



BRADDOCK PARK – MASTER PLAN REVISION



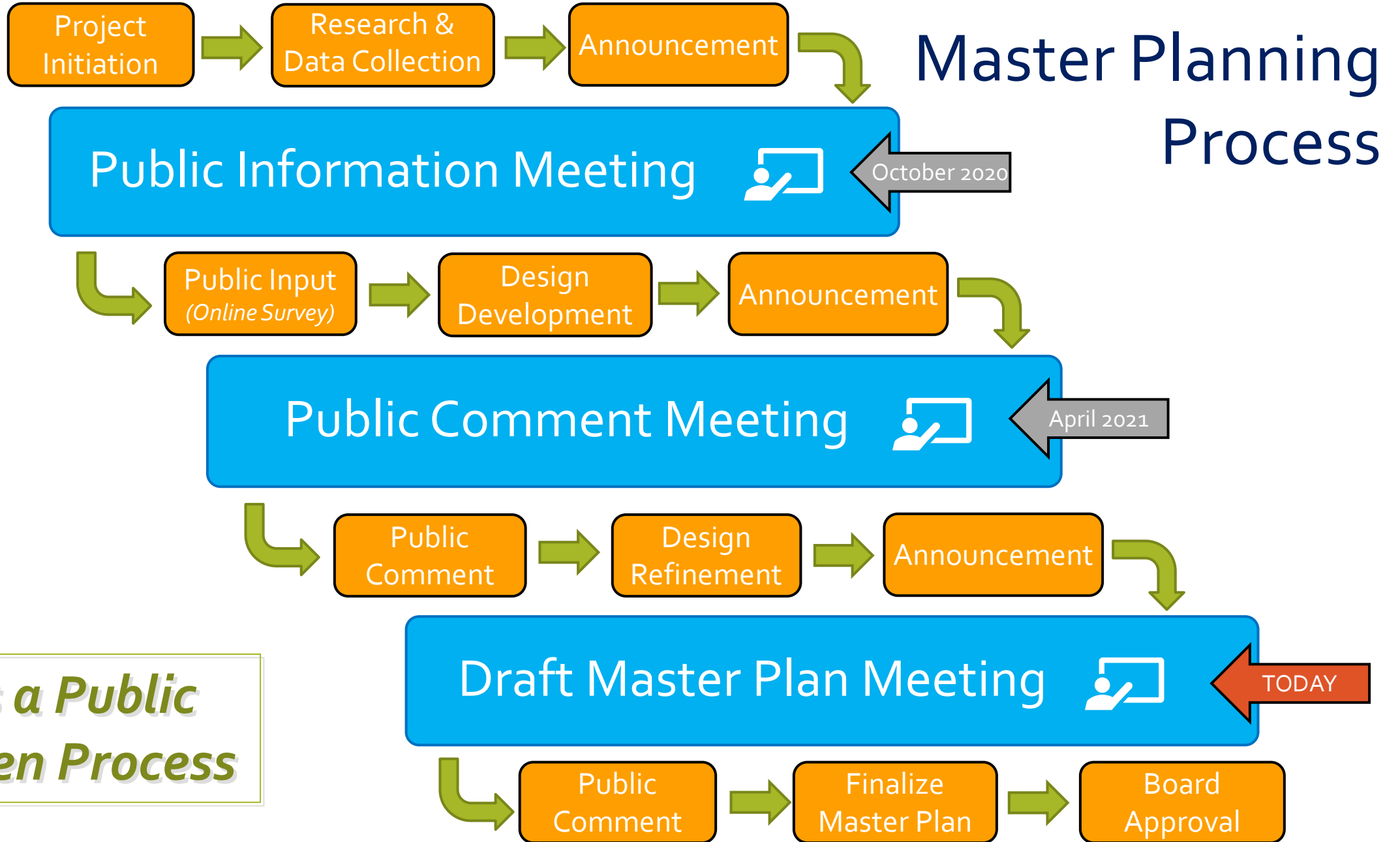
Draft Master Plan Meeting – September 9, 2021



Tonight's Agenda

- **Master Plan Presentation** - Doug Tipsword, Park Authority Landscape Architect/ Planner
 - *Master Plan Process*
 - *Research & Data Analysis*
 - *Site Context and Existing Conditions*
 - *Design Development*
 - *Concept Development Plan (CDP)*
 - *Next Steps & Schedule*
- **Questions**





*It's a Public
Driven Process*



What is a Park Master Plan?

- Written report and a Conceptual Development Plan (CDP)
- Clearly defines park design goals & objectives
- Documents site history and conditions
- Sets expectations and informs financial decisions
- Requires approval from the Park Authority board





Research & Data Analysis

- Review the Current Master Plan and revisit the original goals & priorities
- Interview Stakeholders to better understand the success of the existing programs and partnerships
- Planning and Analysis methods are used to determine if public needs are being met at a countywide scale
- Engage the community through a Public Survey to determine if new facilities and uses are desired
- Conduct a Site Analysis of the park as it exists today. Identify opportunities and constraints





Site Context

- Springfield Supervisory District, Pohick Planning District
- Centreville Highschool to the South
- FCPA owned Twin Lakes Golf Course to the East

Existing Park

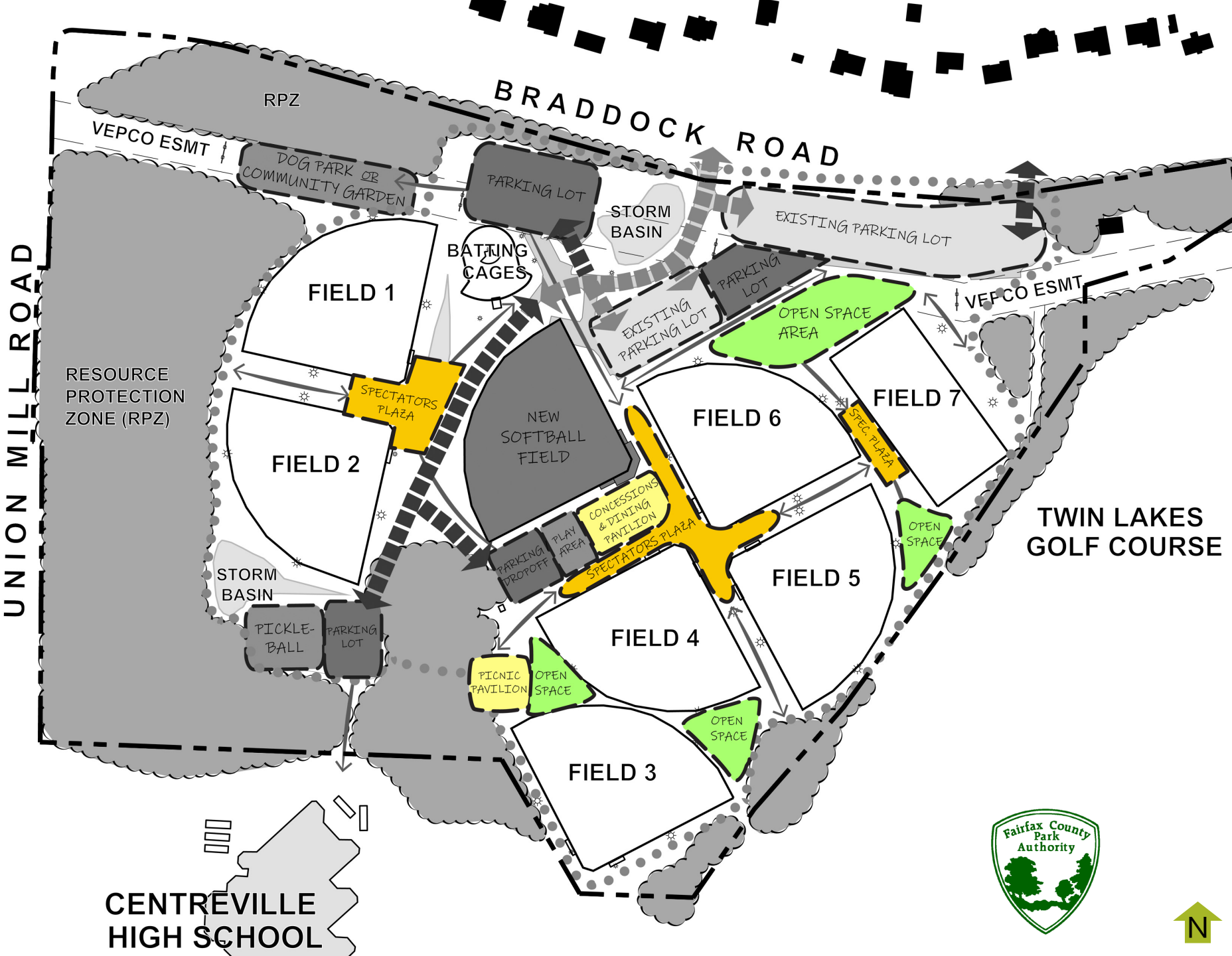
- Athletic facilities
- Restrooms & picnic facility
- Maintenance area
- Utility easement
- Storm Water Management (SWM) basins
- Resource Protection Zone (RPZ)
- Miniature golf course (Built in 1999 and removed in 2018)



Design Development – *PARK NEEDS*



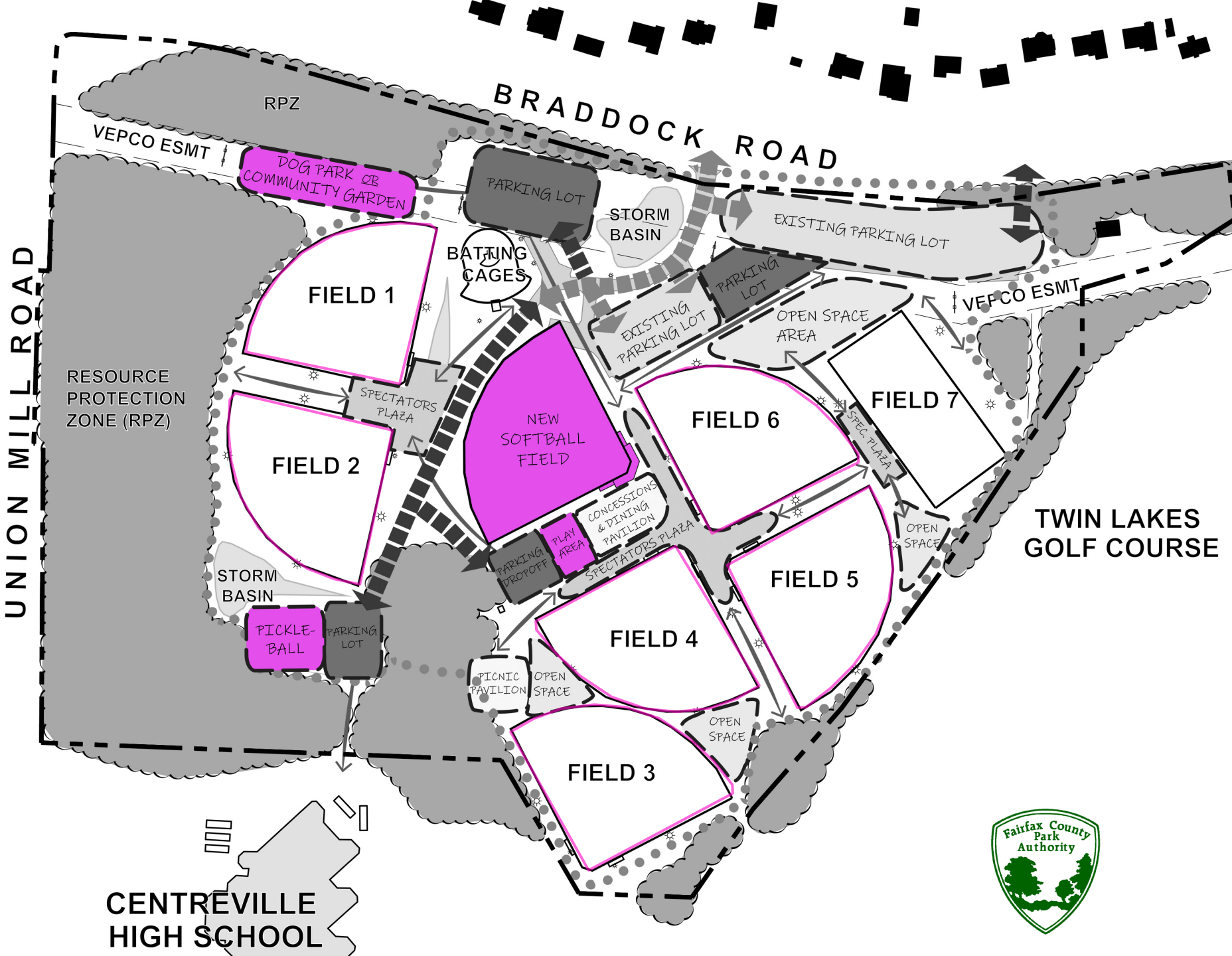
- Improvements to the PASSIVE RECREATIONAL or social experience.
- Improvements to the ACTIVE RECREATIONAL experience.
- Improvements to PEDESTRIAN CIRCULATION and site walkability.
- Improvements to VEHICULAR CIRCULATION and access into the park
- Improvements to the park's natural setting and providing environmental benefits.



Passive Recreational Improvements

- New restrooms, concession area & dining pavilion
- Spectator plazas with seating and shade
- Open space areas
- New picnic pavilion





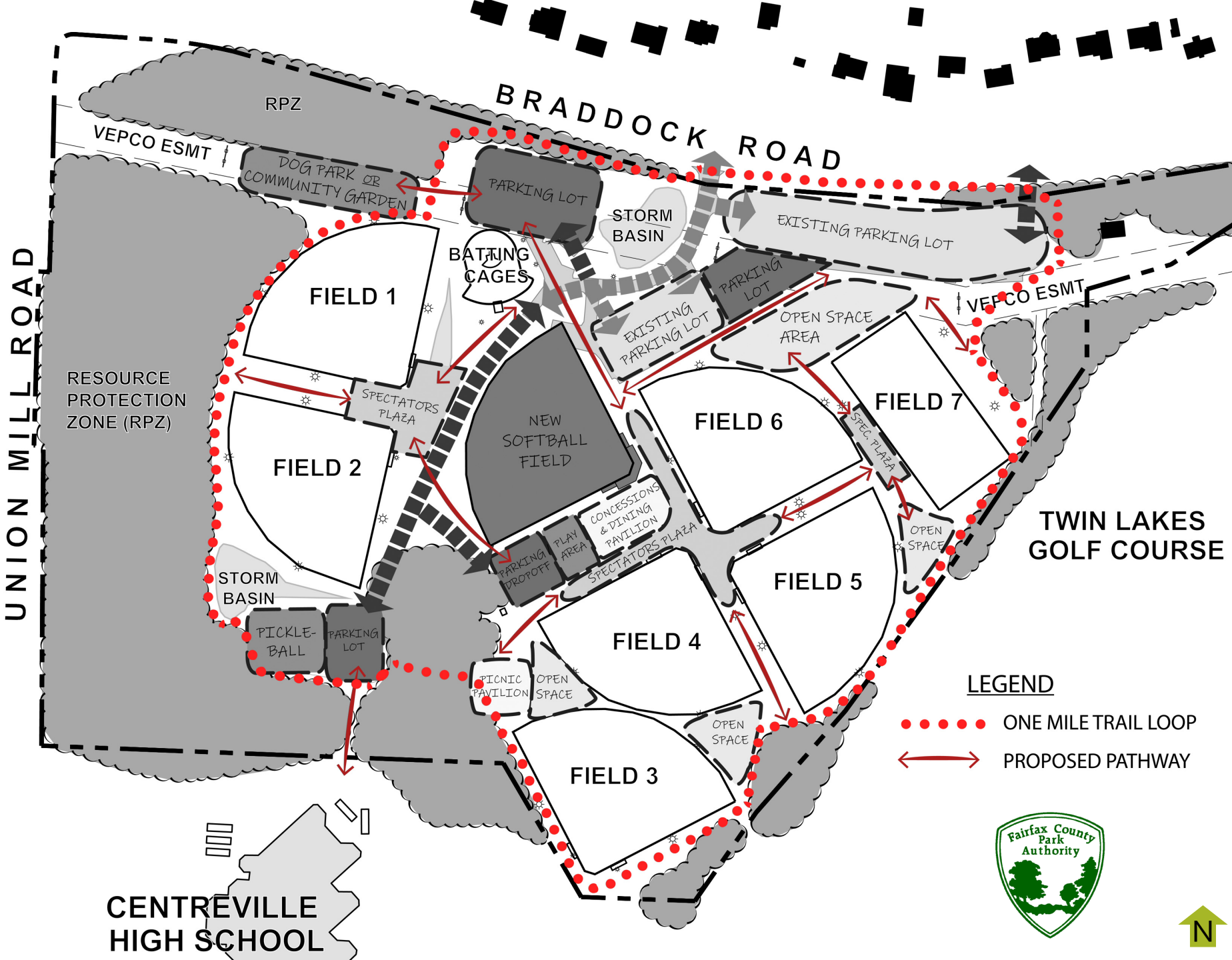
Active Recreational Improvements

- Synthetic turf conversion for existing diamond fields
- New diamond field (325')
- Playground area
- Dedicated pickleball courts
- Dog park OR community garden plots



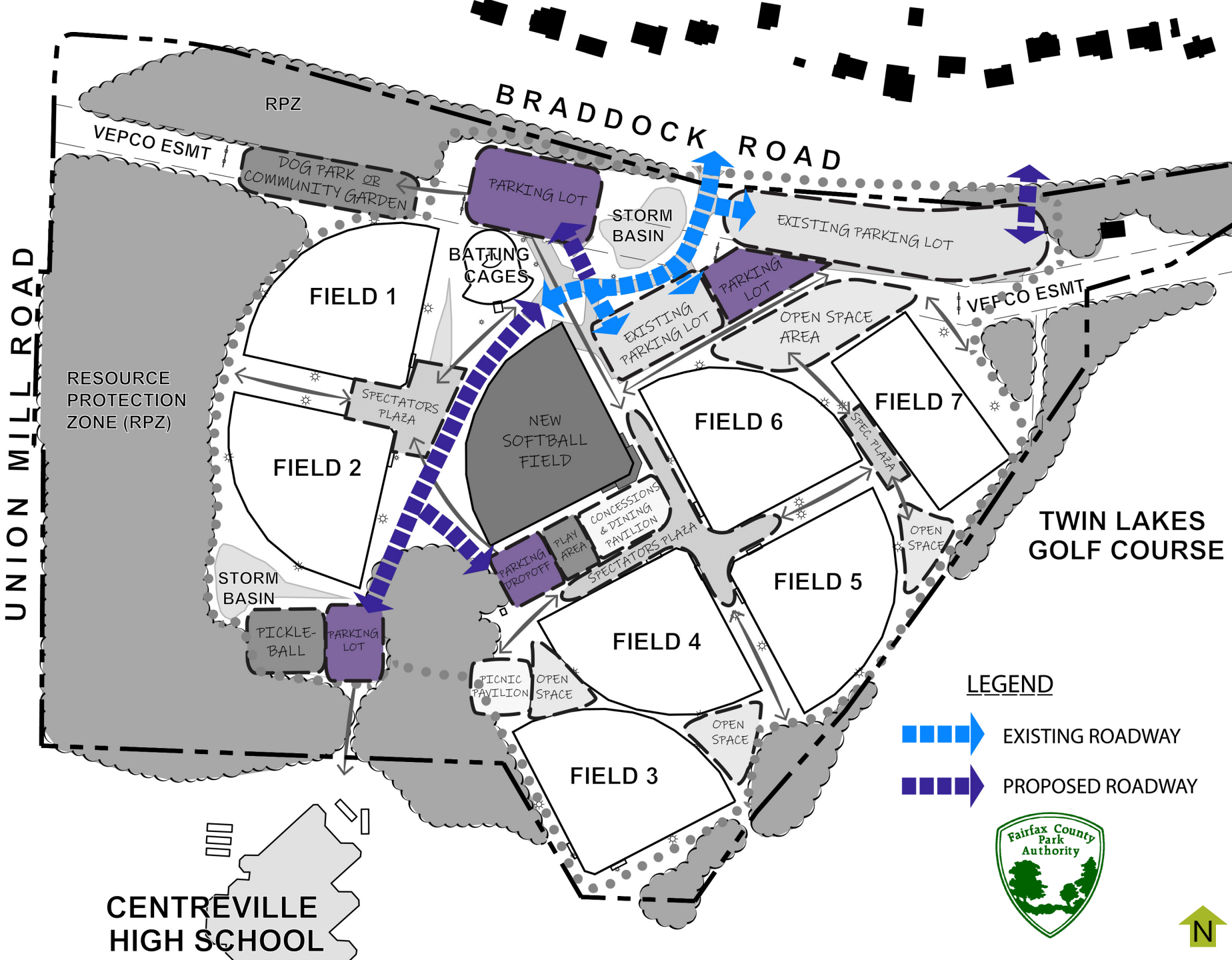
Pedestrian Circulation Improvements

- 1 mile perimeter trail loop
- Additional sidewalks and pathways connections
- ADA accessibility



Vehicular Circulation Improvements

- Improved site access
- Improved interior site circulation
- Additional parking
- ADA parking
- Vehicular drop-off area





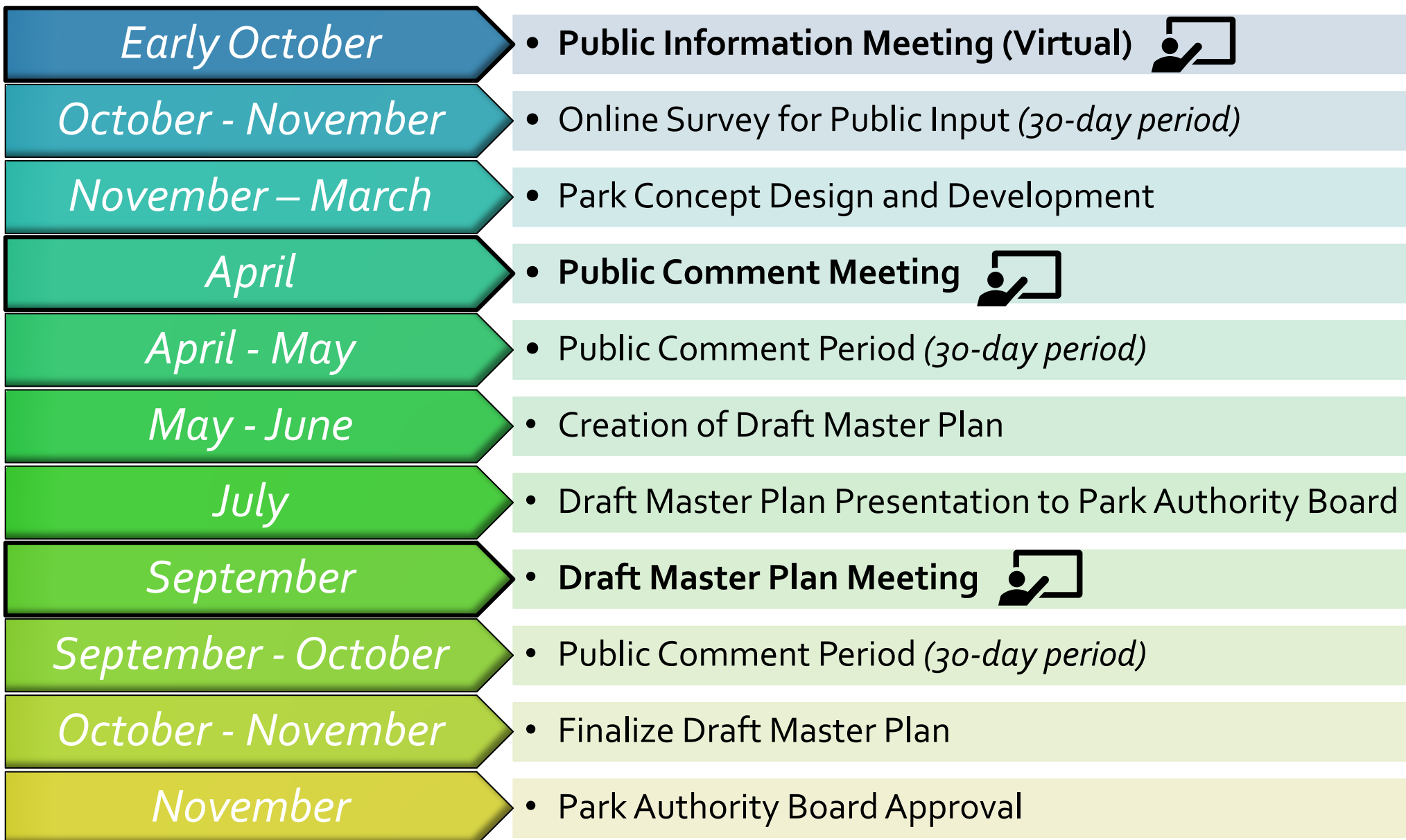
Draft Conceptual Development Plan

SYMBOL LEGEND

- 01 Restrooms, Concession Area & Dining Pavilion
- 02 Spectator/ Social Plaza
- 03 Open Space Area
- 04 Picnic Pavilion
- 05 New Softball Diamond (325')
- 06 Playground / Game Area
- 07 (6) Dedicated Pickleball Courts
- 08 Dog Park OR Community Garden Plots
- 09 Trail Loop (1 Mile)
- 10 Vehicular Drop-off Area
- 11 New Parking



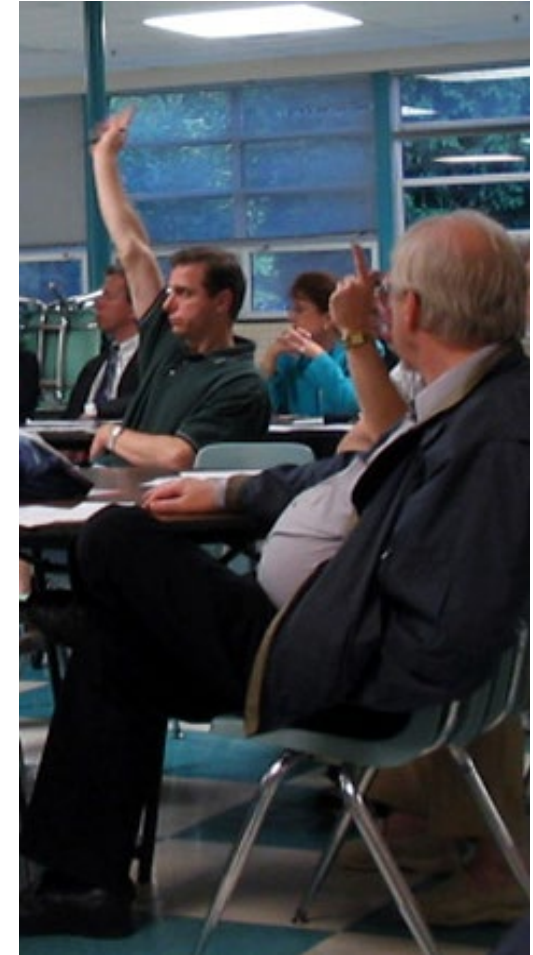
Braddock Park Revised Master Plan Schedule (2020 -2021)





ANY QUESTIONS?

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Continue to check the Braddock Park webpage for project updates...

<https://www.fairfaxcounty.gov/parks/planning-development/braddock-park-master-plan-revision>