

WASHINGTON PARK VISION PLAN

A COLLECTIVE VISION FOR URBAN
RECREATION AND BIODIVERSITY

SPRING 2026



MARVEL



Washington Park





About the Project

The Washington Park Vision Plan is a collaborative planning effort between the City of Roanoke and its residents, particularly the Gainsboro, Melrose-Rugby and Lincoln Terrace neighborhoods that surround the park. The plan is a milestone of the continuing civic conversation on public realm improvements and an outcome of robust community engagement. This document summarizes the challenges and opportunities Washington Park presents, the public input on neighborhood needs and concerns, and the way these inputs have informed programmatic priorities as well as shaped the park's long-term vision, one that celebrates its unique history, location and culture.

Credits

[Roanoke Parks and Recreation](#)

[Marvel](#)

[Balzer Engineering](#)

[Evolv Engineering](#)

[Salas O'Brien Engineering](#)

[Ellana Construction Consultants](#)

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EXECUTIVE SUMMARY

“Washington Park needs to be a flagship park in Roanoke, especially for northwest. Make it a destination park for the city.”

- *Community Open House Participant, July 2025*



DESTINATION FOR ALL

The vision for Washington Park reimagines the site as a connected, resilient, and inclusive landscape that restores ties within the park, to the surrounding neighborhood, and to the local ecology. Centered on a dynamic corridor tracing the historic path of Lick Run, the park unifies its upper and lower areas while supporting ecological diversity through native planting and green infrastructure. Organized around this central spine, new and enhanced amenities create a vibrant destination for both everyday use and community gathering.





THE PROCESS



CONCEPT 1
THE ZIPPER



CONCEPT 2
THE RIBBON



CONCEPT 3
THE NUCLEUS

OPEN HOUSE & POP-UPS

Summer 2025

The primary purpose of early community engagement for Washington Park was to listen and learn from the community by gathering feedback on site observations and community stories.

A shared vision emerged of Washington Park as a destination that honors community history while expanding opportunities for recreation and gathering. Key themes included improved amenities, stronger connections between Upper and Lower Washington Park, and interpretation of the park's layered history.

ONLINE SURVEYS

Fall 2025

The first round of engagement informed three conceptual design alternatives for Washington Park. Two online surveys gathered further feedback on current park experiences, future priorities, and reactions to the alternatives.

Overall, feedback showed strong support for improving connectivity, safety, and program clarity while preserving the park's natural character. The Zipper and Nucleus concepts were generally favored for enhancing connections and organizing activity, while concerns were raised about accessibility, visibility, and accommodating multiple simultaneous events.



WORKSHOP & AFTER SCHOOL PROGRAMS

Fall 2025

Attendees at in-person workshops participated in a “Design Your Own Park” participatory budgeting exercise, allocating a set budget toward preferred park features while arranging them spatially on a map to explore trade-offs between amenities and location.

The exercise provided valuable insight into community priorities and helped inform investment decisions and a phased approach to future improvements for Washington Park. Top priorities included a central pavilion, a hillside playscape, and amphitheater-style seating for community performances.

VISION PLAN

Spring 2026

Inspired by community feedback, the Washington Park vision reimagines the site as a connected, resilient, and inclusive landscape. Centered on a dynamic corridor following the historic flow of Lick Run, the park restores connections between Upper and Lower Washington Park and strengthens its role as a neighborhood gateway. Native planting and green infrastructure enhance ecological diversity while supporting immersive experiences of exploration and play, with new and improved amenities organized along a central spine that supports both everyday use and community gathering.

THE VISION

The vision for Washington Park is to create a place that reconnects physically within the park and to its surrounding neighborhood, culturally to its legacy as a vibrant gathering space, and environmentally to the buried Lick Run and the local ecology.

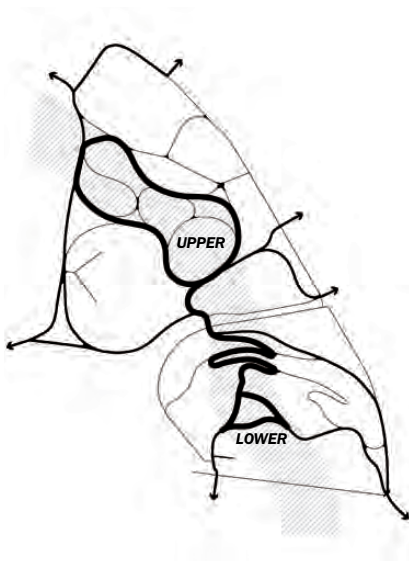
At the heart of this vision is a dynamic corridor tracing the historic creek through the site. More than a trail, this corridor becomes an ecologically rich and recreationally active landscape where people and wildlife can gather, move, play, and relax, reviving the legacy of Washington Park.

This vision is grounded in three core principles:

Reclaim lost connection. By restoring physical and visual links between Upper and Lower Washington Park and tracing the historic path of Lick Run, the park is reconnected as a cohesive landscape. Strengthened connections to surrounding neighborhoods reestablish Washington Park as an accessible, welcoming gateway and community anchor.

Grow a resilient landscape for exploration and discovery. By integrating diverse native planting strategies and green infrastructure, the park transforms into a more resilient and ecologically rich landscape. This layered environment supports stormwater management, improves habitat, and creates an immersive setting that encourages exploration, learning, and ongoing discovery.

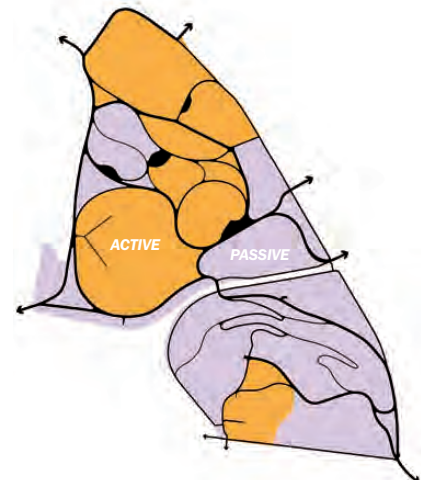
Create an inclusive and welcoming destination for all. By introducing new amenities and enhancing existing features, Washington Park becomes a vibrant destination for both everyday use and community gatherings. A central corridor of activity organizes these experiences, creating an inclusive park that supports a wide range of users and activities.



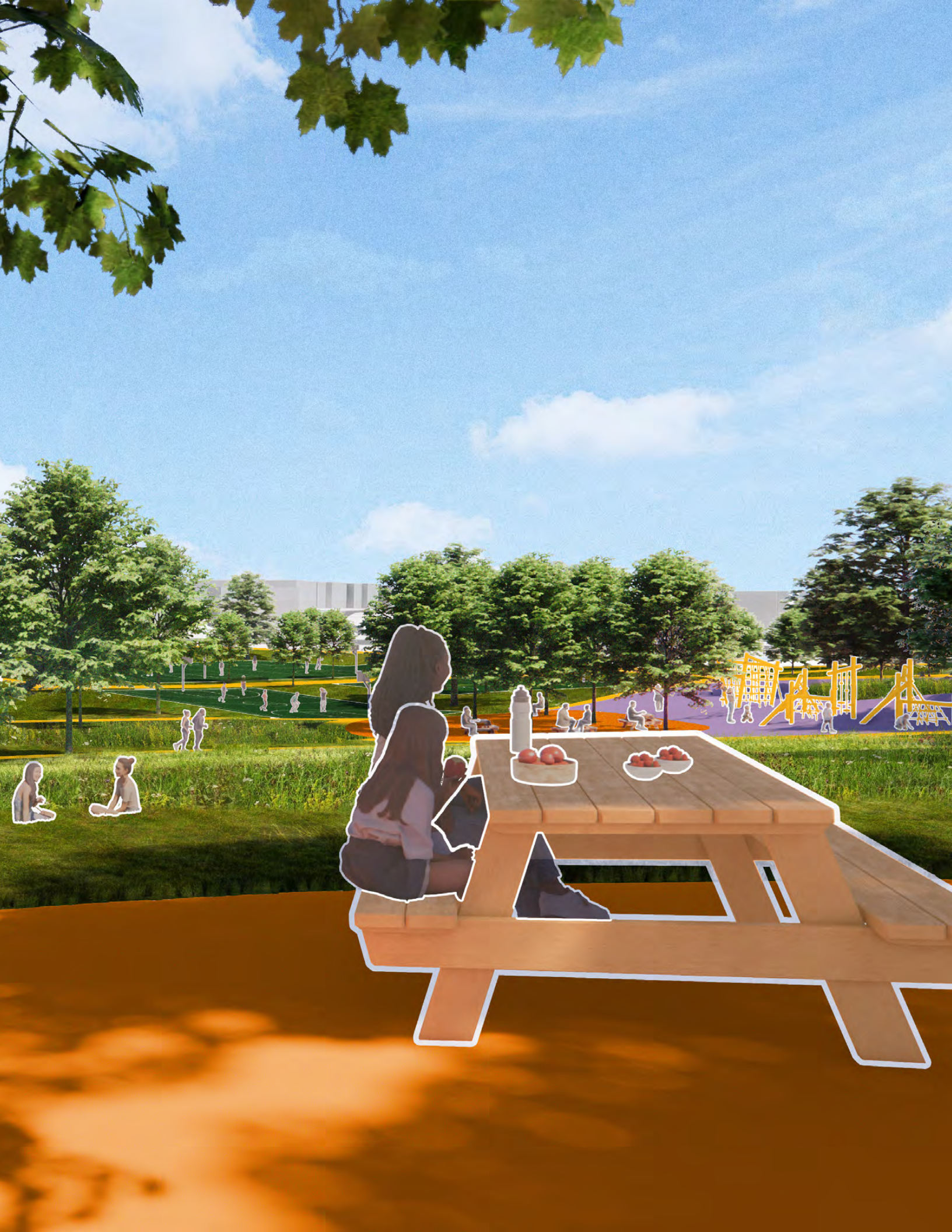
RECLAIMING CONNECTION



EXPLORATION & DISCOVERY



DESTINATION FOR ALL



A PARK FOR ALL



EXPANDED PLAY AREA

LICK RUN

**EVENT LAWN
AMPHITHEATER**

**THINNED
FOREST**

DROP-OFF PLAZA

PAVILION

Orange Ave NW

Burrell St NW



**PICNIC &
GRILL AREAS**

**Lucy Addison
Middle**

BASEBALL FIELD

**HILLSIDE
PLAYSCAPE**

**NATIVE
MEADOW**

**BASKETBALL
COURTS**

MULTI-PURPOSE FIELD

**Lincoln Terrace
Elementary**

THE VISION PLAN

SITE FEATURES

- 1 New Pavilion
- 2 Event Lawn Amphitheater
- 3 New Restroom Facilities
- 4 Hillside Playscape
- 5 Expanded Play Area
- 6 Picnic & Grill Area
- 7 Existing Multi-Purpose Field with Improvements
- 8 Existing Baseball Field with Improvements
- 9 Existing Basketball Courts
- 10 Existing Restroom Facilities with Improvements
- 11 Existing Pool
- 12 Existing Picnic Shelter
- 13 Caretaker's Cottage
- 14 Lick Run
- 15 Primary Path
- 16 Secondary Path
- 17 Tertiary Path
- 18 Nature Trail
- 19 Existing Lick Run Greenway
- 20 Existing Bridge Over Lick Run
- 21 Low-Mow Meadow
- 22 Decorative Planting
- 23 Thinned Forest
- 24 Proposed Tree
- 25 Existing Tree
- 26 Improved Parking Area
- 27 Existing Parking Area
- 28 Pavilion Drop-Off Area
- 29 Overflow Parking Area
- 30 City Transportation Division Proposed Crosswalk
- 31 City Transportation Division Planned Cycle Track







NEIGHBORHOOD CONTEXT & SITE STORY

An aerial photograph of a city, likely Washington, D.C., showing a dense urban landscape with numerous buildings, streets, and green spaces. A large, semi-transparent red rectangle is overlaid on the left side of the image, containing white text. The text is a quote from an online survey respondent dated August 2025, discussing the importance of Washington Park as a staple and the need for updates to reflect growing popularity and population while maintaining historic value.

“Washington park
has always been a
staple. It should be
updated to reflect the
growing popularity and
population but still hold
historic value in some
ways.”

- *Online Survey Respondent,
August 2025*

IMPACTS OF HISTORIC PLANNING POLICY

Northwest Roanoke has experienced decades of disinvestment rooted in mid-century urban renewal policies and redlining practices. Several neighborhoods in this part of the city were historically redlined, and the impacts of these policies are still evident today through challenges such as the urban heat island effect, access to transportation and public amenities, and other environmental justice issues.

Washington Park is situated between the Gainsboro, Lincoln Terrace and Melrose–Rugby neighborhoods. This is a vibrant area of Roanoke made of diverse age and ethnicity groups. To the west and south, Gainsboro and Melrose-Rugby are predominantly African American (78.2% and 86.6%, respectively), while Lincoln Terrace to the east is more mixed, with 62.5% African American residents and a higher proportion of Hispanic residents (7.3%). Washington Park is located at the confluence of these neighborhoods and is described by the community as a gateway to Northwest Roanoke. (Statistical Atlas, 2025)

LEGEND

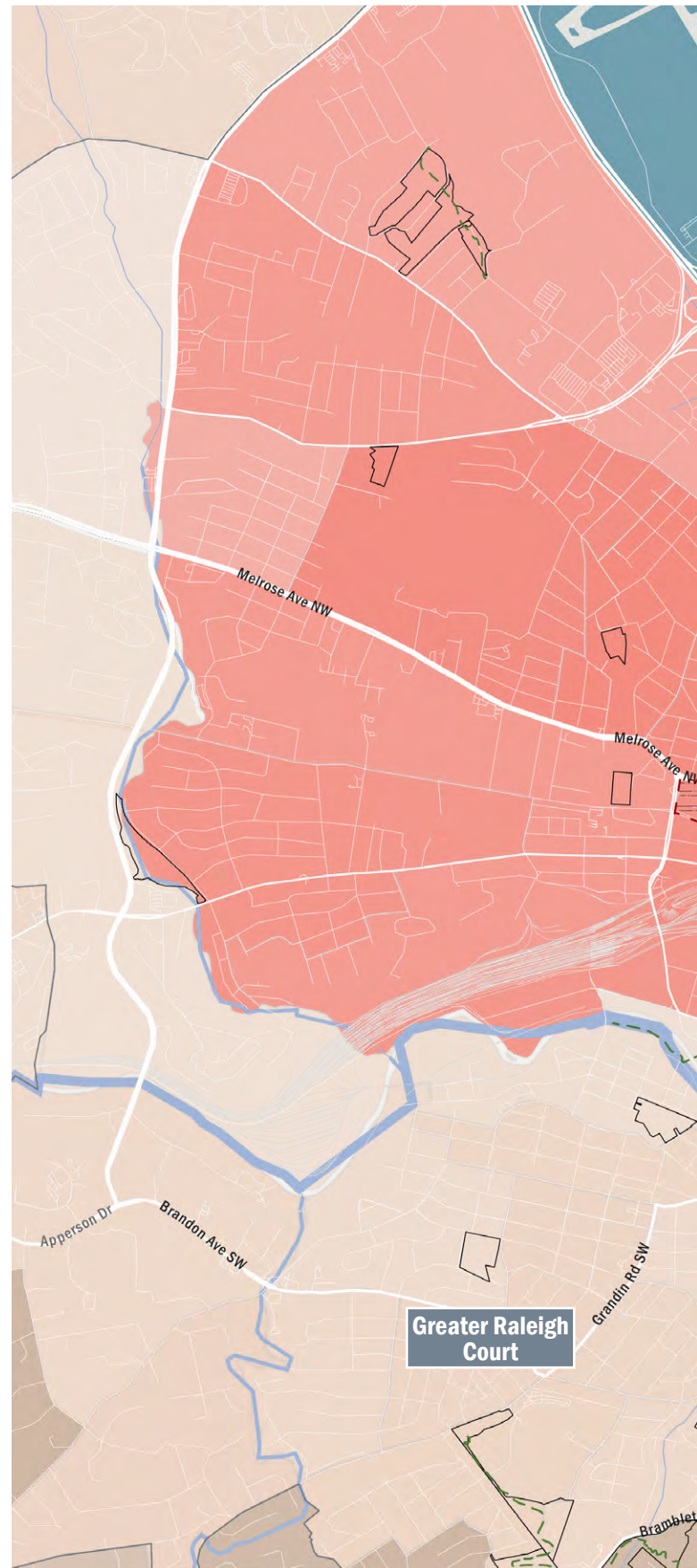
- Roanoke City Limits
- City Parks
- City Greenways
- Roads
- Waterbodies
- Historically Redlined Area

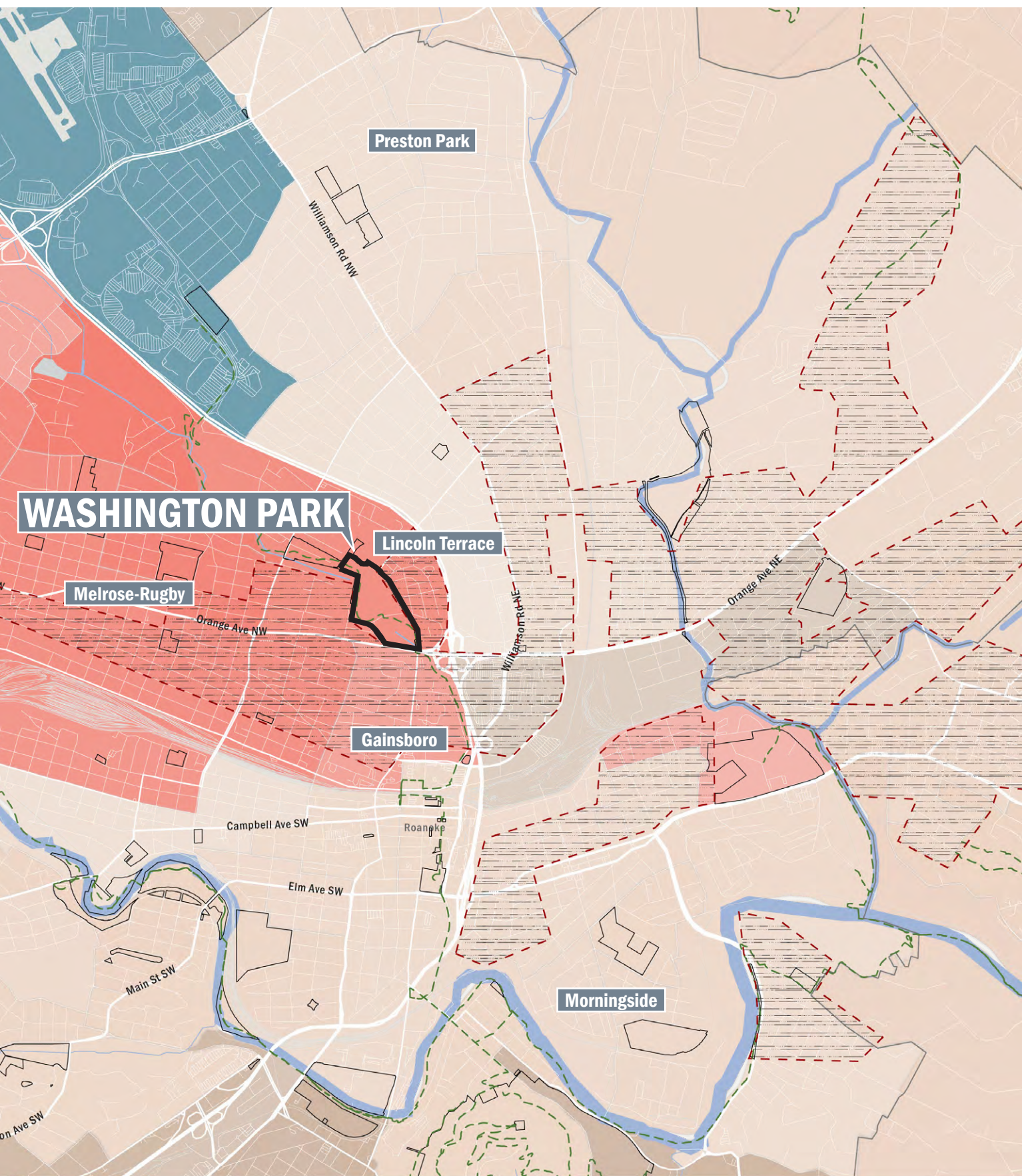
Ethnicity/Race (Strength of Predominance)

- Black or African American Alone
- Hispanic or Latino Alone
- White Alone



0' .25 Mi. .5 Mi. 1 Mi.





NEIGHBORHOOD SUPPORT SYSTEM

Northwest Roanoke is characterized by strong community networks, neighborhood pride, and a culture of mutual aid. Washington Park is within walking distance of key community anchors, including the Community Empowerment Center and Lick Run Community Development Center. The park also sits directly adjacent to Lincoln Terrace Elementary School and Lucy Addison Middle School, where students regularly use the sports fields, reinforcing the park's role as an everyday recreational and educational resource.

Washington Park is well connected to the broader city through public bus routes linking Northwest and Downtown Roanoke, as well as the Lick Run Greenway, which runs through the park and connects to Brown-Robertson Park, Valley View Mall, Downtown, and other destinations through the city's broader greenway network.

In addition, the park sits within a network of sites significant to Black history in Roanoke. These sites reflect a legacy of cultural resilience and community identity. These connections reinforce Washington Park's role as a vital cultural, civic, and recreational hub within the community.

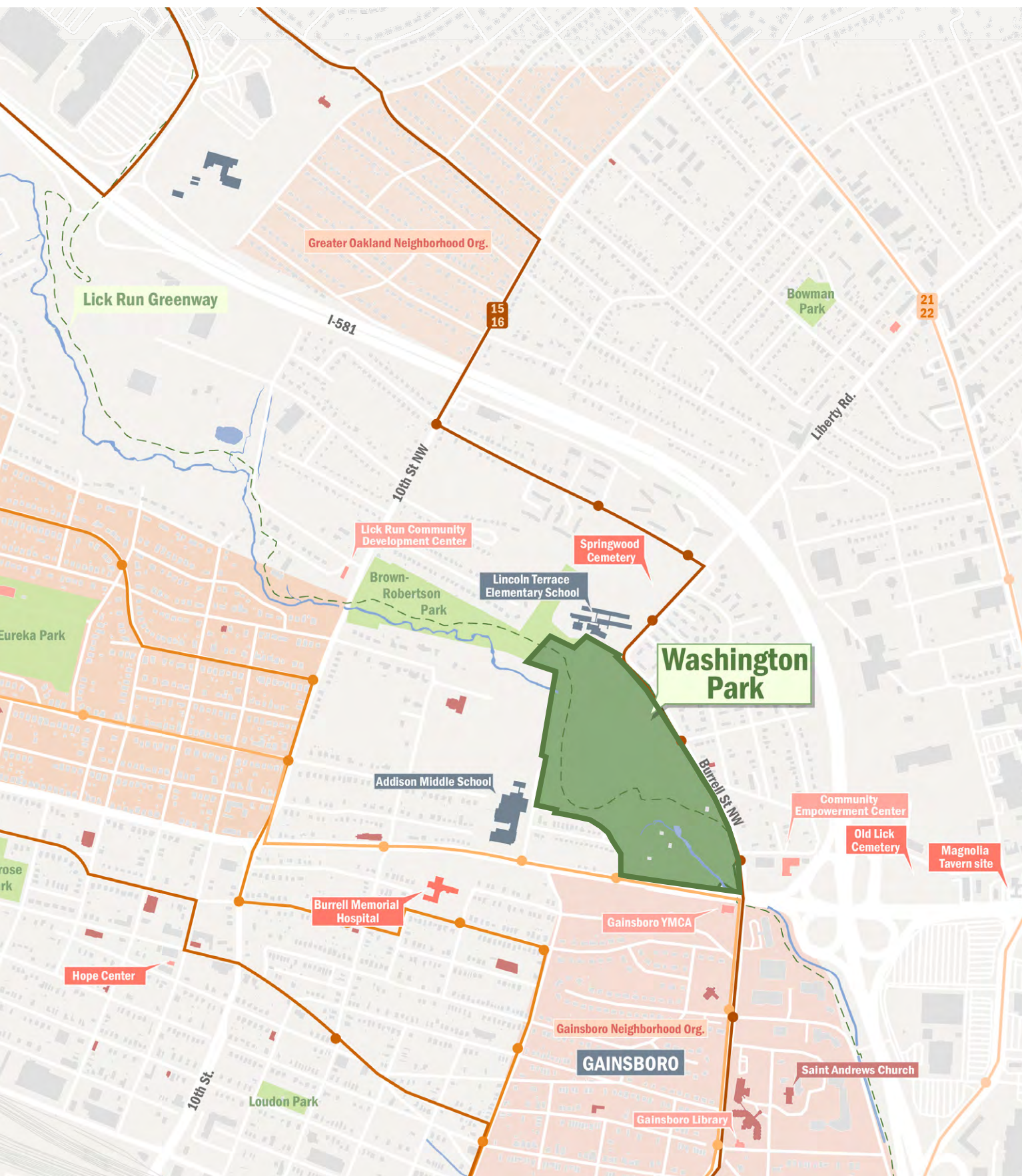


LEGEND

-  Neighborhood Organization
-  Bus Line & Stop
-  Community Park
-  Buildings
-  Schools
-  Churches
-  Community Centers
-  Site of Black History
-  Greenway



0' 250' 500' 1000'



ROOM FOR GROWTH

Washington Park is situated within a predominantly residential context, characterized by low-density single-family development and a mix of single-family and one- to two-family residential housing.

The Lick Run Greenway functions as a critical ecological corridor, linking Washington Park to the broader regional greenway and watershed network. This continuous riparian system supports habitat connectivity, facilitates wildlife movement, and reinforces the park's role within the larger ecological and recreational framework.

Immediately to the east, land uses transition to commercial, industrial, and downtown zoning districts. These areas are characterized by extensive impervious surface coverage and limited tree canopy, contributing to elevated surface temperatures and the urban heat island effect. Within this context, Washington Park serves as an essential green refuge; providing cooling benefits, ecological relief, and accessible open space for surrounding neighborhoods and adjacent urban districts.

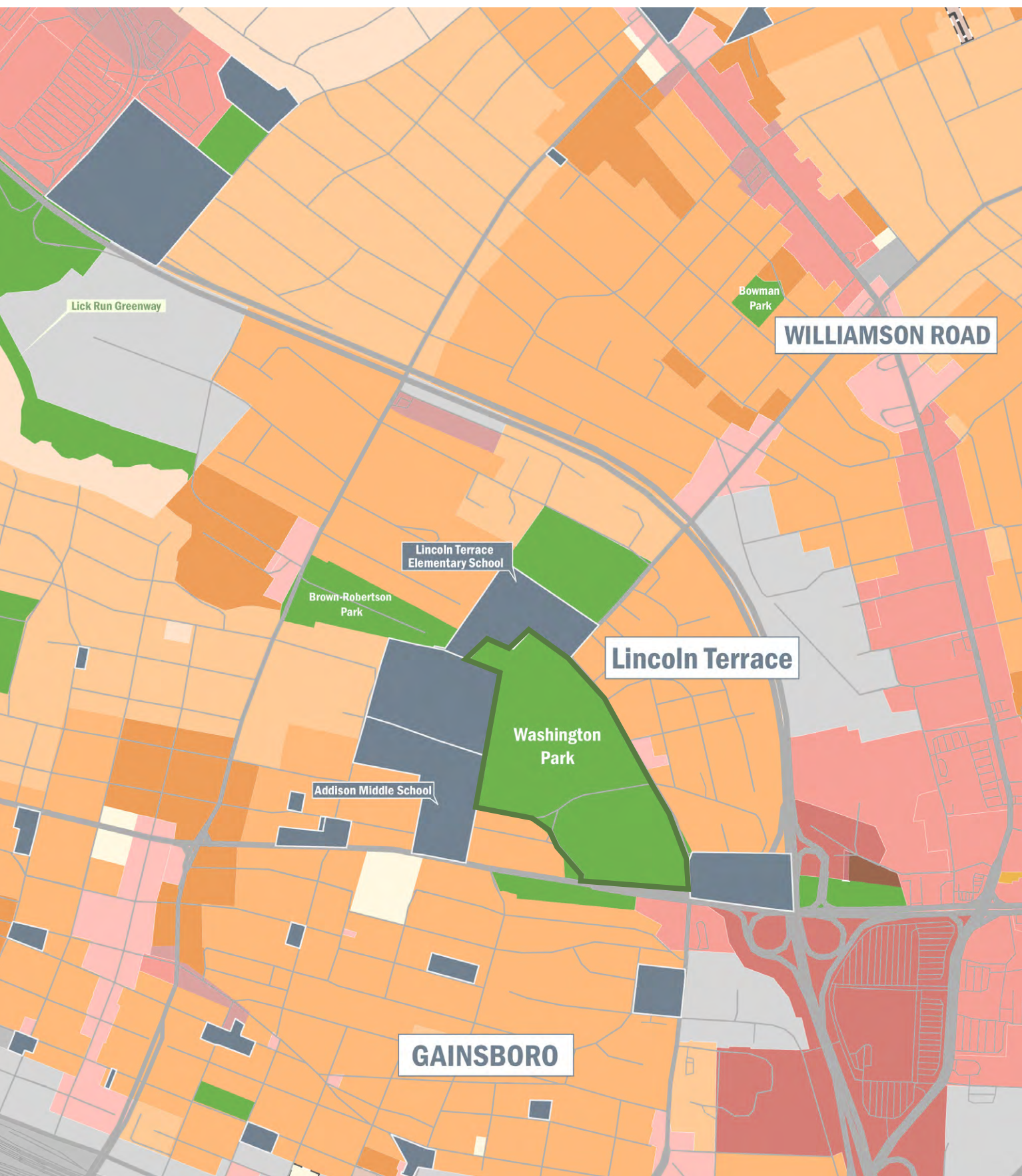
LEGEND

-  Streets
-  Industrial (Light to Heavy)
-  Commercial (Neighborhood to General)
-  Recreation & Open Space
-  Agricultural
-  RM-2 Multi-Family Residential
-  R-1 One-Two Family Residential
-  R-5 Single Family Residential
-  R-7 Low Density Single Family Residential
-  Mixed Use
-  Institutional
-  Downtown



0' 250' 500' 1000'





SITE HISTORY

Washington Park serves as a green anchor for Northwest Roanoke, yet its lush hills reflect a layered and complex history. The park's evolution tells a story of community resilience, transforming over time from a segregated refuge and municipal landfill into a center for recreation, ecology, and neighborhood life.

Long before the land was surveyed as the Watts estate or established as a municipal park, it was part of the ancestral territory of the Tutelo people. By the 1800s, the property was associated with Watts Mill, operated by the Evans family. During this period, the Evans family constructed the modest brick structure now known as the Caretaker's Cottage. By the late 19th century, portions of the land had become part of Eagle's Dairy Farm.

In 1922, through a combination of land donations and property purchases, the City of Roanoke established Washington Park for the city's Black residents. Historic maps and aerial photographs indicate that, at the time of the City's acquisition, the site included both a previously abandoned quarry and an active city-operated quarry that continued to operate after the park opened.



Pre-
1600s

1834

1840s

1852

1882

1890

1914

Town of Gainesborough
The original stewards of the land are the Tutelo people.
William Rowland laid out plots on 68 acres of land at the crossroads of two wagon roads.

Caretaker's Cottage Built
The Caretaker's Cottage was built by Jeremish Lick Depot which shifted the town center south away from Gainesborough to the new town of Big Lick.

Big Lick Depot
The Virginia & Tennessee Railroad established the Big Lick Depot which shifted the town center south away from Gainesborough to the new town of Big Lick.

City of Roanoke
The population had reached 5,000 people and Big Lick was renamed Roanoke and incorporated as a city.

Rapid Suburban Development
Melrose-Rugby developed rapidly, spurred by the expansion of the streetcar into Melrose by 1890.

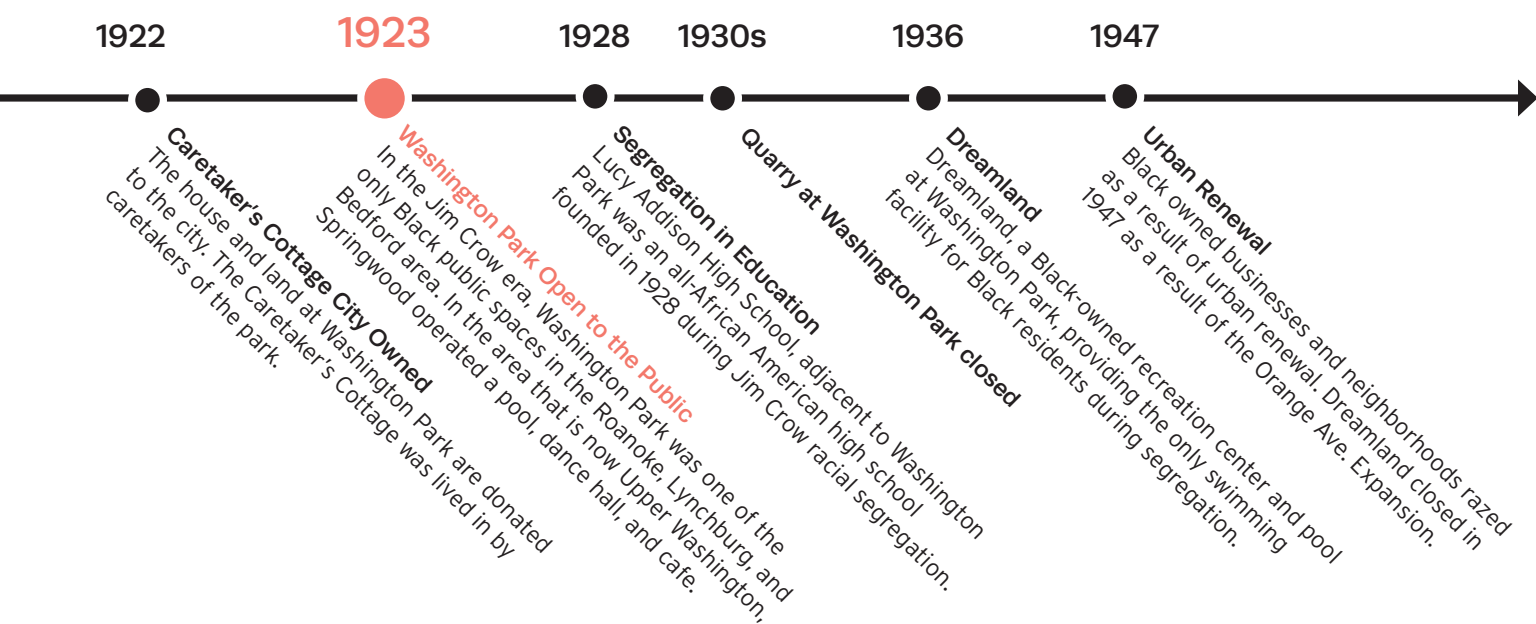
Roanoke Parks and Recreation Founded

During the Jim Crow era, the park became one of the few safe and welcoming public spaces where Black families could gather for reunions, baseball games, church socials, and other community events. The former Evans family home was repurposed as the Caretaker's Cottage, housing the park's groundskeeper and maintaining a continuous presence and stewardship within the park. Today, the cottage remains one of the few surviving physical connections to Washington Park's early history and cultural legacy.

A COMMUNITY HUB

Since its establishment, Washington Park has served as an important gathering place for Northwest Roanoke. Between the 1930s and 1940s, the pool at Dreamland Recreation Center became a central social destination for Roanoke's Black community. Dreamland was demolished around 1947 to make way for the widening of Orange Avenue, but its legacy as a community landmark remains significant.

The mid-twentieth century brought a period of profound environmental and social injustice. During the Urban Renewal era, the City established an open-air municipal landfill in



SITE HISTORY



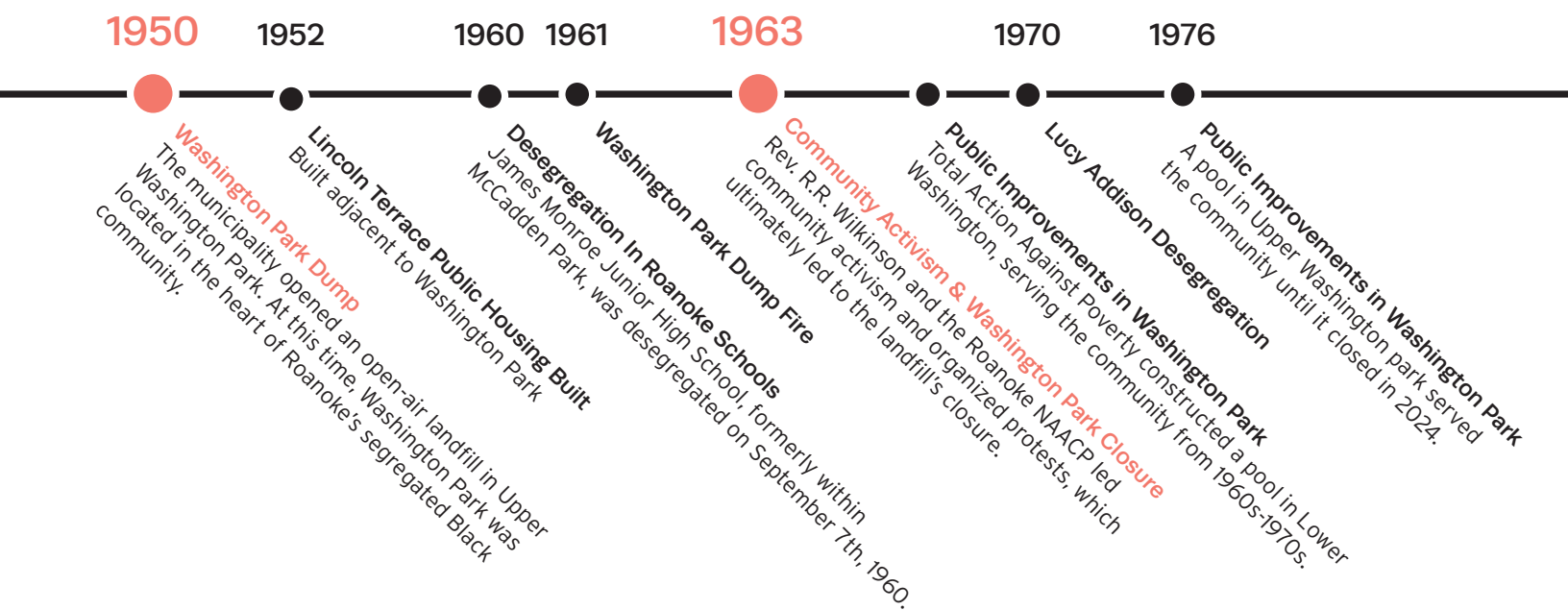
Upper Washington Park, significantly impacting surrounding neighborhoods. In 1963, Rev. R.R. Wilkinson and the Roanoke NAACP organized protests and community activism that ultimately led to the landfill’s closure.

In the decades that followed, additional park improvements were introduced, including a city-operated pool in Upper Washington Park that served generations of neighborhood families until its closure in 2022. More recently, the 2025 opening of the new pool complex in Lower Washington Park has continued the long-standing tradition of summertime recreation and “cooling off” for local children and families.

In the early 2000s, construction of the Lick Run Greenway connected Washington Park to Downtown Roanoke and Valley View Mall, transforming the park from a neighborhood open space into an important link within the city’s broader greenway network.

LICK RUN

One of the most significant transformations in Washington Park’s history has been environmentally. Lick Run once flowed openly through the site but was partially buried in a



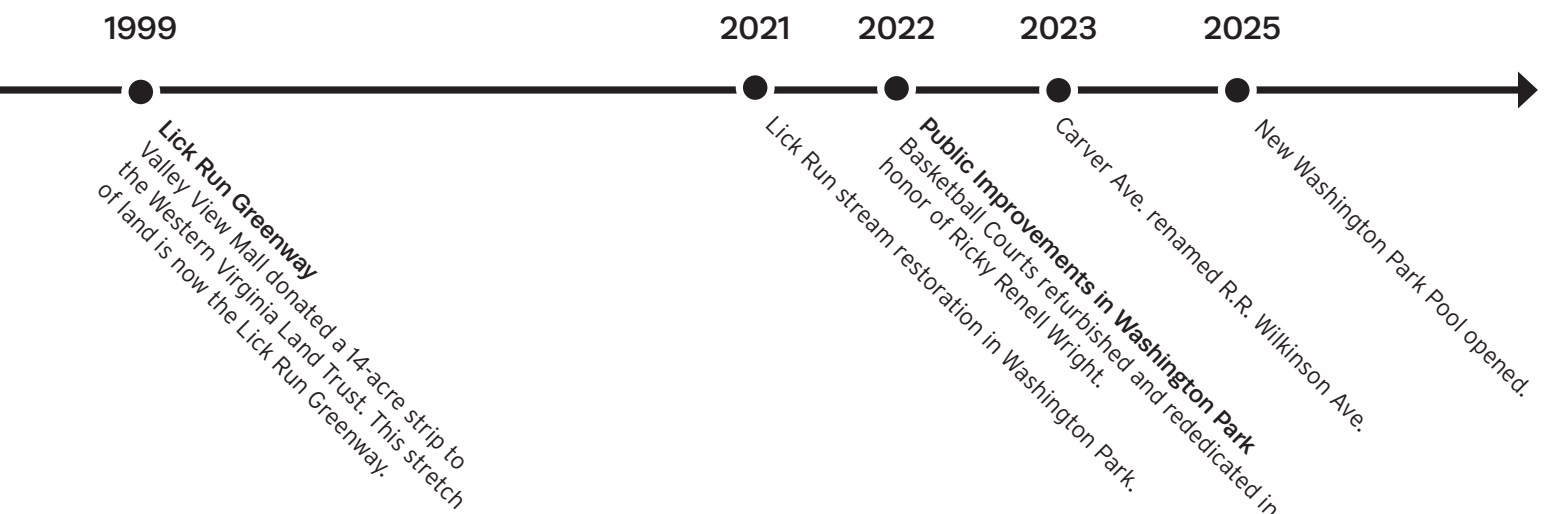


culvert during the 1950s to accommodate landfill operations. Additional culvert expansions in the 1970s and 1980s further enclosed the stream, leaving only a small portion of Lick Run daylighted within Lower Washington Park today.

Environmental impacts from the former landfill, combined with urban runoff, contributed to erosion and declining water quality in the creek. In response, a restoration project completed in 2021 restored functional stream morphology, stabilized streambanks, and introduced native vegetation to improve water quality, reduce erosion, and support a healthier ecology.

TODAY

Today, Washington Park embodies a layered history shaped by community advocacy, environmental change, and cultural significance. The park continues to serve as a cultural and recreational heart for Northwest Roanoke, hosting community events, gatherings, and everyday neighborhood life. Its journey from private estate to segregated park, from landfill to restored landmark, reflects both the challenges endured and the resilience of the surrounding community.



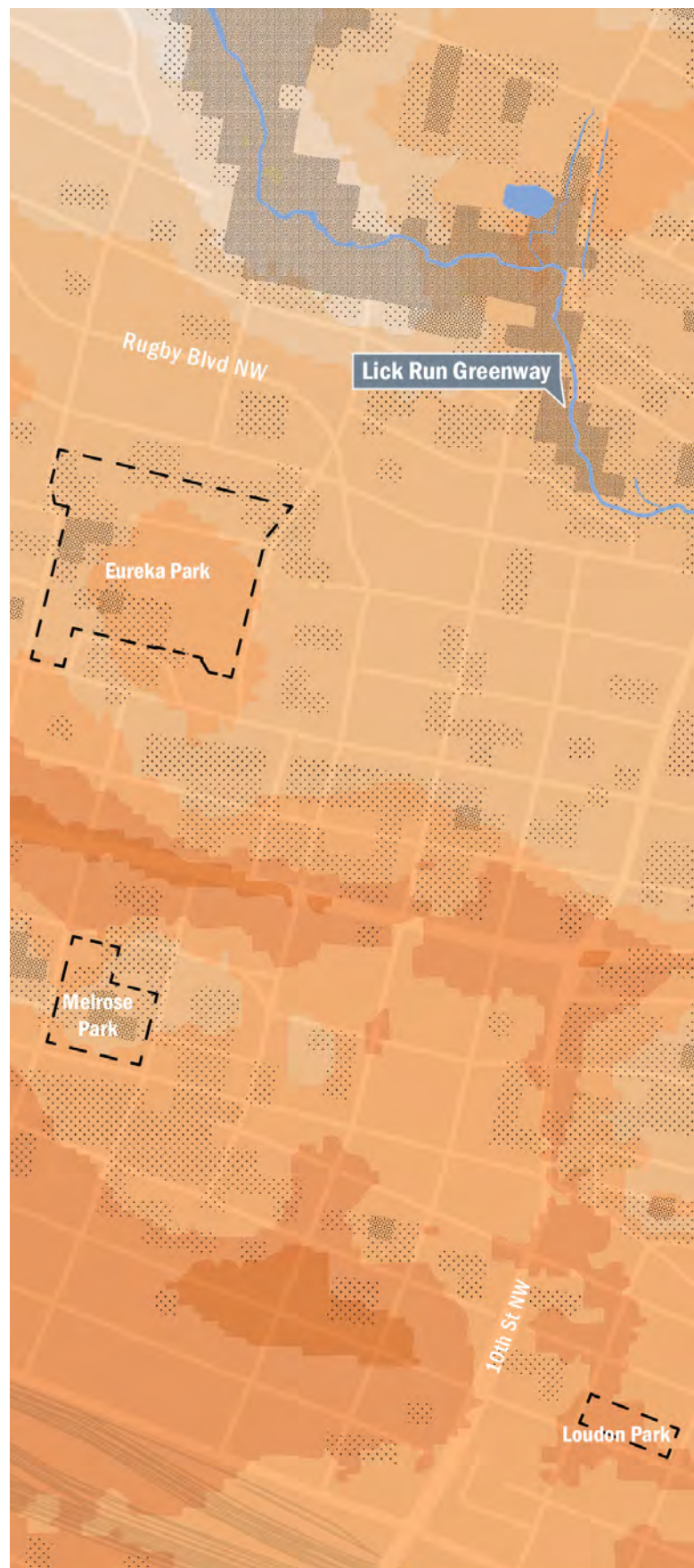
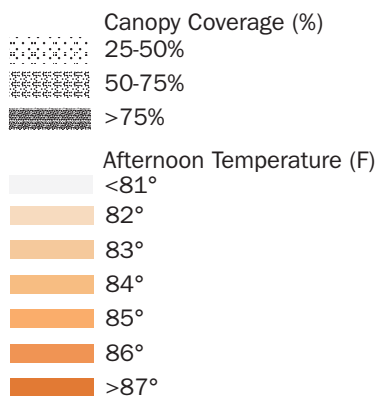
URBAN HEAT ISLAND EFFECT

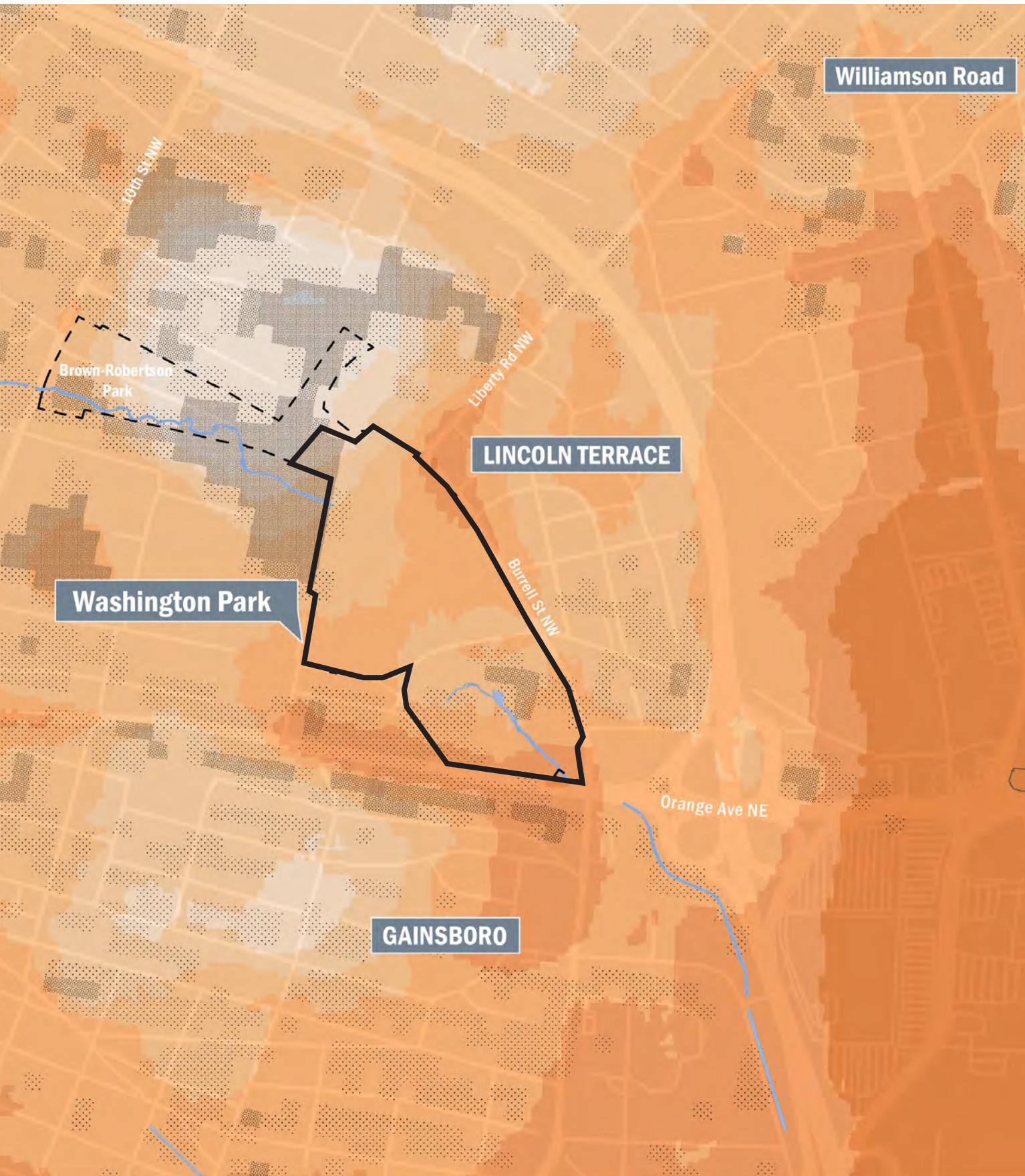
Compared to other areas of Roanoke, residents of Northwest Roanoke have less access to publicly shaded spaces and are disproportionately affected by the urban heat island effect. While the Lick Run Greenway to the north benefits from significant canopy coverage and cooler temperatures, much of Washington Park remains exposed with limited shade. The park offers some relief from surrounding heat, but it also presents a major opportunity to expand its cooling benefits for nearby neighborhoods.

In Upper Washington Park, sparse tree coverage leaves much of the landscape exposed to direct sunlight. Expanding shade tree plantings would improve comfort, support greater park use, and help mitigate urban heat. However, establishing canopy trees is complicated by subsurface landfill material, which creates difficult growing conditions and slows long-term growth. In Lower Washington Park, where mature trees already exists, the primary challenge is mitigating heat impacts from adjacent Orange Ave.

With strategic investment in tree canopy, shaded gathering spaces, and nature-based infrastructure, Washington Park can become a more heat-resilient community asset that supports public health, environmental resilience, and everyday neighborhood use.

LEGEND





WATERSHED & SITE TOPOGRAPHY

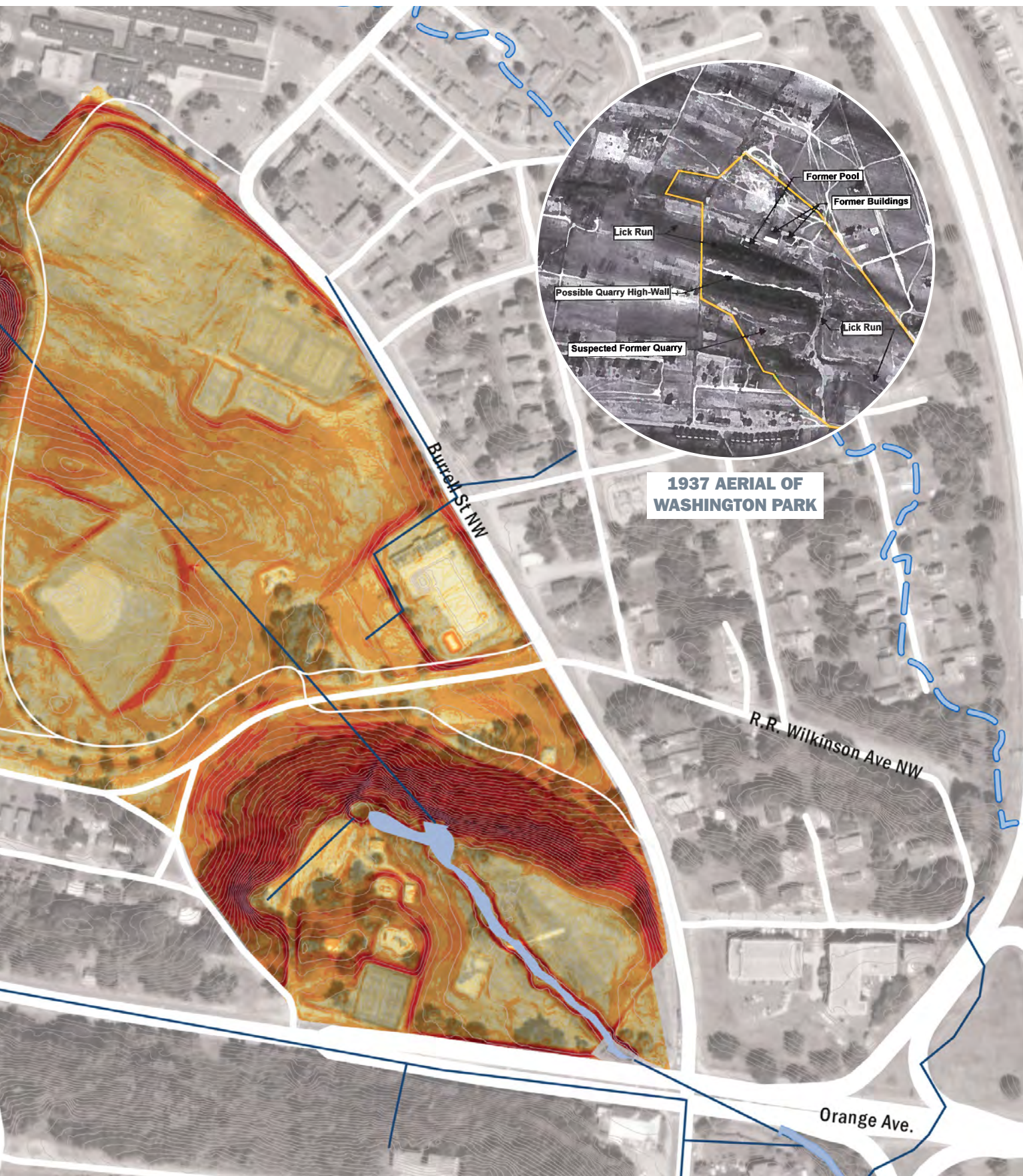
Washington Park lies within the Lick Run Watershed, with Lick Run traversing the site from northwest to southeast. The creek follows a natural alignment before entering a culvert system that daylights in Lower Washington Park. Prior to the site's use as a landfill, Lick Run flowed naturally through the park. The creek corridor in Lower Washington Park was restored as part of a 2021 stream restoration initiative. A natural groundwater spring is present in Lower Washington Park, which exhibits variable flow patterns and contributes to periodic flooding. Through nature-based stormwater management practices and expanding native ground covers, there are opportunities to reduce flood risk and enhance ecological resilience.

Topographic constraints, including several steep slopes along the park's Northwest boundary and directly south of R. R. Wilkinson Ave. contribute to a significant physical and visual separation between the upper and lower park areas. These conditions present an opportunity to enhance connectivity through selective canopy thinning, strategic regrading, and the introduction of circulation routes to improve both visual continuity and pedestrian access between park levels.

LEGEND

- Watershed
- Piped Waterway
- Natural Stream Channel
- Slope (%)
 - 0-2 %
 - 3-5%
 - 6-10%
 - 10-20%
 - 20-30%
 - >30%





EXISTING SITE CONDITIONS

Washington Park is divided by a steep, vegetated slope and R.R. Wilkinson Avenue, creating distinct upper and lower park areas. In Lower Washington Park, a new pool complex opened in 2025 adjacent to the Caretaker's Cottage, complementing existing amenities such as a picnic pavilion, play area, and restrooms. In the Upper Park, recent improvements include a play area and the resurfaced Ricky Renell Wright basketball courts, supporting the existing multi-purpose field. While the park's unique topography offers scenic views and unique character, it presents both challenges and opportunities. The plan highlights the following four as key aspects for park improvements:

- 1 Difficult to access & traverse on foot:** Except for Lick Run Greenway, the park offers few pedestrian or bike connections from the neighborhood. Within the park, the existing trails do not consistently follow topography, desired lines, or connect to destinations.
- 2 Disconnection between Upper & Lower Washington Park:** With more than 50 feet of overall elevation change, the hilly topography and beautiful vistas are one of the most iconic features of the park. However, the steep slope and dense vegetation have made the park feel like two parks.
- 3 A former landfill:** The rolling terrain in Upper Washington Park is a result of the landfill refuse settlement. The unstable subgrade and shallow soil depth present challenges and limitations to planting and site structures.
- 4 Lack of trees and shade:** With the exception of the vegetated slope, the majority of the park is a vast expanse of open lawns with few trees and little shade. The exposure makes it challenging to use during midday and the summer.





EXISTING SITE CONDITIONS



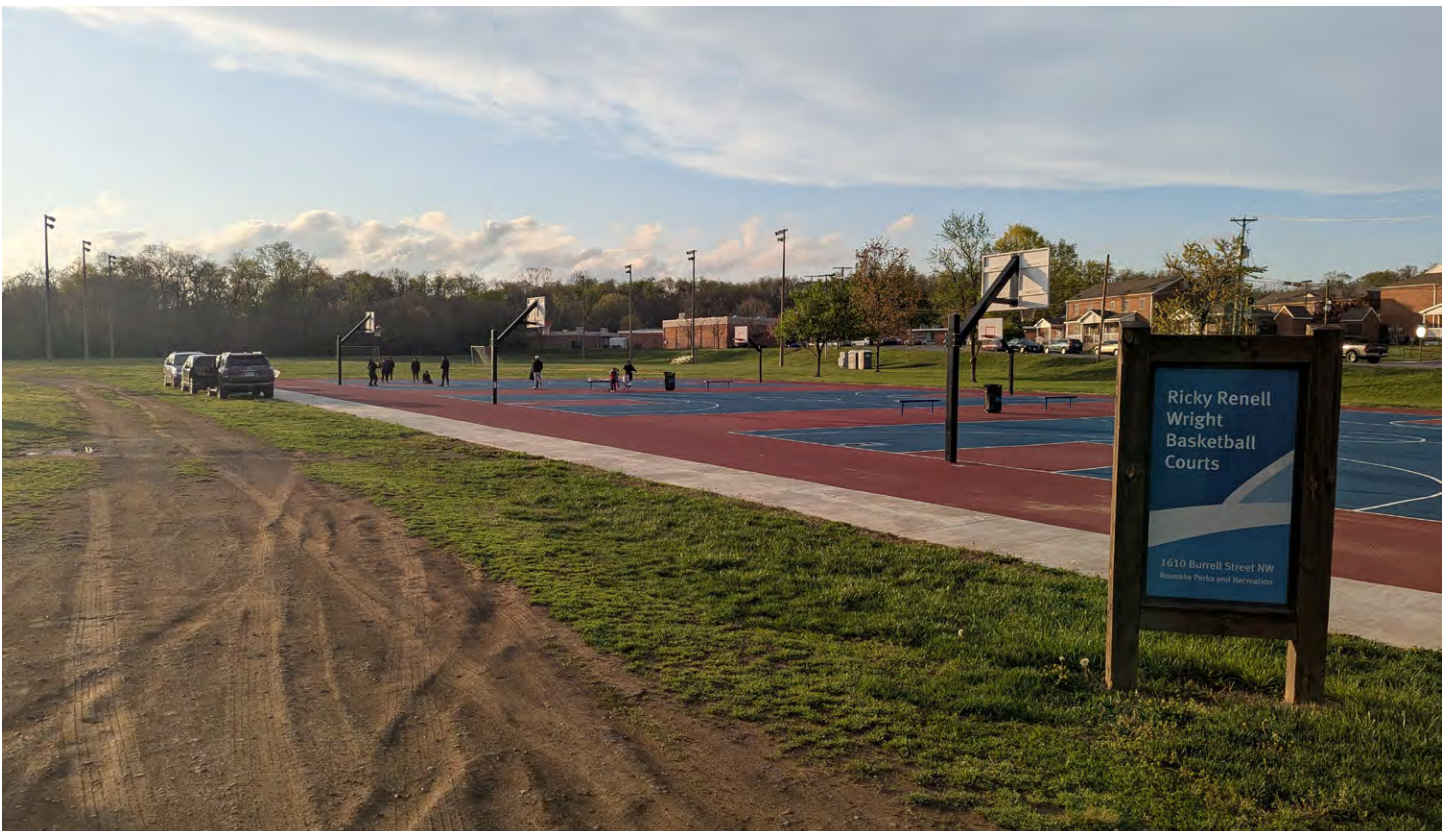
Lower Park access is cut off from Upper Park



Lick Run Greenway functions as the main park trail and connector to the neighborhood



Upper Park boasts great vistas of distant mountain ranges but lacks shade & places to gather



Existing park areas and features can be better connected with new park trails



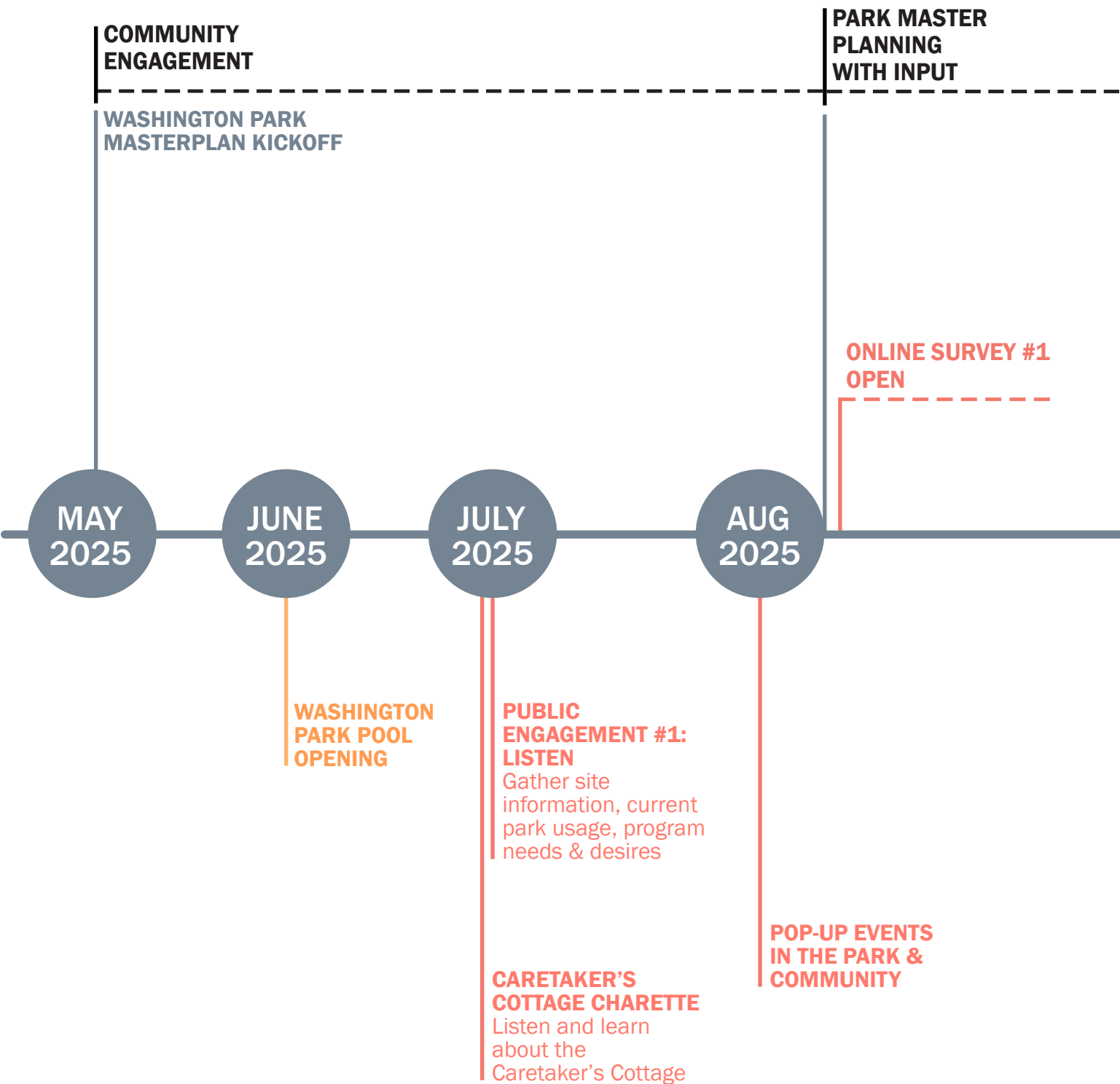
COLLABORATIVE DESIGN PROCESS

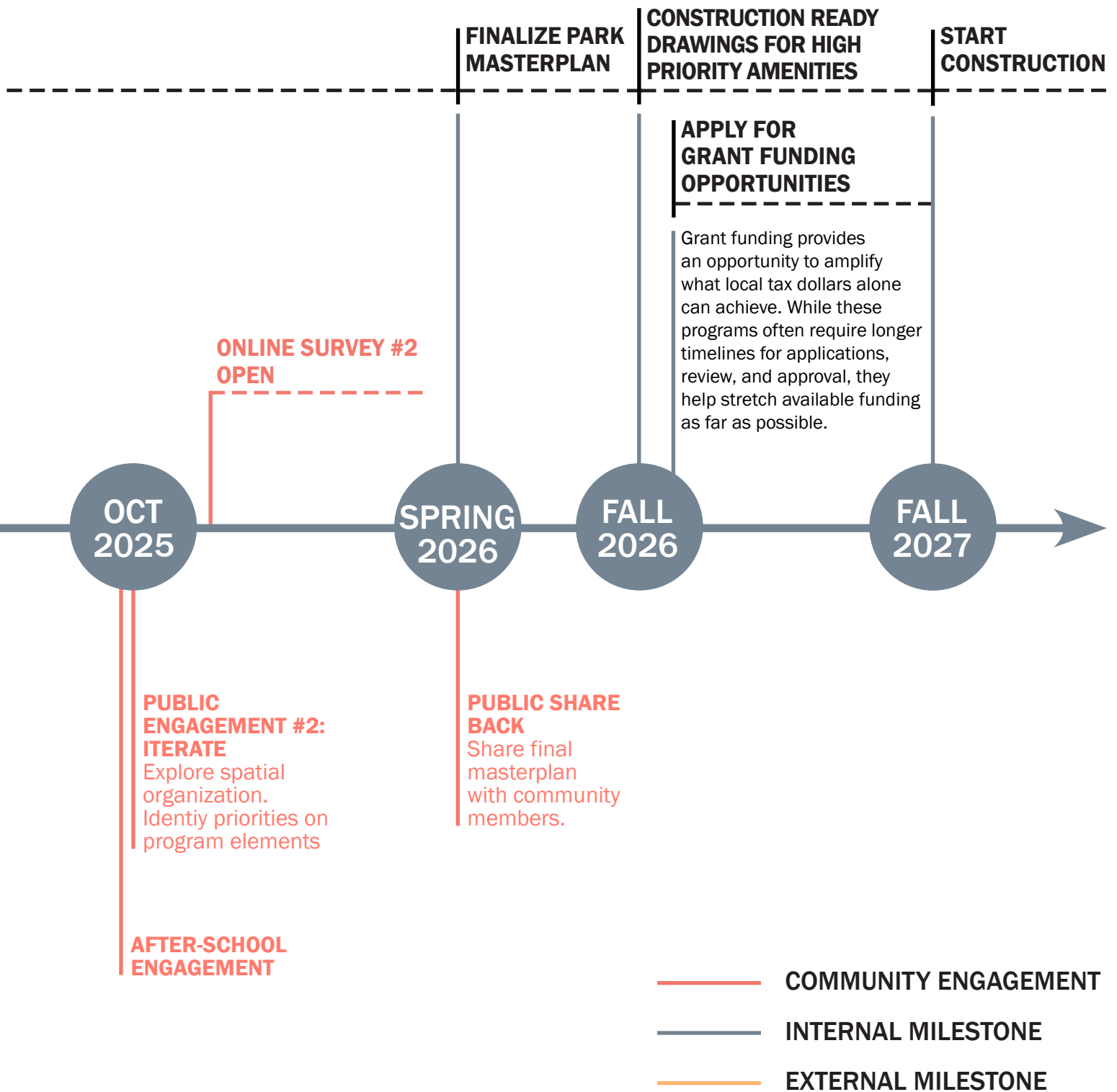
“It’s accessible to everyone and has a lot of potential to be a great and inclusive space.”

- *Online Survey Respondent, August 2025*



MASTERPLAN SCHEDULE & TIMELINE





COLLABORATIVE DESIGN PROCESS

OVERVIEW

During the planning process for Washington Park, we employed a variety of engagement styles—open house, online surveys, pop-up events—to reach as many people as possible. The masterplanning process is rooted in place-based community engagement, meeting constituents where they live and recreate.

COMMUNITY OPEN HOUSE

Melrose Plaza, July 28, 2025

The primary purpose was to listen and learn from community members. The Open House was hosted at the Melrose Plaza library community room as a way to invite the neighborhood to participate in the planning process.

Attendees were asked to envision the future of Washington Park, with an emphasis on desired programming and overall character. Gathering feedback at this early stage was critical to informing the next steps of the master plan. Information sharing was reciprocal, with project team members both sharing insights and encouraging dialogue around the site's history and design constraints.

COMMUNITY POP-UP EVENTS

August - October 2025

National Night Out (Aug. 5th), Play- Palooza (Aug. 8th), Washington Park Pool Pop-ups (Aug.), Lincoln Terrace Housing Project Reunion (Aug. 3rd), William Fleming All Class Reunion (Aug. 22nd). Melrose Fall Fest (Oct. 18th)

To target a greater audience, we met people where they recreate! Throughout August and October, City of Roanoke staff engaged with residents at neighborhood organized events, City of Roanoke led gatherings, and popular summer areas in Washington Park.

CARETAKER'S COTTAGE CHARETTE

Melrose Plaza, July 29, 2025

A core group of stakeholders (~15) met to discuss the future of the Caretaker's Cottage at Washington Park. Our goal was to listen to community desires and build consensus within the group of stakeholders. We hosted small-group conversations and real-time visualization of feedback to imagine possible futures for the cottage.

ONLINE SURVEY #1

August 5 - September 5, 2025

The online survey was utilized to diversify and broaden the feedback we heard at the Community Visioning Open House. The survey documented site amenity priorities, site needs, and neighborhood history.



DESIGN ALTERNATIVES WORKSHOP

Community Empowerment Center, October 6, 2025

We presented three design alternatives and hosted an interactive budgetary exercise to gather feedback on the character and spatial arrangement of prioritized amenities. This conversation included specific conversations dedicated to the Caretaker's Cottage and the Pavilion structure.

ONLINE SURVEY #2

October 16 - November 16, 2025

The online survey was utilized to enrich the feedback we heard at the Design Alternatives Workshop. The survey was focused on gathering feedback on the spatial orientation and character of concept-level design options.

AFTER SCHOOL ENGAGEMENT

*Lucy Addison Middle School, Eureka Recreation Center After School Program
October - November 2025*

We invited elementary and middle school students to participate in a budgetary exercise and spatialize their priority amenities in the park. Students were also given the opportunity to discuss and comment on the three design alternatives for the park.



COMMUNITY OPEN HOUSE & POP-UP EVENTS

COMMUNITY OPEN HOUSE

Melrose Plaza, July 28, 2025

The primary purpose of this event was to listen to and learn from community members. Attendees were presented with an overview of the project and the planning process moving forward, then invited to review initial site research and share feedback to help fill gaps in the design team's observations. Participants also had the opportunity to begin envisioning the future of Washington Park by voting on programmatic priorities for the park as a whole, as well as for the proposed pavilion, which is envisioned as a central feature of the park plan.

2 HOURS

50+ PARTICIPANTS

150+ COMMENTS



COMMUNITY POP-UP EVENTS

August - October 2025

To reach a greater audience, Parks & Recreation staff brought materials from the Community Open House to a variety of community events and popular locations throughout Washington Park. These pop-up engagements were intended to meet park users where they are and encourage broad participation in shaping the park's future.



KEY TAKEAWAYS

Overall, constituents expressed a shared vision of Washington Park as a destination park; one that celebrates community history while offering event spaces, active recreation opportunities, and restored native ecologies.

Four themes emerged from these community conversations. First, basic site amenities, such as expanded parking, improved restroom facilities, and increased accessibility throughout the park, are essential to creating an inviting and functional park. Second, there is strong interest in better connecting Upper and Lower Washington Park through trail linkages, improved sight lines, and an integrated playscape.

Third, a pavilion is viewed as a critical element for providing flexible event space and shaded gathering areas to support the many birthday parties, community reunions, and other gatherings hosted at Washington Park. Finally, it is essential that the park's design and interpretation acknowledge and share the history of racial discrimination, urban renewal, and Black joy associated with Washington Park.

ONLINE SURVEY #1

The City of Roanoke hosted an online survey from August 5 to September 5, 2025 to gather additional feedback from a diverse group of constituents across the city. The survey focused on understanding participants' current experiences in Washington Park as well as their programmatic priorities for the future.

30 DAYS

207 RESPONSES

90+ COMMENTS

A series of open-ended questions, including “My favorite thing about Washington Park is...” and “If Washington Park had _____, I’d go there more often,” allowed participants to share insights about their favorite places and the challenges they encounter in the park. Responses informed the word cloud shown below, where more frequently mentioned words appear darker and at a larger scale. A mapping exercise also enabled participants to identify specific areas of concern throughout the park, with a particular focus on accessibility challenges and opportunities to improve overall park inclusivity.

In addition, participants completed a ranking exercise to prioritize 16 potential investments, such as improved parking, public art, and new restroom facilities. These items were ranked from highest to lowest priority, with the top eight priorities illustrated to the right.

KEY TAKEAWAYS

Overall, the results of the online survey reinforced feedback heard during the Community Open House. Improving basic park amenities emerged as the top priority, including new and upgraded restroom facilities, improved lighting, and additional gathering spaces.

Additional themes included a desire for new opportunities for play and improved access and circulation throughout the park. The creation of new accessible routes and expanded walking loops both ranked among the highest priorities for Washington Park.

A final major theme was the need for shade. Respondents expressed a strong interest in more places to relax under tree canopy or within picnic shelters, helping visitors stay comfortable during increasingly hot summer conditions.



PROGRAMMATIC PRIORITIES



NEW RESTROOMS IN UPPER PARK



LARGE PICNIC PAVILION



LIGHTING IMPROVEMENTS



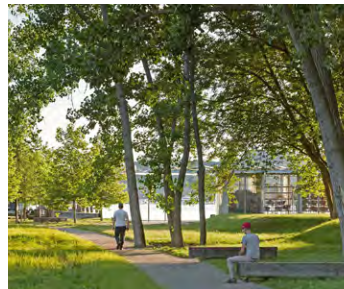
UPDATED RESTROOMS IN LOWER



NEW PLAYGROUND IN LOWER



ACCESSIBLE CONNECTIONS



MORE SHADE



INNER PARK WALKING LOOP

CHALLENGING AREAS



- 1 "BETTER PARKING IN UPPER WASHINGTON"
- 2 "PARKING IS LIMITED AT THE POOL AND FINDING ALTERNATIVE PARKING IS HARD FOR THOSE WHO NEED MOBILITY ASSISTANCE"
- 3 "MORE PARKING OR WALKWAY ACCESS TO THE POOL FROM LOWER PARKING LOT"
- 4 "I SUGGEST MORE SIDEWALKS AND CROSSWALKS ALL OVER THE PARK"
- 5 "LINING TO DESIGNATE FIELDS A LITTLE BETTER FOR FOOTBALL USE"
- 6 "WISH THERE WAS A PATH SOMEWHERE ON THIS SIDE OF THE PARK TO CONNECT LOWER AND UPPER WASHINGTON"
- 7 "ACCESS WALKING TO AND FROM LOWER LEVEL OF PARK FROM GAINSBORO RD."
- 8 "ITS A CHALLENGE FROM THE COURTS TO THE PLAYGROUND"
- 9 "TOO MANY TREES - LOWER LEVEL SHOULD BE ACCESSIBLE FROM UPPER LEVEL"
- 10 "NO SHADE, NO RESTROOMS, NO ACTIVITIES, NO FACILITIES"
- 11 "A VERY LONG WALK IN GRASS AFTER CROSSING THE CREEK ON LOWER LEVEL"
- 12 "NO SIDEWALKS OR CURBS"

DESIGN ALTERNATIVES ENGAGEMENT

Feedback collected during the first round of public engagement informed the development of three conceptual alternatives for the overall Washington Park plan—The Zipper, The Ribbon, and The Nucleus—as well as three concepts for the new pavilion—The Shed, The Picnic Basket, and The Floatie. The park and pavilion concepts focused on overall character and the spatial arrangement of amenities rather than detailed design elements. See pages 53-56 for details on the park and pavilion concepts.

DESIGN ALTERNATIVES WORKSHOP

Community Empowerment Center, October 6, 2025

The public workshop began with a brief presentation that recapped key themes from earlier engagement efforts and introduced the design concepts participants were invited to provide feedback on. Attendees were encouraged to share feedback by writing comments on sticky notes and using colored dot stickers to indicate preferences for specific features. Handouts were also provided for participants to note what they liked and disliked about each concept and to suggest ways elements from multiple concepts could be combined.

2 HOURS

20+ PARTICIPANTS

40+ COMMENTS



AFTER SCHOOL ENGAGEMENT

*Lucy Addison Middle School, Eureka Rec Center
October - November 2025*

Youth in the community were engaged directly through a series of conversations with Parks staff during after-school programs. Students were introduced to the three park design alternatives and asked how they might use the proposed spaces in their daily lives. Discussions highlighted how the park's unique topography and existing features offer opportunities to create distinct programmatic areas. Students emphasized the importance of providing a balance of active and passive recreation, along with flexible spaces that support informal gathering and social interaction.



In addition, workshop and after school program attendees participated in a “Design Your Own Park” participatory budgeting exercise to help guide the City’s implementation approach for the overall park plan. Park features identified during the first round of engagement were assigned relative dollar values, and participants were given a \$15 budget to create their own park plan. Using an annotated map of the park and stickers representing potential amenities, participants worked through budget trade-offs while spatially arranging their priority elements.

“DESIGN YOUR OWN PARK” EXERCISE



A “starter kit” of essential amenities, including one new parking lot, one new restroom, two new park entrances, and two new tree groves, was provided at no cost to participants’ budgets. Participants were also invited to write notes or draw directly on their maps to suggest paths, specific activities, or additional ideas. By linking budget constraints with spatial decision-making, the exercise provided valuable insight into community preferences and helped inform both investment priorities and a phased approach to future park improvements.

ONLINE SURVEY #2

October 16 to November 16, 2025

To reach a broader audience, the three overall park concepts and three pavilion concepts were presented in an online survey format. Participants reviewed each concept individually and shared what they liked or disliked about each option. The three park concepts were then shown side by side, followed by the three pavilion concepts, allowing participants to identify elements they would combine across the alternatives. Participants were also asked whether anything was missing from the concepts collectively, helping ensure that all feedback was captured and thoughtfully considered.

KEY TAKEAWAYS

Overall, feedback reflected a strong interest in improving connectivity, safety, and program clarity while preserving the natural character of Washington Park. Participants emphasized the importance of strengthening connections between Upper and Lower Washington Park, while ensuring that accessibility and safety are addressed for users of all abilities. There was also a consistent desire for clear, legible programming that supports both everyday use and larger community gatherings.

Across pavilion concepts, feedback highlighted the need for flexible, multi-use spaces that can adapt to a variety of events and activities. Respondents expressed support for designs that accommodate both structured programming and informal use, while reinforcing a strong sense of place within the park.

DESIGN ALTERNATIVES

Based on initial public feedback gathered through the first Community Open House and Online Survey #1, a consensus emerged that Washington Park should evolve into a more connected, resilient, and inclusive community destination that is strengthened both physically and through its relationship to history and place. In response, the design team developed three distinct park concepts—The Zipper (Concept #1), The Ribbon (Concept #2), and The Nucleus (Concept #3)—to further explore organizational strategies and user experience preferences during the second round of engagement.

Overall, workshop participants and survey respondents responded most strongly to The Zipper (Concept #1) for its emphasis on reconnecting Upper and Lower Washington Park, while also emphasizing the importance of addressing safety and accessibility for users of all abilities. The Ribbon (Concept #2) was also well received for its park-wide meandering trail network, though participants noted concerns related to visibility and safety along certain segments. The Nucleus (Concept #3) was positively received for its central gathering space and concentration of activity, though questions were raised about its ability to accommodate multiple gatherings simultaneously.

CONCEPT 1

THE ZIPPER

A central corridor that stitches Upper and Lower Park together, with new park programs activating and weaving along the park’s unique hillsides.



KEY FOCUS

HILLSIDE ACTIVATION

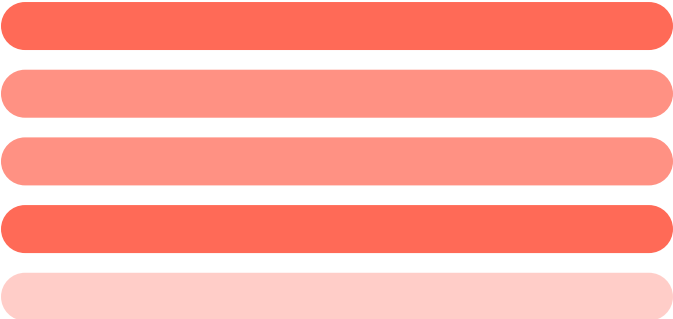
LARGE GATHERING SPACE

PUBLIC FACING

CONTIGUOUS RECREATION

PHASING FEASIBILITY

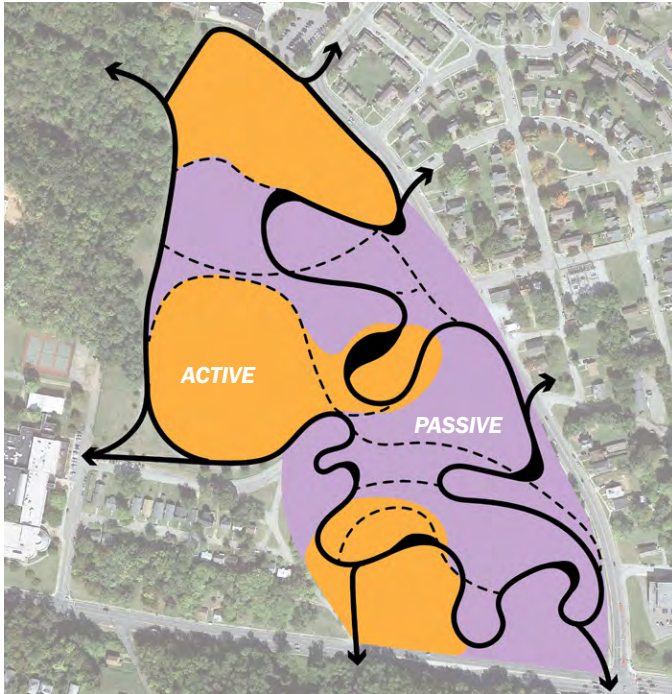
- HIGH
- MEDIUM
- LOW



CONCEPT 2

THE RIBBON

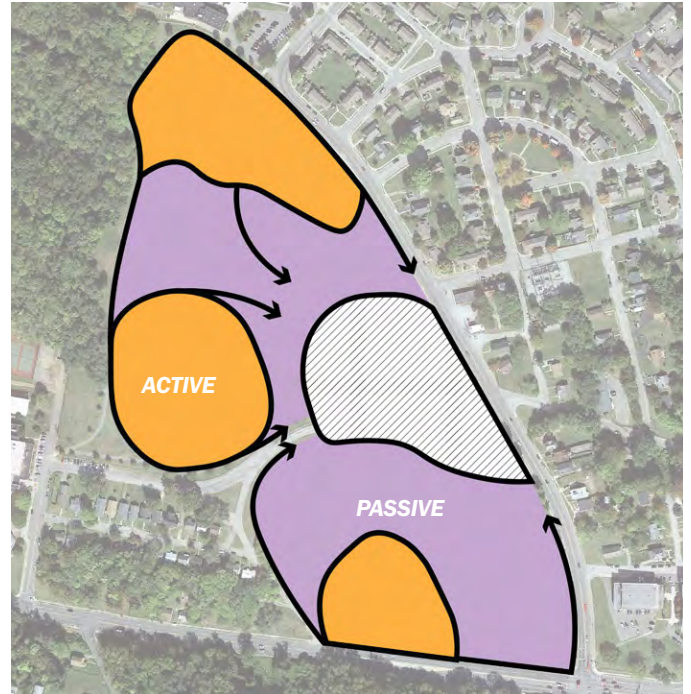
A winding park trail leads visitors through the park, meandering up and down the hills and stringing park program nodes along the way.



CONCEPT 3

THE NUCLEUS

A program-dense core anchors the center of the park, with smaller nodes of activity branching outward to connect the park.



INITIAL PAVILION CONCEPTS

During the Design Alternatives Engagement, three pavilion concepts were presented to the community—The Shed (Concept #1), The Picnic Basket (Concept #2), and The Floatie (Concept #3). Each concept was informed by feedback from the first round of engagement, which highlighted a strong community desire for a large pavilion capable of hosting a variety of events while also providing shade and relief during increasingly hot summer months.

Overall, feedback on the pavilion concepts emphasized flexibility and identity, with community members expressing appreciation and concerns for elements of each design. The Shed was valued for its flexibility and ability to support a wide range of community events. The Picnic Basket was appreciated for its multiple covered picnic areas, although opinions on its overall aesthetic varied. The Floatie emerged as a potential visual icon for Northwest Roanoke and received particularly strong support for its integration with the proposed amphitheater.

CONCEPT 1

THE SHED

Inspired by the familiar form of a shed, this pavilion gently shifts in scale and shape - narrowing to support smaller gatherings and expanding to accommodate larger events - creating an inviting and flexible space that can adapt to the evolving needs of the community.



Positives

- Ability to accommodate large gatherings and a variety of event types
- Appreciation for the overall aesthetic and use of wood as a material
- Potential to provide shelter during rain events

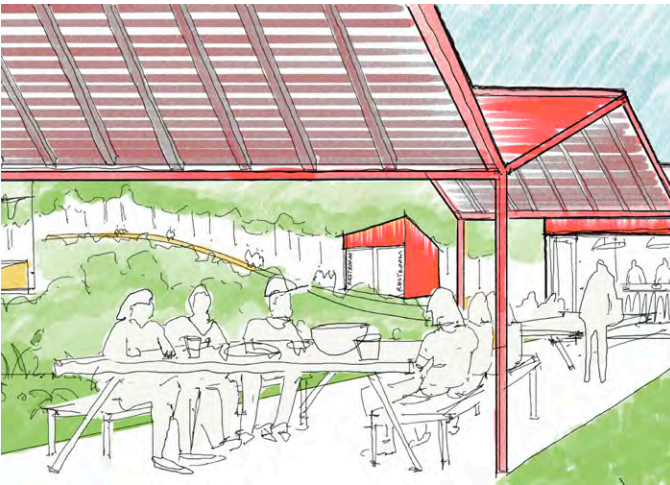
Critiques

- Suggestions for incorporating walls or additional enclosure for greater weather protection
- Concerns that the structure feels too large or bulky
- Desire for a more accessible location within the park
- Concerns about its effectiveness in protecting users from the elements

CONCEPT 2

THE PICNIC BASKET

Drawing inspiration from the compact, practical nature of a picnic basket, these smaller pavilion structures “unfold” to provide shelter, seating, and shade, creating moments of comfort, gathering, and connection throughout the park.



Positives

- Ability to provide shade in multiple locations throughout the park
- Flexibility to support multiple family groups simultaneously
- Potential for a diverse range of uses and activities
- Creation of additional rest and gathering spaces
- Increased opportunities for small group rentals and informal use

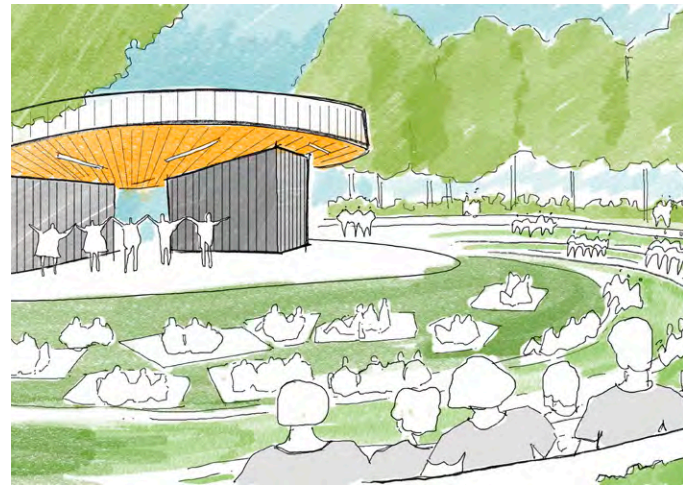
Critiques

- Feedback that the structures “need to be architecturally heavier”
- Limited ability to accommodate large community events
- Concerns about adequate protection from weather conditions

CONCEPT 3

THE FLOATIE

Inspired by the simplicity and bold presence of a floatie, this eye-catching pavilion is envisioned as a standalone landmark. A central core houses essential amenities while a broad canopy extends outward to provide shade, creating a vibrant hub for gatherings and performances.



Positives

- Opportunity to integrate an amphitheater
- Ability to support diverse programming and community events
- Potential for the theater space to strengthen community connections
- Capacity to host larger gatherings and celebrations

Critiques

- Perception that it feels “overly designed architecturally”
- Desire for integrated seating in the pavilion
- Concerns that the concept is less suitable for everyday use or private rentals
- Feedback that it should feel distinct from the existing Elmwood Pavilion
- Concerns that the programming focus may be too specific for Washington Park

WHAT WE LEARNED

FROM THE SITE

1. Difficult to access & traverse on foot

Washington Park is currently challenged by limited pedestrian connectivity and circulation. The park can be better linked to the surrounding neighborhood through more equitable and intuitive access. Within the park, improved internal circulation is needed to create a more universally accessible and enjoyable experience for all users.

2. Disconnection between Upper & Lower Washington Park

The steep slope and dense vegetation have created a strong physical and visual separation between Upper and Lower Washington Park. Strengthening both visual and physical connections is essential to reestablish the park as a single, cohesive public space for the community.

3. A former landfill

As a former landfill, the site presents constraints related to unstable subgrade conditions and shallow soil depth. These conditions limit opportunities in certain areas, making careful siting of structures and long-term landscape management critical to the park's success and resilience.

4. Lack of trees and shade

Much of Upper Washington Park is characterized by large open lawns with limited tree canopy and minimal shade. Expanding tree cover is important not only for environmental comfort, but also for defining distinct park spaces and creating a more human-scaled, welcoming, and approachable landscape.



PROGRAMMATIC PRIORITIES & SITING



59% PRIORITIZE HILLSIDE PLAY

50% SITE IT ON STEEP SLOPES IN UPPER

31% SITE IT ON STEEP FORESTED SLOPES



52% PRIORITIZE AMPHITHEATER SEATING

71% SITE IT IN UPPER WASHINGTON PARK

29% SITE IT NEAR OLD SWIMMING POOL



82% PRIORITIZE PAVILION

77% SITE IT IN UPPER WASHINGTON PARK

38% SITE IT NEAR EXISTING PARKING LOT

FROM THE COMMUNITY

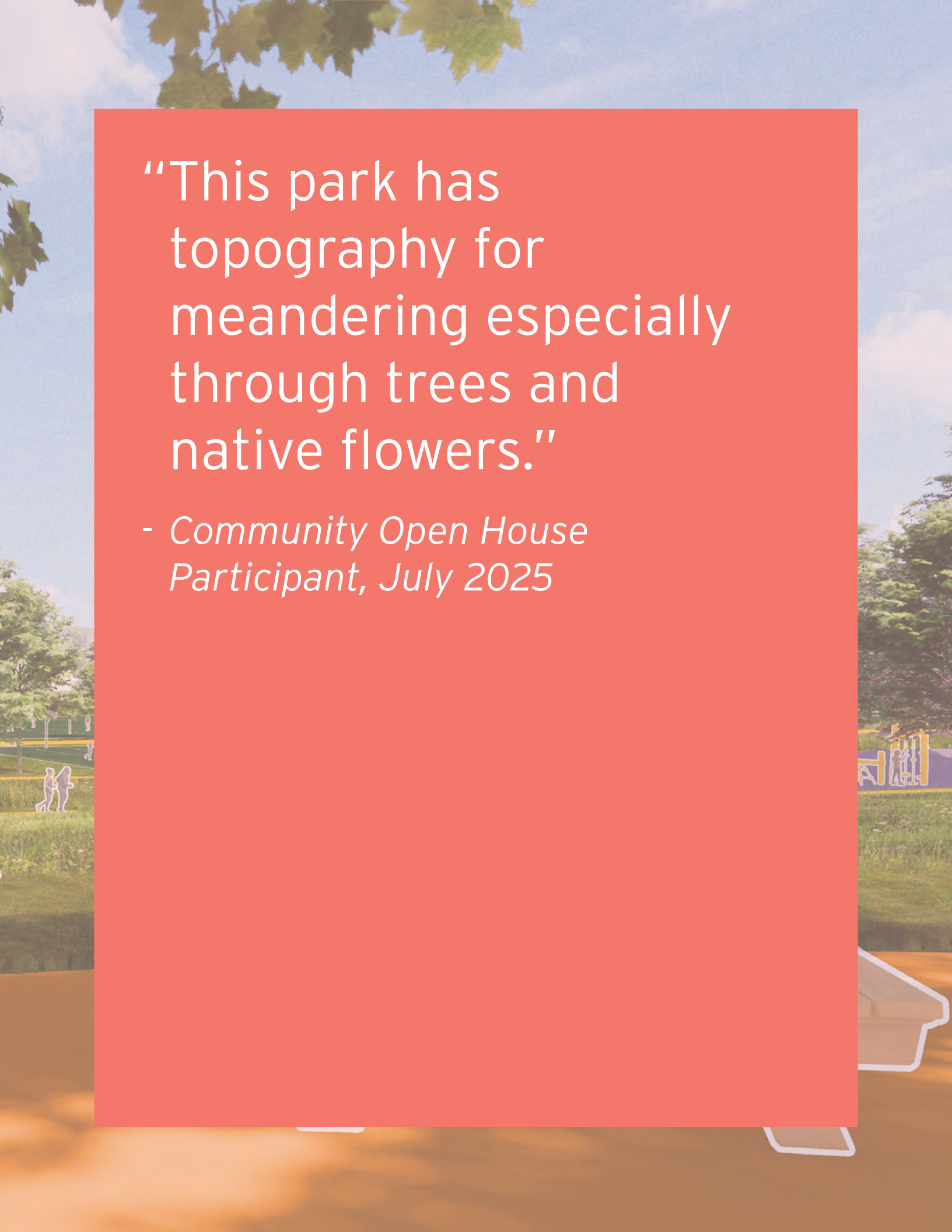
1. Access between Lower and Upper Washington Park is widely considered as a key park improvement, with Lower Washington Park as the neighborhood gateway, drawing visitors up the hill to a community-oriented park in Upper Washington Park.
2. Restroom access in Upper Washington Park is much needed.
3. Parking access and conditions need to be improved.
4. Shade is critical to support year-round park use.
5. A play area integrated with the hilly topography emerged as a clear favorite park program.
6. A larger pavilion in Upper Washington Park for community gathering and entertainment is a top priority, with a shared desire to be visible from the neighborhood as a community landmark.
7. An informal amphitheater facing the pavilion, which may double as a stage, was also well received among community members.
8. A trail network for exploration, strolling and running is also deeply desired.
9. Opportunities to celebrate neighborhood and park history are welcomed.

TOP RANKED PRIORITIES

- 27 votes for tree grove, parking, & bathroom
- 16 votes for hillside playground
- 14 votes for amphitheater seating
- 13 votes for pavilion
- 13 votes for nature trail
- 11 votes for event lawn
- 11 votes for bleachers
- 11 votes for seating area
- 11 votes for playground



THE VISION

The background image shows a park scene. At the top, there are green leaves of a tree against a blue sky with light clouds. Below this, a large red rectangular box contains white text. To the left of the box, a grassy area with trees and a few people walking is visible. To the right, a playground with colorful equipment is partially seen. At the bottom, a paved path leads into the distance.

“This park has
topography for
meandering especially
through trees and
native flowers.”

- *Community Open House
Participant, July 2025*

A PARK FOR ALL



EXPANDED PLAY AREA

Orange Ave NW

LICK RUN

**EVENT LAWN
AMPHITHEATER**

**THINNED
FOREST**

DROP-OFF PLAZA

Burrell St NW

PAVILION



**PICNIC &
GRILL AREAS**

**Lucy Addison
Middle**

BASEBALL FIELD

**HILLSIDE
PLAYSCAPE**

**NATIVE
MEADOW**

**BASKETBALL
COURTS**

MULTI-PURPOSE FIELD

**Lincoln Terrace
Elementary**

THE VISION PLAN

SITE FEATURES

- 1 New Pavilion
- 2 Event Lawn Amphitheater
- 3 New Restroom Facilities
- 4 Hillside Playscape
- 5 Expanded Play Area
- 6 Picnic & Grill Area
- 7 Existing Multi-Purpose Field with Improvements
- 8 Existing Baseball Field with Improvements
- 9 Existing Basketball Courts
- 10 Existing Restroom Facilities with Improvements
- 11 Existing Pool
- 12 Existing Picnic Shelter
- 13 Caretaker's Cottage
- 14 Lick Run
- 15 Primary Path
- 16 Secondary Path
- 17 Tertiary Path
- 18 Nature Trail
- 19 Existing Lick Run Greenway
- 20 Existing Bridge Over Lick Run
- 21 Low-Mow Meadow
- 22 Decorative Planting
- 23 Thinned Forest
- 24 Proposed Tree
- 25 Existing Tree
- 26 Improved Parking Area
- 27 Existing Parking Area
- 28 Pavilion Drop-Off Area
- 29 Overflow Parking Area
- 30 City Transportation Division Proposed Crosswalk
- 31 City Transportation Division Planned Cycle Track



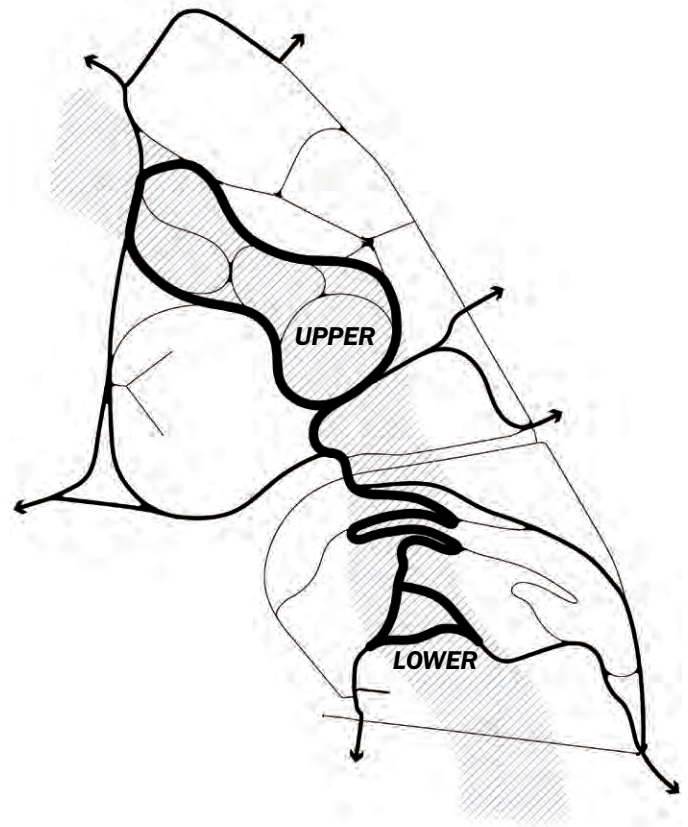


DESIGN PRINCIPLES & STRATEGIES

The vision for Washington Park is to create a place that reconnects physically within the park and to its surrounding neighborhood, culturally to its legacy as a vibrant gathering space, and environmentally to the buried Lick Run and local ecology.

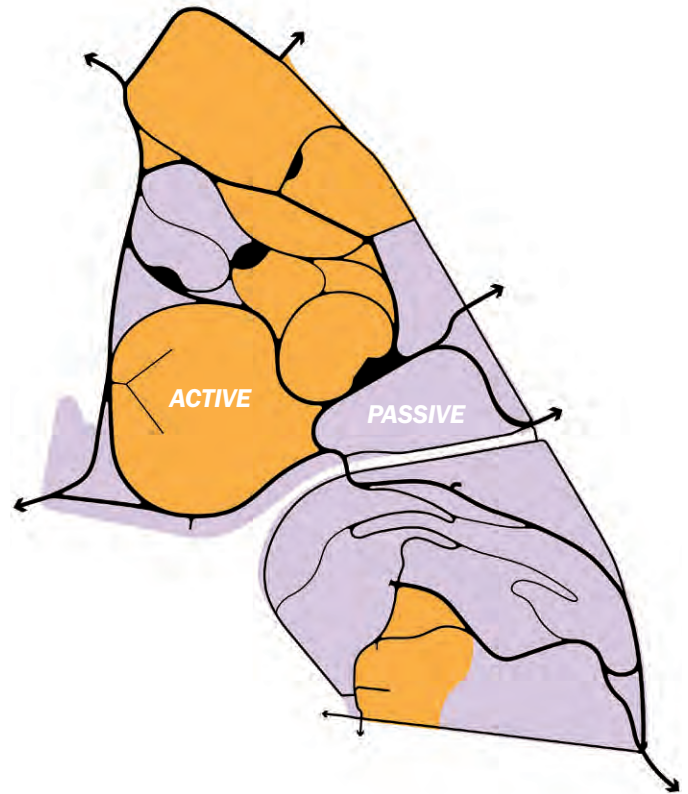
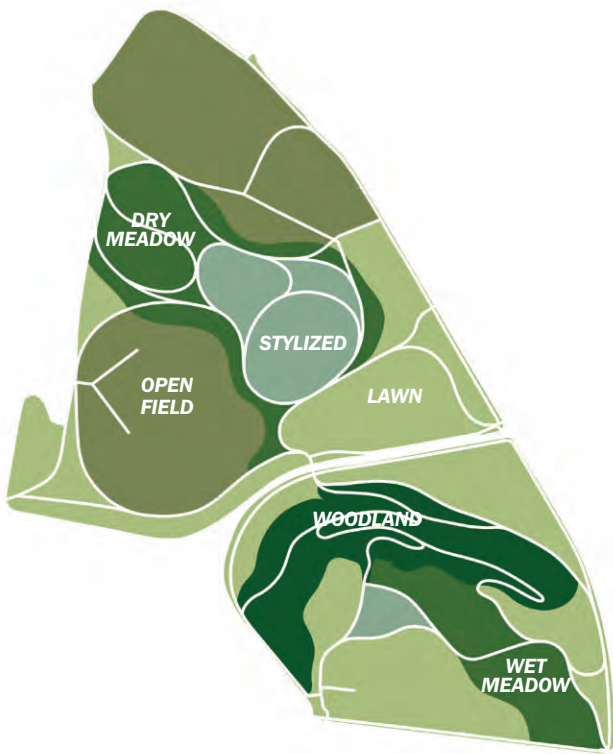
At the heart of this vision is a dynamic park corridor tracing the historic stream through the site. More than a trail, this corridor becomes an ecologically rich and recreationally active landscape where people and wildlife can gather, move, play, and relax, reviving the legacy of Washington Park.

By restoring connections between the upper and lower park and establishing a central corridor to organize activity, Washington Park becomes a more unified and welcoming community gateway. Native planting and green infrastructure create a more resilient, ecologically diverse landscape that supports stormwater management, exploration, and habitat. Building on this foundation, new and enhanced amenities are organized along the corridor, creating a vibrant destination for both everyday use and community gathering.



RECLAIMING CONNECTION

- Restore visual and physical connections between Upper and Lower Washington Park through selective clearing and new trail links.
- Establish a central corridor aligned with historic Lick Run flow to organize movement and unify park features.
- Improve pedestrian and bicycle connections to nearby schools, neighborhoods, transit stops, and future bike routes.
- Provide universally accessible paths wherever possible.



EXPLORATION & DISCOVERY

- Convert slopes to low-mow native meadows to reduce erosion and filter runoff. Prioritize native plant species with fibrous root systems to prevent damage on landfill cap layers.
- Integrate green infrastructure in low-lying areas to manage stormwater and reduce flood risk.
- Expand tree canopy along trails and gathering spaces to provide shade and mitigate heat. Prioritize tree species that are adaptive and resilient to brownfield or heavily disturbed conditions.
- Diversify habitat and plant communities to support local ecosystems.
- Transition to more sustainable, lower-maintenance landscape practices.

DESTINATION FOR ALL

- Create a diverse, predominantly accessible trail network that engages the park's unique topography.
- Introduce a robust set of new destinations, including playscapes, a pavilion, an amphitheater, and picnic areas, while enhancing existing facilities.
- Strengthen Lower Washington Park as a welcoming neighborhood gateway by building on existing park features, such as the Caretaker's Cottage, pool, play area and restrooms.
- Establish Upper Washington Park as a landmark gathering space with an iconic pavilion, amphitheater, and views of the mountains and the Roanoke Star.

RECLAIMING CONNECTION



**HILLSIDE NATURE
EXPLORATION TRAILS**

THINNED FOREST HILLSIDE

SEATING AREAS

BIOSWALE

LIGHTING

PARK SIGNAGE

Washington Park

**EXISTING BATHROOMS
WITH IMPROVEMENTS**

EXPANDED PLAY AREA

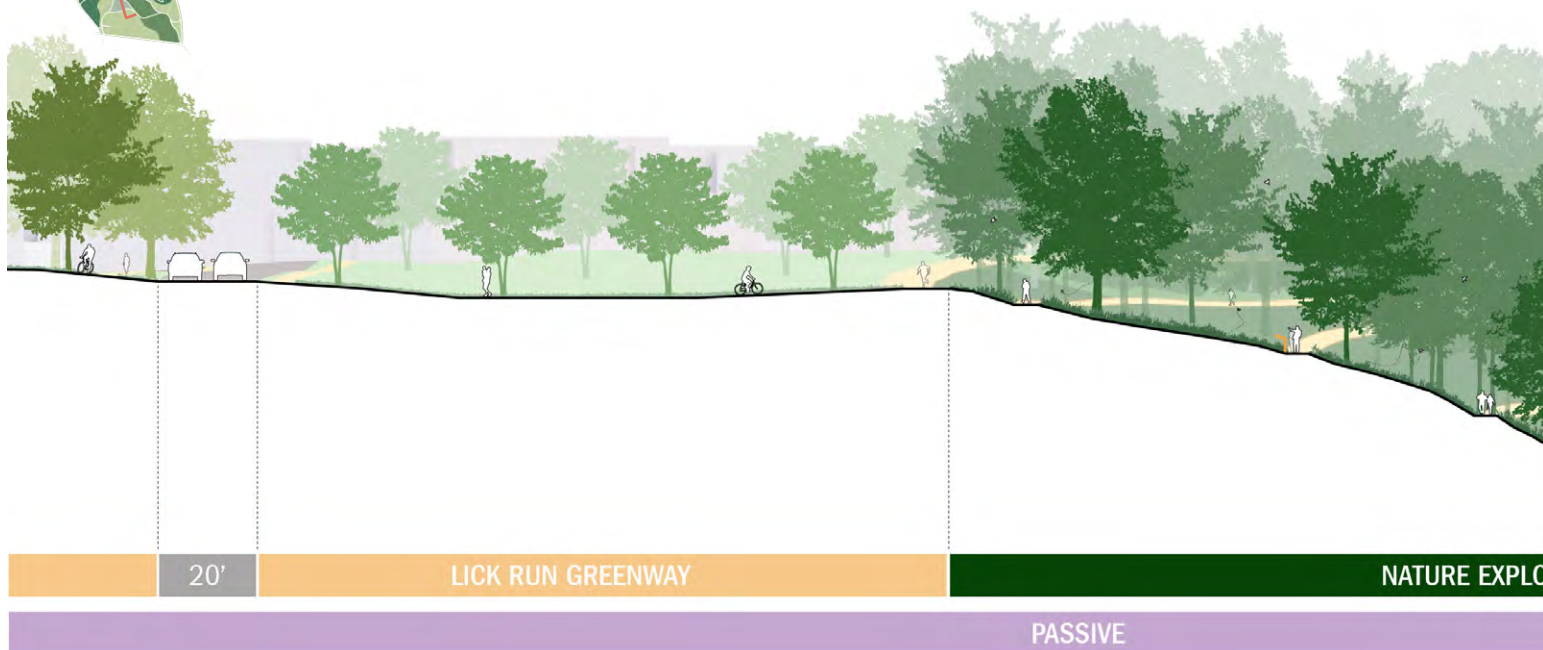
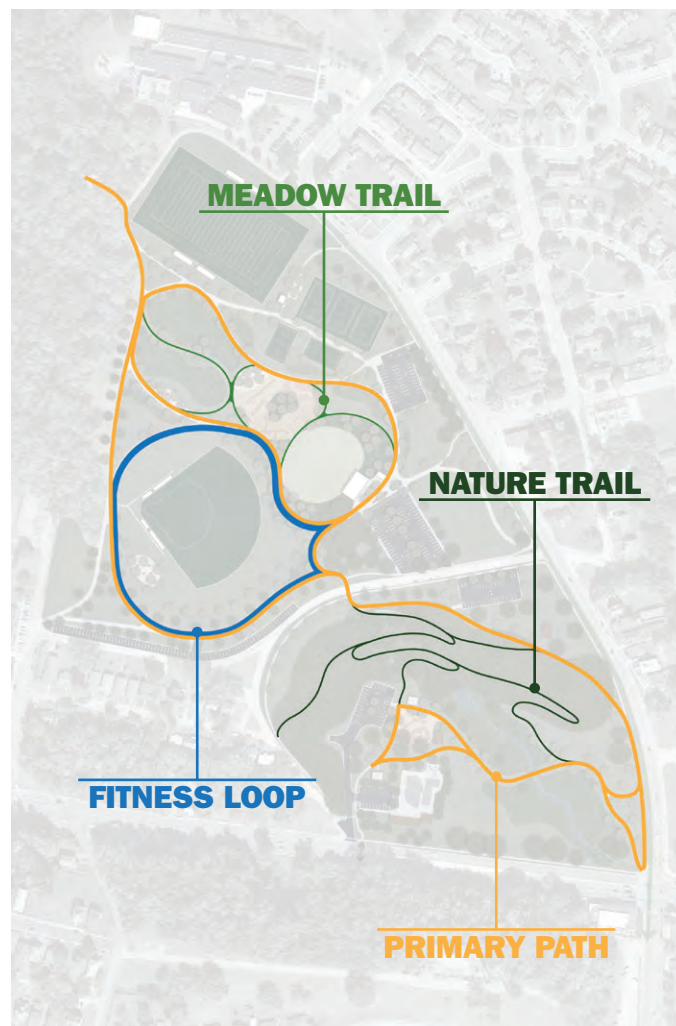


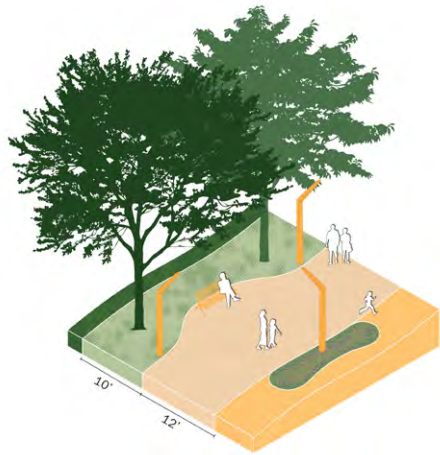
RECLAIMING CONNECTION

As you enter Lower Washington Park, just beyond the pool and the Caretaker's Cottage, there's a sense of arrival and activity. Building on this established community hub, the expanded play area and renewed restrooms build on existing amenities and strengthen the lower park as a destination for everyday use, family activity, and neighborhood life.

From here, newly thinned vegetation opens visual connections to Upper Washington Park beyond. Where the hillside once felt closed and impenetrable, selective clearing reveals glimpses of the landscape above and invites further exploration.

New and improved trails guide visitors uphill, winding through wooded slopes with shifting moments of enclosure and view. The experience gradually moves from the active energy of the lower park into a more immersive natural setting. As you reach the hilltop, Upper Washington unfolds into a landscape of trails and community spaces designed for gathering, movement, and discovery.





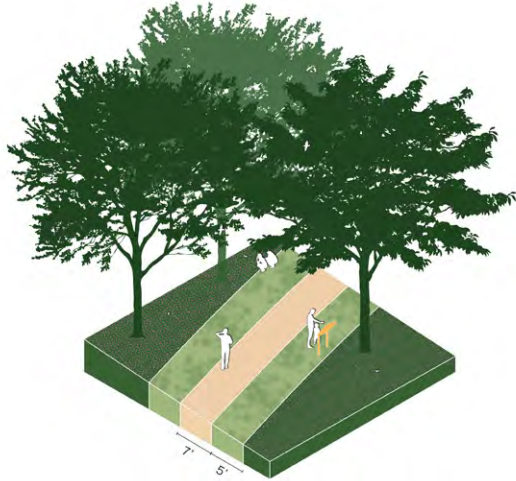
Primary Path

This wider paved path takes park users around the park, connecting all major park program areas. Following the rolling topography, it offers great vantage points of the park. Along the trail, shade trees, park lighting, and seating nooks are provide respite.



Fitness Loop

Building from the existing fitness stations, a roughly quarter mile loop trail in Upper Washington Park is designed for casually strolling and jogging with clear distance markers along the way.



Meadow Trail

The meandering pathways often sit either mid-slope or at the edge of a slope and take you through a native meadow for an immersive experience.



Nature Trail

These natural surface trails weave through wooded areas, providing off-the-beaten-path experiences as well as shortcuts in the park.

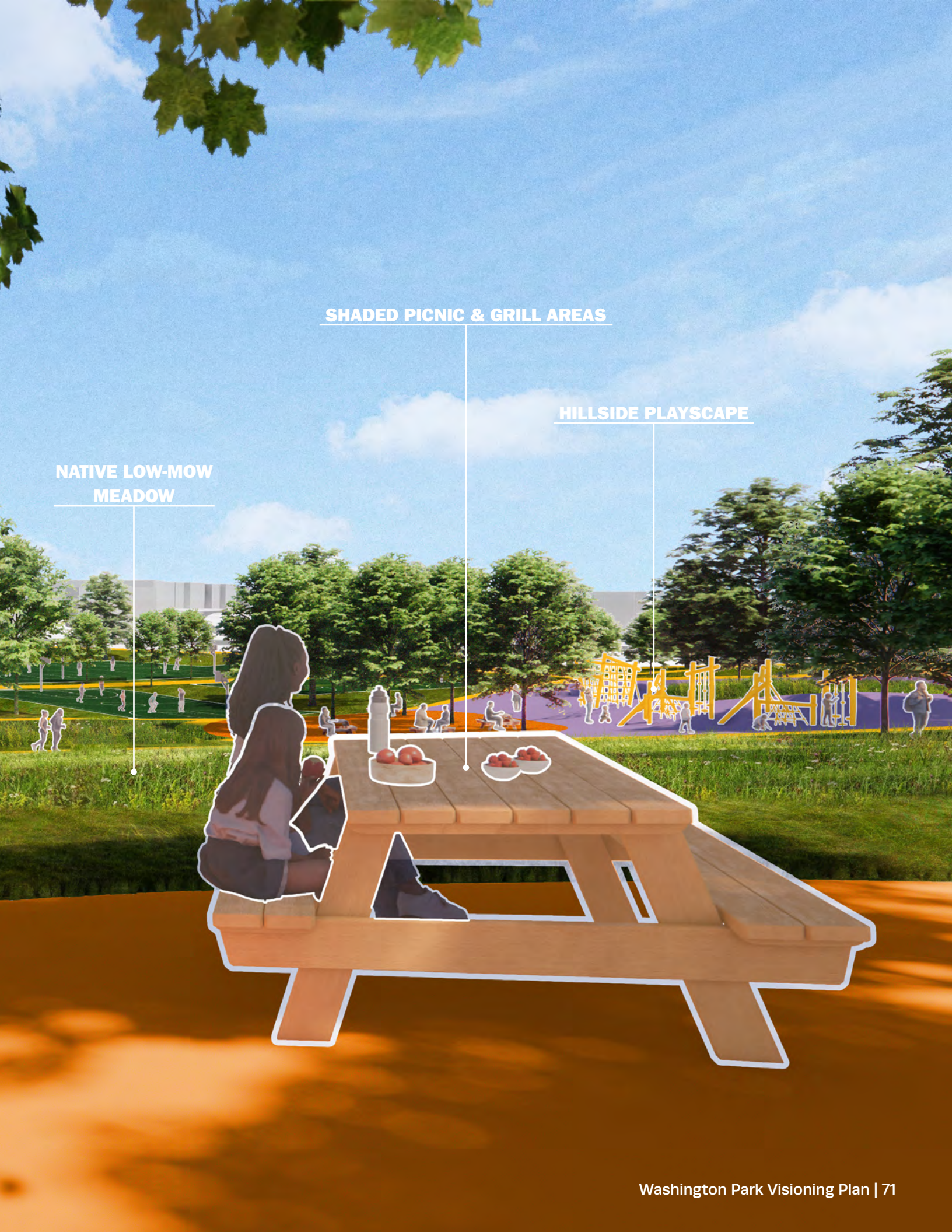


EXPLORATION & DISCOVERY

**REFURBISHED
MULTI-PURPOSE FIELD**

**NEW
BLEACHERS**

SHADED GROVES



SHADED PICNIC & GRILL AREAS

HILLSIDE PLAYScape

**NATIVE LOW-MOW
MEADOW**

EXPLORATION & DISCOVERY

As the trail network unfolds, a series of nodes emerge along the way for exploration and enjoyment:

Existing Sports Fields & Courts

Refurbished fields with bleachers, fencing, dugouts, and an additional restroom facility will provide additional seating and amenities to general park use as well as support for the nearby Lincoln Terrace Elementary and Lucy Addison Middle School.

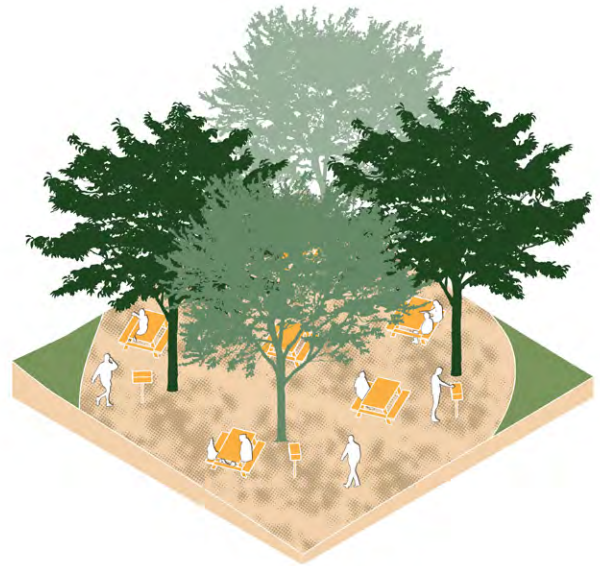
Picnic & Grill Areas

Underneath the dappled shade of a canopy tree in Upper Washington Park, a seating nook perches on the hillside and offers a simple setup for a family picnic or barbecue party. Such spaces are strategically located near key park destinations, including the proposed community pavilion, hillside playscape, and native meadow, to serve as rest stops for daily use, informal meeting points, and spillover areas during larger events. While large gathering spaces were a priority in community feedback, residents also emphasized the need for multiple smaller picnic areas that remain accessible even when larger facilities are reserved.

Meadow Groves

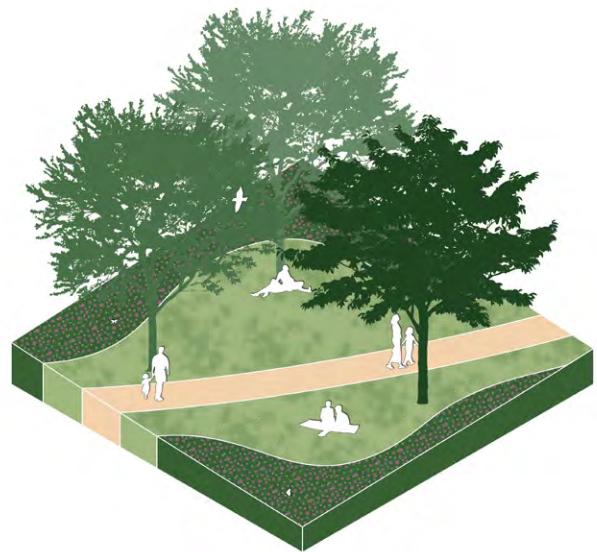
In addition to the paved picnic and grill areas, mown meadow patches can be created seasonally by selective meadow mowing to provide additional gathering spaces of various scales as necessary.

Such spaces can be found near native meadow edges, offering opportunities for the community to observe up close the restorative native meadows in action and enjoy the seasonal colors and textures they add to the park. The existing interpretive signage family can also be expanded to include historic storytelling as well as present and forward-looking restoration in action.



Picnic & Grill Areas

Small nodes of paved areas are strategically placed in the park for day-to-day park uses as well as larger community happenings.



Meadow Groves

Seasonally mown meadow edges and patches provide flexibility in park use and diversity in park experience.



HISTORIC STORYTELLING



MEADOW RESTORATION



NATIVE ECOLOGIES

**EXISTING
INTERPRETIVE
SIGNAGE**

CARETAKER'S COTTAGE

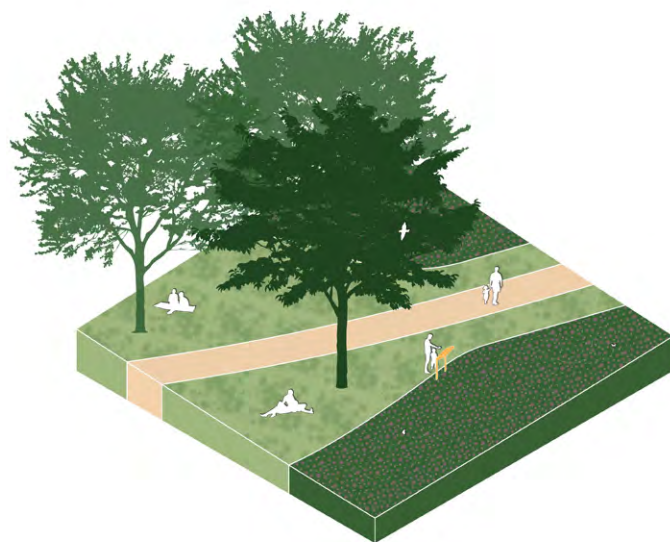


EXPLORATION & DISCOVERY

Native meadow planting will replace the empty lawn spaces between sports fields in the Upper Park. This management approach allows the landscape to balance between park programming needs, environmental restoration, and park maintenance effectiveness.

To grow a thriving plant community on top of a former landfill will require time, thoughtful planning, careful execution, and consistent management. The shallow and highly disturbed soils will need to be amended, enriched and made ready for plants:

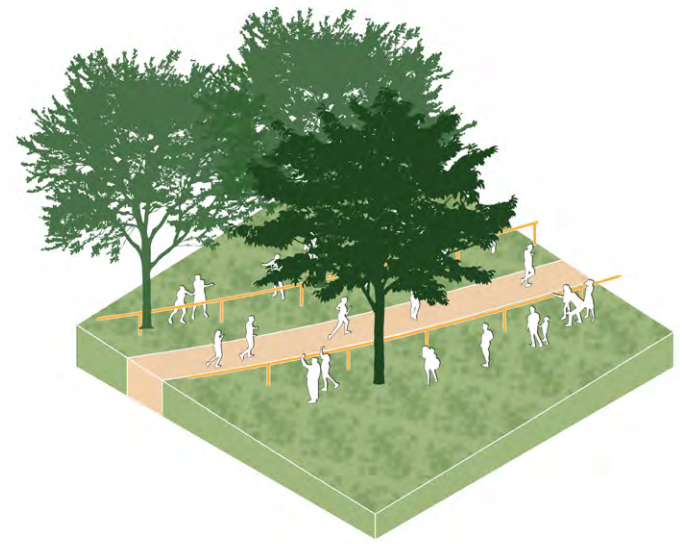
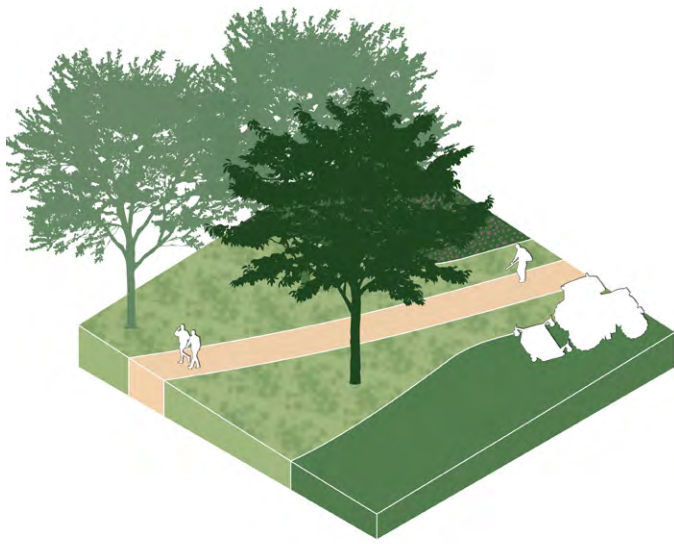
1. Invasive species treatment & removal
2. Soil decompaction & soil amendment
3. Cover crop seeding in spring/fall for weed suppression & soil improvement
4. Cover crop removal & meadow mix reseeding
5. Meadow establishment: phytoremediation & soil building
6. Low-mow: Annual trimming before spring growth for winter visual interest & overwinter habitats



Spring & Summer

Allow the native meadow to thrive during growth season. Monitor and treat weed/invasive growth during meadow establishment period. Maintain a 5' -10' wide mown edge along park trails for spatial legibility and trail buffer. Integrate educational signage at meadow edge to inform park users of the ongoing landscape restoration.





Fall & Winter

Low-mow approach: Cut meadow grasses back to roughly 6" height annually before spring growth. This provides not only winter visual interests for park users but overwinter habitats for wildlife. The mowing may take place twice a year during establishment period to minimize weed competition.

Occasional & Large Events

To provide additional, flexible open space for annual community or city events, cut portions of the meadow back on an as-needed basis. Rotate mowing areas to allow for the landscape to regrow and decompact the soil over time. This allows parkland to be used more flexibly and managed more effectively.



ECOLOGICAL AREAS



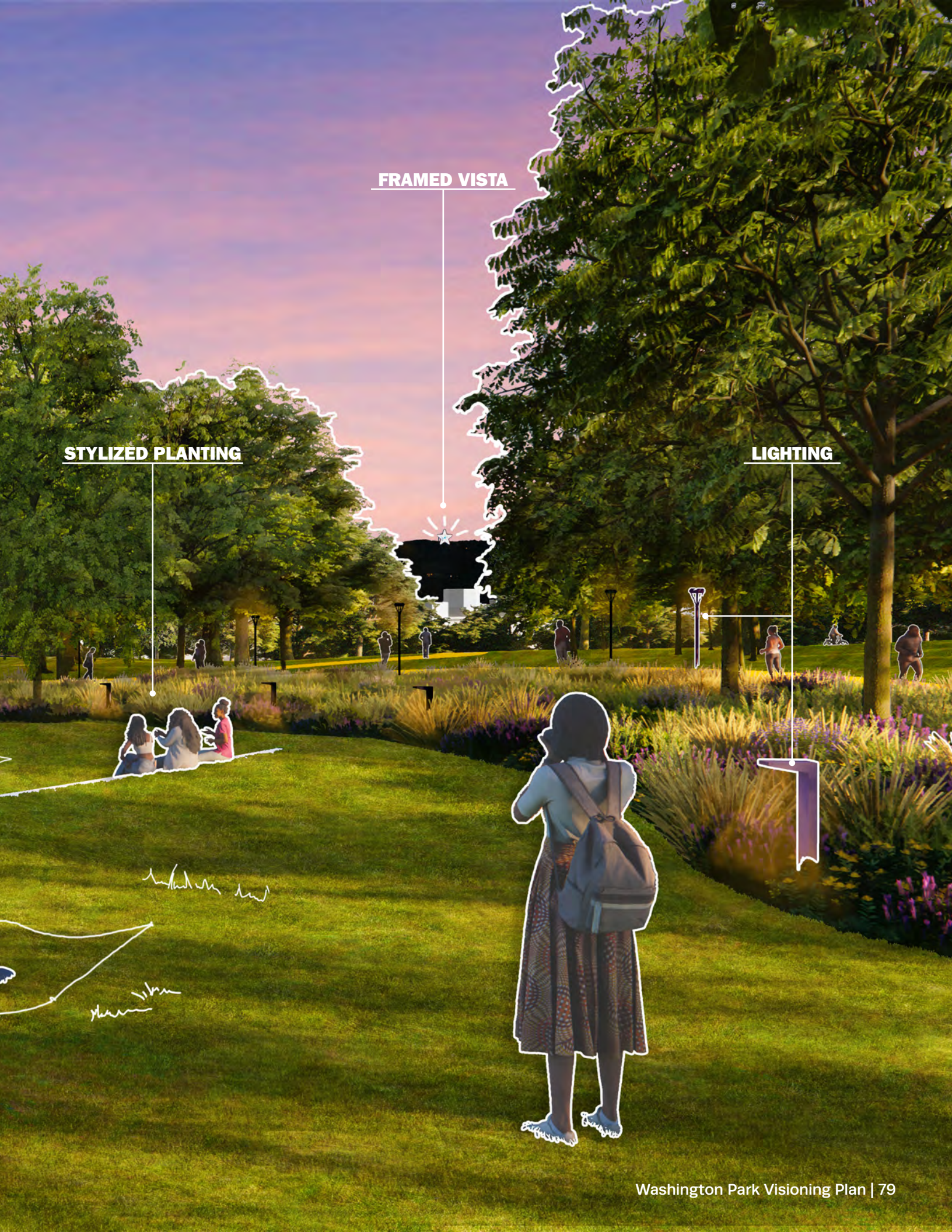


DESTINATION FOR ALL

THE PAVILION

**TERRACED LAWN
WITH STONE EDGING**





FRAMED VISTA

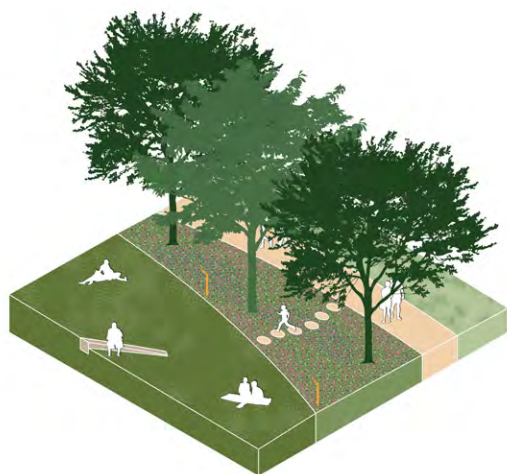
STYLIZED PLANTING

LIGHTING

DESTINATION FOR ALL

At the center of the park, a gently sloping south-facing hillside is transformed into an informal amphitheater, anchored by a large shade pavilion that also serves as a stage at the base of the slope. Positioned at the heart of the park, this flexible gathering space is designed to host community cookouts, school reunions, graduation ceremonies, outdoor movie nights, and local music performances; all supported by convenient access to new restrooms, drinking fountains, grills, and a new drop-off area behind the pavilion.

Just beyond the amphitheater, over the hilltop, a larger nature-inspired playscape is integrated into the hillside, encouraging children and adults alike to engage with Washington Park's unique topography. Together, the pavilion, amphitheater, and hillside playscape strengthen the park's core and establish a vibrant new neighborhood hub where residents can gather, celebrate, and honor the community's legacy.

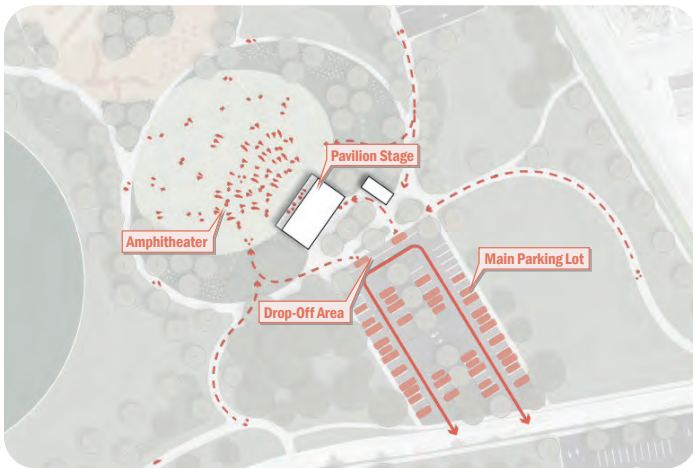


Event Lawn Amphitheater

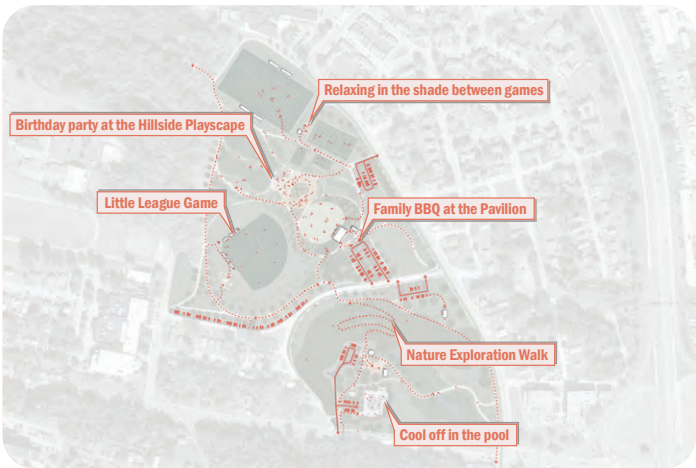


Hillside Playscape





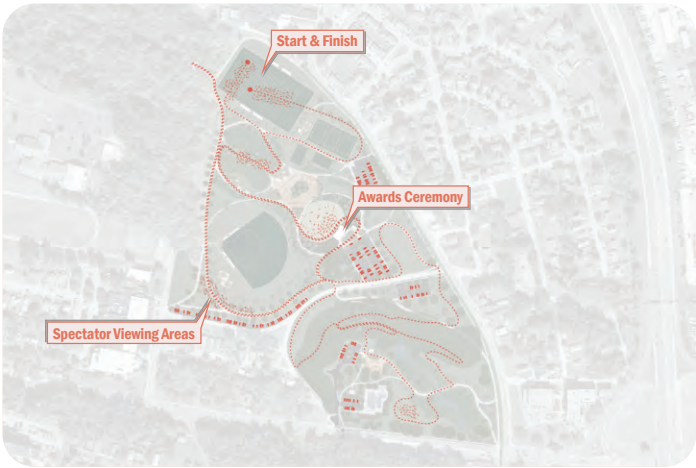
Community Performance in the Amphitheater



Typical Weekend



William Fleming All Class Reunion Weekend



Cross Country 5K



PASSIVE

CENTRAL GATHERING AREAS





THE PAVILION



RESTROOMS

GRILL AREA

STEPPED STAGE EDGE

EVENT LAWN AMPHITHEATER

PARKING LOT

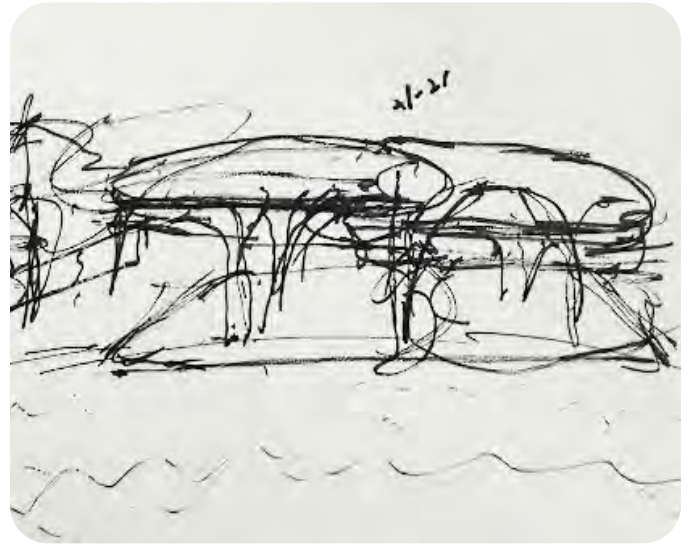


UNDER THE BRANCHES

Positioned at the center of a grassy amphitheater, the pavilion is designed as both a gathering space and performance venue, with its floor extending outward to form a stage for live events, community celebrations, and outdoor screenings. The pavilion's branching, arboreal structure creates an elegant architectural backdrop that frames the stage and strengthens the identity of the space.

Drawing inspiration from the glulam picnic pavilions found throughout Roanoke's parks, "Under the Branches" builds on this familiar material palette while elevating it into a more expressive and distinctive architectural form. The pavilion balances familiarity with innovation, creating a structure that feels rooted in the character of the park while establishing a new landmark for the community.

The striking dendriform columns are scaled to feel both welcoming and celebratory, shaping a civic space that is memorable, resilient, and inviting. Designed to feel simultaneously organic and intentional, earthy yet visually iconic, the pavilion aims to serve not only as a functional public amenity, but also as a source of beauty, identity, and community pride.





AMPHITHEATER

GRILLS

RESTROOMS

PAVILION

PARKING
DROPOFF

PARKING

GUIDING PRINCIPLES

The pavilion is envisioned as a civic anchor within Washington Park—strengthening connections to the park, the neighborhood, and the community’s shared identity. Shaped by public input, it responds to a clear desire for a welcoming, flexible, and resilient gathering place that also provides shade and comfort throughout the year.

It is designed to be accessible to all, with clear, intuitive access and an inclusive layout that supports users of all ages and abilities. Environmental comfort is central, with generous overhead cover and thoughtful orientation providing protection from sun and rain, extending use across seasons.

The pavilion creates an inviting place to gather and celebrate, supporting everyday use as well as community events and performances. Its flexible design accommodates a range of programming scales and event types, while its durable, resilient construction ensures it will serve as a long-lasting civic asset for the community.



STRONG CONNECTION TO THE PARK & COMMUNITY

Fosters a deep connection with the community, serving as a vibrant space for shared experiences.



INVITE SPACE TO GATHER AND CELEBRATE

A place people want to congregate, eat and celebrate.



ACCESSIBLE TO ALL

Open, inclusive and accessible to all users.



PROVIDES SHADE AND COMFORT

Protects from the sun and the rain.



FLEXIBLE EVENT SPACE

Able to host events of various sizes and occasions.



DURABILITY AND RESILIENCE

Ensuring long-lasting functionality and strength.

INVITING ENTRANCE

As a central feature of the Washington Park vision, the pavilion area serves as a welcoming front door to the park, inviting visitors to gather and explore further. Multiple paths lead into the entry plaza, which is shaded by trees and planting that create a comfortable arrival experience while also screening views of the adjacent parking area.

Nearby restrooms and drinking fountains are located in close proximity to the pavilion, with clear sightlines between amenities to enhance visibility, comfort, and ease of access. Their placement supports both pavilion events and the broader surrounding park zone, reinforcing this area as an active and accessible community hub.



PARKING DROP-OFF



RESTROOMS

PAVILION EXPERIENCE



SHADE STUDY



DECEMBER 10:00 AM



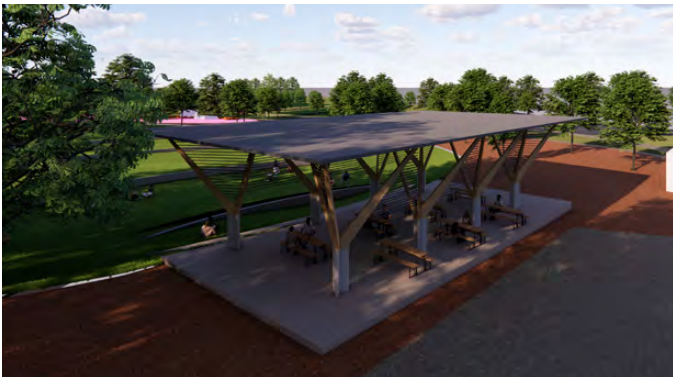
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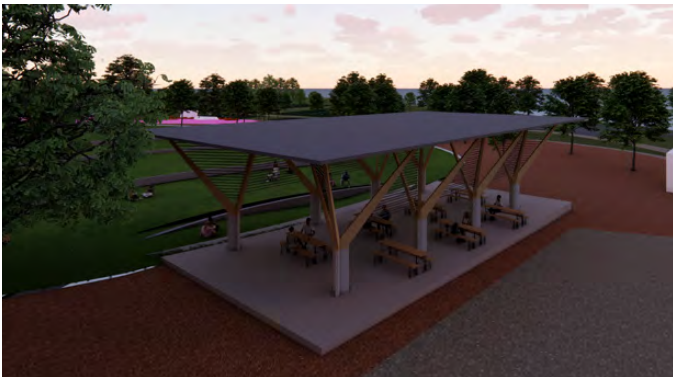
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DECEMBER 3:00 PM



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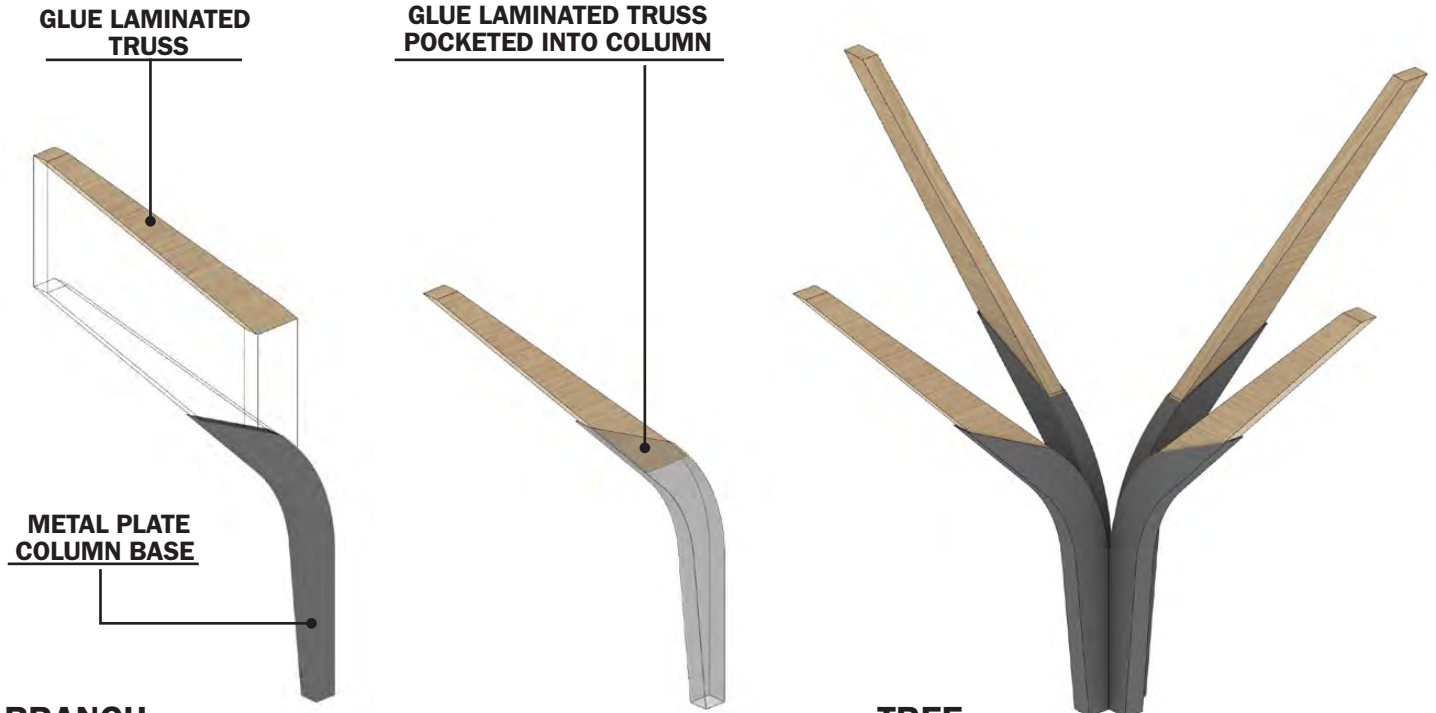


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DESIGN OF PAVILION STRUCTURE

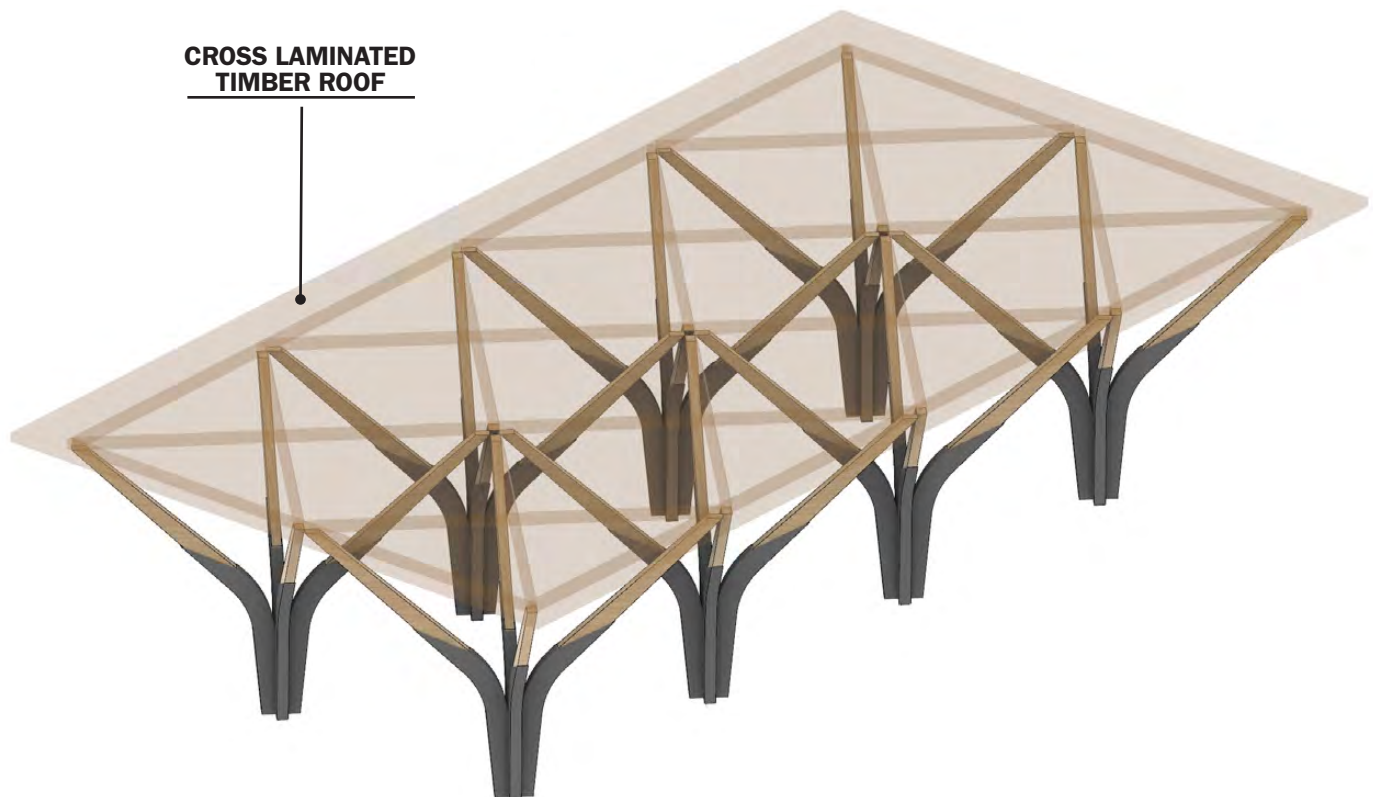


BRANCH

Glulam Truss pocketed in metal base forming one branch of the Pavilion structure

TREE

Four branches combine to form a "tree"



PAVILION

Eight "trees" lined by a diagrid of beams hold aloft a cross laminated timber (CLT) roof



Pavilion Structure



COST ESTIMATE



OVERALL PARK COST ESTIMATE

ASSUMPTIONS

The cost estimate prepared for this master plan is conceptual in nature and intended to provide a general understanding of the potential scale of investment required to implement the proposed improvements. It is based on the preliminary design concepts presented in this document, approximate quantities, and typical construction costs informed by comparable projects and current market conditions.

This estimate assumes a standard construction process with competitive bidding and typical site access and working conditions. It includes allowances for design development, recognizing that details will continue to evolve as the project advances. As the design is refined and more detailed information becomes available, project costs may change.

Certain items are not included at this stage, such as design and permitting fees, specialized studies, and unforeseen site conditions. In addition, factors such as market fluctuations, material costs, and construction timing may influence future costs.

Overall, this estimate should be understood as a planning tool to help guide decision-making and support funding and fundraising efforts. It does not represent a final or guaranteed construction cost.

KEY AREAS

To help organize the overall estimate, the proposed park improvements are grouped into five key project areas. These groupings are intended to illustrate how different parts of the park contribute to the total cost and may also help inform future phasing and fundraising efforts.

- 1 Gathering Area | \$3.5 - \$4.2 million
Includes the new pavilion, restroom facility, event lawn amphitheater, redesigned primary parking area, planting, and site lighting.
- 2 Hillside Playscape | \$2 - \$2.5 million
Includes a hillside play area, planting, and site lighting.
- 3 Lower Washington | \$700,000 - \$900,000
Includes expanding the existing play area, improvements to the existing restroom, planting, and site lighting.
- 4 Sports Improvements | \$1.7 - \$2 million
Includes upgrades to the existing multi-purpose field and baseball field, and a new restroom facility.
- 5 General Improvements | \$4.1 - \$5 million
Includes park-wide elements such as paths and circulation, additional trees and planting, furnishings, and supplemental parking improvements not captured in the areas above.

Total Estimate Park Cost | \$12 - \$14.6 million

