



Neighborhood Parks 3 & 4 Concept Plan

Adopted by the BCA Board at their August 1, 2017 Meeting

Brambleton's Park 3 & 4 Vision

Brambleton desires a balanced park system throughout the community which will provide a wide variety of recreational and leisure opportunities for residents; which will, in turn, provide opportunities that will improve and enhance their lifestyle and the overall community experience. The Association looks to enhance its current park system.

Brambleton is a lifestyle community with active and passive amenities throughout to meet its residents' needs and desires, attract new residents, and positively impact current and future property values.

The Brambleton Group (Developer) will deed the former golf course development area, approximately 96 acres of land in Parks 3 and 4, to the Association as common area. This offers a unique opportunity to the Association to plan and execute a balanced park system throughout the community that will benefit the evolving needs of the growing and diverse community.

The BCA Board's focus and goal of enhancing its park system using a Park Concept Plan will provide a vision for future amenities and attributes that will be contained within these parks. This Plan and vision, while necessary, must also remain flexible so that the parks can evolve as the needs and desires of the community change. The Association will refer to this Concept Plan as future plans, designs, and budgets are considered in future years.

What's a Neighborhood Park?

The Association places a high importance, focus, and value on the benefits of neighborhood parks throughout the community. Characteristics of a Neighborhood Park are:

- Larger parcel of land allowing multiple amenities co-located on a single parcel
- Contains active, passive, and natural components
- Accessible by foot and bike, which results in a reduction of vehicular traffic
- Promotes active and healthy lifestyles
- Enhances quality of life and lifestyle opportunities

Why Build Neighborhood Parks throughout Brambleton?

Neighborhood parks will set Brambleton apart from other communities while improving our residents' lifestyles and health. Residents have continually expressed desires and needs for additional parks and amenities since the inception of Brambleton. With the developer deeding the Association over 100 acres, the Association has a unique opportunity to design and create two 50-acre parks. This opportunity is unique and will set our community apart from others in our region. The benefits of additional Neighborhood Parks in Brambleton are:

- Parks that are close to homes/Proximity
- Increased opportunities for an active community lifestyle
- Greater sense of community within the area of neighborhood park
- Increased property values
- Additional recreation and nature opportunities

Where is the open space for Parks 3 & 4?

Neighborhood Park 3

- Consists of the open space along the trail that begins near Creighton Road and Northstar Blvd and heads south through the woods to the east of Northstar Blvd. This park continues south past Morning Walk Drive and ends at Belmont Ridge Road and Myan Gold Drive, or just west of Stratford Landing Pool.

Neighborhood Park 4

- Consists of the open and undeveloped area along the trail in Section 21, starting east of Belmont Ridge Road at Creighton Road and heading south to Virginia Rose Drive and the large pond (Pond 6) that can be seen from Creighton Road near Loudoun Valley.

Park Design Characteristics

When considering future park and amenity enhancements the Board will consider and place an importance on these design characteristics:

- Trail connectivity – Connectivity is essential to facilitate distribution of access and use of amenities across the parks. Improved and additional access points to the parks will decrease need for parking and distribute any parking to multiple locations. Additional trail connections will also provide safe connection points to the trail and reduce the trips made through adjacent residential lots.
- Co-location of active recreational amenities to attract wide range of ages in areas with convenient street access.

- Location of amenities in a manner that will mitigate or reduce impact to adjacent homes through distance, physical barriers such as berms, and the use of evergreen trees as additional buffers.
- Positioning of amenities on common areas in such a manner that will require minimal grading, reduce removal of mature trees, and leverage existing sources of irrigation and electricity.
- Enhancement of natural areas in a way that will create additional habitats and food for wildlife, and add to the natural beauty for residents. Planting of native perennials, shrubs and trees should be a priority.
- Achievement of similar active-to-passive ratios as exist at Legacy Park as shown below.

	Total Acres	Active Acres	Passive Acres
Park 1 (Ryan Rd/Falls, Community Center, Pond 1)	16.2	6.79%	93.21%
Park 2 (Legacy Park)	18.2	6.97%	93.03%
Park 3 (as proposed)	53.5	4.16%	95.84%
Park 4 (as proposed)	42.7	5.46%	94.54%
Park 5	The Association will work with the Developer to include active and passive amenities during the design and construction phase of Park 5.		

Other Related Notes:

- All 5 recreation districts will have at least one pool and community center/bath house located within neighborhood park common area or general common area. Pools and community centers/bathhouses are **not** included in the above figures.
- Trails run throughout neighborhood common area and general common area in all 5 recreation districts. The trail system connects all 5 recreation districts. The trails are **not** included in the above figures.

Possible Park 3 & 4 Amenities

As has been proven desirable and successful in Legacy Park, both Parks 3 & 4 will contain a balance between active and passive amenities, as well as a focus on nature and natural settings. Following are examples of active, passive, and natural components that will be incorporated into the parks as they are planned, designed, and constructed. These lists are not all-inclusive. The selection and location of amenities will be determined as sections and parcels are planned. Residents will have opportunities to comment on the final selection and layout of future improvements as they are drafted and finalized.

Active Recreation

- Trail & Connections
- Volleyball
- Climbing Structures
- Dog Run
- Playgrounds & Tot Lots
- Playfields
- Sport/Multipurpose Courts
- Skate/Hockey Rink
- Exercise stations

Passive Amenities

- Picnic Pavilion
- Gathering Areas/Patios
- Benches/Tables
- Stream Access Points
- Wildlife Observation Points
- Docks/decks
- Gazebos/Arbors

Nature & Natural Characteristics

- Meadows
- Reforestation
- Hedgerows
- Wetlands
- Orchards
- Pollinator Gardens

Timing and Prioritization of Park Improvements

The timing and prioritization of all future park amenities and improvements will be determined by the Board. The Board will look to the Facilities & Grounds Committee, staff, and residents for recommendations and input on future improvements. The parks and related improvements will take several years and will require funding from assessments and initial capital contributions. The funding of park improvements will be considered along with other Association capital needs.