

ROSSLYN HIGHLANDS PARK +

Coordinated Open Spaces Plan
Arlington, VA

Final Report

June 14th, 2016

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PROJECT OVERVIEW & BACKGROUND



ROSSLYN HIGHLANDS PARK +

Located in Western Rosslyn, RHP+ includes four parcels of land both publicly and privately owned. The two publicly-owned parcels are a school site, owned by Arlington Public Schools (APS), and an Arlington County-owned lot currently occupied by the Rosslyn Highlands Park and Fire Station #10. The privately owned properties include redevelopment for an office building owned by Penzance Companies and an affordable housing development owned by Arlington Partnership for Affordable Housing (APAH).

Through the Western Rosslyn Area Plan Study (WRAPS) process, Arlington County outlined the size, location, and configuration for a new Rosslyn Highlands Park and its surrounding public open spaces, together known as Rosslyn Highlands Park + (RHP+). In turn, RHP+ developed a coordinated open space plan for these five parcels, its conceptual design, and a set of design guidelines.

With the concurrent development of new residential, retail, and office spaces, the site has significant potential to revive the western portion of the Rosslyn Metro Station Area and serve neighborhood open space and recreational needs.



GOAL & SCOPE

RHP+ is intended to create a cohesive park and public spaces master plan that integrates all the public spaces associated with the various components of the site. These components include properties owned by Arlington County, Arlington Public Schools (APS), Arlington Partnership for Affordable Housing (APAH), and Penzance properties.

Some key issues addressed were:

- What amenities should be included and where should they be located?
- How will the three spaces be related and unified?
- How to maximize green space and tree canopy?
- How are the spaces coordinated with the new Wilson School proposal?

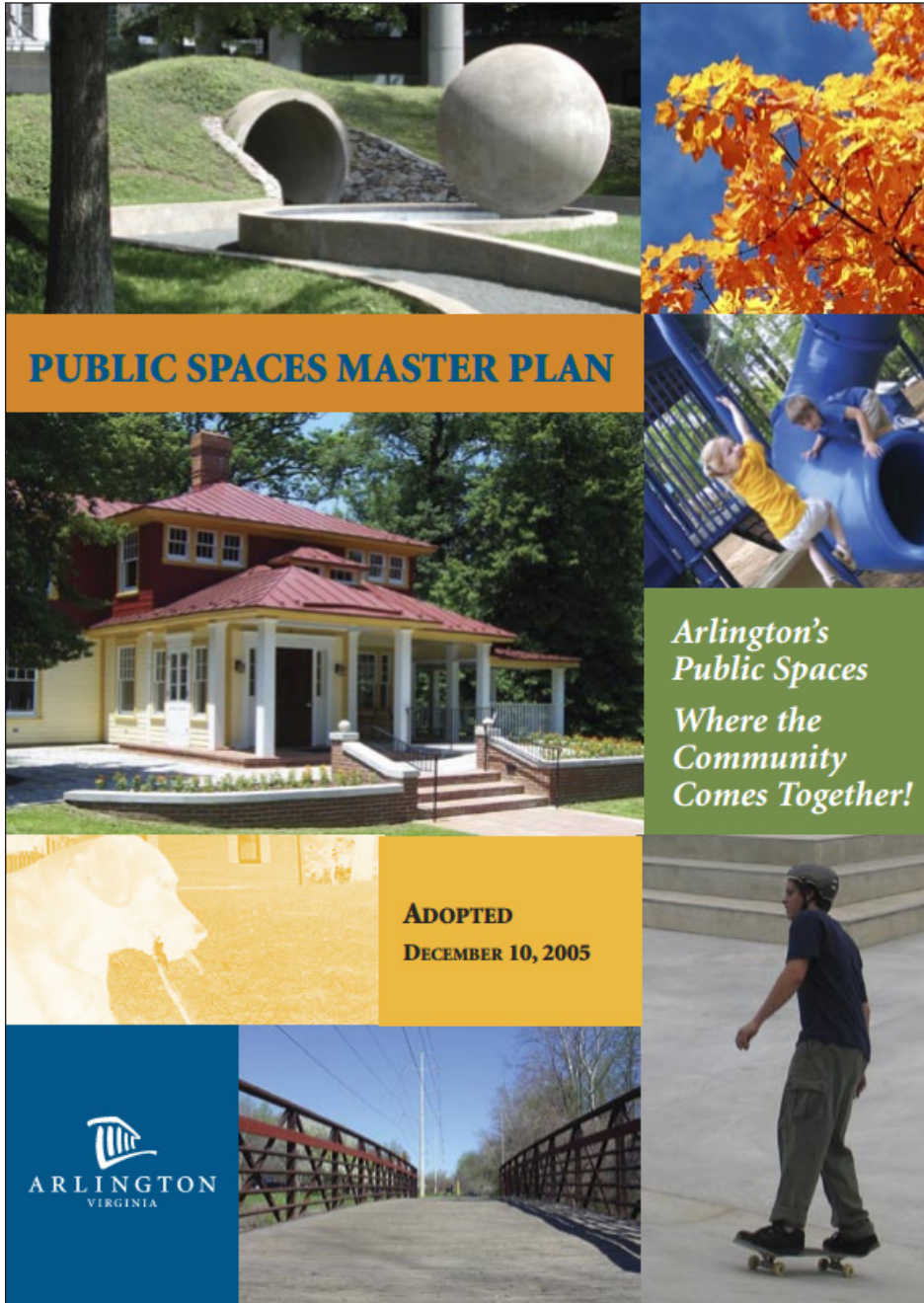
With day and night traffic of students, residents, and office employees, the site will become an energetic new urban park with recreational and leisurely elements. These open spaces provide a critical mass of space for the use and enjoyment of the community and also contributes to the identity of this area along the Wilson corridor.



APPROACH

RHP+ engaged directly and broadly with neighbors, stakeholders, and other interested parties, and aimed to refine a unified community vision. Conceptual design development considered the existing amenities on-site, including a playground, a basketball court, passive green space and pedestrian circulation that currently contributes to the surrounding North Rosslyn pedestrian network.

POLICY & PLANNING CONTEXT




PUBLIC SPACES MASTER PLAN

*Arlington's
Public Spaces
Where the
Community
Comes Together!*

**ADOPTED
DECEMBER 10, 2005**

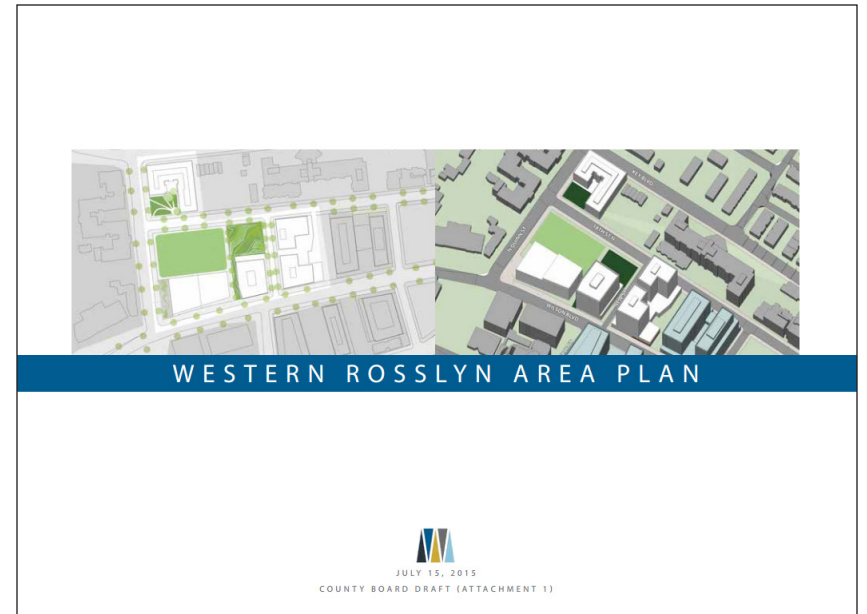
ARLINGTON
VIRGINIA



ROSSLYN SECTOR PLAN
A PLAN FOR THE ROSSLYN COORDINATED REDEVELOPMENT DISTRICT

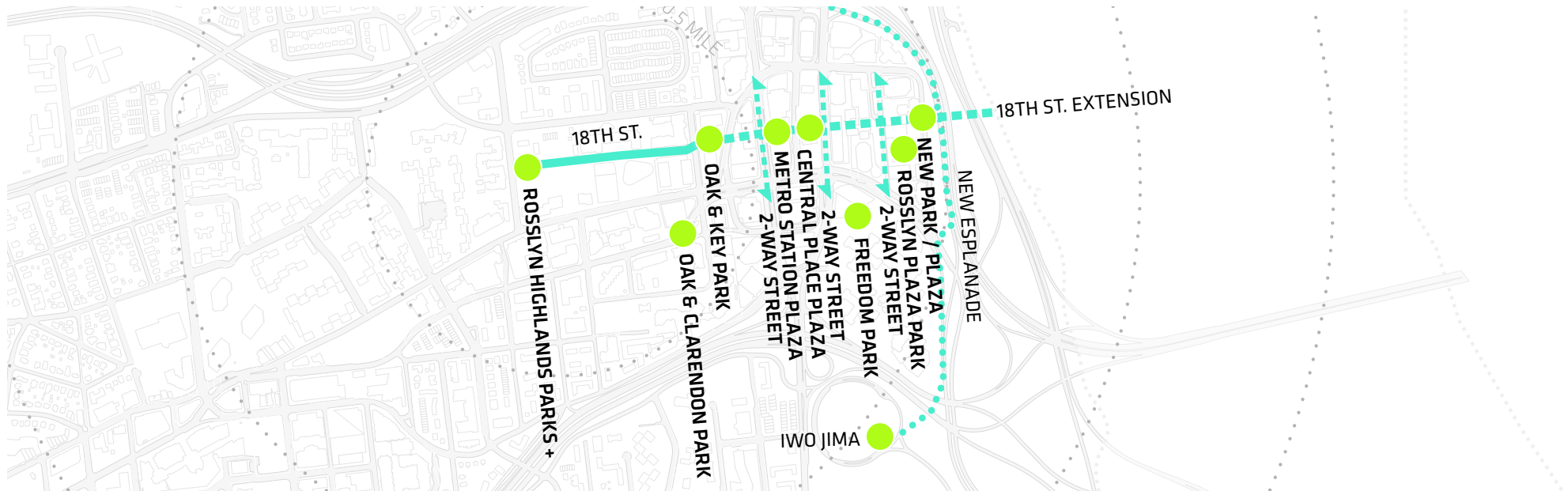
ARLINGTON
VIRGINIA

JULY 16, 2015 DRAFT



WESTERN ROSSLYN AREA PLAN

JULY 15, 2015
COUNTY BOARD DRAFT (ATTACHMENT 1)



18TH STREET CORRIDOR

Influences from Existing Documents and Studies

The RHP+ Master Plan expands on existing policies and guidelines like the Public Spaces Master Plan (PSMP), the Rosslyn Sector Plan (RSP), and the Western Rosslyn Area Plan (WRAP).

RHP+ was developed as an implementation item of the WRAP guidelines which established the approximate size and location of the open spaces. It expands on the principles in that document and provides more definition for those open spaces.

Several of Arlington County's 2005 Public Spaces Master Plan recommendations influenced the RHP+ Coordinated Open Spaces Plan. These recommendations include: planning for the Rosslyn-Ballston Corridor, optimizing creative use of spaces, and maximizing partnership with Arlington Public Schools.

The RHP+ Plan also expands on the Rosslyn Sector Plan's 18th street pedestrian corridor by defining an anchor at the western end with it's series of open spaces.

PLACEHOLDER



Owner / Developer: Penzance
 Program: Two-tower mixed use residential and office
 Status: Conceptual Planning
 Anticipated completion: Phase 1 (residential + retail): 2019
 Phase 2 (office + retail): TBD

Owner / Developer: APS
 Program: 775 Seat Secondary School
 Status : Concept Design
 Anticipated Completion : 2019

SITE & PARK ANALYSIS



Fire Station #10 was built in 1961 as an engine company with a small medi unit. As the Rosslyn metro area developed, 2 additional vehicles were added in response to growing density of the area. As outlined in WRAPS, the station will be relocated to the new residential development in the adjacent parcel by developer Penzance.



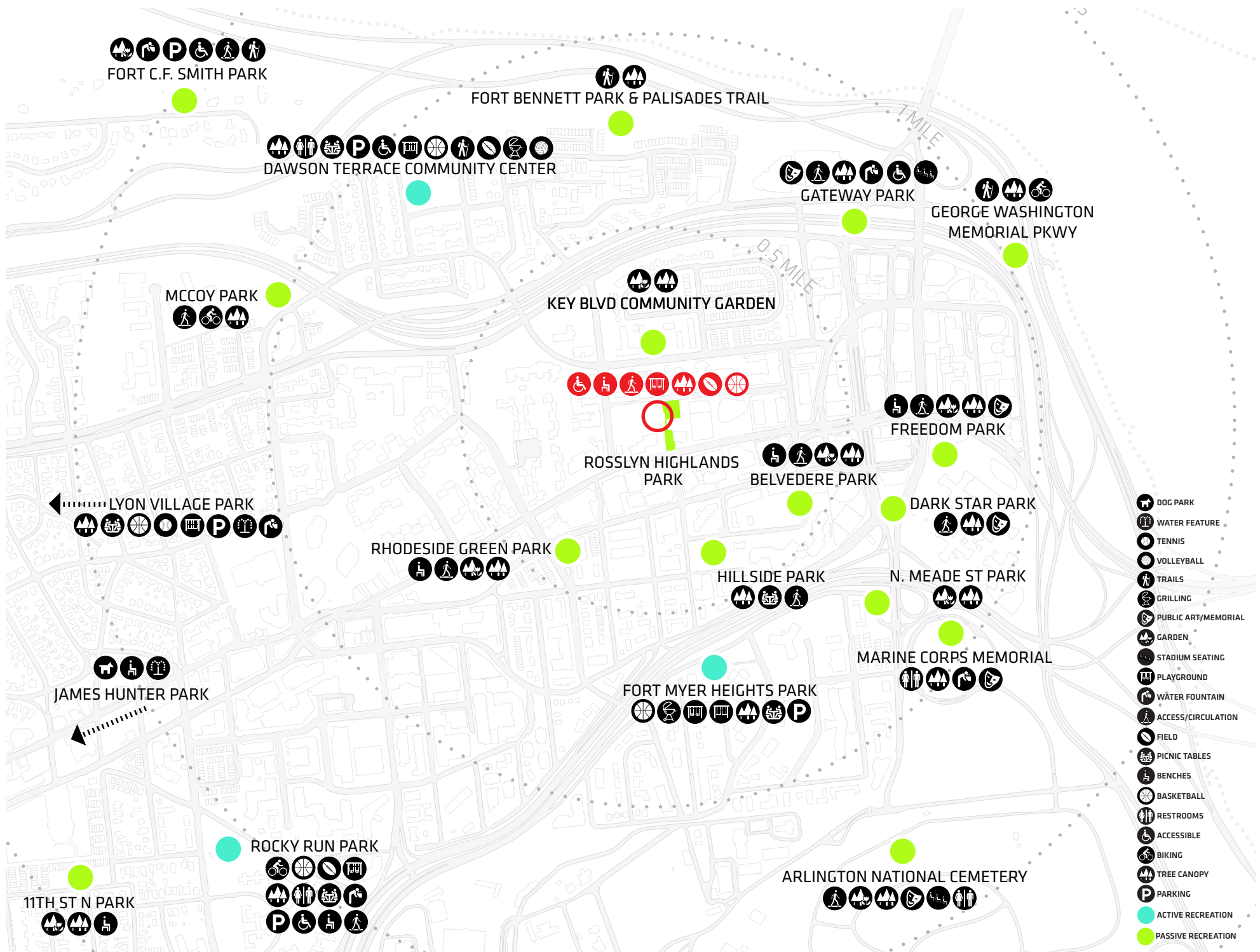
Queens Court Apartments is a low-medium residence built in 1941. The three buildings surround a large central courtyard. There are 39 units, all of which are affordable housing units. APAH, the owner of the complex, will be redeveloping the property into a high-density affordable housing apartment complex to accommodate 250 more units.

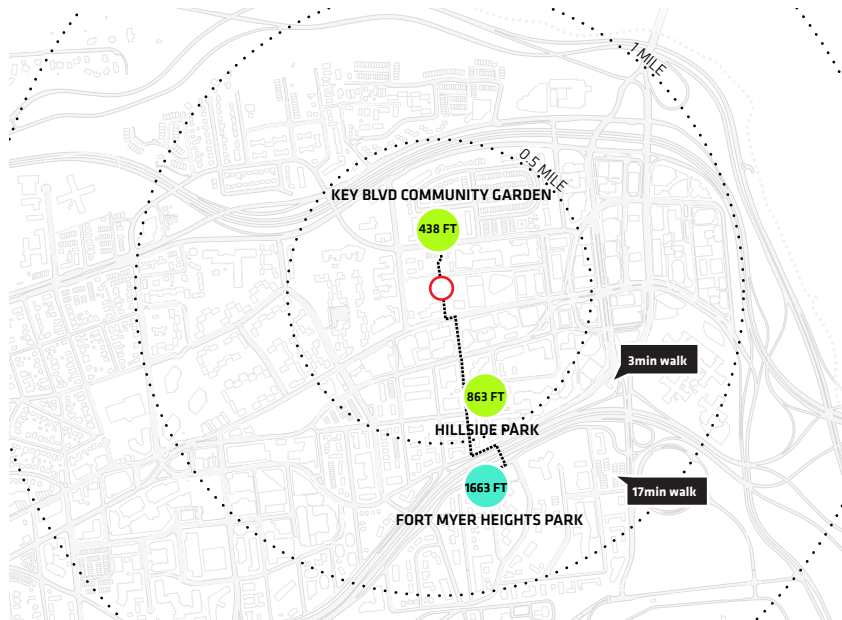


Rosslyn Highlands Park is currently a heavily used active park containing 30,132 square feet of County public open space. It provides a children's playground, a full basketball court, and passive areas with tree canopies and benches and picnic tables.



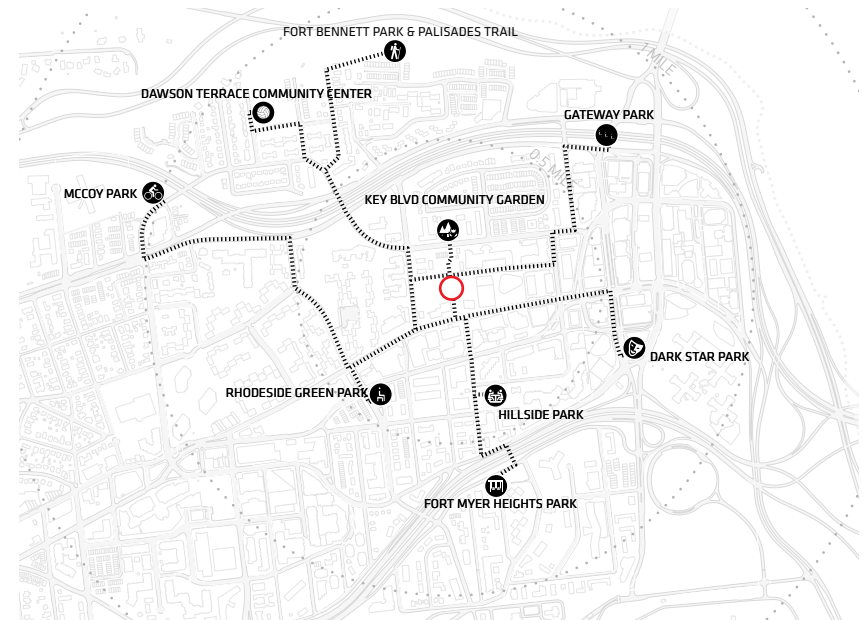
Wilson School was built in 1910. APS is planning to construct a new school building in place of the existing school and relocate the HB Woodlawn program here.





OPEN SPACES CLOSEST TO SITE

Open spaces closest to the site include Fort Myer Heights Park, Hillside Park, and Key Blvd Community Garden. While Key Blvd Community Garden is less than .1 miles from the site, Fort Myer Heights is .3 miles away across the Arlington Blvd high way.



AMENITIES CLOSEST TO SITE

A variety of public amenities are currently available in the greater vicinity of Rosslyn Highlands Park. However, those closest to the site are predominated by passive uses. Nearest active recreation and playground amenities are located beyond the immediate park service area, requiring foot travel paths which traverse major highways.



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

comment from community meeting #1

**"BALL COURT USED
YEAR ROUND"**

comment from community meeting #1

**"MAINTAIN PEDESTRIAN
CIRCULATION"**

comment from community meeting #1

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

comment from community meeting #1

ROSSLYN HIGHLANDS PARK

RHP+ is a significant opportunity to create a passive and active park along the 18th St Corridor. As outlined in the Public Spaces Master Plan, the County endeavors to make better use of existing sites like RHP to help Western Rosslyn evolve into a distinct urban place.



PEDESTRIAN PATHWAY

The existing path between Wilson Blvd and 18th St is a major pedestrian connection. The path connects Wilson Blvd to 18th St, the Key Blvd Community Garden, and North Rosslyn neighborhoods beyond.



PLAYGROUND

The current playground includes a play structure typical of the County's past playground design practices. The playground is a combined-age facility, designed for both tots (2-5 years) and school-age (5 - 12 years) children, and consists of one main play structure with several slides, a short crawl tube, tic-tac-toe board and a fireman's pole. The playground is fully fenced in.



BASKETBALL COURT

The court is heavily used by the community year round and throughout various times of day for basketball, as well as a flexible surface for gathering and playing.

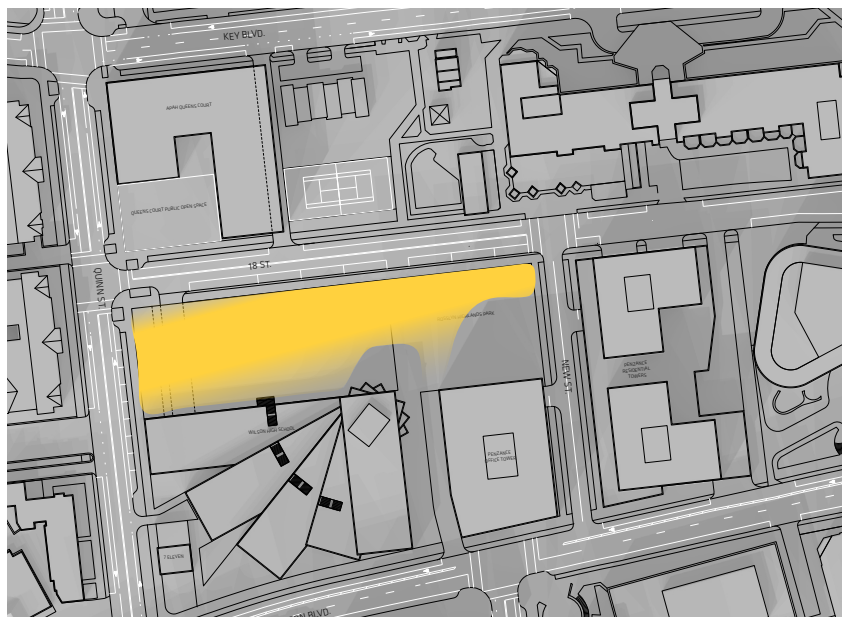


SCHOOL ATHLETIC FIELD

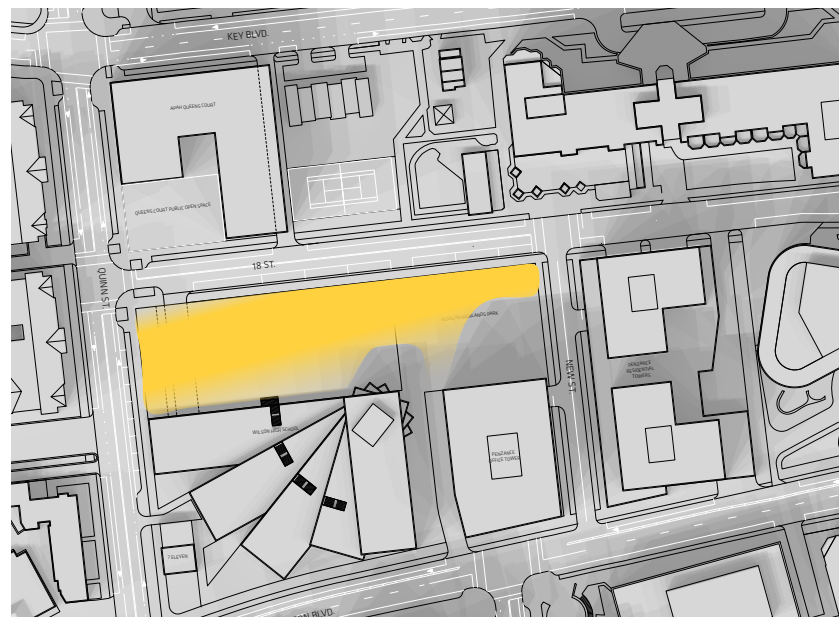
The current field is mildly topographic, with about a 5' difference in elevation. It remains a nice open space framed by trees, however it is unfit for use as a programmed field because of a lack of drainage and various infrastructural elements that create safety hazards.



View of Rosslyn Highlands Park



December



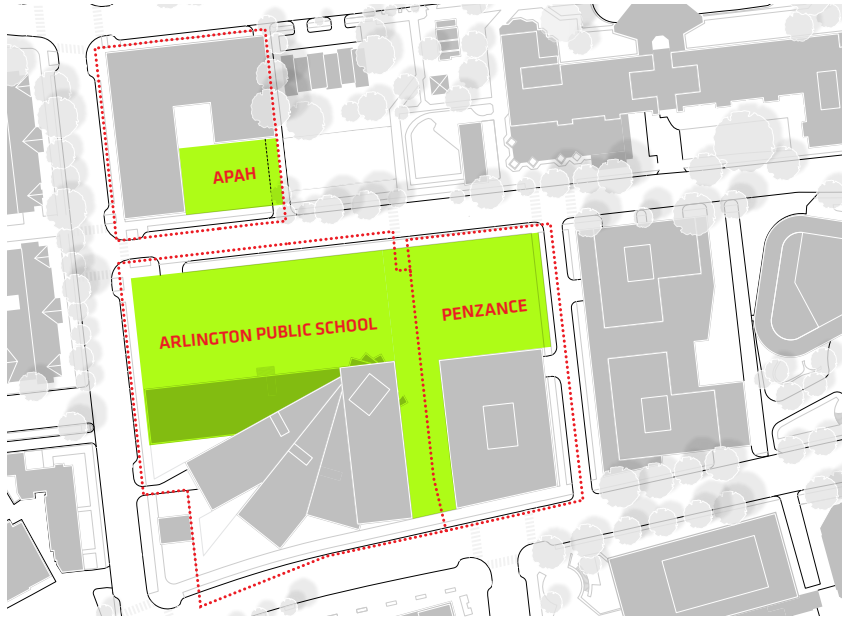
March



June

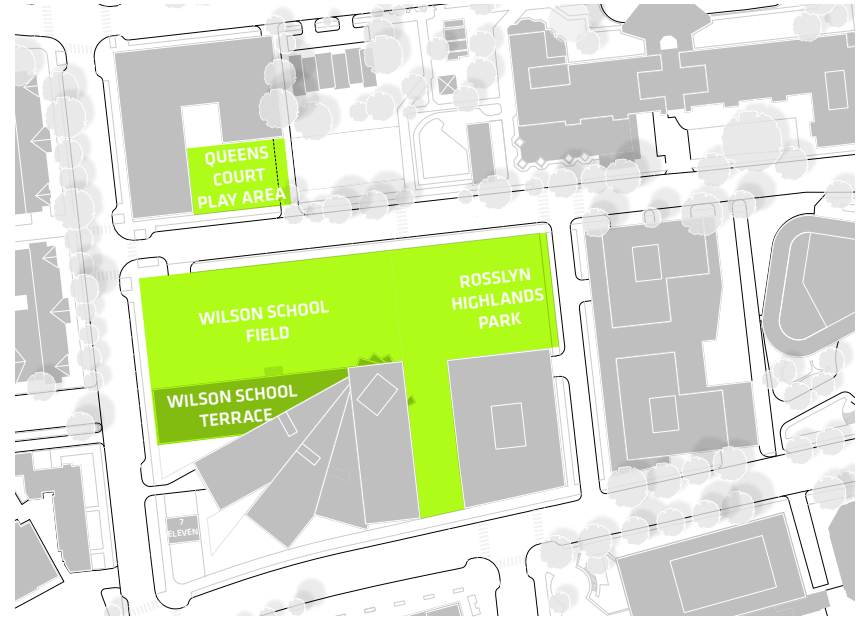


September



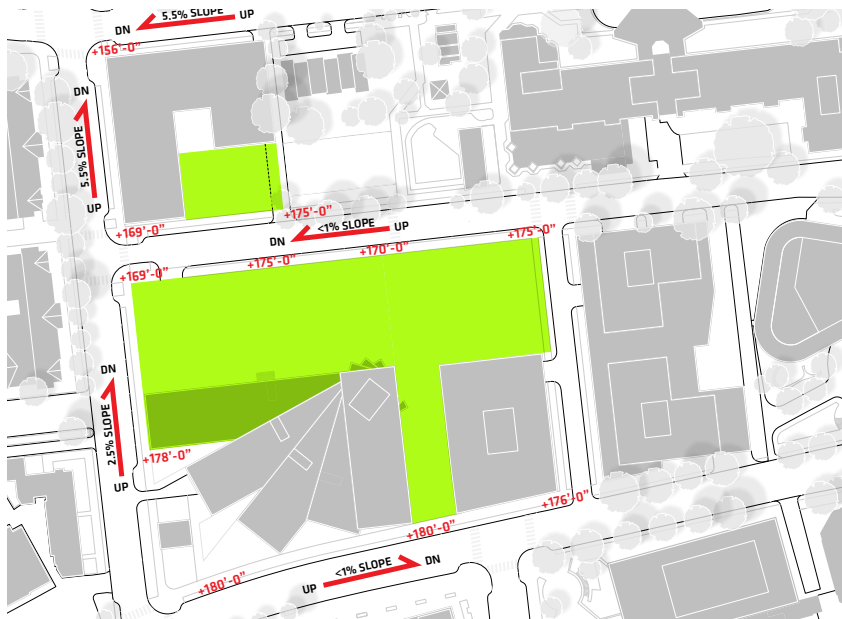
PROPERTIES

The site includes properties owned by Arlington County, Arlington Public Schools (APS), Arlington Partnership for Affordable Housing (APAH), and Penzance properties. The goal is to create a cohesive park between all the public spaces.



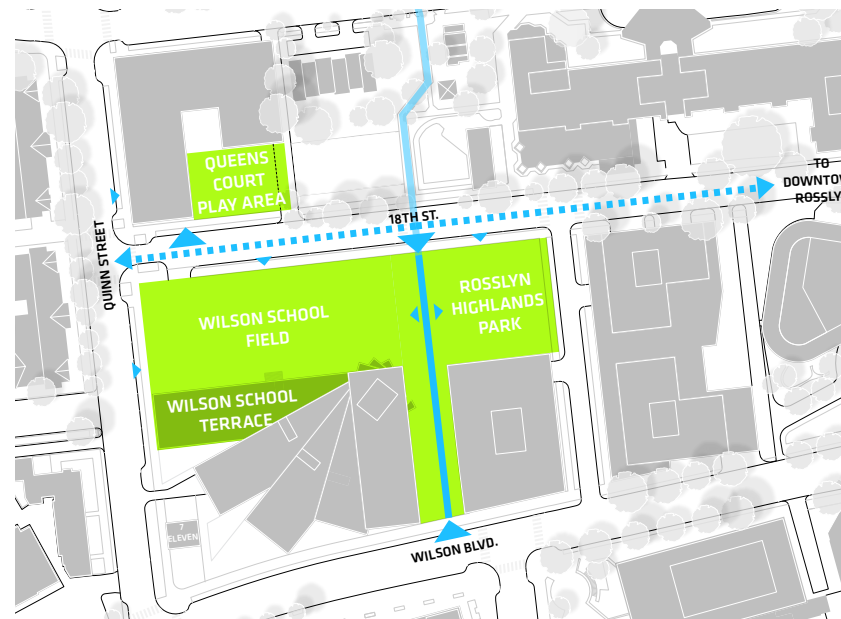
SCOPE

Bordered by Wilson Blvd, N. Quinn St, 18th St, and a yet to be named New St, the site involves 3 parcels of land both publicly and privately owned. The scope of Rosslyn Highlands Park + includes the three open spaces highlighted above.



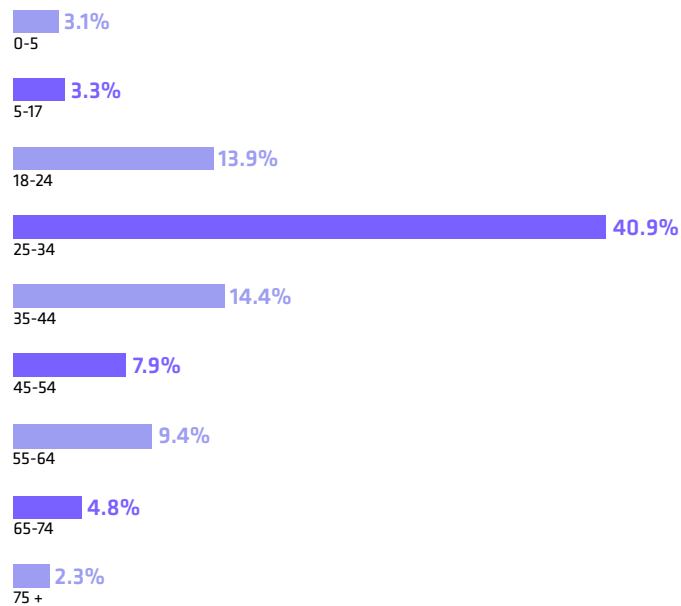
SLOPE

The site is generally flat, with a 10' difference in elevation between Wilson Blvd and 18th St and a 5' difference in elevation between New St and 18th St. There is also a 6' difference between N Quinn St and New St.



CIRCULATION / ACCESS

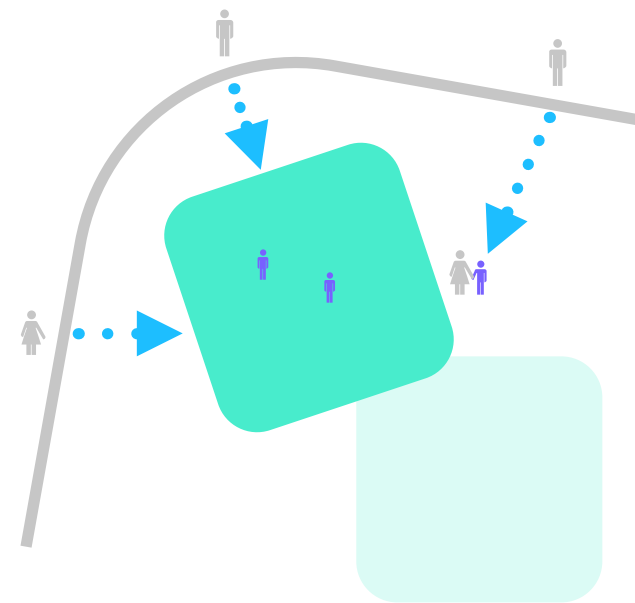
One of the park's key roles is to connect Wilson Blvd to 18th St, Key Blvd Community Garden, and beyond.



ROSSLYN'S AGE DISTRIBUTION

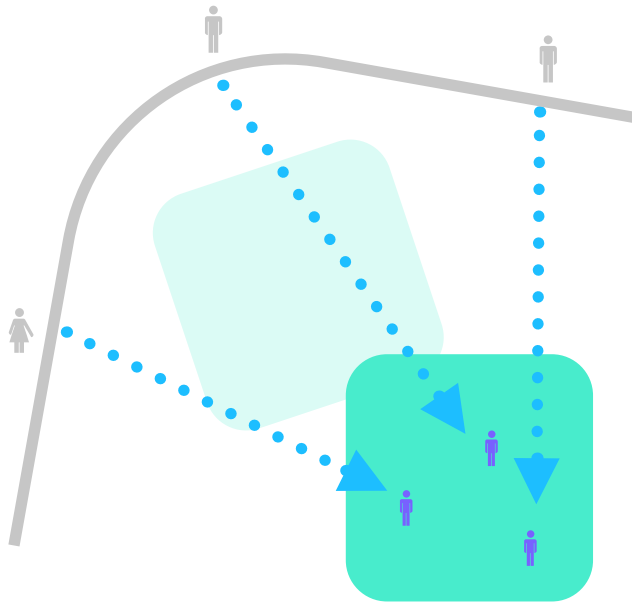
Existing users range in age, as inferred, the 2010 US Census of the Rosslyn area. The majority of Rosslyn's population is young adult, 25-34 in age. In addition to the current population residing in Rosslyn, projected users include neighboring school students (e.g. Wilson School), daytime office workers (e.g. Penzance office tower) and residents of multi-family housing developments.

Different user groups use the park in different ways. The challenge with RHP+ is to find the flexibility in the design to allow all user groups to enjoy the open spaces in a safe environment.



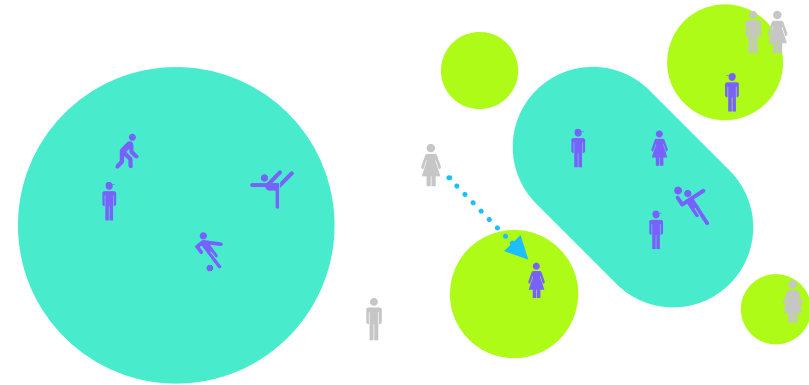
TODDLERS (2-5)

The youngest children are very dependent on parental supervision. The park spaces designed for them should emphasize safety while remaining playful.



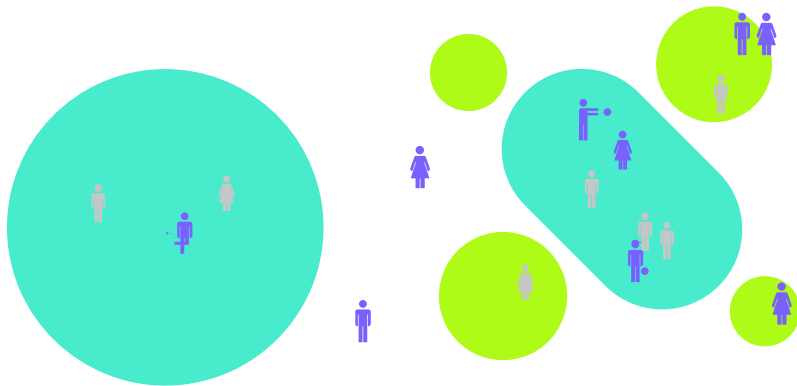
PRETEENS (5-12)

Children 5-12 are not as dependent on adult supervision. As they develop more independence, preteens can engage a larger variety of play areas requiring more distanced supervision.



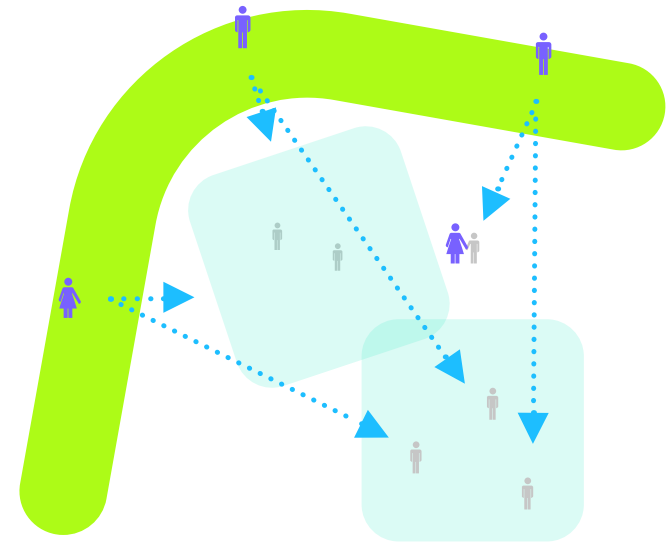
MIDDLE & HIGH SCHOOL STUDENTS (12-18)

Teenagers practice active social independence, and their use of the park becomes more varied and active. They prefer active and passive spaces with less adult supervision/surveillance.



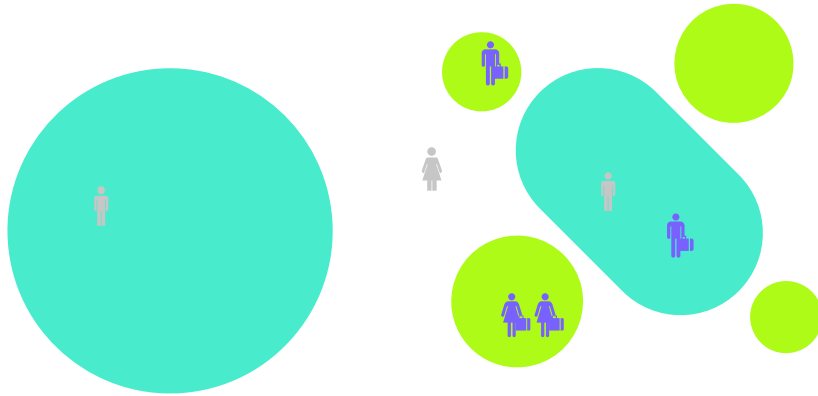
ADULTS

Adults use parks diversely. Adults may engage in active recreation, such as ball games, running, or biking. Passive recreation could include grilling, eating, reading, or watching a game in the park.



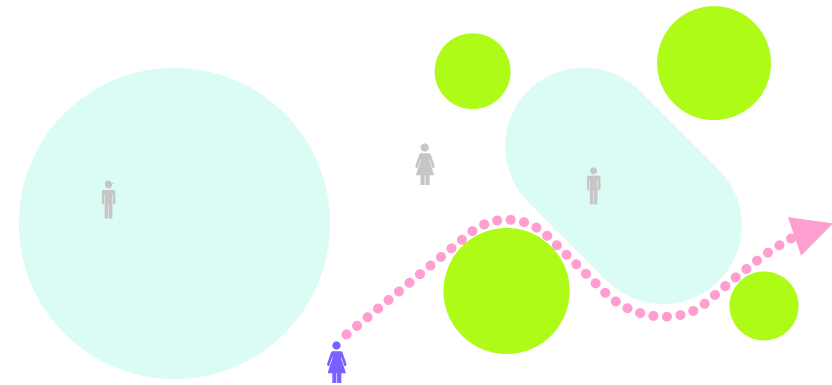
PARENTS

Parents focus on passively watching their youngest children, or passively and actively watching their older children. Easy visibility throughout the park would be a priority.



PROFESSIONALS

Professionals working nearby require active and passive recreational spaces for lunch breaks or breathers throughout the day.



SENIORS

Seniors residing nearby require maximum accessibility and ease of circulation. Moving between passive spaces and through the park should be as effortless as possible.

COMMUNITY ENGAGEMENT PROCESS



COMMUNITY ENGAGEMENT PROCESS

RHP+ was an Arlington County-led community planning process in which the County worked with the community and property owners to achieve a comprehensive solution.

The planning process involved 3 public meetings, an online survey and an interactive on-site engagement board, where the community was invited to establish a vision and comment on presented master plans. At the first meeting, all parties brainstormed planning and programming concepts. Draft concepts were shared at the second meeting and the final concept was presented at the third meeting. At all meetings, the community was encouraged to vocalize major concerns, ideas, and visions about the design and planning direction of RHP+.

The results provided a refined community vision and planning framework to fully reflect and realize Rosslyn Highlands Park's full potential.



CONCEPT PLAN A



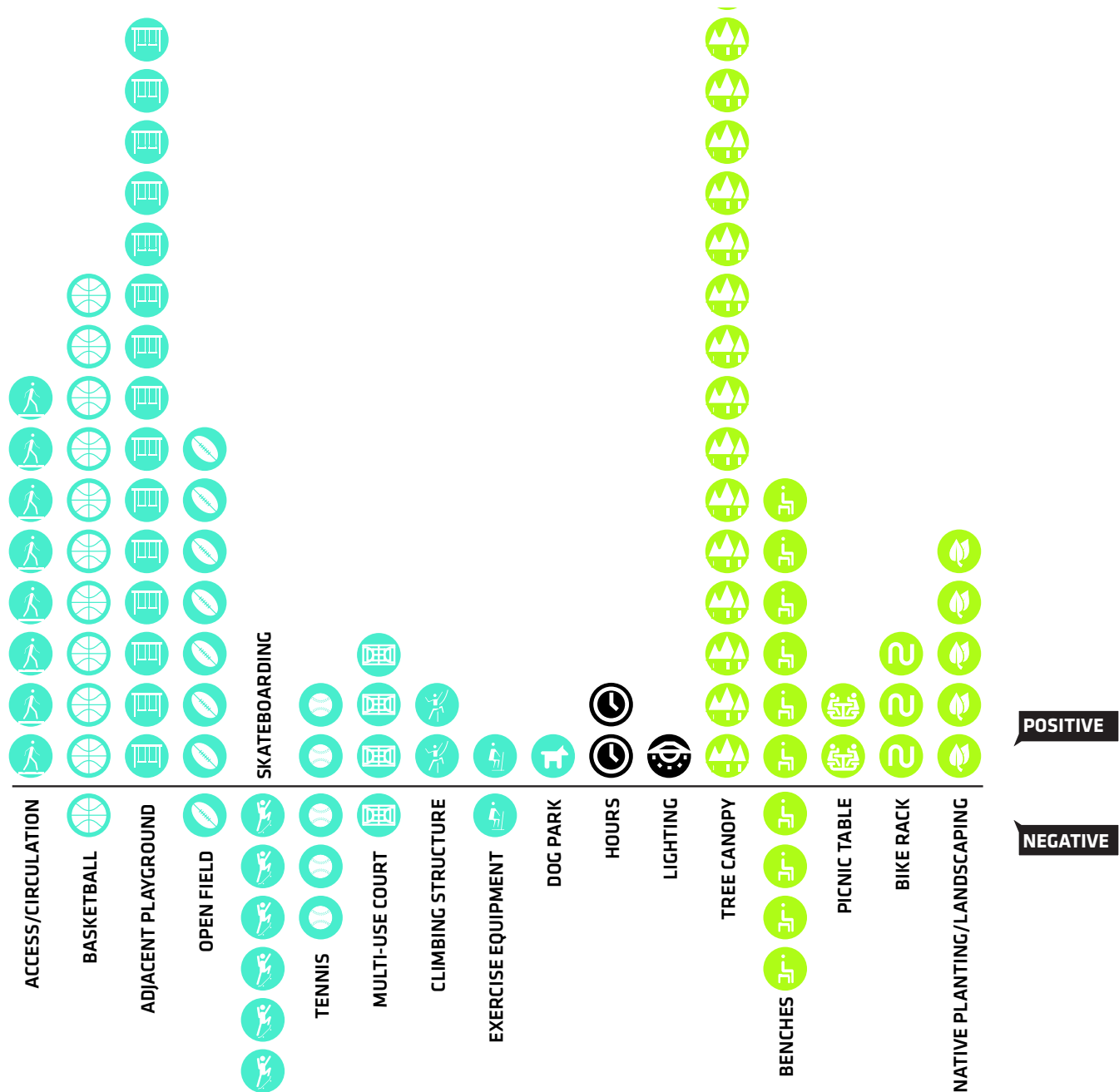
CONCEPT PLAN B



CONCEPT PLAN C



CONCEPT PLAN D



Create visual cues linkages to nearby parks, e.g. Dawson Terrace

It would be nice if you put 5-12 or older playground -- like the one in Rocky Run. By the time this project goes anywhere, the toddlers will be k-12.

Small water feature on Wilson side of school.

Move (APAH) lots toward open space. It is important that one tot lot and the other be close together so parents can supervise children of multiple ages.

Keep space for APS minimally permitted so community still gets parts of the park back.

Tennis court on APAH site and playgrounds in public space -- good for families with children of different ages to look after kids.

Create cone at end of 18th Street between APAH and Wilson where pedestrians dominate street. Striping across all 4 lanes? Street art to enclose segment of road?

Create green zone to connect both sides of street (18th Street - APAH to Wilson School)

Better - more big street. Lights!

Light the courts and playing field until 10-11 pm.

(Field) Combined whiffle ball and non-regulation size soccer/ultimate field.

(Penzance site) Ball court on this level

Need fountain, water falls, plaza, benches, trees.

Mix of active and passive green space. Basketball, shade trees. No plaza!

APAH site should be for 1-5 year old children. As such, it should remain on corner where crosswalks can guide children to playground more safely.

Re-orient APAH building to maximize contiguous green space.

Street trees along 18th Street.

Because of the overall lack of tree canopy in the WRAPS area, there must be street trees on the south side of 18th Street between Quinn and the "New Street" in spite of school buses/student loading and unloading. These can be sited on the inside of the sidewalk. If there is limited room for this please consider reducing the width of the playing field slightly.

Do not subject field and courts to permitting. Leave them for community use.

Water feature (APAH)

Preserve field for APS use.

-But agree we must be visible and usable!

-But open field to community after hours, weekends, summer

(APAH) Put more of the green space over (east) some community gardens

Keep green space - no plaza!

Tree canopy/groves of trees need to be an important part of open space design to mitigate the "heat island" effect which will be considerable given the layout of the site (tall buildings blocking air circulation and large exposure to the west sun)

Would love a gorgeous mosaic walking path and carry the same gorgeous theme on all the 4 spaces and sidewalks.

Keep pedestrian access

We need a beautiful water fountain, water falls and plaza; benches for seating.

Basketball court should remain lighted for night use. More big new street lights on 18th Street.

Important to balance active and passive park use.

Passive areas will be important for certain populations - elderly, parents with infants, office workers, people with physical disabilities, etc.

If 1-5 year equipment at APAH site, should concentrate on 5 - 12 year old equipment on Rosslyn Highlands Park. Want basketball and all facilities to not be reservable by

community or other groups. Should be 24/7 facilities available first come first serve.

Basketball courts essential to both office and residential community. School basketball facilities will not be available during day or whenever needed by school district (extremely time limited)

Basketball court should remain lighted for night use.

Need tree canopy for all benches and tables and 5-12 yo play equipment - think Rocky Run Park!

Strip of sidewalk inside park on 18th street -- good flat space. I've done science projects on it.

Maintain pedestrian circulation.

Massive open space -- easy to play ball.

Nice to sit here (passive space at park entrance) and watch the action on Wilson Blvd.

The current amenities of basketball court and playground area are absolutely needed. They both must remain. Both are heavily used on a daily basis and have been for years. Both of these amenities provide high use for a wide range of ages.

Keep mature trees!

Keep mature trees and provide tree canopy being achieved.

Ball court used year round - snowman tricycle riding, noon basketball by workers, 3 on 3 soccer

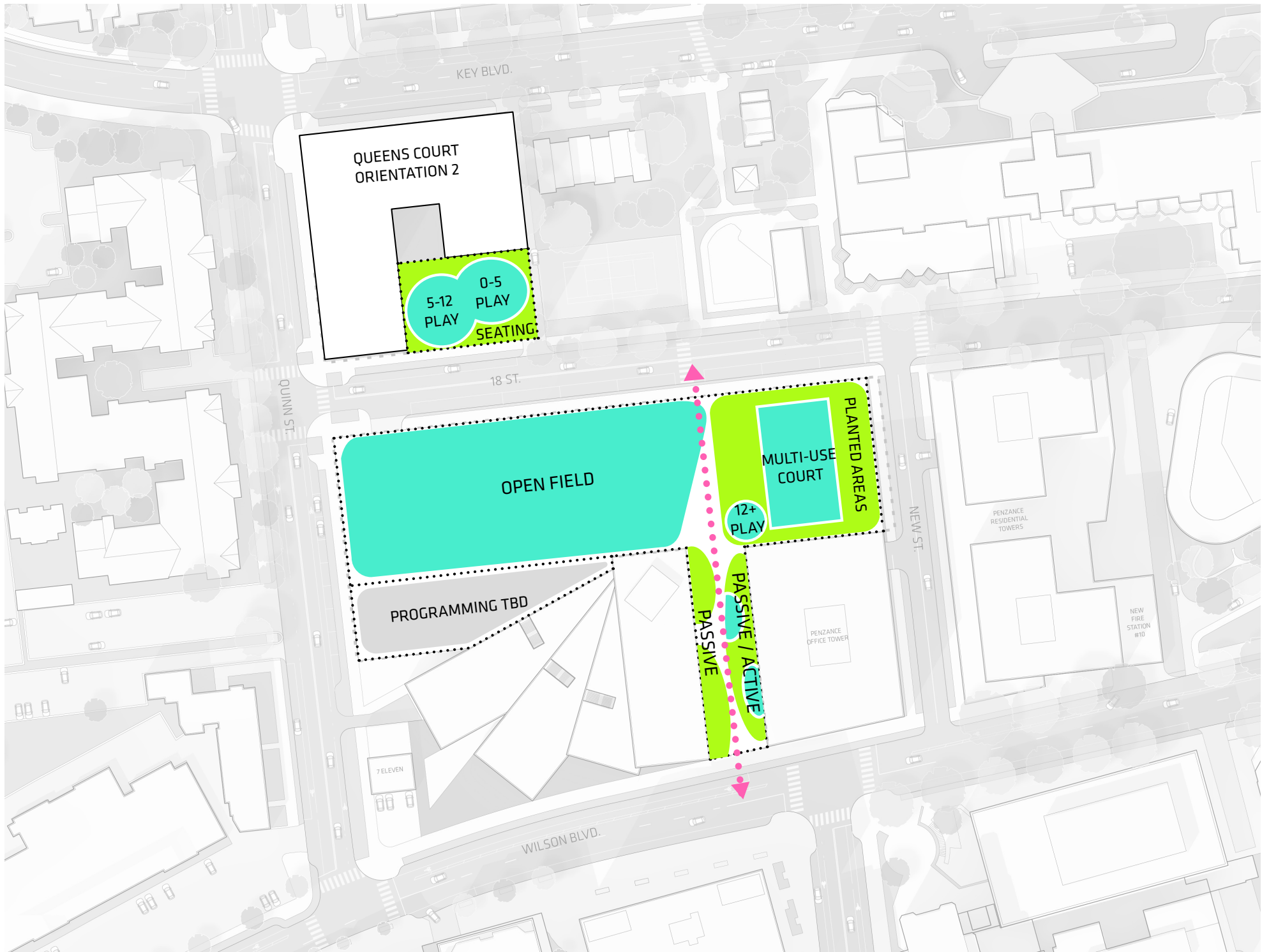
Shade trees. Active use - basketball courts

Minimize the duplication of uses across sites.

On Colonial Terrace, there are 7 kids under age 1 and 4 or more under 10.

Like Rocky Run spider web-ish thing on big kid playground

COORDINATED OPEN SPACE PLAN



PROGRAMMING

The programming that was developed during the community engagement process responds to the community desire for a multi-use court, a large open field, and adjacent 2-5 and 5-12 play areas. Passive spaces surround these active elements, with additional opportunities for play within these passive fields.

The programming of the school's 1st terrace will be determined at a later date.



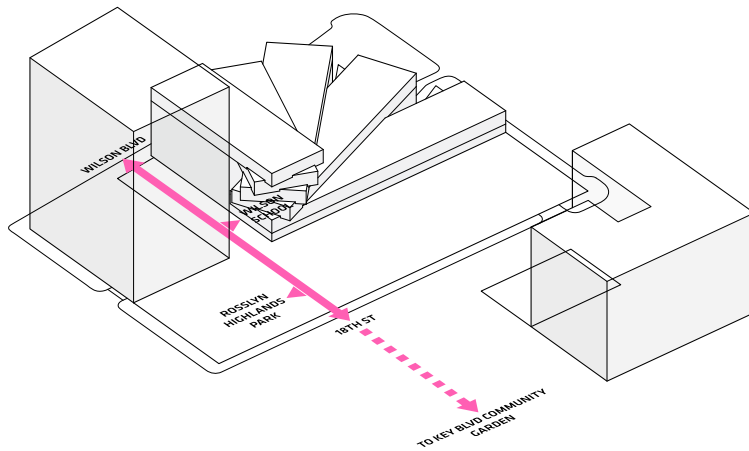
SITE PLAN

This plan aims to unify the three distinct sites by embracing instinctive circulation paths of users considering the optimal placement of prescribed active programs.

The key amenities are a multi-use court in Rosslyn Highlands Park, adjacent 2-5 and 5-12 play areas in the Queens Court open space, along with seating areas under trees. The park amenities are complemented by exterior Wilson School facilities in the out-of-school hours, including an accessible second level terrace.

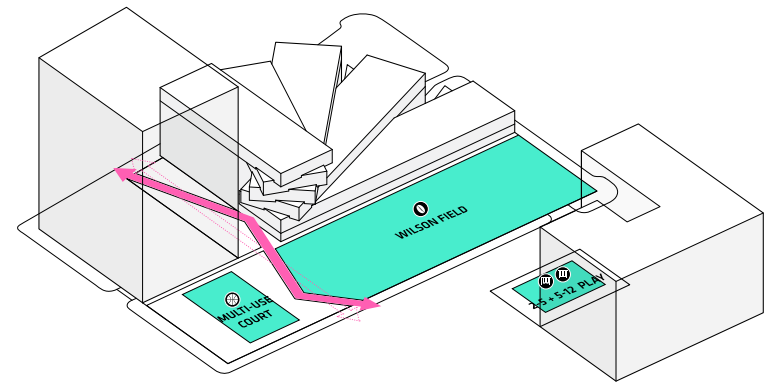
Green space and trees are maximized on the triangular pockets of greenery. These green pockets are sloped and terraced to amplify soil depth and volume necessary for tree plantings.

The plan optimizes a critical mass of space for the use and enjoyment of the community, aimed at becoming a lively new urban park with recreational and leisurely elements.



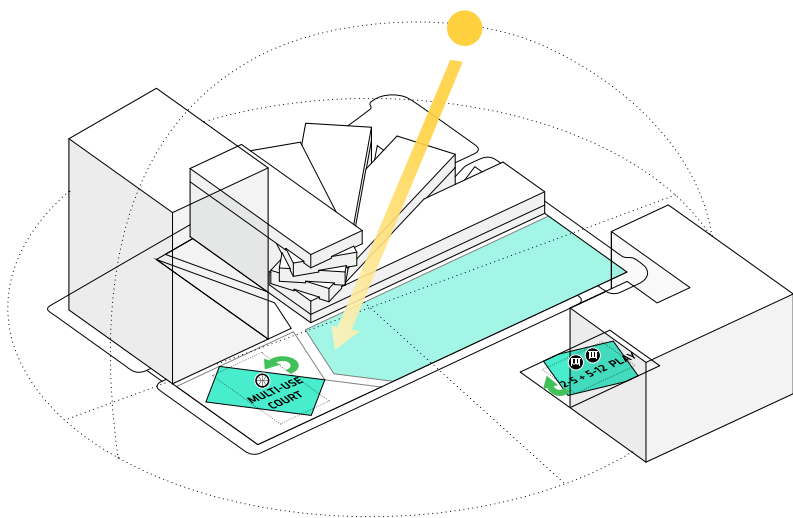
1. MAJOR PEDESTRIAN CIRCULATION

The major circulation path goes through the site, connecting Wilson Blvd with 18th street (and the Key Blvd Community Garden beyond). Rosslyn Highlands Park and Wilson School are situated along this main procession.



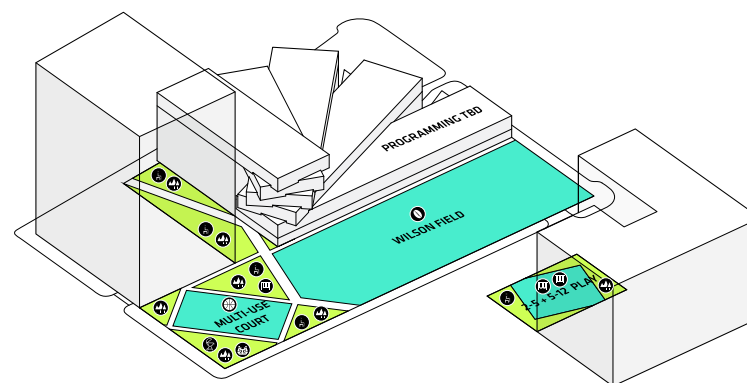
2. MAJOR ACTIVE AMENITIES

The major active amenities are a basketball court on the terrace of Wilson School (public outside of school hours), a large open field for Wilson School, a multipurpose court for Rosslyn Highlands Park, and adjacent 2-5 and 5-12 play areas for the Queens Court open space.



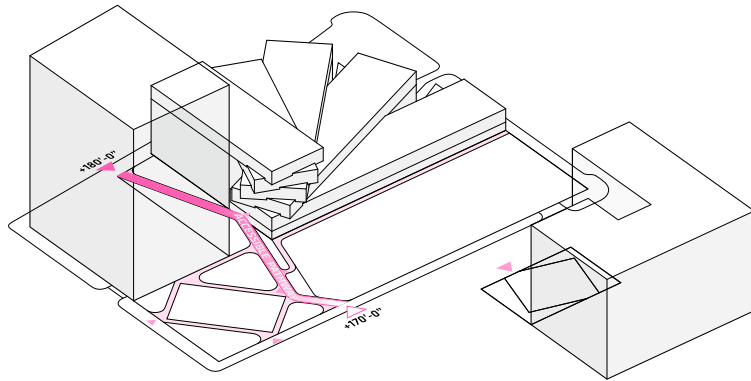
3. OPTIMAL SPORT COURT ORIENTATION

The Rosslyn Highlands Park multi-use court is rotated 45° to optimize sunlight direction, so that players will not be blinded by the sun even during the afternoon when the sun casts its harshest rays. The adjacent children's play area is rotated similarly.



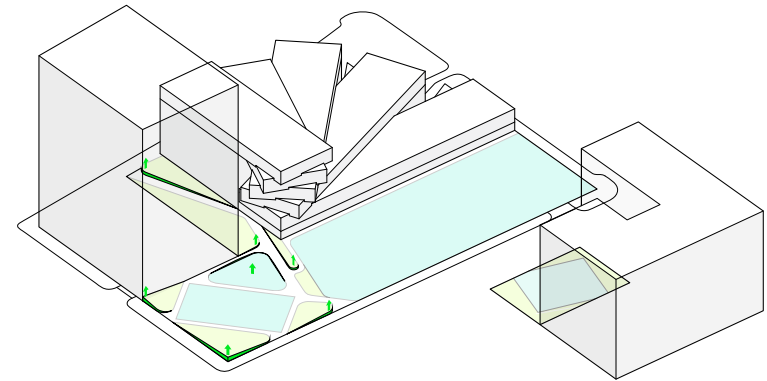
4. RECREATIONAL AMENITIES

The remaining passive spaces host recreational amenities, including seating, grilling, plantings, and tree canopies.



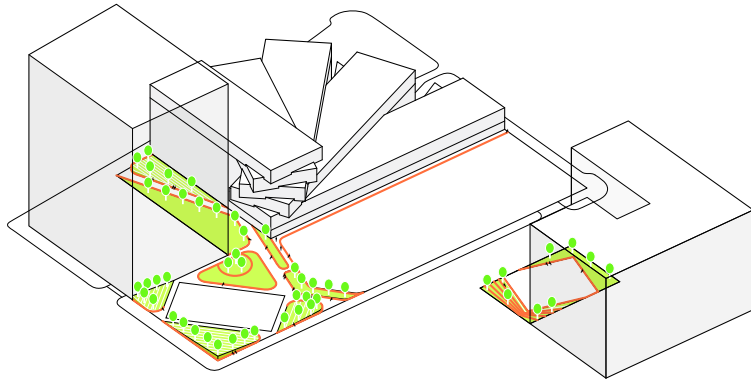
5. ACCESS AND ACCESSIBILITY

The major pedestrian path from Wilson Blvd to 18th St bends to create an entrance for both Rosslyn Highlands Park and the Wilson School. The aim of the path configuration is to create an inherently accessible circulation network within the park.



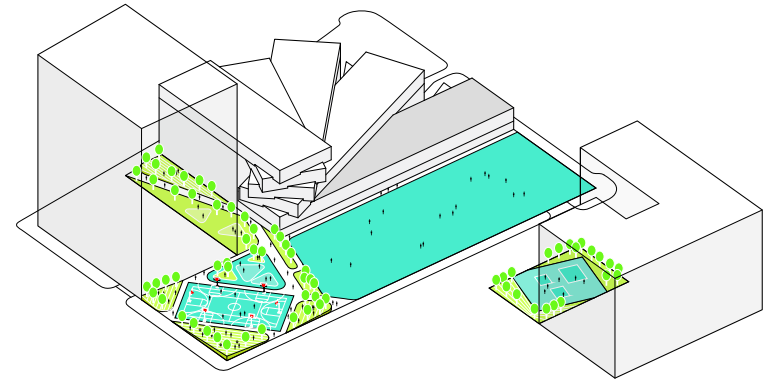
2. TOPOGRAPHY & SOIL DEPTH ADJUSTMENTS

The pockets of recreational amenities lift to create seating and more area for plantings and trees. A play hill is also created adjacent to the multi-use court.



7. LANDSCAPING / HARD-SCAPING STRATEGIES

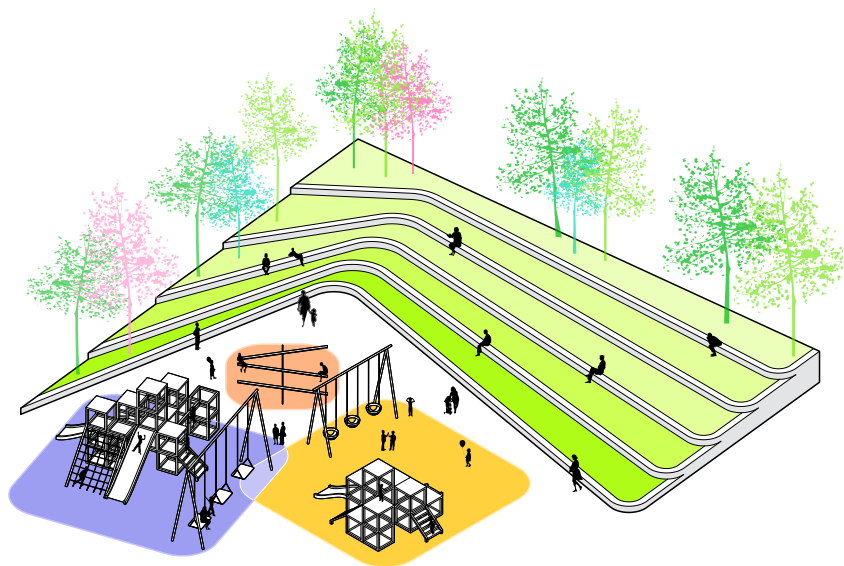
On the edges of the lifted program pockets lies further opportunity for benches, which act as a civic interface between the paths and the greenery. Here, users can become spectators, watch their children, eat lunch, read or meet friends.



8. ROSSLYN HIGHLANDS PARK +

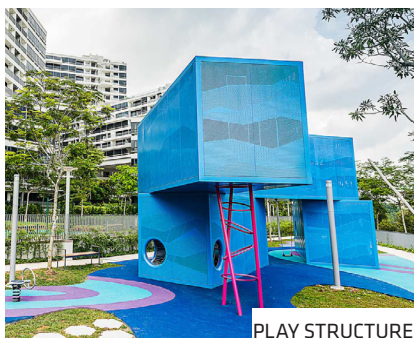
The activated park. Users vary in age and profession, and the Park offers a wide range of active and passive amenities to host these users.

1



ADJACENT TOT-LOT 7 SCHOOL-AGE PLAYGROUND

The adjacent 2-5 and 5-12 play areas will include custom play structures like the precedents below. Design considerations will include color, shape, modularity, and safety to ensure the space relates well to the rest of the plan. To deal with the possible differences in grade a terraced seating feature is proposed. This terracing creates natural seating opportunities for parents to be able to supervise their children in both play areas.

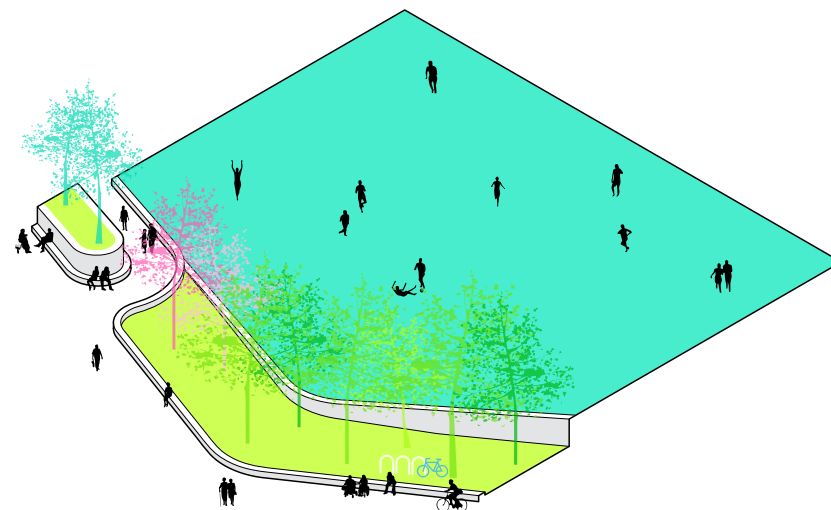


PLAY STRUCTURE



COLORED SAFETY SURFACES

2



PLANTED / PERMEABLE BOUNDARY BETWEEN FIELD AND PATH

Wherever possible, trees and plantings will act as permeable fencing. Intermittent fencing will be stainless steel or other materials of similar look and durability. Fences and railings will be designed to maximize public safety and management of field events without obstructing views or blocking walkways.

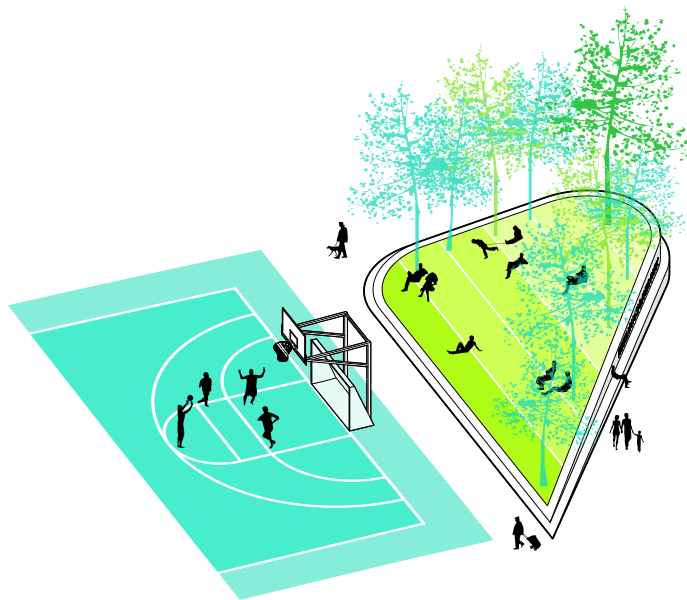


FENCING & PLANTING AS BOUNDARY



NON-RECTANGULAR ARTIFICIAL TURF FIELD

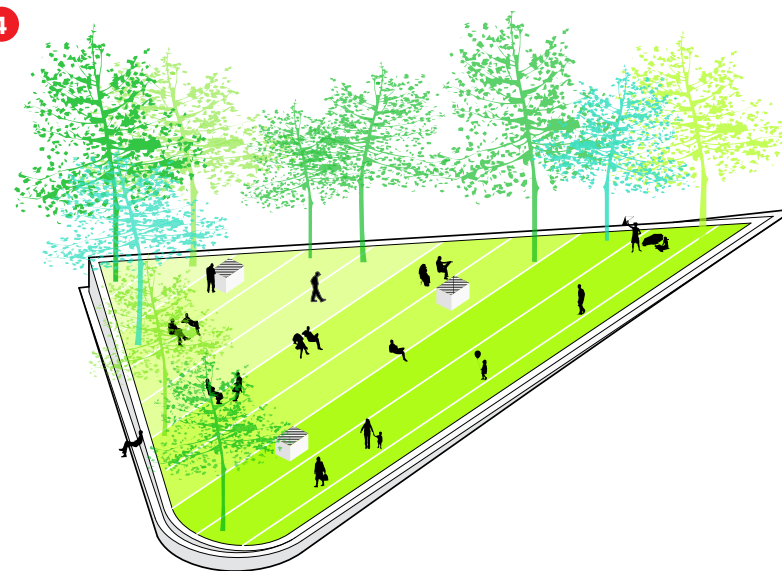
3



COURT AND SLOPED GREEN LAWNS

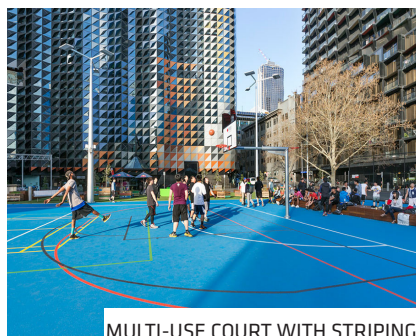
The multi-use court can be vibrantly colored using rubber, special rubber-like sports flooring, or painted concrete. The Wilson Field will be artificial turf, common to many parks, play fields, and public quads.

4

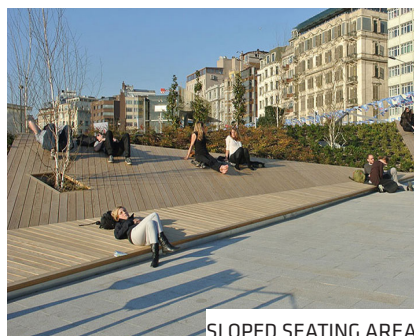


PICNIC & GRILLING AREA

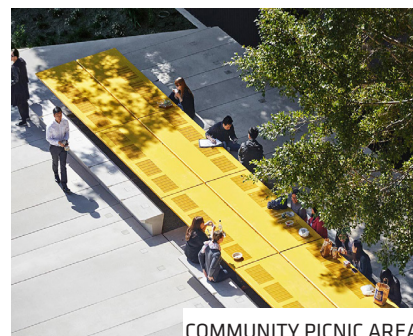
This passive region integrates picnic and grilling areas for nearby residents. Elements can integrate vibrant coloring as accents to the clear, modern material palette of warm concrete, wood, and steel.



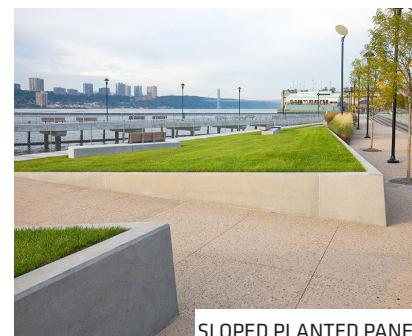
MULTI-USE COURT WITH STRIPING



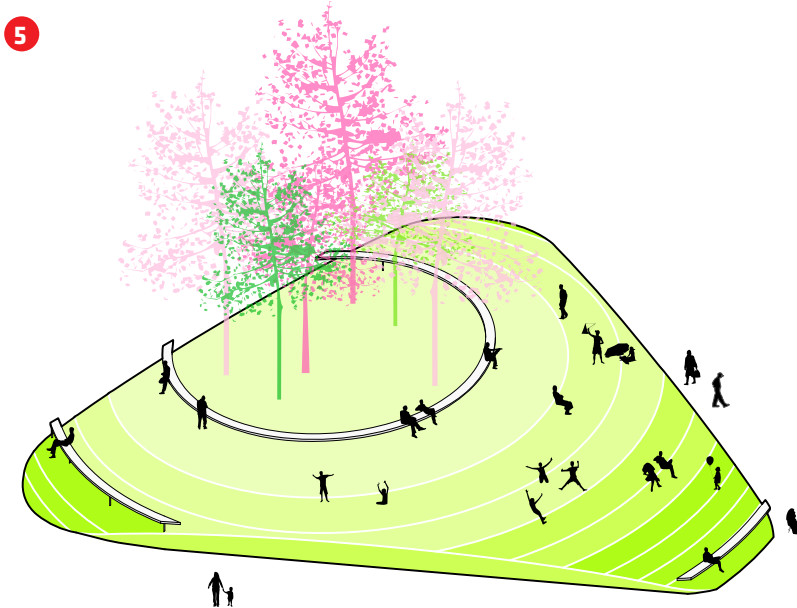
SLOPED SEATING AREA



COMMUNITY PICNIC AREA

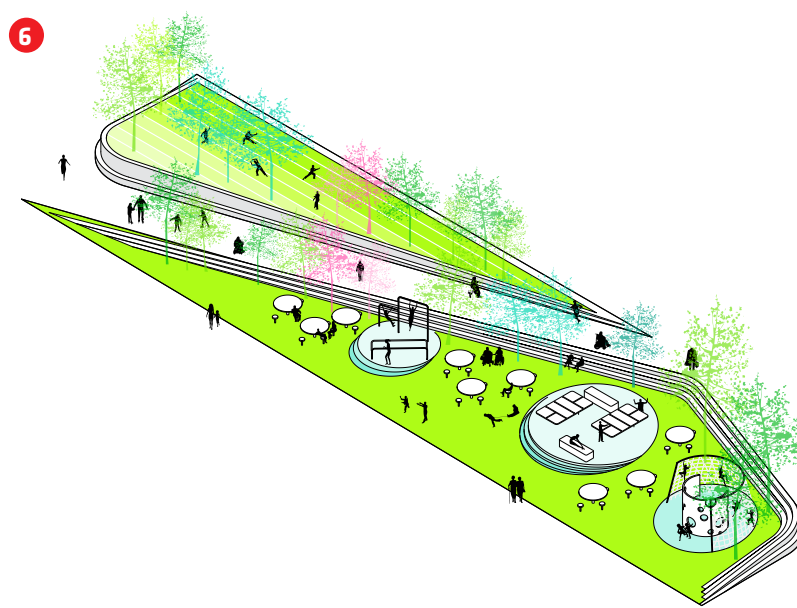


SLOPED PLANTED PANEL



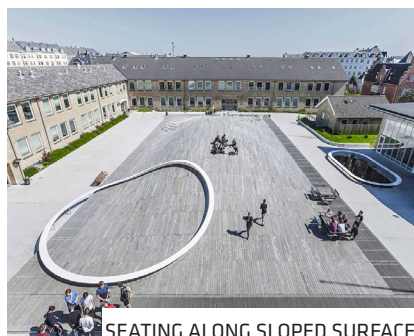
INFORMAL PLAY HILL

The play hill or mound is an exciting, multi-use element. Users can (actively) climb, cartwheel, dance, or (passively) chat, read, sit, watch, and eat. The mound also allows for larger trees to be planted at its peak.



ACTIVATED PATH

Both playful and leisurely elements can be integrated along an activated pathway, with plantings, trees, picnic areas, and climbing structures interspersed playfully.



SEATING ALONG SLOPED SURFACE



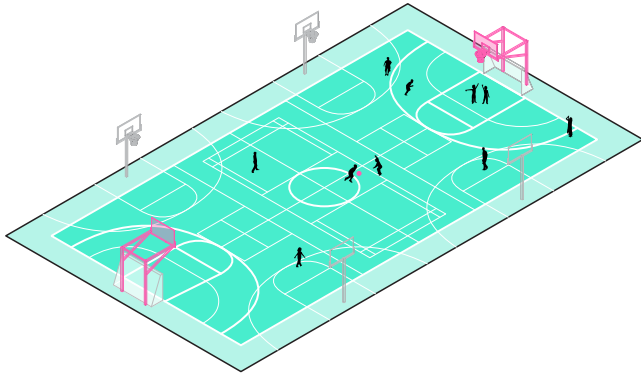
ARTIFICIAL EARTHEN MOUND



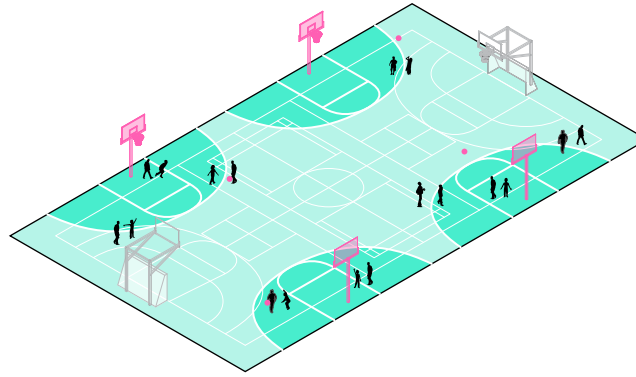
ADJACENT ACTIVE AND PASSIVE AMENITIES



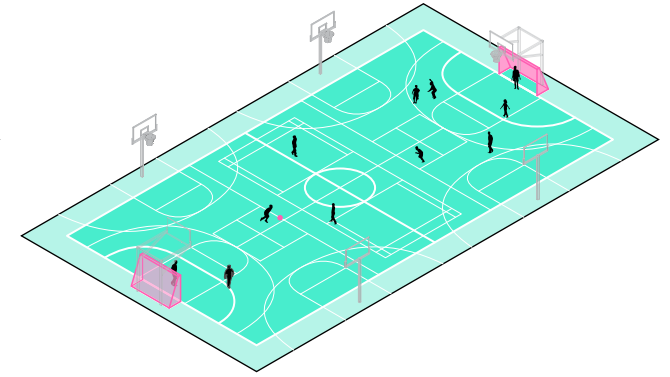
PATH THROUGH PLANTED AREA



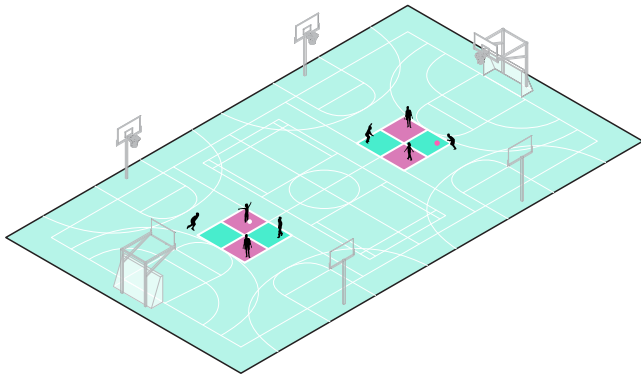
1 FULL COURT



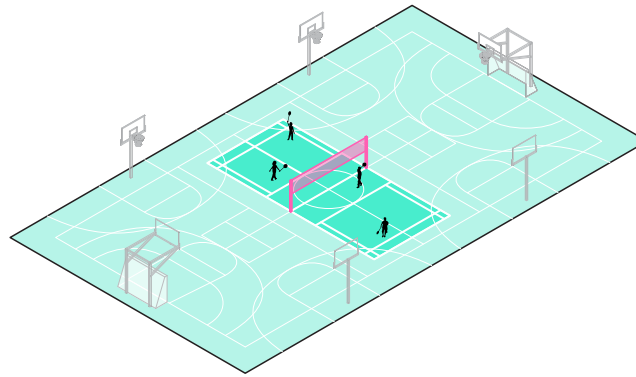
4 HALF-COURT BASKETBALL



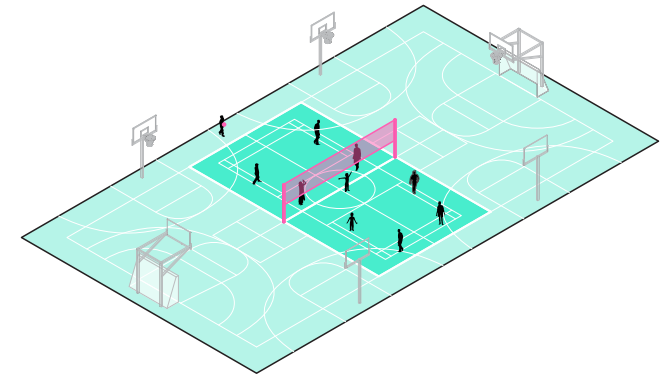
FUTSAL



FOURSQUARE



BADMINTON



VOLLEYBALL

MULTI-USE COURT

The multi-use court can be used flexibly in a variety of configurations. For example, the multi-purpose sport court may host one or two basketball games, one “futsal” game (a form of soccer), foursquare, or volleyball.













PHASING & IMPLEMENTATION

PHASING

The construction of RHP+ is expected to be carried out in phases dependent on the schedules and timelines of the projects in development on each parcel. The open spaces will be built along with their adjacent developments, overseen by Arlington County.

It is the intention of this master plan that phasing schedules and boundaries are clearly coordinated between the developers and Arlington County to ensure safety and minimal park closure time. If a significant time difference exists between the construction of Wilson School and Penzance Office Tower, an interim plan will be implemented to preserve mid-block pedestrian connection from Wilson Blvd. to 18Th. St, and, potentially, interim park improvements.



CURRENT CONDITION

The open spaces on the existing site includes an open field, a combined-age playground, a basketball court, passive tree-covered areas, and a paved path connecting pedestrians from Wilson Blvd. and 18th Street. The site will remain as is until the developments begin construction. Wilson School, the first of three developments to begin construction, is expected to break ground late 2017.



PHASE 1 + INTERIM CONDITION

The Wilson School field and terrace will be constructed by Arlington Public School (APS) with expected completion by fall 2019. Due to its adjacency to Penzance's parcel, project timelines and scopes should be well coordinated between developers as well as Arlington County. A phasing line should be drawn to define the extent of scope each developer is responsible for constructing. If for any reason a significant gap in timeline exists between the construction of Wilson School and Penzance Office tower, an interim condition, where a temporary path be built to preserve pedestrian connection between Wilson Blvd. and 18th Street, may be necessary.



PHASE 2

Upon construction of the Penzance garage and office tower the major components of the park will be constructed, including the open area in between Wilson School, Penzance Office Tower, and the existing Rosslyn Highlands Park. Project schedules should be coordinated between developers to ensure park amenities remain accessible to users whenever safe and possible.



PHASE 3

The playground located on the north side of 18th Street will be constructed after APAH's development of the Queens court site.

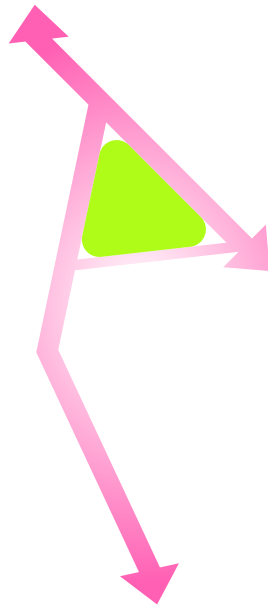
DESIGN GUIDELINES



UNIFYING DESIGN CONCEPTS

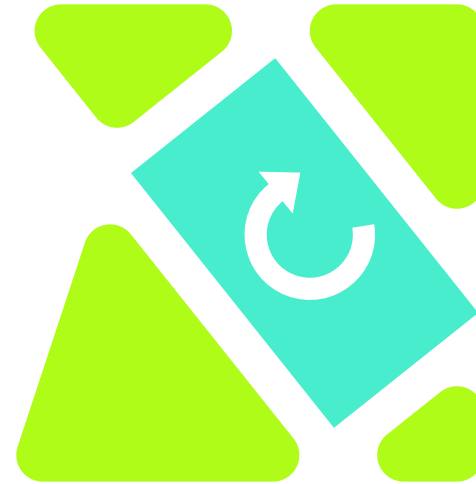
Rosslyn Highlands Park will employ contemporary design aesthetics. Through the use of modern materials, reinforced earth and other technologies, RHP+ will engage contemporary forms, geometries, and uses.

To ensure a cohesive solution, specific design elements of the plan have been highlighted as unifying design concepts and are intended to be integrated in all sites of the plan.



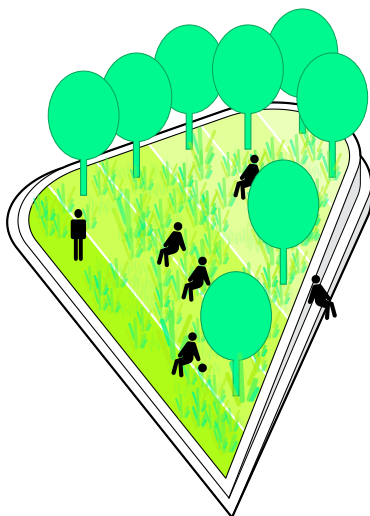
CIRCULATION

Pathways are an integral design strategy of RHP+. Circulation routes diverge and converge around active amenities and reflect the natural procession of pedestrians, residents, and overall users from point to point, destination to destination. These routes in turn create programmable regions.



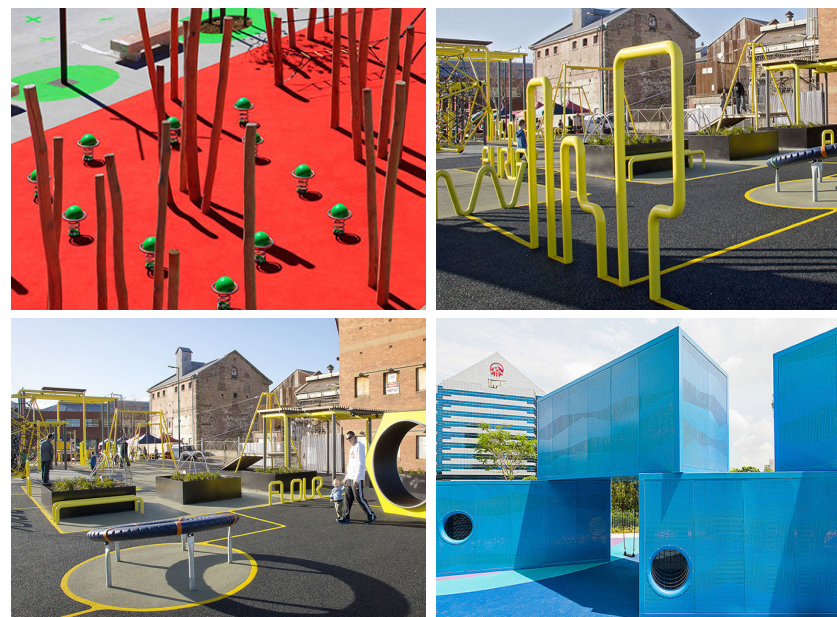
ROTATION OF CENTRAL ELEMENT

The central active element is rotated for optimal daylight, and along with natural circulation routes, defining various independent programmed regions. These regions are all of the same general geometry consisting of triangles with rounded corners.



SLOPED REGIONS

Many of the programmed regions are lifted to create sloped areas for park users to watch a game, read a book, eat lunch, or relax. The resulting edges also integrate benches, creating more opportunities for passive use.



PLAY AREAS

Play areas will be colorful and vibrant areas for users to climb, slide, swing, and discover. Play elements will be designed with a focus on materiality, modular size, lighting, and safety. Swings, see-saws, slides, and climbing structures may be integrated. The designs should allow for year-round use.



ACCESS & ACCESSIBILITY

RHP+ will require accessibility to all persons of all abilities in compliance with the Americans with Disabilities Act (ADA) and County policies. ADA accessibility is a design priority, and pathways are accessible for wheelchairs and strollers with year-round usability where feasible.

RHP+ will have multi-modal connections with nearby users (residents, workers, and students) and major transportation resources, especially the Wilson Blvd bus stop. A major circulation path will be through the park from Wilson Blvd to 18th St and the Key Blvd Community Garden beyond.

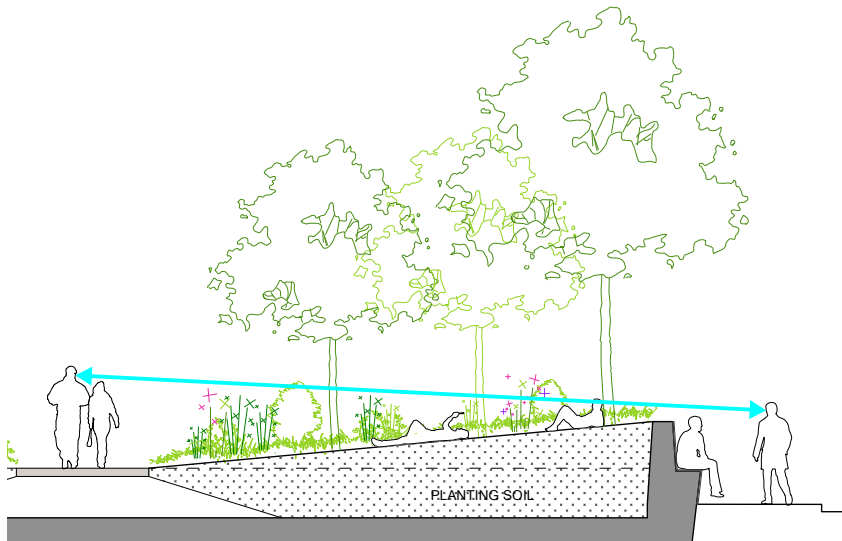
RHP+ will locate bike parking and storage facilities throughout.



PEDESTRIAN SAFETY

Maximum priority is given to pedestrian safety by keeping all pathways clearly navigable, maintaining visibility into and throughout the site, and alerting pedestrians and traffic to safe crossing at 18th Street.

Fencing will also be integrated selectively along the edges of active elements such as the Wilson School field and RHP multi-purpose court.



VISUAL CONNECTIONS

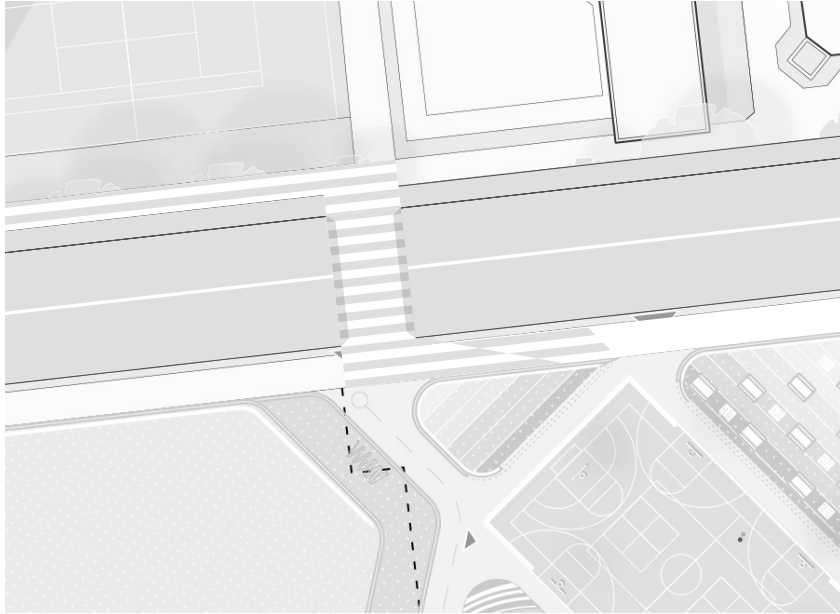
RHP+ is to be an inviting, vibrant space for play and rest open to all inhabitants. To ensure maximum safety and visibility throughout the park and surrounding areas, efforts are to be made so that no structural element exceeds natural eye level (4').



LIGHTING

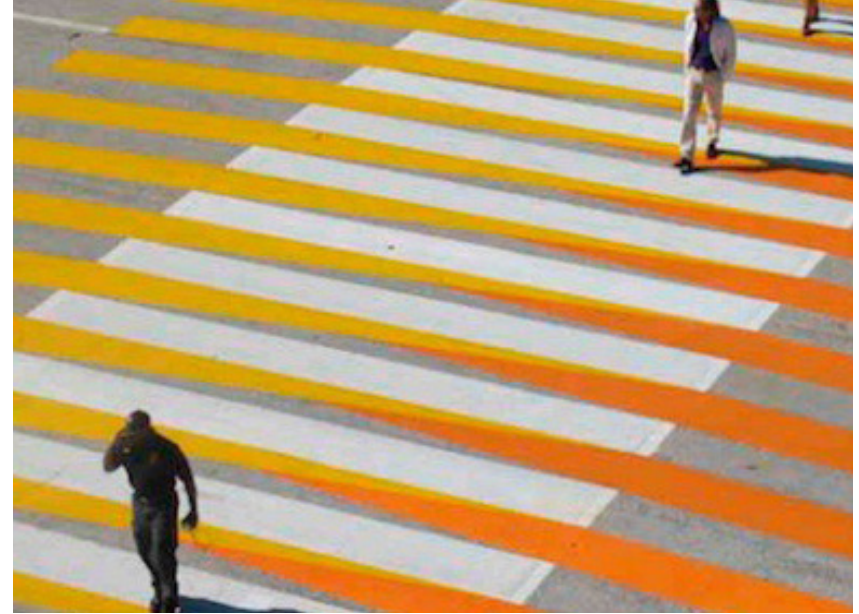
Lighting will provide safe use of the park. Three different zones may operate with different schedules: Wilson School field, RHP pathway, and RHP multi-purpose court.

Building entrances, gathering spots, furnishings, signage, and other elements may be accented or lighted distinctively to attract public attention and assist in wayfinding.



RAISED CROSSWALK

Continuing the pathway connecting 18th street and Wilson Blvd, enhanced pedestrian features, such as a raised mid-block crosswalk will be implemented to improve pedestrian safety and limit dangerous crossings between the open spaces.



STREET GRAPHICS

Street treatments such as graphics will be developed to further designate this portion of 18th street as a zone where vehicular traffic should be especially careful, and to unify the open space elements.



PLAYGROUND



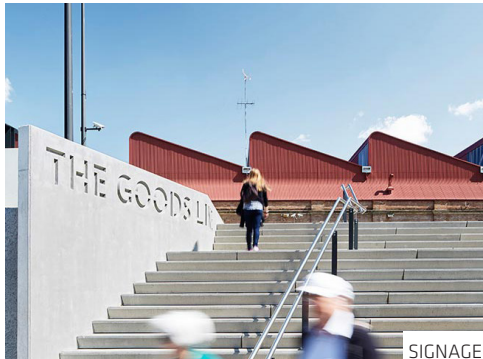
MULTI-USE COURT



FENCING



GRILL



SIGNAGE



STREET LIGHT



SHADING



SLOPED BENCH



BIKE RACKS



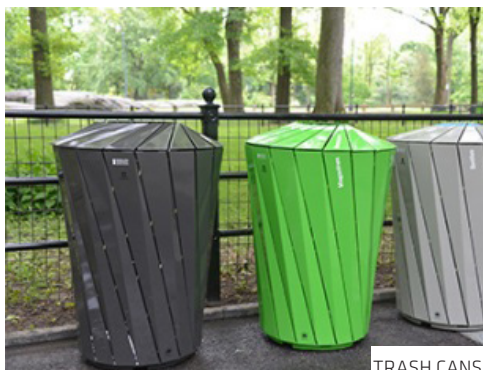
PLAY STRUCTURES



PLANTERS



PLAY STRUCTURES



TRASH CANS



BOTTLE FILLING WATER FOUNTAIN



DOG WASTE STATION



FENCING

EQUIPMENT & FURNISHINGS

All site furnishings such as benches, planters, marker signs, and other items that enhance the user experience will be designed or chosen to fit the design aesthetic as well as sustainable design intent. Materials will be durable and low-maintenance, selected using a criteria of durability, quality, user experience, appearance, and functionality as well as long-term cost-effectiveness.

Play and climbing structures will be integrated throughout the master plan as unobtrusive opportunities of play for all ages. These structures will be designed or chosen to fit the design aesthetic.

Public drinking fountains should be provided in accessible locations.

Fences and railings will be designed to provide for safety and management of field events without obstructing views or blocking pathways.



COMBINED GRANITE



POLISHED YELLOW STEEL



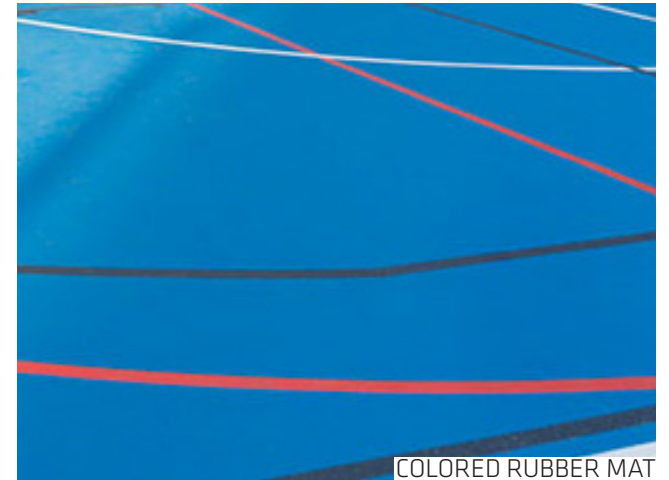
BRUSHED BLACK STEEL



LARICE WOOD



WARM CONCRETE



COLOR RUBBER MAT



COLOR PEBBLED MAT



AGGREGATE CONCRETE



PERMEABLE PAVING

MATERIAL PALETTE

In conjunction with the clear, contemporary aesthetic intent, materiality will further reflect the playful, vibrant nature of RHP+.

The multi-use court will use contemporary rubber-like material to ensure year-round, all-weather traction; color becomes a design element and will reflect the dynamic use of the court.

Stainless steel and materials of similar look and durability contribute to the park's modern design. Warm and light-colored concrete and similar paving materials will be paired with warm wood and steel accents.



- LARGE TREES
- MEDIUM-SMALL TREES
- GROUNDCOVER
- FLOWERS

PLANTING

Trees and plantings (listed in the following page) will prioritize native to the region of Arlington to ensure natural values and sustainability. RHP+ strives to be an urban oasis and model of responsible environmental thought.

Tree canopy coverage is also a design priority, and green areas will prioritize native trees with medium to large canopy coverage.

As the park is located over parking garages, soil volume will be a strategic design strategy. Green terraces and hills will be used to plant trees but also as benches and spaces for users to sit, read, or watch.



LARGE CANOPY TREES

Large trees to be used include Red Maple, Red Oak, Scarlet Oak, Shumardii Oak, Swamp White Oak, Willow Oak, and Black Gum. These species are all native, and they provide substantial projected canopy coverage of 250 to 315 SF each.



SMALL-MEDIUM ORNAMENTALS

SMALL-MEDIUM ORNAMENTALS

Small to medium ornamental trees to be used include American Holly, Dogwood, Ironwood, Redbud, Staghorn Sumac, and Sweetbay Magnolia. These species are also all native, and they provide projected canopy coverage of 50 to 175 SF each.



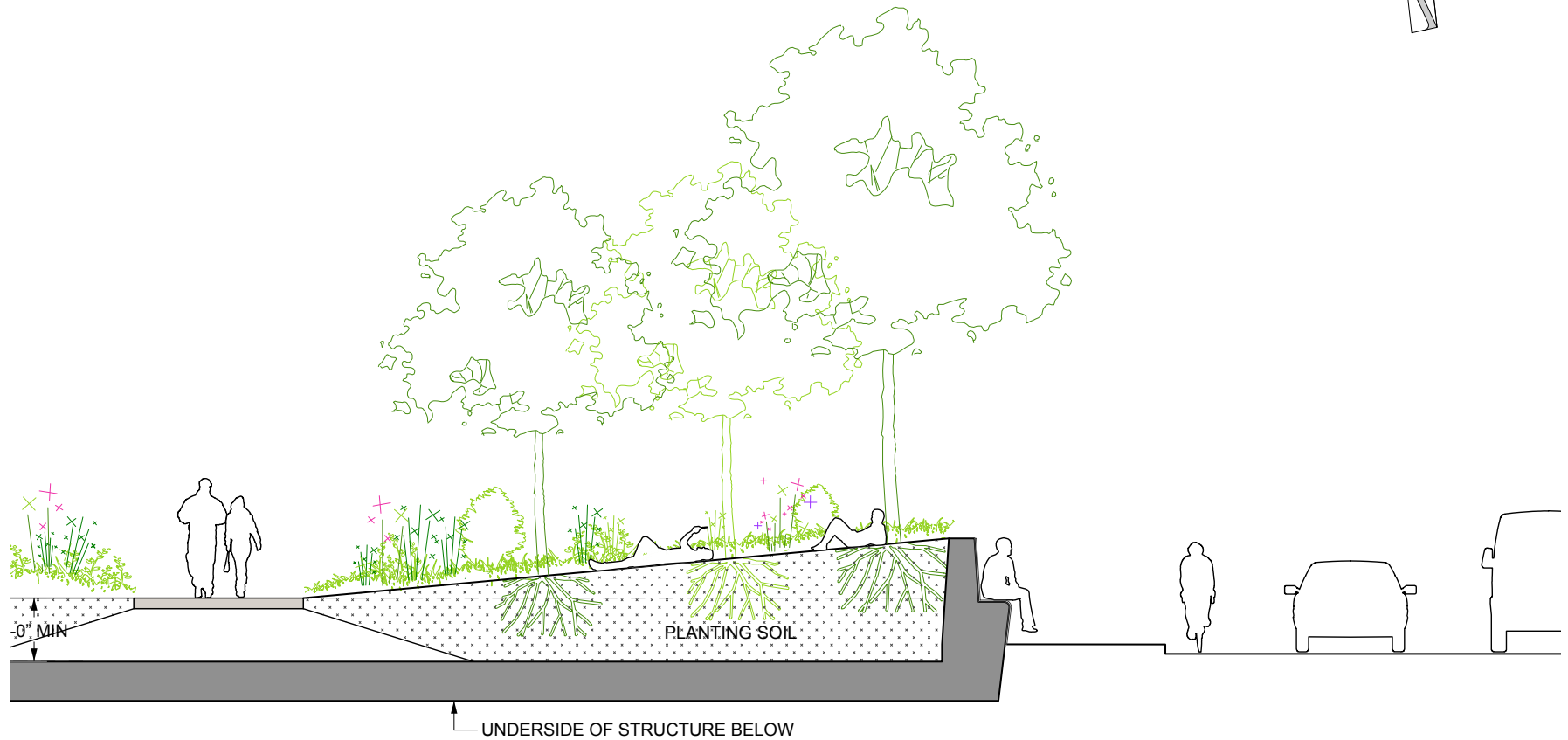
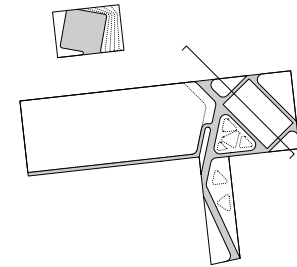
GROUND COVER & SHRUBS

Some ground cover plants to be used include Fragrant Sumac, Oakleaf Hydrangea, and Fothergilla. Oakleaf Hydrangea and Fothergilla flower white and are to be beautifully integrated among trees and other greenery.



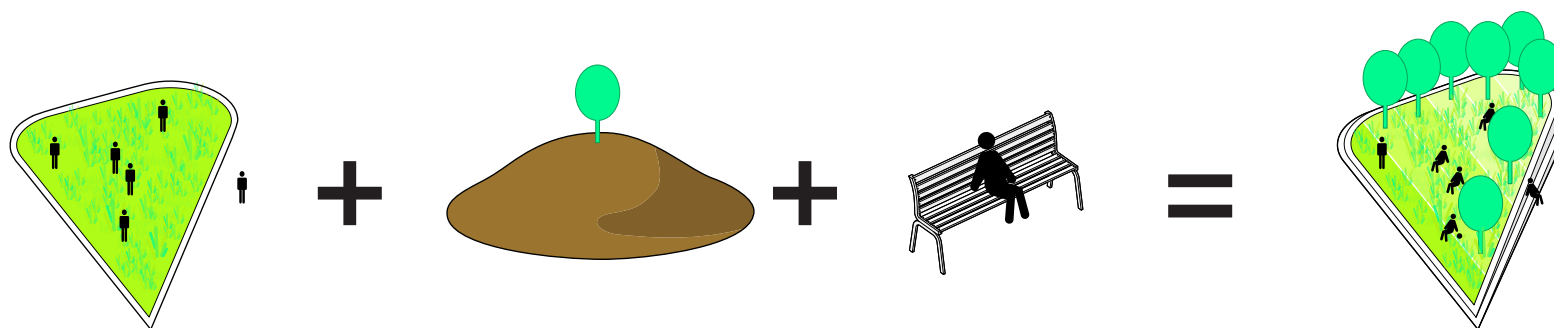
FLOWERING PLANTS

Other flowering plants will also be integrated, adding color, fragrance, and beauty to the park's passive elements.



SOIL DEPTH & ROOT VOLUME

This section demonstrates the 3' assumed soil depth in planted areas above the possible garages on the Rosslyn Highlands Park areas. The sloped green elements help to introduce more soil volume and the possibility for larger trees with larger root zones.

**SOIL VOLUME**

As a combination of a planted panel, a mound of soil and a bench, the lifted regions introduce more soil volume than the 3', activating the regions with more possibility for large tree plantings as well as passive benches.



KEY BLVD.

APAH QUEENS COURT

5-12
PLAYGROUND
0-5

18 ST.

QUINN ST.

FIELD

PROGRAMMING TBD

WILSON SCHOOL

7 ELEVEN

WILSON BLVD.

BIG

PENZANCE
OFFICE TOWER

PENZANCE
RESIDENTIAL
TOWERS

NEW
FIRE
STATION
#10

NEW ST.

MULTI-USE
COURT

LAWN

PICNIC / GRILL

PLANTING

PLAY

PICNIC

PLAY

PLANTING