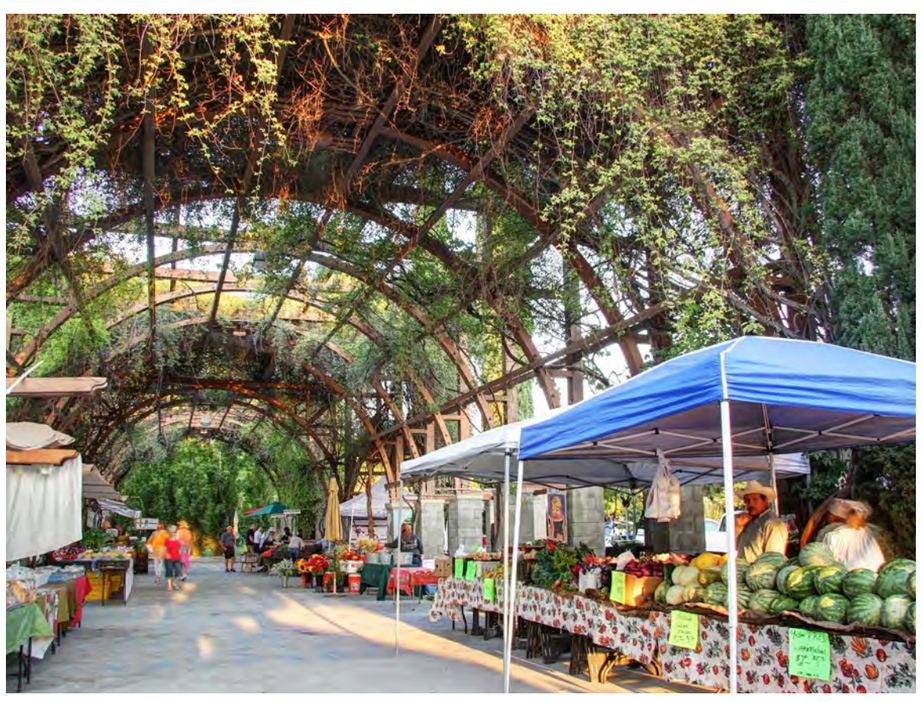
# NON-TRADITIONAL PLAY
## KIT OF PARTS

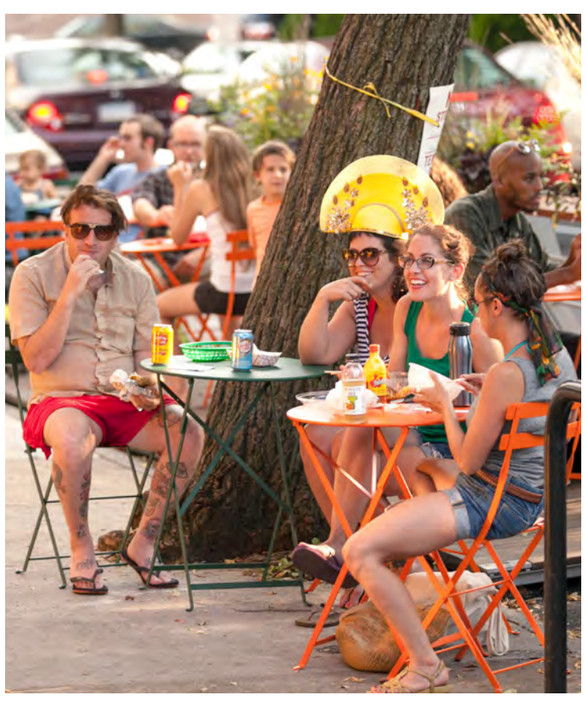
PUBLIC OPEN SPACE
SIMPLICITY
GREEN AREAS
SEATING
MAXIMIZE VISIBILITY
MAXIMIZE USES
BUFFER
MULTI-GENERATIONAL
SAFETY AND SECURITY
LIGHTING
RETAIL CONSIDERATIONS

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

# EVENT FLEXIBILITY
## KIT OF PARTS



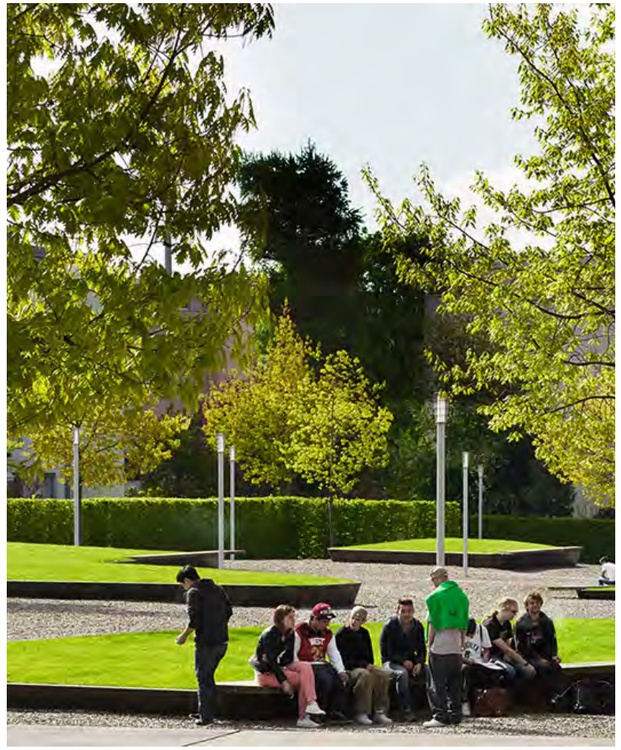




# WATER (INFRASTRUCTURE)
## KIT OF PARTS

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



# WATER (INFRASTRUCTURE)
## 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

# WATER (FEATURE)
## 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

# WATER (FEATURE)
## 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

# RETAIL EDGES
## KIT OF PARTS

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

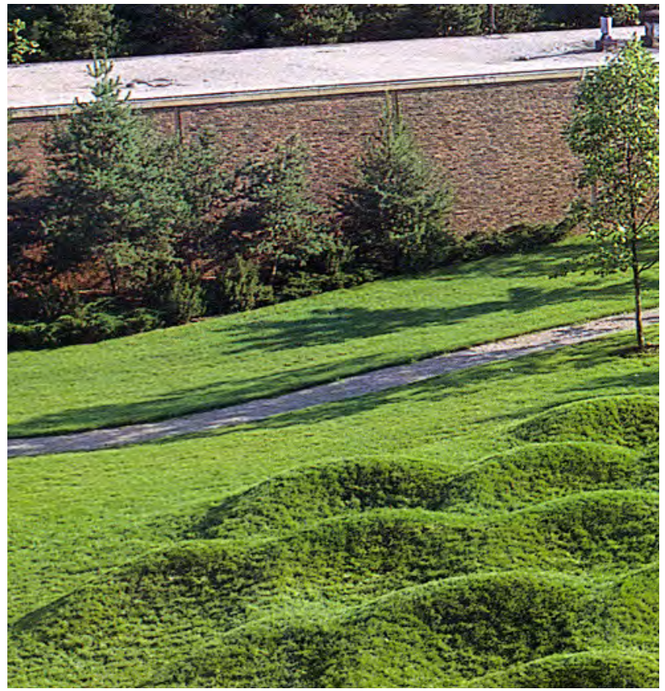
GATHERING / EVENT AREA
SUSTAINABLE METHODS
HISTORY AND ART
WATER FEATURE
NON-TRADITIONAL PLAY
PET SMART

ndropogon

# LANDFORM
## 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



# PLANTING
## 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

# PLANTING
## KIT OF PARTS

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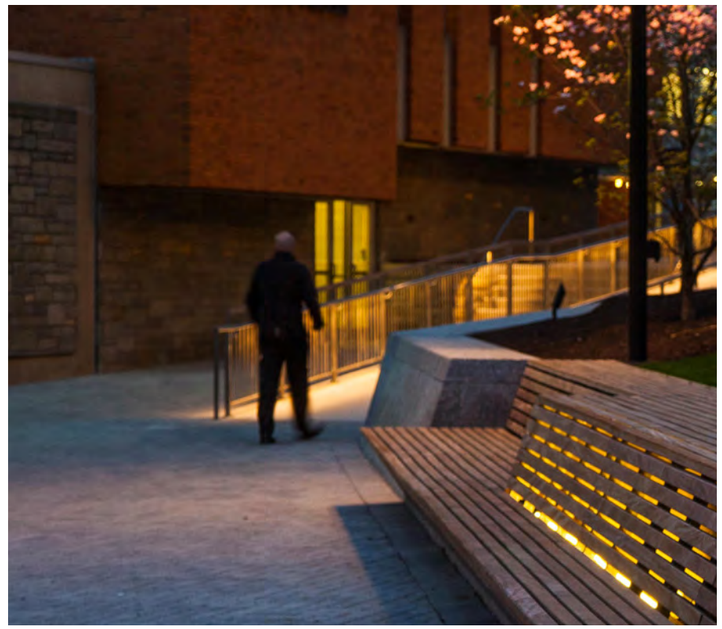
GREEN AREAS
SEATING
MAXIMIZE VISIBILITY
MAXIMIZE USES
BUFFER
MULTI-GENERATIONAL
SAFETY AND SECURITY
LIGHTING
RETAIL CONSIDERATIONS

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

# LIGHTING
## 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



# LIGHTING
## 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
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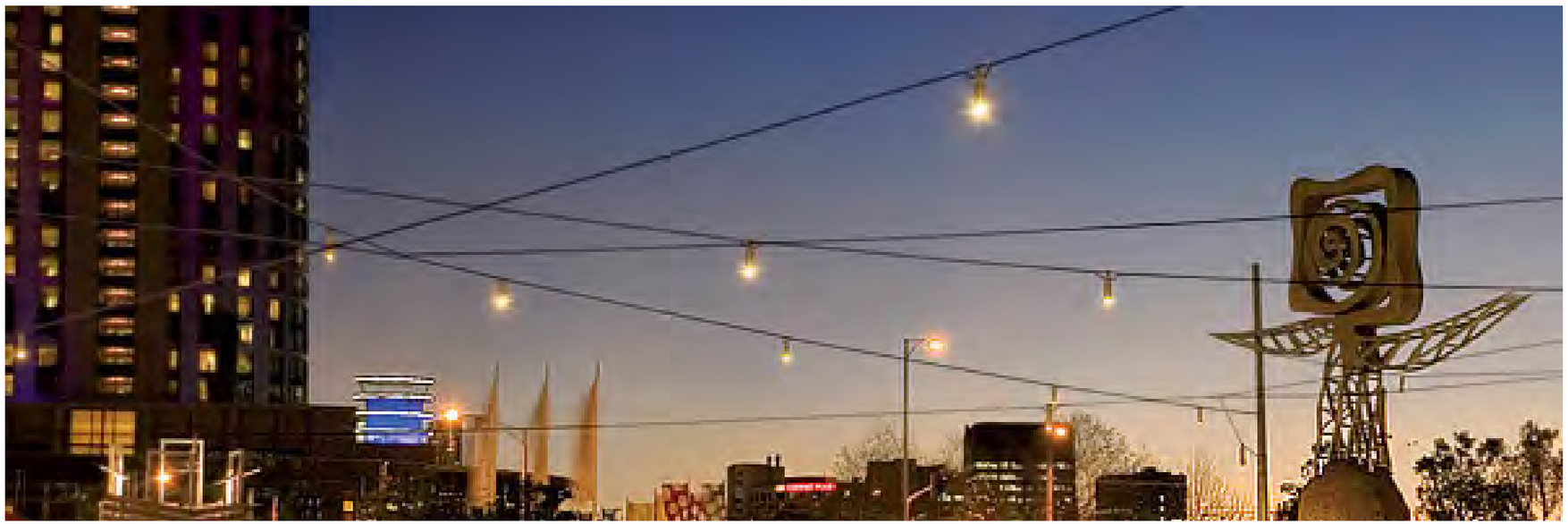
PET SMART



MODERN CORE
OPEN UP
WHAT HAPPENS HERE?
LIKE A PLACE TO STAY
TRY OTHER MATERIALS
MAKE SURE TO INCLUDE TYKS
PENDLETON ST
PUBLIC + ACCESSIBLE
FLEXIBLE
BUFFER
PLAYFUL / OIF. COLORS
BIKE LANE?
USE CORNER
NOT SLIPPERY
EXTEND TO SIDEWALK

# BRADDOCK PARK

# YOUR PARK!