



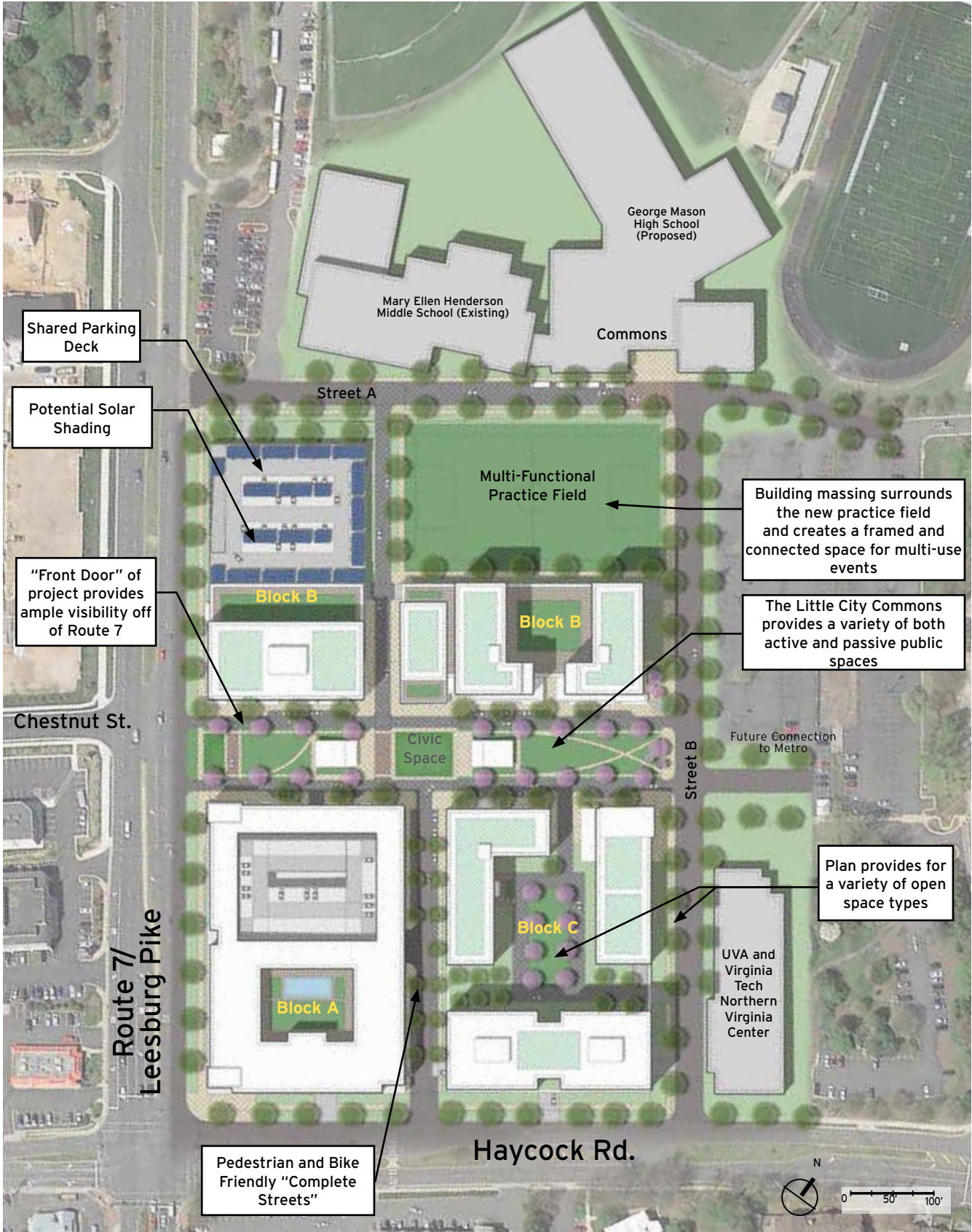
Darcy Flats, PN Hoffman & Associates

RESPONSE TO REQUEST FOR PROPOSAL
FOR

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT

RFP NUMBER 0501-18-GMHS-WFC

A. Overall Planning Vision



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Utilizing our combined expertise in the design and development of vibrant pedestrian-oriented places, the Falls Church Gateway Partners' (FCGP) team has worked diligently to create an ambitious and appropriate vision for the Site. This vision is grounded in the principles that govern successful urban neighborhoods throughout the world and includes a permeable grid of pedestrian oriented streets, architecture and scale that respects the surrounding neighborhoods, and a strong open space concept to give visitors a reason to visit as well as linger.



The Site sits at a prominent gateway into Falls Church from the west along Leesburg Pike, yet one of its most important assets, the West Falls Church Metro sits hidden to the east. For the City to maximize the value of the asset, it is vital that a street grid be developed in coordination with the County that will eventually lead to a direct pedestrian oriented connection from the Site to the major transit hub. As such the FCGP plan respects this eventuality from a design perspective. The intent of our proposed Conceptual Site Plan is to provide a system of connected streets and appropriately scaled blocks to accommodate a variety of uses: retail, office, hotel, civic, and for-sale and for-rent housing.

Our vision for the development aims high, striving for both aspiring architecture and socially engaging public spaces, all within a sustainable development setting. Perhaps the most notable asset in the plan is a new linear park, which the FCGP team refers to as the "Little City Commons." This bold and iconic gesture provides an organizing element for the proposed mix of uses within the master plan and creates an inviting front door along Leesburg Pike and a new main street directed towards the West Falls Church

Metro Station. The streets surrounding the Little City Commons will incorporate best practices for pedestrians as well as cyclists and are designed to be closed to cars from time to time for large public community events without impeding access to the various parking garages integrated throughout the site.

Creating a truly memorable new neighborhood requires more than just good planning and design. The FCGP team has the expertise in placemaking and place management to create the heart and soul for this new project with regular festivities contrasted with moments of inspiration and surprise necessary to turn our guests into loyal visitors. As our team has witnessed first hand at the Wharf, at Pike&Rose, and with the redevelopment of Clarendon, one of the greatest measures of a success for a new neighborhood, is when the local community inherits the public spaces as their own. They take on an emotional connection beyond the stores on the first floor or the architecture of the building and become the beating heart of the community. If given the opportunity to serve, team FCGP has the proven experience necessary to turn this ten acre piece of land into a treasured destination for the City of Falls Church.

B. SF and FAR Chart (000's)

BLOCK	Min SF	Max SF	USE
A	250	350	MF Rental
B1	100	140	Office
B2	5	50	Civic Use
B3	75	125	Condo
B4	75	125	Condo
C1	100	150	Hotel
C2	150	200	Flex: Senior, MF, Condo TBD
C3	120	200	Office
Retail	100	150	Retail
APPROX. SF	1,400	1,400	
APPROX. FAR	2.42	3.06	

NOTE: Square foot ranges are approximate in nature and will be refined with input from the City and Community.

C. Class A Office and Hotel

The FCGP team is confident in our ability to deliver a vibrant, transit-oriented, mixed-use environment that will drive demand for Class A office buildings on the Site. The office component of the redevelopment plan is vital to the success of the project as it will drive daytime activity for restaurants and retail, thereby allowing those uses to thrive. It also creates commercial tax revenue for the City with minimal demand on City resources. Importantly, both contemplated office parcels are within easy walking distance to the Metro: one located prominently along Leesburg Pike at the front door to the community, and the other along Haycock Road. The office building closest to Leesburg Pike is envisioned as a 100,000 square foot building that would take advantage of great visibility along the Pike, and be built as part

of Phase One. Phase One would also include the construction of the Little City Commons that includes the bulk of the development's retail, open space and placemaking and will be delivered up front to drive demand for the Phase Two development opportunities.

Additionally, our Concept Plan incorporates a hotel as a key part of the mixed-use community. The FCGP team has extensive experience developing hotels across a variety of price points. Within the past year, PNH has delivered nearly 700 hotel keys at the Wharf and currently has a luxury boutique hotel under development. For the City of Falls Church, PNH will leverage existing relationships with Marriott, Hyatt, Hilton, and IHG to identify the correct brand for the site that helps create a vibrant mixed-use neighborhood and serves the needs of the City. Our development and construction



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teams have extensive experience across a variety of price points and quality levels, and will provide construction management services for the chosen hotel. In addition, PNH has experience in both brand and franchise management arrangements, and will leverage that experience to identify the best strategy for maximizing value on the Site. FCGP will utilize PNH's existing relationships with strong national management companies such as Concord Hospitality and PM Hotel Group, and will identify the strongest management company during the development process.

D. Retail

The retail program within the redevelopment has been strategically considered for several primary audiences: employees, residents, guests, and the existing Falls Church community. The workers and residents will appreciate the convenience of the 18-hour retail/environment the Concept Plan creates, visitors will be attracted to the critical mass of shopping and dining offerings located in an experiential setting. The program for the retail component of the redevelopment is approximately 100,000 square feet in total. It is comprised of a 40,000 square foot grocery anchor, junior anchor retailers, small shops, and cafes and restaurants that offer indoor and outdoor dining.



The major anchor tenant, the grocer, is located at the corner of Route 7 and the new Main Street, with prime visibility and ample convenient parking located beneath the store. The ease of access and covered parking will offer patrons a quick and

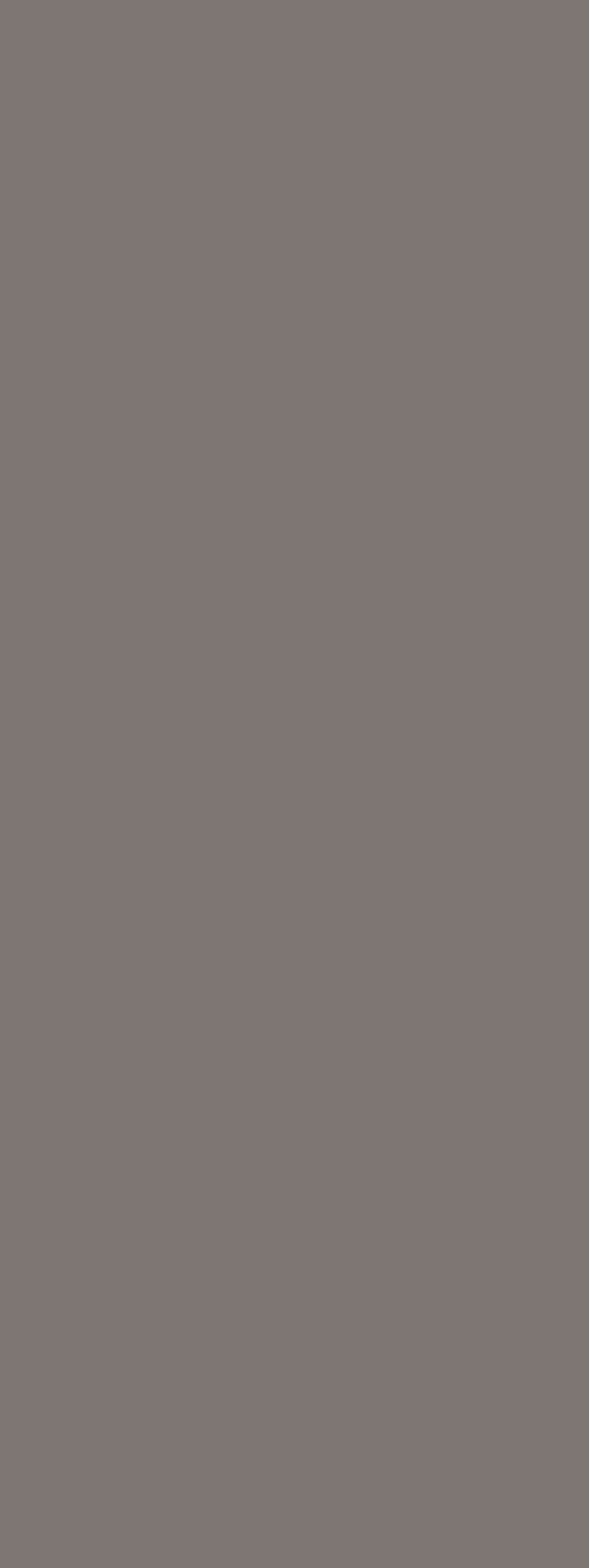
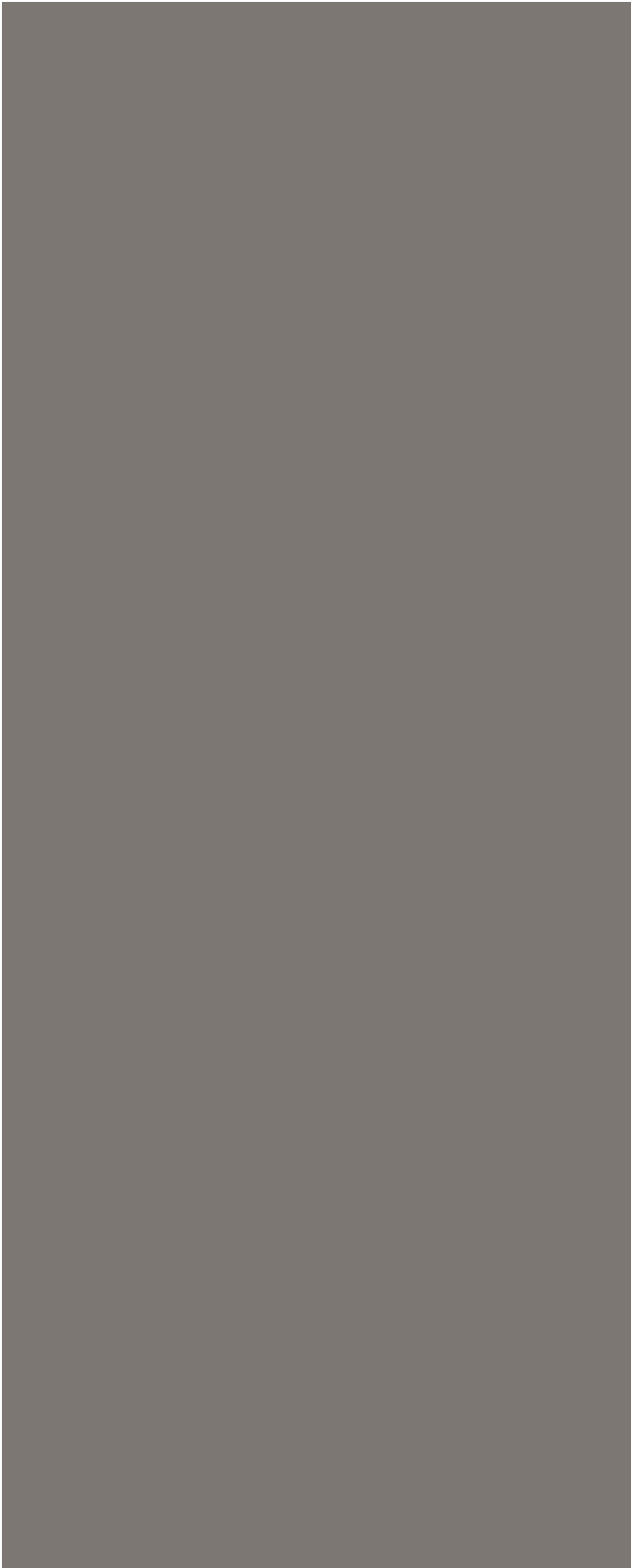
comfortable shopping experience. We believe that grocery stores are true neighborhood makers, acting both as a vital shopping amenity as well as a social and community hub of activity. Alternative retail anchors may include a fitness tenant or entertainment.

The balance of the casual and eclectic retail tenant mix will be curated to create a unique and inviting experience for shoppers and diners. Critical to the success of the retail merchandising plan and to the ultimate success of the destination is completing the "Little City Commons" a two-sided retail street around the main civic space in Phase One. The 130' wide promenade with double-sided shops contains a one way loop street with parallel parking and an inviting 60' wide by 465' long linear park. This highly visible destination space contains multiple park cafes, lush landscaping, and outdoor seating in a large central park. This marquee public space is planned for programmed events such as farmers markets, food truck rallies, seasonal ice skating, outdoor movie nights, exercise events, and arts and craft shows. For reference, the whole of this outdoor room is approximately two acres in size - more than double the size of the open space at Pentagon Row.

E. Residential - For-Rent and For-Sale

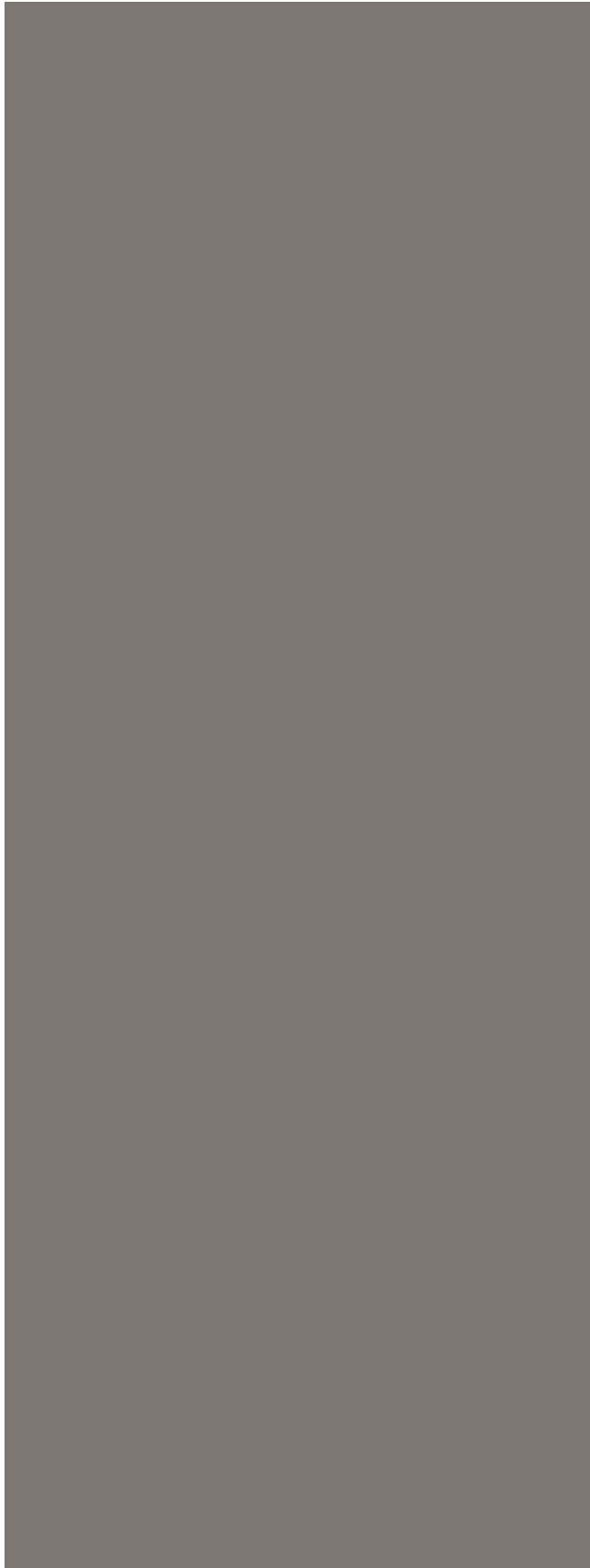
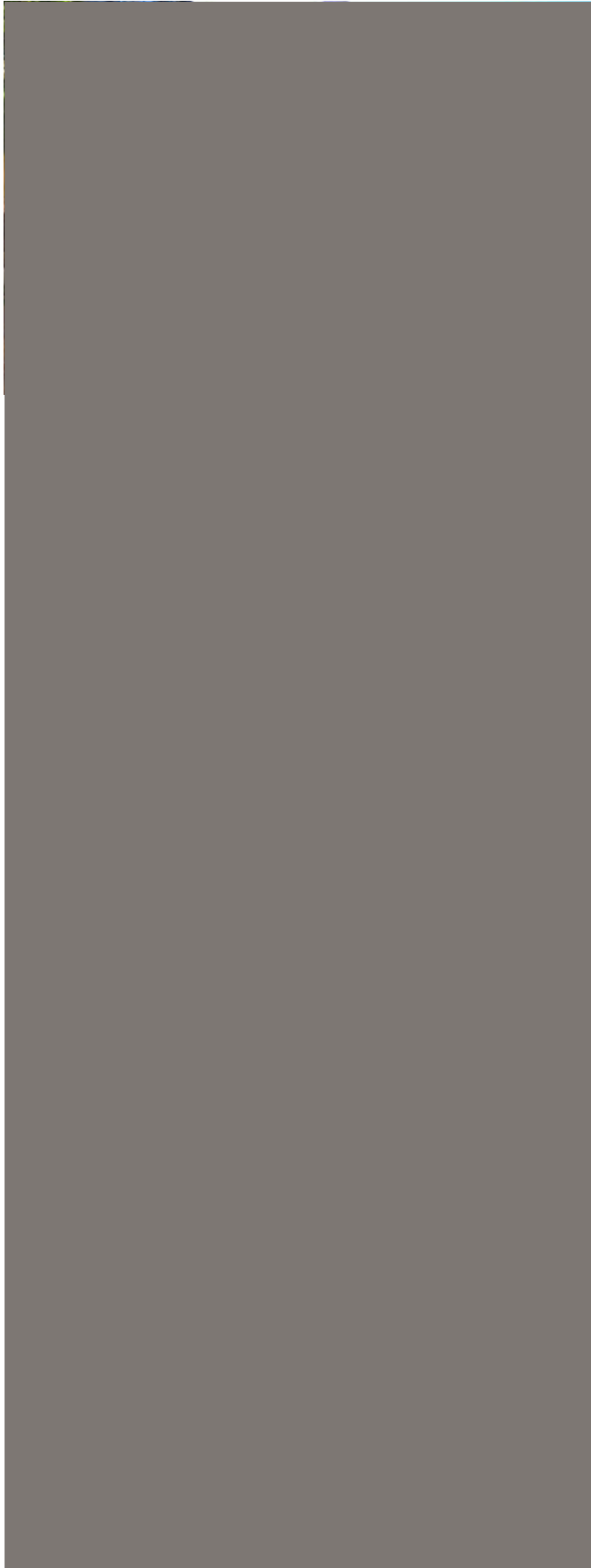
As a desirable transit oriented location, we have provided a diverse range of attractive housing options for young workers, families, seniors and empty-nesters alike to contribute to the vibrancy of this community. We have located both rental apartments and condominiums within these mixed-use buildings on the new Main Street. We will utilize a rich palette of durable as well as sustainable materials and systems to contribute to the uniqueness of "the Place". Parking for the housing will be below the building and/or screened from public view, and will also seek to take advantage of the naturally-occurring shared parking opportunities offered by the parking needs of the office tenants.

F. Innovative Flex/Shared Space
**CONFIDENTIAL - Not Releasable
Under VFOIA**



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CONFIDENTIAL - Not Releasable Under VFOIA



CONFIDENTIAL - Not Releasable Under VFOIA



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H. A Future-Oriented, Sustainable Development Focus

FCGP is fully committed as a team and as individual companies to a sustainable development focus for the City of Falls Church. The development will not only strive to meet high standards of environmental sustainability, but also to create a place that actively promotes personal and community health. Our design team member, TG+P, is committed to the principles of Sustainable and Healthy Communities in both its architecture and urban design and through implementation. This holistic commitment focuses on design strategies and collaborative efforts that support such principles as active living, social cohesiveness, mental health, food and nutrition, preventative healthcare, and environmental health. In addition to dozens of LEED Silver and Gold certified multi-family communities, TG+P has designed 94 LEED

Platinum homes that have been built around the country. In the design of this project, our team is committed to sustainability enhancing practices such as:

- Promoting walkability and multimodal transportation through a rich network of complete streets that address the needs of pedestrians and bicyclists along with cars and mass transit. Our team believes the Site presents an attractive Capital Bikeshare opportunity.
- Encouraging safe and active connections to the W&OD trail and park systems.
- The use of durable, lasting and energy efficient materials and systems and the application of high environmental standards for building design and construction.
- Locally sourced landscape designs that incorporate the best practices of stormwater management, air quality, and biodiversity.



- Collaborating with the City of Falls Church to further advance its greenhouse gas reduction efforts.
- Potential for Solar power car ports on the roof of the school parking garage.

EYA has demonstrated a firm commitment to environmentally sound business practices which goes well beyond simply using eco-friendly materials in our developments. EYA steadfastly supports a holistic smart growth approach, considering what, where and how we build. The result is a collection of neighborhoods that are praised by local officials and community groups, consistently noted by national awards programs, and loved by the people who call them home. EYA chooses to build where restoration and renewal will positively impact the community. EYA developments are situated in urban communities, just like the City of Falls Church site, where homeowners and renters will be within walking distance of not just transit, but employment, shopping, dining and other conveniences, reducing the number of cars on the road. Restricting development to these kinds of sites allows EYA to conserve resources, preserve open spaces and maintain our ongoing commitment to smart growth. Furthermore, EYA has historically been committed to pursuing LEED certification for its townhomes, providing homeowners with peace of mind that their investment is good for the environment in the long term. No other homebuilder in the Washington area has earned as many LEED certifications.

PNH is committed to building sustainable developments and lasting communities. The company's mission to "innovate urban life" comes with the responsibility to develop healthy neighborhoods and maximize opportunities for future residents and users to make environmentally friendly decisions. The PNH team believes in creating buildings that will grow to be cherished members of the urban fabric in their respective communities. This perspective allows the company to create robust buildings and public spaces, constructed of rich materials

and with advanced systems and technology. PNH employs a range of sustainable methods to construct efficient buildings including recycled materials, green roofs, solar energy, cogeneration, and more. The company constructs infrastructure and public spaces using low-impact development techniques such as bio-retention, permeable pavers and cisterns, and options for users such as efficient appliances, electric car charging stations and bicycle parking. Trees, plants and vegetation immensely add to a healthy ecosystem, and PNH preserves and/or plants new trees wherever possible. For instance, near The Wharf, PNH is introducing floating wetlands in the Washington Channel to support marine species and remove pollutants.

Regency has been an industry leader in sustainability since 2008, committed to delivering high-quality development projects that embrace sustainable development best practices. This early leadership positions them with an unparalleled breadth of experience in the design, construction and operation of sustainable shopping areas. Regency is committed to being an industry leader in sustainability and continually improving our performance. They believe this is the right thing to do for the communities, retailers, employees and their shareholders. This commitment can be seen in Regency's development of over 1MW of clean, renewable photovoltaic solar power, the issuance of a \$250 million Green Bond, the first for a U.S. REIT, and second for a U.S. corporation, and the receipt of the Green Star accolade for two consecutive years from the Global Real Estate Sustainability Benchmark.

I. Land Transaction Structures

In order to craft a true mixed-use environment, any redevelopment plan destined for success needs to strike a balance of uses that creates a symbiotic relationship among them, enabling the community to grow and become stable over time. We respect the City's desire to retain fee simple ownership of the Site and believe that the majority of the Site is suited

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to the City's desired 99-year ground lease transaction structure, with hotel, office, multi-family residential, and retail uses being amenable to this structure. However, in order to create this desired environment, residential uses consisting of both for-sale and for-rent product are crucial to provide ample opportunities within the project for a sufficiently broad population - diverse in income, stage of life, and family size. In order to provide this level of differentiation, our redevelopment plan proposes two condominium buildings with ground floor retail. While the condominiums would likely be targeted towards empty nesters with larger units and appropriate amenities, FCGP prefers a non-age restricted building as it is generally more attractive from a marketing perspective, even to those who are 55 and older. Both EYA and PNH have experience developing and building condominiums and we have highlighted a number of relevant projects in the Qualifications and Experience section of this RFP. Due to the impact that a ground lease would have on condominium sales and pricing, FCGP proposes a fee simple land purchase for the portion of the ground under the condominium buildings.

J. Additional Site Enhancements Benefitting the City and Surrounding Community

- **Specific location for a major public amenity to be determined in collaboration with the City:** While the specific programming uses and location would be determined with City collaboration and community discussion, the Concept Plan was designed to accommodate a civic/public amenity program as designated in purple on the Land Use Plan. One possible location is in the center of the plan, facing the proposed outdoor civic green space. This location could hold a building that would engage with the active public realm on the ground level. Upper levels could have outdoor terraces overlooking the green, creating a vibrant and memorable moment in the center of the plan. As another option, a

potential interior public amenity space could be designed as a liner in the ground level of the shared parking deck that would further link the engagement of the new high school and practice field with the development, as well as provide further visibility from Leesburg Pike.

- **Access to the Site from Leesburg Pike:** While we acknowledge the potential feasibility issue regarding the creation of a full movement intersection at Leesburg Pike & Chestnut Street, the Concept Plan contemplates a limited movement at this juncture in order to create blocks of efficiently developable dimensions. If the team is able to achieve a traffic light in this location, the new main street entrance can be modified slightly in order to align with Chestnut across the street. If a traffic light is not achievable at Chestnut Street, the team believes that a full movement intersection will function well for the Site at the intersection of Leesburg Pike & the new road (Street A on our proposed plan) created to access the school. Visitors can access the Site from this new road with direct access into the shared public parking garage or through the new street grid to the new Main Street. Given the importance of easy access from main roads surrounding the Site, it is crucial to the success of the development that at least one of the new Leesburg Pike intersections is signalized, with full movement.
- **Enhanced pedestrian access to the West Falls Church Metro Station:** Our proposed Concept Plan would create new pedestrian-scaled streets with continuous active edges to allow residents and employees to have multimodal access across the Site and towards the Metro station.
- **Infrastructure enhancement funding:** If FCGP is selected to take part in the second round of the RFQ process, we will create a draft infrastructure budget and funding plan. See the Financial Approach section



of this response for potential financial strategies recommended by MuniCap to fund extraordinary infrastructure costs.

- **Artisanal retail:** Dynamic retail destination that will draw people to the City of Falls Church and benefit those who live in the neighborhood already.
- **One Acre Little City Commons:** The park will provide a variety of both active and passive public spaces open to the community. The programming of the park will strive to engage a wide spectrum of community interests and events.
- **Improvements to the Haycock Road and Route 7 intersection**
- **Undergrounding of utilities**

K. Phasing and Estimated Delivery Dates

As previously described, Phase One would strive to deliver a complete retail and placemaking experience, with at least one

building of each use delivered. By including a hotel, multi-family rental and condominium, office, and retail uses in Phase One, we are able to spread out the absorption among different uses and maximize the initial delivery of ground floor retail and park space. Aside from building delivery, placemaking efforts will focus on the creation of the Little City Commons and the tie-in to the playfield and its surrounding edges to create an inviting destination as soon as possible - achieving the goal of creating the "place." It is assumed that Phase Two will go forward after sufficient market absorption has occurred in the office building and condominium building of the prior phase.

There are a large amount of onsite utilities that need to be relocated at the intersection of Haycock Road and Leesburg Pike. These relocations will need to be coordinated early with the utilities companies so the work can begin prior to or concurrently

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with the excavation of the underground garages so the utilities have been removed when construction begins on Phase 1. The anticipated dates of delivery are as follows:

- Site Work: Early 2022
- Phase 1 Construction: Spring 2022
- Phase 1 Delivery: Spring 2024
- Phase 2 Delivery: 2026

L. Zoning Plan

The City designated the entire site a “Special Revitalization District for Education and Economic Development” on the Future Land Use Map with specific text calling for significant Mixed-use Development on the 10 acre Site. No additional changes to the Comprehensive Plan of the City are anticipated.

FCGP supports amendments to the mixed-use Special Exception regulations of the B-2 zoning district that would include greater height and density, and more flexible parking requirements. The City proposes to add to B-2 a two-step special exception process of zoning entitlements for mixed uses in this revitalization district; the first step is largely conceptual and the second provides the details of the development scheme. While a two-step process would be helpful as an option, FCGP believes that a “one step” detailed Special Exception process would likely be more expeditious and would achieve the finality necessary for the City to receive the maximum financial benefit of a land sale and/or ground lease. Further, FCGP suggests the current “Site Plan” process set out in Section 48-1134 of the Zoning Code be modified to be an administrative process similar to the Site Plan processes in surrounding jurisdictions. All advisory boards and commissions are able to review and comment on the proposal during the detailed Special Exception process.

The Site could be rezoned at the City’s own initiative in the immediate future if the changes to the B-2 District are decided. Alternatively, rezoning of the Site could be done at the time the City finalizes a

development plan for the commercial portion, negotiates a financial deal with our Team and approves a detailed Special Exception. During the later process, the community engagement process outlined below would be used to achieve the necessary zoning entitlements, thereby allowing the community to achieve its goals and maximizing the financial return to the City.

M. Community Engagement Plan

If selected, FCGP intends to create a first rate, highly amenitized, pedestrian-oriented, mixed-use neighborhood on the Site. The City already has an incredible reputation as a highly sought after place to live, with a well-educated multi-cultural population and some of the best schools in the country. The tagline “The Little City” speaks to the desire of local residents to see the City remain the type of place where there is a strong sense of community, where residents know their neighbors, where they shop local, and are engaged in local politics and land use. FCGP believes that if done right, with vital input from local residents, the redevelopment of the Site could become a much needed center of life for the City of Falls Church. Through the combination of good open space design, a major civic use attraction, as well as connectivity to Metro, the middle school, high school, and the surrounding neighborhoods, this development should be a place that Falls Church residents identify with both emotionally and physically. The FCGP team has extensive experience master planning and developing projects that have involved significant levels of entitlements and community engagement work, and these experiences have taught us the value in establishing an effective community outreach approach from the outset based on realistic and achievable expectations. We believe in the importance of inviting residents and local businesses in through traditional methods, while also reaching out beyond those who typically are engaged to make sure that everyone in the community has a voice in the process.

We have included below three examples of our team's recent experiences successfully creating master plans through entitlements and community engagement processes. Each of these projects created a sense of place and, as important, created significant value for our sellers and land partners.

1. The Wharf, Washington, DC

PN Hoffman (PNH) has also successfully led an extraordinary community engagement process in their design and development of The Wharf in SW DC. During the master planning process and beyond, PNH held more than 750 community meetings, large and small, with the ANC, boards of neighboring residential buildings, Gangplank Shipholders Association, SW Neighborhood Assembly and others to build consensus among a range of stakeholders, while balancing the District's goals and the economic realities of the project. PNH developed a structured community engagement process that ensured the team was providing regular updates to and receiving regular input from the community as well as its District government partners. This open approach and community commitment has built strong support for The Wharf and PNH within the SW community that is based on mutual respect, trust and credibility. PNH, along with partners ERBD and Paramount, has been awarded three additional development sites in Southwest DC (St. Augustine's Church, Riverside Baptist Church, and Waterfront Station), are further testimony to the team's support within the community and District government.

<https://www.wharfdc.com/>



2. Envision McMillan, Washington, DC

One of the strongest examples is the McMillan Redevelopment in Ward 5 in the District. McMillan involved one of the most significant community engagement efforts of any District project in recent history anywhere in the DC Metro Area, and the team, led by EYA, worked together with stakeholders to complete the engagement process. The result was approval of the master plan by the Mayor, the Council, the ANC where the project is located, and the relevant entitlement bodies, including the Zoning Commission, Historic Preservation Review Board, and the Mayor's Agent for Historic Preservation. McMillan is similar to the West Falls Church site in its public ownership with multiple priorities, size, highly visible location, need to blend in to the surrounding community, and mandate to be a world-class example in community based redevelopment. Through working with the community and all facets of the District, our McMillan team has delivered a mixed-use master plan that creates jobs, provides mixed-income housing for all ages, and provides neighborhood serving grocery and retail, all in the backdrop of historic preservation and generous parks and open spaces. We believe that, with our team, the City of Falls Church can offer many of these benefits to its constituents, along with creating immediate and long-term revenue streams. In addition to McMillan, EYA has successfully spearheaded master planning, entitlement, and development of several additional projects, including the County Service Park at Shady Grove Metro Station, Park Potomac in Potomac, MD, Arts District Hyattsville in Prince George's County, and two projects in Ward 5 DC, among others.

<https://envisionmcmillan.com/>

3. White Flint Sector Plan, Montgomery County, MD

For ten years, as an employee of both the Holladay Corporation and Federal Realty, Evan Goldman was engaged in entitlements in the White Flint Sector Plan area

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culminating in the rezoning and replanning of the area to support 29 million square feet of mixed-use development. The White Flint Partnership described in greater detail in Evan's bio attached, was formed by the largest property owners surrounding the White Flint Metro Station to provide much needed resources to the planning process, and to create a robust conversation with the community about the future direction of the area surrounding Rockville Pike. Evan led the White Flint Partnership during the master plan debate and spearheaded the community outreach aspects of the Partnership. As an example of his personal dedication to the success of the effort, over the course of nine months leading up to the County Council Public Hearing on the plan, Evan personally organized and/or attended more than 80 presentations. He met with civic associations, business groups, book clubs, church groups, and affinity organizations, including anyone and everyone who was interested in learning more about or contributing to the vision for this area. Through this effort, the White Flint Partnership was able to not just educate the public about the potential of the plan, but to listen to suggestions and ideas and to incorporate them into the development. Through these efforts, Evan partnered with a local resident and local business person to found Friends of White Flint, an organization made up of local residents, business people and property owners that is still active today, and whose mission it is to advocate for the

implementation of the vision approved in the sector plan. This grassroots civic outreach, combined with a robust social media campaign resulted in overwhelming support for the approval of the White Flint Sector Plan.

<http://www.whiteflint.org/>

<http://montgomeryplanning.org/planning/communities/area-2/white-flint/approved-adopted-plan/>

<http://pikeandrose.com/>

The above projects represent our team's broad based capabilities in working with public sector partners and long-term institutional owners to master plan and entitle large, complicated, historically significant sites. This tailored experience is second to none in preparing our team to maximize value and community desires for the City of Falls Church. Based on this experience, we have learned that the goal of an engagement process should not necessarily be to meet the needs of every stakeholder, but rather to make sure people have the opportunity to express themselves and their opinions, to listen and engage the community's concerns, and that the ultimate plan balances the needs of the community, City, and the new development. We will be assisted by David Lasso of Baskin, Jackson & Lasso - a City of Falls Church firm with decades of experience in complex transit-oriented projects and smaller neighborhood land use matters in the City and Fairfax County. It is with this perspective that we have developed a general community outreach and engagement strategy outlined below.

Currently, we have begun a strategic planning phase, and if selected to continue to the next round in the selection process, we will work with City of Falls Church officials to further refine and understand any desired changes to the Concept Plan. The development process will be an iterative one, with continuous evolution of the plan to reach the highest

and best design and uses for the Site. The community is already actively engaged in this project, and has shown consistent interest through their attendance of the City's Sunday meetings. Thus, the community will not be surprised when initially presented with the Concept Plan. We will then move forward with discussions with the surrounding community and coordinate with the City throughout the process.

The Site is largely surrounded by already-developed land, with civic/educational, commercial, and residential uses, and as such FCGP will engage with all three stakeholders. Prior to the submission of a Special Submission Step One Application, we envision holding direct discussions with proximate commercial stakeholders, Federal Realty and the Beyer family, as well as consultations with smaller commercial land holders. FCGP will hold direct meetings with the three major governmental or institutional stakeholders: WMATA, the University of Virginia and Virginia Tech, and the land use regulator for Fairfax County. We have already begun those discussions and we would expect them to intensify as we move forward. FCGP will also engage with the immediately proximate residents in the nearby condominium and multi-family rental communities, as well as the greater City community, through a series of voluntary public meetings designed to engage all interested stakeholders. As part of this phase, we will pursue several small format meetings focusing on specific themes. As an example, the first meeting could focus on the overall development program, heights and densities, as well as uses and retail possibilities that coincide with the City's goals, and to hear concerns. The second and third meetings could then focus in on responding to stakeholder input regarding civic and open space possibilities and housing needs, respectively.

Community-wide meetings will be the bulk of the next phase. Using a variety of tools, including town-hall style meetings, workshops, open houses, focus groups, and educational sessions, we will engage

with and guide the community towards an economically feasible and all-around desirable plan. Our last recommended phase is that of ongoing communications. Utilizing a variety of channels (website, meetings, presentations, social media), the team will maintain a stream of updates and proactive messaging to create positive momentum and support throughout the entitlement and development processes.

Torti Gallas + Partners is committed to working actively with community stakeholders to arrive at innovative and appropriate design solutions that are "owned" by the community. They have conducted over 400 Workshops and Charrettes, both locally and nationally, to engage communities in designing "win-win" solutions for challenging urban conditions. In each case, Torti Gallas has worked to craft a stakeholder infrastructure that is specific to the unique conditions and makeup of the project and the community. They seek to involve residents, community leaders, clergy, elected officials, county officials and staff and other important participants, as appropriate, to obtain the right and necessary level of community participation to ensure a project's success.

David Lasso, land use counsel for FCGP, has gathered an extensive list of community stakeholders and we are committed to meeting with each and listening, gathering and examining all of their concerns, answering questions, and following up with each stakeholder. We also acknowledge the importance of meeting with the City's various boards, commissions, and other organizations that have the desire to set a meeting. FCGP also has experience with John Faust (Dranesville) and Linda Smyth (Providence) as well as with the planning staff of Fairfax County, and recognize the importance of their guidance before and during the community outreach process.