

# 'SOUTH PARK'

MASTER PLAN AND CONCEPT DESIGN COMMUNITY MEETING #4

2017.7.19

## AGENDA

1. COMMUNITY MEETING #3 OUTCOME
2. PHASE I UPDATE
3. DESIGN INSPIRATION
4. FINAL CONCEPT DESIGN
5. DETAILS AND MATERIALS
6. NEXT STEPS



# REGIONAL CONTEXT



## Four Mile Run Park

- Athletic Fields
- Biking / Jogging /
- Walking Trails
- Bird Watching
- Fishing
- Playground
- Picnic Tables /Shelters

## Fort Scott Park

- Picnic Tables /Shelters
- Grills
- Free Parking
- Nature Trail
- Tennis
- Drinking Fountains
- Athletic Fields

## Eads Park

- Playground
- Grills
- Multi-use Field
- Gazebo
- Tennis

## George Washington Mem. Pkwy

- Biking / Jogging / Walking Trails

## Ruby Tucker Park

- Walking paths
- Seating

## Lynhaven Gateway Park

- Walking paths
- Seating

 Existing Park/ Green Space

 Future Park/ Green Space



## **COMMUNITY MEETING #3 OUTCOME**



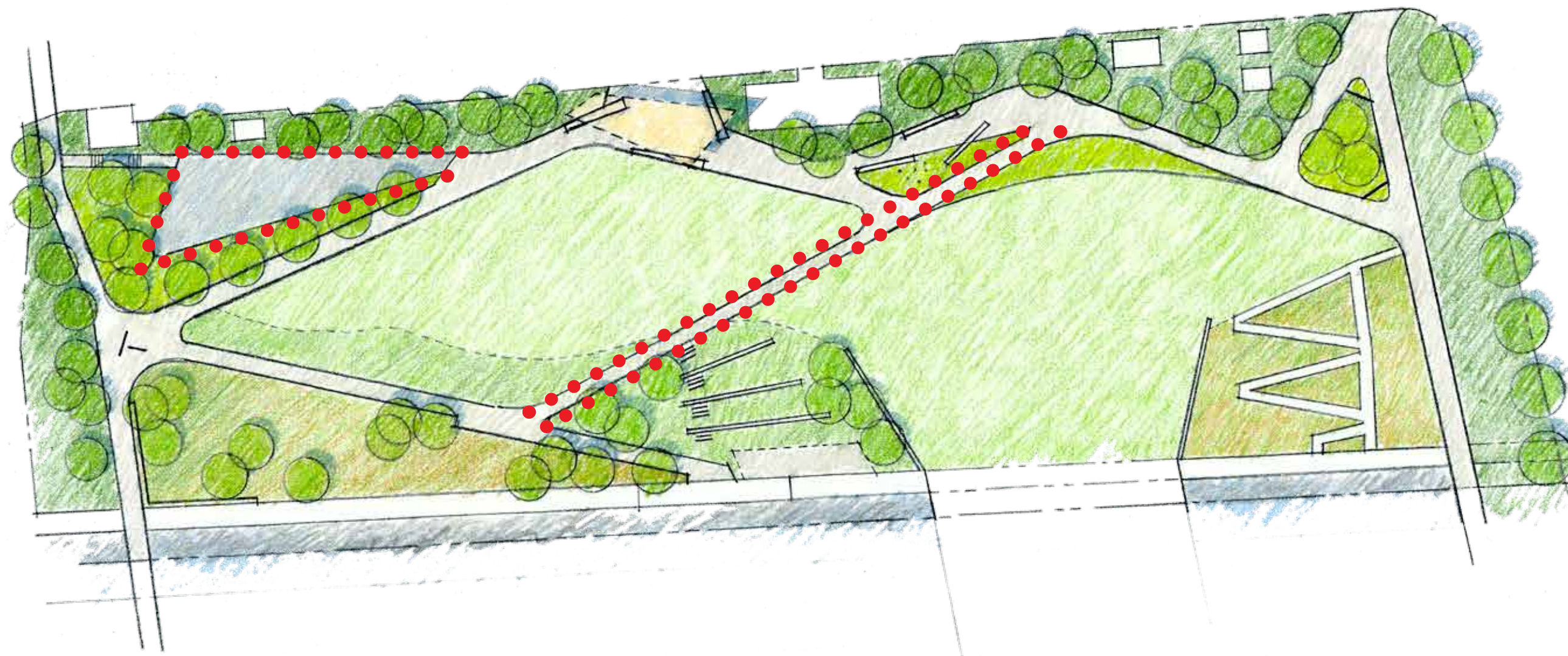
# SURVEY RESULTS



## Concept 1

- Too much focus on activities
- Too rectilinear for a park setting

61 ranked as favorite



## Concept 2

- Positive response to the dog run
- Too rectilinear for a park setting

61 ranked as favorite



## Concept 3

- Most preferred concept
- A dog run is preferred

80 ranked as favorite



# **SURVEY RESULTS**

## Top Rated Features and Amenities

**NATURAL SETTING** with native vegetation and meadow plantings

**SITE AMENITIES** such as access to water, lighting, shade structure, and an observation deck

**DOG RUN** with artificial turf, water fountain, and benches

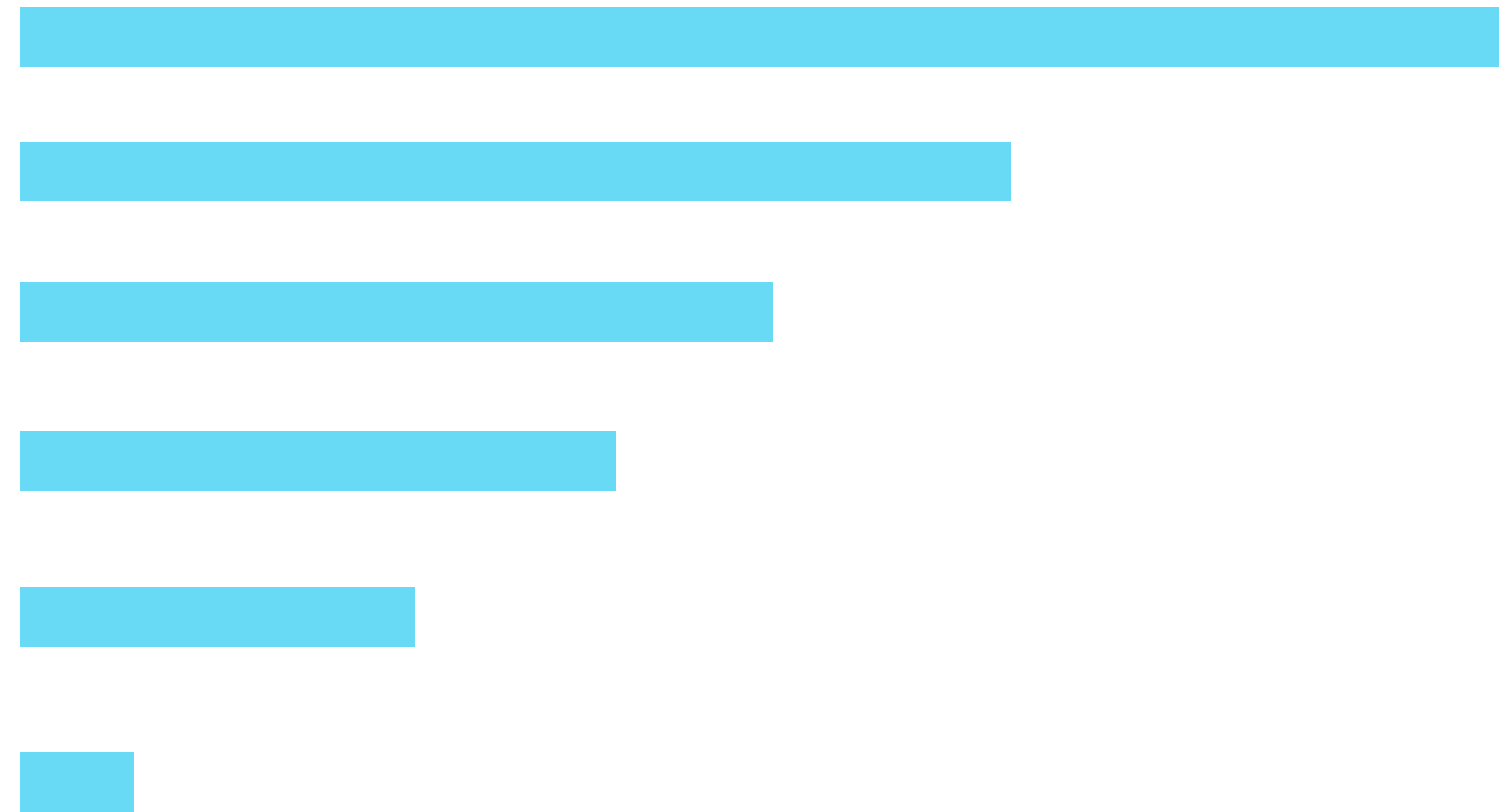
**BIKE TRAFFIC CALMING FEATURES** including marked lanes & separated bike / pedestrian circulation



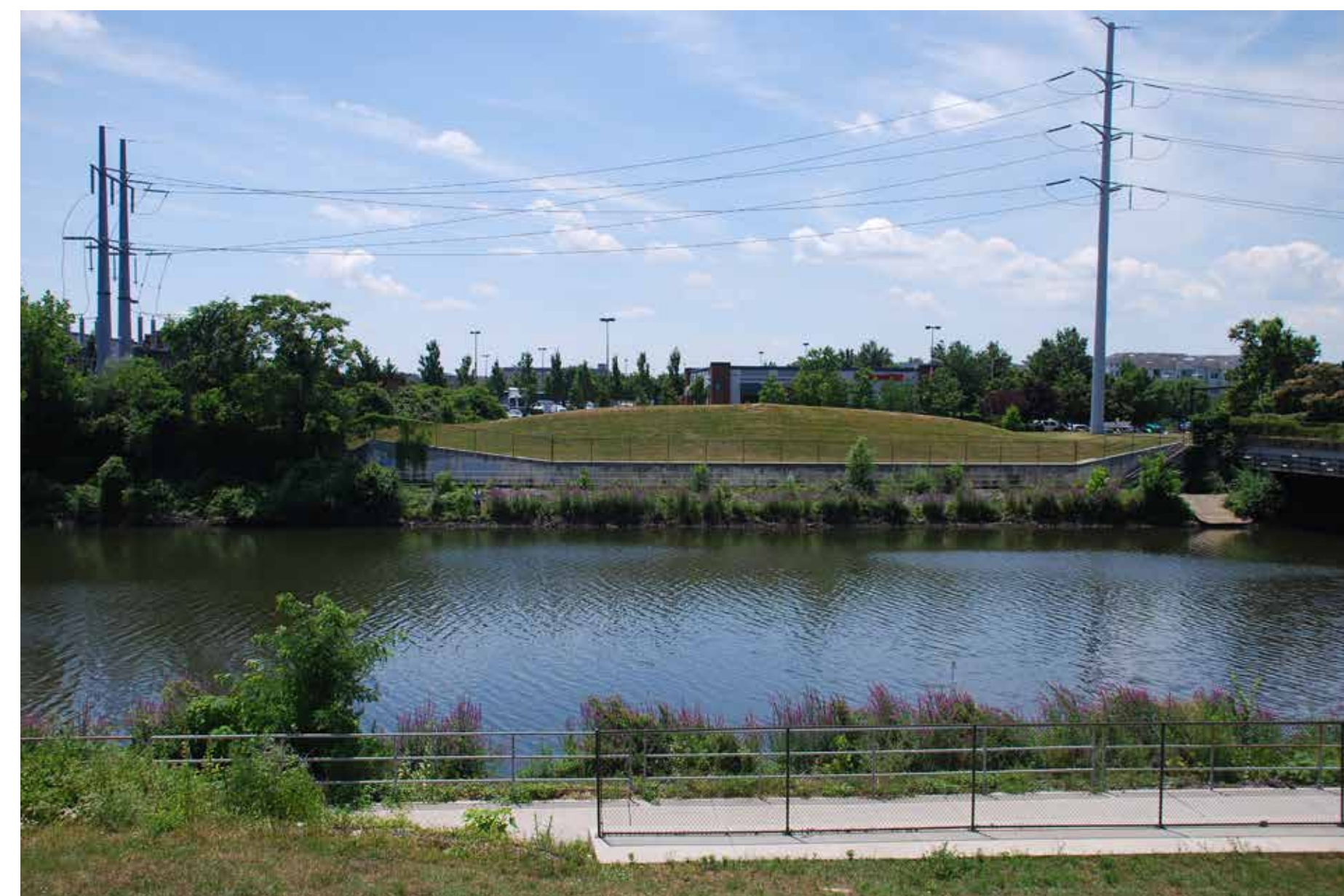
# SURVEY RESULTS

## Park Names

- Luna Park (46 votes)
- Short Bridge Park (39)
- South Park (35)
- Waterside Park (30)
- Overlook Park (21)
- Crescent Park North (6)



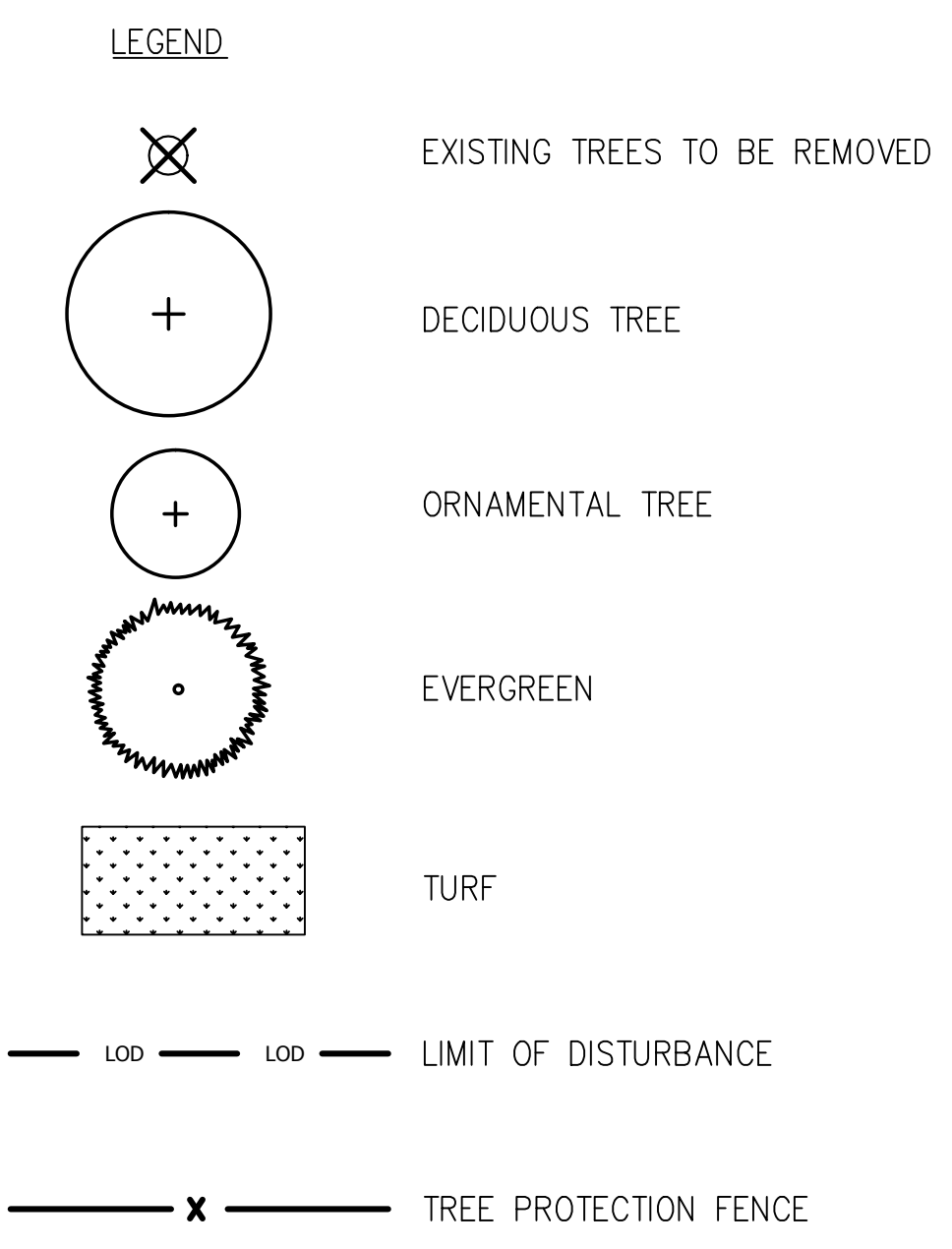
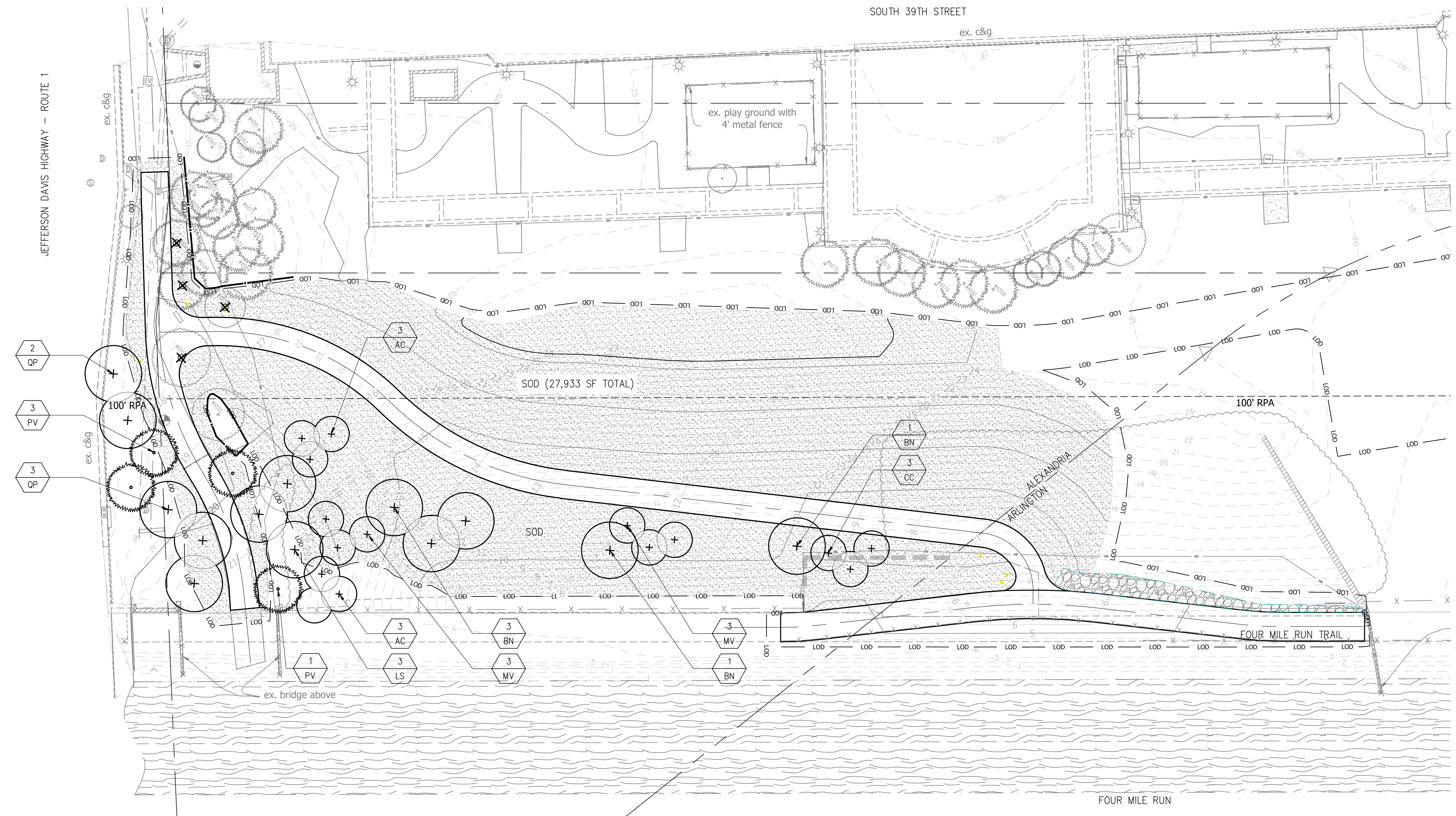
Additional suggested park names: Switchyard Park, Unity Park, Junction Park, Heritage Park, Locomotive Park, National Gateway.





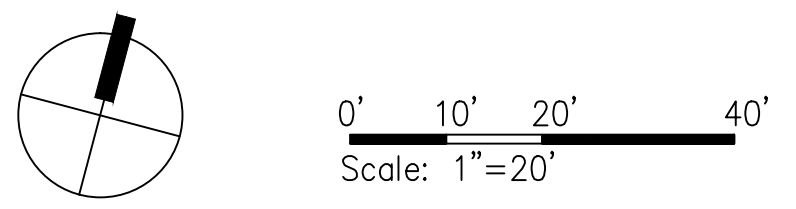
## PHASE I UPDATE





**PLANT SCHEDULE**

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING NOTES
<b>Trees</b>						
6	AC	<i>Amelanchier canadensis</i>	Serviceberry	12' ht.	B&B	As Shown Multi Stem
5	BN	<i>Betula nigra</i>	River Birch	12' ht.	B&B	As Shown Multi Stem
3	CC	<i>Cercis canadensis</i>	Red Bud	12' ht.	B&B	As Shown Multi Stem
3	LS	<i>Liquidambar styraciflua 'Happell'</i>	Sweet Gum	4" cal.	B&B	As Shown Seedless
6	MV	<i>Magnolia virginiana</i>	Sweetbay Magnolia	12' ht.	B&B	As Shown Multi Stem
4	PV	<i>Pinus virginiana</i>	Virginia Pine	12' ht.	B&B	As Shown
5	QP	<i>Quercus phellos</i>	Willow Oak	4" cal.	B&B	As Shown

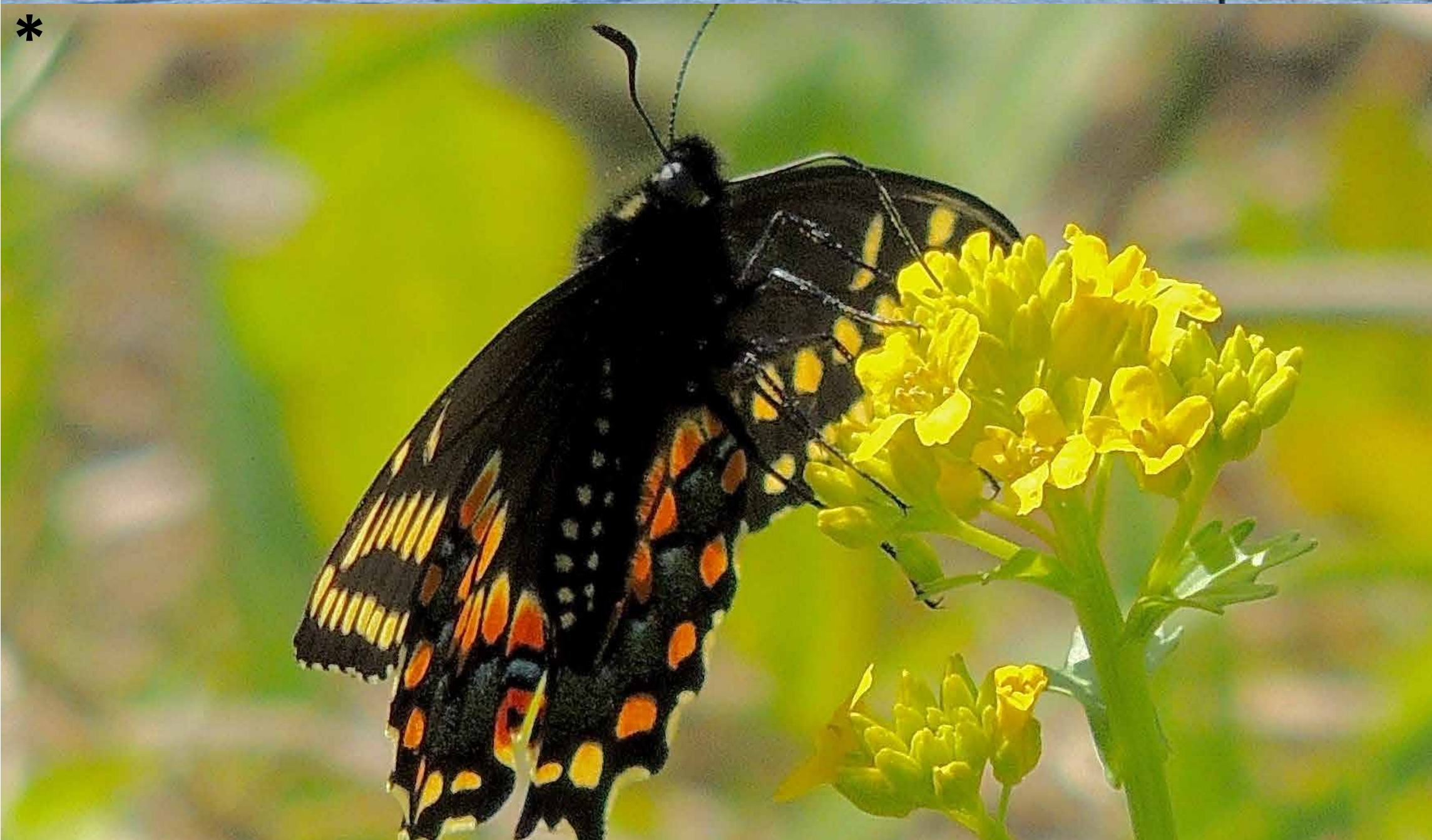
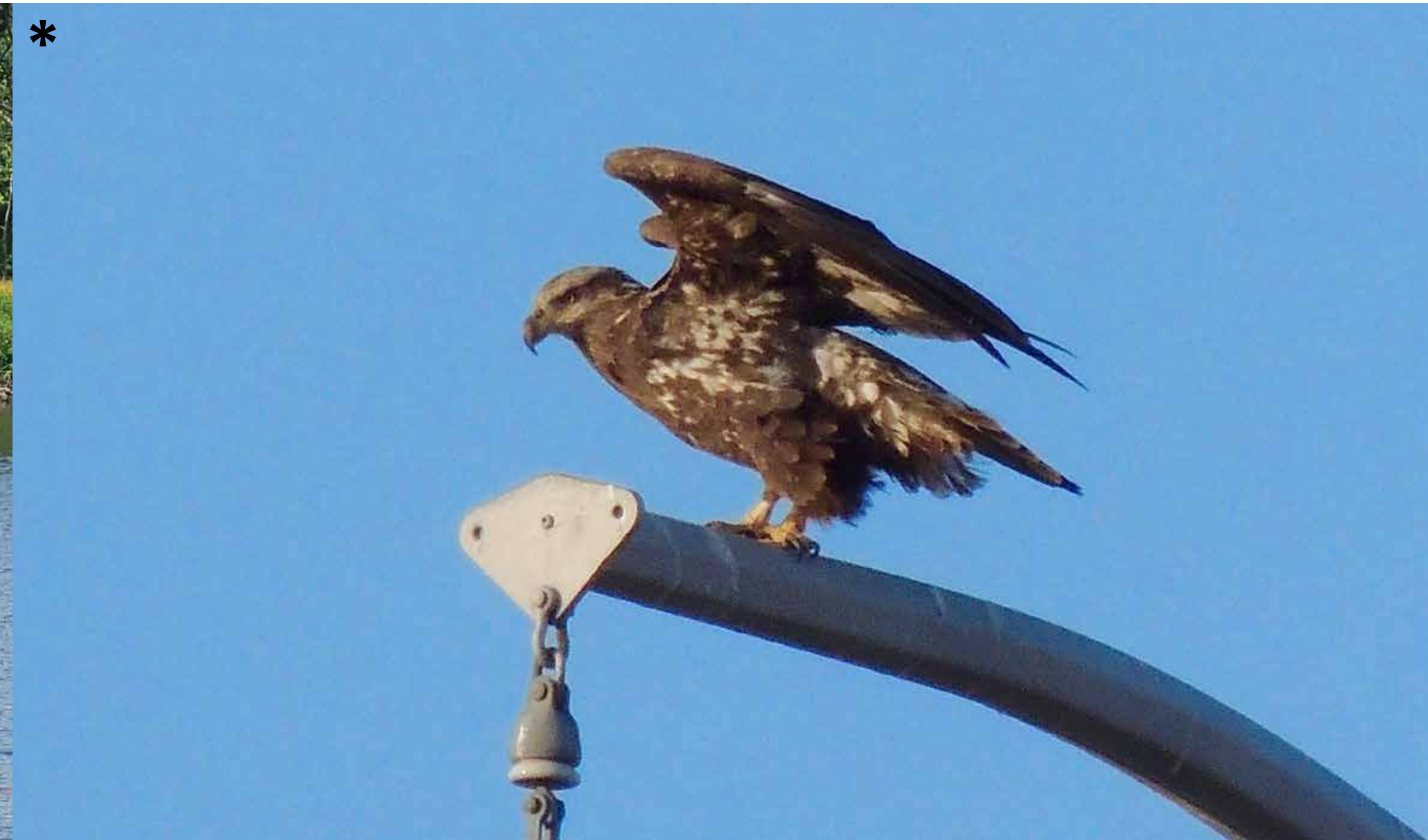
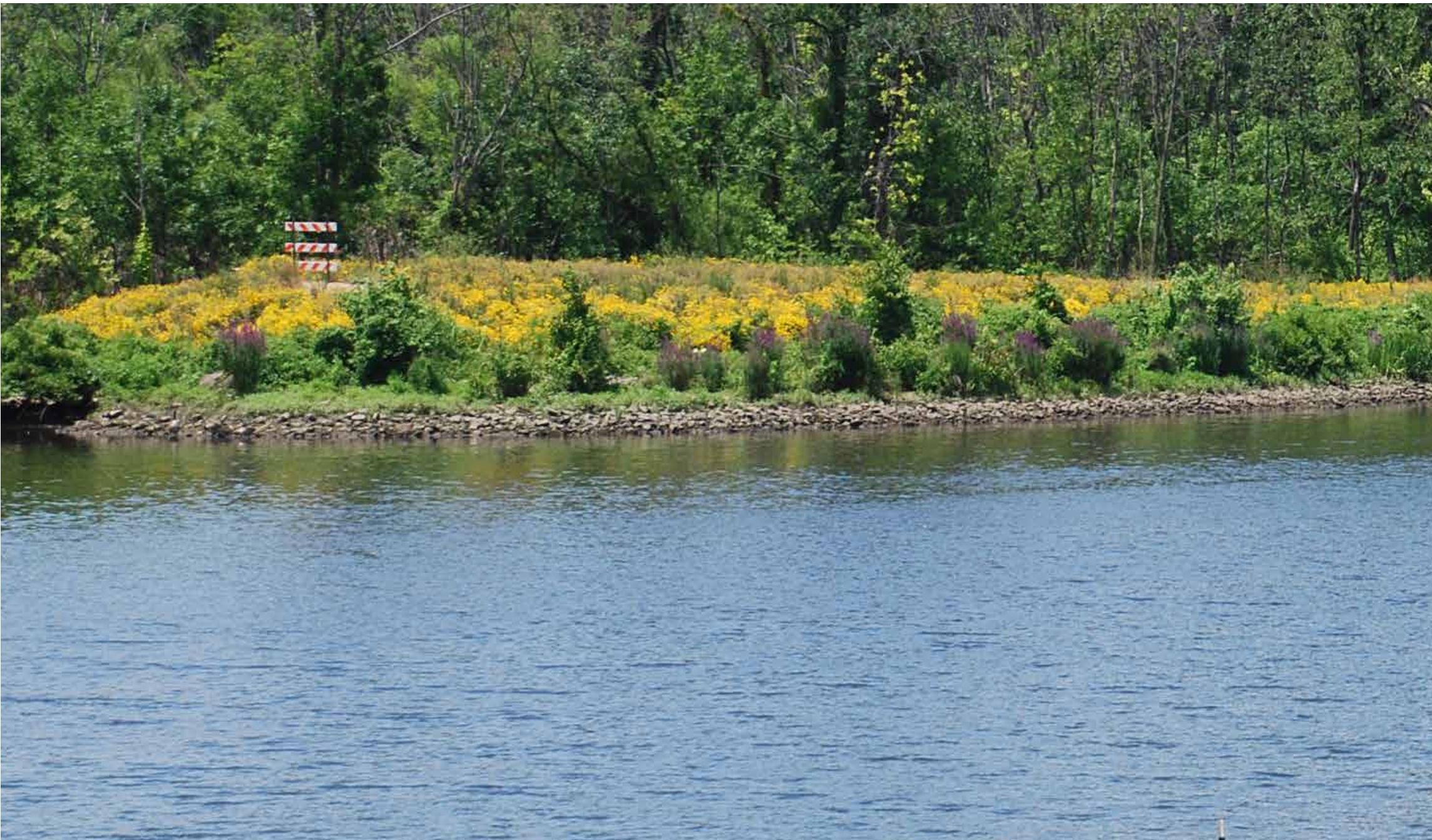




**DESIGN INSPIRATION**



# ECOLOGY IN FOUR MILE RUN



\* PHOTO CREDIT: DAVID HOWELL



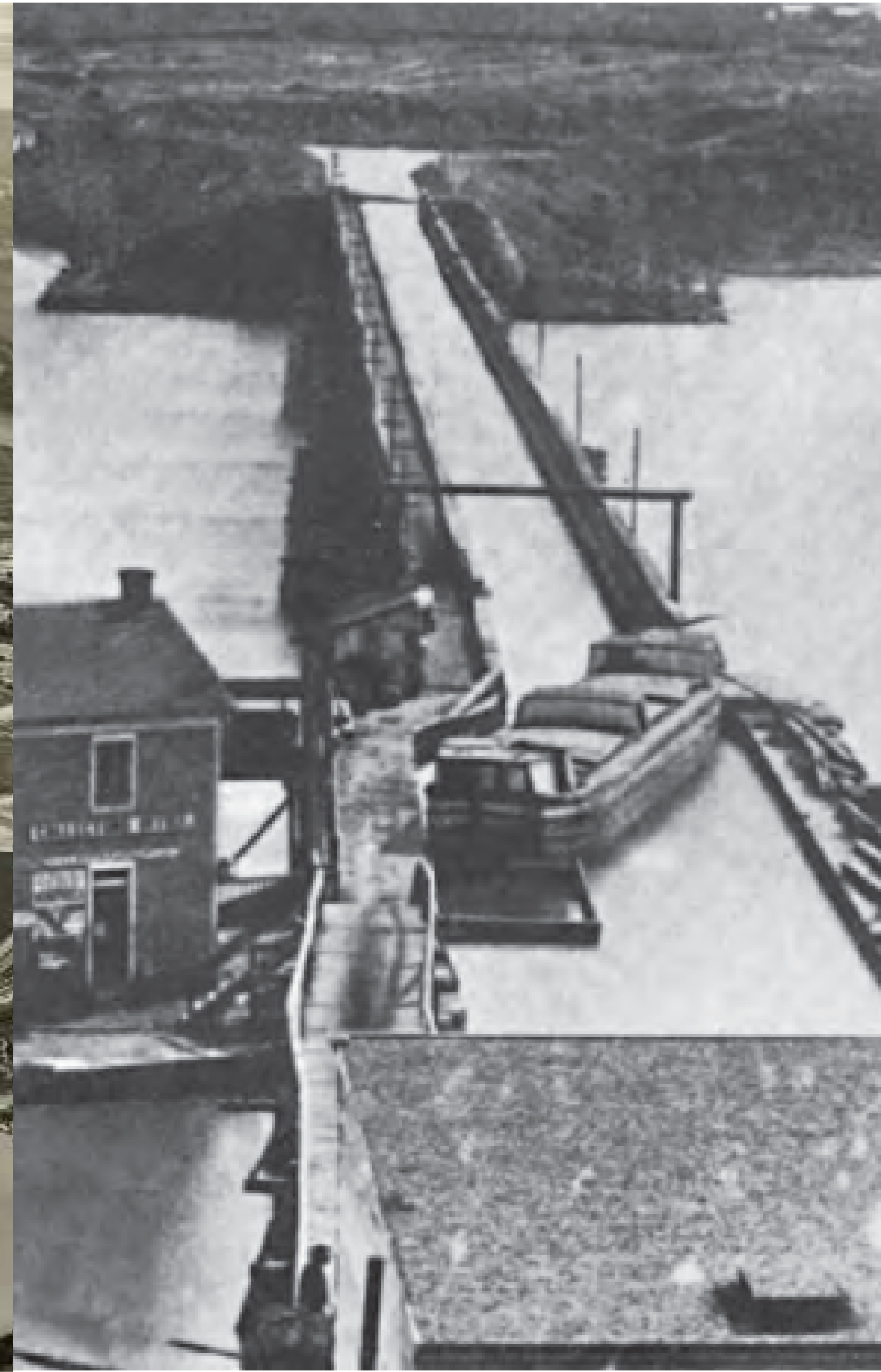
# SITE HISTORY



Rail Yard



Adajacent Airport



Viaduct



Flood Control



# INFRASTRUCTURE CONTEXT



Yard Bridge



Waste Plant



Power Lines



Transmission Tower



**FINAL CONCEPT DESIGN**



# PLAN



**1** PARK ENTRANCE

**2** DOG RUN

**3** OVERLOOK PLAZA

**4** OPEN LAWN

**5** INTERPRETATIVE PLAZA

**6** BIORETENTION

**7** RIPARIAN MEADOW

**8** MEADOW OVERLOOK

**9** LAWN TERRACE

**10** RIVERFRONT OVERLOOK

**11** STAIRS

**12** CONCRETE BIKE TRAIL

**13** CONCRETE PATHWAY

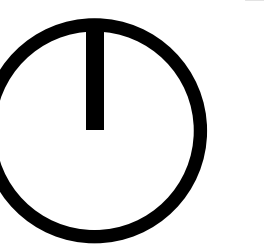
**14** SHADE STRUCTURE

**15** EXISTING STAIRS & RAMP TO REMAIN

**16** UTILITY

**17** INTERPRETATIVE TRAIL

0' 50' 100' 200'





# VIEW FROM INTERPRETATIVE PLAZA





# SITE SECTION



OVERLOOK PLAZA

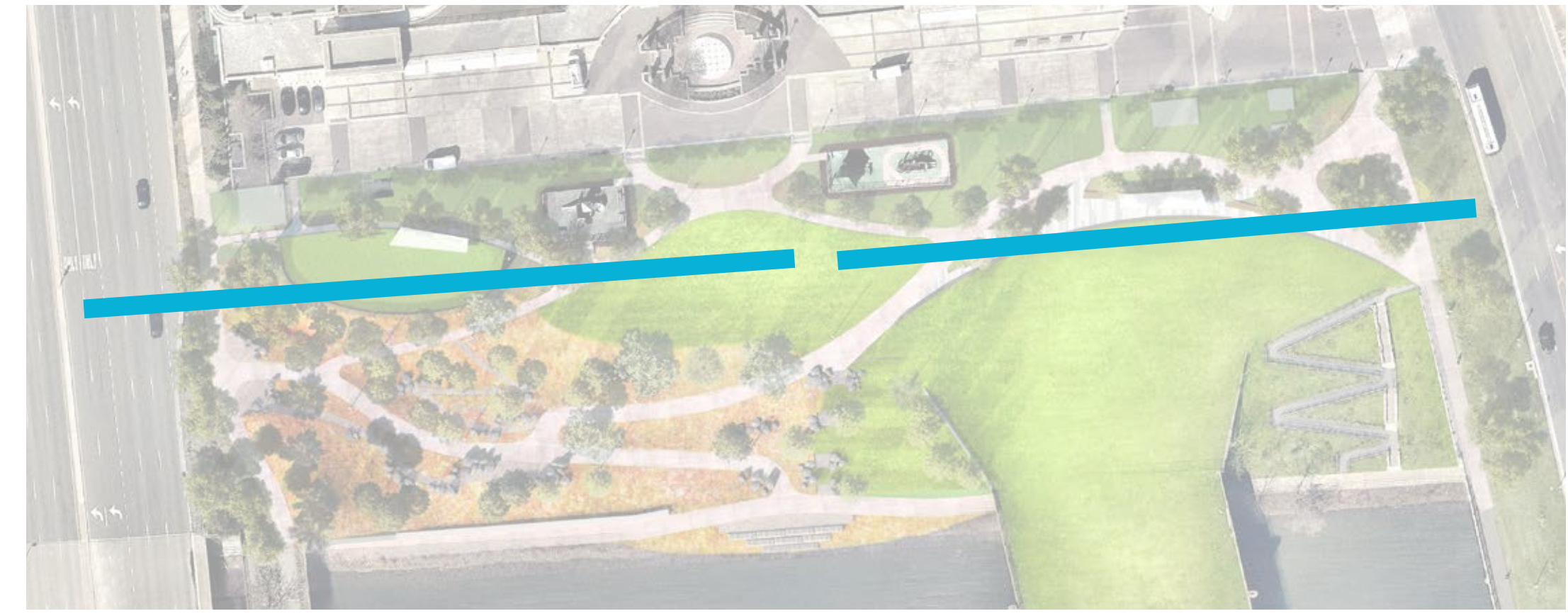
OPEN LAWN

LAWN TERRACE

FMR TRAIL



# SITE SECTION



BIORETENTION

DOG RUN

TRAIL

OVERLOOK PLAZA



TRAIL

INTERPRETATIVE PLAZA

TRAIL

PARK ENTRANCE



# PLANTING CONCEPT

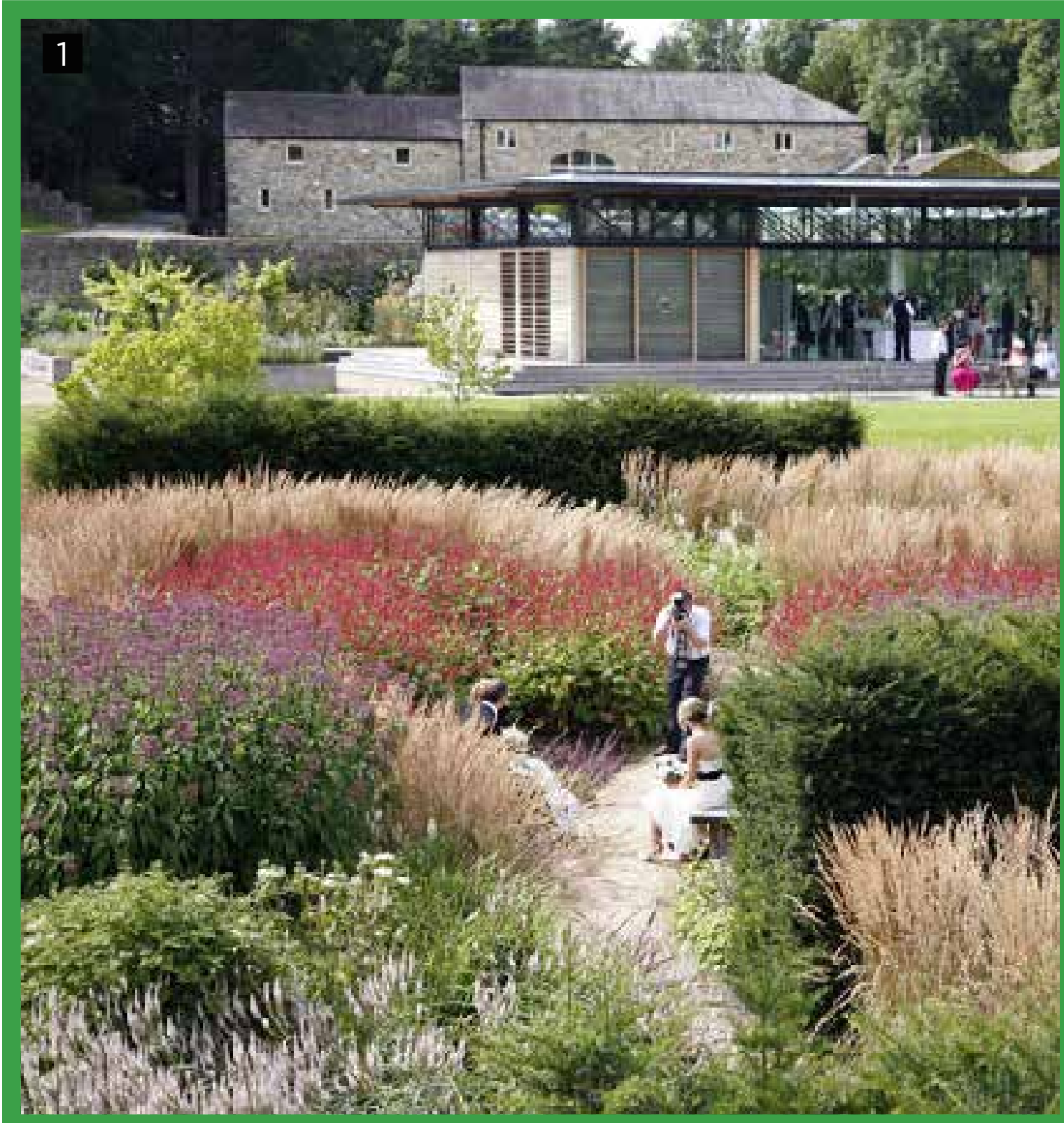


- ZONE 1 - URBAN EDGE**
- ZONE 2 - INTERPRETATIVE GARDEN**
- ZONE 3 - OPEN SLOPED LAWN & LAWN & TERRACE**
- ZONE 4 - RIPARIAN MEADOW / RIVERBANK PLANTING**



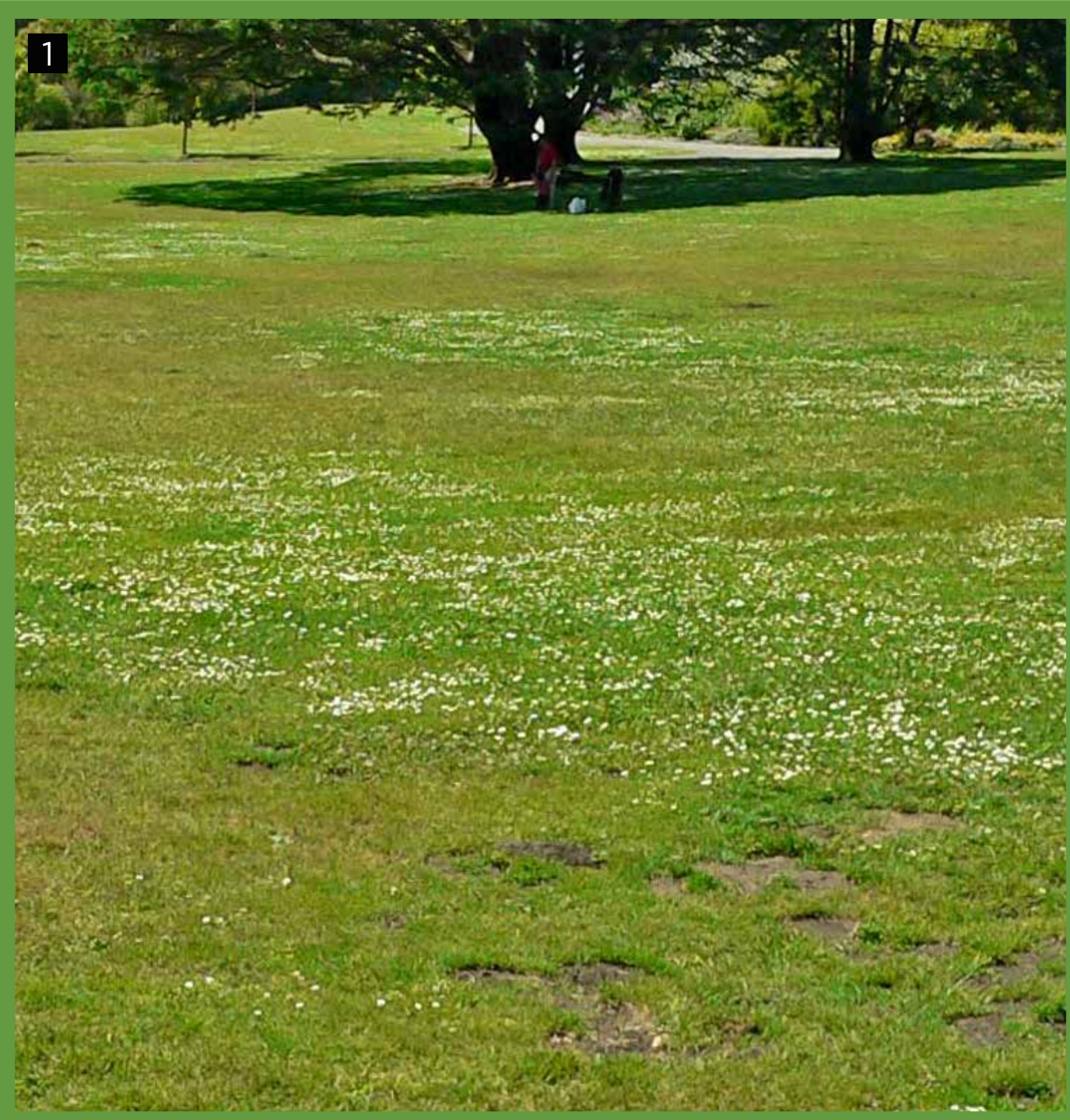
**ZONE 1**

- 1** - STRUCTURAL PLANTING SCREENS LOADING AREA AND BACK OF ECLIPSE
- CREATES A SENSE OF ENCLOSURE



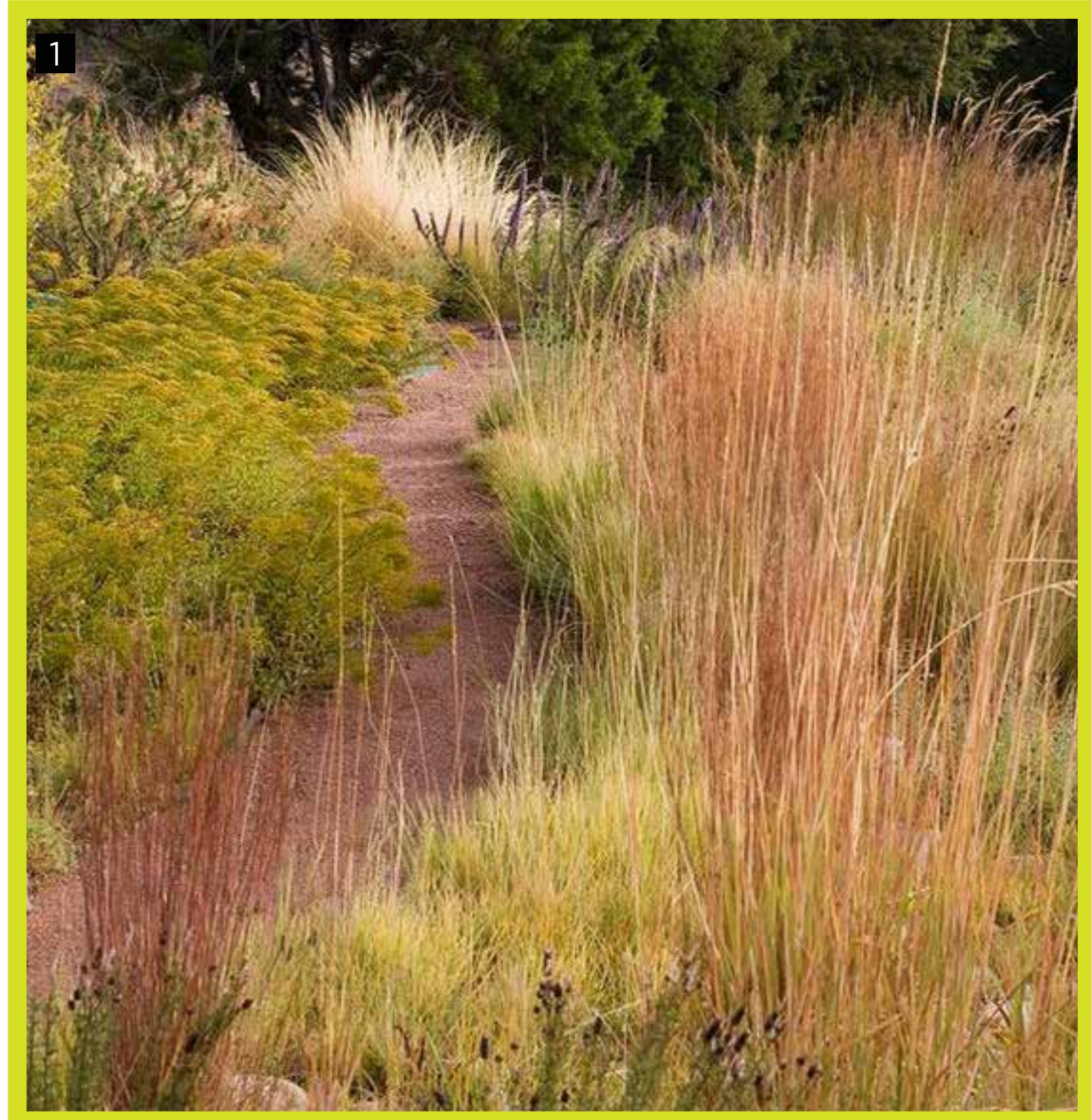
**ZONE 2**

- 1** - PLANTING RESPONDS TO INTERPRETATIVE PLAZA
- LAYERED PLANTING WITH SINUOUS GEOMETRY REPRESENTS THE MEANDER OF THE STREAM



**ZONE 3**

- 1** - OPEN LAWN FOR FLEXIBLE USE AND ACTIVITIES

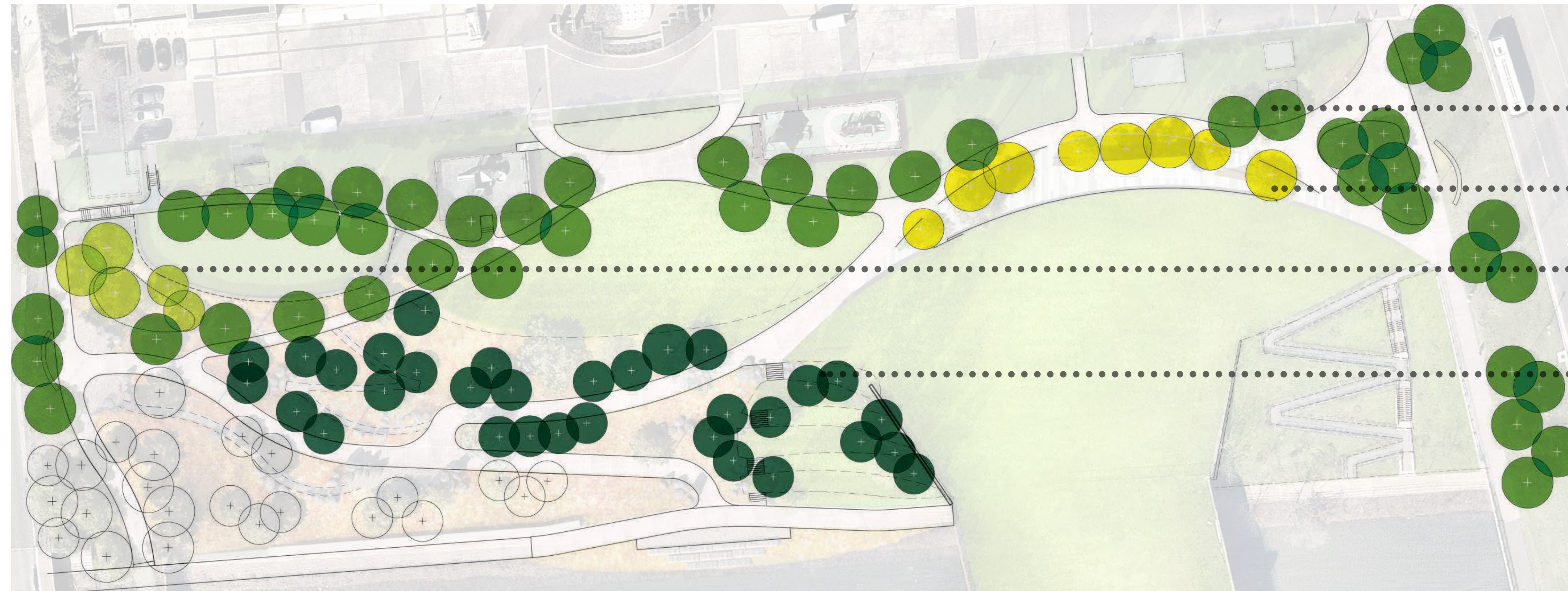


**ZONE 4**

- 1** - INCORPORATE ADAPTABLE, LOW MAINTENANCE PLANTING TO REINTRODUCE HABITAT AND NATURAL SETTING



# PLANTING TYPOLOGIES - TREES

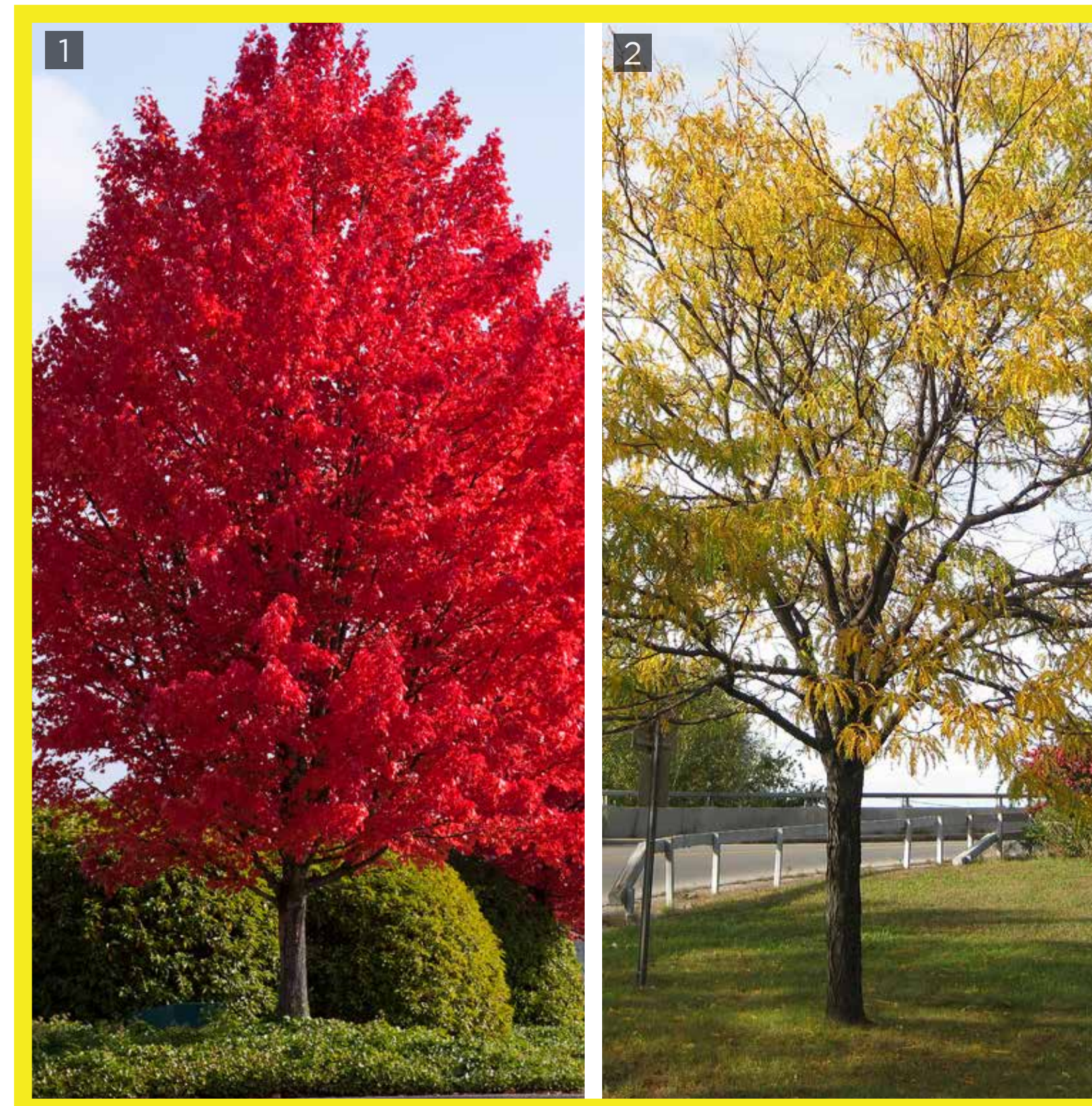


- ..... **TYPE 1** - PATHWAY
- ..... **TYPE 2** - PLAZA
- ..... **TYPE 3** - BIORETENTION
- ..... **TYPE 4** - RIPARIAN RIVERBANK PLANTING



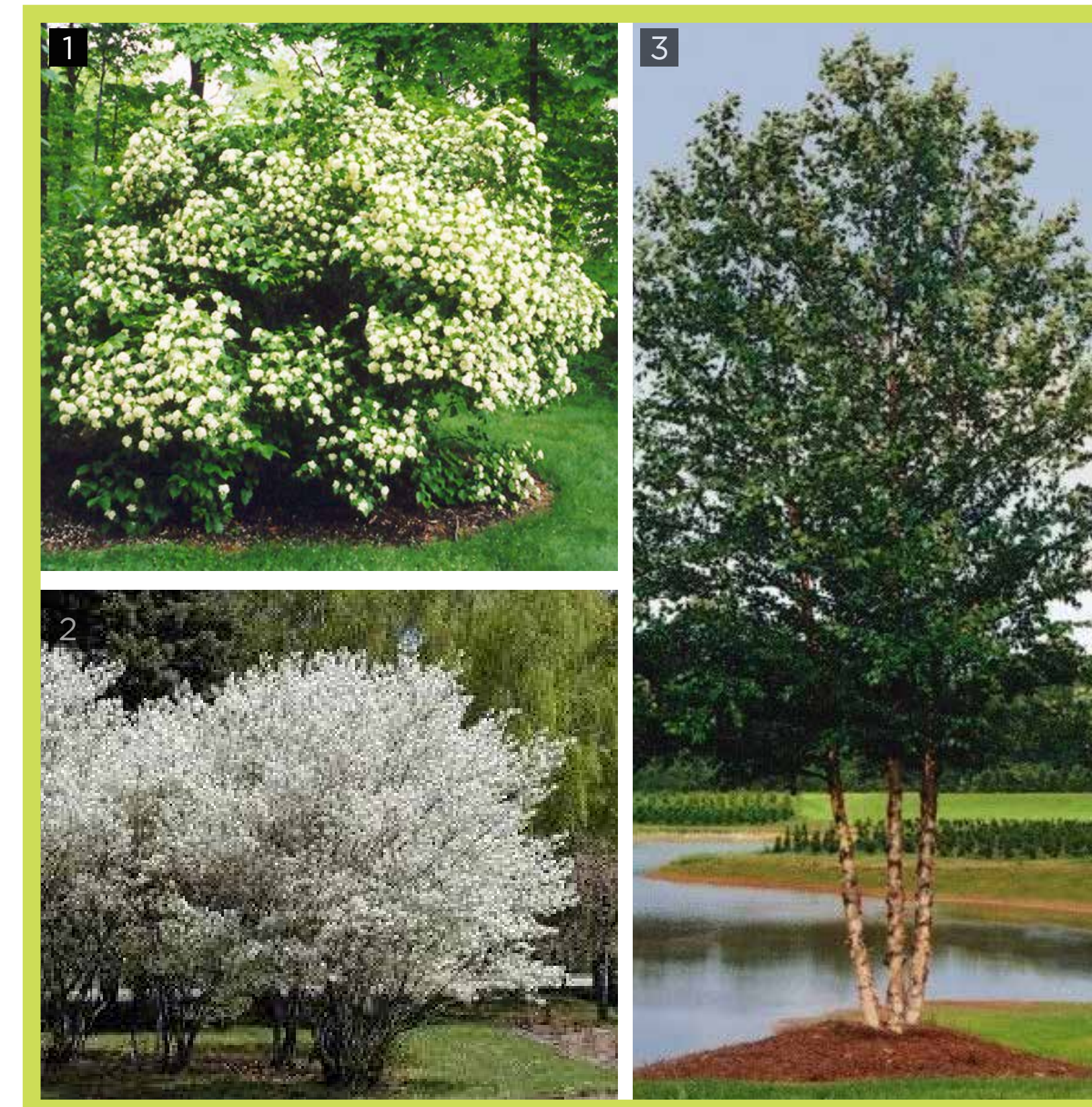
**TYPE 1**

- 1 NYSSA SLYVATICA - BLACK
- 2 ILLEX OPACA - AMERICAN HOLLY
- 3 PLATANUS X ACERIFOLIA - LONDON PLANE TREE



**TYPE 2**

- 1 ACER RUBRUM - RED MAPLE
- 2 GLEDITSIA TRIACANTHOS - HONEYLOCUST



**TYPE 3**

- 1 VIBURNUM DENTATUM - SOUTHERN ARROWOOD
- 2 AMELANCHIER CANADENSIS - CANADIAN SERVICEBERRY
- 3 BETULA NIGRA - RIVER BIRCH



**TYPE 4**

- 1 BETULA NIGRA - RIVER BIRCH
- 2 CERCIS CANADENSIS - EASTERN REDBUD
- 3 MAGNOLIA VIRGINIANA - SWEETBAY MAGNOLIA



## **DETAILS AND MATERIALS**



# DOG RUN



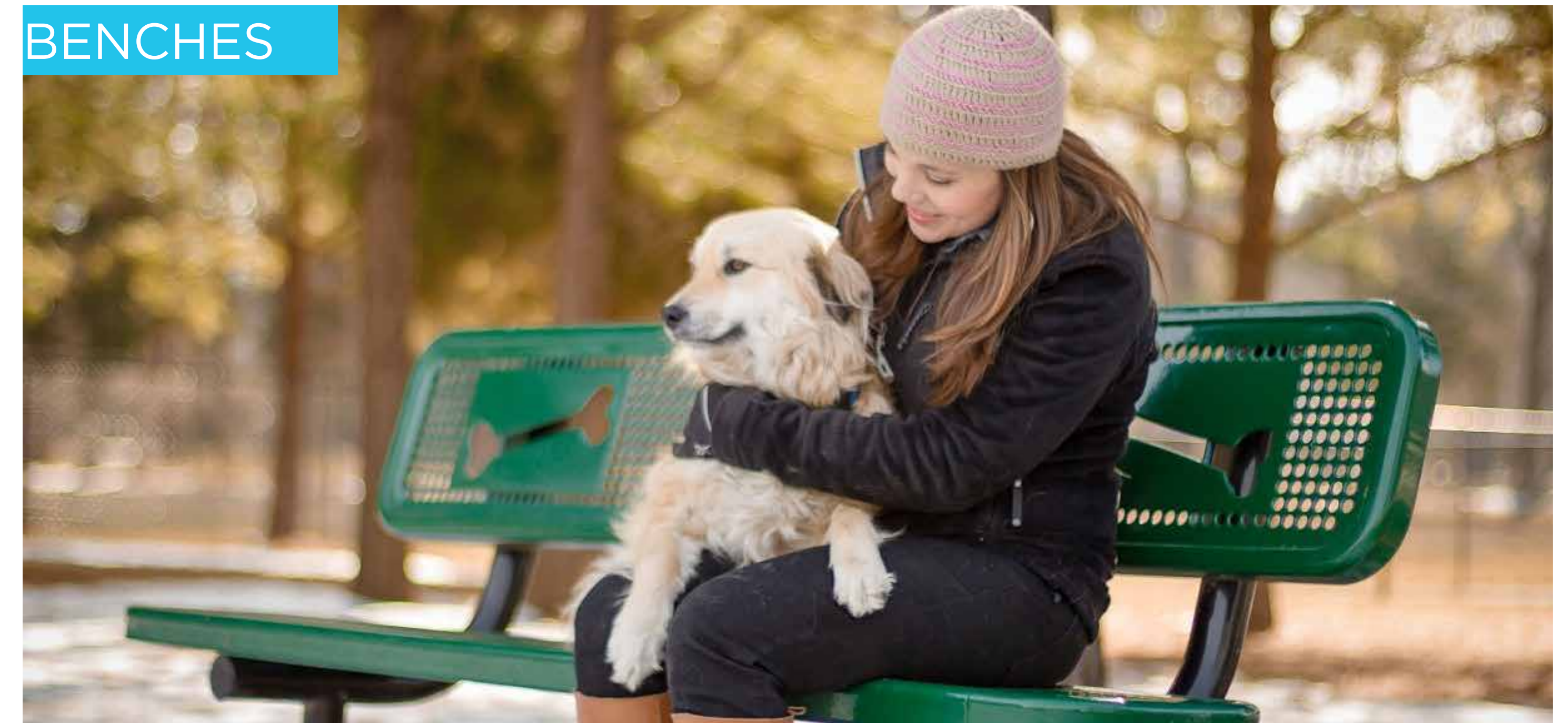
PICKET FENCE DOG FOUNTAIN



## DESIGN ELEMENTS:

- SYNTHETIC TURF SURFACE (4500 SF)
- 3.5 - 5' TALL FENCE
- DOG FOUNTAIN
- SEATING
- 2 ENTRYWAYS WITH DOUBLE GATES
- BIORETENTION

BENCHES





# INTERPRETATIVE PLAZA

ENGRAVED PAVING



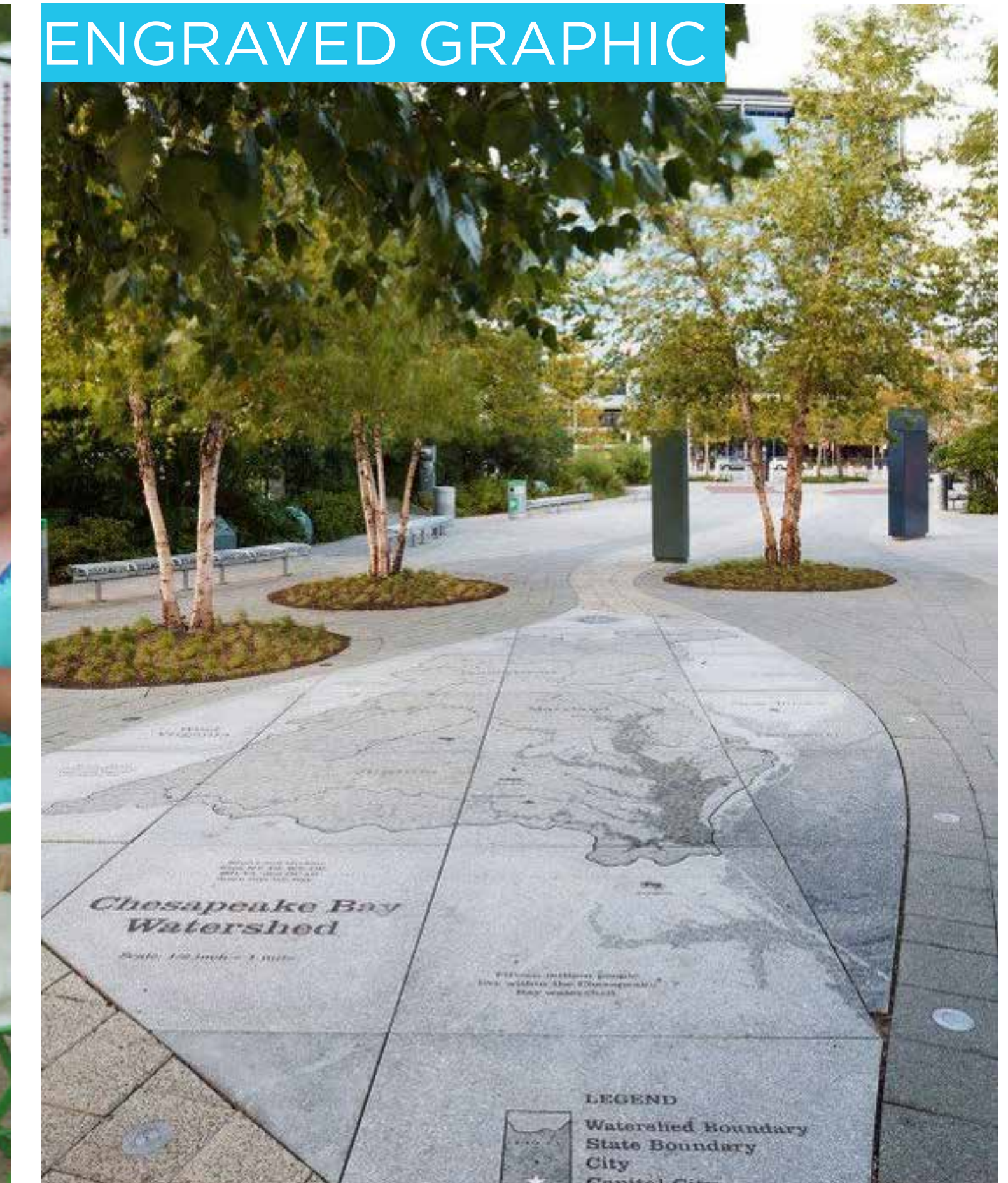
SIGNAGE WALL



SEATING



ENGRAVED GRAPHIC



## DESIGN ELEMENTS:

- INTERPRETATIVE WALLS & PAVING
- SEATING
- SHADE STRUCTURE
- INTERPRETATIVE GARDEN
- DRINKING FOUNTAIN
- TRASH RECEPTACLES





# RIPARIAN MEADOW / RIVERBANK PLANTING

MEADOW GRASSES



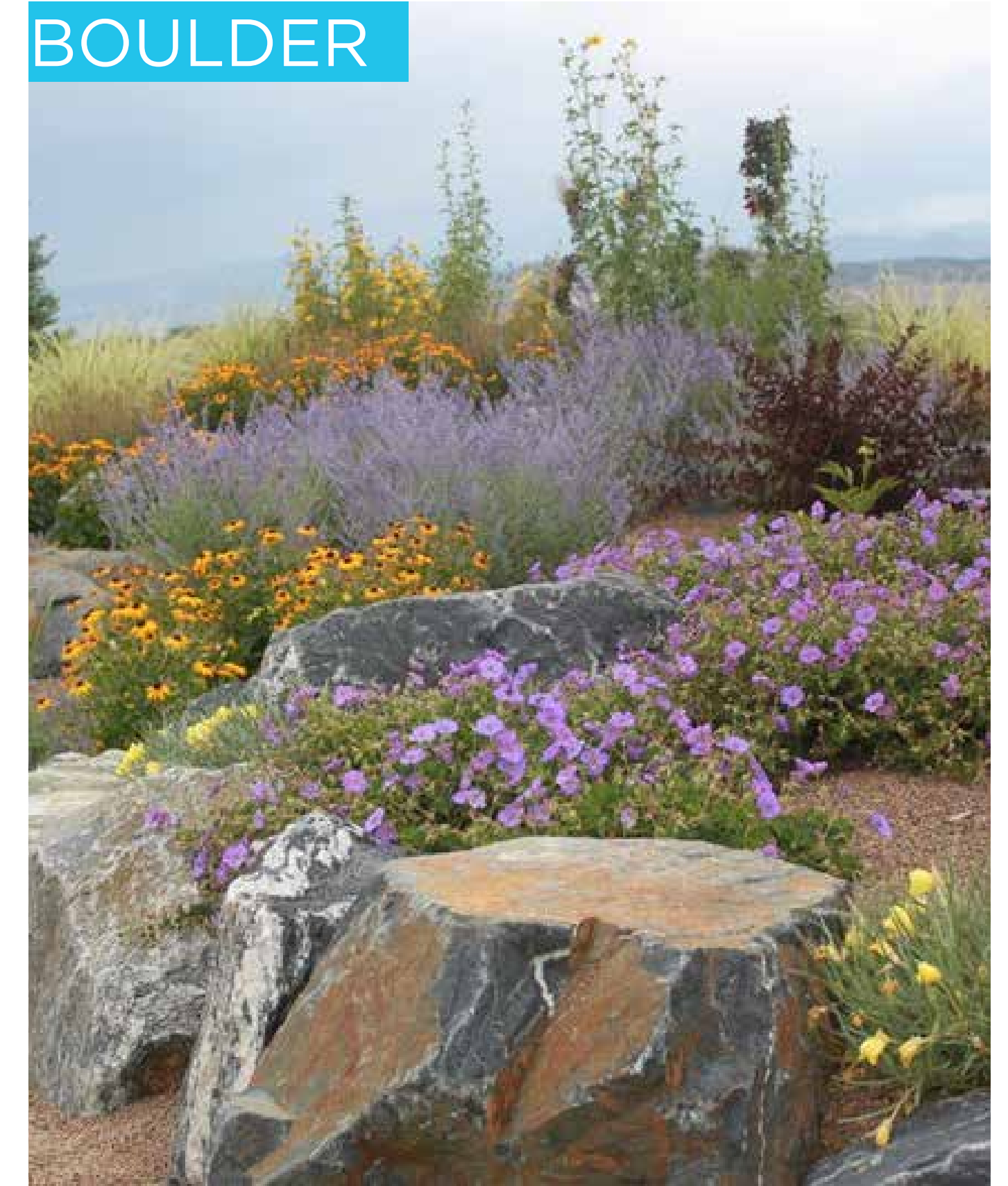
GRAVEL PATH



SEASONAL BLOOMING



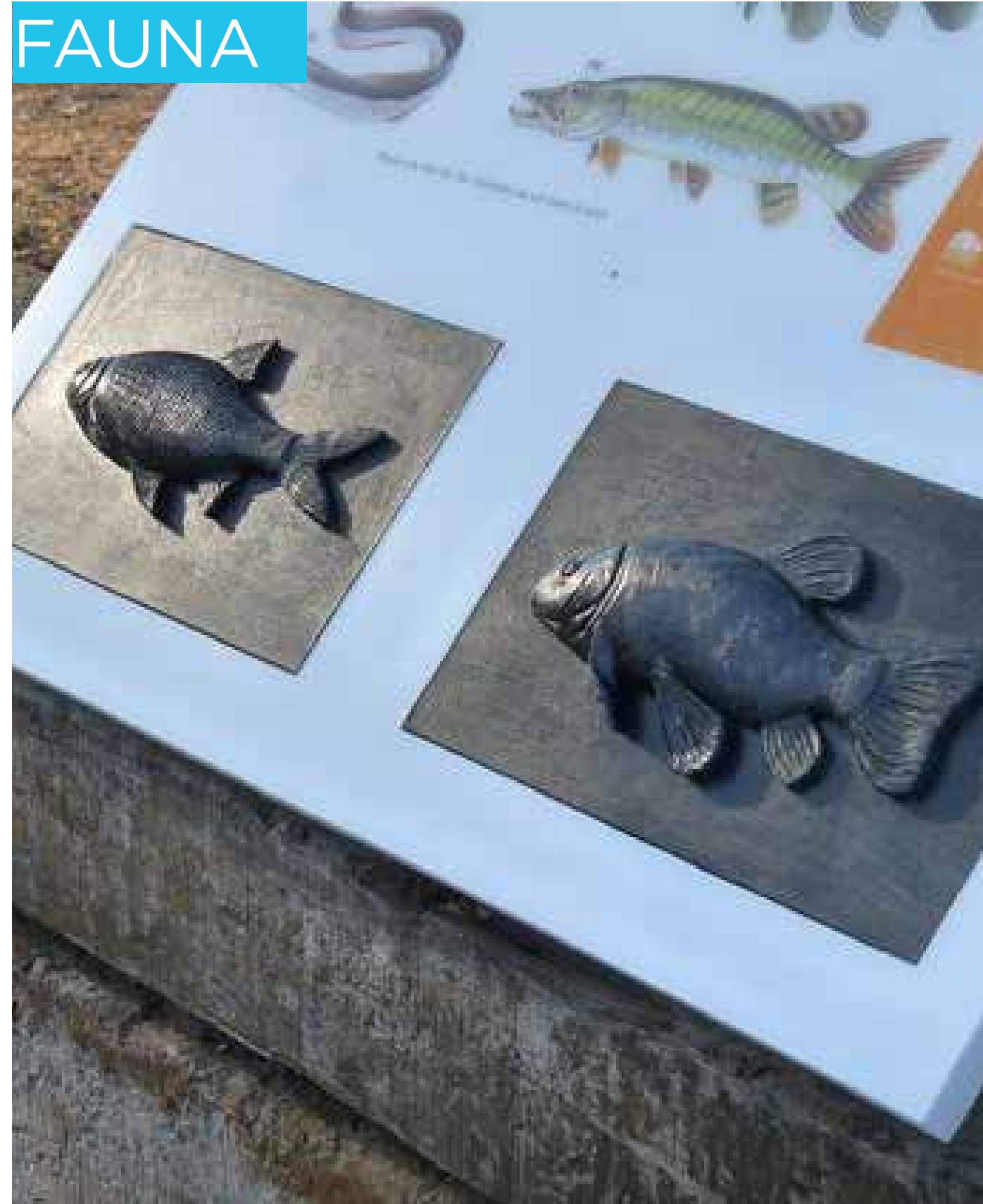
BOULDER





# RIPARIAN ECOLOGY INTERPRETATION

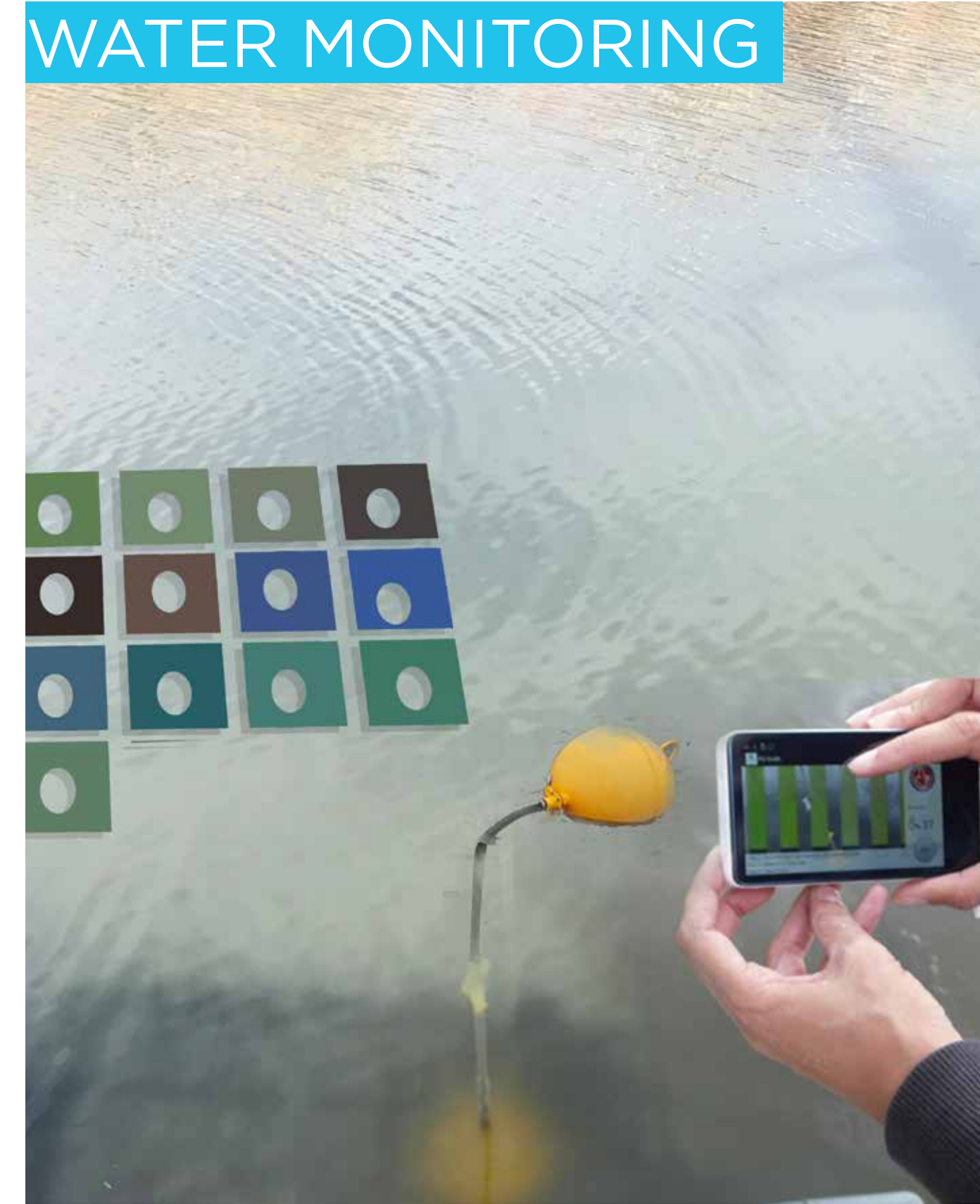
FAUNA



FLORA



WATER MONITORING



NO-MOW SIGN



SIGN W/RECALIMED WOOD



INTERACTIVE SIGN



SIGN ON POST





# RIVERFRONT ACCESS

LAWN TERRACE



BOULDERS AT STAIRS



## DESIGN ELEMENTS:

- LAWN TERRACE
- RIVERFRONT OVERLOOK
- BOULDERS AT STAIRS
- LIVING SHORELINE



# PARK CIRCULATION



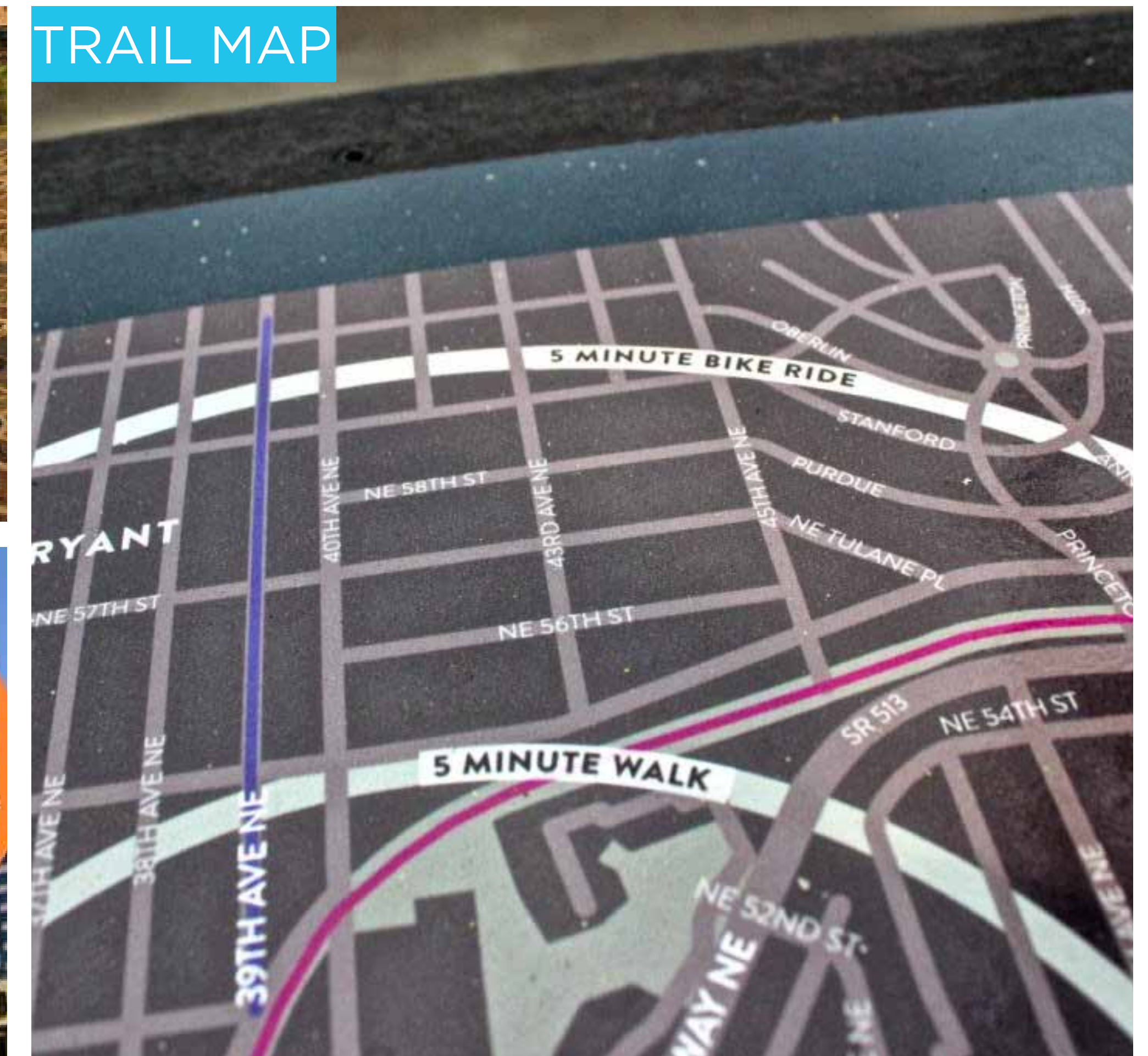
## DESIGN ELEMENTS:

- BIKE TRAIL MAP
- BIKE TRAIL SIGN
- BIKE SPEED CALMING DEVICE

- NON-ADA PATHWAYS
- ADA PEDESTRIAN PATHS
- ADA SHARED PATHS



TRAIL MARKINGS



TRAIL MAP



TRAIL SIGN



TRAIL SIGN



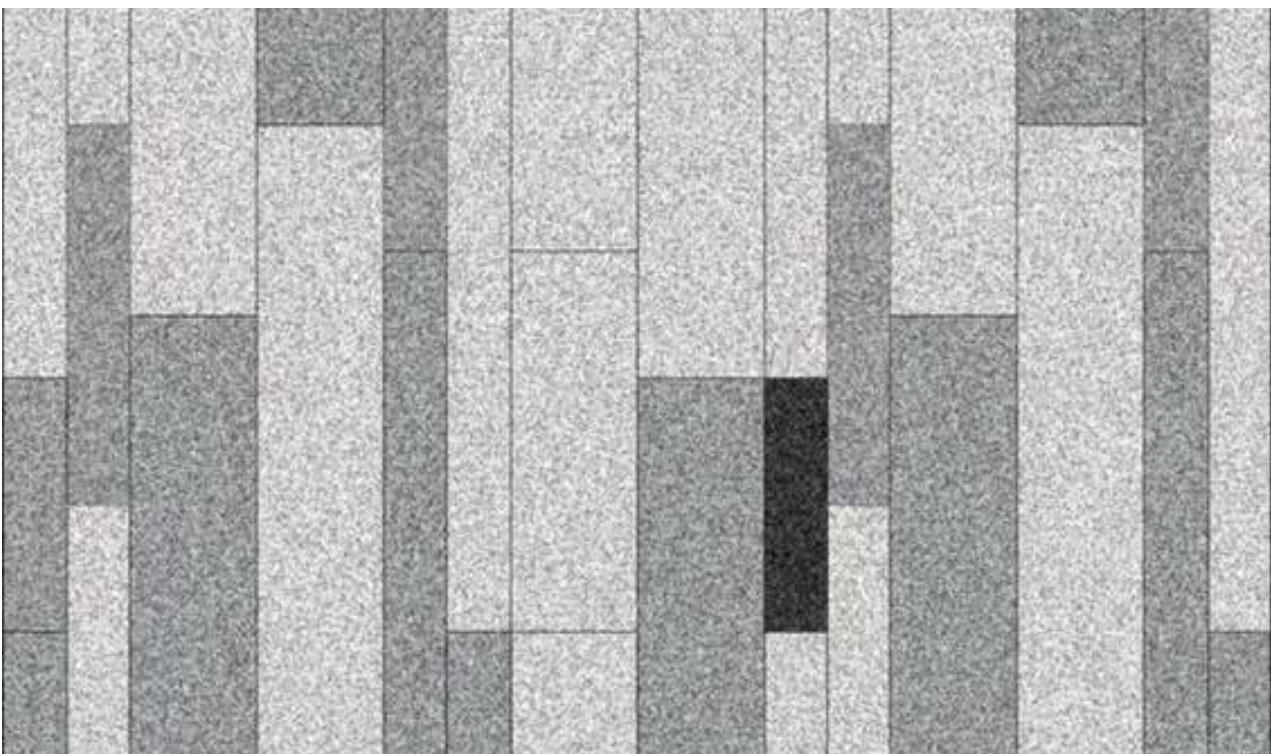


# PAVING



## CONCRETE PAVING

- POUR-IN-PLACE CONCRETE PAVEMENT
- BIKE TRAILS AND PEDESTRIAN PATHWAY,
- 10', 8' & 5' IN WIDTH






## CONCRETE PAVERS

- PRECAST CONCRETE PAVERS
- EAST ENTRANCE PLAZA
- COLORS: LIGHT TO WARM GRAY



## ENGRAVED PAVING

- PRECAST CONCRETE PAVERS OR CONCRETE PAVEMENT
- EAST ENTRANCE PLAZA
- COLORS: LIGHT TO WARM GRAY

-  CONCRETE PAVING
-  CONCRETE UNIT PAVER
-  ENGRAVED PAVING





# FURNITURE

## SEATING



## RECEPTACLE



## BIKE RACKS



## PICNIC TABLE



## DRINKING FOUNTAIN



## SHADE STRUCTURE



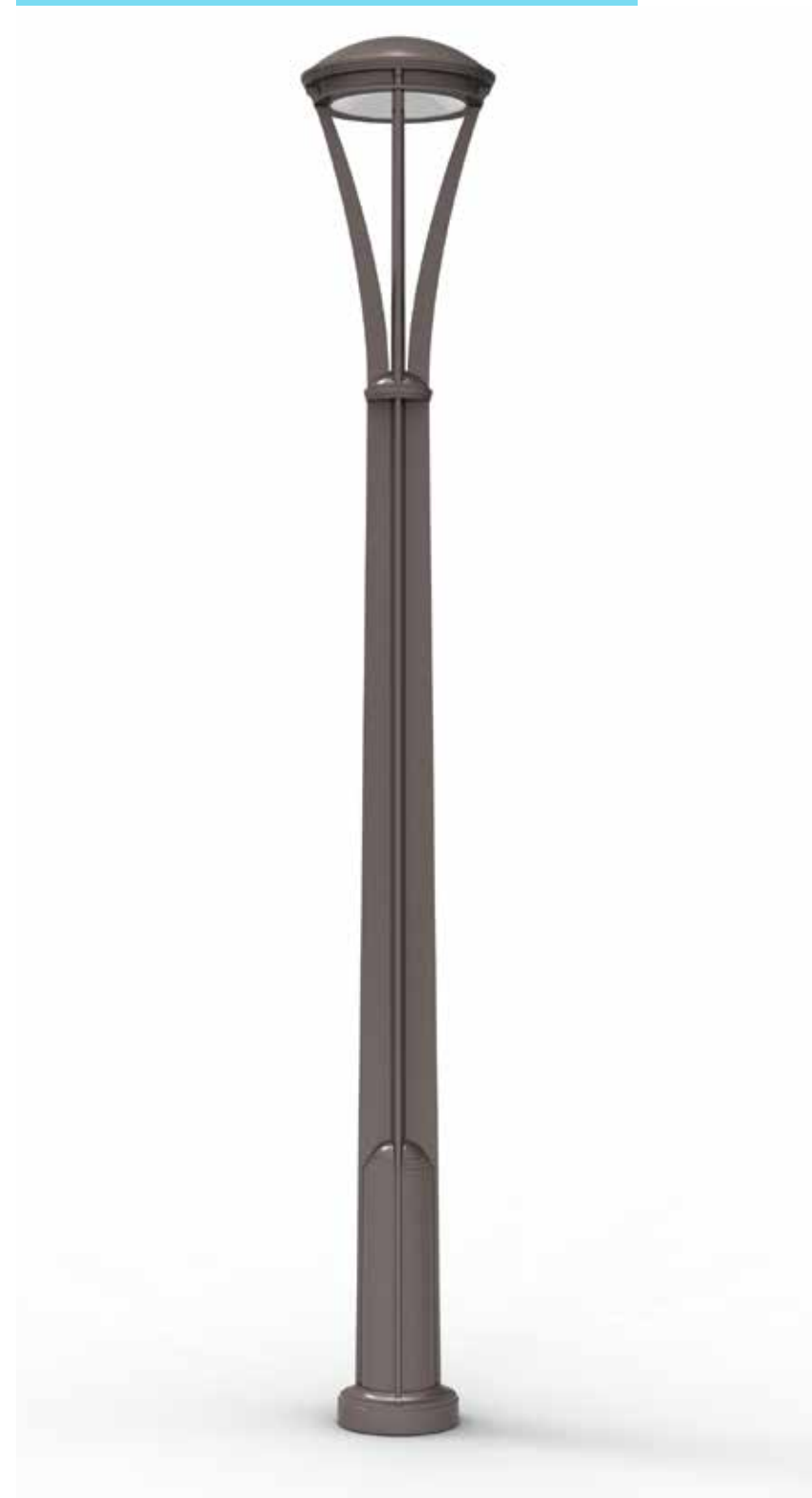


# LIGHTING

## BOLLARD LIGHT



## POLE LIGHT





## NEXT STEPS

July and September 2017.....	Present Park Master Plan to County Commissions
December 2017.....	Present Park Master Plan to the County Board
Late 2018.....	Construct Multi-Use Trail Connection (Phase 1)
2022.....	Bond funds are voted upon by the public to fund Capitol Improvement Projects (CIP), like South Park.
Spring 2023.....	CIP funds are available for use. Begin development of construction drawings, public meetings, and award a contract for construction.

Note: Funding shown in the CIP out years are for planning purposes and are not guaranteed. Project amounts are subject to change up until they are voted upon and approved by the County Board.



# NEXT STEPS

## Projects & Planning

- Neighborhoods
- Planning
- Projects
- Plans & Studies
- Programs
- Building
- Data & Research
- Comprehensive Plan
- Land Use & Urban Design
- CIP
- Environment
- Parks & Open Space
- Transportation
- Utilities

## South Park at Potomac Yards, Land Bay F

### Location

Located adjacent to Four Mile Run, between Route 1 and Potomac Avenue.

### Status

#### In Design

**Start Date:** 1st Quarter 2017

**End Date:** 4th Quarter 2017

### About the Project

Arlington County is undertaking a Park Master Plan for an open space referred to as South Park. The civic engagement process will include a series of public meetings and an online survey, which are intended to solicit ideas and feedback from the public to help inform the park's design. The public meetings will also convey the park's role in implementing the Four Mile Run Restoration Master Plan (adopted by the County Board in 2006) and Design Guidelines (adopted by the County Board in 2009). The process will culminate with a Park Master Plan, which will conceptually identify park amenities and their placement within the park, pedestrian and bicycle circulation, and strategies for addressing stormwater. The Park Master Plan will then be used to develop detailed construction drawings, once funding for construction is available.

South Park was created as a public park through the Potomac Yard Phased Development Plan (PDSP #346), approved by the County Board on 10-21-2000. The PDSP required the developer to set aside this open space and dedicate a public access easement to Arlington County, and Design Guidelines were created to help guide the open spaces associated with the development. The park currently has a publicly accessible playground and a playground exclusively used by a daycare facility, planted shrub/perennial beds, walkways, a large grassy field, and a steeply sloped grassy area. General guidance from the Four Mile Run Restoration Master Plan and Design Guidelines speaks to connecting park users to the water, taking advantage of viewsheds, and improving the water quality of Four Mile Run.

### Image Gallery



### Contacts

#### Associate Planner

Bethany Heim   
703-228-4825 

### Meetings

**FEB 22** Wed  
South Park at Potomac Yards  
7:00 pm-9:30 pm