

RESULTS OF THE COMMUNITY WORKSHOP ON 12/8/2018

NORTH GATEWAY CBC

- Boundary/edge/entrance
- Physical features signal entry to historic Mt. Vernon District
- Vibrant, urban spaces
- Sense of movement
- Connection with Cameron Run Park

PENN DAW CBC

- Contemporary, transition from Old Town
- Eclectic, organic/grow over time, authentic
- Active with street life activities
- Low-maintenance, durable, timeless
- Public spaces that bridge Richmond Highway and Kings Highway provide the sense of “crossroads”

BEACON-GROVETON CBC

- Modern architecture
- Human-scaled design
- Homage to airfield
- Pop-up, flexible installations
- Areas of respite among activity

HYBLA VALLEY-GUM SPRINGS CBC

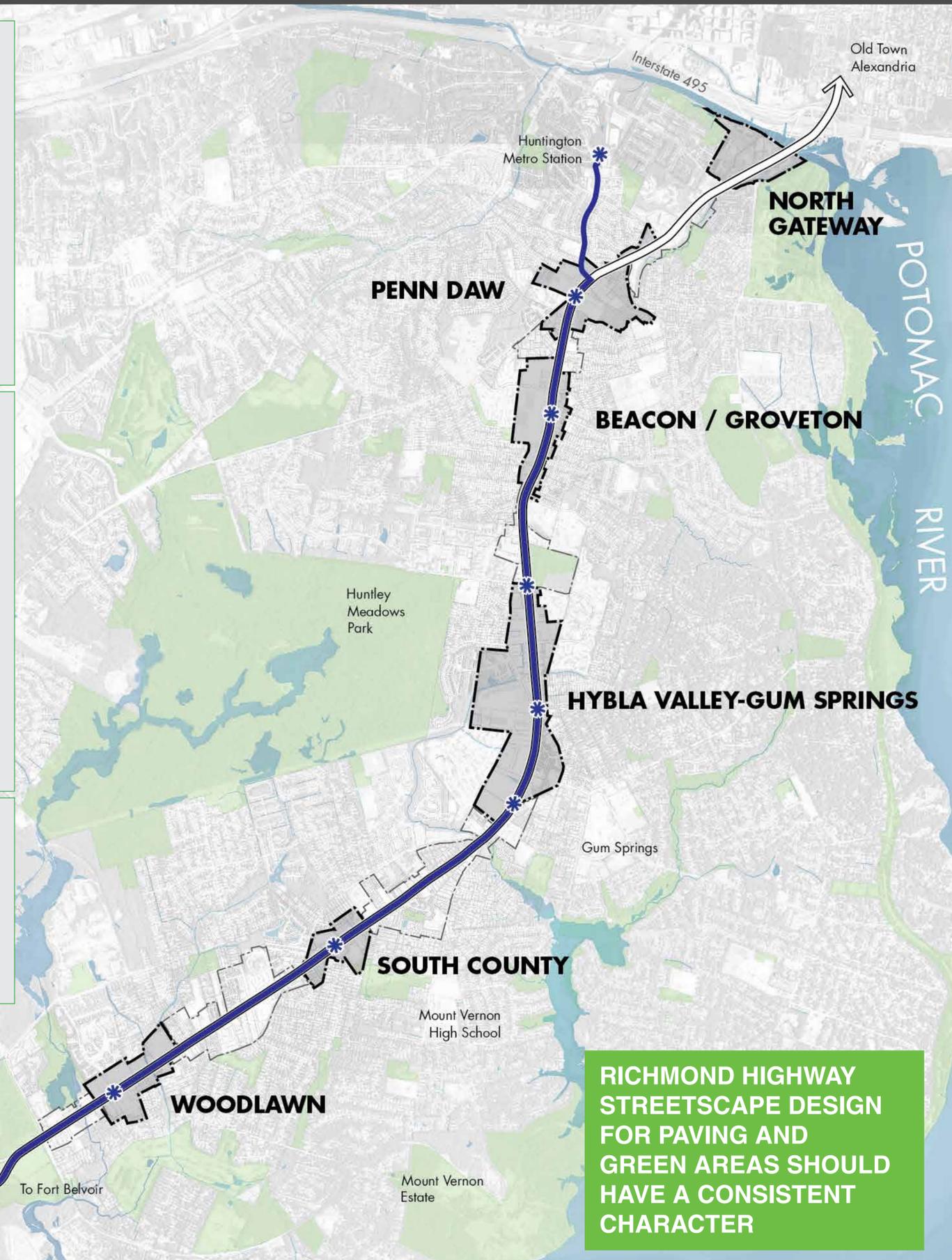
- Traditional architecture
- Waterways integrated with parks
- Human-scaled design
- Differentiated facades and massings on buildings
- Meaningful artwork
- Celebrate Fordson Road
- Natural, native landscaping
- Innovative, green design

WOODLAWN CBC

- Traditional, and context compatible architecture
- “Colonial” main street on livability spine without being “sterile”
- Connect to historic sites with wayfinding and trails
- Emphasis on trees and tree canopies
- Revitalize natural resources

SOUTH COUNTY CBC

- Existing historic school
- Government center
- Traditional and context compatible architecture



ORGANIZATION OF THE CORRIDOR

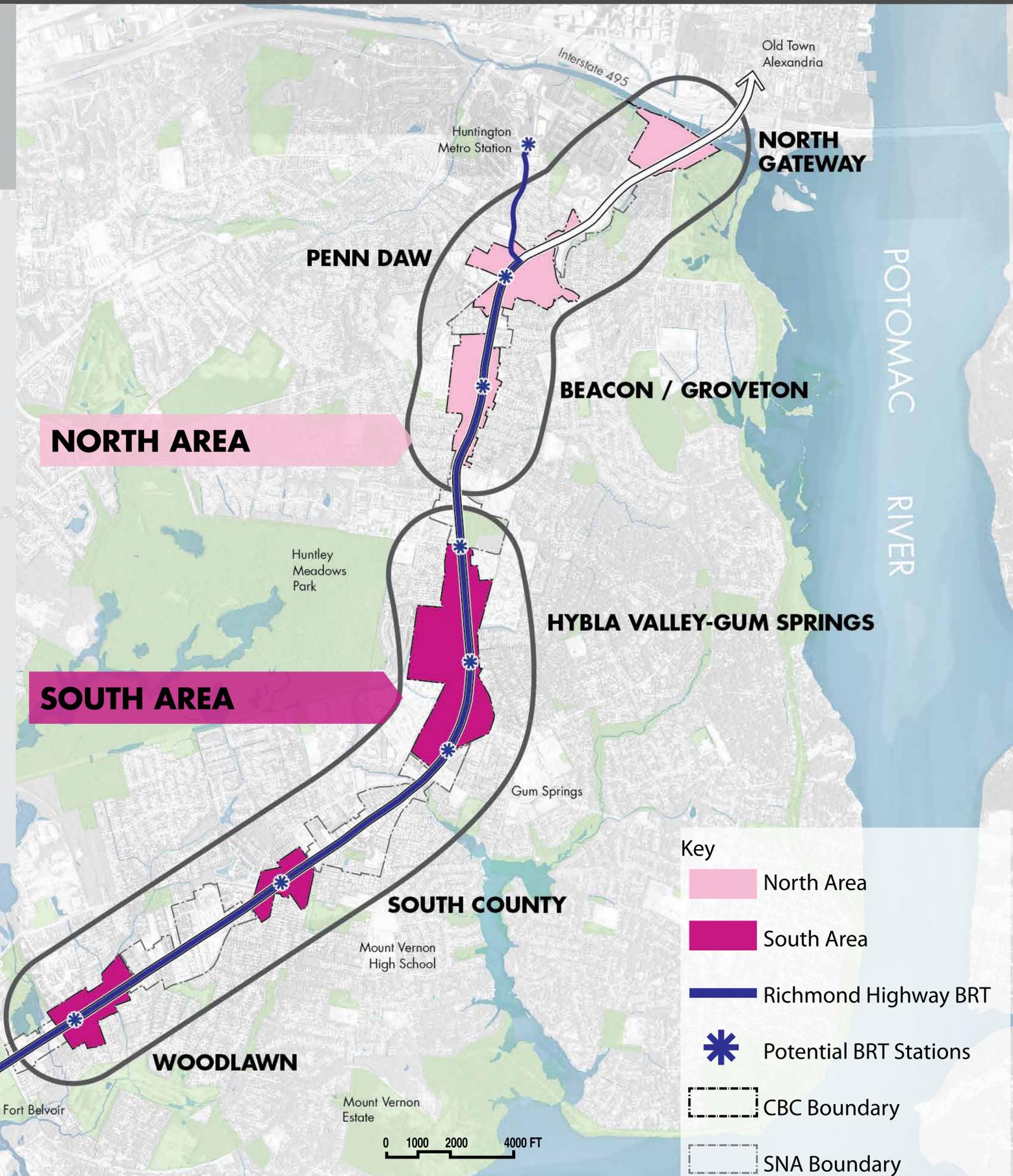
THE PROPOSED URBAN DESIGN DIVIDES THE RICHMOND HIGHWAY AREA INTO TWO SUB-AREAS (NORTH AND SOUTH). EACH SUB-AREA INCLUDES MULTIPLE CBCs WITH A COMMON DESIGN CHARACTER, AS DESCRIBED BELOW.

NORTH AREA

- Contemporary and eclectic character
- Furnishings incorporate clean, simple lines; emphasize grey/aluminum, black and hardwood colors
- Taller buildings that maximize views and topography
- Public spaces and streets are designed for people, not vehicles

SOUTH AREA

- Traditional character that takes cues from the area's heritage
- Furnishings incorporate curvilinear designs; emphasize black and hardwood materials
- Village-like environment that is comfortable for people
- Design of public spaces highlights existing/daylighted waterways and legacy features



STREETSCAPE (SIDEWALK AREA) TYPES, PUBLIC PLAZAS & OPEN SPACES

KEY ELEMENTS

STREETSCAPES (SIDEWALK AREA) TYPES

- **Richmond Highway:** Provides connections between CBCs; includes BRT route and transit stations.
- **Gateway:** Main streets within CBCs at transit stations.
- **Neighborhood:** Neighborhood-serving streets within each CBC.

TRANSIT PLAZAS AT POTENTIAL BRT STATIONS

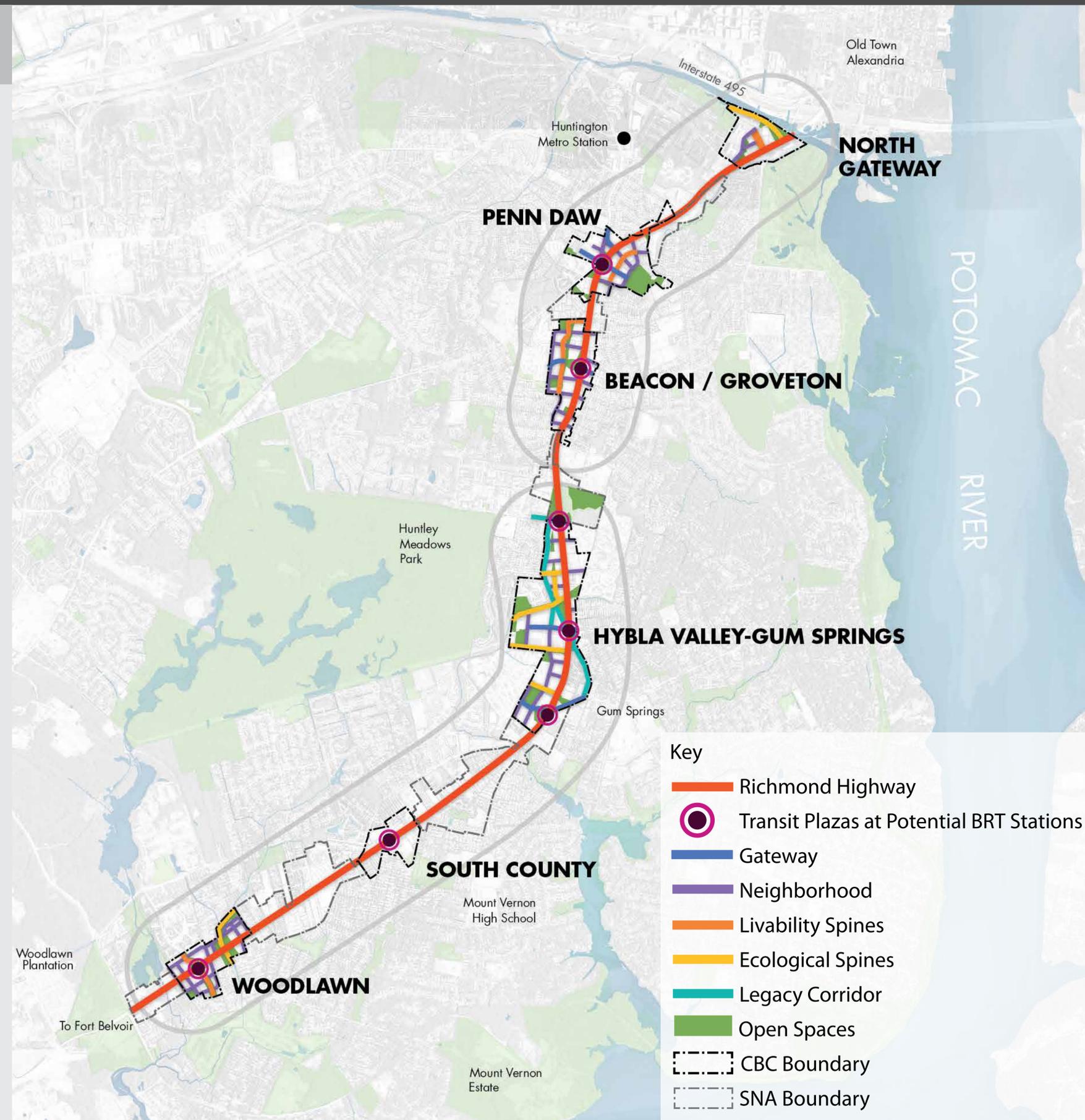
- Public plazas and gathering spaces adjacent to BRT stations.

ECOLOGICAL SPINES

- Linear green spaces and recreational amenities along existing and “daylighted” stream corridors.
- Provide ecological and stormwater management functions as well as recreational opportunities.
- Accommodate pedestrians, bicycles and low-volume vehicular travel in certain areas.
- The character of each ecological spine responds to its surrounding context and local environment.

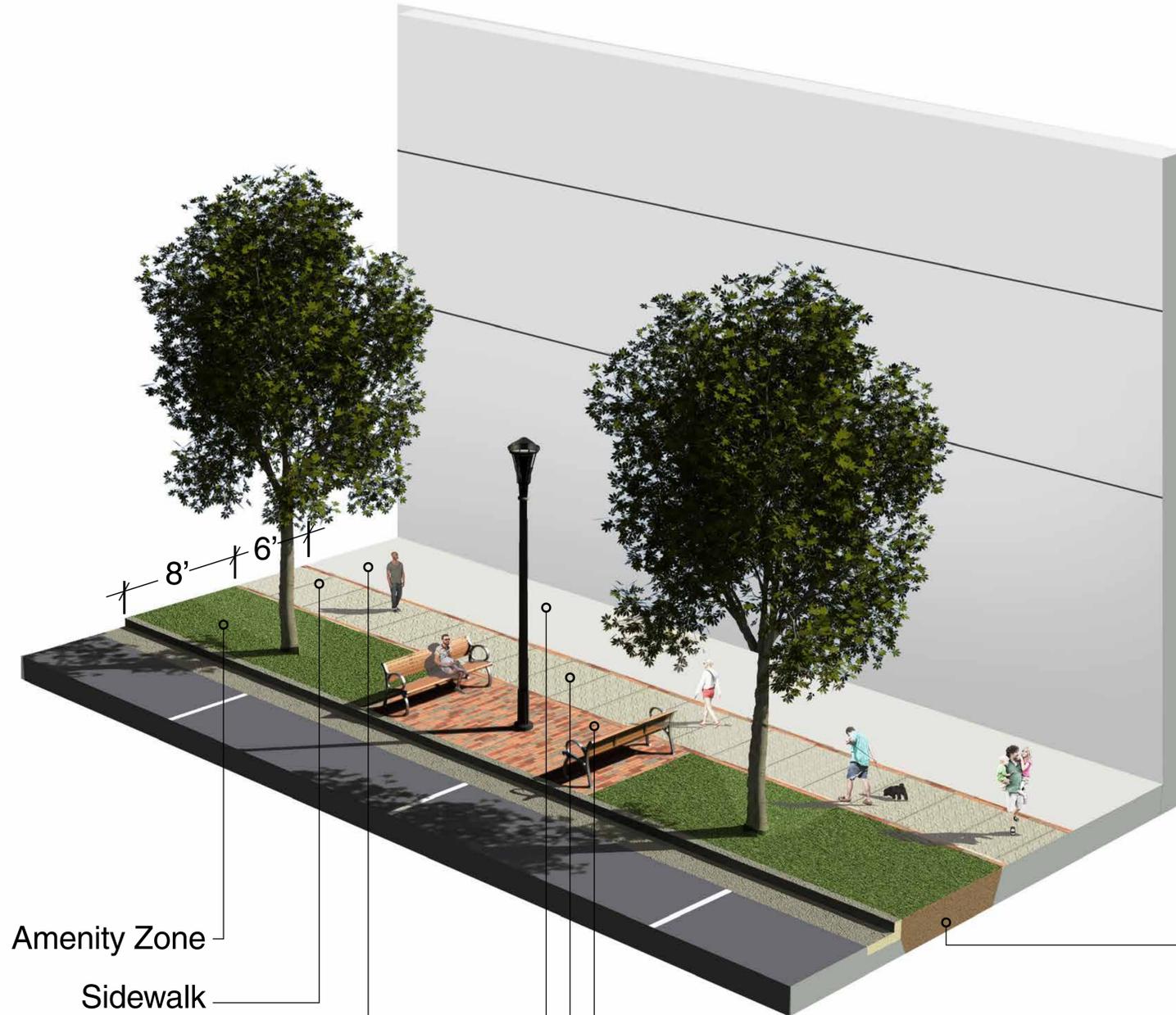
LIVABILITY SPINES

- Linear open spaces along the road serve as community gathering places.
- Include green space, plazas, pedestrian and bicycle facilities.
- Enlivened by programmed outdoor activities and active uses on the ground floors of buildings.
- The character of each livability spine responds to its surrounding context and varies from location to location.



PAVING / HARDSCAPE

STREETSCAPE (SIDEWALK AREAS)



Amenity Zone

Sidewalk

Building Zone

DESIGN PRINCIPLES | STREETSCAPE

- Richmond Highway streetscape design for paving and green areas has a consistent character

DESIGN PRINCIPLES | PAVING

- Poured-in-place concrete is utilized in most locations.
- Special pavers are utilized in select locations (locations for special pavers include: Transit Plazas along Richmond Highway adjoining potential BRT stations; amenity zones along sidewalk areas; and other community gathering spaces).

CONTINUOUS SOIL PANEL



PRECAST CONCRETE PAVERS
AMENITY ZONES & ACCENT
STRIPS ALONG SUSPENDED SIDEWALK

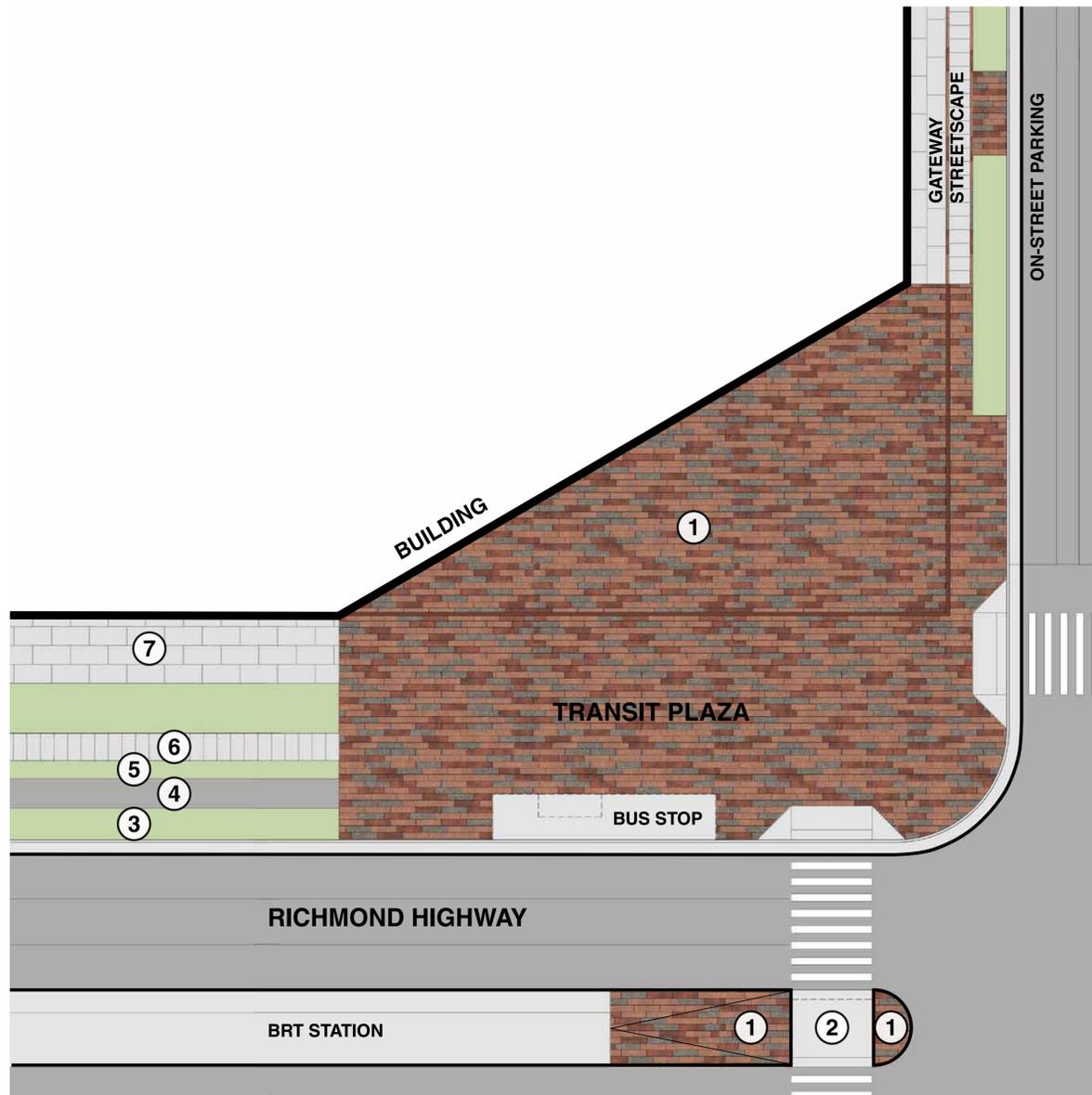


POURED-IN-PLACE CONCRETE
SUSPENDED SIDEWALK
BRUSHED FINISH

COMPLEMENTARY PAVING MATERIALS
WITHIN BUILDING ZONES

PAVING / HARDSCAPE & AMENITIES AT TRANSIT PLAZAS

TRANSIT PLAZA



- ① TRANSIT PLAZA & BRT STATION AREA
- PRECAST CONCRETE PAVERS
- ② BRT STATION WALKWAY
- POURED-IN-PLACE CONCRETE
- ③ LANDSCAPE PANEL
- ④ BIKE LANE
- ASPHALT
- ⑤ UTILITY STRIP
- ⑥ SIDEWALK
- POURED-IN-PLACE CONCRETE
- ⑦ BUILDING ZONE
- COMPLEMENTARY
PAVING MATERIALS

POTENTIAL AMENITIES AT THE TRANSIT PLAZAS

LANDSCAPING



OUTDOOR SEATING



AMENITIES - KIOSKS, BIKE SHARES/STANDS, PLAY AREAS



THERE ARE THREE PAVER OPTIONS BEING CONSIDERED FOR SPECIAL AREAS ALONG THE CORRIDOR, INCLUDING TRANSIT PLAZAS AND THE AMENITY AREAS ALONGSIDE SIDEWALKS.

PLEASE FEEL FREE TO WALK ON THE LARGE PRINTS; TOUCH AND FEEL THE SAMPLES.

RANK YOUR PREFERENCE (1 IS MOST PREFERRED AND 3 IS LEAST PREFERRED; PLEASE RECORD YOUR THOUGHTS ON YOUR WORKSHEET)

NORTH AREA: COMMON ELEMENTS | FURNISHINGS

BENCHES



DESIGN PRINCIPLES

- The form of furnishings is characterized by simple/clean/straight lines
- Metal and wood are the primary materials for furnishings
- Aluminum and black are the predominant colors, along with some natural hardwood materials

TRASH RECEPTACLES



BIKE RACKS



PLANTERS



BOLLARDS



LIGHTS



SOUTH AREA: COMMON ELEMENTS | FURNISHINGS

BENCHES



DESIGN PRINCIPLES

- The form of furnishings is characterized by simple lines and curvilinear shapes
- Metal and wood are the primary materials for furnishings
- Black and hardwood colors are the predominant color tones

TRASH RECEPTACLES



BIKE RACKS



PLANTERS



BOLLARDS



LIGHTS



NORTH GATEWAY CBC: INTRODUCTION

CONCEPT PLAN



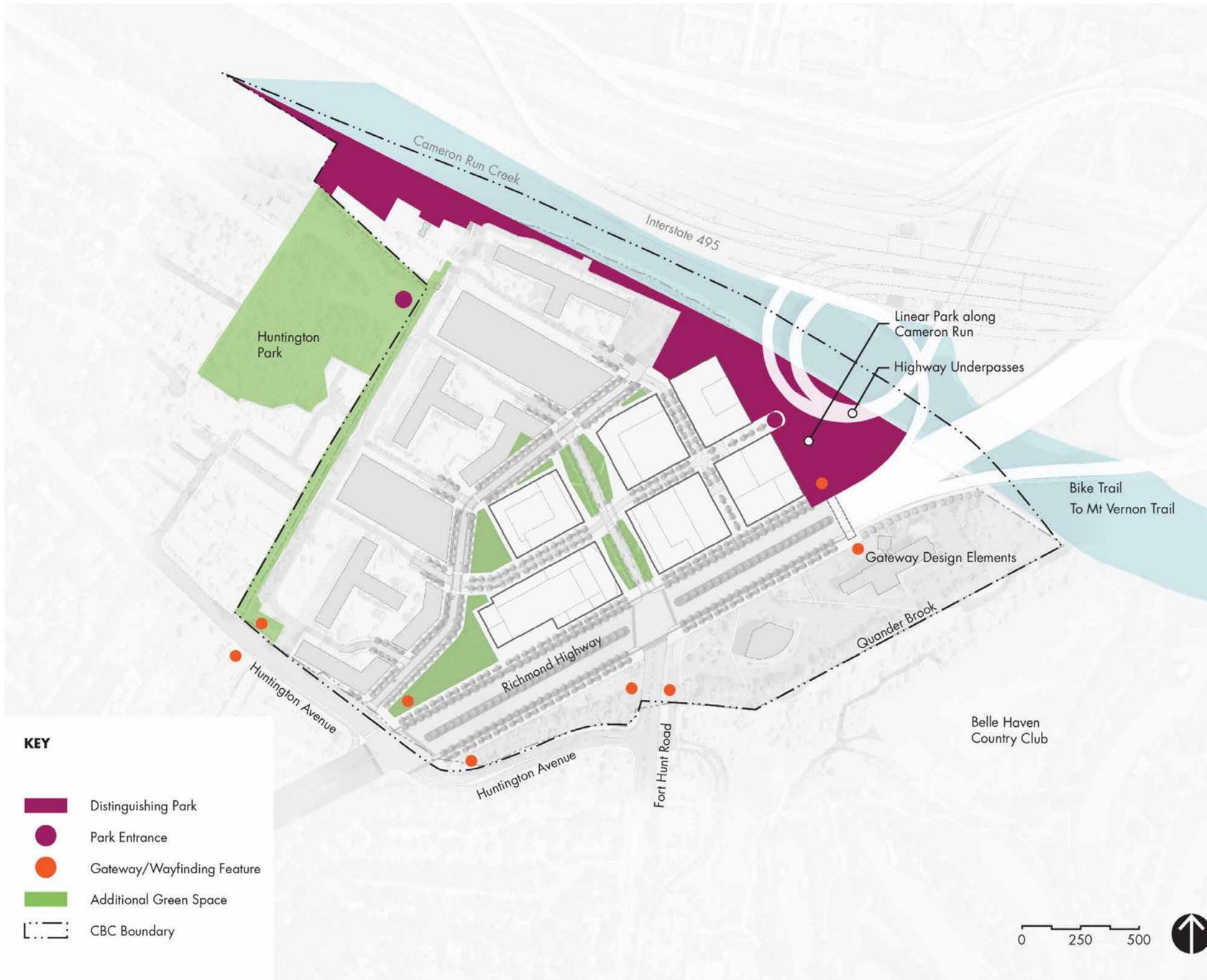
KEY ELEMENTS

- **Linear park along Cameron Run**
- **Physical design elements** include public art, landscaping, and gateway features
- **Treatment of I-95 underpasses:** public art, painted structural elements, pedestrian-bicycle connectivity

EXISTING CONDITIONS



NORTH GATEWAY CBC: DISTINGUISHING ELEMENTS



PHYSICAL DESIGN ELEMENTS MARK THE ENTRANCE TO THE RICHMOND HIGHWAY CORRIDOR.



Examples of physical installations that incorporate public art and landscaping to create distinctive gateways along roadway corridors. Such features could reinforce the transition in character and sense of arrival as one enters the Richmond Highway Corridor from Old Town, Alexandria.

A LINEAR PARK PROVIDES ACCESS TO CAMERON RUN AND INTERPRETATION HIGHLIGHTS THE STREAM'S ECOLOGY.



Examples of linear parks that incorporate special programming and landscaping, which promotes visual and physical interaction with adjacent waterways.

PUBLIC ART TRANSFORMS HIGHWAY UNDERPASSES.



Public art that incorporates vibrant lighting, murals and sculptures can transform underutilized highway underpasses into inviting places for people to gather and linger.

PENN DAW CBC: INTRODUCTION

CONCEPT PLAN (EMBARC COMPREHENSIVE PLAN)



KEY ELEMENTS

- **Bow Tie Plaza**, a new public open space between Richmond Highway and Kings Highway, represents “crossroads”
- **Livability Spine** serves as the central gathering space

EXISTING CONDITIONS

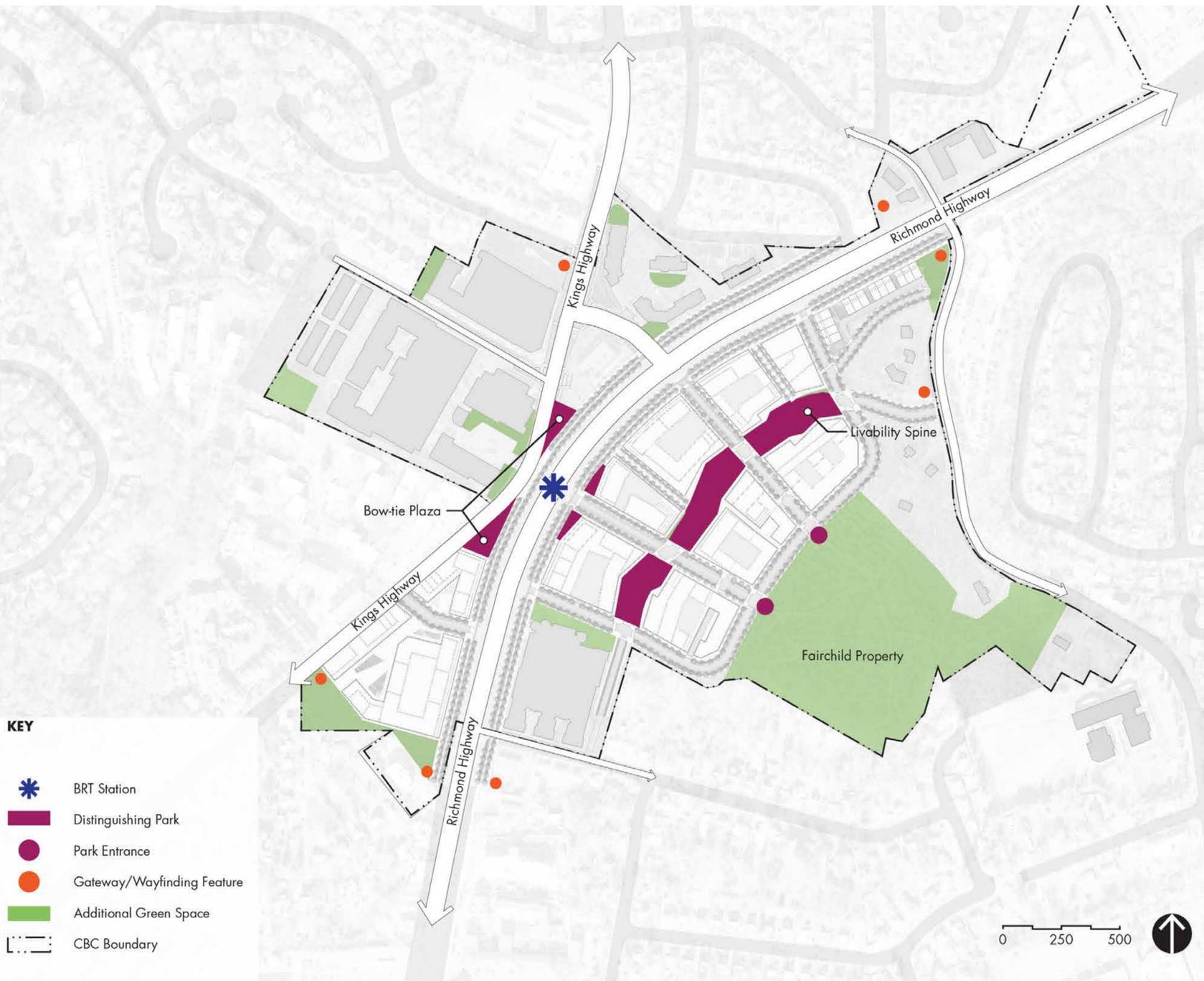


KINGS CROSSING SHOPPING CENTER - ENTRANCE BLOCK



KINGS CROSSING SIGNAGE

PENN DAW CBC: DISTINGUISHING ELEMENTS



THE BOW-TIE PLAZA, A NEW PUBLIC OPEN SPACE BETWEEN RICHMOND HIGHWAY AND KINGS HIGHWAY, REPRESENTS THE CBC AS A “CROSSROADS”.



Las Vegas, NV



Boston, MA

A plaza at the crossing of two major roadways. Unique landscaping, shading devices, and paving help to make the plaza a destination while also buffering people from moving cars.

THE LIVABILITY SPINE SERVES AS A CENTRAL GATHERING SPACE AND HUB FOR RECREATIONAL AND SOCIAL ACTIVITIES.



Gubei, China



Barcelona, Spain

Examples of linear parks that allow for pedestrian movement while dedicating space for flexible play and social activities for all users.

THE FAIRCHILD PROPERTY PROVIDES OPPORTUNITIES FOR PASSIVE RECREATION. ITS ENTRANCES CREATIVELY TRANSITION USERS FROM THE URBAN ENVIRONMENT TO A NATURALISTIC PLACE.



Richmond, VA



Portland, OR

Examples of urban park entrances that utilize special paving, landscaping, art and wayfinding to welcome and transition visitors from a more urban setting to a natural setting.

BEACON/GROVETON CBC: INTRODUCTION

CONCEPT PLAN (EMBARC COMPREHENSIVE PLAN)



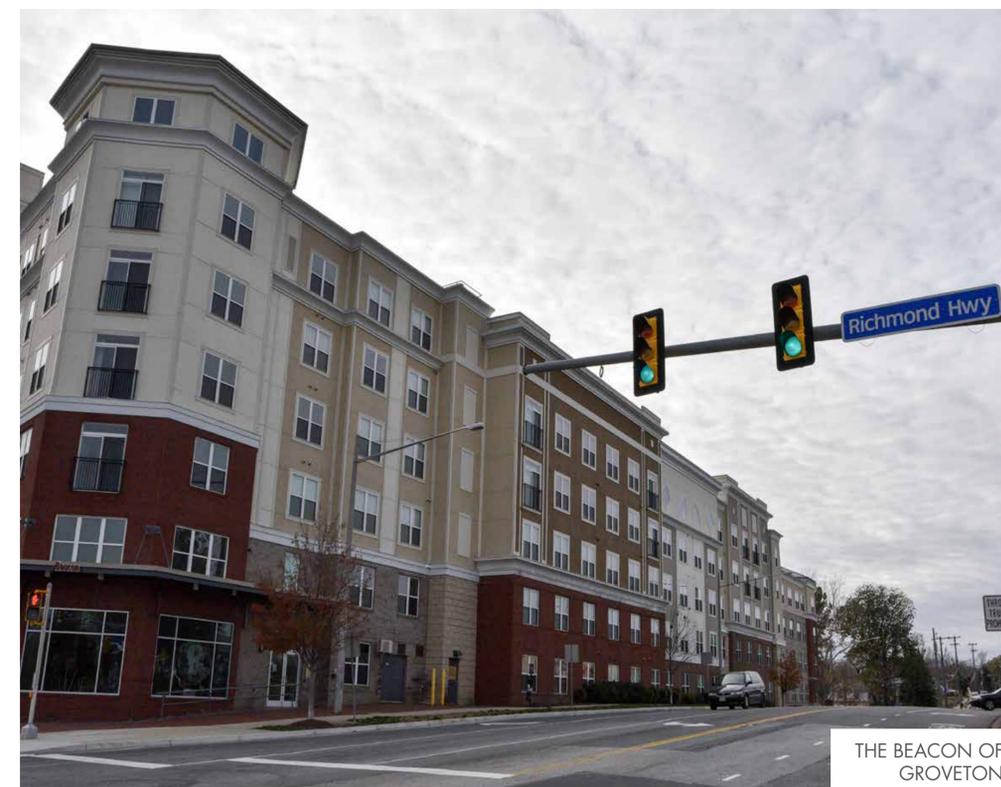
EXISTING CONDITIONS



BEACON CENTER

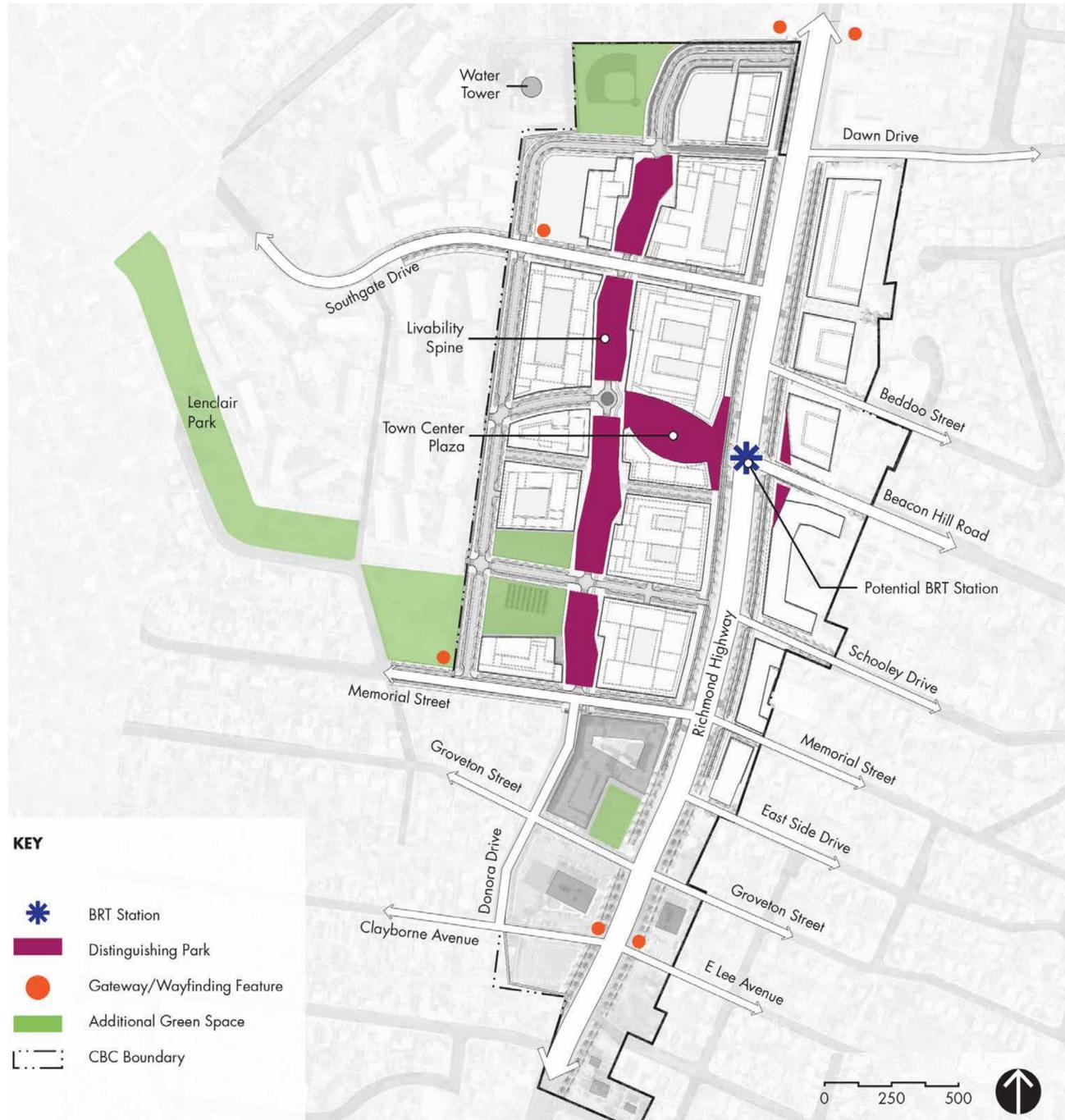
KEY ELEMENTS

- **Town Center Plaza**, the focal point and town center for Richmond Highway area
- **Livability Spine** is the connective tissue that links parks and plazas
- **Public spaces** commemorate the area's aviation history



THE BEACON OF GROVETON

BEACON/GROVETON CBC: DISTINGUISHING ELEMENTS



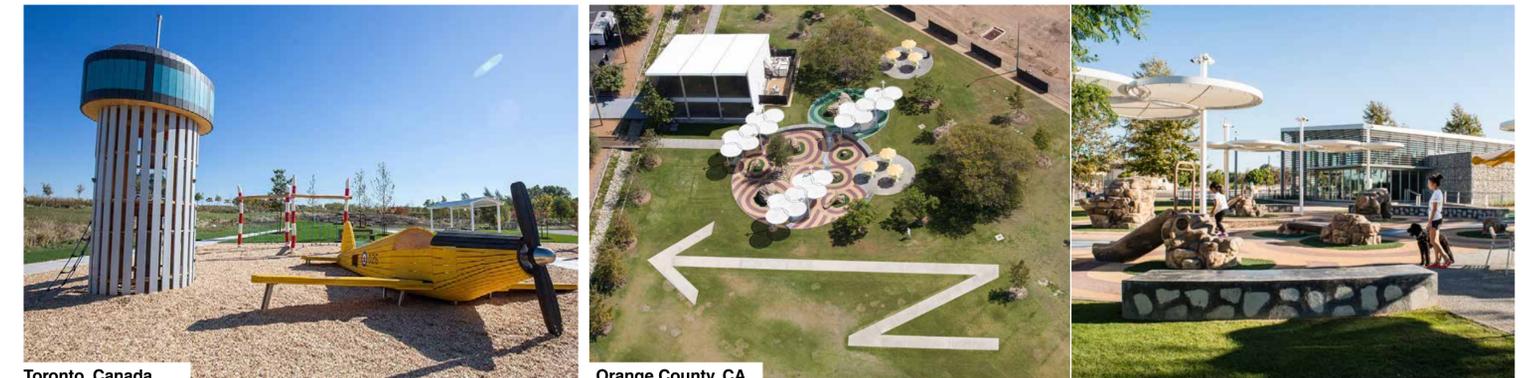
- KEY**
- BRT Station
 - Distinguishing Park
 - Gateway/Wayfinding Feature
 - Additional Green Space
 - CBC Boundary

THE TOWN CENTER PLAZA EMPHASIZES BEACON/GROVETON'S ROLE AS A FOCAL POINT AND A TOWN CENTER.



Tysons, VA
A special plaza, framed by buildings, that serves as a vibrant neighborhood center and gateway to adjacent transit.

PUBLIC SPACES, INCLUDING STREETSCAPES AND OPEN SPACES, COMMEMORATE THE AREA'S AVIATION HISTORY AND ASSOCIATED LEGACY FEATURES, SUCH AS THE FORMER AIRFIELD.



Toronto, Canada
Orange County, CA
Parks and streetscapes that memorialize themes of aviation by repurposing remnant infrastructure and installing commemorative art and wayfinding.

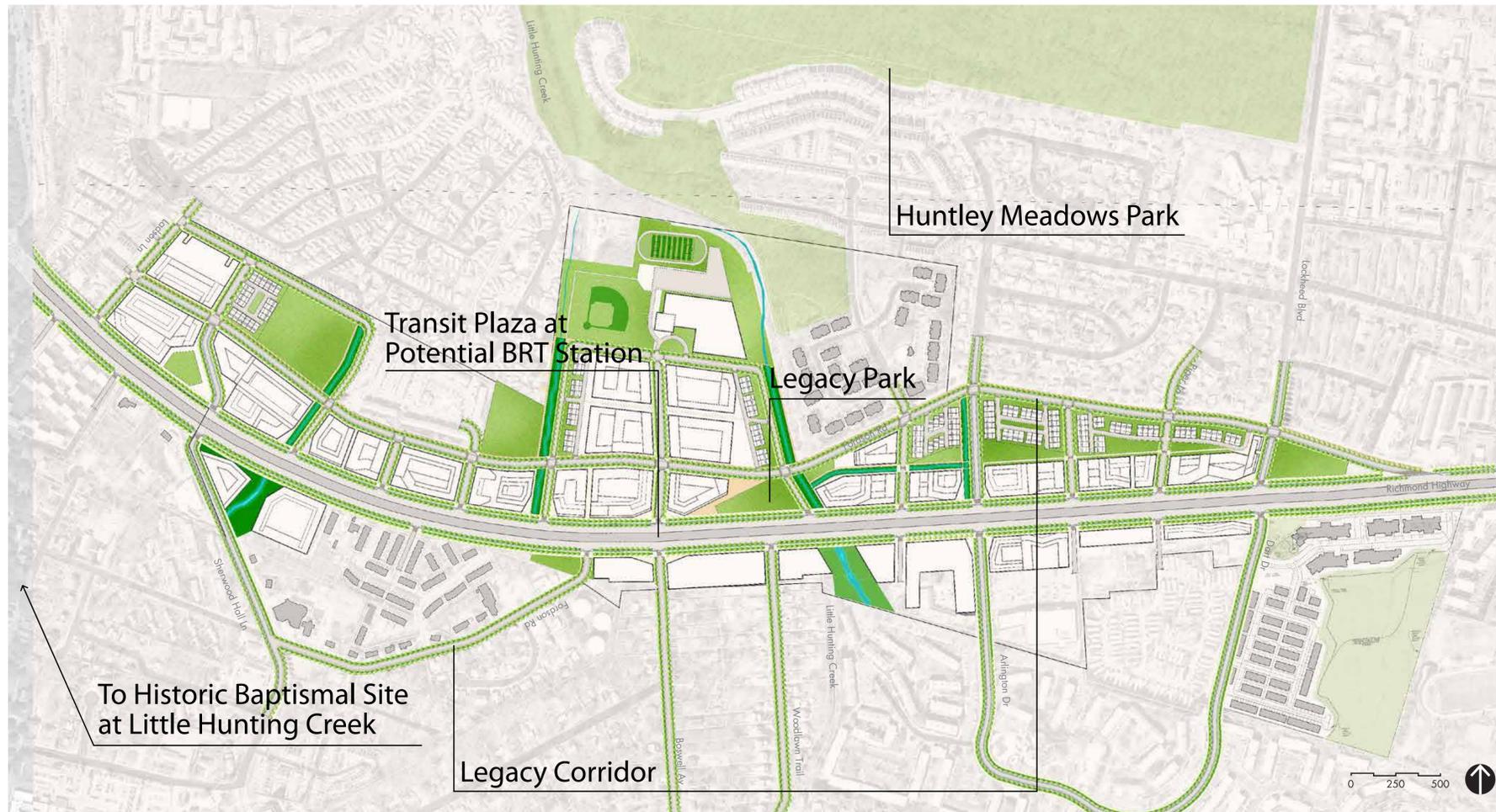
THE LIVABILITY SPINE IS THE CONNECTIVE TISSUE THAT LINKS PARKS AND PLAZAS AND PROVIDES PLACES FOR RESPITE.



Gubei, China
Canberra, Australia
A wide streetscape with generous landscaping and street furnishings creates a linear park environment that unifies and connects a series of nearby parks.

HYBLA VALLEY-GUM SPRINGS CBC: INTRODUCTION

CONCEPT PLAN (EMBARC COMPREHENSIVE PLAN)



KEY ELEMENTS

- **Ecological Spines**, restored stream corridors and linear parks, provide recreational opportunities
- **Legacy Corridor**, commemorates the historical alignment of Route 1
- **Legacy and Gateway Parks**
- **Public spaces** reference the area's legacy of historic Gum Springs, aviation history

EXISTING CONDITIONS

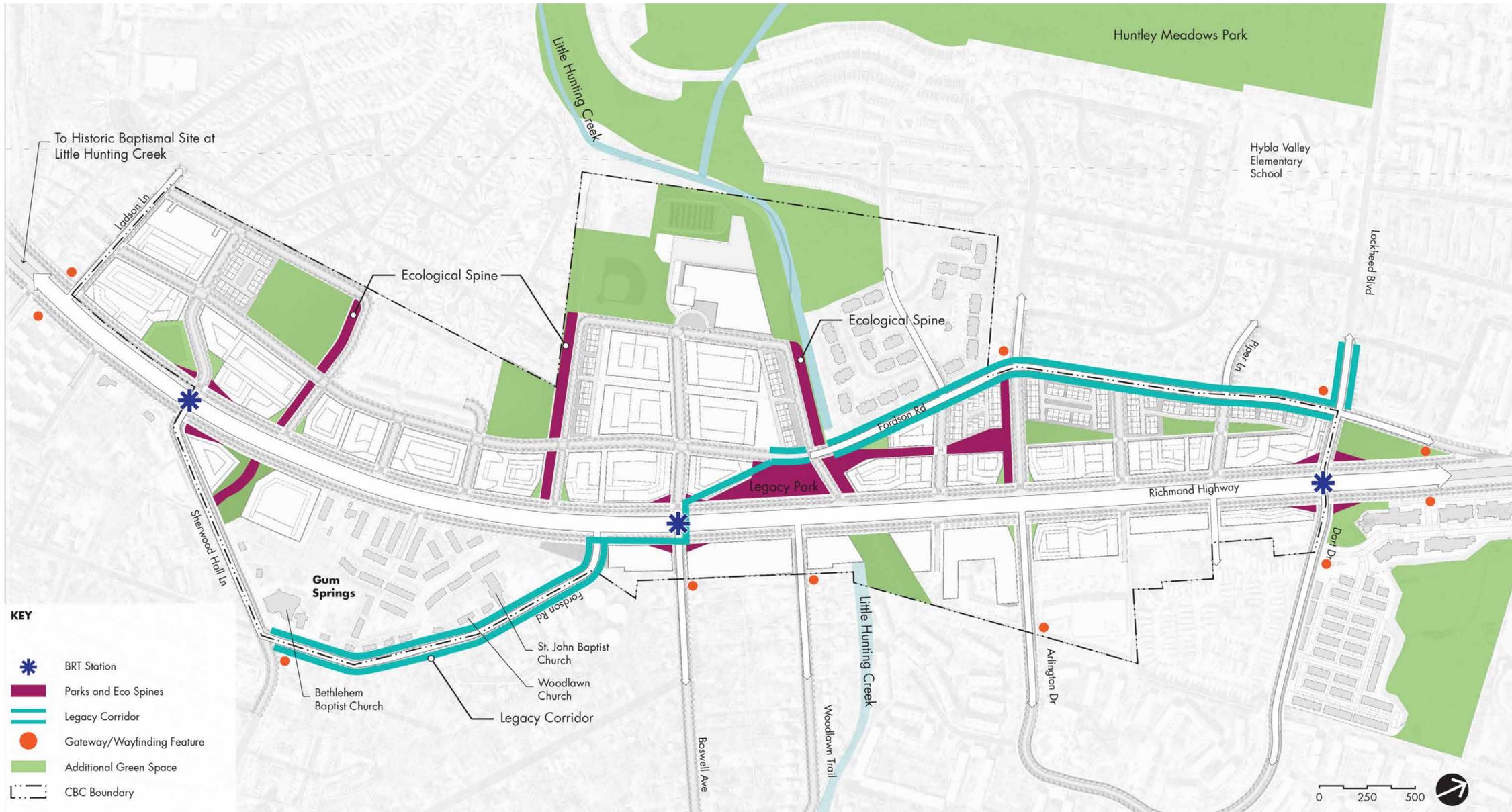


BETHLEHEM BAPTIST CHURCH



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HYBLA VALLEY-GUM SPRINGS CBC: DISTINGUISHING ELEMENTS



THE LEGACY CORRIDOR COMMEMORATES THE HISTORICAL ALIGNMENT OF ROUTE 1 AND CONNECTS HUNTLEY MEADOWS PARK TO HISTORIC GUM SPRINGS.

PUBLIC SPACES, INCLUDING STREETScape AND OPEN SPACES, **REFERENCE THE HISTORY OF** GUM SPRINGS, THE FORMER AIRFIELD, AND THE FORMER MOVIE THEATER.



A heritage trail that integrates and celebrates legacy with special wayfinding embedded in the pavement of a streetscape.



Examples of public art installations that memorialize local history in public spaces.

ECOLOGICAL SPINES, RESTORED STREAM CORRIDORS AND LINEAR PARKS, **PROVIDE RECREATIONAL OPPORTUNITIES AND RECONNECT PEOPLE TO** THE AREA'S ENVIRONMENTAL CORRIDORS.



Examples of urban development and streetscapes that incorporate restored stream corridor parks. The design of each space encourages interaction with water and creates recreational opportunities.

THE LEGACY PARK, THE DESIGN OF WHICH HIGHLIGHTS THE CONVERGENCE OF THE LEGACY CORRIDOR AND AN ECOLOGICAL SPINE, IS A **CENTRAL CIVIC PLAZA THAT SUPPORTS COMMUNITY CULTURAL EVENTS.**



Vibrant civic plazas that incorporates a water feature and programmed recreational spaces.

WOODLAWN CBC: INTRODUCTION

CONCEPT PLAN (EMBARC COMPREHENSIVE PLAN)



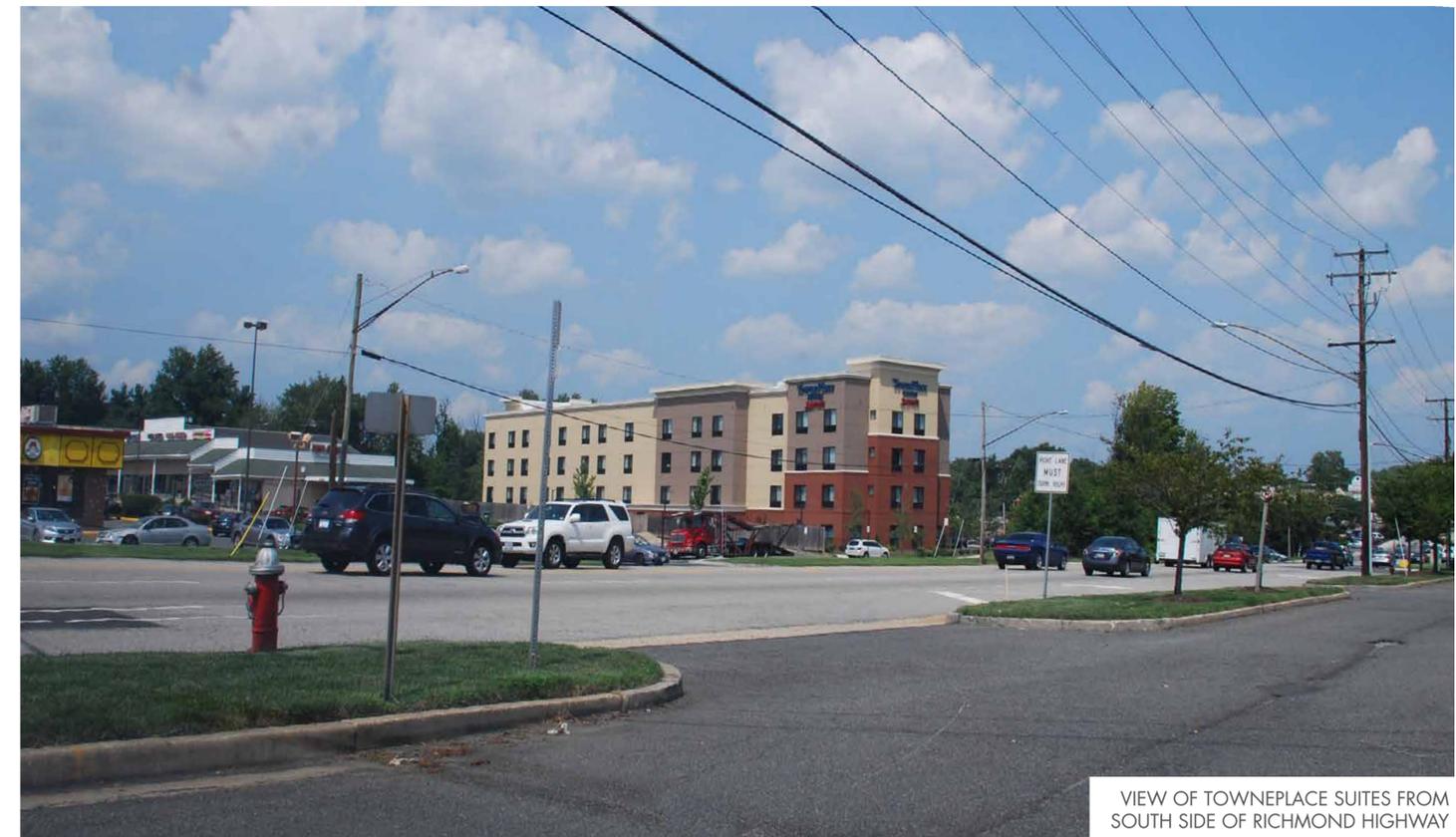
KEY ELEMENTS

- **Livability Spine** functions as a village main street
- **Ecological Spine**, a linear park along North Fork of Dogue Creek, provides recreational opportunities

EXISTING CONDITIONS

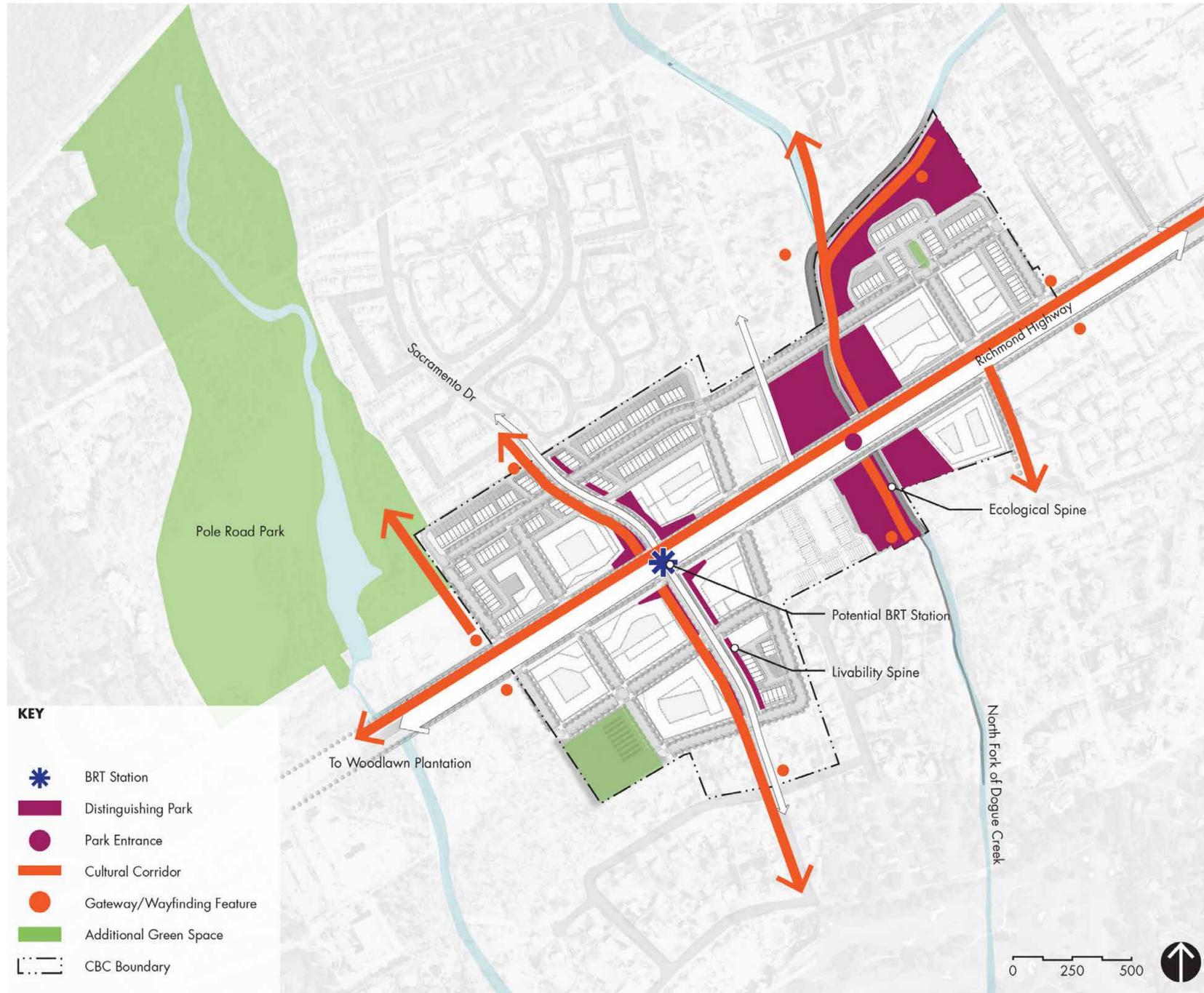


SACRAMENTO CENTER



VIEW OF TOWNEPLACE SUITES FROM SOUTH SIDE OF RICHMOND HIGHWAY

WOODLAWN CBC: DISTINGUISHING ELEMENTS



THE CULTURAL CORRIDOR LINKS THE CBC TO KEY DESTINATIONS, SUCH AS MT VERNON ESTATE AND WOODLAWN MANSION, AND ENCOURAGES EXPLORATION THROUGH A NETWORK OF MULTI-USE PATHWAYS AND WAYFINDING FEATURES.



Multi-use trails can connect and highlight local heritage destinations by incorporating clear wayfinding and special markers along the trail route.

AN ECOLOGICAL SPINE, A LINEAR PARK ALONG NORTH FORK OF DOGUE CREEK, PROVIDES RECREATIONAL OPPORTUNITIES AND RECONNECTS PEOPLE TO THE AREA'S ENVIRONMENTAL CORRIDORS.



Examples of parks that incorporate natural waterways as part of the design. Such parks support hydrological resources while accommodating a variety of recreational activities.

THE LIVABILITY SPINE SERVES AS A VILLAGE MAIN STREET AND PROVIDES AMENITIES FOR BOTH VISITORS AND LOCAL RESIDENTS.



Examples of village main streets with active ground floors, generous landscaping, and flexible spaces for community gatherings.