



Signature at West Neck
Community Meeting

May 2, 2022

Our Team



Development Partner

Harrison & Lear

Jonathan Skinner



Landscape Architect

WPL

Billy Almond



Land Planner

EDSA

Kona Gray



Harrison and Lear



Harrison & Lear, Inc. was formed in September 1953 by Jefferson C. Harrison and Robert H. Lear to meet postwar housing demands on the Peninsula. The company is under the leadership of Thomas T. Thompson, Chairman of the Board, and Jonathan Skinner, President.

The development department was formed in the 1950's. Harrison and Lear has developed Governors Land, Elizabeth Lake Estates, Willow Oaks Subdivision, Windsor Great Park Subdivision, Lucas Creek Park Subdivision, Malvern Subdivision, Willow Oaks Shopping Center, Church Creek Apartments, Willow Oaks Apartments, Cordoba Apartments, John's Creek Apartments, Town Creek Townhouses, Foxcroft Apartments, Executive Towers Office Building, 2310 Tower Place Office Building, the C & P Office Building, Smith Farm Estates, Buckroe Bayfront and Running Man Subdivision. In Hampton, Harrison and Lear has developed Howe Farms, The Woods of Howe Farms, The Gardens of Howe Farms, and the construction of over 200 custom, single family homes.

The property management department was formed in June 1965 to provide property management services to residential, commercial offices, and retail property owners. Our management services include all phases of leasing, maintenance, administration, and accounting.

Harrison & Lear, Inc. has matured to be a full-service real estate company serving the entire Hampton Roads Area. The depth and experience of our staff will continue to serve Harrison & Lear customers faithfully as each department expands with the growth of Tidewater and surrounding areas.





WHO WE ARE

- We are **not associated with WC Capital** and solely have an agreement to purchase the golf course property from WC.
- We are **exploring many options**, including the restoration of the Golf Course to its former and significantly better conditions.
- Harrison and Lear has been an active real estate company with a positive impact on local communities for seven decades.



WHY ARE WE HERE

- **First and Foremost.....To Listen!!**
- Collectively explore opportunities and ideas.
- Open willingness to work with the community and stakeholders to achieve a desired plan that works for everyone!

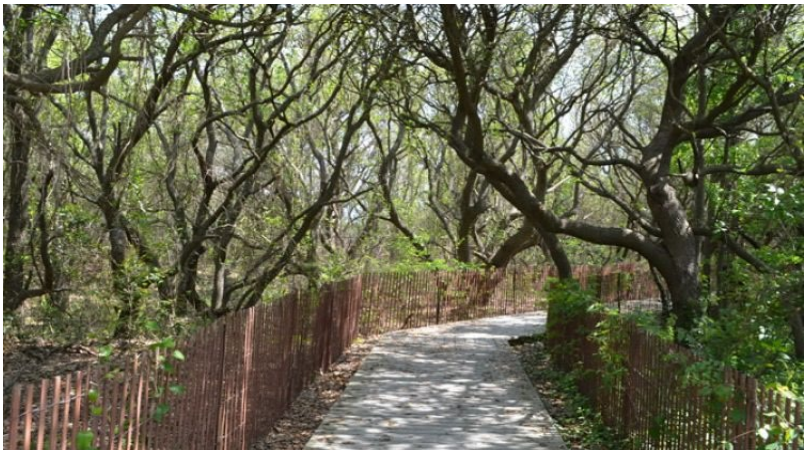


wpl Landscape Architects



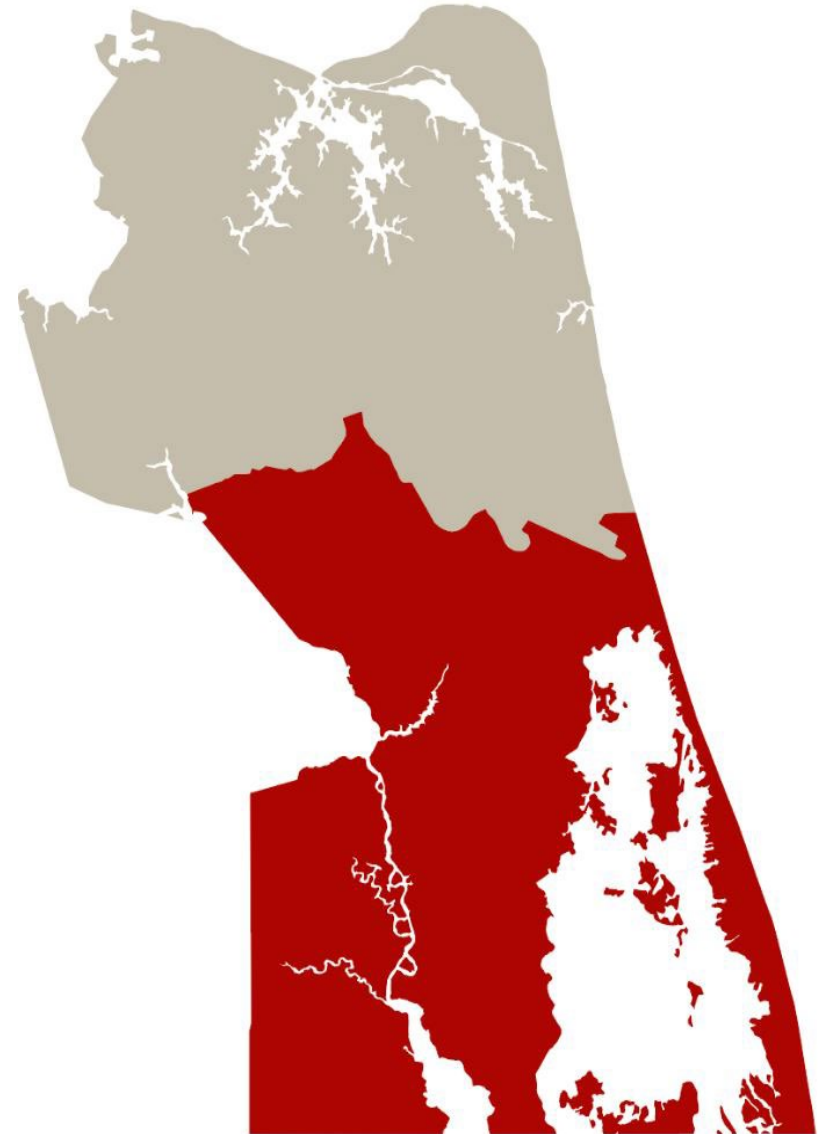
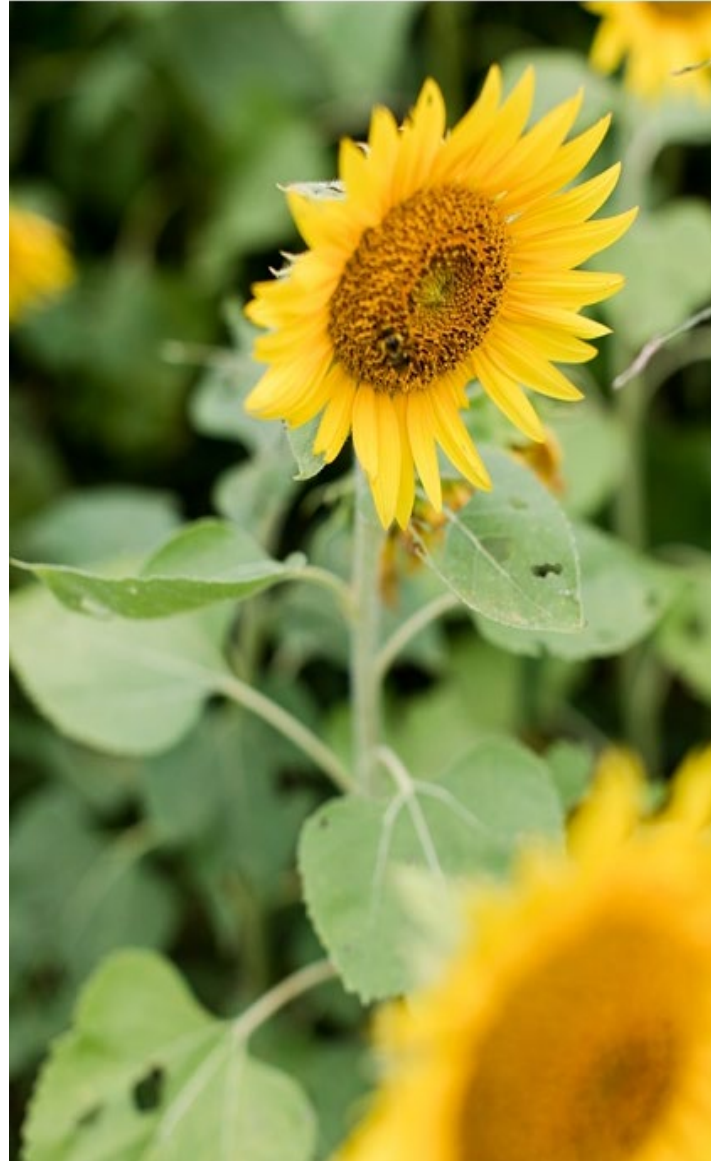
Sixty years ago a man set out with a vision. He saw the world in metes and bounds and used his insights into the physical layout of our earth to single handedly start what has grown into a full service multi-disciplined design firm. That man, Wilfred P. Large, stuck with his vision and, through diligent hard work and character, kept his dream alive through the toughest of times. His creed of ambition, quality and success resonates throughout the 25+ employees here at WPL today. It can be seen in the planning, layouts and designs of municipal and institutional projects, local corridor and roadway projects, the accuracy of topographic surveys, and all the way to the detail given to a residential mortgage survey. At WPL we stand behind our work, just like Wilfred P. Large stood behind his dream.

As deeply rooted members of the community, WPL pledges to be responsive, accountable, and dependable to the people and places around us. We are committed to lasting relationships. Synthesizing innovation, sustainability, and aesthetics into creative environments reveals the quality inherent in our designs. With our diversity of people and services, we hold a measure on the past and a vision for the future. We are designing for land and life. This work is our passion and our legacy.

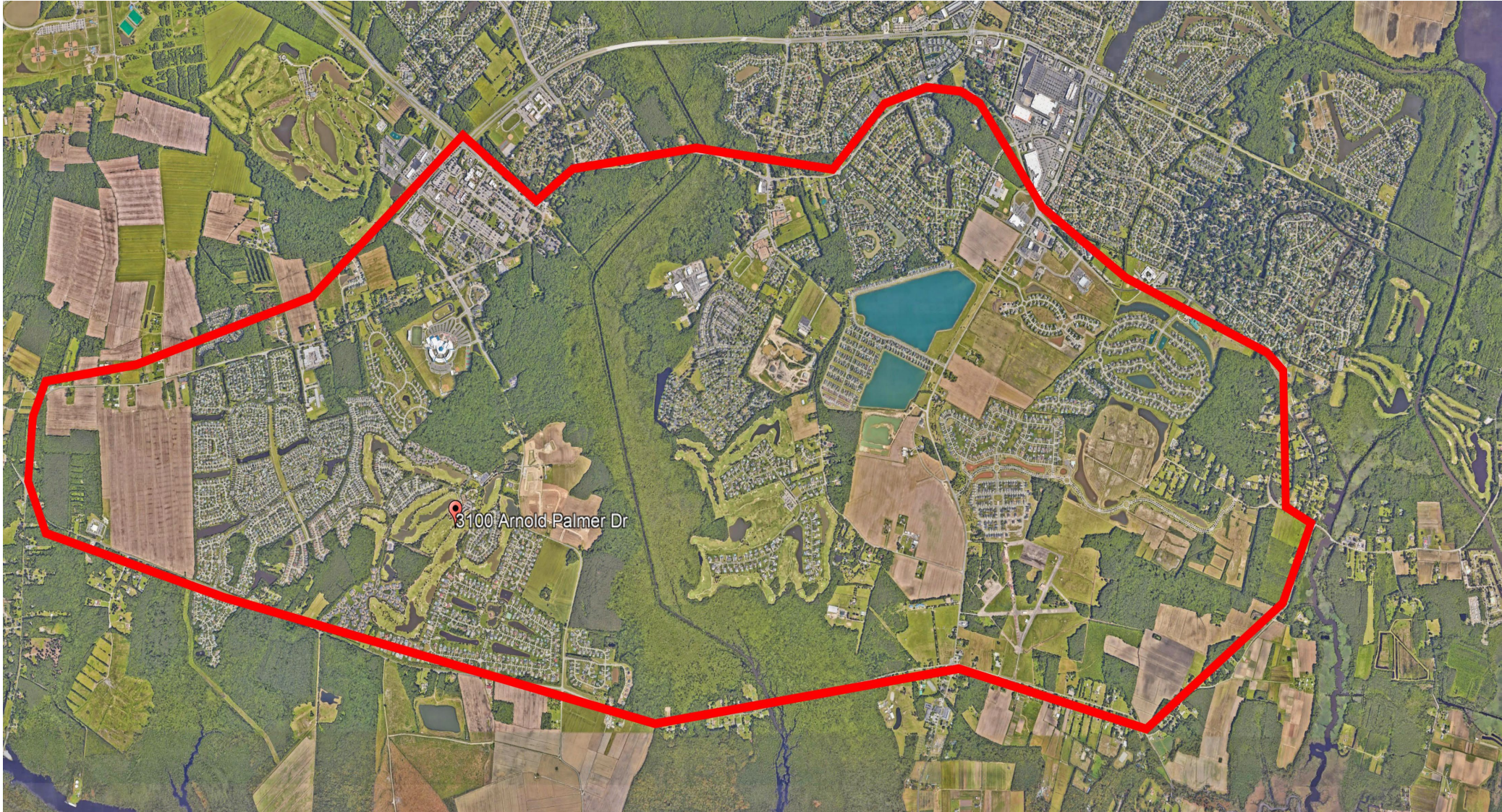


We provide a fully integrated “green” approach to the design process. Our sustainable philosophy combines art and science, resulting in the development of new and innovative concepts, which are then engineered to function in an efficient and cost-effective manner. We take great pride in our old-fashioned work ethic and apply it to improving the design and implementation process. The benefits to our clients include creative design and quality service, tailored to their needs.

Princess Anne Vision



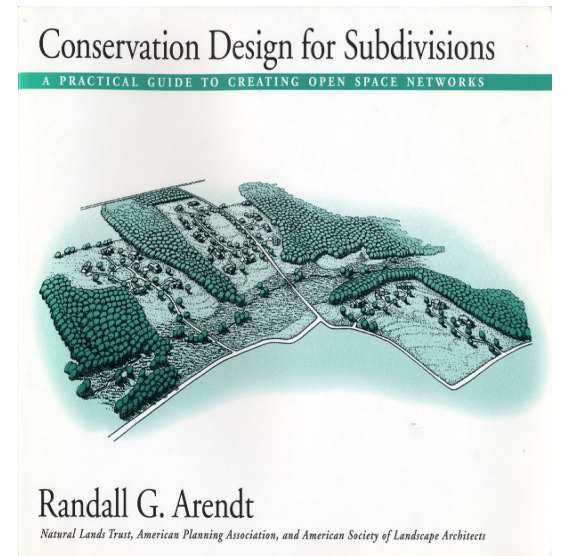
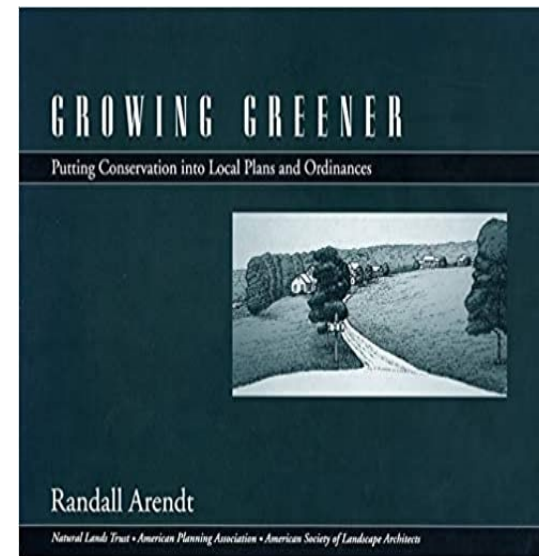
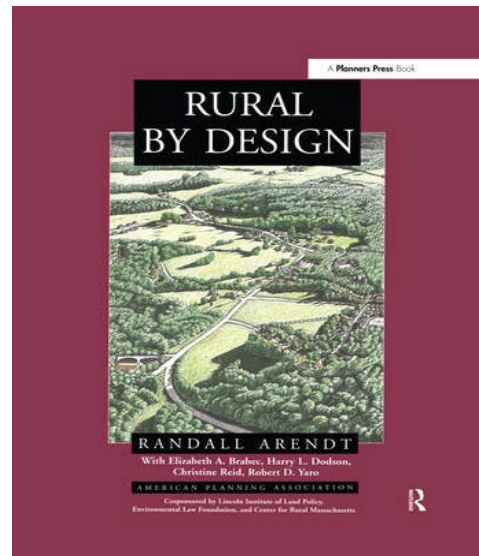
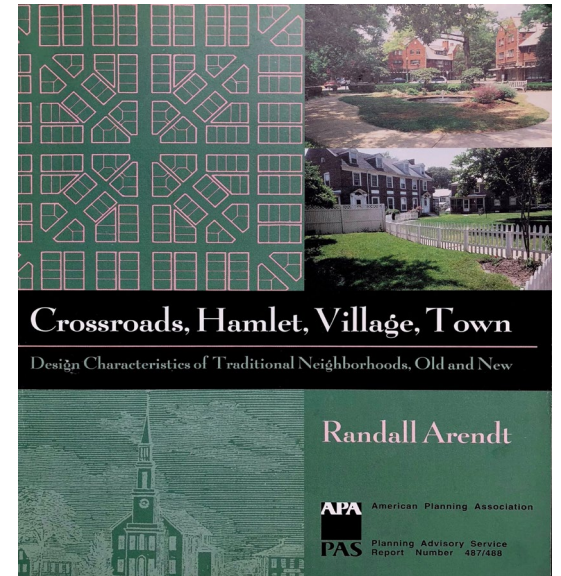
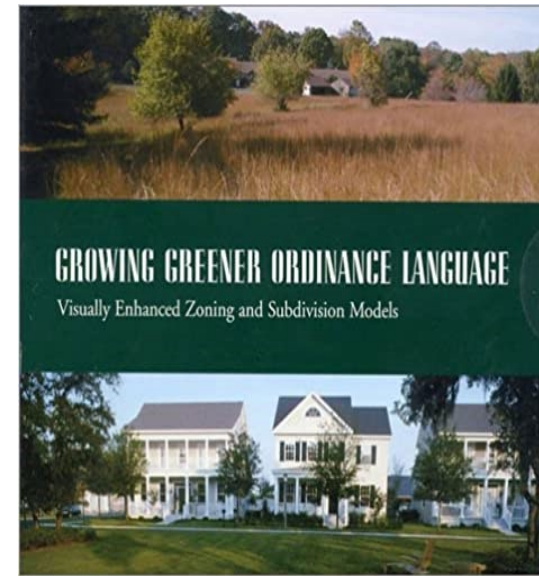
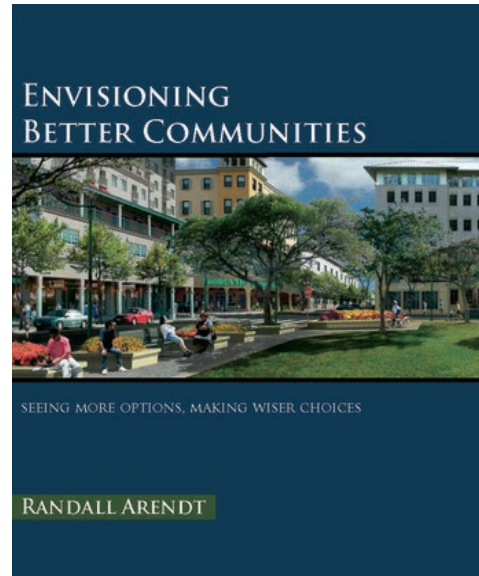
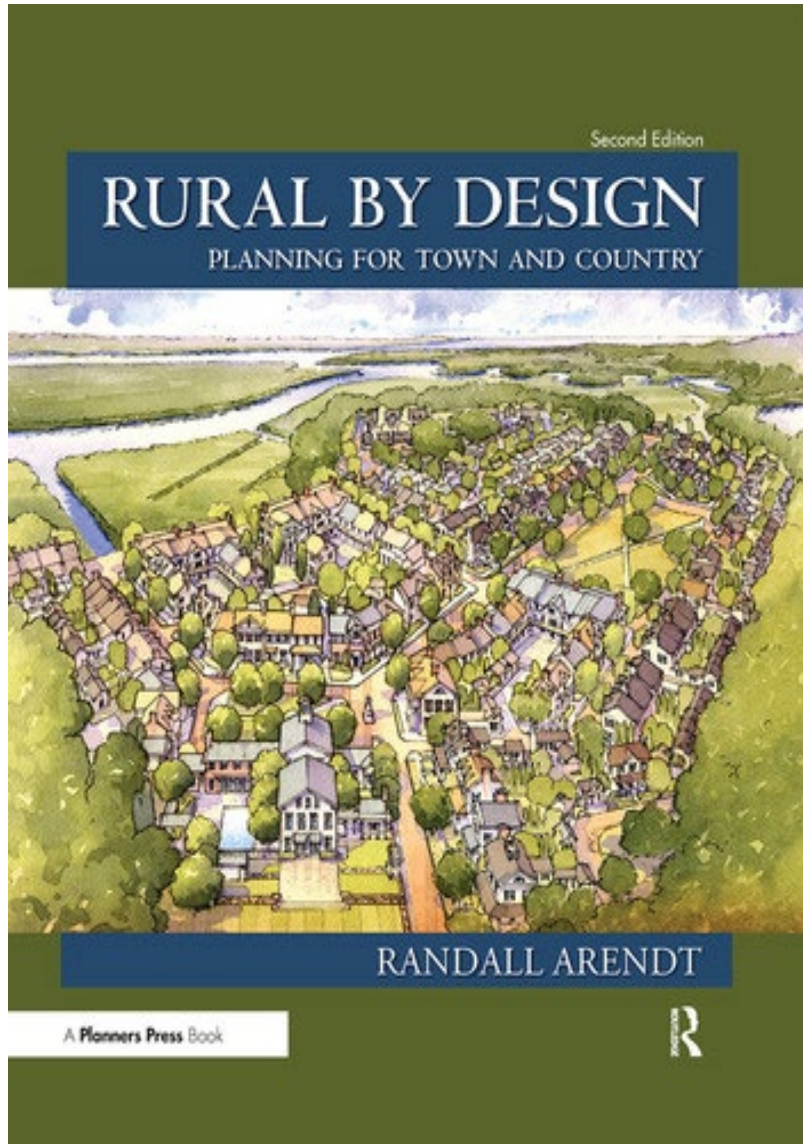
Princess Anne Transition Area





Randall Arendt
Conservation Planning
Champion

Randal Arendt – Conservation Planning Champion





The conservation subdivision is the basic "building block" for creating value-enhancing open space networks in your community.



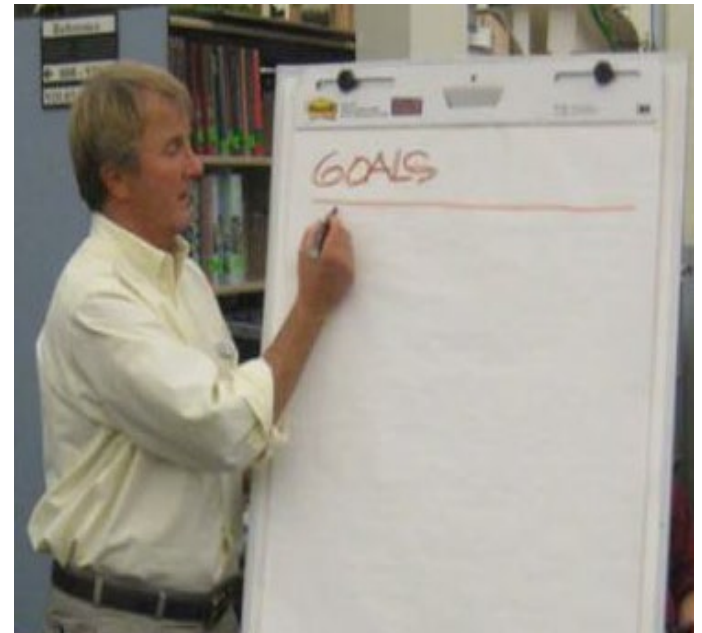
Figure 6



Fig. 7



Transition Plan Community Workshops



Princess Anne Transition Area Guidelines



Transition Area Design Guidelines



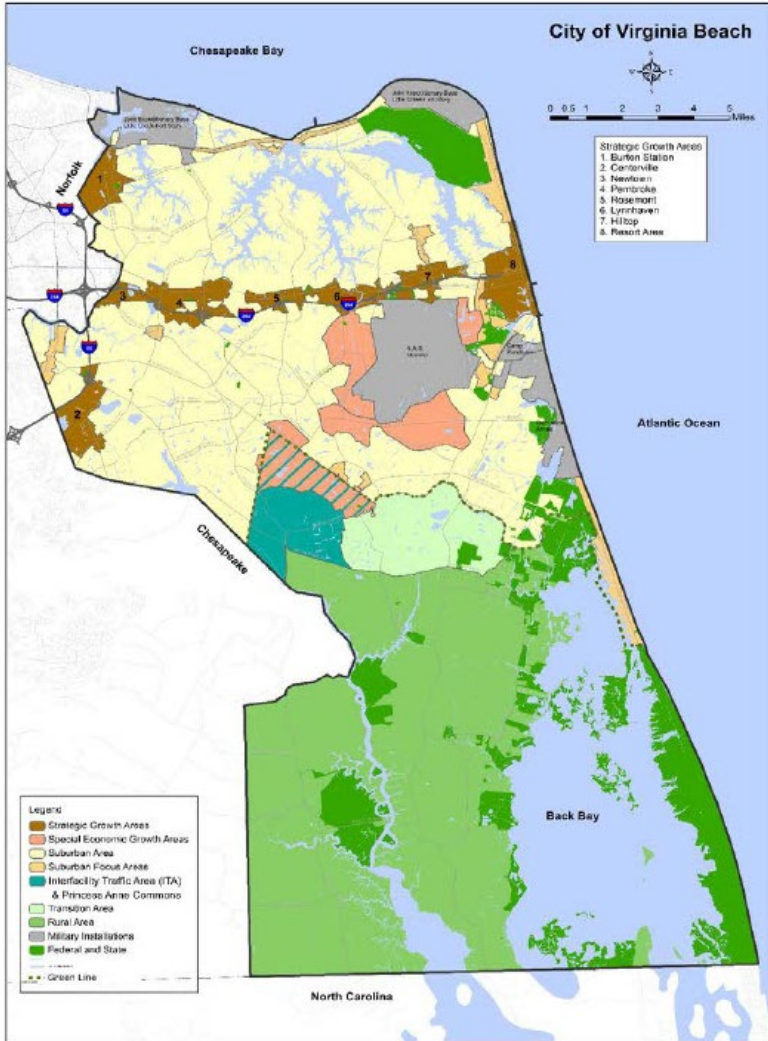
CITY OF VIRGINIA BEACH COMPREHENSIVE PLAN



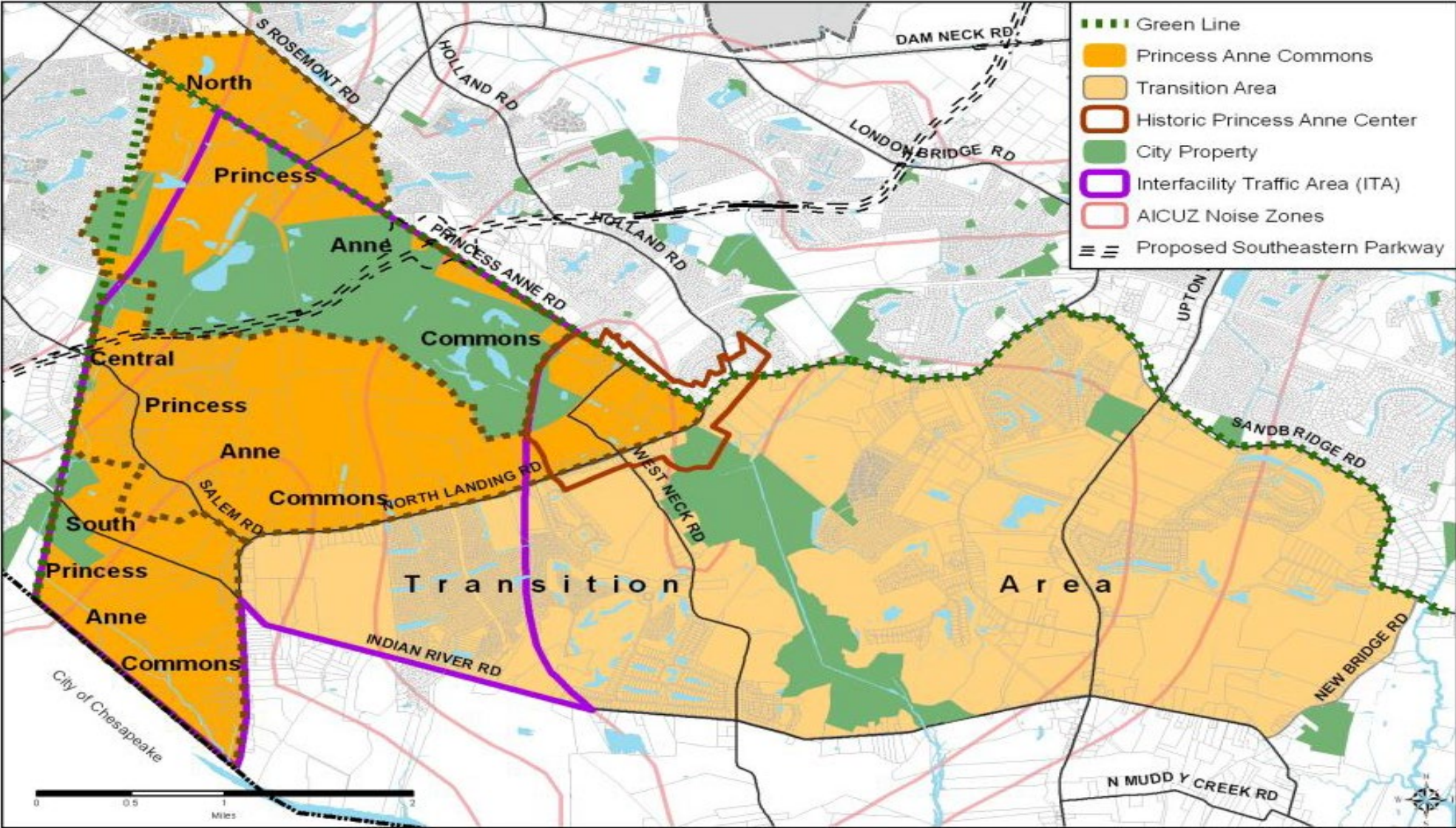
Policy Document

Adopted May 17, 2016
 Amended January 17, 2017
 Amended June 20, 2017
 Amended December 12, 2017
 Amended November 20, 2018
 Amended June 2, 2020
 Amended June 16, 2020

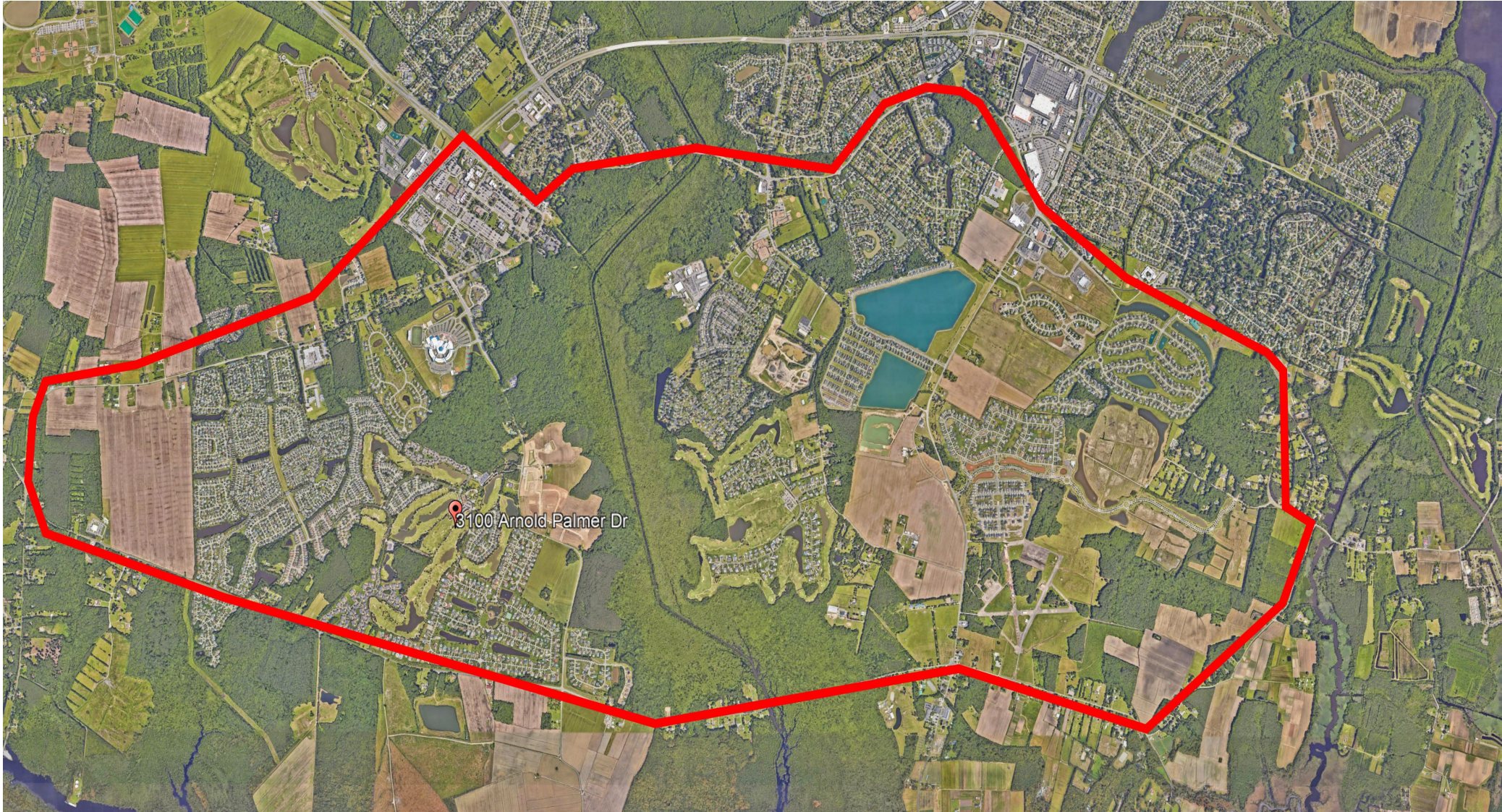
1.1 - Planning Areas Planned Land Use Map



Princess Anne Transition Area



Princess Anne Transition Area



Eagles Nest





Conservation Land Planning



61 YEARS OF EXPERIENCE
300+ DESIGN AWARDS
GLOBAL PRESENCE



Firm Overview

In 1960, visionary Edward D. Stone, Jr. founded a firm dedicated to the proper use of land resources and thoughtful creation of human environments. From these modest but ambitious beginnings, EDSA's legacy has grown into one of the world's most renowned design firms. Upon this foundation, we continue to adapt, evolve and positively influence real estate development to better meet the environmental, social and economic needs of our clients and users of the earth's landscapes.



With six decades of experience and hundreds of completed projects on six continents, EDSA has helped shape the global practice of planning, landscape architecture, and urban design.



Bringing an intrinsic value to how land and space are utilized, our work respects, enriches and showcases natural beauty in harmony with cutting-edge creativity. By designing for the best use of land forms, natural resources and public interface, we help commerce and communities thrive. Our strength resides in a comprehensive understanding of the development process and proven track record of getting projects built and operational.

Our commitment to collaboration is matched by design excellence and our depth of talent. Fueled by the efforts of a 145-person team, our highly trained staff brings internationally-diverse perspectives and solutions to an ever-evolving industry.

Beyond creating quality outdoor spaces, we care deeply about the human experience and how people feel, act and enjoy the spaces we create. Extending from our designers who infuse passion into their creations, to consumers who experience our spaces and clients who are rewarded for their investments – our designs create lasting value.



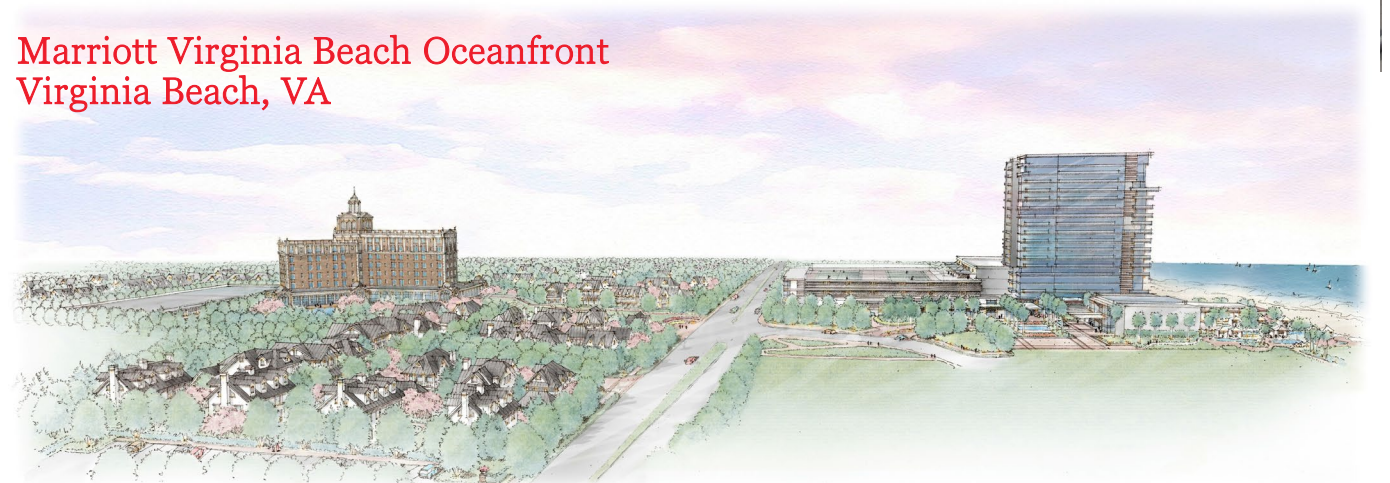
Project Experience



Historic Cavalier Hotel – Virginia Beach, VA



Virginia Aquarium & Marine Science Center – Virginia Beach, VA



Marriott Virginia Beach Oceanfront
Virginia Beach, VA



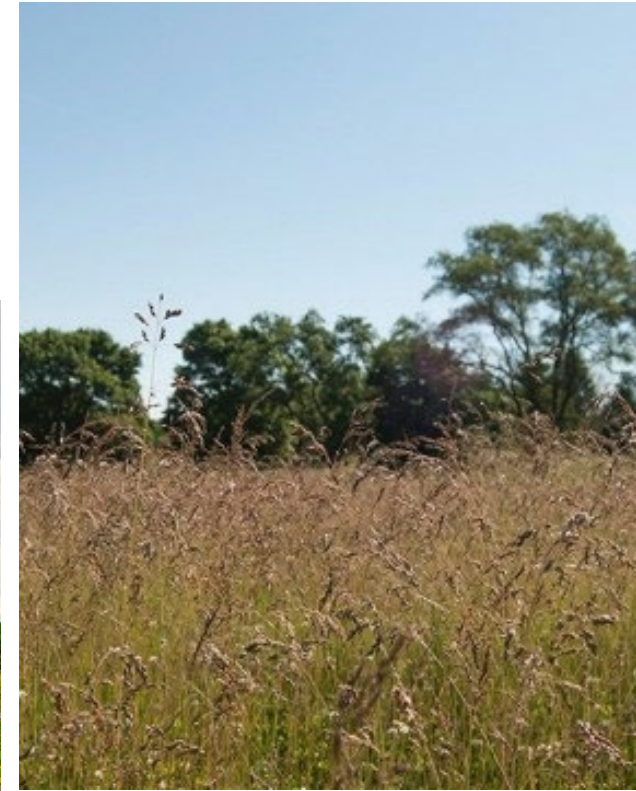
Golf Courses to Open Space

Case Studies in Transforming Golf Courses to Open Space



Orchard Hills Park –
Cleveland, Ohio

Forest Beach Migratory
Preserve – Belgium
Wisconsin

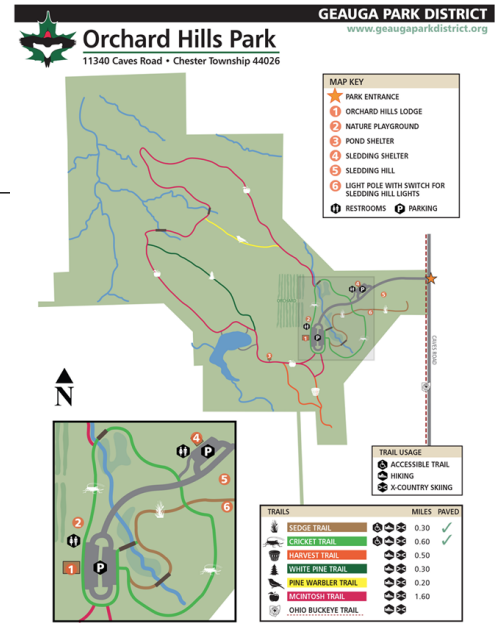


The Highlands – Grand
Rapids, Michigan

Milton Country Club –
Alpharetta, Georgia



Orchard Hills Park – Cleveland, Ohio

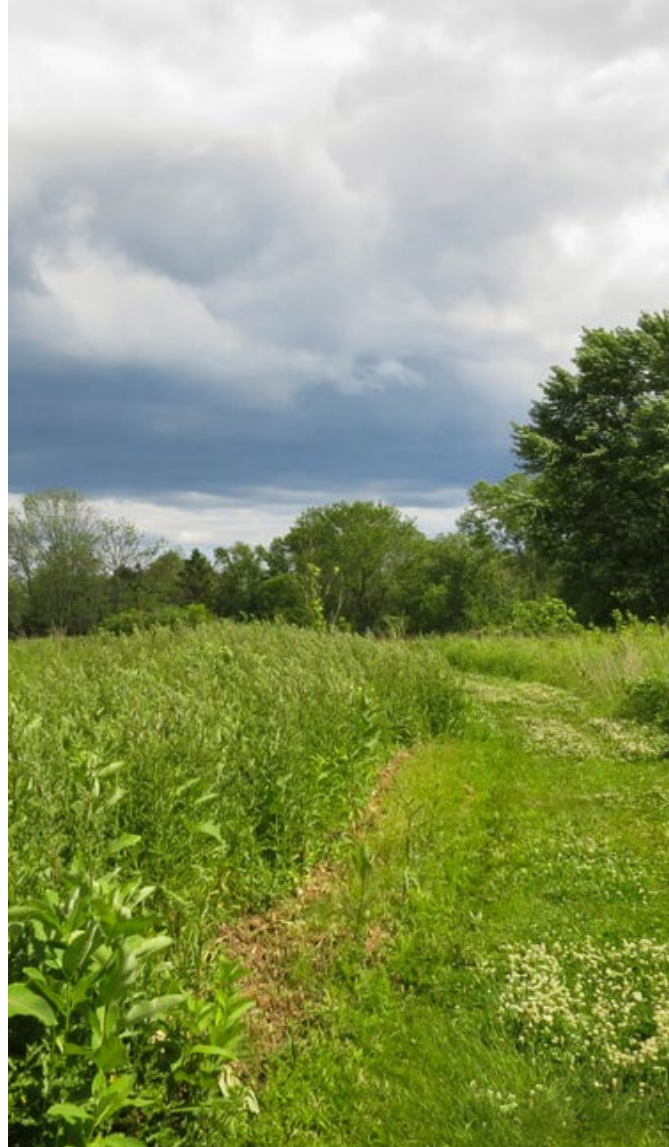


This 237-acre park, formerly managed as a golf course, is in the process of reclaiming a natural landscape. Six trails total 3.6 miles. Children can have fun here on an orchard-themed playground, as well as a primo sledding hill during winter months. Restoration has been funded in part through a grant from the Ohio Environmental Protection Agency and U.S. Environmental Protection Agency under provisions of Section 319(h) of the Clean Water Act



Forest Beach Migratory Preserve – Belgium, Wisconsin

The Squires' Property is a unique and important project. The 116 acre site was previously used as a golf course. However, the site boasts significant ecological value and restoration potential due to its size and proximity to Lake Michigan. The property is located on the Lake Michigan shoreline with the majority of the golf course situated approximately 600 feet inland. It is one of the largest tracts of open land remaining in Ozaukee County along Lake Michigan. The property features a 5-acre hardwood forest with ephemeral (seasonal) ponds, open grassland and prairie, a partially wooded ravine and five constructed wetland ponds.



The Highlands – Grand Rapids, Michigan



In 2017, with the help of the Land Conservancy of West Michigan, a pipe dream became reality. The two organizations collaborated on the purchase of the 121-acre Highlands Golf Club in Grand Rapids with a vision to transform the property into a natural area for community recreation and education.

In its first years as a natural area, the grass at The Highlands has grown high and wildlife has moved in, including fox, deer, muskrat and a multitude of birds and insects. Volunteers have planted acres of native wildflowers and grasses which have already begun to flourish, along with hundreds of native and climate resilient trees. We've created eight new wetlands on the property, attracting ducks, herons, migratory waterfowl, turtles, frogs and more. These efforts are bringing biodiversity to the middle of the city.



Milton Country Club - Alpharetta, Georgia



In 2017, the city purchased the bankrupt 137-acre club for \$5 million, a major piece of the \$25 million green space bond the city issued, which is also financing an expansive 52-mile-long trail network to connect schools and parks. Remodeling the former golf course, which will include removing golf cart trails and adding new amenities, will likely cost \$17 million and take up to a decade. Through a series of open houses and public workshops, they found the community was most concerned about increased pedestrian and vehicular traffic to the new park. Most of the residents around the course purchased their lots for the view. “Only about 35 percent of golf club homeowners typically play golf,” Bosman explained. These residents are concerned about finding the public in their yards. A draft plan calls for spending \$960,000 on fences and planting walls of trees in other areas to protect privacy (and property values).



ADOPTED
AUGUST 19, 2019

THE PARK

AT THE

FORMER MILTON COUNTRY CLUB

MILTON'S DESIRE FOR PARKS AND TRAILS

<p>2014 Greenspace Bond Fund</p> <p>83% of Milton residents voted to approve the \$25M Greenspace Bond. The Milton Greenspace Advisory Committee (MGAC), which is led by Milton residents, works with the City to identify possible greenspace opportunities.</p>	<p>2016 Milton Comprehensive Transportation Plan (CTP)</p> <p>94% of respondents said they would be more likely to walk/bicycle if improvements were made.</p> <p>Out of eight transportation priorities, residents chose walking and bicycling second only to vehicular travel.</p>	<p>2017 Milton Comprehensive Parks and Recreation Master Plan</p> <p>77% of respondent households had an unmet need for walking, hiking, and bicycling trails in the City of Milton.</p> <p>56% of respondents chose walking, hiking, and bicycling trails as one of their top four facility choices.</p>
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Exploring Opportunities





Comments / Suggestions