

# McLean Community Business Center (CBC) Urban Park Network

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Presented by

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# Park Authority – Park Typology

## SUBURBAN

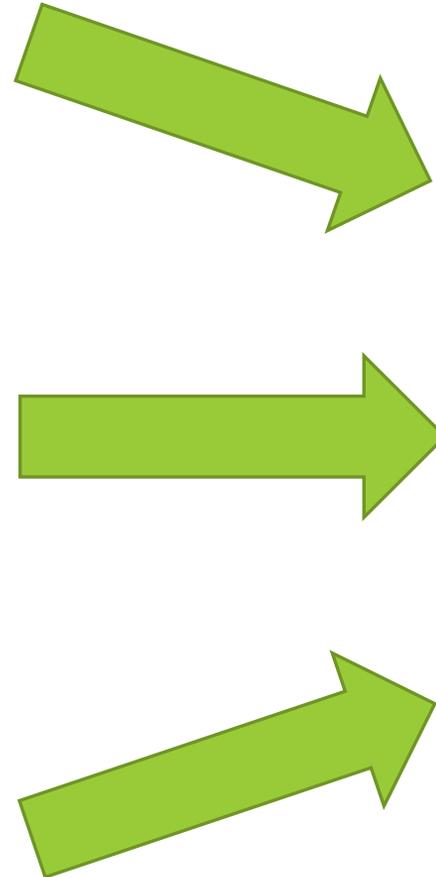
Local Parks

District Parks

Countywide Parks

Resource-Based Parks

Regional Parks



## URBAN

Pocket Parks

Common Greens

Civic Plazas

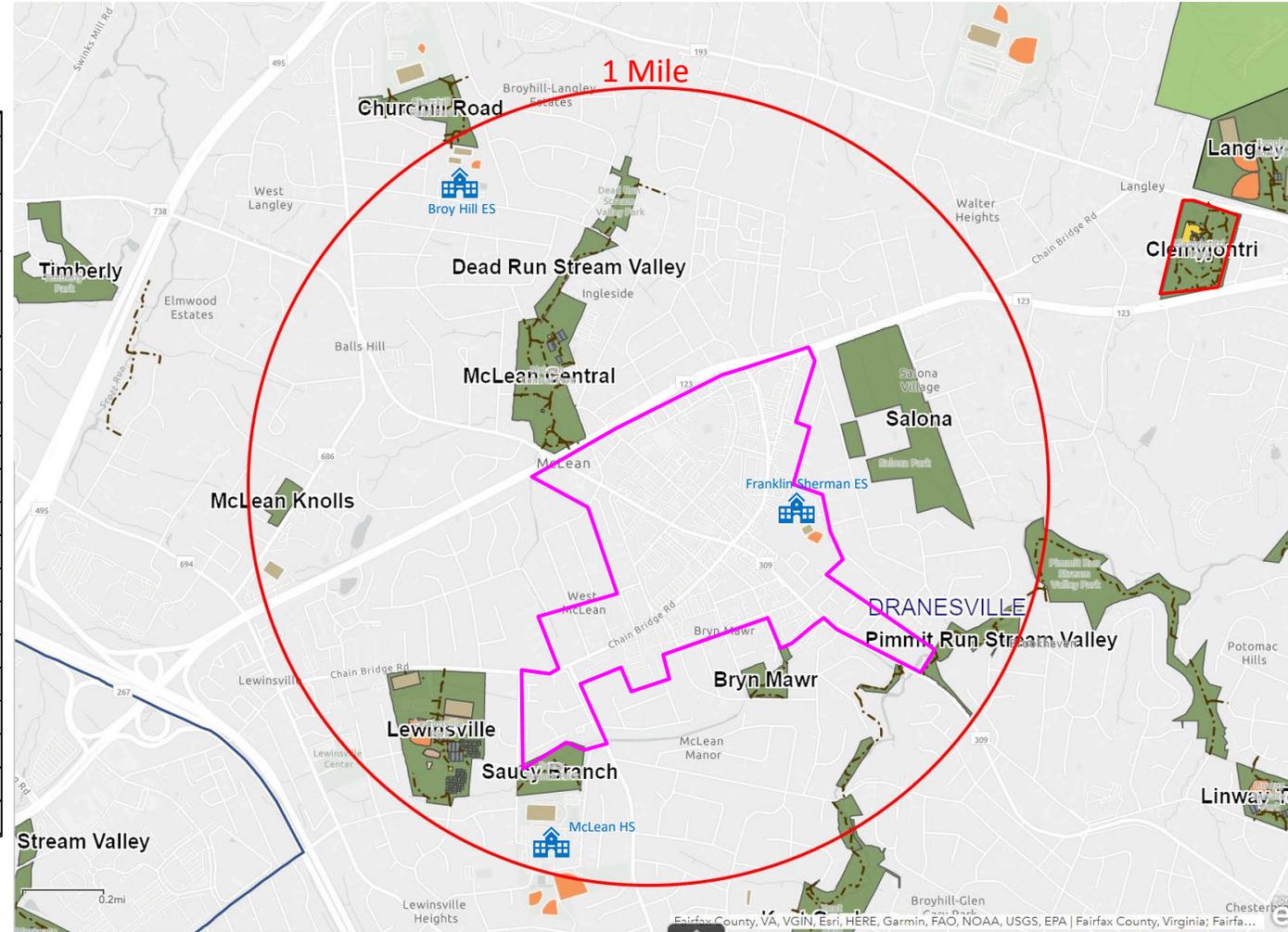
Recreation-Focused Parks

Linear Parks

# Park Inventory and Context Analysis



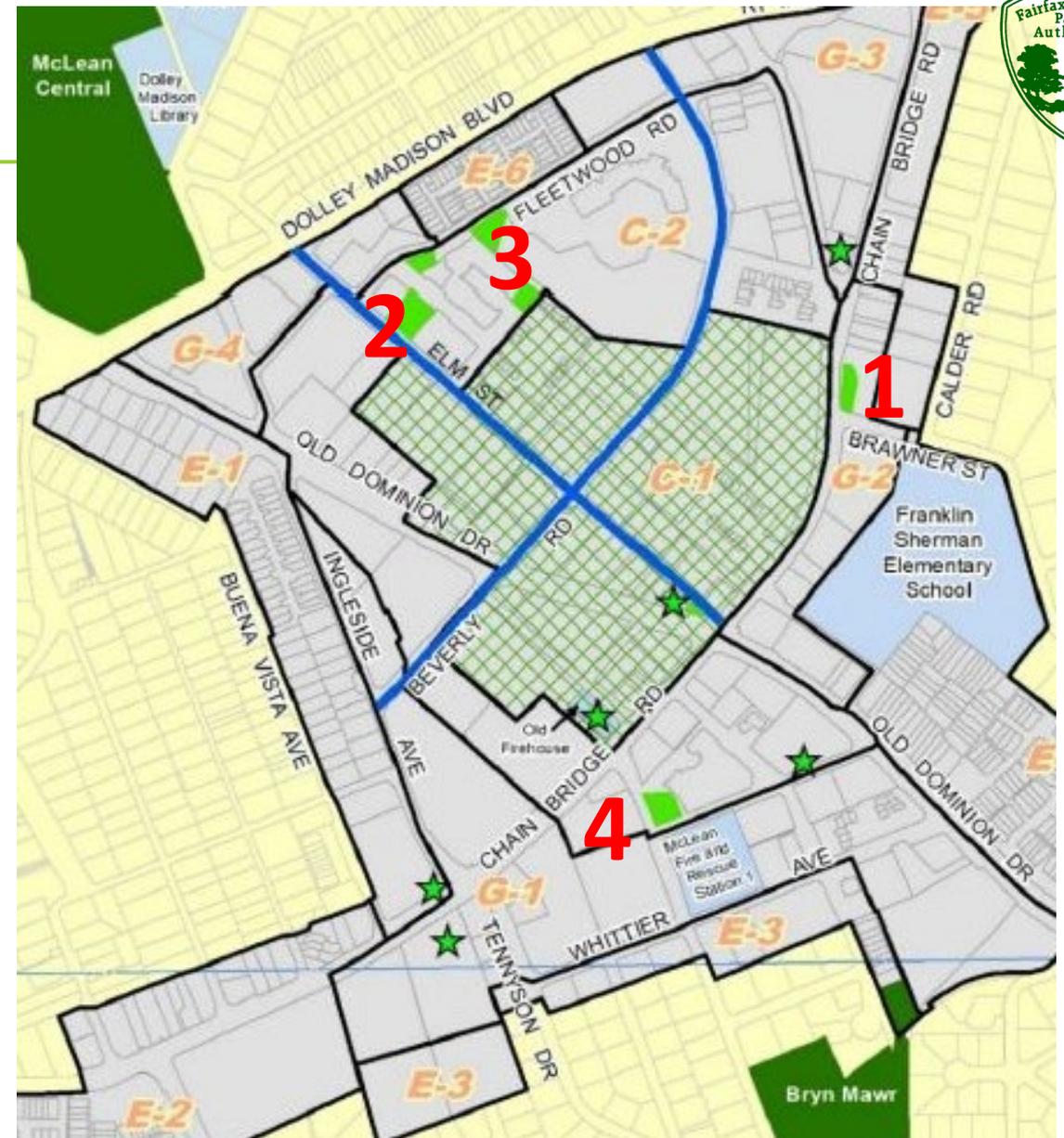
PARK NAME	Facilities									
	Rectangular Field	Diamond Field (Baseball)	Diamond Field (Softball)	Tennis Court	Pickleball Court	Basketball Court	Volleyball Court	Playground	Picnic Shelter	Garden Plots
Bryn Mawr							1			
Churchill Road							1			
Dead Run Stream Valley										
Lewinsville	3	1		6	2		1	1	145	
McLean Central				5	2	1		1	1	
McLean Knolls										
Pimmit Run Stream Valley										
Salona										
Saucy Branch										
<b>Public Schools</b>										
Franklin Sherman Elementary School	1	1						1		
Broy Hill Elementary School	2	1						1		
McLean Highschool	1	1	2							



# POPS (Privately Owned Public Spaces)



- 1. McLean Baptist Church (Old Chainbridge Pocket Park) – *Nice place to bring lunch***
  1. Green space
  2. Seating
  3. Informal pathways
- 2. Signet Park – *2/3-acre Common Green Playspace***
  1. Mix of hardscape and Grass lawn
  2. Whimsical lighting public art
  3. Natural material climbing play structure
  4. Moveable tables and chairs next to the office building
  5. Native plantings and stormwater LIDS
- 3. Signet Linear Rec Trail – *Recreational, access to nearby businesses, and dog walk area***
  1. Wide Trail (asphalt)
  2. Fitness Equipment
  3. Seating Circle
  4. Trees and shade
  5. Lighting (pole tops and bollards)
- 4. Palladium Pocket Park – *Hangout space after visiting***
  1. Primarily hardscaped
  2. Art and Fountain sculpture
  3. Multiple grade changes and steps





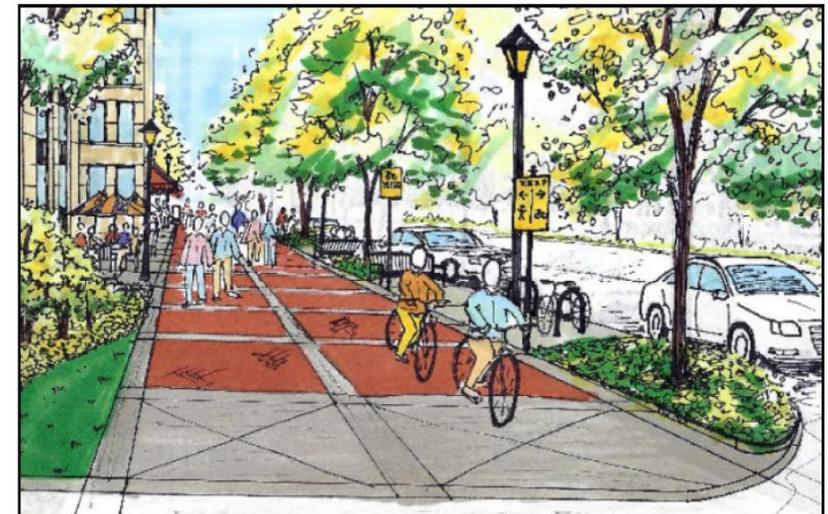
# Community Input Highlights

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- More spaces for outdoor dining & socializing
- More places to bring dogs
- Mix of active and passive, an equal distribution
- Strong connection between homes, businesses, and social spaces
- Introduction of water features as focal points. Contemporary, Interactive, and/or sustainable examples.
- Native plantings, naturalized settings, habitat creation

# Neighborhood Village Concept

- Small town feel with a variety of human-scale gathering spaces that foster social interaction and communal experiences.
- Connected network of green spaces and “nooks” to encourage pedestrian activity
- Well-designed streetscapes and off-street pathways offer comfortable connections to and from the surrounding neighborhoods into McLean.
- 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, heavily programed.
- **Linear Parks & Greenways**
  - Recreational, Connect points of activity.
- **Pocket Parks**
  - Support activity throughout CBC.
  - Passive in nature, social nodes.
- **Nooks**
  - Hardscaped Hangouts, Outdoor rooms.
  - Support adjacent uses along Beverly and Elm.



# Signature Park: Scale Analysis

- Signature Park to be provided in the Center Zone
- Minimum size of 2/3 of an acre
- Development incentive allows maximum building heights up to 7 floors and 92 feet, or up to 10 floors and 128 feet



# Signature Park Criteria

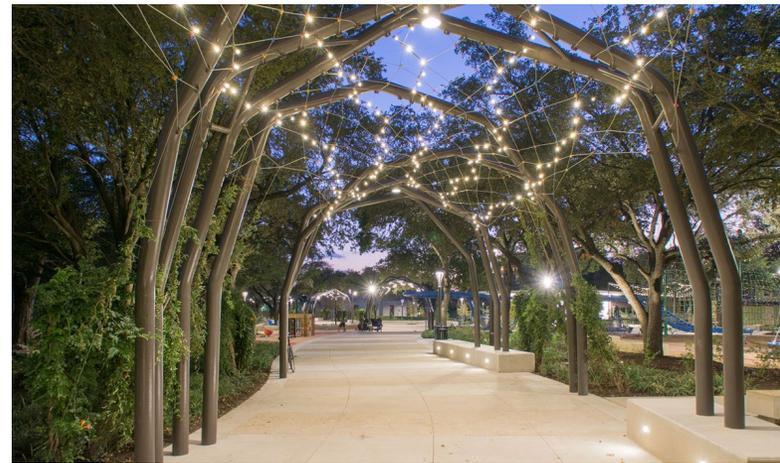
- High visibility and ADA accessible for users of a variety of ages and abilities
- Variety of **seating** options and **shade** elements
- Areas designed for **community gatherings** such as farmer's markets, concerts, fitness classes, and other events
- Designated spaces for unprogrammed use
- Balance of active and passive amenities
- Incorporation of a **focal point** which may include but is not limited to water features or public art
- Include **interactive elements** such as climbable sculptures, interactive musical elements, splash pads, bocce court
- Native plantings and ecological best practices



# Signature Park – Precedent Imagery



# Signature Park – Precedent Imagery



# Signature Park – Precedent Imagery



# Linear Parks Criteria

- High visibility and ADA accessible for users of a variety of ages and abilities
- Wider walkways and trails (10-12 ft min.) to serve multimodal connectivity
- 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



# Linear Park- Precedent Imagery



Sydney, Australia



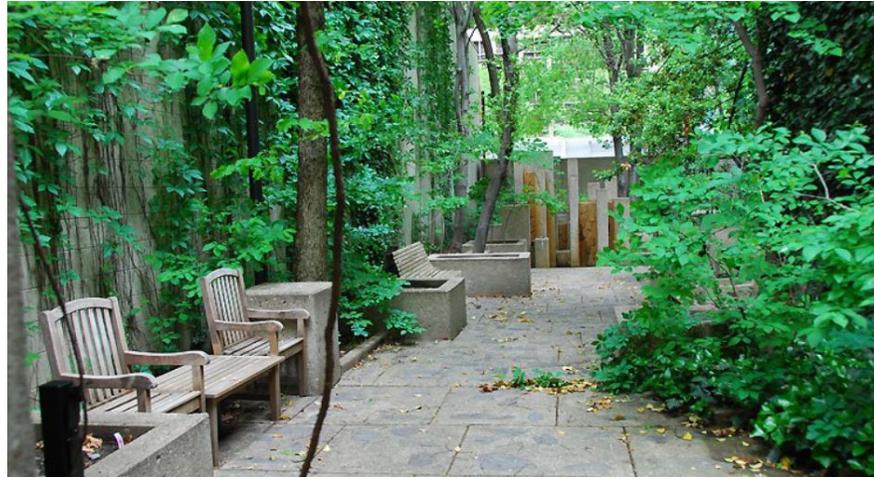
Lille, France

# Pocket Park & Nook Criteria

- **Pocket Park**
  - Accessible to all, abundant lighting
  - Variety of seating options and shade elements
  - Spaces primarily for passive uses due to scale.
  - Native plantings and ecological best practices
  - Variety of paving for delineation of spaces
  - Inviting Signage
- **Nooks**
  - Smaller than pocket park
  - Spaces to compliment adjacent residential, office, and retails uses



# Pocket Parks & Nook - Precedent Imagery



*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