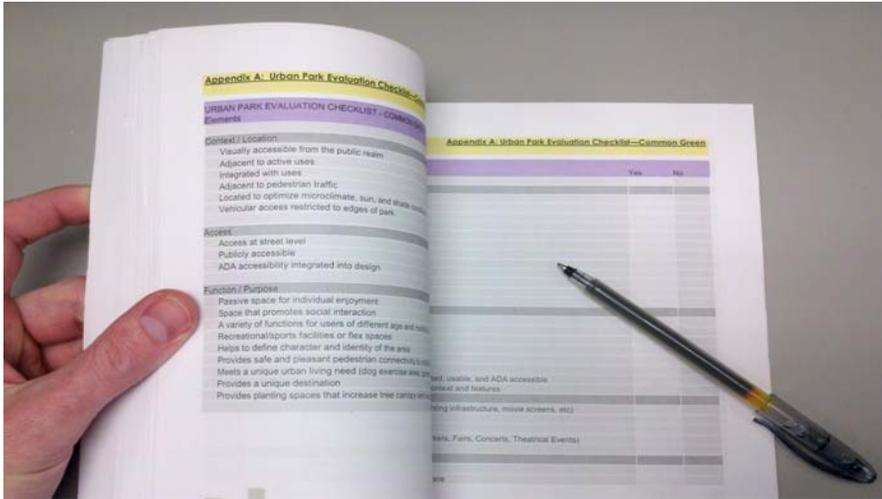




10

Appendix

10. APPENDIX



Urban Park Evaluation Checklists

A series of checklists addressing the design of urban parks is provided in Appendix A. They are categorized according to the Urban Parks Framework described in Chapter 6 of the Guidelines. The checklists are intended to highlight the potential design strategies which reflect the character for the variety of urban parks expected in Tysons, including pocket parks, civic plazas, common greens, and recreation-focused parks.

Urban Design Checklist

A general urban design checklist is provided in Appendix B. The checklist highlights major design considerations described in the Comprehensive Plan and throughout the Guidelines.

The urban design checklist should be used by design teams to ensure that the proposed development has considered the many potential issues which must be addressed to create a successful urban environment. The checklist will also help County staff when reviewing development applications by creating a way to organize comments. It is expected that this will help facilitate staff/applicant discussions and issue resolution.

Several checklists have been created to help facilitate the design and development process. These checklists address some of the important elements and concepts described throughout the Guidelines. The purpose of these checklists is to help provide a easy-to-read reference which can be used during the design process.

The checklists are not intended to “grade” the completeness of a development application. The goal of the checklists should be to address as many of the points as possible, or at a minimum, consider the intent of each point and formulate potential design strategies as appropriate. It is possible that the specific conditions of some development may warrant modifying or adding certain checklist items. Additional information may be required for specific developments or unique design strategies.



Page Intentionally Left Blank

Appendix A: Urban Park Evaluation Checklist—Pocket Park

URBAN PARK EVALUATION CHECKLIST - POCKET PARK		
Elements	Yes	No
Context / Location		
Visually accessible from the public realm		
Adjacent to active uses		
Integrated with adjacent uses		
Adjacent and connected to high volumes of pedestrian traffic		
Located to optimize microclimate, sun and shade conditions		
Access		
Access at street level		
Publicly accessible		
ADA accessibility integrated into design		
Function / Purpose		
Passive space for individual enjoyment		
Space that promotes social interaction		
Helps to define character and identity of the area		
Provides connectivity		
Meets a unique urban living need (garden plots, etc.)		
Provides a unique destination		
Provides a space to increase biodiversity in the urban landscape		
Provides area to integrate LID/stormwater amenities		
Provides planting spaces that increase tree canopy and encourage biodiversity		



Appendix A: Urban Park Evaluation Checklist—Pocket Park

URBAN PARK EVALUATION CHECKLIST - POCKET PARK		
Elements	Yes	No
Amenities		
Seating, tables, shelters		
Water features		
Planted areas that include perennials, annuals, trees and shrubs,		
Lawns		
Public art, interactive art		
Signs, interpretive features/displays		
Playgrounds, tot lots		
Café, restaurant or food service (in park or adjacent to it)		
Form		
Well-framed by buildings		
Focal point(s)		
Distinctive design/identity		
High quality materials		
Sustainable materials and design		
Topographic design that allows the majority of the space to be inhabited, usable and ADA accessible		
Size ranges from 1/4 acre up to (but usually less than) 1 acre		
Programmability		
Amenities to support public events (access to power, water, event lighting infrastructure, movie screens, etc)		
Rental space for picnics, parties		
Storage space		
Other / Comments		
Commitment to ongoing maintenance		
Commitment to working with an entity to schedule activities for the space		

Appendix A: Urban Park Evaluation Checklist—Civic Plaza

URBAN PARK EVALUATION CHECKLIST - CIVIC PLAZA

Elements	Yes	No
Context / Location		
Visually accessible from the public realm		
Adjacent to active uses		
Integrated with uses		
Adjacent to pedestrian traffic		
Located to optimize microclimate, sun and shade conditions.		
Vehicular access restricted to edges of park		
Located at major intersection or at Metro		
Access		
Access at street level		
Publicly accessible		
ADA accessibility integrated into design		
Function / Purpose		
Passive space for individual enjoyment		
Space that promotes social interaction		
A variety of functions for users of different ages and mobility levels.		
Helps to define character and identity of the area		
Provides safe and pleasant pedestrian connectivity to adjacent uses and public realm		
Meets a unique urban living need (dog exercise area, garden plots, etc.)		
Provides a unique destination		
Provides planted spaces that increase tree canopy and encourage biodiversity		

Appendix A: Urban Park Evaluation Checklist—Civic Plaza

URBAN PARK EVALUATION CHECKLIST - CIVIC PLAZA		
Elements	Yes	No
Amenities		
Provides LID/stormwater management elements		
Seating, tables, shelters		
Water features		
Planted areas that include perennials, annuals, trees and shrubs		
Lawns		
Public art, interactive art		
Signs, interpretive features/displays		
Playgrounds, tot lots		
Café, restaurant or food service (in park or adjacent to it)		
Community room spaces		
Form		
Well-framed by buildings		
Primarily made up of hardscaped surfaces		
Divided spaces or rooms that provide choices for activities and use		
Focal point(s)		
Distinctive design/identity		
High quality materials		
Sustainable materials and design		
Topographic design that allows the majority of the space to be inhabited and ADA accessible		
Should be a minimum of 1 acre in size; can be larger depending on context and features		
Programmability		
Amenities to support public events (access to power, water, event lighting infrastructure, movie screens, etc)		
Rental space for picnics, parties		
Storage space		
Flexible spaces that can be programmed in many ways (farmers markets, fairs, concerts, theatrical events)		
Other / Comments		
Commitment to ongoing maintenance		
Commitment to working with an entity to schedule activities for the space		

Appendix A: Urban Park Evaluation Checklist—Common Green

URBAN PARK EVALUATION CHECKLIST - COMMON GREEN

Elements	Yes	No
Context / Location		
Visually accessible from the public realm		
Adjacent to active uses		
Integrated with uses		
Adjacent to pedestrian traffic		
Located to optimize microclimate, sun and shade conditions.		
Vehicular access restricted to edges of park		
Access		
Access at street level		
Publicly accessible		
ADA accessibility integrated into design		
Function / Purpose		
Passive space for individual enjoyment		
Space that promotes social interaction		
A variety of functions for users of different age and mobility levels.		
Recreational/sports facilities or flex spaces		
Helps to define character and identity of the area		
Provides safe and pleasant pedestrian connectivity to adjacent uses and public realm		
Meets a unique urban living need (dog exercise area, garden plots, etc.		
Provides a unique destination		
Provides planting spaces that increase tree canopy and encourage biodiversity		

Appendix A: Urban Park Evaluation Checklist—Common Green

URBAN PARK EVALUATION CHECKLIST - COMMON GREEN		
Elements	Yes	No
Amenities		
Provides LID/stormwater management elements		
Seating, tables, shelters		
Water features		
Planted areas that include perennials, annuals, trees and shrubs,		
Lawns		
Public art, interactive art		
Signs, interpretive features/displays		
Playgrounds, tot lots		
Café, restaurant or food service (in park or adjacent to it)		
Sport courts, fitness stations, play fields		
Trails		
Community room spaces		
Form		
Well-framed by buildings		
Focal Point(s)		
Divided spaces or rooms that provide choices for activities and use		
Distinctive design/identity		
High quality materials		
Sustainable materials and design		
Topographic design that allows the majority of the space to be inhabited, usable and ADA accessible		
Should be a minimum of 1 acre in size; can be larger depending on context and features		
Programmability		
Amenities to support public events (access to power, water, event lighting infrastructure, movie screens, etc)		
Rental space for picnics, parties		
Storage space		
Flexible spaces that can be programmed in many ways (farmers markets, fairs, concerts, theatrical Events)		
Other / Comments		
Commitment to ongoing maintenance		
Commitment to working with an entity to schedule activities for the space		

Appendix A: Urban Park Evaluation Checklist—Recreation Focused

URBAN PARK EVALUATION CHECKLIST - RECREATION FOCUSED		
Elements	Yes	No
Context / Location		
Visually accessible from the public realm		
Adjacent to active uses		
Integrated with uses		
Adjacent to pedestrian traffic		
Located to optimize microclimate, sun and shade conditions.		
Vehicular access restricted to edges of park		
Access		
Access at street level		
Publicly accessible		
ADA accessibility integrated into design		
Function / Purpose		
Space that promotes social interaction		
A variety of functions for users of different age and mobility levels		
Recreational/sports facilities or flex spaces		
Helps to define character and identity of the area		
Provides safe and pleasant pedestrian connectivity to adjacent uses and public realm		
Meets a unique urban living need (dog exercise area, garden plots, etc.		
Provides a unique destination		
Provides planting spaces that increase tree canopy and encourage biodiversity		
Amenities		
LID/stormwater management elements		
Seating, tables, shelters		
Water features		
Planted areas that include perennials, annuals, trees and shrubs,		
Lawns		
Public art, interactive art		



Appendix A: Urban Park Evaluation Checklist—Recreation Focused

URBAN PARK EVALUATION CHECKLIST - RECREATION FOCUSED		
Elements	Yes	No
Amenities (cont.)		
Signs, interpretive features/displays		
Playgrounds, tot lots		
Café, restaurant or food service (in park or adjacent to it)		
Sport courts, fitness stations, lighted athletic fields		
Trails		
Community room spaces		
Form		
Divided spaces or rooms that provide choices for activities and use		
Focal point(s)		
Distinctive design/identity		
High quality materials		
Sustainable materials and design		
Topographic design that allows the majority of the space to be inhabited, usable and ADA accessible		
Programmability		
Amenities to support public events (access to power, water, event lighting infrastructure, movie screens, etc)		
Rental space for picnics, parties		
Storage space		
Flexible spaces that can be programmed in many ways (farmers markets, fairs, concerts, theatrical events)		
Generally larger than 1 acre in size; size is a function of the recreation facilities and amenities provided		
Other / Comments		
Commitment to ongoing maintenance		
Commitment to working with an entity to schedule activities for the space		

Appendix B: Urban Design Checklist

URBAN DESIGN PRINCIPLES / VISION OVERVIEW	ACHIEVED? YES/NO
Enhance Regional Identity	
Establish a Sense of Place	
Improve Connectivity	
Incorporate the Design of Sustainable Environments	
Respect Surrounding Neighborhoods	
Create a New Destination for the Arts and Design	
URBAN DESIGN ELEMENTS	ACHIEVED? YES/NO
Street Grid and Block Pattern (Does the application...)	
Provide grid connections suggested in the Comprehensive Plan? (provide Comp. Plan grid overlaid on proposed grid)	
Include maximum block perimeters of 2000 feet?	
Include mid-block pedestrian connection for blocks over 600 feet?	
Include block length ratios from longest to shortest side: 2:1 or 3:1?	
Pedestrian Hierarchy (Does the application...)	
Include a hierarchical strategy for each streetscape type as recommended in the Urban Design Guidelines?(Provide a Pedestrian Hierarchy Plan)	
Urban Parks (Does the application...)	
Include public parks that meet the Urban Parks Standard and that meet the recommendations in the Urban Design Guidelines?	
Locate public parks along Primary or Secondary Pedestrian Corridors?	

URBAN DESIGN ELEMENTS (Cont.)	ACHIEVED? YES/NO
Streetscape Design (Does the application...)	
Provide definition of streetscape zones that agrees with the Comprehensive Plan and Pedestrian Hierarchy Plan?	
Provide underground utilities and infrastructure?	
<ul style="list-style-type: none"> Provide a utility plan overlaid on the landscape plan (CDP: Proffered to be shown at FDP). 	
<ul style="list-style-type: none"> Locate stormwater vaults such that they do not affect the landscape amenity panel and sidewalk zone. 	
Address street and streetscape lighting?	
<ul style="list-style-type: none"> Conform to lighting standards in the Urban Design Guidelines. 	
Provide design alternatives for constrained areas (if applicable)?	
<ul style="list-style-type: none"> Provide justification for design alternatives in constrained areas. 	
Include a plan with dimensions for all streetscapes?	
Create a safe environment for the public?	
Include a commitment to maintain the streetscape and public realm elements?	
Include safe, convenient and pleasant pedestrian crossings?	
Provide pedestrian friendly and attractive medians (if applicable) planted minimum of 8 ft?	
Include on-street parking where appropriate?	
Meet Urban Design Guidelines standards for planting in the Public Realm?	
<ul style="list-style-type: none"> Provide street trees? Provide other plantings? 	
Include Low Impact Development Techniques in the Streetscape?	
Provide a street furnishings strategy that meets the standards in the Urban Design Guidelines?	



Appendix B: Urban Design Checklist

URBAN DESIGN ELEMENTS (Cont.)	ACHIEVED? YES/NO
Building and Site Design (Does the application...)	
Include build-to lines as called out in the Comprehensive Plan?	
Provide building massing that is beneficial to the pedestrian realm?	
Provide building massing that creates an interesting skyline?	
Include step backs as set forth in Comprehensive Plan and Design Guidelines?	
Include creatively articulated buildings as set forth in the Comprehensive Plan and Urban Design Guidelines?	
Include fenestration and transparency as set forth in the Urban Design Guidelines?	
Include activated street fronts by streetscape hierarchy and as set forth in the Urban Design Guidelines?	
Follow parking design recommendations as set forth in the Comprehensive Plan and the Urban Design Guidelines?	
<ul style="list-style-type: none"> • Primary Ped. Corridors - No parking visible from pedestrian realm. 	
<ul style="list-style-type: none"> • Primary Ped. Corridors - No entrances to parking structures. 	
<ul style="list-style-type: none"> • Secondary Ped. Corridors - No parking visible from pedestrian realm. 	
<ul style="list-style-type: none"> • Secondary Ped. Corridors - Few, if any entrances to parking structures. 	
<ul style="list-style-type: none"> • Locate below-grade parking structures within build-to line. 	
Follow building height limits set forth in the Comprehensive Plan?	
Include varied building heights with tallest buildings closest to Metro?	
Does shadow analysis indicate that important public realm spaces such as parks are largely in the sun?	

URBAN DESIGN ELEMENTS (Cont.)	ACHIEVED? YES/NO
Interim Conditions (Does the application...)	
Provide interim pedestrian circulation that meets the connectivity goals of the Comprehensive Plan?	
Show how interim parking facilities will adhere to parking design goals?	
Include landscape and sustainable hardscape improvements that will improve the aesthetic, function, and character of any interim uses?	
Creatively incorporate interim stormwater facilities into a high-quality landscape design?	
Integrate interim public amenities, such as public parks, into the site?	