FALLS CHURCH FEASIBILITY STUDY

RUSHMARK

APRIL 25, 2018

Gensler

FALLS CHURCH SITE PLAN

PROGRAM GOAL

HIGH SCHOOL SITE

- Total Density FAR 2.5 to 4.0
- Limited Service Hotel - 120,000 G SF
- Office - 150,000 G SF
- Multifamily - 750 Units
- Retail - 150,000 G SF

PARKING ASSUMPTIONS

RESIDENTIAL = 1/ UNIT

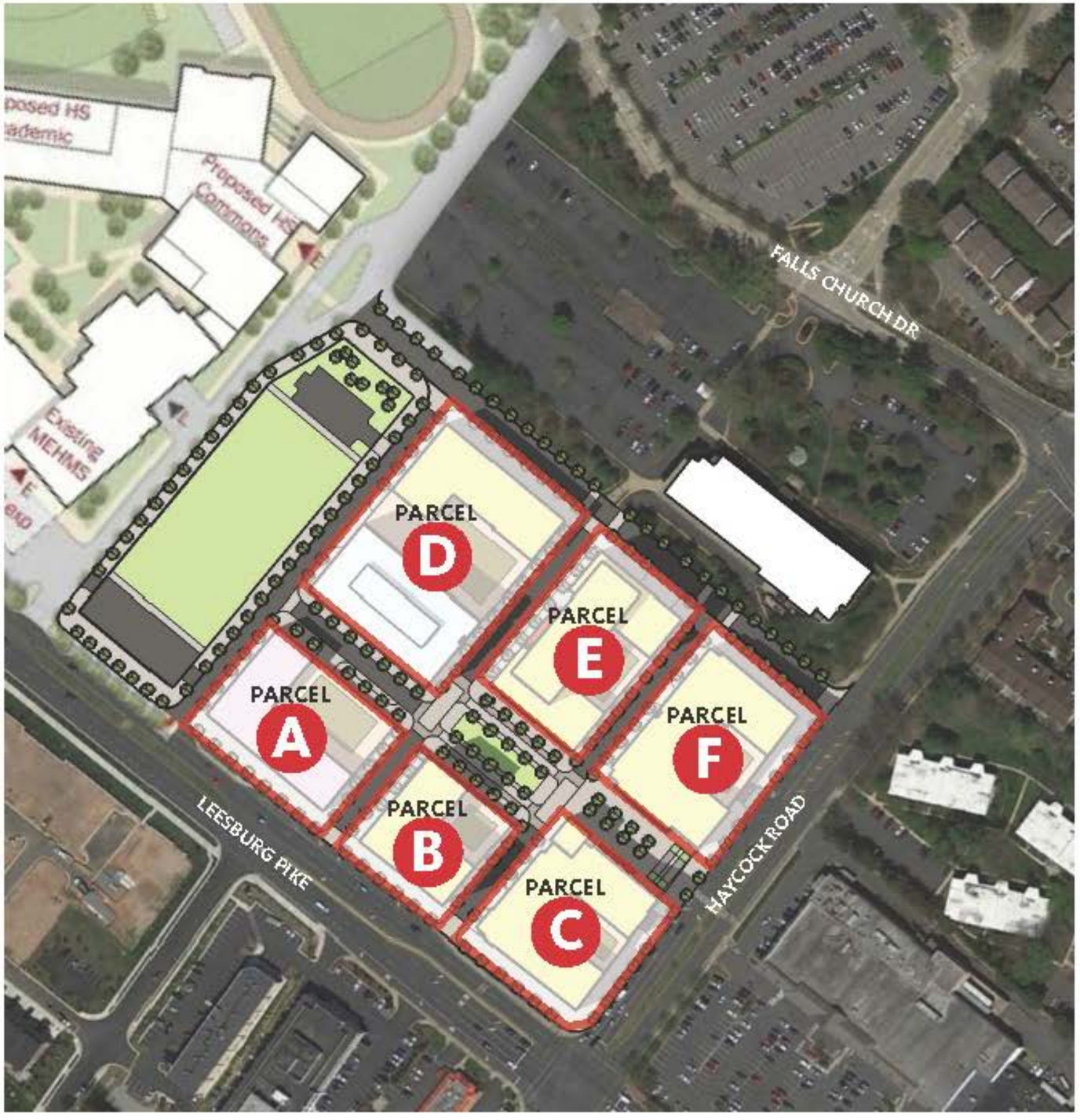
RETAIL = 3 / 1000 SF*

OFFICE = 2.5 / 1000 SF*

HOTEL = 1 SPACE/ 2 KEYS

*Reduce office & retail parking by 15% for "shared" parking

BLOCK PLAN



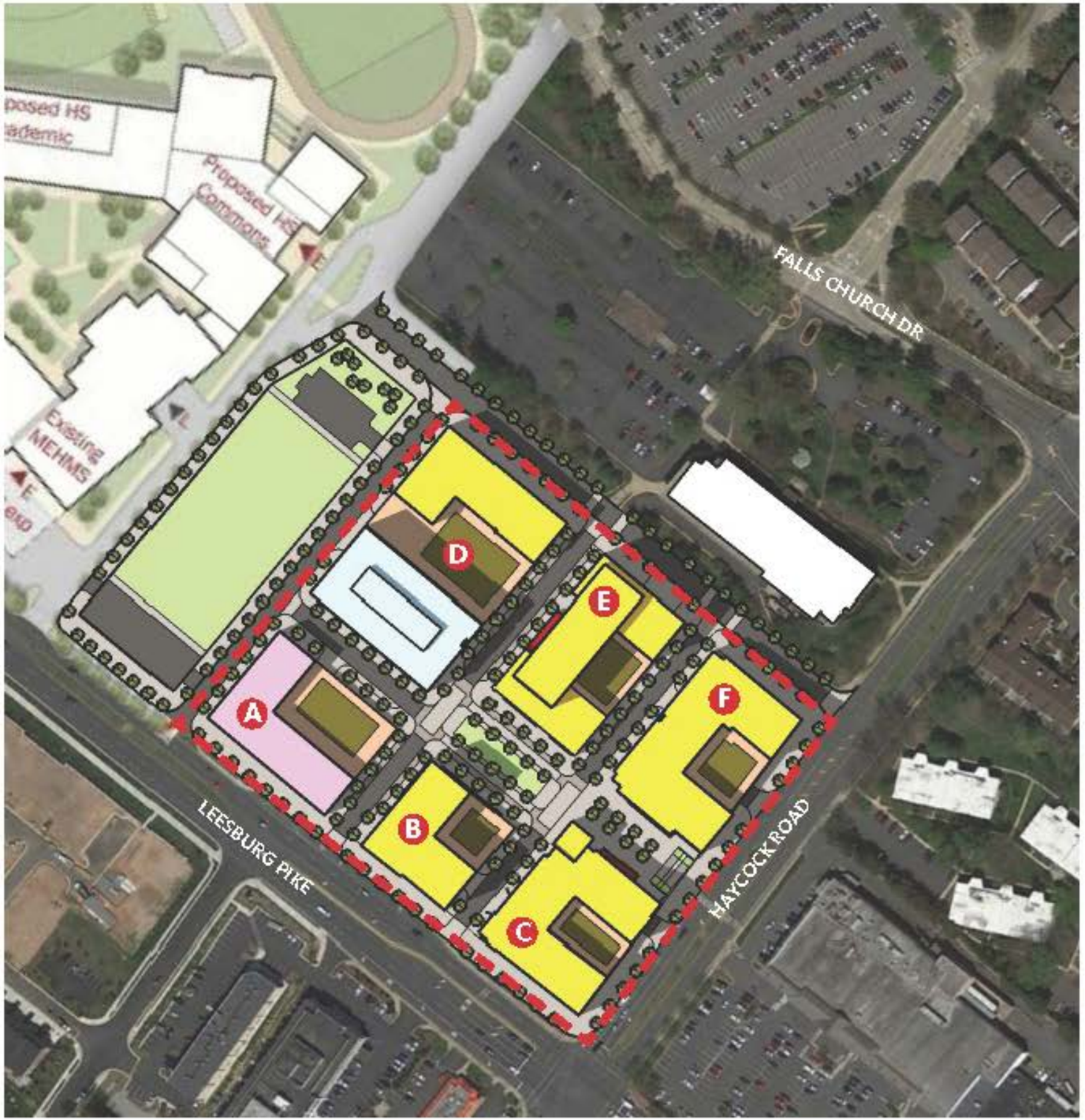
LEGEND

High School Site

HIGH SCHOOL SITE

	BLOCK SIZES
PARCEL A	45,600 SF *1.04 acres*
PARCEL B	32,400 SF *0.74 acres*
PARCEL C	48,300 SF *1.11 acres*
PARCEL D	79,200 SF *1.81 acres*
PARCEL E	48,600 SF *1.11 acres*
PARCEL F	50,000 SF *1.15 acres*

PROGRAM



LEGEND

- Retail
- Hotel
- Residential - Rental
- Office
- Site Boundary

PARCEL A

HOTEL	120,000 GSF / 120 keys
RETAIL	23,400 GSF

PARCEL D

OFFICE	150,000 GSF
RESIDENTIAL	108,000 GSF / 108 units
RETAIL	51,000 GSF
SHARED PARKING PROVIDED	742 SPACES

PARCEL B

RESIDENTIAL	144,000 GSF / 144 units
RETAIL	13,300 GSF

PARCEL C

RESIDENTIAL	147,000 GSF / 147 units
RETAIL	26,000 GSF

PARCEL E

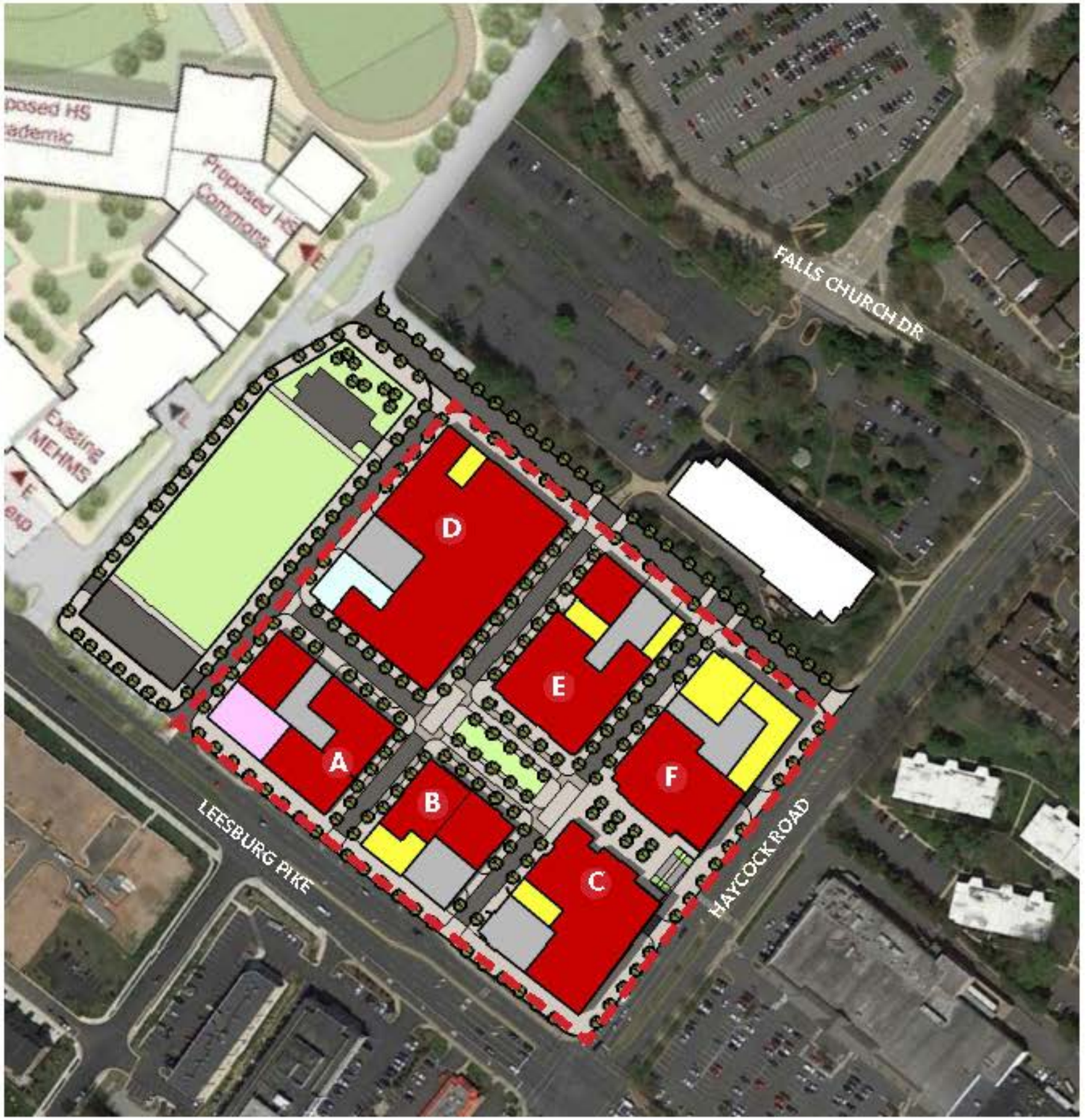
RESIDENTIAL	209,000 GSF / 209 units
RETAIL	25,000 GSF

PARCEL F

RESIDENTIAL	168,000 GSF / 168 units
RETAIL	18,700 SF
SHARED PARKING PROVIDED	885 SPACES

PROGRAM PROVIDED	
RETAIL	157,400 SF
HOTEL	120,000 SF / 120 KEYS
RESIDENTIAL	776,000 SF / 776 UNITS
OFFICE	150,000 SF
TOTAL DENSITY	1,203,000 SF
PARKING NEEDED	1,683 SPACES
PARKING PROVIDED	1,667 SPACES

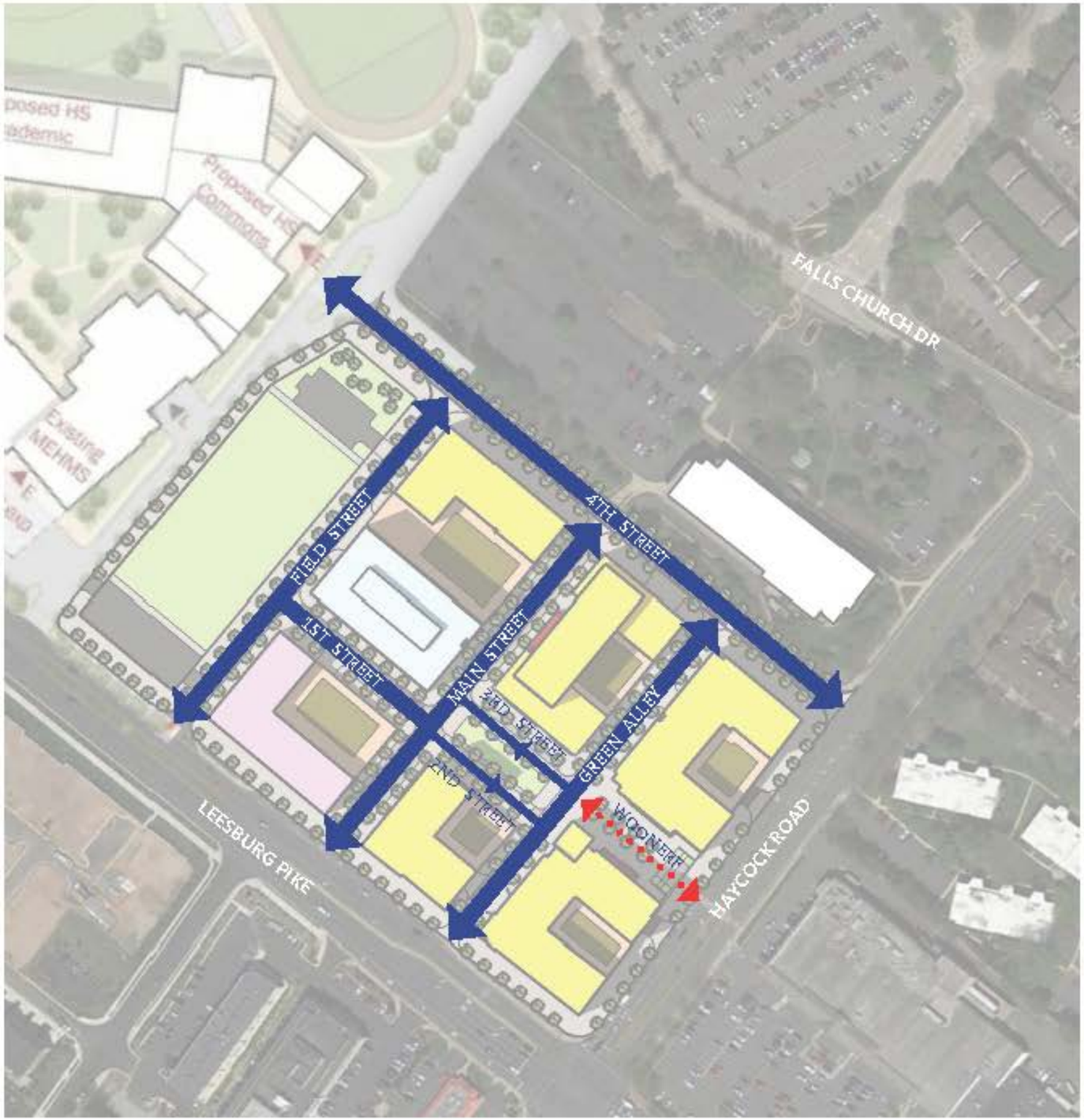
GROUND FLOOR PLAN



LEGEND

- Retail
- Hotel
- Residential - Rental
- Office
- Site Boundary

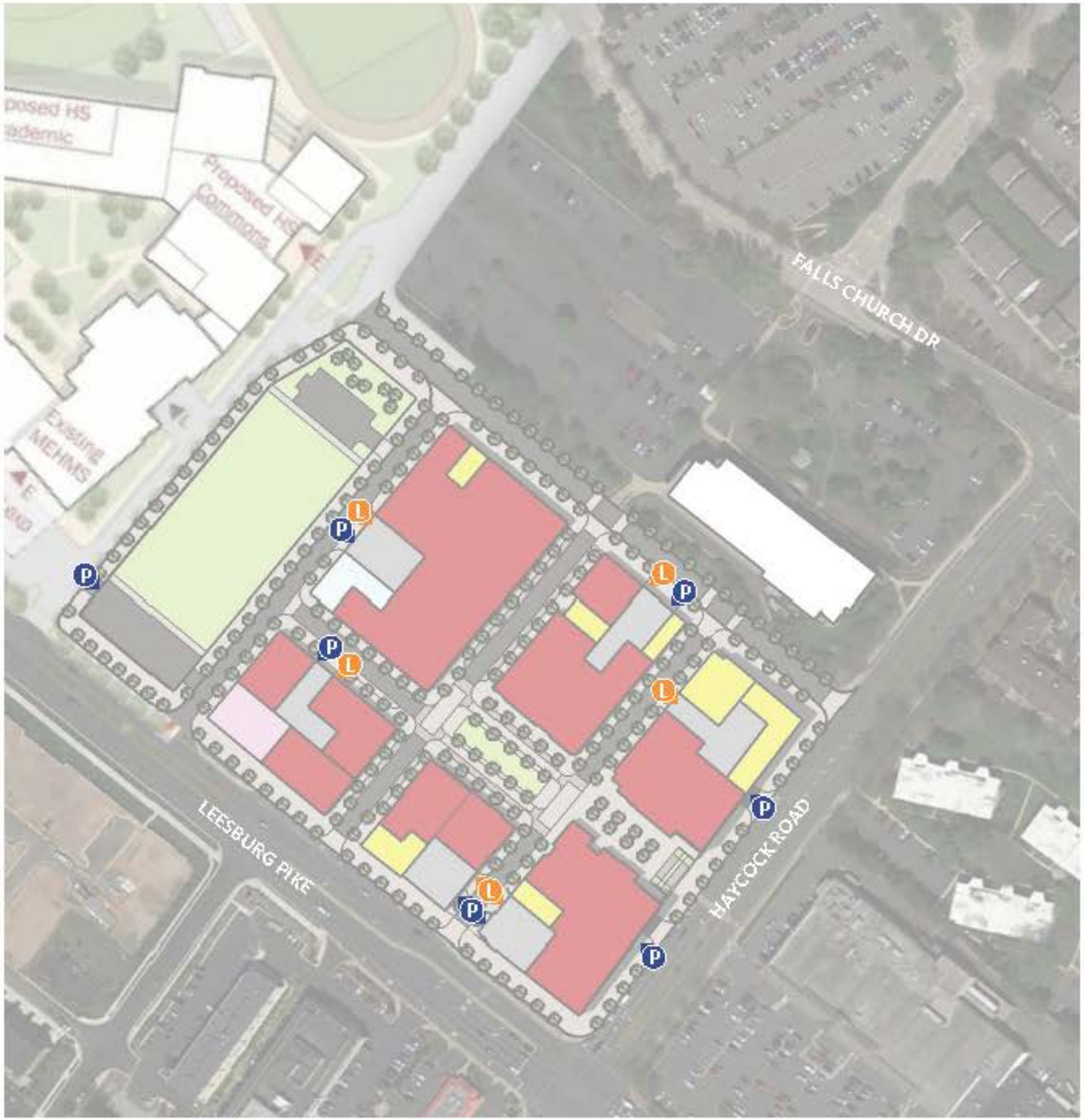
STREET NETWORK PLAN



LEGEND

- Vehicular Connections
- Pedestrian Connections

PARCEL ACCESS



LEGEND

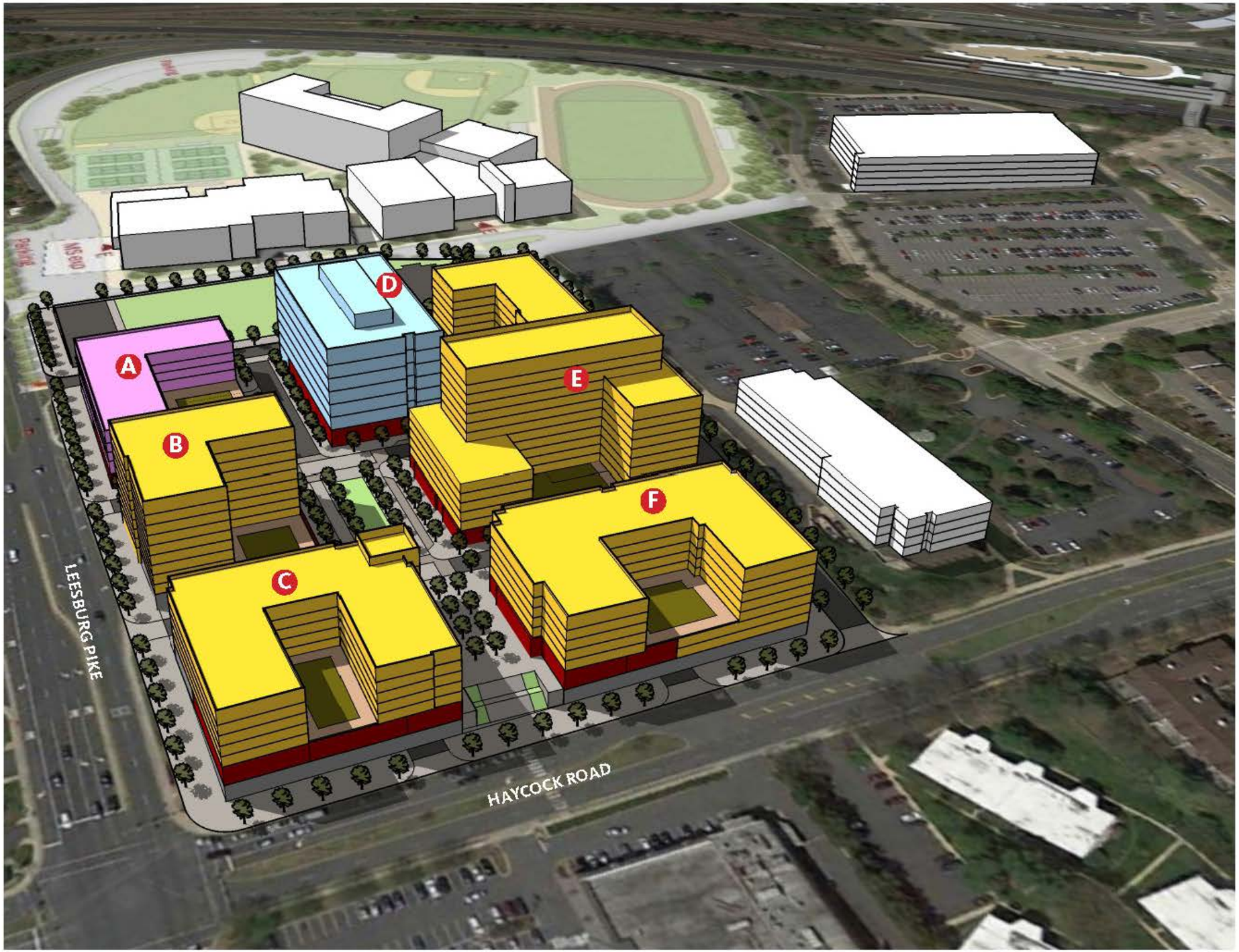
- Parking Access
- Service Access

MASSING

LEGEND

- Retail
- Hotel
- Residential - Rental
- Office
- Site Boundary

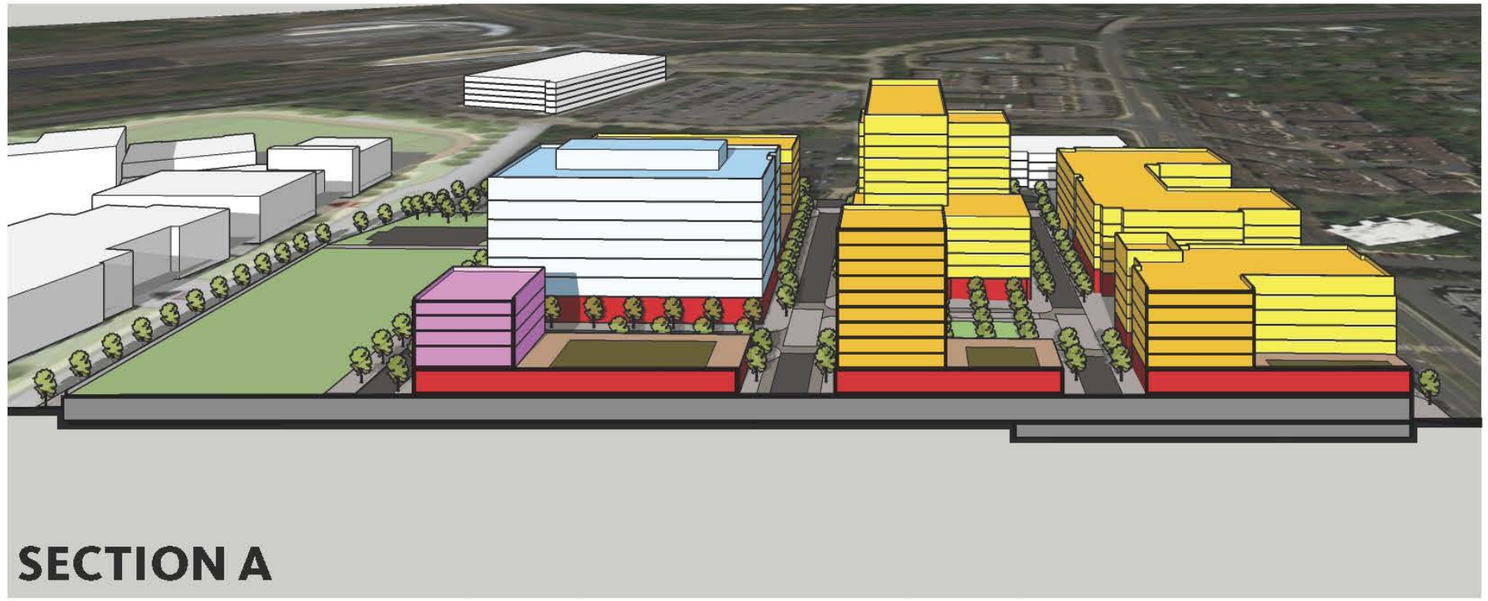
MASSING



LEGEND

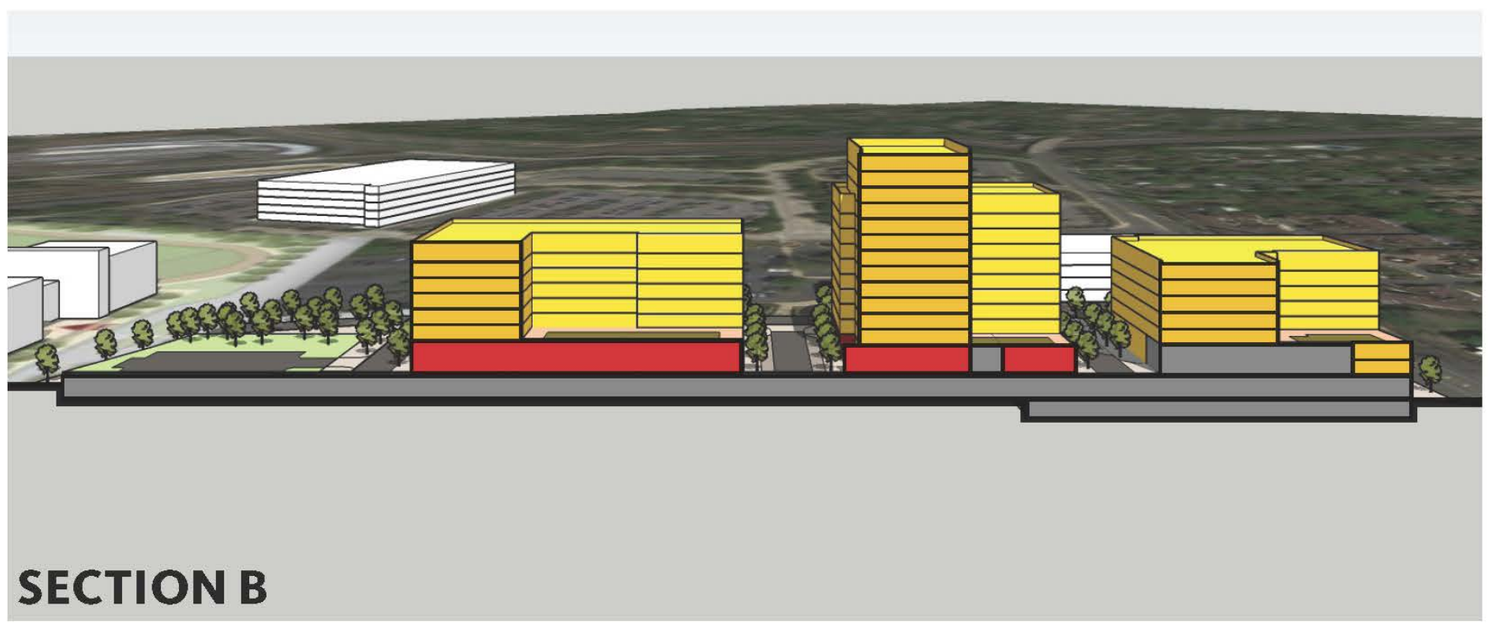
- Retail
- Hotel
- Residential - Rental
- Office
- Site Boundary

SECTION STUDY

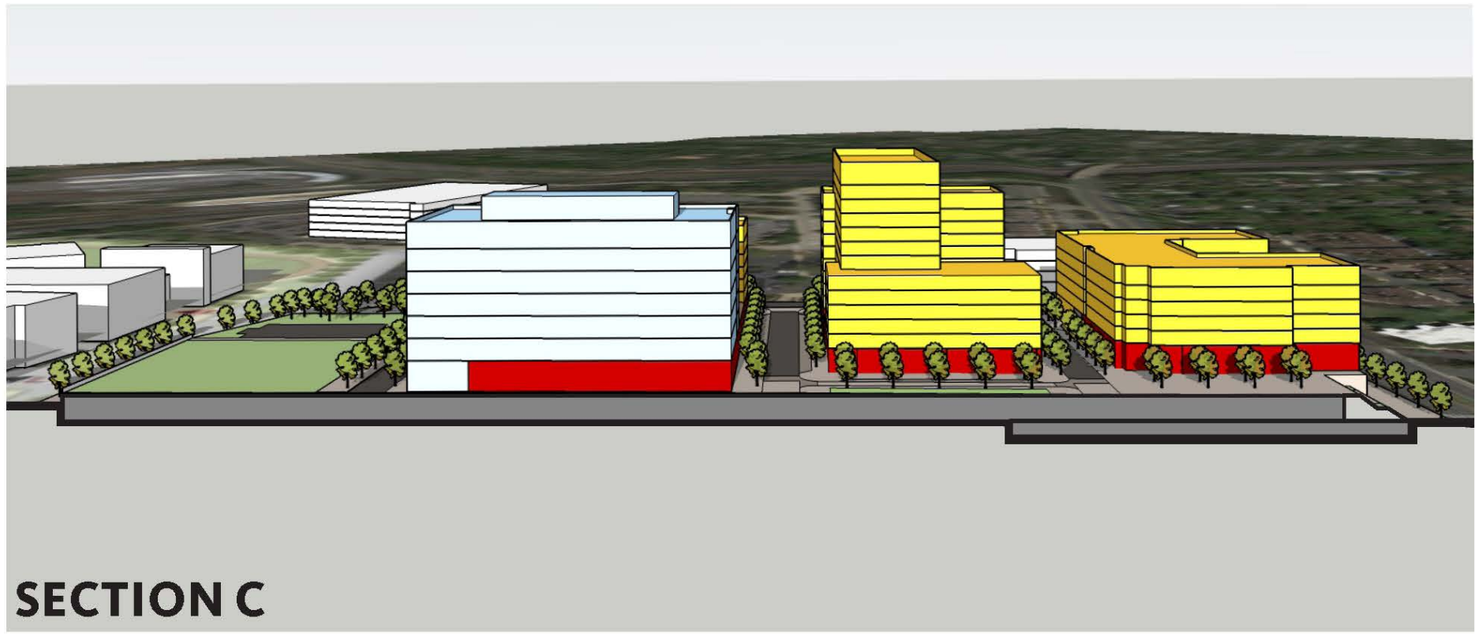


LEGEND

- Retail
- Hotel
- Residential - Rental
- Office
- Site Boundary



SECTION STUDY



LEGEND

- Retail
- Hotel
- Residential - Rental
- Office
- Site Boundary

The Little City

Rushmark
Properties

HITT