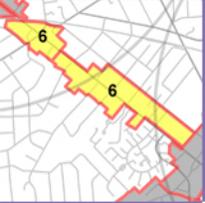


C. Existing Conditions



West Broad Street Connecting Falls Church

Existing Conditions

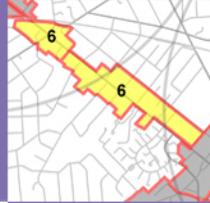


Aerial

 West Broad Street POA

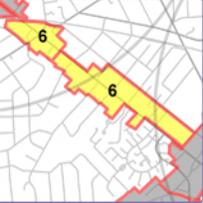
Map Based on 2013
Aerial Imagery for
City of Falls Church





Built Environment





West Broad Street Connecting Falls Church

Existing Conditions



Municipal Center

Facing west on Park Avenue with City Hall to the right and professional offices to the left. Recently installed bicycle sharrows and wayfinding signs to provide a direct bicycle route from the W&OD Trail at the western end of Park Avenue through the Municipal Center and into the Downtown Falls Church POA. Overhead utilities follow the length of Park Avenue. Sidewalks on the northern side of Park Avenue near the municipal center are improved with decorative pavers.



Library & Cherry Hill Park

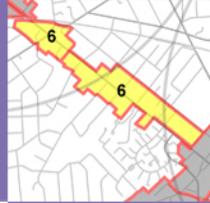
Facing west at the intersection of Park Avenue and Virginia Avenue the plaza at the Mary Riley Stiles Public Library is visible to the left and the entrance to Cherry Hill Park is visible to the right. The entrance to Cherry Hill Park is marked with a standard City Park sign and an informational kiosk. The crosswalk is heavily used, including by children being escorted between the Library and the Park. New single family home construction is visible at the opposite corner of the intersection and the Spectrum Condominiums are visible in the distance.



St. James Church

Facing west on Park Avenue at the intersection of Park Avenue and North Spring Street, St. James Church is visible to the left across the intersection and single family housing is on the right. Much of the northern side of Park Avenue is lacking a sidewalk, which is due in part to the terrain, large tree growth, and property lines that run close to the street. Spring Street is one-way from West Broad Street toward Park Avenue; there are currently no left turns allowed at the stop sign in the picture. A part of the St. James School parking lot is visible on the left in the foreground; there is high foot traffic in this area between the Church and the School.

West Broad Street Planning Opportunity Area 6



Broaddale Shopping Center

Facing west on West Broad Street at the intersection with West Annandale Road and the Broaddale Shopping Center parking lot, large growth street trees, decorative crosswalks, and improved streetscape can be seen. To the left in the picture, across from Broaddale Shopping Center, is the Winter Hill Townhome neighborhood. Broaddale Shopping Center is a hub of retail activity and this area was the site of some of the first modern streetscape improvements along West Broad Street.



Spectrum Condominiums

Facing west on West Broad Street at the Spectrum Condominiums, the contrast between the older, lower density commercial development south of West Broad Street and the newer, more dense mixed-use development on the northern side of West Broad Street is readily visible. The newer mixed-use development comes with improved streetscape that includes reduced curb-cuts, decorative paving, street trees, pedestrian scale street lights, and bicycle racks. However, in the foreground to the right of the picture there is an abrupt end to the streetscape improvements where the Spectrum Condominiums property line ends.

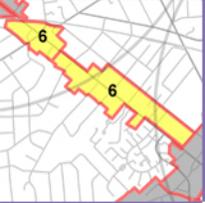


Office & Hotel Node

Facing west on West Broad Street between the Lee Street and Oak Street intersections there is a contrast between the older office buildings and the newer office and hotel development. This area is the focus of an existing cluster of office and hotel uses, which can help guide redevelopment in the immediate area toward building on this base. Overhead utility lines are clearly visible and utility poles block pedestrian pathways on either side of the street. Utilities have been undergrounded in front of the new Hilton Garden Inn on the right side of the picture. The utility lines in this area are scheduled to be undergrounded with the construction of The Kensington.



Existing Conditions



West Broad Street Connecting Falls Church

Existing Conditions



St. James School

Facing west on West Broad Street near the intersection with Spring Street, the main entrance to St. James School is visible on the right. To the left are former single family houses that are now used for commercial purposes. The area to the left has the potential for redevelopment, the massing and architecture of which can complement the character created by St. James School by creating a mirror plaza and using similar architectural features. Redevelopment of these properties can also fund the undergrounding of overhead utilities in this area.



West End Plaza Shopping Center

The West End Plaza Shopping Center is located on the south side of West Broad Street just east of the W&OD Trail bridge. The shopping center and adjacent properties have separate surface parking lots which, if linked, would provide better circulation and reduce cut-through traffic in the neighborhood behind the shopping center. In the long term, the shopping center and adjacent properties are designated for mixed-use redevelopment in the Future Land Use Map. Redevelopment of these parcels can make use of the adjacent W&OD Trail and will also need to provide transitional elements on the southern side of the property that abuts single family residences.



North West Street

This area of low density commercial businesses and surface parking is located at the conflagration of North West Street, West Broad Street, Grove Avenue, and Park Avenue. The W&OD Trail is located just outside the photograph, across North West Street from the businesses. The existing conditions in this area are large areas of impervious surface, aging buildings, and overhead utilities. This area is the proposed site of Mason Row, a mixed-use redevelopment project that would include a mixture of retail, hotel, residential, and office uses. Pedestrian infrastructure improvements, undergrounding utilities, and an improved traffic pattern are also proposed.