

**Report and Recommendations
of the
Parcel Planning Working Group
to the
South Riding Strategic Planning Committee
and
South Riding Board of Directors**

**July 17, 2006
South Riding, Virginia**

TABLE OF CONTENTS

<u>CONTENTS</u>	<u>PAGE</u>
TABLE OF CONTENTS	2
I. INTRODUCTION	4
A. PURPOSE	4
B. MEMBERSHIP	4
II. PPWG PROCEEDINGS.....	5
III. PPWG RECOMMENDATIONS.....	6
A. Key Factors Taken into Consideration by the PPWG.....	6
B. South Riding Community Needs.....	8
#1 Need: Elevated Stage with a Larger Town Green.....	8
#2 Need: Office Space for SRP Staff.....	9
#3 Need: Picnic Pavilion and Other Improvements to the Hyland Hills Pool Parcel	10
#4 Need: Recreation Facilities at the Former Church Site.....	11
#5 Need and Beyond: Additional Amenities at Other Parcels.....	12
C. Individual Parcel Recommendations	12
1. Town Hall and Town Green Parcel	12
2. Former Library Site Parcel	13
3. Elk Lick Parcel.....	13
4. Hyland Hills Pool Parcel.....	14
5. Former Church Parcel.....	14

6. Estates at Elk Run Parcel.....	15
7. Conklin Park	16
D. Needs or Desires Not Recommended for Any Parcel	16
E. Other PPWG Recommendations	18
IV. CONCLUSION	19
APPENDIX A - PPWG Charter	
APPENDIX B - Prioritized List of South Riding Community Needs	
APPENDIX C - Parcel Evaluation Criteria	
APPENDIX D - Detailed Description of Parcel Ideas	
APPENDIX E - Parcel Evaluation Summary Score Sheet	
APPENDIX F - Parcel Estimated Cost Scale	

I. INTRODUCTION

A. PURPOSE

The Parcel Planning Working Group (PPWG) was established as a working group of the South Riding Proprietary's (SRP) Strategic Planning Committee (SPC). According to the PPWG's Charter attached as Appendix A, the PPWG was "to assist the South Riding Board of Directors (BOD) in identifying the current and future needs/desires of the community, identifying most suitable parcels for certain uses and prioritizing implementation of these identified needs/desires." The PPWG was also to "provide concrete recommendations . . . for the use of all parcels/buildings currently available to South Riding." The SRP parcels evaluated by the PPWG are the Town Hall and Town Green Parcel, the Former Library Site Parcel, the Elk Lick Parcel, the Hyland Hills Pool Parcel, the Former Church Parcel, and the Estates at Elk Run Parcel. The PPWG also considered potential improvements to Conklin Park as SRP began discussions with Loudoun County Parks and Recreation on leasing part of Conklin Park while the PPWG was in session.

The PPWG has completed the tasks outlined in its Charter and makes the following report.

B. MEMBERSHIP

Current South Riding residents were invited to join the PPWG in the fall of 2005 through announcements on the South Riding website, in the South Riding Magazine, and through the Block Captain Committee. The seven residents who ultimately participated as voting members in the PPWG are Mark Soyka (Chair), Karin Kuropas (Deputy Chair), Charlene Jones, Laura McCluer, Ron Moeller, Prabhjeet Rekhi, and Ken Walsh. PPWG members have diverse personal and professional backgrounds and live across the community. PPWG members have lived in South Riding an average of four and a half years with the shortest term resident having resided in South Riding only one month before joining the PPWG and longest term resident having lived in South Riding for more than ten years. Some of the PPWG members have served as members or leaders of other SRP committees including the Strategic Planning Committee, Budget and Finance Committee, Recreation and Grounds Committee, and Block Captain Committee. One member has also served on the Dulles South Recreation Advisory Committee (DSRAC) and the Arcola Community Center Advisory Board. It was the first experience as a South Riding volunteer for one member of the PPWG.

Although not formally members of the PPWG, SRP staff members Heidi Carlstedt, Rick Stone, and Richard Dowsell attended some PPWG meetings

and provided valuable input and assistance. SRP Board of Directors Lisa Freeman, Jeff Salmon, Suresh Narasimhan, Stephanie Smith, and Jeff Morse also attended one or more PPWG meetings as informants and observers.

II. PPWG PROCEEDINGS

The PPWG conducted its formal work during 18 working group meetings between November 2005 and July 2006. Detailed minutes were kept for each meeting and are available at Town Hall. Between meetings, PPWG members regularly communicated by e-mail and completed research and homework assignments that were then brought to PPWG meetings for group discussion. Members of the PPWG also took field trips to the parcels under consideration, guided by Director Jeff Salmon. In combination, the residents of the PPWG spent hundreds of volunteer hours developing these recommendations.

The PPWG's recommendations have been based on information from a number of sources. The PPWG extensively reviewed the RKG Consultant Report "Community Planning Analysis and Site Evaluation" a for-hire report with recommendations for parcel suitability dated August 1, 2005. The PPWG reviewed the South Riding Recreational Amenities resident survey dated July 2000 and the Library Site Survey dated October 1, 2004. The PPWG discussed the 2005 Virginia County of Loudoun School Census, the School Board Adopted FY 2007 Through FY 2012 Capital Improvements Program, a 2005 Demographic Profile created for South Riding Market Square, and the 2005 Loudoun County Annual Report. SRP Events Coordinator Heidi Carlstedt met with the PPWG to discuss the limitations of existing South Riding facilities and she recommended improvements that would benefit SRP sponsored events. Rick Stone, Assistant General Manager and Facilities and Grounds Manager, discussed the operation of current South Riding facilities and provided helpful information on the estimated costs and operation of facilities under consideration of the PPWG. Both SRP staff members discussed the impact of present facilities or the lack thereof on SRP staff and discussed some desires and concerns that have been communicated to Town Hall by residents over the years. Carolyn White, Chair of the Recreation and Grounds Committee, provided information to the PPWG on dog parks and other topics. Information on planned development in the vicinity of South Riding was obtained from staff, members of the SPC, BOD observers and other sources. Finally, the experience of individual PPWG members, both as residents of South Riding and as community volunteers, played a role as the PPWG recommendations were debated.

Initially, the PPWG worked to identify South Riding's most pressing community needs and desires. The PPWG created a prioritized list of the top 24 South Riding community needs and desires which is attached as Appendix B.

The PPWG then identified which community needs and desires were viable on a particular parcel. The PPWG found that some of the identified community needs were compatible with more than one parcel and that there were multiple potential ideas for each of the parcels being considered.

Early in its discussions, the PPWG determined it would be helpful to the decision making process to establish objective criteria for evaluating the different ideas of what to place on each parcel. The parcel evaluation criteria created by the PPWG, approved by the SPC, and used as a tool in developing the PPWG's recommendations is located in Appendix C. The PPWG recommendations are not based solely on the scores derived from the objective evaluation criteria although they were an important factor.

In order to manage the objective evaluation process, the PPWG decided to limit the number of community needs being actively considered for each parcel to the three or four best ideas. Each of the final candidate ideas went through a process of refinement and clarification before being measured against the objective criteria. Detailed descriptions of the final ideas for each parcel are attached as Appendix D.

Once the best candidate ideas for each parcel were selected by the group, the PPWG members independently assessed each idea on a parcel by providing a numerical score using the established objective weighted criteria. Scores from each member were accumulated and averaged and the summary score sheet is attached as Appendix E. The PPWG then convened to review the parcel scores and vote for a recommendation for each parcel, in some cases selecting an idea based on constrained and unconstrained criteria, such as financial or other limitations. Once an idea was set for a particular parcel, the process of elimination naturally influenced the particular idea selected for the remaining parcels. After voting on which facilities to build on which parcel, the PPWG met to discuss the phasing of priorities for implementing the PPWG's recommendations.

III. PPWG RECOMMENDATIONS

A. KEY FACTORS TAKEN INTO CONSIDERATION BY THE PPWG

The recommendations of the PPWG are based on the information available to the PPWG as of the date of this report. The PPWG advises that the following key factors should be taken into consideration when reviewing the recommendations of the PPWG.

Ongoing development: In developing its final recommendations, the PPWG is naturally handicapped by the fluid development environment in the Dulles South Area. The PPWG cannot accurately predict what facilities will be built near South Riding and when they will be available for use. Some facilities under construction or planned near term that offer benefit to South Riding residents and that were considered by the PPWG in making these recommendations include: Loudoun County's Dulles South Multi-Purpose Facility; Fairfax County's Quinn Farm Park dog park; Fairfax County's Cub Run Recreation Center; Loudoun County's facilities at Conklin Park; planned, privately-owned indoor pool in Arcola; South Riding Station community building and pool; and meeting space at the new Loudoun County Safety Center on Loudoun County Parkway.

Financial considerations: The parcel idea descriptions developed by the PPWG and found in Appendix D contain costs estimates based on the RKG report and other information obtained by the PPWG. These numbers should be considered ball park estimates. The actual cost will depend on characteristics of the final design and the future cost of building materials. In many cases, it is difficult to estimate operating expenses without the design. In order to bring consistency to the objective evaluation process, the PPWG developed an Estimated Cost Scale to standardize the scores given to each idea based on its estimated costs to build and maintain. The Estimated Cost Scale is located in Appendix F.

The PPWG also took into consideration the amount of money that is projected to be available for capital improvements in South Riding and the SRP by-laws requirement that two-thirds of South Riding's residents must approve any expenditure for capital improvements that exceed 10% of the annual operating budget - a challenging task. Where financial constraints impact the recommendations of the PPWG, it is so noted in this report.

Aesthetic considerations: The PPWG's recommendations presume that any new facilities or amenities constructed on the parcels would be designed, constructed, and maintained in an attractive manner that is consistent with current South Riding community standards. The PPWG also presumes that landscaping, lighting, and parking would be installed in a manner that minimizes the impact of the new facilities on neighboring residents and meets county zoning requirements and SRP covenants policies. The PPWG recognizes that any improvement on an undeveloped parcel will have some negative impact on the immediate neighbors who are accustomed to living next to undeveloped land. Unrealistic hopes or expectations by some neighboring residents that the SRP parcels will never be developed should not be permitted to thwart significant community needs.

B. SOUTH RIDING COMMUNITY NEEDS

Ultimately four top community needs rose above the many needs and desires considered by the PPWG. The solutions proposed to satisfy the following top four needs ended up addressing many of the other needs identified by the PPWG and listed in Appendix B.

#1 NEED: Elevated Stage with a Larger Town Green

The top community need identified by the PPWG is an elevated stage with a larger Town Green for community events. The expanding population of South Riding has outgrown the current Town Green at Town Hall to host large events. Although it is a South Riding landmark, SRP staff reports that the gazebo on the Town Green functions poorly as a stage. The PPWG prefers an elevated stage to an in-ground amphitheater, anticipating that an elevated stage with an adjacent large green space would be more functional, more attractive, and better suited for a well-attended community event.

The PPWG envisions a professionally-designed structure with a front wall that opens during events and has space (perhaps underneath) for sound and light equipment, storage, bathrooms (opened only during events), and a room for performers to set up and prepare. Ideally, the stage area would include some parking, would be lighted to accommodate evening events, and would include landscaping with an irrigation system to maintain an attractive lawn. The estimated cost is \$400,000 - \$500,000. Amenities within this stage could be constructed in phases over multiple years. A staff suggestion that SRP purchase a mobile stage that could be moved to different locations for community events is less preferred by the PPWG.

Location Recommendation #1: Conklin Park - The PPWG unanimously agrees that the ideal location for the Elevated Stage with a Larger Town Green is Conklin Park if negotiations for SRP to lease portions of the park are ultimately successful. Conklin Park provides the largest amount of land and the best noise and sight buffers for neighboring residents.

Location Recommendation #2: Estates of Elk Run Parcel - The next best location would be on the Estates of Elk Run Parcel. Advantages of this parcel include its relatively large size, central location, and proximity to a major street through the community. Future purchasers of the residences planned to be closest to the Estates of Elk Run parcel could be afforded some tree buffer and would be on notice at the time of purchase that they will be living next to a community event site. The disadvantages of the Estates of Elk Run Parcel are

that it is a smaller than Conklin Park, has less space for noise and sight buffers, offers limited parking, and access can not be controlled.

Location Recommendation #3: Elk Lick Parcel - A third possible location would be at the Elk Lick Parcel, but this option is not the preferred use of the Elk Lick Parcel. The PPWG voted 4-3 against recommending the Former Church Site as a alternative site for an Elevated Stage with Town Green. Those members voting against using the Former Church Site for an Elevated Stage were concerned about the noise and traffic intrusion on the residents directly next to the parcel and in the near vicinity.

Additional Considerations: The PPWG also unanimously recommends that the exterior facade of Town Hall be remodeled with reconfigured steps so that the front portico can serve as a permanent stage for small to medium size events. The PPWG views this as a lower priority than building a new, elevated stage with a larger town green as the current facility is functional for small scale events. The exterior modifications to Town Hall could potentially include removing the existing gazebo, improving the landscaping on adjacent common areas, reworking the street in front of Town Hall in brick or cobblestone with Virginia Department of Transportation (VDOT) approval, and adding diagonal parking in the area to enhance a town center feel.

#2 NEED: Office Space for SRP Staff

The PPWG recognizes that the SRP staff continues to expand with the population of South Riding and likely will increase in the future. The space allotted to staff in Town Hall for staff offices and SRP operations does not meet current or future needs.

Location Recommendation #1: Former Library Site Parcel - The PPWG recommends the construction of a new Community and Staff Building on the Former Library Site Parcel. The PPWG envisions a two level 10,000 square foot building with 5000 square feet allocated for staff and 5000 square feet for community use including a community multi-purpose room, a teen center, and possibly a computer room with Internet access. With SRP staff in new accommodations, Town Hall could be remodeled for other community uses including meeting rooms, rental space, and an improved kitchen. Several high ranking South Riding Community Needs listed in Appendix B would be addressed including the needs for staff office space, a teen center, meeting space, rental space, and a community center. This plan also enhances a town center feel by keeping staff in the Town Hall area.

Additional Considerations: The main drawback to constructing a combined Community and Staff Building on the Former Library Site Parcel is the estimated \$1.5 – \$1.9 million cost which would require the voted approval of two-third's of the community. If the construction of only one new building is financially feasible, then the PPWG recommends by a 6-1 vote that this new Community and Staff Building on the Former Library Site Parcel be the one pursued.

A less expensive alternative is to remodel Town Hall for better staff use and move nearly all current Town Hall community uses, with a notable exception of Board of Director meetings, to the upcoming South Riding Station community building. Unfortunately, this alternative may still not provide enough space for SRP staff and operations.

The least preferred alternative is to continue SRP staff and operations at Town Hall as they presently exist and move what cannot be accommodated into Town Hall into leased space in or near South Riding. Splitting SRP staff between two locations would be inefficient and disruptive to operations. It is viewed unfavorably by staff members who want to continue working together.

#3 NEED: Picnic Pavilion and Other Improvements to the Hyland Hills Pool Parcel

Location Recommendation #1: Hyland Hills Pool Parcel - The PPWG recommends the construction of a picnic pavilion with improved landscaping and flexible open space for recreation on the Hyland Hills Pool Parcel. A pavilion with a picnic area ranked high as a community need in Appendix B and pavilions are recommended for several of the parcels to satisfy neighborhood needs. South Riding currently has no covered picnic facilities.

The PPWG considered a number of potential facilities for the Hyland Hills Pool Parcel and put four ideas through its objective assessment process before unanimously concluding that the best use of the Hyland Hills Pool Parcel is for a picnic pavilion. As described in Appendix D, the PPWG envisions a picnic pavilion on the north side of the parcel approximately 50 ft x 30 ft in size with game tables, picnic tables, in-ground grills and attractively landscaped passive recreation including open space with benches on the remaining land. The PPWG considers this site to be ideal for picnic facilities, particularly because it is adjacent to the Hyland Hills Pool. The estimated cost is approximately \$250,000.

Additional Considerations: The PPWG seriously considered the idea of expanding the Hyland Hills Pool area with a “water park” either on the undeveloped parcel or on the Hutchison Knoll side of the pool in what is currently a parking area. The “water park” idea described in Appendix D would be a great

feature for the many children in the community and would expand the usable space of the pool area. The PPWG ultimately preferred the picnic pavilion on this site, but voted unanimously to recommend that all or part of the “water park” idea be considered for the Hyland Hills Pool Parcel if it can be accommodated into the design of the picnic pavilion area and does not reduce the overall amount of parking. The “water park” addition is considered by the PPWG to be a lower priority improvement due to its seasonal usage and relative expense.

The PPWG recognized that parking and traffic flow in the Hyland Hill Pool area is an occasional issue during the summer swimming season, but the PPWG concluded that it would be imprudent to use this parcel for an expansion of seasonal parking when the community has many other needs and few parcels of available land. As long as the total number of parking spaces is not reduced, the parking areas at the Hyland Hills Pool could be reconfigured to facilitate the proposed improvements.

#4 Need: Recreation Facilities at the Former Church Site

The PPWG recommends that the Former Church Site Parcel be used for the purpose of both active and passive recreation. As described in Appendix D, the PPWG envisions active recreation on the portion of the parcel closest to Murray Drive including two fenced tennis courts with timed lights, an in-line hockey rink convertible to an in-line skate rink, and a sand volleyball court. The PPWG opposes covered tennis courts at this location due to the negative visual impact on the neighboring town homes. Depending on the design, there could also be a negative noise impact with covered tennis courts. The Lands End side of the Former Church Parcel would have passive recreation and include open green space with benches, attractive landscaping, and an adjacent picnic pavilion approximately 50 feet by 30 feet in size. Diagonal parking around the perimeter is recommended. The design of these improvements to the Former Church Site should harmonize with Hutchison Knoll, Hyland Hills Pool and the recommended improvements to the Hyland Hills Pool Parcel.

The PPWG’s recommendations for the Former Church Site address the community needs for picnic pavilions, tennis courts, and passive recreation identified in Appendix B. The in-line hockey rink/in-line skate rink were recommended as an insurable substitute for an uninsurable skateboard park and would provide recreation for high school and middle school age residents not currently well-served by community amenities. In making this recommendation, the PPWG notes some perception by residents that SRP recreational facilities, such as tennis courts, are lacking in this section of the community. The PPWG also notes that a community the size of South Riding needs multiple picnic

pavilions and finds no conflict in recommending picnic pavilions at both the Former Church Parcel and the Hyland Hills Pool Parcel.

Additional Considerations: The PPWG recognizes that any improvement of the Former Church Parcel will inevitably increase traffic and noise for those residents surrounding the parcel. The recommended improvements aim to utilize the property to the benefit of all South Riding residents while minimizing the negative impacts for the local residents.

The estimated cost for this recommendation is \$500,000, but a multi-year build-out on this parcel is possible with improvements going in over time.

The PPWG considered the Former Church Parcel as an alternate site for the aforementioned #1 need of an Elevated Stage with a Larger Town Green because of the parcel's size and the number of residents who could walk to events. The PPWG voted 4-3 against recommending this use because of the large negative impact on neighboring residents. This parcel was also rejected as the location for a new Community and Recreation center for similar reasons and because the parcel is too small to accommodate the facility desired.

#5 Need and Beyond: Additional Amenities at Other Parcels

In addition to the foregoing top South Riding community needs, other community needs and desires were identified by the PPWG and are listed by weighted rank in Appendix B. The PPWG has found a home for most of the remaining identified community needs and desires in the preceding recommendations and the recommendations for each individual parcel that follow. The PPWG concluded the many contingency scenarios associated with implementing the top four community needs and beyond add enough uncertainty to warrant recommendations for phasing the implementation of the remaining ideas best left as a future task.

C. INDIVIDUAL PARCEL RECOMMENDATIONS

The PPWG offers the following recommendations as to which community needs and desires are best suited for each parcel. In some cases there are multiple recommendations for each parcel, depending on what is built on the other parcels.

1. Town Hall and Town Green Parcel

The PPWG's recommendations for this parcel are found in Section III B under #1 Need and #2 Need.

2. Former Library Site Parcel

The PPWG unanimously recommends that the best use for this parcel is for a new Community and Staff Building as discussed under in Section III B #2 Need. The parcel is not well suited to any other use given its proximity to both heavy traffic on Elk Lick Road and private residences. If financial constraints preclude building on this parcel, the PPWG recommends expanding the Town Green. The PPWG envisions grassy open space with landscaping, benches, lighting and irrigation in the style of Town Green. By a 5-2 vote, the PPWG endorses a small picnic pavilion with in-ground grills and picnic tables on part of the parcel over the same plan without a picnic pavilion.

3. Elk Lick Parcel

The three final candidate ideas for the Elk Lick parcel are described in Appendix D. The Park-N-Ride idea for this parcel received the greatest number of votes, but some members of the PPWG opposed using this heavily wooded site as a Park-N-Ride anticipating that outside developers in Dulles South would likely proffer a Park-N-Ride near to South Riding and there are better uses for the land to serve South Riding residents.

The PPWG found that the Elk Lick Parcel is the best of the parcels for a Park-N-Ride lot with bus service because of its proximity to Route 50, Defender Drive, and South Riding Boulevard. A County official was happy with the site and called it "ideal" for a Park-N-Ride. The PPWG envisioned only 1.5 acres of the parcel being used for a Park-N-Ride with approximately 125 spaces. If a Park-N-Ride was built, SRP could negotiate for access to the Park-N-Ride for events on holidays, nights, and weekends. Non-SRP funding could potentially be sought for the estimated \$300,000 construction cost. As part of building a Park-N-Ride on a portion of the parcel, the PPWG recommends that the remainder of the acreage be combined with a reconfigured Elk Lick Park. The PPWG recommends a ½ acre dog park with a fence line within existing trees with a sign indicating South Riding residents only. The dog park is estimated to cost \$25,000. The Elk Lick Parcel is the preferred location for a dog park as it provides the best buffer space. The estimated cost for the Park-N-Ride and recreation combination is \$650,000.

If a Park-N-Ride is not built on the site, the PPWG recommends combining the entire parcel with the present Elk Lick Park. The PPWG recommends that the design for the park preserve as many large trees as possible as it is one of the few areas in South Riding where a large section of natural woodlands remain. The PPWG would like to see a complete redesign of Elk Lick Park with the Elk

Lick Parcel and the adjoining common areas to include a dog park, an improved playground and tot lot, basketball court, realignment of the sand volleyball court, picnic areas with one or more pavilions, and open spaces for active and passive recreation. The PPWG recommends improved access to the area by expansion of the existing path network and the installation of parking. The estimated cost for this idea is \$525,000.

Additional Considerations: Tennis courts are not recommended for this parcel as it is too close existing tennis courts and an increase in tennis courts is recommended on the Former Church Parcel and as an alternative for the Estates at Elk Run Parcel.

The Elk Lick Parcel is also a less preferred (third) alternative option for the construction of an Elevated Stage and a New Town Green, ranking behind more suitable spots like Conklin Park and the Estates at Elk Run. However, if the elevated stage is constructed in combination with the recreational features described in the preceding paragraph, the estimated cost comes to \$1,025,000.

The PPWG recommends SRP continue its efforts to purchase the privately held property on the east side of Elk Lick Road between the Elk Lick Parcel and Elk Lick Park as it would enhance the use and functionality of South Riding's land and minimize commercial intrusion on Elk Lick Park.

The PPWG recommends the development of the Elk Lick Parcel as the lowest priority among the parcels. If the BOD sought to reserve one or more parcels for future unknown uses, this parcel may be one to hold in reserve.

4. Hyland Hills Pool Parcel

The PPWG's recommendation for the Hyland Hills Pool Parcel can be found in Section III B #3 Need. The final four ideas considered for the site are described in Appendix D. The picnic pavilion idea was the unanimous choice of the members of the PPWG. The ideas for in-line skate park and recreation courts were preferred for the Former Church Parcel and as an alternative for the Estates at Elk Run Parcel.

5. Former Church Parcel

The PPWG's recommendation for the Former Church Parcel can be found in Section III B #4 Need.

6. Estates at Elk Run Parcel

The three final ideas that were considered by the PPWG for the Estates at Elk Run Parcel are detailed in Appendix D. Generally, Idea A is for an Elevated Stage and Town Green with open space for benches and a portion of the parcel set aside for recreation such as an in-line skate rink, a walking/running trail, and a picnic pavilion area. The estimated cost is \$825,000 with a possible multi-year build out of the different pieces. Idea B is for a 45,000 square foot combined Community and Recreation Center and includes an indoor gymnasium, indoor sports courts, health and fitness center, indoor track, and teen center. The estimated cost is \$12,000,000. Idea C uses the parcel for outdoor active and passive recreation with open space, sports courts, in-line skate rink, picnic pavilion, dog park, and running trail. This is the second parcel recommended for a dog park as it has the potential for good buffer spaces and a relatively central location. The estimated cost for Idea C is \$575,000 with a possible multi-year build out.

The recommendation for the Estates at Elk Run Parcel was the subject of more disagreement among the members of the PPWG than any other parcel. The disagreement centered on the question of whether to recommend that South Riding build the 45,000 square foot Community and Recreation Center in Idea B. The PPWG members agreed that if such a building were to be built, the Estates at Elk Run Parcel is the most viable location; however, there are strong conflicting opinions on whether to recommend such a facility.

There are several reasons some PPWG members oppose building the proposed 45,000 square foot Community and Recreation Center. First, its high cost which is estimated at \$12,000,000. Some believe the RKG estimates of the cost per household per month to build and operate the facility are unrealistic and far too low but also recognized the cost of this facility can be amortized. Second, those opposed expressed doubt that such an expensive facility would be approved by a two-third's vote of the community. Third, those voting against the facility noted that many of the same amenities would be duplicated in the planned construction of Phase II of the Dulles South Multi-Purpose Center. They believe the Dulles South Multi-Purpose Center is a better deal for South Riding residents because the cost is spread to all the County's taxpayers instead of only South Riding residents through their HOA fees. Fourth, those opposed pointed to the private gyms in the vicinity of South Riding and noted that while residents of South Riding can choose to belong to those gyms, all residents of South Riding would experience an HOA increase whether or not they use the facilities.

Those in favor of the Community and Recreation Center believe it would be a community asset and help to distinguish South Riding from other

communities. They feel it is the best chance to bring indoor recreation, such as racquetball courts, and teen activities to the community. They also point to the lack of a schedule for Phase II of the Dulles South Multi-Purpose Center and feel that even if the Dulles South Multi-Purpose Center were built, it would have a different purpose and different uses than a SRP facility.

The PPWG recommends that the first use for this parcel is to satisfy the #1 Need for an Elevated Stage and New Town Green (parcel Idea A) if it cannot be constructed at the preferred Conklin park location.

Additional Considerations: Alternatively, if the PPWG were recommending in an environment unconstrained by financial considerations, the PPWG voted 4-3 to recommend parcel Idea B the Community and Recreation Center for the Estates of Elk Run Parcel. If an Elevated Stage is built at Conklin Park and the PPWG were deciding in an environment constrained by financial considerations, the PPWG recommends Idea C for outdoor recreation on the parcel.

In regard to the Community and Recreation Center on the Estates at Elk Run Parcel, the PPWG notes its previous recommendation by a 6-1 vote that if SRP can afford only one building, the preferred building is the combined Community and Staff building on the Former Library Site.

The development of the Estates at Elk Run Parcel is viewed by the PPWG as one of the lower priority parcels unless it is needed for the Elevated Stage and New Town Green.

7. Conklin Park

The PPWG endorses continued negotiations with the County on leasing and improving parts of Conklin Park. It is the best location for #1 Need Elevated Stage with a New Town Green. The PPWG recommends improving the park with electricity, water, sewer, lighting, trash cans, benches, and possibly a tot lot. The PPWG does not recommend constructing additional tennis courts at Conklin Park.

D. NEEDS OR DESIRES NOT RECOMMENDED FOR ANY PARCEL

The PPWG does not recommend the following South Riding community needs or desires ranked in Appendix B for any of the parcels considered.

- Indoor Pool – None of the parcels evaluated by the PPWG is of a suitable size for the construction of a new indoor pool and some members of the PPWG were concerned about the large capital and

operating expense. The BOD could consider the option of covering the new South Riding Station pool as it has been designed for that compatibility. An indoor pool is currently available a short distance from South Riding at Fairfax County's Cub Run Recreation Center and indoor pools may be built by the county at the Dulles South Multi-Purpose Center and in Arcola by a private organization in the future.

- Tot Lots – The PPWG did not recommend the construction of new tot lots on any of the parcels (with the exception of Conklin Park) because the parcels are close to existing or future tot lots or they are adjacent to major community roads creating a hazard to children.
- Maintenance Yard – A maintenance yard to house SRP equipment and supplies was deemed not suitable for the parcels evaluated by the PPWG with the exception of possibly the Elk Lick Parcel.
- Skate Park (for skateboards) – Due to liability and insurance issues, the PPWG recommends that any skate park be placed on county land rather than SRP land and that the SRP work with the County to facilitate this need at the new Dulles South Multi-Purpose Facility. The PPWG does recommend in-line skate facilities at the Former Church Site Parcel.
- Winter Ice Rink/Summer Water Fountain – Unsuitable for parcels evaluated.

In addition to the top 24 needs and desires identified by the PPWG and ranked in Appendix B, other needs and desires were considered and ultimately rejected for the parcels by the PPWG. They include but are not limited to: a commercial kitchen, horse-back riding area, office space for telecommuters and home businesses, a 200-person size ballroom and banquet room, sculpted hill for sledding, shuffleboard court, four ball court, sauna, and covered tennis courts.

The PPWG does not recommend covering tennis courts at any location due to the relatively high expense (estimated at over \$100,000 per court), the relatively small number of beneficiaries, the negative visual impact on neighboring residents, and the potential noise impact. If the Board of Directors disagreed with this recommendation, the PPWG would select the Conklin Park tennis courts as the location with the least negative impact.

The PPWG was not able to give an extensive examination to the Chantilly International Tennis (CIT) proposal to build and cover four tennis courts on SRP

land. This proposal was forwarded to the PPWG with scant details at the tail end of its PPWG's deliberations. CIT's proposal appears to provide large benefits to CIT and to year-round tennis players (both in and outside of South Riding), but it appears to provide very limited benefits to the community as a whole. CIT's proposal to build four covered tennis courts also would consume a relatively large amount of SRP's limited supply of land, less so if covering existing courts, and create negative visual and noise impacts.

E. OTHER PPWG RECOMENDATIONS

In addition to the forgoing recommendations for the parcels, the PPWG's lengthy discussions have led it to make the following additional recommendations.

1. The PPWG recommends that SRP build a dock on the common area at one or more of South Riding's ponds. This inexpensive improvement would enhance opportunities for residents to fish and otherwise enjoy South Riding's ponds. It would also provide another recreational activity for the youth of the community.
2. The PPWG recommends that the Board of Directors continue its efforts with Loudoun County to support Phase 2, Phase 3, and a skateboard park at the Dulles South Multi-Purpose Facility site.
3. The PPWG recommends that the Board of Directors make every effort to acquire the former Sales Center (also formerly known as the Visitor's Center) and its surroundings located on Stonewall Pond Drive by the South Riding Boulevard entrance to the community. This South Riding landmark could help to satisfy a number of community needs and desires. As an already existing building, it has a number of advantages over construction on the parcels considered by the PPWG. As examples, it is not subject to the same financial restrictions as capital improvements to the existing parcels. Neighboring homeowners are accustomed the presence of the building and visits to it. SRP could continue to hold events such as the Easter Egg hunt at the site and the property could also be considered for meeting space and/or rental facilities. South Riding ownership would prevent commercial or other uses that could have a negative impact on the surrounding neighborhood.

IV. CONCLUSION

The foregoing recommendations are respectfully submitted for consideration of the South Riding Strategic Planning Committee and the South Riding Board of Directors this 17th day of July 2006 by the Parcel Planning Working Group.

Mark Soyka, Chair

Karin Kuropas, Vice Chair

Charlene Jones, Member

Laura McCluer, Member

Ron Moeller, Member

Prabhjeet Rekhi, Member

Ken Walsh, Member

APPENDICES

CHARTER
Parcel Planning Working Group

Of the Strategic Planning Committee
South Riding Proprietary
South Riding, Virginia

January 19, 2006
Version 5

Project Identification

- Purpose and Background
 - ⇒ The Parcel Planning Working Group (PPWG,) as part of the Strategic Planning Committee was established to assist the South Riding Board of Directors (BoD) in identifying the current and future needs/desires of the community, identifying most suitable parcels for certain uses and prioritizing implementation of these identified needs/desires.
 - ⇒ The purpose of the PPWG is to provide concrete recommendations to the SPC and South Riding Board of Directors (BoD) for the use of all parcels/buildings currently available to South Riding
 - ⇒ The PPWG will consider previous surveys of the needs/desires of South Riding residents for facilities and recreation
 - ⇒ The PPWG will consider the RKG Associates, Inc. consultant report approved by the SRP BoD on 08-Sep-2005.
- Scope Statement
 - ⇒ Develop a plan for potential new amenities or facilities on the parcels currently available to the Proprietary, using the RKG consultant report as a reference.
 - ⇒ The plan should include amenity/facility placement, timing, alternatives, priorities, estimate of cost, and rationale/evaluation criteria
 - ⇒ The plan should take into consideration an evaluation of centralization of amenities vs. spreading amenities throughout the community
 - ⇒ The plan should include nearby amenities not controlled by the SRP but easily accessible by the SRP, such as the Dulles South Multi-Purpose Facility
 - ⇒ The PPWG shall comply with SRP HOA rules and charter of the SPC
 - ⇒ The PPWG is not an official decision making body of the SRP
- End-task objectives
 - The PPWG will be disbanded by the SPC.
 - The PPWG will work with the Budget & Finance Committee to include funding/financing recommendations in its BoD recommendations. When

APPENDIX A – PPWG Charter

necessary, the Chair of SPC, or its designee, will present recommendations that may effect the SRP operations or capital budgets to the Budget & Finance Committee.

- The Board of Directors may choose to direct the Budget and Finance Committee to set aside funds (collect additional assessments) to prepare for future projects. In order to spend more than 10% of the operating budget (\$400K/4M) two thirds of the residents must approve.
- The project will be conducted methodically and thoroughly with more anticipated effort in the beginning until ratification of the plan by the BoD.
- A thorough plan must be developed in order to gain advocacy from the SPC, BoD and the SRP membership to commit to funding the recommendations of the plan.
- The expected results of the PPWG are a report with weighted recommendations of uses for each parcel, and a set of prioritized recommendations for committing funds.
- Constraints imposed on the final report:
 - Reviewed and approved by SPC
 - Reviewed by the Budget & Finance Committee
 - Must adhere to zoning laws of the County of Loudoun, VA
 - All parcels under the SRP Declaration must abide by the restrictive covenants, such as “for civic use,” as described in the proffer agreements.
 - Must be approved by the BoD
- Risks associated with the project
 - Strategic Risks:
 - While the PPWG should consider possible future needs of the Community, planning out all parcels will eliminate future unknown needs of the Community. The PPWG can only anticipate to the best of its ability today with the information provided and insight of the BoD and SPC.
 - Financial Risks:
 - Costs may exceed estimates
 - Project Management Risks:
 - Extended approval cycles of the final report as the result of reviews by SPC and BoD
 - SPC membership turnover, PPWG membership turnover, and BoD membership turnover. The BoD will transition from a developer majority to a proprietary majority as the community grows. As the transition occurs, new direction from the BoD may change the direction of the PPWG as different members influence the results
 - Upset residents may prolong action at any point within the project. Effective communication should lessen this risk.
 - Disposition of resident comments.
 - Technology Risks: None identified
 - Operational Risks: None identified

APPENDIX A – PPWG Charter

Authority and Resource Need Definition

- Resource Needs
 - ⇒ The PPWG will be staffed by all volunteers, preferably 5-10 members committed to long-term service on the PPWG
 - ⇒ Specific-task staff resources (program/support/technical)
 - ⇒ Web site support from the Website committee
 - ⇒ Copies of plats
 - ⇒ Developer and Loudoun County consultation on zoning laws
 - ⇒ SRP staff members, the Assistant General Manager and the Events Coordinator, should be consulted
 - ⇒ Space
 - ⇒ Town Hall meeting space
 - ⇒ Town Hall key
 - ⇒ No key necessary if a BoD member attends
 - ⇒ A key can be checked out the day of a meeting
 - ⇒ Town Hall time slots must be secured in advance
 - ⇒ PPWG meetings must be announced three business days in advance on the web
 - ⇒ Equipment (hardware and software)
 - ⇒ PPWG portlet, a subset of the SPC portlet
 - ⇒ Training requirements for team and non-team members -- none needed
 - ⇒ Other OE&E
 - ⇒ SRP staff to make copies of meeting materials at Town Hall
 - ⇒ Funding sources
 - ⇒ Draw from SPC budget with SPC approval, identifying needs to support the yearly budget process that begins in June
 - ⇒ The SRP Budget & Finance (B&F) committee must approve all capital expenditures.
- Authority
 - ⇒ The chair of the PPWG will lead the PPWG and will act as liaison between the PPWG and the SPC
 - ⇒ The PPWG will consist of no less than 5 members and no more than 13, not including SRP BoD members
 - ⇒ Input from residents beyond the group will be achieved through suggestions / comments posted to the SPC website or emailed to SPC management or through the resident comment period of each meeting
 - ⇒ The PPWG members will be members in good standing of the community. Ideally the WG will consist of members who represent other committees

APPENDIX A – PPWG Charter

- ⇒ BoD members can attend PPWG meetings and answer questions but cannot direct actions nor can they vote
- ⇒ The breakdown of the PPWG will be as follows:
 - ⇒ PPWG Lead: Designated Member of the SPC
 - ⇒ Deputy PPWG Lead: Designated Member of the SPC
 - ⇒ PPWG Members are eligible to vote, be present during executive sessions, receive all official correspondence of the Committee and serve in leadership positions.
 - ⇒ At the first approval of this charter by the SPC, all members of the PPWG will be considered active and have voting rights. Additional members may be nominated by the PPWG chair and approved by the SPC chair.
- ⇒ By majority vote, the SPC may remove PPWG Members from time to time, as it deems appropriate.
- ⇒ A simple majority vote (one over fifty-percent of those PPWG Members present) at a meeting will be required to carry a motion.
- ⇒ Any financial needs will be brought forward through the SPC
 - ⇒ Any financial approval that exceeds the approved SPC operating budget or is a capital expenditure will be brought forward to the Budget & Finance Committee and BoD by the SPC
- ⇒ Formal reports to the BoD will be made through the official minutes of the SPC and through reports to the Board vetted through the SPC
- ⇒ The SPC will prepare informational articles for the website and magazine that will be vetted through the normal editorial process
- ⇒ Progress will be reported on the SRP website
 - ⇒ PPWG Manager or Deputy PPWG Manager will develop all (email or written) correspondence to the BoD and website. The SPC Committee will approve correspondence at the regular monthly meetings where possible; in between meetings, the SPC Chair will approve.

Project Methodology/Roles/Responsibilities

This section is used to describe the process by which the project will be conducted and how all the project participants fit into that process.

- *Methods/tasks to be performed*
 - All participants will review previous reports and surveys
 - The PPWG will establish criteria for evaluation of parcels
 - The PPWG will evaluate each parcel during sponsor trips
- *Project team roles related to the methods/tasks described*
 - The PPWG chair will be responsible for calling meetings, setting the agenda, and conveying the information to the SPC
 - The PPWG Deputy chair will be responsible for carrying on the duties of the PPWG Chair when asked by the PPWG Chair

APPENDIX A – PPWG Charter

- At each meeting, if deemed necessary by the chair, one member will be asked to volunteer to write minutes for the meeting within 5 days for PPWG review and officially recorded 10 days after the meeting
- Members of the PPWG will be asked to volunteer to perform tasks necessary to facilitate progress of the PPWG
- *Define how the results of projects will be measured to determine if the project met its objectives*
 - The SPC will determine if the PPWG met objectives stated in this charter

Project Structure and Schedule

This section covers the factors not covered in the other three sections including:

- Project Schedule
 - Early planning and project kickoff efforts will consist of approving this charter, focusing on the PPWG’s mission, review of past surveys and reports, site visits, and a project schedule.
- Project Management Tools
 - Website – will host documents, will list mission, values and vision statements, will show current progress, will list charter, will specifically call out procedure for reporting issues, will have a public and private area for posting, will be a link under the SPC committee
 - News, schedule and action items will be tracked and disseminated by email
- Oversight
 - ⇒ *Description of product approval process*
 - ⇒ Products going to the BoD will be approved by the SPC.
 - ⇒ Products posted on the website that are accessible to the public will be approved by the SPC and/or by the BoD as determined by the SPC
 - ⇒ The recommendations of the SPC will then need to be approved, amended, or referred back to the SPC by the Board, which may then refer it to the PPWG.
 - ⇒ *Description of change control process*
 - ⇒ Once approved by the SPC, changes to this charter will be proposed by the WG or the SPC and approved by the SPC
 - ⇒ Interim reports will not be configuration controlled
 - ⇒ The final report will be configuration controlled by the PPWG Chairman or his/her designee
 - ⇒ Dispensation of comments will be provided to all who make them
 - ⇒ *Description of issue escalation/resolution process.*
 - ⇒ Issues that extend beyond the ability of the PPWG to resolve will be brought forward to the SPC Issues not resolved at the SPC level will be brought forward to the BoD for resolution.

APPENDIX B – Prioritized List of South Riding Community Needs

South Riding Community Needs

Community Needs	Weighted Rank	Unweighted Rank
Amphitheater/Stage	1	1
Expand/Improve Town Green	2	4
Office Space	3	4
Teen Center	4	1
Pavilion w picnic area	4	1
Rec Center	6	6
Tennis Courts	7	6
Meeting Space	8	6
Indoor Pool	9	6
Dog Park	10	9
Tot Lot	11	6
Rental Space	11	12
Community Center	13	12
Indoor Gym	14	12
Passive Rec	14	12
Maintenace Yard	14	18
Waterpark next to Hutchison Pool	17	18
Outdoor Gaming Area	18	18
Skate Park	19	12
Park and Ride Lot	20	18
Ice Rink/water park	21	12
Basketball Courts	22	18
Parking at Hutchison Pool	22	18
Docks on existing ponds	24	18

PPWG consolidated list derived from individual PPWG member rankings based on the following sources: RKG report dated Aug 1, 2005 & South Riding Recreational Amenities resident survey dated July 2000 & Library Site Survey Oct 1, 2004 and Jan 2006 PPWG discussion on underserved groups within South Riding

Weighted = Higher score based on whether a PPWG member rated the idea higher

Unweighted = Higher score based on how many times an idea appeared on a PPWG member list

APPENDIX C – Parcel Evaluation Criteria

Parcel Evaluation Criteria		
Criteria	Description	Weight
Satisfies community need	An idea (such as an outdoor amphitheater), which addresses a shortfall in the community; a score of 1 indicates minimal improvement and a score of 10 indicates the need will be substantially met.	15
Suitability	Is it suitable to build this idea on this parcel of land and surrounding infrastructure, with a score of 1 indicating that it isn't and a score of 10 indicating a perfect match.	15
Cost to build (NRE)	Can we build this idea without asking for additional funds from the community, with a score of 1 indicating a major increase in monthly HOA dues and a score of 10 indicating minimal additional monies are required from the community.	10
Maintainability (RE)	Can we maintain this idea within existing maintenance budgets, with a score of 1 indicating a major increase in maintenance budgets and a score of 10 indicating that no additional maintenance dollars are required.	10
Satisfies neighborhood need	An idea (such as lighted tennis courts), which addresses a shortfall w/in a specific neighborhood; a score of 1 indicates minimal improvement and a score of 10 indicates the need will be substantially met.	10
Year-round utility	Can this idea be used year-round, with a score of 1 indicating minimal year-round use and a score of 10 indicating an idea usable throughout the year.	10
Accessibility	Is the idea accessible to the community, with a score of 1 indicating a majority of the community will have more than a 30 minute walk to the parcel and a score of 10 indicating it's within a 15 minute or less walk for the majority of the community.	5
Impact on the neighborhood	Are there negative impacts (such as traffic, noise, lighting and parking) to having this idea within one's neighborhood, with a score of 1 indicating serious drawbacks to a score of 10 indicating minimal negatives.	5
Improves SR quality of life	Will this idea improve the overall quality of life in South Riding, with a score of 1 indicating little to no improvement and a score of 10 indicating something the realtors would advertise to their clients.	5
Improves SRP operations, functionality and productivity	Will this idea improve the overall operations, functionality and productivity for the SRP, with a score of 1 indicating little to no improvement and a score of 10 indicating a substantial improvement in operations, functionality and productivity.	5
Revenue producing	Will this idea produce a positive cash flow for the community, with a score of 1 indicating little or no positive cash flow and a score of 10 indicating a substantial positive cash flow into community coffers.	5
Usability by all age groups	Can this idea be used by community members of all ages, with a score of 1 indicating little or no use by one or more age groups and a score of 10 indicating an idea usable by most everyone.	5
Totals:		

APPENDIX D – Detailed Description of Parcel Ideas

1. Town Hall / Town Green Parcel

A. Remodel Exterior Town Hall Façade into Stage

1. Cost: \$100,000
2. Reconfigure steps to two side entrances with stage in middle
3. Road modifications: cobblestone Center Street in front of Town Hall

B. Remodel interior for Resident Use(Prerequisite - staff would have to move)

- i. Move staff to an offsite location: goes against a Town Center concept Cost: \$350,000
 - ii. Move staff to new facility (see Former Library Site)
Cost: \$2,040,000 (new building added to remodel)
1. Combine rooms on each wing, add a divider for each combined room
 2. Create a catering kitchen with storage and tables
 3. Open hallways

C. Remodel interior to expand staff

1. Cost \$140,000
2. Combine rooms on each wing, set up cubicles
3. Open hallways
4. Meeting room for Board Meetings

APPENDIX D – Detailed Description of Parcel Ideas

2. Former Library Site Parcel

This site is diagonally across Elk Lick from the current Town Hall Parcel.

A. Combined Community Center and Staff Offices

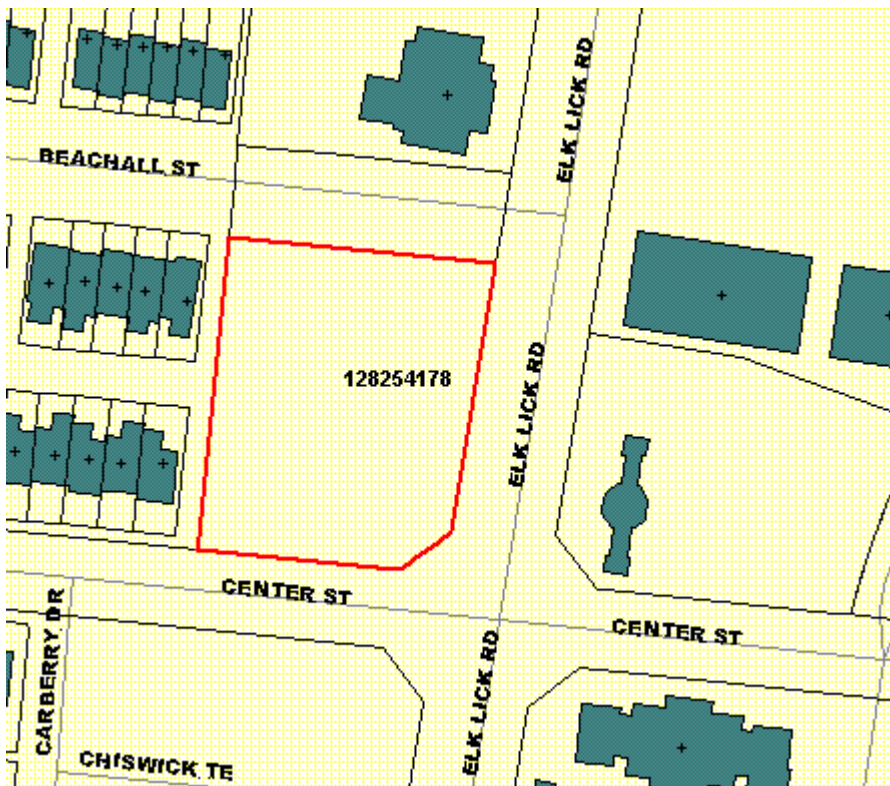
1. Cost: \$1,900,000
2. 10,000 sq ft is largest building on this site due to ratio of building to parking
3. 5,000 sq ft for staff
4. 5,000 sq ft for community use (multi-use, teen center with computers or wi-fi access)
5. Height limit 35 feet

B. Expanded Town Green with Passive Recreation and Picnic Pavilion

1. Cost: \$250,000
2. Same landscaping style as Town Green: grass
3. Picnic pavilion with in-ground grills, picnic tables, covered

C. Expanded Town Green with Passive Recreation

1. Cost: \$125,000
2. Same as B without pavilion



APPENDIX D – Detailed Description of Parcel Ideas

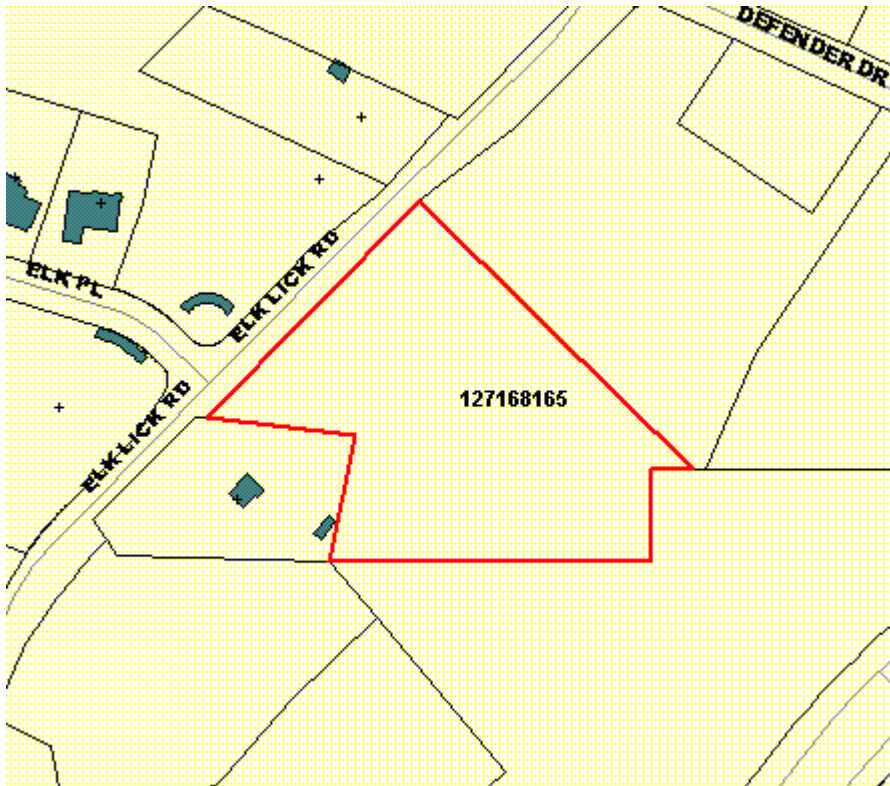
3. Elk Lick Parcel

This parcel is across from the entrance of North Riding.

- A. Park and Ride with ½ acre Dog Park and reconfigured Elk Lick Park
 1. Cost: \$650,000
 2. Bus service from park-n-ride to Greenway park-n-ride off of Old Ox Rd
 3. 1.5 acres with 125 spaces = \$300,000 based on RKG report estimate of 38 spaces for \$72,000. Estimate 75 spaces per acre
 4. County was happy with the site and called it “Ideal”
 5. ½ acre dog park including fence line within existing trees, owned by SR with sign indicating SR-only = \$25,000
 6. Combine remaining space with Elk Lick Site Park

- B. Picnic area with pavilion(s), Dog Park, Passive Recreation and Elevated Stage
 1. Cost: \$1,025,000
 2. Picnic Pavilions: 2 @ \$150,000 each
 3. Playground with tot lot: \$200,000
 4. ½ acre dog park: \$25,000
 5. Elevated Stage: \$500,000

- C. Picnic area with pavilion(s), Dog Park and Passive Recreation
 1. Cost: \$525,000
 2. Same as B but without Elevated Stage



APPENDIX D – Detailed Description of Parcel Ideas

4. Hyland Hills Parcel

A. Water Park on “knoll side” with parking increase on West side

1. Cost: \$400,000
2. Small water fountains with zero depth collectors. Interactive play zone with various valves and levers.
3. Toddler pool: A wading pool for young toddlers with floating swamp animals to play on.
4. Interactive play zone with various valves and levers
5. Size: 50 ft x 50 ft decking adjacent to 50 ft x 50 ft water park

B. Picnic Pavilion with game tables and improved landscaping with flex open space

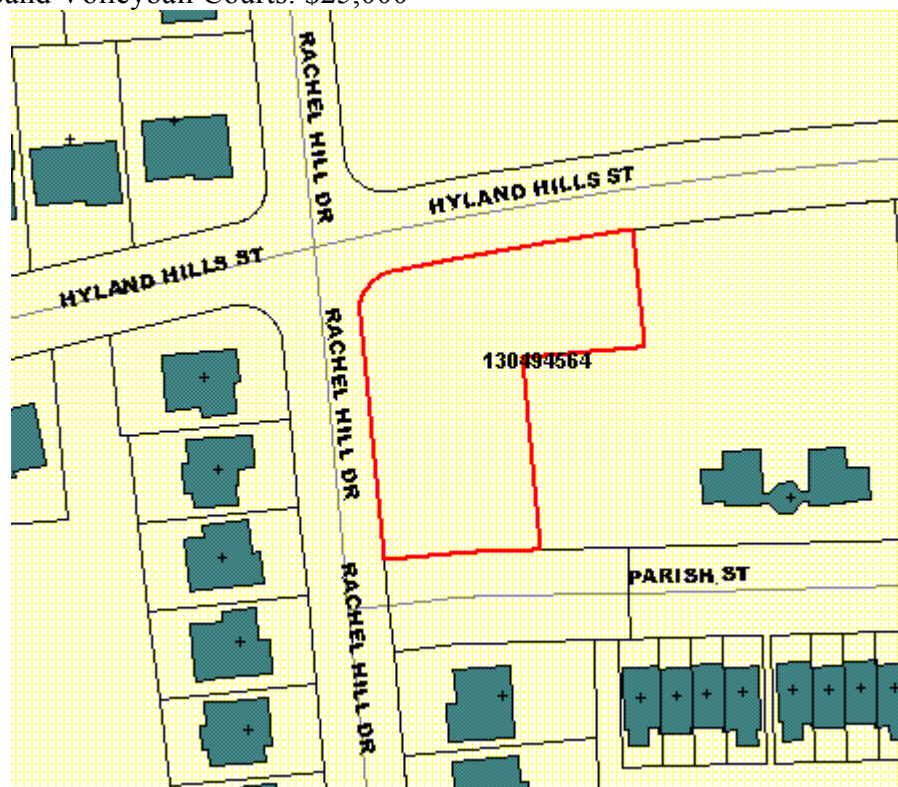
1. Cost: \$250,000
2. Landscaping
3. Picnic pavilion with game tables, picnic-tables, in-ground grills
4. Passive rec – open space with benches
5. Size: 50 ft x 30 ft

C. Inline Skate Rink (not regulation dimensions)

1. Cost: \$125,000

D. Lighted Tennis Courts and Sand Volleyball Courts

1. Cost: \$125,000
2. Tennis Courts: \$60,000 to \$90,000 for 2 courts
3. Sand Volleyball Courts: \$25,000



APPENDIX D – Detailed Description of Parcel Ideas

5. Former Church Parcel

This site is near the Highland Hills Pool, surrounded by Lands End Drive, Parish Street, Interval Street and Murray Drive.

A. Lighted Tennis courts, picnic pavilion with Passive Recreation

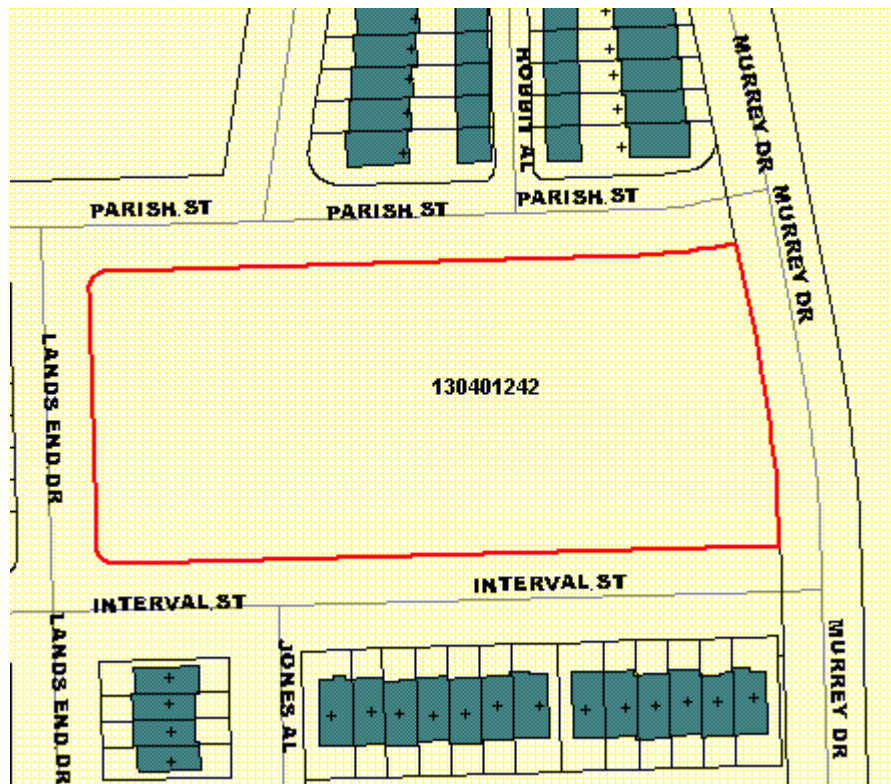
1. Cost: \$500,000
2. Area divided into 2 parts
 - i. Part 1: “Active”
 1. 2 Lighted, fenced tennis courts with timed lights
 2. Inline skate rink
 3. Sand Volleyball courts
 - ii. Part 2: “Passive”
 1. Picnic pavilion size = 50 ft x 30 ft
 2. Passive recreation – open space with benches
3. Add diagonal Parking around the perimeter

B. Community center with indoor multi-use area with parking

1. Cost: \$8,000,000
2. 28,000 sq foot Community Center Building
3. Indoor Gymnasium with Basket ball/Racquet ball/Volley ball
4. Health and Fitness Center

C. Elevated Stage with Town Green Relocation

1. Cost: \$500,000



APPENDIX D – Detailed Description of Parcel Ideas

6. Estates of Elk Run Parcel

This site is located on Edgewater Street between Elk Lick and Loudoun County Parkway

A. Elevated Stage, Passive and Active Recreation and Picnic Pavilion

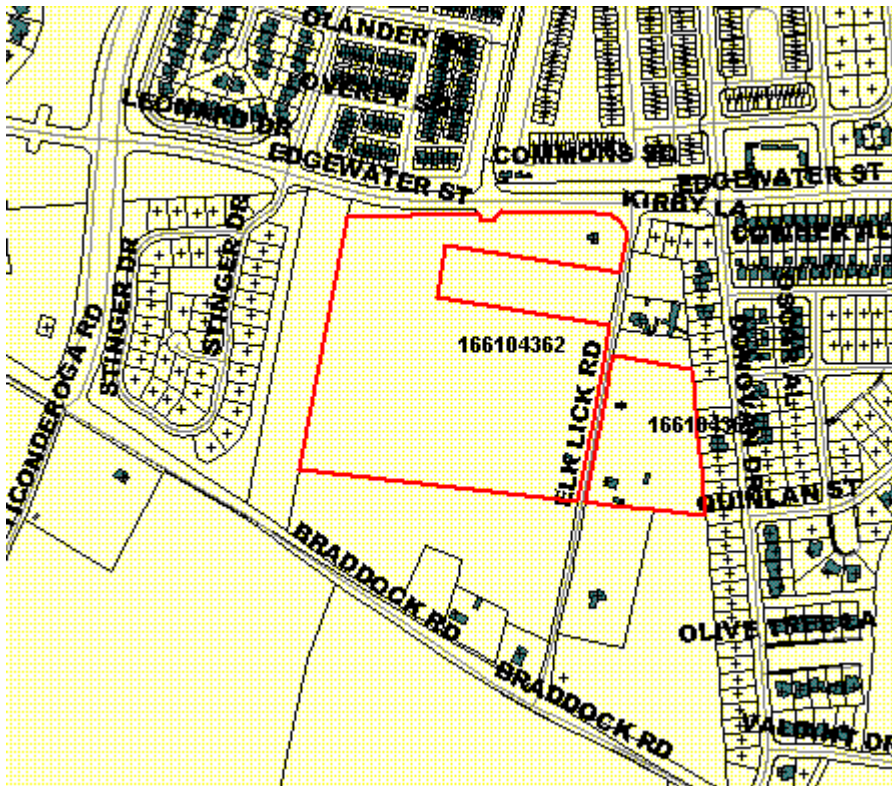
1. Cost: \$825,000
2. Elevated Stage
3. Inline Skate Rink
4. Passive recreation – open space, Picnic pavilion with game tables, picnic-tables, in-ground grills
5. Walking/Running trail with exercise stations (around the whole area)

B. 45,000 sq ft Community center

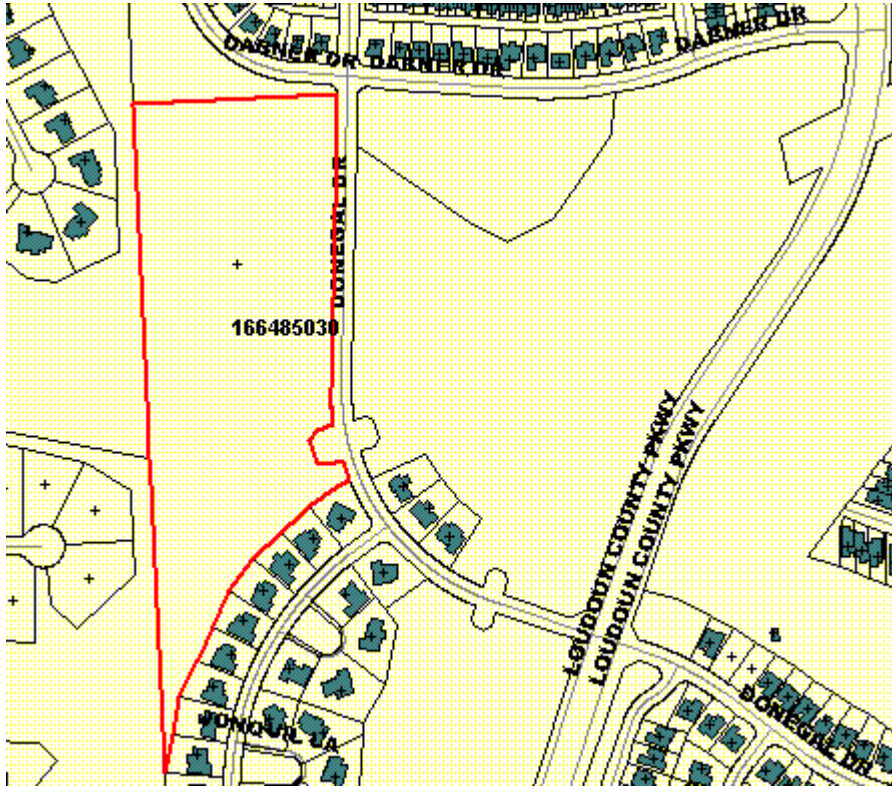
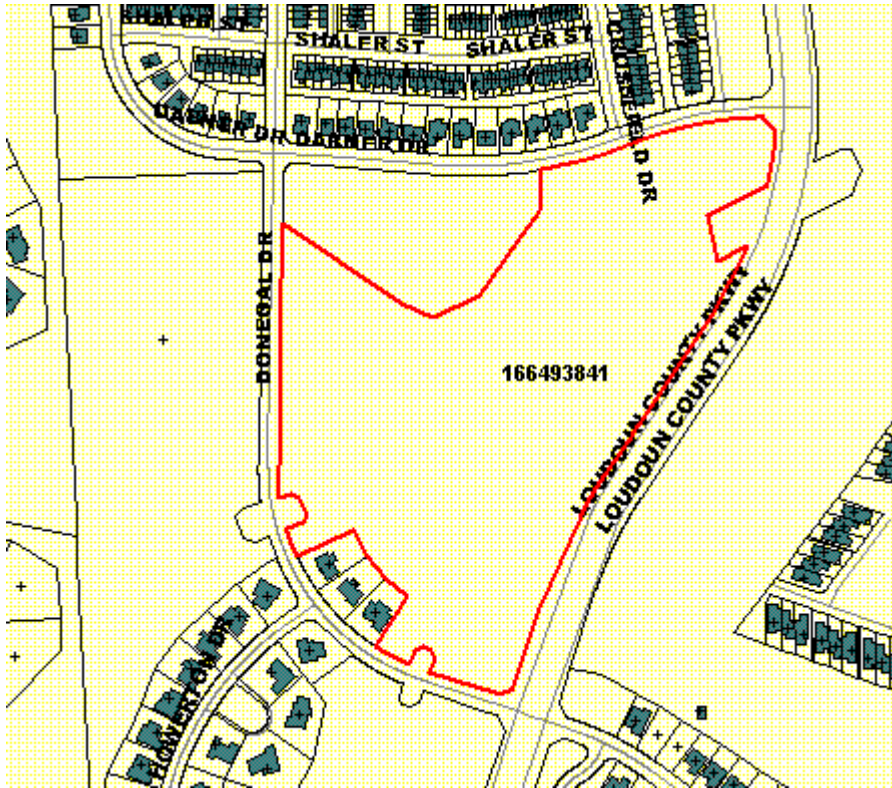
1. Cost: \$12,000,000
2. Office space for Community Center Staff
3. Health and Fitness Center (includes weights), Indoor tracks, Indoor Gymnasium/Courts (Basket ball/Racquet ball/Volley ball)
4. Teen Center with Gaming stations, Pool/Ping-Pong/Air hockey tables

C. Passive and Active Recreation

1. Cost: \$575,000
2. Area divided into 4 parts
 - i. Active Recreation - Lighted, fenced tennis courts with timed lights, Inline skate rink, Basket Ball, Sand Volley Ball courts
 - ii. Passive recreation – open space and Picnic Pavilion
 - iii. Fenced dog park : ½ acre with 0.25 acre buffer
 - iv. Walking /Running trail with exercise stations surrounding park



Conklin Park



APPENDIX E – Parcel Evaluation Summary Score Sheet

Parcel	Enhancement Description	Member #1	Member #2	Member #3	Member #4	Member #5	Member #6	Member #7	PPWG Average Score
Town Hall / Town Green Parcel	Idea #1 - Remodel Exterior Town Hall Façade into Stage	765	745	735	675	855	820	685	754
	Idea #2 - Remodel Town Hall Interior	665	725	740	710	785	840	735	743
	Idea #3 - Remodel Town Hall Interior (No Staff Relocation)	775	650	765	700	815	625	775	729
Old Library Parcel	Idea #1 - Building: Combined Community Center and Staff Offices	730	665	720	625	760	830	710	720
	Idea #2 - Expanded Town Green with Picnic Pavilion, Passive Rec	720	610	765	605	585	555	820	666
	Idea #3 - Expanded Town Green	735	650	685	645	595	570	775	665
Elk Lick Parcel	Idea #1 - Park & Ride on Part of Site w/Dog Park	755	730	820	675	790	620	740	733
	Idea #2 - Picnic Area w/Pavilion(s), Dog Park, Elevated Stage, etc.	710	610	725	630	525	615	695	644
	Idea #3 - Same as #2 but No Elevated Stage	690	590	795	655	510	650	715	658
Hyland Hills Pool Parcel	Idea #1 - Water Park on "Knoll Side"	690	620	635	555	695	490	690	625
	Idea #2 - Picnic Pavilion w/Game Tables	775	630	820	685	785	735	775	744
	Idea #3 - Inline Skate Rink	660	670	755	505	765	745	680	683
	Idea #4 - Lighted Tennis Courts	660	745	670	675	685	710	695	691
Old Church Parcel	Idea #1 - Lighted Tennis Courts w/Pavilion & Passive Rec	720	640	750	675	665	765	840	722
	Idea #2 - Community Center w/Indoor Multi-use Area w/Parking	530	535	595	670	575	645	650	600
	Idea #3 - Elevated Stage w/Town Green Relocation	495	670	645	680	570	755	675	641
Estates of Elk Run Parcel	Idea #1 - Elevated Stage & In-line Skate Rink	595	640	770	740	690	785	650	696
	Idea #2 - Community Center with Indoor Multi-use Area (rec/gym/health & fitness) w/Teen Center	605	590	735	725	790	715	770	704
	Idea #3 - Outdoor Rec w/Tennis Courts, etc.	695	620	765	730	645	770	660	698

APPENDIX F – Parcel Estimated Cost Scale

		Cost to Build	points
Town Hall / Town Green Parcel	Idea A - Remodel Exterior Town Hall Façade into Stage	\$ 100,000	10
Hyland Hills Pool Parcel	Idea D - Lighted Tennis Court and sand volleyball	\$ 125,000	10
Former Library Site Parcel	Idea C - Expanded Town Green w/o pavilion	\$ 125,000	10
Hyland Hills Pool Parcel	Idea C - Inline Skate Rink/non-standard dimensions	\$ 125,000	10
Town Hall / Town Green Parcel	Idea C - Remodel Town Hall Interior to expand staff	\$ 140,000	10
Former Library Site Parcel	Idea B - Expanded Town Green with Picnic Pavilion, Passive Rec	\$ 250,000	8
Hyland Hills Pool Parcel	Idea B - Picnic Pavilion w/Game Tables	\$ 250,000	8
Elk Lick Parcel	Idea A - Park and Ride on Part of Site w/ 1/2 acre dog park	\$ 325,000	8
Town Hall / Town Green Parcel	Idea B - Remodel Town Hall Interior to include relocation costs *	\$ 350,000	7
Hyland Hills Pool Parcel	Idea A - Water Park on "Knoll Side"	\$ 400,000	7
Former Church Parcel	Idea A - Lighted Tennis Courts w/Pavilion & Passive Rec	\$ 500,000	6
Former Church Parcel	Idea C - Elevated Stage w/Town Green Relocation	\$ 500,000	6
Elk Lick Parcel	Idea C - Same as B but No Amphitheater	\$ 525,000	6
Estates of Elk Run Parcel	Idea C - Outdoor Rec w/Tennis Courts, etc.	\$ 575,000	6
Estates of Elk Run Parcel	Idea A - Elevated Stage & In-line Skate Rink	\$ 825,000	5
Elk Lick Parcel	Idea B - Picnic Area w/Pavilion(s), Dog Park, Amphitheater, etc.	\$ 1,025,000	4
Former Library Site Parcel	Idea A - Building: Combined Community Center and Staff Offices	\$ 1,900,000	3
Former Church Parcel	Idea B - Community Center w/Indoor Multi-use Area w/Parking	\$ 8,000,000	2
Estates of Elk Run Parcel	Idea B - Community Center with Indoor Multi-use Area (rec/gym/health & fitness) w/Teen Center	\$ 12,000,000	1

* First year lease cost: (5000SF*\$25), plus move cost (25K); plus utilities(20K), plus remodeling (40K), plus 140K estimate to remodel Town Hall