



andropogon

BRADDOCK PARK
CONCEPT REFINEMENT



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

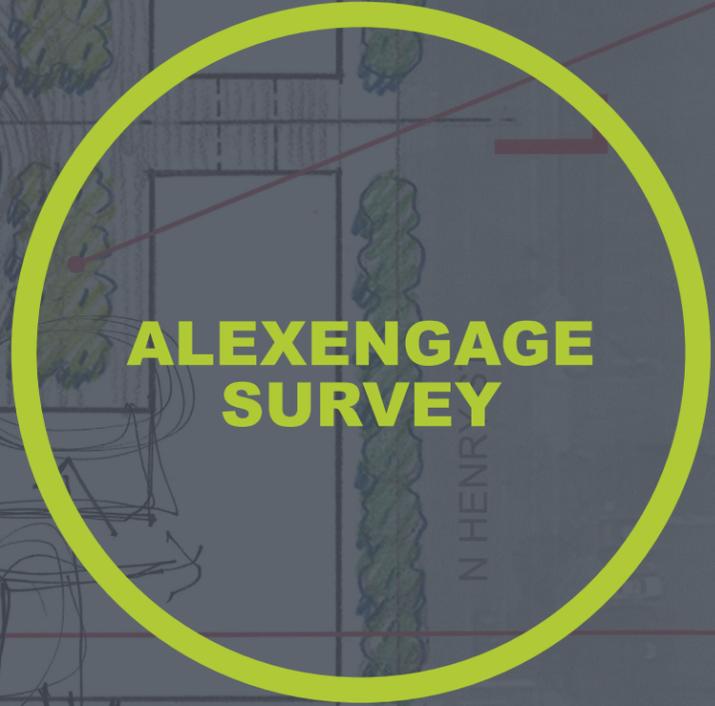
GAMES

PLAZA

Keep near building



9/29/2015 COMMUNITY WORKSHOP



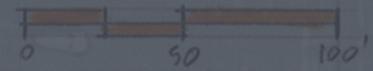
ALEXENGAGE SURVEY

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

2015

2016

SEPT

OCT

NOV

DEC

JAN

FEB

MAR

APR

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**

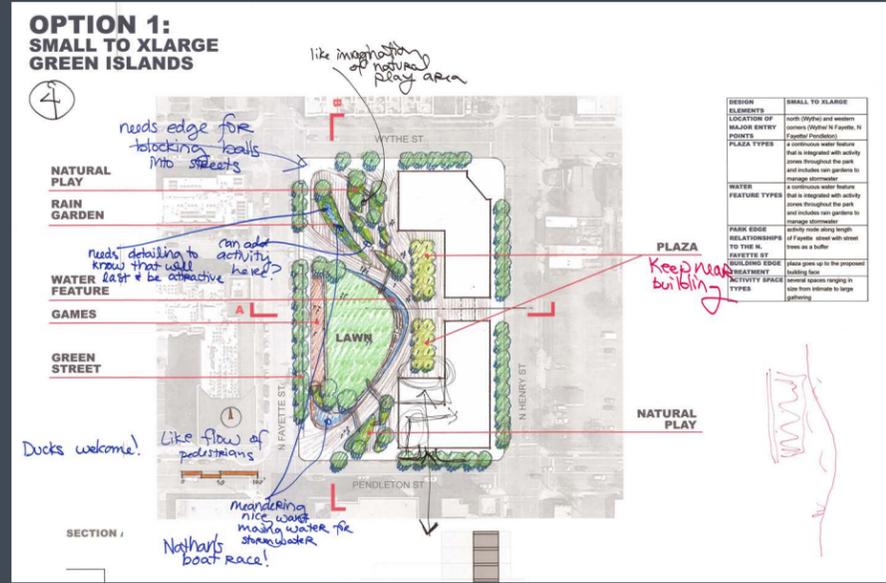
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**FINAL
PRESENTATION**

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

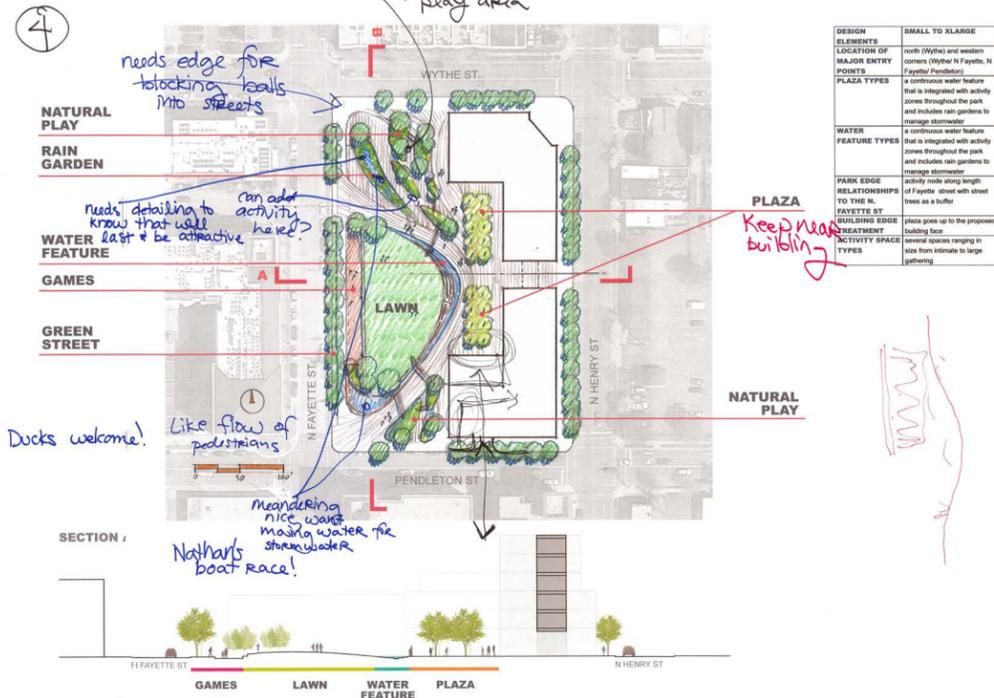
3 PRESENT FINDINGS TO LARGER GROUPS

4 OPEN FURTHER COMMENTS THROUGH ALEXENGAGE

WORKSHOP OUTCOME

PREFERRED OPTION

OPTION 1: SMALL TO XLARGE GREEN ISLANDS



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 :

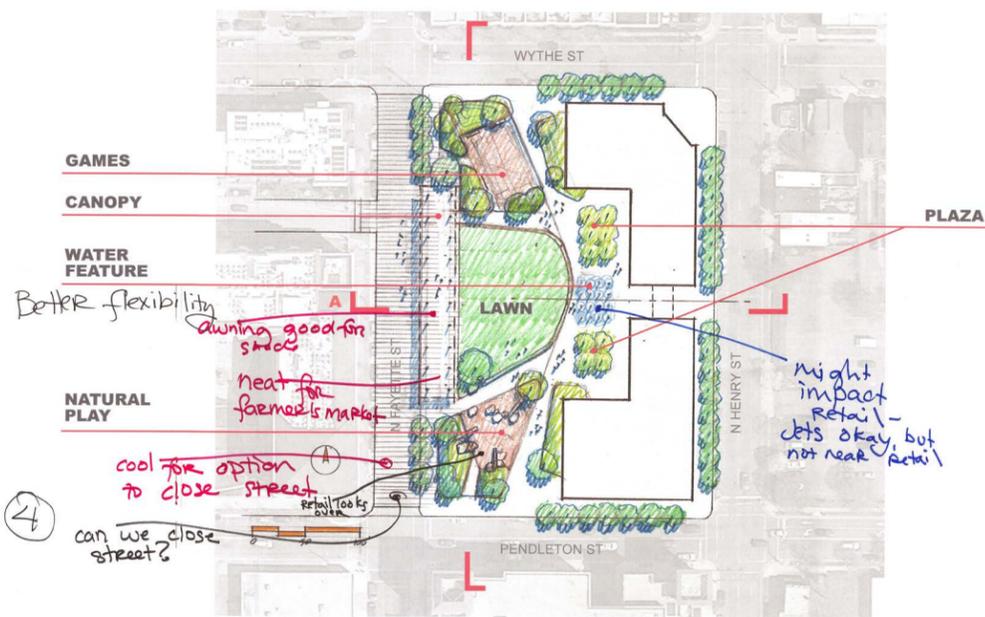
LIKES FLOW OF PEDESTRIANS, THINK ON HOW ACTIVITIES SPILL INTO STREETS

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

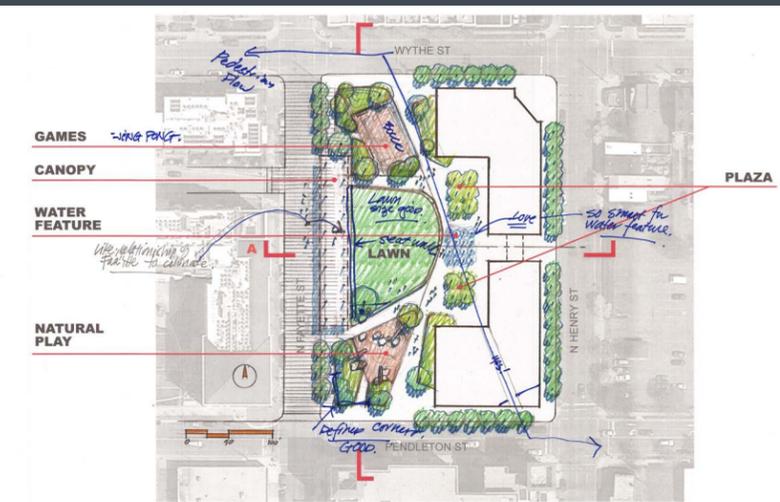
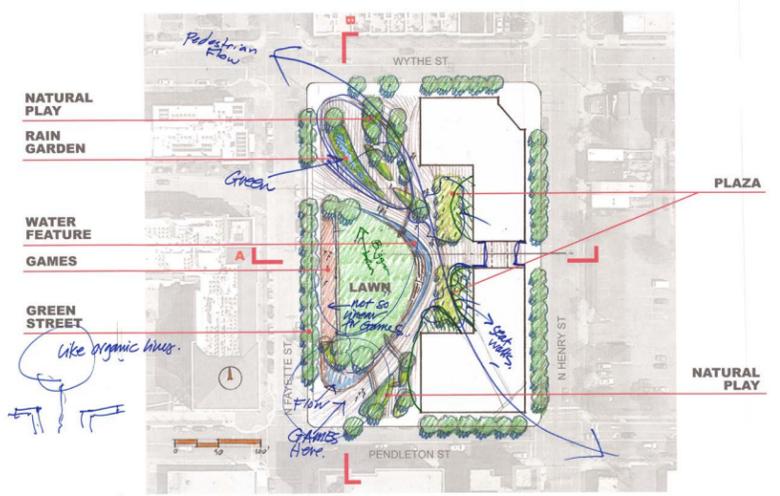
OPTION 2: ENCLOSED ACTIVITY ZONES



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

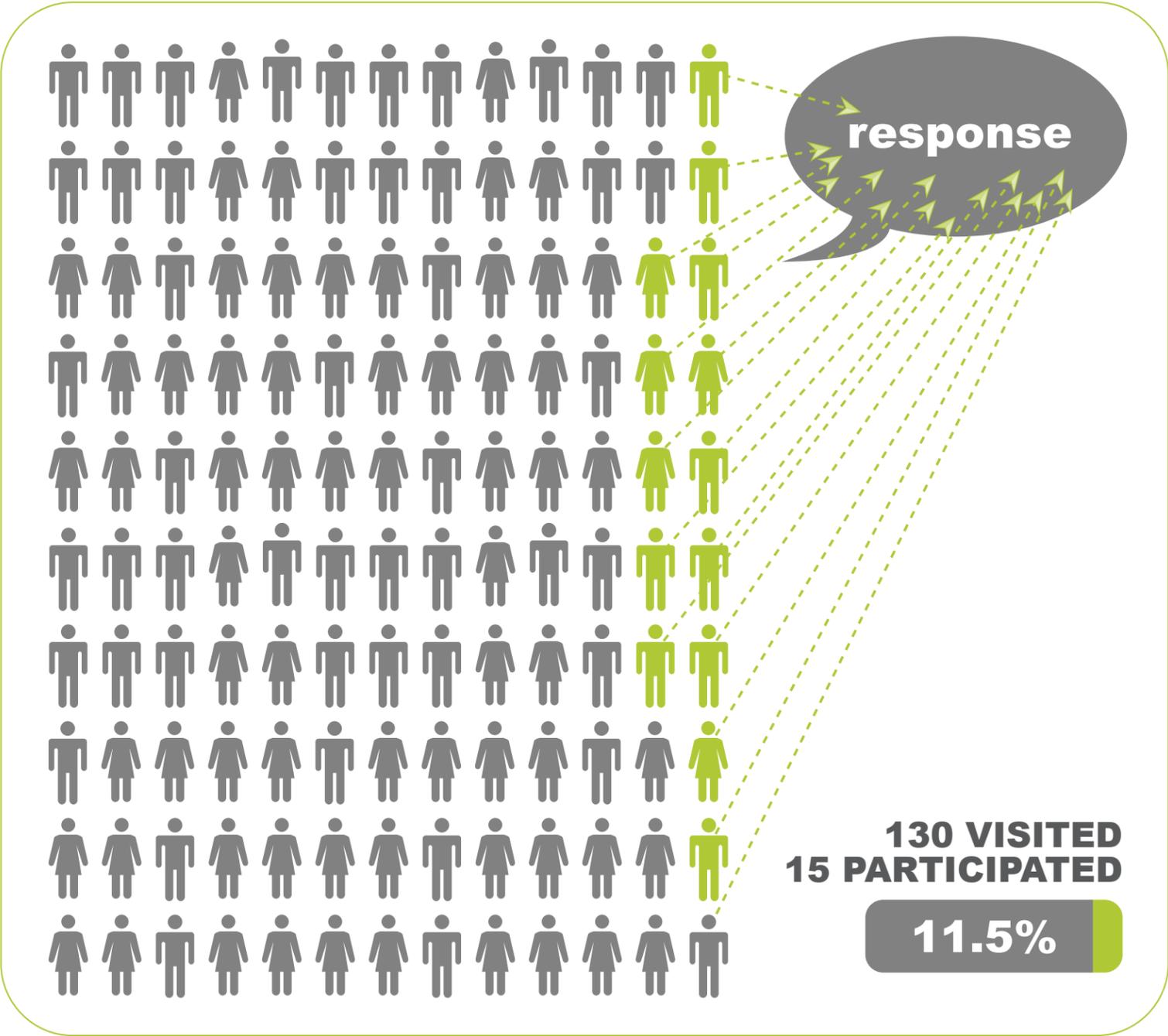
RELATION TO STREET :

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

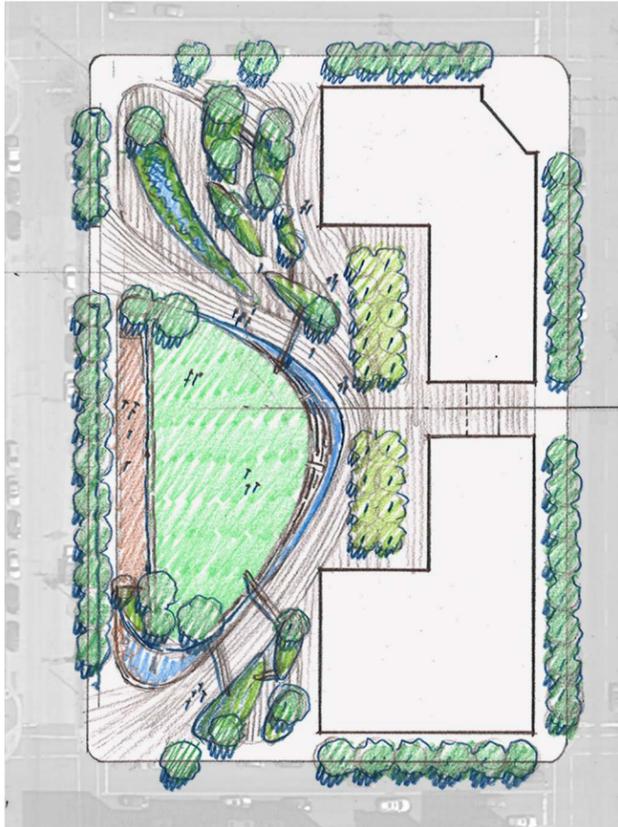


WHICH CONCEPT DO YOU PREFER?

ALEXENGAGE

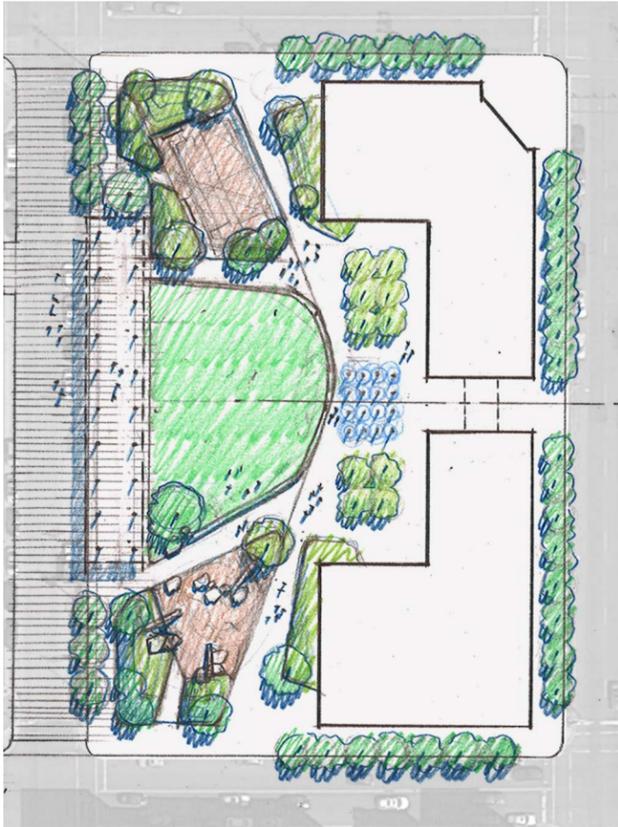
OPTION 1

SMALL TO XLARGE GREEN ISLANDS



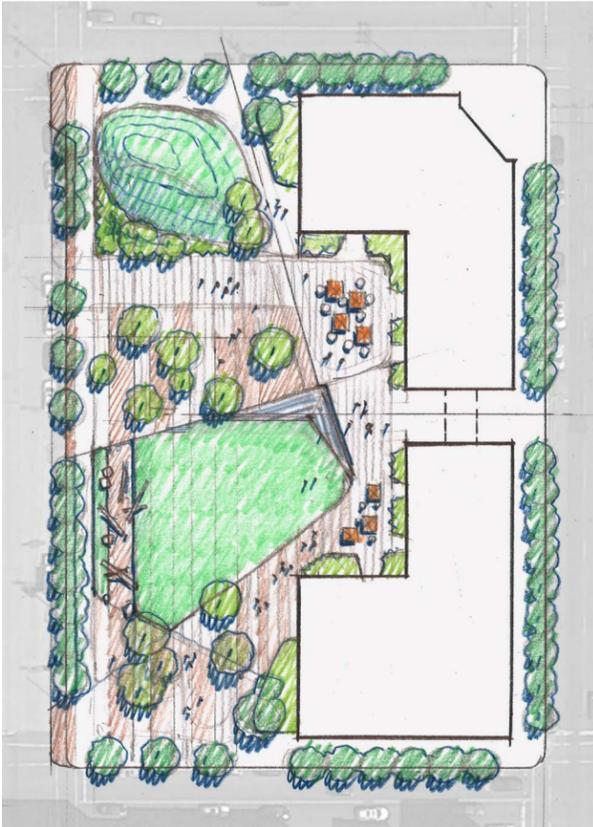
OPTION 2

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**

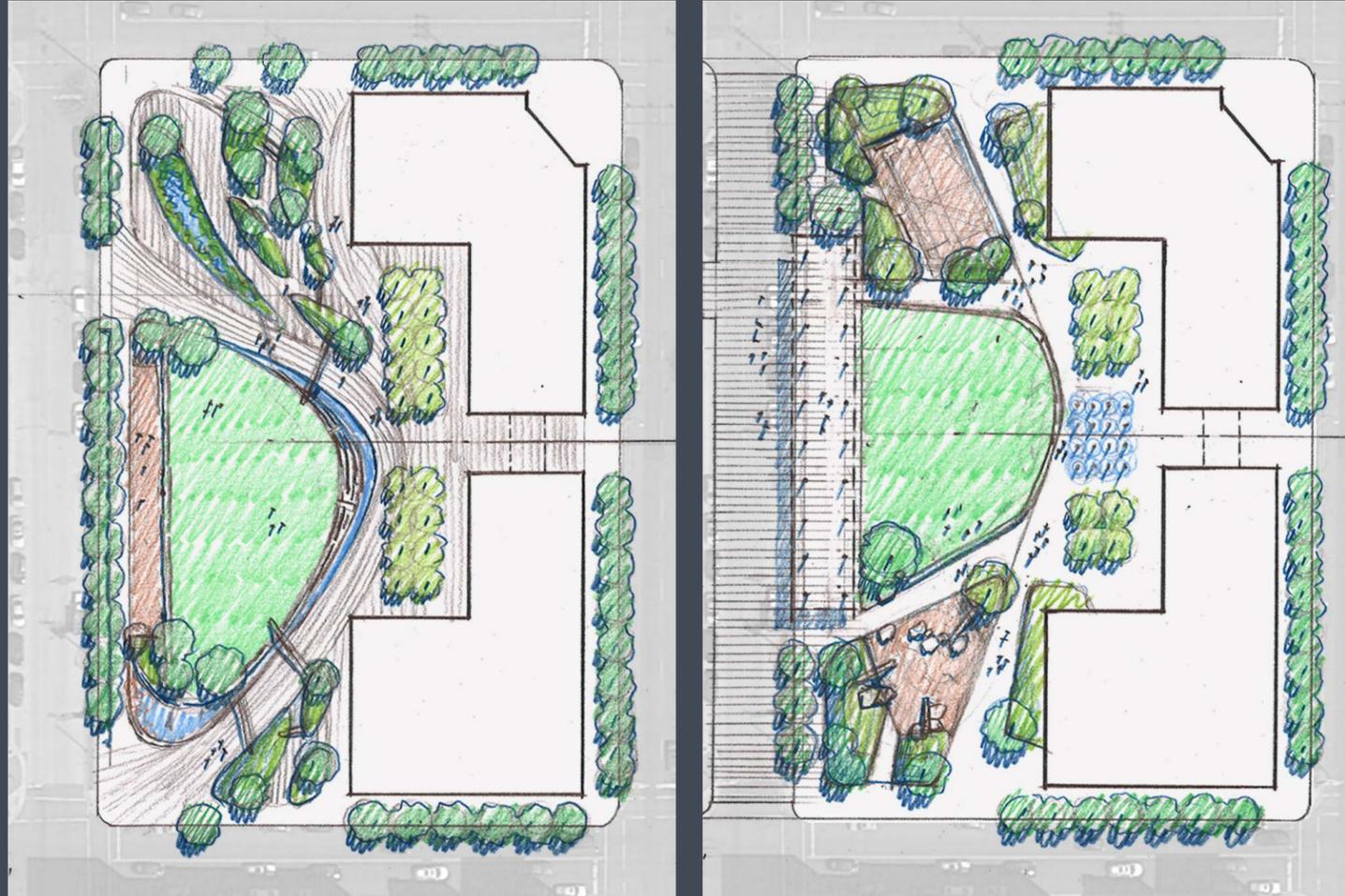
WHICH ACTIVITY SPACE TYPES DO YOU PREFER?



**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



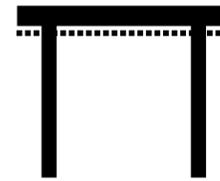
VEGETATION

-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

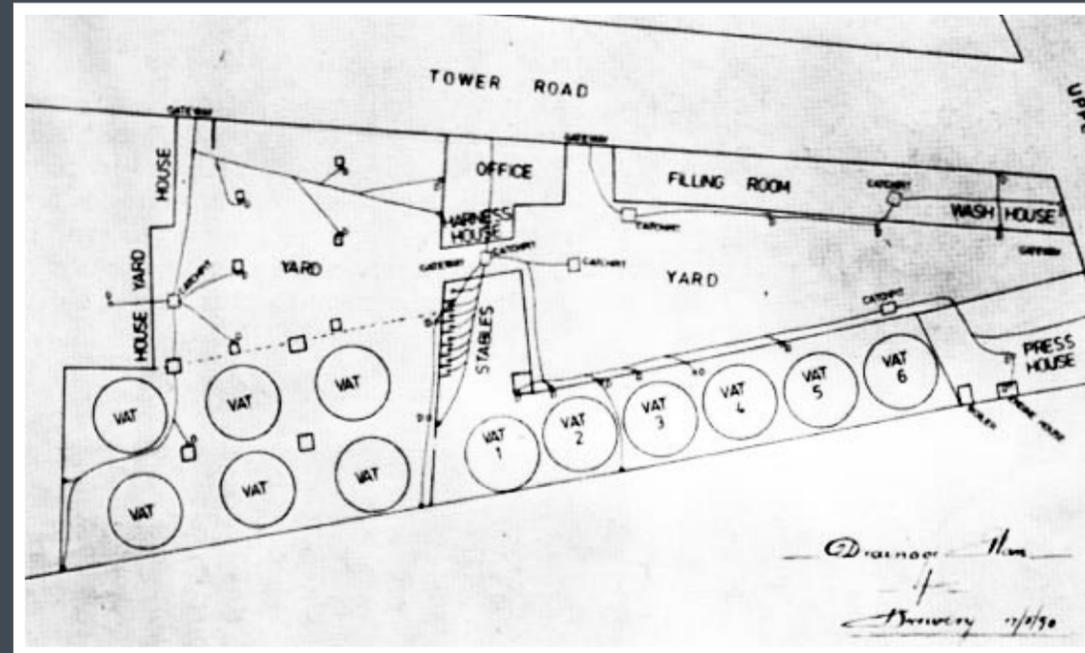
NEIGHBORHOOD HISTORY

DESIGN INSPIRATION

ALEXANDRIA HOME BAKERY



APPLE CIDER VINEGAR + APPLE SAUCE FACTORY



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



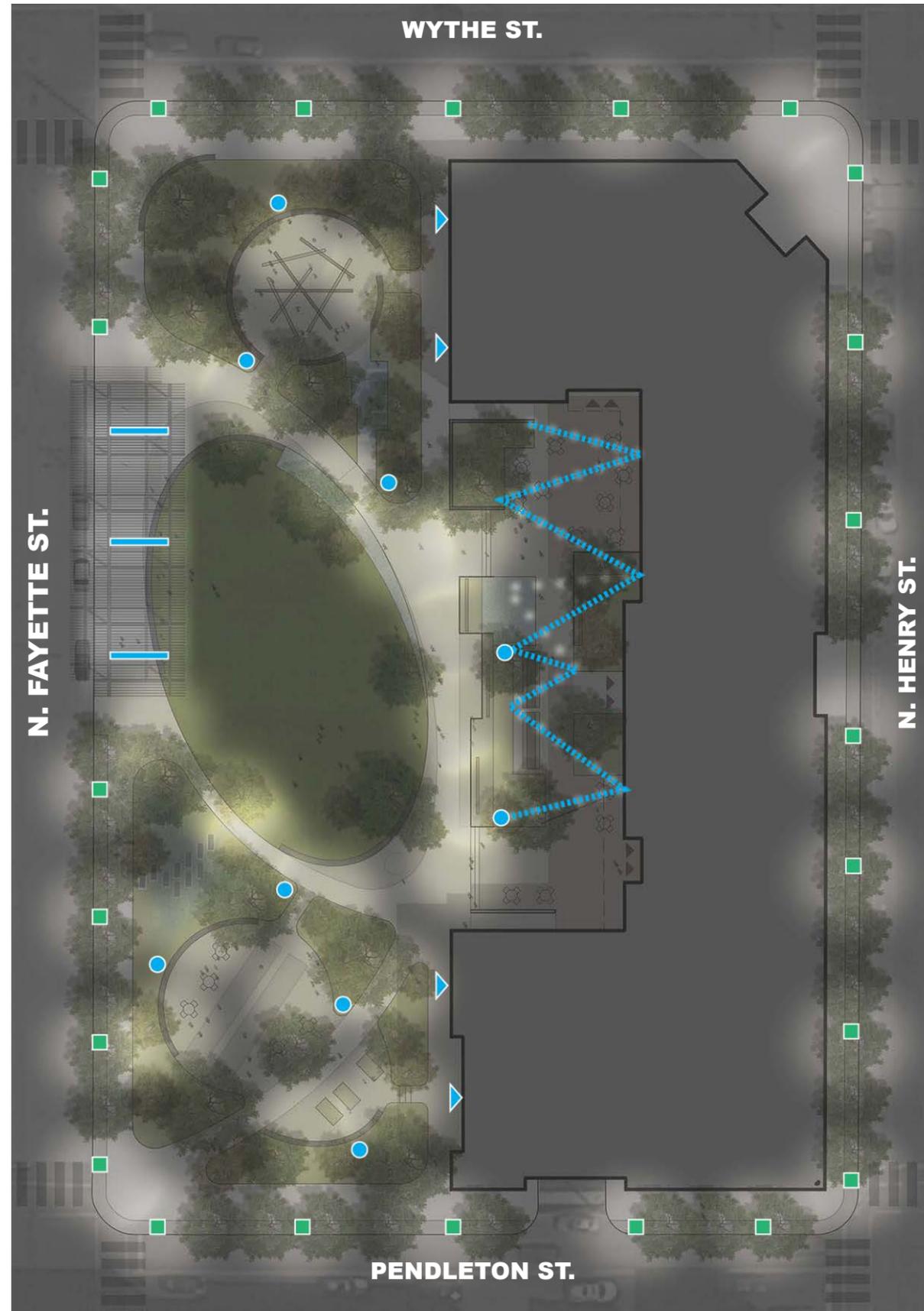
● MULTI-HEADED FIXTURE



▬ TRELLIS FIXTURE



■ DOMINION VIRGINIA
POWER COLONIAL



▶ BUILDING LIGHTING



▬▬▬▬▬▬ CATENARY FIXTURE

NORTH END PLAN ENLARGEMENT



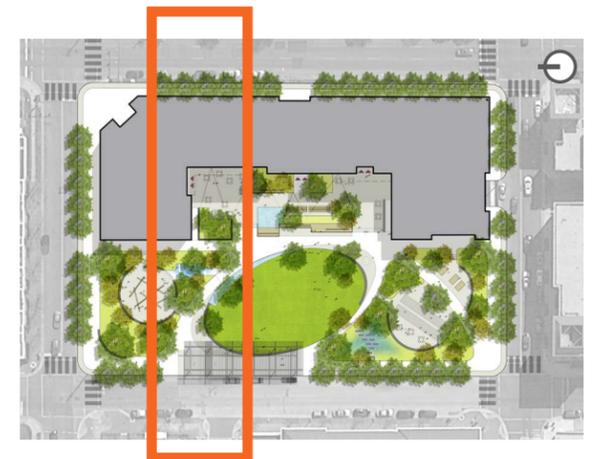
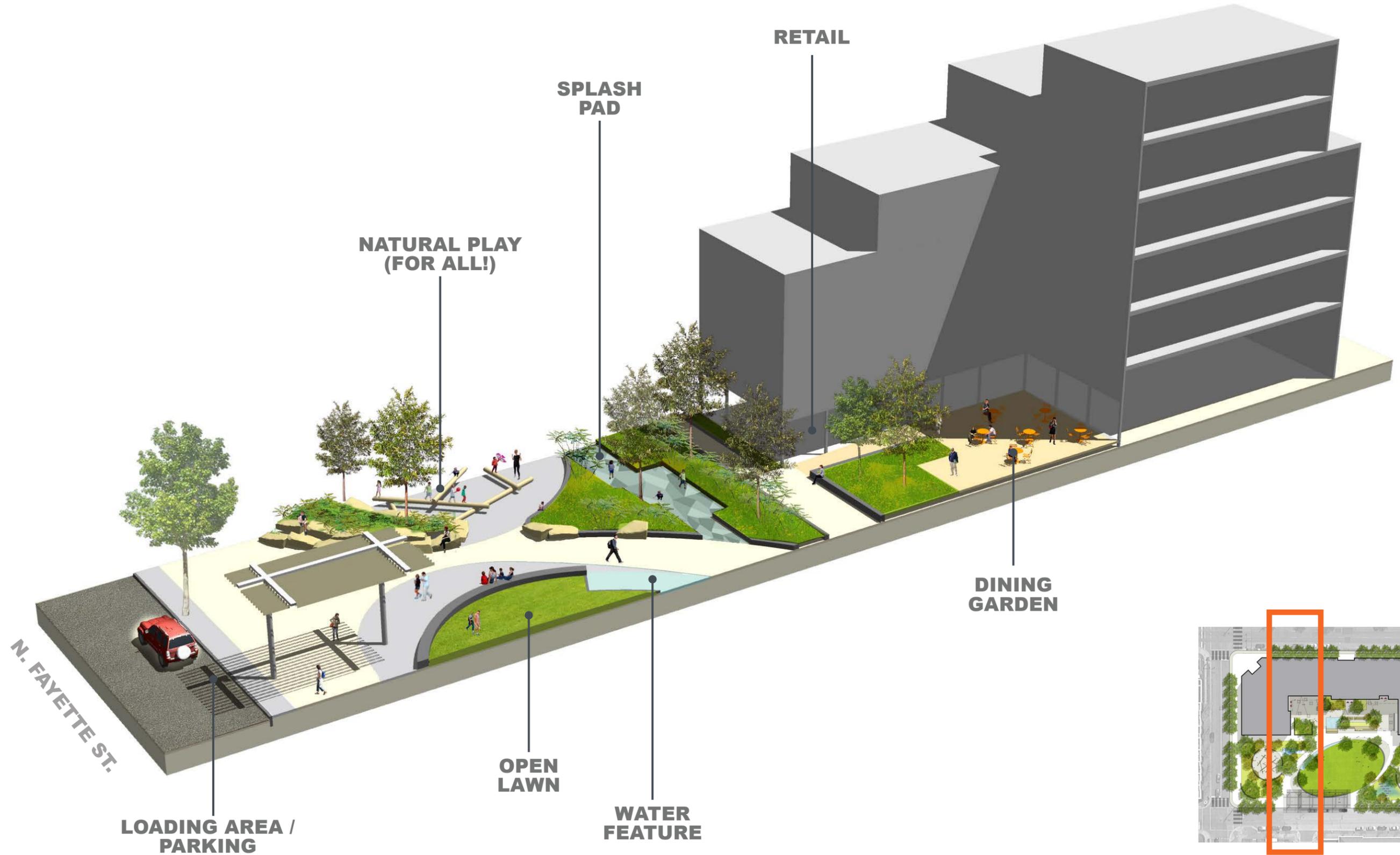
① NATURAL PLAY



② SPLASH PAD



NORTH END SECTION



NORTH END VIEW



MIDWAY PLAN ENLARGEMENT



③ MARKET TRELLIS



④ FLEXIBLE SEATING



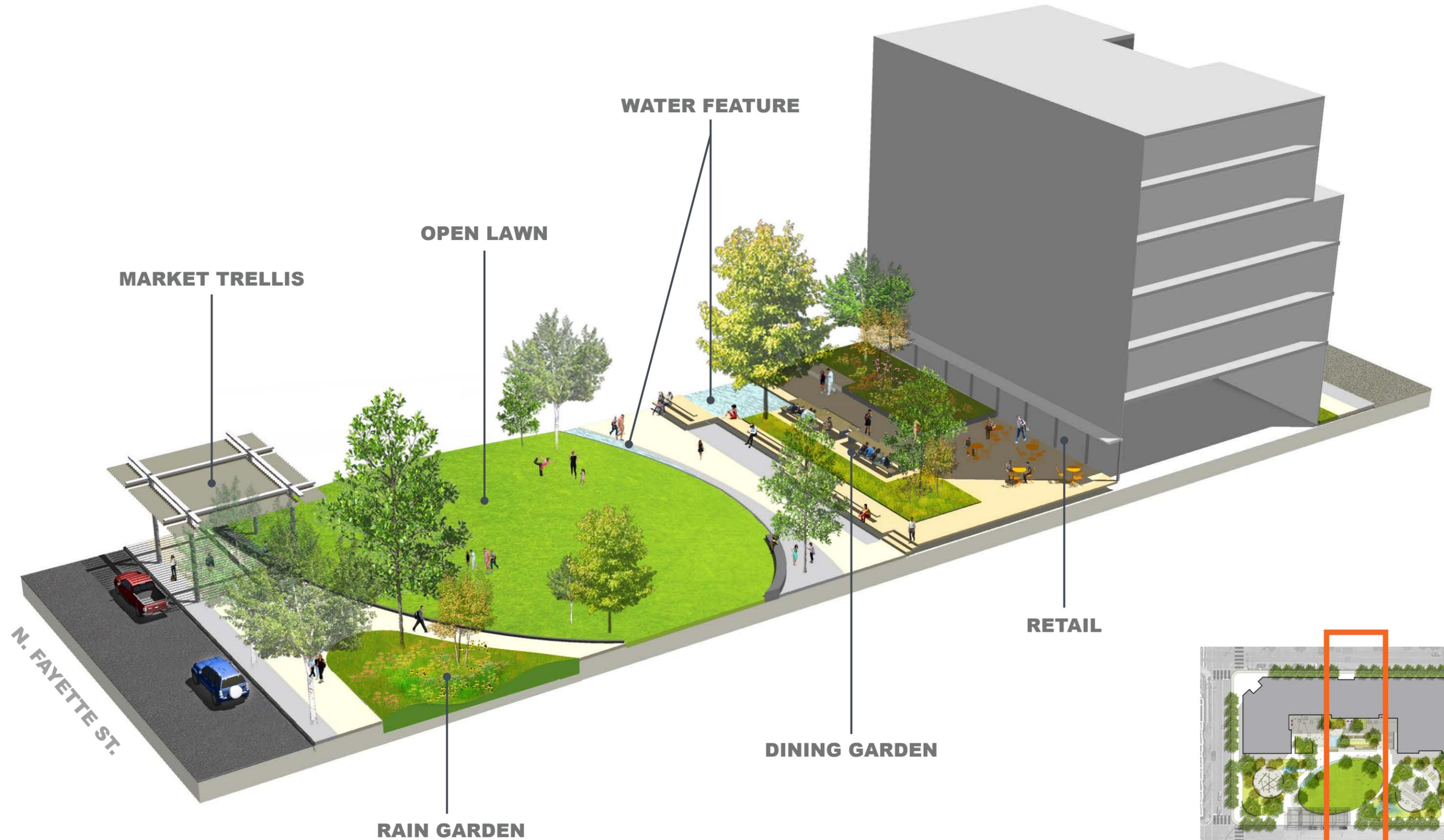
⑥ WATER FEATURE



⑦ DINING GARDEN



MIDWAY SECTION



MIDWAY VIEW



SOUTH END PLAN ENLARGEMENT



⑧ RAIN GARDEN



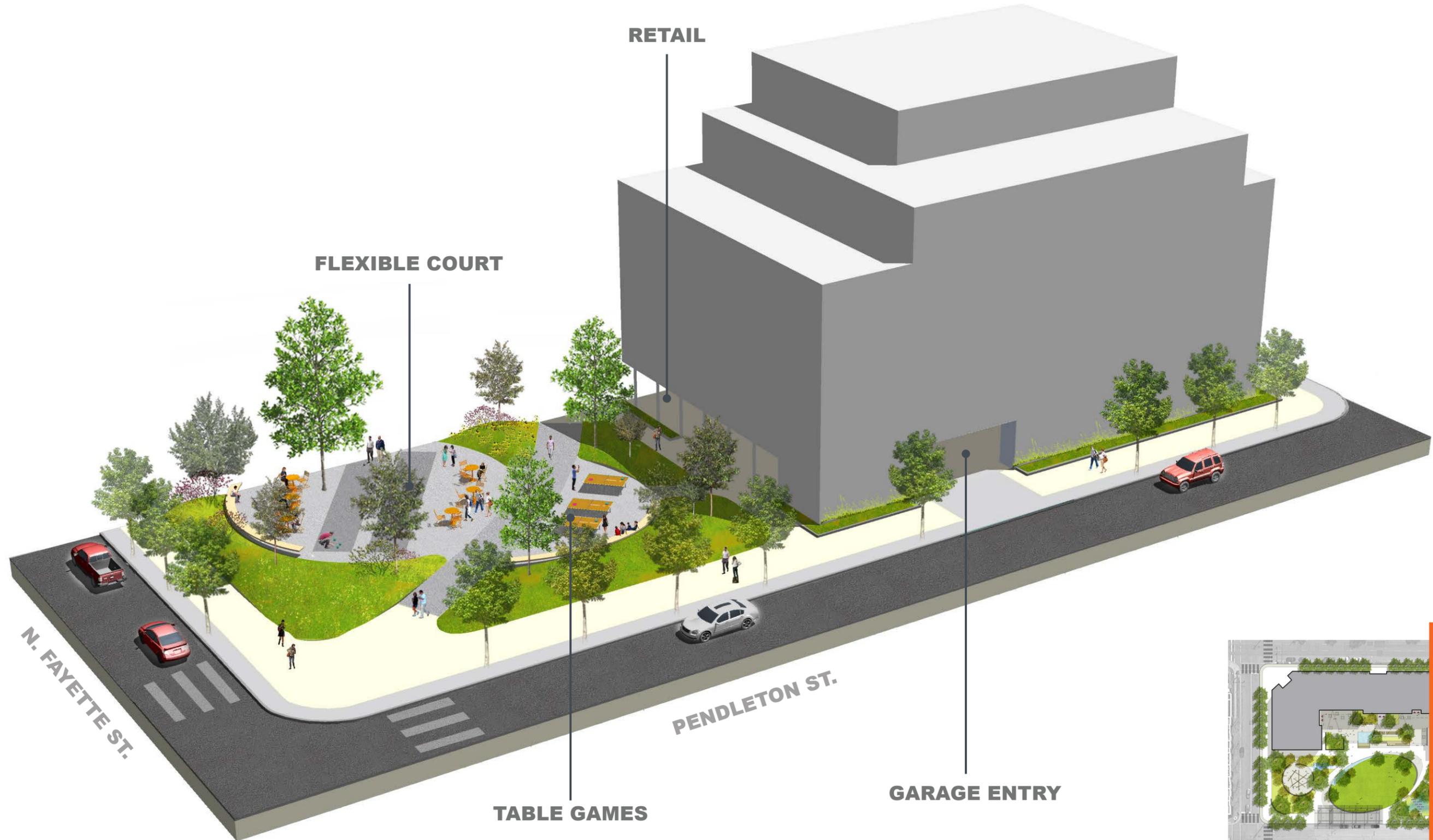
⑨ TABLE GAMES



⑩ FLEXIBLE COURT



SOUTH END SECTION



SOUTH END VIEW



SITE MODEL

REFINED SCHEME

