

Kirkpatrick West Commercial Center Update

September 24, 2015

The following changes represent enhancements to the Kirkpatrick West Commercial Center applications in response to comments from the community and County staff:

- ✓ **Buffer Yard**: A Type III Buffer Yard will be planted along the entire Braddock Road frontage
- ✓ **Buffer Yard Enhancements**: Evergreen trees will be the predominant understory tree in the northern and eastern buffers abutting Kirkpatrick Farms and Braddock Road to help screen the commercial center from adjacent properties
- ✓ **Stratshire Crossing Landscaping Additions**: Contributing funds toward the addition of new plantings between Hitchin Court/Tring Lane and Braddock Road to supplement the existing landscaping and provide an additional vegetative screen between Stratshire Crossing and Braddock Road
- ✓ **Kirkpatrick Farms Pedestrian Trail**: Providing a contribution toward the completion of the Kirkpatrick Farms pedestrian trail along Braddock Road
- ✓ **Tree Conservation Area**: Preserving the tree stand abutting Kirkpatrick Farms and facing Stratshire Crossing and Greenfield Crossing in the eastern and northeastern portions of the property
- ✓ **Traffic Signal at Braddock Road and Great Berkhamsted Drive**: Subject to meeting VDOT's warrant criteria, the installation of a traffic signal to assist with safe traffic circulation, the regulation of traffic speeds on Braddock Road, and the break-up of long blocks of streaming vehicles on Braddock Road
- ✓ **Bicycle Parking Facilities**: Bicycle racks will be provided on the property to accommodate bicyclists from adjacent communities
- ✓ **Pedestrian Connectivity**: Safe and convenient sidewalks and trails will be located throughout the property to accommodate pedestrians walking from adjacent communities
- ✓ **Exterior Lighting**: All exterior lighting will consist of full cutoff light fixtures which will eliminate light glare