

# PLANNING AND DESIGN WORKSHOP #2

December 12th, 2015 - Bruce Monroe Elementary School at Park View

## Open Space and Parks



## Open Space and Parks



Overall Design Feedback

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## Open Space and Parks



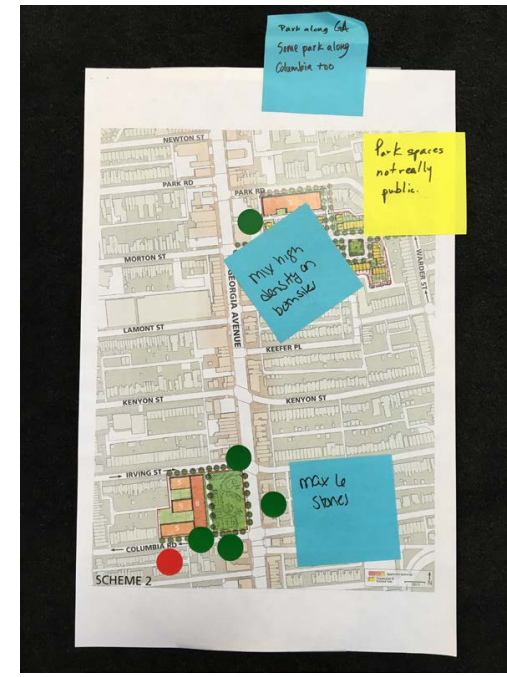
### PARKS AND OPEN SPACE

- ..... MAJOR PARK BOUNDARY
- MAJOR ROADWAY
- - - - WALKING RADIUS BOUNDARY
- WALKING RADIUS

1. UPSHUR PARK
2. ROOSEVELT HIGH SCHOOL
3. PETWORTH PLAYGROUND / SPRAY PARK
4. GRANT CIRCLE PARK
5. ARCHBISHOP CARROLL HIGH SCHOOL
6. RAYMOND PLAYGROUND
7. PARK VIEW RECREATION CENTER
8. BANCROFT ELEMENTARY SCHOOL
9. LAMONT PARK
10. POWELL RECREATION CENTER
11. HARRIET TUBMAN ELEMENTARY SCHOOL
12. BRUCE MONROE PARK
13. WANGARI GARDENS
14. RABAUT PARK
15. GIRARD STREET PARK
16. H.D. COOKE ELEMENTARY SCHOOL
17. MERIDIAN HILL PARK
18. CARDOZO HIGH SCHOOL
19. GARFIELD PARK
20. REC DEPARTMENT / BENJAMIN BANNEKER HIGH SCHOOL
21. HOWARD UNIVERSITY
22. WASHINGTON METROPOLITAN HIGHSCHOOL
23. FUTURE MCMILLAN REDEVELOPMENT PARK SPACE

#13 not very walkable. Not suitable play area for children.

#11 is not open for general use. Requires reservations and booking.



Overall Design Feedback

# MASTER PLAN UPDATE COMMUNITY PRESENTATION

January 28th, 2015 - Bruce Monroe Elementary School at Park View

## Meeting Agenda

### 1. Masterplan Presentation

### 2. Feedback Expo

- Three stations with illustrative plans and conceptual perspectives provided an opportunity to discuss overall master-plan principles with the development team. One station focused closer on the plans parks and open space concepts.



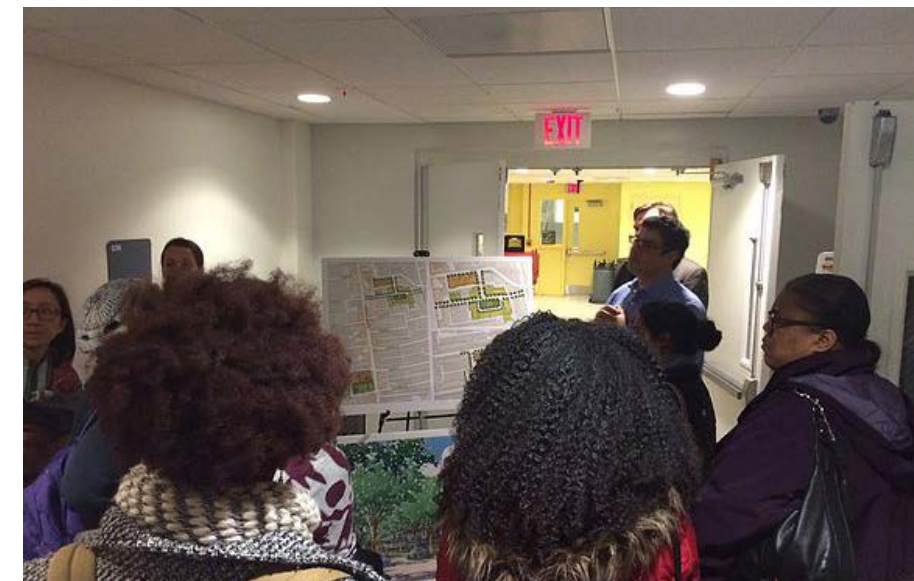
## Design Feedback From Previous Workshops

### PARK MORTON

- Connections to the neighborhood
- Appropriate building types
- Mix of unit types
- Neighborhood green space
- Appropriate architectural character

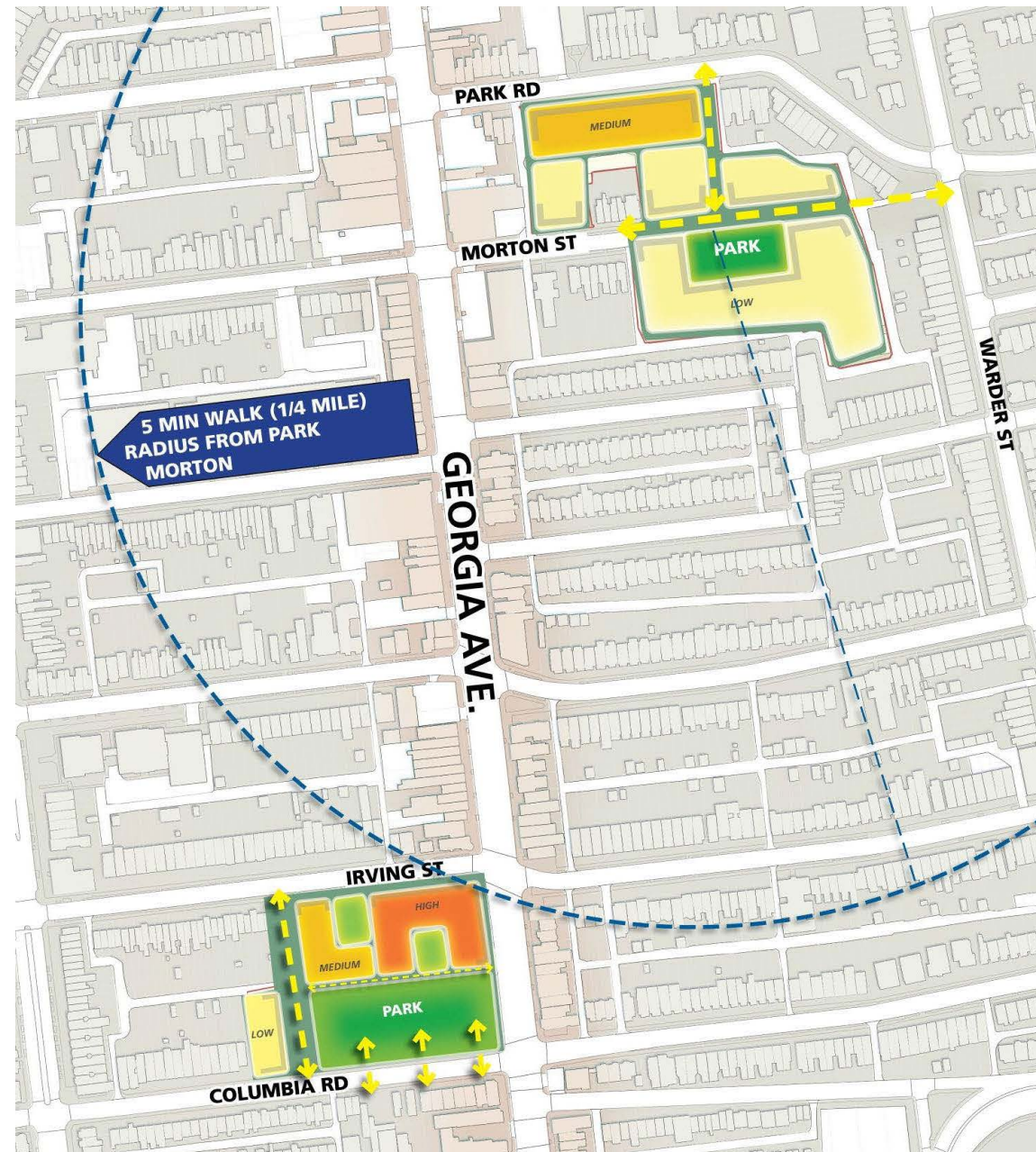
### BRUCE MONROE

- Keep building mass on Georgia Ave.
- Park frontage on Georgia Ave.
- Flexible park space
- Providing housing for seniors
- Limiting retail
- Sun studies



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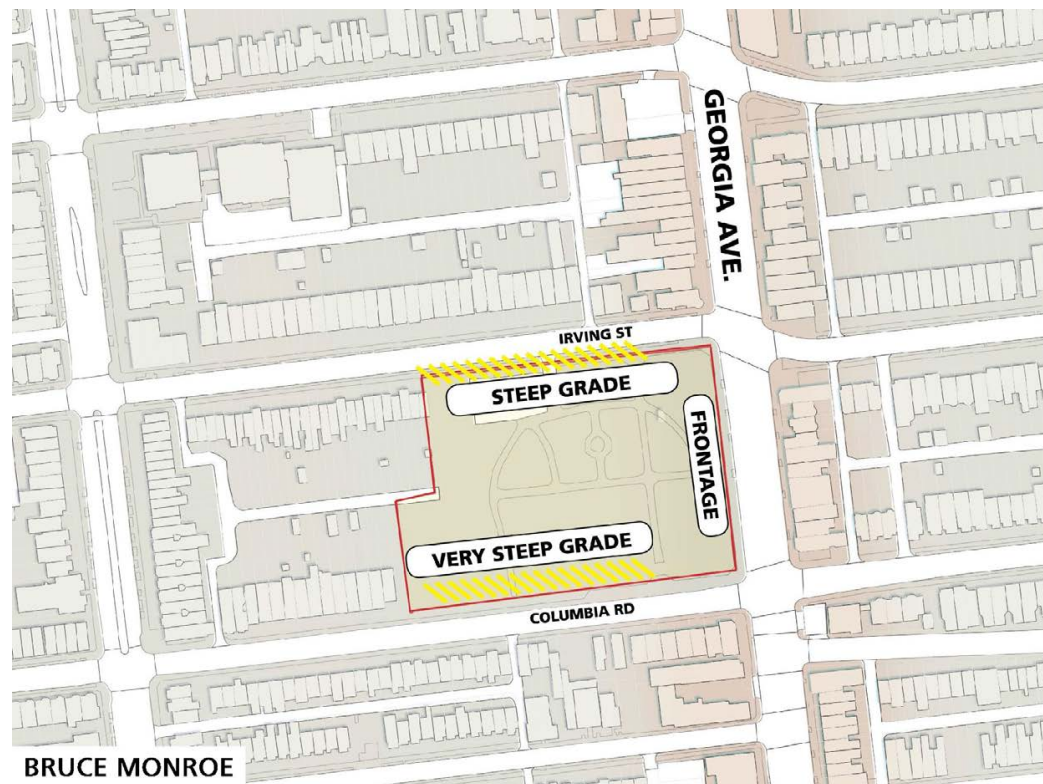
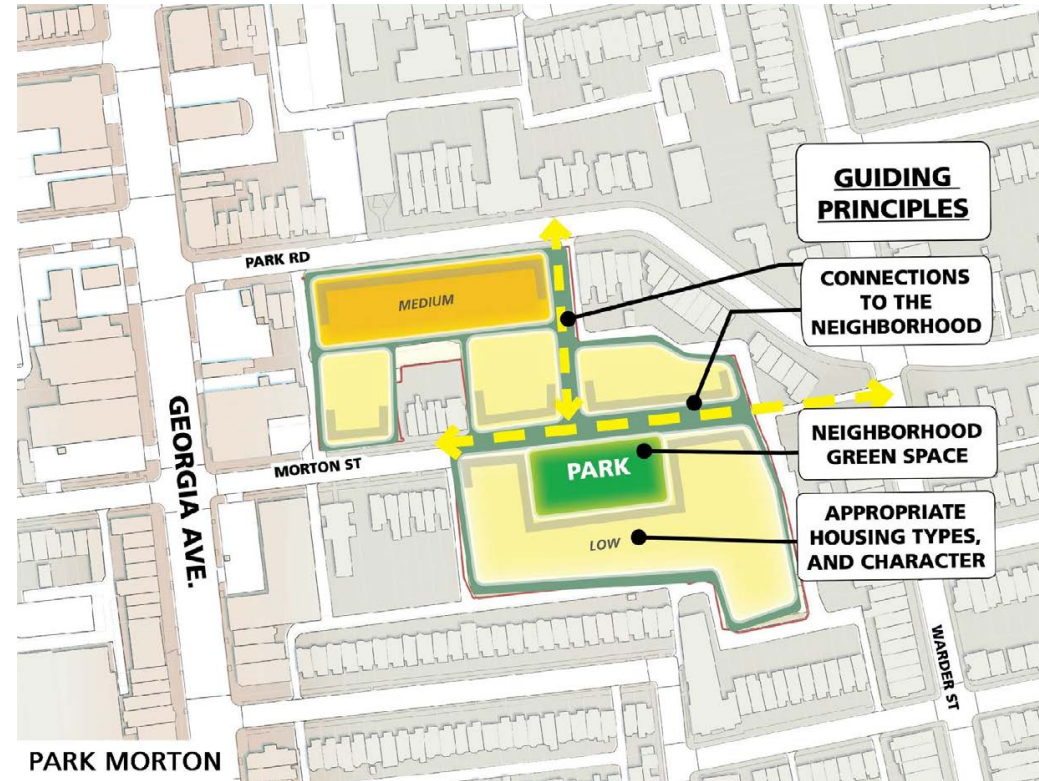
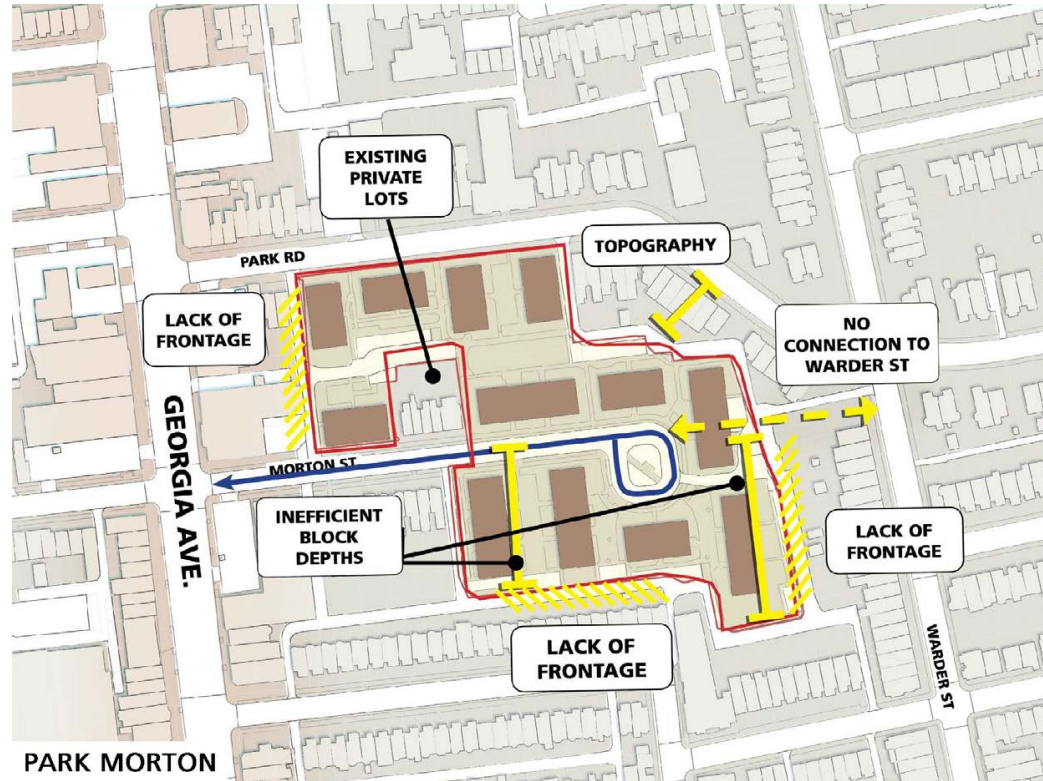


## GUIDING PRINCIPLES FOR SITE PLAN DEVELOPMENT

- Connections to the neighborhood
- Flexible park space
- Park frontage on Georgia Ave
- Mix of unit types
- Appropriate architectural types and character

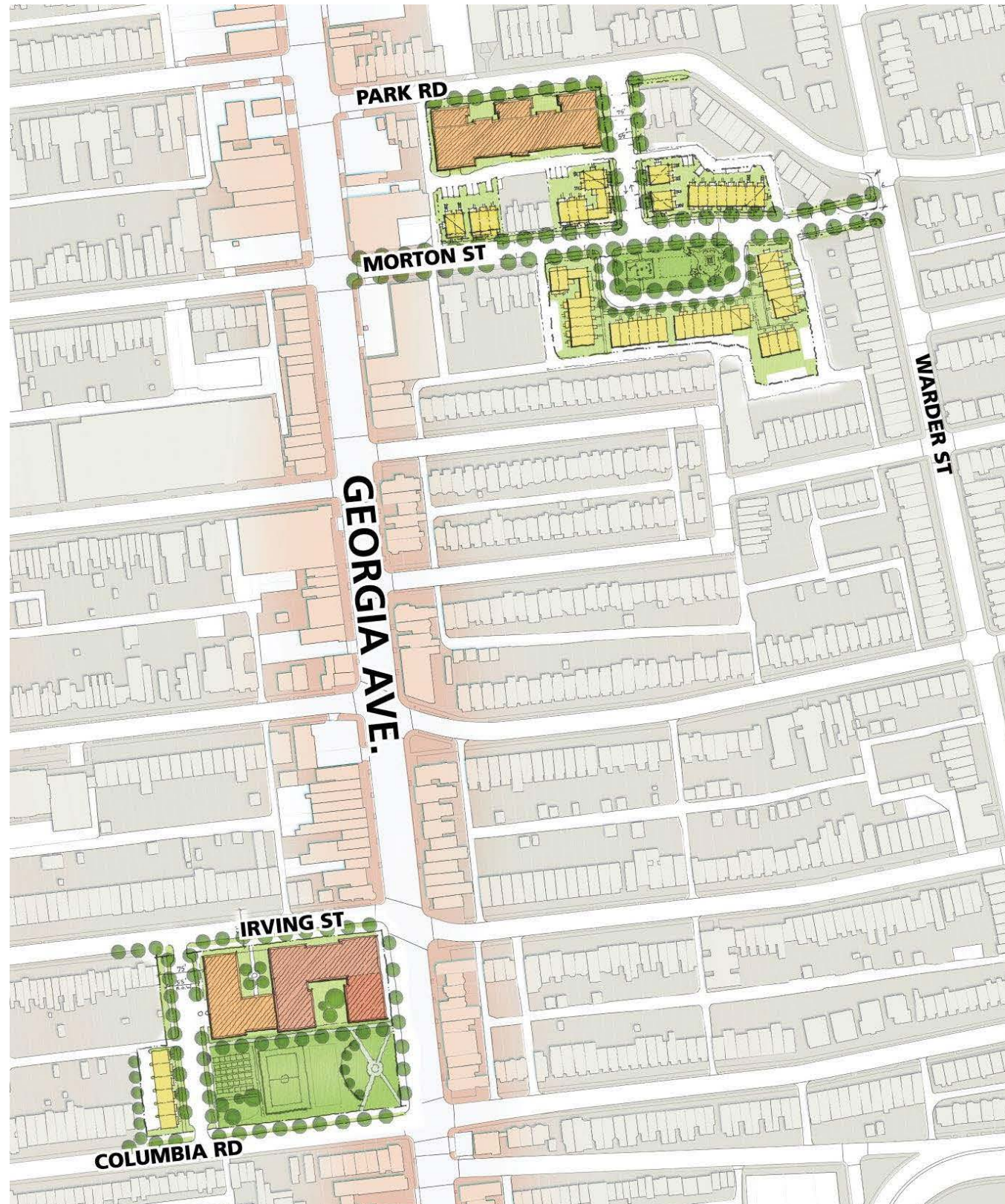
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## PROPOSED LAYOUT

- Connections to the neighborhood
- Flexible park space
- Park frontage on Georgia Ave
- Mix of unit types
- Appropriate architectural types and character

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**PARK MORTON  
PROPOSED  
PLAN**

# MASTER PLAN UPDATE COMMUNITY PRESENTATION

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View down Park Road





# MASTER PLAN UPDATE COMMUNITY PRESENTATION

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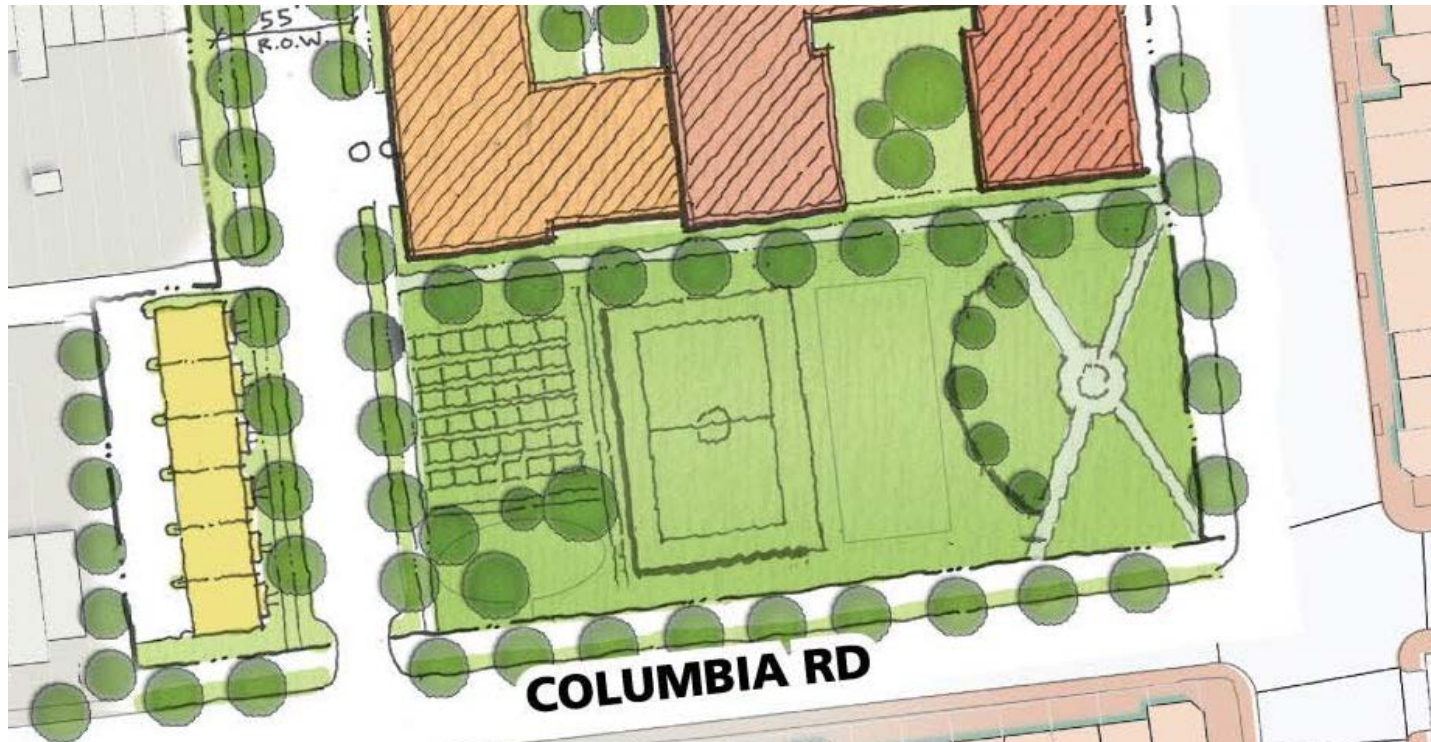
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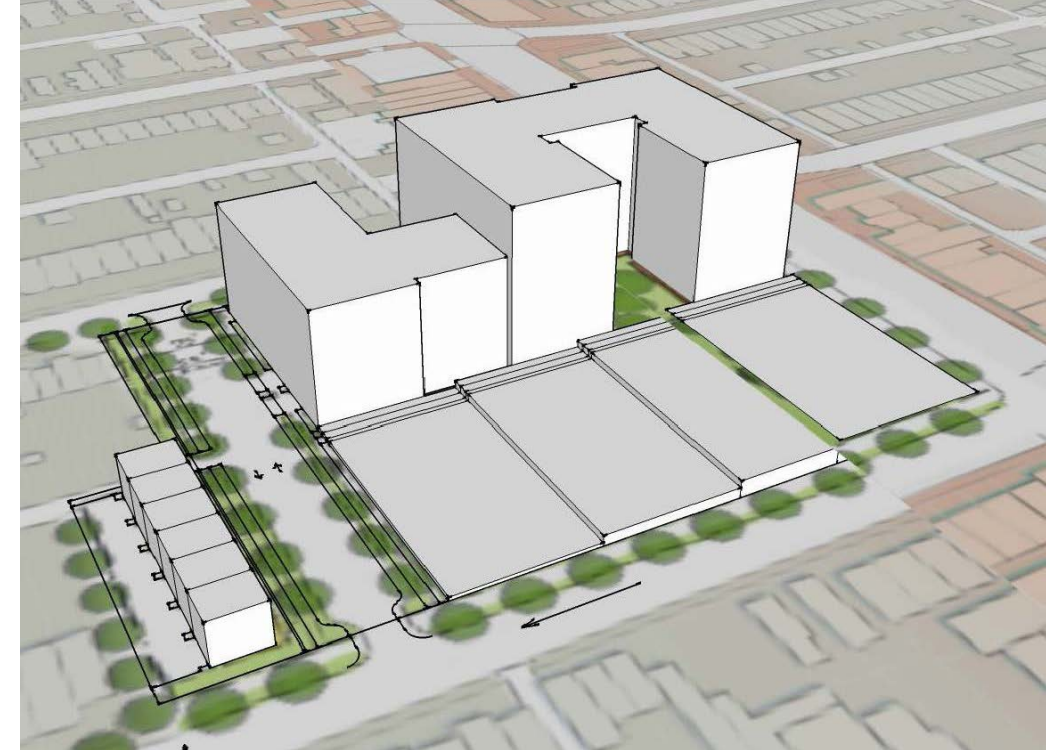
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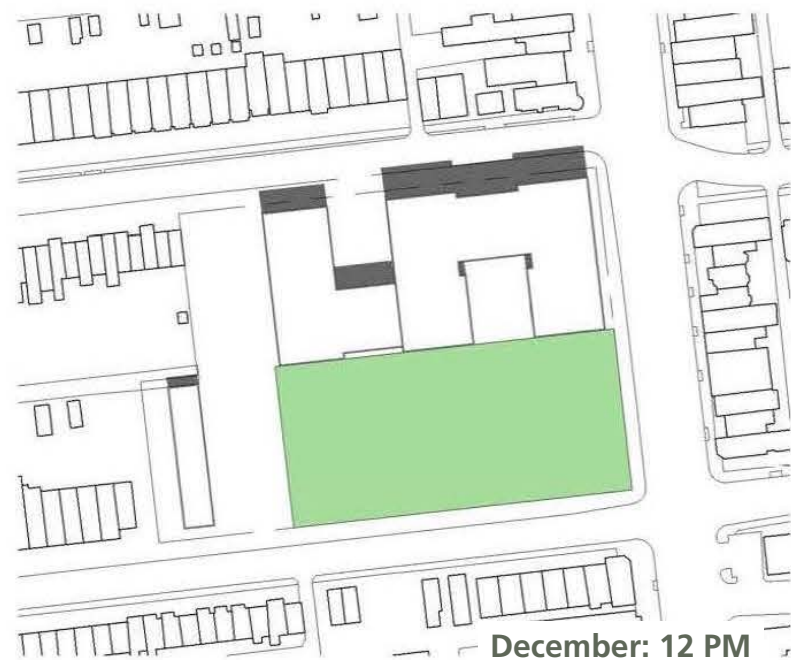
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Detail of Park Concept



Aerial Concept View of Massing at Bruce Monroe

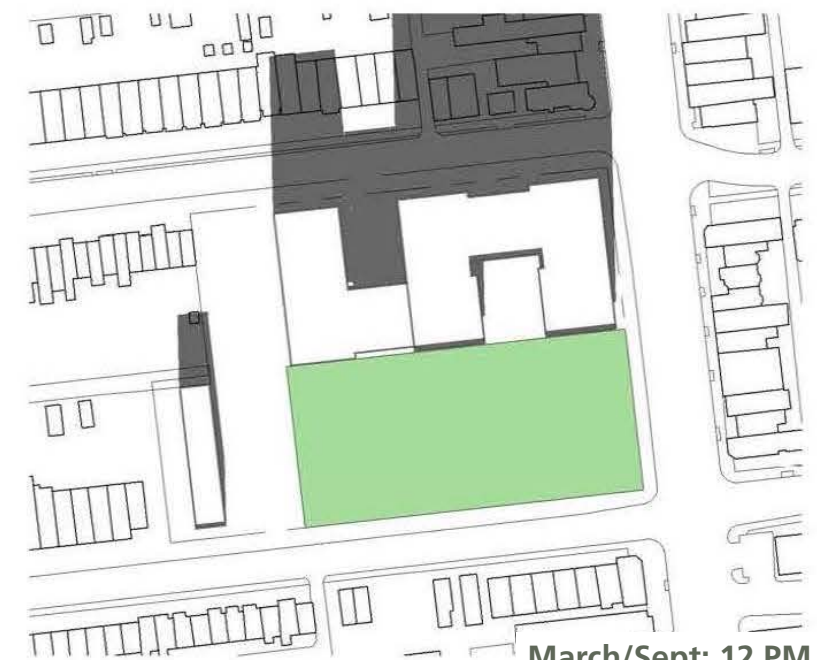


Initial Solar Shading Studies

December: 12 PM



June: 12 PM



March/Sept: 12 PM

# MASTER PLAN UPDATE COMMUNITY PRESENTATION

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Aerial Concept View of Massing at Showing the the total project



## Feedback from the stations after the presentation

MOST OF BUILDING ON IRVING  
 ~ 800 ~~UNITS~~ PEOPLE TOO MANY  
 WHERE IS LOBBY TO THE BUILDING?  
 CHILDREN EXITING BUILDING ONTO GA AVE?  
 VISITOR PARKING? CURRENT PROBLEM @ PARK MORTON  
 HOMEOWNERSHIP? RENT TO OWN?  
 HOW WOULD THE STREETS WORK?  
 2WAY? PARKING?  
 HOW WILL UNITS BE MIXED BY INCOME?  
 NO COMMERCIAL @ PM?

- DOG PARKS  
 - POCKET PARK @ WARDER  
 - CURRENT PLAN DOES NOT PROVIDE 50% @ BRUCE MONROE  
 - IDENTITY FEATURE (MONUMENT/ Pedestals)  
 - CAPITAL BIKE SHARE @ WARDER POCKET PARK PLACE (next block from)  
 - WARDER AND PARK ~~ST~~ BOTH HAVE BIKE LANES ALREADY.  
 - BIKE LANES IN MORTON ST WOULD CONNECT SHEPHERD (west) to WARDER (east)  
 - PUBLIC ART (KIDS WANT CREATE A MURAL in vicinity of the school)

Shade  
 tennis court  
 ball court  
 Flower garden  
 Fitness "course" / simple equipment (like Rock Creek Park)  
 Loop TRAIL FOR WALKING

DENSITY +, good to get ppl on GA ave  
 what still needs input?  
 how will larger families be mixed into the two sites?  
 how would mix work if 2+1 bed in apartments and 3 bed in town?  
 apartment living = community to a PM resident  
 option for a 3bed apt  
 ✓ large # of ppl on GA  
 why so vertical - today there would be discussion of safety  
 exits out of parking - more than 1