An aerial photograph of a school campus. In the center, there are several large, multi-story brick buildings with flat roofs. To the left, a residential neighborhood with houses and streets is visible. To the right, there is a large green field, possibly a sports field, with a baseball diamond. In the foreground, a large white water tower stands on a hill. A parking lot with several cars is located near the buildings. The text "Green Acres Feasibility Study Committee" is overlaid in large, green, bold letters at the top. Below it, "December 9, 2015" is written in white, bold letters. At the bottom, "Focus on Locations & Uses" is written in white, bold letters.

# **Green Acres Feasibility Study Committee**

**December 9, 2015**

**Focus on Locations & Uses**

# Locations Subcommittee

## Objective:

- To examine all likely sites for a future City of Fairfax Community Center;
- Necessary to start broad and narrow the list down.

## Location for What?

- Sites analyzed for suitability for an approx. 40,000 sf community center:
  - **Similar size to Green Acres –not necessarily a target size, but is reasonable & gives flexibility;**
- No specific uses considered yet.

# Locations Subcommittee

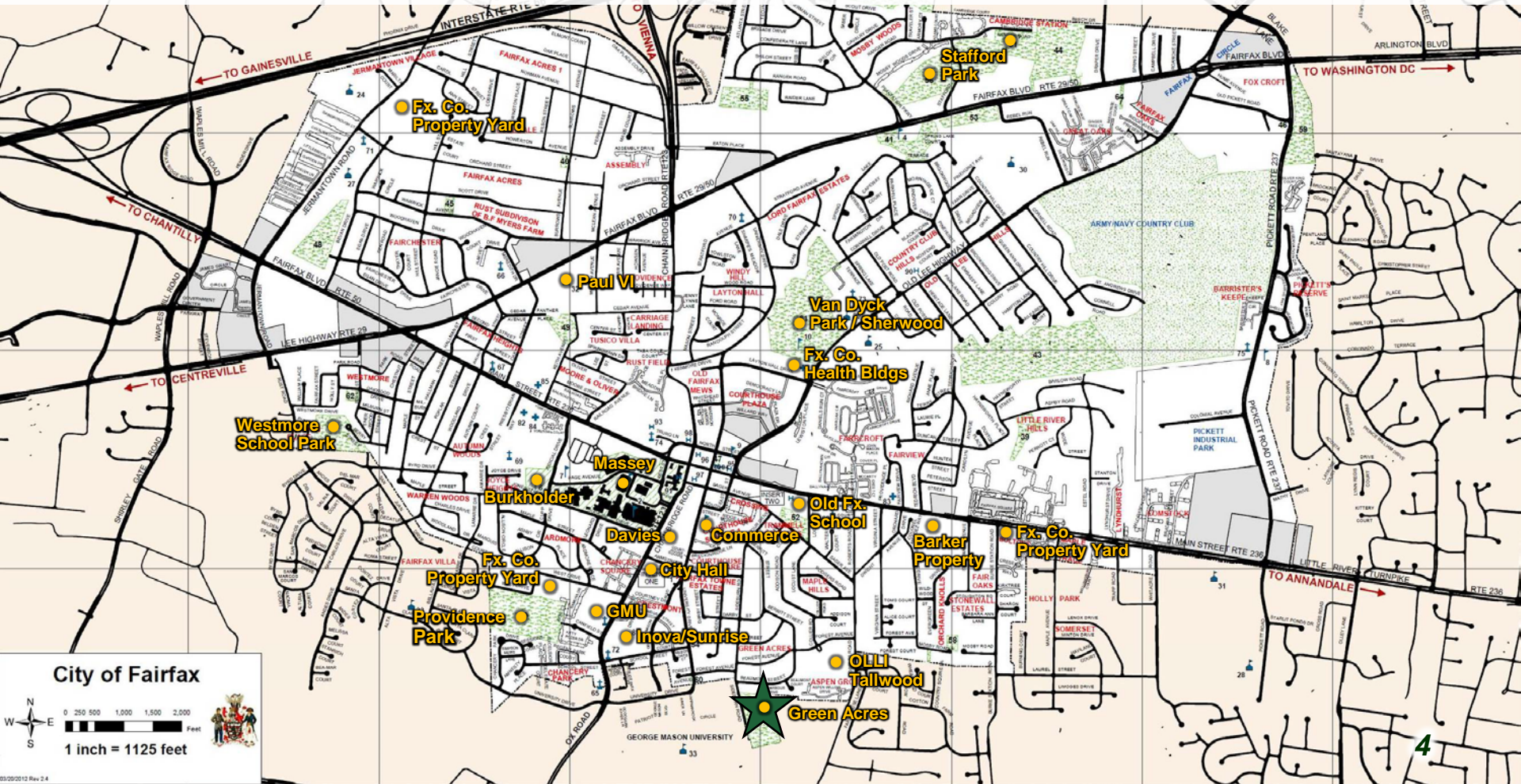
## First Analysis:

- Find sites in the City that may be feasible & appropriate for a future community center.
  - City-owned properties
  - Fairfax County properties (Property Yards & others)
  - George Mason Univ. properties
  - Privately-owned sites that may have redevelopment potential.

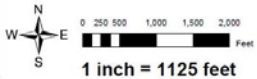
## Initial List:

- 21 sites Citywide

# Locations Subcommittee Initial List



City of Fairfax



# Locations Subcommittee

Sites assessed on 4 main criteria:

<u>Location / Proximity to Other Amenities:</u> Is it a good location within City?	<u>Feasibility &amp; Complexity</u> of Acquiring Site	Size / Configuration / Topography of Site	<u>Access &amp; Parking:</u> Potential to Serve Uses
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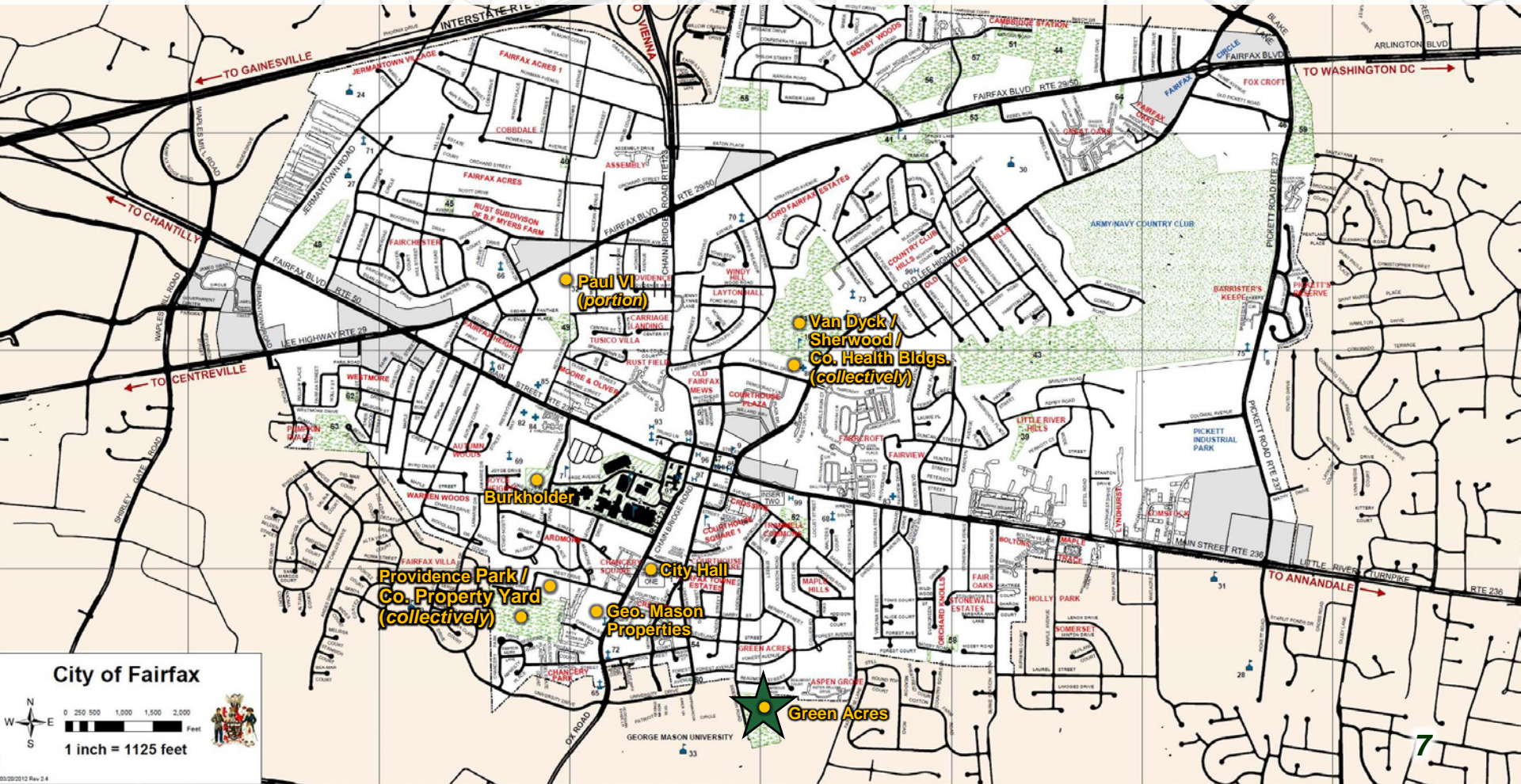
## Rankings for Each Site:

-	Negative	- = -1
0	Neutral	0 = 0
+	Positive	+ = 1

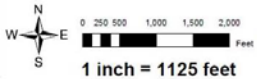
# Preliminary Matrix of Potential Sites

Site / Property	SITE RATING CRITERIA				RANKING + = 1 0 = 0 - = -1
	<u>Location / Proximity to Other Amenities: Is it a good location within City?</u>	<u>Feasibility &amp; Complexity of Acquiring Site</u>	<u>Size / Configuration / Topography of site</u>	<u>Access &amp; Parking: Potential to serve uses</u>	
Green Acres Center	-	+	0/+	0	0.5
Westmore School Park	-	+	+	0/-	0.5
Providence Park	0	0/+	+	+	2.5
Van Dyck Park	+	+	+	+	4.0
Sherwood / Police property					
Stafford Drive Park	-	0	-	-	-3.0
City Hall Campus	+	+	0	0/+	2.5
Barker Property	+	0/+	-	-	-0.5
Willard & Jorgenson Centers	+	0	+	+	3.0
West Drive Property Yard	0	0	+	+	2.0
Massey Complex	+	-	-	0	-1.0
Burkholder Center	+	0	0/+	+	2.5
Jermantown Property Yard	-	-	+	0/+	-0.5
Burke Station Property Yard	-	0	-	-	-3.0
Mason Chain Bridge Prop.	0/+	0/+	0/+	0	1.5
Mason Commerce Bldg.	+	-	-	-	-2.0
OLLI Tallwood	-	0	-	-	-3.0
Paul VI High School	+	0	+	+	3.0
Davies Property	+	-	-	0	-1.0
INOVA / Sunrise Property	0/+	-	+	+	1.5
Old Fairfax Elem. School	+	-	-	0	-1.0

# 7 "Finalist" Sites



City of Fairfax



# Green Acres Property

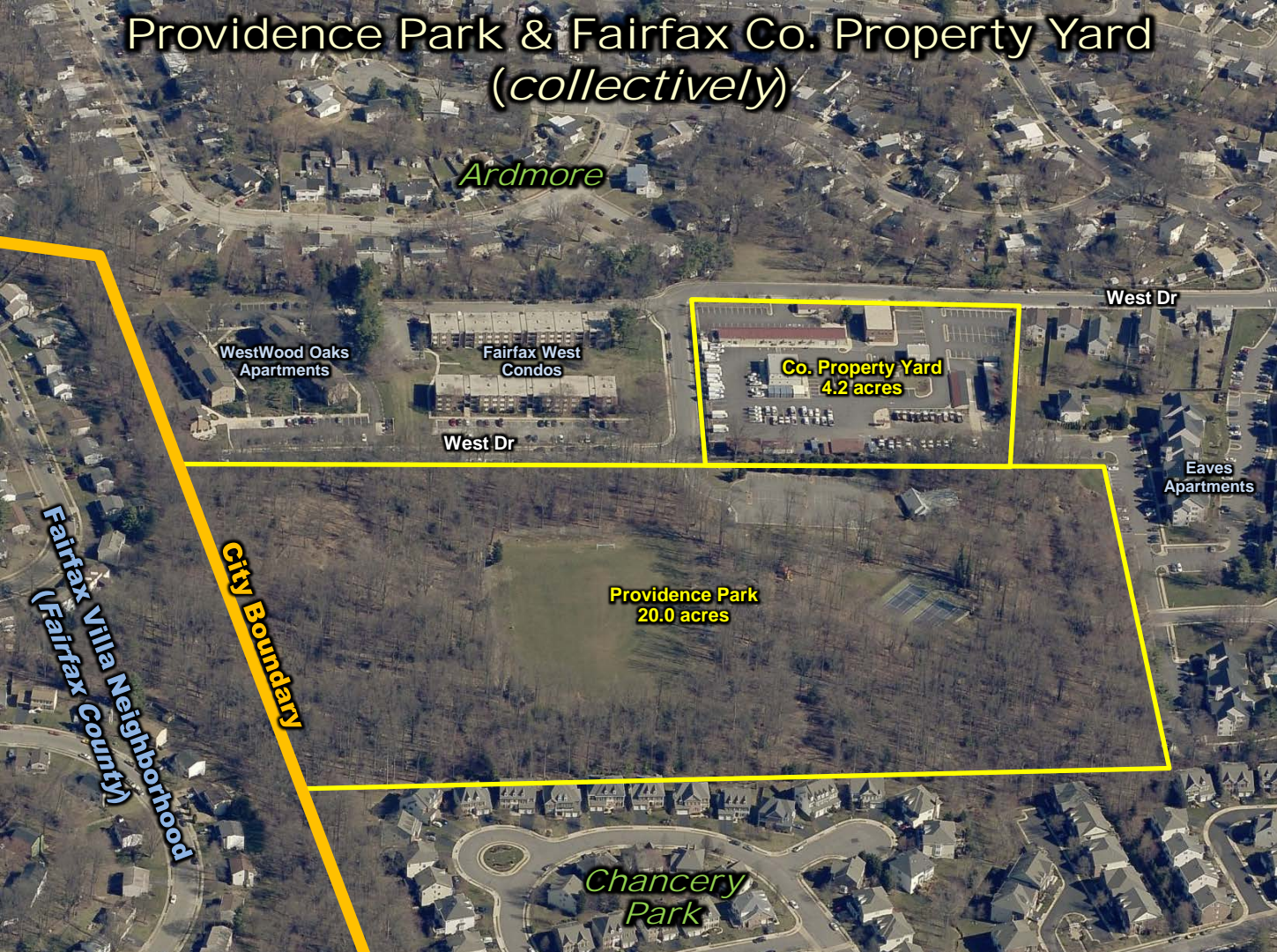


## Green Acres

- + Existing location;
- + Option for renovating or building new;
- + Cost advantages;
- Site has +’s & -’s
  - At edge of City;
  - Limited accessibility.



# Providence Park & Fairfax Co. Property Yard (collectively)



## Providence Park

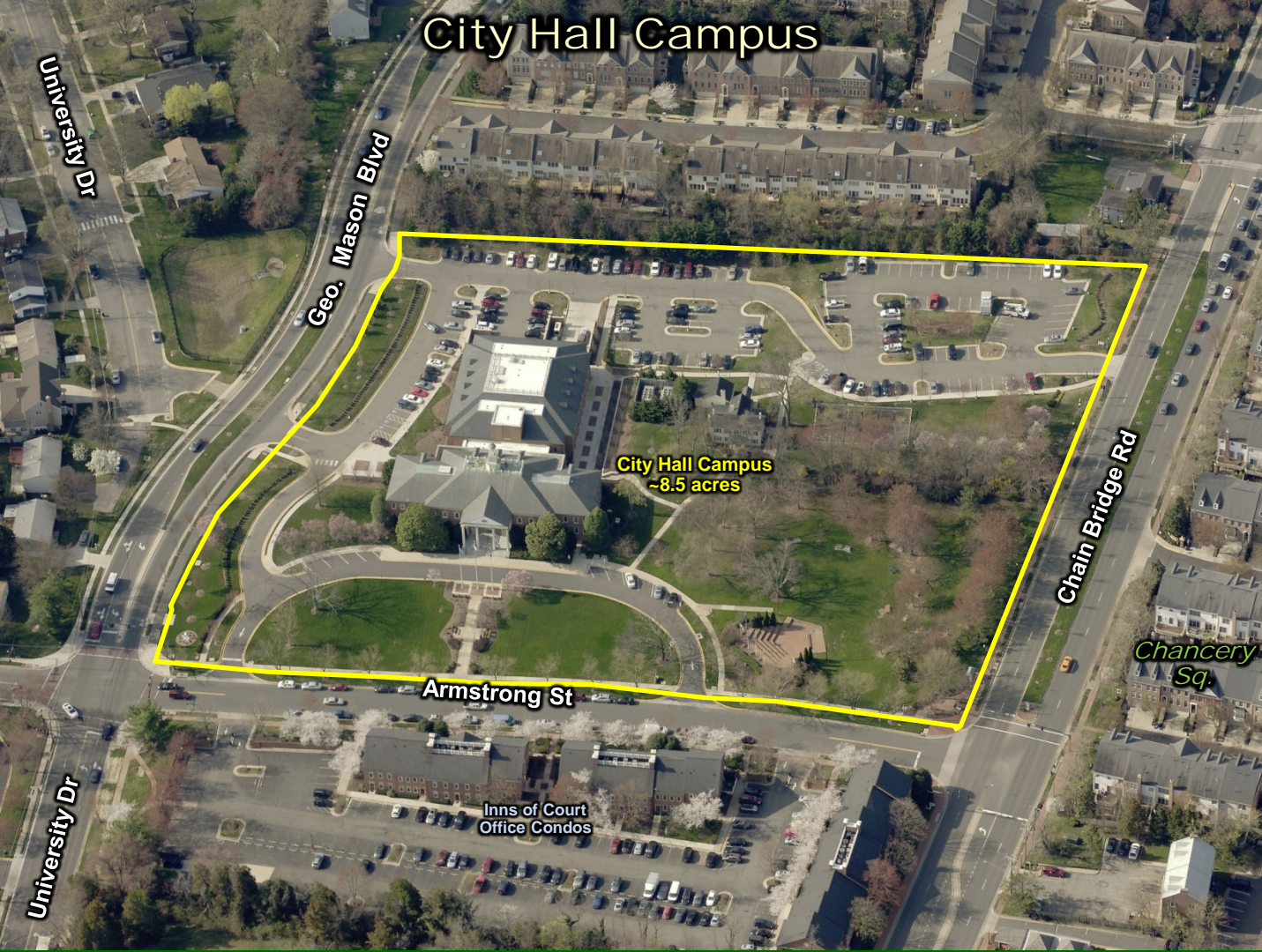
- + City-owned (+ County yard);
- + Good size & topography;
- + Good access;
- Complex to develop;
- Not centrally located.

# Van Dyck / Sherwood / Police / Co. Buildings (collectively)



## Van Dyck / Sherwood/ Co. Bldgs.

- + City-owned (+ County bldgs.);
- + Centrally located;
- + Build on existing amenities;
- Complexity w/ existing uses & County operations

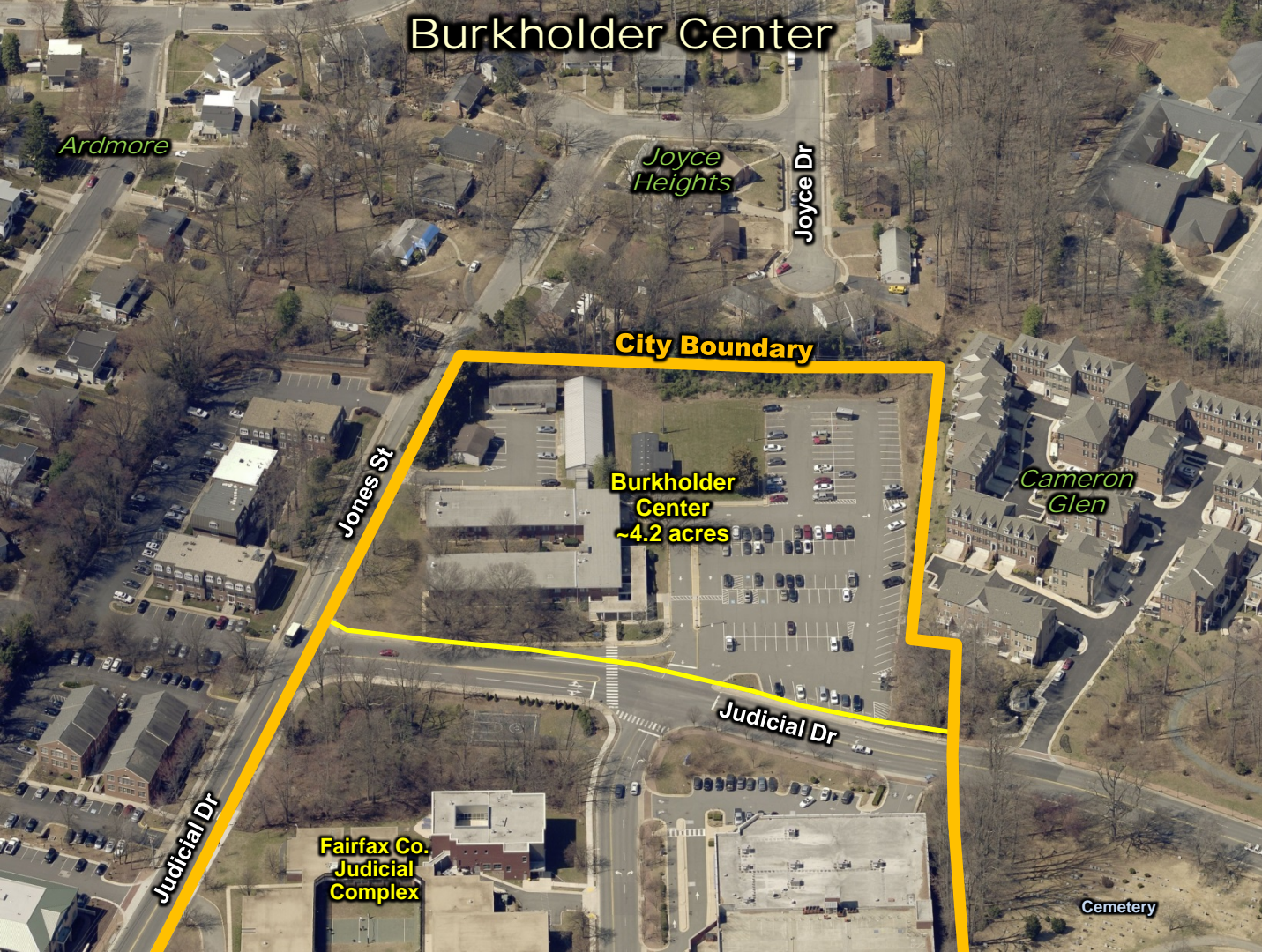


# City Hall Campus

# City Hall

- + City-owned;
- + Centrally located;
- Size & topography challenges

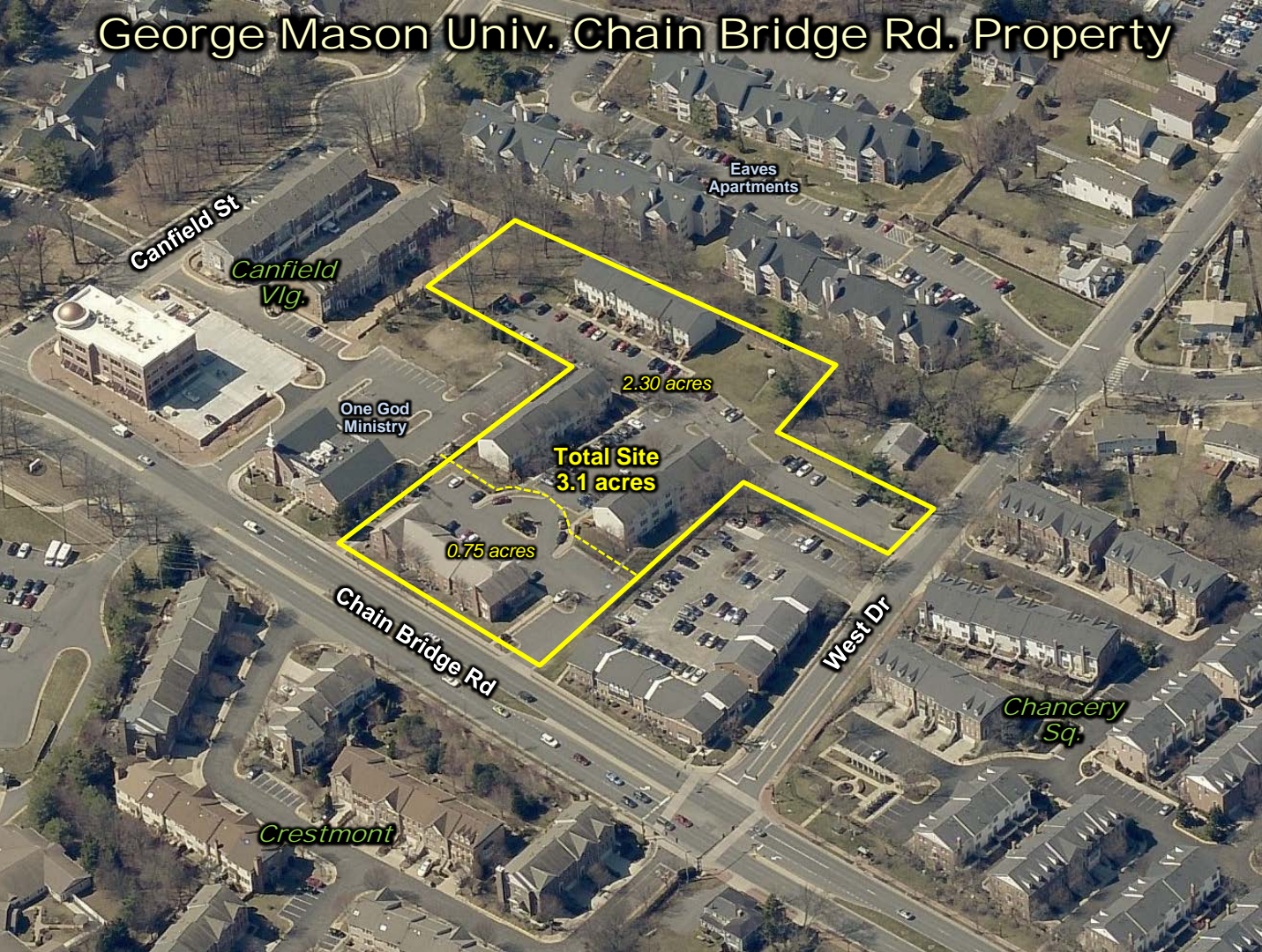
# Burkholder Center



## Burkholder

- + Centrally located;
- + Good access;
- Small size, but good topography;
- County-owned (complexity)

# George Mason Univ. Chain Bridge Rd. Property



## George Mason Chain Bridge

- + Centrally located;
- + Good access;
- Small size, but good topography;
- George Mason-owned (complexity)

# Paul VI High School



## Paul VI site (portion)

- + Good location;
- + Good access;
- + Good size & topography leave open many options
- Complex to develop (uncertain potential & feasibility)

# Committee Analysis

**Where we go from here:**

- **Committee Discussion;**
- **Locations Subcommittee Analysis;**
- **Relating location options to uses and other priorities.**

# 2016 Calendar

**January**

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

**February**

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29						

**March**

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	4	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

**April**

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

**May**

M	T	W	T	F	S	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

**June**

M	T	W	T	F	S	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

# 2016

**July**

M	T	W	T	F	S	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

**August**

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

**September**

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

**October**

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

**November**

M	T	W	T	F	S	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

**December**

M	T	W	T	F	S	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	