



Executive Summary



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Mason Greens will transform the site adjacent to the future George Mason High School into a dynamic, mixed-use community that achieves all of the objectives presented by the City of Falls Church.

VISION

Building on the forward-looking investment Falls Church is making in their schools, Mason Greens envisions redevelopment of a portion of the former high school campus as the catalyst for transforming the West flank of Falls Church into a more vibrant, urban, mixed-use neighborhood. It will be the first step and an example for repositioning functionally obsolete and underutilized assets along Broad Street to the east and strengthening the connections of the schools to the broader Falls Church community. Similarly, it will serve as a gateway for the neighborhoods to the west and north and a template for the inevitable growth across the UVA/Virginia Tech Graduate Center site to the West Falls Church Metro Station.

Connectivity will be insured by introducing well-designed, multi-modal streets and pedestrian ways providing convenient and safe access to the Schools and throughout the project—whether by auto, transit, on foot, or by bicycle. Moreover, those streets and paths will lead to interesting and unique public places where people will want to stop, rest, and enjoy. At Mason Greens, that place is a central square.



Here, project's residents will gather for a casual coffee and chat—or parents might meet there, overlooking the school's playing field while waiting for daughters and sons to finish after school activities. The square will also be flexibly designed to accommodate civic events, perhaps a weekend farmers or antique market, and maybe to listen to some jazz.

Mason Greens theme is Live:Work—Learn:Play. Beyond being strategically designed to meet current and emerging market demand in Falls Church, the proposed mixture of commercial and residential uses very intentionally incorporates employment and residential offerings—and celebrates the interplay among the neighborhood residents, the Schools, and the adjacent graduate center by encouraging and facilitating community and intergenerational activities.



PROGRAM

At Mason Greens, new streets and pathways will define six primary development sites. On them, we will construct well designed, high quality buildings ranging in height of between seven and thirteen stories.

Building and grounds will incorporate best practices for environmental impact and sustainability. They will be articulated with interesting courts, decks and rooftops, providing venues for “green roof” installations that provide a more aesthetically pleasing landscape while conserving energy, reducing run-off, and providing cleaner air.

Dynamic mixed-use retail offerings spilling into the public realm creating excitement and energy.



Our proposed buildings will house a balanced set of commercial, health care, and residential uses. A Senior Living Continuing Care Retirement Community will provide first-in-class accommodations and healthcare to area residents and a significant number of jobs. In keeping with the project's vision, we see the opportunity for shared

use of the Senior Living swimming pool with the Schools, providing student Swim teams a venue for practice and possible competition. A hotel will provide hospitality, meeting, and employment opportunities—and extended hour activity opening onto the central square. Our office building will be placed at the high visibility corner of Haycock Road and Broad Street, where it will serve visitors, professionals ,and entrepreneurs. Retail offerings include a variety of dining and shopping venues wrapping ground floors from Broad Street to the central square—with a signature concentration of restaurants and shops along “Haycock Row”.

Mason Greens will also provide a diversified ensemble of multi-family residential buildings providing market-rate, age targeted, and affordable units. The residential program will provide Falls Church’s 55 and over households with an opportunity to transition from their traditional single-family homes and continue to be involved in their community as well as for younger persons and couples to find housing in their City.

In total, the project will include over 1.2 million square feet of new space and activity—plus parking. Parking will be “right-sized” at approximately 1 space to 1,000 square feet of built area. That ratio reflects an orientation to walking, transit, and bicycling while ensuring the auto transportation needs of project residents, workers and visitors are reasonably met without spillover into adjacent areas. Shared use parking in the project’s commercial buildings will help meet demand when the project is hosting activities in its public venues.

TEAM

Mason Greens LLC will serve as the project’s master developer. It is comprised of the principals and affiliates of the Republic Family of Companies, a group that provides full service real estate development, investment and management services across the nation, with particular focus on the Washington DC and San Jose/San Francisco Bay metro-areas. Republic has developed some of the region’s most innovative, complex and successful master planned, mixed-use projects including Georgetown Park, Washington Harbor, Potomac Mills, Market Square and the Portals, to name a few. Republic is proud that many of its landmark and current projects involve public-private partnerships. Mason Greens has the expertise, experience and capital to make the project a success—another landmark.



Teams members with experience in delivering Class A multi-family rental buildings and first-in-class Senior Living CCRCs.

Joining Mason Greens as development partners for three of the six project sites are premier companies with extensive expertise and proven track records. Toll Brothers, one of the nation’s largest and most well respected residential firms will develop a Class A multi-family rental apartment building. Nova Ventures, well known in Falls Church for its successful projects, will deliver the Senior Living Continuing Care Retirement Community component.



Executive Summary, continued

Capstone Development is our hotel partner. Mason Greens will develop the remaining two mixed-use residential projects and the mixed-use office. Combined, our development team will successfully realize the project's vision at a pace and with a level of quality that insures sustainable success.

We are pleased that the James G. Davis Construction Company will be serving as general contractor to construct the project. Over five decades, Davis has constructed commercial, institutional and residential—and related infrastructure. It enjoys a great track record for integrity, craftsmanship, safety, and on-time/on-budget delivery.



Rounding out the team is a group of professional services firms considered tops in their disciplines—and a number with extensive Falls Church experience: McGuire Woods (land use entitlements and transactions counsel), Perkins Eastman (site planning and architecture), Lee & Associates (landscape architecture), Walter Phillips (civil engineering) and Wells & Associates (traffic and transportation management).

Creating a vibrant sense of place by channeling human energy through the site and creating a destination “hub” whether for hospitality or residential or in an urban or suburban environment.





Creating great public realms for complex, large scale mixed-use developments.

APPROACH

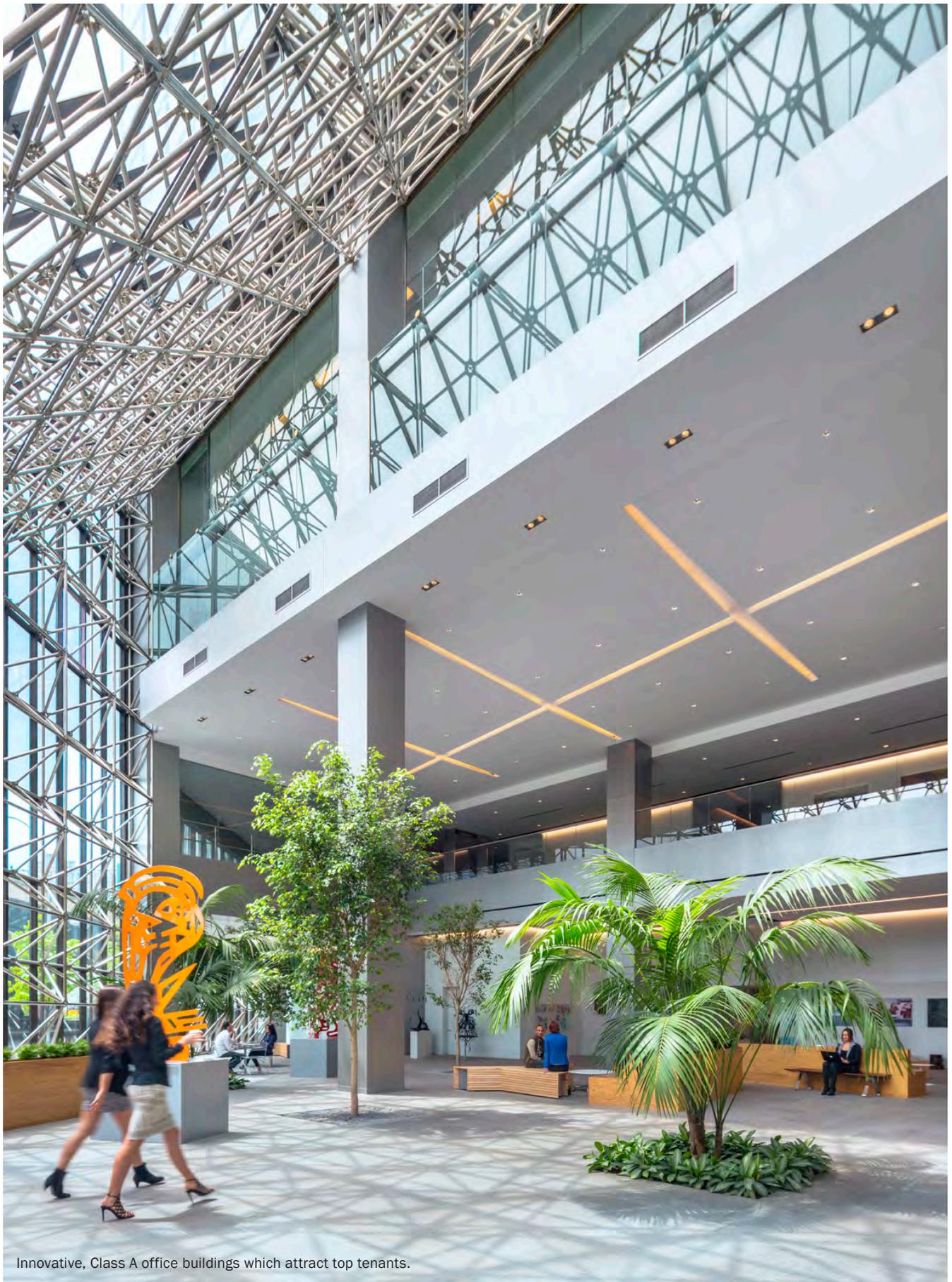
Upon completion of construction of the new and expanded Schools, Mason Greens will demolish the vacated former high school and ready the site for redevelopment. Our plan is to build-out the site beginning with the areas adjacent to the Schools and progressing east to Haycock Road. This approach allows us to conduct redevelopment and locate construction staging activities internal to the site, avoiding conflicts with the Schools' operations and disruptions to the surrounding community.



To meet the market and provide sensible staging, three phases are planned. The first phase will commence as soon as the School demolition has been completed and involve construction of the Senior Living project and related street infrastructure (2022 to 2024). Phase 2, involving the Toll's multi-family residential building, the hotel and related infrastructure will be brought on line in 2026. The final phase, the two-mixed use residential and mixed-use office projects are programmed to be completed in 2028/2029. While we can expect the market to continue to evolve, and potentially to support acceleration of build-out, we believe the proposed 6- to 7-year time frame is prudent.

From selection—through detailed planning and entitlements—during construction—and continuing into operations, Mason Greens is committed to community and stakeholder engagement. Extensive outreach and consultation will be made as the project progresses. We will implement an interactive multi-media platform for citizens and community groups to stay abreast of activities and events, to provide input, and get answers.

Mason Greens looks forward to being a good neighbor—and good and productive member of the Falls Church community.



Innovative, Class A office buildings which attract top tenants.