

'SOUTH PARK'

Park Master Plan

PROJECT TEAM

ARLINGTON COUNTY

CLIENT

CITY OF ALEXANDRIA (Alexandria Parks Department)

RHODESIDE AND HARWELL

LANDSCAPE ARCHITECTURE & URBAN DESIGNER

KITTLESON AND ASSOCIATES

CIVIL ENGINEER

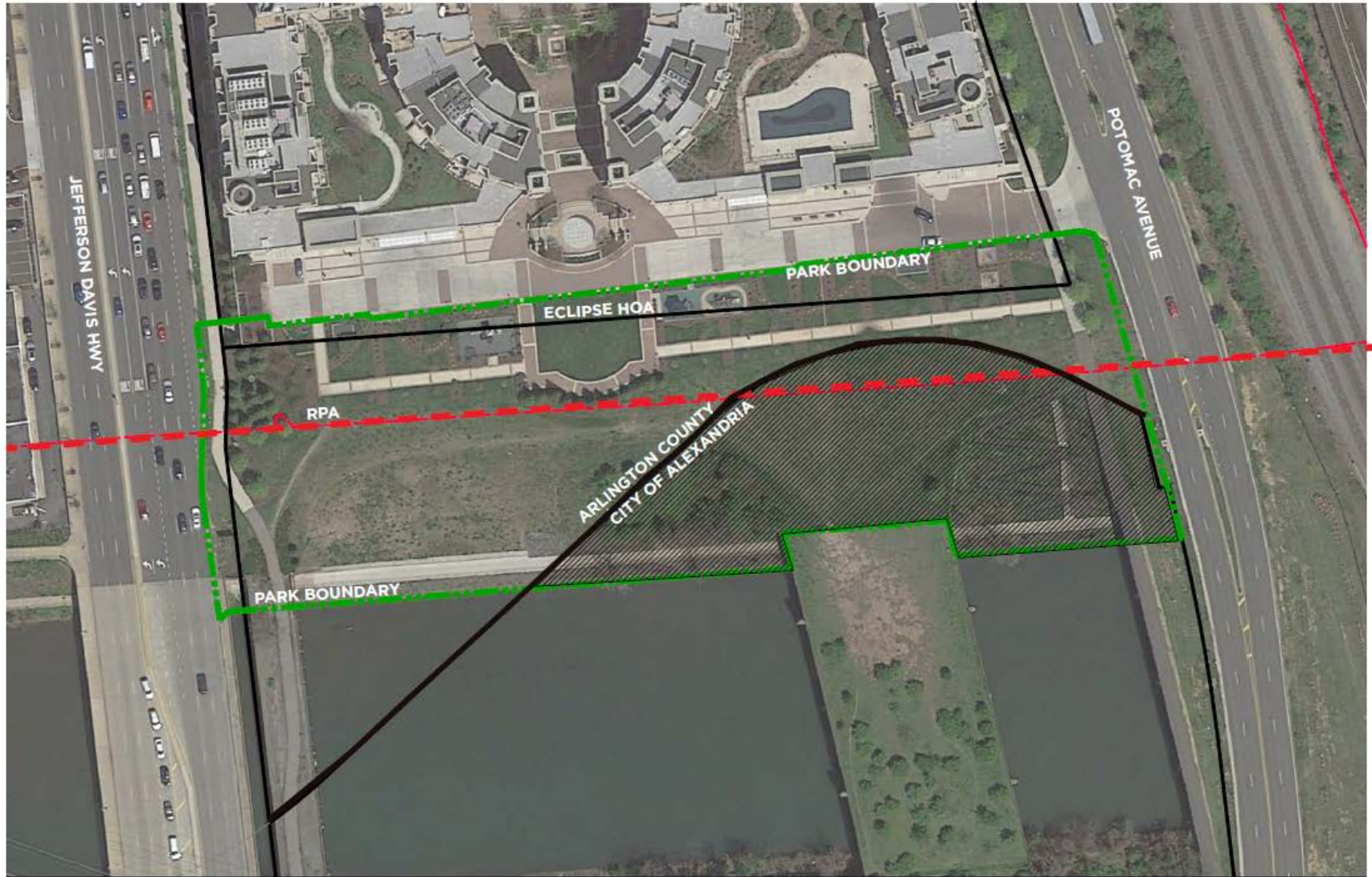
HOWARD + REVIS DESIGN

INTERPRETIVE SIGNAGE DESIGNER

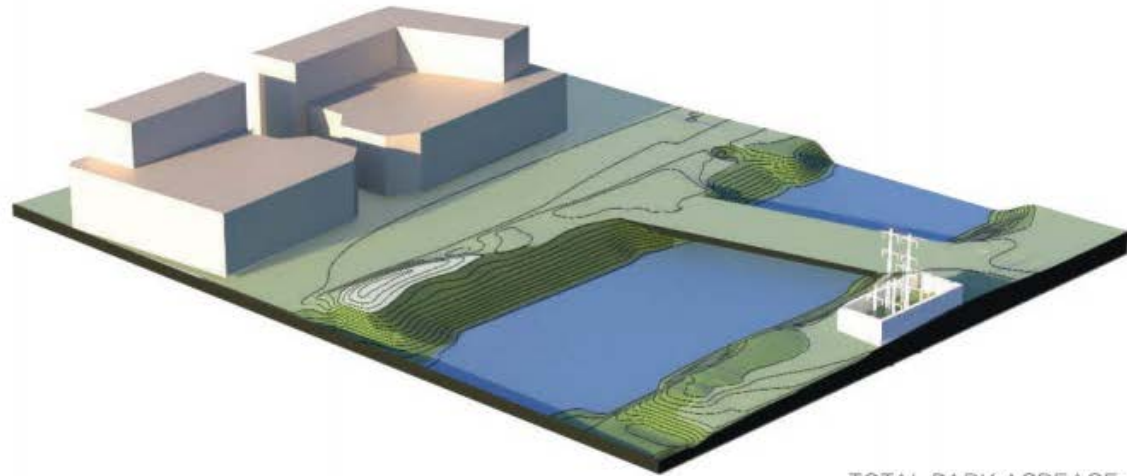
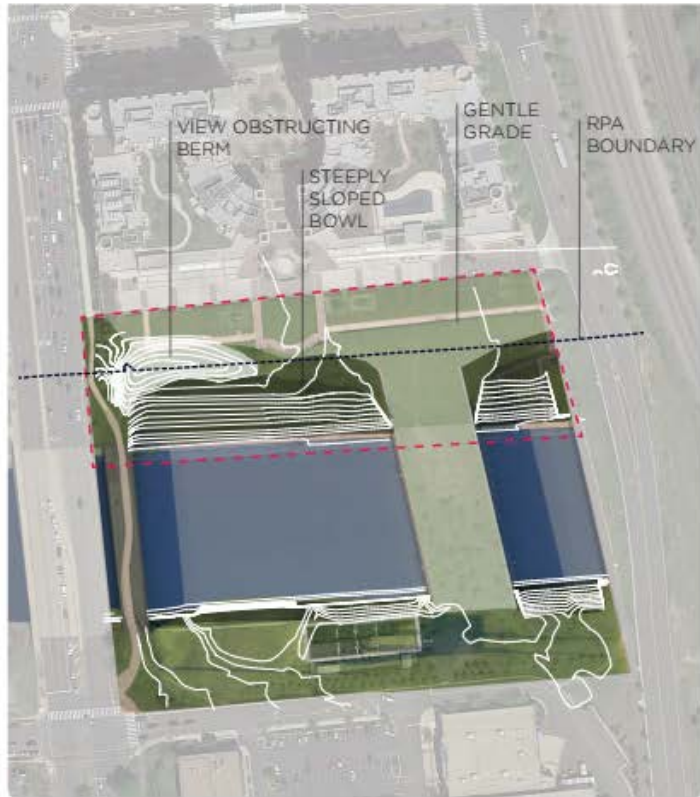
KOHNEN - STARKEY INC.

COST ESTIMATOR

PARK MASTER PLAN BOUNDARY



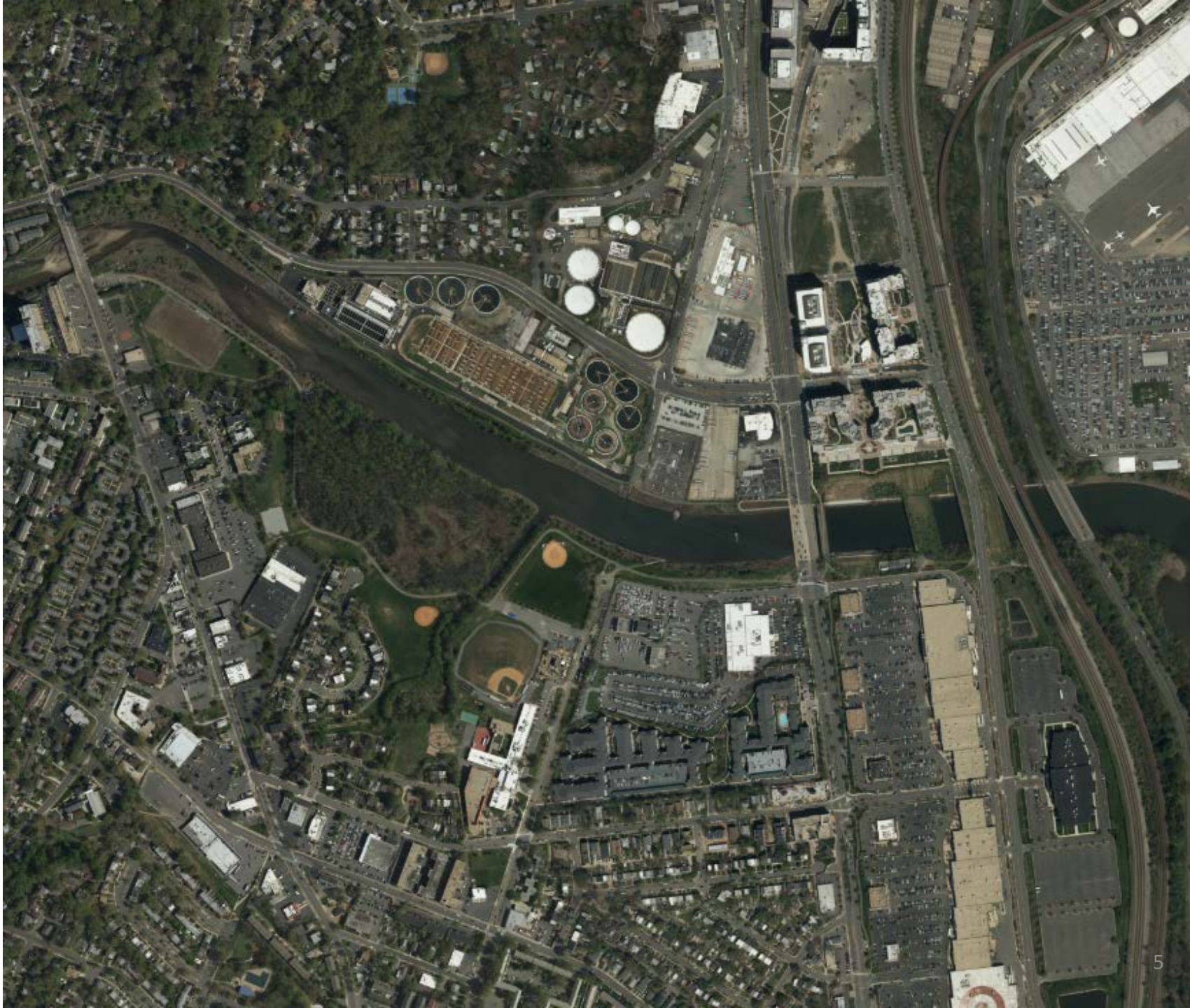
EXISTING CONDITIONS - Topography



TOTAL PARK ACREAGE:
3.67 AC

GENTLE-SLOPED
PARK SPACE:
2.36 AC

STEEP-SLOPED
PARK SPACE:
1.31 AC





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

ALEXANDRIA PARKS AND DEVELOPMENT TRIGGERS

Alexandria Potomac Yard Development Triggers

- Crescent Park shall be improved and dedicated to the City once the stormwater management pond in the park has been completed or the first Certificate of Occupancy (CO) permit for the 2nd building construction on Blocks 2, 3, or 5 (all within the area of the current shoppers food warehouse and parking lot), whichever is earlier. Crescent Park shall be 2.3 acres and include a stormwater pond, a promenade, a civic park pavilion, and both active and passive uses.
- The developer will design and construct, or the City will receive a \$8.7m (in 2010 dollars) contribution, for Four Mile Run Park Improvements, including the Urban Deck, bank improvements, and trail connections, upon completion of Crescent Park or the second CO permit for the second building constructed on blocks 2, 3, or 5, whichever is earlier
- The final section of Potomac Yard Park (leading up to the Arlington border) will be complete prior to the first certificate of occupancy for the first project exceeding 3.7 million square ft. of development in Potomac Yard North (including both the current shopping center and movie theater sites).





PROJECT PLANNING HISTORY

1. 2000 Potomac Yards Phased Development Site Plan
 - Started the process of developing Potomac Yards with mixed use development in several phases.
2. 2001 Potomac Yard Design Guidelines
 - To provide Design Guidelines for the public spaces associated with the Potomac Yards development.
3. 2006 Four Mile Run Restoration Master Plan
 - To provide a framework and vision for future changes in the Four Mile Run corridor.
4. 2009 Four Mile Run Restoration Design Guidelines
 - To supplement the Master Plan by adding greater clarity and specificity to its overarching ideas and a visual and physical character for future improvements to the Four Mile Run stream corridor.
5. 2016 Potomac Yard Four Mile Run Connector Study
 - To study potential linkage to Four Mile Run bike trail.



Public Input Process

Public Meeting #1

February 22, 2017

Public Meeting #2

March 29, 2017

Public Meeting #3

May 3, 2017

Online Feedback Form

May 15 – May 31

Public Meeting #4

July 19, 2017

Commission Presentations

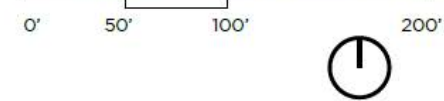
September & October 2017

County Board

December 2017



PLAN

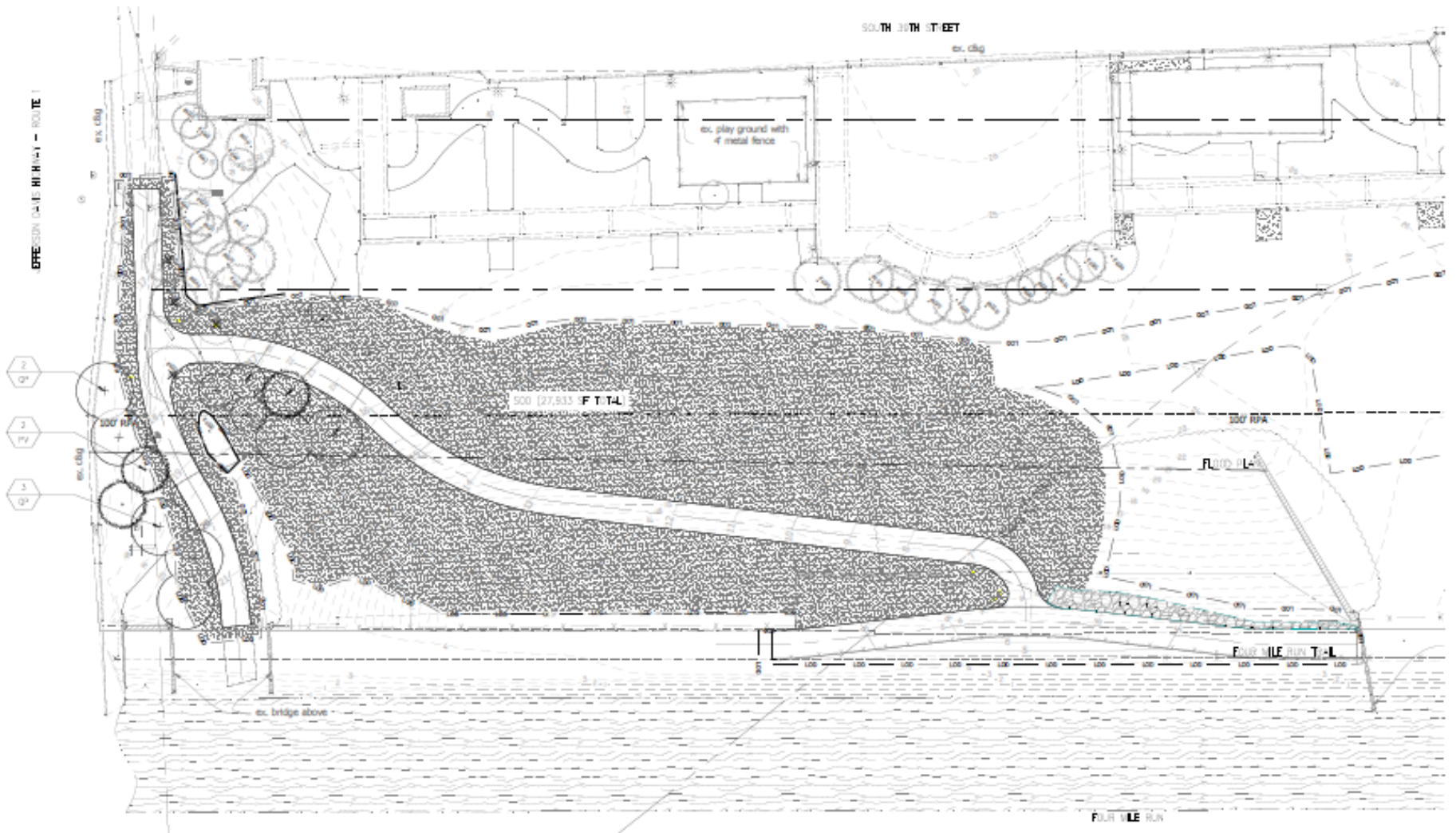


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|-------------------------------|-------------------------------|--------------------------------------------|
| 1 PARK ENTRANCE | 7 RIPARIAN MEADOW | 13 CONCRETE PATHWAY |
| 2 DOG RUN | 8 MEADOW OVERLOOK | 14 SHADE STRUCTURE |
| 3 OVERLOOK PLAZA | 9 LAWN TERRACE | 15 EXISTING STAIRS & RAMP TO REMAIN |
| 4 OPEN LAWN | 10 RIVERFRONT OVERLOOK | 16 UTILITY |
| 5 INTERPRETATIVE PLAZA | 11 STAIRS | 17 INTERPRETATIVE TRAIL |
| 6 BIORETENTION | 12 CONCRETE BIKE TRAIL | |






VIEW FROM INTERPRETATIVE PLAZA



OFFERSON GATE HIGHWAY - ROUTE 1



LEGEND

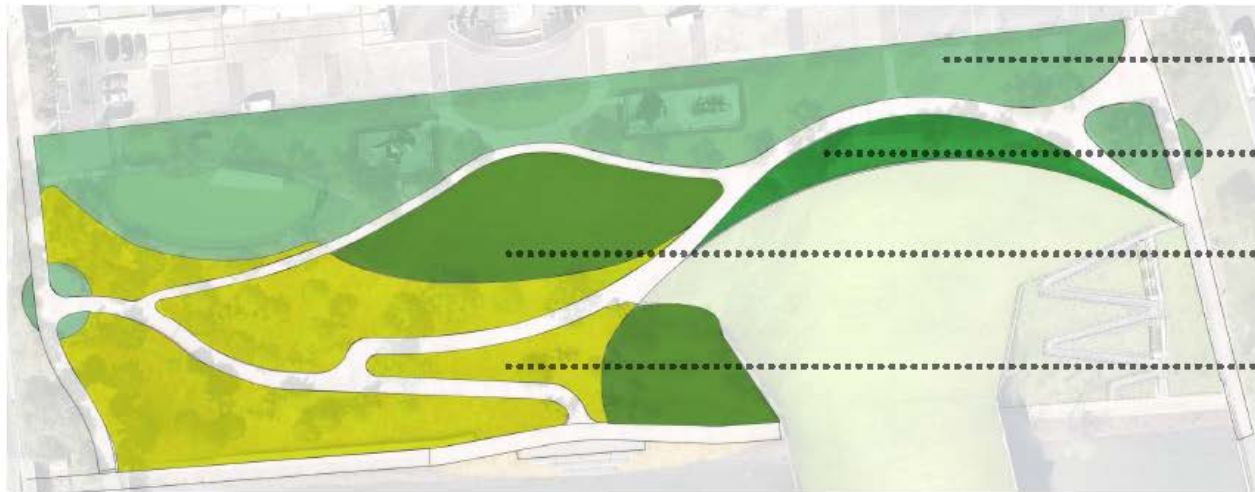
-  EXISTING TREES TO BE REMOVED
-  EXISTING TREE
-  ORNAMENTAL TREE
-  TREE
-  TURF

PLANT SCHEDULE

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING NOTES
Trees						
3	AC	<i>Amelanchier canadensis</i>	Saniceberry	12' ht.	B&B	As Shown Multi Stem
2	LS	<i>Liquidambar styraciflua 'Hapsis'</i>	Sweet Gum	4" cal.	B&B	As Shown Seedless
3	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



PLANTING CONCEPT



ZONE 1 - URBAN EDGE

ZONE 2 - INTREPRETIVE GARDEN

ZONE 3 - OPEN SLOPED LAWN & LAWN & TERRACE

ZONE 4 - RIPARIAN MEADOW / RIVERBANK PLANTING



ZONE 1



ZONE 2

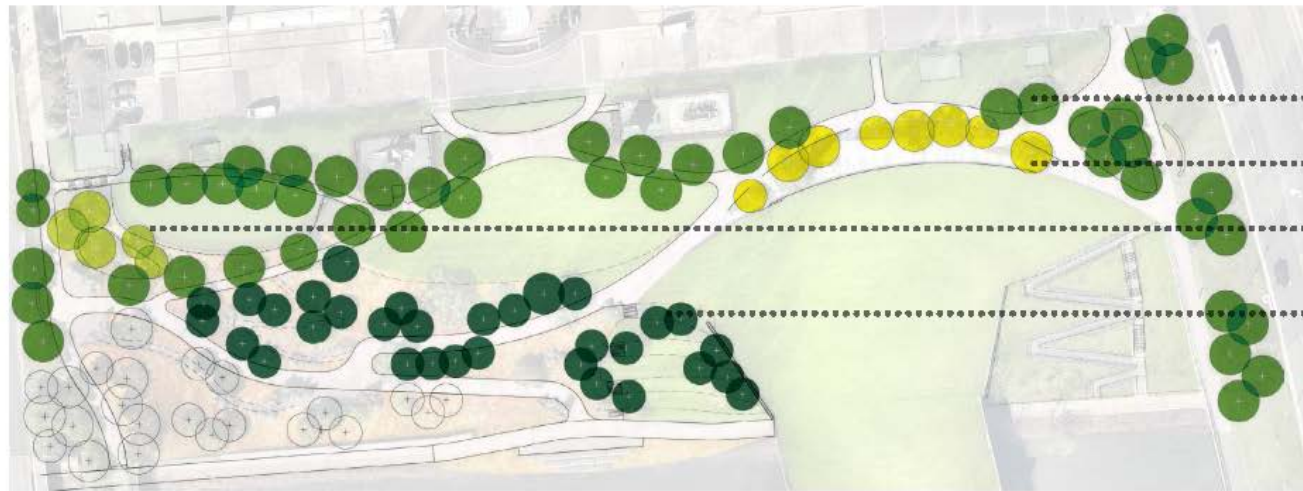


ZONE 3



ZONE 4

PLANTING TYPOLOGIES - TREES

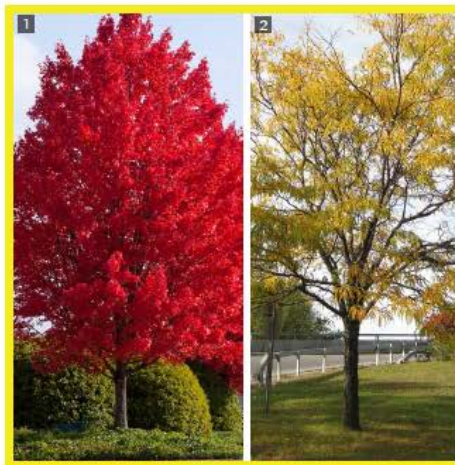


- TYPE 1 - PATHWAY
- TYPE 2 - PLAZA
- TYPE 3 - BIORETENTION
- TYPE 4 - RIPARIAN RIVERBANK PLANTING



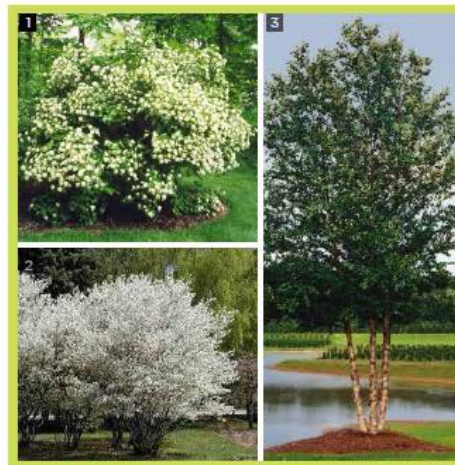
TYPE 1

- 1 NYSSA SYLVATICA - 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 ARROWWOOD
- 2 AMELANCHIER CANADENSIS - CANADIAN SERVICEBERRY
- 3 BETULA NIGRA - RIVER BIRCH



TYPE 4

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

DOG RUN



DESIGN ELEMENTS:

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



INTERPRETATIVE PLAZA

ENGRAVED PAVING



SEATING



ENGRAVED GRAPHIC



SIGNAGE WALL



DESIGN ELEMENTS:

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



PARK CIRCULATION



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

DESIGN ELEMENTS:

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

TRAIL MARKINGS



TRAIL MAP



TRAIL SIGN



TRAIL SIGN

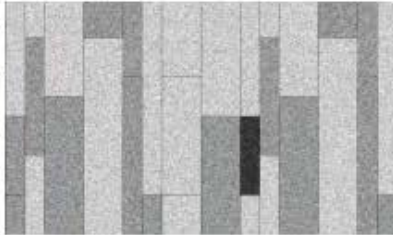


PAVING



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



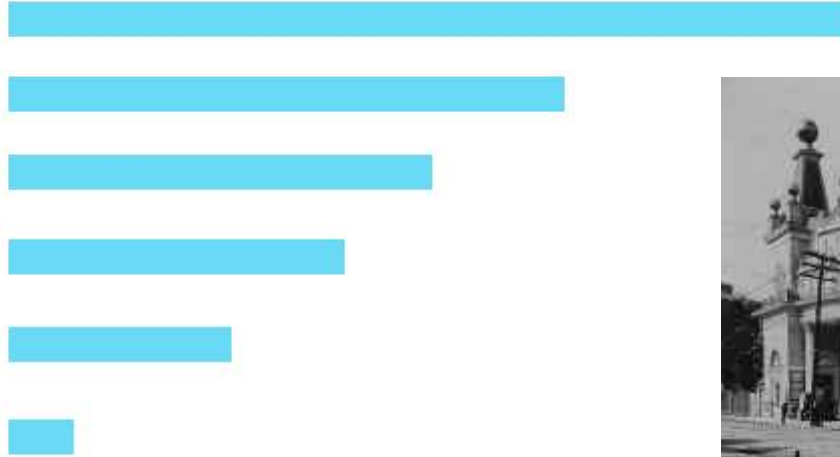
POLE LIGHT



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.



Funding Timeline

1. Park Master Plan Design = \$205,000

To be completed December 2017.

2. Multi-use Trail, Design, and Construction = \$750,000

*Drawings to be completed late 2017 and construction begins late 2018.
Trail is 80% funded by a Federal Transportation Alternative Grant with
20% County match.*

3. Park Construction Estimated for 2023

Dependent on the CIP and Park Bonds.

4. Parkland within the City of Alexandria to be improved as part of the North Potomac Yard development.

CDD #19

Condition #20 of CDD#19

Condition #71 identifies the required improvements

NEXT STEPS

- July, September, and October 2017..... Present Park Master Plan to County Commissions
- December 2017..... Present Park Master Plan and Recommended Park Name to Planning Commission and County Board
- Late 2018..... DES will begin construction of the Multi-Use Trail Connection (Phase 1)
- Fiscal Year 2022..... The current FY2017 – 2026 CIP identifies funding for this project in the out years. The CIP is updated bi-annually and subject to change as the needs of the community become more defined and individual projects move along in their respective planning and budgeting process.