

# ROSSLYN HIGHLANDS PARK +

Draft Coordinated Open Spaces Plan  
Arlington, VA

PARK & RECREATION COMMISSION

November 17, 2015

**BIG**



ARLINGTON COUNTY

# PURPOSE

Report on community feedback and planning process.

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

Report on high level finance and implementation outlook.

# 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

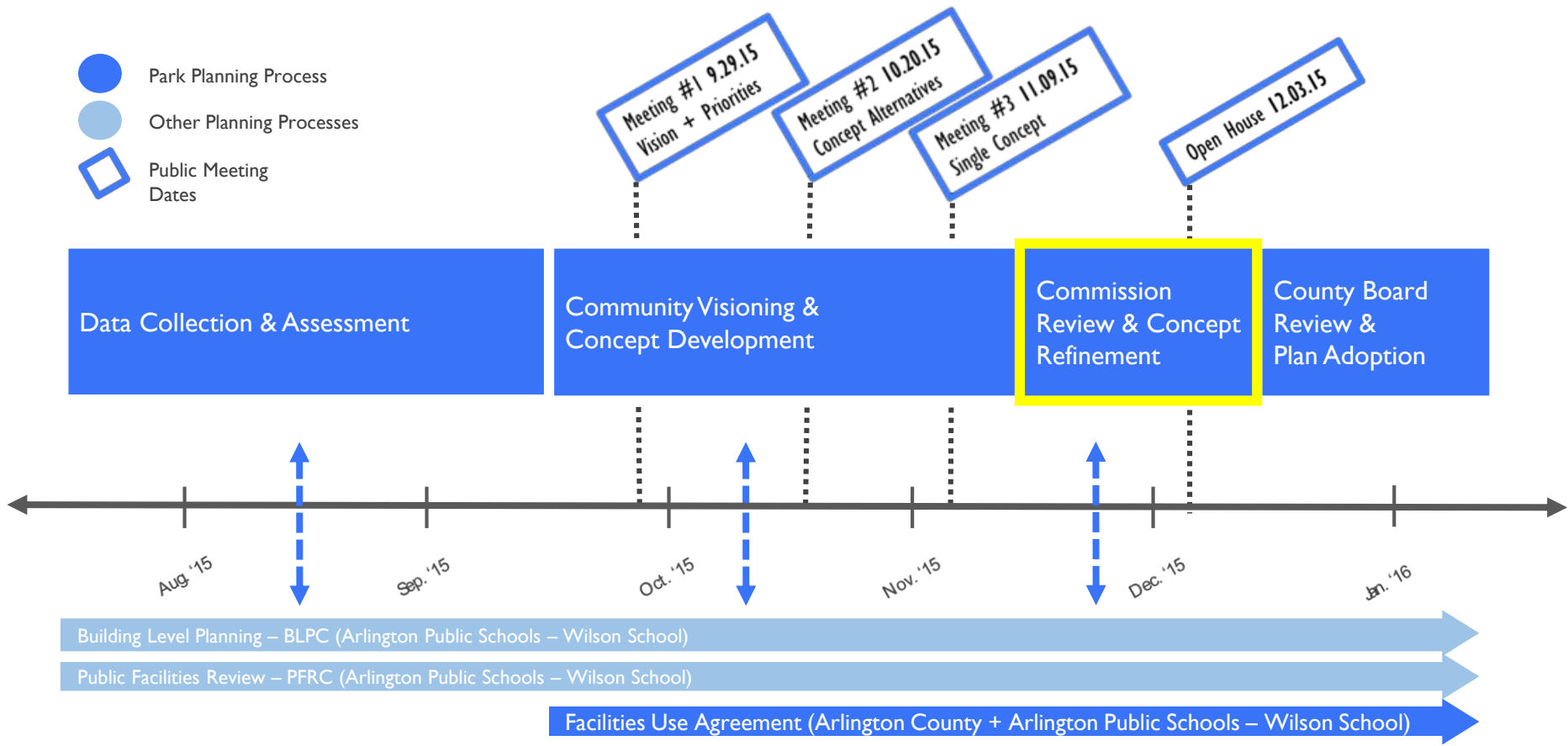
Conceptual design to coordinate open space programming and design.

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

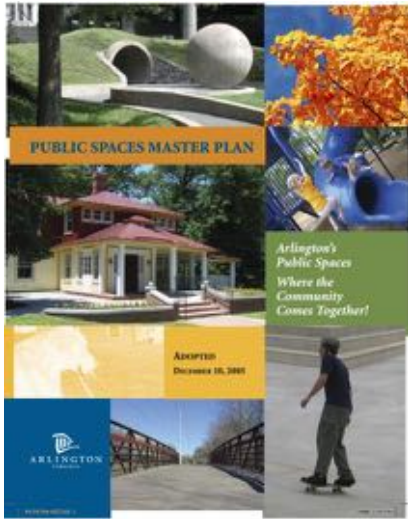


# PROJECT APPROACH

- Park Planning Process
- Other Planning Processes
- Public Meeting Dates



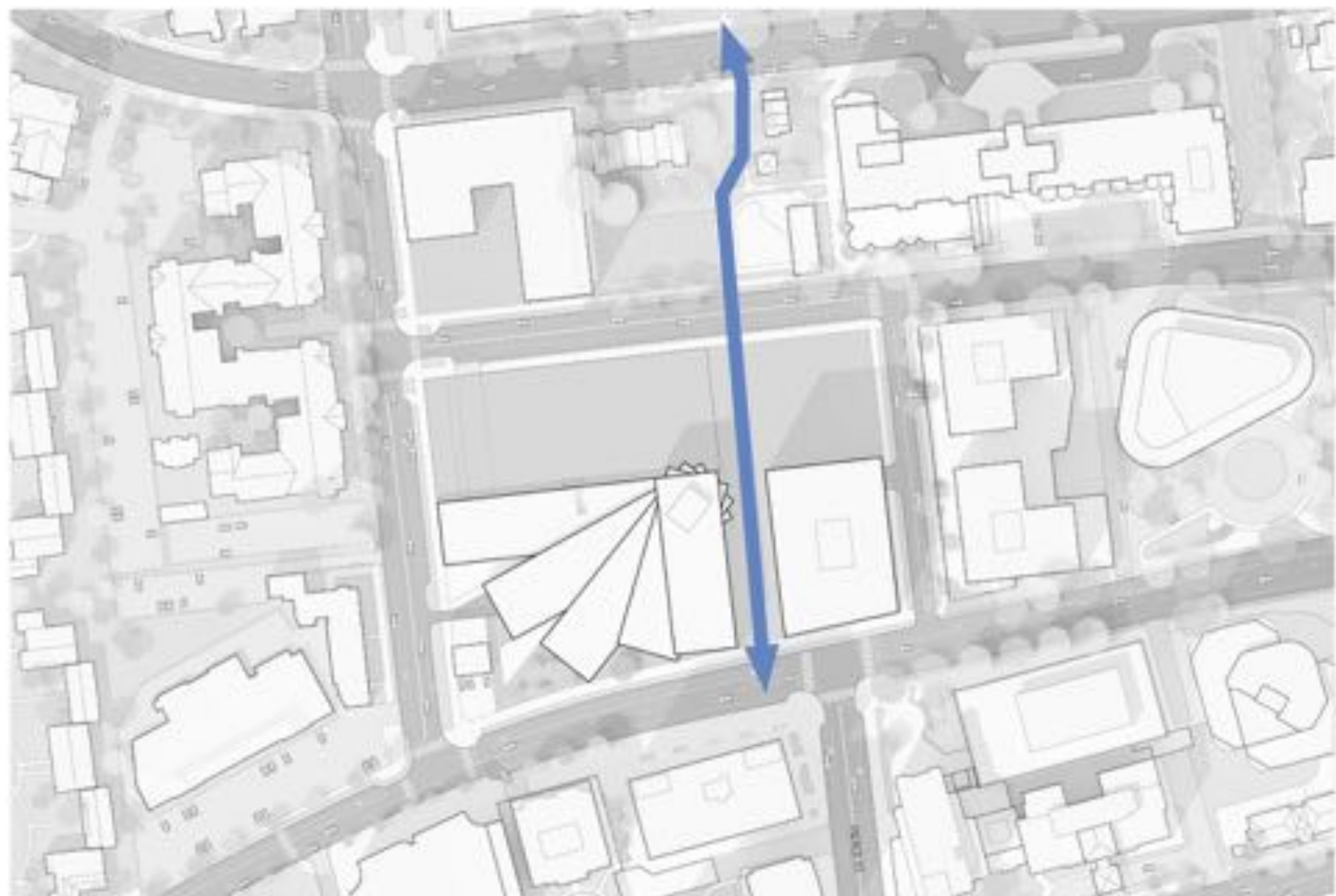
# POLICY & PLANNING CONTEXT



# **SITE ANALYSIS**



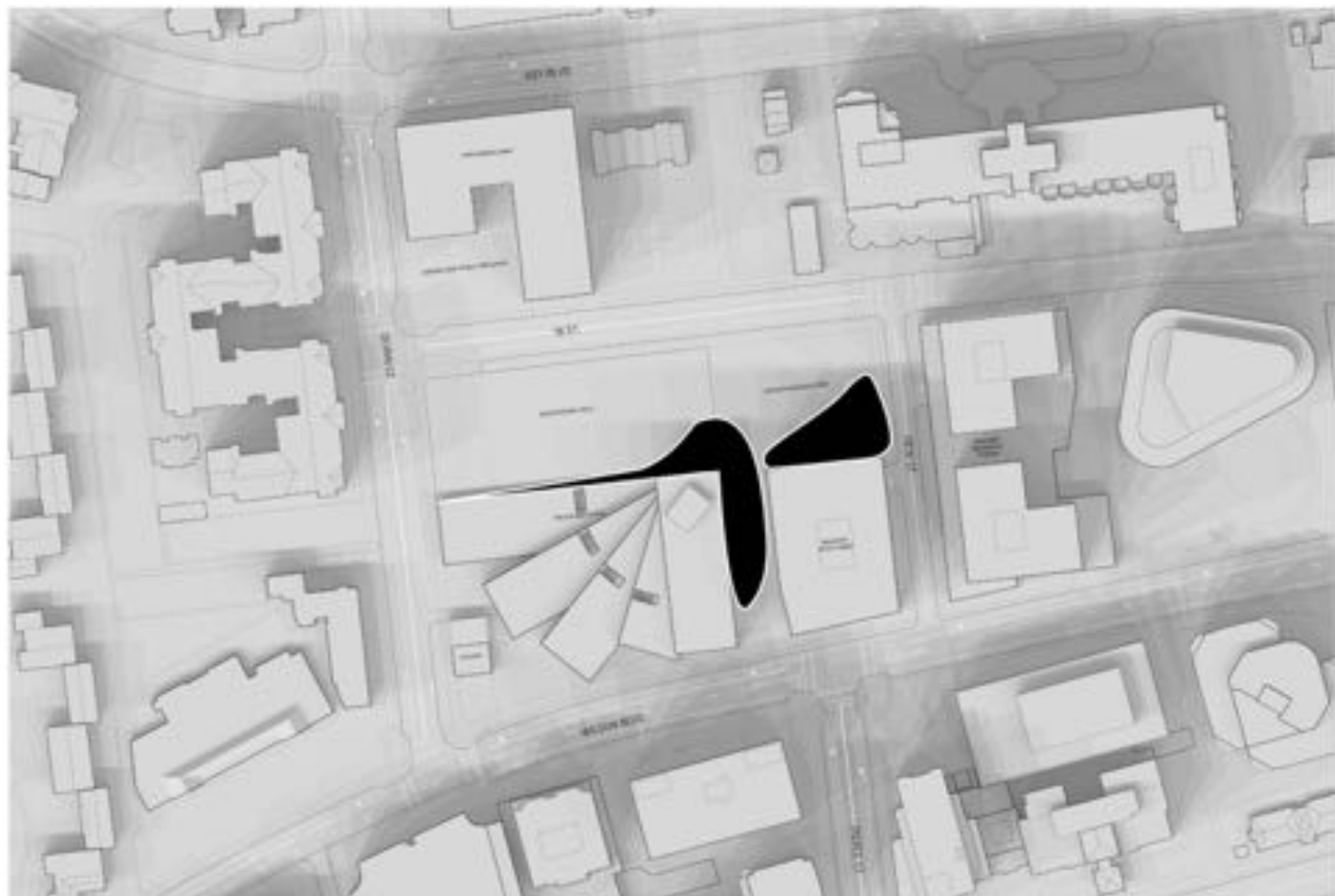












## **PARK AMENITIES IN AREA**

# PARK AMENITIES IN GREATER ROSSLYN AREA

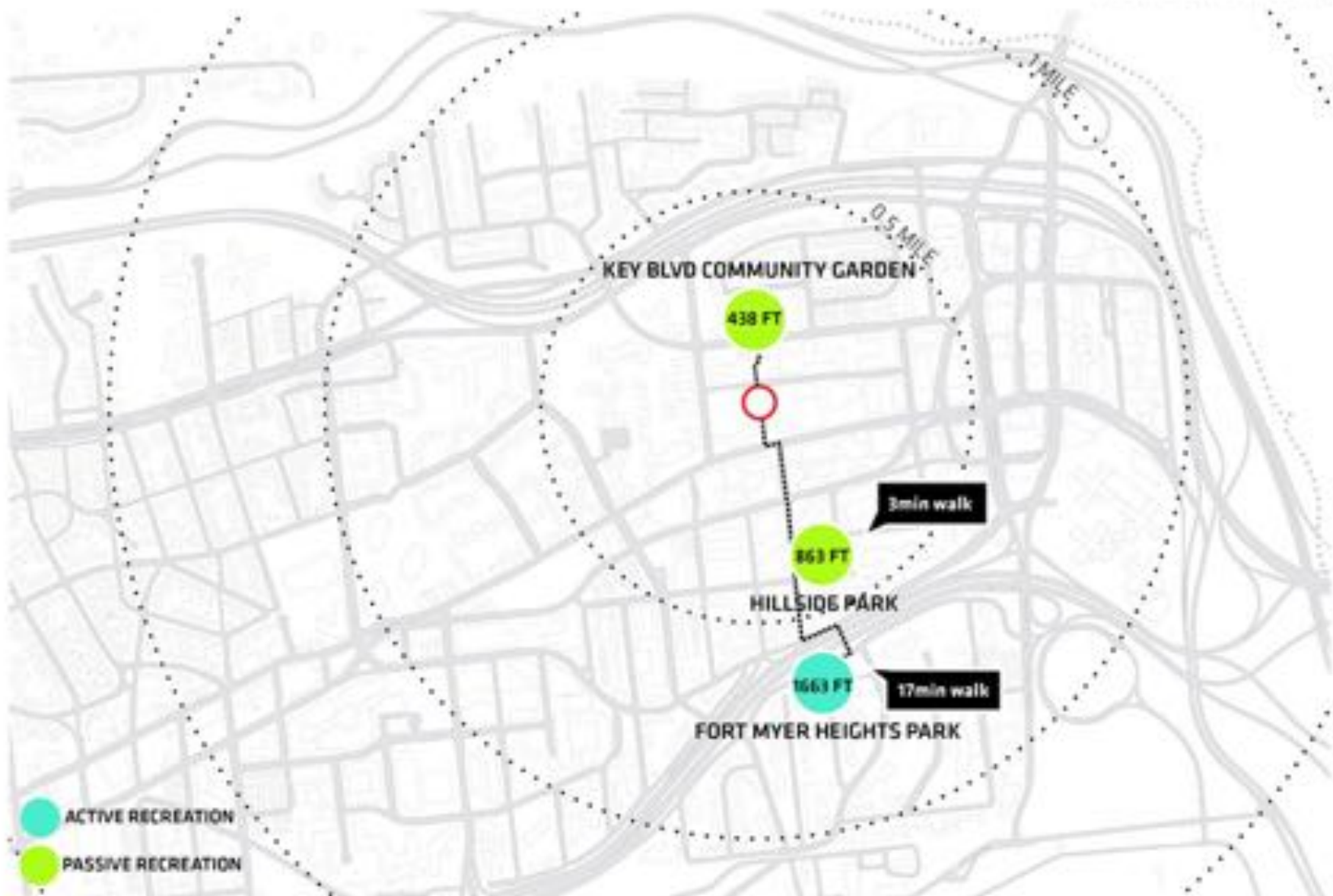
SITE ANALYSIS

PARK AMENITIES IN AREA



# CLOSEST ACTIVE & PASSIVE AMENITIES

SITE ANALYSIS  
PARK AMENITIES IN AREA

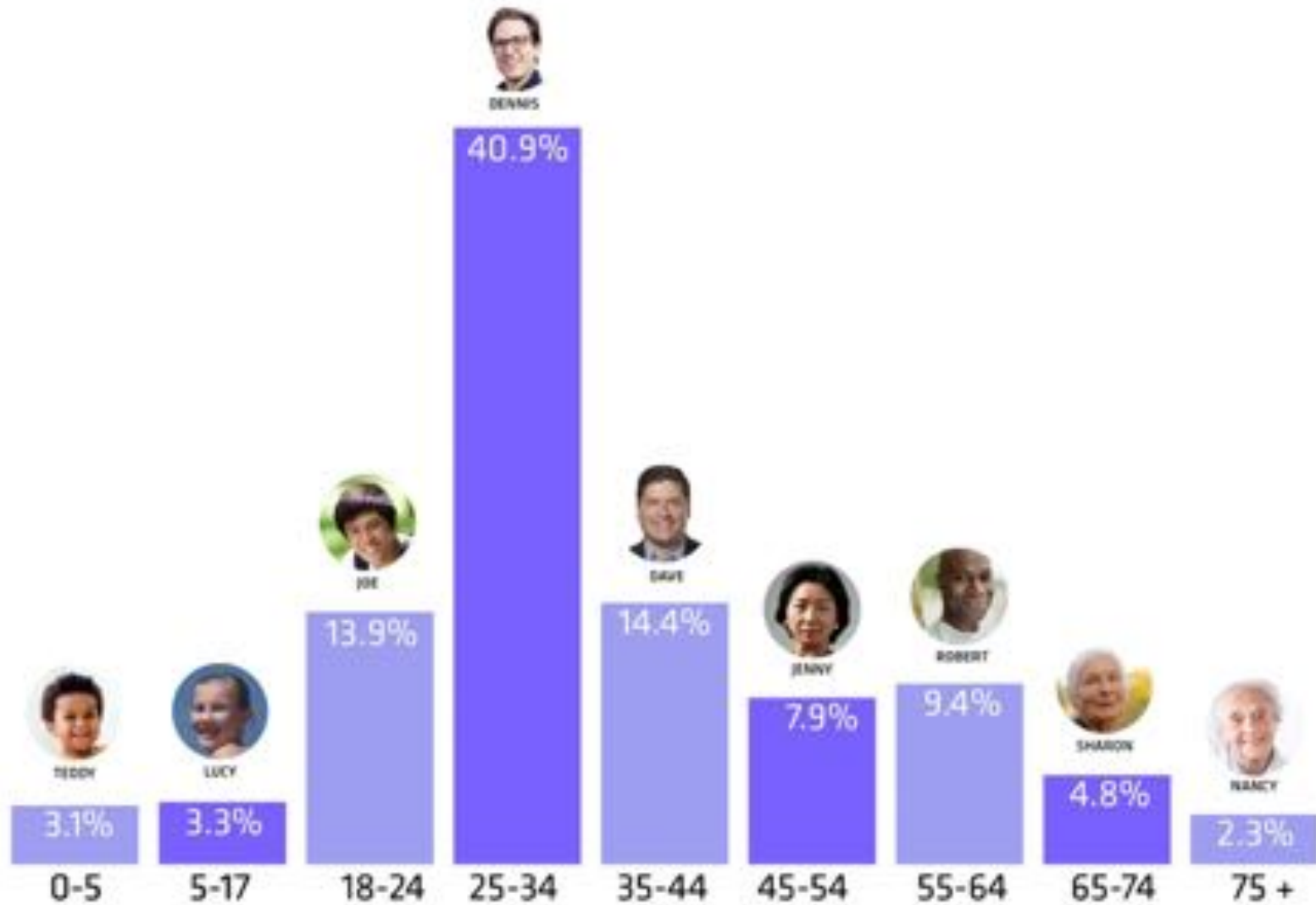




# **USER ANALYSIS & DEMOGRAPHICS**

# ROSSLYN AREA DEMOGRAPHICS

SITE ANALYSIS  
USER ANALYSIS & DEMOGRAPHICS





**TEDDY**  
0-5

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



**DEPENDENT**



**GUARDED**



**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**



DENNIS  
25+



SHARON  
55+

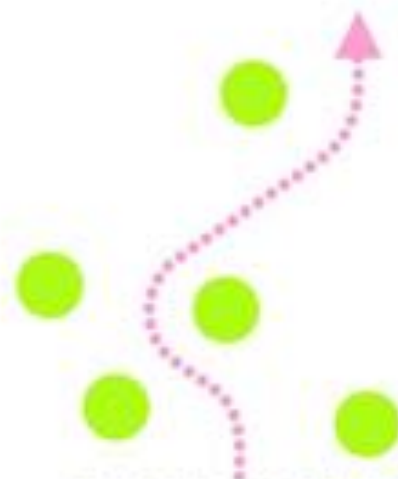
ADULTS & SENIORS USE OF  
PARKS IS VERY DIVERSE.



INDEPENDENT  
GUARDING/  
WATCHING



PASSIVE/ACTIVE AREAS  
W/ VISIBILITY TO ALL  
CHILDREN SPACES



PASSIVE ACCESSIBLE  
SPACES

# **DESIGN PROCESS & FEEDBACK**













**"LARGE OPEN SPACE IS GREAT FOR PLAYING BALL"**

**"BALL COURT USED YEAR ROUND"**

**"MAINTAIN PEDESTRIAN CIRCULATION"**

**"NICE TO SIT HERE AND WATCH THE ACTION ON WILSON BOULEVARD"**





# **DRAFT CONCEPTS**

FROM COMMUNITY MEETING #2





# 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

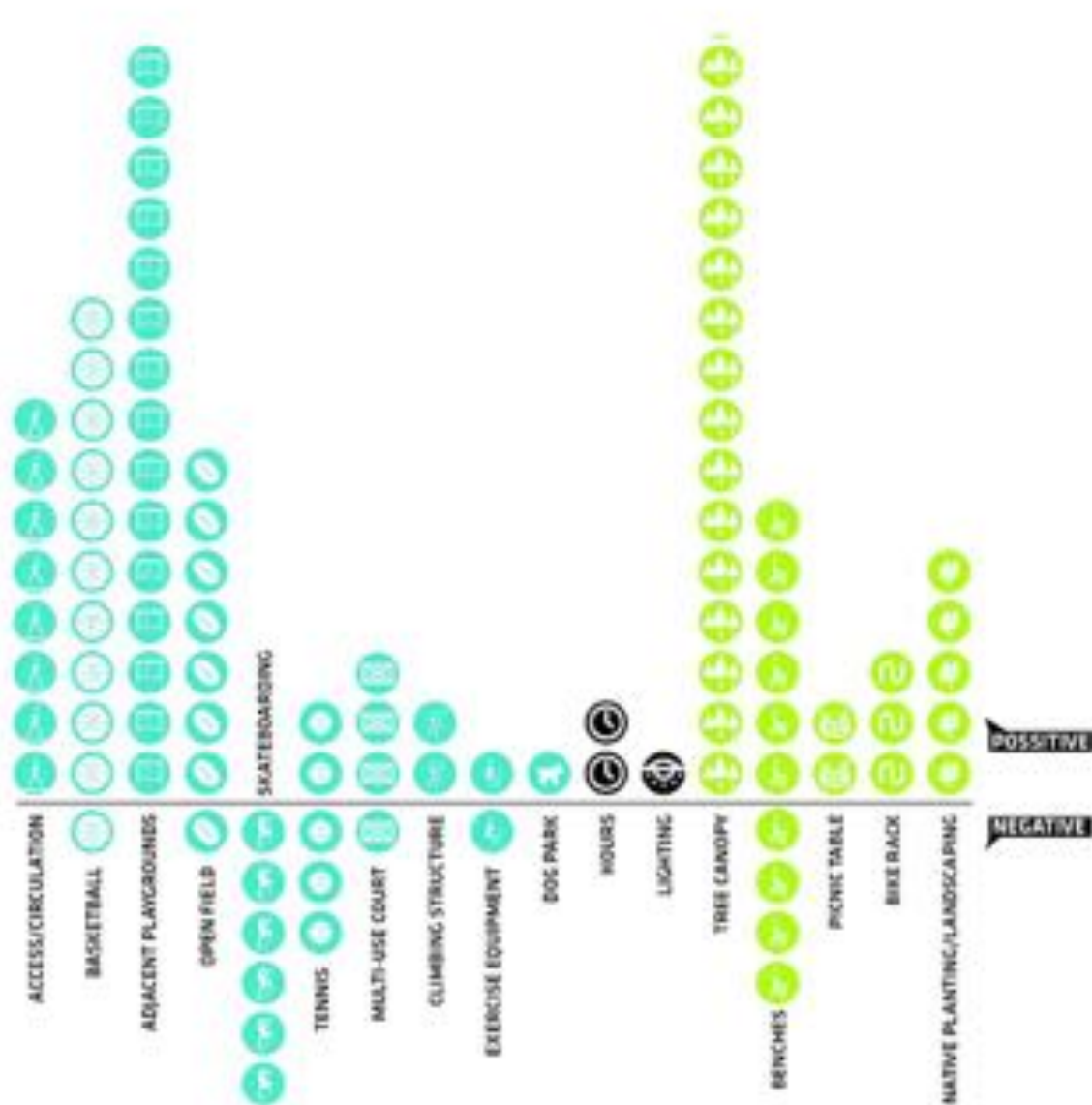


CONCEPT PLAN C



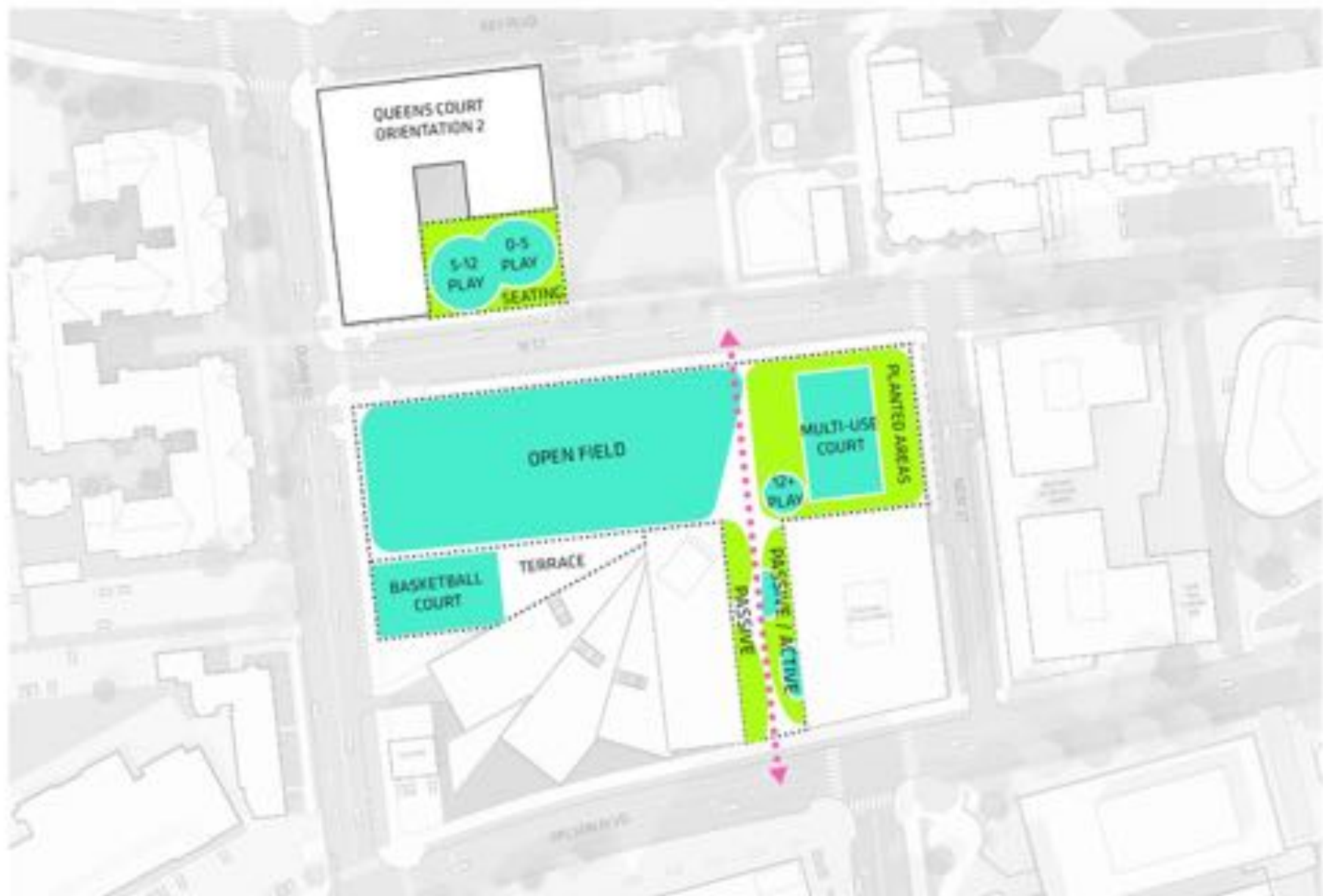
CONCEPT PLAN D

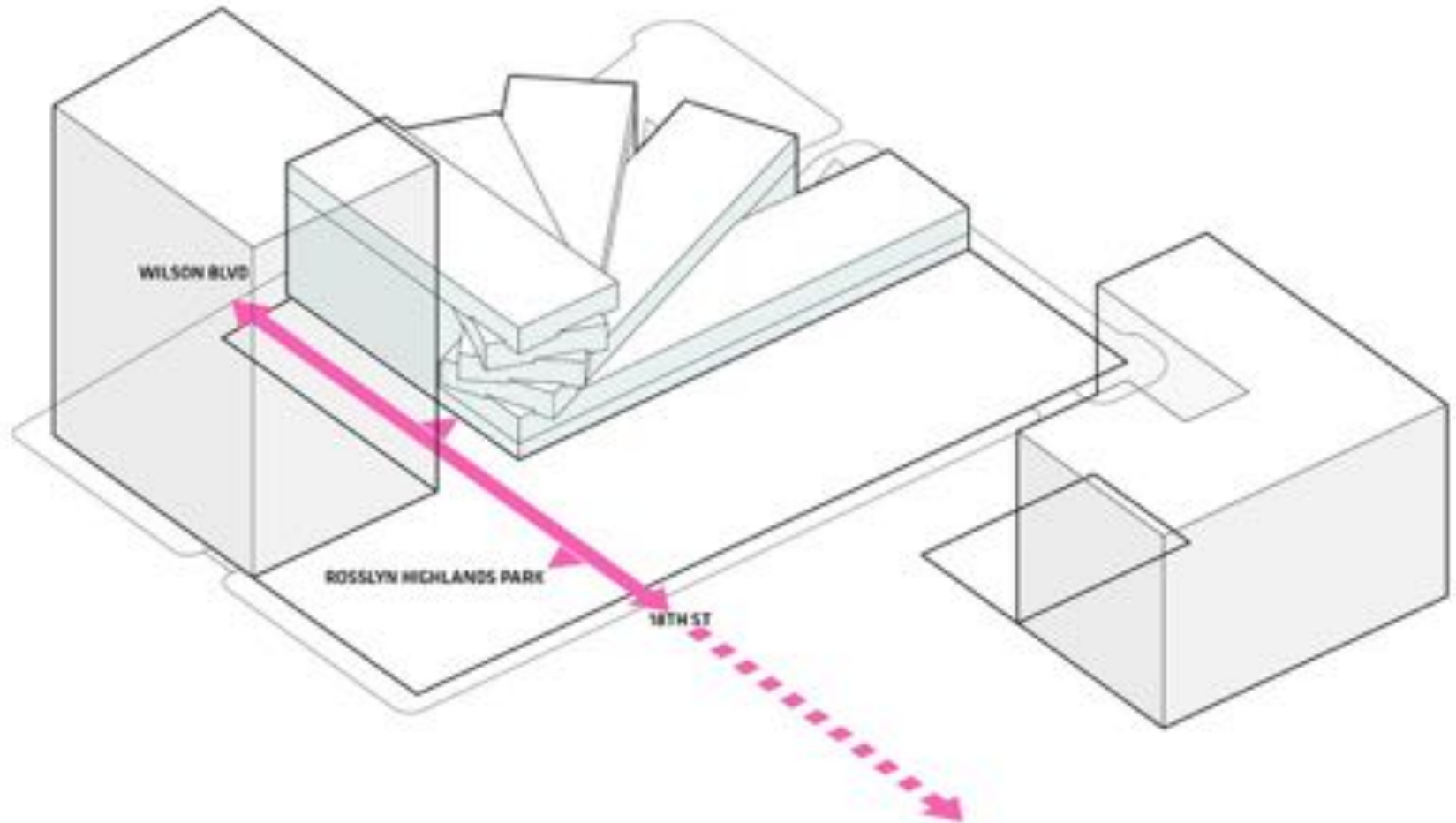
# SUMMARY OF COMMENTS

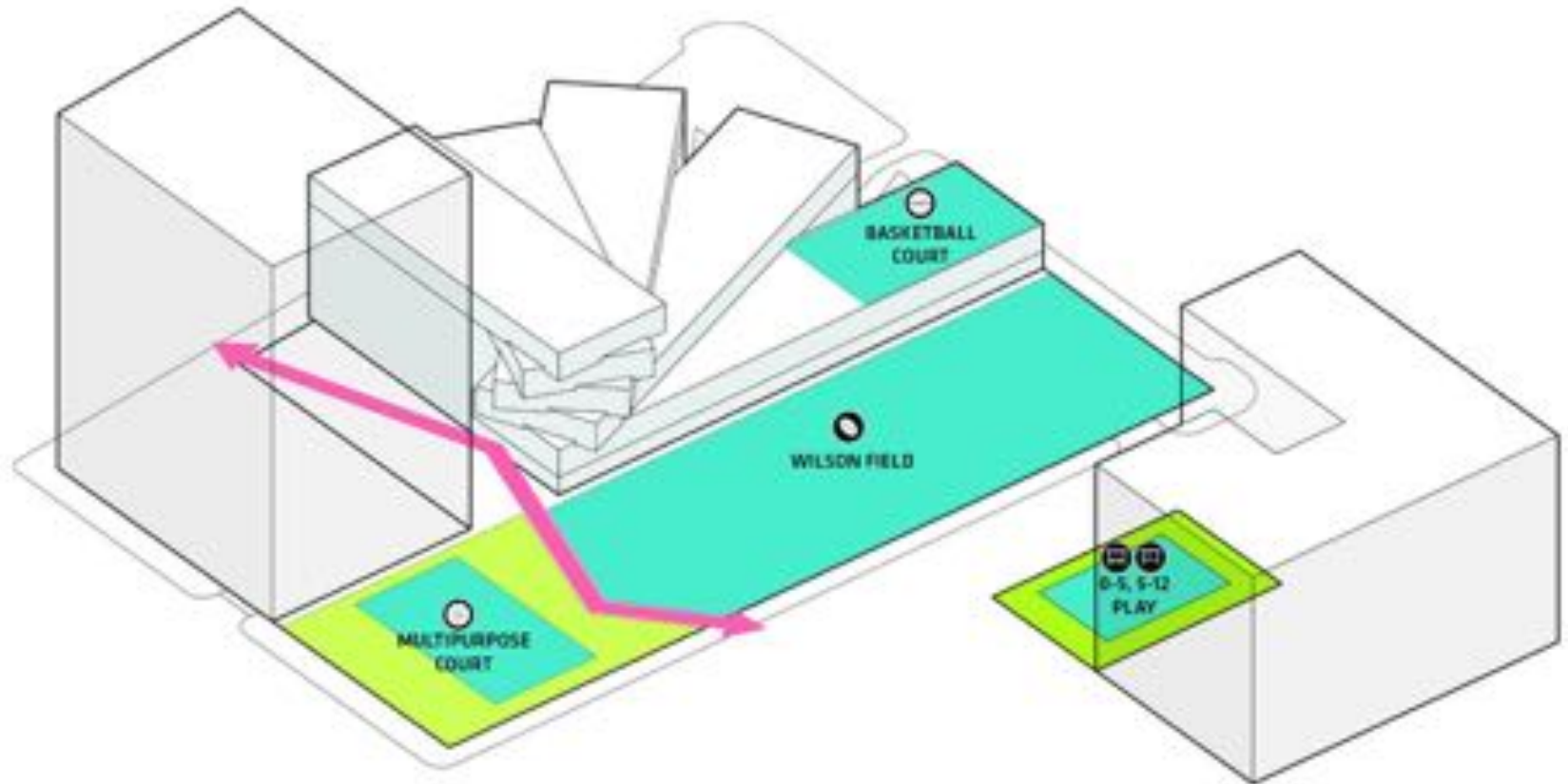




**PROPOSED CONCEPT**

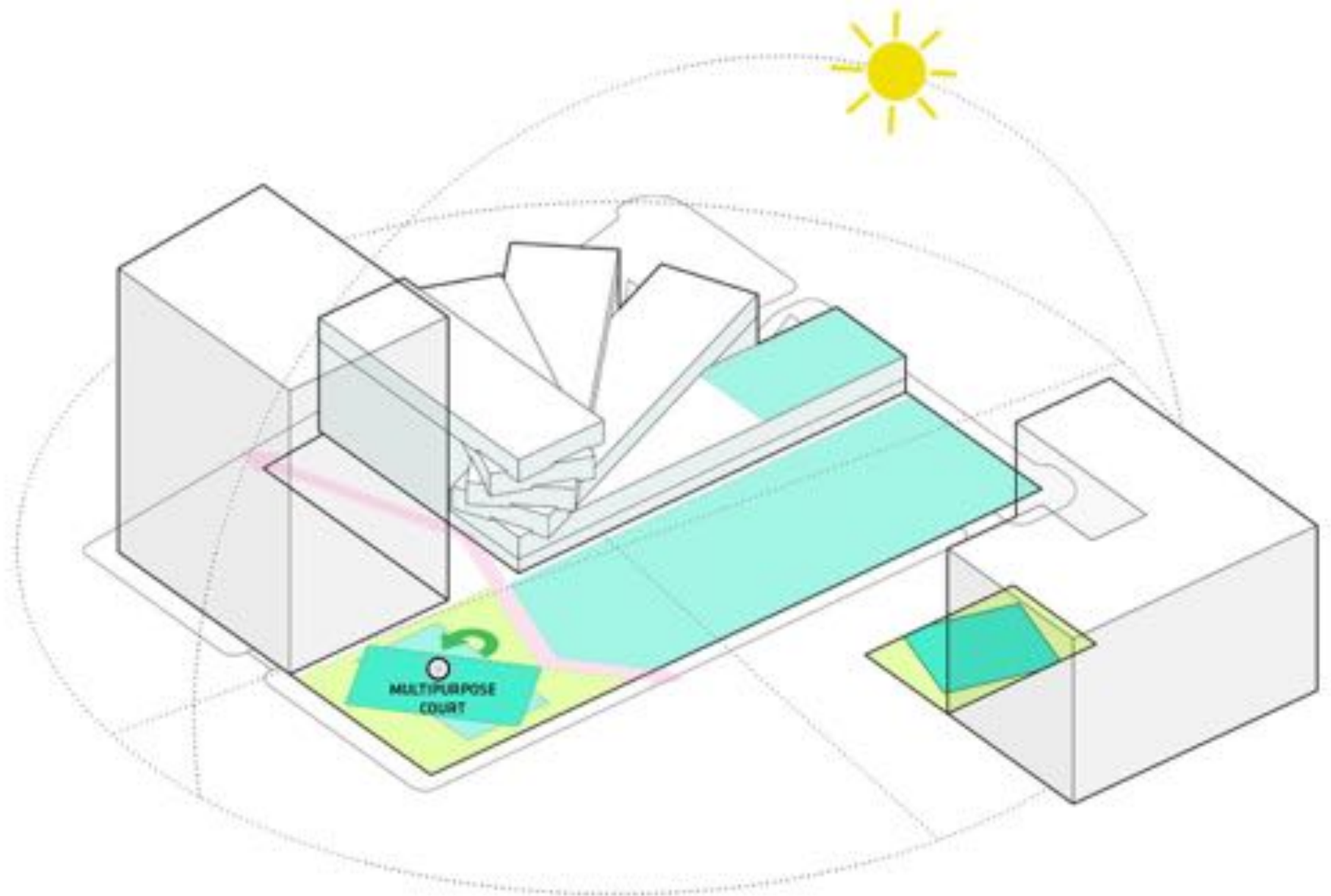


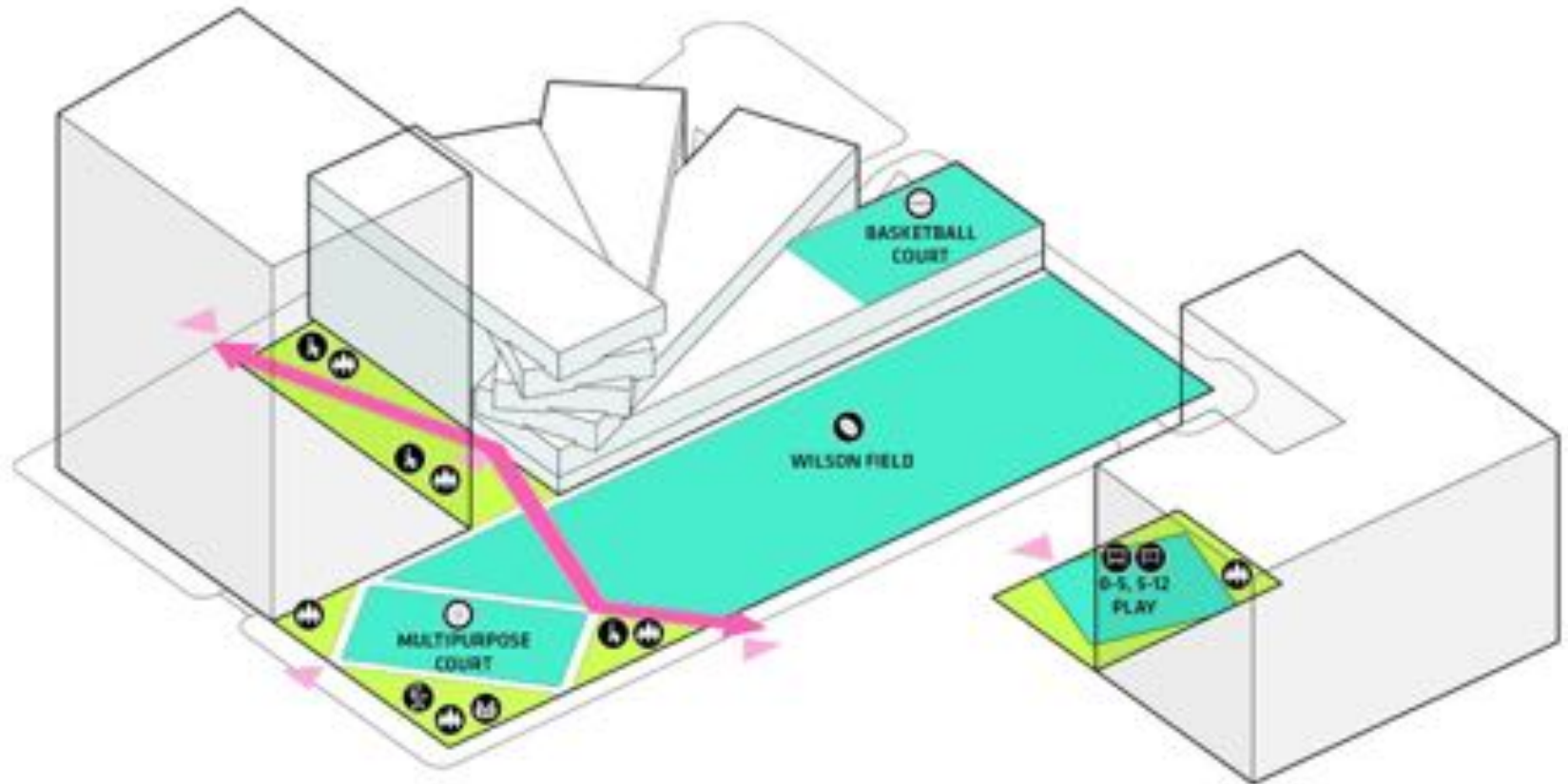




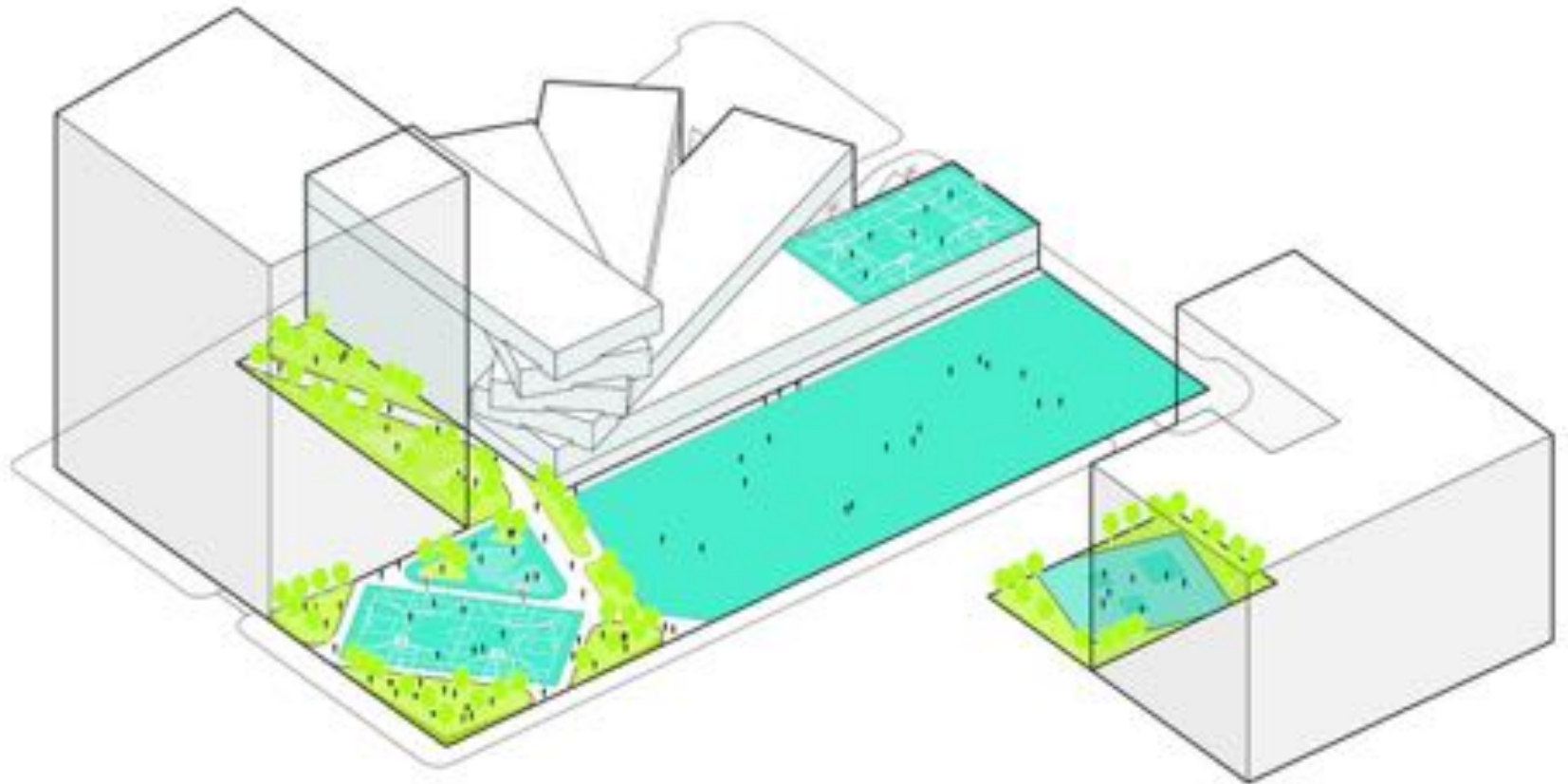
# OPTIMAL COURT ORIENTATION

PROPOSED CONCEPT









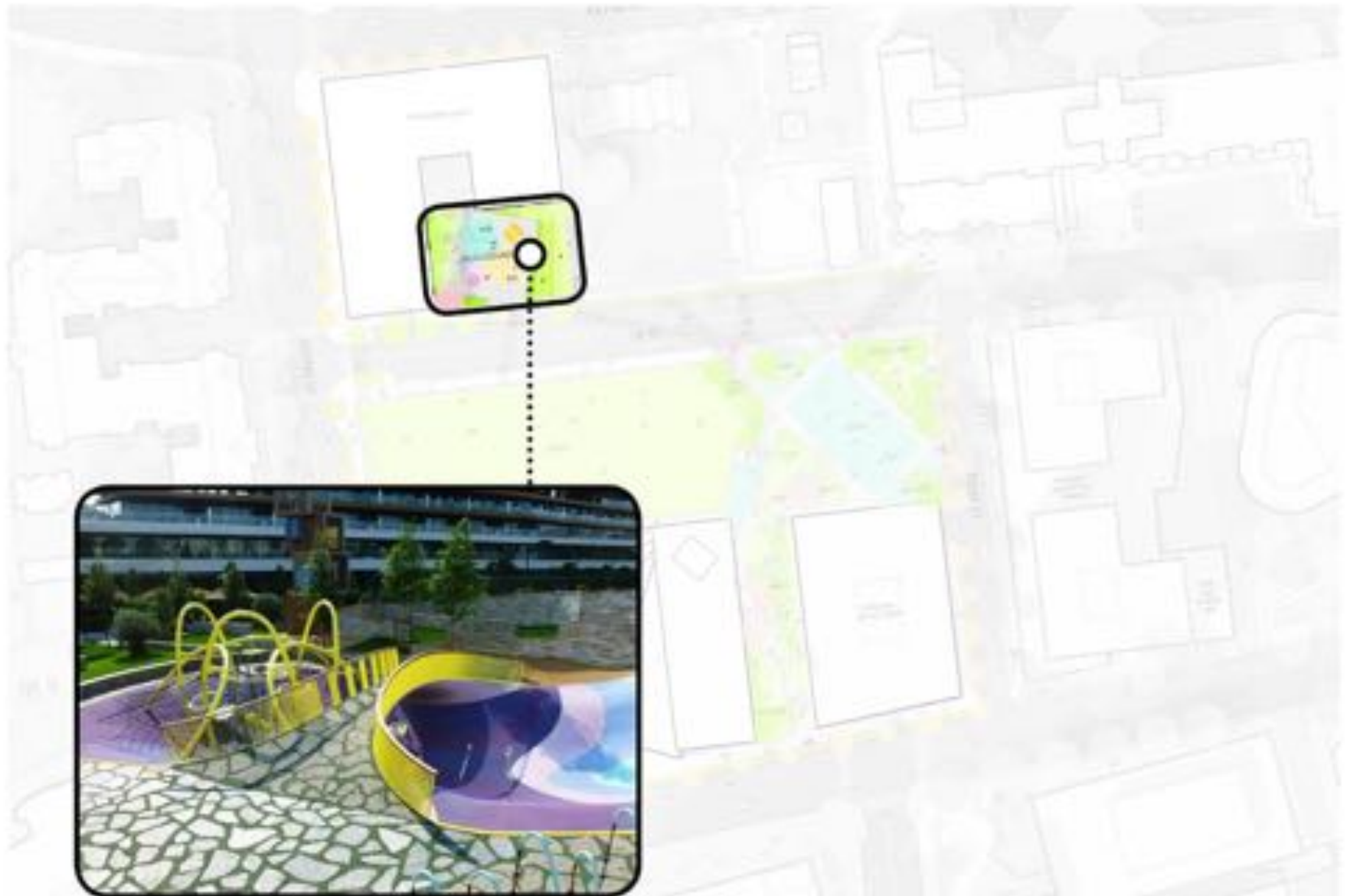






# ADJACENT TOT-LOT & SCHOOL AGE PLAYGROUNDS

PROPOSED CONCEPT



## ADJACENT TOT-LOT & SCHOOL AGE PLAYGROUNDS

PROPOSED CONCEPT



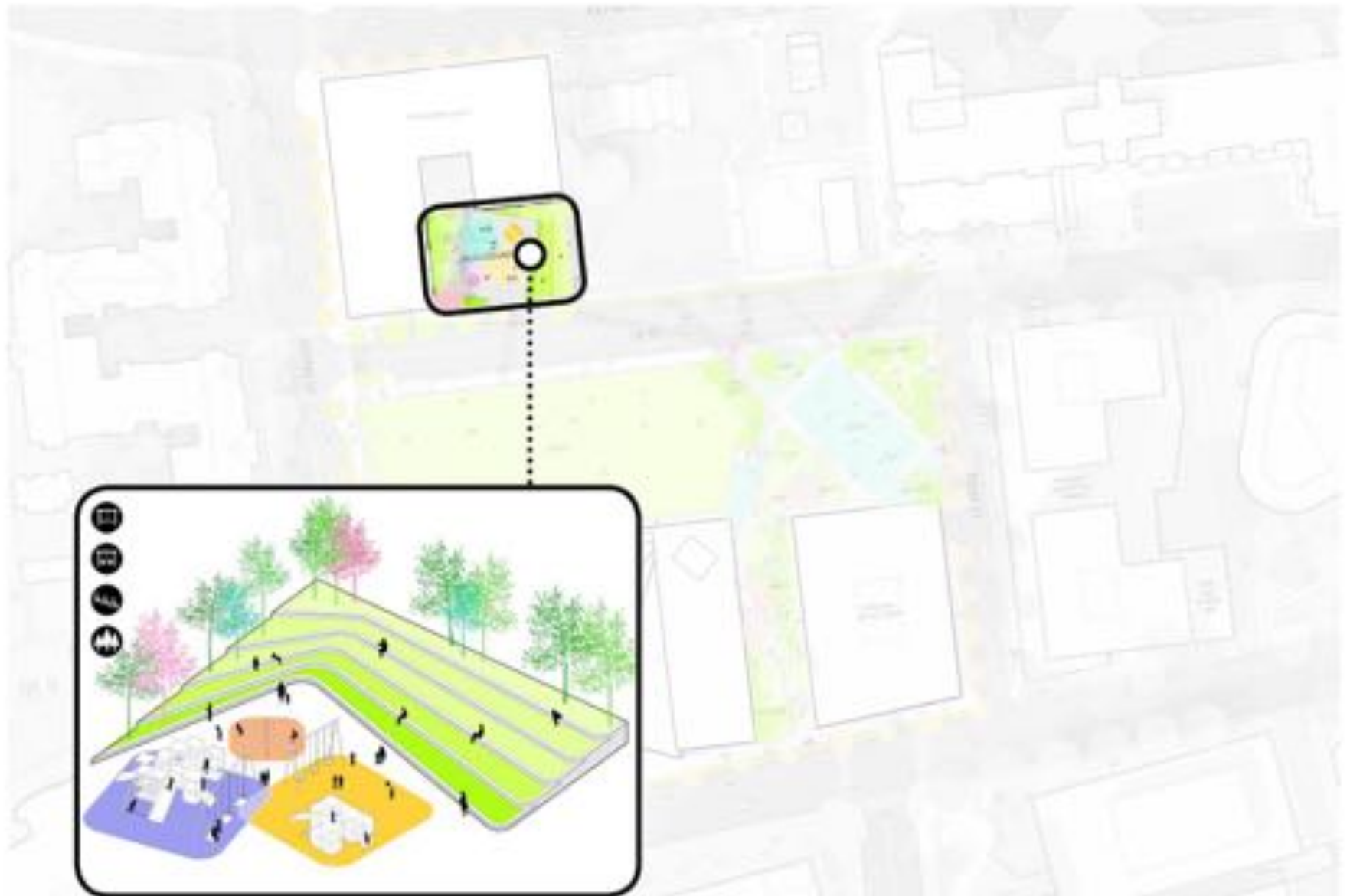
## ADJACENT TOT-LOT & SCHOOL AGE PLAYGROUNDS

PROPOSED CONCEPT



# SLOPED SEATING AROUND YOUTH PLAYGROUNDS

PROPOSED CONCEPT











# MULTI-PURPOSE COURT

PROPOSED CONCEPT



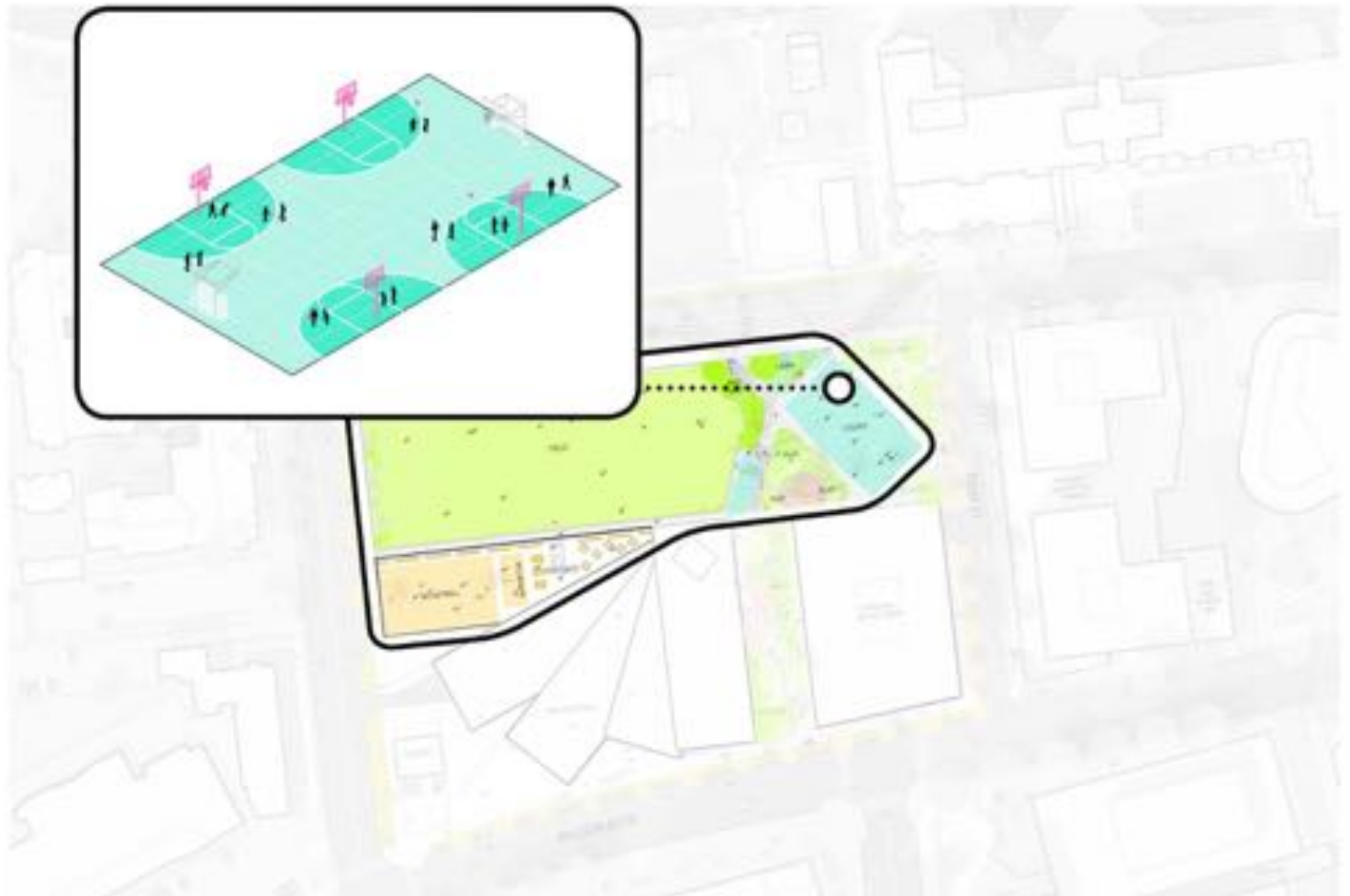
# MULTI-PURPOSE COURT

PROPOSED CONCEPT



# MULTI-PURPOSE COURT

PROPOSED CONCEPT

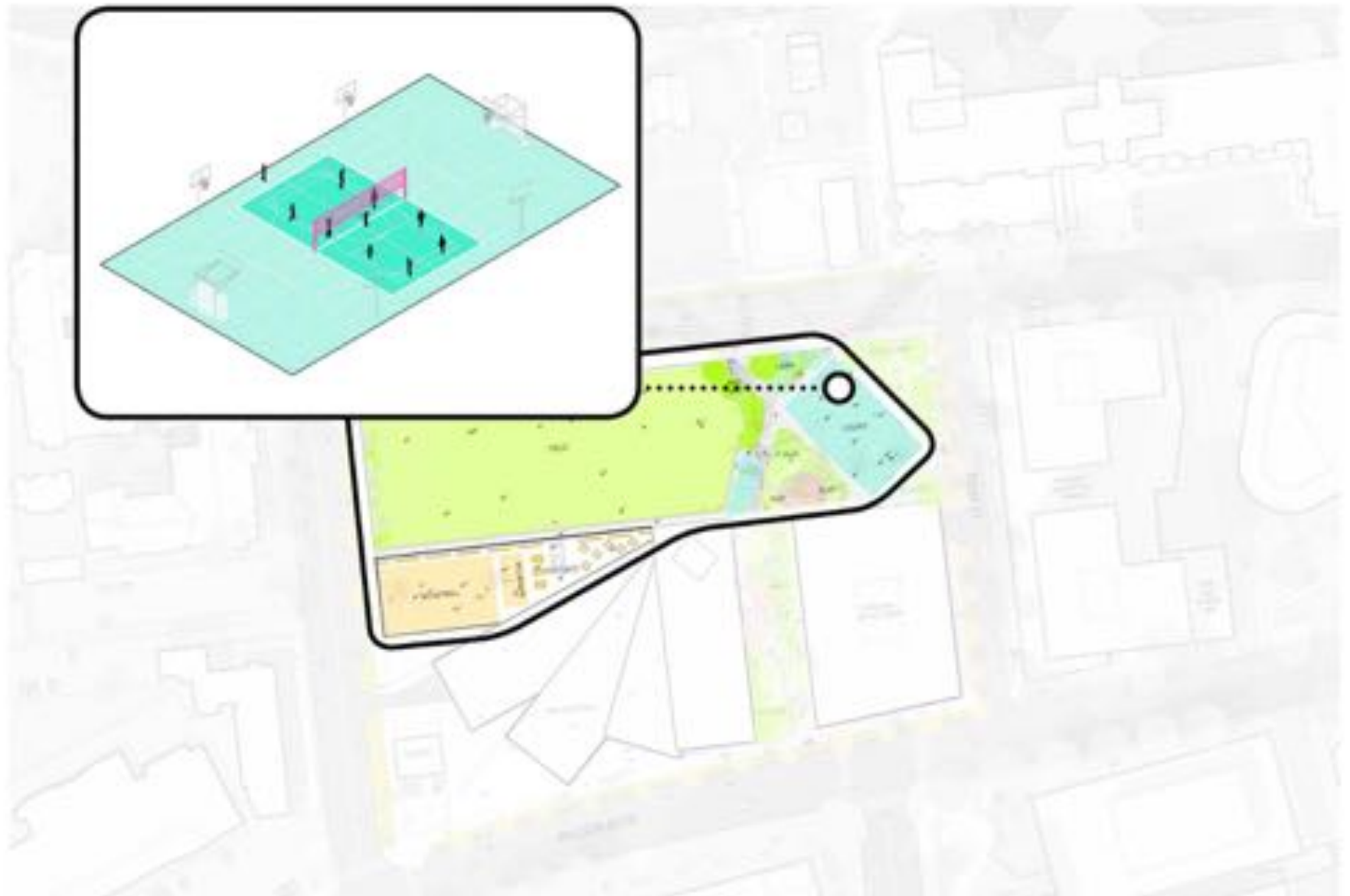


# MULTI-PURPOSE COURT

PROPOSED CONCEPT









# MULTI-PURPOSE COURT

PROPOSED CONCEPT



# MULTI-PURPOSE COURT

PROPOSED CONCEPT



# LAWN ADJACENT TO BALL COURT

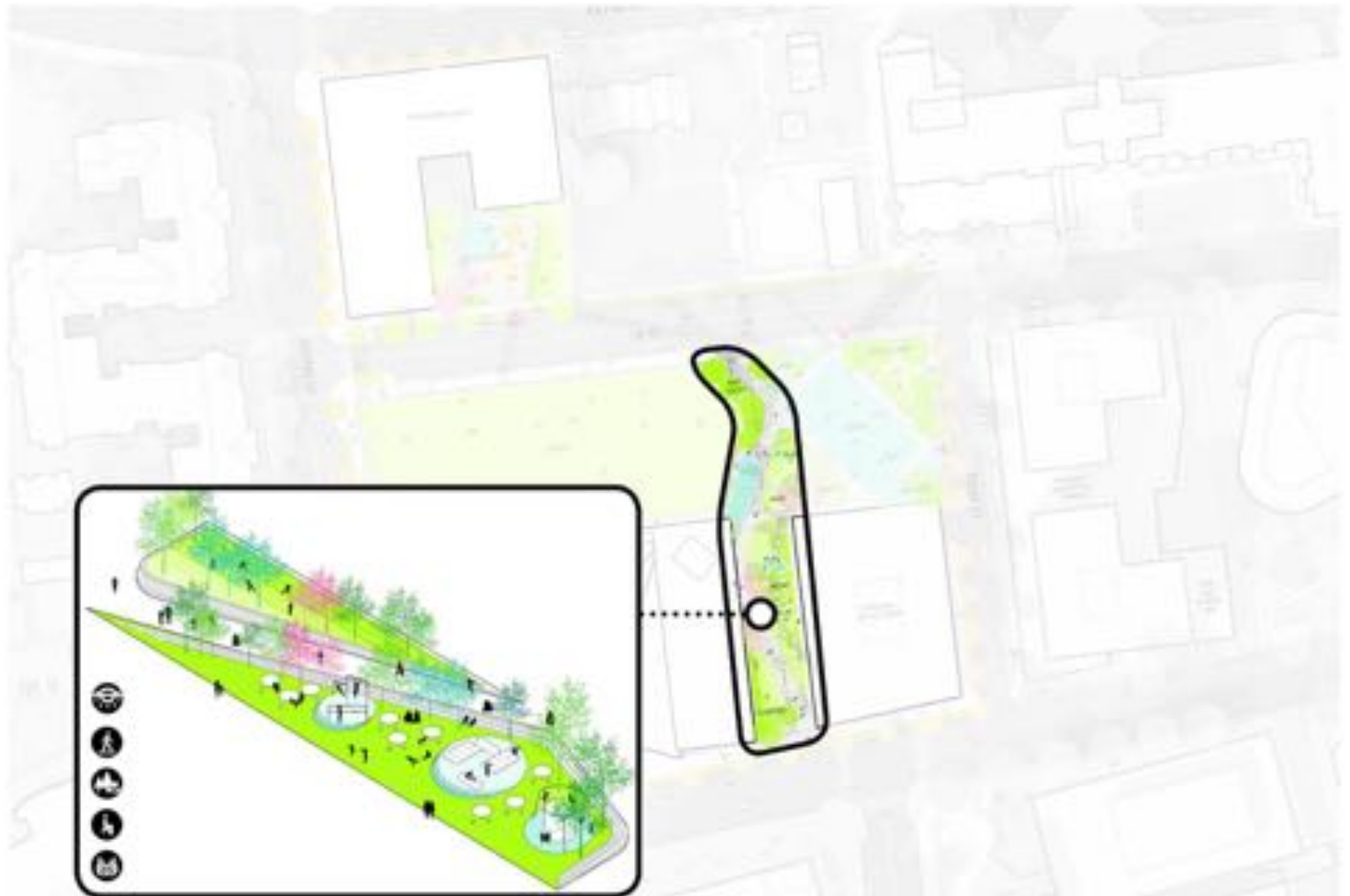
PROPOSED CONCEPT



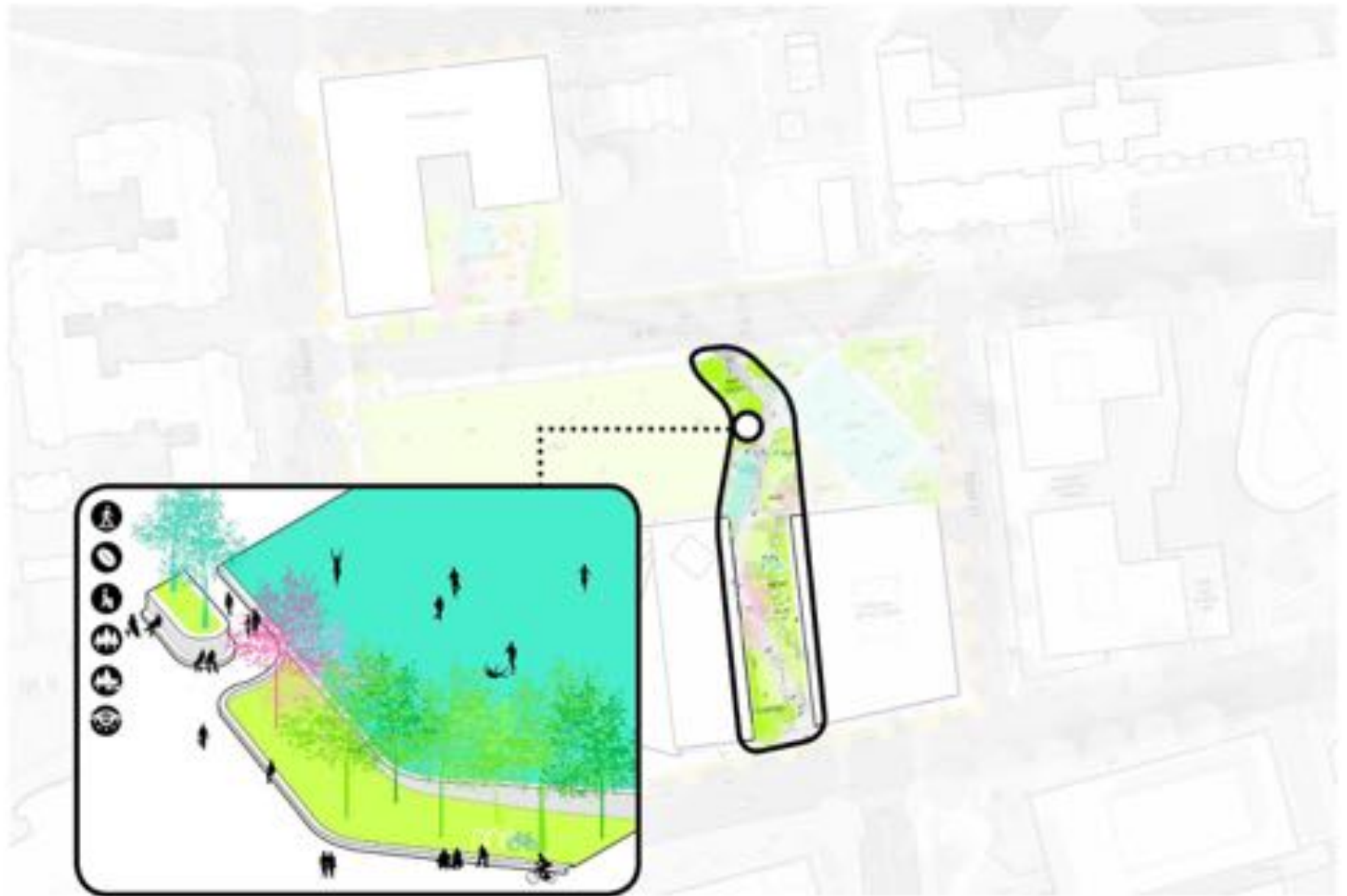


# ACTIVATED CIRCULATION PATH WITH SEATING & AMENITIES

PROPOSED CONCEPT









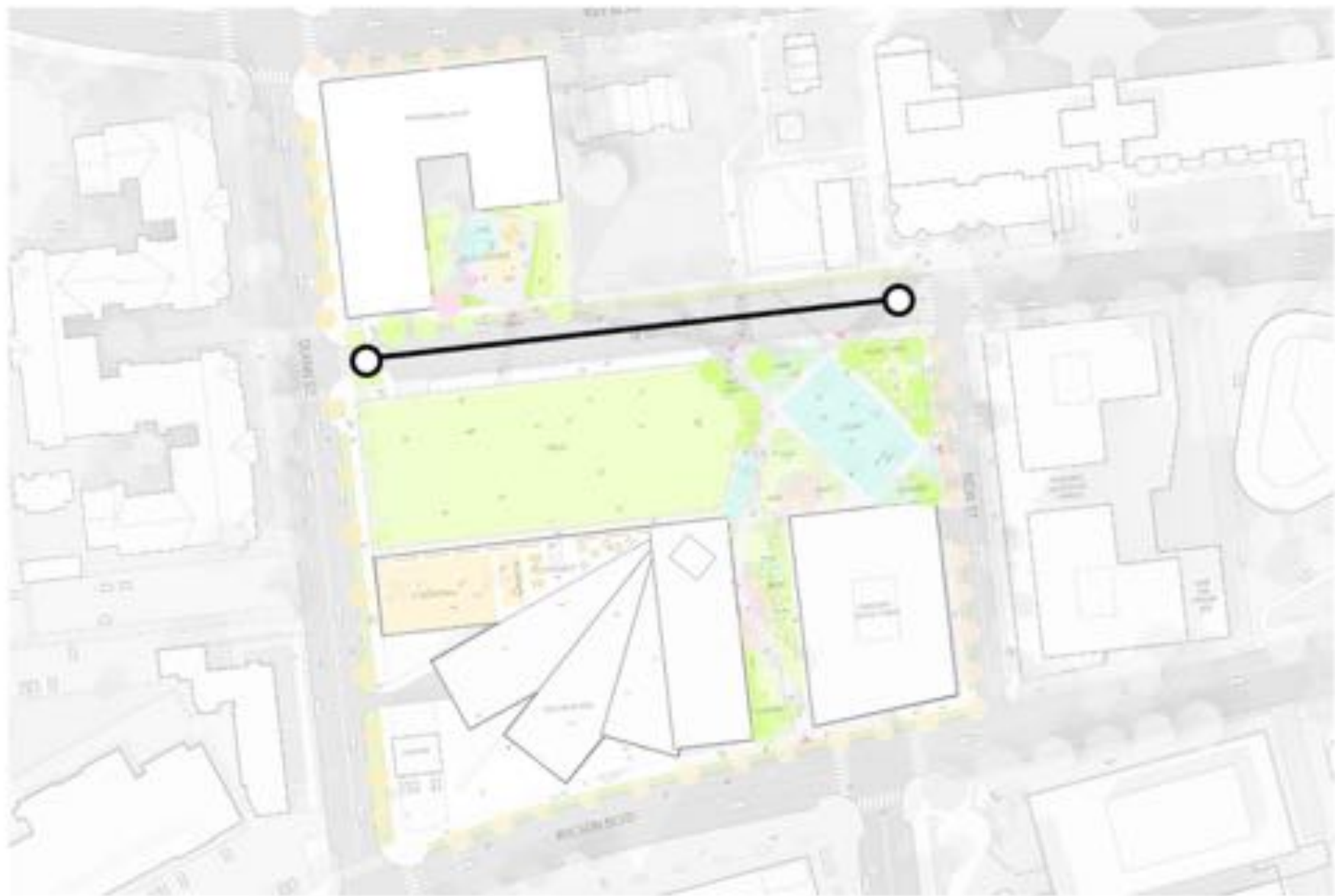


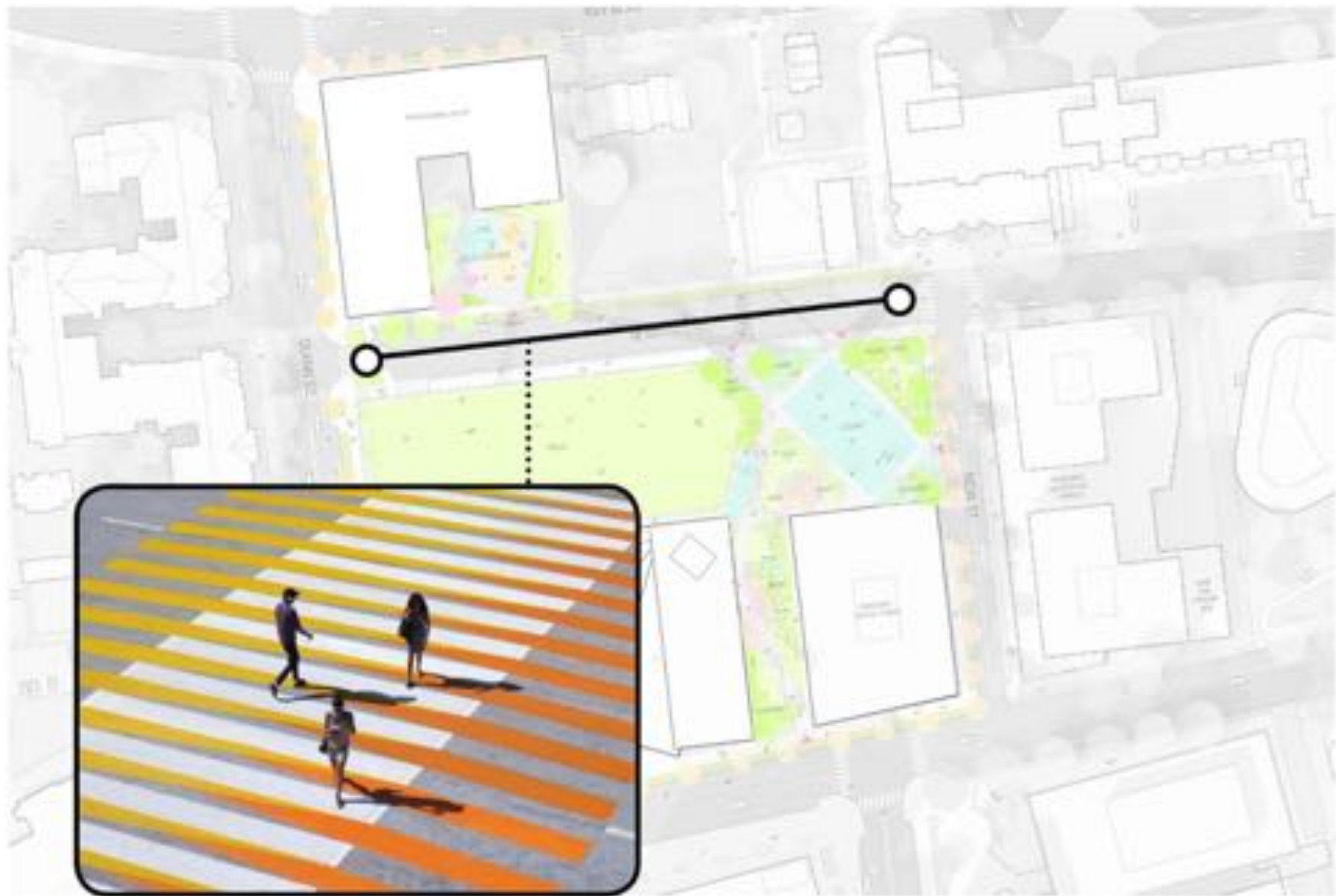
## PICNIC & GRILLING AREA

PROPOSED CONCEPT













# CONCEPTUAL PLANTING PLAN

PROPOSED CONCEPT



**NEXT STEPS**

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

# FINANCE & IMPLEMENTATION



# FINANCE

## Potential Funding Sources:

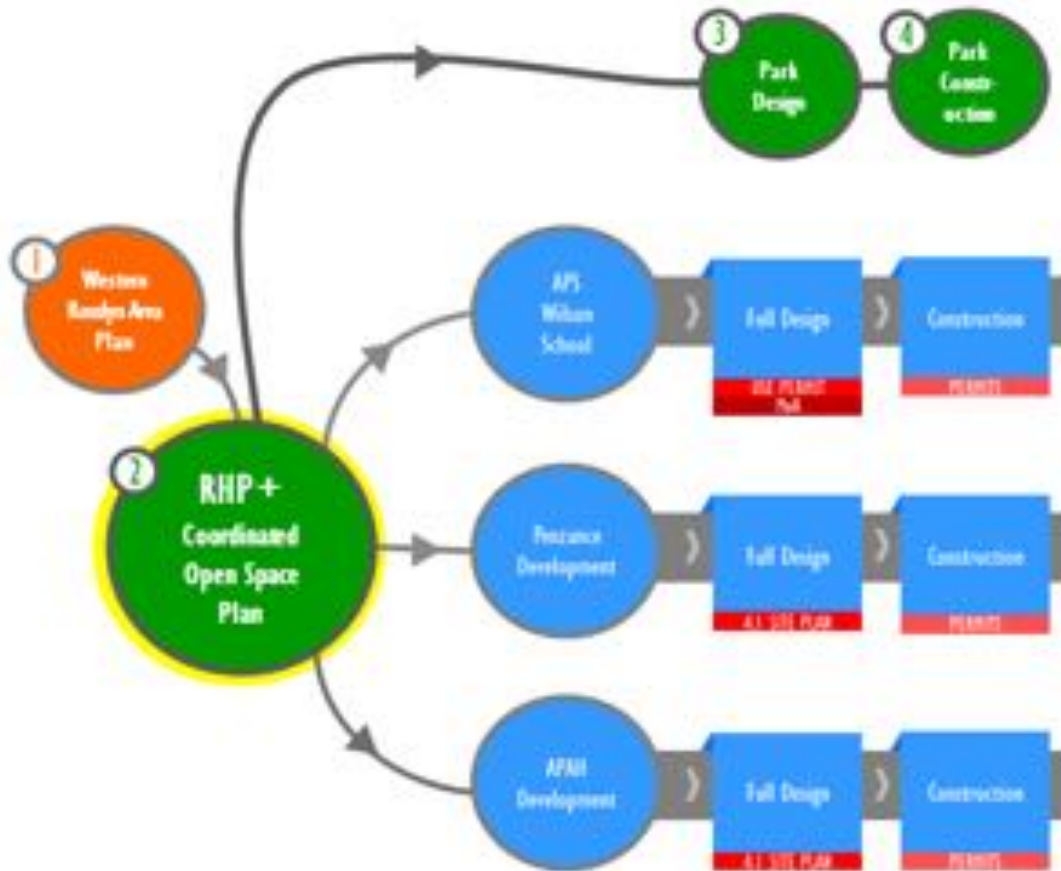
4.1 Site Plan Community Benefit Contributions (Penzance)

County-Penzance Land Lease Agreement

Capital Improvement Plan

APAH Site Development

# IMPLEMENTATION



## Review and Approval Process



After broad public review, the Park & Recreation Commission makes a recommendation to the County Board for final decision.



The County is determining the most appropriate approach for management of park design and construction on the Potomac and APN sites.



**USE PERMIT**

Public Facilities Review Committee (PFRC) and Building Level Planning Committee (BLPC) make recommendations to the County Board for final decision.

**6.1 CITY PLAN**

Site Plan Review Committee (SPRC) makes a recommendation to the County Board for final decision.

**Final**

The County Board will review a high level Final at the time of use permit review. Final will be further developed in a post-approval process between APN-County staff and the community.

**PERMIT**

Administrative review and approval by County staff.

# Wilson School

## MOA + Scheduling Approach

### 1. RHP+ Coordinated Open Spaces Plan | high level community needs

What amenities are important to ensure full access to? Shared access?

What amenities would the community like to see on the 1<sup>st</sup> level terrace?

### 2. Use Permit | full design + high level MOA

APS and community organized and drop-in needs established.

Facility components and design established.

### 3. MOA | use share, hours, operations, costs

APS-County staff establish terms.

### 4. County Scheduling Plan | balance unscheduled + scheduled time

DPR works with community to identify program needs and find appropriate balance.



# QUESTIONS?