

SHORT BRIDGE PARK

PARK MASTER PLAN & DESIGN GUIDELINES
JANUARY 27, 2018

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INTRODUCTION

The Department of Parks and Recreation (DPR) has developed a Park Master Plan for Short Bridge Park. The park is approximately 3.5 acres and located on the banks of Four Mile Run between Route 1 and Potomac Avenue. The Park Master Plan was developed with significant public input and guidance collected from multiple County Board adopted plans that guide development within Potomac Yards and along the lower reach of Four Mile Run.

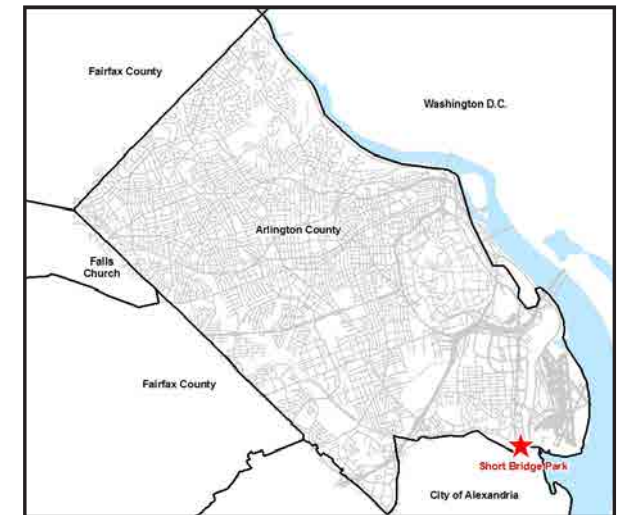
The Short Bridge Park Master Plan was developed to create a long-term vision for the park that could be implemented in two phases:

- Phase I includes a multi-use trail connection from Route 1 to the Four Mile Run Trail. Design and construction of the multi-use trail connection is funded through a Transportation Alternatives Grant through the Virginia Department of Transportation (VDOT), which requires a 20% County funding match. The trail connection is currently under design and construction is estimated to begin late 2018.
- Phase II includes final design and construction of the remaining Park Master Plan elements. Funding for Phase II is identified in the out-years of the Fiscal Years 2017-2026 Capital Improvement Plan (CIP) in fiscal year 2022. The budget for the project will be proposed in the upcoming budget for Fiscal Years 2019 – FY2028.

The staff and consultant team developed the Short Bridge Park Master Plan and Design Guidelines based on site analyses and feedback from the public. The park concept was developed with sensitivity to the environment while balancing requests for improved bike and pedestrian connections and amenities to serve visitors interested in both active and casual use recreation. Design details and specific materials will be determined during final design when funding is available to develop construction documents. The design will conform to the Arlington County and City of Alexandria stormwater and development regulations.

This report documents the Park Master Plan process, which includes community engagement, concept development, and final concept.

PROJECT LOCATION



PROJECT BACKGROUND

Short Bridge Park was created as a public park through the Potomac Yard Phased Development Site Plan (PDSP) #346 approved by the County Board on October 21, 2000. The existing park improvements were constructed by the developer and are in compliance with the 2000 PDSP Design Guidelines and the Land Bay F Final Site Plan, approved by the County Board on December 9, 2003, and specified in conditions #12, #13, and #66. These improvements were intended as interim improvements until Arlington County funds were available to develop a Park Master Plan and implement permanent park improvements. The developer-constructed improvements are minimal and lack typical County park amenities such as trash cans, seating, signage, and American with Disabilities Act (ADA) accessible pathways.

In February 2017, County staff initiated a public engagement process to develop a Park Master Plan and Design Guidelines for Short Bridge Park. The goal was to develop a design that reflects the community's current vision while achieving the expectations laid out in County Board adopted plans, which include the 2000 Potomac Yard Design Guidelines, 2006 Four Mile Run Restoration Master Plan and 2009 Four Mile Run Design Guidelines. Common themes repeated among the various plans include: connecting park visitors to the water, creating a green oasis within an urban environment, taking advantage of view sheds, improving bicycle and pedestrian connections, and improving the water



2016 AERIAL IMAGE OF SHORT BRIDGE PARK

quality of Four Mile Run. These themes were also expressed during the public engagement process along with additional requests for park amenities to serve dog owners and families with young children. The final Short Bridge Park Master Plan is a balance of multiple sources of community input, existing policy guidance, stormwater management, and topography constraints.

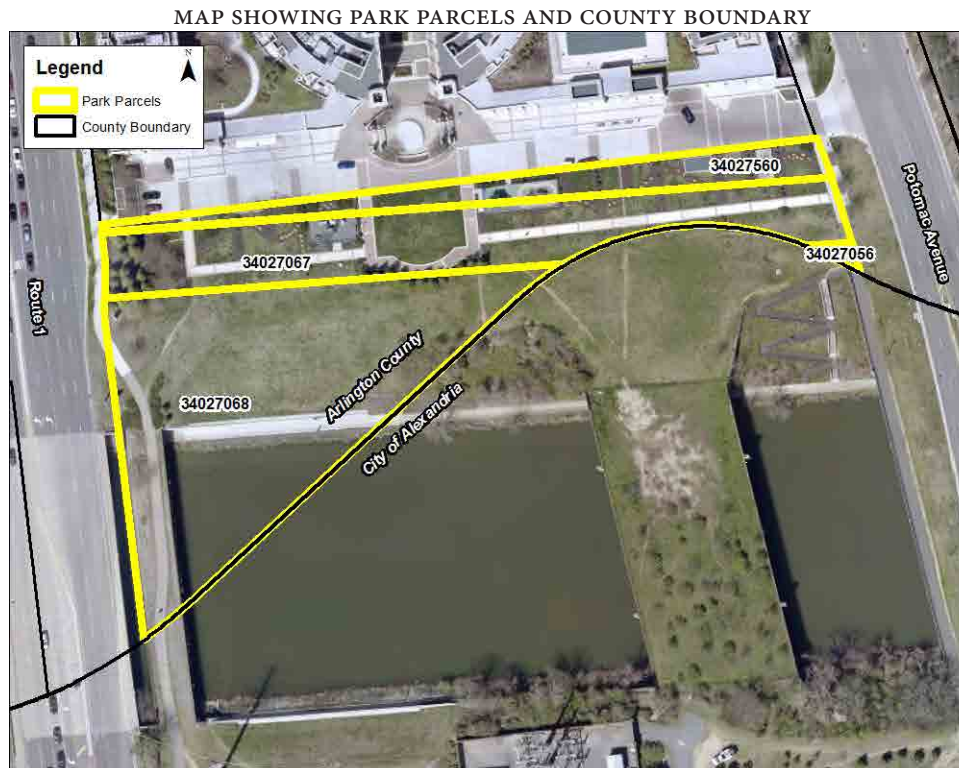
CITY OF ALEXANDRIA

Short Bridge Park is unique in that the City of Alexandria boundary exists within a portion of the park. The boundary line represents the former natural curvature of Four Mile Run before it was straightened and channelized by the Army Corps of Engineers after the 1972 Hurricane Agnes, which produced heavy rain and extensive flooding. The parkland within the City of Alexandria was integrated into the plan with oversight by the City of Alexandria staff. Short Bridge Park will eventually connect to a larger park system as redevelopment occurs in the City of Alexandria via the City's

North Potomac Yard Small Area Plan. The Small Area Plan calls for a park, named Crescent Park, to be located in the area currently occupied by commercial buildings and surface parking serving the Potomac Yard strip mall whose major tenant is the Shoppers grocery store. The decommissioned railroad bridge, which is currently fenced off and not available for public use, will connect Short Bridge Park to Crescent Park and is envisioned as an 'urban deck.' Funding to develop the former railroad bridge and Crescent Park are dependent on redevelopment in the City of Alexandria. There is no timeline available for the future design process or construction. More details can be found in the City of Alexandria North Potomac Yard Small Area Plan, in the Open Space Chapter. An artistic rendering of Short Bridge Park, the urban deck, and Crescent Park can be found in this report on page 10. The artistic rendering was developed for the 2006 Four Mile Run Restoration Master Plan and can be found on page 44.

PARK PROPERTY AND OWNERSHIP

Below is a map showing the 4 parcels which will comprise the park in Arlington County. Three of the parcels, RPC #'s 34027067, 34027068, 34027056, are owned by Arlington Potomac Yard Community Association ("Arlington Potomac"). The sliver of land identified as RPC #34027560 on the map is part of the common area of the Eclipse on Center Park Condominium ("Eclipse"). Potomac Yard PDSP #346 condition #22 and Land Bay F Final Site Plan condition #66, require the parcels shown on the map to be accessible to the public. In 2015, Arlington Potomac granted a public access easement to the County over the 3 parcels owned by Arlington Potomac. The County is in the processes of obtaining a public access surface easement over the portion of the Eclipse common area identified in the map as RPC # 34027560.



PARK NAMING PROCESS

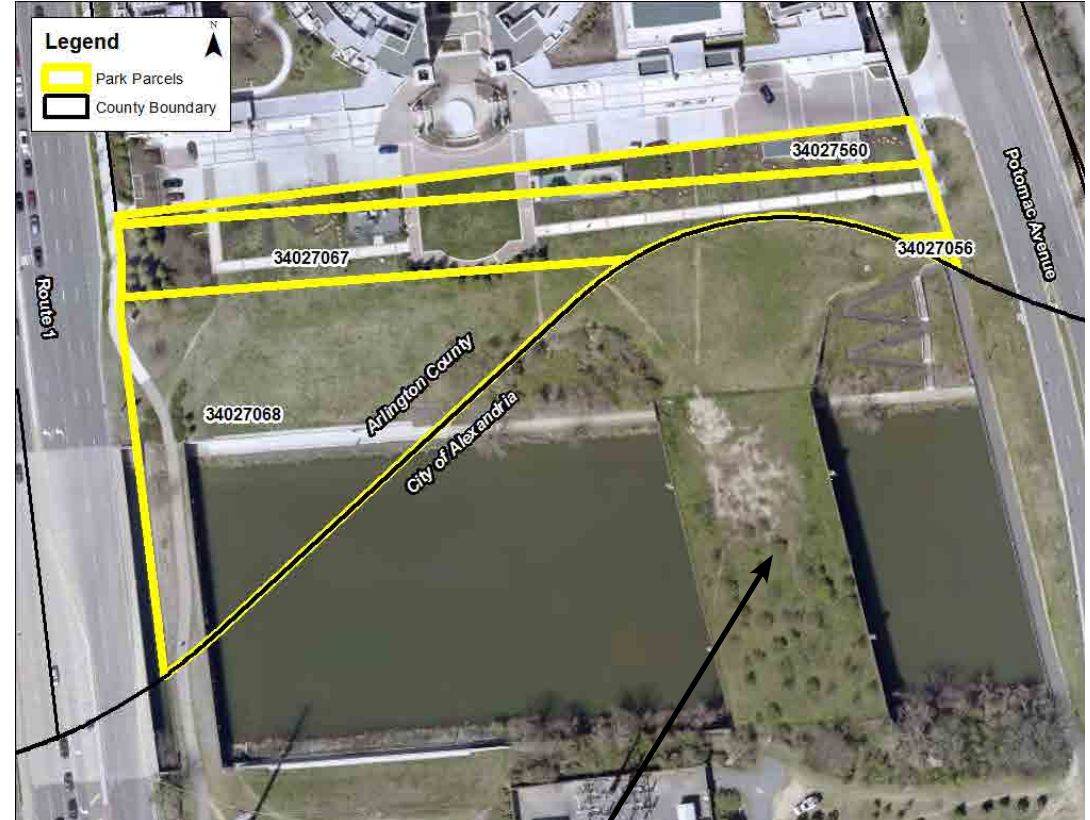
PARK NAMING PROCESS

The park has been informally referred to as "South Park" because it is the southernmost park in the PDSP and is referenced as such in the PDSP Design Guidelines.

Staff followed the process laid out in the 1999 County Board adopted policy for naming County facilities. The policy charges the Park and Recreation Commission with making recommendations to the County Board concerning proposed names. As part of the consultation and recommendation process, the staff and the Commission must seek comments from the Historical Affairs and Landmark Review Board (HALRB), Neighborhood Conservation Advisory Committee (NCAC) and the appropriate neighborhood civic association. Short Bridge Park is not located within a Civic Association or a NCAC boundary, however, neighboring Civic Associations and the public had an opportunity to weigh in at the public meetings and an online feedback form.

During the recently concluded "South Park" Master Plan process staff solicited ideas for potential park names during the scheduled public meetings. A feedback form was used to gather input on preferred park names as well as draft park concepts and potential park amenities. The form was distributed at the May 3, 2017, public meeting and made available online from May 15 through May 31, 2017. The online feedback form was posted on the "South Park" project page and emailed using the County's GovDelivery email service. The email was sent to Civic Associations, County Advisory Groups, and individuals who signed up for project notifications. There were 213 submissions and the results indicated that the top 3 preferred names were Luna Park, Short Bridge Park, and South Park.

MAP SHOWING PARK PARCELS AND COUNTY BOUNDARY



DECOMMISSIONED RAILROAD BRIDGE LOCATED WITHIN THE CITY OF ALEXANDRIA SECTION OF THE PARK. THE BRIDGE IS CURRENTLY FENCED OFF AND NOT AVAILABLE FOR PUBLIC USE. THIS BRIDGE WILL EVENTUALLY LINK SHORT BRIDGE TO THE FUTURE CRESCENT PARK AS REDEVELOPMENT OCCURS VIA THE CITY OF ALEXANDRIA NORTH POTOMAC YARD SMALL AREA PLAN.

The top 3 preferred park names were presented to the Historical Affairs and Landmark Review Board (HALRB) on October 19, 2017. HALRB did not have a strong preference among the three potential names and suggested a possible fourth park name – South Bridge Park. The top three preferred park names and South Bridge Park were presented to the Park and Recreation Commission on November 21, 2017. After discussing all four names, the Commission voted and Short Bridge Park received the most votes. The proposed name carries a sense of playfulness in that the corridor would be flanked by two parks with complimentary names, Long Bridge Park on the north end and Short Bridge Park at the south end. The name Short Bridge Park resonated because there are multiple decommissioned railroad bridges in and around the park that connect to the City of Alexandria. These bridges are the only visual reminders that the site was once part of the Richmond, Fredericksburg & Potomac Railroad that operated from the 1830s and was decommissioned in 1989.

The decommissioned railroad bridge located within the City of Alexandria section of the park is currently fenced off and not available for public use. However, the bridge will eventually become part of the park and link Short Bridge Park to the future Crescent Park as planned in the City of Alexandria North Potomac Yard Small Area Plan. This bridge will become a prominent park feature, analogous to New York’s Skyline Park, linking Arlington and Alexandria and the name “Short Bridge Park” will highlight this connection. Funding to develop the former railroad bridge and Crescent Park are dependent on redevelopment in the City of Alexandria. There is no timeline available for the future design process or construction. More details can be found in the City of Alexandria North Potomac Yard Small Area Plan, Open Space Chapter, pages 44-56.

SOURCE: CITY OF ALEXANDRIA, NORTH POTOMAC YARD SMALL AREA PLAN, PAGE 45.



BRIDGE THAT WILL EVENTUALLY CONNECT SHORT BRIDGE PARK AND THE FUTURE CRESCENT PARK. THE BRIDGE IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA AND IS CURRENTLY FENCED OFF AND NOT AVAILABLE FOR PUBLIC USE.

Figure 4.8: Plan Area Public and Private Parks with Public Access Easement

PLANNING HISTORY

PLANNING HISTORY

Listed below are the multiple planning initiatives generated guiding documents (or plans) for the Four Mile Run Corridor and Potomac Yard area. The plans provide vision, guidance, and design principles to ensure the land will be developed in a sustainable and aesthetically desirable way.

1. Potomac Yard Phased Development Site Plan - 2000
2. Potomac Yard Design Guidelines - 2000
3. Four Mile Run Restoration Master Plan - 2006
4. Four Mile Run Design Guidelines - 2009
5. Potomac Yard, Four Mile Run Multi-Use Trail Connection - 2018



ARTISTIC RENDERING OF SHORT BRIDGE PARK, CRESCENT PARK, AND THE URBAN DECK , FROM THE 2006 FOUR MILE RUN RESTORATION MASTER PLAN, PAGE 44.

1. POTOMAC YARD PHASED DEVELOPMENT SITE PLAN, 2000

The Potomac Yard Phased Development Site Plan (PDSP #346) was approved by the County Board on October 21, 2000, and the Land Bay F Final Site Plan was approved on December 9, 2003. The plans envision the site as an urban mixed use campus, in which several intense compact centers of activity are connected by a linked system of carefully sculpted, richly landscaped open spaces. The Potomac Yards PDSP encompasses approximately 35 acres of land that operated as a railroad until the late 1980s. The site will be developed over time in chunks of land called Land Bays, and Short Bridge Park is located within Land Bay F.

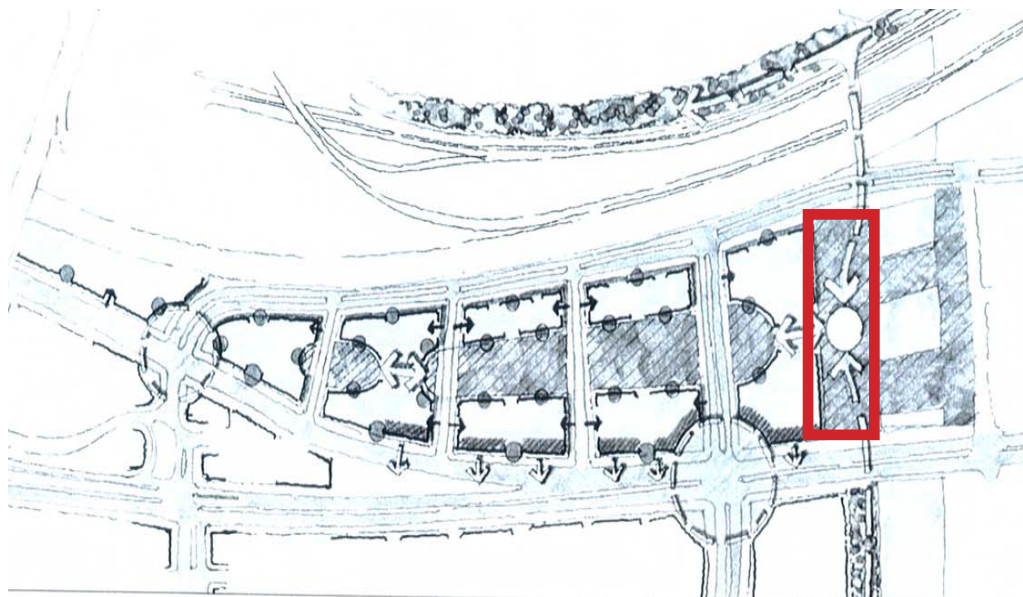


IMAGE FROM THE POTOMAC YARD DESIGN GUIDELINES, PAGE 23.

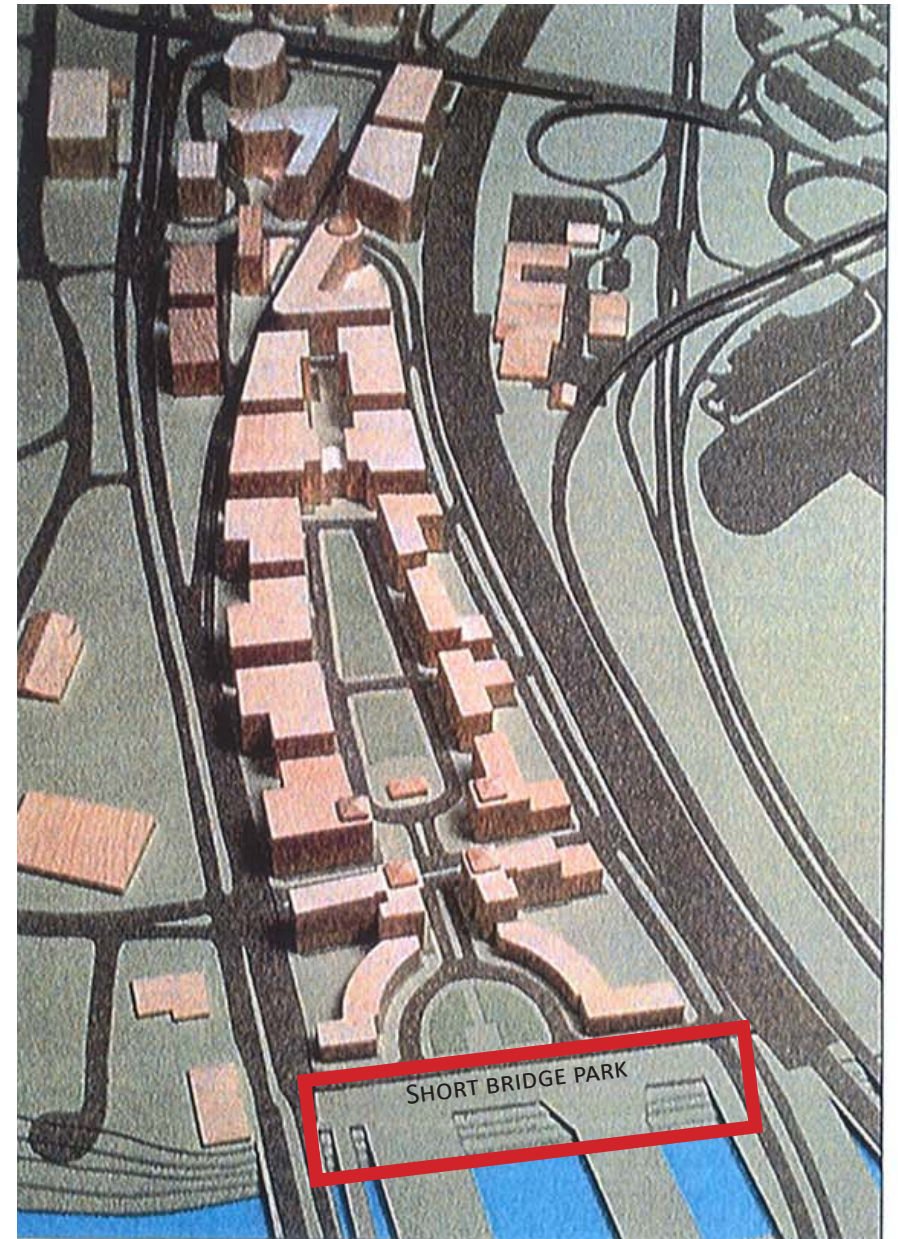


IMAGE FROM THE POTOMAC YARD DESIGN GUIDELINES, PAGE 78

2. POTOMAC YARD DESIGN GUIDELINES, 2000

The 2000 Potomac Yard Development Guidelines established the standards for quality urban and architectural design for the development. The guidelines call for the public spaces to be designed to serve as an interconnected system, but may vary in character depending on their individual sites and programs. The guidelines present five goals for the development of Short Bridge Park:

1. To create interesting paving and seating options.
2. To provide pedestrian and bicycle connections.
3. To provide a central green space.
4. To provide active recreation. (Bridge has subsequently been demolished by City of Alexandria)
5. To provide multi-use area with open lawn and other recreational opportunities.

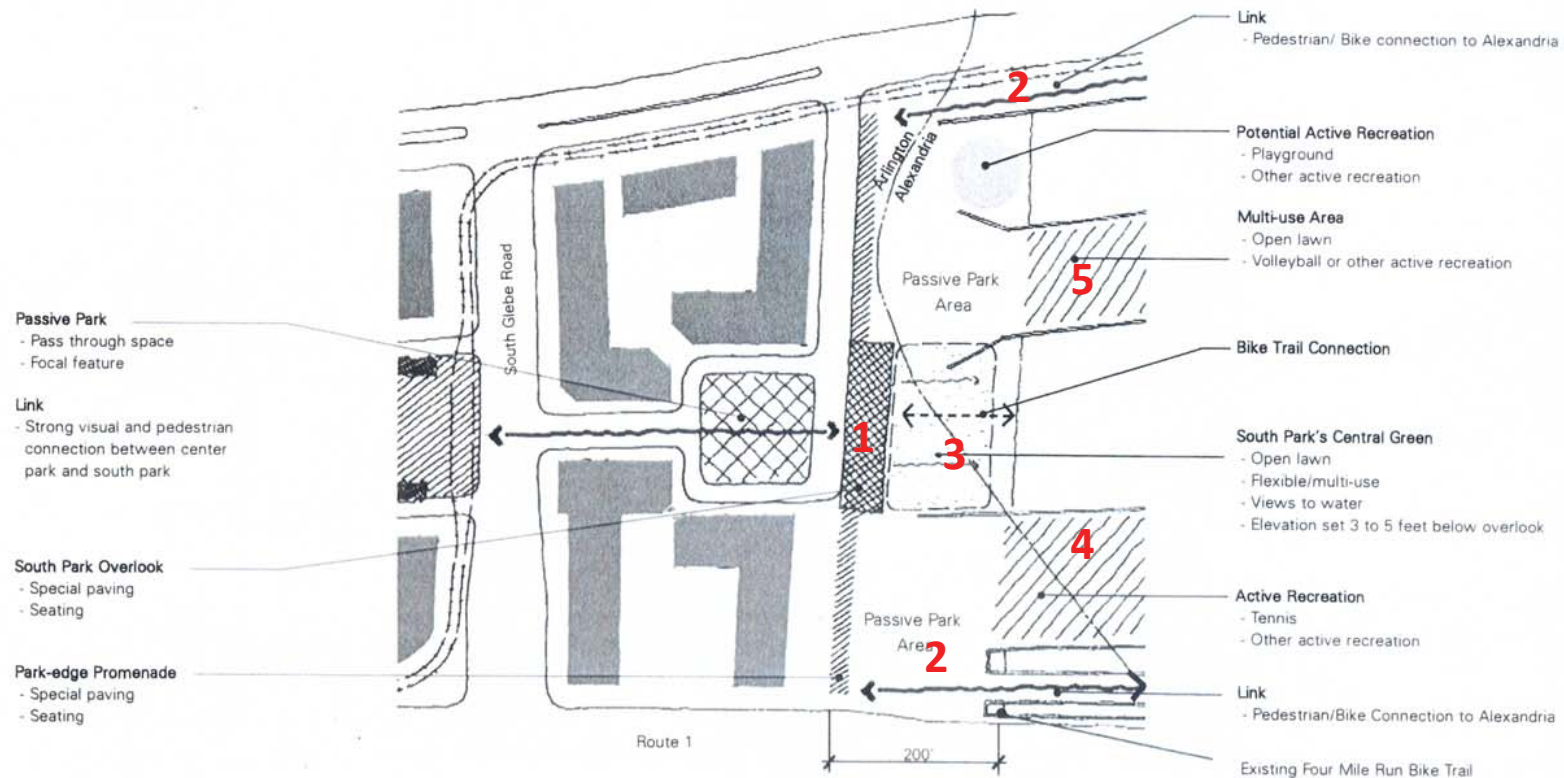


IMAGE FROM THE 2000 POTOMAC YARD DESIGN GUIDELINES, PAGE 45, SECTION 4.22.

3. FOUR MILE RUN RESTORATION MASTER PLAN, 2006

The 2006 Four Mile Run Restoration Master Plan provides a framework and vision for future changes to the lower 2.3 miles of Four Mile Run. This corridor stretches from Shirlington to the confluence with the Potomac River. The plan lays out eight goals in categories that emphasize integration between the built and natural environment, and were referenced while developing the Short Bridge Park Master Plan and Design Guidelines.

1. Flood Protection

- Provide a minimum 100-year event flood protection.
- Examine the current extent of the 100-year flood-prone area.
- Consider flood protection for areas not currently protected.

2. Environment

- Create a “dynamically stable stream channel” using natural stream channel design techniques.
- Improve corridor habitat and ecology to support native terrestrial and aquatic plant and animal species.
- Develop upstream strategies to improve water quality in the stream and the environmental quality and long-term viability of a restored levee corridor.

3. Aesthetics and Design

- Improve overall corridor aesthetics and viewshed opportunities.
- Encourage urban design that develops the corridor's aesthetics and reflects the excitement of the watershed citizenry for this resource.
- Incorporate "green design" principles for all design and development activities within and adjacent to the corridor.
- Incorporate innovative and creative urban design and watershed solutions.

4. Recreation and Urban Life

- Enhance existing recreational opportunities.
- Create new recreational opportunities that afford interaction with the waters of Four Mile Run.

5. Integration and Balance

- Integrate the corridor with surrounding communities and proposed adjacent urban development efforts.



- Develop urban life opportunities along the Four Mile Run corridor.
- Encourage appropriate siting of recreational facilities in the context of the overall project goals.
- Create a balance between the natural elements of the restored corridor and urban activity areas in order to generate a lively, safe and well-used public resource.
- Coordinate with other ongoing planning activities.

6. Access and Connectivity

- Create a place for people to reconnect with water and nature within an urban context.
- Increase pedestrian and bicycle access and amenities.
- Ensure that Four Mile Run is accessible to all who wish to use it.
- Increase connectivity between the two communities in Arlington and Alexandria.
- Enhance the corridor's effectiveness as a non-motorized and mass transit corridor.

7. Education and Interaction

- Provide interpretive opportunities to educate and inform the public about the stream corridor.
- Stress the interrelatedness of positive individual, institutional, and political actions and behavior changes with improved water quality and habitat in the corridor.

8. Planning Horizon

- Think big - create a plan that provides the parameters of change over time as opportunities become available.
- Provide a mix of short-term discrete improvements blended with long-term large-scale corridor changes.

4. FOUR MILE RUN DESIGN GUIDELINES, 2009

The Design Guidelines establishes a clear design framework that future collaborative teams may use as a basis for their work. The intent is not to restrict creativity or limit the possibilities of future design efforts, rather to build a strong framework within which ideas can be applied.

The design language developed for Four Mile Run evolved by blending two distinct but compatible design aesthetics. The first, "Infrastructure Re-use," borrows form, material and an overall aesthetic from the existing utilitarian structures, such as the transmission towers or flood control structures, and elevates these elements to a central design theme that has both function and recognizable visual quality. The second, "Modern-Rustic," develops an intentionally modern design aesthetic for Four Mile Run, but incorporates materials with less refined qualities. This aesthetic is visually compatible with the natural features and ecological systems that exist in the stream corridor.

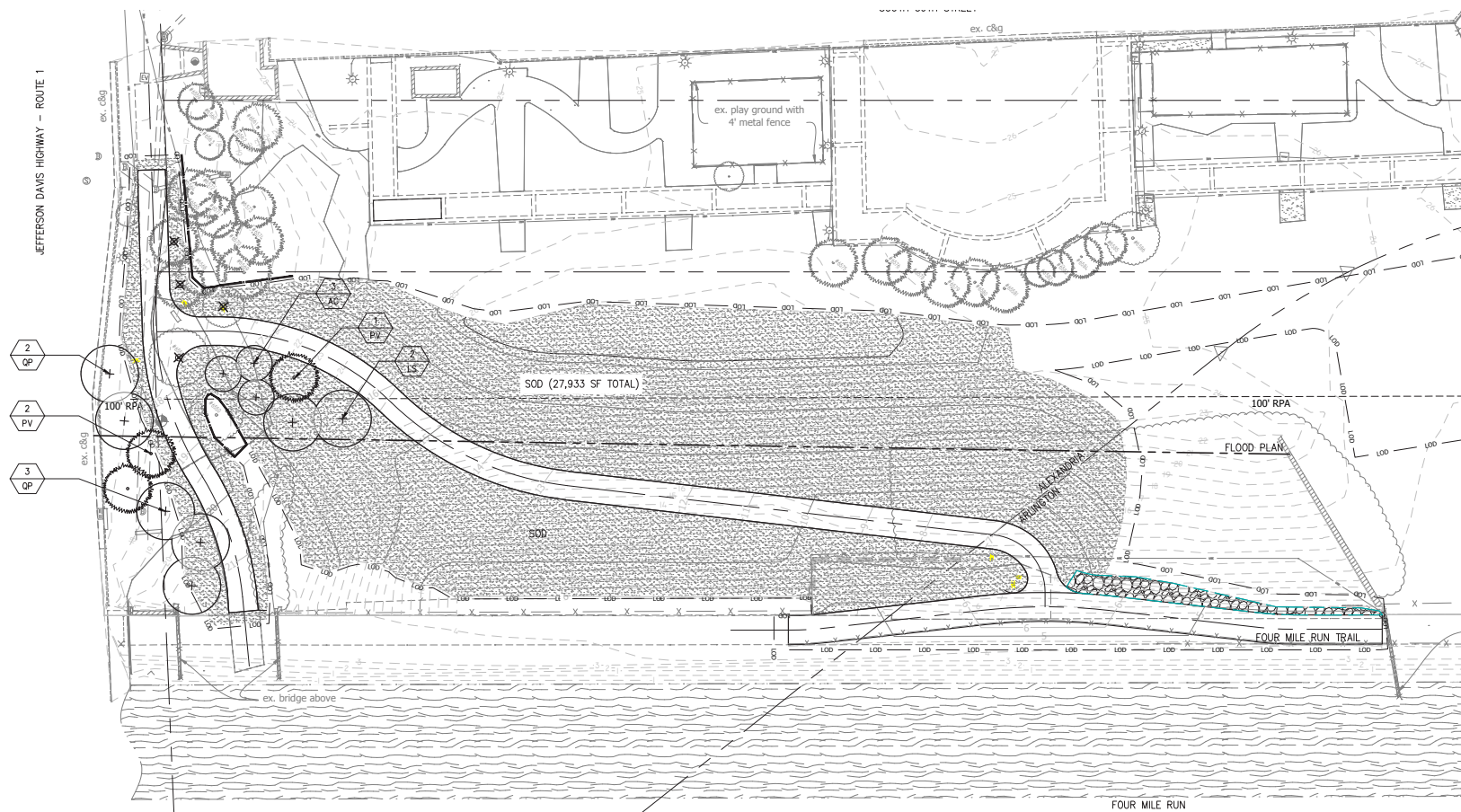


EXAMPLES OF EXISTING INFRASTRUCTURE ALONG FOUR MILE RUN.

5. POTOMAC YARD, FOUR MILE RUN MULTI-USE TRAIL CONNECTION, 2018

The Potomac Yard, Four Mile Run multi-use trail connection proposes paved trail from the sidewalk along Route 1 to the heavily used Four Mile Run Trail. The connector trail will be 10 feet wide to accommodate bicycle and pedestrian traffic, and conform to the Americans with Disabilities Act (ADA) standards for slope and cross-slope. The multi-use trail alignment conforms to the park rendering shown in the 2006 Four Mile Run Restoration Master Plan on page 44.

The trail connector project is being completed in conjunction with the Short Bridge Park Master Plan. The decision was made to integrate the trail design with development of the Short Bridge Park Master Plan because the trail will be a prominent feature in the park. The trail will complement the park amenities and seamlessly connect with the park's internal pedestrian and bicycle circulation system.



MULTI-USE TRAIL CONNECTION AT 60% DESIGN.

EXISTING CONDITIONS

PARKS WITHIN A HALF MILE RADIUS



VISUAL SURVEY - ADJACENT USES

The site exists in an urbanized setting surrounded by heavily used roadways, rail and Metro lines, a nearby airport, and the heavily used Four Mile Run Trail. The Four Mile Run waterway is rigidly channelized with steep slopes and limited space along the trail. Tall utility towers and overhead lines visually dominate the landscape. To the north is a mixed use development that houses the Eclipse Condominium, the Crystal City Childcare Center, Harris Teeter grocery store, a pediatric office, and other small commercial businesses. The service drive separating Short Bridge Park from the mixed use building is private property and used by residents and commercial tenants for accessing the parking garage.



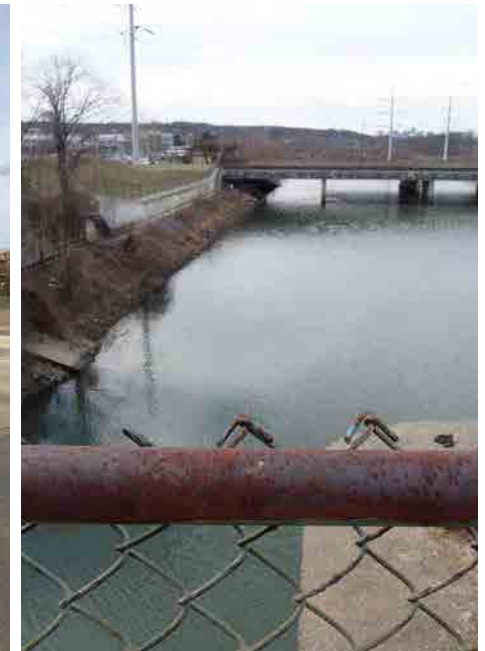
1. Upstream wetlands in the City of Alexandria.



2. View from the trail under Potomac Avenue.



3. View from Route 1 towards the park.



4. View from the remaining bridge.

VISUAL SURVEY - ON-SITE USES

Within the park there are two existing fenced playgrounds. The playground to the west is for public use and the playground to the east is used exclusively by the nearby childcare business. Most of the site is mowed grass with sections of ornamental gardens and patches of vegetation that contain invasive plant species. There are pathways that connect the park to Potomac Avenue but there is no paved pathway to the Route 1 sidewalk. There is also an existing ramp and staircase located within the City of Alexandria section of the park.



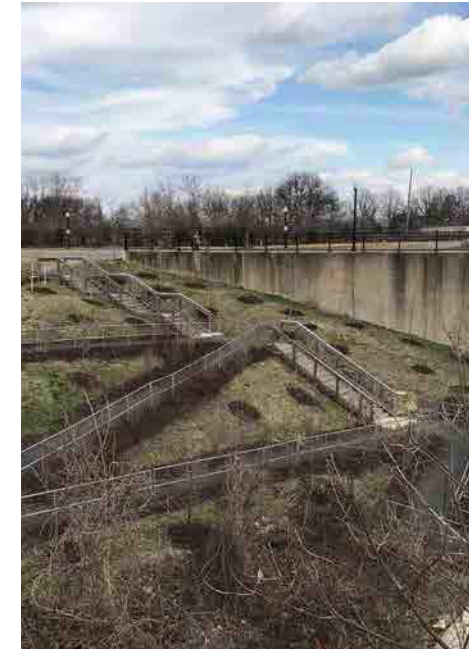
1. View of the steep slope from Route 1 toward Potomac Avenue.



2. View of Four Mile Run Trail from Route 1 toward Potomac Avenue.



3. View of the flat, upland park area and playground.

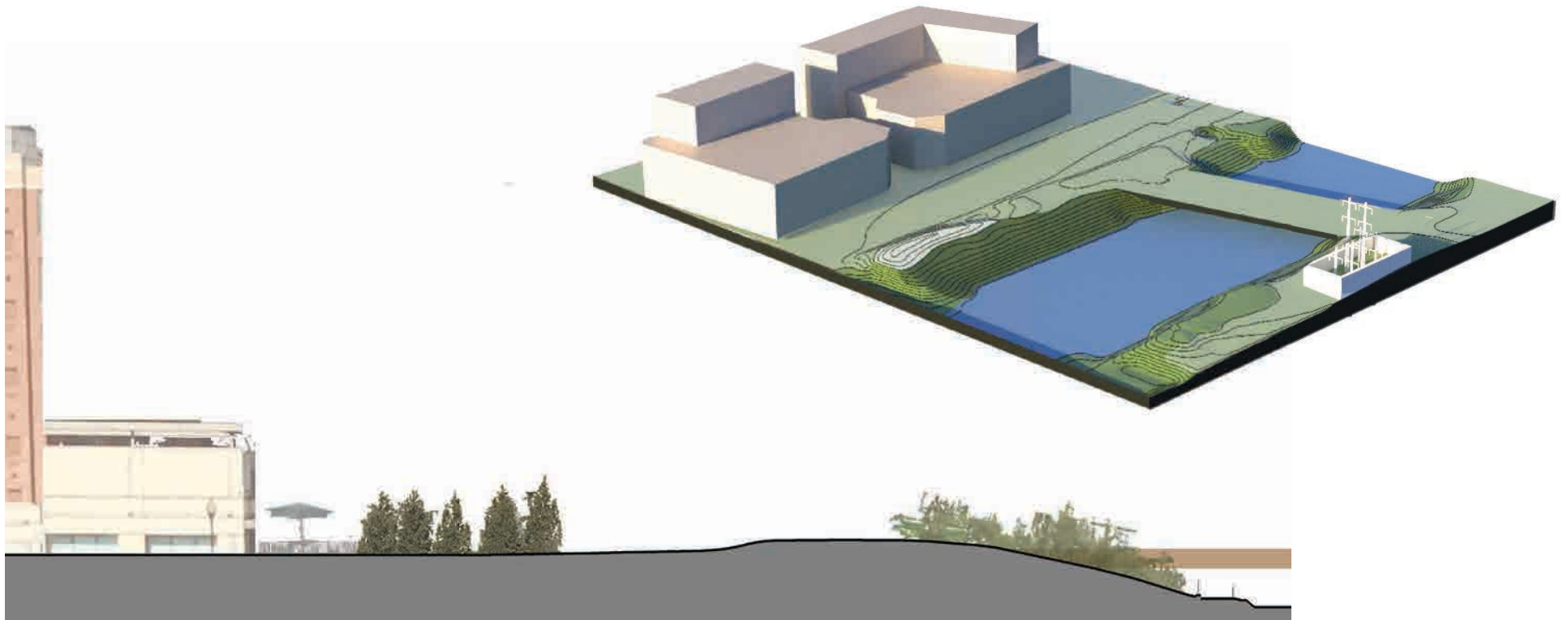
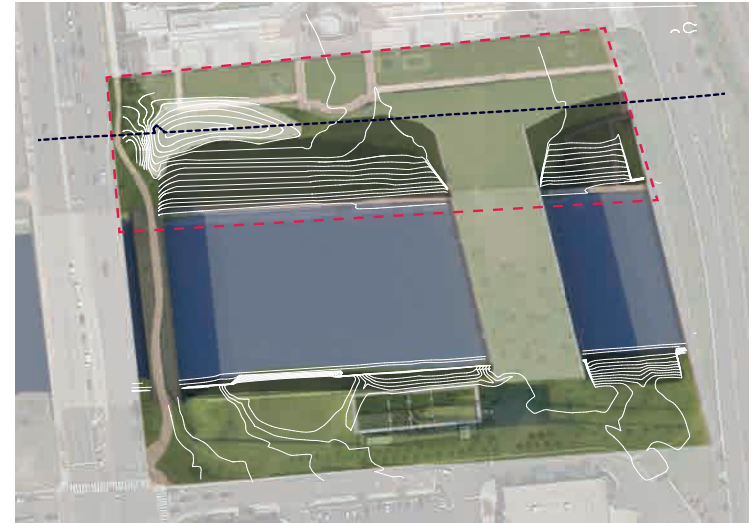


4. View of the existing ramp and staircase connection in the City of Alexandria.

TOPOGRAPHY & SITE ACCESSIBILITY

One third of the park is steeply-sloped, which is the result of channelization performed by the Army Corps of Engineers in the 1970s. There is a large berm at the top of the slope that blocks views of Four Mile Run and will require grading to achieve the planned ADA accessible connection from Route 1 to the Four Mile Run Trail. The berm is a remnant of a decommissioned railroad bridge that was removed in 2013.

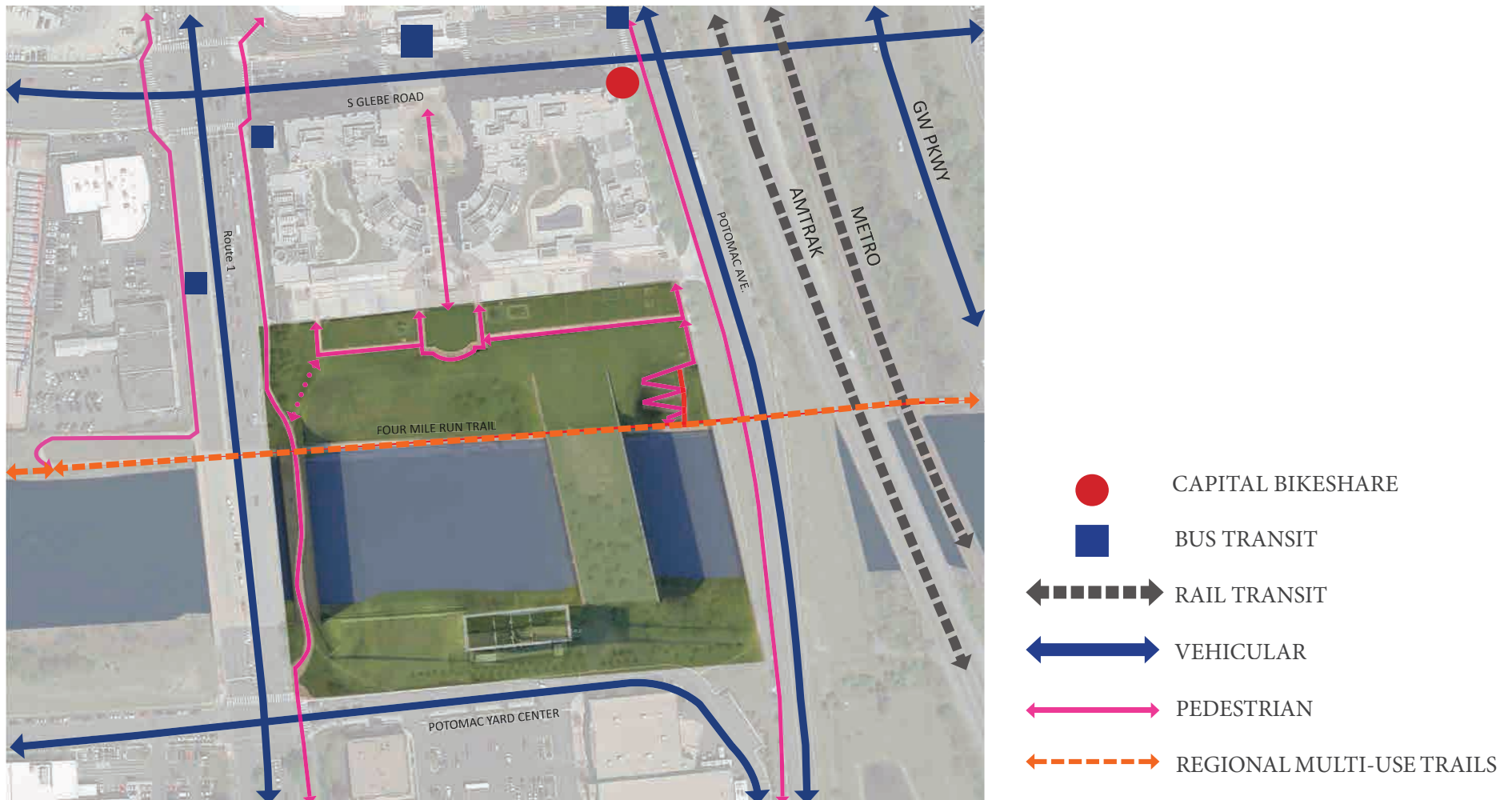
The park's existing paved pathways do not connect to the Route 1 sidewalk. An unpaved footpath at the west edge of the park, indicates that access from Route 1 is desired. On the east end of the park within the City of Alexandria, there is a ramp and staircase that connects Potomac Avenue to the Four Mile Run Trail. The ramp is difficult to navigate and is intended as a temporary improvement that may be removed or renovated in the future, once redevelopment occurs via the City of Alexandria Potomac Yards Small Area Plan.



MULTI-MODAL TRANSIT

There are multiple transit options for accessing Short Bridge Park. The Crystal City Transit Way is located within walking distance (1,200 feet) of Short Bridge Park on South Glebe Road. There are also bus stops located along Route 1 and Potomac Avenue. A new Potomac Yard Metro Station is currently planned within 3,500 feet of Short Bridge Park in the City of Alexandria. A Capital Bikeshare Station is located along Glebe Road approximately 750 feet from the park.

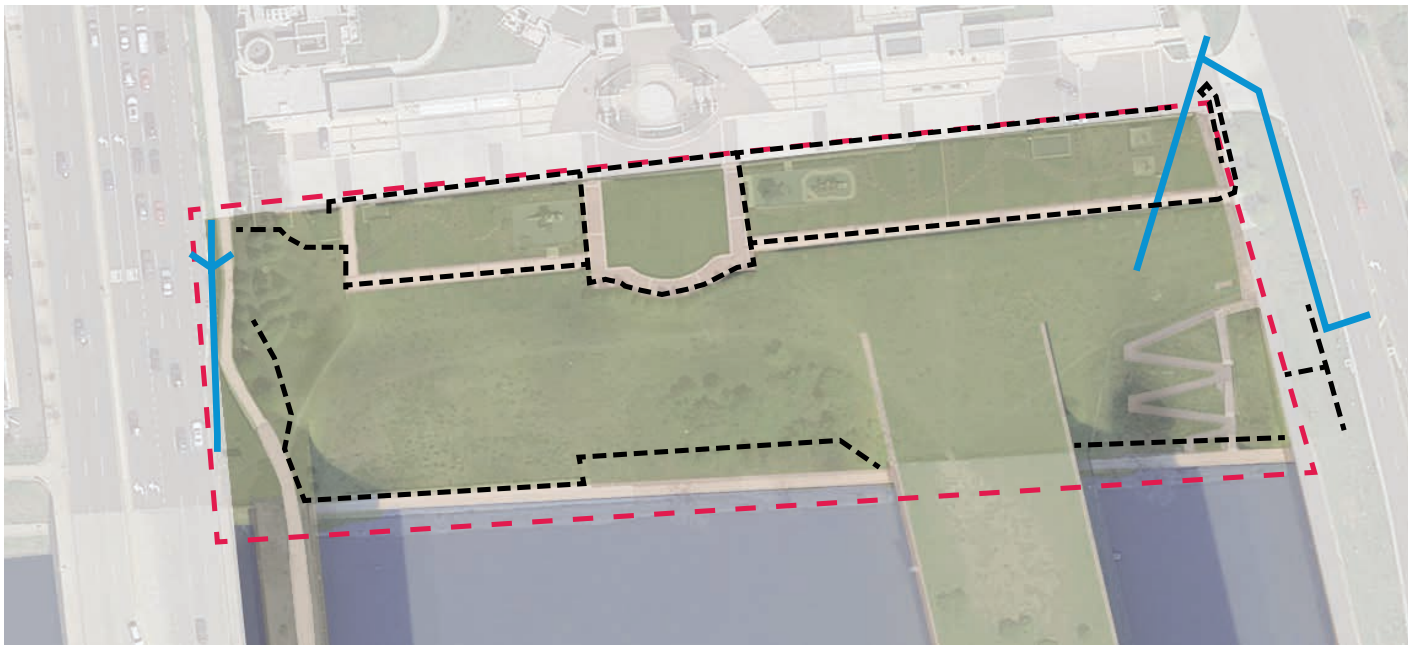
Four Mile Run Bike Trail runs along the south edge of Short Bridge Park and is used daily by pedestrians and cyclists, and connects to the Mount Vernon Trail to the east. Pedestrians and cyclists frequently use Short Bridge Park and the existing ramp to connect between the Potomac Avenue Trail and Four Mile Run Trail. Cyclists frequently pass through the site at high speeds, and with limited widths, which creates potential conflict with pedestrians and park users.



UTILITIES

Short Bridge Park currently has electrical lines, stormwater infrastructure, and a sprinkler system running through the site. The upland park area is currently lighted by approximately 14 pole lights. Electrical conduits can be found in stainless casing along Four Mile Run Trail to provide electricity to the bridge underpass lights. In the mowed grass area there is a depression and a stormwater inlet located within the City of Alexandria. An underground sprinkler system waters the upland gardens and trees, and connects to a control panel located in the park and along the private service drive.

- ELECTRIC UTILITY
- STORMWATER UTILITY



EXISTING POLE LIGHTS



ELECTRICAL CONDUIT
ALONG FOUR MILE RUN TRAIL



STORMWATER
INLET GRATE

VEGETATION

At the center of the park and along the slope, there is a mass of vegetation that includes invasive plant species. Along the curved walkway is a row of tall evergreens that create a visual barrier to the river. The switch-back ramp and stairs on the southeast corner of the park is a managed landscape containing a mix of native and ornamental plantings. Along the private service drive are ornamental shrubs and perennials and trees.



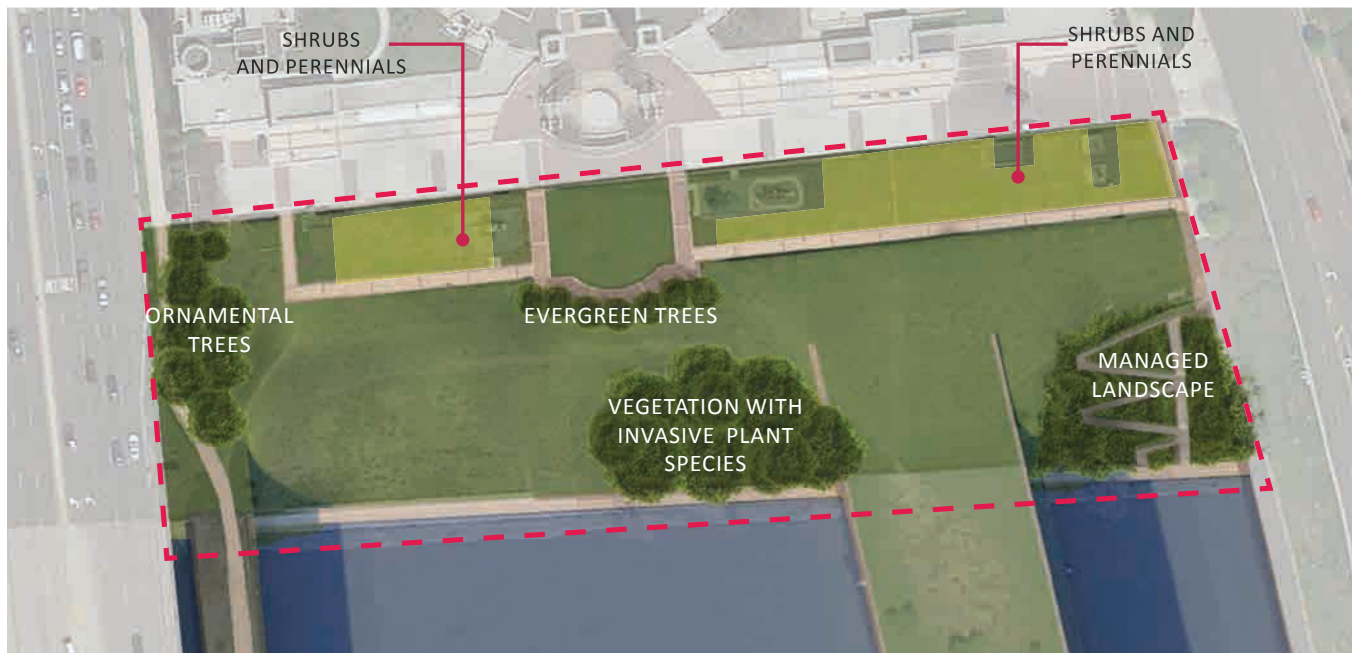
ORNAMENTAL TREES



EVERGREEN TREES

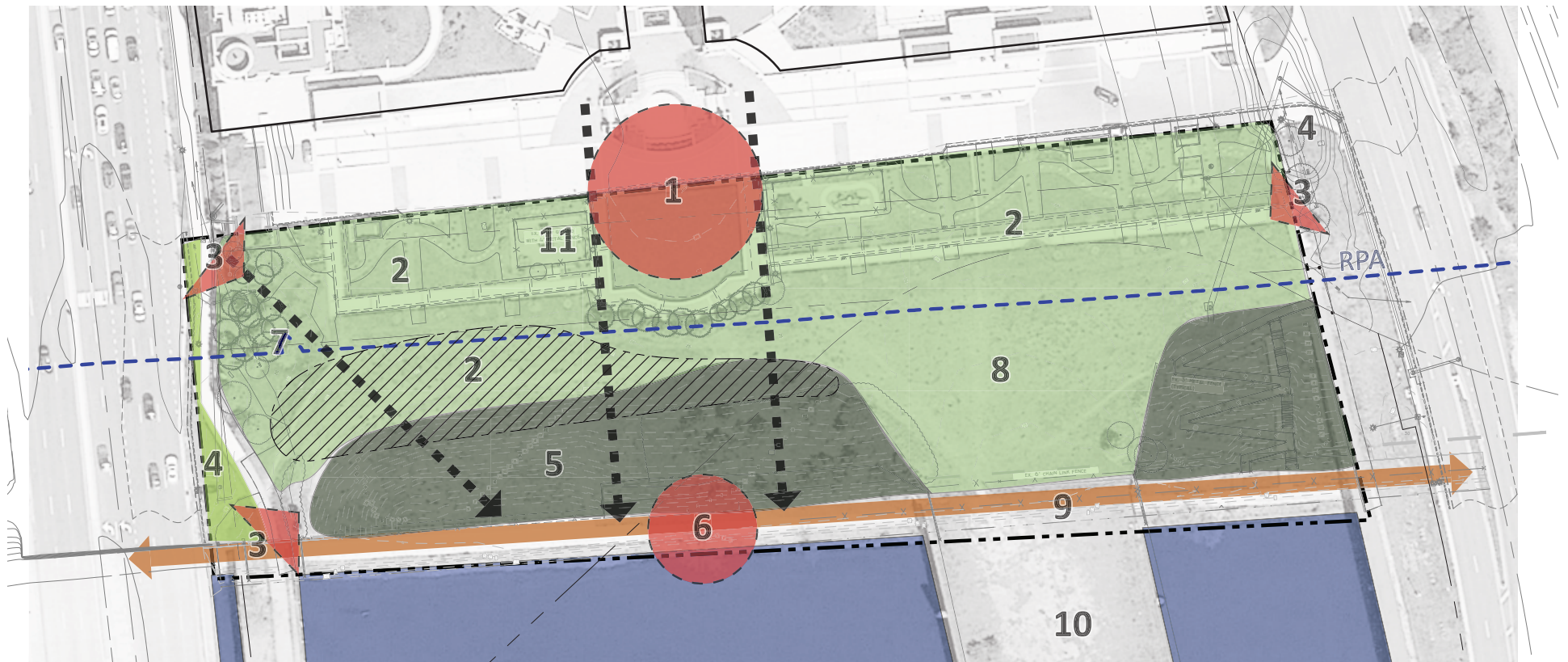


VEGETATION WITH INVASIVE
PLANT SPECIES



OPPORTUNITIES

1. Enhance pedestrian space and access to the park.
2. Regrade areas of the park to create pathways and a mix of active and casual use recreation.
3. Improve access and park entryways and signage.
4. Enhance streetscape along Route 1 and Potomac Avenue sidewalks.
5. Modify grades to create a riparian meadow and ADA accessible pathways.
6. Improve access to the Four Mile Run waterway.
7. Improve access from the upland area to lowland area of the park.
8. Retain and improve the open grass areas for casual use recreation.
9. Potential underpass activation opportunities.
10. Plan for link to the future City of Alexandria urban deck and Crescent Park.
11. Retain existing public playground.



PUBLIC ENGAGEMENT & DESIGN DEVELOPMENT



The purpose of this meeting was to introduce the project, gather ideas for potential park amenities, and discuss how the 2000 Potomac Yards Design Guidelines, 2006 Four Mile Run Restoration Master Plan, and 2009 Four Mile Run Restoration Design Guidelines will help guide the park's design. During this meeting participants were asked to list three potential amenities they would like in the park. At the end of the meeting, twenty-seven forms were collected and the top three preferred park amenities included a fenced-in dog exercise area, open space/grass areas, and connections to the Four Mile Run waterway. Additional feedback was received through post-its and notes written on presentation posters. Below is a summary of the filled out forms and the additional comments collected at the meeting:

PARTICIPANT FEEDBACK

What Do You Like (+)

- • Open Space
- • Dog Park/ Dog Run
- • Connection to Water
- • Connection to Nearby Trails
- • Kayak Launch Pad
- • Improved Accessibility
- • Interpretative Signage and Wayfinding
- • Trees, Shrubs, and Colorful Plantings
- • Underpass Activation
- • Seating
- • Public Art
- • Bike and Pedestrian Paths Separation
- • Native Plants
- • Maintain Natural Slope
- • Picnic Tables
- • Event Space
- • Sports Facilities
- • Shade Structures
- • Night Lighting

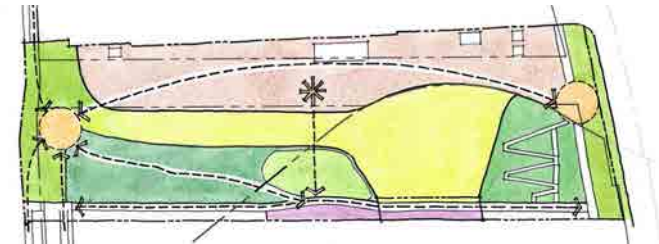
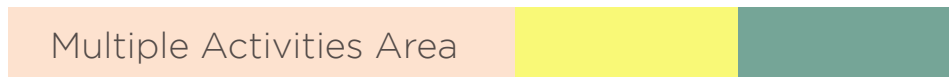
What Don't You Like (-)

- • Dog Park / Dog Run
- • Additional Playgrounds
- • High Noise Levels

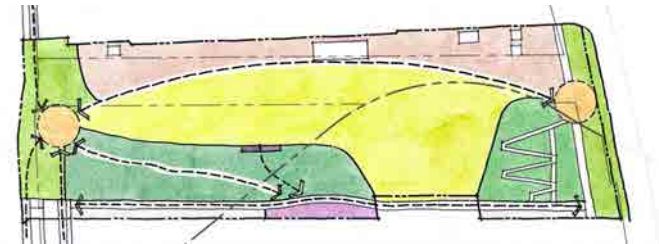
The purpose of this meeting was to conduct a visioning exercise to further determine the preferred mix of park elements and their potential placement. Three preliminary park concepts were presented showing potential park use zones. During this meeting, input was collected through an interactive presentation and paper forms that allowed participants to select their preferred concept and provide additional written input. Nineteen forms were collected and the Open Space Focused and Ecology Focused park concepts were preferred, with the addition of a fenced-in dog exercise area.

PRELIMINARY IDEAS

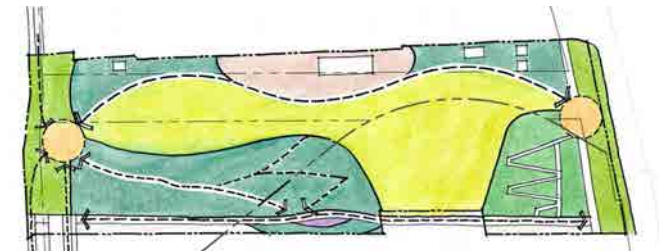
A - Activity Focused






B - Open Space Focused

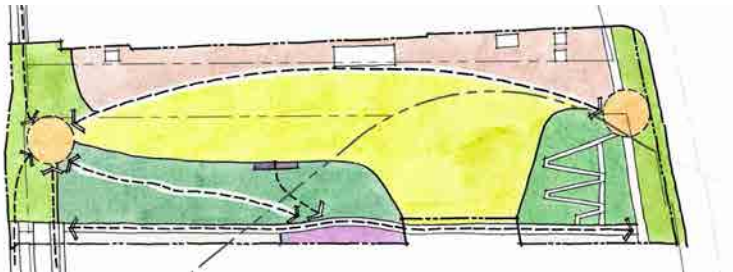


C - Ecology Focused

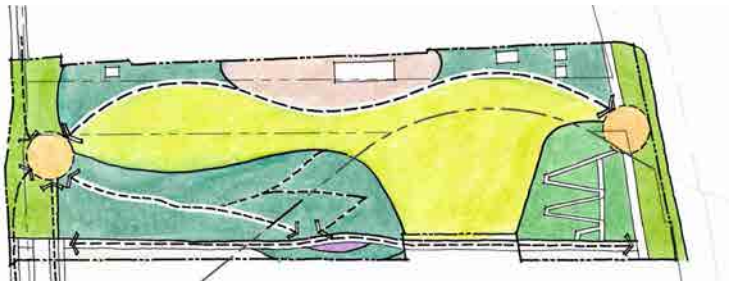


-  Multiple Activities Area
-  Open Lawn Area
-  Vegetated Slope/Ecological Area

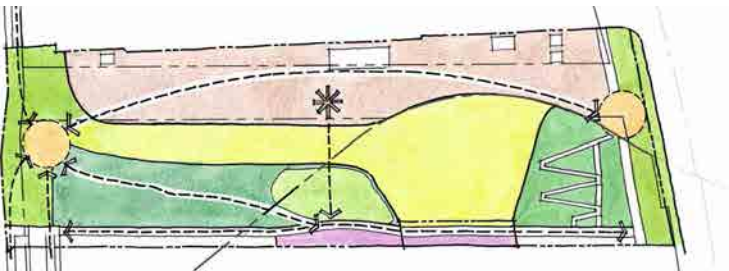
PARTICIPANT FEEDBACK



**CONCEPT B -
Open Space Focused**



**CONCEPT C -
Ecology Focused**



**CONCEPT A -
Activity Focused**

Liked (+) in each concept

- Opportunity for Dog Run
- Balance between open and intense uses
- Places for unprogrammed activity
- Flexible-use lawn
- Terraced water access

- Native plants with interpretative signage
- Opportunity to connect people to ecology
- Natural setting along the water
- Contemplative connection to nature
- Quieter, less activity conflicts

- Activated fitness space
- Larger dog park
- Picnic tables
- Large gathering plaza

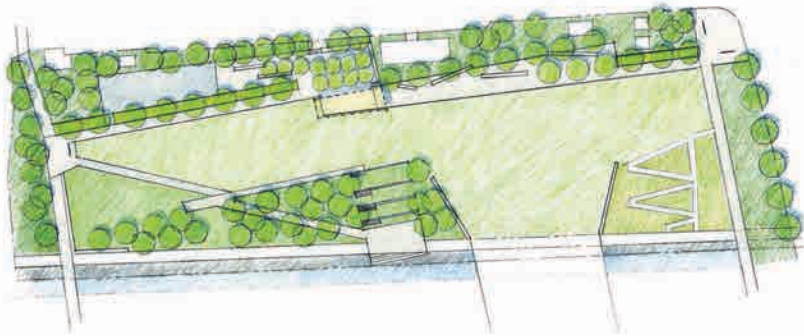
PUBLIC MEETING #3, MAY 3, 2017

The purpose of this meeting was to present three preliminary park concepts based on input from the previous public meeting and solicit input on a potential park name. The park concepts, shown below, illustrate potential park amenities and their placement. All three plans emphasize open grass, an expanded tree canopy, and ecological features that compliment the topology and stormwater regulation compliance. During this meeting, input was collected through an interactive presentation and paper feedback forms that allowed participants to select their preferred concept, park amenities, and park name. The feedback form was also made available online and posted to the project website from May 15 through May 31, 2017. A link to the online feedback form was shared via the County's GovDelivery email service and was sent to Civic Associations, County Advisory Groups, and individuals who signed up for project notifications. In total, there were 213 submissions collected and Concept C was preferred with the addition of a fenced-in dog exercise area and a trail connection linking Potomac Avenue to the Four Mile Run Trail.

Staff delivered two presentations to the Eclipse Condo Home Owners Association (HOA) at their regularly scheduled Board Meetings on May 9 and May 22, 2017. Staff also delivered a presentation to the Aurora Highlands Civic Association at their regularly scheduled meeting on May 10, 2017. The purpose of these presentations was to inform the audience of the project, answer questions, and encourage them to participate in the upcoming public meetings and sign up for project updates.

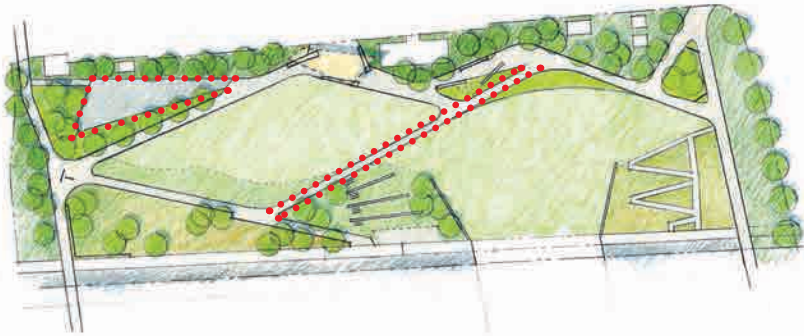


FEEDBACK RESULTS



Concept 1

- Too much focus on activities
- Too rectilinear for a park setting



Concept 2

- Positive response to the dog run
- Too rectilinear for a park setting



Concept 3

- Most preferred concept
- A dog run is preferred



PUBLIC MEETING #4, JULY 19, 2017

The purpose of this meeting was to present one park concept plan for the public to review. Based on feedback gathered at this meeting, the staff and consultant team made revisions and posted the plan to the project website. The draft plan was then presented to the following Arlington County advisory groups: Park and Recreation Commission, Urban Forestry Commission, Environment and Energy Conservation Commission (E2C2), Bicycle Advisory Committee, Pedestrian Advisory Committee, and the City of Alexandria Parks and Recreation Commission. The plan received significant community support throughout the civic engagement process. However, several of the advisory groups raised concerns over one park feature, the riverfront overlook. They voiced concern that depending on how it is designed, the riverfront overlook may lead to potential conflicts between pedestrians and cyclists. The advisory groups have indicated their support for the Park Master Plan in their letters to the County Board but made suggestions on ways to mitigate this potential conflict. These mitigation techniques will be explored during the final design process.

The draft Park Master Plan, shown below, is slightly different from the final Park Master Plan presented in the next section. The final Park Master Plan reflect revisions that were made to remove trees from U.S. Army Corps of Engineers Four Mile Run flood control channel, which is in compliance with their 1981 Operation and Maintenance Manual for the Four Mile Run Local Flood Protection Project. The trees were removed from this area to ensure adequate flood control capacity and prevent the possibility of trees becoming dislodged during a flood event. Additional trees were added to the upland area of the park along the walkways. Also, the interpretative trail, number 17 on the plan below, was removed due to concern that it would degrade the riparian meadow and was a redundant trail.



DRAFT PLAN PRESENTED AT THE JULY 19, 2017 PUBLIC MEETING AND TO ADVISORY GROUPS.

FINAL SHORT BRIDGE PARK MASTER PLAN & DESIGN GUIDELINES

FINAL PARK MASTER PLAN DESIGN

The design below is a collaboration between the Arlington community, decades of planning guidance, and the City of Alexandria. The staff and consultant team developed the Short Bridge Park Master Plan and Design Guidelines based on site analyses and feedback from the public. The park concept was developed with sensitivity to the environment while balancing requests for improved bike/pedestrian connections and amenities to serve visitors interested in both active and casual use recreation. Design details and specific materials will be determined during final design when funding is available to develop construction documents. The design will conform to the Arlington County and City of Alexandria stormwater and development regulations.

SITE PLAN

- 1 PARK ENTRANCE
 - 2 DOG RUN
 - 3 EXISTING PUBLIC PLAYGROUND
 - 4 OPEN LAWN
 - 5 INTERPRETATIVE PLAZA
 - 6 BIORETENTION
 - 7 RIPARIAN MEADOW
 - 8 MEADOW OVERLOOK
 - 9 LAWN TERRACE
 - 10 RIVERFRONT OVERLOOK
 - 11 STAIRS
 - 12 MULTI-USE TRAIL CONNECTION
 - 13 CONCRETE PATHWAY
 - 14 SHADE STRUCTURE
 - 15 EXISTING STAIRS & RAMP TO REMAIN
 - 16 UTILITY
 - 17 EXISTING PRIVATE PLAYGROUND FOR CHILDCARE BUSINESS
- ARLINGTON COUNTY BOUNDARY
 - RESOURCE PROTECTION AREA (RPA)
 - PHASE 1 MULTI-USE TRAIL CONNECTION CONSTRUCTION AREA



VIEW FROM INTERPRETIVE PLAZA



VIEW BASED ON THE FINAL PARK MASTER PLAN.

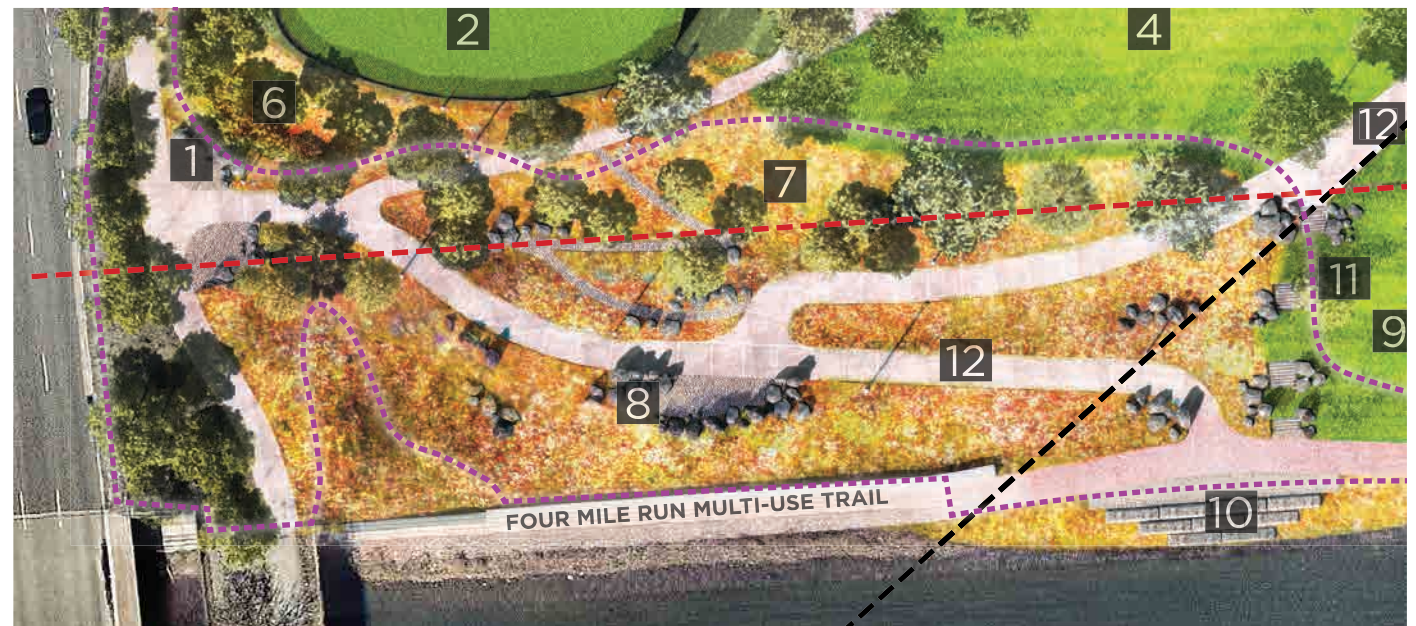
SITE CROSS SECTIONS



RIPARIAN MEADOW & ENVIRONMENTAL DESIGN ELEMENTS

1. Paved pathways
2. Mix of native grass and perennials
3. Boulders for visual interest and area delineation

Four Mile Run and the Resource Protection Area (RPA), as defined by the Chesapeake Bay Ordinance, encompasses almost half of the park and is delineated in the Park Master Plan with a white dashed line. There are limitations on the amount of impervious development that may take place in the RPA. The Chesapeake Bay Ordinance encourages or has incentives to create landscapes that reduce and filter stormwater runoff and create potential native habitat opportunities. The Park Master Plan includes new paved pathways to improve park circulation and access to the Four Mile Run Trail. These new impervious connections within the RPA will be offset by adding a large riparian meadow, approximately 26,000 square feet in size. The riparian meadow will replace existing mowed grass, and will result in improved stormwater absorption, erosion prevention, and new wildlife habitat. Improvements within the RPA will follow stormwater regulations applied by Arlington County and the City of Alexandria as the two park phases are constructed. The Park Master Plan also anticipates expanding the tree canopy and will ultimately include approximately 82 trees throughout the park.



PLANTING CONCEPT

The planting design is categorized into the following zones:

Zone 1 - Urban Edge

Zone 2 - Interpretative Garden

Zone 3 - Open Grass Area & Terrace

Zone 4 - Riparian Meadow

Each zone serves its distinct purpose yet is unified through well thought out plant selections and design language to achieve the goals of restoring a natural habitat along Four Mile Run.



ILLUSTRATION OF PLANTING ZONES.

VEGETATION GOALS

Zone 1 - Structural planting to create a sense of enclosure and to screen the private service drive and parking garage loading.

Zone 2 - Layered planting with sinuous geometry represents the historic Four Mile Run alignment, as well as responds to the interpretations in the paved plaza.

Zone 3 - Open grass areas for casual use.

Zone 4 - Incorporate adaptable, low maintenance grass species and perennials to establish a natural habitat, erosion control, and stormwater runoff absorption.



ZONE 1



ZONE 2



ZONE 3



ZONE 4

TREE TYPOLOGIES

Type 1 - Pathways

Type 2 - Interpretative Plaza

Type 3 - Bioretention

Type 4 - Riparian Riverbank Planting

Type 1 trees will be large canopy species that create abundant shade for pedestrians. Type 2 trees are intended to have a handsome and uniform habitat. Type 3 trees will be adaptable to extreme environment of drought and flood in the rain garden. Type 4 trees will help stabilize slope embankment.



ILLUSTRATION OF TREE PLACEMENT AND TYPOLOGIES.



TYPE 1

- 1 NYSSA SLYVATICA - BLACK TUPELO
- 2 ILLEX OPACA - AMERICAN HOLLY
- 3 PLATANUS X ACERIFOLIA - LONDON PLANE TREE

TYPE 2

- 1 ACER RUBRUM - RED MAPLE
- 2 GLEDITISIA TRIACANTHOS - HONEYLOCUST



TYPE 3

- 1 VIBURNUM DENTATUM - SOUTHERN ARROWOOD
- 2 BETULA NIGRA - RIVER BIRCH
- 3 AMELANCHIER CANADENSIS - CANADIAN SERVICEBERRY

TYPE 4

- 1 BETULA NIGRA - RIVER BIRCH
- 2 CERCIIS CANADENSIS - EASTERN REDBUD
- 3 MAGNOLIA VIRGINIANA - SWEETBAY MAGNOLIA



DOG RUN DESIGN ELEMENTS:

1. Synthetic Turf Surface (4,500 to 5,000 sf)
2. Fenced
3. Two Entryways with Double Gate
4. Fountain for Dogs and Maintenance
5. Seating
6. Bioretention / Bioswale
7. Shade Structure
8. Trash Receptacles
9. Community Bulletin Board
10. Pole and Bollard Lighting

The public engagement process yielded many participants voicing support for a fenced-in dog exercise area. The neighboring residential buildings allow dogs and have a sizeable pet population. The Park Master Plan includes a “dog run,” which is a new term for a smaller, more urban dog exercise area introduced through the County’s draft Public Spaces Master Plan update. The dog run is an area where pet owners can concentrate their dog’s exercise activities and potentially lessen the impact on the open grass and riparian meadow. The dog run is anticipated to be approximately 4,500 to 5,000 square feet and will include a shade structure, water source for dogs and maintenance, seating, a community bulletin board, and artificial K9 turf. Adjacent to the dog run will be a bioretention area to collect stormwater runoff that will be planted with vegetation that tolerates dog waste.



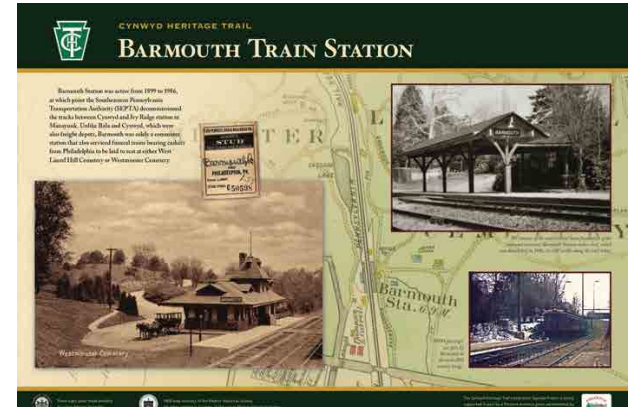
INTERPRETIVE PLAZA DESIGN ELEMENTS:

1. Interpretative Walls & Paving
2. Educational Signage
3. Fixed and Movable Seating
4. Shade Structure
5. Interpretative Garden
6. Drinking Fountain with Bottle Filler
7. Trash Receptacles
8. Pole and Bollard Lighting

The interpretive plaza will be a place where people can congregate and relax while viewing Four Mile Run and the City of Alexandria skyline. The interpretive elements may include engraved concrete or signage that calls out the site's railroad history or the original flow of the Four Mile Run waterway.



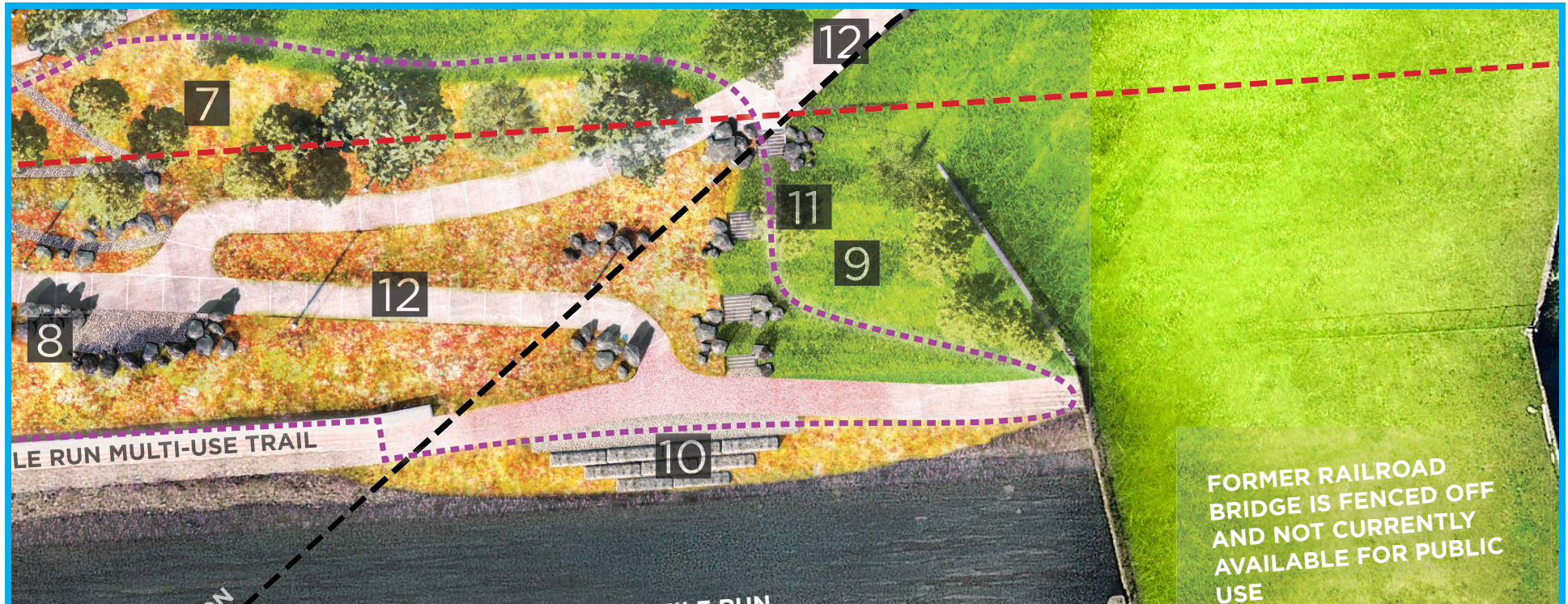
EDUCATIONAL & INTERPRETATION SIGNAGE



RIVERFRONT ACCESS DESIGN ELEMENTS:

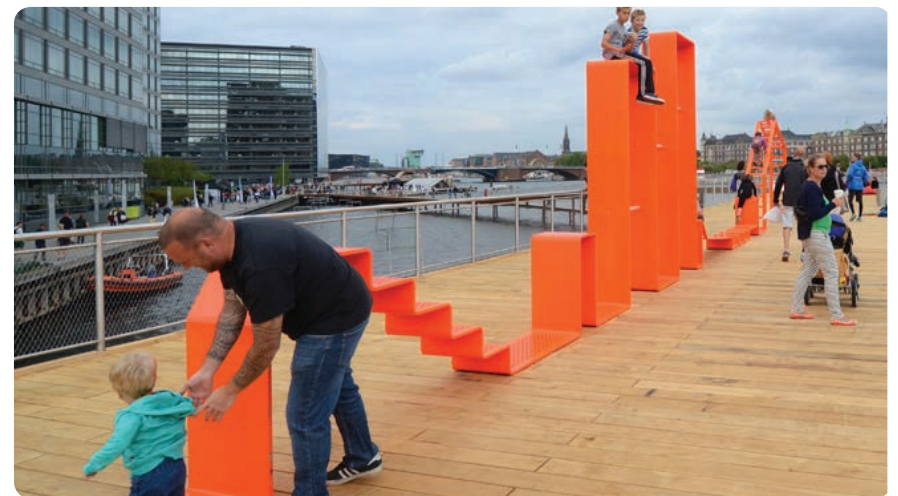
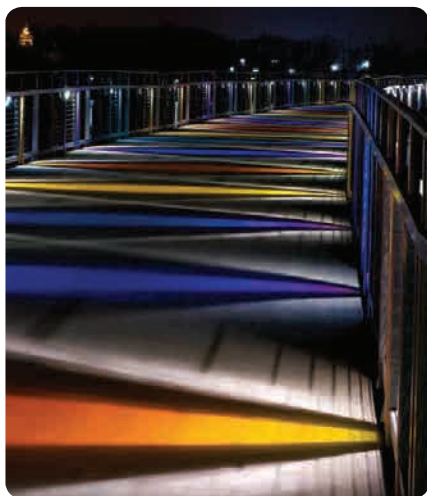
1. Lawn Terrace Near Bridge Abutment
2. Riverfront Overlook
3. Boulders At Stairs
4. Curved Four Mile Run Trail

The 2006 Four Mile Run Restoration Master Plan (on page 67) identifies Short Bridge Park as a potential site for a canoe or kayak launch. The staff and consultant team explored incorporating a canoe/kayak launch, however, this was not possible due to site constraints. The waterway is channelized with steep slopes and very little space adjacent to the waterway. While a canoe/kayak launch is not feasible, the design includes a riverfront overlook where people can step off the Four Mile Run Trail and get closer to the water. Space will be made for the overlook by curving the existing Four Mile Run Trail inward by eight feet to create space for cyclists and pedestrians to step off the heavily used trail and get closer to the water. Having a pull off area on this section of the trail is intended to reduce pedestrian and bicycle conflicts by making space for trail users to stop and enjoy the view off the trail and out of the way of cyclists.



PUBLIC ART

Public Art will be incorporated during the final design phase. The preliminary concept involves artistic lighting installations under one or multiple bridges along the Four Mile Run Trail. The concept for public art may change during final design of the park.

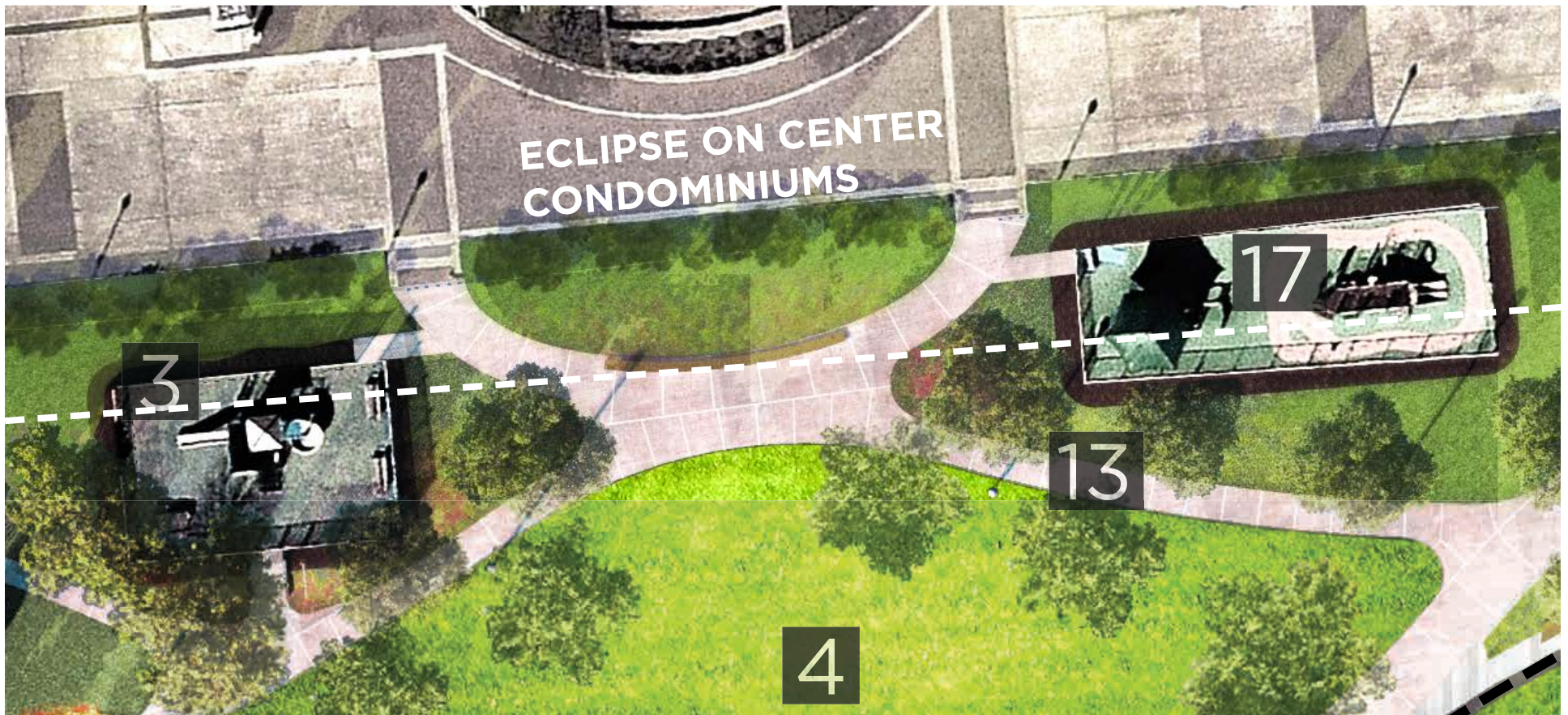


EXISTING PLAYGROUNDS

The park has two existing playgrounds that will remain in the Park Master Plan in their current location, size, and configuration. The playground to the west (labeled #3) was constructed by the developer to comply with the Land Bay F Final Site Plan Condition # 12 and the Potomac Yards Design Guidelines, which calls for a public tot lot within the park. The playground was turned over by the developer to the Eclipse Condo Home Owners Association (HOA) to maintain and operate for public use with a public access easement. The playground to the east (labeled #17) was constructed by the Crystal City Children's Center to comply with their Use Permit (SP-346-U-13-2). No changes are proposed to the existing playgrounds and the future pathways will provide ADA accessible access to both playground entrances.



PUBLIC PLAYGROUND



PARK CIRCULATION & TRAIL DESIGN ELEMENTS

1. Trail Map
2. Wayfinding Signs
3. Pavement Materials to Signalize Pedestrian Areas

The new pathways will provide improved connections into the park and to the future park elements. The paths shaded in blue will be ten feet wide to accommodate shared use by both pedestrians and cyclists. These paths connect directly to the heavily used Four Mile Run Trail. The paths shaded in pink will be eight feet wide and will be primarily used by pedestrians. The paths shaded in yellow are non-ADA because stairs are required to navigate the change in elevation.



ILLUSTRATION OF PARK CIRCULATION AND ACCESSIBILITY.

PAVING TYPOLOGIES

CONCRETE PAVING

- Pour-In-Place Concrete Pavement
- ADA and non-ADA Pathways
- 10', 8', & 5' In Widths

PRECAST CONCRETE PAVERS

- East Entrance Plaza
- Colors: Light To Warm Gray

ENGRAVED PAVING

- Precast Concrete Pavers Or Concrete Pavement
- Interpretive Plaza
- Colors: Light To Warm Gray

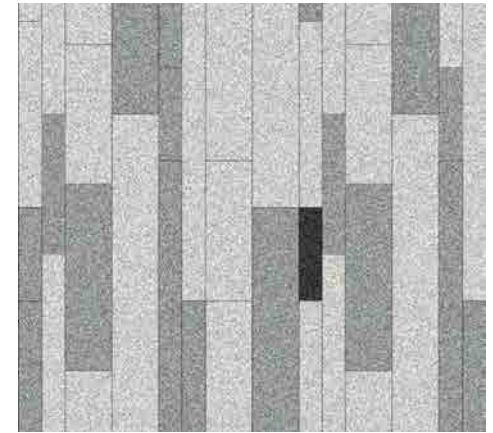


ILLUSTRATION OF PAVEMENT MATERIAL AND STYLES.

ADDITIONAL IMAGES OF SITE FURNISHINGS

Site furniture selection will achieve the goal of durability, aesthetic as well as cost. An industrial contemporary style and character will help define this urban park and align with other parks in the area and the Four Mile Run Restoration Master Plan and Design Guidelines. Colors should be simple and sleek with some bold highlight colors for a playful touch. Suggested materials include hardwood, composite, CorTen steel, powder coated metal, and tensile fabric.



SEATING



TRASH RECEPTACLES



PICNIC TABLE



PICNIC TABLE IN DOG RUN



BIKE RACK



DRINKING FOUNTAIN



SHADE STRUCTURE



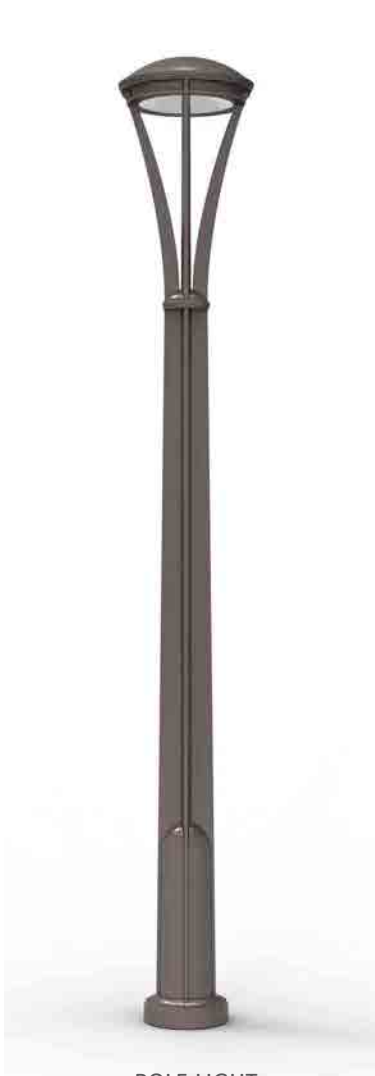
SHADE STRUCTURE



SHADE STRUCTURE

LIGHTING

The goal of the site lighting is to provide illumination on the pathways and plaza area. There are two types of light fixtures: 10-15 feet tall pole lights for pathways and 3-4 feet tall bollard lights for the plaza and dog run. The style and character of the selected fixtures should be simple and contemporary.



POLE LIGHT



POLE LIGHT



BOLLARD LIGHT



BOLLARD LIGHT



BOLLARD LIGHT



BOLLARD LIGHT