

Mt Jefferson Park Trail Retention Plan

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Working notes toward a park plan which would retain Mt. Jefferson Park as a pedestrian-focused walking trail

1. Position
2. Tour of existing park
3. Park features
4. Proposed Oakville Triangle development
5. One proposal for Mt Jefferson park



Disclosure: These are the views of one person in consultation with neighbors and do not necessarily represent the views and recommendations of Alexandria Planning and Zoning

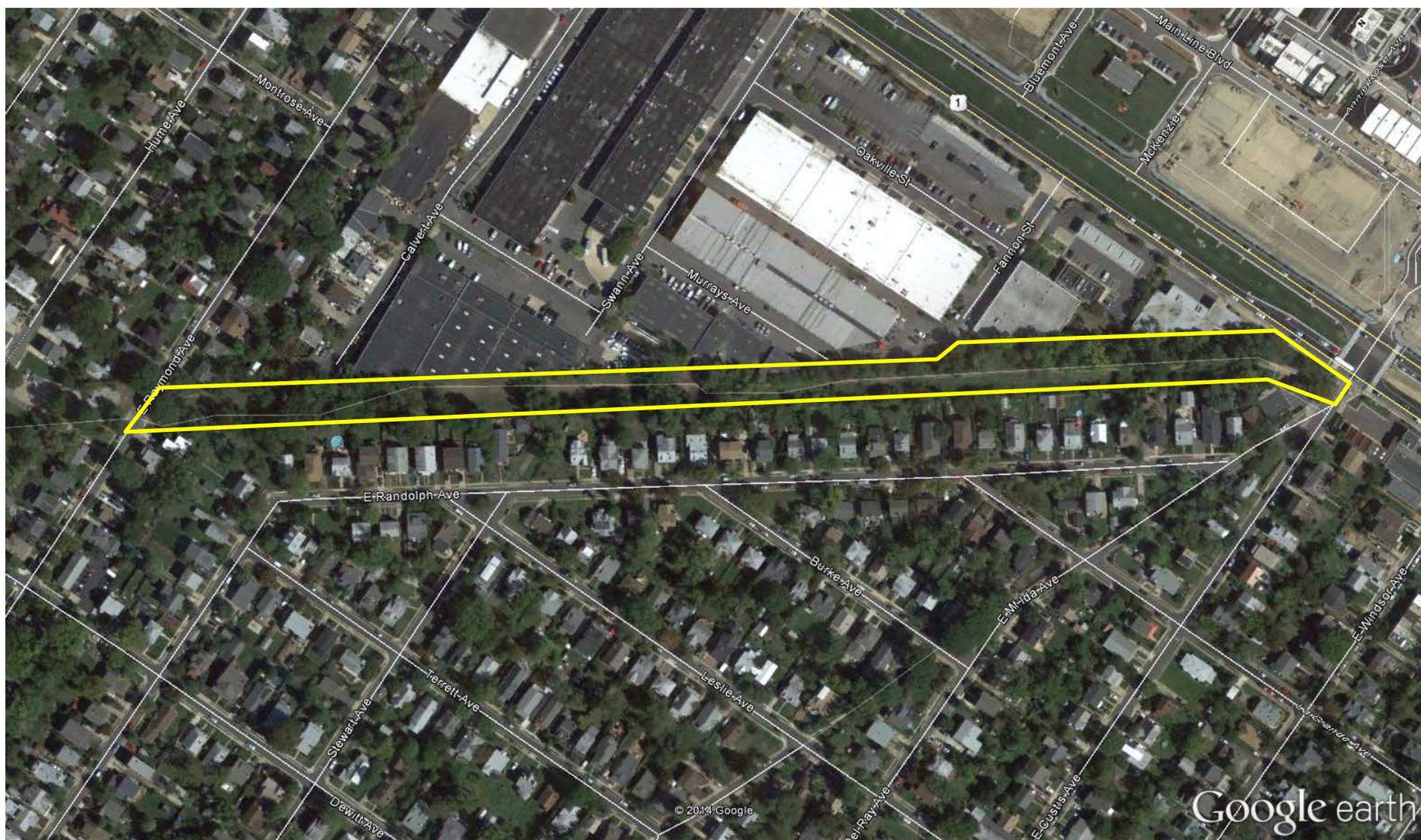
Position

Mt Jefferson Park represents a unique and valuable asset to the quality of life for many residents and should be maintained as a pedestrian walking path.

A plan which achieves this while also addressing the need to connect the future residents of Oakville to the surrounding neighborhoods must be developed.

Mt Jefferson Park (South leg...between Raymond and Custis)

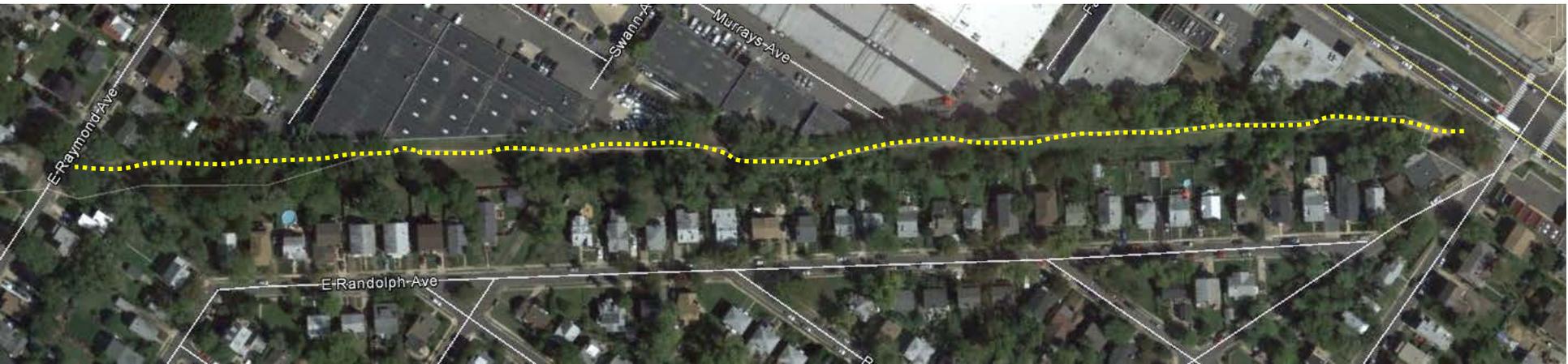
Length of trail = 600 m (0.37 miles)



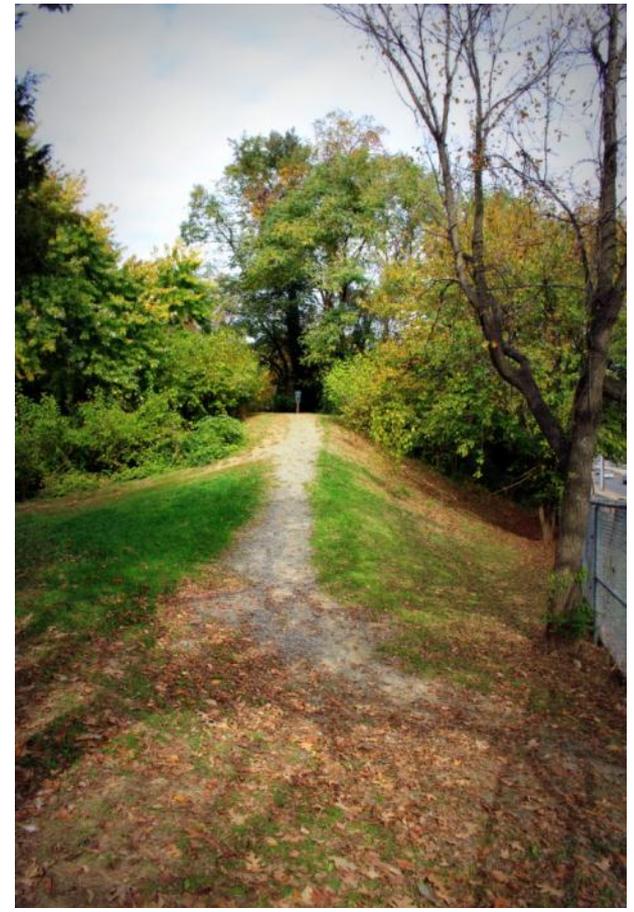
Walking tour of existing park

Photos taken on 10-27-2014

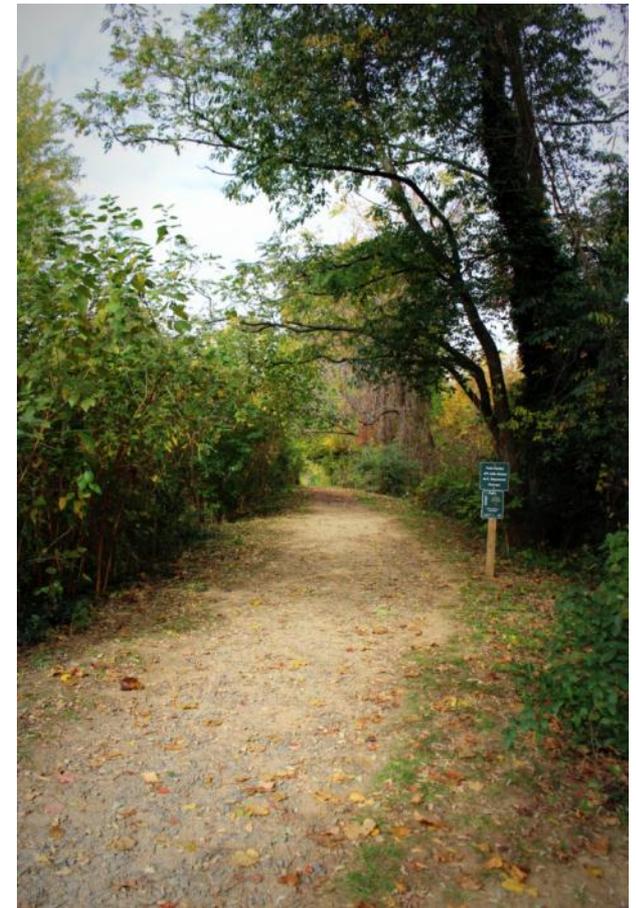
Yellow arrows indicate approximate position and heading



Point of entry from south
Elevation increase of ~12ft

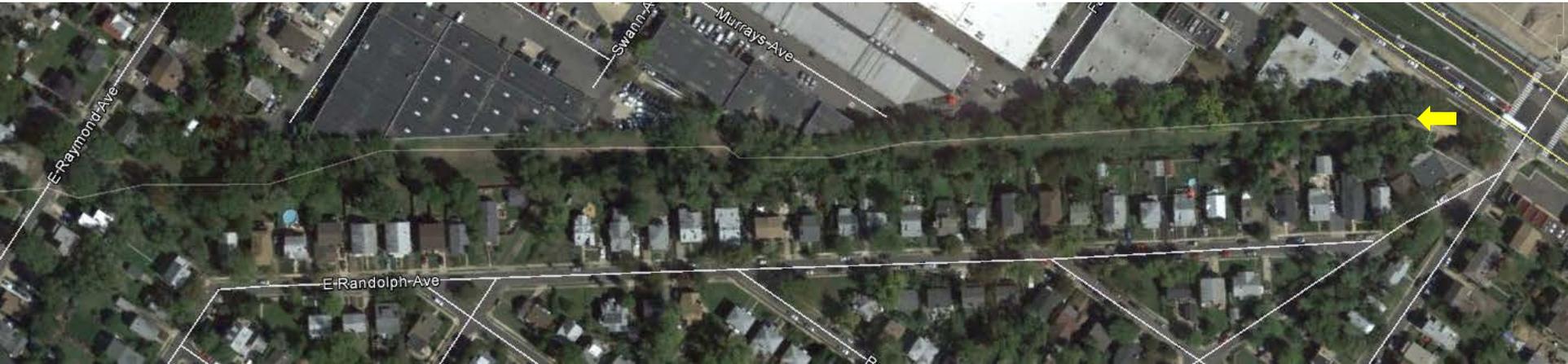
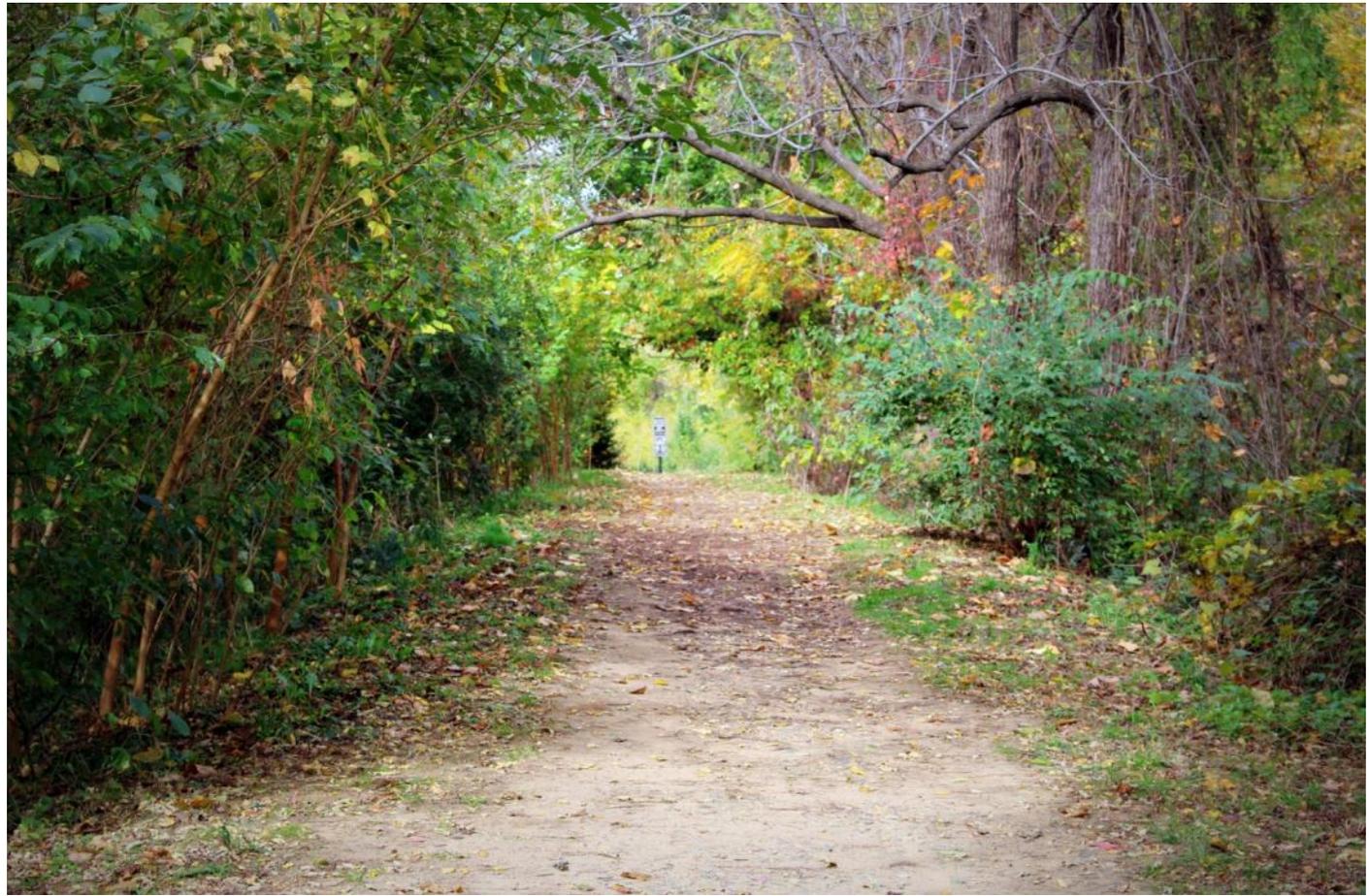


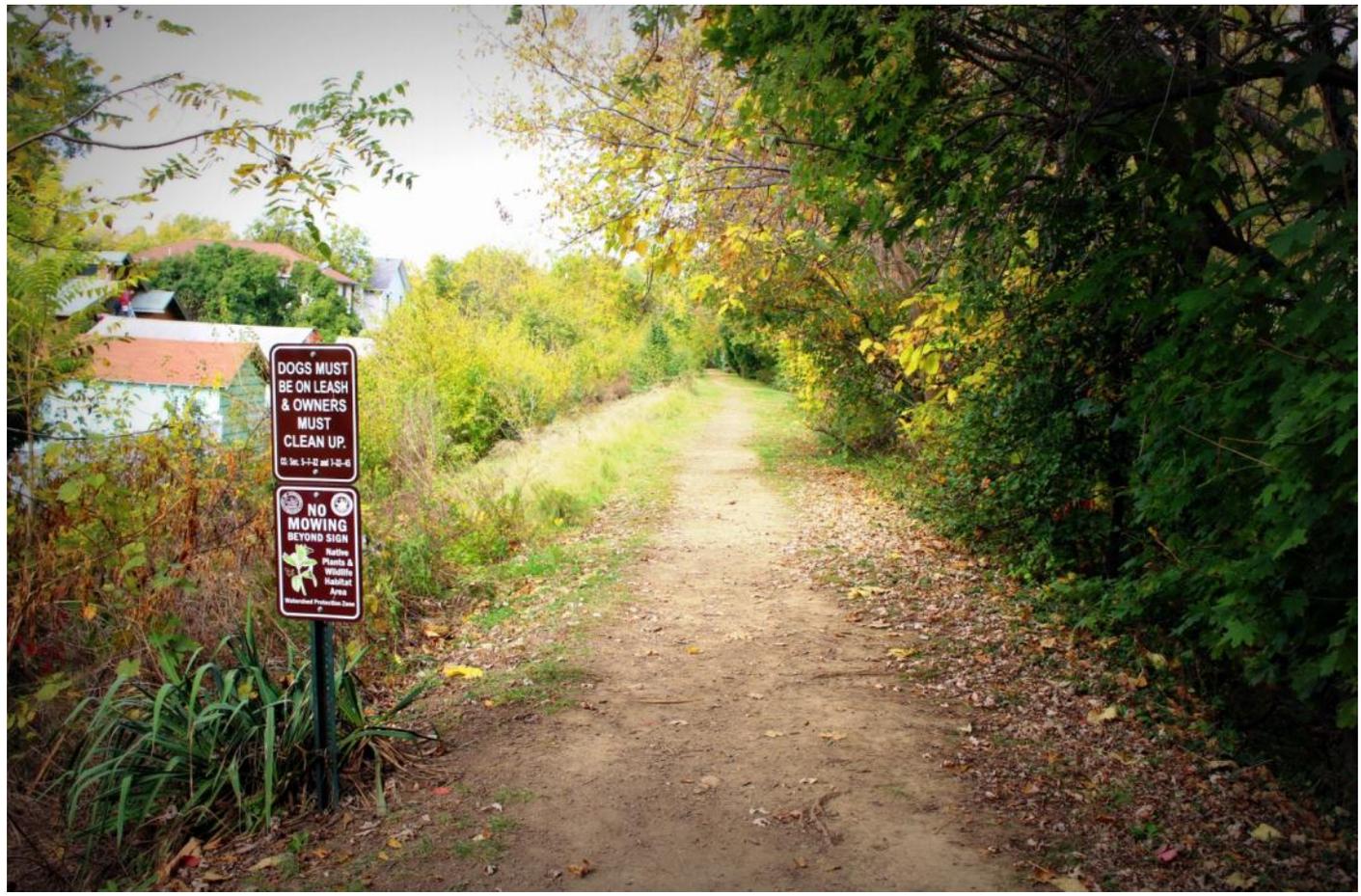
Trail entrance...occluded, tunnel-like view



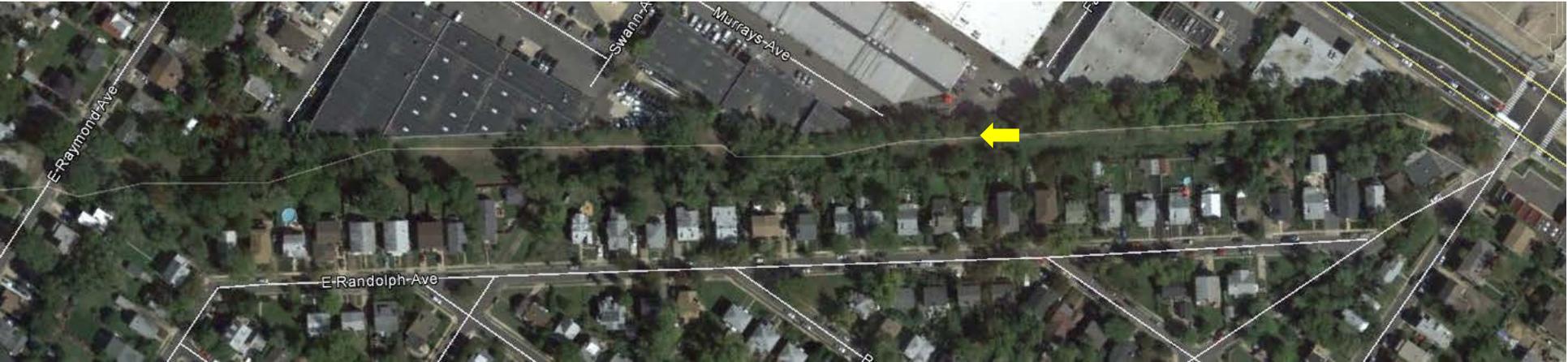
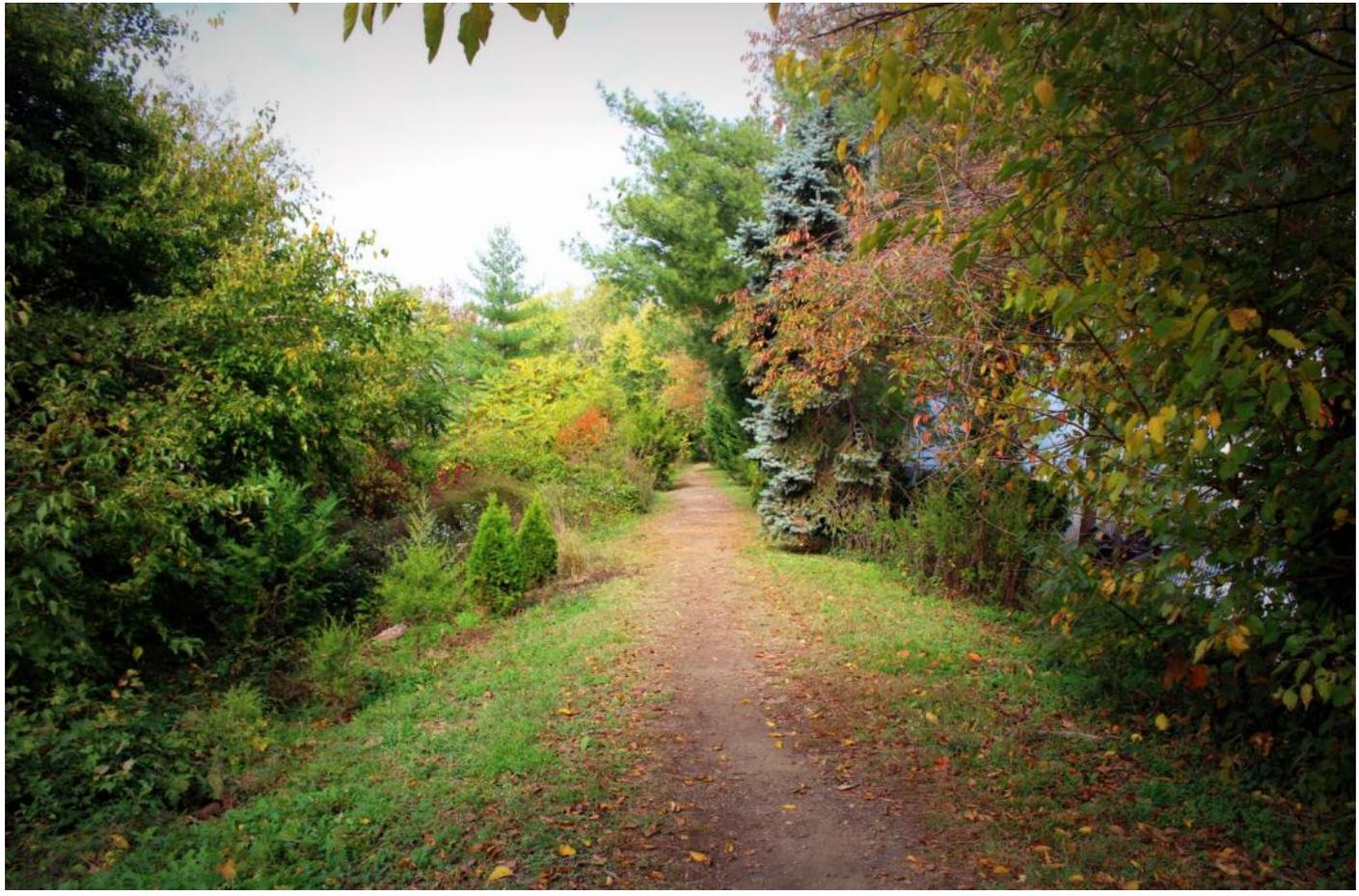
Elevated path

Areas of natural growth intentionally left un-mowed

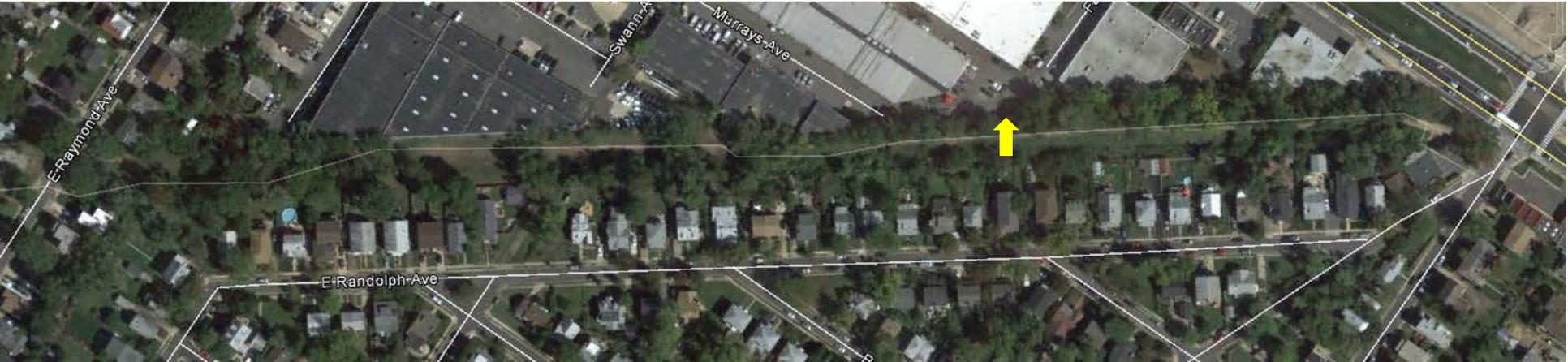




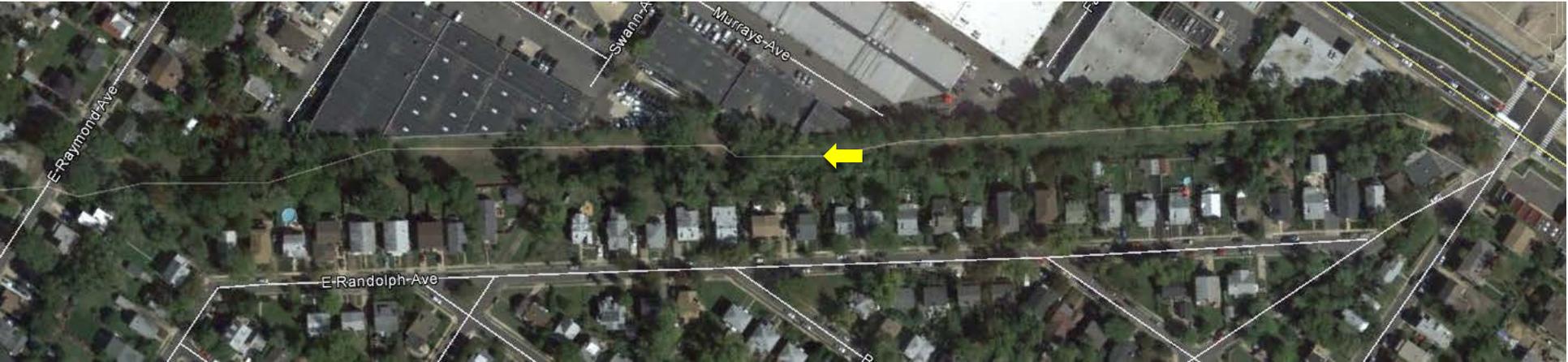




View facing off
of trail to the
east

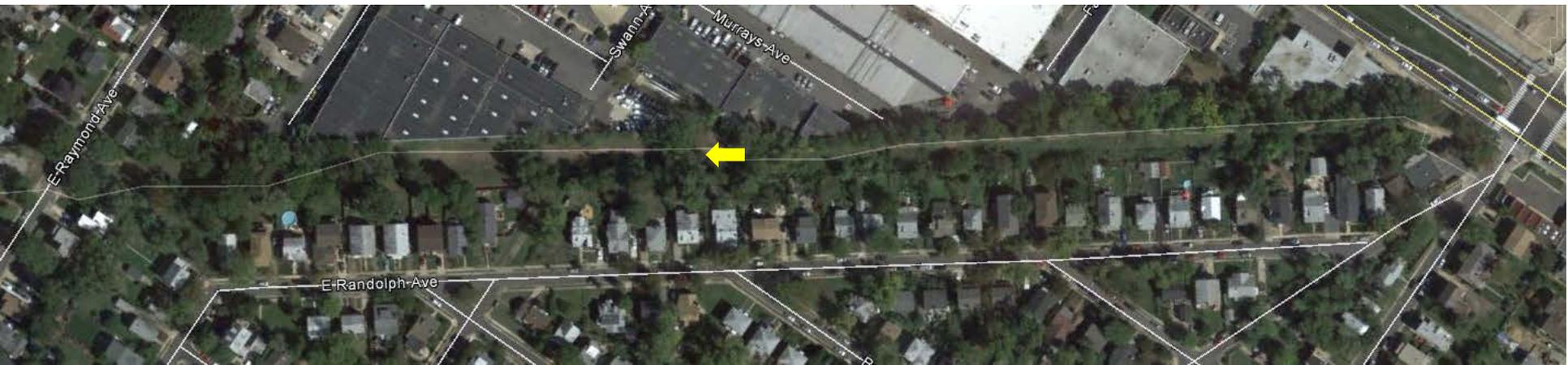
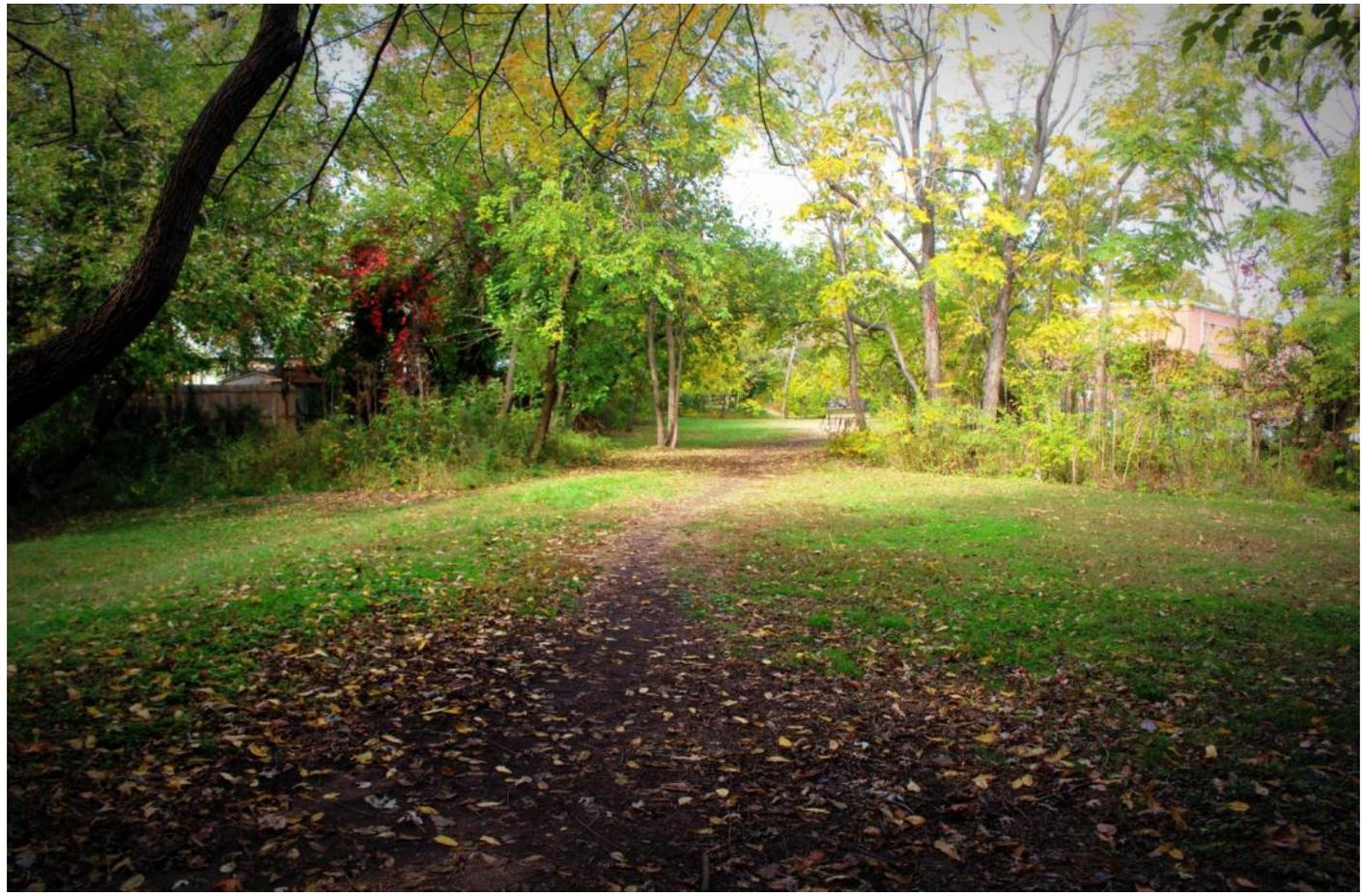


Warehouse building walls currently provide seclusion from traffic and noise



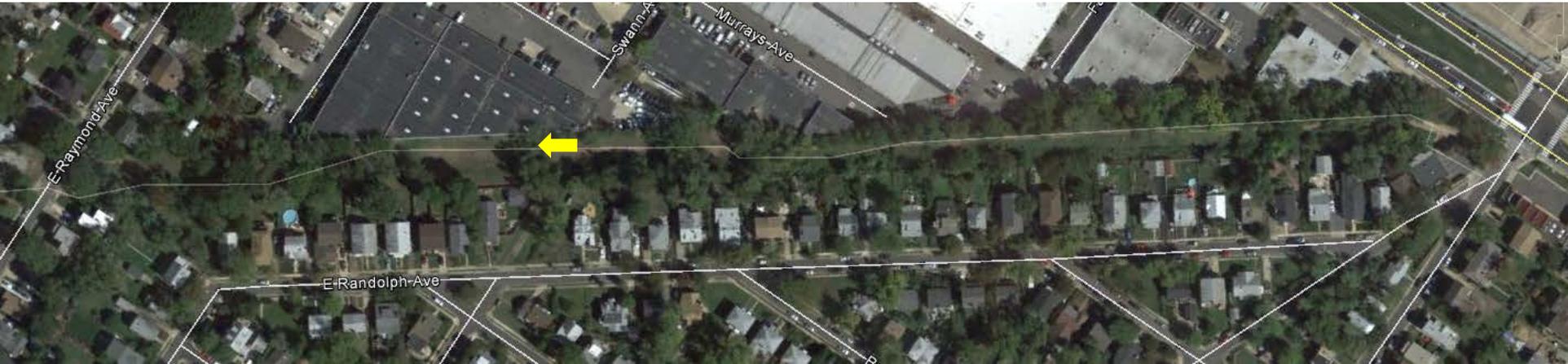
Several openings provide sense of landmark and pausing points (can get off of trail momentarily)

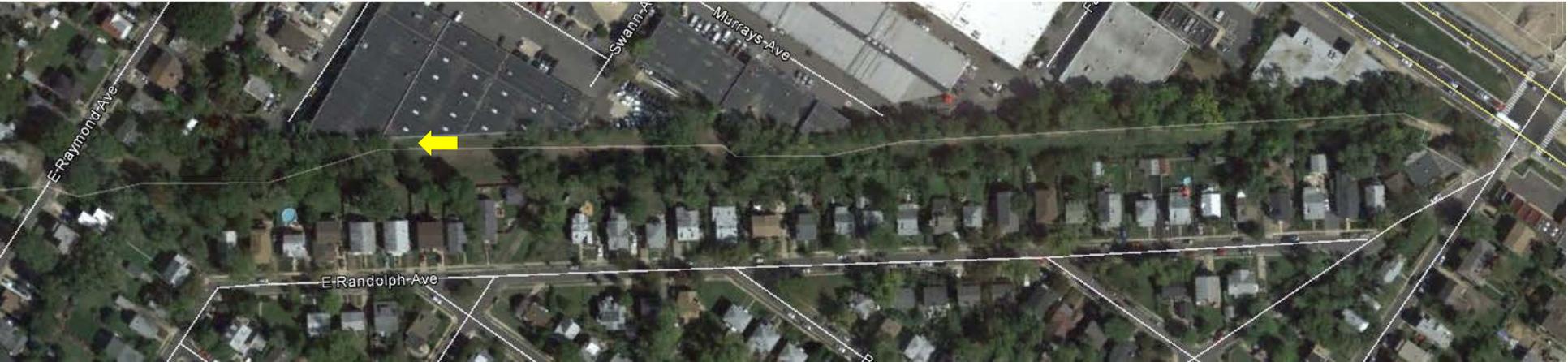
Natural tree lines provide demarcation between glades



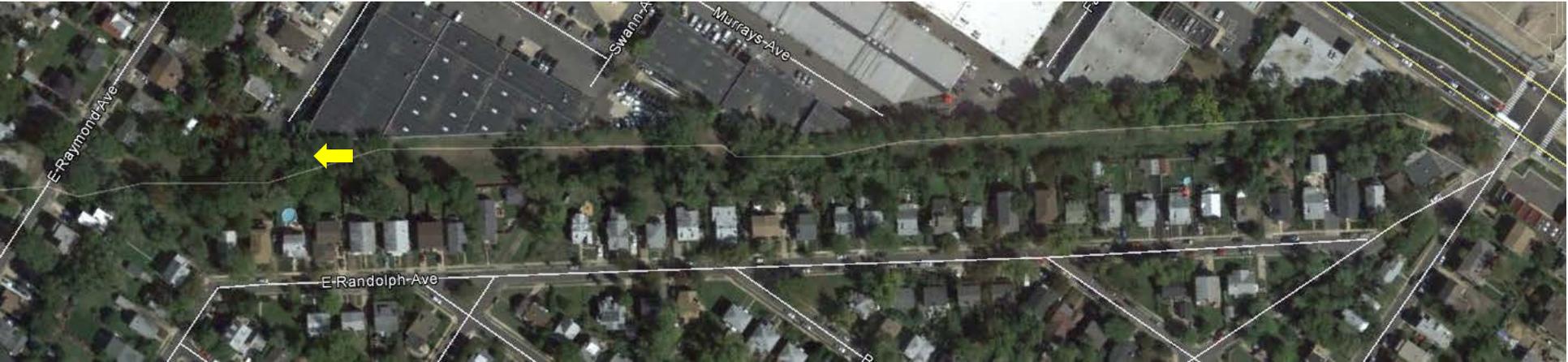
Warehouse walls support feeling of seclusion along much of the path

Approximate location of possible bridge connecting Stewart Ave and Oakville Triangle

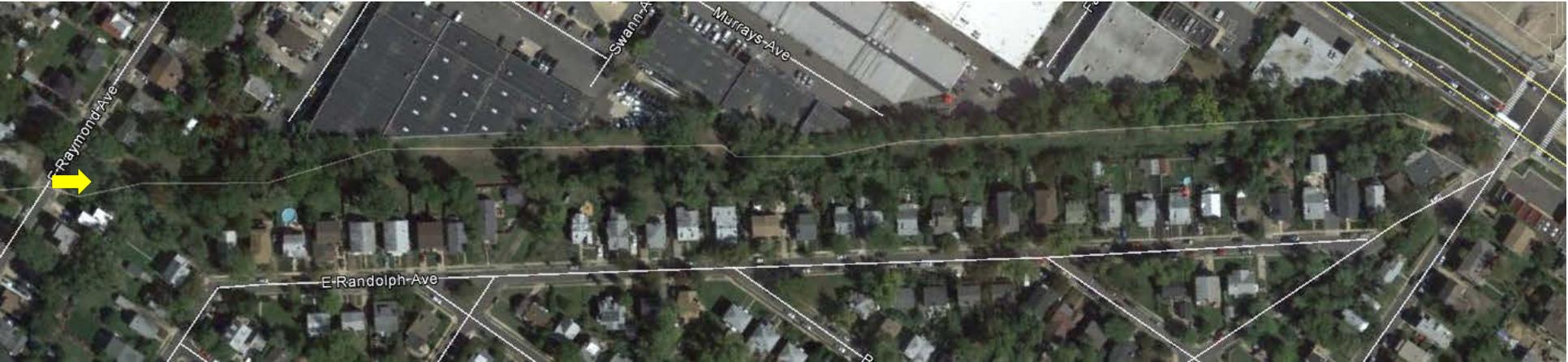




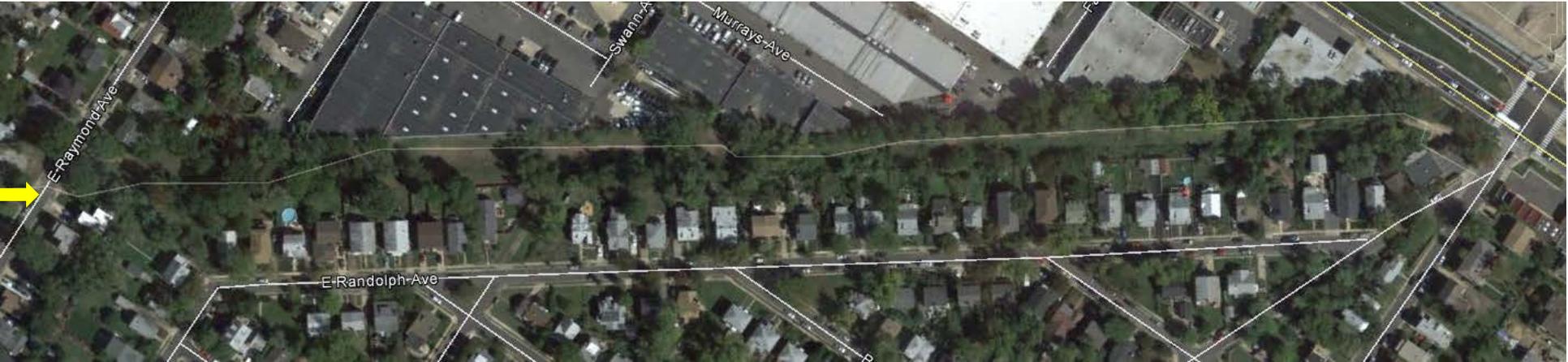
Split-level trail is interesting and provides options for counter-moving foot traffic

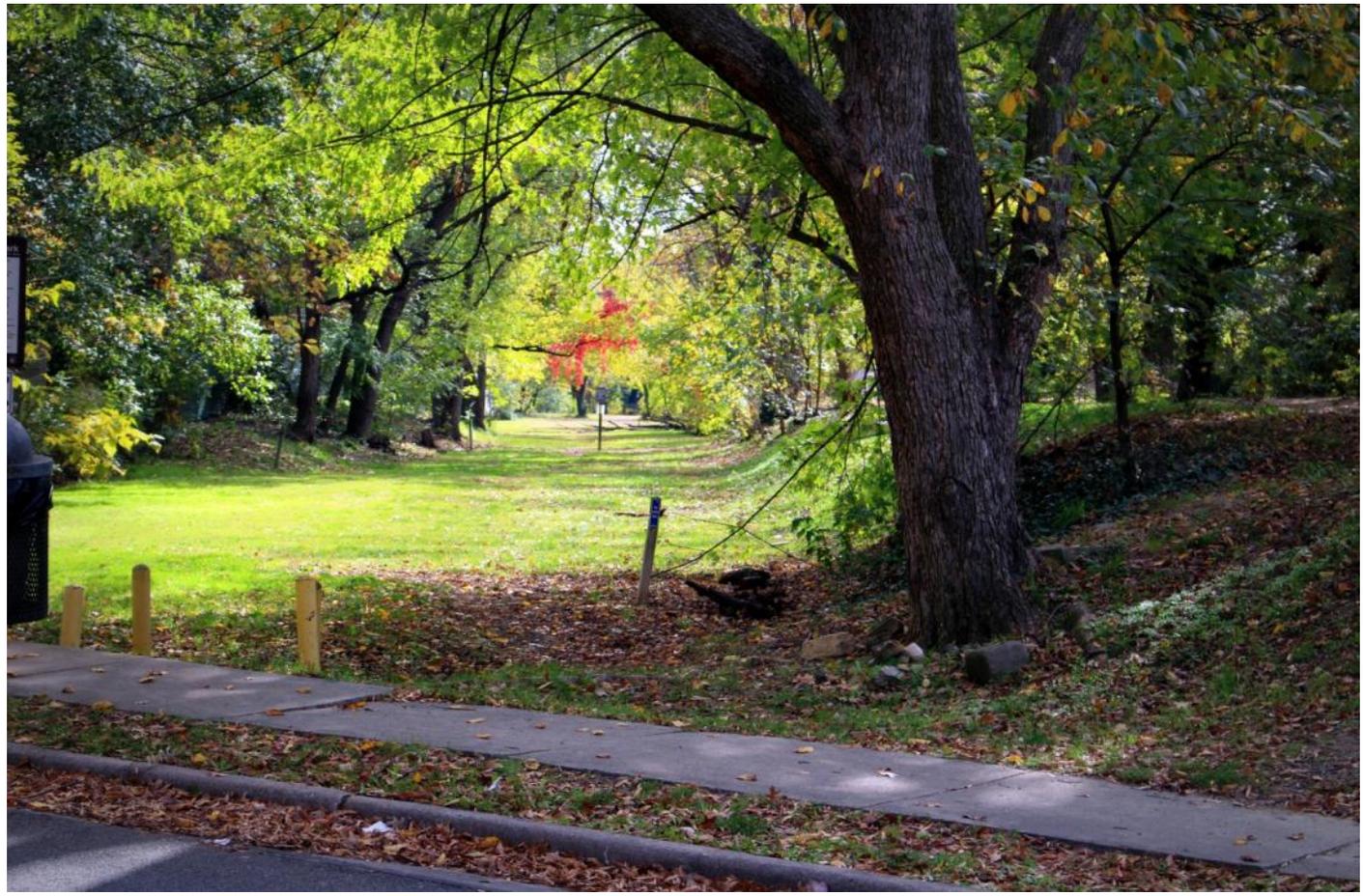


View into the park from the north end



View into park
from across
Raymond Ave

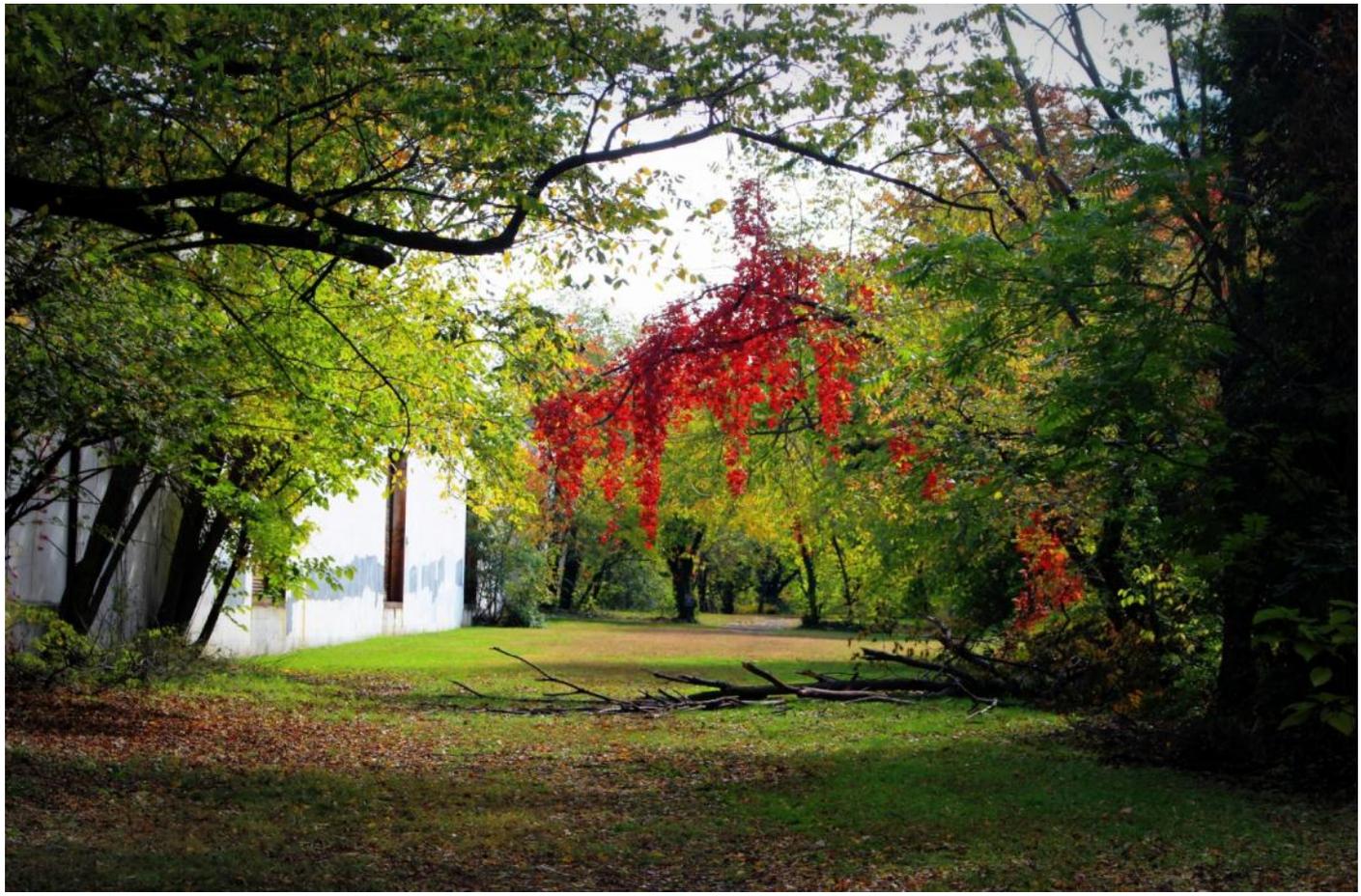


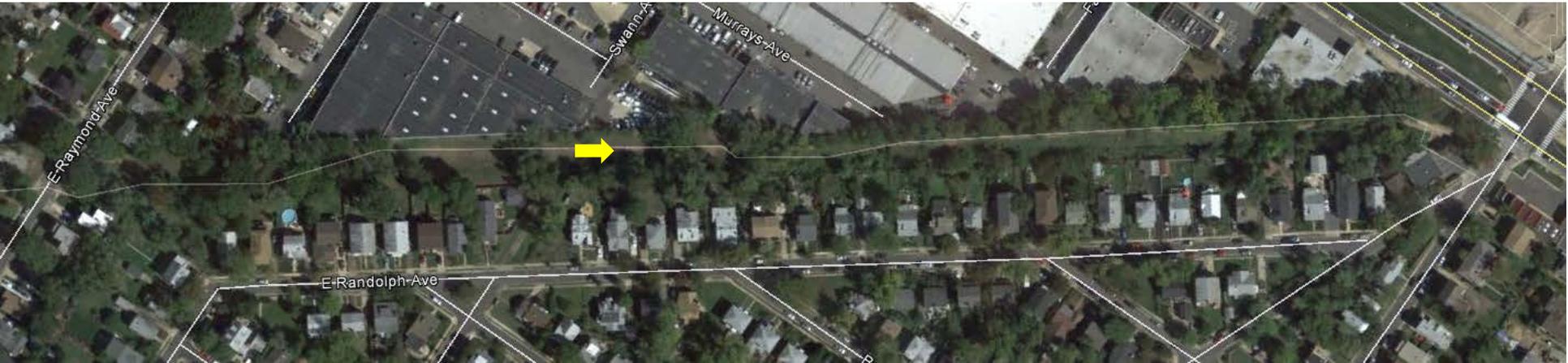
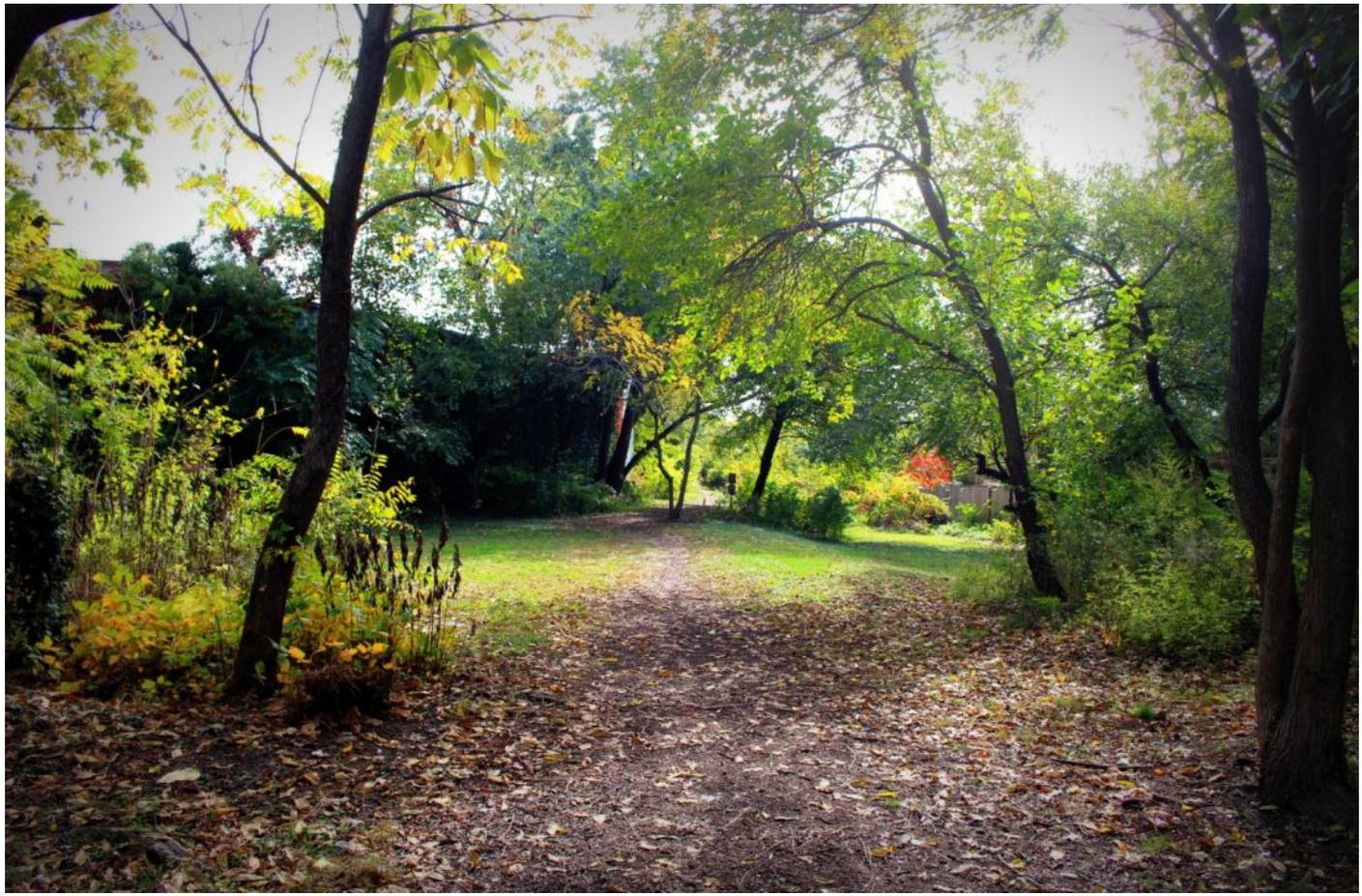


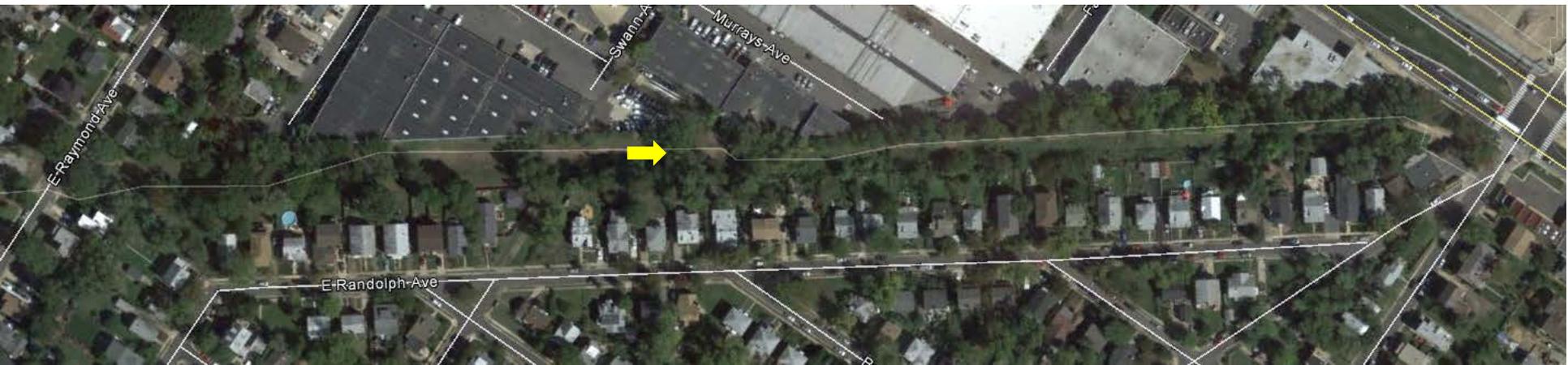


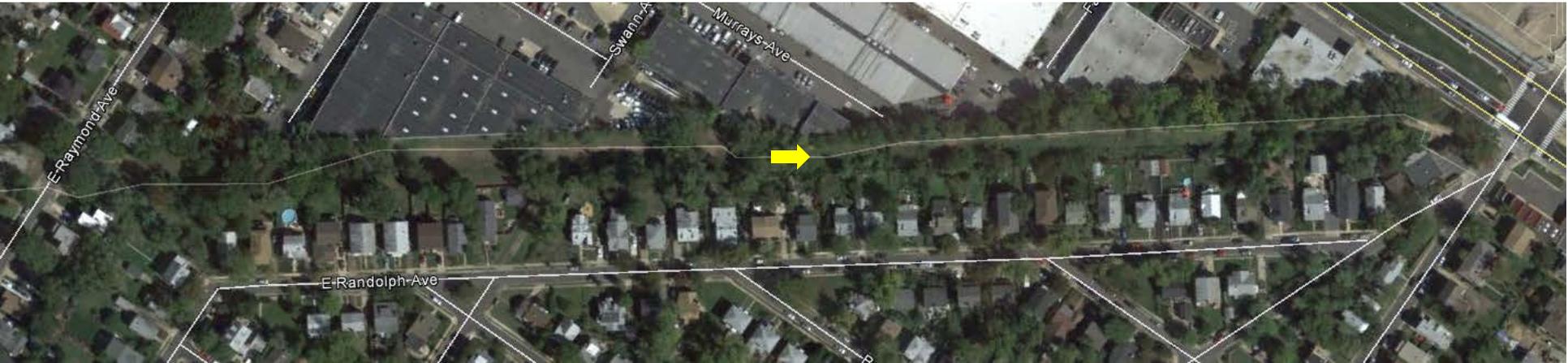


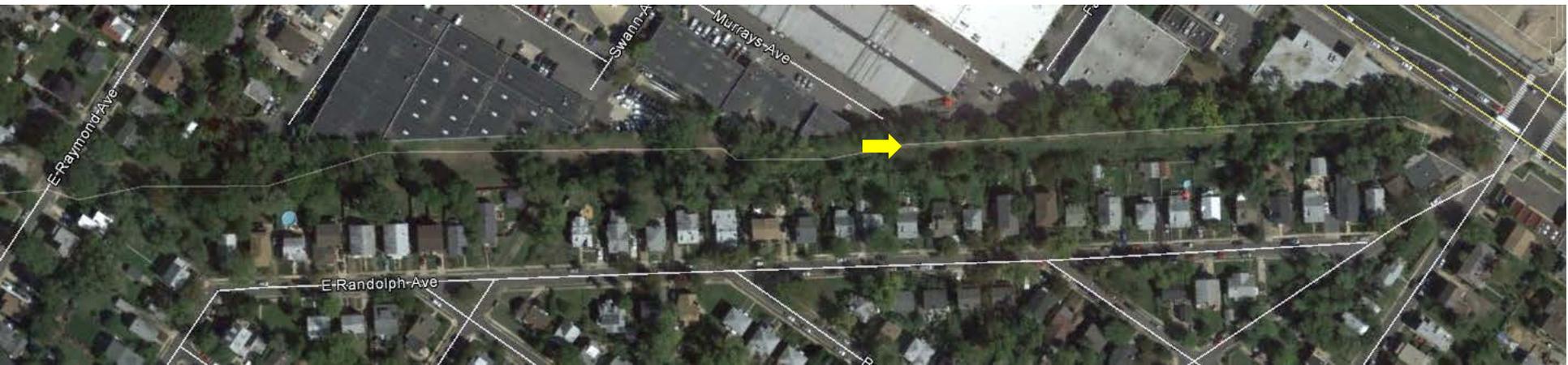
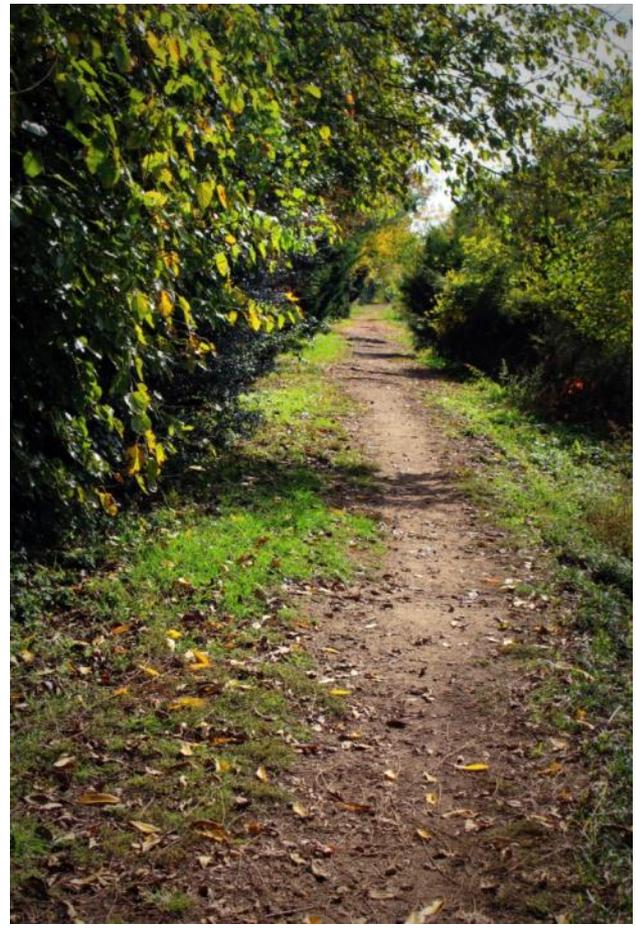


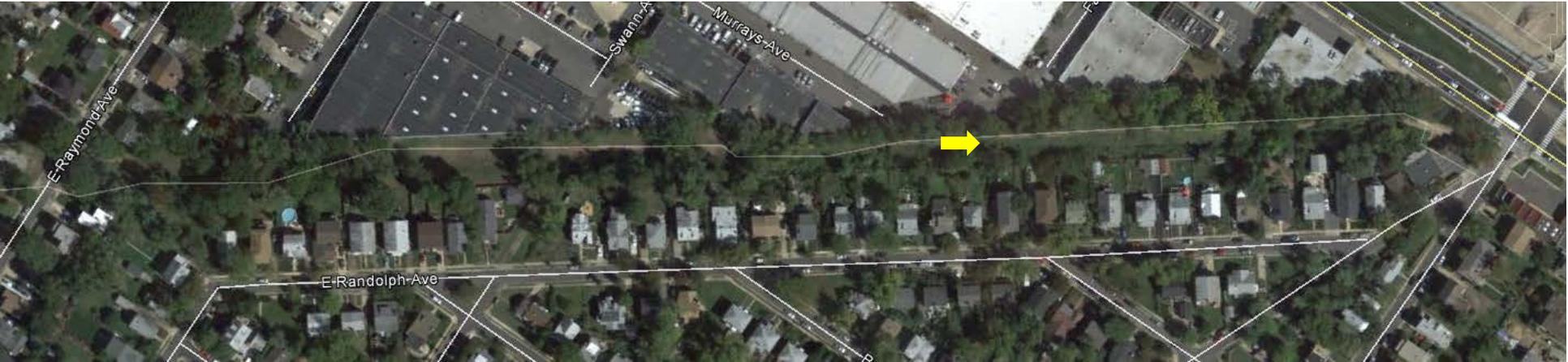
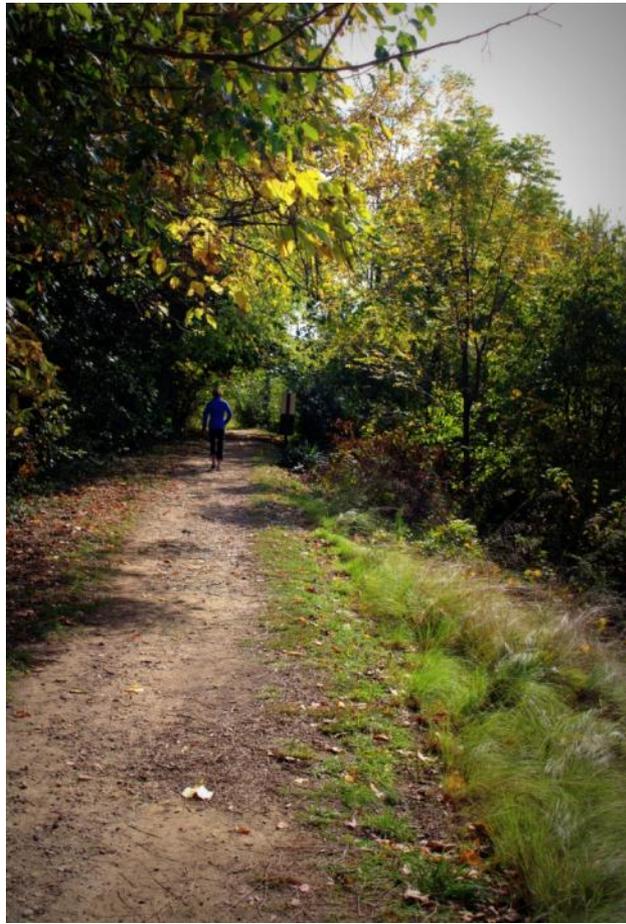
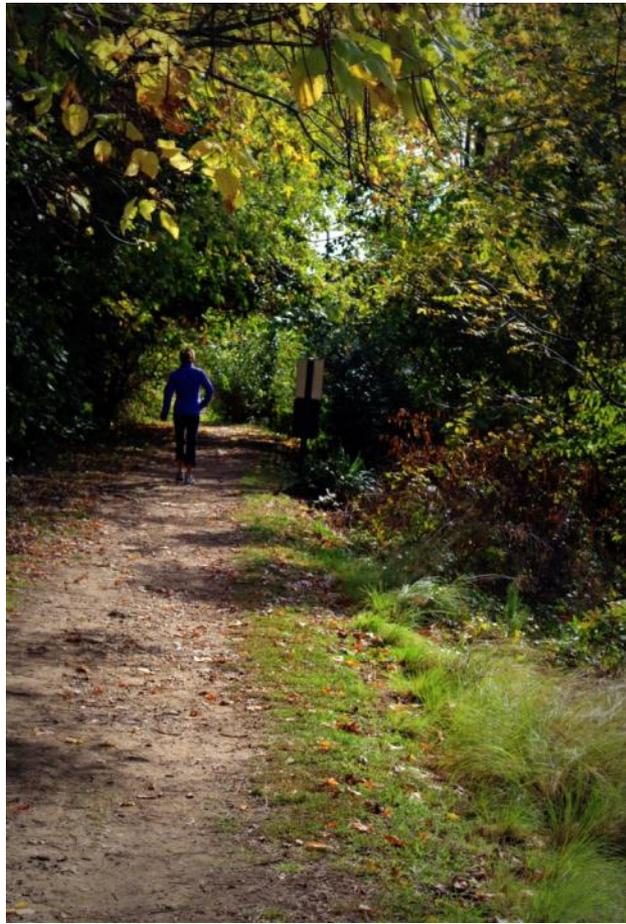


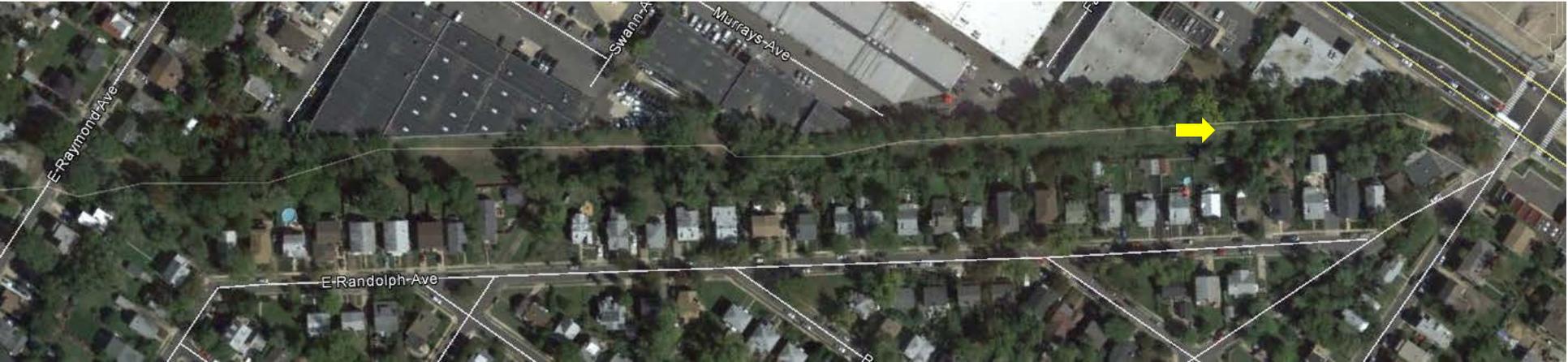












Thoughts on the existing Mt Jefferson park ...

- ✓ The park currently provides a small respite from the traffic along Rt 1 and a pleasant, serene place to walk for a large number of residents
- ✓ The park is actually small, but feels much larger owing to the transitory nature dictated by the end-only access
- ✓ There are very few public spaces of this kind in the city

Qualities worth retaining....

- Secluded feel
- noise buffer from Rt 1 (and/or new thruways)
- Large-ish trees
- un-manicured but tidy look
- transitory nature of experience (access at ends only)
- foot-traffic centric (no paved pathways to support bicycles)
- areas of natural growth
- elevation changes / topography

Room for improvement....

- mitigation of parking lot views
- chain link fences removed
- Drainage issue at north end of park

Proposed Development for Oakville Triangle

Currently proposed conceptual plan for the Oakville Triangle

Features...

- New road running along edge of park for 2/3 of its length and the removal of existing 'warehouse walls' would add significant noise pollution to the park
- Open access along entire length park from the development side would destroy the transitory nature of the park reduce the sense of seclusion



An Option for Mt Jefferson Park

Two principal ingredients....



A wall along east side of park

- Decorative/interesting wall that lends itself both to manicured look on development side and natural look on park side
- Prevents direct access to park except at ends thus maintaining transitory character
- Helps to mitigate noise pollution from the high density and commercial development



A bridge connecting to Stewart Ave

- Pedestrian and bicycle throughway
- A bridge invites/beckons
- Provides vista into park, but not access
- Provides interest for trail walkers
- Provides easier access for Oakville residents to Mt Vernon business district by foot and bike

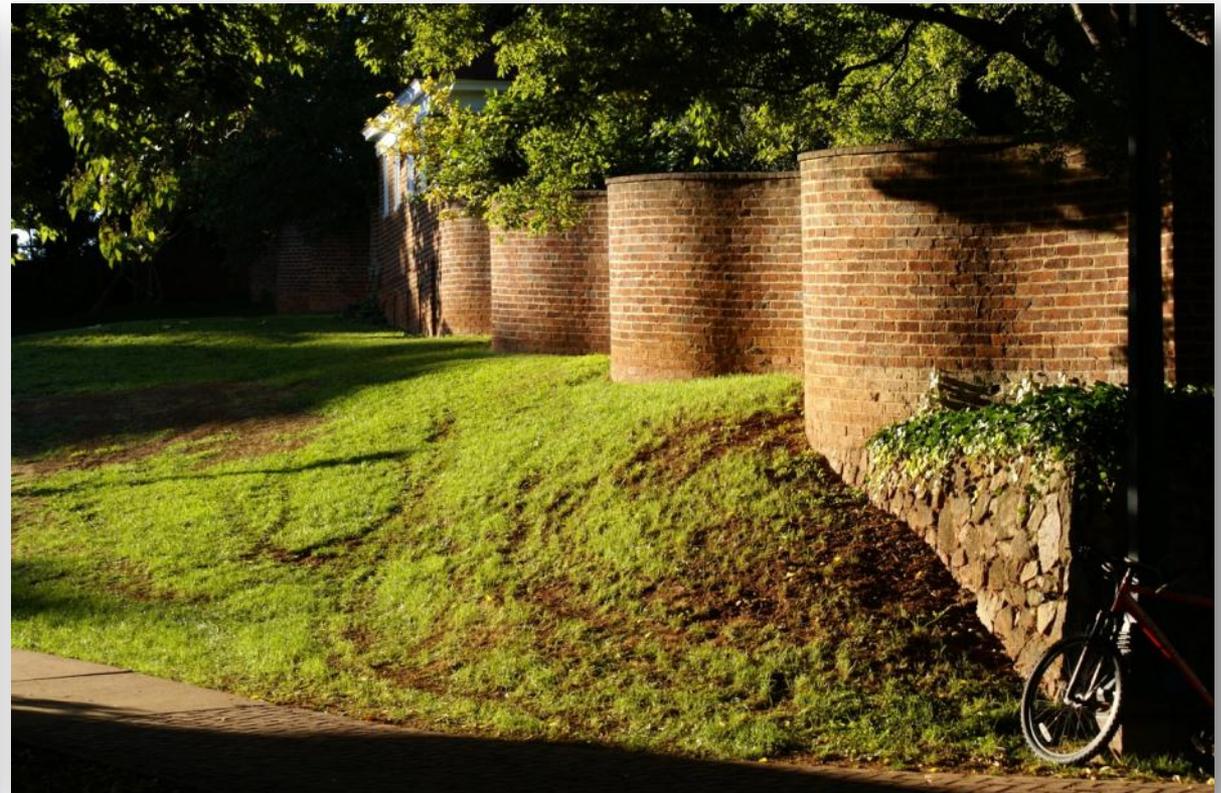
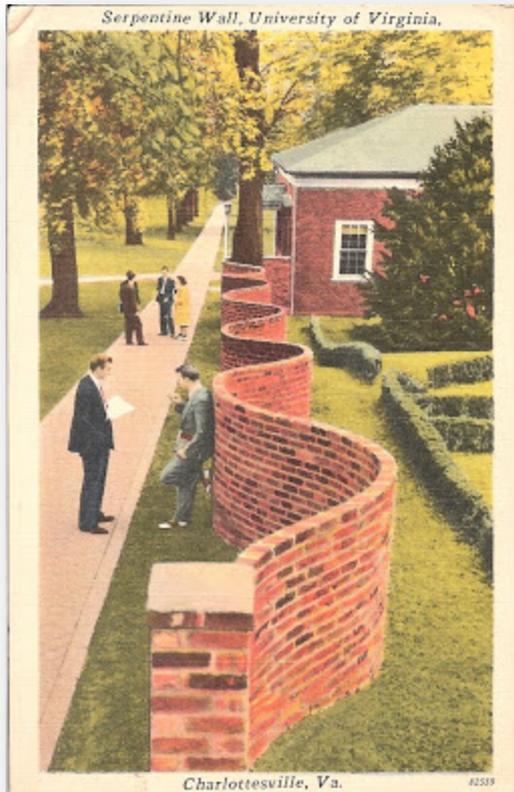
Mt Jefferson Park (South leg...between Raymond and Custis) ...showing location of possible overpass bridge



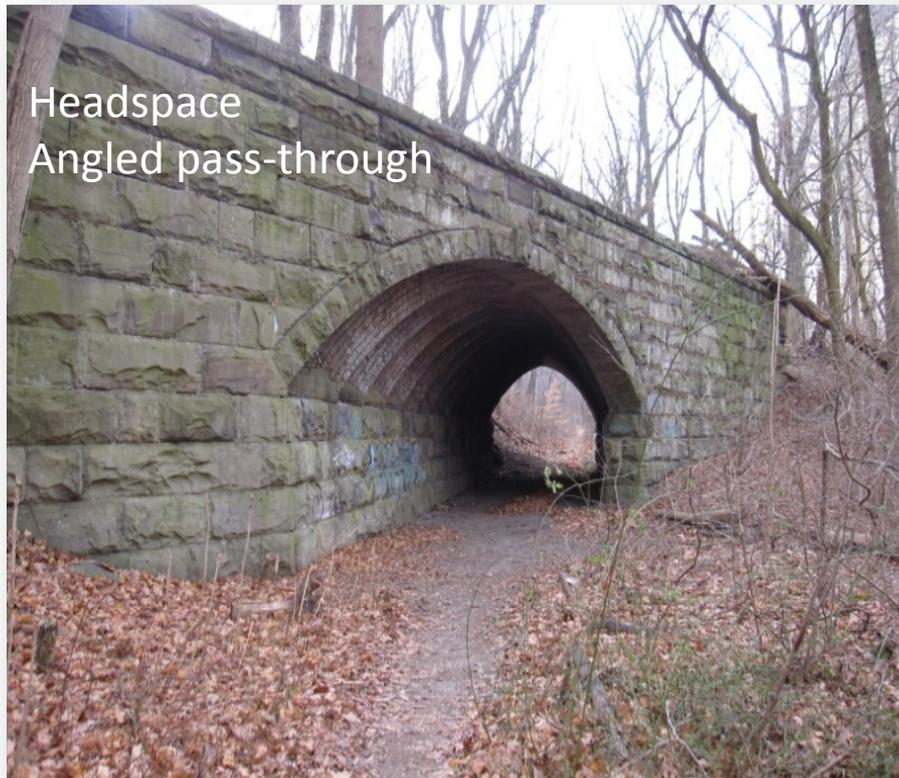
Example:

Thomas Jefferson's serpentine walls

University of Virginia campus



Ped/bike bridge examples

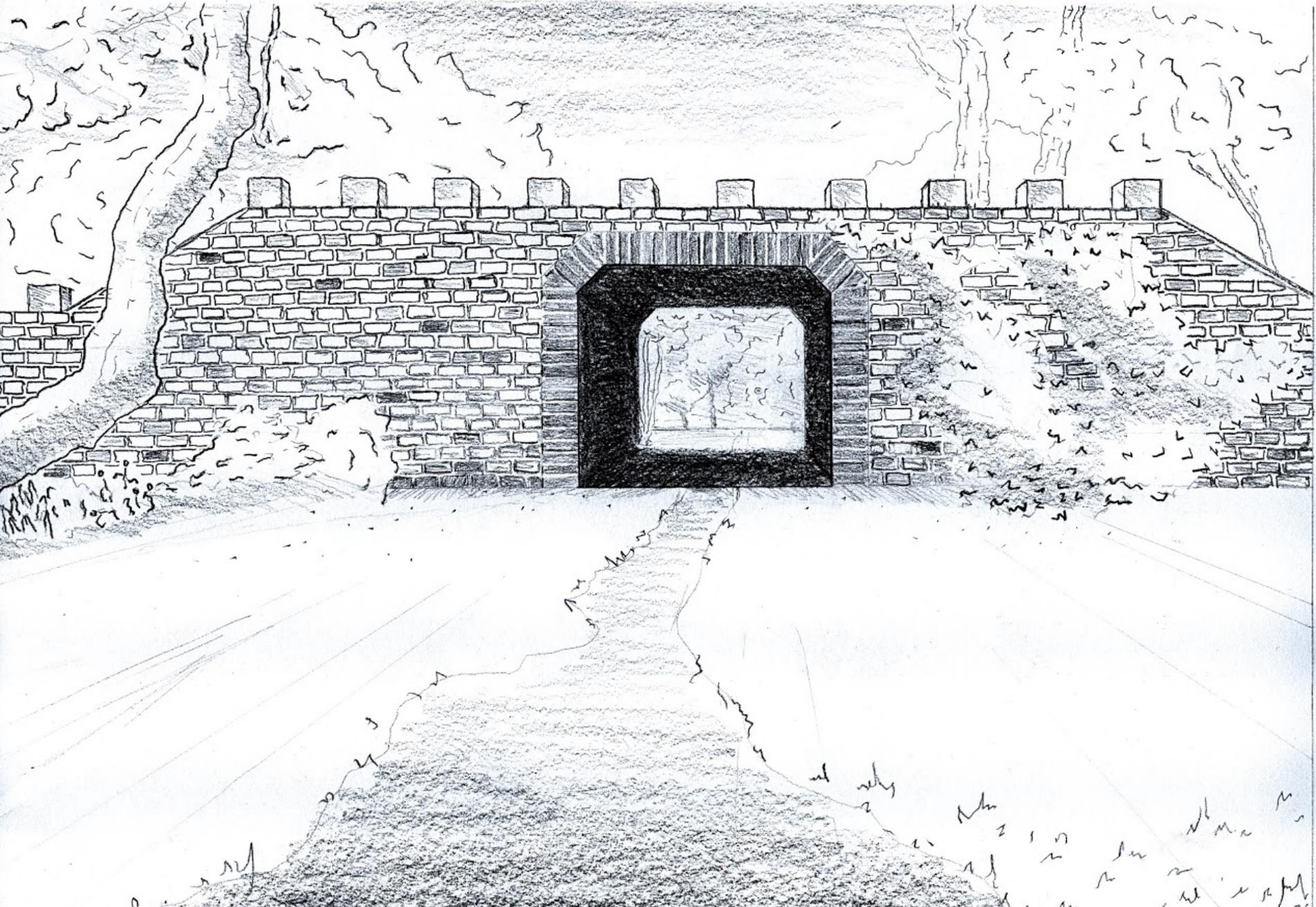


Conceptual Sketch – view northward along path with serpentine wall



Conceptual Sketch – view northward on path facing pedestrian bridge

Calvin Heimberg University of Virginia Architecture



Participation

If this concept sounds like a good one to you and you would like to get involved in this discussion as it evolves and/or receive notes, please send an email at

peter.heimberg.asa@gmail.com (subject: Mt Jefferson park planning)