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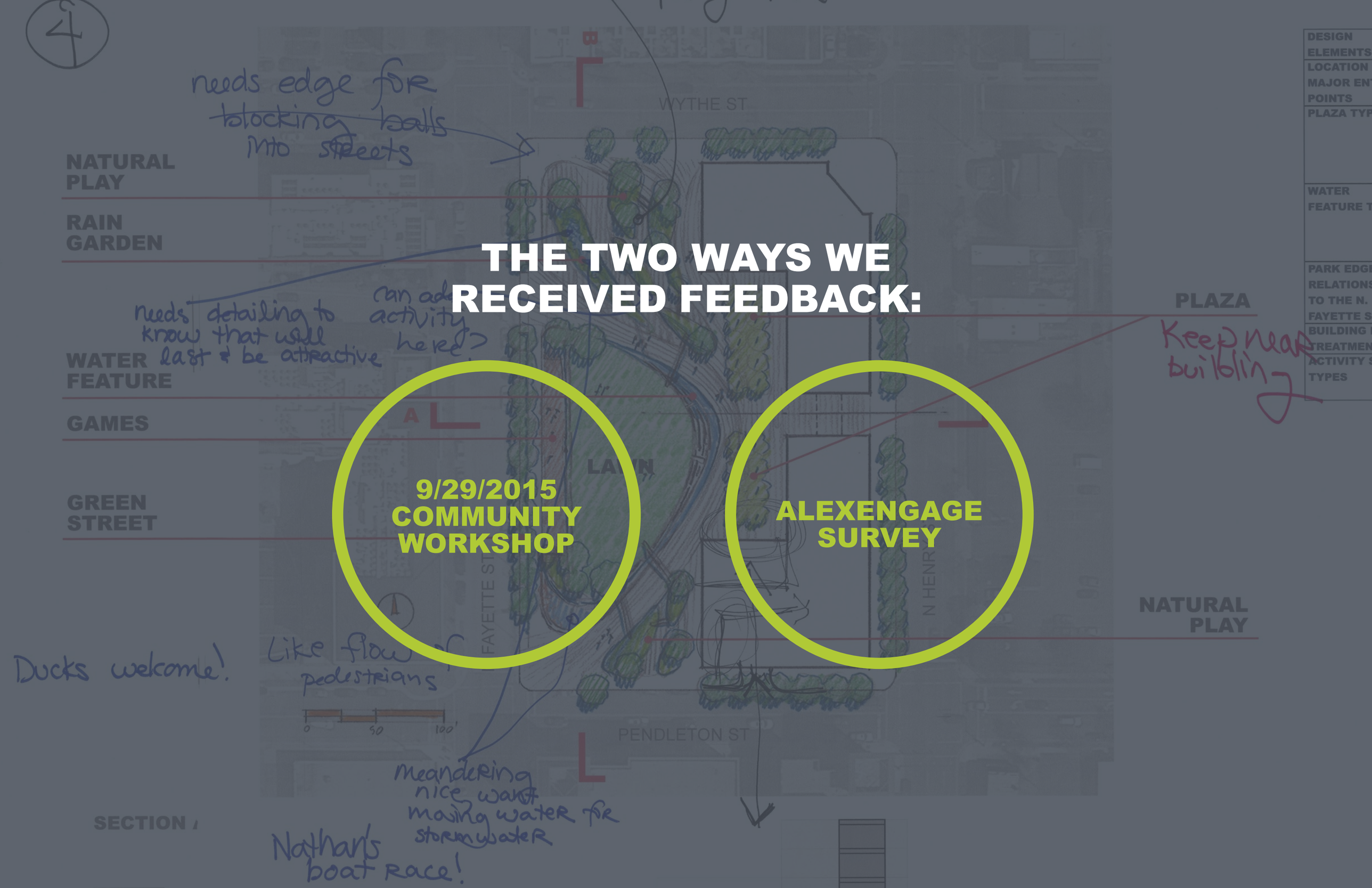
BRADDOCK PARK
CONCEPT REFINEMENT

THE TWO WAYS WE RECEIVED FEEDBACK:

9/29/2015 COMMUNITY WORKSHOP

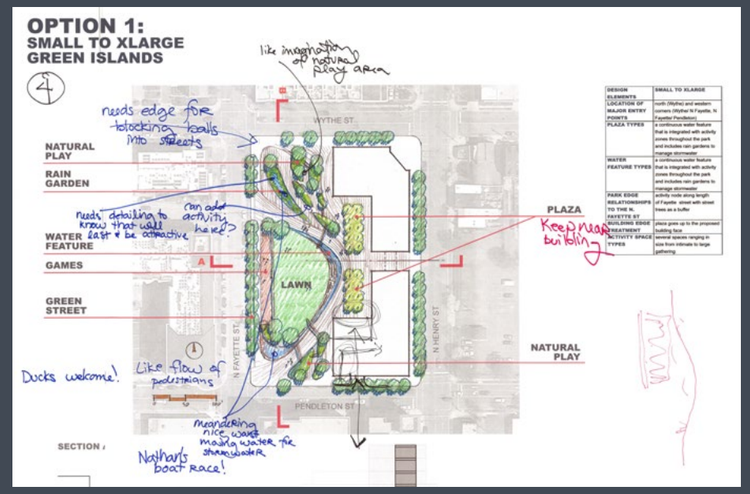
ALEXENGAGE SURVEY



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

OPTION 1

OPTION 2

OPTION 3

GROUP A
GROUP B
GROUP C

GROUP D

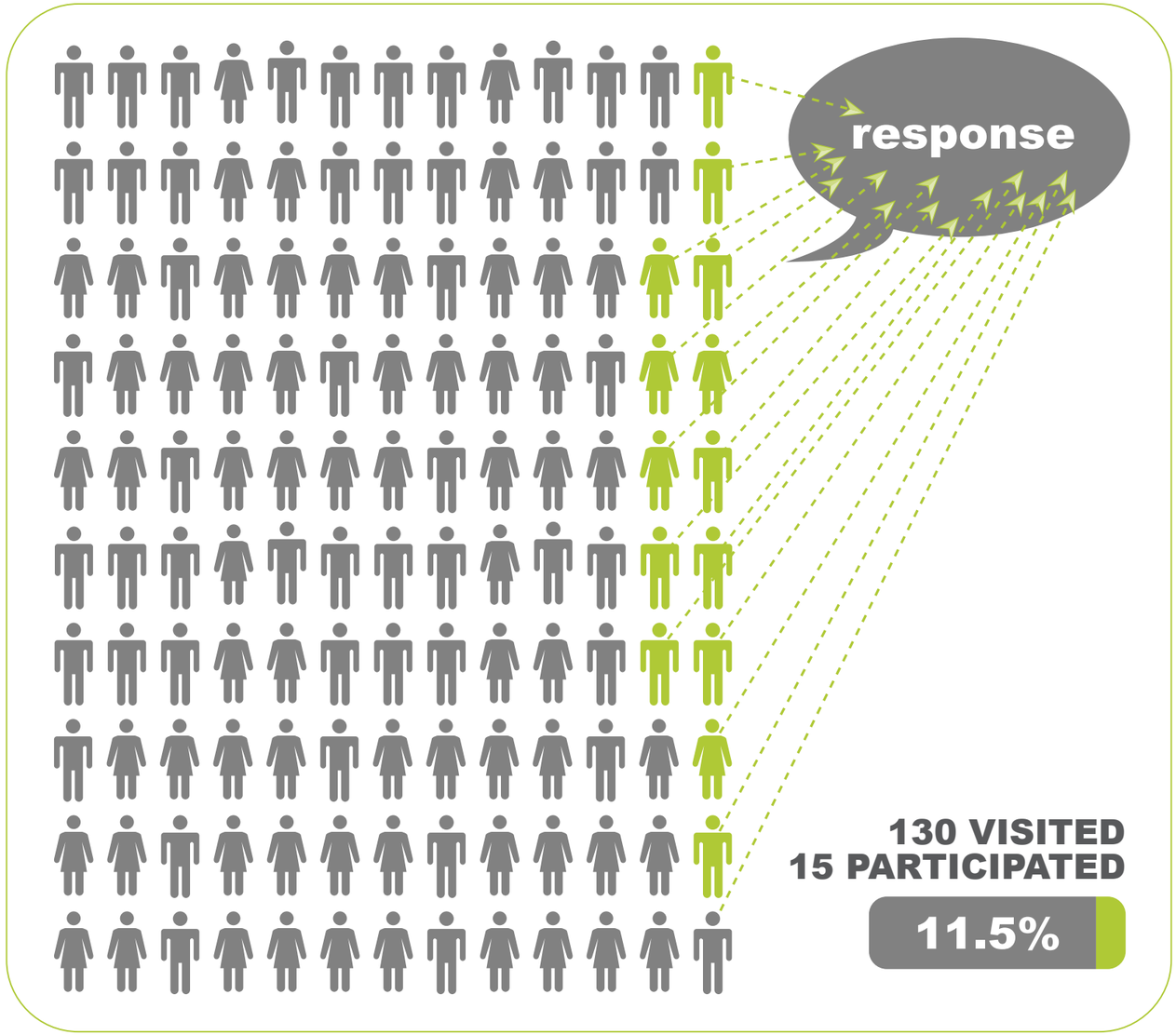
3 PRESENT FINDINGS TO LARGER GROUPS

WHAT'S YOUR FAVORITE WATER FEATURE?

☒ 1 ☐ 2 ☐ 3

4 OPEN FURTHER COMMENTS THROUGH ALEXENGAGE

ALEXENGAGE SURVEY

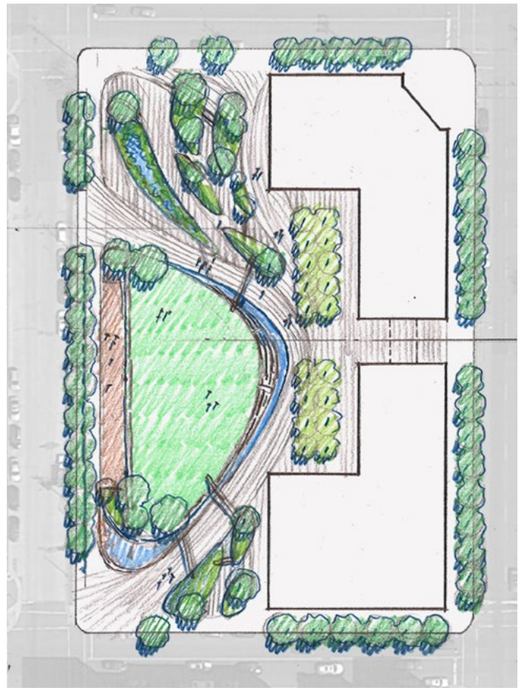


WHICH CONCEPT DO YOU PREFER?

ALEXENGAGE

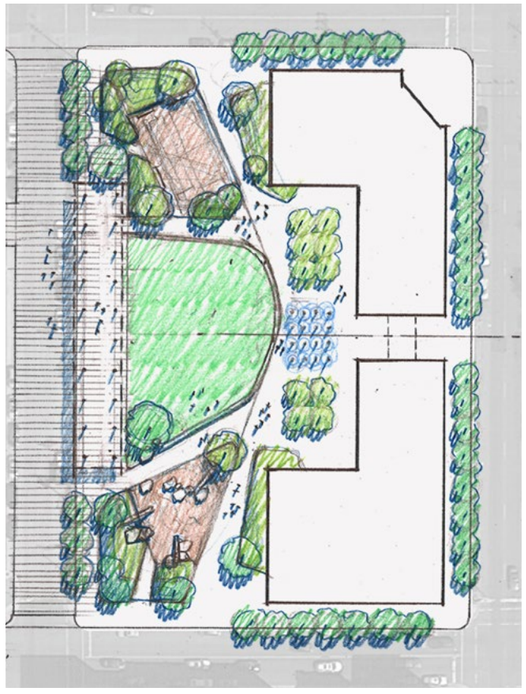
OPTION 1

SMALL TO XLARGE GREEN ISLANDS



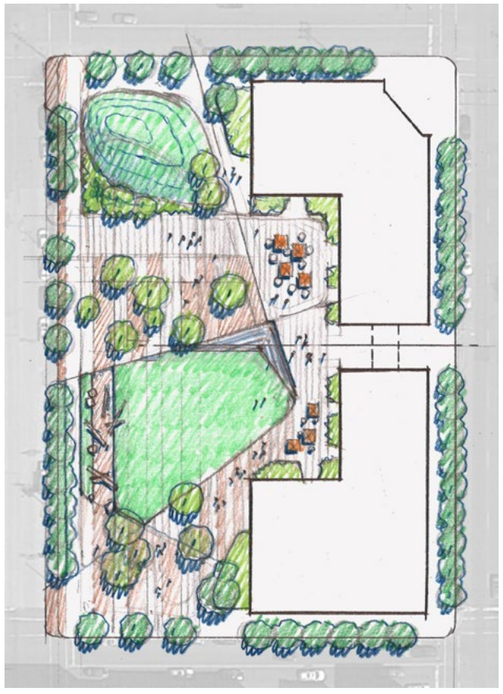
OPTION 2

ENCLOSED ACTIVITY ZONES



OPTION 3

CENTRAL PLAZA + FLEXIBLE EDGE



MULTI-FUNCTIONAL
SHADE
ACCESSIBLE
USABLE
FLEXIBLE

PREFFERED

EITHER / OR

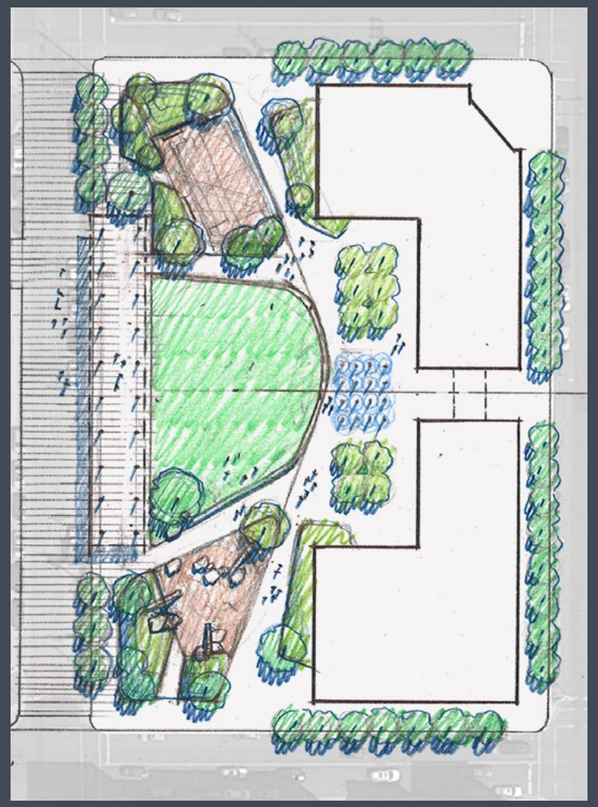
SUMMARY
ALEXENGAGE

PREFFERED

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

PUBLIC ART

-OPPORTUNITIES FOR PUBLIC ART

-ARTIST TO BE ENGAGED DURING DESIGN PROCESS

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

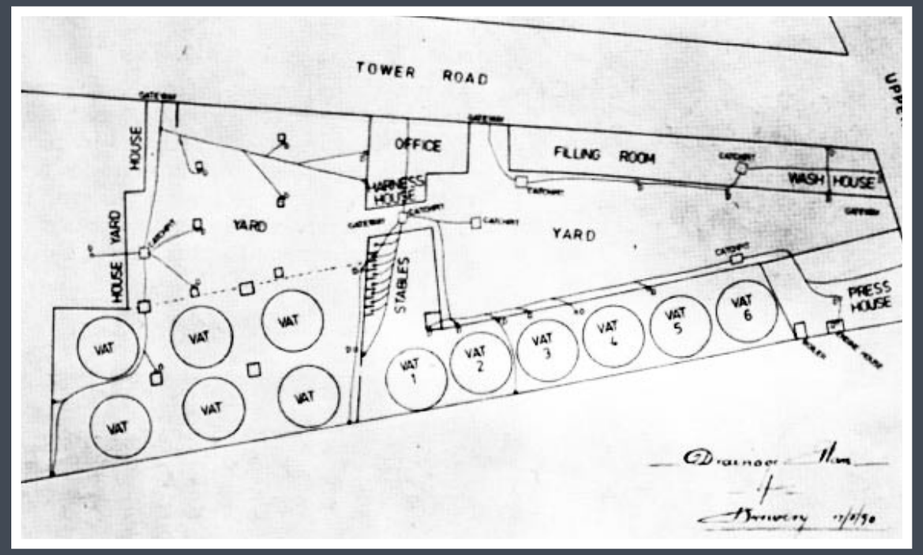
-CONSIDER RECYCLING OF WATER WITH POTABLE WATER INPUT

-CONSIDER USE OF HARVESTED STORMWATER

NEIGHBORHOOD HISTORY
DESIGN INSPIRATION

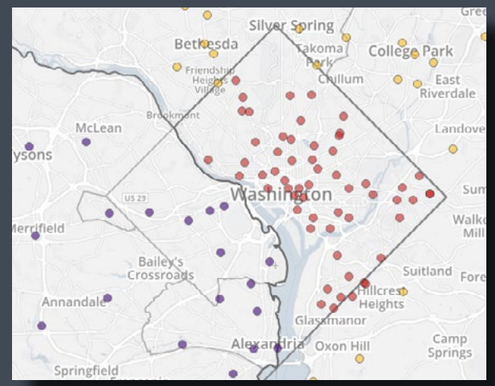
ALEXANDRIA HOME BAKERY

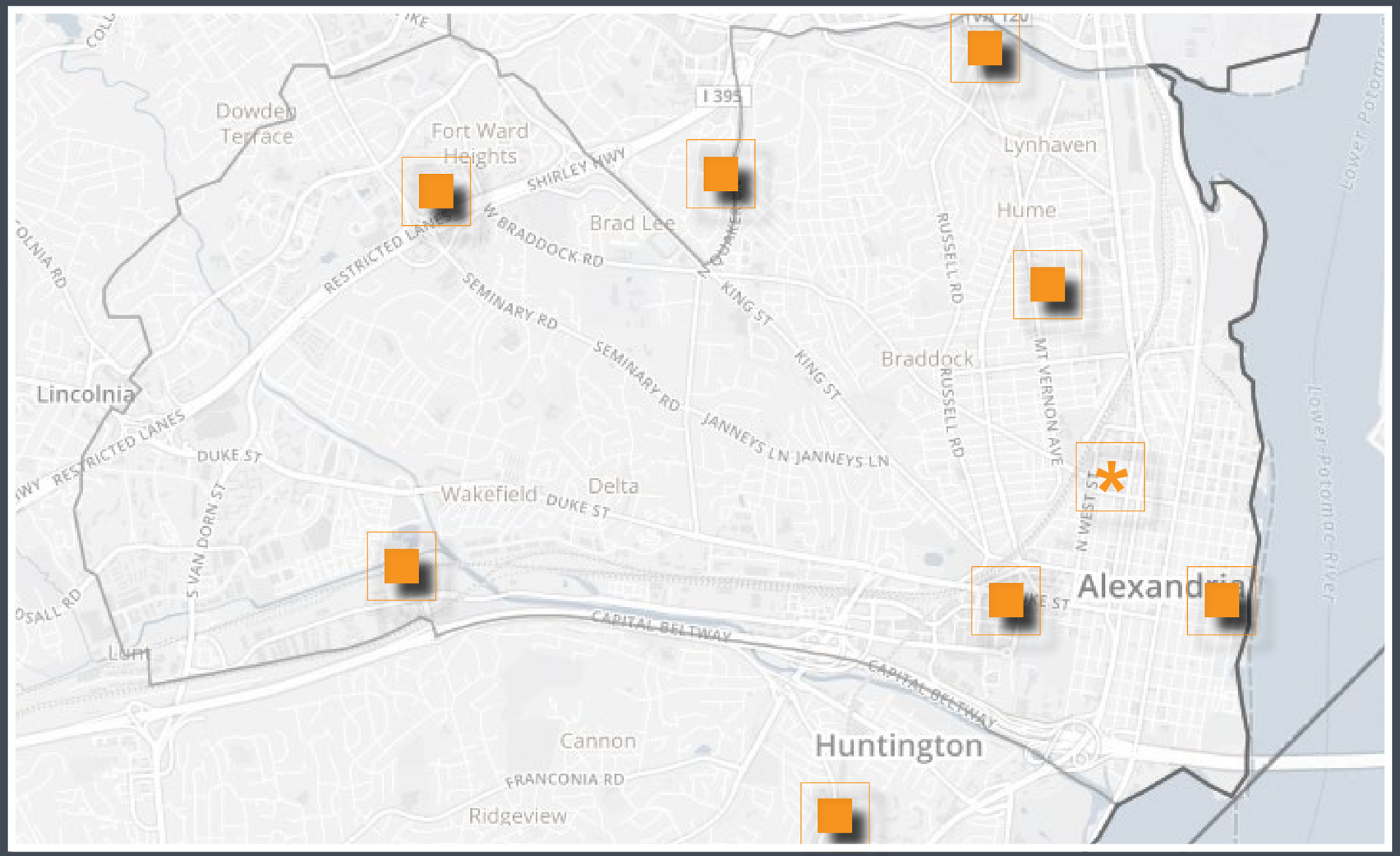
APPLE CIDER VINEGAR + APPLE SAUCE FACTORY



NEIGHBORHOOD CONTEXT
DESIGN INSPIRATION

FARMER'S MARKET-SHEDS

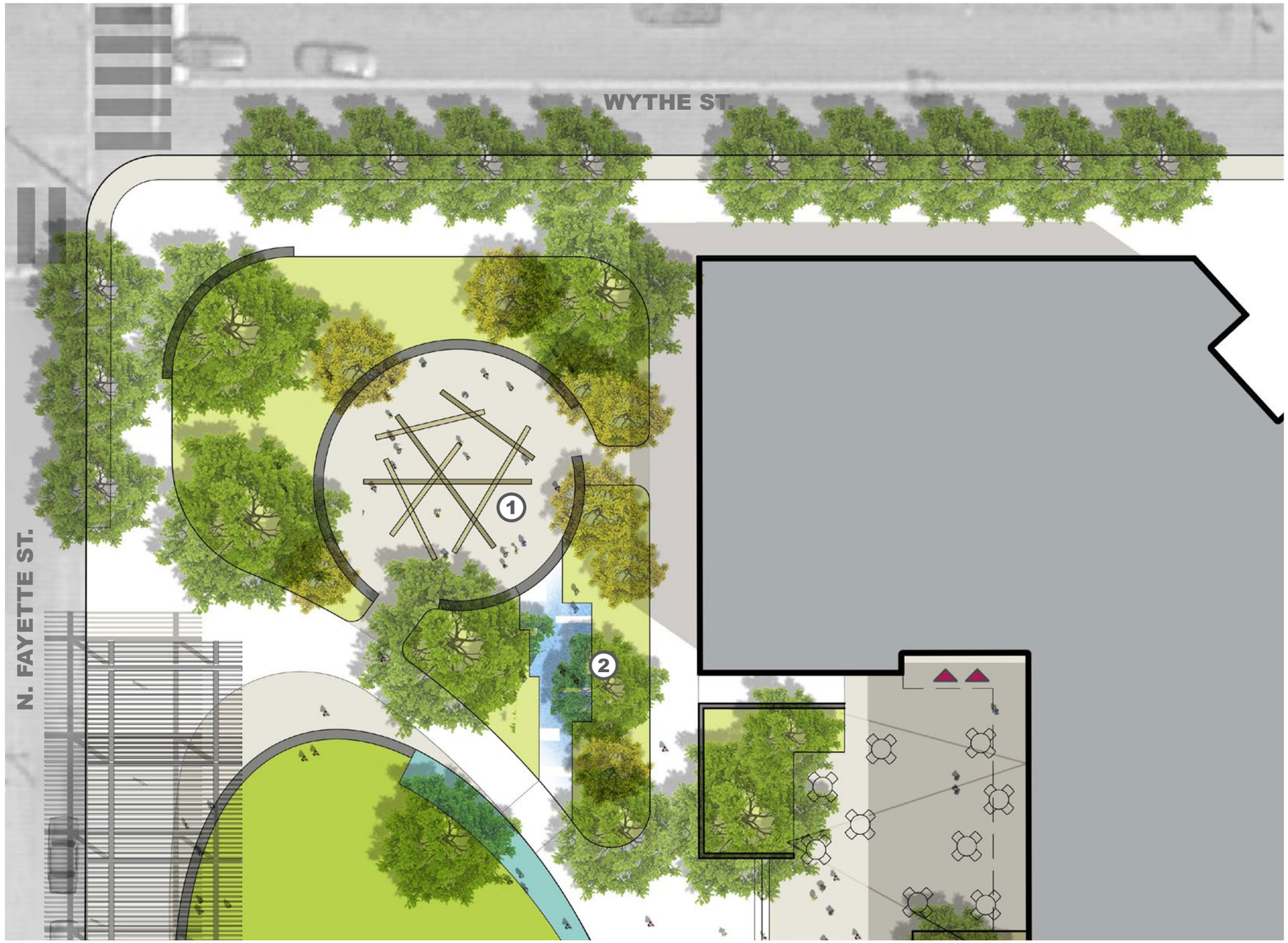




SITE PLAN
REFINED SCHEME

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

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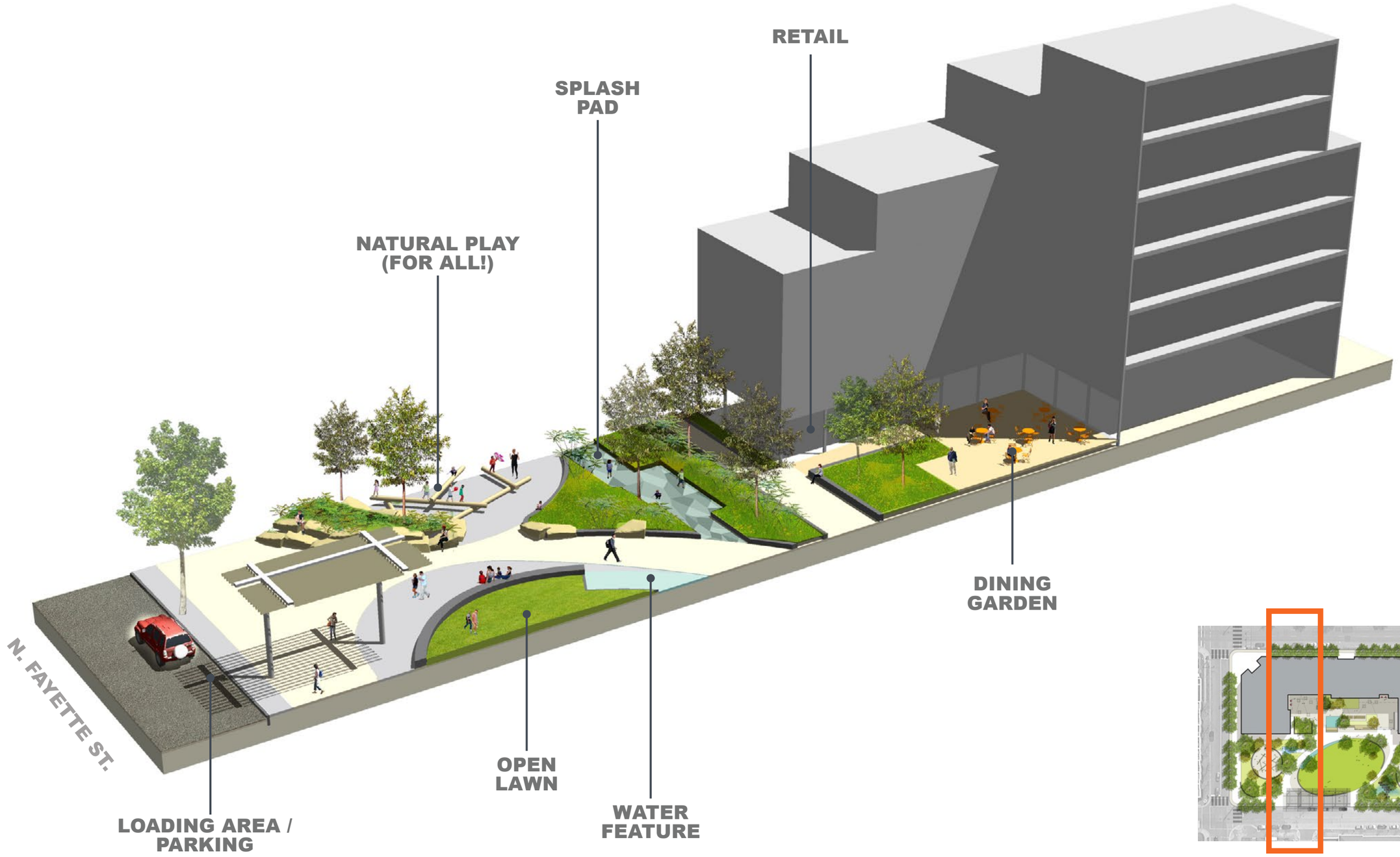
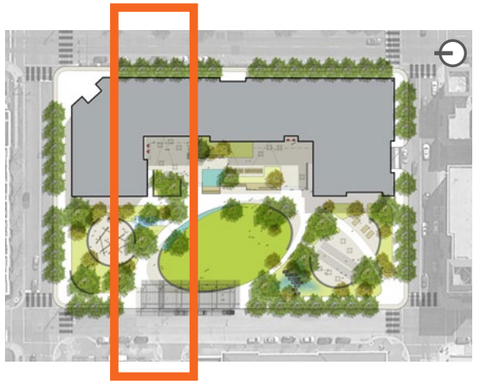
NORTH END
SECTION





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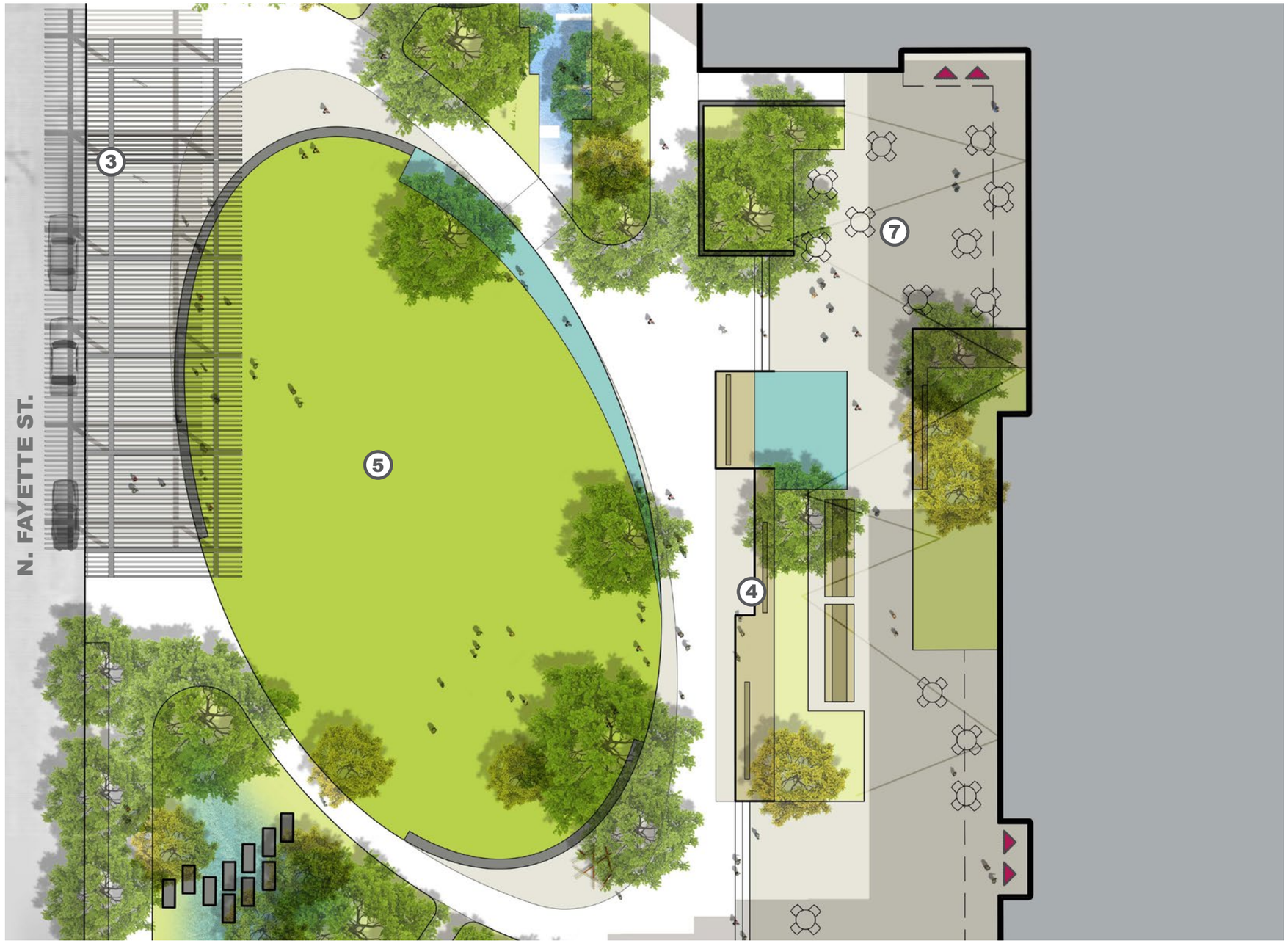
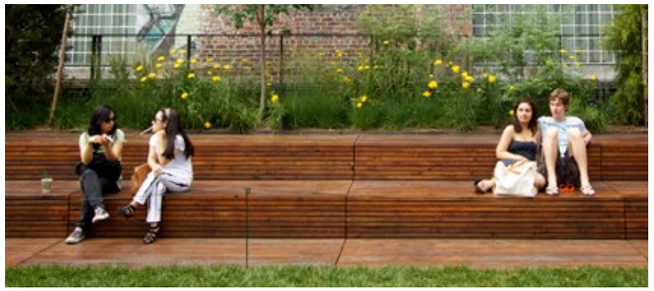
MIDWAY
PLAN ENLARGEMENT



3 MARKET TRELLIS



4 FLEXIBLE SEATING

5 OPEN LAWN

7 DINING GARDEN

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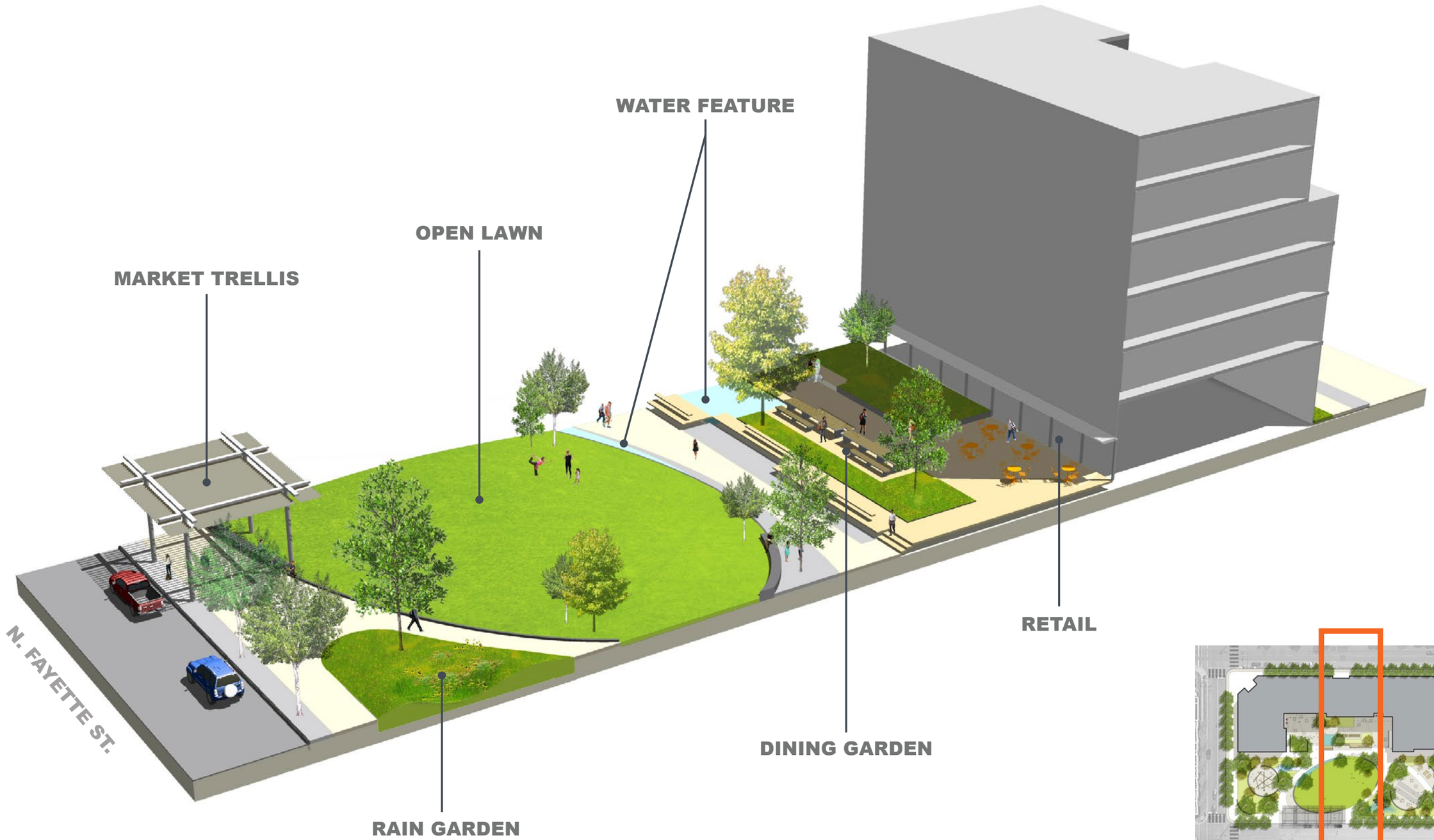
MIDWAY
SECTION



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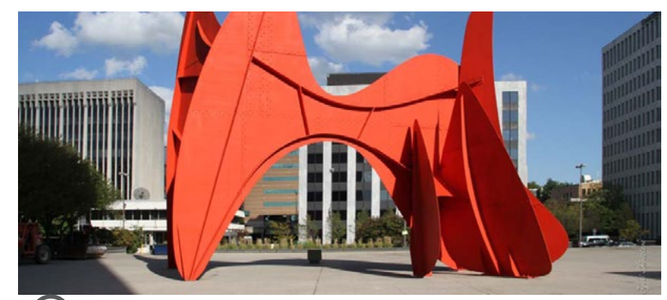
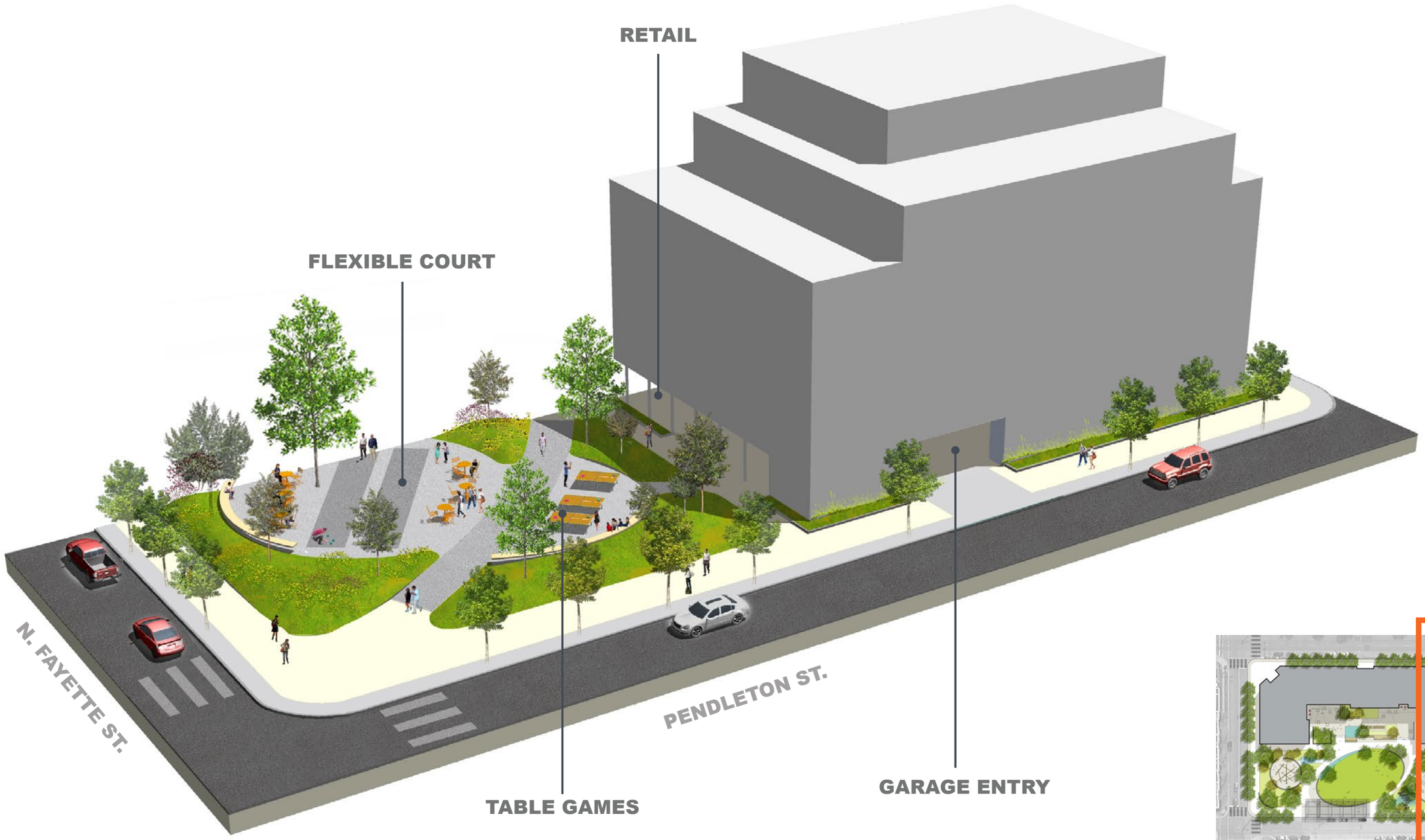
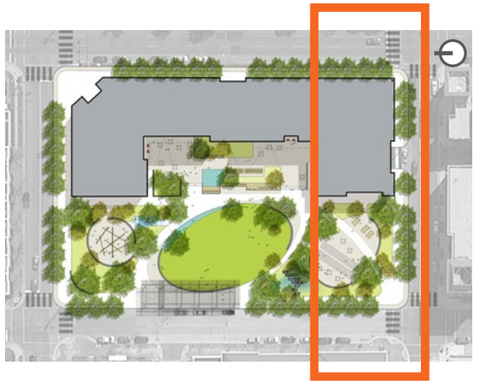
SOUTH END
PLAN ENLARGEMENT

8 RAIN GARDEN

9 TABLE GAMES

10 FLEXIBLE GAMES



11 INTERACTIVE SCULPTURE

SOUTH END
SECTION