



## MEMORANDUM

DATE: May 21, 2015

TO: City of Falls Church Council  
City of Falls Church Planning Commission

THRU: Falls Church City Clerk

FROM: Chairman, Tree Commission

SUBJ: Updated Comments - Broad and West Street Development (Mason Row)

We have reviewed the developer's latest, and fifth, submission for this project and are pleased to note Spectrum is committed to compliance with the West Broad Street Streetscape standard as advocated by the Tree Commission and others in the City.

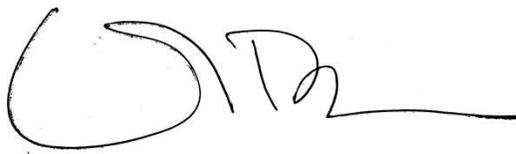
However, the project still has what we consider to be unaddressed urban forestry issues and we bring them to your attention for further consideration.

1. The Market Square area of the project continues to be the only substantial greenspace for the project and plantings should be protected from pedestrian and other traffic. Not only is this a "green" issue but an economic one as poorly protected greenery will require expensive replacement/upkeep.
2. While we recognize it is a potential cost issue, the overall project could better address "green" issues by installation of permeable pavers.
3. Tree planting areas on Park Avenue, especially if adjacent to a parking lane, should be constructed such that roots are protected from foot traffic. By adequately addressing the protection of roots, the project contributes positively to the life of the plantings.
4. Plantings on West Street should be complimentary to sight lines for both West Street and the bike path and mindful of Dominion Power restrictions, and

5. There is mention of a connecting walk to the W&OD trail as a voluntary concession, but no mention of further enhancements to the landscaping/greenscaping in the park area adjacent to the development. A good linkage from the project to the park is ecologically sound and would doubtless be welcome by the project's neighbors.

I appreciate your attention and consideration to the above and the Tree Commission is available should you have questions or comments. As always, we appreciate the participation and interest of the citizens of Falls Church in maintain our urban forest and the benefits it brings to the City.

Regards,

A handwritten signature in black ink, appearing to read 'L. Dorr', with a long horizontal line extending to the right.

Laurence J. Dorr

Chair, Tree Commission

cc: City Manager