

# McLean Community Business Center (CBC) Urban Park Network #2

Presented by

Doug Tipsword, PLA, FCPA Landscape Architect



# Advisory Council Input – June 22, 2002

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- Integrate McLean history into the park network.
- Place emphasis on the historical significance of Chain Bridge Rd and Old Dominion Drive intersection.
- Be mindful of the scale of McLean.
- Consider recommending a conservatory or large covered pavilion.
- Rethink how to graphicly convey comp plan intent? Perceived as “over programed”.
- Rethink the Park Network graphic. Signature Park is an undetermined location.



# Neighborhood Village Concept



- **Small town feel**

- *Include a variety of human-scale gathering spaces that foster social interaction and communal experiences.*

- **Park Network**

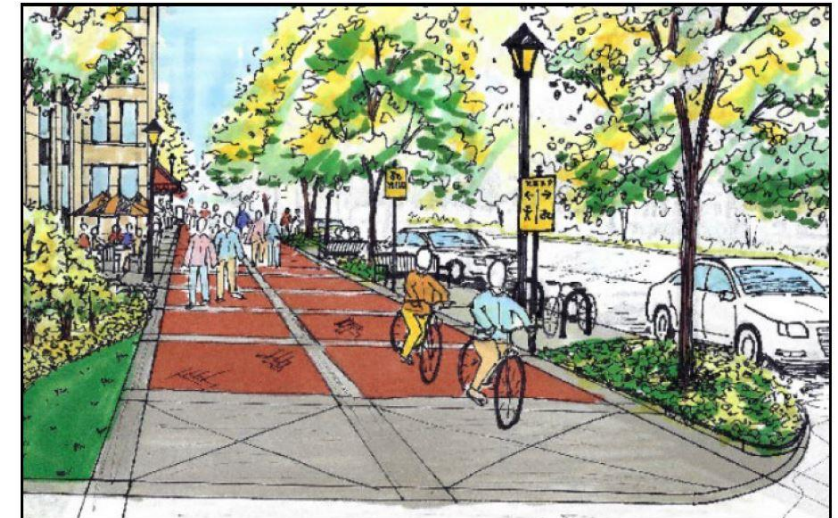
- *Connected network of green spaces and “nooks” to encourage pedestrian activity*

- **Pedestrian Circulation**

- *Well-designed streetscapes and off-street pathways offer comfortable connections to and from the surrounding neighborhoods into McLean.*

- **High Quality Sustainable Environment**

- *Environmentally focused design, a sustainable community with shade trees, green areas, and innovative environmental features.*



# Park Network

- **“Signature Urban Park”**
  - Heart of community, urban core, strongly programed.
- **Linear Parks**
  - Recreational Greenways, Pedestrian, Corridors, Connect points of activity.
- **Pocket Parks**
  - Small Parks and Nooks
  - Support activity throughout CBC.
  - Passive in nature, social nodes.





# Park Network



# Signature Park Criteria

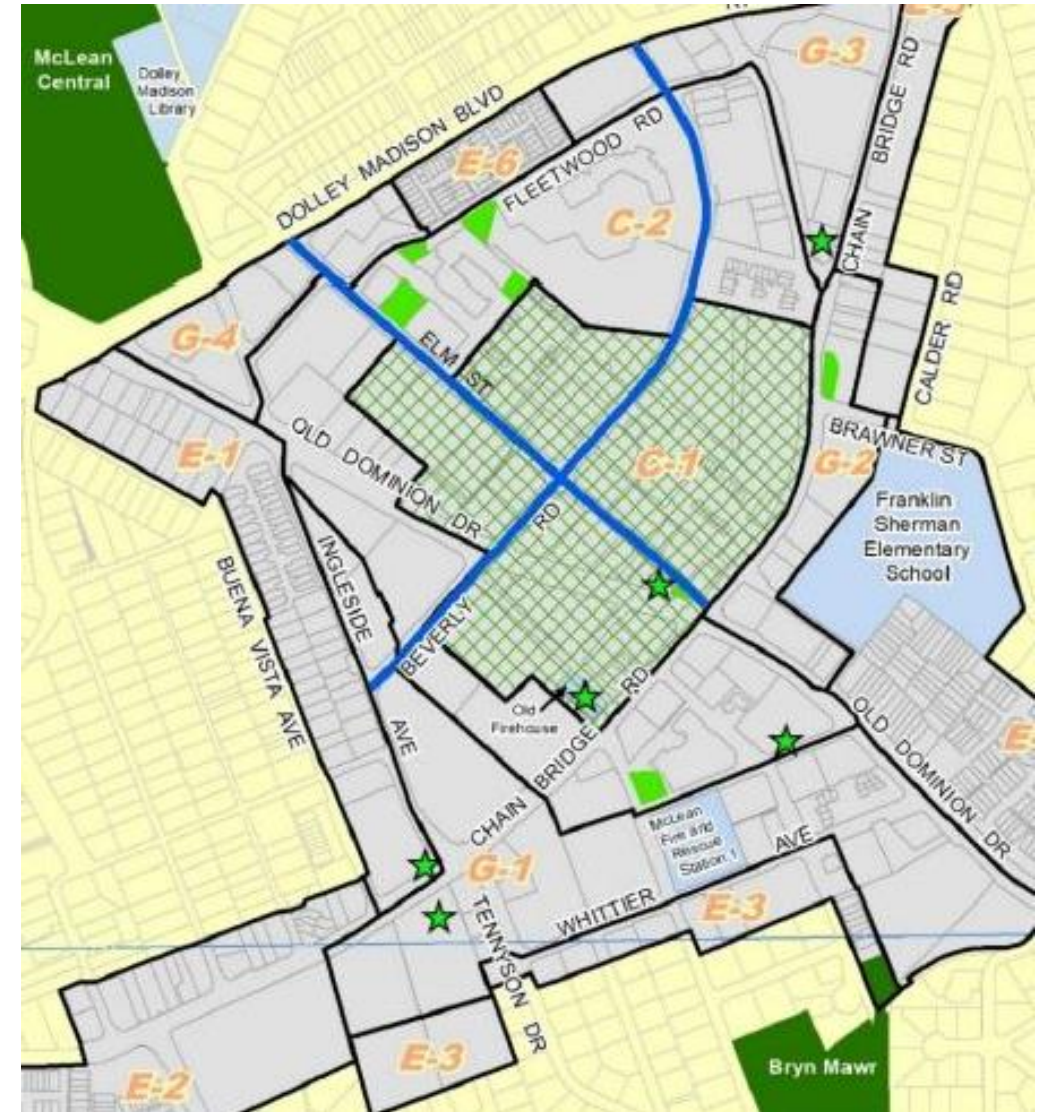


## Design Features

- Minimum 2/3 acre
- Supports all ages and abilities
- Seating and shade
- Focal point: water feature, public art, etc.
- Native plants and SWM/ecological best practices

## Programming

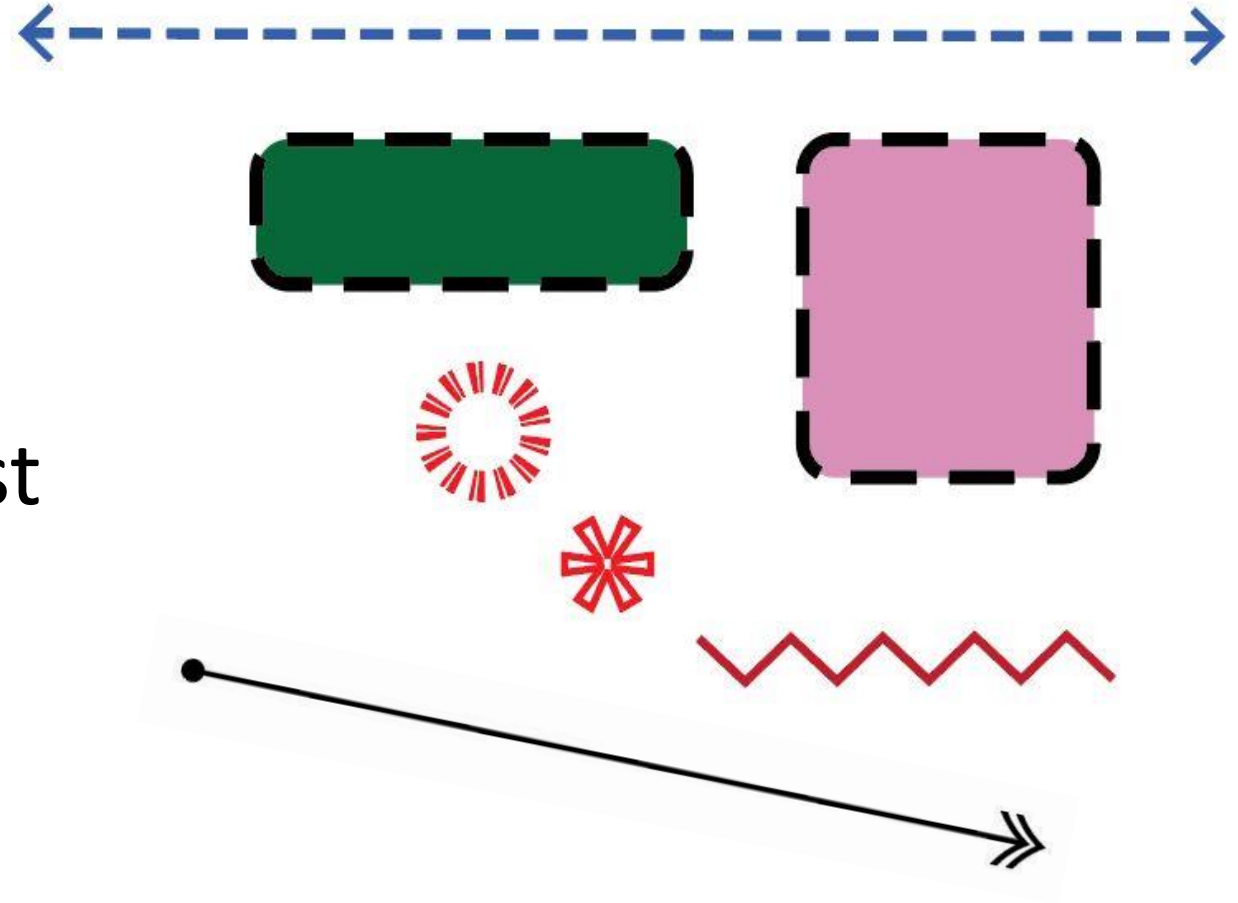
- Balance of active and passive amenities
- Unprogrammed space
- Community gathering space: farmer's markets, concerts, fitness classes, etc.
- Interactive elements: climbable sculptures, interactive musical elements, splash pads, bocce court





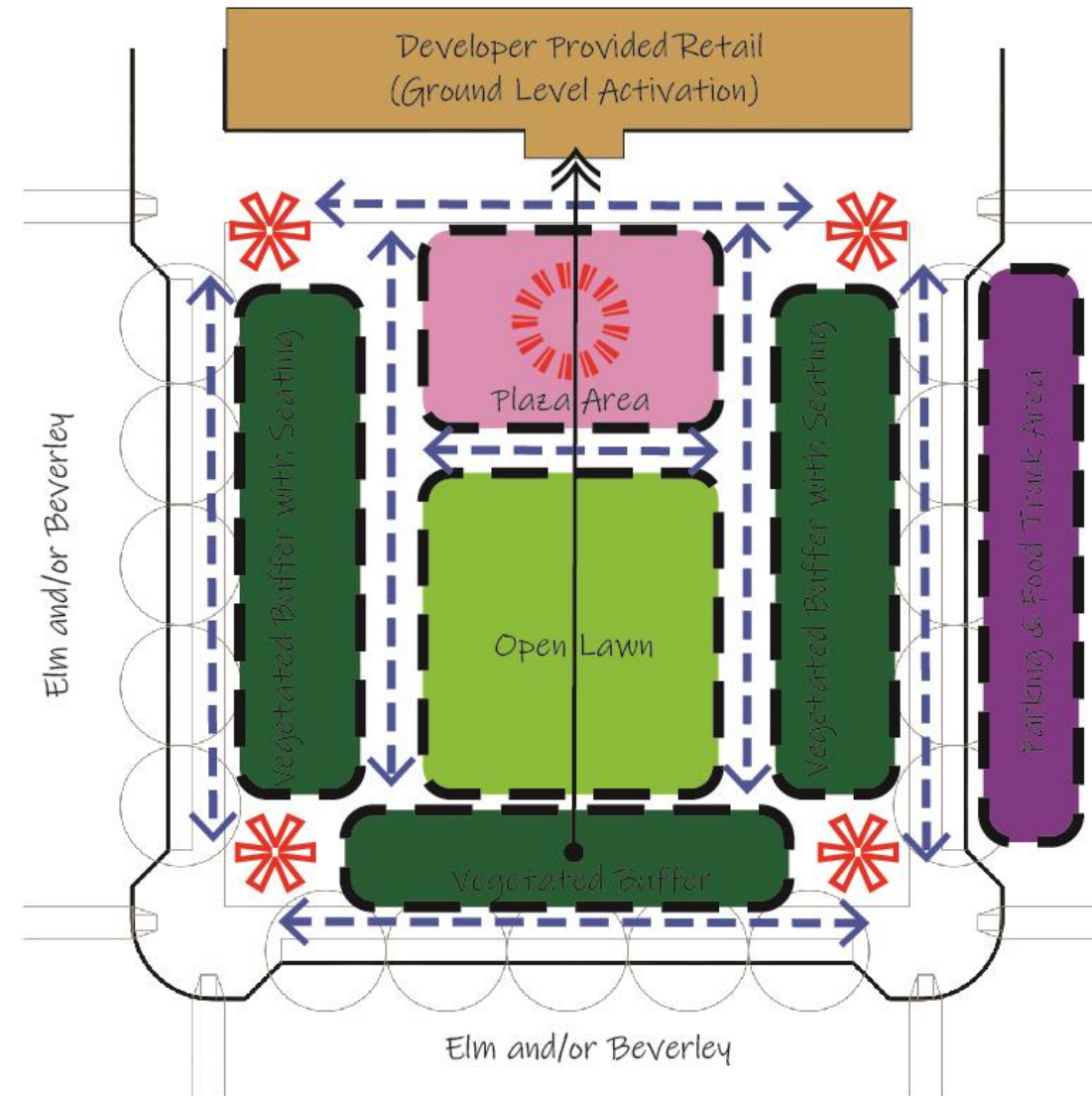
# Organizational Elements

- Circulation Pattern
- Use Zones
- Focal Points
- Nodes & Points of Interest
- Edges
- Relationships



# Conceptual Diagram – Signature Park

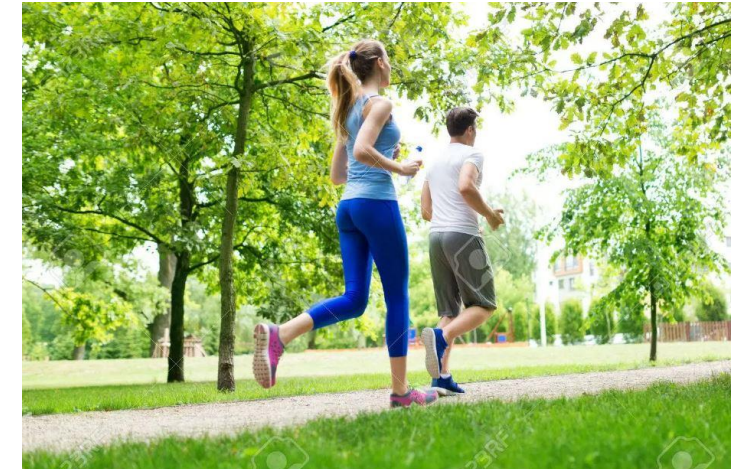
- **Circulation Pattern**
  - Pathways & routes, access points, parking
- **Use Zones**
  - Open Lawns, social plazas, vegetated buffer areas with seating and shade, food truck area, other amenities.
- **Focal Points**
  - Pavilion, stage, water features, café, conservatory, prominent sculpture
- **Nodes & Points of Interest**
  - Monuments, statues, gateways, seat walls, historical plaques, artwork/sculpture, trellis, interactive play elements
- **Edges**
  - Changes in elevation, walls/curbs, paving material transitions, etc.
- **Relationships**
  - Architectural relationships via sightlines
  - Supporting & complimentary uses (Ground Level Activation)





# Signature Park Organization

- **Circulation Pattern**
  - Pathways & routes, access points, parking
  - Pedestrian & Vehicular circulation





# Signature Park Organization

- **Use Zones**

- Open Lawn Area
- Paved Social Plazas
- vegetated buffer areas with seating and shade
- other supporting amenities and points of interest





# Signature Park Organization

- **Focal Points**

- Pavilion, Stage, water features, café, conservatory, prominent sculpture, etc.





# Signature Park Organization

- **Nodes & Points of Interest**

- Monuments, statues, gateways, seat walls, historical plaques, artwork/sculpture, trellis, interactive play, etc.





# Signature Park Organization

- **Edges**

- Walls, curbs, paving transitions, etc.

- **Relationships**

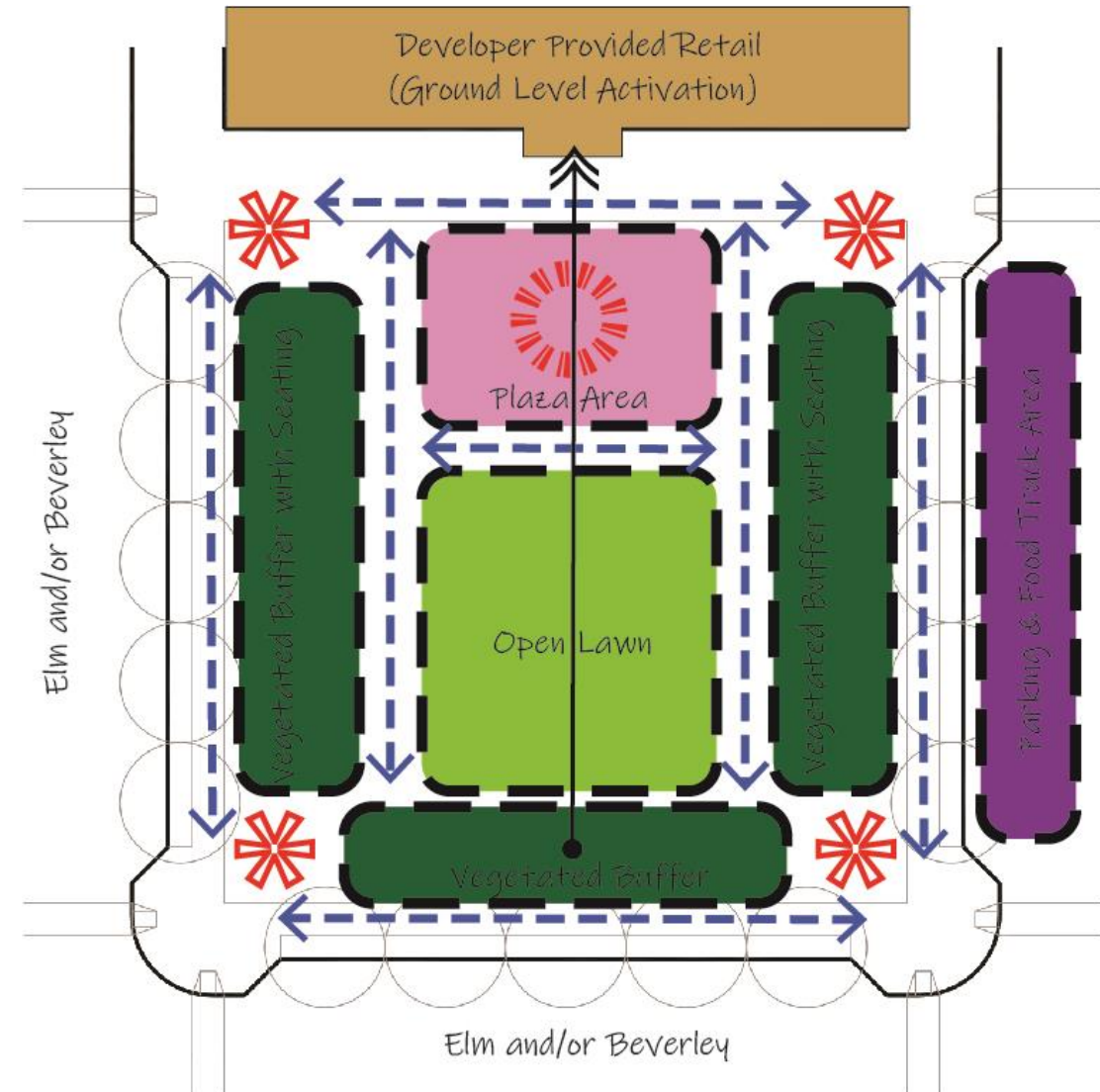
- Complementary Building uses, active frontage provided by supporting shops, restaurants, theater, public facility, etc.
- Architectural Sight Lines





# Conceptual Diagram – Signature Park

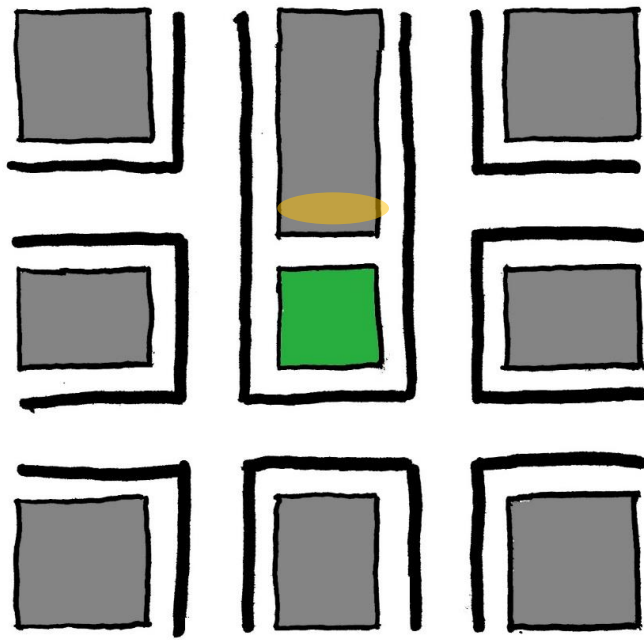
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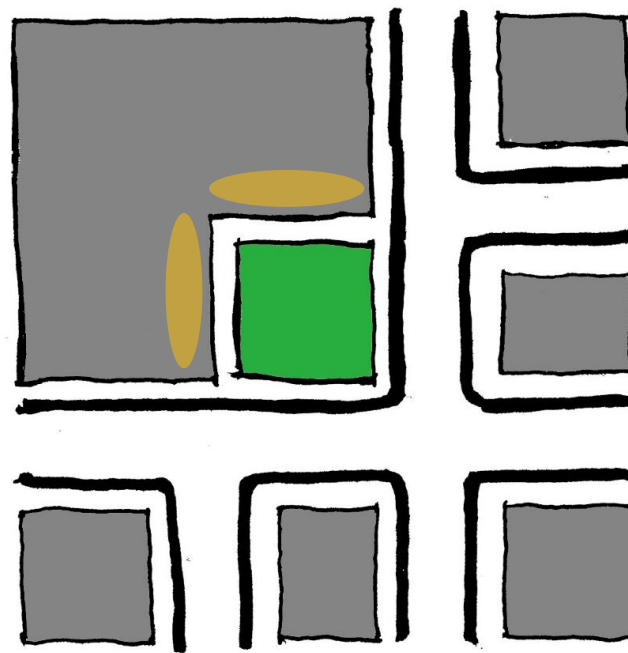


# Block Configurations – Signature Park

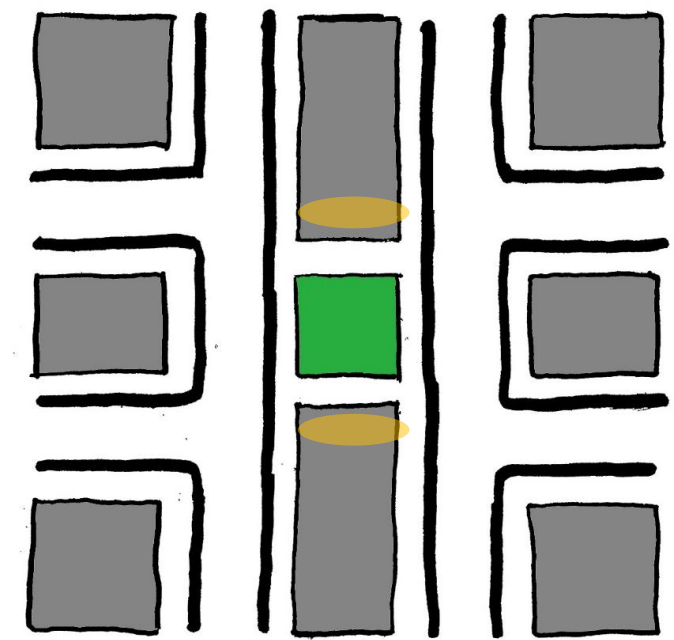
 = Ground Level Activation, Supporting uses



Adjacent Park



Corner Park



Sandwiched Park

# Case Studies

## Park Scale Comparison



1.) Bryant Park – New York



2.) Post Office Square – Boston



2/3 Acre



2/3 Acre



3.) Rockville Town Square – Rockville, MD



4.) Old Town Square – City of Fairfax



# Case Study 1 - Bryant Park - New York

- **Circulation Pattern**

- ADA compliant pedestrian pathways

- **Use Zones**

- Natural grass open lawn, Café Plaza, Fountain Plaza, vegetated buffer areas with seating and tables

- **Focal Points**

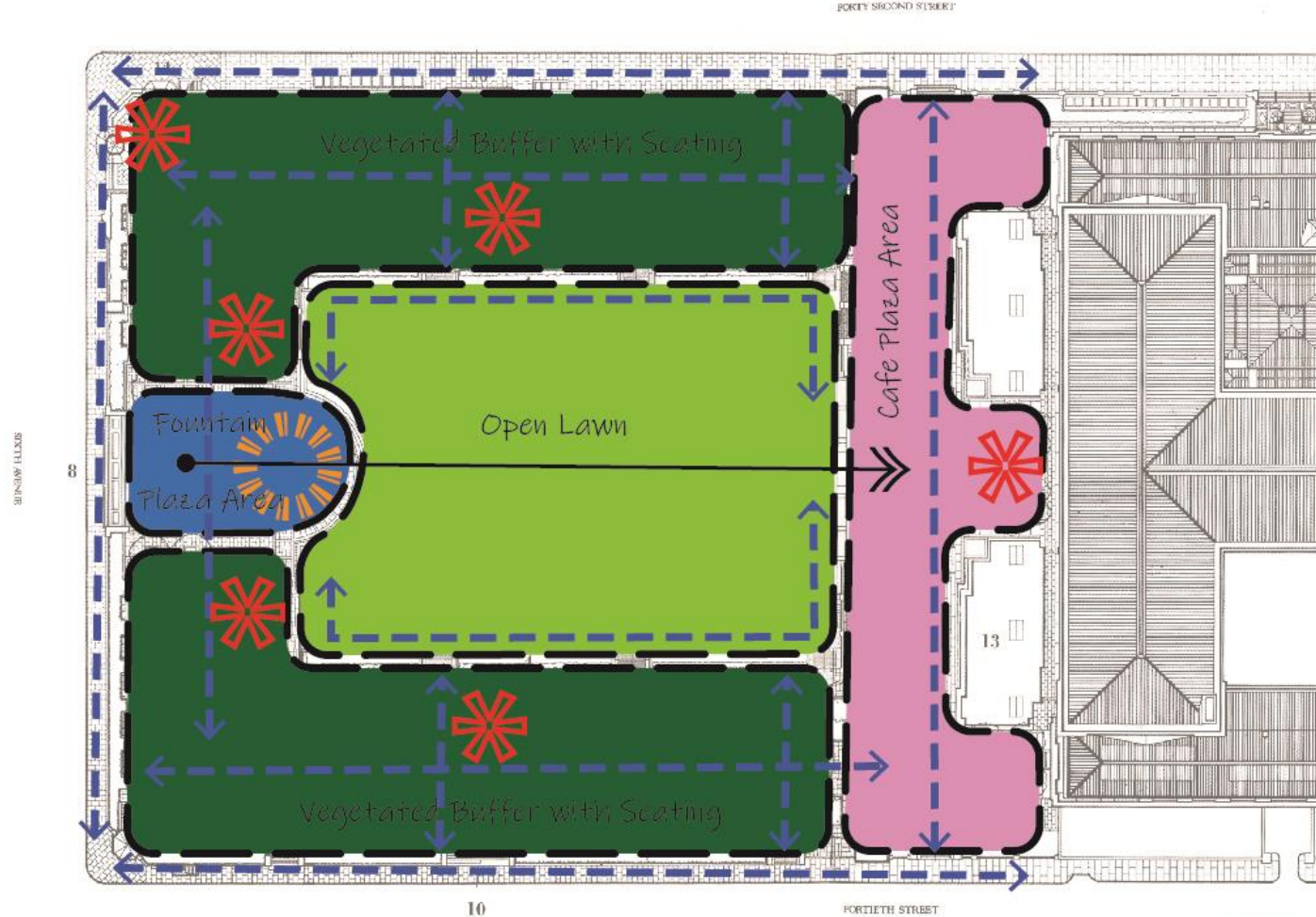
- Large Decorative Fountain

- **Nodes & Points of Interest**

- Café's & shops, Flexible seating areas, Carousel, outdoor games, Bryant Monument

- **Edges & Relationships**

- Raised walls and rod iron fence at sidewalks
- Sight line to Public Library
- Restaurants, ground level activation





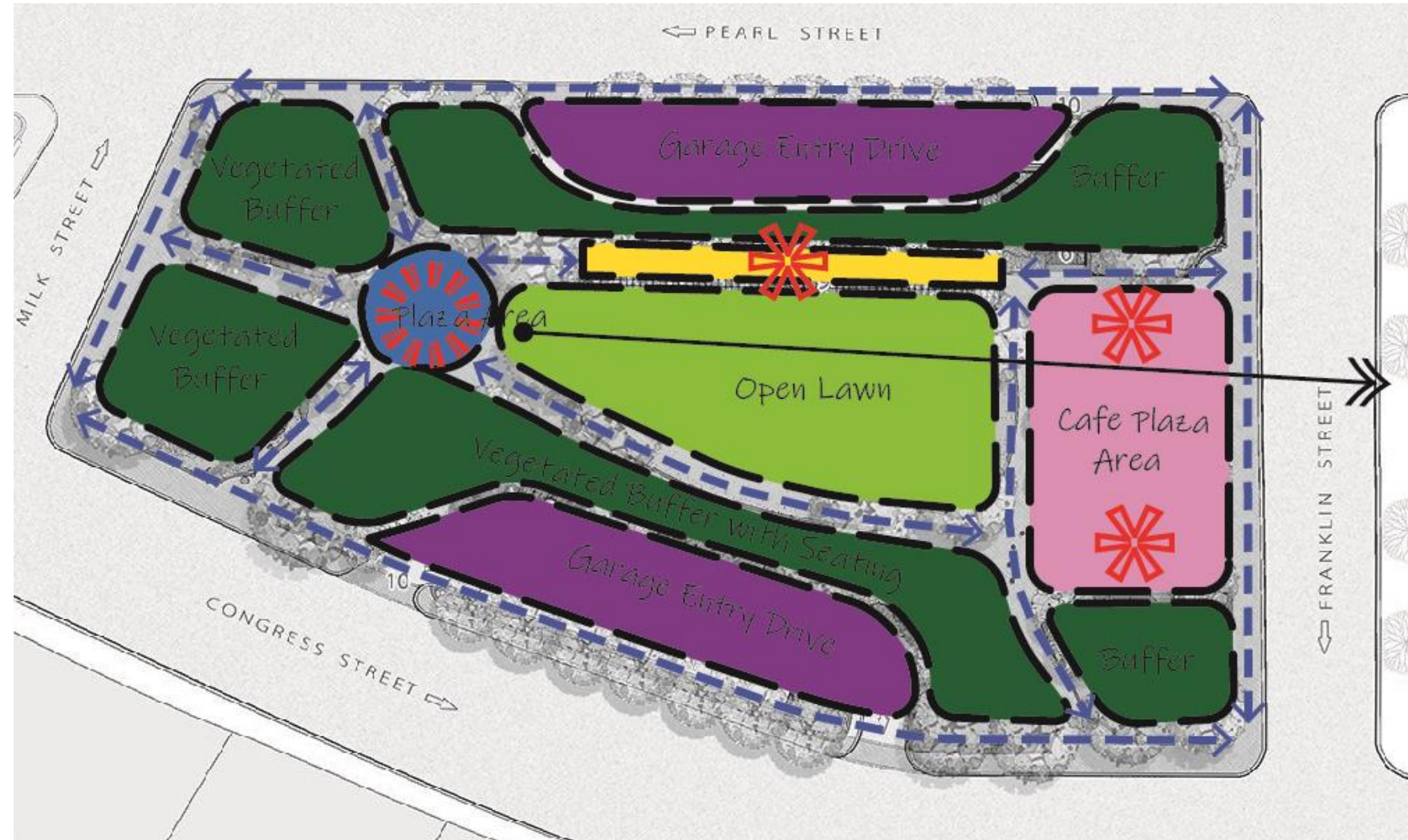
# Case Study 1 - Bryant Park - New York





# Case Study 2 - Old Post Office Square - Boston, MA

- **Circulation Pattern**
  - ADA compliant pedestrian pathways
  - Parking garage vehicular access
- **Use Zones**
  - Natural grass open lawn, Fountain plaza,
- **Focal Points**
  - Interactive Water feature
- **Nodes & Points of Interest**
  - Vine Trellis and seating area, Restrooms and Café
- **Edges & Relationships**
  - Raised Seat wall planting areas
  - Sight line to Old Post Office





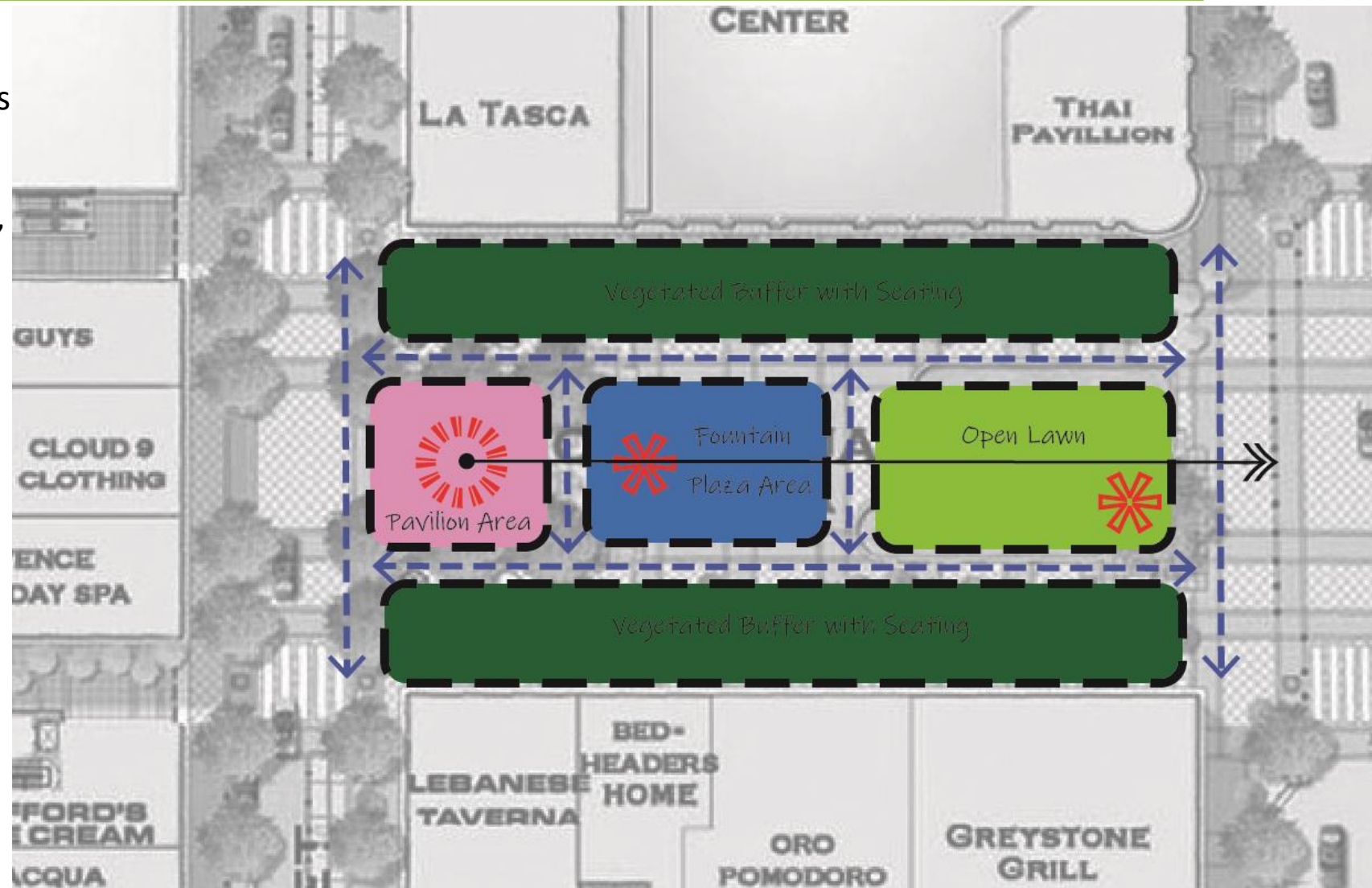
# Case Study 2 - Old Post Office Square - Boston, MA





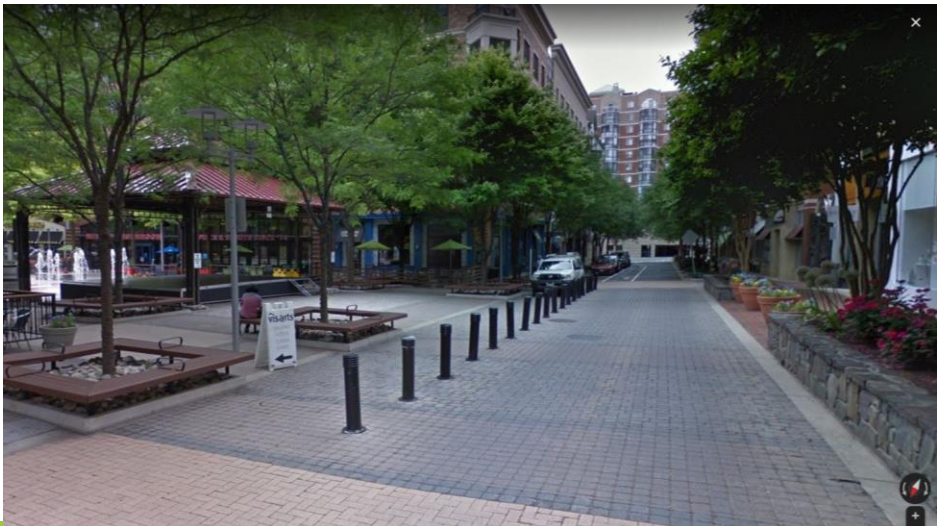
# Case Study 3 - Rockville Town Square - Maryland

- **Circulation Pattern**
  - ADA compliant pedestrian pathways
- **Use Zones**
  - Synthetic Turf Lawn, Fountain Plaza, Pavilion Plaza, Seating Areas and game tables, Vegetated buffer
- **Focal Points**
  - Covered Pavilion
- **Nodes & Points of Interest**
  - Ornamental boulders
  - Interactive water feature
  - Ice Skating Rink (Winter)
- **Edges & Relationships**
  - Bollards and Flush Cross walks
  - Sight line to adjacent building





# Case Study 3 - Rockville Town Square - Maryland





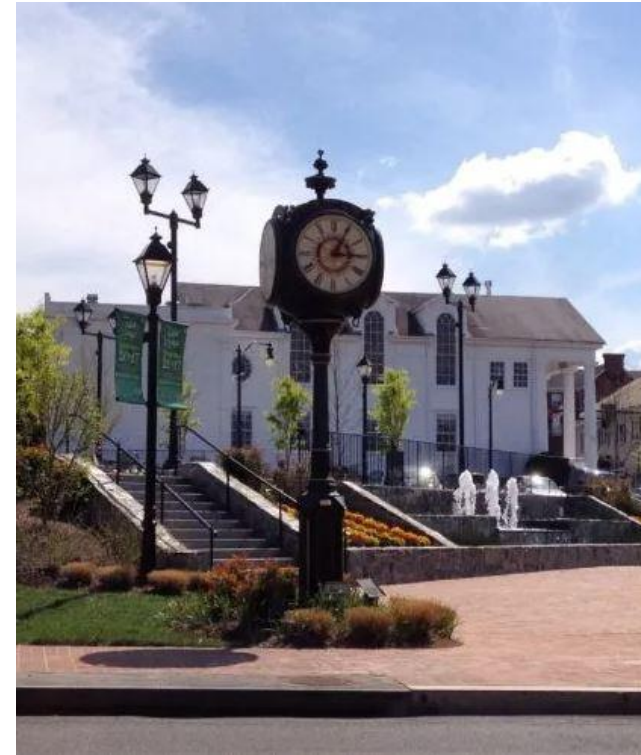
# Case Study 4 - Old Town Square - City of Fairfax

- **Circulation Pattern**
  - ADA compliant pedestrian pathways
  - Surface parking vehicular access
- **Use Zones**
  - Lawn Areas, Plaza Areas, Buffer Plantings, Parking Lots
- **Focal Points**
  - Interactive Water features
- **Nodes & Points of Interest**
  - Monument Sign, Seating Areas, Clock Tower, Shade trellis
- **Edges & Relationships**
  - Water Feature/Retaining Wall





# Case Study 4 - Old Town Square - City of Fairfax





# Park Network

- **“Signature Urban Park”**
  - Heart of community, urban core, heavily programed.
- **Linear Parks**
  - Recreational Greenways, Connect points of activity.
- **Pocket Parks**
  - Small Parks and Nooks
  - Support activity throughout CBC.
  - Passive in nature, social nodes.





# Linear Parks Criteria

- Fully accessible and pedestrian friendly for users of all ages and abilities
- Wider walkways and trails (10 ft min.) to serve multimodal connectivity
- High visibility and abundant lighting for safety
- Variety of seating options and shade elements
- Designate spaces for unprogrammed use, active and passive, balance.
- Native plantings, naturalized settings, creative integration of storm water management practices



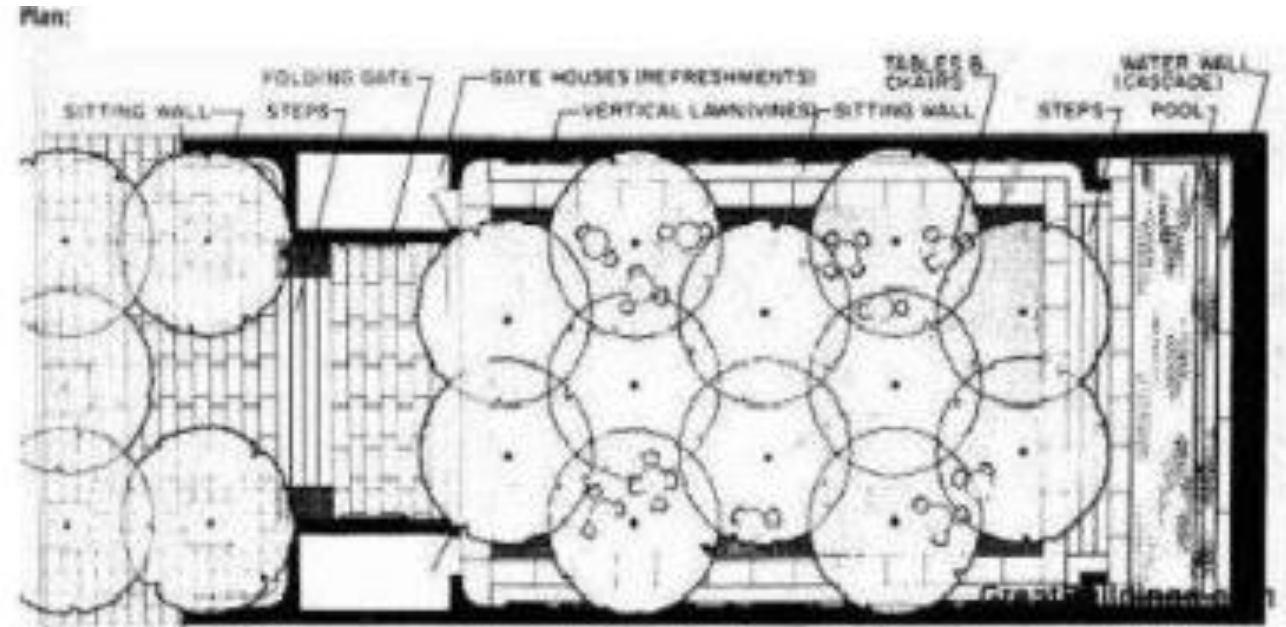
Sydney, Australia





# Pocket Park

- Scale Ranges from 1/10 Acre to 2/3 Acre
- Accessible to all, abundant lighting
- Variety of seating options and shade elements
- Variety of paving for delineation of spaces
- High Visibility
- Inviting Signage. Wayfinding.
- Native plantings and ecological best practices



Paley Park, NY



# *Thank you!*

## *Any Questions Or Feedback?*





# Active Urban Park Usages

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- Markets (e.g., farmers, specialty market, etc.)
- Performances (e.g., music, dance, theater, etc.)
- Stage/Amphitheater
- Outdoor movie nights
- Carousel
- Skating rink
- Interactive water feature (Splash pad)
- Bike safety course/traffic garden
- Obstacle course
- Food festivals/Food trucks
- Ethnic festivals/Cultural fairs
- Winter tree lighting ceremony
- Pumpkin patch
- Fitness classes (e.g., yoga, bootcamp, aerobics, martial arts)
- Track & field day
- Bocce court
- Playgrounds (climbable facilities for all ages)
- Dog park
- Fitness stations
- Outdoor gym
- Sound sculptures
- Interactive art
- Ping pong
- Public piano



# Passive Urban Park Usages

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- Trails/walking paths
- Green spaces
- Seating areas
- Bike share station
- Swinging chairs
- Hammock
- Public Art
- Gathering spaces, conversational seating
- Shade Trellis
- Gardening spaces/Community garden
- Butterfly / Pollinator garden
- Nature paths / nature walks
- Recreational trail
- Heritage trail / history trail
- Bike-repair
- Capital Bike Share
- Fountain
- Educational signage
- Lounge / Adirondack chairs
- Birdwatching
- Wildlife viewing
- Display space for youth art