

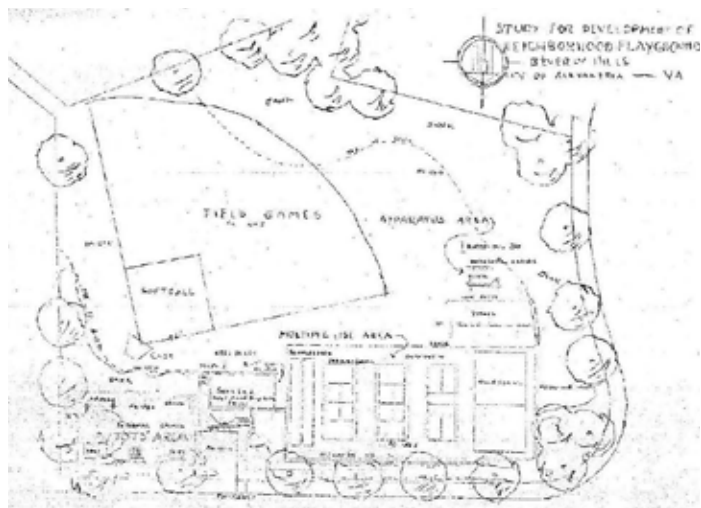
Beverley Park

History and Character

Beverley Park, also known as “the Pit,” is a 1.7 acre park in the Beverly Hills neighborhood.

The 1944 Long-term Recreation Plan for the City of Alexandria described the Park as:

“An undeveloped city opened property in Beverly Hills, known as the “gravel” pit of approximately 1.75 acres, is the only available property within this neighborhood for active recreation. The development of this property involves considerable engineering if the maximum use of the property is to be realized. Unfortunately, there is considerable differences in elevation which will involve a large amount grading. The area is further handicapped by its size but it is felt that in spite of these conditions steps should be taken to develop it for playground purposes...”



1944, National Recreation Association, Alexandria Long-Term Recreation Plan

The plan called for a softball field, court area, tot area, and apparatus area, as shown in the image below. The park has only changed slightly since then and its current features and configuration has largely remained the same since the 1970’s.

The Park is known as a community gathering space, where families and friends meet throughout the day. It also hosts the North Ridge Neighborhood Association’s Christmas Tree Lighting, Beautification Program, and other activities. The hard top area (formally the basketball court) is known as a place for children to find and play toys left behind by other park users.

While a popular site, the park still suffers from many of the conditions cited in the 1940’s park plan. The retaining walls along the park are deteriorating, the slopes are eroding and the site is not ADA accessible. The playground structures are also over twenty years old and at the end of their useful life.

Current Project

While Beverley Park is considered a neighborhood park, it was not included in the overall Neighborhood Park Improvement Planning process because the City had already allocated funds to renovate the Park by the time the Neighborhood Park Improvement Plans began in 2014. The early allocation of funding was largely needed to address serious erosion concerns along the park’s south and west sides.

The project goals include:

- Preserve existing trees;
- Repair and reinforce existing retaining walls in order to preserve trees;
- Relocate ADA entrance;
- Retain existing court and add path;
- Add reforestation areas and nature play elements; and
- Reduce erosion by limiting foot traffic on the slope and re-establishing vegetation



Timeline of Project, to-date

- January 2014: Completed slope study
- April-November 2014: Developed park renovation strategy and obtained community feedback
- January –April 2015: Developed project cost estimates and obtained CIP funding (\$900,000)
- May-June 2015: Completed 30% Engineering Plan review
- July-November 2015: Re-evaluated design due to extensive site impacts, constructability concerns and cost increases
- November 2015: Release modified Renovation Plan

Project Schedule

- Fall 2015 - Winter 2016: Complete engineering plans and obtain plan approvals
- February - June 2016: Solicit and award construction contract
- August - December 2016: Anticipated site construction

Existing Conditions



Community Feedback

While not part of the overall planning process, staff did conduct a similar community feedback survey specific to Beverley Park and held community meetings. The results of the survey are shown below. Staff also held meetings with the North Ridge Citizens Association and conducted on-site workshops.

Approximately how far away do you live from the Park?

Value	Count	Percent
Less than 1/8 mile (less than a five minute walk)	38	50.7%
About 1/2 mile (about a 10-15 minute walk)	17	22.7%
More than 1 Mile	12	16.0%
About 1 mile (about a 20-25 minute walk)	8	10.7%

On average during which times of the day/week, do you or members of your household visit the Park. Select all that apply.

Value	Count	Percent
Weekends	44	58.7%
Weekdays	37	49.3%
After 5 pm	32	42.7%
11 am - 1pm	32	42.7%
8 - 10 am	31	41.3%
2 - 4 pm	29	38.7%

What activities do you do in the Park?

Value	Count	Percent
Use the Playground	59	78.7%
Use the Multi-Purpose Hard Court	43	57.3%
Use the Open Turf Area	36	48.0%
Relax	28	37.3%
Picnic	26	34.7%
Visit Natural Areas	23	30.7%
Walk	21	28.0%
Participate in Park/Garden Cleanups	15	20.0%
Attend Events	15	20.0%
Walk Dog(s)	13	17.3%
Other	11	14.7%

When children in your household visit the Playground what is their favorite activity?

Value	Count	Percent
Playing on play equipment	20	30.8%
Unstructured play - running, games, group play	14	21.5%
Play with loose toys brought to Park	19	29.2%
Other	12	18.5%

From the list below, please rank the types of play equipment you would like to see in the new Playground, with 10 being the most desirable, and 1 being the least desirable.

Item	Score	Overall Ra
Swings	437	1
Slides	369	2
Climbing ladders/walls/nets	362	3
Playhouses or other "make-believe" elements	359	4
Crawl tunnels/tubes	281	5
Monkey bars/trapeze rings	280	6

Rotating or spinning equipment	257	7
Stepping pods/"stones"	246	8
Rockers or see-saws	223	9
Activities with moveable parts, games, puzzles	161	10

Which general style of equipment do you think is most appropriate for the new Playground?

Value	Count	Percent
Traditional (similar to existing, with many platforms)	31	44.9%
Abstract/Modern (typically less platforms)	5	7.3%
Natural (boulders, logs, earth forms—nature inspired)	33	47.8%

What do you think needs improvement in the Park? Select all that apply.

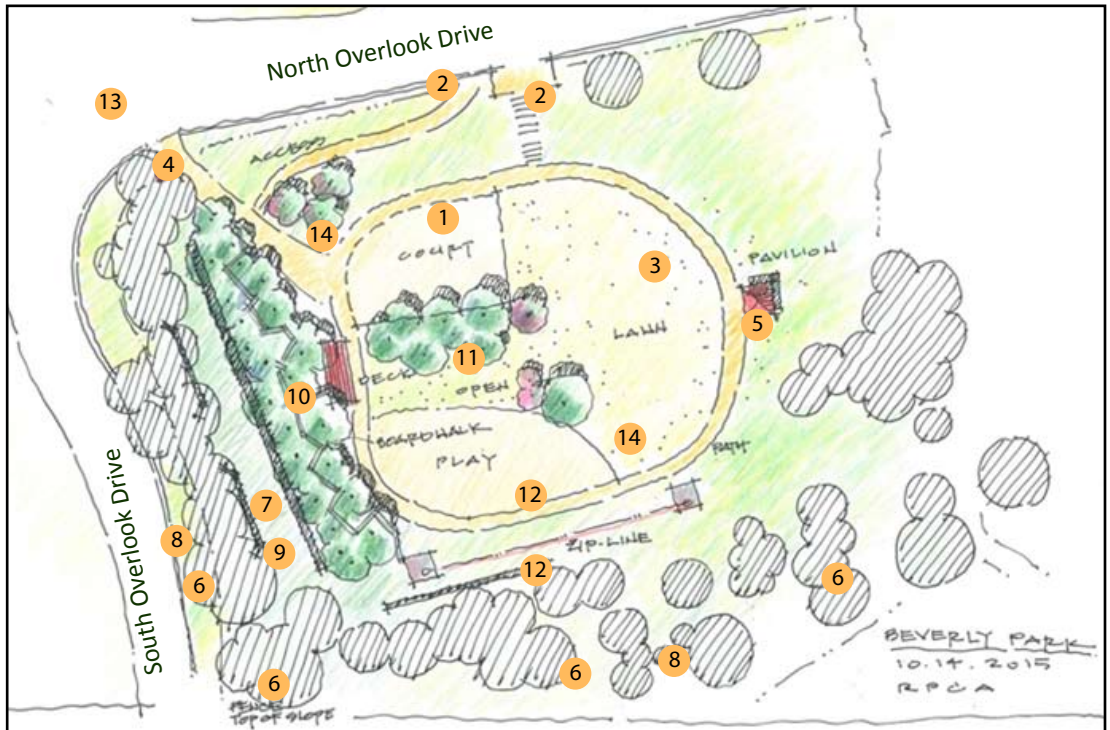
Value	Count	Percent
Park Furnishings (such as benches, picnic tables)	41	54.7%
Playground	32	42.7%
Picnic Area	24	32.0%
Open Turf Area	21	28.0%
Natural Areas	20	26.7%
Other	20	26.7%
Passive Use Areas	11	14.7%
Trails	10	13.3%
ADA Accessibility	9	12.0%
Park Entrances	8	10.7%
Parking	5	6.7%
Security	3	4.0%
Signage	0	0.0%

What do you think needs improvement in the Playground? Select all that apply.

Value	Count	Percent
Variety of play equipment	26	41.9%
Other	24	38.7%
Seating	21	33.9%
Protection from weather	17	27.4%
Amount of play equipment	13	21.0%
Safety Surfacing in the playground	11	17.7%
Age Appropriateness of play equipment	10	16.1%
Fencing	8	12.9%
Activities suitable for children with disabilities	7	11.3%
Safety of play equipment	6	9.7%
Signage	2	3.2%

Concept Plan as of December 29, 2015

- 1 **Preserve existing hard court.** Formerly a basketball court, the existing asphalt court is now a well-used area for unstructured play. The new park layout will slightly reduce the length and width of the court by approximately 10 feet.
- 2 **Add accessible park entrance and pathway connecting pavilion, playground and hard court.** The site currently does not comply with ADA. A loop pathway will connect the pavilion, playground and hard court. The accessible ramp will be located near the existing wood steps. To build the new ramp, the existing hedges on North Overlook will be removed or pruned back as needed.
- 3 **Improve open lawn areas and drainage.** Open lawn areas will be situated on the eastern portion of the site. The area will be re-graded and the existing storm drains will be upgraded to improve drainage. The lawn area can accommodate youth sports practices, up to ages 8.
- 4 **Enhance existing maintenance driveway.** The driveway located at the corner of North and South Overlook Drive is not very welcoming. This area will be enhanced with low plantings. The driveway will also be re-graded to be less steep for maintenance vehicles.
- 5 **Replace and relocate pavilion.** The existing pavilion is often used for birthday parties. The current structure does not comply with code and the dirt floor is often inundated with water from rain events. The new pavilion will be located away from drainage areas and have a hard floor surface.
- 6 **Preserve identified native trees on slopes.** The existing trees are a valuable natural resource for wildlife and include several native oaks and hickories. The trees are also providing shade and are helping to stabilize the slope. During construction, extensive tree preservation measures will be implemented.
- 7 **Remove retaining walls on the south slope and repair retaining walls on the west slope.** The older walls on the south slope have deteriorated past their useful life and will be removed. Based on topography, replacement walls are not necessary. The walls on the upper west slope are in good condition and will be reinforced with additional support pilings. The lower walls are leaning profusely and rebuilding the wall in the same footprint would impact trees. Based on structural evaluations, a new wall can be built in front of the existing wall, without having to remove the existing wall, or impact vegetation.
- 8 **Reduce soil erosion on the slopes.** The existing slopes are prone to frequent washouts. Planting native groundcovers and grasses will help establish vegetative cover. Temporary silt fence and other erosion control practices will also help reduce siltation and slow runoff. Because foot traffic on the slope contributes to soil compaction and disturbs vegetation establishment, a permanent fence will be installed to stop access to the slope. To ensure long term erosion control, a maintenance follow up plan will be developed.



- 9 **Establish a reforestation area on the west side of the park adjacent to retaining walls.** By planting sapling trees at the base of the slopes, these will over time, replace trees on the slope that decline naturally.
- 10 **Add nature play features through the new reforestation area.** The existing slope is well used by children for play, however, the use contributes to slope erosion. New nature play elements, such as a plank boardwalk through the reforestation area, will provide opportunities for exploration and unstructured play. A low multi-purpose deck can be used as a stage for events, or imaginative play.
- 11 **Create areas for congregation with picnic tables and site furnishings.** The area between the court and playground will have moveable site furnishings and picnic tables. This area is the center of the park, and will provide a social gathering space, while also providing surveillance within the park for caregivers and parents. Benches will also be located along the loop path.
- 12 **Renovate playground areas.** Most of the play equipment is over twenty years old and will be updated with new structures for multiple age groups. The structures will have slides, climbing nets and other elements. Other equipment include more swings, a zipline, and shade sails. Both rubber and wood fiber, safety surfacing will be used.
- 13 **Install Traffic Calming.** The intersection of North and South Overlook is very wide and vehicles are prone to drive over the speed limit. Realigning the intersection and adding crosswalks and a stop sign can alleviate these issues. Line striping, color coating, or bollards can also be implemented as interim measures.
- 14 **Add park security lighting.** The park is closed at dark and currently unlit. Recent incidents have occurred at the park during nighttime hours. Pursuant to an approved Special Use Permit, the addition of security lighting can improve Police surveillance and park security during evening hours. Security lighting is not intended to permit nighttime use of the park, and will be designed to minimize spillover into adjacent properties. The park will continue to remain closed at dark.

2015 Neighborhood Parks Improvement Plan: Appendix



Beverley Park Slope Stabilization Study

ITEMS OF DISCUSSION

- Introduction
- Study Findings to Date
- Alternatives/Ideas
- Discussion
- Next Steps

April 14, 2014

Beverley Park



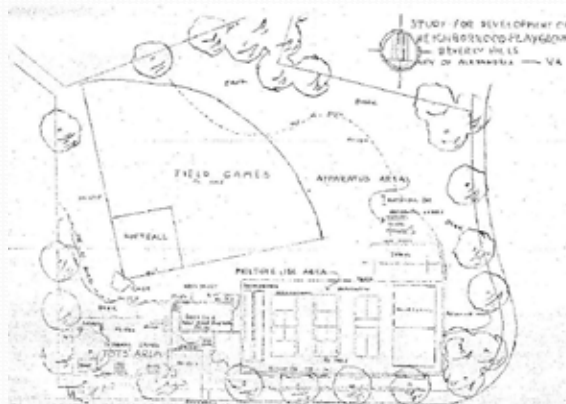
[2]



Park History



1940, Park Planning Program



1944, National Recreation Association, Alexandria Long-Term Recreation Plan



1976, Alexandria Archives, Bicentennial Collection

22	Overlook & South Overlook Drives	1.0	Small softball Backstop Basketball Backboard
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1963, Park Inventory, Alexandria Master Plan

Park History

“An undeveloped city opened property in Beverley Hills, known as the “gravel” pit of approximately 1.75 acres, is the only available property within this neighborhood for active recreation. The development of this property involves considerable engineering if the maximum use of the property is to be realized. Unfortunately, there is considerable differences in elevation which will involve a large amount grading. The area is further handicapped by its size but it is felt that in spite of these conditions steps should be taken to develop it for playground purposes...”

Exerpt, Long Term Recreation Plan for the City of Alexandria, National Recreation Association, 1944.





Individualized Site Rituals

- Christmas Tree Lighting
- Toys
- Beautification Programs
- Open Lawn Use
- Wheel Day
- Natural/Passive Open Space



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Beverley Park Infrastructure Conditions

- Playground
- Retaining Wall(s)
- Tree Canopy
- Drainage/Slope Erosion
- Shelter
- Accessibility



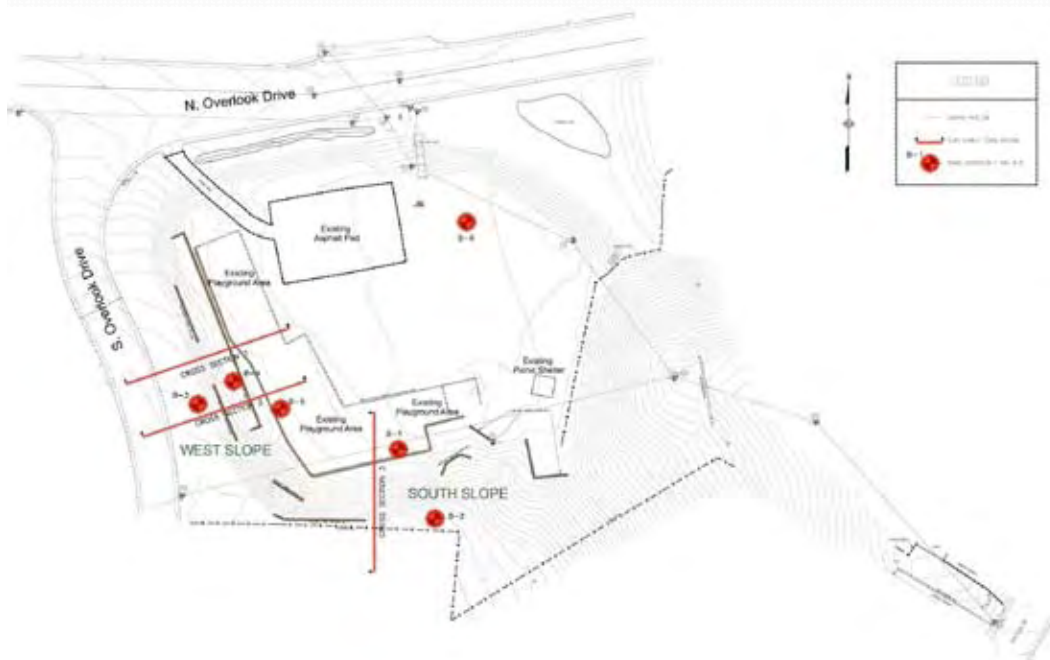
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Slope Stabilization Study

- Evaluate Existing Conditions
 - Geotechnical Investigation
 - Engineering Analysis
 - Arboricultural Analysis
- Provide Recommendations and Options

Geotechnical Investigation





Findings: Geotechnical Investigation

- West and south perimeter slopes
- Core sampling at top/middle/bottom of slopes
- Dense sand and clay soil profiles
- Slope stability modelling indicates stable soils
- Future work unlikely to need special techniques

[9]

Findings: Geotechnical Investigation



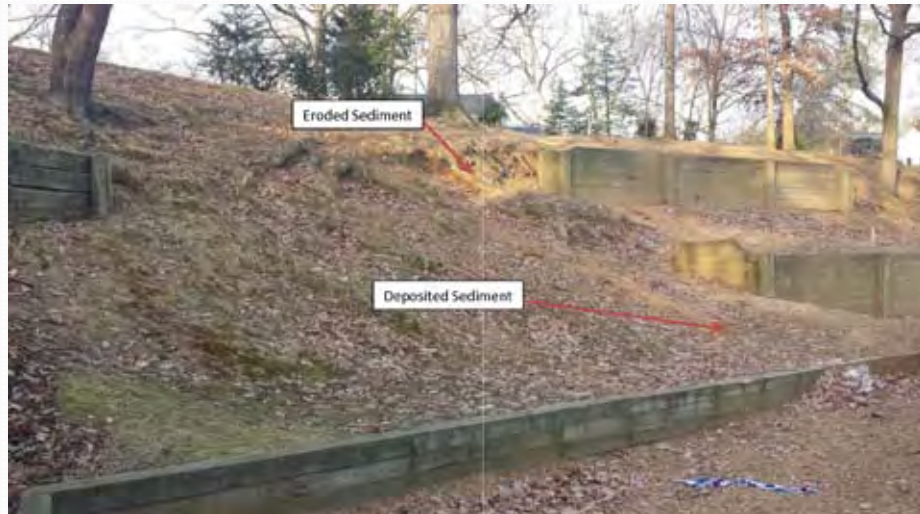
South Slope



[10]



Findings: Geotechnical Investigation



West Slope

[11]

Engineering Analysis



West Slope Retaining walls

[12]



Findings: Engineering Analysis

- Retaining walls constructed in 1960's-1980's
- Near the end of their useful life
- Exacerbating soil erosion by concentrating water flow
- Remove existing walls



(13)

Arboricultural Analysis

- Evaluate condition of 78 trees over 4 inches in caliper
- Best trees are at the top of the slopes
- Trees include native and non-native species

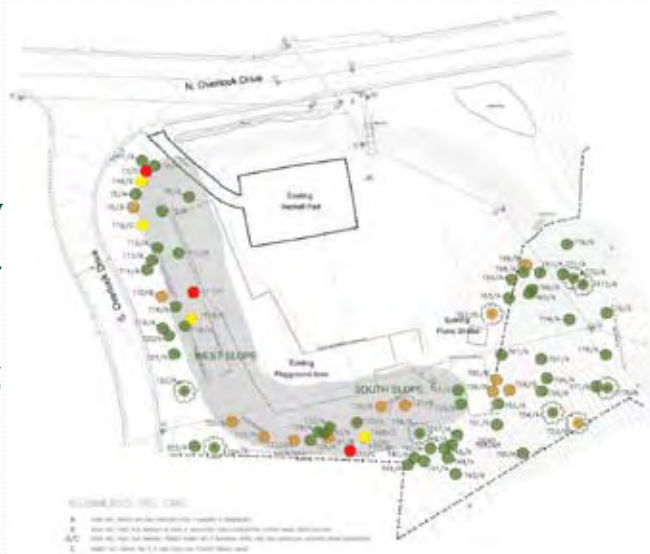


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Findings: Arboricultural Analysis

- 3 Trees in need of immediate removal
- Many are unlikely to survive wall reconstruction
- Approximately 25 Trees may be impacted by construction



[15]

Design Challenges

- Execute work once
- Expend funds efficiently
- Localize construction impacts
- Sustain a long-term operational solution



[16]



Slope Stabilization Alternatives

Retaining Wall & Grass Slope

West Slope: 8.5' height retaining wall w/ 3' height handrail
South Slope: Grassed slope with 2H:1V grade, reinforced with erosion control blanket

Tree Removal	Removal of approximately 9 trees. Trees on the south slope to continue decline
Tree/Vegetative restoration	New tree plantings likely to be constrained by wall, erosion control fabric, and steeper slope
Open Space Impact	Playground location stays relatively the same
Drainage	Considerable drainage design for wall and playground
Relative Cost	Higher cost
Constructability	Equipment for wall installation
Long term Sustainability	Potential for vandalism, long term wall maintenance and repairs may be costly

{ 17 }

Slope Stabilization Alternatives

Retaining Wall & Grass Slope



West Slope: 8.5' height retaining wall w/ 3' height handrail

{ 18 }



Slope Stabilization Recommendations

Retaining Wall & Grass Slope



South Slope: Grassed slope with 2H:1V reinforced with erosion control blanket

[19]

Slope Stabilization Alternatives

Grass/Natural Slope -No Wall



West Slope: Grassed/Natural Slope, 4H:1V slope
South Slope: Grassed/Natural Slope, 4H:1V slope

Tree Removal	Removal of approximately 25 trees
Tree/Vegetative restoration	New tree plantings feasible
Open Space Impact	Playground moves to another location. Slope is useable once vegetation is established.
Drainage	Reduced concentrated runoff and erosion
Relative Cost	Lower cost
Constructability	Large amount of hauling and traffic control
Long term Sustainability	Indefinite life, slopes can be maintained at an optimum level

[20]



Slope Stabilization Alternatives

Grass/Natural Slope -No Wall



West Slope: Grassed/Natural Slope, 4H:1V slope

(21)

Slope Stabilization Alternatives

Grass/Natural Slope -No Wall



South Slope: Grassed/Natural Slope, 4H:1V slope

(22)



Questions and Discussion

- Which alternative do you prefer?
- What should be the process for future public outreach?
- What is the preferred construction timing?

Think About...

- Constructability/Phasing/Impacts
- Relative Costs
- Long Term Solutions

[23]

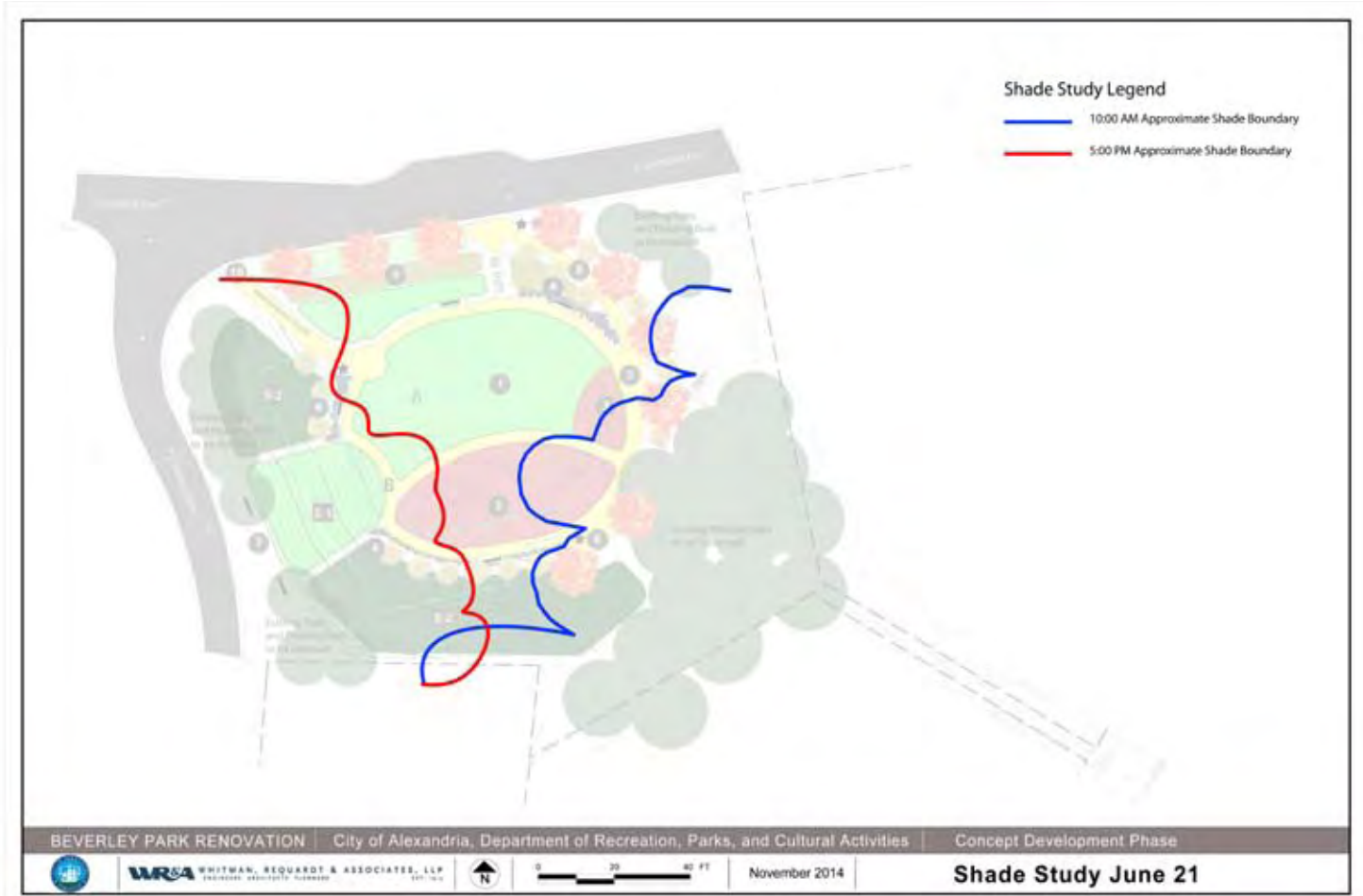
Next Steps

- Develop park and playground concept plan based on preferred slope stabilization
- Continue community engagement process
- Incorporate community feedback into Final Concept Plan
- Develop construction and permitting plans, phasing plans if needed
- Obtain regulatory plan approvals



[24]







Beverley Park Renovation Update

ITEMS OF DISCUSSION

- Where We Are Now
- Plan Updates
- Adjusted Project Schedule

December 14, 2015

Where We are Now

Timeline of Project to Date

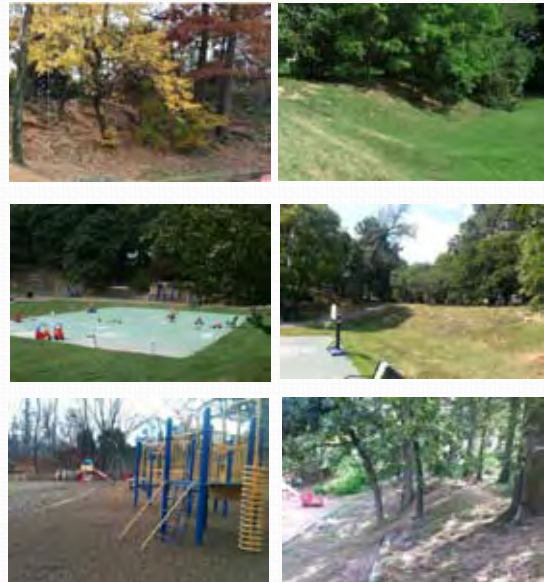
- January 2014: Completed slope/geotechnical study
- April-November 2014: Developed park renovation strategy and obtained community feedback
- January –April 2015: Developed project cost estimates and obtained CIP funding (\$900,000)
- May-June 2015: Completed 30% Engineering Plan review
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- November 2015: Release modified Renovation Plan





Park Plan Updates

- Preserve existing trees
- Repair and reinforce existing retaining walls in order to preserve trees
- Relocate ADA entrance
- Retain existing court and add path
- Add reforestation areas and nature play elements
- Reduce erosion by limiting foot traffic on the slope and re-establishing vegetation



[3]

Park Concept Plan November 2014 and November 2015



November 2014



November 2015

[4]

Updated Park Concept Plan November 2015



[5]

Updated Park Concept Plan November 2015



- 1. Preserve existing hard court.** Formerly a basketball court, the existing asphalt court is now a well-used area for unstructured play. The new park layout will slightly reduce the length and width of the court by approximately 10 feet.
- 2. Add accessible park entrance and pathway connecting pavilion, playground and hard court.** The site currently does not comply with ADA. A loop pathway will connect the pavilion, playground and hard court. The accessible ramp will be located near the existing wood steps. To build the new ramp, the existing hedges on North Overlook will be removed or pruned back as needed.
- 3. Improve open lawn areas and drainage.** Open lawn areas will be situated on the eastern portion of the site. The area will be re-graded and the existing storm drains will be upgraded to improve drainage. The lawn area can accommodate youth sports practices, up to ages 8.
- 4. Enhance existing maintenance driveway.** The driveway located at the corner of North and South Overlook Drive is not very welcoming. This area will be enhanced with low plantings. The driveway will also be re-graded to be less steep for maintenance vehicles.
- 5. Replace and relocate pavilion.** The existing pavilion is often used for birthday parties. The current structure does not comply with code and the dirt floor is often inundated with water from rain events. The new pavilion will be located away from drainage areas and have a hard floor surface.
- 6. Preserve identified native trees on slopes.** The existing trees are a valuable natural resource for wildlife and include several native oaks and hickories. The trees are also providing shade and are helping to stabilize the slope. During construction, extensive tree preservation measures will be implemented.
- 7. Remove retaining walls on the south slope and repair retaining walls on the west slope.** The older walls on the south slope have deteriorated past their useful life and will be removed. Based on topography, replacement walls are not necessary. The walls on the upper west slope are in good condition and will be reinforced with additional support pilings. The lower walls are leaning profusely and rebuilding the wall in the same footprint would impact trees. Based on structural evaluations, a new wall can be built in front of the existing wall, without having to remove the existing wall, or impact vegetation.
- 8. Reduce soil erosion on the slopes.** The existing slopes are prone to frequent washouts. Planting native groundcovers and grasses will help establish vegetative cover. Temporary silt fence and other erosion control practices will also help reduce siltation and slow runoff. Because foot traffic on the slope contributes to soil compaction and disturbs vegetation establishment, a permanent fence will be installed to stop access to the slope. To ensure long term erosion control, a maintenance follow up plan will be developed.
- 9. Establish a reforestation area on the west side of the park adjacent to retaining walls.** By planting sapling trees at the base of the slopes, these will over time, replace trees on the slope that decline naturally.
- 10. Add nature play features through the new reforestation area.** The existing slope is well used by children for play, however, the use contributes to slope erosion. New nature play elements, such as a plank boardwalk through the reforestation area, will provide opportunities for exploration and unstructured play. A low multi-purpose deck can be used as a stage for events, or imaginative play.
- 11. Create areas for congregation with picnic tables and site furnishings.** The area between the court and playground will have movable site furnishings and picnic tables. This area is the center of the park, and will provide a social gathering space, while also providing surveillance within the park for caregivers and parents. Benches will also be located along the loop path.
- 12. Renovate playground areas.** Most of the play equipment is over twenty years old and will be updated with new structures for multiple age groups. The structures will have slides, climbing nets and other elements. Other equipment include more swings, a zipline, and shade sails. Both rubber and wood fiber safety surfacing will be used.
- 13. Install low cost alternatives for traffic calming.** The intersection of North and South Overlook Drive is very wide and vehicles are prone to drive over the speed limit. Low cost alternatives such as line striping, color coating, and reflective bollards, may help to visually narrow the intersection and slow vehicles. Crosswalk striping will also help drivers become more aware of children and pedestrians.

[6]



Retaining Wall Repairs

- Reinforce upper-tier walls with additional pilings:



- Construct new wall in front of existing mid-tier wall:



- Remove three walls on south slope:



[7]

Plan Feedback, 11/19/15-12/13/15



Subject	# of Responses	Comments
Park Lighting	6	"Install lights whether they are low light or motion sensor (but don't go off because of squirrel lights)." "The only address down would like to see addressed is lighting." "I just want an email re: the PE renovation plan. I wanted to add that more lighting in the area in and around the pt may be wise." "I am in hope as well with the recent activity that lights will be installed in the PE area as well for security." "Also related to security if the area could really use more lighting." "I would like to see lantern-type LED lighting (think Central Park) which would provide practical lighting and security as you know the girls have done them at night. Something like this: http://www.photobest.com/collections/484239811222450/ " "I also believe that public safety features should be an important consideration in this renovation. I would like to see sensorwalks and motion-sensor lighting added around the perimeter, if possible." "Guess the recent forkroads at the PE Park. I think lighting is imperative. The park is pitch black during nighttime hours. If we could have some form of lighting to dissuade home crimes, prostitution, hangover activity, etc. it would make the neighborhood and surrounding area much safer. PLEASE act tonight! It's not just an aesthetic issue. It's an issue of safety for adults and children who live close to the PE."
Traffic Calming	3	"Lane striping will not slow traffic. Obviously many children will be playing in the area and a speed bump or stop sign is required for pedestrian safety." "I think traffic calming measures are really important. Using slow by, I personally observe cars driving at a pretty high rate of speed." "Adding cross-walks painted, and visible signage placed at the intersections of S. Overlook and N. Overlook would be highly beneficial for pedestrians. Having these in place would also make parked vehicles being children out of cars on N. Overlook too safer." "The N. Overlook/S. Overlook intersection is very wide. It has traffic coming from several directions, in addition to cars speeding down N. Overlook. It's one of the only straight-out thorough or Beverly Hills, from Commercial Mills to Old Dominion. Motorists take full advantage of this. Only I see dozens of cars speeding down N. Overlook. It's definitely a safety hazard trying to walk to the park and across N. Overlook or S. Overlook with children."
Landscaping	3	"I like removing shrubbery and the tall trees that line N. Overlook, at the front of the park, would help to make the park more transparent and create a better view into the park. This also might dissuade potential illegal activity. There would be nothing to hide behind." "I would also like to see beautiful, smart low-maintenance landscaping." "The tall hedge/trees that stretch what could and should be open pathway space at the top of the hill between the park and N. Overlook Drive should also be removed to improve safety and visibility into the park again."
Playground Comments	2	"Hopefully there will still be play structures for both young (toddlers/creechies) and older (pre-teen/teen) kids." "I am concerned about the safety surfaces on the ground. Would you be able to specify the type of surfacing you are planning to install?"
Landfill	2	"I don't see on the new plan any place that has a sand box or just a pit with sand in it. Digging and playing around in the sand table seems a good open-ended thing to create and is equally important as added features like the zip line." "Keep the sand box!"
Misc.	2	"Enhance existing maintenance driveway. No need to regrade driveway. Maintenance vehicles can easily make it steeper than slope." "Should be possible to address decking opportunities? We have such a good time down there when it rains."
Pavement Improvements	1	"Improving the pavement by including electric submers and possibly enlarging it"
Open Area	1	"This plan reduces the open lawn area way too much. You need to change the design to push the ball away to the west and put the pavilion back in the southwest corner in order to maintain decent open area. Do not put the pavilion in the middle of the only open space left. The southwest corner is better for birthday parties and other events anyway."

[8]



Adjusted Project Schedule

Fall 2015-Winter 2016:	Compile public feedback and update concept plans. Complete engineering plans and obtain plan approvals
February-June 2016:	Solicit and award construction contract
August – December 2016:	Anticipated site construction

Beverley Park



**Total Responses to 'PitPark2015'gmail account, as of 12/14/15: 15
Compiled Comments:**

Subject	# of Responses	Comments
Park Lighting	8	<p>"Installing lights whether they are low light or motion sensor (that don't go off because of squirrels) lights;" "the only additional item I would like to see addressed is lighting" "I just sent an email re: the Pit renovation plan. I wanted to add that more lighting in the area in and around the pit may be wise." "I am in hope as well with the recent activity that lights will be installed in the Pit area as well for security." "Also related to security, I the area could really use more lighting." "I would like to see lantern type LEED lighting (think Central Park) which would provide practical lighting and security - as you know it is pitch black down there at night. Something like this: https://www.pinterest.com/pin/574842339911222458/" "I also believe that public safety features should be an important consideration in this renovation. I would like to see sidewalks and motion-sensor lighting added around the perimeter, if possible.." "Given the recent homicide at the Pit Park, I think lighting is imperative. The park is pitch black during nighttime hours. If we could have some form of lighting to dissuade future crimes, prostitution, teenager activity, etc. it would make the neighborhood and surrounding area much safer. PLEASE add lighting! It's not just an aesthetic issue. It's an issue of safety for adults and children who live close to the Pit."</p>
Traffic Calming	3	<p>"Line striping will not slow traffic. Obviously many children will be playing in this area and a speed bump or stop sign is required for pedestrian safety." "I think traffic calming measures are really important. Living close by, I frequently observe cars driving at a pretty high rate of speed." "Having cross-walks painted, and visible signage placed at the intersections of S. Overlook and N. Overlook would be highly beneficial for pedestrians. Having these in place would also make parked motorists taking children out of cars on N. Overlook feel safer.</p> <p>The N. Overlook/S. Overlook intersection is very wide. It has traffic coming from several directions, in addition to cars speeding down N. Overlook. It's one of the only straight, cut-thoughts in Beverley Hills from Cameron Mills to Old Dominion. Motorists take full-advantage of this. Daily, I see dozens of cars speeding down N. Overlook. It's definitely a safety hazard trying to walk to the park and across N. Overlook or S. Overlook with children."</p>
Landscaping	3	<p>"I think removing shrubbery and the small trees that line N. Overlook, at the front of the park, would help to make the park more transparent and create a better view into the park. This also might dissuade potential illegal activity. There would be nothing to hide behind." "I would also like to see beautiful, smart, low maintenance landscaping." "The tall hedges/trees that shroud what could and should be open pathway space at the top of the hill between the park and N. Overlook Drive should also be removed to improve safety and visibility into the park space."</p>
Playground Comments	2	<p>"Hopefully there will still be play structures for both young (toddler/preschool) and older (elementary) kids." "I am concerned about the safety surface on the ground. Would you be able to explain the type of surfacing you are planning to install?"</p>
Sandbox	2	<p>"I don't see on the new plan any place that has a sand box or just a pit with sand in it. Digging and playing around in the sand pile seems a good open-ended thing to preserve and is equally important as added features like the zip line." "keep the sandbox!",</p>
Misc.	2	<p>"Enhance existing maintenance driveway: no need to regrade driveway. Maintenance vehicles can easily make it down that slope." "Would it be possible to address sledding opportunities? We have such a good time down there when it snows."</p>
Picnic Pavilion Improvements	1	<p>"Improving the picnic shelter by including electric outlets and possibly enlarging it"</p>
Open Area	1	<p>"This plan reduces the open lawn area way too much. You need to change the design to push the trail way to the west and put the pavilion back in the southwest corner in order to maintain decent open area. Do not put the pavilion in the middle of the only open space left. The southwest corner is better for birthday parties and other events anyway."</p>

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