

THE NEIGHBORHOODS OF

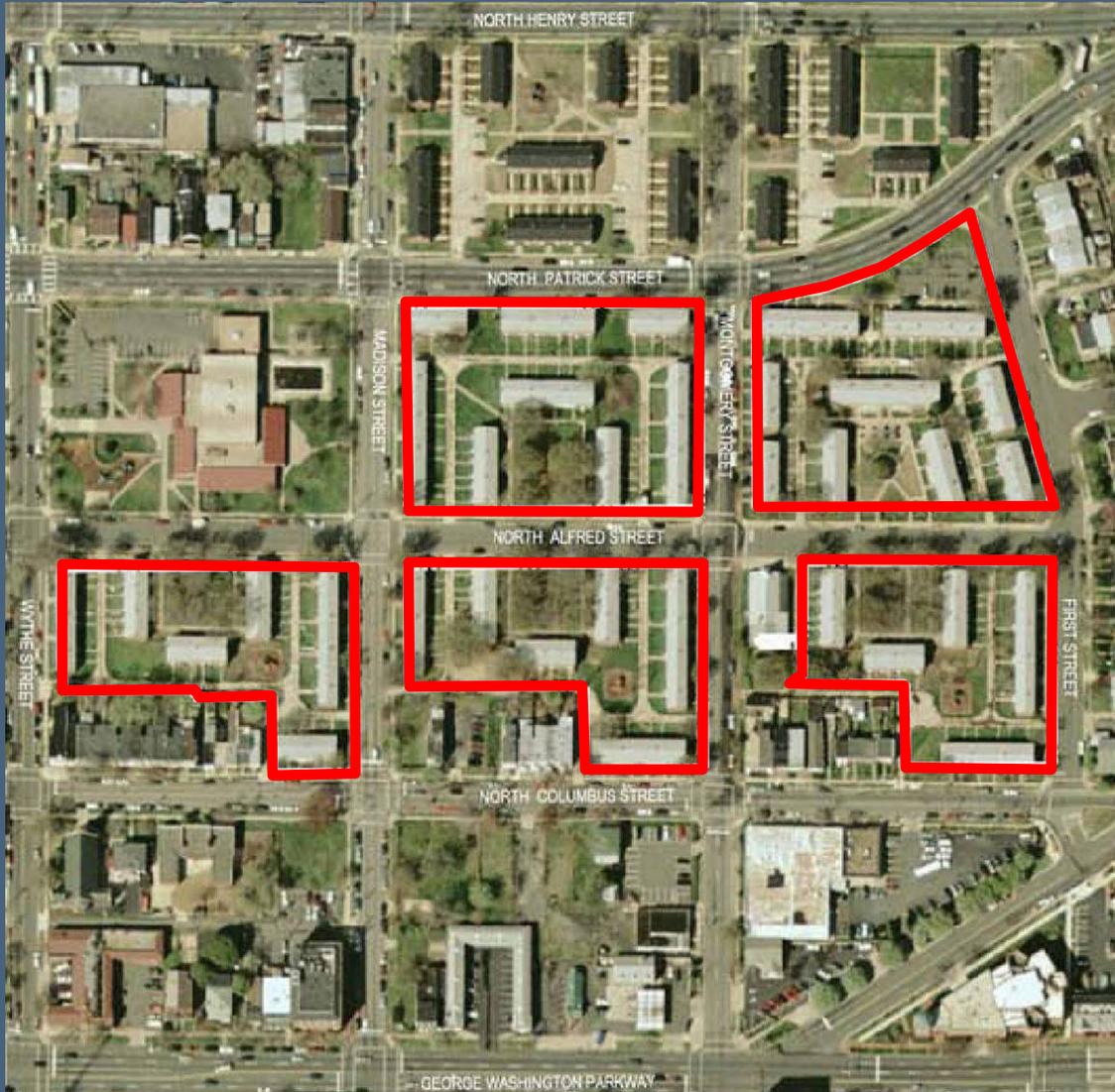


life within walking distance™

James Bland Redevelopment

DSUP #2008-0013

James Bland Site



Site Plan





- Phase I
- Phase II
- Phase III
- Phase IV
- Phase V

Schedule

	<u>Start Date</u>	<u>End Date</u>
Phase 1	Spring 2010	Winter 2012
Phase 2	Spring 2011	Winter 2013
Phase 3	Spring 2012	Winter 2014
Phase 4	Spring 2013	Winter 2015
Phase 5	Spring 2014	Winter 2016

Typical Architecture



Examples of Townhouse Rows

Phase 1 Progress



Public Park Location



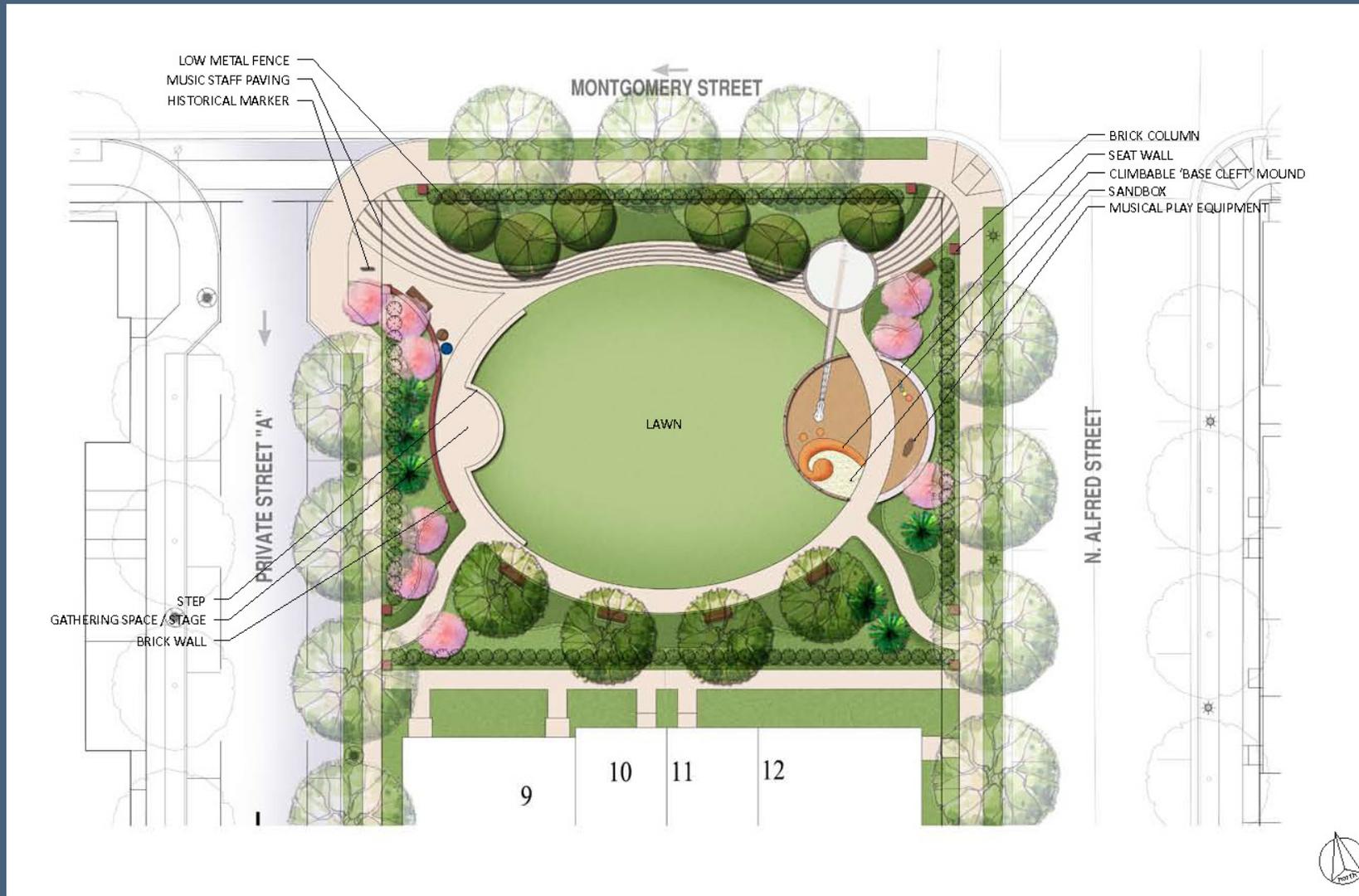
DSUP Conditions

1. The open space parcel (identified as Parcel “C” on the preliminary subdivision plat dated August 5, 2008) shall be dedicated to the City as public open space prior to issuance of a building permit for this phase.
2. In order to increase the size and viability of the proposed major park at the James Bland Redevelopment site, it is proposed that the City purchase from ARHA four market rate building lots adjacent to the planned open space at the southwest corner of Montgomery and Alfred Streets. This purchase of the four lots will increase the size of the park from about 8,200 square feet to approximately 13,000 square feet.
3. The open space and all associated amenities shall be privately maintained by the applicant and subsequently the Homeowners Association (HOA) upon conveyance to the HOA, whichever is applicable, to the satisfaction of the Directors of P&Z and RP&CA. The terms of the maintenance agreement of open space shall be part of the Homeowners Association documents and covenants which shall be reviewed and approved by the Directors of RP&CA and P&Z prior to issuance of the first certificate of occupancy.
4. The name for the park shall be designated in accordance with the City’s policy and procedures for naming parks and the location for associated signage shall be depicted on the final site plan.
5. The applicant shall be responsible for the design and construction of the open space which shall receive public input from residents, be approved by the City, and contain interpretative elements recalling the history of the site and the area. The primary purpose of this open space is to provide a passive open space area lined with street trees, grassy areas, and a focal element such as a fountain, monument, or statue. This space shall be designed as an area suitable to accommodate informal community gatherings and events. As one of the principal open space-parks of the Braddock neighborhood, the open space shall be the highest quality materials, paving, design and amenities. The final design shall include the level detail and amenities provided in the preliminary plan.

DSUP Conditions

6. The design of the open space shall be approved by the Park and Recreation Commission as a docketed item at a public hearing prior to issuance of a certificate occupancy for the first unit in the development.
7. The approved design for the open space shall be implemented and completed prior to issuance of a certificate of occupancy for the first unit in the block the park is located in. An active children's play area shall be provided in this open space and shown on the design included in the final site plan. The play area shall include age appropriate play equipment and/or structures, required fencing, and a coordinated design palette of play area related site structures/equipment for children between 2-5 years and shall be integrated with the interpretation of the history of the site and area through an element such as a sculpture that can also be used as play and climbing structures for the children. Play area and site equipment must comply with ADA requirements and standards and designed and implemented to the satisfaction of the Director of RP&CA. The play areas shall provide the following:
8. The archeological consultant shall provide text and graphics for the signage which shall be integrated within the open space subject to approval by the Office of Historic Alexandria/Alexandria Archaeology, RP&CA, and P&Z.
9. Site furnishings such as benches, trash receptacles, decorative paving, lighting, water fountain(s), fencing, and other appropriate design elements.
10. Decorative metal fences to delineate the public open space area. All lawn areas shall be sodded.
11. The open space area shall be fully open to the public following the hours and guidelines established by the Department of RP&CA. (Archaeology) (P&Z) (RP&CA)

Proposed Park Design



Park Design Elements

SITE FURNISHINGS

1. Ornamental metal fence
2. Bench
3. Historical marker
(location and content to be coordinated with City Staff)
4. Trash & Recycle Receptacle



PLAYGROUND

5. Concrete curb and mulch play surface
6. Low metal fence
7. Sandbox
8. Climbable 'base cleft' mound w/ rubberized surface
9. Musical play equipment
10. Seatwall



PAVING

11. Permeable pavers
12. Permeable paving (stone dust)
13. Gathering space / stage
14. Sandblasted / stained concrete



*The images above represent the type of materials, site furnishings and equipment to be used but are not the final product selections

NATIVE PLANT PALETTE

LARGE DECIDUOUS TREES

- Acer rubrum
- Betula nigra
- Platanus occidentalis
- Quercus rubra
- Quercus palustris

MEDIUM DECIDUOUS TREES

- Cornus florida
- Chionanthus virginicus
- Hamamelis virginiana

EVERGREEN TREES

- Ilex opaca
- Tsuga caroliniana

SHURBS, GRASSES, FORBES

- Carex sp.
- Eragrostis spectabilis
- Hydrangea spp.
- Ilex verticillata
- Polystichum acrostichoides
- Polygonatum biflorum
- Rudbeckia hirta
- Viburnum spp.

*This plant palette is intended to convey the type of material anticipated. Additional species may be incorporated in the final design.