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It is our belief that this revised design represents the best way to address as many Committee, Council, and resident concerns as possible, while still largely preserving the design intent and concept of our original design.

Hardscape Area Reduction

The original design for Page Park included over 3600 SF of hardscaped area (flagstone patios, flagstone walkways, stone staircases, etc.). This revised design now reduces that hardscape area to approximately 2150 SF. This represents a dramatic reduction of over 40%. This reduction has been achieved primarily through the following actions:

1. Elimination of the northwestern small patio, replacing it with the relocated Nature Play Area.
2. Reducing the diameter of the larger central plaza from 60ft to 40ft. Please note that as a result of such a reduction in the size of the large central plaza, it became untenable to preserve a small circular green space in the center of the plaza. In order for the surrounding plaza to be functional as a sitting and gathering space, the small green "center" could only be approximately 8ft in diameter. It is our professional opinion that this is too small to allow it to be a viable growing area, and it would inevitably get trampled down and compacted. Therefore, that design element was eliminated.

Increased Buffer Area & Plantings Along Western Edge

In the original design for Page Park, the closest "gathering space" to the Irene Condominium to the west of the park was the Nature Play Area. In that original design it was approximately 20ft from the ground floor terraces of the Irene. This revised design relocates the Nature Play Area farther to the east, and dramatically increases the amount of plantings between it and the ground floor terraces of the Irene Condominium. The Nature Play Area is now approximately 60ft away from the terraces--three times as far. The revised design adds extensive evergreen plantings throughout the western portion of the park, for noise and visual screening.

Signature Tree

By reducing the size of the central plaza, additional lawn space is generated for the siting of a Signature Tree. This will be a Black Gum of approximately 6-9" caliper trunk size, following agreement with the Committee. The approximate location of the tree is shown on the plan as the large bright magenta tree in the center of the lawn. Obviously the tree itself will not be magenta, but we've shown it in a contrasting color here for ease of viewing.

In addition to these major changes, the following relatively minor alterations are also part of this revised design:

Southwest Staircase: Following additional site measurements and investigations, we determined that a relocation of the southwest staircase was required for multiple reasons, including topography, the existence of water lines in the area, and the attempt to preserve additional existing trees. This revised design moves the southwest staircase slightly to the east. This preserves the design intent of the feature while also preserving additional existing trees and avoiding the water lines. Relocation of the staircase also opens up space on the western side of the stairs to extend the fieldstone terracing effect on the hillside.

Site Furnishings: Charcoal grills have been eliminated in this revised design after considering maintenance and safety concerns. All tables, chairs and benches will be anchored to the ground and will not be moveable, to prevent being blown away during windy weather. At least one trash receptacle will be sited within the park, at location(s) to be determined during construction.

Plant Selections: As a result of the reworking of the southwest staircase and south hillside terracing, the Weeping Blue Atlas Cedars have been eliminated from the design, due to space constraints on the south hillside. New plantings have been added throughout the western portion of the Park, mostly medium-large evergreen shrubs such as Skip Laurels for screening of noise and views. An American Linden has also been added in this area. At the request of the Parks & Grounds Committee, Climbing Wisteria has been added at the southern edge of the pergola structure.

Mulched Path: The relocation of the Nature Play Area and the slight shifting of the southwest staircase to the east opened up significant space in the western portion of the park. Much of this has been filled with screening plantings, but the revised design also includes a meandering mulched trail. This small trail will be heavily screened from the Irene Condo, and will allow a park visitor to experience a more rustic and "natural" side of the Park, away from the broader plazas and lawns. A single bench beneath the proposed American Linden at about the halfway point of the path provides a spot to sit.