

# ROSSLYN HIGHLANDS PARK+

## DRAFT COORDINATED OPEN SPACE PLAN

URBAN FORESTRY COMMISSION  
11.19.15

# PURPOSE

Report on community feedback and planning process.

Present draft concept design to the Commission while project is in a concept refinement phase.

Report on high level forestry design solutions.

# BACKGROUND

# PROJECT INITIATION

Western Rosslyn Area Plan adopted July 2015.

Laid out open space size, locations and high level goals.

County Board direction to initiate a park planning process in Fall 2015 to coordinate with and inform individual parcel development.



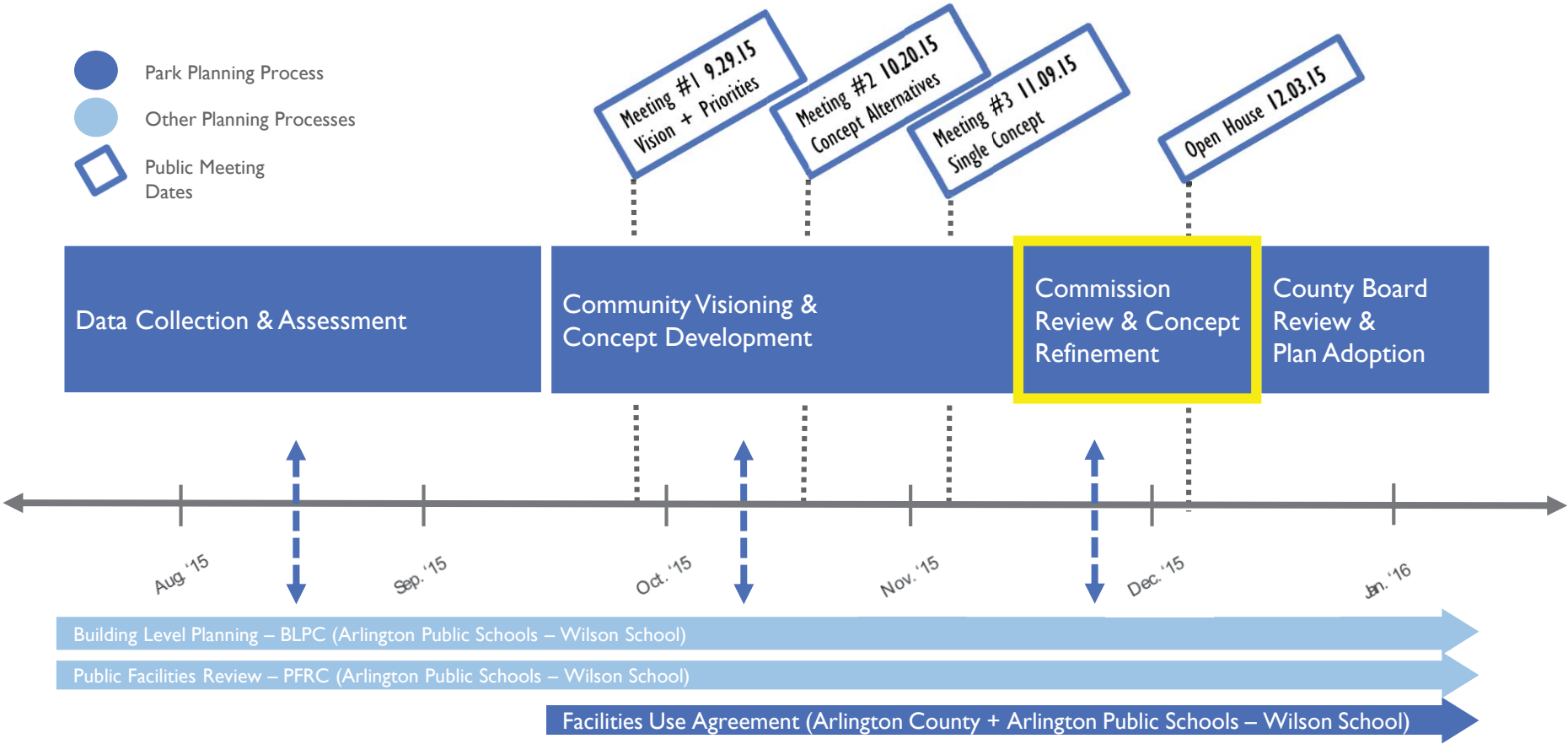
# PROJECT SCOPE

Conceptual design to coordinate open space programming and design.

Three related open spaces outlined in the WRAP, plus the connections between them.



# PROJECT APPROACH



DRAFT & SUBJECT TO CHANGE 11.17.15

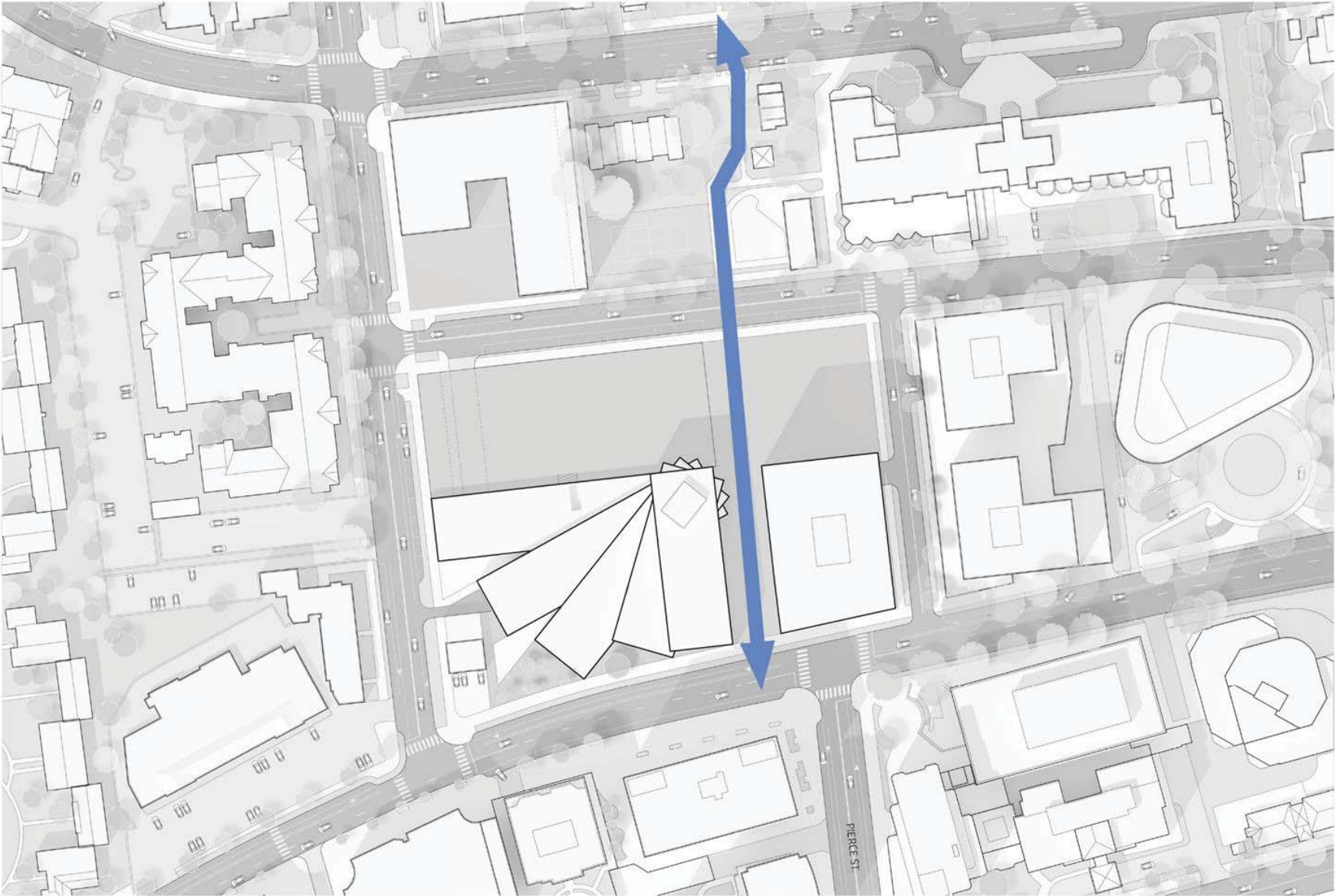
# **SITE ANALYSIS**

# EXISTING PARK





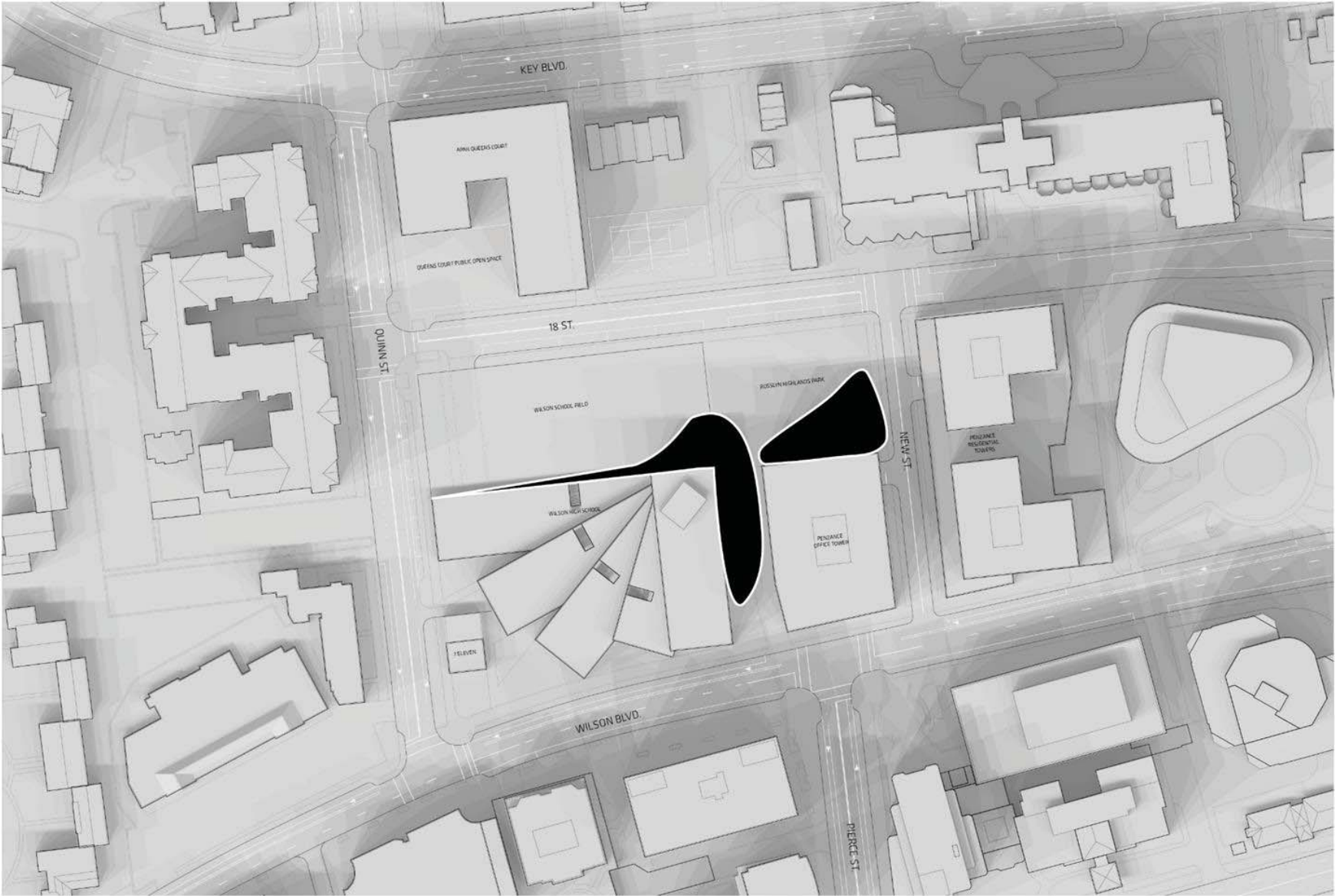
CIRCULATION



# SHADE vs SUN ON SITE







# **PARK AMENITIES IN AREA**

# PARK AMENITIES IN GREATER ROSSLYN AREA

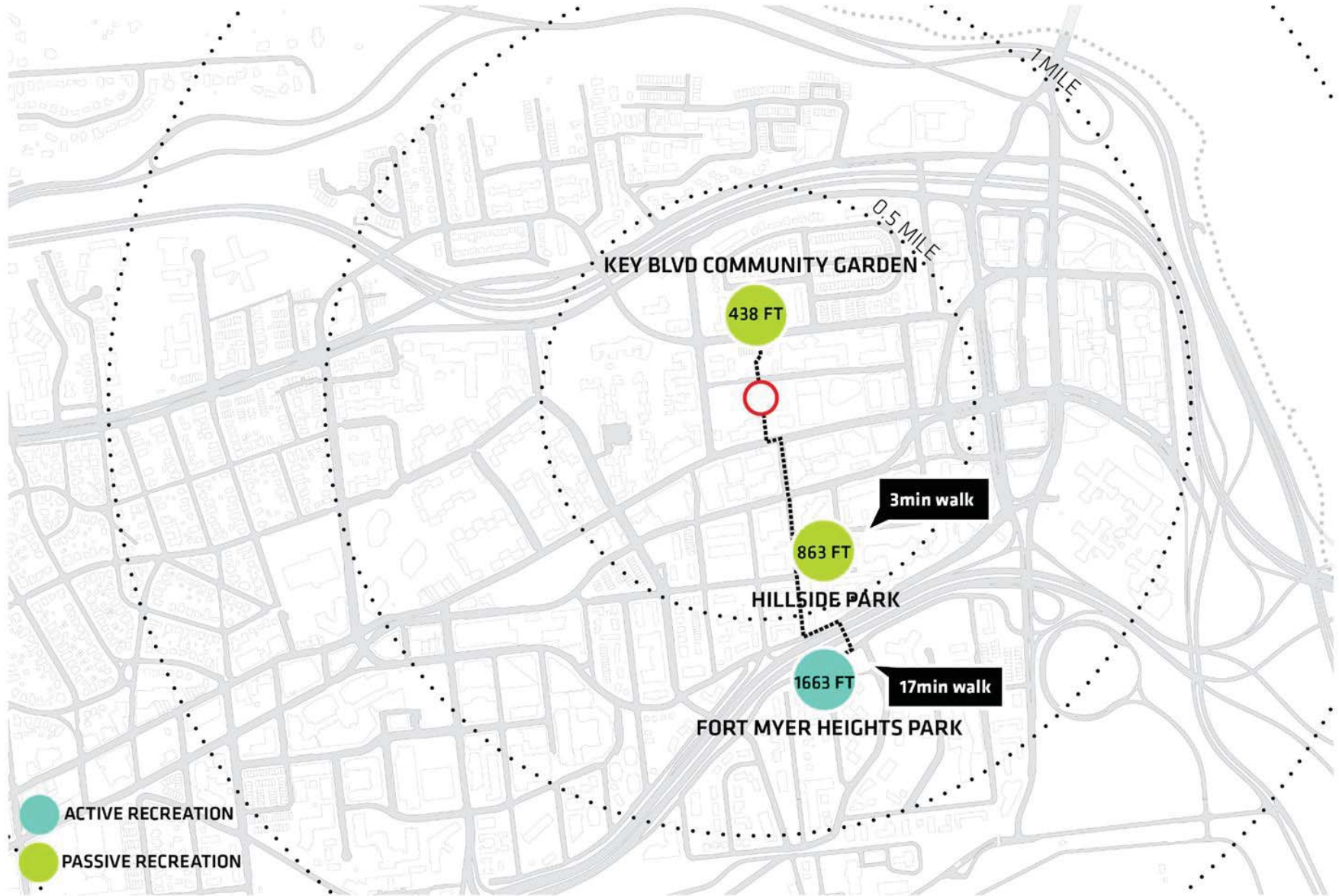
SITE ANALYSIS

PARK AMENITIES IN AREA



# CLOSEST ACTIVE & PASSIVE AMENITIES

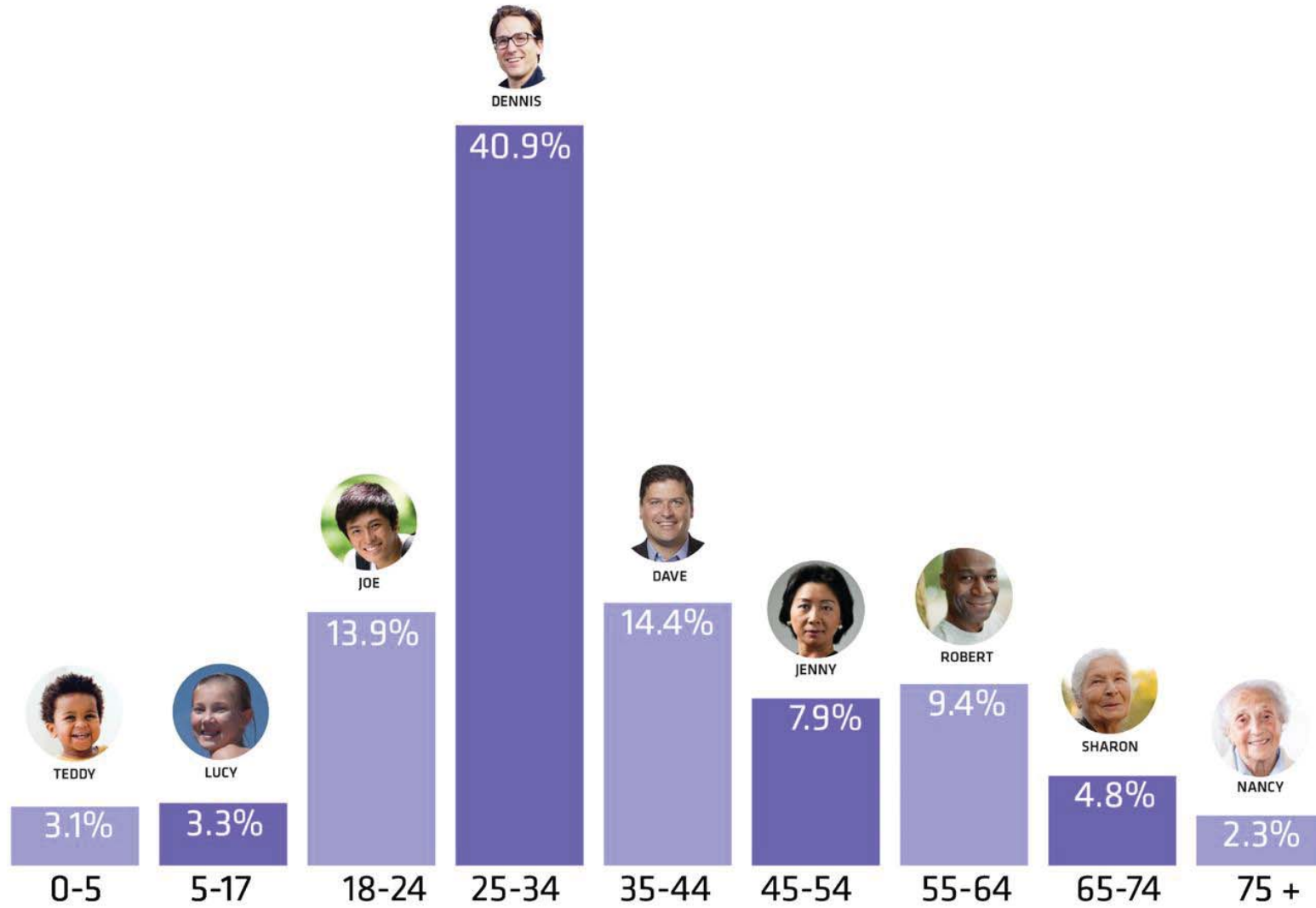
SITE ANALYSIS  
PARK AMENITIES IN AREA



# **USER ANALYSIS & DEMOGRAPHICS**



# ROSSLYN AREA DEMOGRAPHICS



# BABIES, YOUNG CHILDREN & TODDLERS

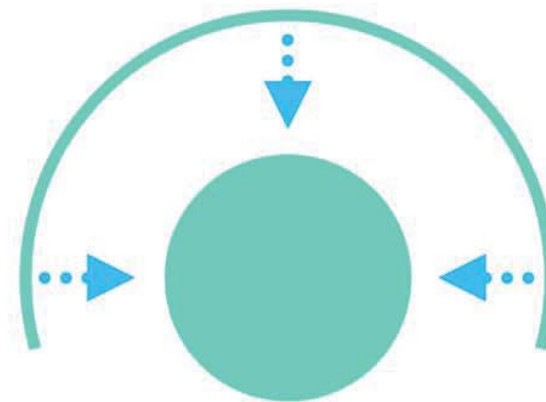


**TEDDY**  
0-5

**THE YOUNGEST CHILDREN ARE VERY  
DEPENDENT ON SUPERVISION AND THEIR AREAS  
SHOULD EMPHASIZE SAFETY AND PLAYFULNESS**



**DEPENDENT**



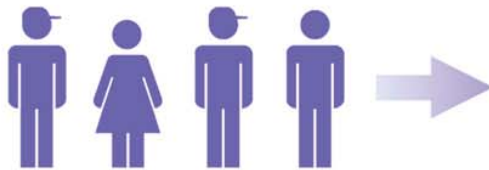
**GUARDED**

# TEENS & YOUNG ADULTS



**JOE**  
12-18

**TEENS USE THE PARK FOR A WIDE RANGE OF USES, BUT PREFER AREAS WHERE THEY DO NOT FEEL OVERLY SUPERVISED**



**ACTIVE SOCIAL  
INDEPENDENCE**



**VARIETY OF ACTIVE  
RECREATIONAL &  
GATHERING SPACES**

# ADULTS & SENIORS



**DENNIS**  
25+

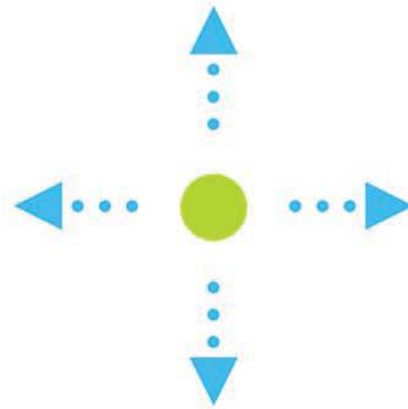


**SHARON**  
55+

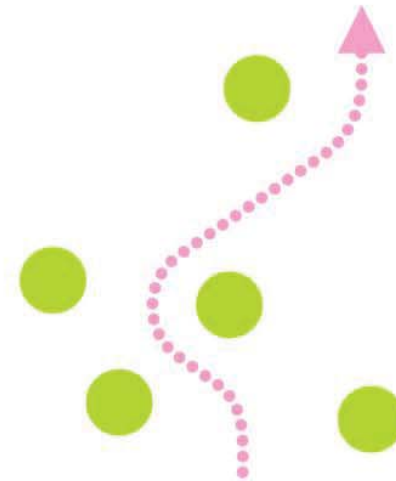
**ADULTS & SENIORS USE OF  
PARKS IS VERY DIVERSE.**



**INDEPENDENT  
GUARDING/  
WATCHING**



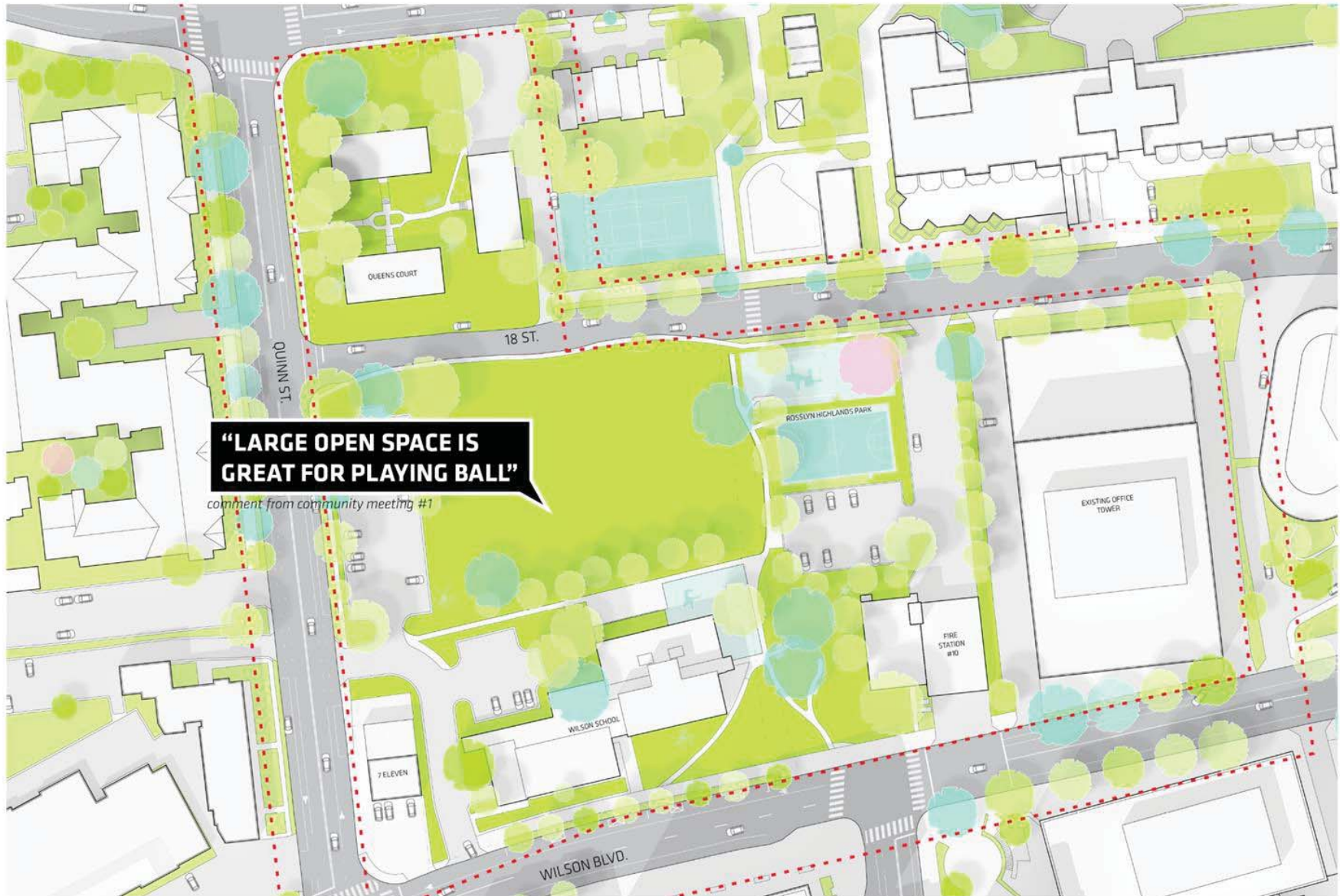
**PASSIVE/ACTIVE AREAS  
W/ VISIBILITY TO ALL  
CHILDREN SPACES**



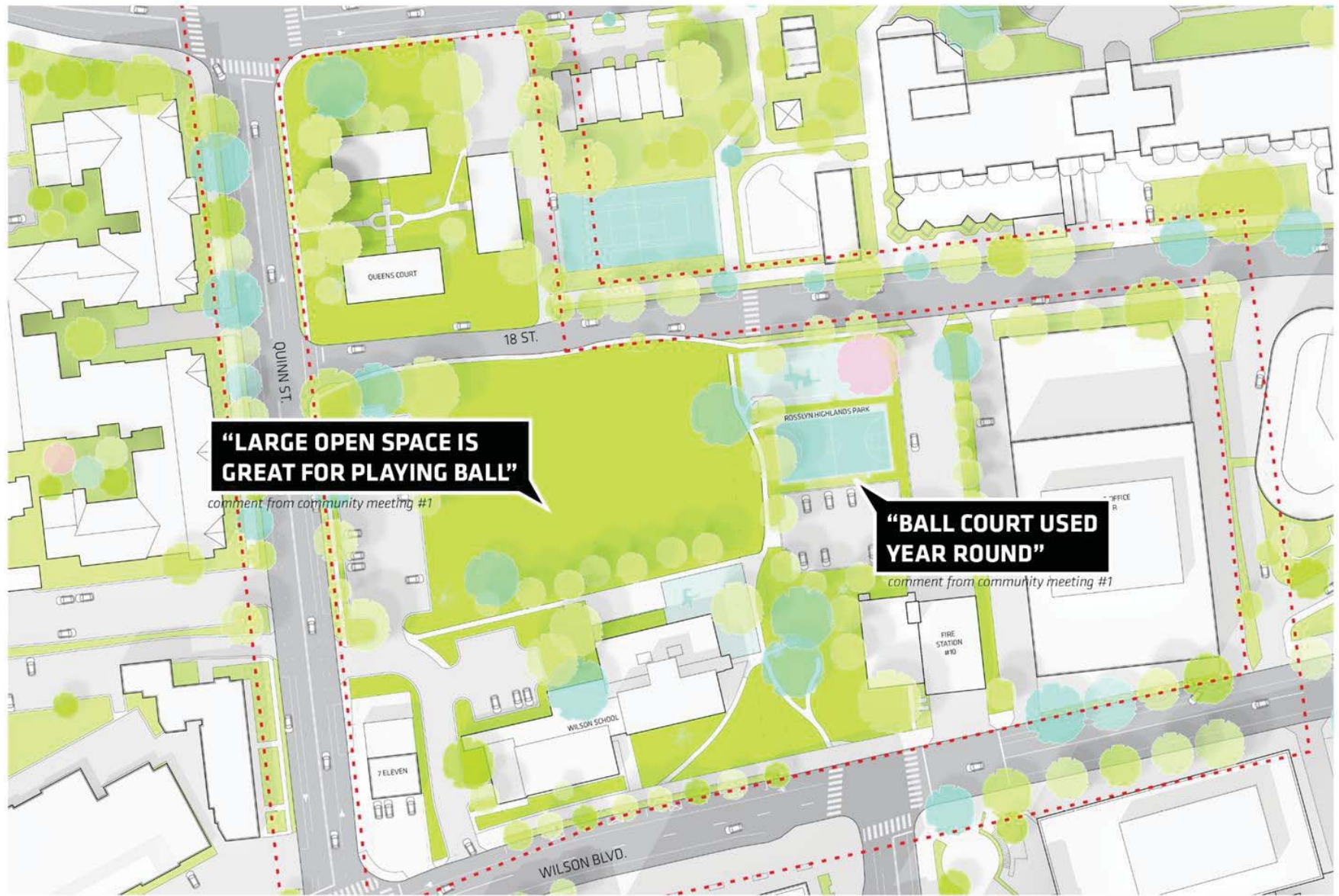
**PASSIVE ACCESSIBLE  
SPACES**

# **DESIGN PROCESS & FEEDBACK**

# COMMUNITY FEEDBACK ON EXISTING PARK



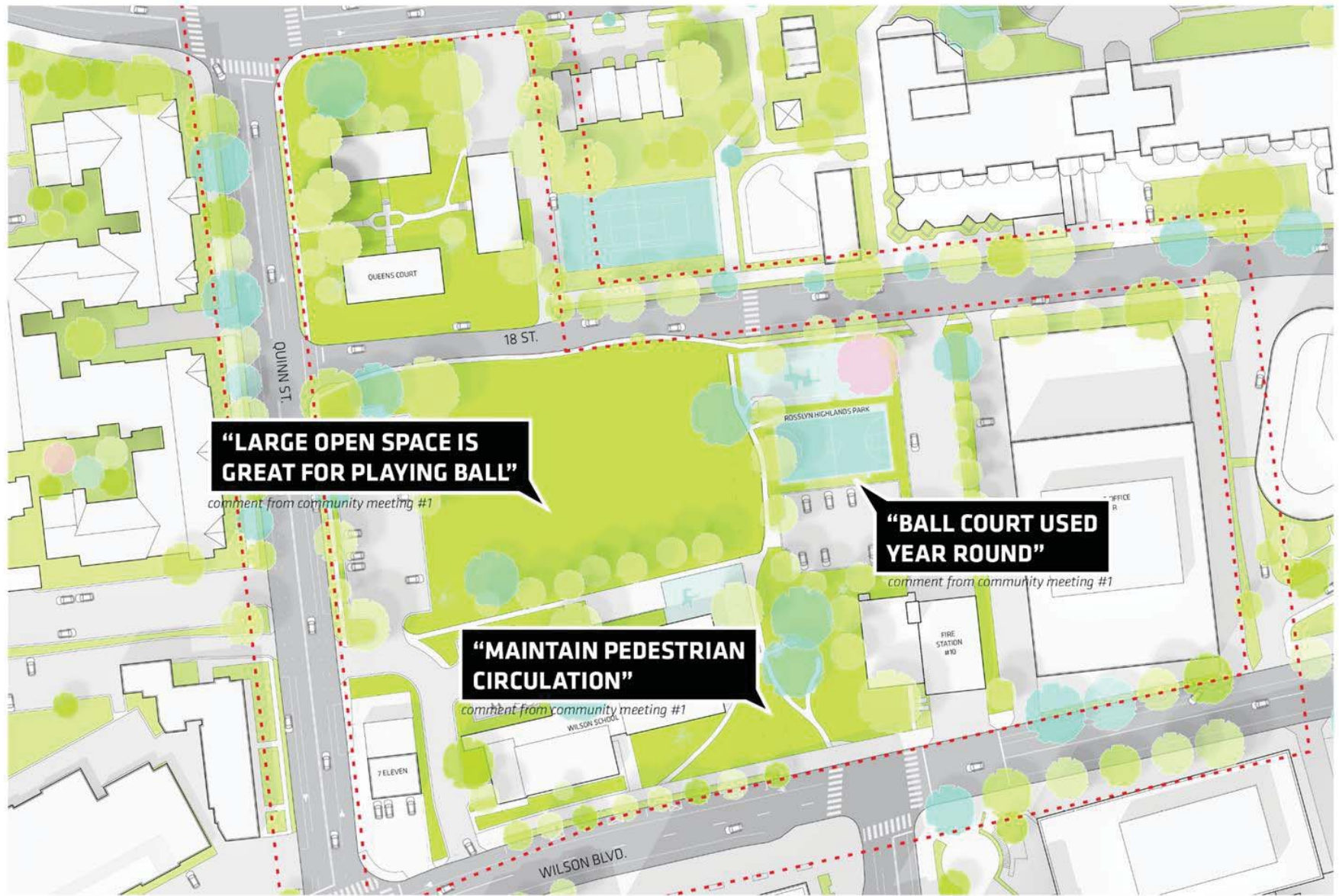
# COMMUNITY FEEDBACK ON EXISTING PARK



**“LARGE OPEN SPACE IS GREAT FOR PLAYING BALL”**  
*comment from community meeting #1*

**“BALL COURT USED YEAR ROUND”**  
*comment from community meeting #1*

# COMMUNITY FEEDBACK ON EXISTING PARK



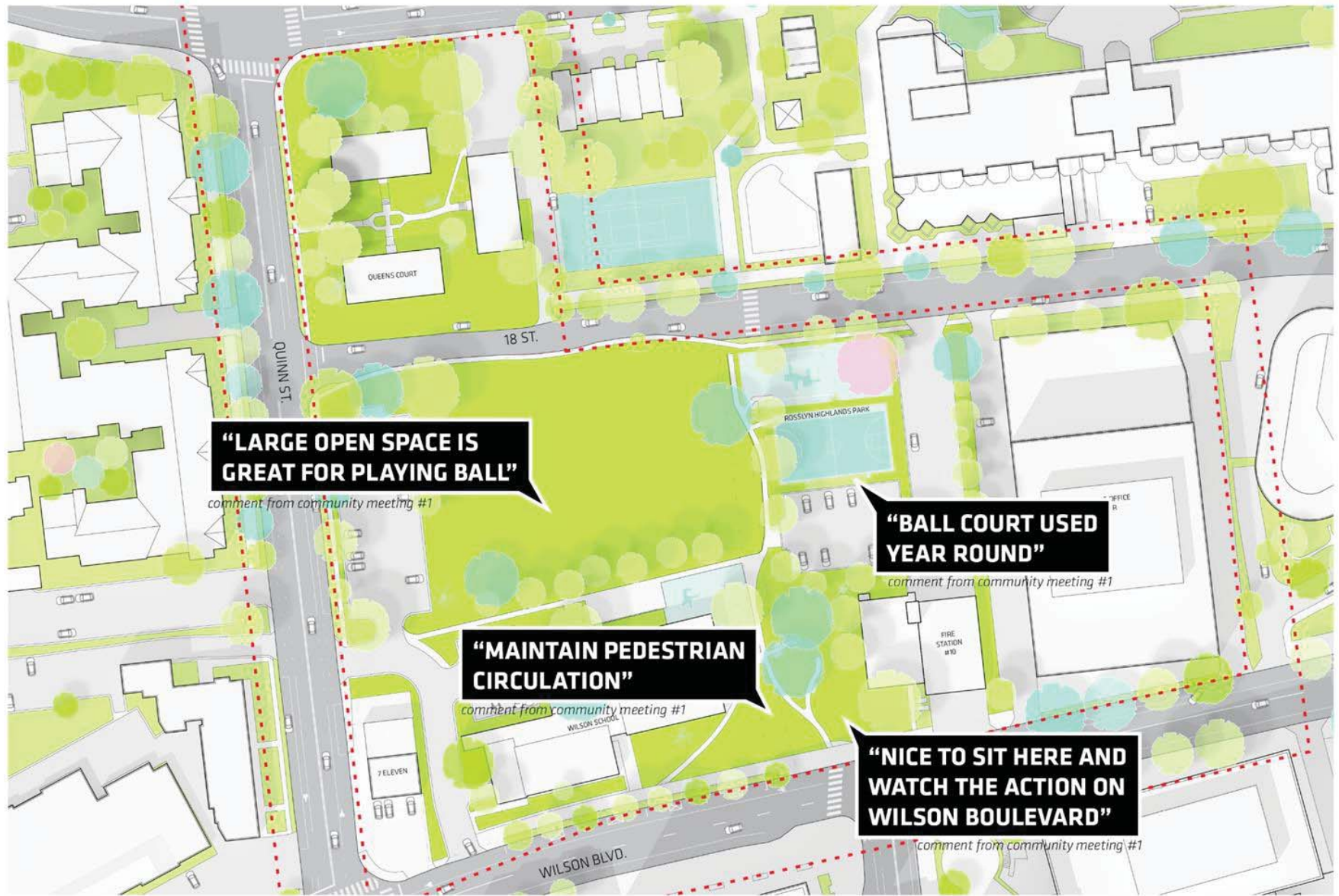
**“LARGE OPEN SPACE IS GREAT FOR PLAYING BALL”**  
*comment from community meeting #1*

**“BALL COURT USED YEAR ROUND”**  
*comment from community meeting #1*

**“MAINTAIN PEDESTRIAN CIRCULATION”**  
*comment from community meeting #1*



# COMMUNITY FEEDBACK ON EXISTING PARK





# PARK DESIGN CHALLENGES

Limited site area.

Challenging sunlight conditions on County-controlled site area.

Expectation of below-grade parking facilities.

Community demand for variety of park amenities.

# **DRAFT CONCEPTS**

FROM COMMUNITY MEETING #2

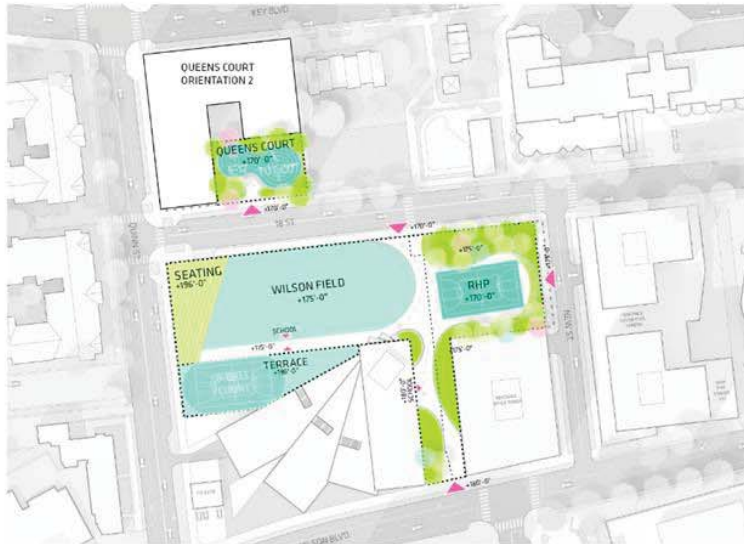
COMMUNITY MEETING #2 - OCTOBER 20, 2015

DESIGN PROCESS & FEEDBACK  
DRAFT CONCEPTS

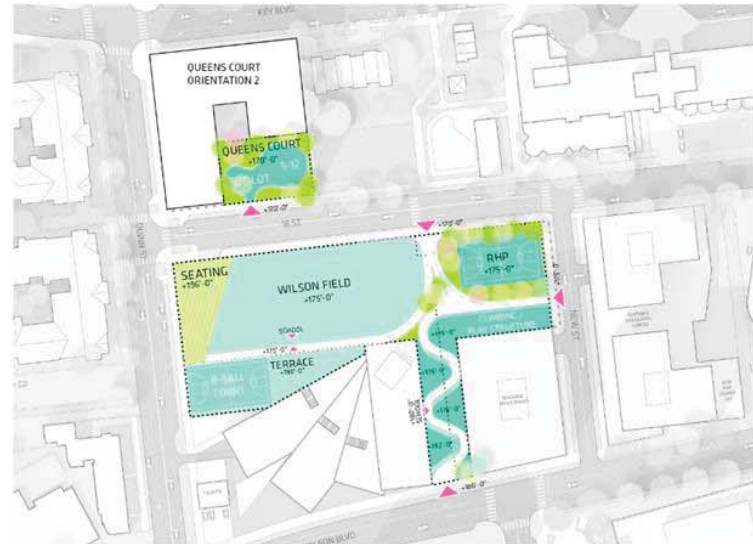


# CONCEPTS PRESENTED AT PREVIOUS MEETING

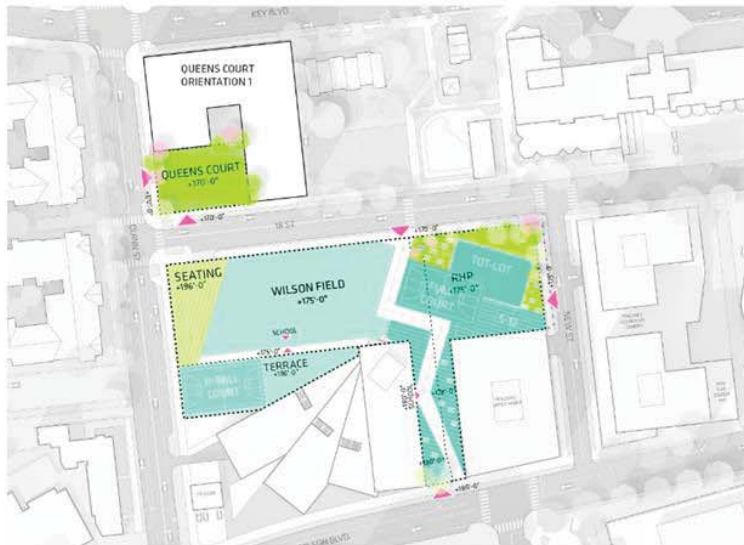
DESIGN PROCESS & FEEDBACK  
DRAFT CONCEPTS



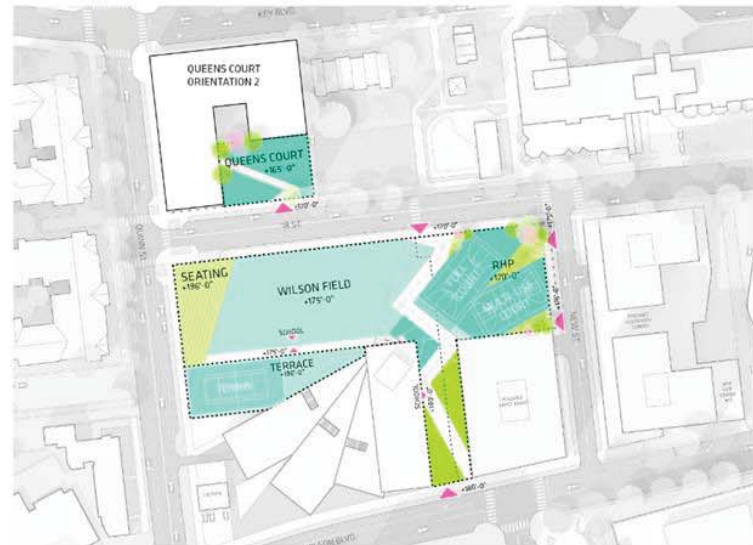
CONCEPT PLAN A



CONCEPT PLAN B



CONCEPT PLAN C



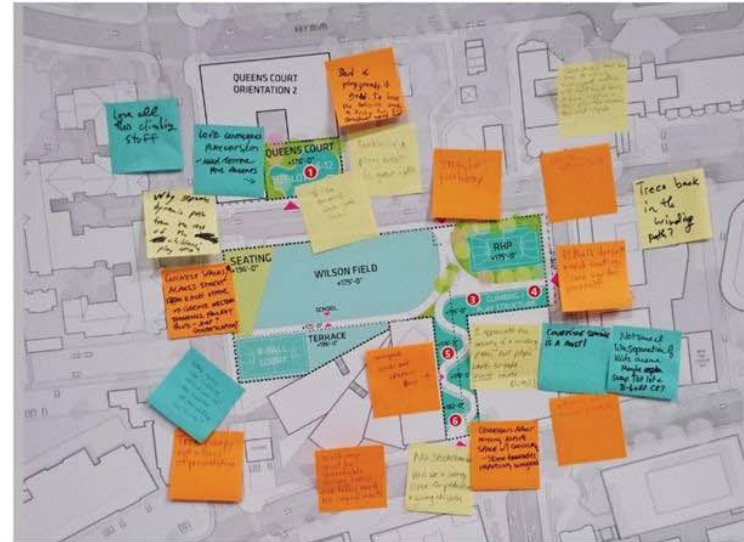
CONCEPT PLAN D

# CONCEPTS PRESENTED

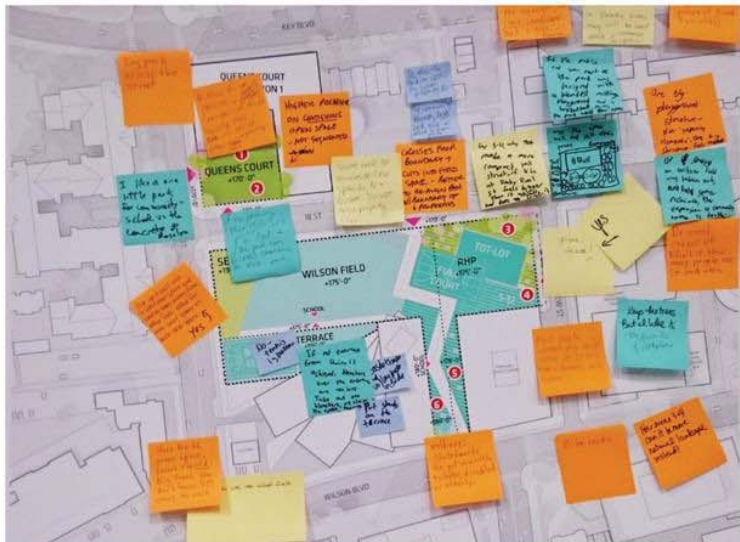
# DESIGN PROCESS & FEEDBACK DRAFT CONCEPTS



CONCEPT PLAN A



CONCEPT PLAN B

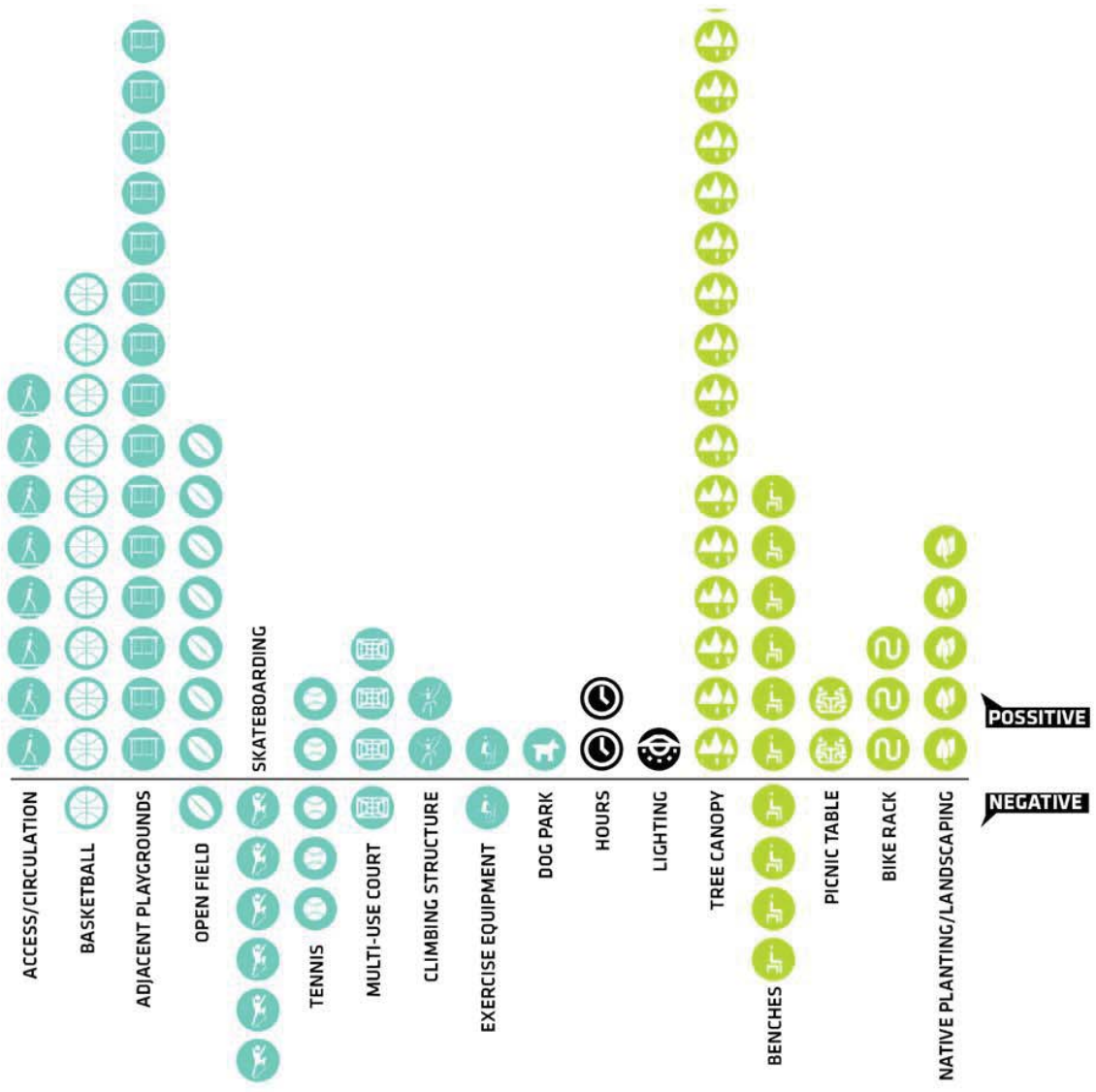


CONCEPT PLAN C



CONCEPT PLAN D

# SUMMARY OF COMMENTS

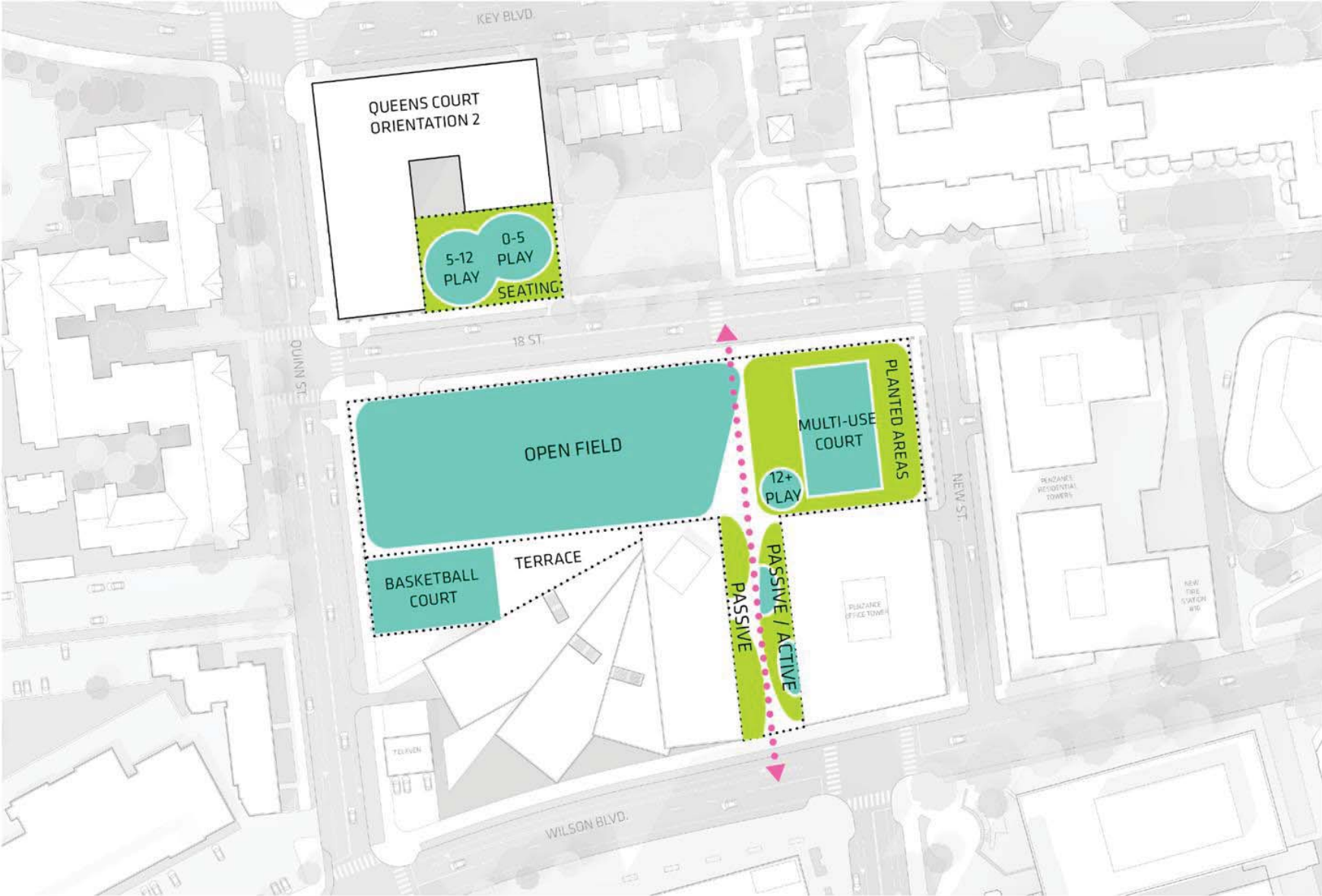




# **PROPOSED CONCEPT**

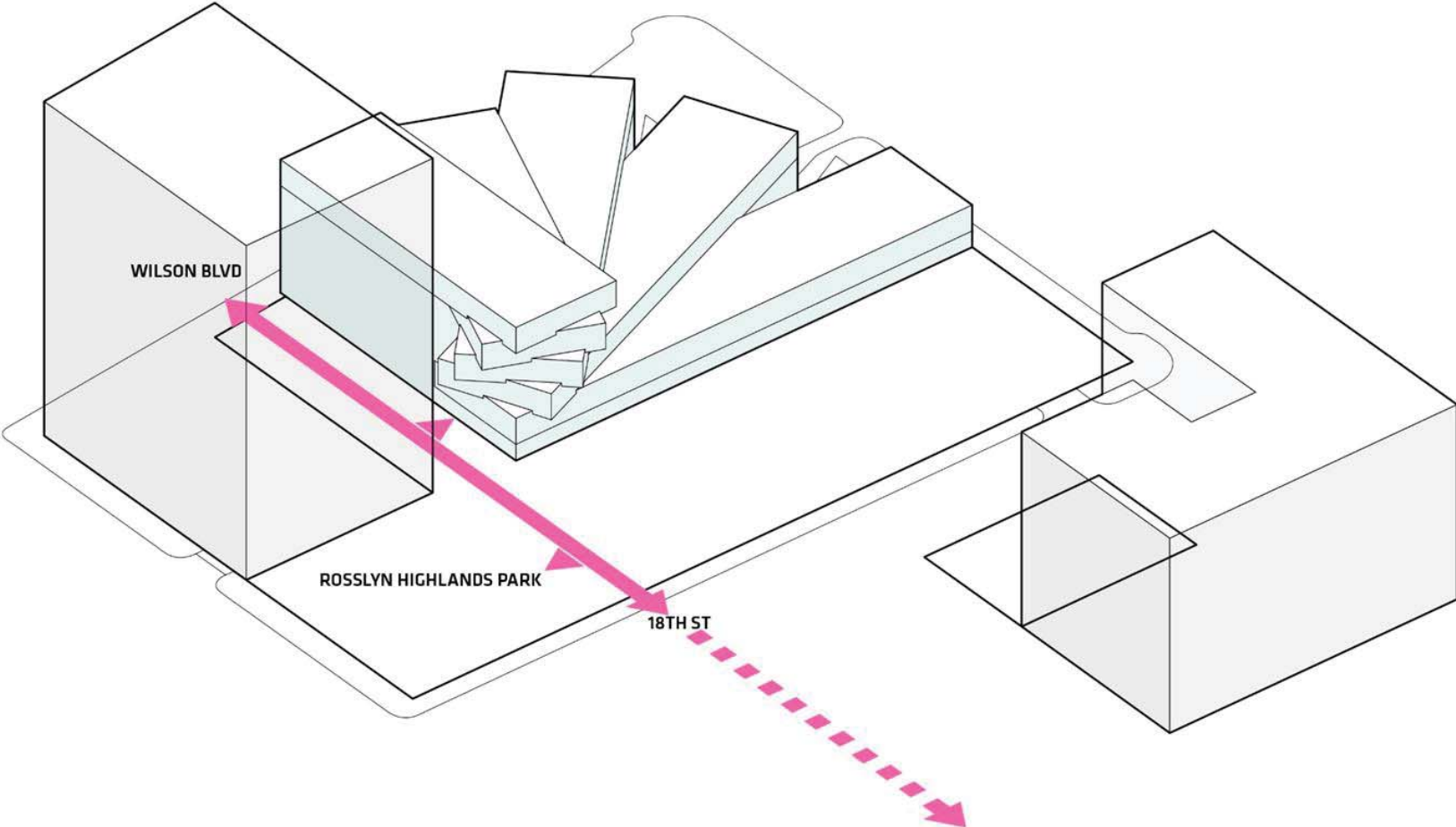
# PROGRAMMING SCENARIO

PROPOSED CONCEPT



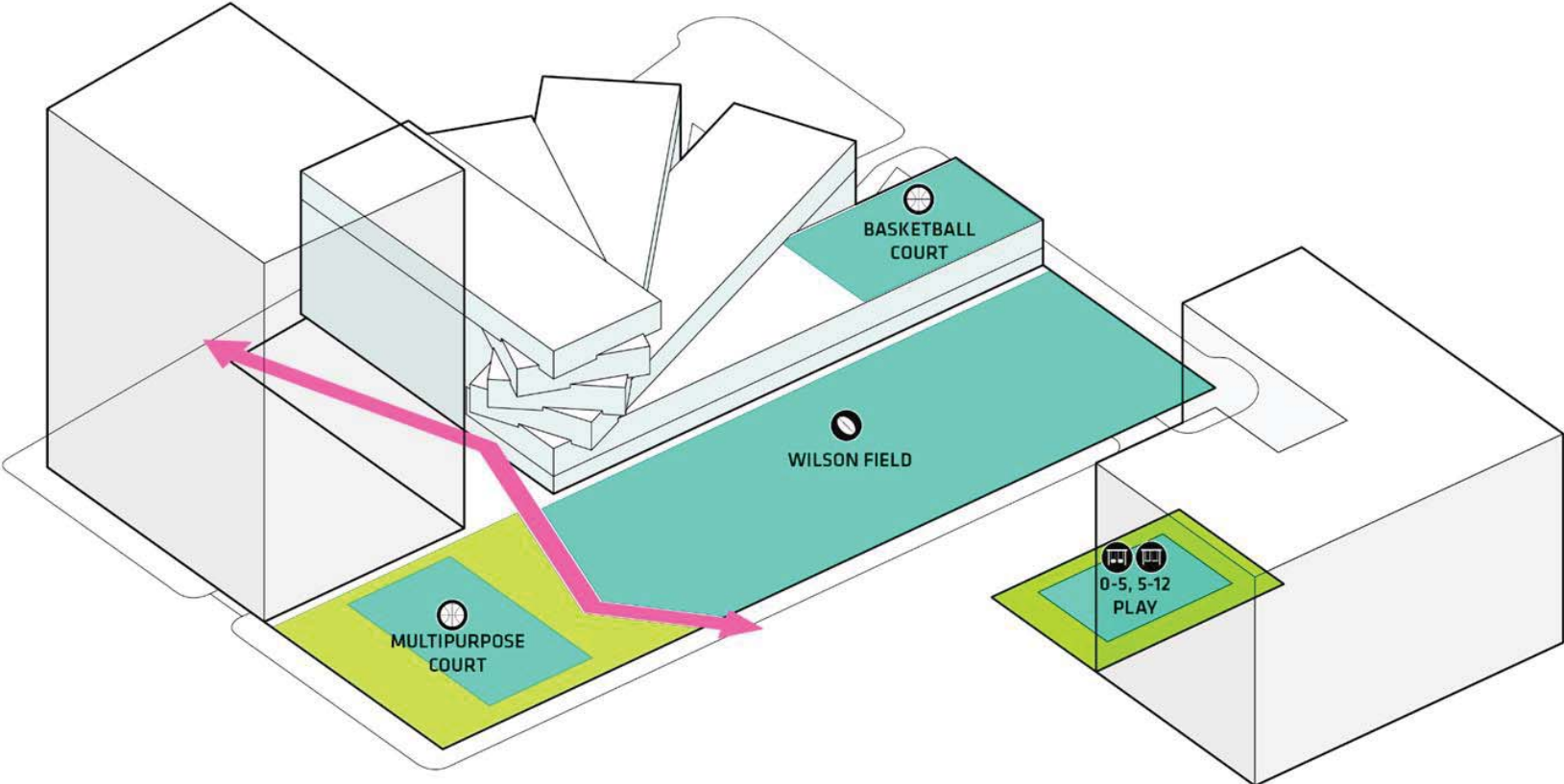
# BASIC CIRCULATION DIAGRAM

PROPOSED CONCEPT



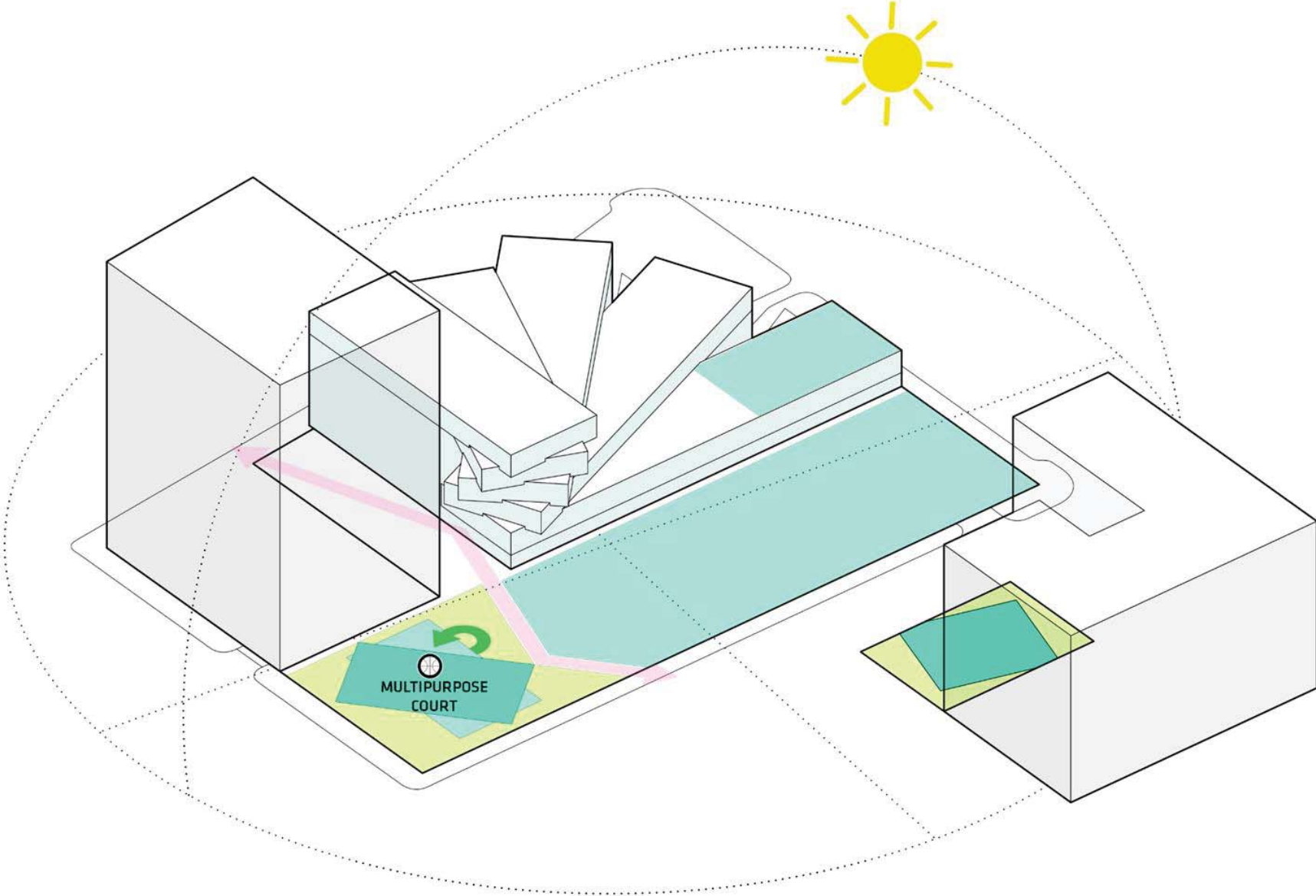
# MAJOR AMENITIES

PROPOSED CONCEPT



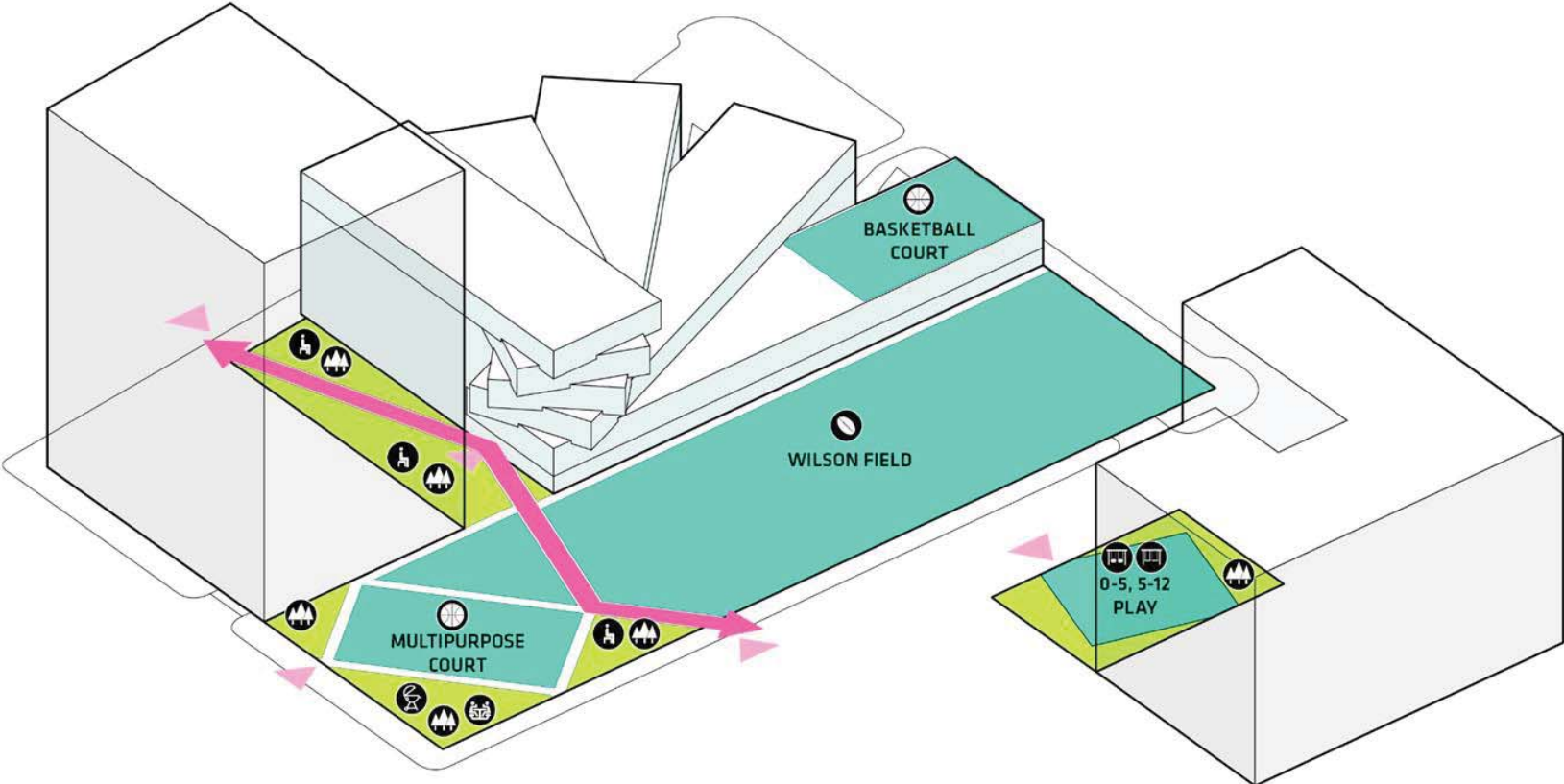
# OPTIMAL COURT ORIENTATION

PROPOSED CONCEPT



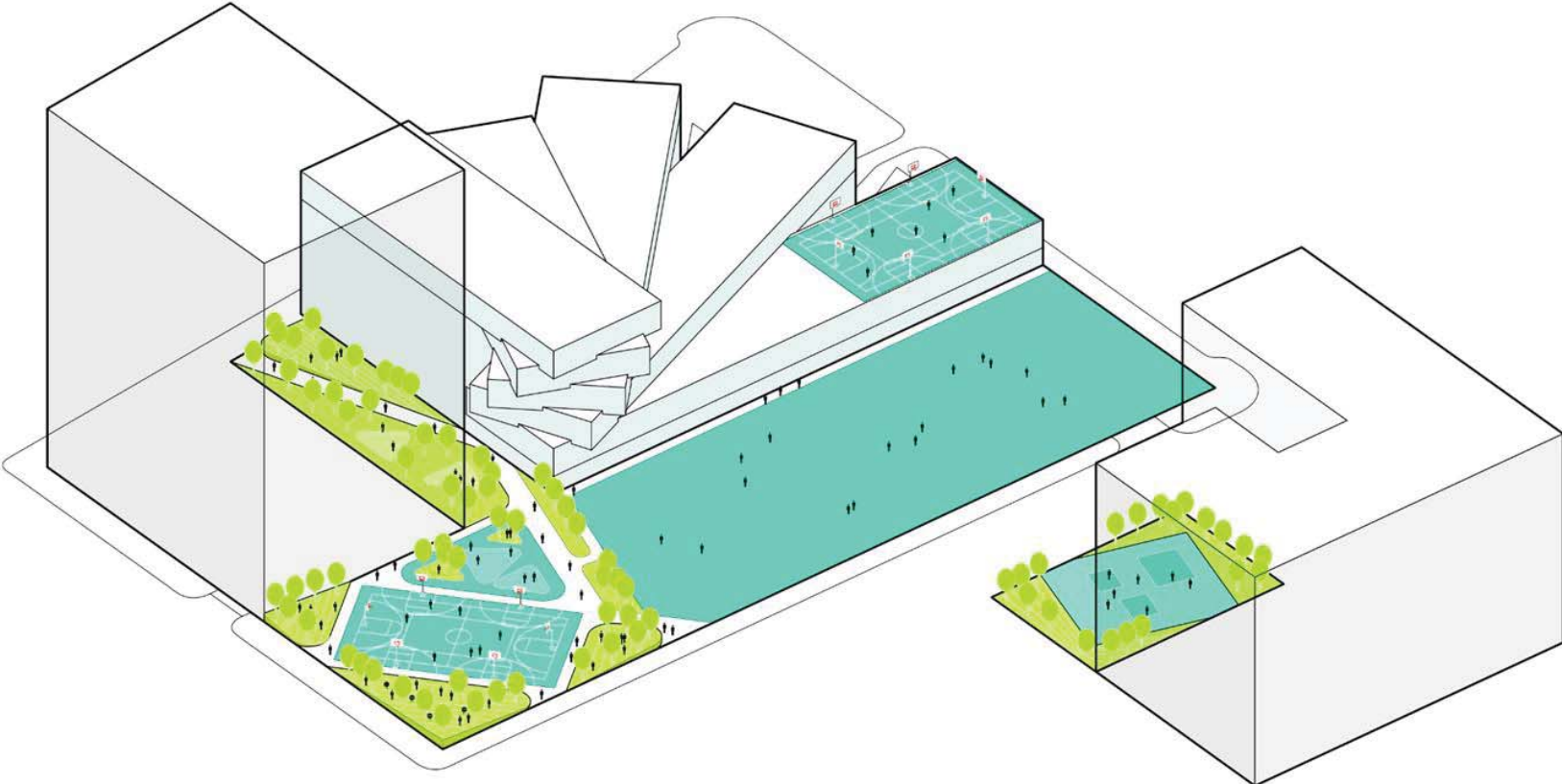
# SECONDARY AMENITIES

PROPOSED CONCEPT



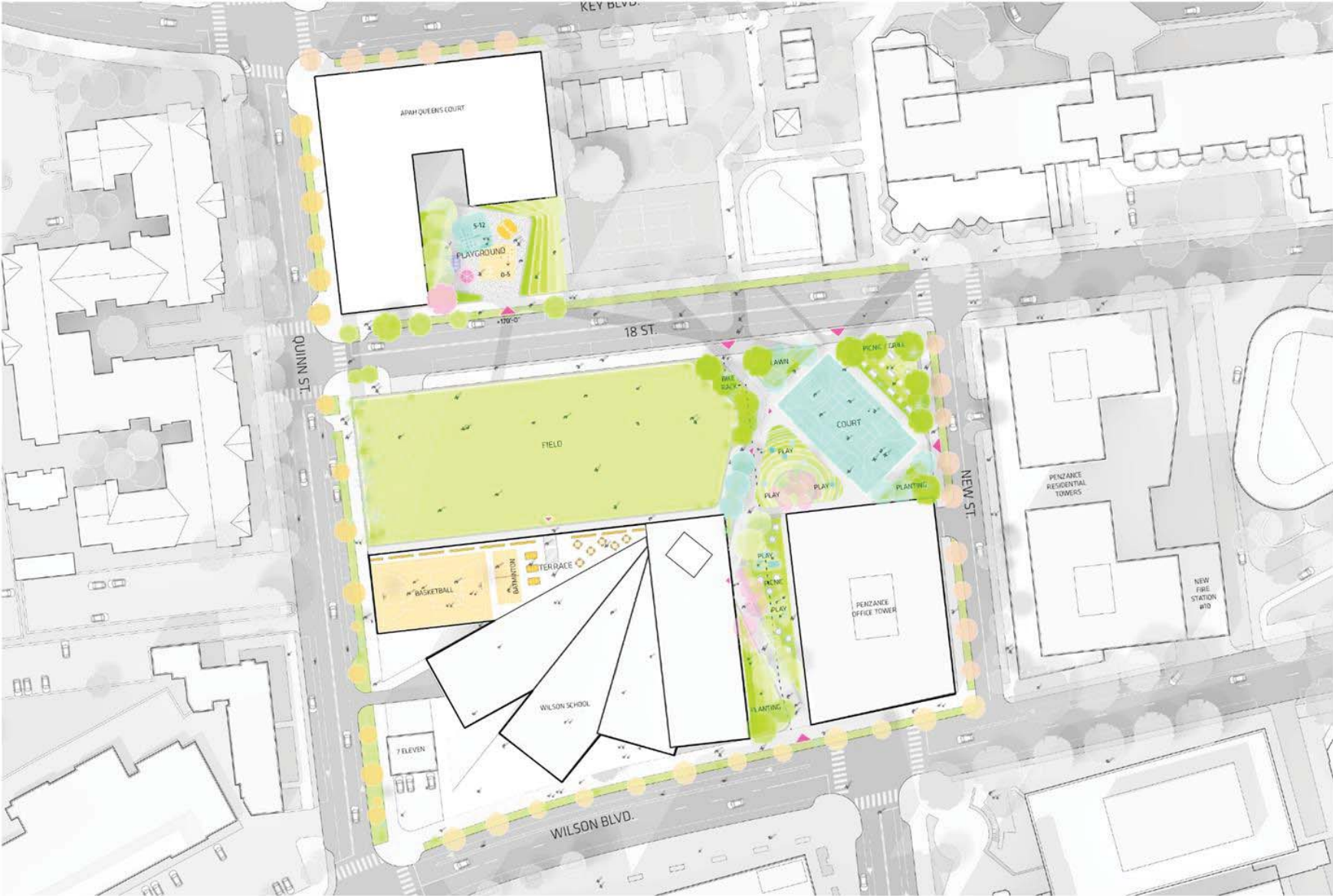
# PROPOSED PARK CONFIGURATION

PROPOSED CONCEPT



SITE PLAN

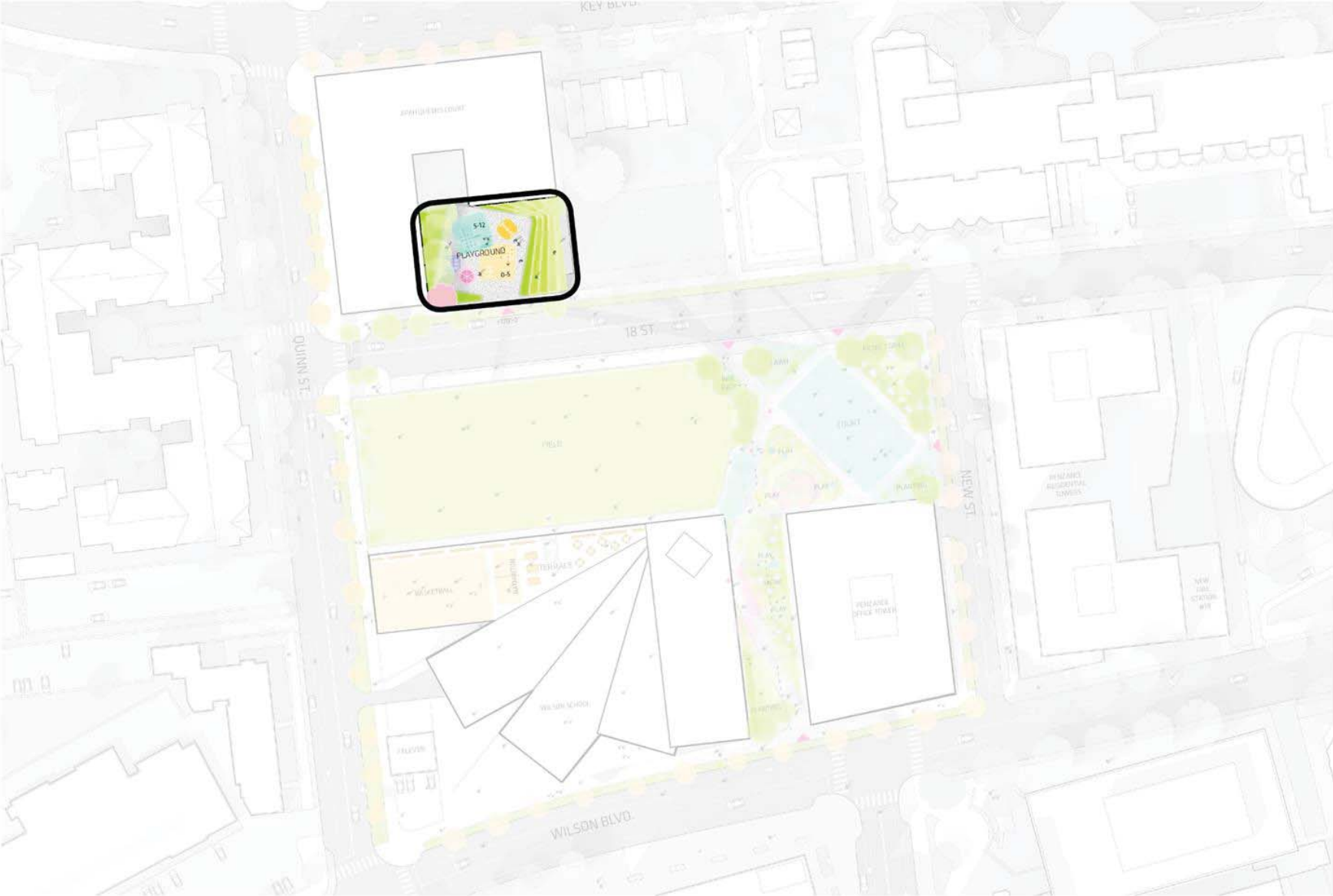
PROPOSED CONCEPT





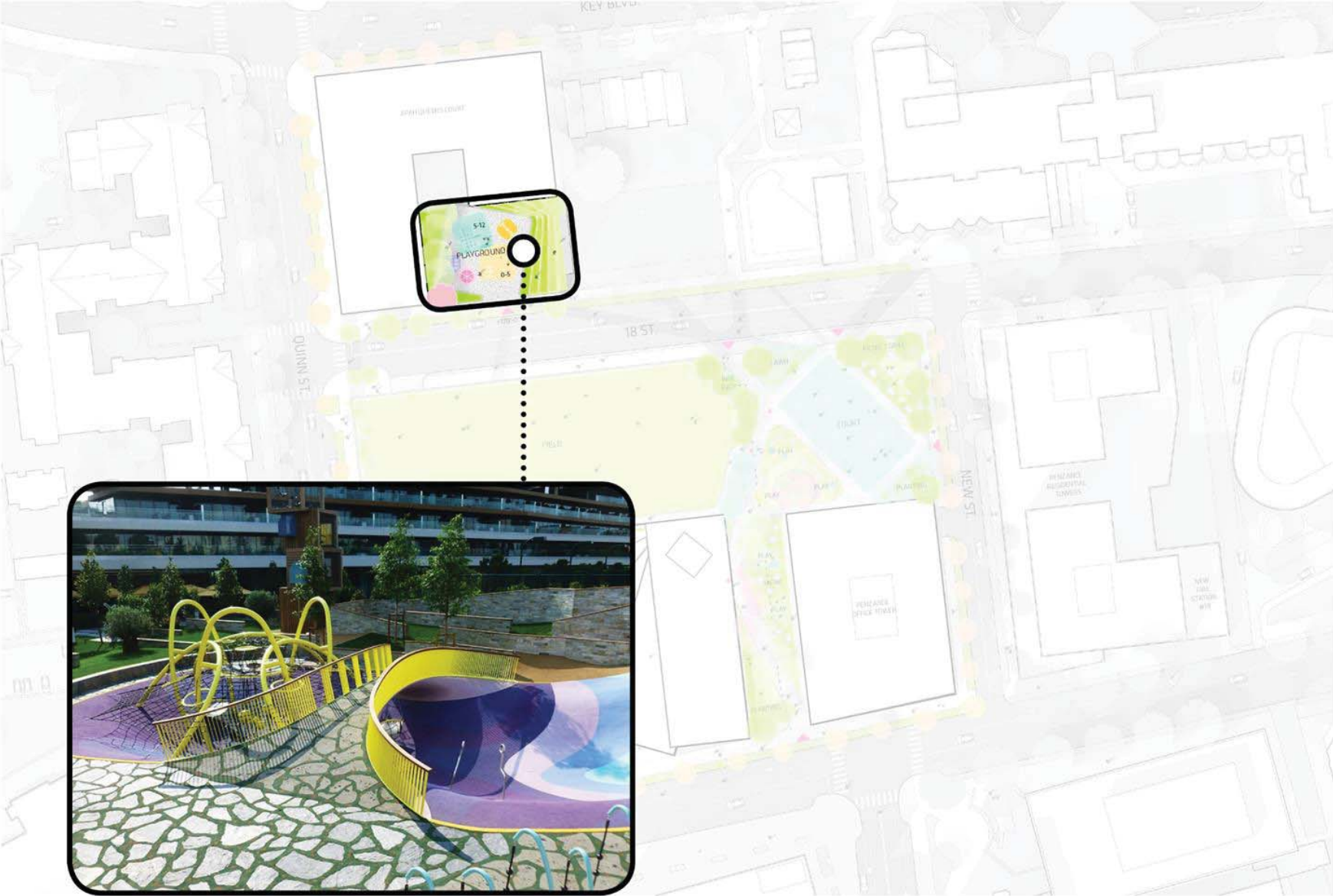
# KIDS PLAYGROUNDS

PROPOSED CONCEPT



# ADJACENT TOT-LOT & SCHOOL AGE PLAYGROUNDS

PROPOSED CONCEPT



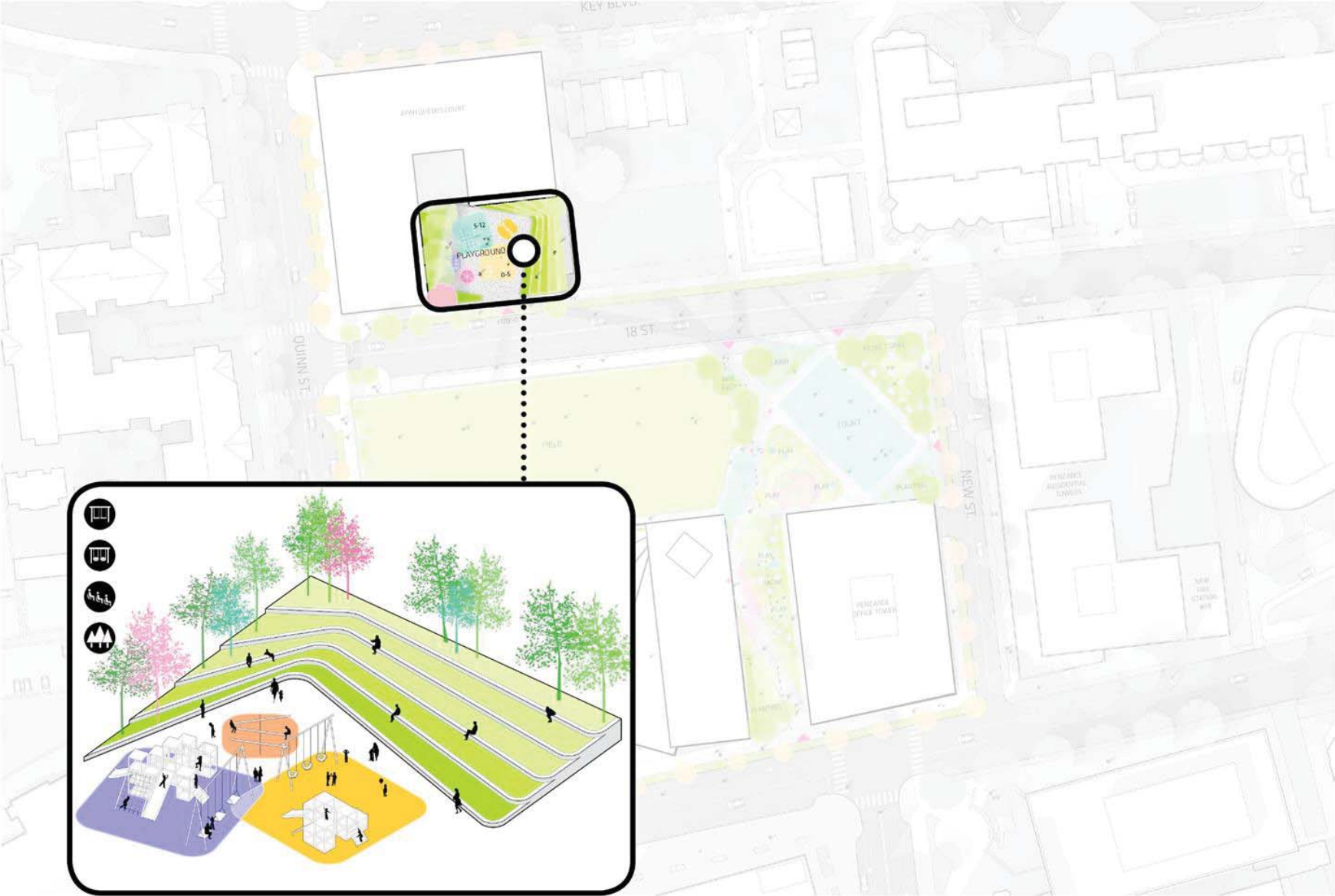
# ADJACENT TOT-LOT & SCHOOL AGE PLAYGROUNDS

PROPOSED CONCEPT



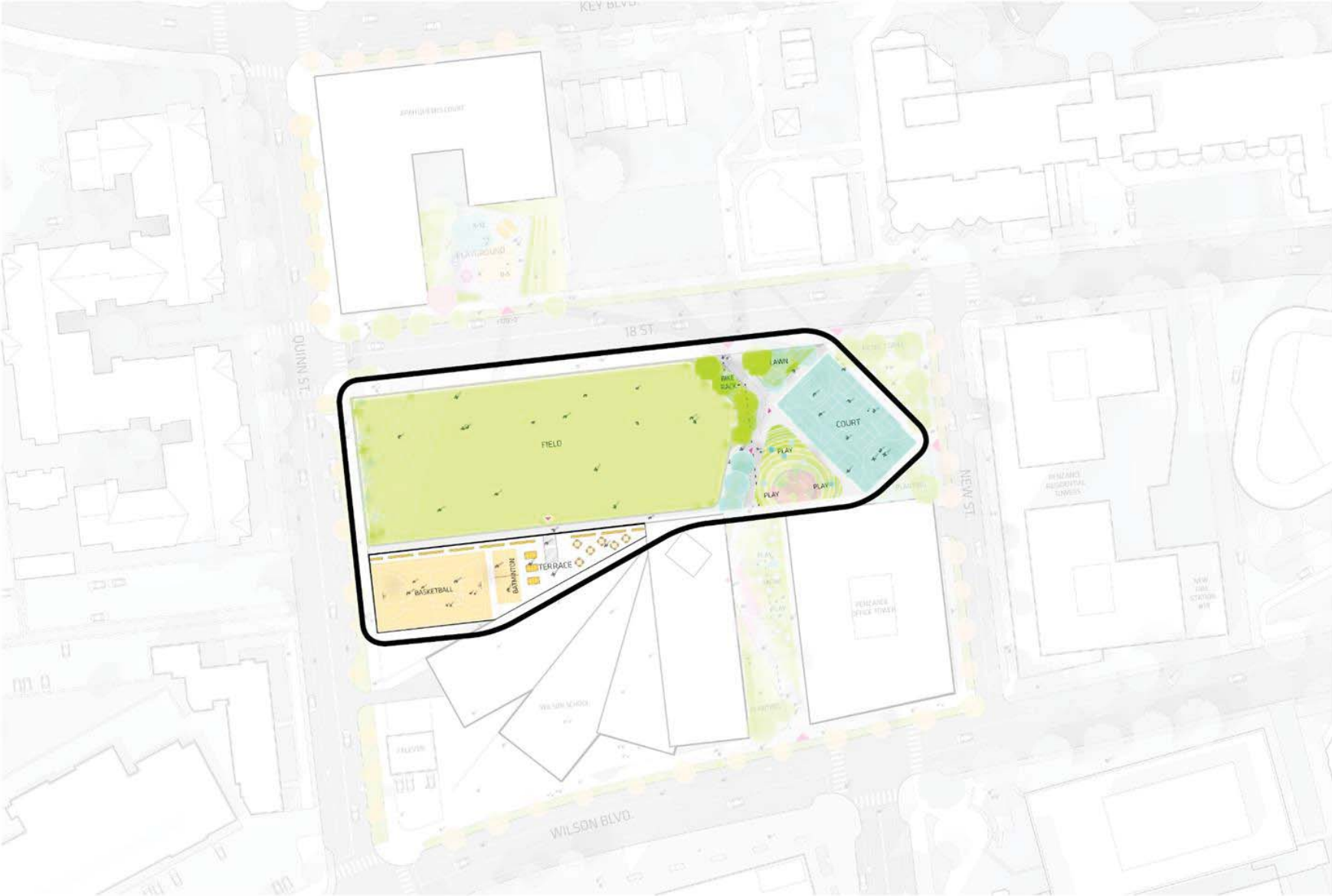
# SLOPED SEATING AROUND YOUTH PLAYGROUNDS

PROPOSED CONCEPT



**SPORT AREA**

PROPOSED CONCEPT



# ARTIFICIAL TURF FIELD

PROPOSED CONCEPT



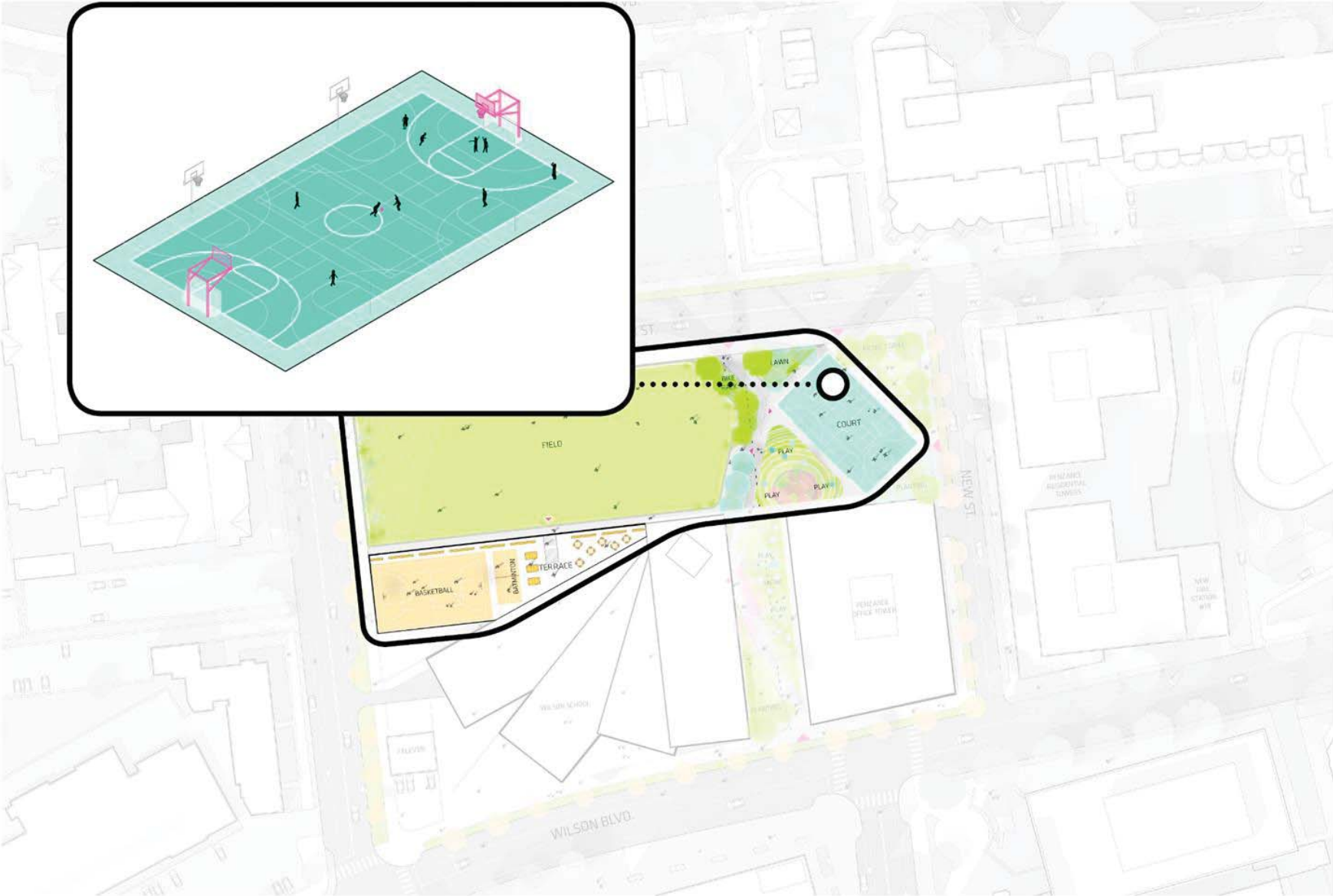
# MULTI-PURPOSE COURT

PROPOSED CONCEPT



# MULTI-PURPOSE COURT

PROPOSED CONCEPT





# MULTI-PURPOSE COURT

PROPOSED CONCEPT



# MULTI-PURPOSE COURT

PROPOSED CONCEPT



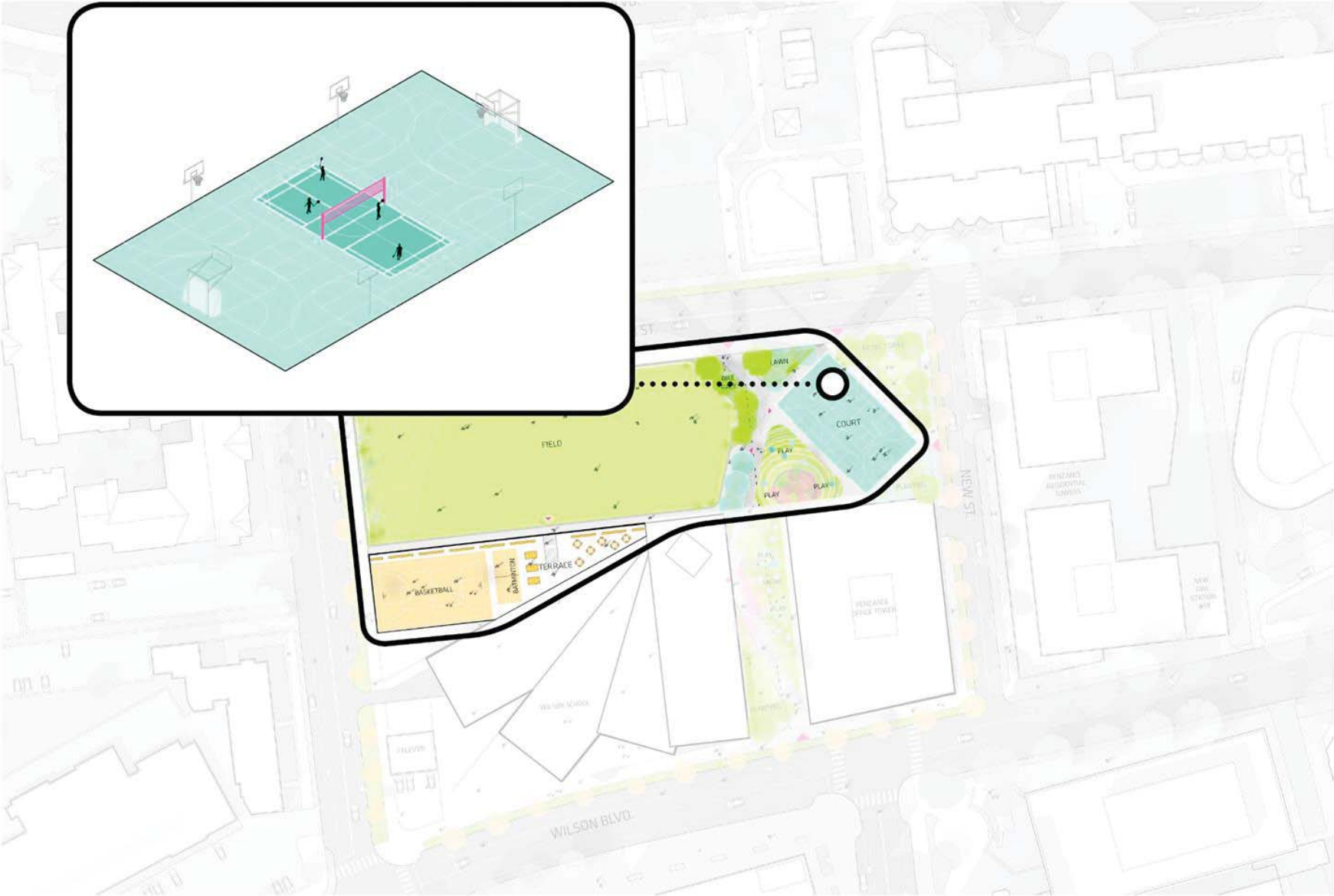
# MULTI-PURPOSE COURT

PROPOSED CONCEPT



# MULTI-PURPOSE COURT

PROPOSED CONCEPT



# MULTI-PURPOSE COURT

PROPOSED CONCEPT



# LAWN ADJACENT TO BALL COURT

PROPOSED CONCEPT



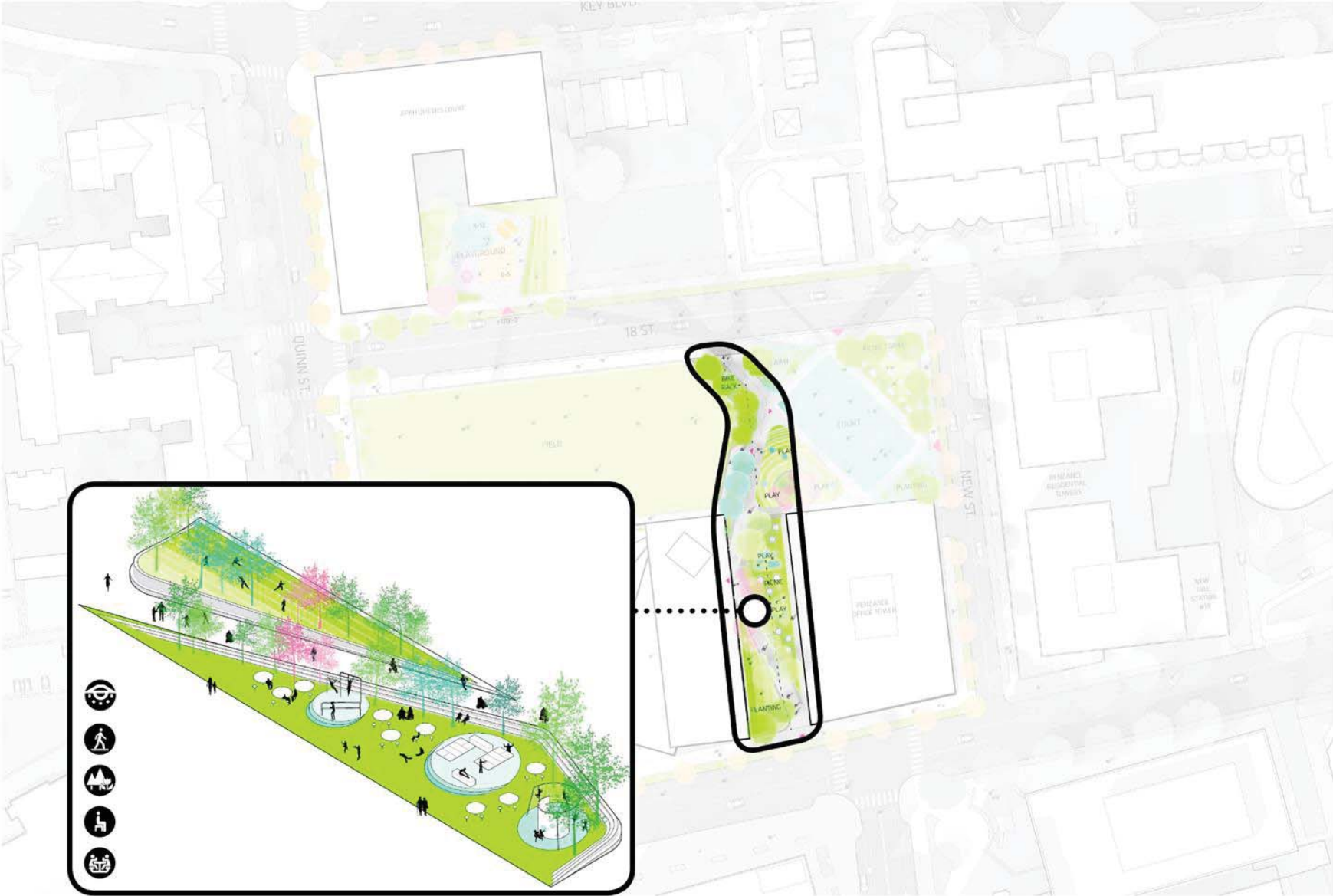
# CIRCULATION PATH

PROPOSED CONCEPT



# ACTIVATED CIRCULATION PATH WITH SEATING & AMENITIES

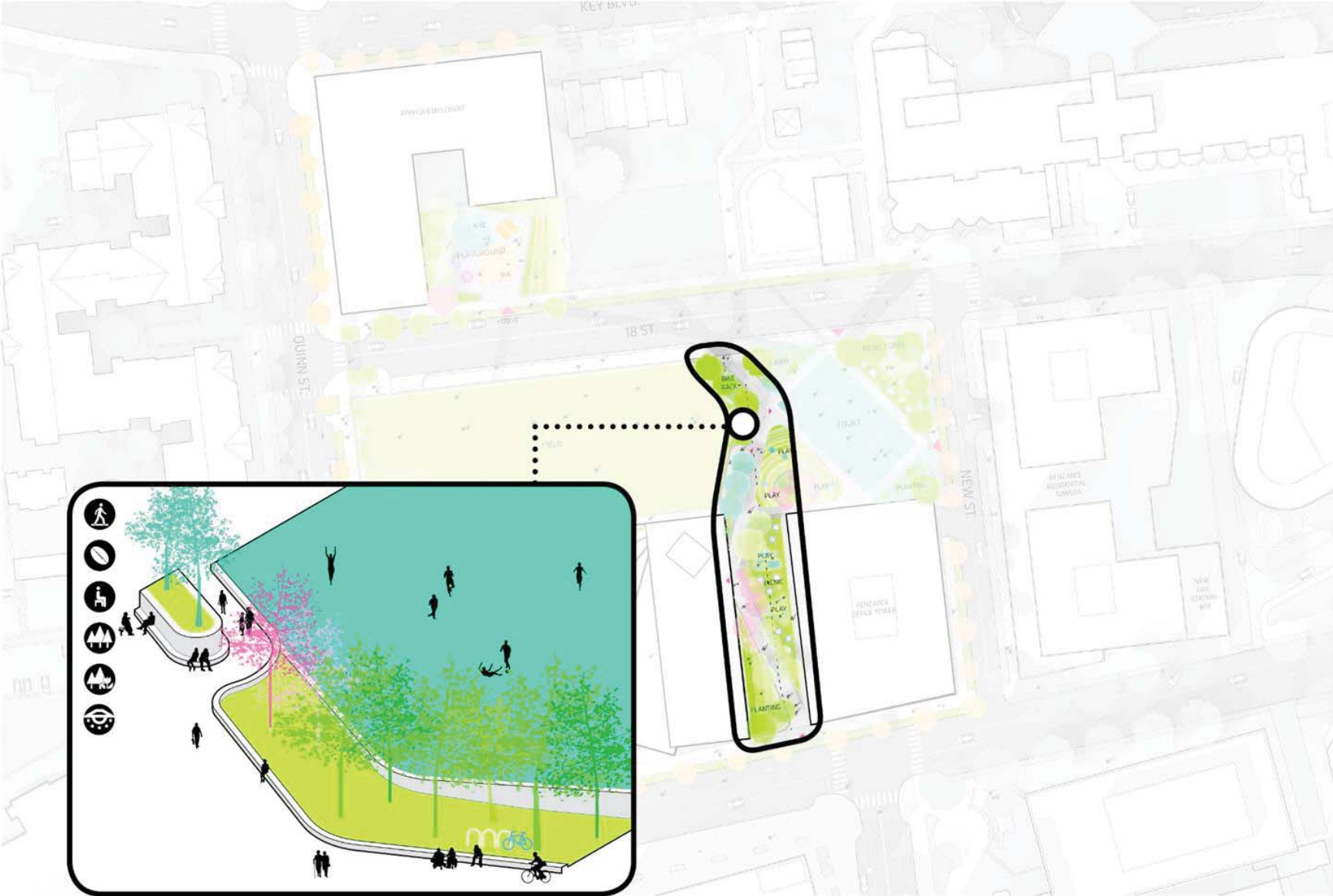
PROPOSED CONCEPT





# FIELD & PARK INTEGRATION

PROPOSED CONCEPT



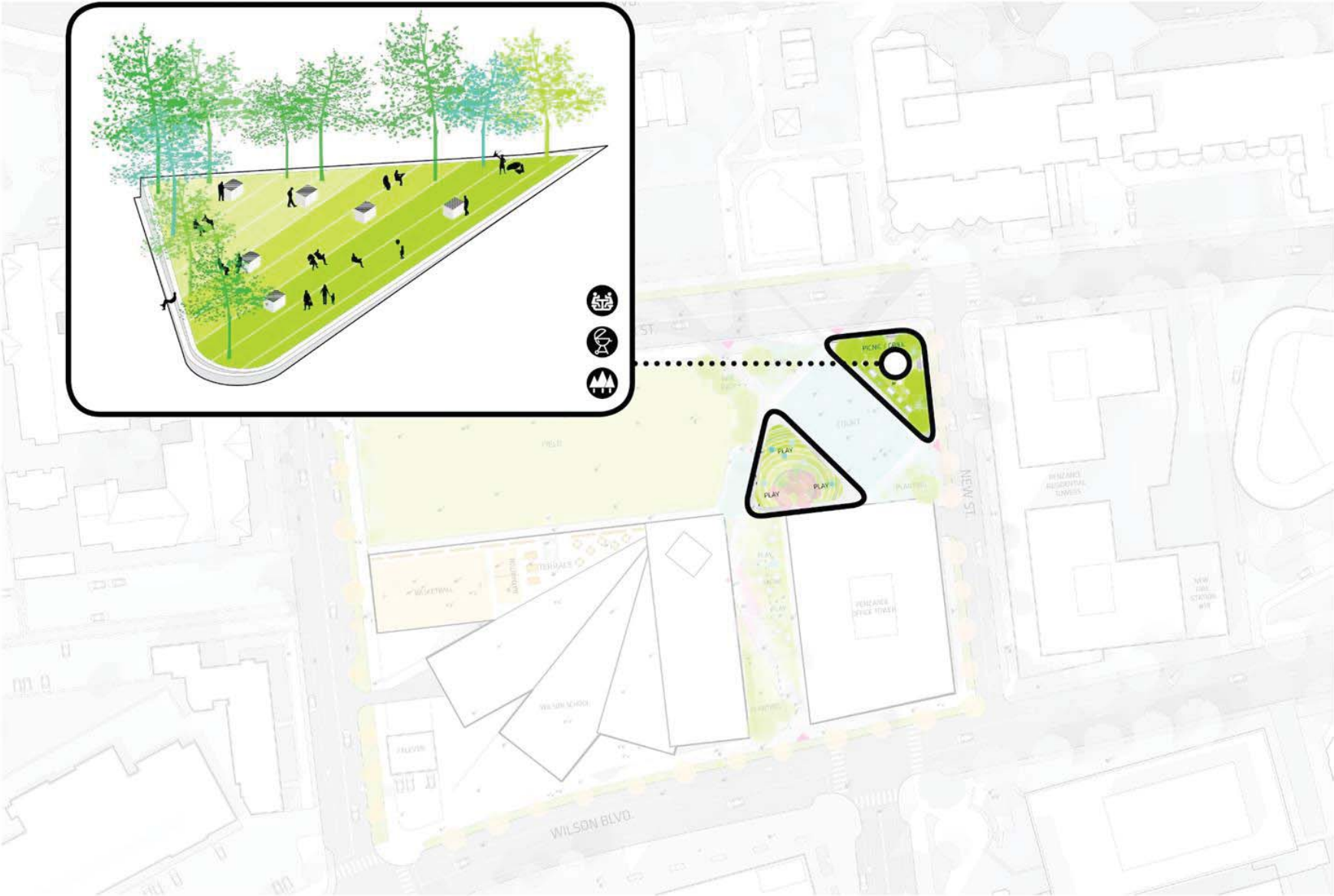
# PASSIVE COMMUNITY AREAS

PROPOSED CONCEPT



# PICNIC & GRILLING AREA

PROPOSED CONCEPT



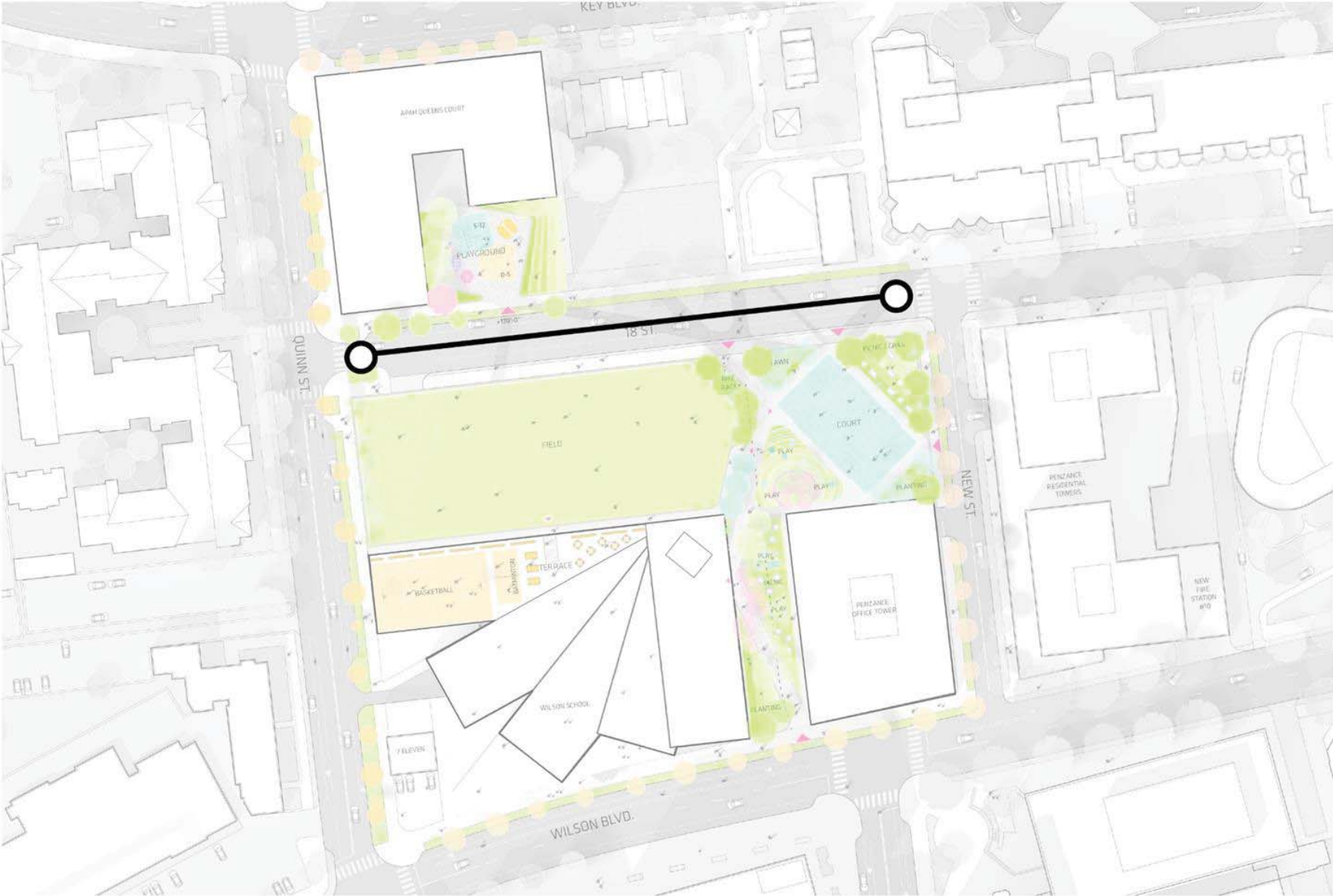
PASSIVE / ACTIVE GREEN AREA

PROPOSED CONCEPT



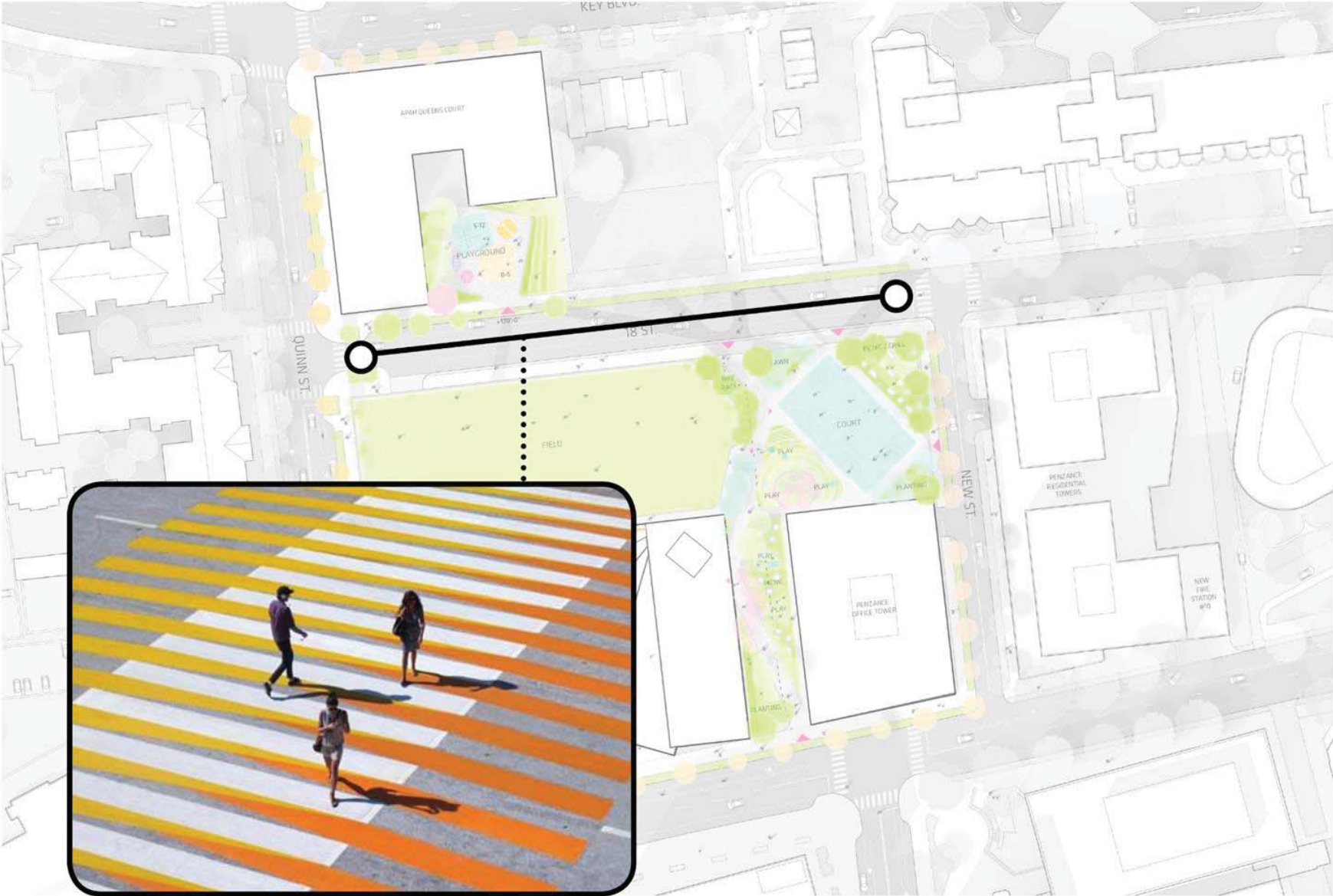
# PEDESTRIAN FRIENDLY STREET

PROPOSED CONCEPT



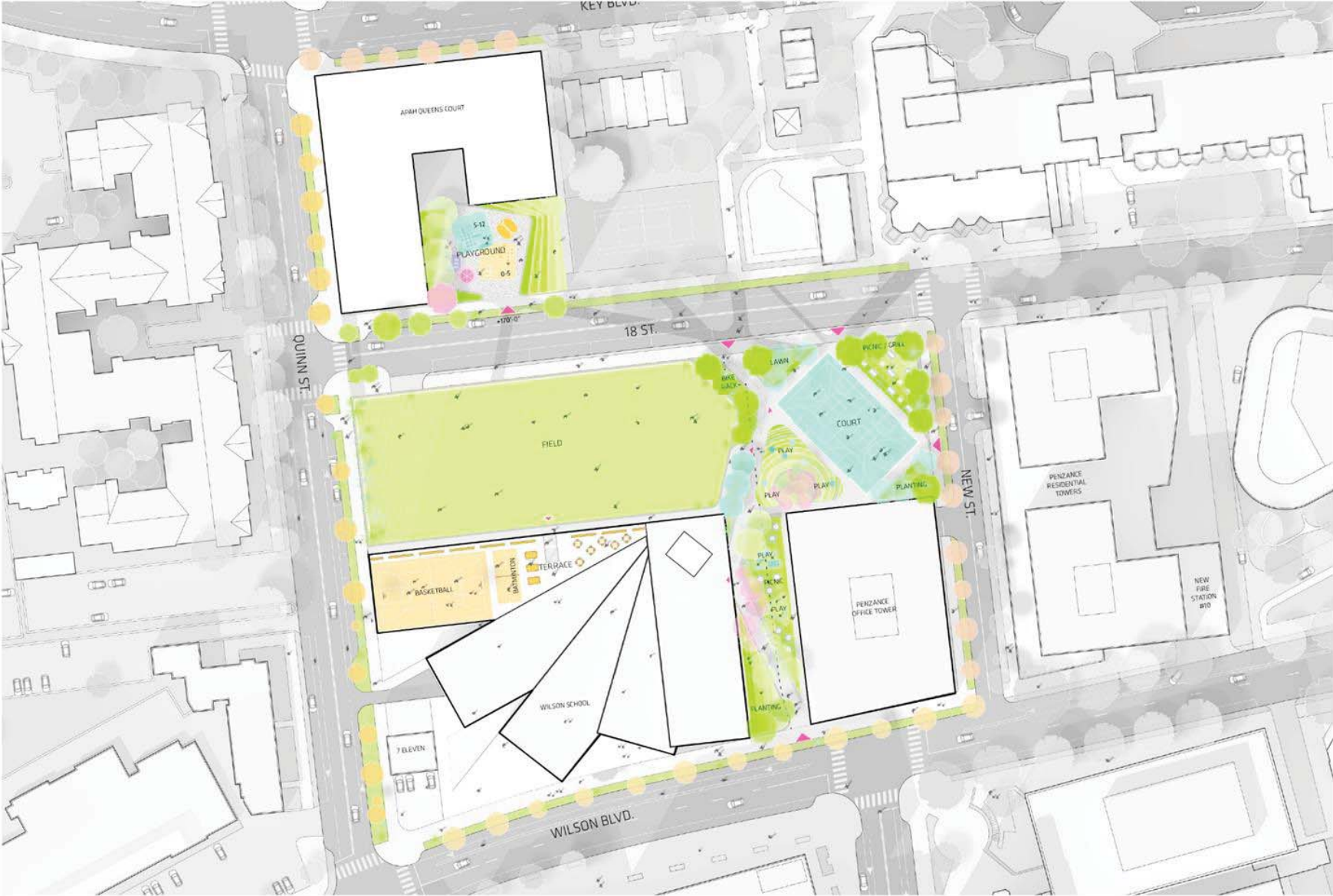
# PEDESTRIAN FRIENDLY STREET

PROPOSED CONCEPT



SITE PLAN

PROPOSED CONCEPT



# PRELIMINARY CANOPY STRATEGIES

Canopy target (total RHP+ open spaces): ~20%

Build topography to increase soil volume.

Prioritize native species.

Ensure high soil quality.



**CONCEPTUAL SOIL DEPTH STRATEGY**

CANOPY COVERAGE



# CONCEPTUAL PLANTING PLAN

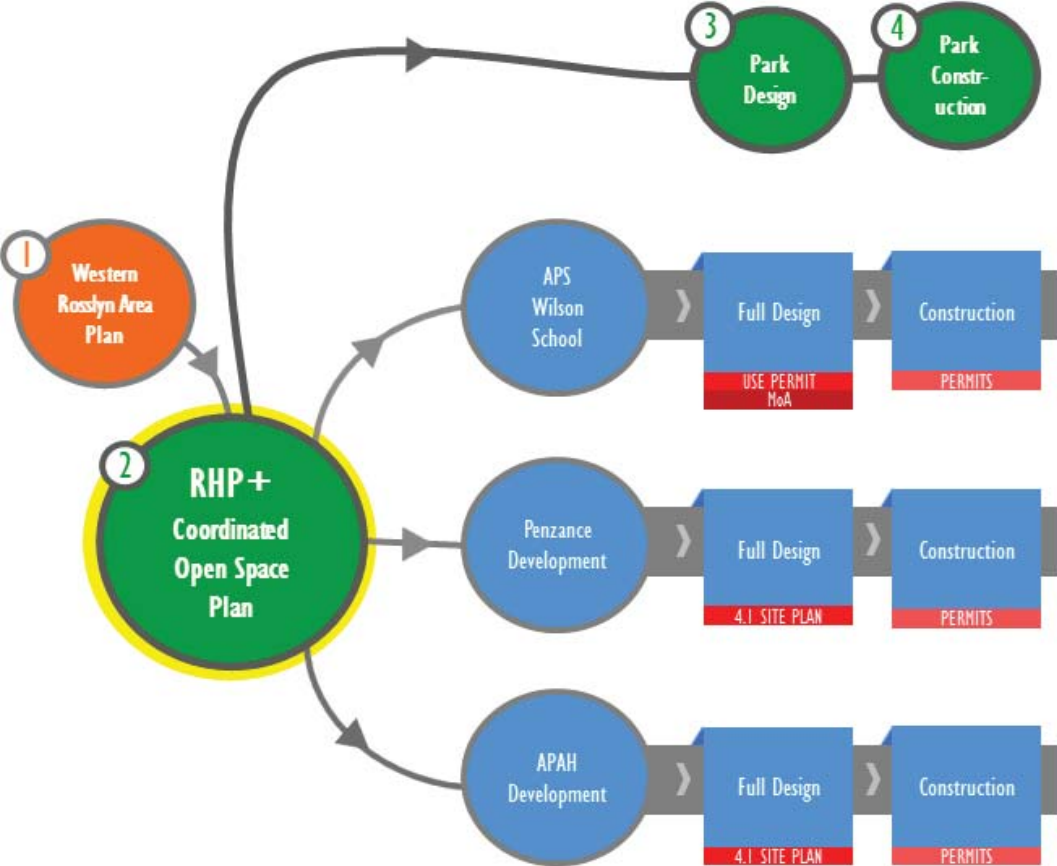
PROPOSED CONCEPT



# NEXT STEPS

**PHASING & INTERIM CONDITIONS**  
**COST ESTIMATE**  
**DESIGN GUIDELINES**  
**PEDESTRIAN CONDITION @ 18TH STREET**

# IMPLEMENTATION



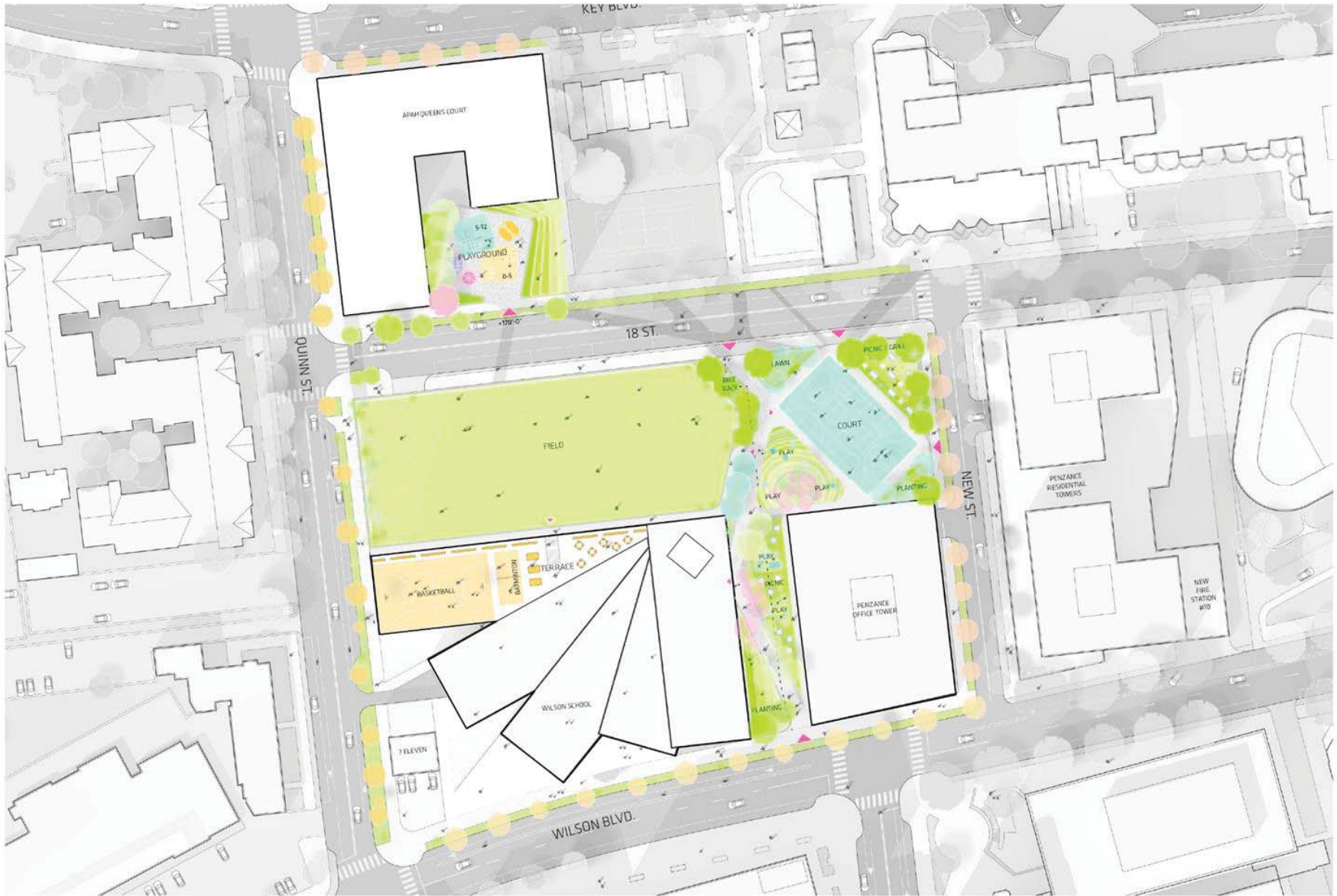
### Review and Approval Processes

- 2
**RHP +**  
 After broad public review, the Park & Recreation Commission makes a recommendation to the County Board for final decision.
  
- 3
4
}  
 The County is determining the most appropriate approach for management of park design and construction on the Penzance and APAH sites.
  
- USE PERMIT**  
 Public Facilities Review Committee (PFRC) and Building Level Planning Committee (BLPC) make recommendations to the County Board for final decision.
  
- 4.1 SITE PLAN**  
 Site Plan Review Committee (SPRC) makes a recommendation to the County Board for final decision.
  
- MoA**  
 The County Board will review a high level MoA at the time of use permit review. MoA will be further developed in a post-approval process between APS-County staff and the community.
  
- PERMITS**  
 Administrative review and approval by County staff.



# SITE PLAN

NEXT STEPS



# QUESTIONS?