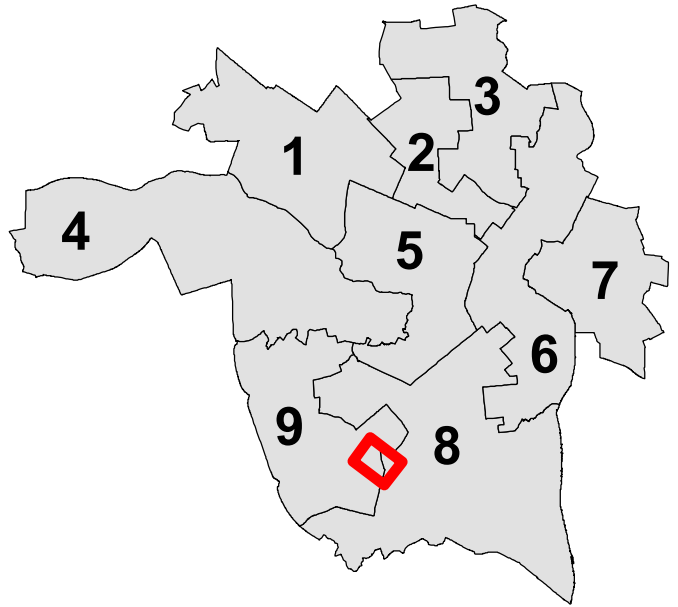




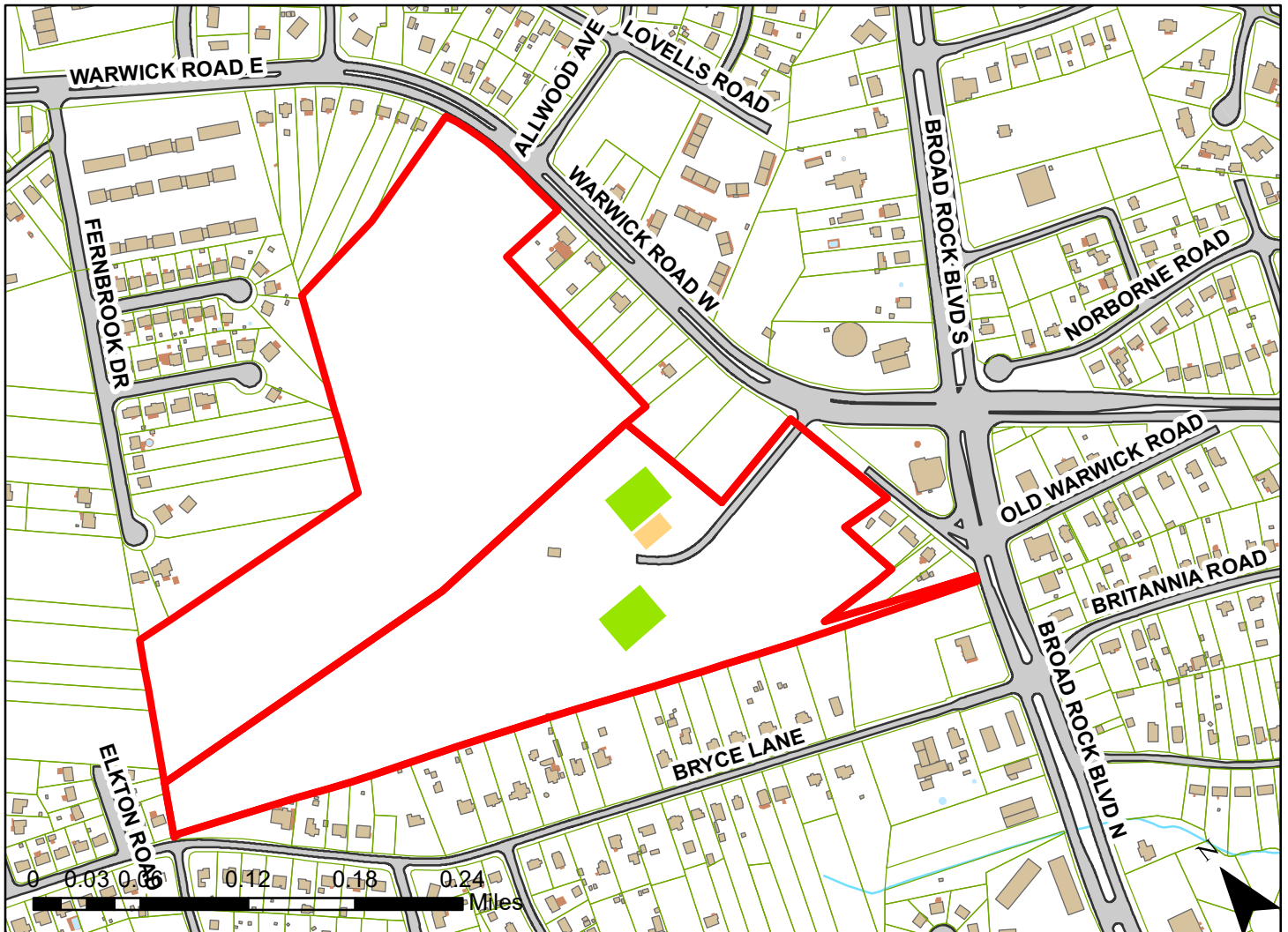
# City of Richmond Department of Planning & Development Review

## Location, Character, and Extent

**LOCATION:** 4835 Old Warwick Road  
**COUNCIL DISTRICT:** 9  
**PROPOSAL:** Conceptual review of Broad Rock Sports Complex Indoor Baseball Facility and Outdoor Fitness Facility.



*For questions, please contact Josh Son  
at 646-3741 or [joshua.son@richmondgov.com](mailto:joshua.son@richmondgov.com)*





## Application for Urban Design Committee Review

Department of Planning and Development Review  
Planning & Preservation Division  
900 E. Broad Street, Room 510  
Richmond, Virginia 23219 | (804) 646-6335  
[www.richmondgov.com/CommitteeUrbanDesign](http://www.richmondgov.com/CommitteeUrbanDesign)



### Application Type (select one)

Location, Character, & Extent  
Section 17.05  
Other:

Encroachment  
Design Overlay District

### Review Type (select one)

Conceptual  
Final

### Project Information

Submission Date: \_\_\_\_\_

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

Brief Project Description (this is not a replacement for the required detailed narrative):

### Applicant Information (a City representative must be the applicant, with an exception for encroachments)

Name: \_\_\_\_\_ Email: \_\_\_\_\_

City Agency: \_\_\_\_\_ Phone: \_\_\_\_\_

Main Contact (if different from Applicant): \_\_\_\_\_

Company: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

### Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

### Submittal Deadlines

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission (CPC) on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06, and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

## UDC conceptual design narrative

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Indoor Baseball Facility and Outdoor Fitness Facility – Broad Rock Sports Complex  
Department of Parks, Recreation, and Community Facilities – City of Richmond  
13 February 2020

### PURPOSE AND DESCRIPTION OF PROJECT

#### *Introduction*

The Department of Parks, Recreation, and Community Facilities (DPRCF) completed a master plan for the existing Broad Rock Sports Complex that was approved by Planning Commission in September 2019 (UDC 2019-24). The facility is several decades old and needs upgrades to better suit the current needs and wishes of the community, address maintenance issues and worn equipment, and address several areas of poor drainage on the site. DPRCF is beginning to implement the plan in a phased approach, and is completing a schematic design package to use for pricing the Indoor Baseball Facility and Outdoor Fitness Facility. This submittal is intended for Conceptual Review.

The Indoor Baseball Training Facility is designed as a pre-engineered building structure with a footprint of 26,200 square feet. The facility will provide interactive, lively spaces for community wellness and recreation activities, including more than 14,000 square feet of indoor turf, two fixed batting cages and a community meeting space. The building program also includes administration spaces, facility and site storage, and restroom facilities shared with the adjacent Outdoor Fitness Facility. A mechanical mezzanine provides functional use of the high bay space over the restrooms.

The Outdoor Fitness Facility will provide opportunities for all ages (over the age 14) and all abilities. Exterior-grade fitness equipment is strategically placed to allow for various workout options. Multiple colors of poured-in-place rubber surfacing designate concourse paths and define areas of various equipment types.

DPRCF staff will manage the facility, but it could serve/support a number of local groups including Little League teams, special needs groups, private sports training entities, and Richmond Public Schools. The building layout provides opportunity for three independent groups to use the facility concurrently with ample circulation space for back-to-back scheduling. The Outdoor Fitness Facility can support approximately 50 people using or helping with the fitness equipment and another 50 people using the space for other activities such as group classes.

#### *Park Location and Context*

Broad Rock Sports Complex is located at 4835 Old Warwick Road/4955 Warwick Road near the signaled intersection of Warwick Road and Broad Rock Road, next door to Broad Rock Library and across the street from Fire Station No. 22. The primary access to the park is from Warwick Road and there is secondary access is from Old Warwick Road behind the library, which leads to Broad Rock Road. Both accesses are gated. A sidewalk along Warwick Road provides pedestrian access, and there is easy access to the library.

The facility is located in the 9<sup>th</sup> Council District and is surrounded by the neighborhoods of South Garden, Southwood, McGuire Manor, Hickory Hill, and British Camp Farms. The athletic facilities are surrounded by woods located on site; the entire park is surrounded by residential properties. The park consists of four parcels: two larger parcels comprising the existing athletic facilities and two smaller parcels on Warwick Road that were more recently acquired by the DPRCF.

### *Park Programming*

The park is currently programmed with softball fields, a multiuse field, tennis courts, a volleyball court, a basketball court, a playground, and a building with restrooms that formerly housed concessions. In the long term, these programmatic features will be maintained, renovated, or relocated.

As a part of this phase of the master plan implementation, the existing basketball court, one set of tennis courts, the volleyball court, and the horseshoes pits will be removed to make way for the Indoor Baseball Facility and Outdoor Fitness Facility. The basketball court will be replaced with two new courts (see concurrent UDC submission for basketball relocation plans) and the volleyball court will be replaced with three new courts on the south side of the access drive. The tennis courts to be removed will not be replaced, but there is another set of existing tennis courts to remain across the adjacent parking lot, and DPRCF has determined that these are sufficient for the programming desired at this site. The horseshoe pits will be replaced during a future phase of the master plan implementation. All of these existing facilities are planned for removal during the initial phase of master plan implementation during which the new basketball courts will be constructed.

### *Site Challenges and Solutions*

The park master plan addresses major functional and operational issues at the site including access and circulation, safety and security, and stormwater management. The Indoor Baseball Facility and Outdoor Fitness Facility phase will address these site challenges with proposed improvements as follows:

- Access and Circulation
  - > There is currently an excess of paved surfaces for parking. Existing parking will be used for the Indoor Baseball Facility. No additional parking will be added.
  - > The first section of a perimeter maintenance road will be added to create access to the rear of the baseball facility, which will house storage areas and mechanical equipment. The future perimeter road can eventually double as a loop trail for walking, running, and biking.
- Safety and Security
  - > Sidewalks will be added to improve access and circulation and safety for pedestrians around this area of the site. The new sidewalk in this phase will connect with the relocated basketball courts.
  - > The Outdoor Fitness Facility has been placed as part of an overall site programming configuration that optimizes visibility.
- Stormwater Management
  - > There are several problem areas with poor drainage (ponding, standing water, etc.) on site, which create maintenance and management issues on site and can potentially reduce access to and the usability of facilities on site. Improvements during this phase will create positive drainage away from new facilities and existing parking.
  - > This phase of the plan will include the addition of stormwater Best Management Practices (BMPs) in the form of swales, bioretention, or other structures that will alleviate drainage issues and mitigate the addition of impervious surface area (new building and outdoor fitness area).
  - > Maintenance and renovation of existing facilities such as the culvert connecting the areas north and south of the access drive near the new facilities can further improve stormwater conveyance to the natural drainage area on the south side of the site.

## **PROJECT BACKGROUND**

DPRCF engaged Timmons Group and Worley Associates Architects for master planning services to prepare the park for renovations and future construction. DPRCF's goals were coupled with input from two community meetings and a community survey with over 150 responses to refine the programming of new site amenities. The resulting master plan combined the existing features with the following additions: an indoor baseball practice facility, an indoor aquatics facility, an open-air pavilion, an outdoor fitness area, pickle ball courts combined with existing tennis courts, a water play area and walking trails. The master plan was approved by Planning Commission in September 2019 (UDC 2019-24).



In late 2019, DPRCF engaged the project team to advance the design of the basketball court relocation through bid documents and the design of indoor baseball facility through schematic level design for pricing. The basketball court relocation and demolition of the other sport courts will come first to enable the construction of the baseball facility. An “advanced” Schematic Design Package, including this narrative and associated drawings, will be used for cost estimation to assist in establishing potential goals and strategies for funding the Indoor Baseball Training Facility and adjacent Outdoor Fitness Area.

The following has been identified as potential additive alternates for inclusion in the project:

- Alternate No. 1: Translucent Polycarbonate Wall System

## **CONSTRUCTION PROGRAM**

### ***SITE IMPROVEMENTS***

Proposed site improvements include minor reconfiguration of the existing parking lot, new ADA-compliant sidewalks and a high-intensity Outdoor Fitness Area. Parking lot reconfiguration will provide four new ADA-compliant accessible parking spaces adjacent to the entrance of the building and near the entrance to the Outdoor Fitness Facility. New sidewalks connect the Indoor Baseball Facility, accessible parking, the Outdoor Fitness Facility, and the relocated basketball courts.

The Outdoor Fitness Facility will comprise exterior-grade fitness equipment strategically placed to allow for various workout options. Outdoor fitness equipment from Kompan has been used as the basis of design. Multiple colors of poured-in-place (PIP) rubber surfacing will designate paths, define areas of various equipment types, and allow for open flexible space for outdoor classes and gathering. The PIP surfacing will include a perimeter track. Surface patterns will denote additional two-dimensional fitness elements such as agility dots and a speed ladder.

Supporting the Outdoor Fitness Facility, a hi-low drinking fountain and modular bench are situated between masonry piers along the south façade of the building. On each side, the masonry piers book-end two areas of approximately 525 square feet, each designated as a canvas for a public art installation. The masonry back-drop provides flexible options for a future application; the joints of the masonry could be smoothed with a cementitious material, a cement board can be attached to the CMU, or the CMU score lines and glazed block accents could be incorporated into the art feature. These two expansive wall murals will provide a fun, vibrant backdrop to the Outdoor Fitness Facility.

An open-air canopy structure defines the entry and provides shade to the southwest corner of the Outdoor Fitness Facility. The roof canopy slope and materials compliment the Indoor Baseball Facility. Bench seating is provided adjacent to a signage element and storage cubbies are designed to mimic the Entry Pilaster at the main entrance to the building.

### ***BUILDING PROGRAM***

Adjacency and spatial relationships are illustrated by the floor plan arrangements provided on the Schematic Design Drawings.

In the field area, indoor turf will be installed over a depressed slab for an area of 120 feet by 120 feet. Designation of a 45-foot infield, a 60-foot infield and a 90-foot infield, provide the opportunity for training of a variety of age groups and abilities. A safety netting system will encompass the field area on all sides. A steel wire substructure will support the netting and will follow the same pitch as the roof to allow for maximum vertical clearance. Adjacent to the spectator seating, the netting system shall include an integral swinging door. Along the exterior walls, the netting system will include integral padding up to 8 feet above finished floor. Wall padding is scheduled to be installed on the flanges of the vertical columns as an additional safety feature.

Exterior doors on the north end of the field area provide direct access to the outfield of the existing softball field. An overhead 10-foot wide by 9-foot to 4-foot tall coiling door allows for large equipment circulation. As an additive alternate, a translucent polycarbonate wall system is proposed on the upper portion of the north wall to provide natural diffused light onto the playing surface.

Metal bleachers provide spectator seating adjacent to the field area. The 4-tier bleachers are positioned against a partial height wall to close off the underside of the bleacher structure, while still providing visibility beyond. A set of 3-tier metal bleachers is positioned for viewing into the batting cages. Calculations for seating capacity assume a width of 18 inches per person.

A netting system encompasses two batting cages to provide the opportunity for batting practice independent of field activities.

Facility storage is positioned adjacent to the Field Area and includes a 10-foot by 10-foot overhead coiling door to allow storage of large equipment. Additional storage rooms are accessed from the exterior, programmed for site storage needs.

Staff offices are centrally located. The suite includes administration storage space, two private offices and a shared open office. Hollow metal framed windows and sidelights provide visibility to adjacent program spaces.

A multipurpose room is positioned near the main entrance for community use functions, support of sport activities, and social space. Metal storefront and clear glazing provide views to-and-from the Lobby and allow staff visibility into the space. A large storage room provides space for storage of tables and chairs, allowing maximum flexibility of the multipurpose room. A smaller room provides storage for supplies to support program functions. Built in casework includes base cabinets, wall cabinets and a solid surface counter top with under mount sink.

### **EXTERIOR MATERIALS & THERMAL INSULATION**

Exterior materials consist of masonry veneer, metal panels, and aluminum storefront and with tinted glazing. The following are the predominant exterior materials that will be utilized for the building:

- Exterior Walls..... Scored CMU veneer, Metal Panels, Polycarbonate Panels
- Sloped Roofing..... Standing Seam Metal Roofing
- Entrance Canopy..... EPDM Fully Adhered Membrane
- Windows / Entrance Framing..... Aluminum with Tinted Low-E Insulating Glass
- Exterior Doors..... Aluminum/Glass

Thermal insulation and system descriptions are noted below:

Roof Systems: Complete system including coping, flashings and roofing accessories as follows:

- Sloping Roof – Pre-engineered manufacturer’s standard standing seam roof system over two layers of fiberglass insulation, R32 total.
- Entrance Canopy – EPDM, 60mil reinforced membrane, fully adhered. Install membrane over a total thickness of 6 inches of polyiso board roof insulation, comprised of an initial 3-inch layer and topped with a 3-inch layer; joints staggered.

Exterior Walls: Presumed exterior materials for exterior facades are indicated on the Schematic Design drawings and as follows:

- Metal Panel Type 1: Pre-finished Vertical Metal Siding – Similar to PBR Series by MCBI, with exposed fasteners. Install over girts and two layers of fiberglass batt insulation, R26 total.
- Metal Panel Type 2: Pre-finished Horizontal Metal Siding – Similar to PBC Series by MCBI, with exposed fasteners. Install over air & moisture barrier, insulated sheathing and 6 inch vertical metal studs at 16 inches on-center with batt insulation in-fill between studs.
- Metal Panel Type 3: Flush Insulated Metal Panels – Similar to CF Architectural (horizontal application) Metal Panels by MCBI, 24 inch coverage; 2 inches thick. Install over air & moisture barrier, sheathing and 6 inch vertical metal studs at 16 inches on-center with batt insulation in-fill between studs.
- Translucent Polycarbonate Wall System: Translucent 40mm multi-wall polycarbonate wall system – Similar to Wasco Horizon V-Series. \*Add Alternate Option in place of Metal Panel Type 1 in Base Bid.

Glass: Glass shall be the 1-inch insulating type with a shading coefficient of 0.55, summer U-Value of 0.50 and winter U-Value of 0.55. These are minimum performance requirements and will be upgraded pending final glass selection and specification.

### **SUSTAINABILITY OBJECTIVE**

A request will be submitted to the City Administration to consider this building as a “Specialized Function” and therefore not be subject to the requirements of Resolution No. 2008-R152-2009-14, adopted January 12, 2009. The design and construction will not seek LEED ‘Certification’ from USGBCs LEED V4 rating system for New Construction.

## PROJECT BUDGET AND FUNDING SOURCES

The City currently has \$315,000 budgeted for improvements at Broad Rock Sports Complex. No portion of the budget is specifically allocated to the Indoor Fitness Facility and Outdoor Fitness Facility; however, a portion of this budget will be available after relocation of the basketball courts, and DPRCF is currently exploring community partnerships to support the implementation of this phase of the master plan. Initial cost estimates for the Indoor Baseball Facility and Outdoor Fitness Facility anticipate a cost of \$4,430,000: \$830,000 for site improvements, including construction of the Outdoor Fitness Facility, and \$3,600,000 for the Indoor Baseball Facility. An independent estimate of the project cost will be based on the advanced Schematic Design package and will be provided to DPRCF for future planning. Informed requests for future funding will be based on these initial cost estimates. The timeline of construction will be based on available funding.

## LANDSCAPING PLAN AND MAINTENANCE ANALYSIS

Landscaping on the site consists of following components:

- Preservation of as many healthy existing trees as possible and planting trees to replace non-invasive trees removed from property (on a one-to-one replacement ration by diameter at breast height)
- Planting of native species to the greatest extent possible and regionally adapted non-native species as needed
- Planting for four-season interest and low maintenance
- Planting of mostly large shade trees, including as street trees along the access drive, as well as flowering trees and evergreen trees
- Planting of shrubs (evergreen for screening), grasses, flowering perennials, and groundcovers
- Restoring lawn and reseeding disturbed areas
- Plantings as required in stormwater BMPs

Landscape maintenance will primarily belong to DPRCF as the property owner. DPU is responsible for maintaining stormwater BMPs on City-owned properties. Tree care of trees on City-owned property is the responsibility of the Urban Forestry division of the Department of Public Works (DPW). The maintenance of the stormwater facilities should include a minimum of annual maintenance and should adhere to the guidelines in the Virginia Stormwater Management Handbook.

## ATTACHMENTS

The following exhibits have been included in this submission:

- Existing Conditions Plan
- Master Plan
- Master Plan 3D Visualization
- Site Plan Rendering
- Floor Plan Diagram
- Exterior Elevations
- Exterior Perspective
- Facility Use Precedent
- Outdoor Fitness Facility Plan
- Pavilion
- Outdoor Fitness Equipment
- Hardscape and Site Furnishings Palette
- Landscaping and Plant Palette

# **BROAD ROCK SPORTS COMPLEX INDOOR BASEBALL FACILITY & OUTDOOR FITNESS FACILITY**

URBAN DESIGN COMMITTEE – CONCEPTUAL REVIEW  
FEBRUARY 2020

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**WORLEY  
ASSOCIATES**  
ARCHITECTS







- LEGEND**
- PARK BOUNDARY
  - PARCEL LINES
  - ADJACENT PROPERTY LINES
  - VEHICULAR CIRCULATION
  - PEDESTRIAN CIRCULATION
  - WETLANDS (NWI)
  - BUILDING/ STRUCTURE
  - PARKING
  - ATHLETIC FIELD
  - ATHLETIC COURT
  - PLAY AREA

**EXISTING SITE PROGRAM**

- ▶ BASKETBALL COURT
- ▶ MULTIUSE FIELD
- ▶ PLAY AREA
- ▶ RESTROOMS
- ▶ SOFTBALL FIELDS
- ▶ TENNIS COURTS
- ▶ VOLLEYBALL

**PARCEL INFORMATION**

**ADDRESS:** 4801 Warwick Road  
Richmond, VA 23234

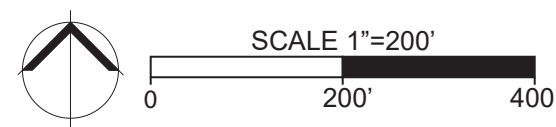
**ZONING DISTRICT:** R-4 – Residential

**PLANNING DISTRICT:** Broad Rock

**TOTAL PARCEL ACREAGE:** 53.8 Acres

**PARCELS:** C0080141028  
C0080224006T  
C0080224004  
C0080224002

**BROAD ROCK SPORTS COMPLEX**  
EXISTING CONDITIONS PLAN





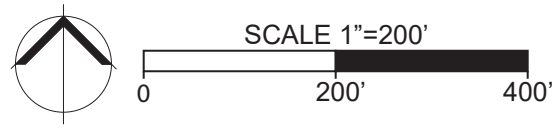


**KEY**

- 1. PRIMARY ENTRANCE
- 2. SECONDARY ENTRANCE
- 3. ACCESS DRIVE
- 4. DROPOFF
- 5. EXISTING PARKING
- 6. EXISTING SOFTBALL
- 7. EXISTING MULTIUSE FIELD
- 8. INDOOR BASEBALL FACILITY
- 9. INDOOR AQUATICS FACILITY
- 10. NEW PARKING LOT
- 11. BIORETENTION STORMWATER FEATURE
- 12. RAIN GARDEN
- 13. COMBINED TENNIS & PICKLEBALL (3 COURTS)
- 14. VOLLEYBALL (3 COURTS)
- 15. BASKETBALL (2 COURTS)
- 16. OUTDOOR FITNESS AREA
- 17. WATER PLAY AREA
- 18. PLAYGROUND AREA
- 19. SEATING & GRILLS
- 20. PAVILION & RESTROOMS
- 21. BLEACHERS & VIEWING HILL
- 22. CORNHOLE (4 COURTS)
- 23. HORSESHOES (3 COURTS)
- 24. MAINTENANCE / ACCESS DRIVE
- 25. VEHICLE TURNING APRON
- 26. POTENTIAL WETLAND AREA
- 27. ELEVATED BOARDWALK
- 28. NATURE TRAIL
- 29. POTENTIAL MULTIUSE FIELDS
- 30. ENVIRONMENTAL EDUCATION OPPORTUNITIES
- 31. CELL PHONE TOWER

NOTE: MASTER PLAN APPROVED BY PLANNING COMMISSION IN SEPTEMBER 2019 (UDC 2019-24)

**BROAD ROCK SPORTS COMPLEX**  
MASTER PLAN







# BROAD ROCK SPORTS COMPLEX

3D VISUALIZATION

NOTE: INDOOR BASEBALL AND OUTDOOR FITNESS PROJECT INDICATED IN RED





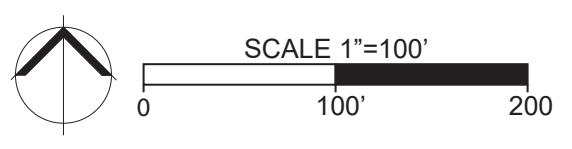


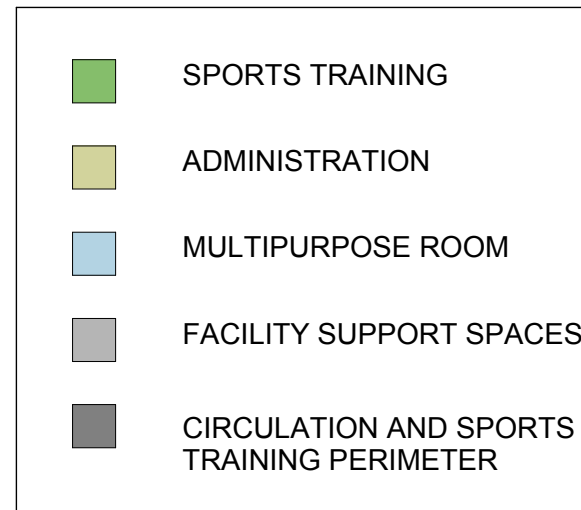
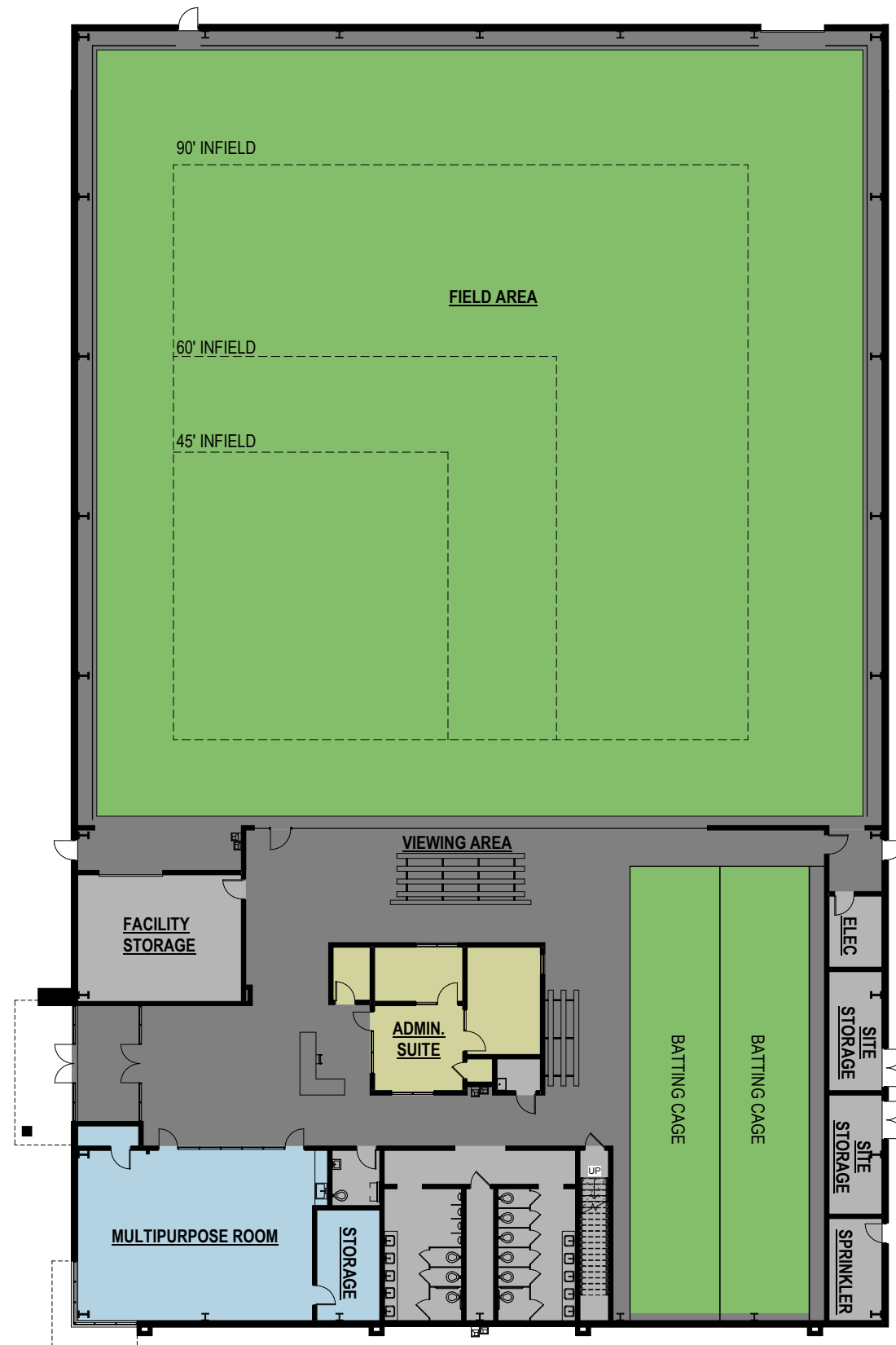
- KEY**
- 1. ACCESS DRIVE
  - 2. EXISTING PARKING
  - 3. BASKETBALL (2 COURTS)
  - 4. SIDEWALK
  - 5. INDOOR BASEBALL FACILITY
  - 6. OUTDOOR FITNESS FACILITY
  - 7. CANOPY
  - 8. STORMWATER FEATURE
  - 9. MAINTENANCE / ACCESS DRIVE

PRIOR PHASE:  
BASKETBALL COURT  
RELOCATION

FUTURE PHASE:  
REDESIGN OF EXISTING  
PARKING LOT

**BROAD ROCK SPORTS COMPLEX**  
SITE PLAN RENDERING





**BROAD ROCK SPORTS COMPLEX**  
 INDOOR BASEBALL FACILITY – FLOOR PLAN DIAGRAM







**BROAD ROCK SPORTS COMPLEX**  
INDOOR BASEBALL FACILITY – EXTERIOR ELEVATION WEST







**BROAD ROCK SPORTS COMPLEX**  
INDOOR BASEBALL FACILITY – EXTERIOR ELEVATION SOUTH



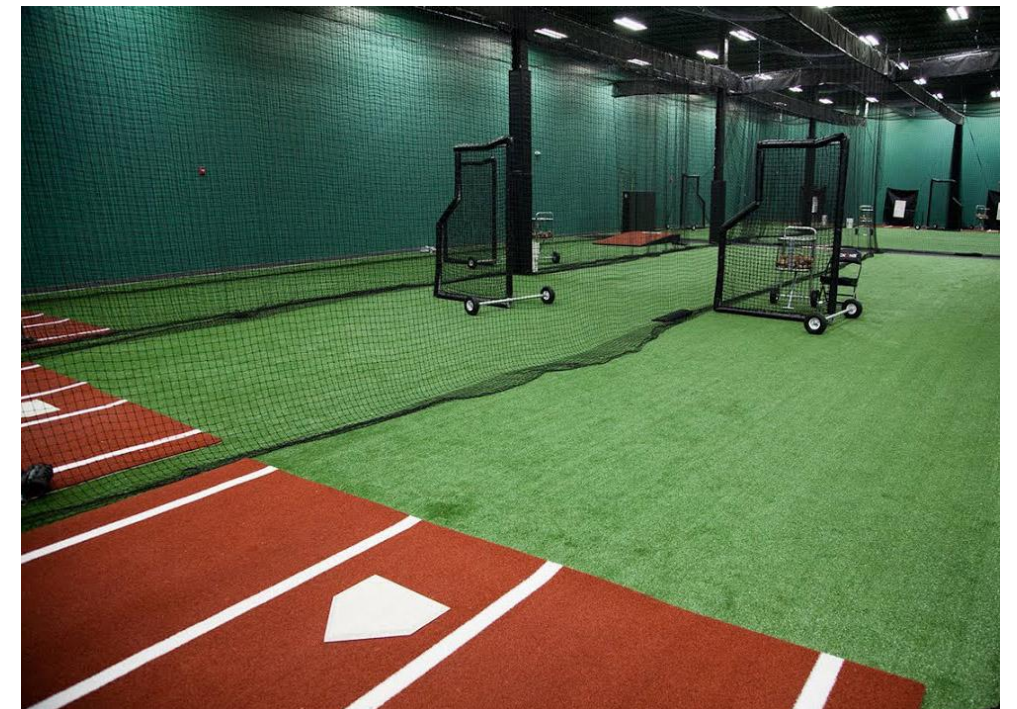




**BROAD ROCK SPORTS COMPLEX**  
INDOOR BASEBALL FACILITY – EXTERIOR PERSPECTIVE







**BROAD ROCK SPORTS COMPLEX**  
INDOOR BASEBALL FACILITY – FACILITY USE PRECEDENT







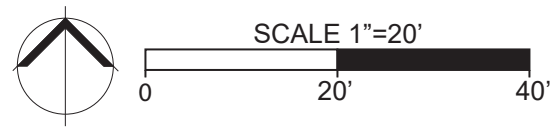
**KEY**

- 1. INDOOR BASEBALL FACILITY
- 2. ACCESS DRIVE
- 3. SIDEWALK
- 4. LANDSCAPE BUFFER
- 5. STORMWATER FEATURE
- 6. MAINTENANCE / ACCESS DRIVE
- 7. TRAIL CONNECTOR
- 8. ACCESSIBLE PARKING SPACES
- 9. MAIN ENTRANCE
- 10. SEAT WALL
- 11. CUBBIES / STORAGE CUBES
- 12. WATER FOUNTAIN
- 13. CANOPY
- 14. MODULAR BENCH

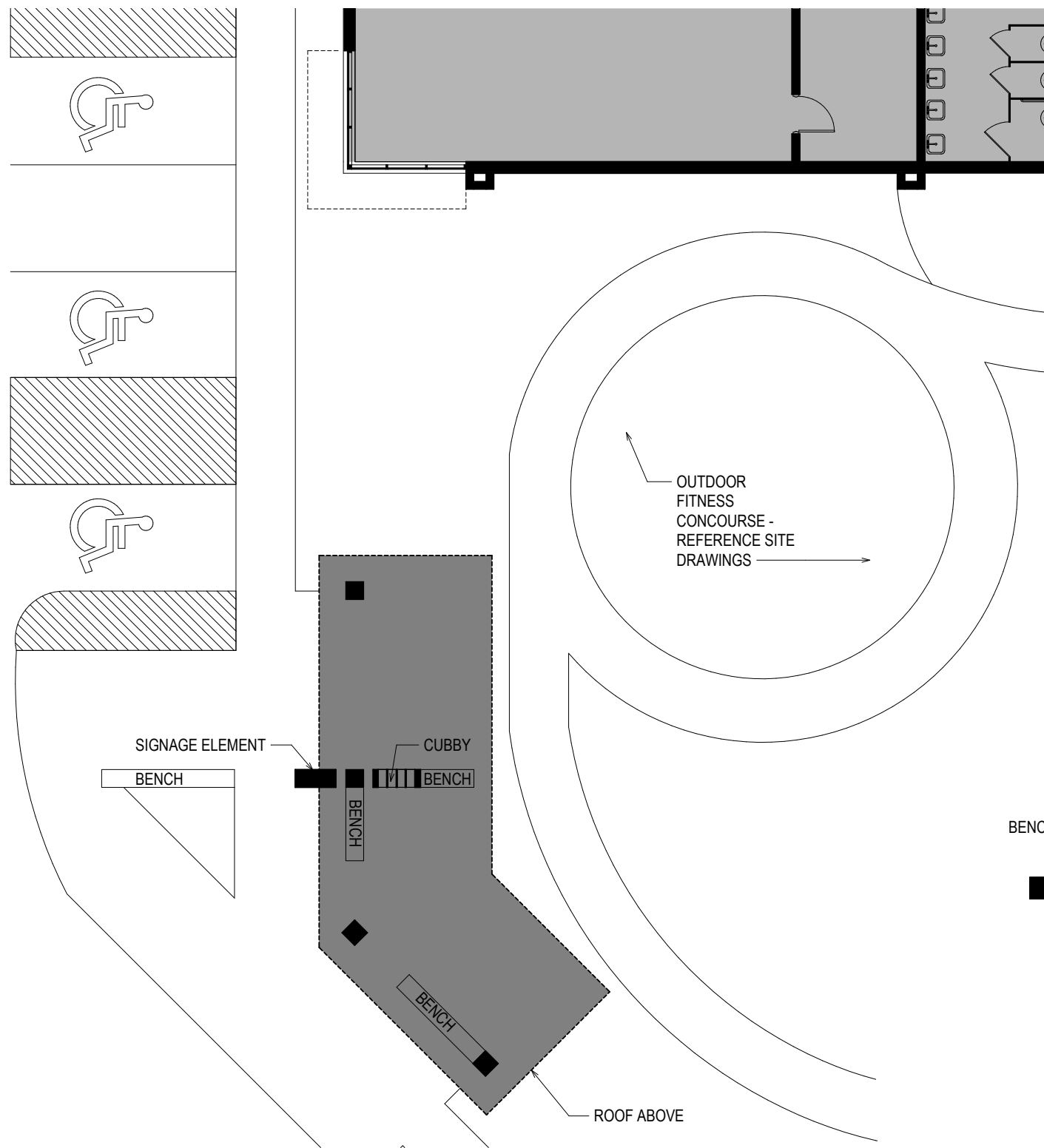
**OUTDOOR FITNESS FEATURES**

- 15. TRACK
- 16. SUSPENSION TRAINERS
- 17. CORE TWIST
- 18. MAGNETIC BELLS
- 19. OBSTACLE COURSE
- 20. VERTICAL NET/WALL
- 21. STEPPING PODS
- 22. OVER UNDER
- 23. BALANCE BEAM
- 24. DOUBLE TURBO CHALLENGE
- 25. SQUARE PULL-UP STATION
- 26. BENCHES (TWO WITH DECLINE)
- 27. STEPS (VARYING HEIGHTS)
- 28. PARALLEL BARS
- 29. DIP BENCH
- 30. ARM BIKE
- 31. CITY BIKE
- 32. SPORT BIKE
- 33. CROSS TRAINER
- 34. COMPASS
- 35. SPEED LADDER
- 36. AGILITY DOTS
- 37. LETTERING
- 38. BERM / KNOLL

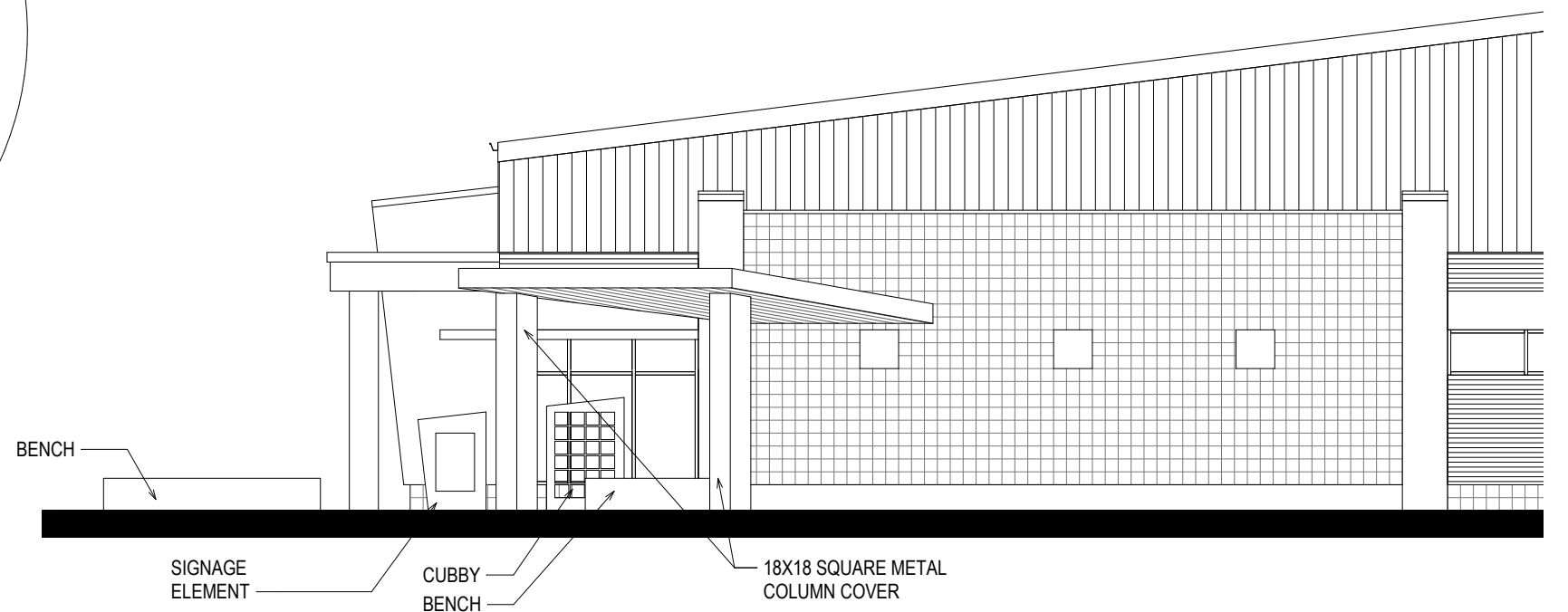
**BROAD ROCK SPORTS COMPLEX**  
OUTDOOR FITNESS FACILITY







PLAN DIAGRAM



ELEVATION SKETCH

**BROAD ROCK SPORTS COMPLEX**  
 OUTDOOR FITNESS FACILITY – ENTRANCE PAVILION





SUSPENSION TRAINER



MAGNETIC BALLS



VERTICAL NET/WALL



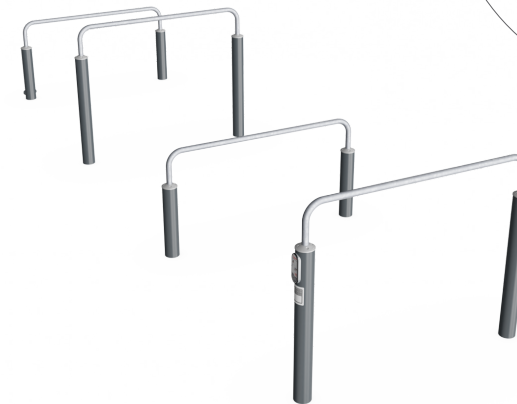
STEPPING PODS

CROSS TRAINING

OBSTACLE COURSE



CORE TWIST



OVER UNDER



BALANCE BEAM



SQUARE PULL-UP STATION



BENCH



DECLINE BENCH



DIP BENCH



PARALLEL BARS



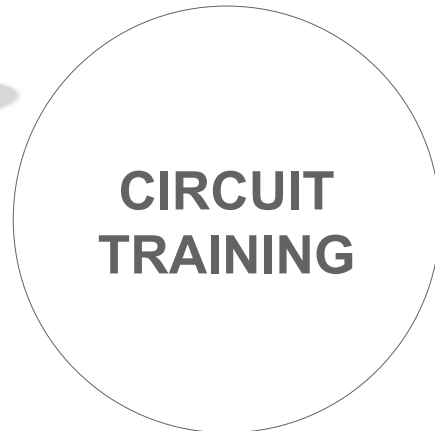
SPORT BIKE



CITY BIKE



**STREET  
WORKOUT**



**CIRCUIT  
TRAINING**



16 IN. STEP



24 IN. STEP



32 IN. STEP



CROSS TRAINER



ARM BIKE





SIDEWALKS – SCORED CONCRETE



MAINTENANCE / ACCESS DRIVE - GRAVEL

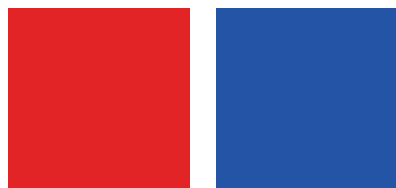


OUTDOOR FITNESS FACILITY – POURED-IN-PLACE (PIP) RUBBER SURFACING



MODULAR BENCH SYSTEM – LOOP ARC BY OUT-SIDER

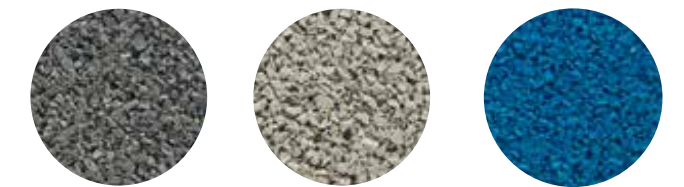
BENCH COLORS – OUT-SIDER  
 COLORS TO MATCH COLOR SCHEME OF  
 INDOOR BASEBALL FACILITY AND PIP  
 SURFACING IN OUTDOOR FITNESS FACILITY  
 STANDARD RED & VARIANT BLUE



BIKE RACK - VICTOR STANLEY  
 DPRCF STANDARD  
 STANDARD BLACK



WASTE RECEPTABLE – VICTOR STANLEY  
 DPRCF STANDARD  
 STANDARD BLACK



PIP COLORS – DURAPLAY SURFACING SYSTEM  
 COLORS TO MATCH COLOR SCHEME OF INDOOR BASEBALL FACILITY  
 STANDARD LIGHT GREY FOR EQUIPMENT AREAS, CHARCOAL FOR FOCAL  
 AREAS, AND BLUE FOR TRACK. WHITE PAINT FOR SURFACE PATTERNS



EQUIPMENT COLORS – KOMPAN  
 COLORS TO MATCH COLOR SCHEME OF  
 INDOOR BASEBALL FACILITY AND PIP  
 SURFACING IN OUTDOOR FITNESS FACILITY  
 STANDARD RED AND DARK GREY

# BROAD ROCK SPORTS COMPLEX

## HARDSCAPE AND SITE FURNISHINGS PALETTE







LARGE SHADE TREES



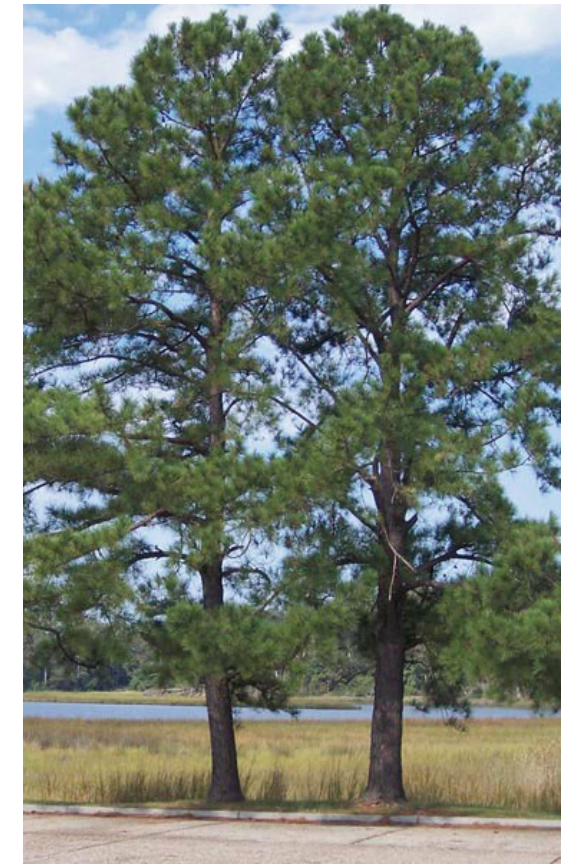
SHADE TREES ALONG PARK DRIVE



SHADE TREES IN PARKING LOT ISLANDS



FLOWERING TREES



EVERGREEN TREES



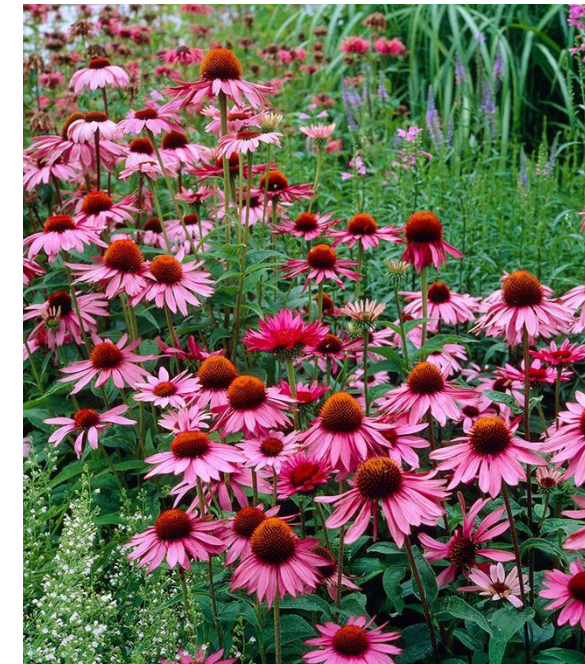
EVERGREEN SCREENING



NATIVE GRASSES



FOUR-SEASON INTEREST



FLOWERING PERENNIALS



RAIN GARDEN

# BROAD ROCK SPORTS COMPLEX

LANDSCAPING AND PLANT PALETTE

