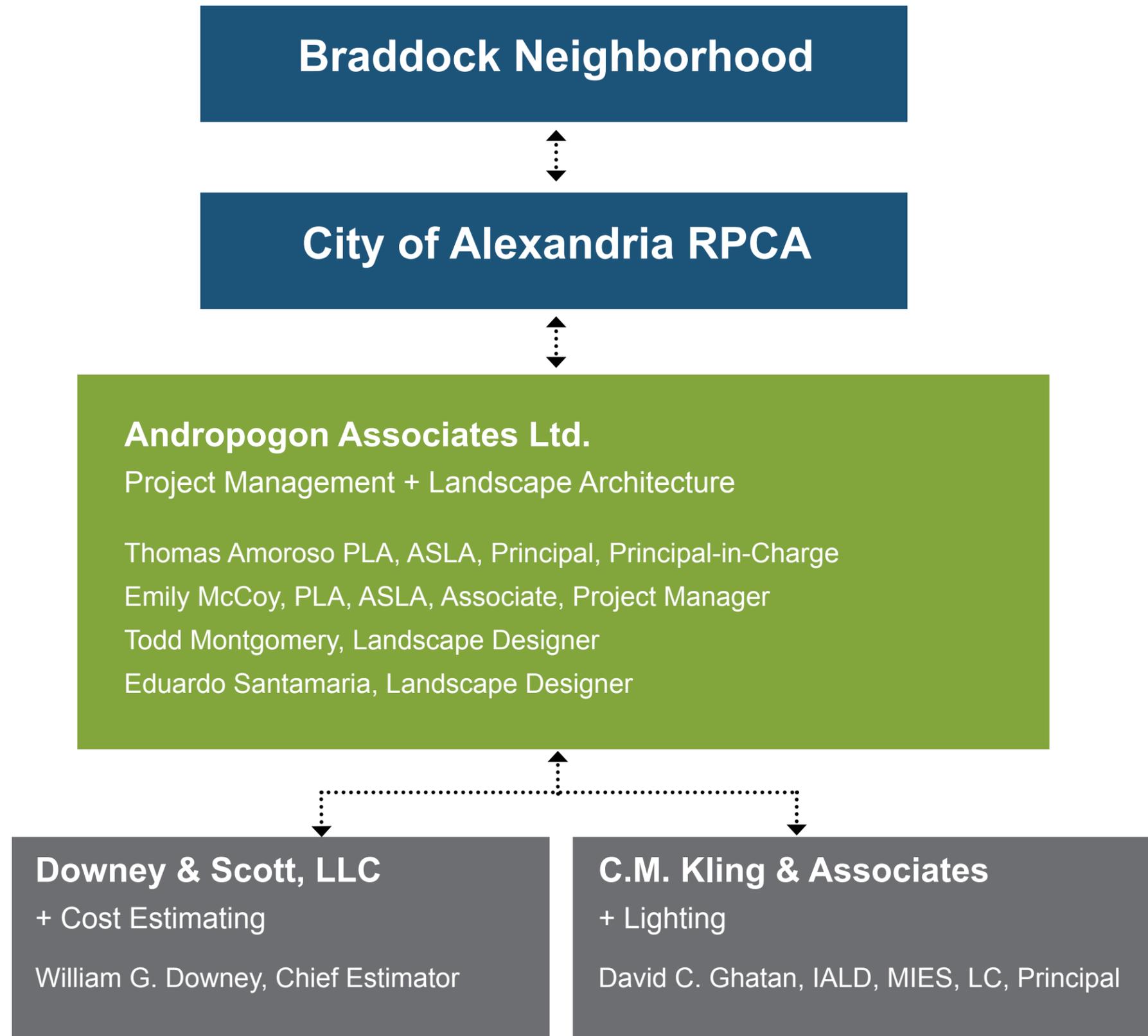




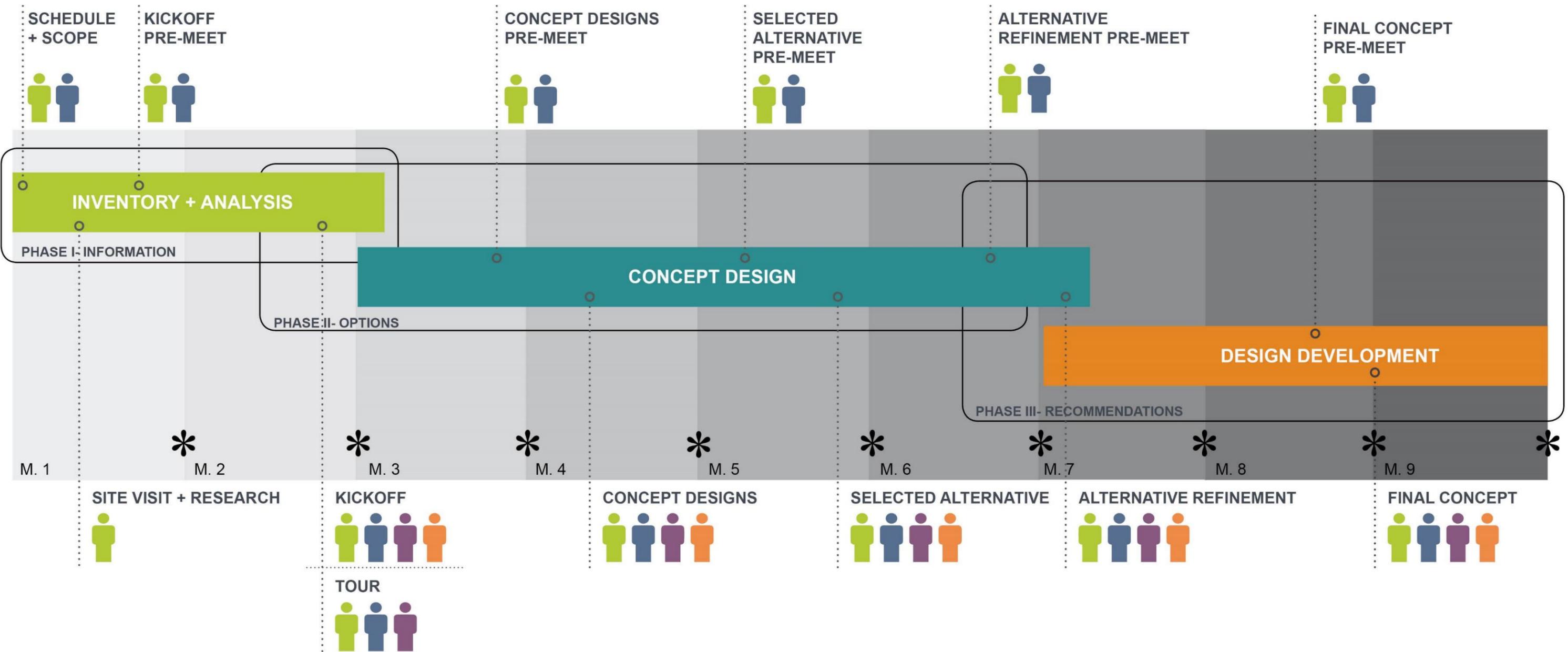
**Andropogon**

**BRADDOCK PARK**

# PROJECT TEAM



# SCHEDULE



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

# PROJECT SITE



# COMMUNITY'S GUIDING PRINCIPLES

## PARK PRIORITIES / DESIGN REQUIREMENTS

**-SERVE THE NEIGHBORHOOD PUBLIC PARK AND OPEN SPACE NEEDS**

**-SIMPLICITY** – defined as a clarity and coherence in design (with a thoughtful arrangement of uses and spaces that relate well to each other)

-Provide **SIGNIFICANT GREEN AREAS** with seating

-Park space should be overtly **PUBLIC**

**-DON'T REPLICATE** nearby parks in design or program

-Maximize the **VISIBILITY** of the park and uses, while providing a **BUFFER** from Route 1

**-MULTI-GENERATIONAL**

-Reinforce the **SAFETY AND SECURITY** of park users and neighbors, particularly through pedestrian lighting

-Park should **ASSIST THE SUCCESS OF RETAIL** and vice versa Park Considerations

# COMMUNITY'S GUIDING PRINCIPLES

## SECONDARY REQUIREMENTS

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

# DEVELOPMENT TABLE

## POST OFFICE SITE

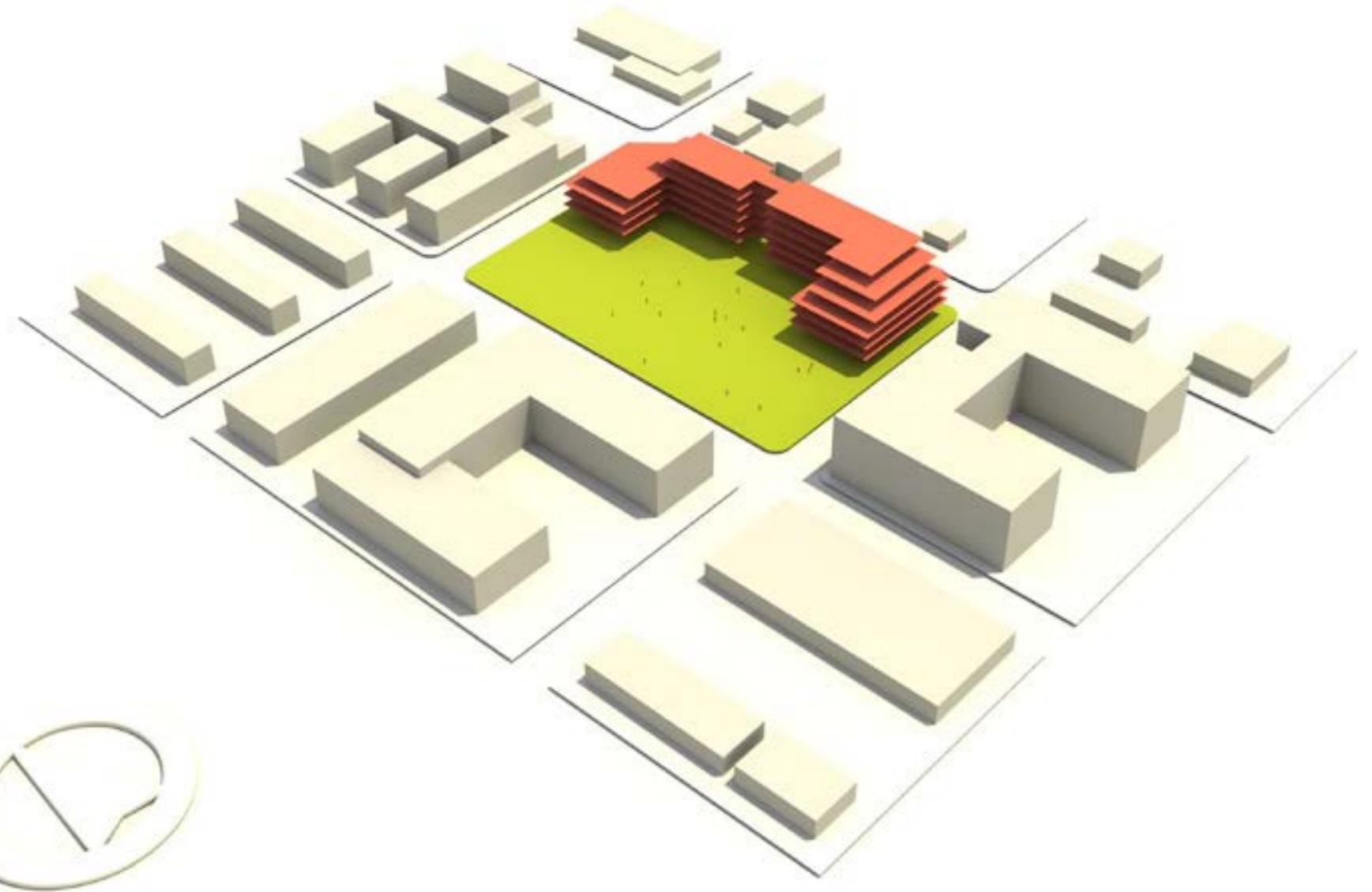
EXISTING PARCEL				PROPOSED DEVELOPMENT		
PARCEL AREA	CURRENT ZONING	CURRENT ALLOWABLE F.A.R.*	CURRENT ALLOWABLE HEIGHT	TOTAL DEVELOPMENT	PROPOSED F.A.R.*	PROPOSED MAX. HEIGHT
87,000 SF (2 ACRES)	CRMU / M <small>(COMMERCIAL RESIDENTIAL MIXED-USE, MEDIUM)</small>	2.0	50 TO 77 FEET	174,000 SF	2.0	40 TO 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



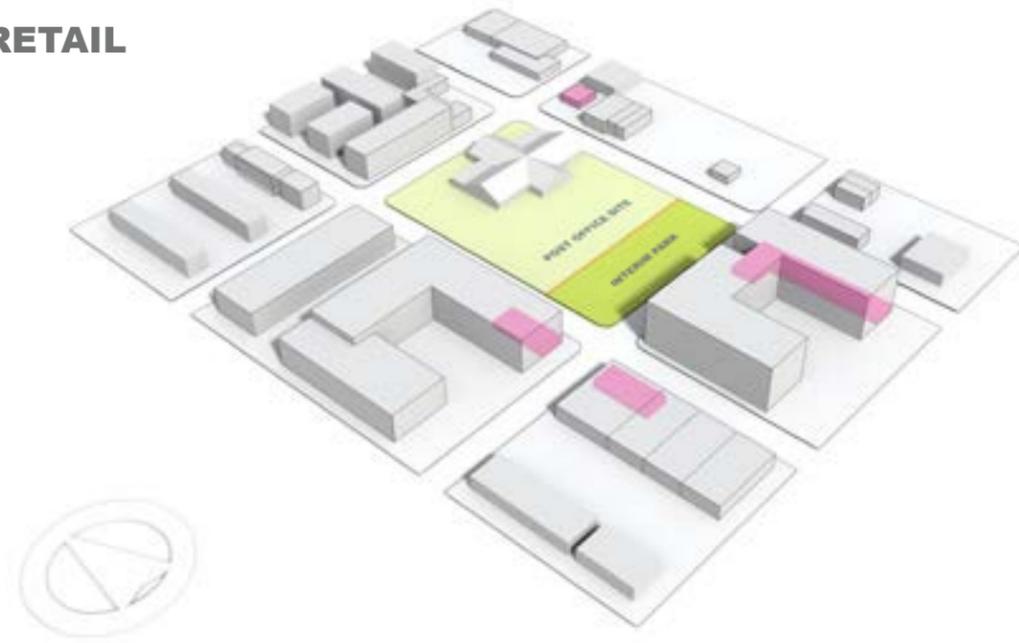
$$\begin{aligned} \text{FLOOR AREA RATIO} &= \frac{\text{TOTAL SF OF BUILDING}}{\text{TOTAL SF OF PARCEL}} \\ 2.0 &= \frac{174,000 \text{ SF}}{87,000 \text{ SF}} \\ \text{MAXIMUM ALLOWED SF} &: 174,000 \text{ SF} \end{aligned}$$

SOURCE: BRADDOCK METRO NEIGHBORHOOD PLAN / MARCH 2008

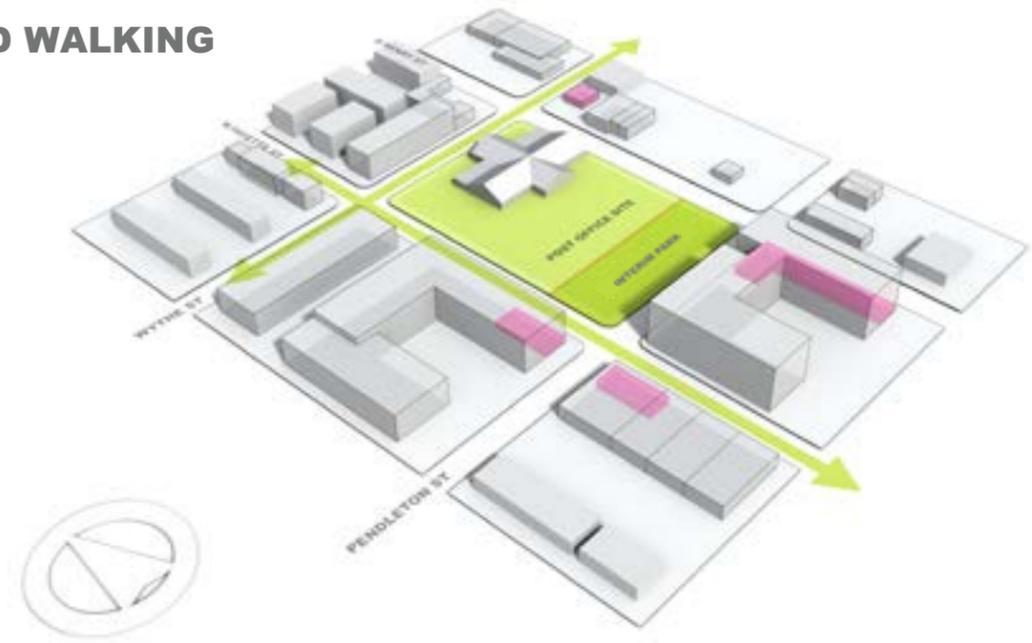
# NEIGHBORHOOD ANALYSIS

## POST OFFICE SITE

ADJACENT RETAIL



DESIGNATED WALKING STREETS



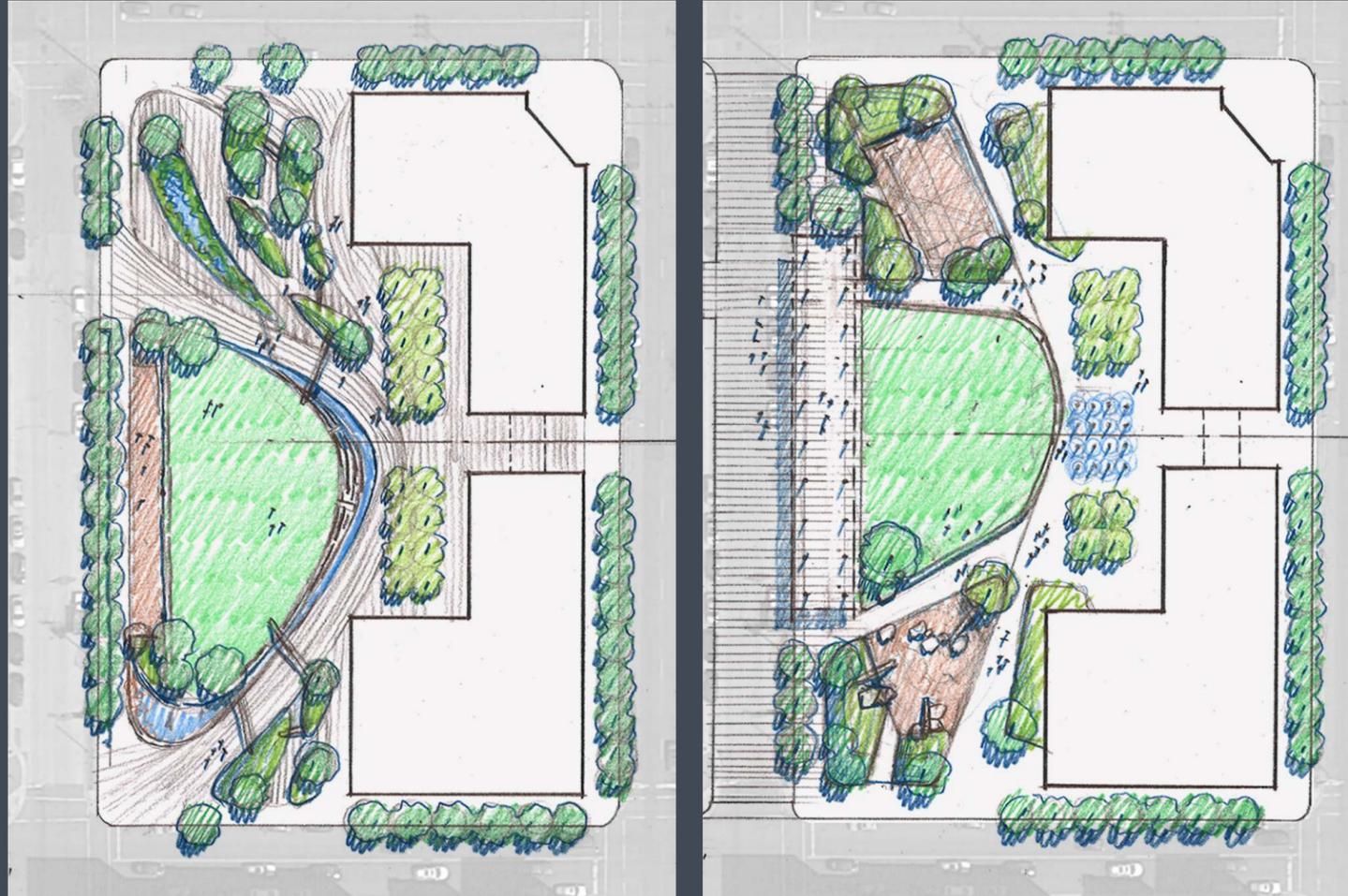
VEHICULAR CIRCULATION



NEARBY AMENITIES



# COMMUNITY FEEDBACK SUMMARY



**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



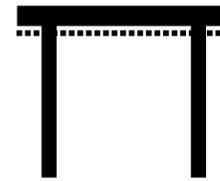
### VEGETATION

-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

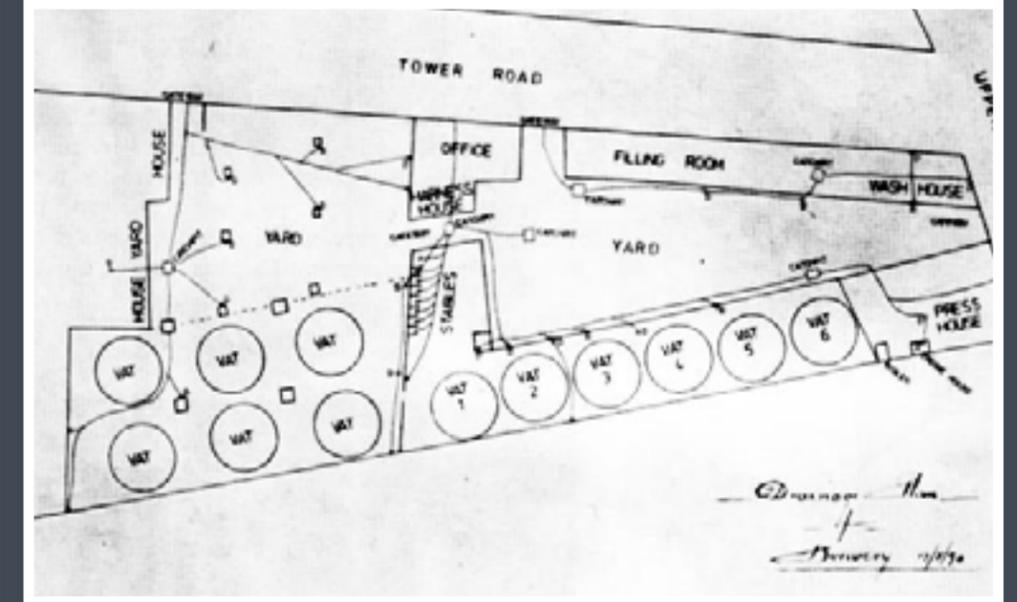
# NEIGHBORHOOD HISTORY

## DESIGN INSPIRATION

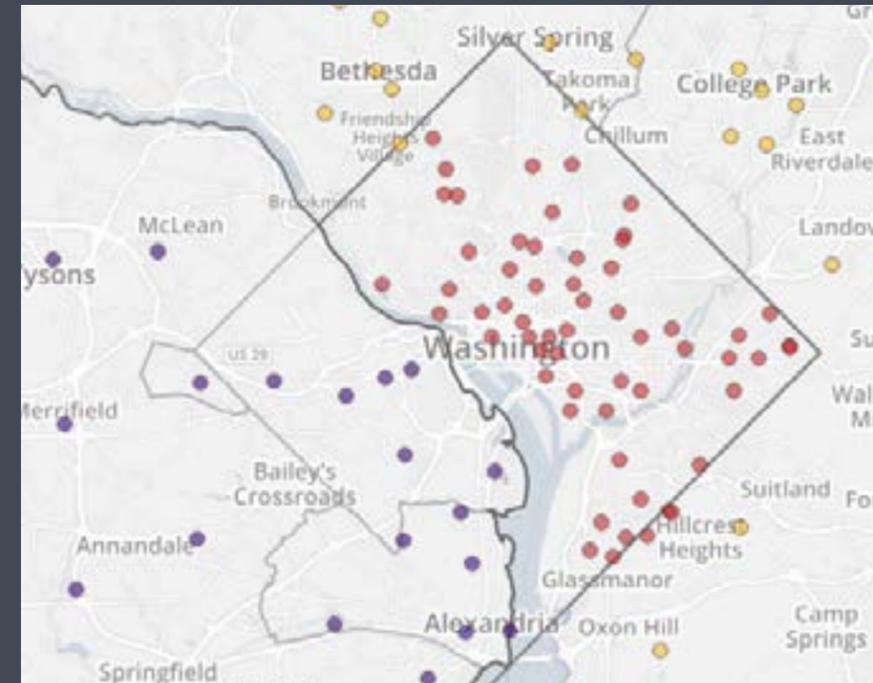
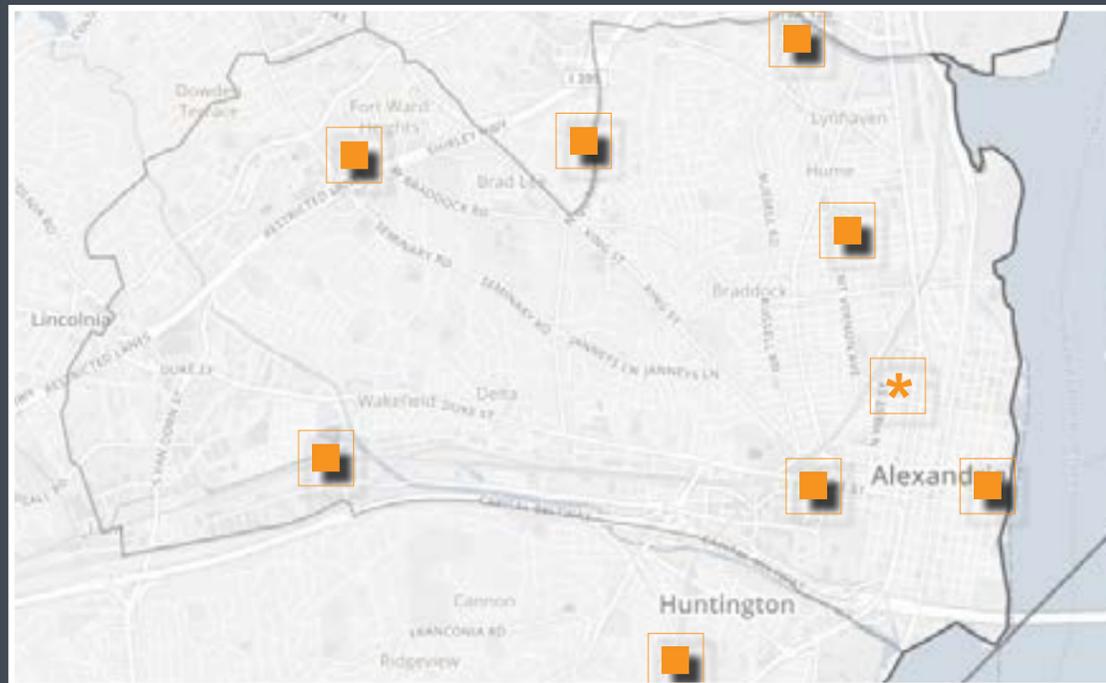
ALEXANDRIA HOME BAKERY



APPLE CIDER VINEGAR + APPLE SAUCE FACTORY

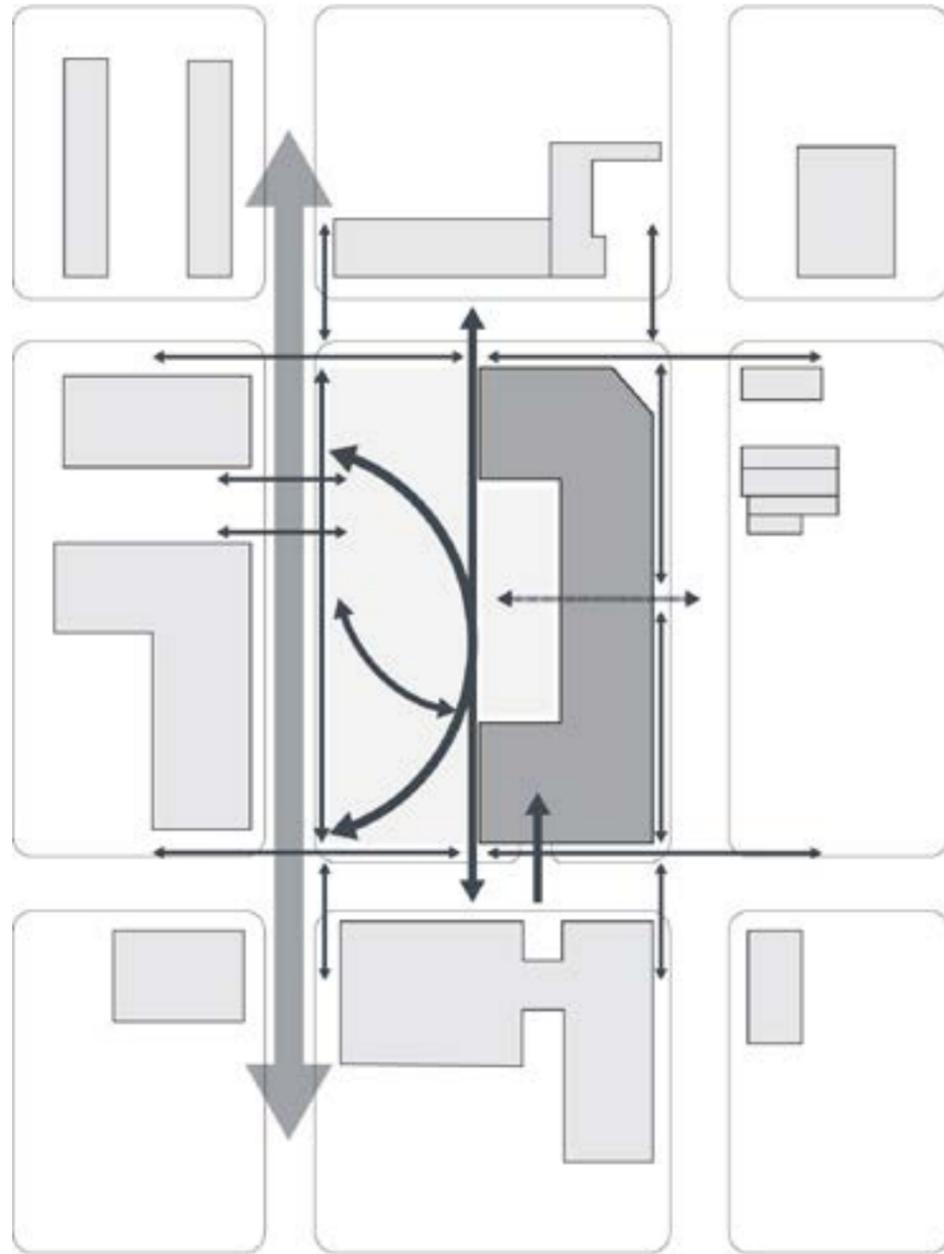


FARMER'S MARKET-SHEDS



# BRADDOCK PARK

## 5 IMPERATIVES



**1) CONNECTIONS TO THE NEIGHBORHOOD + BEYOND**

**SPRING**

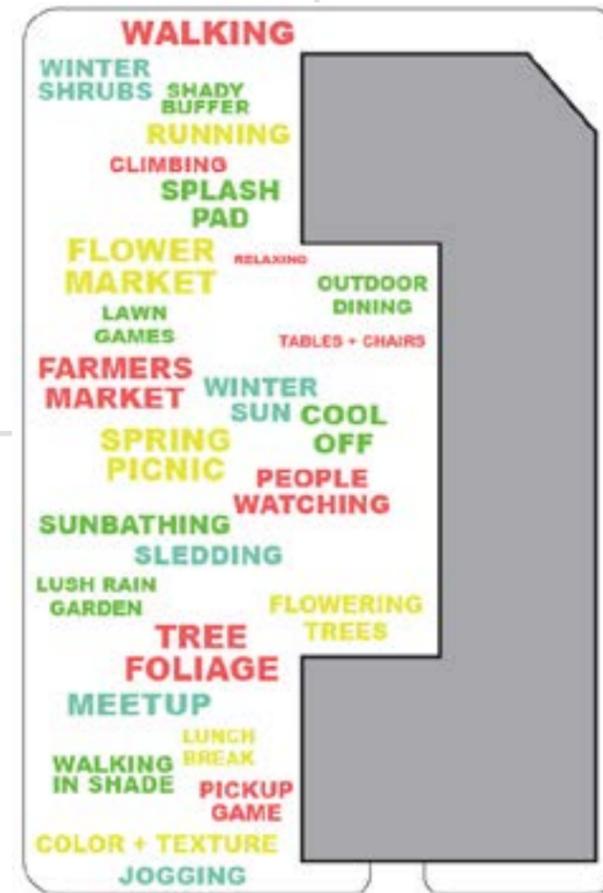


**WINTER**

**SUMMER**



**FALL**



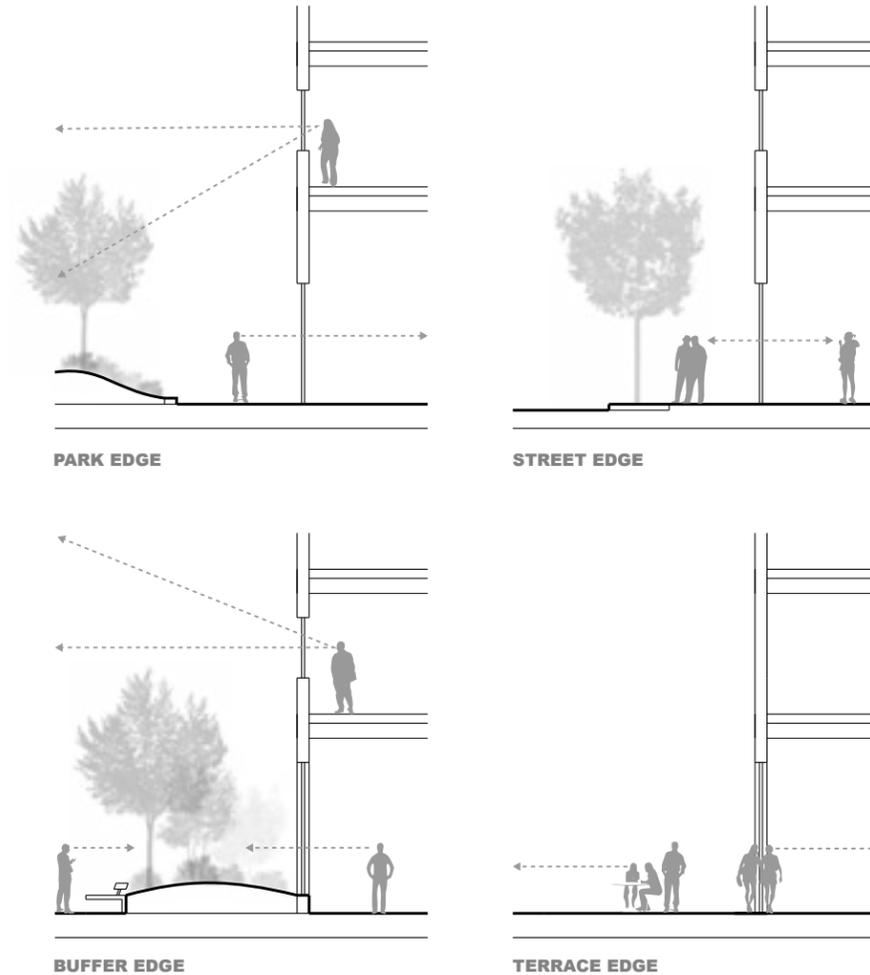
**2) FLEXIBLE IN USE + DYNAMIC THROUGH THE YEAR**

# BRADDOCK PARK

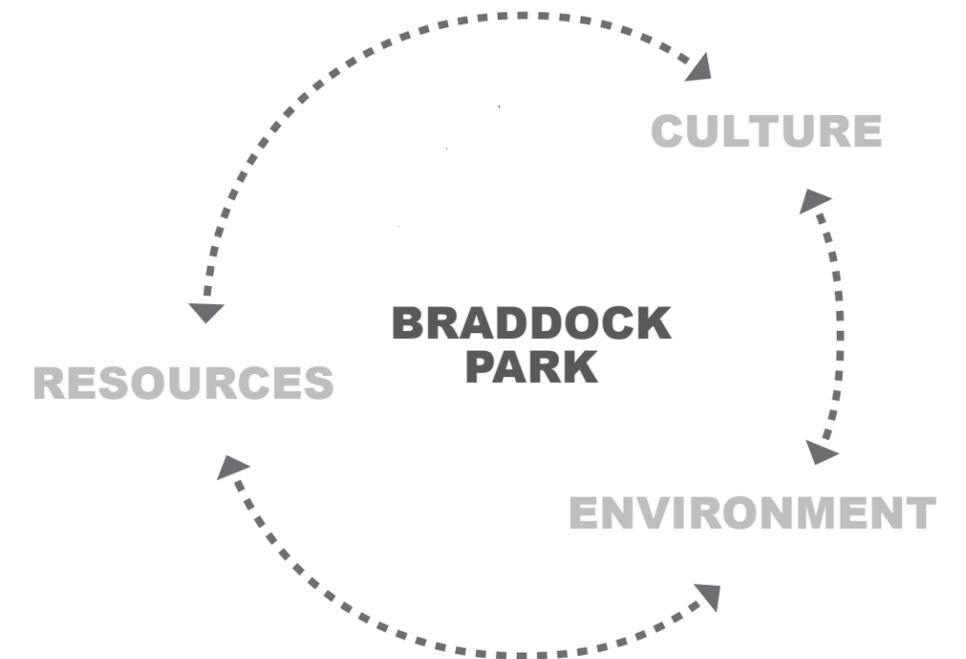
## 5 IMPERATIVES



**3) AN INCLUSIVE +  
MULTI-GENERATIONAL PARK**



**4) INTEGRATE THE EDGE  
BETWEEN PARK + BUILDING**



**5) A MODEL FOR  
SUSTAINABILITY**

# DIAGRAM

## REFINED SCHEME



① OUTLINE PARK + BUILDING

② ORGANIZE MAIN PARK FEATURES

③ DEFINE CONNECTIONS

④ REINFORCE FEATURES + CONNECTIONS

# SITE PLAN

## REFINED SCHEME



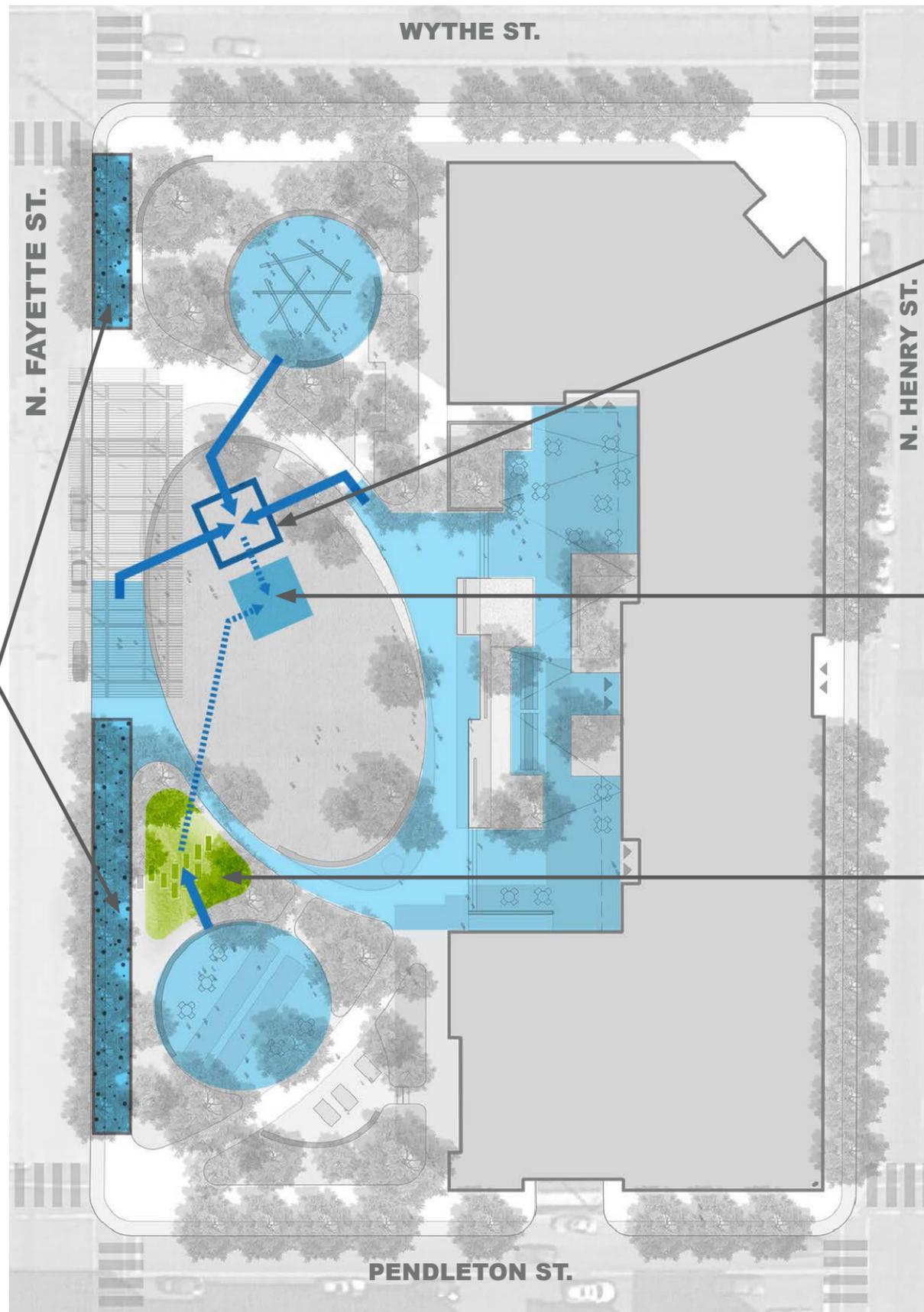
- ① NATURAL PLAY
- ② SPLASH PAD
- ③ MARKET TRELLIS
- ④ FLEXIBLE SEATING
- ⑤ OPEN LAWN
- ⑥ WATER FEATURE
- ⑦ DINING GARDEN
- ⑧ RAIN GARDEN
- ⑨ TABLE GAMES
- ⑩ FLEXIBLE COURT
- ⑪ POTENTIAL ART LOCATION
- ⑫ BIKE SHARE / PARKING
- ⑬ GARAGE ENTRY
- ⑭ RETAIL



# 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**



# NORTH END PLAN ENLARGEMENT



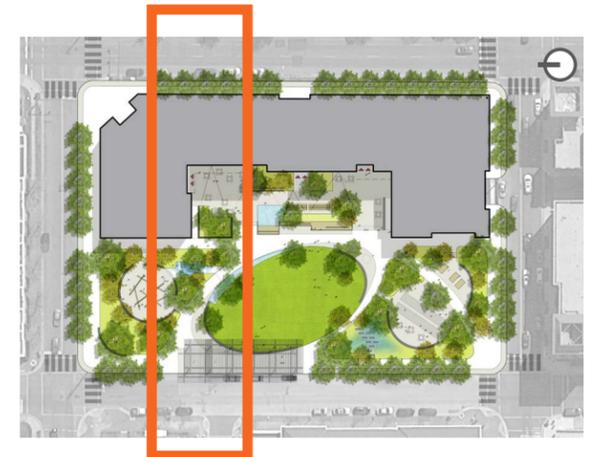
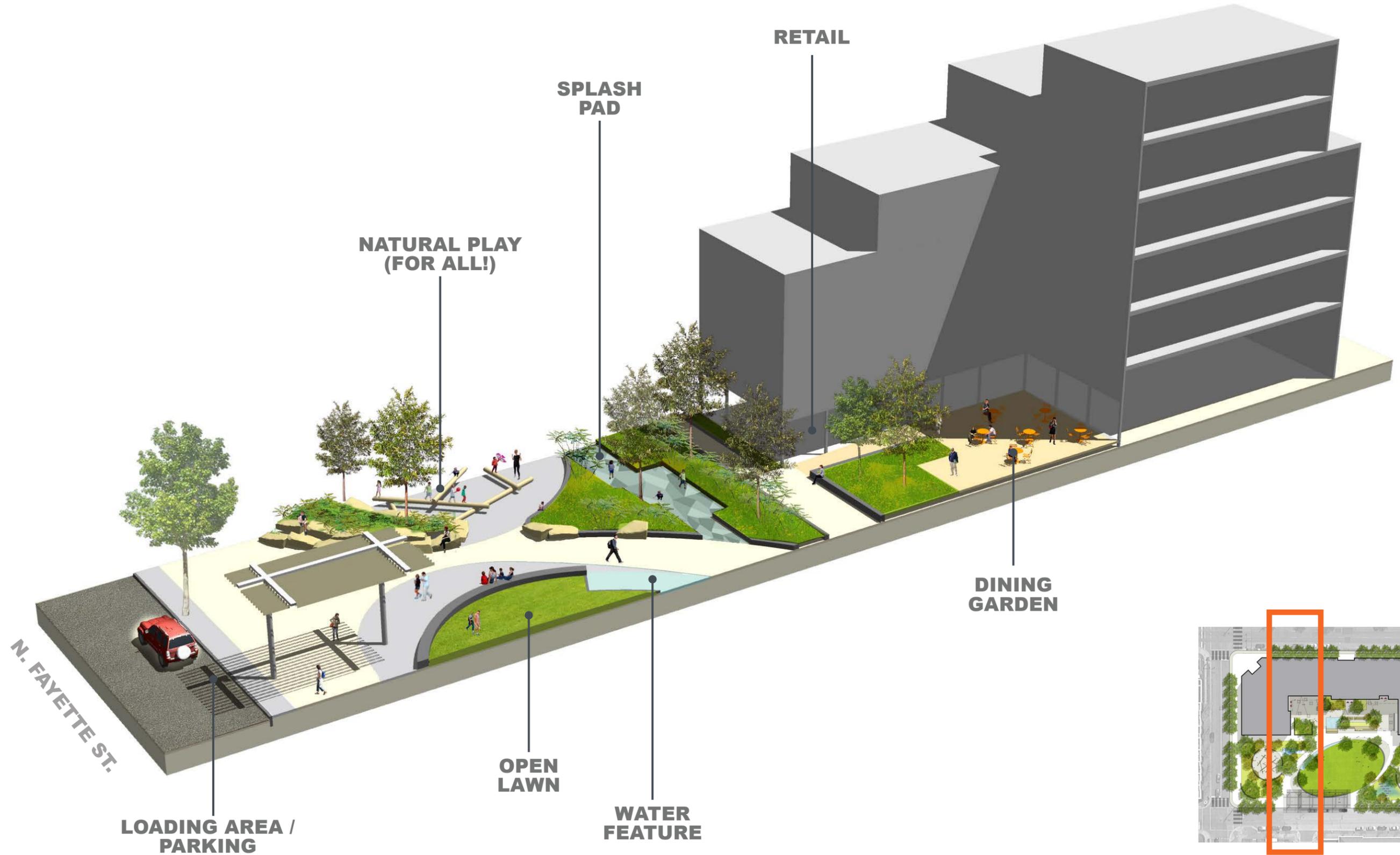
① NATURAL PLAY



② SPLASH PAD



# NORTH END SECTION



# NORTH END VIEW



# MIDWAY PLAN ENLARGEMENT



③ MARKET TRELLIS



④ FLEXIBLE SEATING



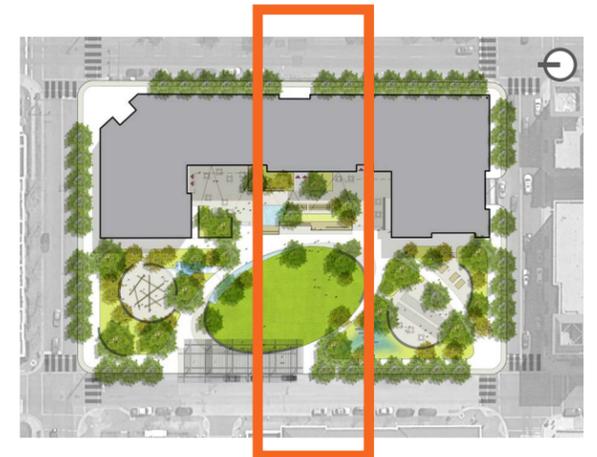
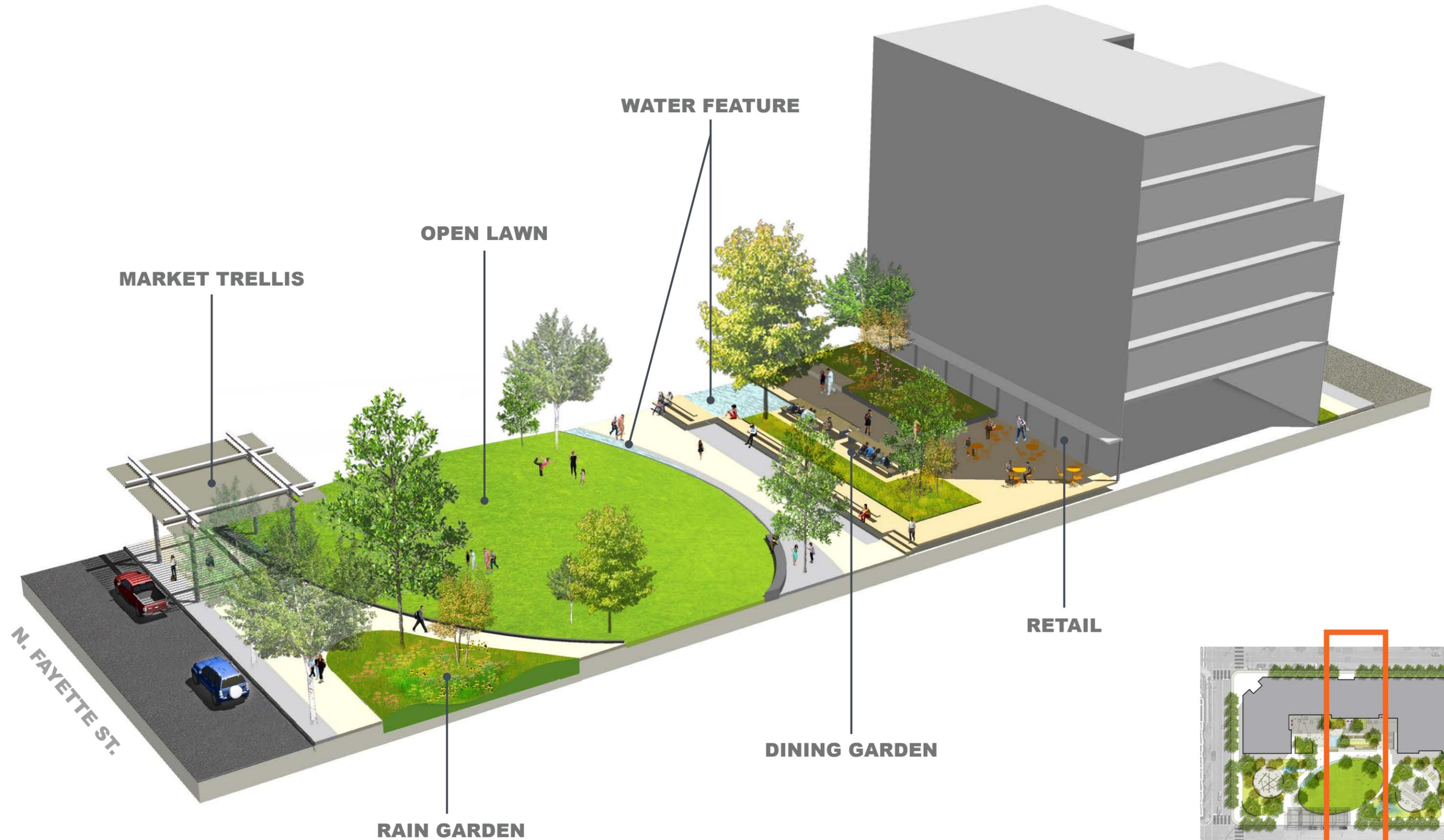
⑥ WATER FEATURE



⑦ DINING GARDEN



# MIDWAY SECTION



# MIDWAY VIEW



# SOUTH END PLAN ENLARGEMENT



⑧ RAIN GARDEN



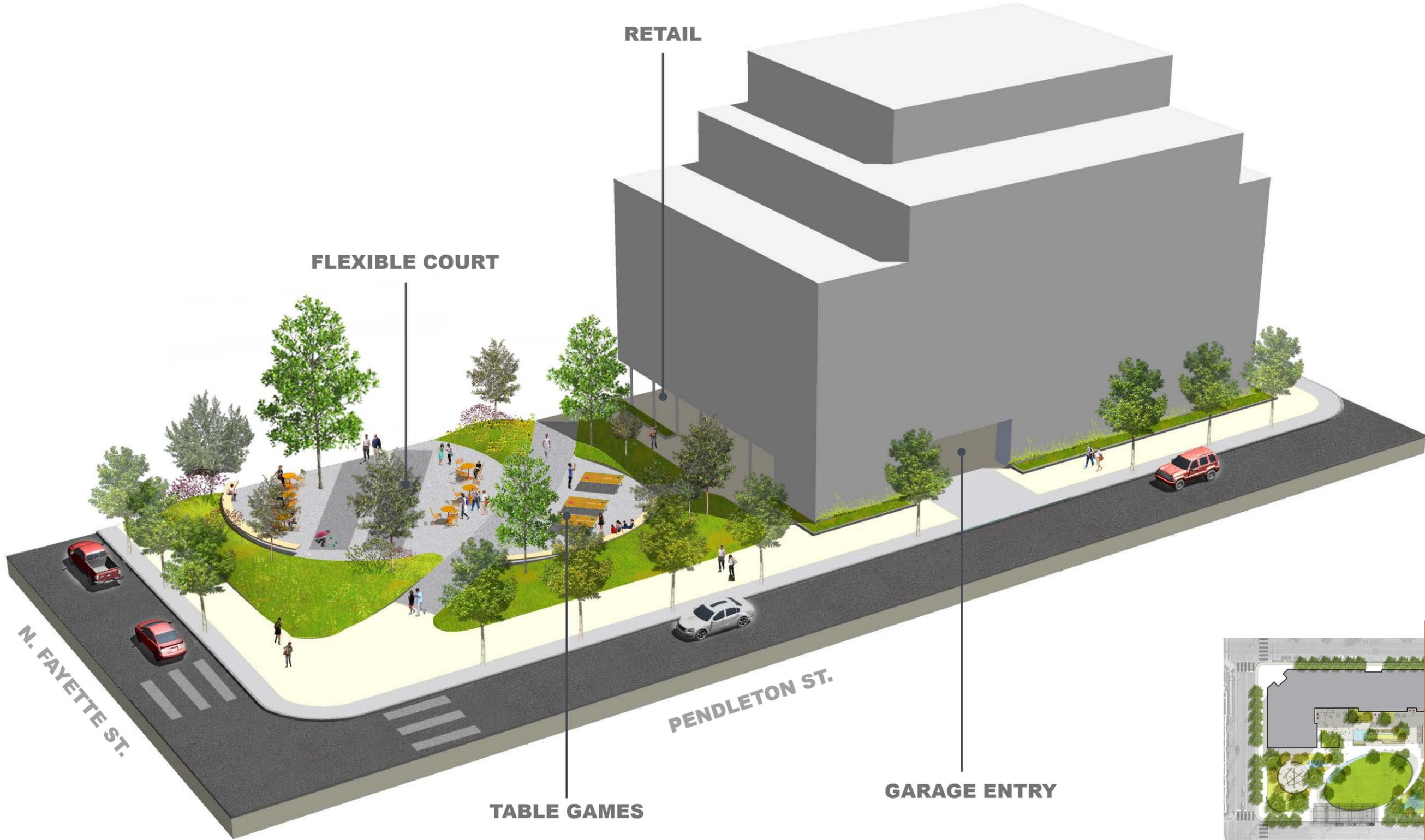
⑨ TABLE GAMES



⑩ FLEXIBLE COURT



# SOUTH END SECTION



# SOUTH END VIEW



# SITE MODEL

## REFINED SCHEME



# NEXT STEPS

