

## 1.MAJOR PEDESTRIAN CIRCULATION

with 18th street (and the Key Blvd Community Garden beyond). Rosslyn Highlands Park and Wilson School are situated along this main procession.

# 2. MAJOR ACTIVE AMENITIES

The major circulation path goes through the site, connecting Wilson Blvd The major active amenities are a basketball court on the terrace of Wilson School (public outside of school hours), a large open field for Wilson School, a multipurpose court for Rosslyn Highlands Park, and adjacent 0-5 and 5-12 play areas for the Queens Court open space.

#### 3. OPTIMAL SPORT COURT ORIENTATION

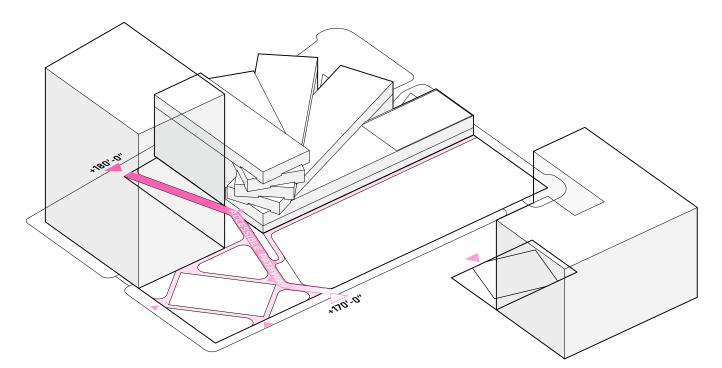
The Rosslyn Highlands Park multi-use court is rotated 45<sup>0</sup> to optimize sunlight direction, so that players will not be blinded by the sun even during grilling, plantings, and tree canopies. the afternoon when the sun casts its harshest rays. The adjacent play areas are rotated similarly.

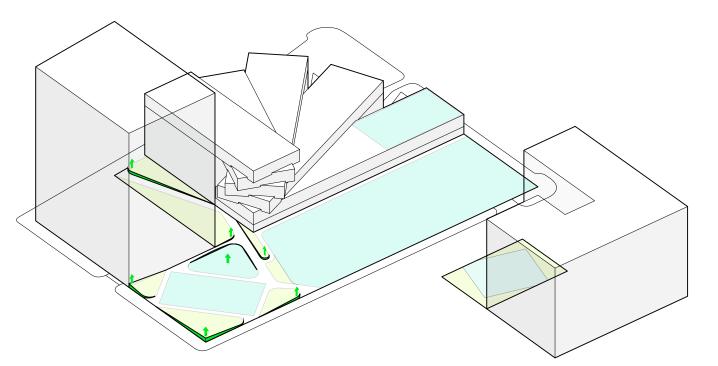
#### 4. RECREATION AMENITIES

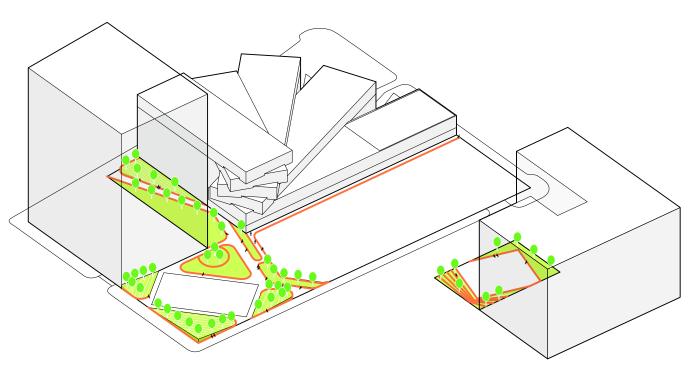


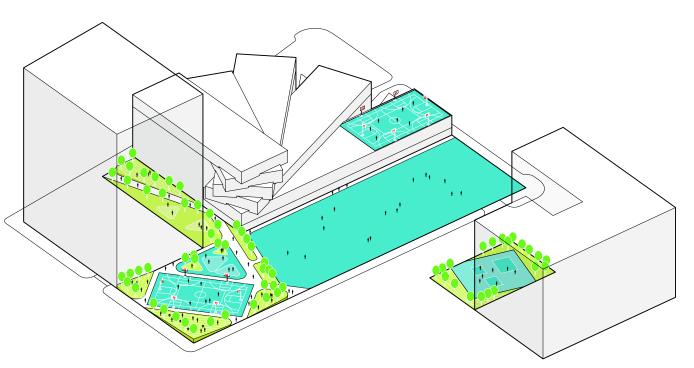












#### 5. ACCESS AND ACCESSIBILITY

The major pedestrian path from Wilson Blvd to 18th St bends to create an The pockets of recreational amenities lift to create seating and soil volume. On the edges of the lifted program pockets is further opportunity for multi-use court. This bending creates enough area for the path to serve court. as an inherent accessible path from 180' (Wilson Blvd) to 170' (18th St). All offshoot paths are also ADA accessible.

## 6. TOPOGRAPHY / SOIL DEPTH MITIGATION

entrance for Wilson School and an entrance to the Rosslyn Highlands Park for plantings and trees. A play hill is also created adjacent to the multi-use

## 7. LANDSCAPING / HARDSCAPING STRATEGIES

benches, which act as an civic interface between the paths and the greenery. Here, users can become spectators, watch their children, eat lunch, or chat over the latest novel.

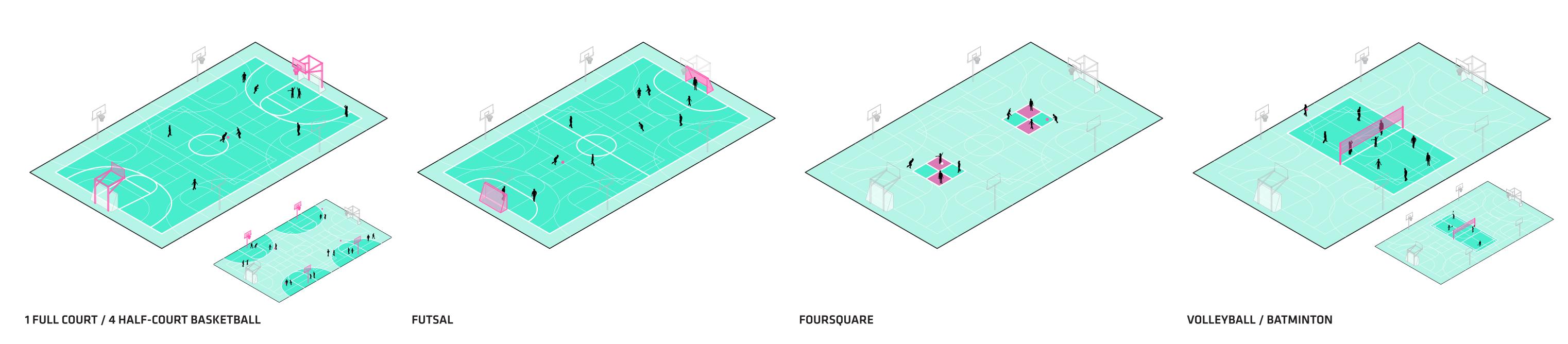
#### 8. ROSSLYN HIGHLANDS PARK +

The activated park. Users range from high school students and faculty, residents of new residential towers nearby (including Penzance and APAH). These inhabitants vary in age and profession, and the Park offers a wide range of active and passive amenities to host these users.

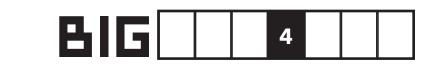


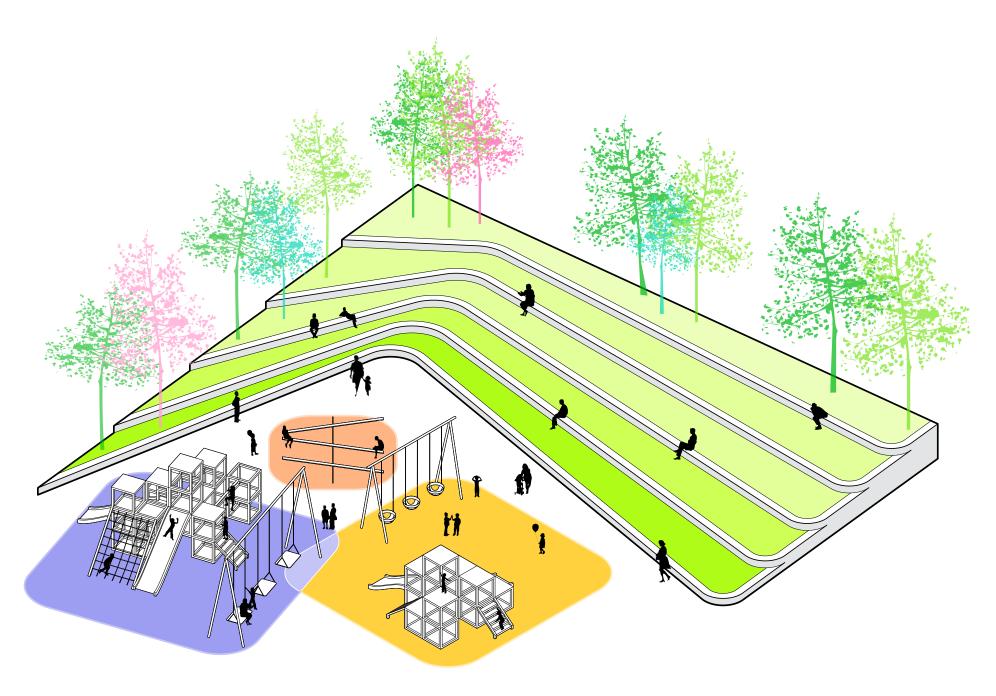


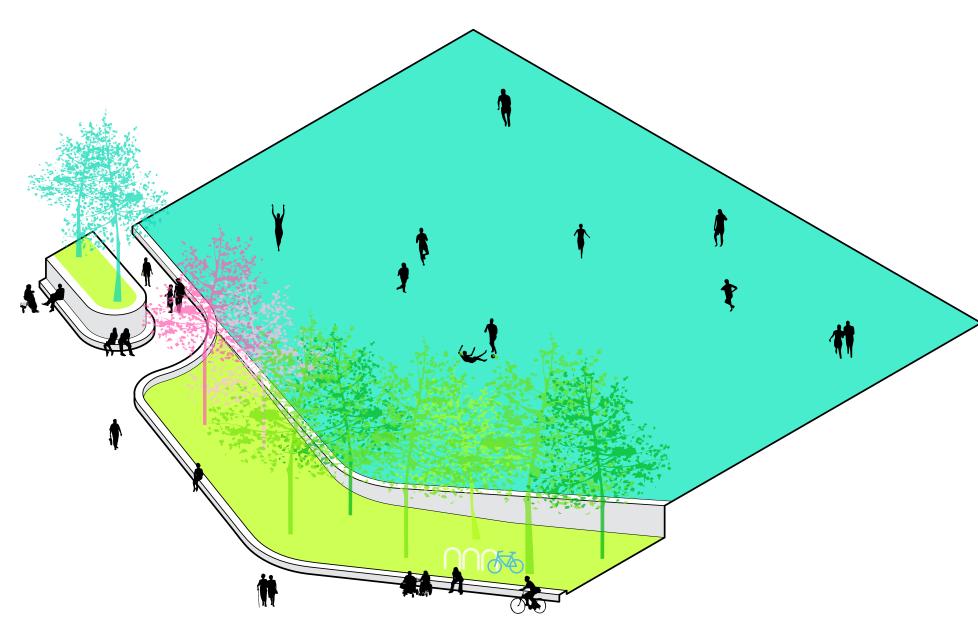














# ADJACENT TOT-LOT & SCHOOL-AGE PLAYGROUND

The adjacent 2-5 and 5-12 play areas involve custom play structures like the precedents below. Climbing cubes and nets, slides, see-saws, and swings would be custom designed to create an integrated look safety to ensure the space relates well to the rest of the plan. To deal with the possible extremet walkways. differences in grade a terraced seating feature is proposed. This terracing creates natural seating opportunities for parents to be able to supervise their children in both play areas.





# PLANTED / PERMEABLE BOUNDARY BETWEEN FIELD AND PATH

stainless steel or other materials of similar look and durability. Fences and railings will be designed for Queens Court open space. Design considerations will include color, shape, modular ability, and to maximize public safety and management of field events without obstructing views or blocking



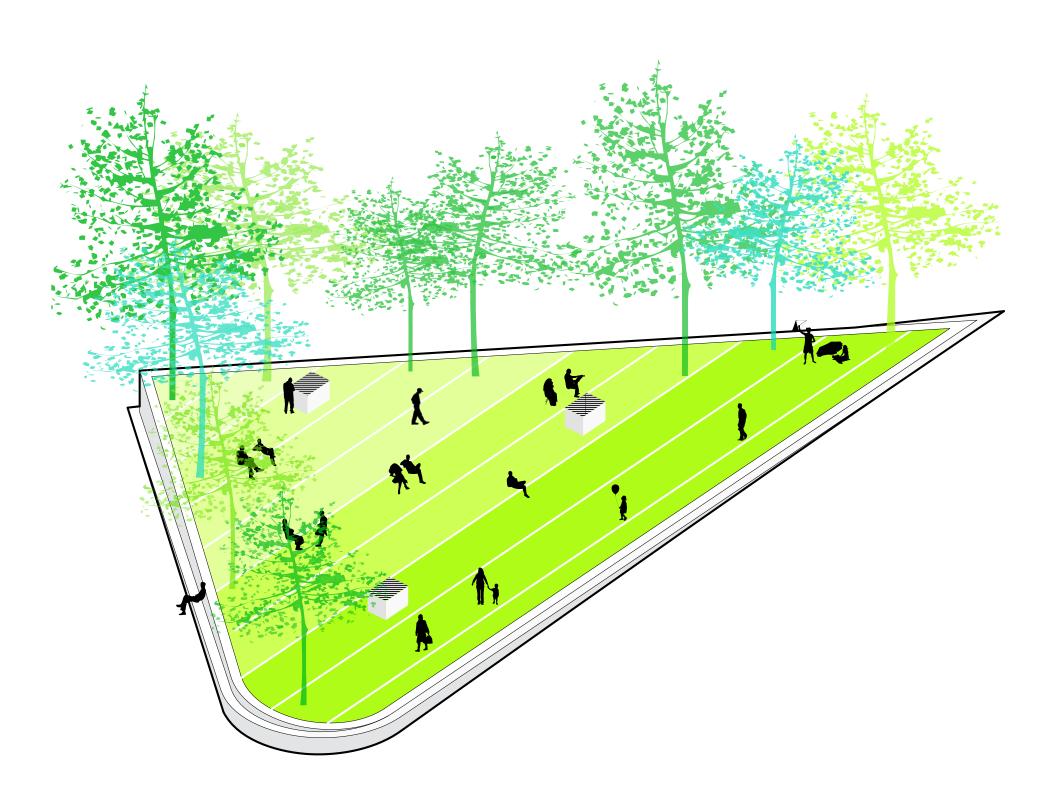


# SLOPED GREEN LAWN

Wherever possible, trees and plantings will act as permeable fencing. Intermittent fencing will be The multi-use court can be vibrantly colored using rubber, special rubber-like sports flooring, or painted concrete. The Wilson Field will be artificial turf, common to many parks, play field, and public quads.

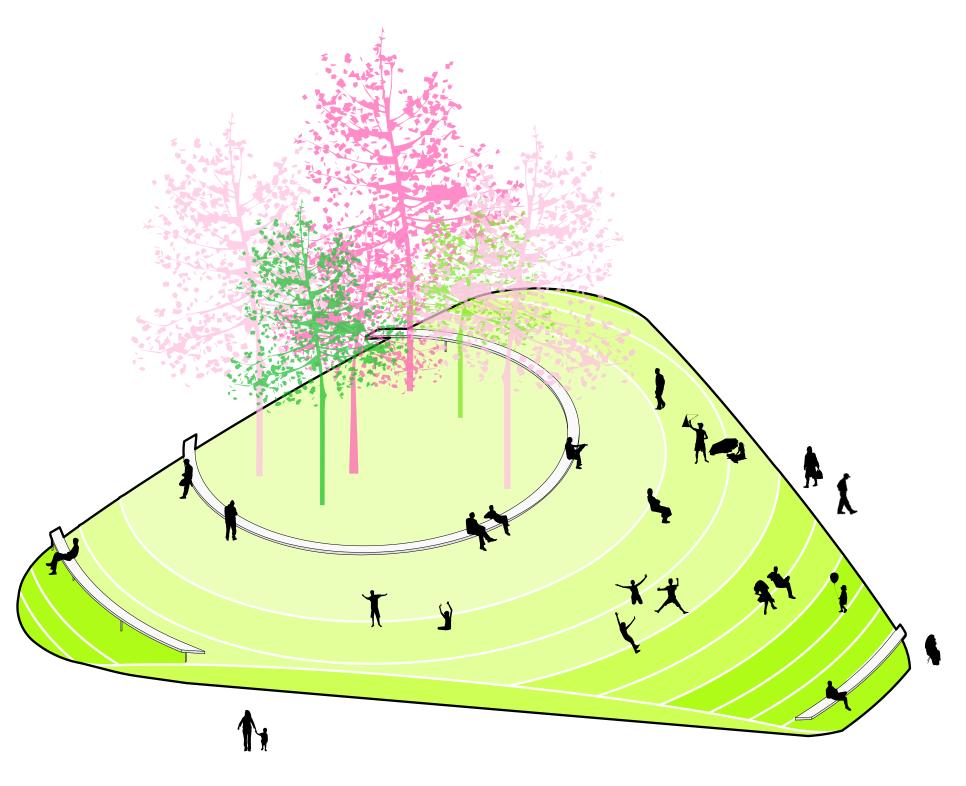






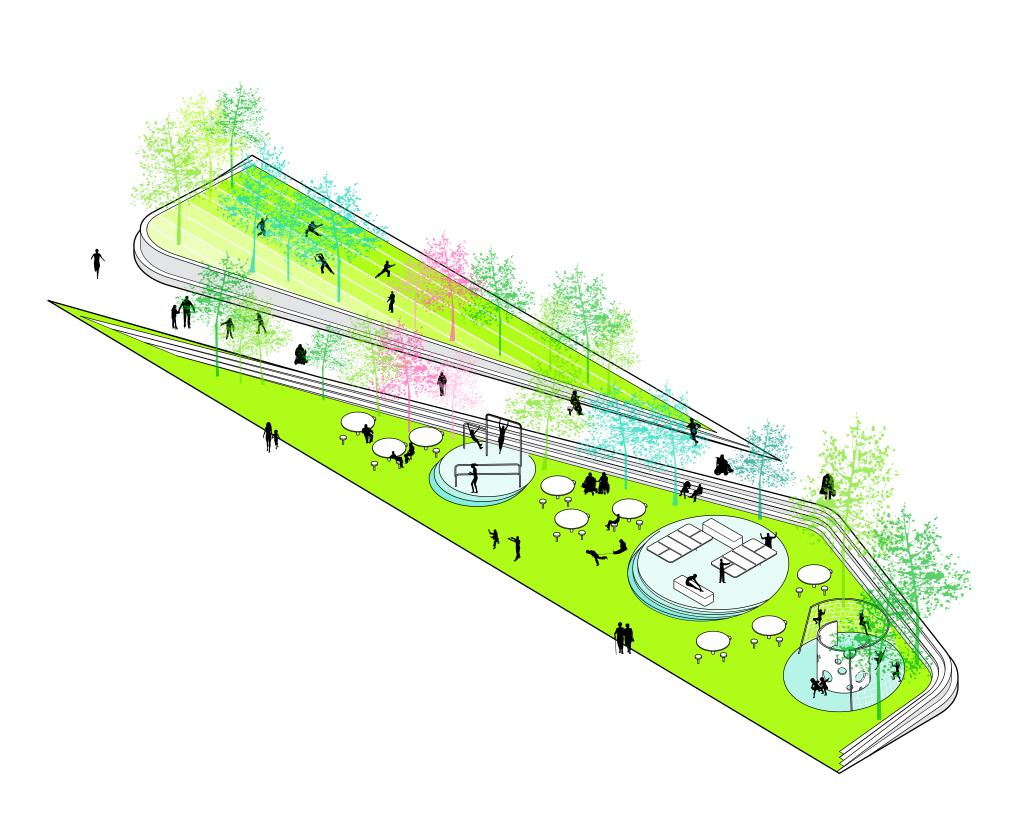
## PICNIC & GRILLING AREA

This passive region integrates picnic and grilling areas for nearby residents. Elements can integrate The play hill or mound is a exciting, multi-use element. During recess, students can (actively) climb, Both active and passive elements can be integrated along an activated pathway, with plantings, trees, vibrant coloring as accents to the clear, modern material palatte of warm concrete, wood, and steel.



# INFORMAL PLAY HILL

cartwheel, dance, or (passively) chat, read, sit, watch. Residents may spectate; workers may eat lunch. picnic areas, and climbing structures interspersed playfully. The mound also allows for larger trees to be planted at its peak.



## 6 ACTIVATED PATH









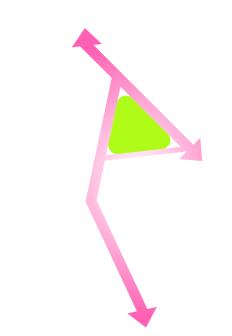




#### **UNIFYING DESIGN CONCEPTS**

RHP+ will employ contemporary design aesthetics. Through the use of modern materials, synthetic in-filled turf, reinforced earth and other technologies, RHP+ will engage contemporary forms, geometries, and uses.

To ensure a cohesive solution is developed in the further design specific elements of the plan have been highlighted as unifying design concepts and are intended to be integrated in all sites in the plan.



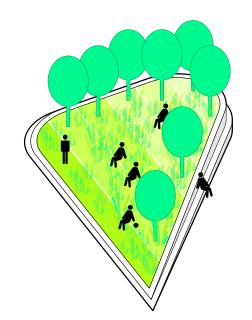
#### **CIRCULATION**

Pathways are an integral design strategy of RHP+. Circulation routes diverge and converge around active amenities and reflect the natural procession routes, defining subsequent passive regions. of pedestrians, residents, and overall users from point to point, destination to destination. These routes in turn create programmable regions.



#### **ROTATION OF CENTRAL ELEMENT**

The central active element is rotated for optimal sunlighting, and along with natural circulation



#### **SLOPED REGIONS**

These passive regions are lifted to created sloped areas for park users to watch a game, read a for users to climb, slide, swing, and discover. book, eat lunch, or relax. The added soil volume Play elements will be designed with a focus on allows for trees to be planted along the edge of materiality, modular size, lighting, and safety. the region. Edges also integrate benches, creating more opportunities for passive use.



#### **PLAY PRECEDENTS**

Play areas will be colorful and vibrant areas Swings, see-saws, slides, and climbing structures will be integrated. The designs should allow for year-round use.

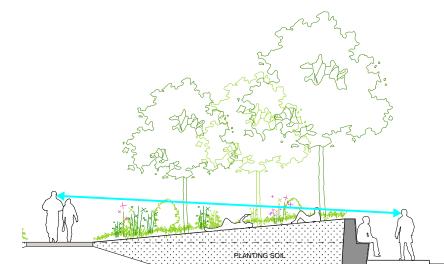
#### PEDESTRIAN SAFETY & ACCESSIBILITY

RHP+ will require accessibility to all persons of all abilities in compliance with the Americans with Disabilities Act (ADA) and County policies. ADA accessibility is a design priority, and all pathways are accessible for wheelchairs and strollers with year-round usability. Maximum priorty is given to pedestrian safety, with all pathways ADA accessible and the integrated benches acting as clear demarcations between landscape and pathway.

The site is relatively flat, and consideration will be made so as to mitigate drastic changes in topography for pathways.

Fencing will also be integrated selectively along the edges of active elements such as the Wilson School field and RHP multi-purpose court.

Pathways will be friendly to all users, and they will provide space for people to sit, stand, picnic, watch games and events, and enjoy the scenery.

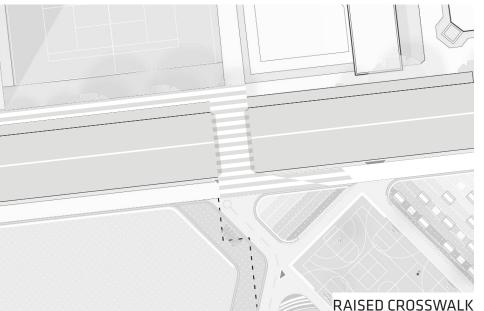


#### MAXIMUM HEIGHT OF PASSIVE ELEMENTS

Lifted Passive elements are not to exceed 4' or natural eye level. This is to ensure maximum safety park, and is designated into four different zones: and visibility throughout the park and surrounding the Queens Court Play area, Wilson School field, areas. RHP+ is to be an inviting, vibrant space for RHP pathway, and RHP multi-purpose court. play and rest open to all inhabitants.



#### LIGHTING



#### **RAISED CROSS WALK**

Lighting will provide safe and quality use of the Continuing the pathway connecting 18th street and Wilson Blvd a raised mid-block crosswalk will be implemented to improve pedestrian safety.



STREET GRAPHICS

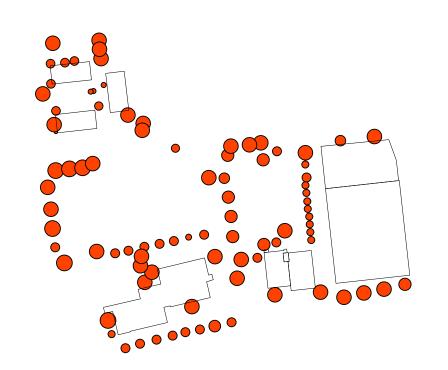
To further designate this portion of 18th street as a zone where vehicular traffic should be especially careful a graphic along the street will be developed.

## TREE CANOPY COVERAGE

Tree canopy coverage is a design priority for RHP+ and the tree canopy design goals are from 10 to 20% depending on the specific site.

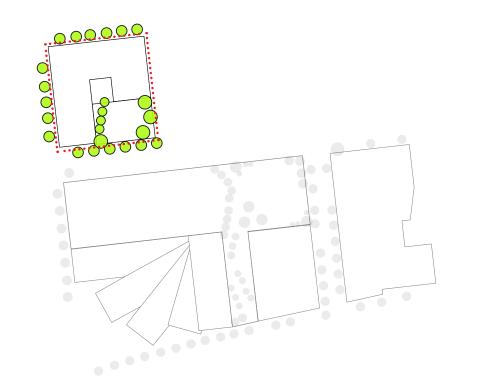
In the latest concept plan, tree canopy for the open spaces is projected at around 20%. This will be further developed during the detailed design and will be subject to review by various county authorities.

COUNT	20 YR CANOPY COVERAGE WITH BONUS, SF	TOTAL CANOPY COVERAGE, SF
11	137.5	1512.5
20	218.75	4375
7	312.5	2187.5
21	393.75	8268.75
59		16343.75
		20.1%
	11 20 7 21	COVERAGE COUNT WITH BONUS, SF  11 137.5 20 218.75 7 312.5 21 393.75

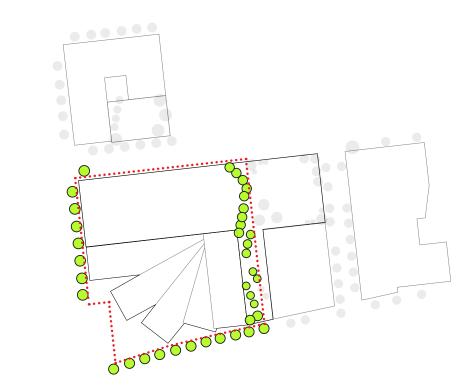


#### **EXISTING TREES ON SITE**

and healthy, and trees that are either in poor health around 20%. of susceptible to insect damage and disease.

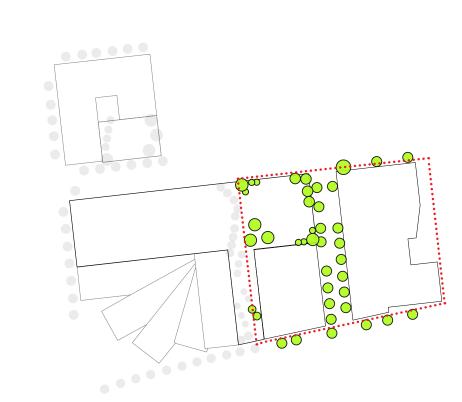


## **APAH**



#### **WILSON SCHOOL**

The study area contains an array of both mature For the APAH site, tree canopy is projected at For the Wilson School site, tree canopy is projected at around 10%.



#### **ARLINGTON COUNTY + PENZANCE**

For the Arlington County and Penzance site, tree canopy is projected at around 12%.

#### **PLANTING**

All trees and plantings (listed in the following page) will be native to the region of Arlington to ensure natural values and sustainability. RHP+ strives to be an urban oasis and model of responsible environmental thought.

Tree canopy coverage is also a design priority, and all green areas will prioritize native trees with medium to large canopy coverage. The target canopy coverage for the combined open spaces will be around 20%.

As the park is located over parking garages, soil volume will be a strategic design strategy. Green terraces and hills will be used to plant trees but also as benches and spaces for users to sit, read, or watch.



## **PLANTING PLAN**

Large Trees Medium-Small Trees Groundcover Flowers



#### **LARGE TREES**

Large trees to be used include Red Maple, Red all native, and they provide substantial projected canopy coverage of 250 to 315 SF each.



#### **SMALL-MEDIUM ORNAMENTALS**

Small to medium ornamental trees to be used Oak, Scarlet Oak, Shumardii Oak, Swamp White include American Holly, Dogwood, Ironwood, Oak, Willow Oak, and Black Gum. These species are Redbud, Staghorn Sumac, and Sweetbay Fothergilla. Oakleaf Hydrangea and Fothergilla Magnolia. These species are also all native, and they provide projected canopy coverage of 50 to trees and other greenery. Other flowering plants 175 SF each.



#### **GROUND COVER & FLOWERS**

Some ground cover plants to be used include Fragrant Sumac, Oakleaf Hydrangea, and flower white and are to be integrated among will also be integrated, adding color, fragrance, and beauty to the park's passive elements.

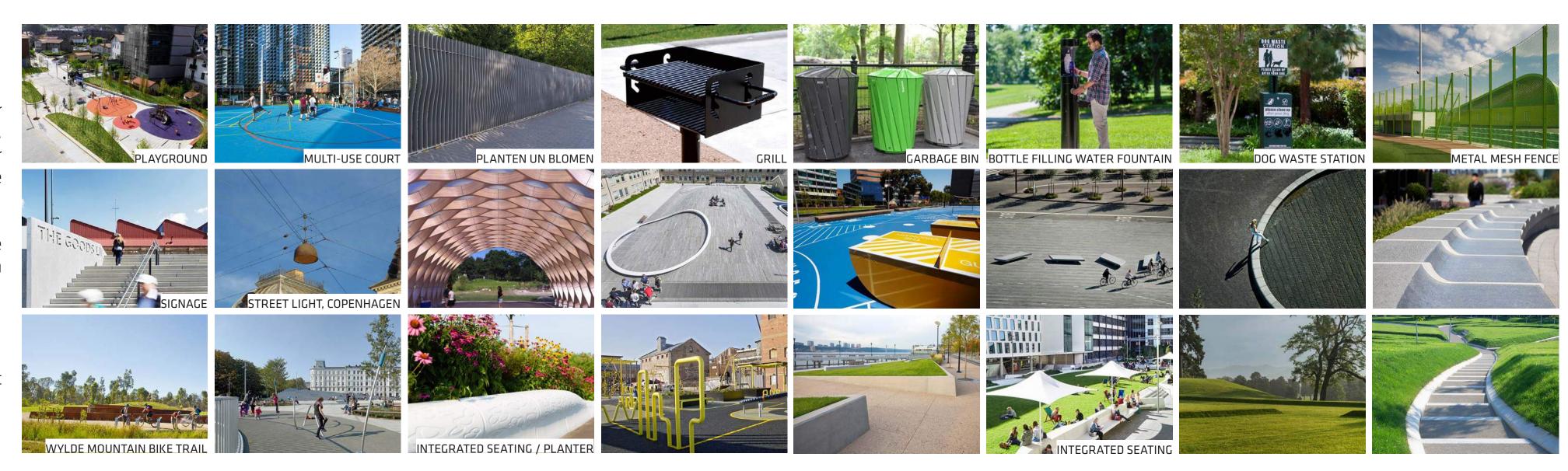
## **EQUIPMENT & FURNISHINGS**

All site furnishings such as furniture, kiosks, marker signs, and other items that enhance the user experience will be designed or chosen to fit the design aesthetic as well as sustainable design intent. Materials will be durable and low-maintenance, selected using a criteria of durability, quality, user experience, appearance, and functionality as well as long-term cost-effectiveness. Park furniture provides respite for users to sit, eat, relax, or play.

Play structures and climbing structures will be integrated throughout the master plan as unobtrustive opportunities of play for all ages. These structures will be designed or chosen to fit within the design aesthetic.

Public drinking fountains should be provided whenever possible and in accessible locations.

Fences and railings will be designed to provide for safety and management of field events without obstructing views or blocking pathways.



## **MATERIAL**

Materiality further reflects the playful, vibrant nature of RHP+ amongst the clear, contemporary aesthetic.

The multi-use court will use contemporary rubber-like material to ensure year-round, all-weather traction; color becomes a design element and will reflect the dynamic use of the court.

Stainless steel and materials of similar look and durability contribute to the park's modern design. Warm and light-colored concrete and similar paving materials will be paired with warm wood and steel accents.

