Beauregard Open Space
Meeting - Tour

Wednesday, August 15, 2012 – 6:30 PM
Jerome Buddie Ford Nature Center
5750 Sanger Avenue, Alexandria

AGENDA:

I. Meeting Presentation: 6:30 – 7:00 PM
- Overview
- Process
- Funding

II. Site Tour* 7:00 – 8:30 PM

III. Tour Remaining Sites – Self-Guided 8:30 – 9:00 PM

IV. Adjournment 9:00 PM

**Approximate times noted.*

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Planned Open Space
Beauregard Small Area Plan

Notes: Proposed building footprints shown for illustrative purposes. In addition to open space-parks depicted additional will be provided within each neighborhood. The location of the storm water pon and multi-purpose fileds for illustrative purposes only .

* The .85 acre open space is one option to be considered with the BRAC funds. If the .85 acres is not selected, the Plan will revert to the townhouse layout (19,200 sq. ft.) depicted in Figure 5 in the Staff Report.

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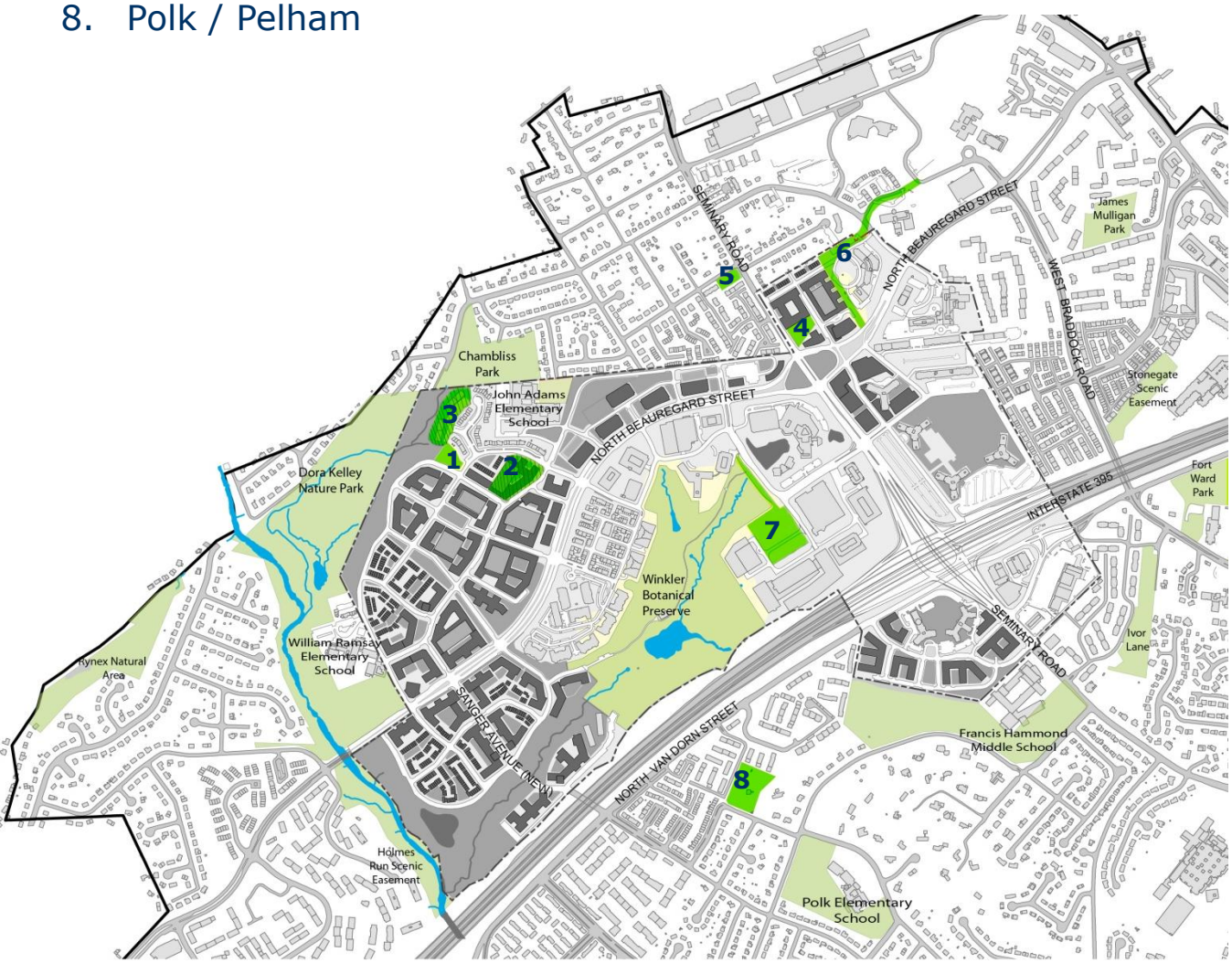
Potential Open Space

Locations:

1. Town Center
2. Winston Court
3. Garden Apartments
4. Foster Fairbanks
5. Seminary & Echols
6. Trail Connection – Linear Park
7. IDA Vacant Land
8. Polk / Pelham



Tour Map & Itinerary

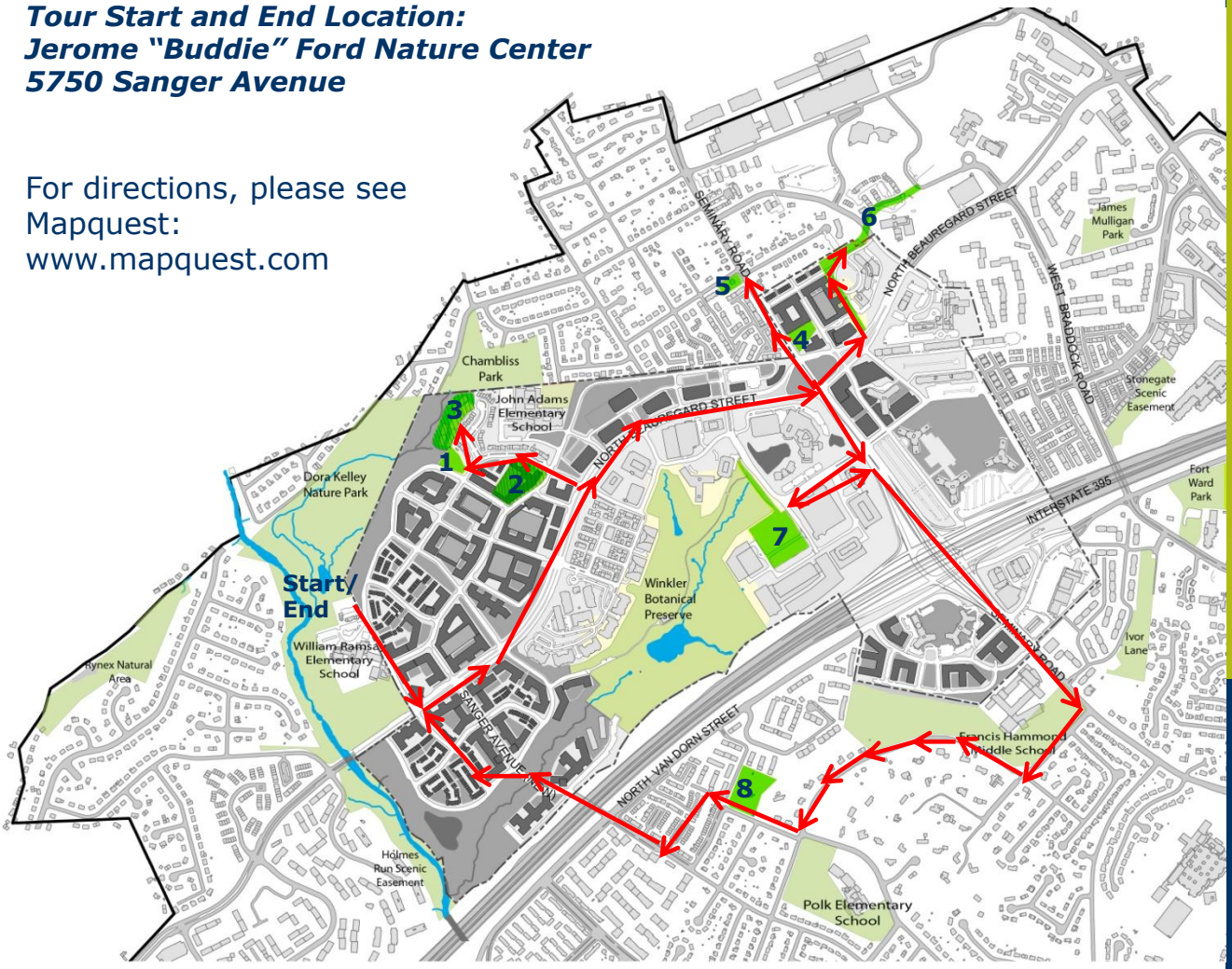
Site Tour

7:00 – 8:00 PM* *(approximate times noted)*

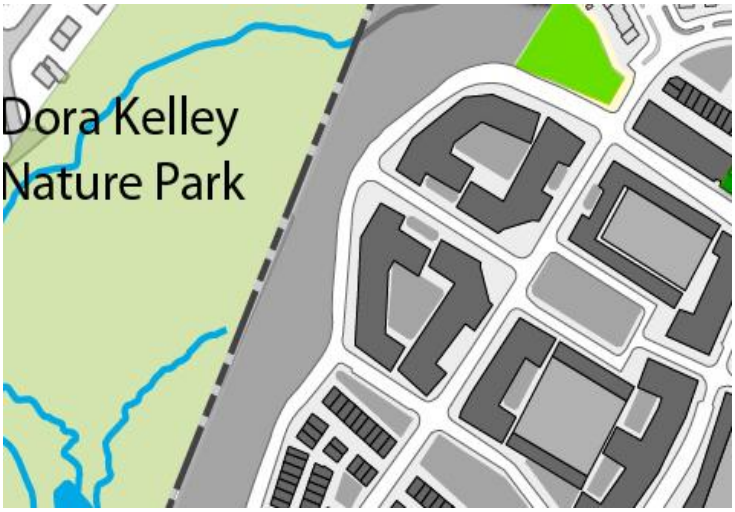
1. Town Center
2. Winston Court
3. Garden Apartments
4. Foster Fairbanks
5. Seminary & Echols
6. Trail Connection – Linear Park
7. IDA Vacant Land
8. Polk / Pelham

Tour Start and End Location:
Jerome "Buddie" Ford Nature Center
5750 Sanger Avenue

For directions, please see Mapquest:
www.mapquest.com



Site #1: Town Center



Site Data:
Address:
1350 N. Beauregard Street (near Elliot Court)

Area: .85 acres

Zone: CDD # 4

Height: N/A

FAR: N/A

Current Use:
Parking lot – garden apartments

Surrounding Uses:
Residential townhomes, Dora Kelley Nature Park

Future Use:
Residential or stacked townhomes

Open Space Tour Notes

	Criteria	Check Preference Ranking (Low to High)				
		1	2	3	4	5
1	Active vs. Passive					
2	Topography					
3	Size and Context					
4	Relationship to Adjoining Parks and Open Spaces					
5	Visual - Physical Accessibility					
6	Offers Flexibility for Range of Uses					
7	Consistency with Intent of Beauregard Small Area Plan					
8	Other: _____ _____ _____					

Site #2: Winston Court

Site Data:

Address:
5650 Rayburn Avenue

Area*: 388,471 sq. ft.

Zone: CDD # 4

Height: 3 stories

FAR: 10.9

Current Use:
Garden Apartment Residential Use (3 stories)

Surrounding Uses:
Residential, commercial

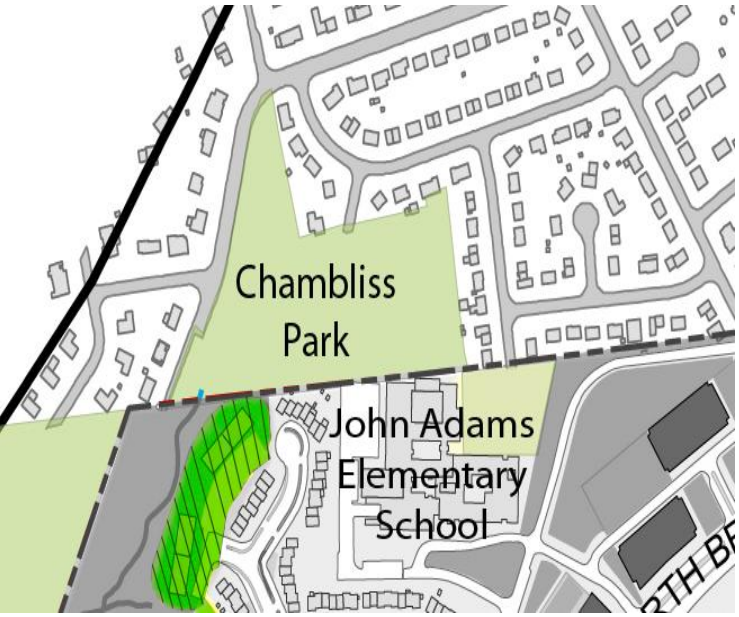
Future Use:
Proposed residential, retail

**Approximate Estimate*

Open Space Tour Notes

	Criteria	Check Preference Ranking (Low to High)				
		1	2	3	4	5
1	Active vs. Passive					
2	Topography					
3	Size and Context					
4	Relationship to Adjoining Parks and Open Spaces					
5	Visual - Physical Accessibility					
6	Offers Flexibility for Range of Uses					
7	Consistency with Intent of Beauregard Small Area Plan					
8	Other: _____ _____ _____					

Site #3: Garden Apartments



Site Data:
Address: 1350 N. Beauregard Street

Area*: 1,306,870 sq. ft.

Zone: CDD # 4

Height: 3 stories

FAR: 30.01

Current Use:
Garden apartments

Surrounding Uses:
Residential

Future Use:
Residential or stacked townhomes

**Approximate Estimate*

BEAUREGARD

Open Space Tour Notes

	Criteria	Check Preference Ranking (Low to High)				
		1	2	3	4	5
1	Active vs. Passive					
2	Topography					
3	Size and Context					
4	Relationship to Adjoining Parks and Open Spaces					
5	Visual - Physical Accessibility					
6	Offers Flexibility for Range of Uses					
7	Consistency with Intent of Beauregard Small Area Plan					
8	Other: _____ _____ _____					

Site #4: Foster/Fairbanks

Site Data:
Address:
5143 Seminary Road
2648 Foster Avenue
2658 Foster Avenue

Area*: 52,643 sq. ft. (vacant land/single family residential)

Zone: R-12

Height: 1 story

FAR: 1.2

Current Use:
Single-family home, Vacant land

Surrounding Use(s):
Single-family and townhome residential, hotel, retail

**Approximate Estimate*

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Open Space Tour Notes

	Criteria	Check Preference Ranking (Low to High)				
		1	2	3	4	5
1	Active vs. Passive					
2	Topography					
3	Size and Context					
4	Relationship to Adjoining Parks and Open Spaces					
5	Visual - Physical Accessibility					
6	Offers Flexibility for Range of Uses					
7	Consistency with Intent of Beauregard Small Area Plan					
8	Other: _____ _____ _____					

Site #5: Seminary & Echols

Site Data:

Address: 5216 Seminary Road

Area: 20,739 sq. ft.

Zone: RB

Height: 1 story

FAR: .47

Current Use: Single family home

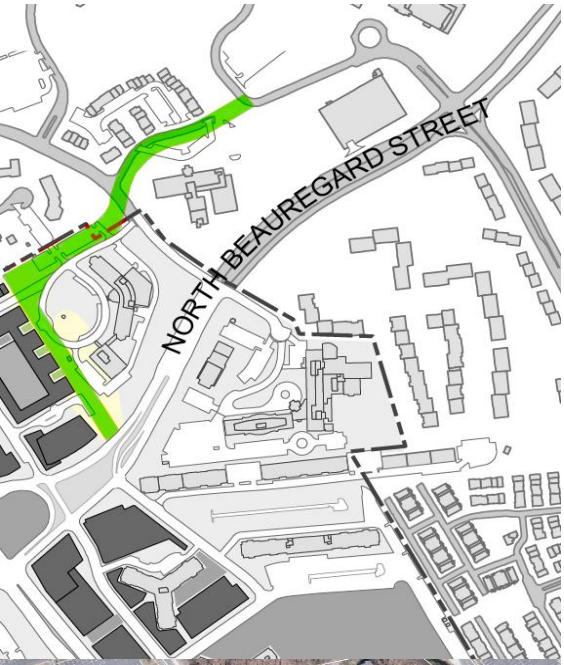
Surrounding Use(s):
Single-family and townhomes

Future Use:
Same

Open Space Tour Notes

	Criteria	Check Preference Ranking (Low to High)				
		1	2	3	4	5
1	Active vs. Passive					
2	Topography					
3	Size and Context					
4	Relationship to Adjoining Parks and Open Spaces					
5	Visual - Physical Accessibility					
6	Offers Flexibility for Range of Uses					
7	Consistency with Intent of Beauregard Small Area Plan					
8	Other: _____ _____ _____					

Site #6: Trail Connection – Linear Park



<u>Site Data:</u>
Address: 5000 Fairbanks Avenue, 5101 Fillmore Avenue, 5000 Echols Avenue

Area*: 390,864

Zone: RC / R-12

Height: N/A

FAR*:

Current Use:
Church, Home for the Aging

Surrounding Use(s):
Residential, Institutional

Future Use:
Same

**Approximate Estimate*

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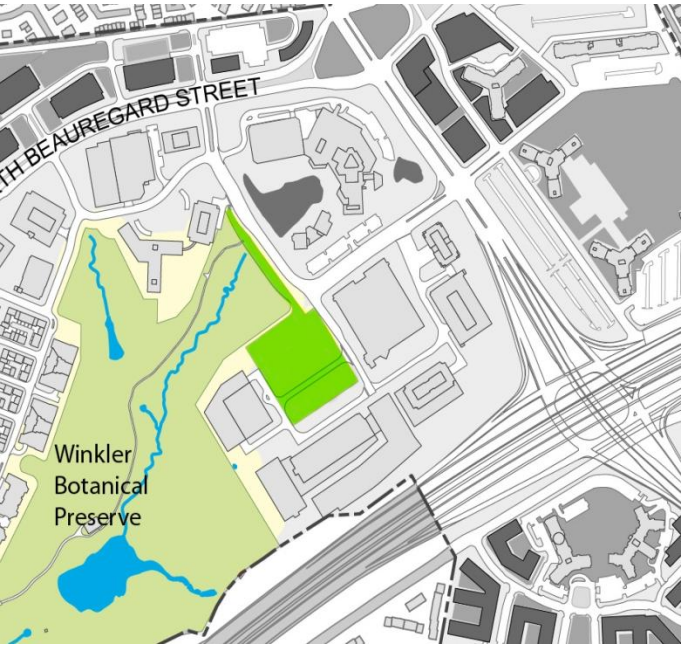
Open Space Tour Notes

	Criteria	Check Preference Ranking (Low to High)				
		1	2	3	4	5
1	Active vs. Passive					
2	Topography					
3	Size and Context					
4	Relationship to Adjoining Parks and Open Spaces					
5	Visual - Physical Accessibility					
6	Offers Flexibility for Range of Uses					
7	Consistency with Intent of Beauregard Small Area Plan					
8	Other: _____ _____ _____					

Site #7: IDA Vacant Land



Site Data:
Address: 4880 Mark Center Drive

Area: 177,144 sq. ft.

Zone: CDD #4

Height: N/A

FAR: N/A

Current Use:
Vacant land

Surrounding Use(s):
Office / Hotel

Future Use:
Same

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Open Space Tour Notes

	Criteria	Check Preference Ranking (Low to High)				
		1	2	3	4	5
1	Active vs. Passive					
2	Topography					
3	Size and Context					
4	Relationship to Adjoining Parks and Open Spaces					
5	Visual - Physical Accessibility					
6	Offers Flexibility for Range of Uses					
7	Consistency with Intent of Beauregard Small Area Plan					
8	Other: _____ _____ _____					

Site #8: Polk/Pelham

Site Data:
Address: 5325 Polk Avenue

Area: 103,847 sq. ft.

Zone: RA

Height: 2.5 stories

FAR: 2.3

Current Use:
Single-family detached house

Surrounding Use(s):
Residential

Permitted Use:
Multi-family townhomes

Open Space Tour Notes

	Criteria	Check Preference Ranking (Low to High)				
		1	2	3	4	5
1	Active vs. Passive					
2	Topography					
3	Size and Context					
4	Relationship to Adjoining Parks and Open Spaces					
5	Visual - Physical Accessibility					
6	Offers Flexibility for Range of Uses					
7	Consistency with Intent of Beauregard Small Area Plan					
8	Other: _____ _____ _____					

Letter – BRAC Open Space

Duke REALTY | 4900 Seminary Road
Suite 900
Alexandria, VA 22311

Mr. Bruce Johnson
Acting City Manager
City of Alexandria
301 King Street, Suite 3500
Alexandria, Virginia 22314-3211

Dear Mr. Johnson:

On behalf of the US Army Corps of Engineers under Contract No. DACA 31-7-09-0067 for the BRAC 133 project, we are writing to confirm that we will process a payment in the amount of $1,500,000.00 payable to the City of Alexandria for the purpose of acquiring additional open space in the City's West End. We understand that the payment is to be made subject to the following conditions:

(1) The money will be used exclusively for the acquisition of land to create additional open space within West End of the City of Alexandria;
(2) On or before September 30, 2013, the City will provide a written status update as to its acquisition process.
(3) The City will acquire the land within 48 months from the date of the City's acknowledgement of the acceptance of these conditions;
(4) On or before the expiration of the referenced 48 month period, the City will evidence that it has used the Army's payment for the express purpose specified herein by providing a copy of an executed purchase agreement or a deed of conveyance which contains appropriate language restricting the use of the property for open space in perpetuity. This documentation shall be sent to (Duke, if on or before 9/30/2013; USACE, if on or after 10/1/13)

Payment will be processed upon receipt of a City invoice, and will be made upon receipt of the funds for this purpose from the US Corps of Engineers. Please indicate your acceptance of these terms indicated below.

Sincerely,

Peter S. Scholz
Senior Vice President

Accepted by: _____ Date: 10-11-11
Name:
Title:

APPROVED AS TO FORM:
ASSISTANT CITY ATTORNEY

cc: James Turkel, Contracting Officer, USACE
Mark Jinks, Deputy City Manager, City of Alexandria

BEAURGARD

Open Space Nomination Comments

West End Open Space Property Nomination Form

Response ID: Data

1.

What is the street address of the property you are nominating?

GENERAL AREA of 5700-5798 Winston Ct, Alexandria, VA 22311

Who currently owns the property? ***(You may leave this blank if you don't know.)***

JBG I assume

1. To what degree does the property provide the public with benefits related to human values and experience?

	To what degree does the property meet specified goals?
Includes trail connections or open space adjacent to or linking open spaces, natural areas, greenways and trails	Neutral
Meets an identified need for active or passive recreation	Neutral
Contains elements or attributes, of known or potential historic or cultural significance	Neutral
Provides an opportunity to expand existing open space resources, such as parks, schools or institutional or private open spaces	Neutral
Provides an opportunity for pocket parks, gardens, green spaces or playgrounds	Neutral
Provides visual relief (light, air and green space) from the built environment	Neutral

Please feel free to explain how the property provides the public with benefits related to human values and experience.

Depending upon what we do with the acquired site it might or might not meet certain of these objectives. The property inherently provides little in and of itself; it's what we do with it that results in the "benefits". We have yet to define what benefits we seek – unless we are to assume the 15 Goals of the Open Space Master Plan are to be taken as the unequivocal objectives. To me, the current "Goals" are "whats" – they are largely physical results but we first need to ask ourselves "why", what results/impacts are we seeking; what function do we want the acquisition to serve? What purpose/needs/objectives are we seeking to address? I would like to see those expressed in human, rather than physical, terms. As I've noted before, I would like to see the acquired site used to precipitate human interaction - a meeting place, a venue for activities, the West End's "market square".

2. To what degree does the property provide green infrastructure, including the protection of natural resources?

	To what degree does the property meet specified goals?
Provides for the protection of natural areas and maintain natural ecological processes	Neutral
Provides for the protection of habitat and support of native species	Neutral
Provides opportunities for improving the quality of air and water resources	Neutral
Provides the opportunity for stream restoration or preservation	Neutral
Includes stands of mature trees	Neutral
Provides for the development or protection of wetlands	Neutral

Please feel free to explain how the property provides green infrastructure, including the protection of natural resources.

Again, I would ask who has established these as the (required?) objectives? Until we agree the function we want the site to serve, it is impossible to answer these questions. That is not to say that the chosen purpose will be detrimental to these objectives, only that, at this point, the answers to the questions are unknown. I would question the extent to which these are the

Open Space Nomination Comments

implied criteria for site selection. Will a site in some manner be "penalized" if, for example, it does not "provide the opportunity for stream restoration"? The community also needs to understand the extent of the "green infrastructure" that the developers will and will not be expected to provide.

3. To what degree will the benefits identified above be shared by or available to everyone in the City/city-wide?

Again, that is a function not of the piece of property we purchase but rather what we agree to do with it. As noted previously, I would like to see the acreage used to precipitate interaction of local residents which I would anticipate most logically happening in the town center area. It would certainly be "available" to be "shared by" anyone in the City and one would anticipate it would/could/should prove of greater City-wide attraction and benefit than an additional tot lot, plot of grass or stand of trees.

4. To what degree will the open space benefits identified above be available to a neighborhood or other area of the City that is particularly deficient in open space?

I assume that whatever is purchased will be "available" to everyone although I would suggest that something such as one more tot lot will have very limit draw from "other areas of the City". We already have +/- 44 acres of open space in the Winkler Preserve, +/- 50 in the Dora Kelley Nature Preserve and the developers are adding 44 more acres. Spending $1.5M to increase this total by perhaps ½ acre is not, to me, the best use of scarce funds irrespective of what other area of the City might be "deficient in open space" – if people don't come to enjoy the first 138 acres I would not anticipate an additional ½ acre changing that. First and foremost, this should be about "serving" the Beauregard area.

5. A number of parcels were identified in the 2003 Open Space Plan and the Strategic Master Plan as suitable for acquisition for open space. To what degree would the property you are nominating, if acquired or protected as open space, meet the 15 goals of the Open Space Master Plan?

Again, I disagree with the implied premise. At this point, I do not view those Goals as the categorical criteria to be used to determine and evaluate what land is purchased and, more importantly, to what purpose it is put.

Contact Information – You do not need to provide the following information, but doing so will make it easier for staff to contact you if there are any questions about your nomination.

Name

Don Buch

Organization

just a citizen! (on BRAC, BCSG, BRAG groups)

Email Address

Phone Number

Open Space Nomination Comments

The Case for the Foster-Fairbanks Site as Beauregard Corridor Open Space

For the past year the immediate neighbors and the Seminary Hill Association, Inc., have pressed City Staff to provide adequate open space on a site known by the two streets that serve it, Foster and Fairbanks. Currently this is a community of homes on R-12 lots that once was known as Shirley Gardens. Under the Beauregard Plan it has been approved for considerably more dense development by the Hekemian company.

As the result of pressure from citizens and at least one member of City Council, the current plan calls for a city own-plot to be set aside as open space, with the potential developer ceding additional open space to be adjacent to the City lot. The total would be less than an acre, about the size of Market Square in Old Town.

While recognizing that the current plan is a start, many citizens of the West End believe that this amount of open space is utterly too small to accommodate the many requirements in the area for recreational space. Immediate neighbors have filed a petition to City Council asking for additional land to be purchased with the Army's $1.5 million open space contribution. This could be an additional acre and one-half or, depending on the cost, at least one additional acre.

We supporters believe that this site, better than any of the others that have been proposed, specifically in meeting (and exceeding) the "Approved Criteria for Open Space Site Evaluation."

Criteria No. 1: To what degree does the property provide the public with benefits related to human values and experience?

a. Linking to adjacent open space: For this subcriteria, the Foster-Fairbanks site is right on track. As explained above, the proposed tract would be adjacent to open space already owned by the City or pledged by the developer.

b. Meeting an identified need for active or passive recreation. The neighborhoods immediately adjacent to this site are woefully lacking in any recreational space. There are no parks, playing fields, or even tot lots within reasonable walking distance for the hundreds of homeowners, renters, and their families in the vicinity. It also should be noted that three child care centers, a precious commodity in Alexandria, are close to the site. Those children would benefit greatly by expanded play space.

c. Historical or cultural significance. While this is not a prime consideration, some recognition of an early Alexandria subdivision, called Shirley Gardens, might reasonably be recognized by a plaque or some other mention.

Open Space Nomination Comments

d. Expanding existing open space resources. This site expands on the City's current open space lot and makes use of a developer proffer of open space.

e. Opportunity for pocket parks, gardens, green spaces, playgrounds. The driving idea behind advocating this site is to create a pocket park, one large enough, however, to provide a tot lot/playground and other recreational opportunities.

f. Visual relief from the "built environment." Currently the neighbors are at a level with the homes on Foster and Fairbanks. The Hekemian plans will leave them in the shadow of large multistory buildings. The development is certain to have an negative effect on the light and air of the neighbors and a visual impediment to quality of life.

2. To what degree does the property provide green infrastructure, including the protection of natural resources?
This site is proposed for active recreation. As such, it does not specifically address this criterion which largely deals with environmental protection and passive recreation. To the extent that the site would otherwise be covered with impervious surfaces, however, our proposed use of the land would have positive environmental effects when compared with proposed alternative uses.

3. To what degree will the benefits identified be shared by or available o everyone in he City/citywide?

There would be no restrictions on who could use this open space/park. It definitely would be open to enjoyment by *everyone in the City.*

4. To what degree will the open space benefits identified above be available to a neighborhood or other area of the City that is particularly deficient in open space?

As noted earlier, the adjoining neighborhoods are among the most deficient in open space and recreational sites in in the entire City. The need to remedy that problem is the strongest argument for setting aside the land at this location.

5. Is the site identified in the 2003 Open Space Plan or the RP&CA Strategic Master Plan, etc.?

Although the site is not specifically identified in those two plans, neither are any of the others that have been purposed. However, this site would fulfill several objectives of the RP&CA Master Plan, specifically in providing recreational opportunities in a currently undeserved area of the City.

Open Space Nomination Comments

We respectfully urge the Beauregard Plan Rezoning Advisory Committee to give full consideration, and ultimate approval, to creating additional open space for active recreational use at the Foster-Fairbanks site.

Open Space Nomination Comments

MEMORANDUM

TO: Members of the Beauregard Rezoning Advisory Group
FROM: Lynn Bostain, Diane Costello, Owen Curtis, Dave Dexter
CC: Hon. Mayor and Members of City Council, Maya Contreras
RE: Guidelines and Nominations for Open Space to be Purchased with DoD Funds

You are charged with recommending to City Council where to purchase open space with the $1.5 M of funding from the DoD related to the BRAC 133 project. That project took formerly open space in what was commonly referred to as "The Winkler Tract". The funding is to help mitigate the loss of open space through the acquisition of new space which either already is or can become open space.

We offer to you the following thoughts on the selection of how to invest those funds. Our philosophy is based on using the funds to as nearly replace what was lost as is possible, as that was the base case for our community prior to the arrival of the BRAC 133 project. The BRAC 133 project not only took open space, it also was placed adjacent to significant open space which is highly valued by our community, the Winkler Preserve. The negative visual and aesthetic impacts of the very large BRAC 133 building, and the ecological impacts of the loss of the buffer of open space on the Winkler Preserve indicate to us that direct mitigation using these funds is the wisest choice.

We believe you should adopt as guidelines the following principles, and then apply them in your recommendation:

1. **The loss of open space was west of I-395, and thus the funds should be used to replace what was lost in the area of the City west of I-395.** Buying open space near to where it was lost will help make the community whole again.

2. **The preference is for expansion of an existing open space community asset.** Expansion of locations such as the Preserve or Dora Kelley Park would have higher value than new acquisition due to the synergy between the new parcel(s) and the current ones. Having contiguous forest/parkland provides greenways which function as ecological corridors supplying wildlife habitat and plant biodiversity.

3. **Second preference would be to create a new community asset serving the impacted population.** While not as advantageous as the first preference, new open space placed to serve those whose access to open space opportunities has been diminished by the BRAC 133 building is a second choice.

4. **No consideration should be given to using the DoD funds to add to or expand the open space which the developers have committed to under the BSAP.** The federal

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Open Space Nomination Comments

funds are a partial payment for the loss of open space to the citizens of the community, not to the developers. The developers are committed to open space as per the BSAP; they can do more if they choose, but federal tax dollars should not be so used. The DoD funds are to replace a lost asset from an existing community, not to create something for a future community.

Several ideas for specific investments fit within these guidelines. We offer them for your consideration:

- Highest priority option: Purchase some (or all, with additional funding) of the vacant parcel on Mark Center Drive, currently owned by IDA, which is expected to move. This parcel is adjacent to the Winkler Preserve, and would come closest to being a one-for-one replacement for and mitigation of the BRAC 133 project. As this land would benefit the Winkler Preserve as well (providing a buffer from future development impacts), necessary additional funding for the purchase could be sought through the Winkler Foundation. This would be done with the understanding that the property would belong to the City to remain open space in perpetuity.

- Purchase land for expansion of Dora Kelley Park. In particular, we would encourage JBG to revise which of the current apartment buildings they intend to convey as affordable housing, locating such buildings away from the Park. Apartments located closer to Beauregard would save affordable housing residents (many of whom are transit and walking dependent) walking distance and time, and would permit the DoD funds to purchase some of this land for a Dora Kelley expansion. New housing which fronts Dora Kelley Park should command top prices for the developer, and is more compatible with the nature of this passive use open space than bustling apartments.

- Purchase several of the vacant parcels in the Seminary West area and turn them into pocket parks or community gardens. A typical residential lot in this area has a taxed value of ~ $300K. There are no pocket parks embedded in the single family residential area west of I-395. Parcels are available on Rosser, Seminary, Foster, Fairbanks, and there is an abandoned home at Calhoun and Seminary. In general, we favor the broadest use for such pocket parks, as opposed to singular uses (dog exercise areas, community gardens, tot lots) which appeal only to a small portion of the community.

- Lowest priority option: Property located at Polk Avenue and North Pelham Street. This ~ 3 acre lot lies just east of I-395 and as such does not meet our first principle. However, the negative impacts of BRAC 133 are unfortunately felt by an area wider than the immediate vicinity of the Mark Center. This land is remaining native forest tract and it is our understanding that it has been on the community "wish list" for some time. Purchase may require supplemental monies from the City's open space funds.

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Open Space Nomination Comments

Further comments:

As part of a revision of the thinking of the BSAP relative to the proposed ellipse, if the transportation issues were successfully addressed, a true "town square" or "village green"-type open space could be created on the corner of Seminary/Beauregard where there is currently City ownership and the dry cleaners. One of the issues with the ellipse is that it uses up significant real estate which cannot seriously be considered open space that anyone will want to use. There are better ideas out there for how to use this acreage, and a true "town square" is one of them.

We are aware of an earlier proposal to acquire property located at Foster Avenue and Fairbanks Avenue. This is not yet a well-articulated proposal. It does not fit our recommended first preference, for expansion of a current asset, but we agree that this area (north of Seminary Road, surrounded by the high-rise senior citizen buildings, townhouses, and NoVA Community College) lacks open space. The Hekemian plans do not provide enough, in our opinion. It is the area undergoing the greatest change in density, yet it appears to have the least designated open space. What has been proposed in the Draft BSAP appears to buffer the new townhomes/condos from the new offices and hotel. Little thought and consideration appear to have been given to the existing homeowners on the western edge of this portion of the BSAP.

This entire location is best served by an improved open space plan from the developer, not the US taxpayer.

Lastly, we urge you to drop from consideration:

- The site of the future Town Center in the Beauregard Plan Area being floated in the announcement requesting nominations. This location is a developer responsibility. This location will NOT be an amenity to the people who were adversely impacted by the loss of open space by the BRAC 133 building. JBG can choose to expand this amenity for their future residents/tenants, but the US taxpayer should not be helping them do it.

- The very first proposal of the JBG-owned paved parking lot next to Leverett Court. What was lost with BRAC 133 was natural open space, not a hardscaped plot. Taking such and converting it into "park"land, although a worthy endeavor, should fall within the developer's open space planning and not be paid for with taxpayer dollars.

Thank you for your consideration of these ideas.

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Open Space Nomination Comments

Open Space Considerations

Dave Cavanaugh

- Has the letter setting deadlines for purchasing replacement land been posted on the website? Does the transaction have to closed by Sept 2013? Are there any other conditions?

- Although several months have already elapsed, I am concerned the current nomination process will not provide reasonable options for consideration by the AG. A better defined process would create more interest, save time and result in a better recommendation. Currently we very likely only have one willing seller and that transaction could raise potential issues.

- how open space can be used to improve connectivity within and adjacent to the BSAP. An example is a multi-use (pedestrian/bicycle) "Greenway" providing a more direct connection between Northern Virginia Community College (West Campus Lane at Fillmore Avenue) and the proposed transit center at Southern Towers. West Campus Lane is major entrance to Northern Virginia Community College.

- A greenway or corridor would potentially involve weaving a public path between the United Methodist Church and the St James United Methodist Church or utilizing an area north of the Hermitage to connect to Fillmore Avenue. The park corridor could be designed to foster convenient pedestrian and local bicycle use. The corridor could also be designed for electric personal assisted mobility devices (electric wheelchair or Segway) and connect to the proposed park or open space on the Hekemian (Upland Park) property. A more direct path from NVCC would also facilitate use of the transit station at Southern Towers.

- Currently chainlink fences restrict access of properties adjacent to Southern Towers. Opportunities may develop later to provide greenways connecting the adjacent properties to the proposed transit stations and retail areas at Southern Towers.

Carolyn Griglione

- Will there be a check list to use when visiting the various sites to rate the locals?
- impact of traffic at various times of the day on the areas?
- usability the spaces at various times of the day?
    - When parents are home from work?
    - When children are home from school?
    - When retirees would use the area?
- Impact on surrounding homes and neighbors?
- Flexibility of the space in the coming years?
- passive to active use etc.?
- Ease of care?
- Impact of sounds and smells on those using the area?
- Benefit to the greatest number of people, not just a few or one neighborhood?
- Walkability of the area?