



COMPREHENSIVE PARKS PLANNING INITIATIVE

PARKS 3 & 4

PURPOSE STATEMENT

Brambleton has been positioned as a lifestyles community with both active and passive amenities throughout the community to meet the residents' needs, attract new residents, and increase property values. Brambleton's vision includes the desire for a balanced park system throughout the community to provide recreational and leisure opportunities for residents, which will improve and enhance their lifestyle and the overall community experience.

With the decision by the Brambleton Group (Developer) not to proceed with the golf course development, approximately 96 acres of land in Parks 3 and 4 will be deeded to the Association as common area to directly benefit the residents of Brambleton. This provides a unique opportunity to the Association to plan and execute a balanced park community that will benefit the evolving needs of the growing Brambleton community.

COMPREHENSIVE PLAN GOALS FOR PARK 3 and 4

The purpose of creating a comprehensive park concept for Parks 3 and 4 is to develop a strategic roadmap for Parks 3 and 4 that represents Brambleton's vision for neighborhood parks as defined in the "Recreation Districts and Park Classification" (RDPC) strategic document adopted by the Board at their February 16th, 2016 meeting (Exhibit One). The RDPC document further defines the desire of the Association to build and maintain similar sized neighborhood parks as Legacy Park within each of the five recreational districts. The intent of the neighborhood park approach is to provide recreational and leisure opportunities that will reduce vehicular traffic on our residential streets by encouraging residents to become more active walking, jogging or biking to their neighborhood park, while maintaining a native and natural setting for the parks. This is believed to be desired by the community and will enhance the sense of community through new relationships and interaction with neighbors and members of the community.

Maintaining a native and natural setting has been at the center of discussions throughout the process. This is a characteristic that is popular at Legacy Park and is desired throughout the community. The design of Legacy Park is successful in accomplishing this goal. This is accomplished by not overdeveloping a natural setting with active recreational amenities, and enhancing natural areas that

already exist. The overall breakdown of active amenities compared to passive or natural spaces for existing Legacy Park, proposed Park 3, and proposed Park 4 are as follows:

| | Total Acres | Active Acres | Passive Acres |
|-------------|-------------|--------------|---------------|
| Legacy Park | 18.2 | 6.97% | 93.03% |
| Park 3 | 53.5 | 4.16% | 95.84% |
| Park 4 | 42.7 | 5.46% | 94.54% |

*Figures do not include trails

Legacy Park, located in neighborhood district two, is just over 18.2 acres. Excluding trails, of the 18.2 acres, approximately 1.27 acres are active, or 6.97%. Active amenities in Legacy Park include the basketball court, the volleyball court, lighted tennis courts, grass play field, and the many tot lots, swings, and climbing structures. The trails were not included in the calculation.

PARK THREE & FOUR COMPREHENSIVE PLAN RECOMMENDATIONS

The Grounds & Facilities Committee (Committee) has devoted nearly a year to the comprehensive planning process for the neighborhood parks in recreation districts 3 and 4 (Parks 3 and 4) as defined in the RDPC strategic document. To develop recommendations to the Board for enhancements to Parks 3 and 4, the Committee has gathered resident comments and input through the following activities:

- Hosted two design charrettes with residents, Committee members, BCA staff, and the landscape architecture and land planning firm (Parker Rodriguez), to facilitate community input
- Sponsored questionnaires to survey community residents
- Conducted numerous committee meetings and site visits
- Facilitated forums with resident
- Reviewed resident emails and petitions

The Committee has determined that park enhancements and additional amenities are desired by the community; therefore, the Committee asks the Board to take action to enhance both Parks 3 and 4 with additional active and passive amenities that will enhance the lifestyles of Brambleton residents through increased recreational and leisure opportunities.

The Committee recommends that the BCA Board adopt the comprehensive plans for Park 3 and 4 as illustrated on the Comprehensive Park 3 and 4 Plans dated January 2017 (Exhibit Two) and described in this document. This recommendation comes from the Committee with the understanding that the comprehensive park plans are long-term visions for future development and enhancements of the parks,

that the amenities on the plans can be implemented in phases and modified to meet the needs and desires of the community as they evolve, and with the following suggested considerations:

- The Committee recommends that the Board locate proposed amenities to mitigate impact to adjacent homes through distance, physical barriers such as berms, and the use of evergreen trees as additional buffers.
- The Committee recommends that proposed amenities be positioned 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.
- The Committee recommends that the natural areas be enhanced 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 are strongly encouraged and should be considered in all designs and construction of projects.
- The Committee recommends a plan to increase overall trail connectivity to facilitate distribution of usage of amenities across the parks, decrease need for parking, and provide safe connections for resident youth.

RECOMMENDATIONS FOR PARK 3 AMENITIES

Park 3 is comprised of the open space area that was originally considered for a golf course project, but has now been deeded to Brambleton as common area. Park 3 encompasses around 53.5 acres. Of the 53.5 acres, approximately 0.59 acres or 1.1% is currently utilized for active amenities. The comprehensive plan for Park 3 proposes incorporating an additional 1.64 acres or 3.1% in active amenities, thus, creating a total of approximately 2.23 acres or 4.16% of active amenities throughout the 53.5 acres of common area in Park 3. The trails were not included in the active amenity calculation.

1) Creighton Road Parcel

- i) Sledding Hill – This berm/hill is to remain as is. Addition of a group gathering area with fire pit, seating, or other similar types of amenities could enhance the sledding and group gathering experience and is recommended.
- ii) Sand Volleyball – Install a second court at this location if there is a demand for a second court in Park 3. The court should be landscaped in a way to provide a buffer from adjacent homes.
- iii) Climbing Structure – Install a ropes structure or parkour course to provide activities for preteens, teens or adult residents. This is an amenity that would provide new recreational opportunities for these age groups.
- iv) Dog Run – Based on resident input, it is the goal of the Committee to place one dog run in each park district. Install a dog run at this location so that the facility will contain an existing

tree and berm buffer. Additional evergreen trees can be added to enhance the buffer and reduce noise.

- v) Natural Surface Trails – Locate and install natural surface trails through the existing forested areas as a way to provide trail diversity and opportunities to explore nature. Trails will be located in a manner that will reduce impact to residents and nature. Site conditions (such as grading, wetlands, and watershed areas) should be a primary factor in the final design plans.

2) Section 18 North Parcel

- i) Trail Connectivity – Install trail connectors at three locations to increase access to the master trail and amenities as follows:
 - (1) Rising Moon – Add a 6’ trail from the west end of Rising Moon to the existing 10’ master trail.
 - (2) North Star – Add a natural surface trail between the North Star trail and the 10’ master trail through the natural area north of April Mist.
 - (3) Winter Haven – Add a 6’ asphalt trail between the Winter Haven sidewalk and 10’ master trail.
- ii) Small gathering/resting area – Install a small stone patio or similar with benches and/or picnic tables for residents to gather or rest.

3) Section 18 South Parcel

- i) Enhanced Tot Lot – Install a structure rated for children 2-5 years old, adjacent to the existing structure rated for children 5-12 years old.
- ii) Picnic Pavilion – Install a small picnic pavilion with grill and 4-6 tables to be used for small gatherings. The pavilion will also be used for residents desiring shade while kids play at the park. The picnic pavilion could be located on either side of the drainage way. Final site will be determined based on space and site characteristics.
- iii) Grass Play Area – Locate a flat area in the existing meadow close to the tot lot and enhance the soil conditions to serve as a small playfield for neighborhood pick-up games, activities, or leisure. Additional landscape buffer to be considered.
- iv) Sand Volleyball and Bocce Ball – Locate and build courts close to the existing master trail on the south side of the drainage area. Buffers would be considered.
- v) Trail/Bridge – Install asphalt trail and bridge over drainage way to link enhanced tot lot area with playfield/volleyball area.
- vi) Climbing Structure – Install a ropes structure or parkour course to provide activities for preteens, teens or adults. This is an amenity that would provide new recreational opportunities for these age groups.
- vii) Belmont Trace Connectivity – Install a natural surface trail through the woods at the west end of Nickens Drive to Rising Moon to improve access between neighborhoods. Additionally, consider the feasibility of a trail and wetlands boardwalk from the 10’ master trail to the south end of Virginia Rae.
- viii) Myan Gold Trail Connection – Install either a trail (natural surface or asphalt) between the Myan Gold sidewalk and existing 10’ master trail. Location to take place between

42402/42410 Myan Gold. Trail could be flanked with trees to provide definition and shade, and serve as a buffer.

- ix) Natural Surface Trails – Install natural surface trail, where appropriate, that will allow opportunities for residents to explore nature.

4) Section 18, Pond 7

- i) Trail Connectivity – Install trail connectors at two locations to create an access point for the trail around Pond 7 in Section 18 as follows:

(1) Install an 8’ asphalt trail from Grahams Stable Square to the pond trail and install two connector trails from Autumn Sky and Summer Rain.

5) Section 33 and Trent Grove

- i) Trail Connectivity – Install a trail connector/sidewalk so that residents from Trent Grove can easily access the amenities at the Trent Grove park as follows:

(1) Install a sidewalk between 23498 and 23502 Epperson to Grahams Stable Square to provide inner neighborhood access between Section 33 and Trent Grove amenities.

(2) Install an 8’ trail at the end of Grahams Stable Square to Belmont Ridge Road to access the trail that runs along Belmont Ridge Road.

RECOMMENDATIONS FOR PARK 4 AMENITIES

Park 4 is comprised of the open space area that was originally considered for golf course land, but has now been deeded to Brambleton as common area. Park 4 encompasses around 42.7 acres. Of the 42.7 acres, approximately 0.84 acres or 2% is currently utilized for active amenities. The comprehensive plan for Park 4 proposes incorporating an additional 1.49 acres or 3.5% in active amenities, thus, creating a total of approximately 2.33 acres or 5.46% of active amenities throughout the 42.7 acres of common area in Park 4. The trails were not included in the active amenity calculation.

1) Fallen Hills Parcel

- i) Sledding Hill – This berm/hill remains as is. A group gathering area with fire pit, seating or other similar amenities is recommended to enhance the sledding and group gathering experience.
- ii) Grass Play Area – Locate a flat area in the landscape near the existing sledding hill that will be mowed and maintained to serve as a small playfield for neighborhood pick-up games, activities, or leisure. Enhanced buffer will be considered to provide screening for the houses on Fallen Hills.
- iii) Fallen Hills Trail Connection - Install either a natural surface trail or asphalt trail between the Fallen Hills sidewalk and existing 10’ master trail. Location to take place between 23249/23257 Fallen Hills. Trail could be flanked with trees to provide definition and shade, and serve as a buffer.
- iv) Dog Run – Based on resident input, it is the goal of the Committee to place one dog run in each park district. Install a dog run at this location so that the facility will contain an existing

tree and berm buffer. Additional evergreen trees can be added to enhance the buffer and reduce noise.

2) Callalily Way Parcel

- i) Grass Play Area – Enhance the flat area that currently serves as a small playfield for neighborhood pick-up games, activities or leisure. Enhanced buffer will be considered to provide screening for the houses on Fallen Hills.
- ii) Bocce Court – Install a bocce court that can be used by groups near the grass play field.
- iii) Sand Volleyball – Install a court next to the bocce court.
- iv) Parkour Course/Adult Fitness Equipment – Install a parkour course or adult exercise equipment near the sand volleyball court to provide activities for preteens, teens, and adults. This is an amenity that would provide new recreational opportunities for these age groups.
- v) Picnic Pavilion – Install a small picnic pavilion with grill and 4-6 tables to be used for small gatherings. The pavilion will also be used for residents desiring shade while kids play at the park. The pavilion would be located between the existing tot lot and parkour court/adult exercise equipment. Final site will be determined based on space and site characteristics.
- vi) Enhanced Tot Lot – Install a structure rated for children 2-5 years old adjacent to the existing structure rated for children 5-12 years old.
- vii) Trail Connectivity – Install trail connectors at the following location to increase access to the master trail and amenities as follows:
 - (1) Minerva – Add a 6' trail from the sidewalk on the curve of Minerva, between 23305 Fallen Hills and 23301 Minerva, to the existing 10' master trail and to the existing 10' trail next to 23301 Minerva.

3) Minerva/Virginia Rose Parcel

- i) Enhanced Meadow – Enhance the existing meadows located behind the homes on Minerva and the trail by installing native perennials and wildflowers.
- ii) Fishing Dock – Construct a fishing dock on the pond behind Virginia Rose and Minerva that will have water access and vistas. May contain shade, and/or low-level structure lighting may be considered if there is an existing source of electricity.
- iii) Small Gathering/Resting Area – Install a small stone patio or similar with benches and/or picnic tables for residents to gather or rest along the trail between the fishing dock and Virginia Rose connector trail.
- iv) Landscaped Field – Enhance the current landscaping near the trail connector at Virginia Rose to provide a combination of maintained turf (not always flat) and formal landscaped area. Native plant materials are recommended.
- v) Trail Connectivity – Install trail connectors at the following location to increase access to the master trail and amenities as follows:
 - (1) Stratford Landing Surface Natural Trail Connector – Add a natural surface trail from the existing trail that runs behind the homes on Stratford Landing to connect to the master

trail that runs behind the homes on Minerva. The natural surface trail would be located between 42254 and 42258 Stratford Landing.

- (2) Stratford Landing Trail Connectors – Add 6’ trails from the sidewalk along Stratford Landing between 42610 and 42618 Stratford Landing and between 23555 and 23554 Prosperity Ridge to the existing 10’ master trail behind the homes on Stratford Landing.

4) Stratford Landing Pool Parcel

- i) Picnic Pavilion – Install a medium-sized picnic pavilion at the pool with 8-10 tables and grills. Pavilion will complement pool use and provide a rentable facility for birthday parties and gatherings.
- ii) Exercise Stations – Install a series of 6-10 outdoor weight/workout machines on the south side of the pool facility.
- iii) Bocce, Putting Green, or Similar – Install a bocce court and/or putting green that can be used by groups while at the pool or picnic pavilion.

THE PROCESS

The Board directed BCA at their April 12th, 2016 meeting to work with Parker Rodriguez, to develop comprehensive park plans for Parks 3 and 4. The Board approved \$20,000 initial capital money to fund expenses related to creating the comprehensive park plans and directed the Committee to oversee the process with a goal of having the Committee present a recommendation to the Board.

The Committee and BCA staff developed and maintained a timeline that outlined the process to create the comprehensive park plans. The process allowed for numerous opportunities for input from the stakeholders - Brambleton residents - as well as consideration of the Recreation Amenity Values (RAVs) that are defined in the RDPC strategic document. The RAVs were developed as a method of quantifying the recreational opportunities contained within each recreation district, which involved assigning a point value to each recreation amenity.

BCA understands that the proposed amenities may impact the adjacent and surrounding residents; therefore, many channels of communication were offered to inform residents and solicit their involvement in the planning process. To ensure timely communication about the project, the following communication channels were utilized:

- A page of the brambletonhoa.com website was dedicated to the project and continuously updated with the most up-to-date information regarding the project
- Emails to residents
- “Friday Flash” communications to residents
- Monthly HOA newsletter
- Social media updates via Facebook and Twitter

- Door hangers were placed on every homeowner's house in Parks 3 and 4 alerting them of the comprehensive park plan project.
- Sandwich boards were placed in the entrances to all the park areas that could be potentially impacted by the project to alert the residents of the project kick off.

The first step of the project involved creating the first draft of the comprehensive park plans for Parks 3 and 4. In order to create the first draft of the comprehensive park plan for the Park 3 and 4, BCA opened a questionnaire to all residents of Brambleton by utilizing the online software tool "SurveyMonkey". The questionnaire was open for resident input for a two-week period in May 2016 (Exhibit Three). Residents were also encouraged to attend design charrettes that were held during this two-week period. The design charrettes were led by Parker Rodriguez and created another opportunity for residents' involvement and input to be solicited to create the first draft of the comprehensive park plan for Park 3 and 4. BCA worked closely with PR to create the first draft of the comprehensive park plan for Park 3 and 4 by considering all of the resident input that was received, while taking into account the RAVs that were adopted in the RDPC strategic document. The first draft of the comprehensive park plans for Park 3 and 4 were completed in early August 2016 (Exhibit Four).

During a two-week period in August 2016, BCA solicited resident input on the first draft of the comprehensive park plans for Parks 3 and 4. Resident input was collected in email format as well as at resident forums held during the monthly Committee meetings (Exhibits Five and Six). BCA considered all resident input and the RAVs and worked with Parker Rodriguez to create a second draft of the comprehensive park plans. The second draft of the comprehensive park plans were completed in late September 2016 (Exhibit Seven).

During a two-week period in October 2016, Brambleton solicited resident input on the second draft of the comprehensive park plans. Resident input was collected in email format as well as at resident forums held during the monthly Committee meetings (Exhibit Five and Six). BCA considered all resident input and the RAVs and worked with PR to create a final draft of the comprehensive park plans. During the creation of the final draft, the Committee updated the RAVs to take into account resident input received during the process (Exhibit Eight). The final draft of the comprehensive park plans was completed in January 2017 (Exhibit Two).

A SUMMARY OF COMMITTEE FINDINGS FROM THE PROCESS

The Committee developed several conclusions and findings as a result of going through the comprehensive park plan process. Those findings and conclusions were the basis of the recommendations made to the Board and are as follows:

- Desire for Additional Amenities – Brambleton residents expressed a strong desire for additional amenities, to include active and passive enhancements. The desire for additional amenities was expressed throughout the process: at the design charrette, in the questionnaires, public comment and through emails.
- Location of Amenities – The location of proposed amenities requires careful consideration. While park enhancements are desired, homeowners do not want proposed amenities to negatively impact their lifestyle or property value. The Committee has carefully considered this as part of the design process. The Committee has located the proposed amenities away from residential property lines and included landscape buffers to lessen any impact or perception of impact.
- Nearby County Amenities – The Committee considered existing county amenities as well as planned county amenities as part of their recommendation. The Committee didn't want to replicate or duplicate amenities that were available at county schools or nearby county parks. Park amenities such as large diamond and rectangular fields, tracks, and full-size basketball courts are better served by the county, and residents should make use of these facilities. The Committee gave special consideration for Creighton Elementary School as well as the future Hanson Park (Exhibit Nine), as these parks are located adjacent or within the boundaries of Parks 3 and 4.
- Neighborhood vs. Community Amenities – As a result of the process, the Committee concluded that certain amenities should be considered community amenities and should not be located in neighborhood parks. Community amenities serve the entire community, require parking, and may need utilities, restrooms, or supporting infrastructure. The Committee viewed garden plots and tennis courts as community amenities and, as a result, removed them from the comprehensive park plans.
- Lighting of Courts or Fields – Residents raised concerns with lighting of proposed courts during the comprehensive park planning process. The Committee decided to take action and remove court lighting from consideration within the comprehensive plans for both parks.
- Hard Surface Courts – The inclusion of hard-surface courts was eliminated from consideration at the request of the Board. The Committee sees hard-surface courts as a value and benefit to the community and recommends that this decision be revisited as the needs of community residents continue to evolve.
- Natural Enhancements – The Committee concluded through resident input that there is a strong desire to improve upon existing natural elements and add additional natural elements. Natural elements include but are not limited to woodlands, meadows, hedgerows, Monarch waystations, riparian restoration, and native plantings. Natural areas can also serve as buffers between active amenities and residential properties. The Committee determined that natural

elements should be incorporated as needed and desired, they should be incorporated as part of and in addition to the comprehensive park process.

- Site Amenities – The Committee concluded that BCA should incorporate site amenities as needed and desired; therefore, site amenities are not shown on the comprehensive park plans. Site amenities are defined by BCA as amenities, enhancements, and fixtures that support the larger amenities, parks, or open space. Some examples of site amenities would include benches, trash cans, pet stations, tables, signage, or other similar fixtures.
- Area of Study - The Committee established the area of study for the comprehensive park plans for Park 3 and 4 to be the common area/open space that was originally to be developed into a golf course by the Brambleton Group and defined in the RDPC strategic document as “Recreation Three and Four Neighborhood Parks”. The one exception would be trail connectors, as they enhance connectivity to amenities, parks, and trails.
- Connectivity – Residents have requested additional access to the trail system and the amenities. The trail system is a desired and highly used amenity. The current paved access points to the large trail system and amenities are minimal. Increasing access points will provide greater access to the current trail system and reduce road traffic. Additionally, increased access points will minimize the number of incidents in which residents mow meadows down to create their own access points and reduce the number of residents cutting through neighbors’ yards to get access. Several trail connectors were included in the Committee’s recommendation.
- Section 33 Amenities – Residents from Section 33 expressed an interest in a play structure for the common area in Section 33. The Committee heard from several residents in Section 33 by emails, public forum, and by petition (signed by over 70 residents), requesting the addition of a play structure in Section 33 common area. The common area in Section 33 is outside the area of study for the comprehensive park process, but the Board should consider additional amenities within this neighborhood. This section of townhomes is dense but without play structures or amenities.
- Phasing and Funding – The Committee did not consider timing, phasing or funding of these amenities and improvements as part of the comprehensive plan. Once the comprehensive plan has been adopted by the Board, the Committee can make recommendations for phasing of the amenities and improvements.

WHAT NEXT?

Once the comprehensive park plans are adopted, the Committee, BCA staff, and Board will need to turn their attention towards the implementation, phasing, funding, and construction of desired amenities. Having limited funding, the Association will need to consider which amenities are a priority and how to

fund them, and determine final location and what is necessary to construct them. There will be a lot of work to turn the comprehensive plan into a reality. This will take time, funding, and patience. The Association remains committed to a transparent process and will continue to communicate information related to the progress of projects.

Appendix:

- 1) Exhibit One: Recreation Districts and Park Classification (RDPC), adopted February 16th, 2016
- 2) Exhibit Two: Comprehensive Park Plans for Parks 3 and 4 (Committee Recommendation to the Board)
- 3) Exhibit Three: SurveyMonkey Questionnaire Resident Input
- 4) Exhibit Four: First Draft Comprehensive Park Plans for Parks 3 and 4
- 5) Exhibit Five: Facility and Grounds Committee Meeting Minutes
- 6) Exhibit Six: Resident Input Received by Email (Excel Spreadsheet Format)
- 7) Exhibit Seven: Second Draft Comprehensive Park Plans for Parks 3 and 4
- 8) Exhibit Eight: Updated Recreation Amenity Values
- 9) Exhibit Nine: Hanson Park Map