Potomac Triangle Park

History and Character
Potomac Triangle Park is a future park located one block south of Eugene Simpson Stadium Park near East Nelson Avenue and the Monroe Avenue Dog Park. There are no documented historic sites within the future park.

Dominion Energy purchased an irregularly shaped parcel in 1999 to build a new substation for the underground 230 KV transmission line. Because of the irregular shape of the parcel, Dominion Energy and the City negotiated a “land swap” that creates a more regularly shaped lot for Dominion Energy and that resulted in a portion of land that will become a new City park. The land swap also provides land for the potential future extension of East Nelson Avenue in the space between the new park and the Dominion Energy lot.

The surrounding neighborhood is diverse and includes a large apartment complex, residential homes, and a small commercial area along East Monroe Avenue and Leslie Avenue.

Existing Conditions Map
Community Feedback

In Fall 2018, staff collected community feedback to understand how the park is used and how it could be improved in the future. The following information summarizes what we heard through an online survey and community workshop. Over 400 people responded to the survey in total, 24 of which were specific to Potomac Triangle Park. Staff used the collected information to develop the draft park plans.

In 10 years, I would like this Park to...
(Top 3 rankings shown, based on a weighted score)
1. Be a safe place for children to explore
2. Be a place to create social connections with neighbors
3. Help reduce environmental impacts from urban surroundings

The image above is an example of an explorer garden, or sensory garden. Explorer gardens are designed to provide opportunities to stimulate the senses. Explorer gardens have a wide range of educational and recreational applications.

Many explorer gardens provide experiences for multiple senses such as sound, scent, or touch.
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In the summer of 2019 RPCA staff collected community feedback on the draft recommendations for improving this pocket park. The following information summarizes what was heard through online surveys and community feedback (see appendix for full results). Over 700 responses were collected in total, --- of which were specific to 48 S Early Street Park.

Based on information from the summer input phase, staff updated the plan to best represent current and future community needs. This park plan experienced several changes after internal meetings. The most significant change is the redesign of the path to loop around the recommended explorer gardens. Additionally movable seating was added around the path and at the very edge is the proposed natural play area. The addition of trees was added along the six foot sidewalk on the north end of the park.

Note: This plan is conceptual and when the park is redeveloped, will be designed more precisely.
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Improvement Recommendations

1. **Add a park welcome sign**
   Add a park welcome sign to meet the City’s wayfinding standards and invite park users into the park and to help create more place making in this park.

2. **Add a natural play area**
   Community feedback indicated a desire for opportunities for children to play in the park. Install a tot lot play area (ages 2-5) with nature-inspired features, similar to the playground at Judy Lowe Neighborhood Park. Note: playspace at Glendale is for ages 5-12.

3. **Add explorer gardens**
   An explorer garden provides opportunities to explore habitats, discover plants, and learn about wildlife. Consider including sensory plantings that focus on incorporating scents, textures and colors. The explorer gardens use native plants that support pollinators bees, butterflies, and birds.

4. **Add a walking path through the park**
   An accessible walking path through the park provides a loop through the park and provides an additional opportunity to access the explorer gardens. The loop provides access to seating areas.

5. **Add buffer plantings and shade trees**
   Plant shrubs, grasses, and native plants around the perimeter of the park to help define the edges of the park and create a natural boundary to the park border. The native plants provide an area for natural habitat within a largely urban setting. Additionally, plant new trees in areas that allow for good sightlines and provide shade in the park.

6. **Add social seating areas**
   Community feedback indicated a need for social gathering space. Install round tables to provide places for visitors to relax, picnic, and socialize. Add a shade structure to provide additional shade in the park.

7. **Maintain bollards along the edge of the proposed road**
   Maintain bollards along the edge of the proposed extension of Nelson Avenue to prevent cars from driving through until the Department of Transportation & Environmental Services determines the future conditions of this road.*

*Note: Image is conceptual only. A future design will incorporate these recommendations while more precisely delineating park features.

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### Recommendations and Rankings

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DRAFT - WILL BE UPDATED IN FEBRUARY 2020

DRAFT FOR PUBLIC COMMENT - 1/16/2020