West Falls Church Economic Development Project

Falls Church Gateway Partners

February 25, 2019

FALLS CHURCH GATEWAY PARTNERS

THE NEIGHBORHOODS OF EYA | PN HOFFMAN | Regency Centers. | TORTI GALLAS + PARTNERS

Falls Church Drive
Route 7 / Leesburg Pike
Haycock Rd

Goal: To use retail, civic spaces, entertainment, and place-management strategies to draw the local community and visitors to the Site, driving the success of the retail and restaurants and ultimately the desirability of the office, residential, and hotel uses

FALLS CHURCH GATEWAY PARTNERS

EYA

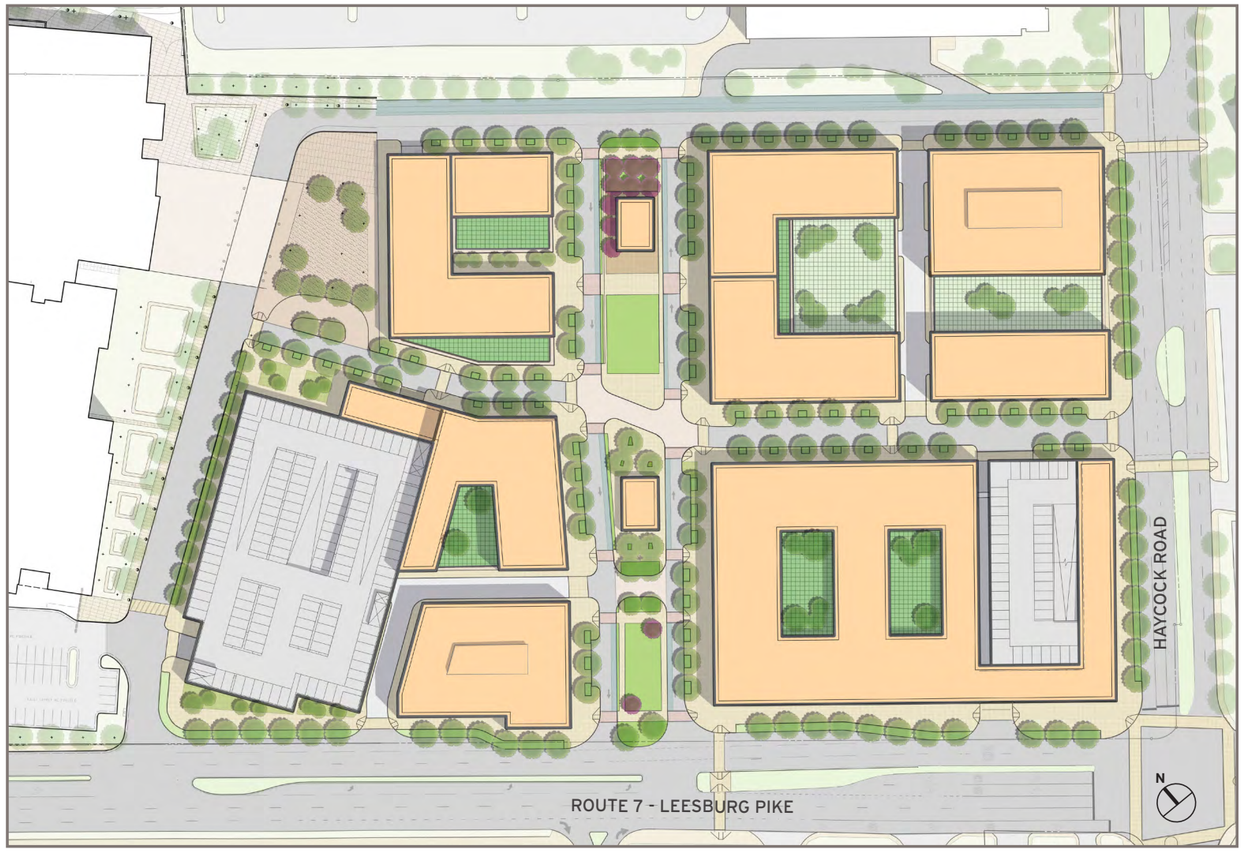
PN HOFFMAN

Regency Centers.

TORTI GALLAS + PARTNERS

West Falls Church Economic Development Project

LITTLE COMMONS CITY



Submitted By:

FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC
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Suite 300
Bethesda, MD 20814
(301) 812-4785

Master Planner:

TORTI GALLAS + PARTNERS
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(3010-588-4800

Landscape Design:

LAND DESIGN
200 South Peyton St
Alexandria Virginia
(703)-549-7784

Civil Engineer:

WALTER PHILLIPS
207 Park Avenue
Falls Church, Virginia 22046
(703) 532-6163

February 4th, 2019

FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC (FCGP DEVELOPMENT LLC)

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT

SPECIAL EXCEPTION ENTITLEMENT APPLICATION

CITY OF FALLS CHURCH, VIRGINIA

Note: The SEE drawings are conceptual only and represent proposed development in an illustrative manner.

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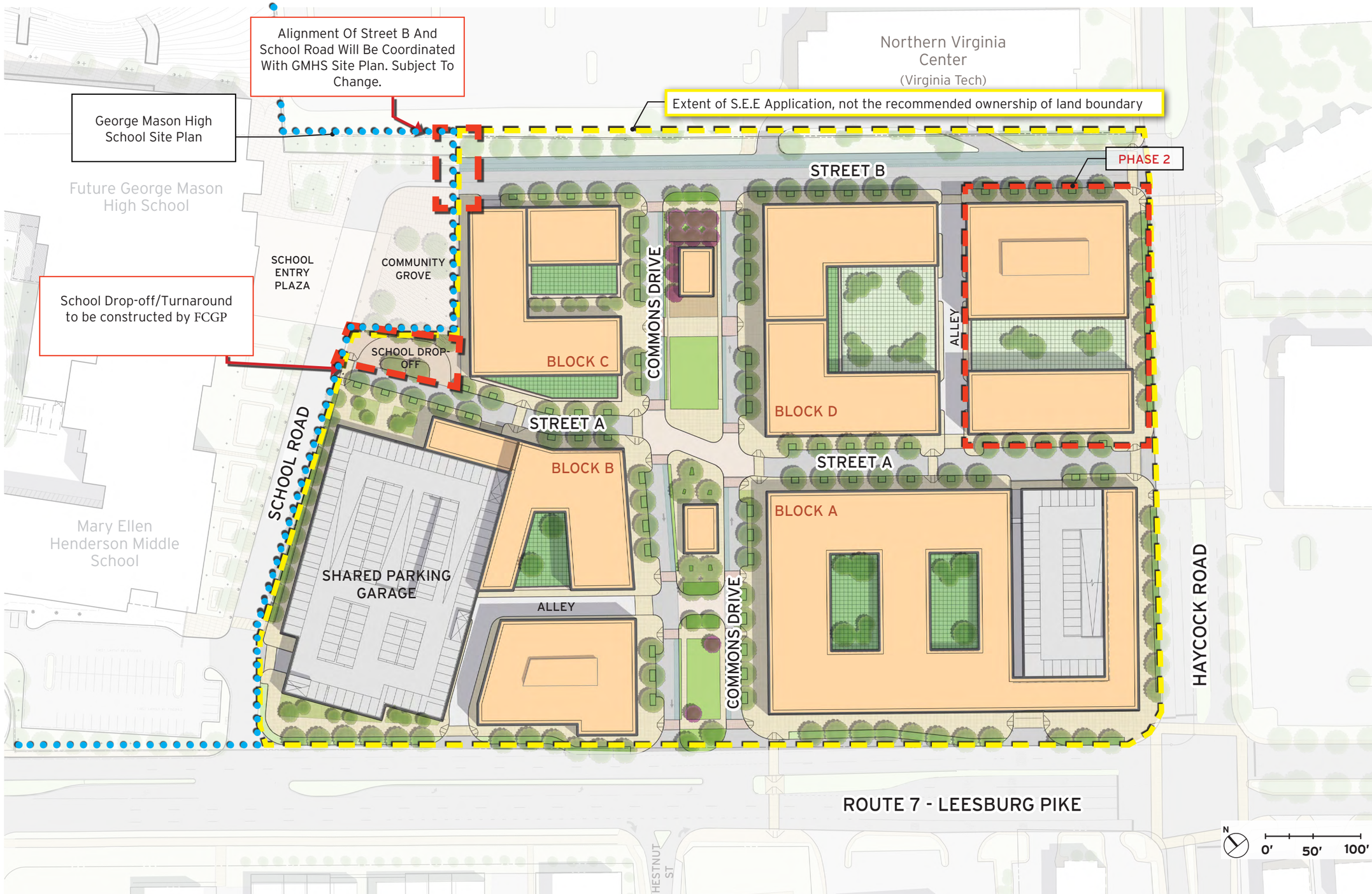
FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

Illustrative Site Plan

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION
CITY OF FALLS CHURCH, VIRGINIA



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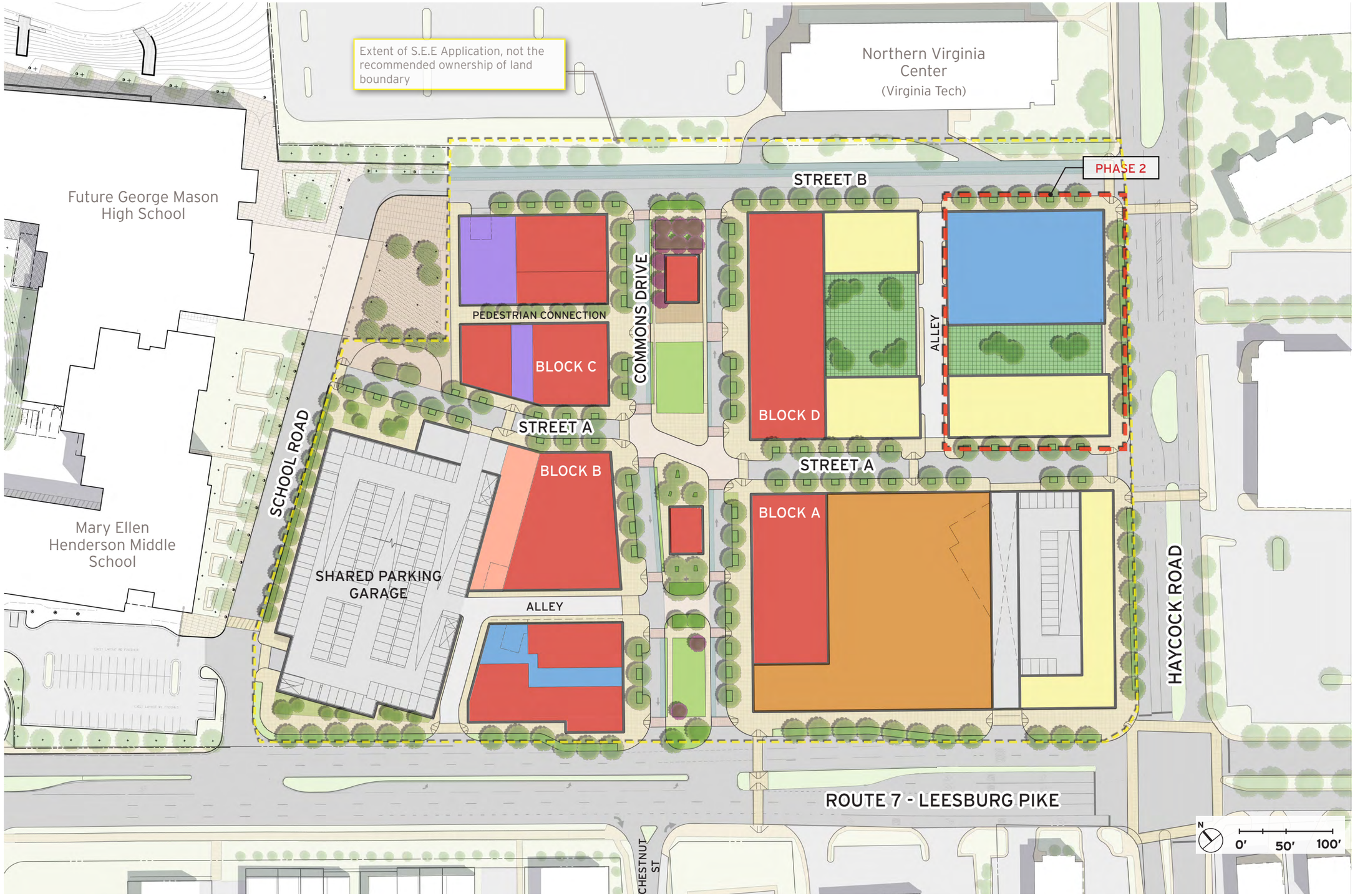
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

Annotated Illustrative Site Plan

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION
CITY OF FALLS CHURCH, VIRGINIA



Legend

- Office
- Retail
- Residential
- Senior Housing
- Grocery
- Hotel

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CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

Proposed Structures: Ground Floor Use Diagram

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION
CITY OF FALLS CHURCH, VIRGINIA

Legend

- Office
- Retail
- Residential
- Senior Housing
- Hotel

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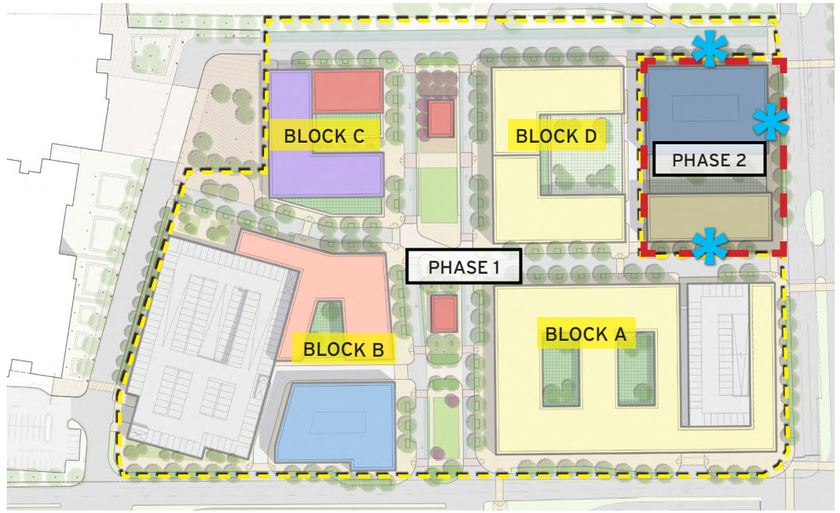
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

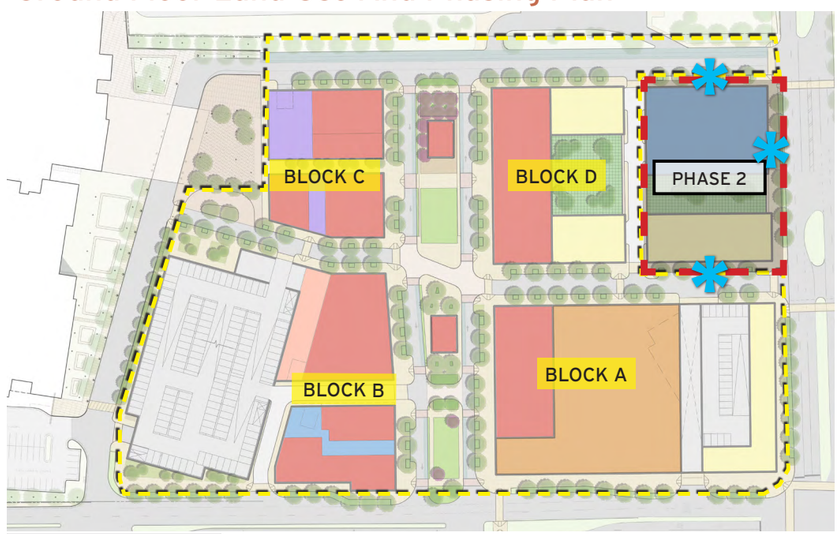
Proposed Structures: Upper Floors Use Diagram

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION
CITY OF FALLS CHURCH, VIRGINIA

Upper Floor Land Use And Phasing Plan



Ground Floor Land Use And Phasing Plan



Legend
- Office
- Retail
- Residential
- Senior Housing
- Hotel

Temporary streetscapes will be built along the edges of Phase 2 boundary at the completion of Phase 1. Approved final streetscape and landscape will accompany the completion of Phase 2 buildings.

Phasing and Program Summary

Proposed Development Plan Program

Block A	**GSF**
Retail	14,400
Grocery	43,000
Multi-Family	300,000
TOTAL	**357,400**
Block B	
Retail	31,030
Senior Housing	177,775
Office	128,500
TOTAL	**337,305**
Block C	
Retail	25,500
Hotel	80,700
TOTAL	**106,200**
Block D	
Retail	19,200
Park Kiosk Retail	3,600
Multi-Family	397,600
Office	199,750
TOTAL	**620,150**
TOTAL	
Retail	136,730
Office	328,250
Multi-Family	697,600
Senior Housing	177,775
Hotel	80,700
	1,421,055

Use	**Proposed Phase 1 Development Plan Program Summary**	**Proposed Phase 2 Development Plan Program Summary**
Retail	84,130	9,600
Grocery	43,000	-
Office	128,500	199,750
Multi-Family	550,000	147,600
Senior Housing	177,775	-
Hotel	80,700	-
TOTAL	**1,064,105**	**356,950**

Binding Development Plan Program

Phase 1	**Min GSF**	**Max GSF**
Retail	120,000	None
Office	125,000	None
Residential	350,000	550,000
Senior Housing	125,000	225,000
Hotel	80,000	200,000
Phase 2	**Min GSF**	**Max GSF**
Retail	6,400	None
Office	150,000	265,000
Residential	None	147,600
TOTAL	**Min GSF**	**Max GSF**
Retail	126,400	None
Office	275,000	None
Residential	350,000	697,600
Senior Housing	125,000	225,000
Hotel	80,000	200,000
	956,400	Sum N/A

Proposed Development Plan Program: Unit Ranges

	Proposed GSF	**Approx. Avg GSF / Unit**	**Proposed Unit Count**	**Proposed Unit Count Range**	
				Low End	**High End**
Block A					
Multi-Family	300,000	950	316	275	375
Block B					
Senior Housing	177,775	N/A	155	150	200
Block C					
Hotel	80,700	N/A	150	100	250
Block D					
Multi-Family (Phase 1A)	125,000	1,250	100	60	110
Multi-Family (Phase 1B)	125,000	1,250	100	60	125
Multi-Family (Phase 2)	147,600	1,000	148	70	120
TOTAL	**956,075**		**969**	**715**	**1,180**

Phasing and Program Summary Notes

1. The "Proposed Development Plan Program" is conceptual in nature and subject to change. Applicant reserves the right to shift square footage from block to block so long as the minimum and maximum square footages indicated in the "Binding Development Plan Program" are satisfied
2. Multifamily GSF may be moved between Blocks A and D
3. If the Block D multifamily building is converted from a condo to a rental building, the unit sizes would be reduced in accordance with the restrictions of the Interim and Comprehensive Agreements. The switch to smaller, "micro" units will result in an increase in residential unit count, but not GSF.

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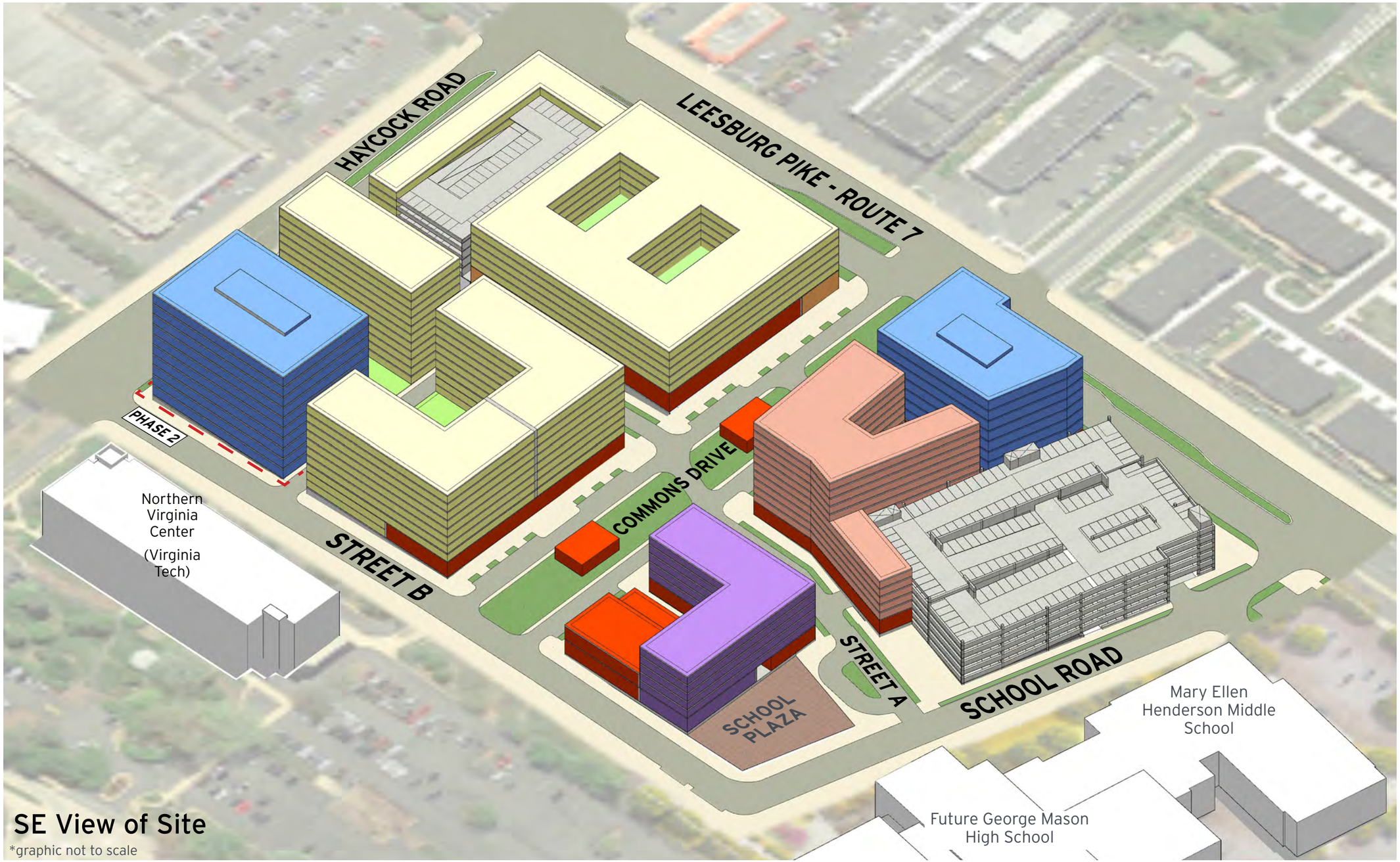

Note 1: The SEE drawings are conceptual only and represent proposed development in a conceptual manner.

Note: 2 Context Massing is approximate

Residential | Retail | Hotel
Senior Housing | Grocery Store | Office

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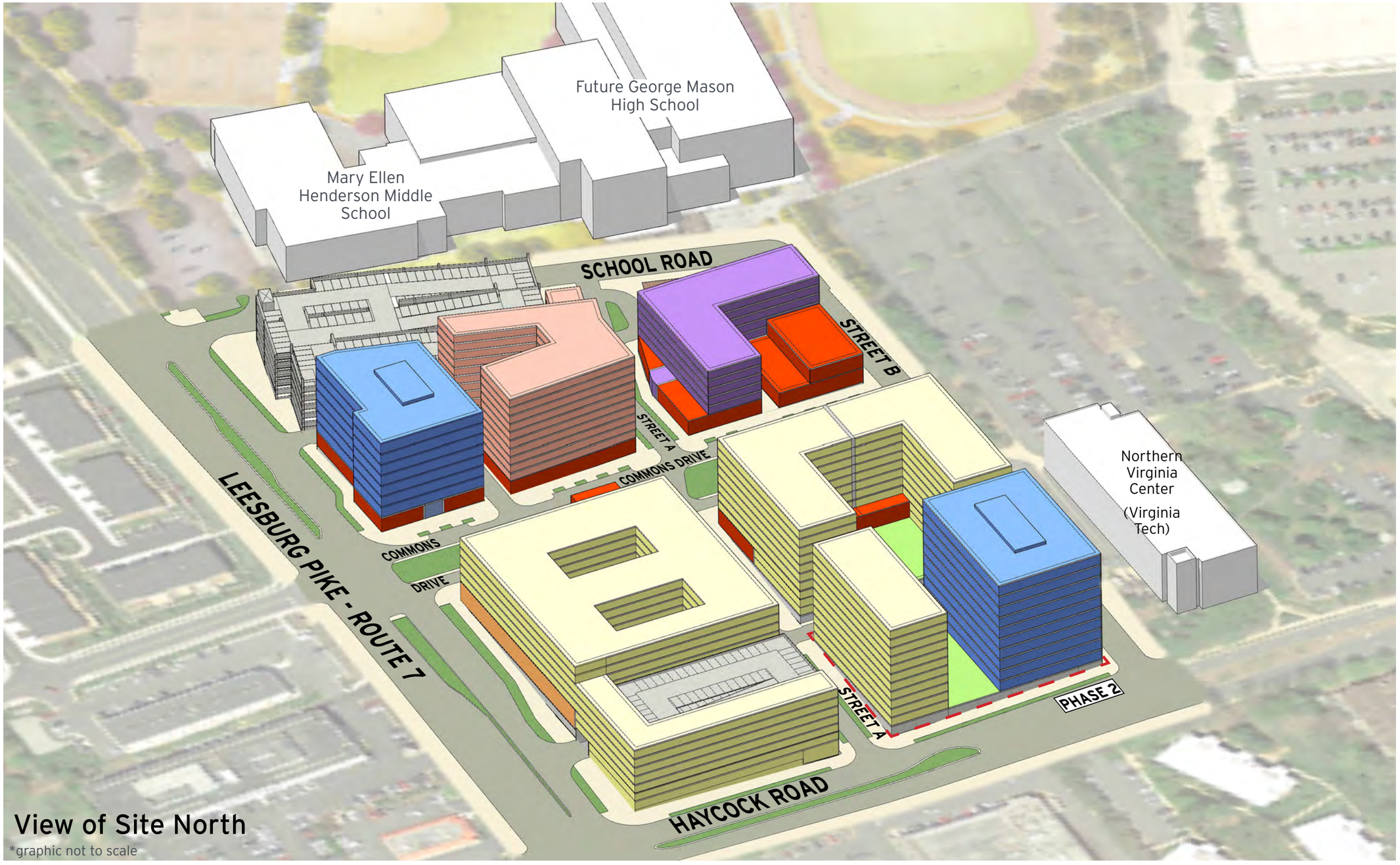
FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

Massing Diagram: View 1

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION
CITY OF FALLS CHURCH, VIRGINIA



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Residential | Retail | Hotel
Senior Housing | Grocery Store | Office

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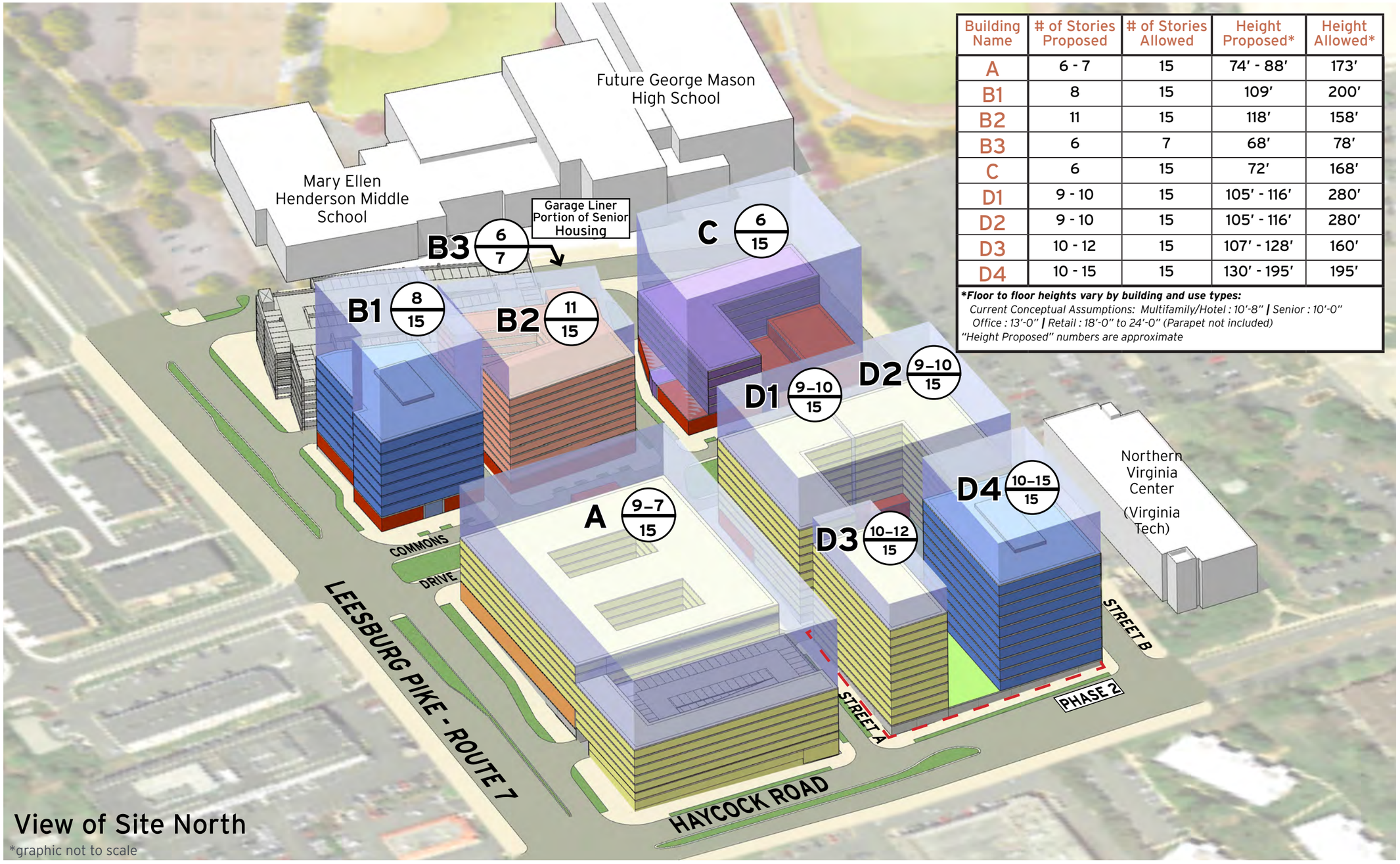
LANDSCAPE DESIGN: **LAND DESIGN**

Massing Diagram: View 2

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION
CITY OF FALLS CHURCH, VIRGINIA



Building Name	# of Stories Proposed	# of Stories Allowed	Height Proposed*	Height Allowed*
A	6 - 7	15	74' - 88'	173'
B1	8	15	109'	200'
B2	11	15	118'	158'
B3	6	7	68'	78'
C	6	15	72'	168'
D1	9 - 10	15	105' - 116'	280'
D2	9 - 10	15	105' - 116'	280'
D3	10 - 12	15	107' - 128'	160'
D4	10 - 15	15	130' - 195'	195'

Floor to floor heights vary by building and use types:
Current Conceptual Assumptions: Multifamily/Hotel : 10'-8" | Senior : 10'-0"
Office : 13'-0" | Retail : 18'-0" to 24'-0" (Parapet not included)
"Height Proposed" numbers are approximate

Note: Applicant may adjust building height during site plan process not to exceed height allowed as shown on this image.

Building — A 9–7 / 15 — Stories Illustrated / Stories Allowed

Residential | Retail | Hotel | Senior Housing | Grocery Store | Office

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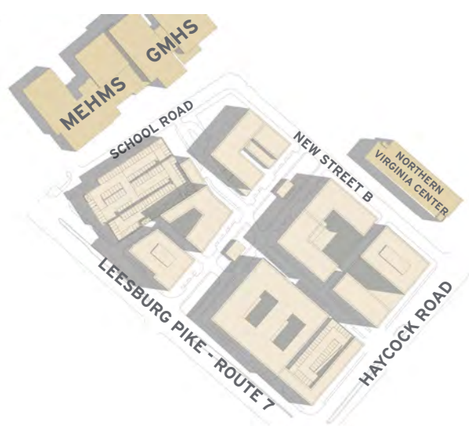
LANDSCAPE DESIGN: **LAND DESIGN**

Building Heights Diagram

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION
CITY OF FALLS CHURCH, VIRGINIA

Summer Solstice (June 21)

9:00 AM



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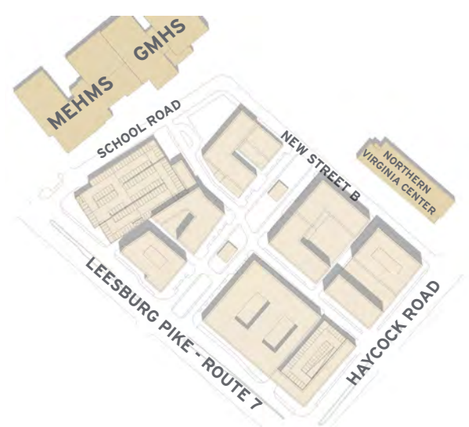

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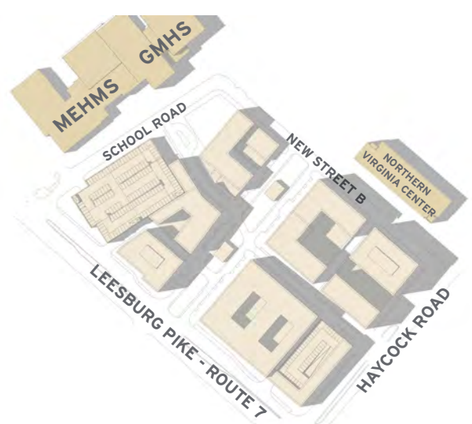
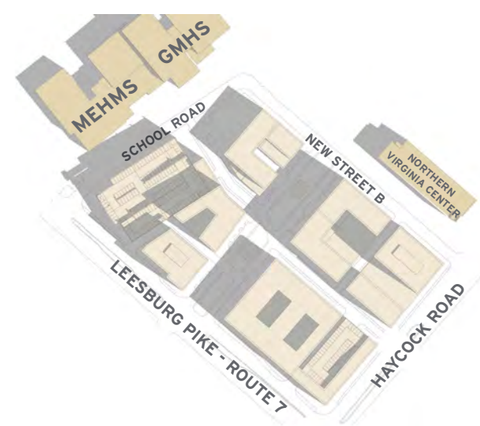


Equinox (September 23, March 20th)

9:00 AM



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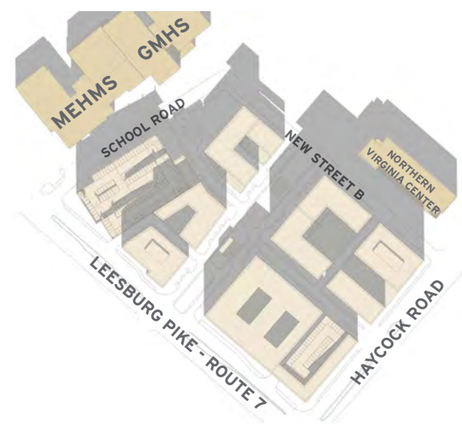

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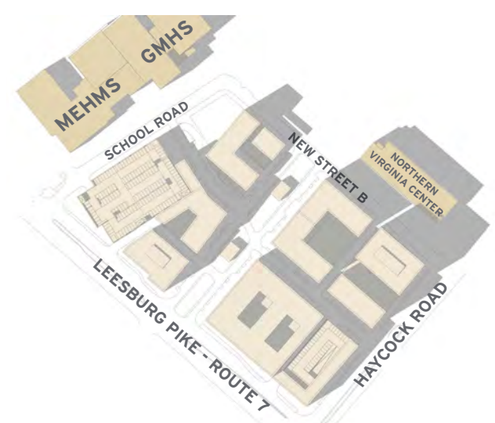

Winter Solstice (December 21)

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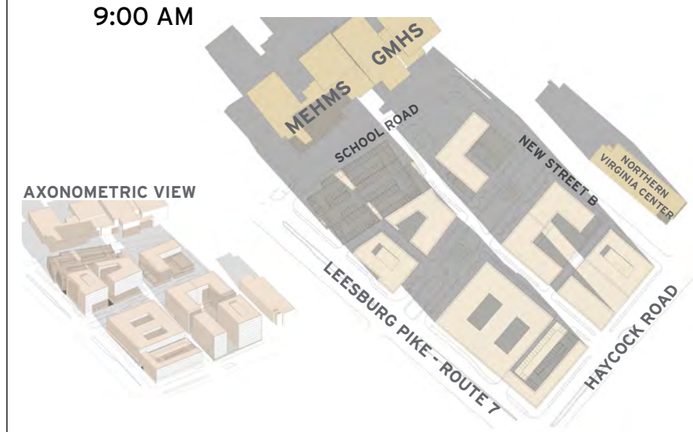

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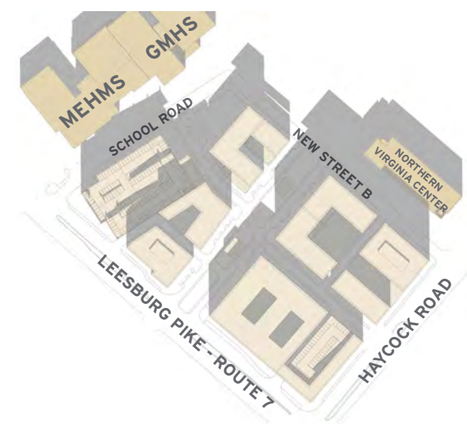

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*All graphics on this sheets are not to scale

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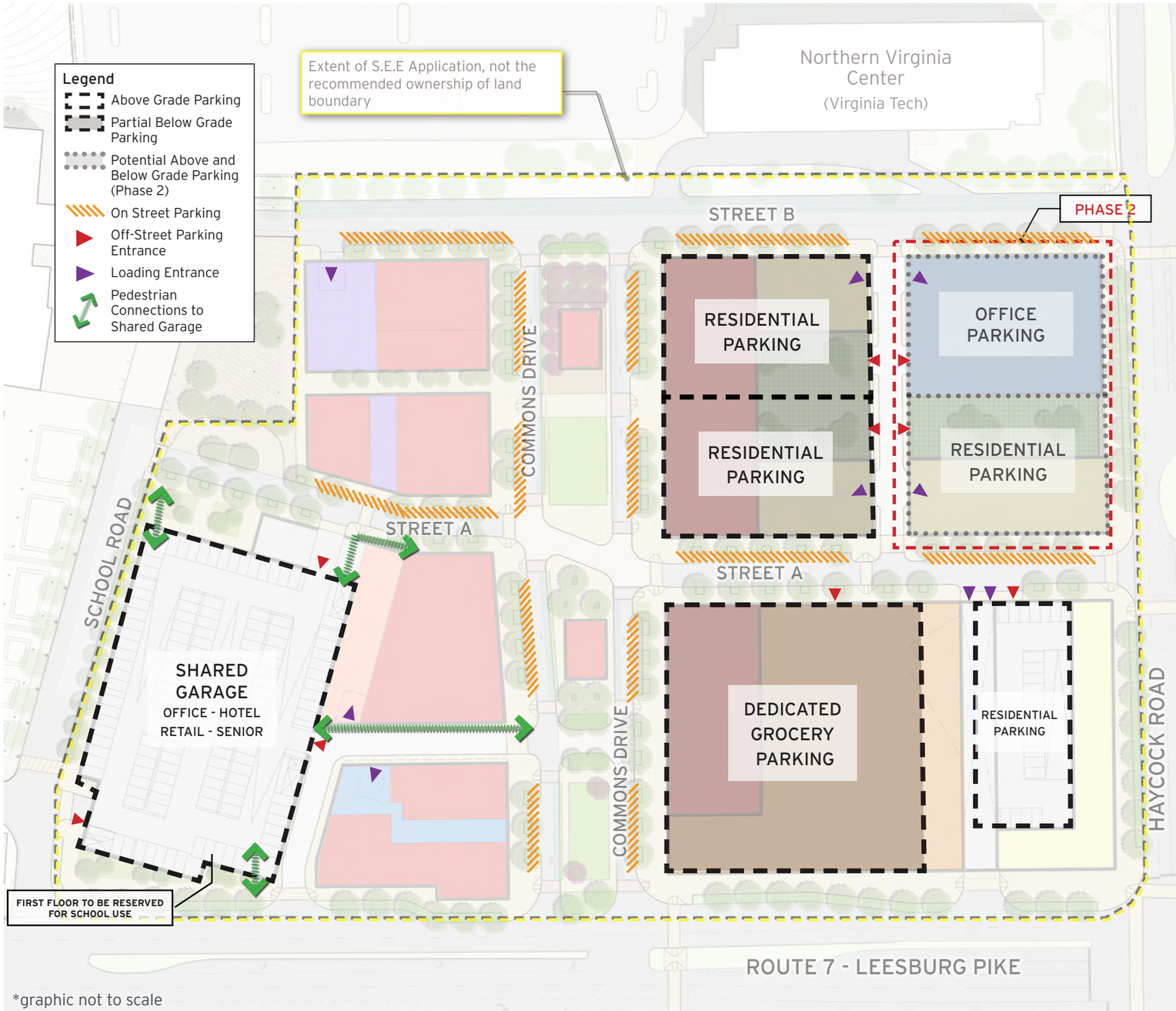
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

Site Shadow Study

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION
CITY OF FALLS CHURCH, VIRGINIA



Note: The potential for one sided on-street parking along Street A and Street B is subject to change pending coordination with GMHS site plan and the pending development of the adjacent Northern Virgina Center (Virginia Tech) parcel

Off Street Parking Requirements

Use	Minimum Parking Ratios	Maximum Parking Ratios
Office	*(Office)* 1 space per 450sf (2.22 per 1,000sf)	1 per 333.33 sf (3 spaces per 1,000 sf)
Retail	1 per 333.33 sf (3 spaces per 1,000 sf)	*(Shopping Center)* 1 per 300 sf (3.33 space per 1,000 sf)
Grocery	*(Baker, confectionery, dairy, delicatessen, groceries, meats, poultry, produce, seafood)* 1 per 250 sf (4 spaces per 1000sf)	1 per 200 sf (5 Spaces per 1000sf)
Multi-Family Housing (Apartements))	0.8 Spaces per unit	*(Multifamily)* 1.0 per efficiency unit, no bedroom 1.50 per one bedroom unit 2 per two bedroom unit 2 per three or more bedroom unit
Multifamily (Condo)	1.25 per unit	
Multifamily (Micro Units)	.5 per unit	
Senior Housing	.33 Spaces Per Unit	
Hotel	.16 per guestroom	*(Hotel and Motel)* 1 per guestroom, plus 1 employee space for per ten guestrooms

Proposed Ratio

Falls Church Code Requirements (SEC. 48_1004)

Notes

1. Indicated parking ratio ranges by use are binding elements of this SEE Approval. Parking space counts will be calculated using the binding ratio ranges upon Site Plan, when further detail regarding unit type, unit size, and unit mix is available, and when a shared parking program has further developed.

2. Parking waiver will be requested at Special Exception Site Plan. Shared parking information will be analyzed and provided at Special Exception Site Plan.

3. A Transportation Demand Management (TDM) study will be prepared to support the parking range requests

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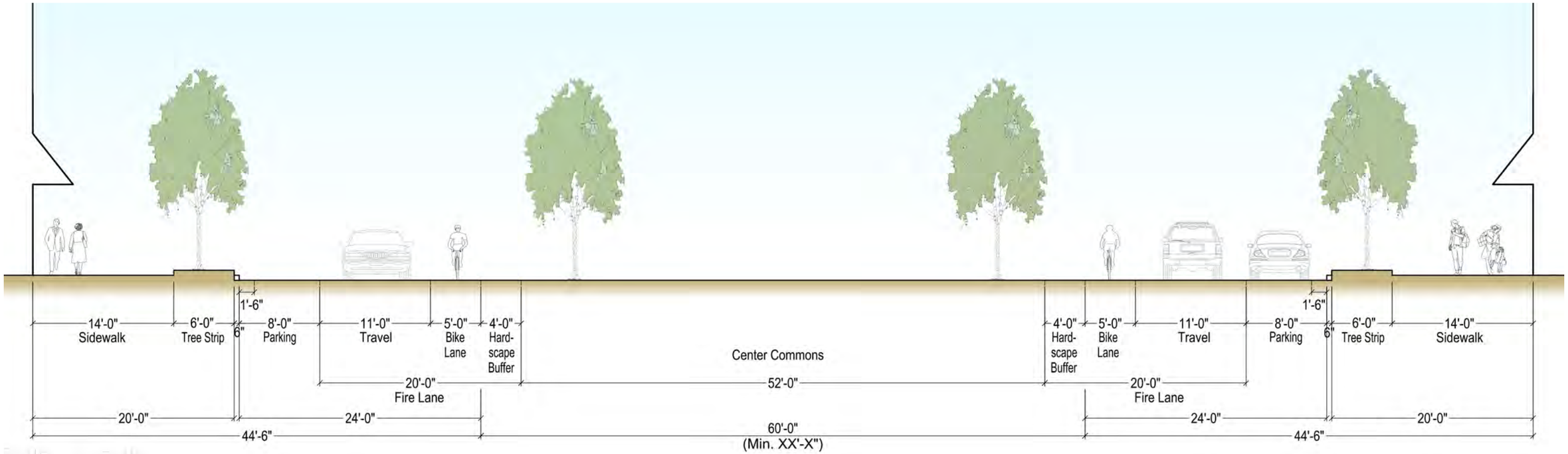
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

Parking Ratios and Locations

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION
CITY OF FALLS CHURCH, VIRGINIA

Commons Drive (typ.)



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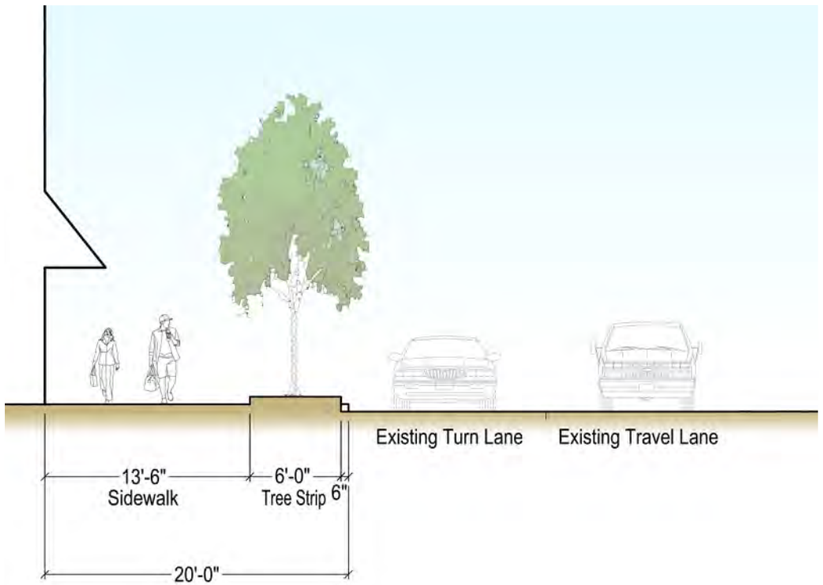
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

Typical Street Sections

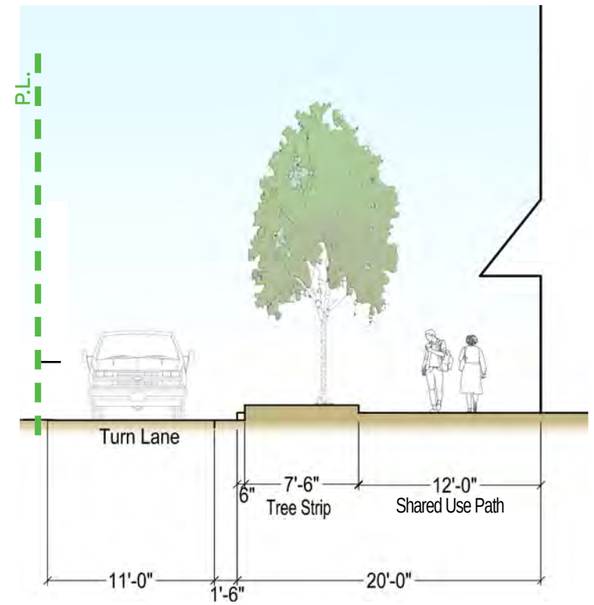
WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION
CITY OF FALLS CHURCH, VIRGINIA

Haycock Road



Scale: 1" = 10'

Leesburg Pike - Route 7



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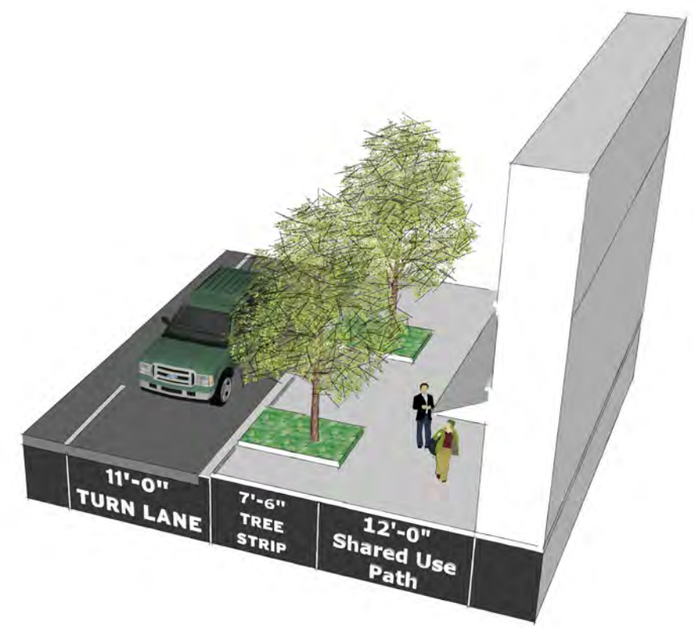

Typical Street Sections

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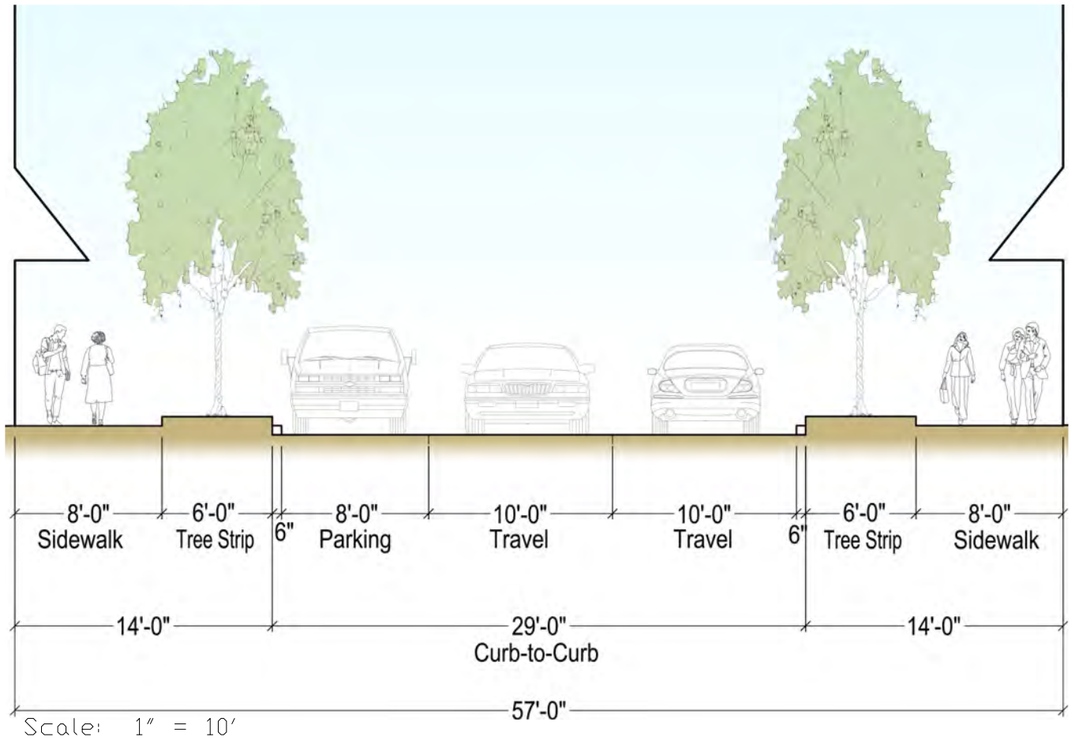
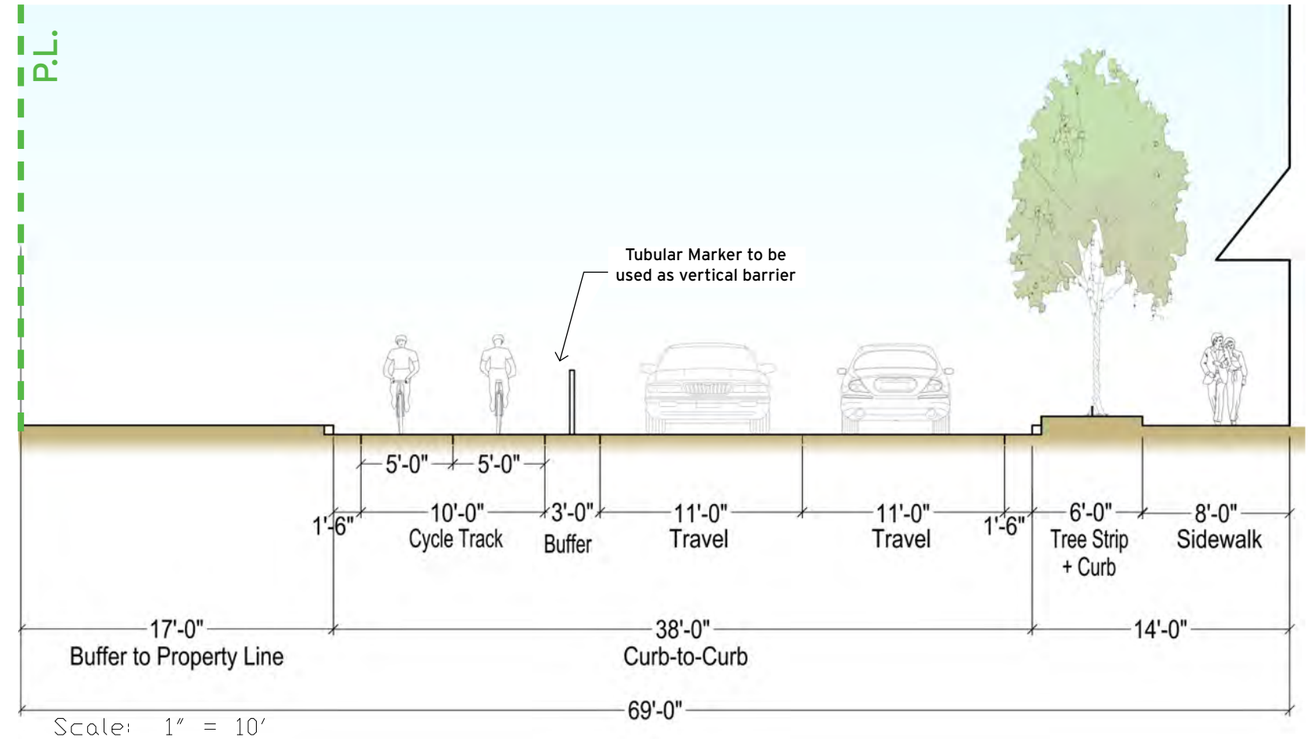
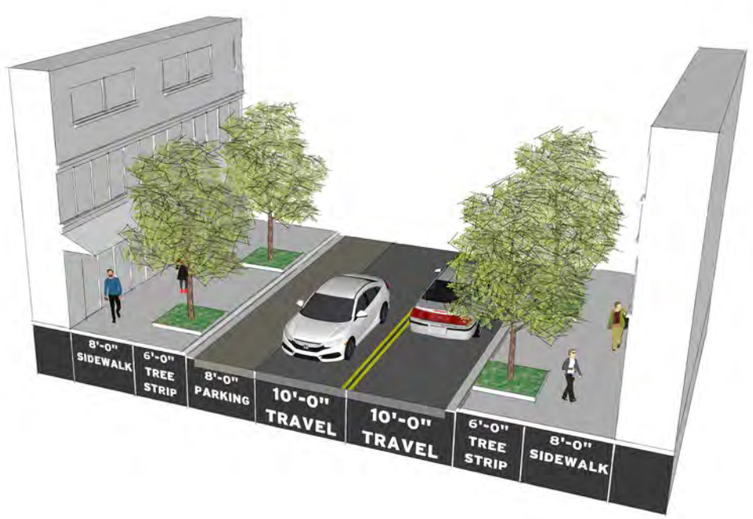
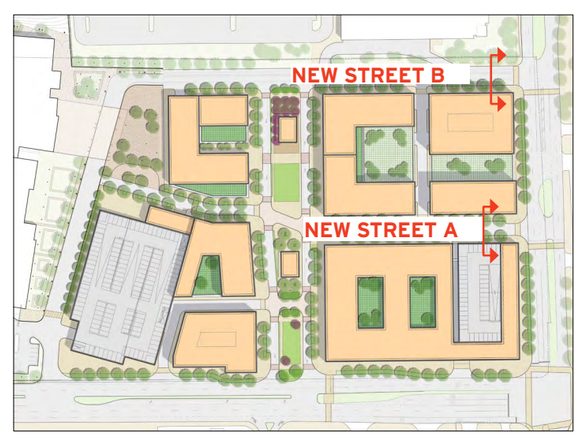
Street A

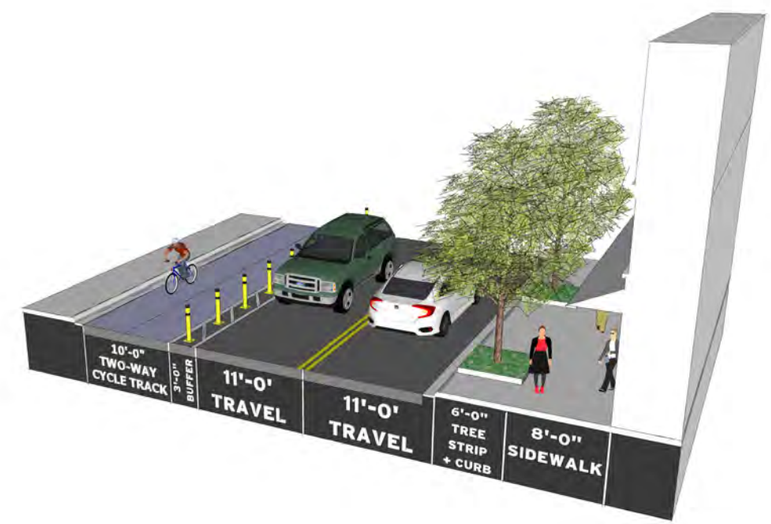


Street B









Note: Section is subject to change pending coordination with GMHS site plan, the pending development of the adjacent Northern Virgina Center.

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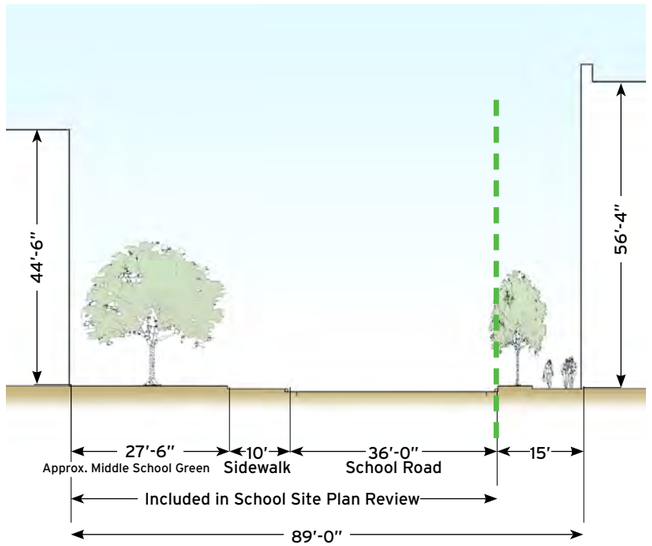
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

Typical Street Sections

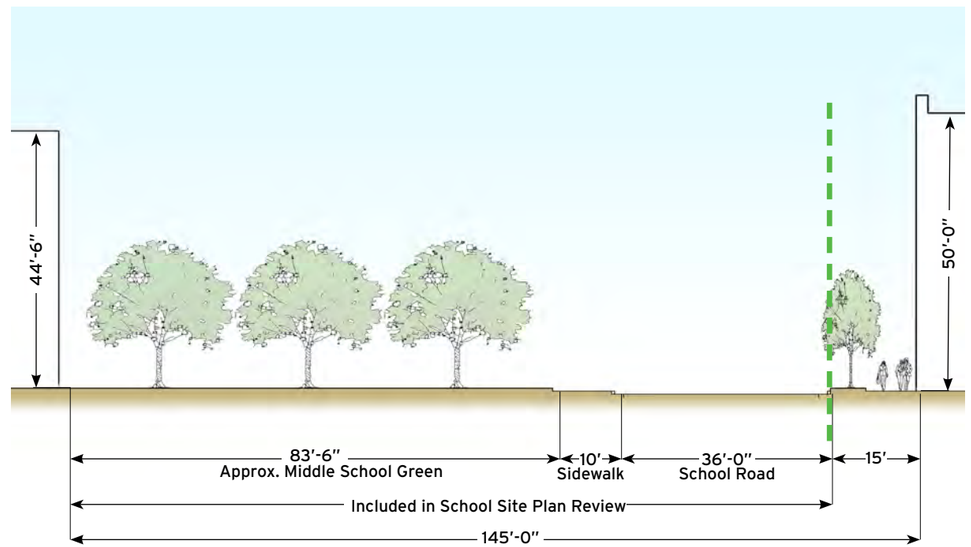
WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION

CITY OF FALLS CHURCH, VIRGINIA

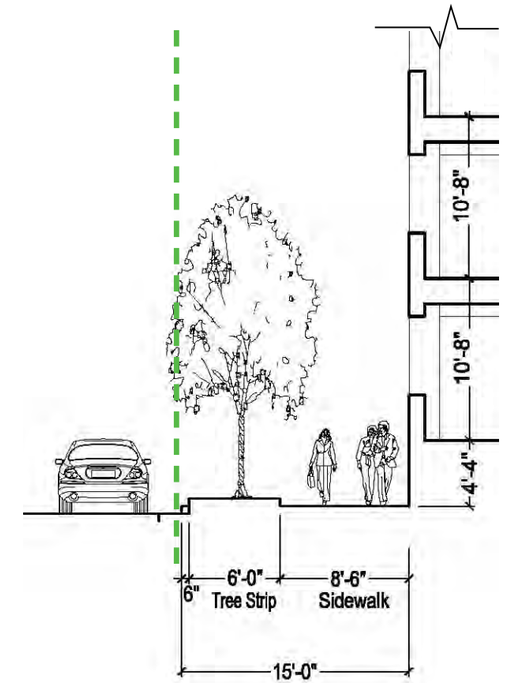
School Road (Sw Corner Of Garage)

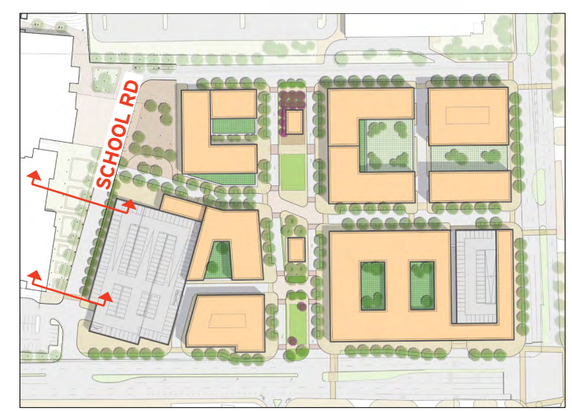


School Road (Nw Corner Of Garage)



Typical School Road Section





Note 1: All dimensions describing School Road portions belonging to the School Site Plan are approximate.

Note 2: Garage section and screening method illustrated are conceptual and subject to change.

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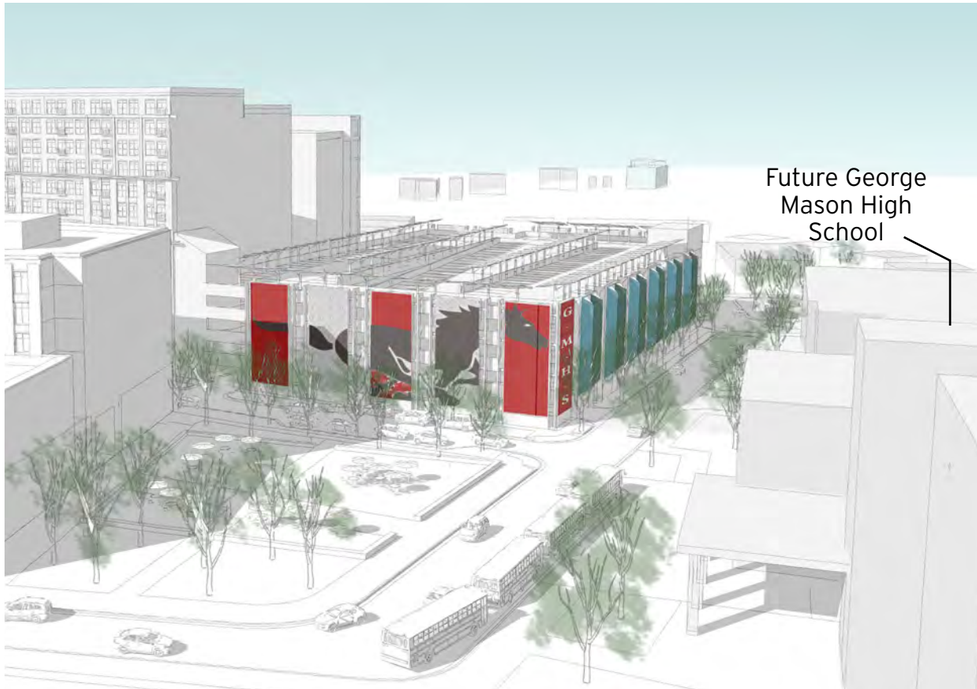
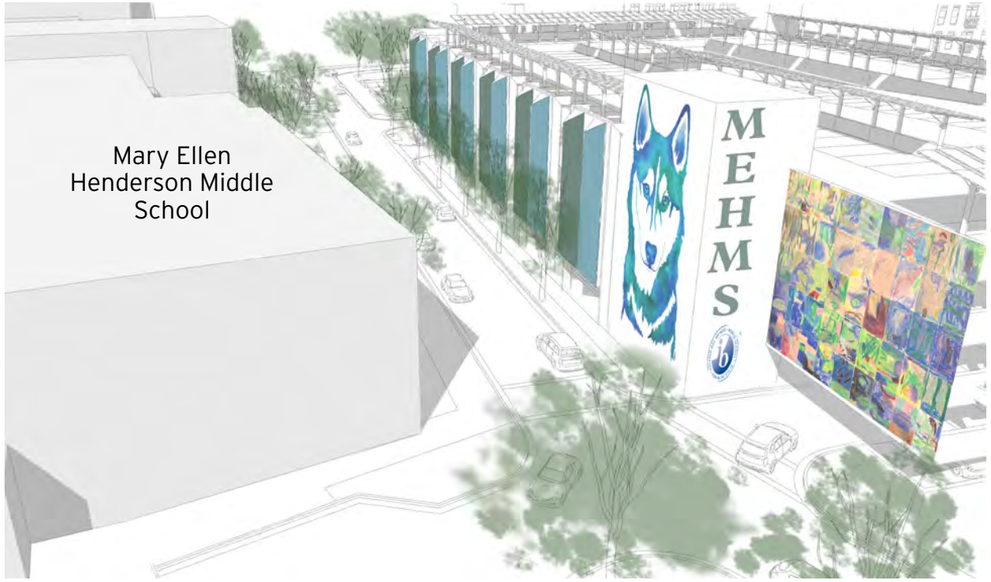
FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

Typical Street Sections



Illustrative Rendering: Potential Concept

Precedent Image : Fort Myer, FL



Illustrative Rendering: Potential Concept

Precedent Image : Durham, NC

Precedent Image : Tampa, FL

Note: Garage screening methods illustrated and pictured are conceptual and subject to change.

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FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

Garage Screening Methods

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION
CITY OF FALLS CHURCH, VIRGINIA

IMAGE 1

IMAGE 3

IMAGE 4

IMAGE 2

IMAGE 5

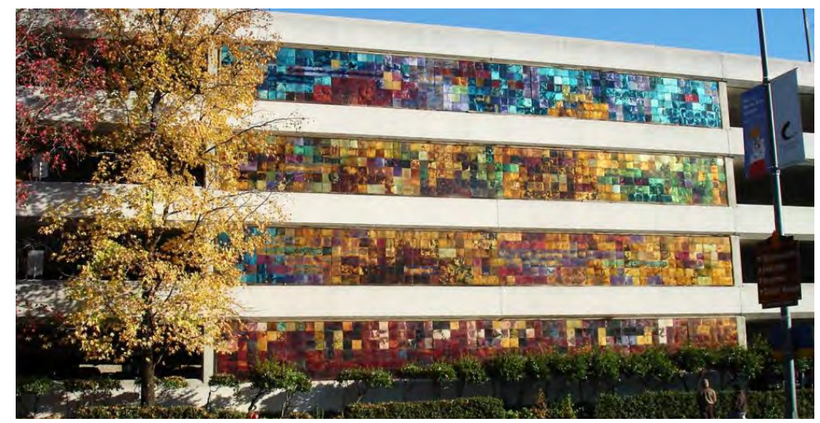

IMAGE 6

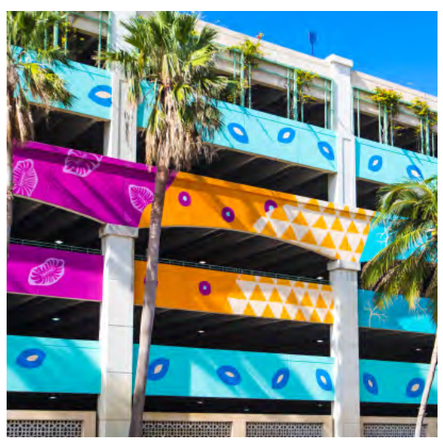

IMAGE 7

IMAGE 8

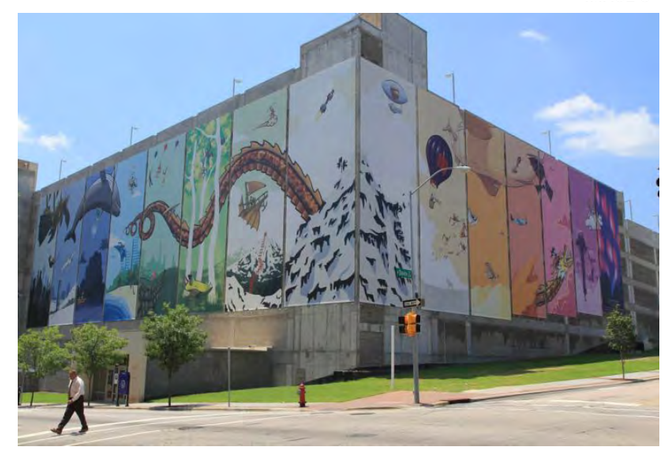

IMAGE 9

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THE NEIGHBORHOODS OF EYA | PN HOFFMAN | Regency Centers. | TORTI GALLAS + PARTNERS

Art as Screening Elements

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT

IMAGE 10

IMAGE 11

IMAGE 12

IMAGE 13

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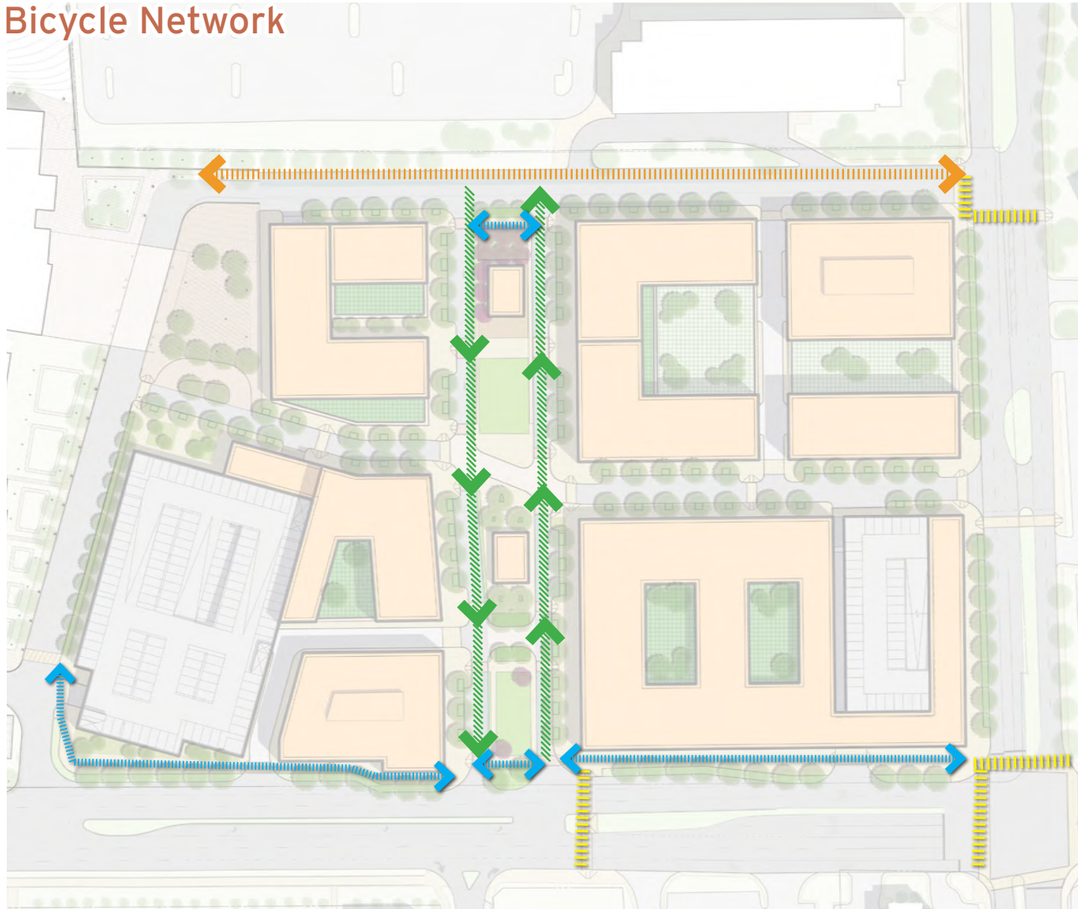
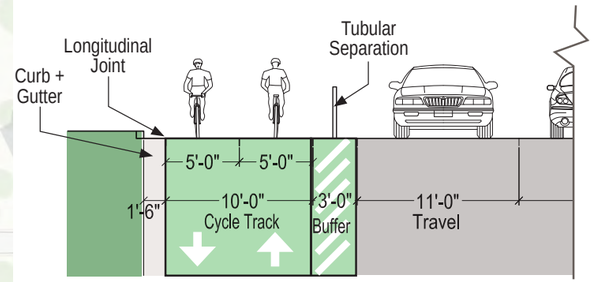
Bicycle Network

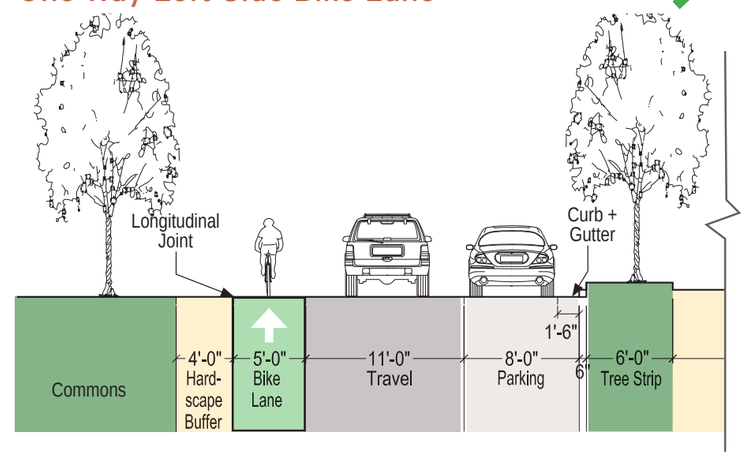


Two-Way Cycle Track



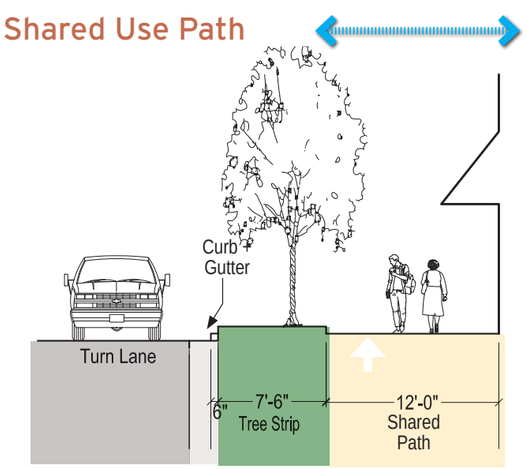
Illustrative Precedent Image. Source: NACTO

One Way Left Side Bike Lane*



Precedent Image. Commonwealth Avenue, Boston

Shared Use Path



Precedent Image

* The Desirable Bike Lane Width Adjacent To A Curb-face Is 6 Feet. **The Desirable Ridable Surface Adjacent To A Street Edge Or Longitudinal Joint Is 4 Feet, With A Minimum Width Of 3 Feet.** (Source *NACTO Urban Bikeway Design Guide*)

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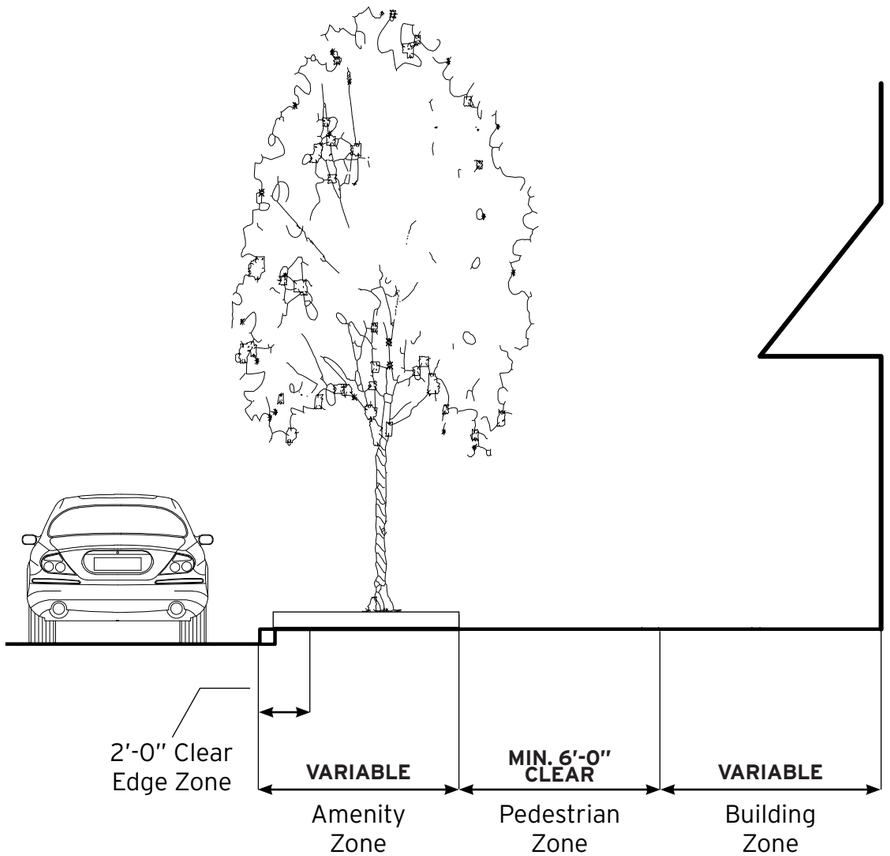
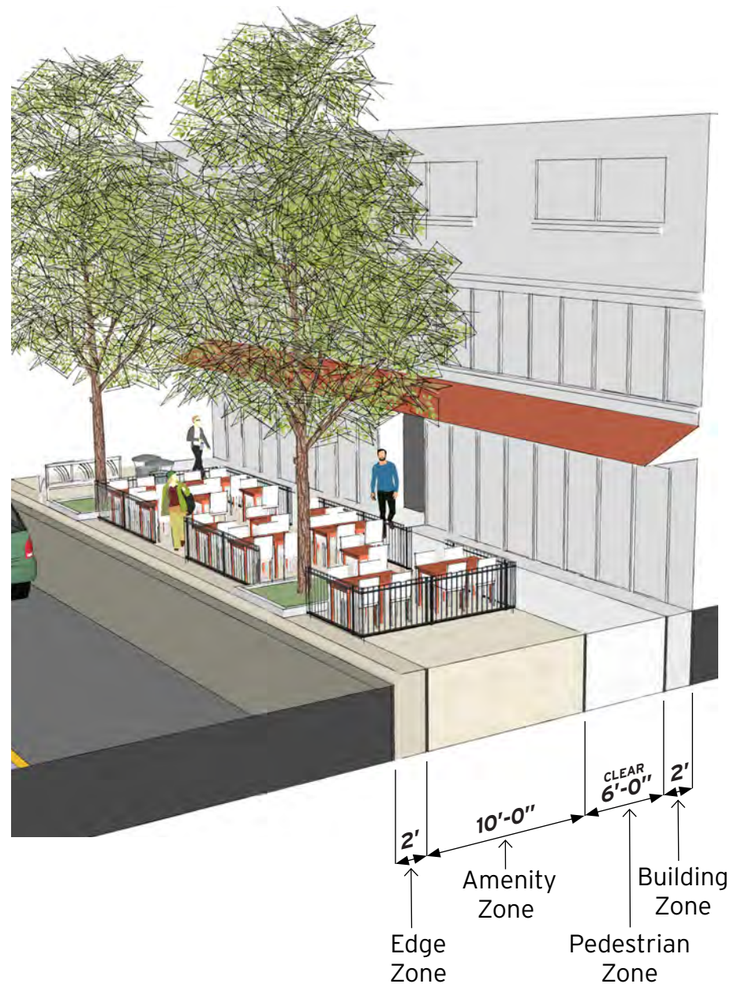
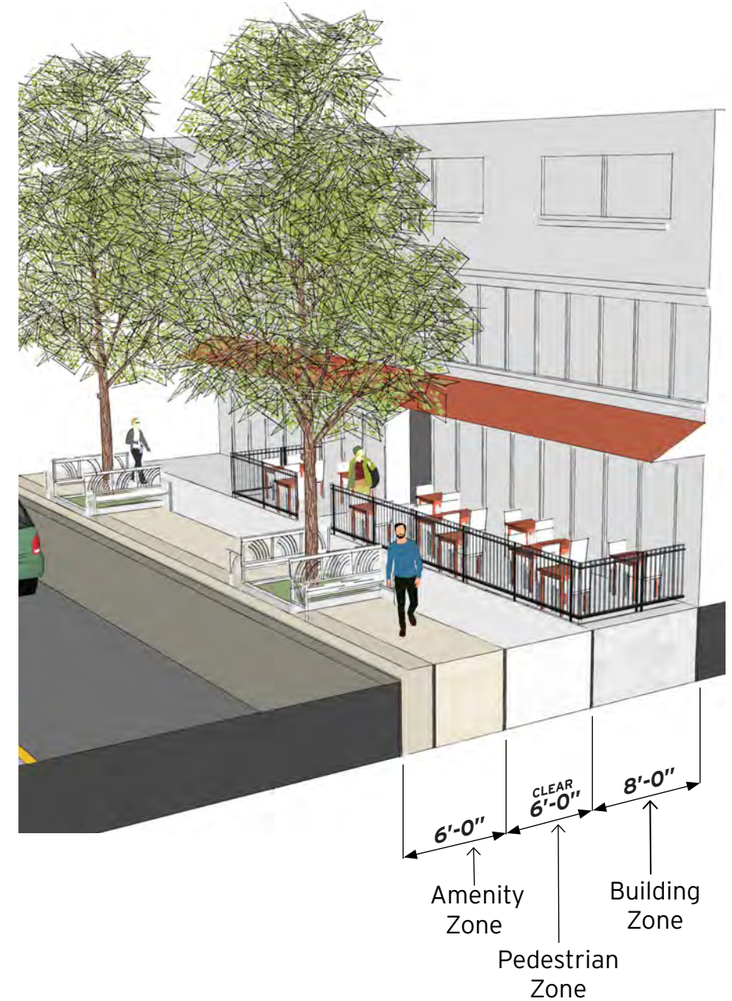
Typical Commons Section



Option A: Amenity Zone Dining



Option B: Building Zone Dining



Note: Specific café zone locations and configuration will be determined at Site Plan in accordance with the retail merchandising mix. Free and clear access to main entrances for purposes of fire safety will be taken into consideration in the merchandising design.

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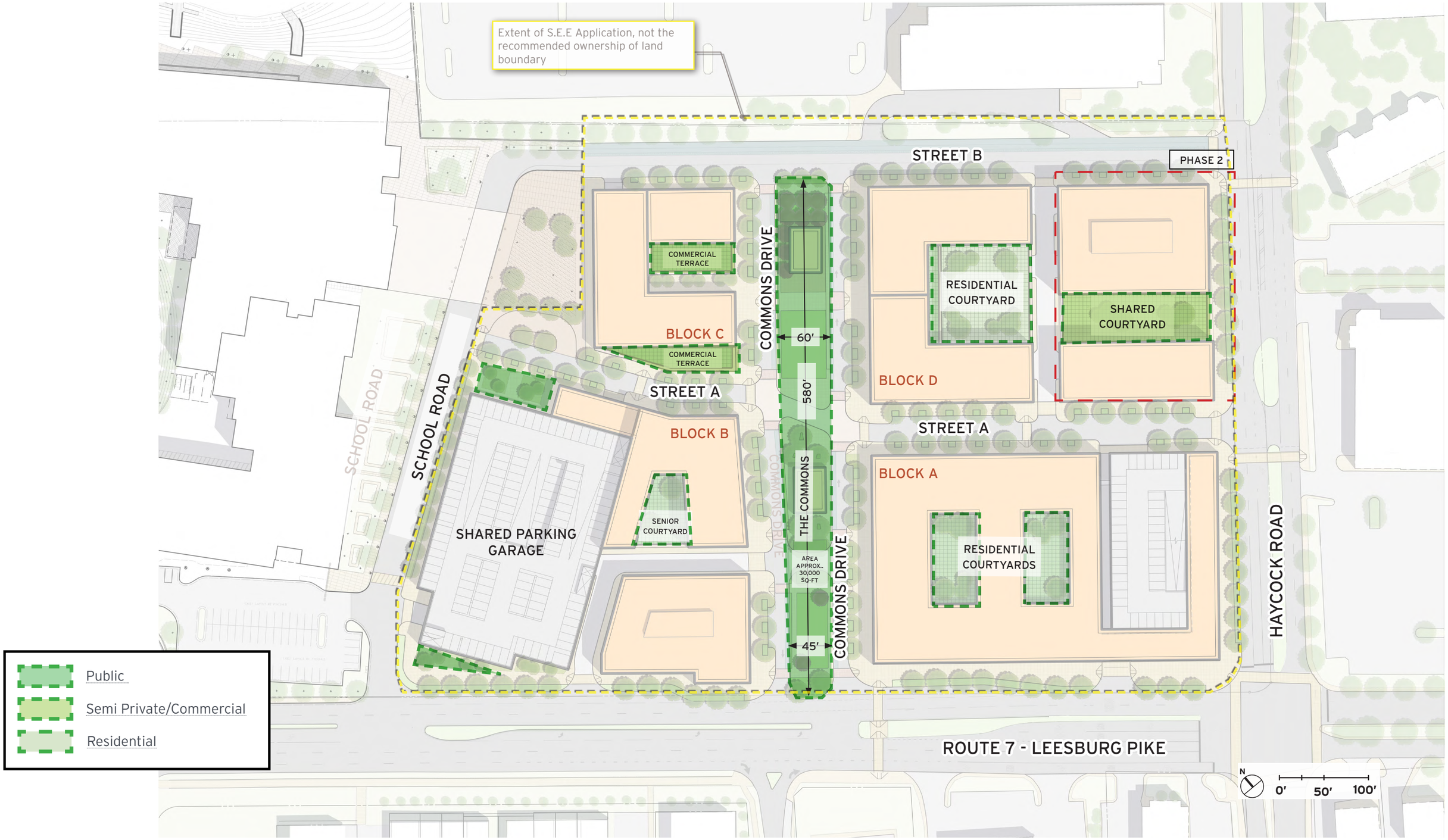

February 4, 2019

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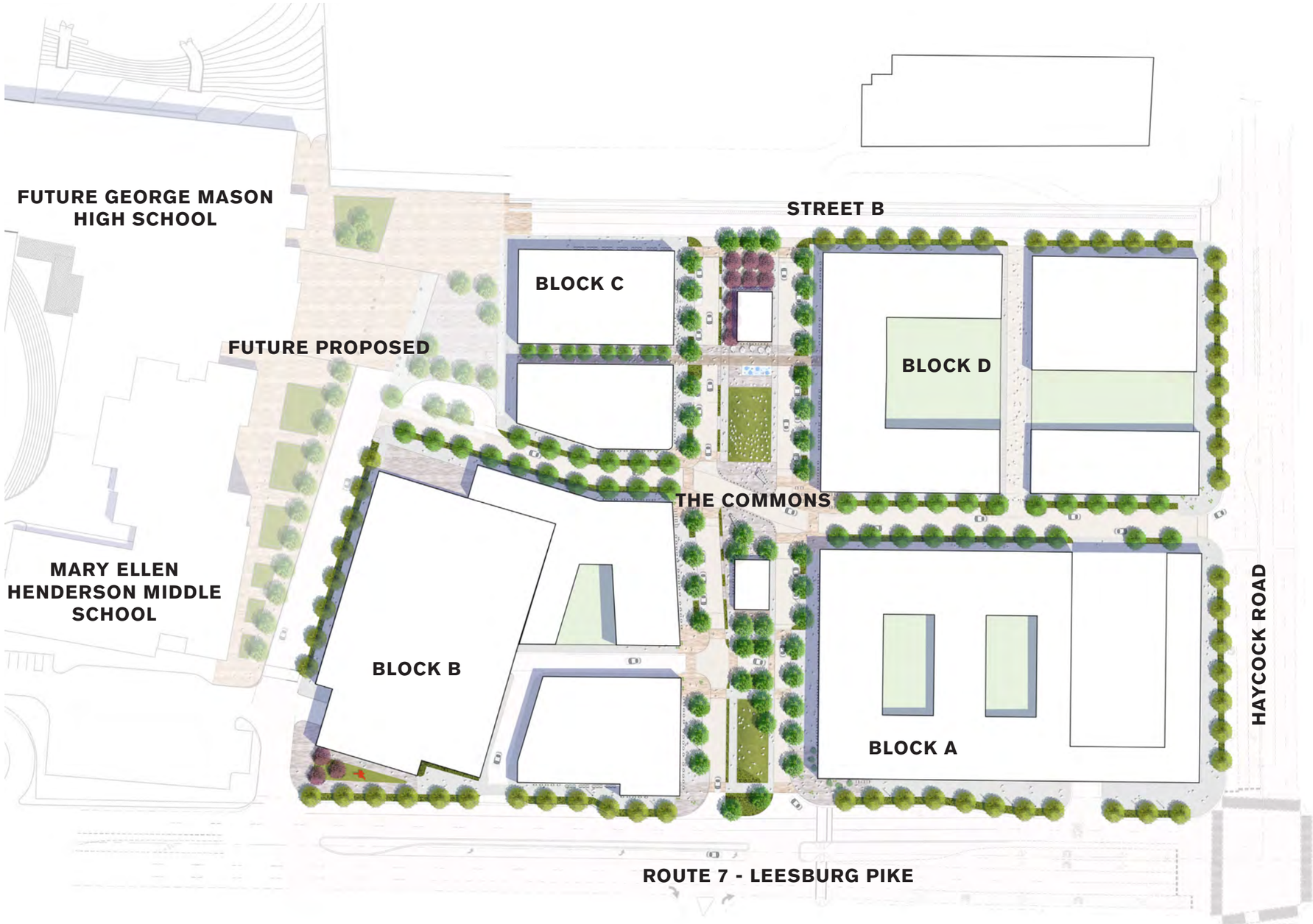
FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

Open Space and Recreation Diagram

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION

CITY OF FALLS CHURCH, VIRGINIA



Note: Sketches, drawings, photos, and images are illustrative and meant to portray the character of the submission and not an exact representation.

50 0' 50 100 200

February 4, 2019

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TORTI GALLAS + PARTNERS

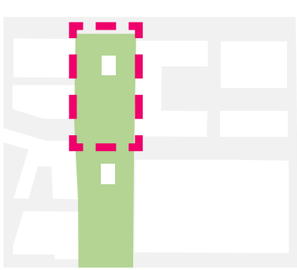
FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

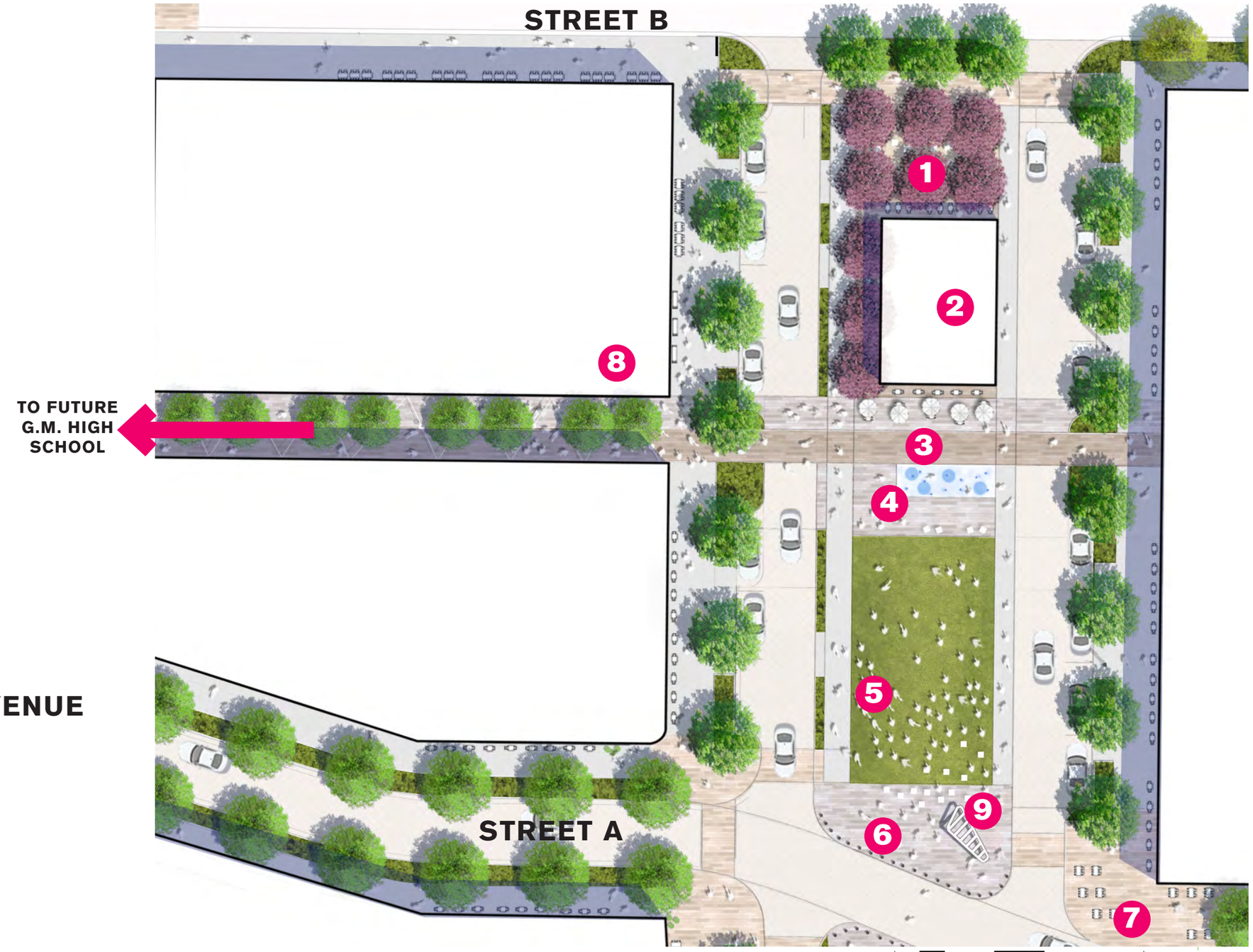
Conceptual Landscape Master Plan - Overall Plan

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION

CITY OF FALLS CHURCH, VIRGINIA

1. GROVE
2. RETAIL KIOSK
3. GATHERING NODE
4. WATER JETS
5. FLEXIBLE LAWN
6. PLAZA
7. OUTDOOR DINING
8. ENTERTAINMENT VENUE
9. PAVILION





Type, quantity, and location of the landscape features shall be governed by the Placemaking and Amenity Plan to be approved by the City Council.

15 0' 15 30 60

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TORTI GALLAS + PARTNERS

FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

Conceptual Landscape Master Plan - North Commons

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION
CITY OF FALLS CHURCH, VIRGINIA

ROCKVILLE TOWNSQUARE - ROCKVILLE, MARYLAND

ASSEMBLY ROW - BOSTON, MASSACHUSETTS

ASSEMBLY ROW - BOSTON, MASSACHUSETTS

DILWORTH PARK CAFE - PHILADELPHIA, PENNSYLVANIA

Images of precedent projects provided for reference of design intent only; images do not show proposed design.

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TORTI GALLAS + PARTNERS

FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

1 PLAZA

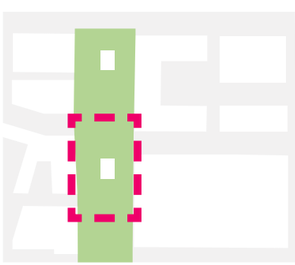
2 OUTDOOR DINING

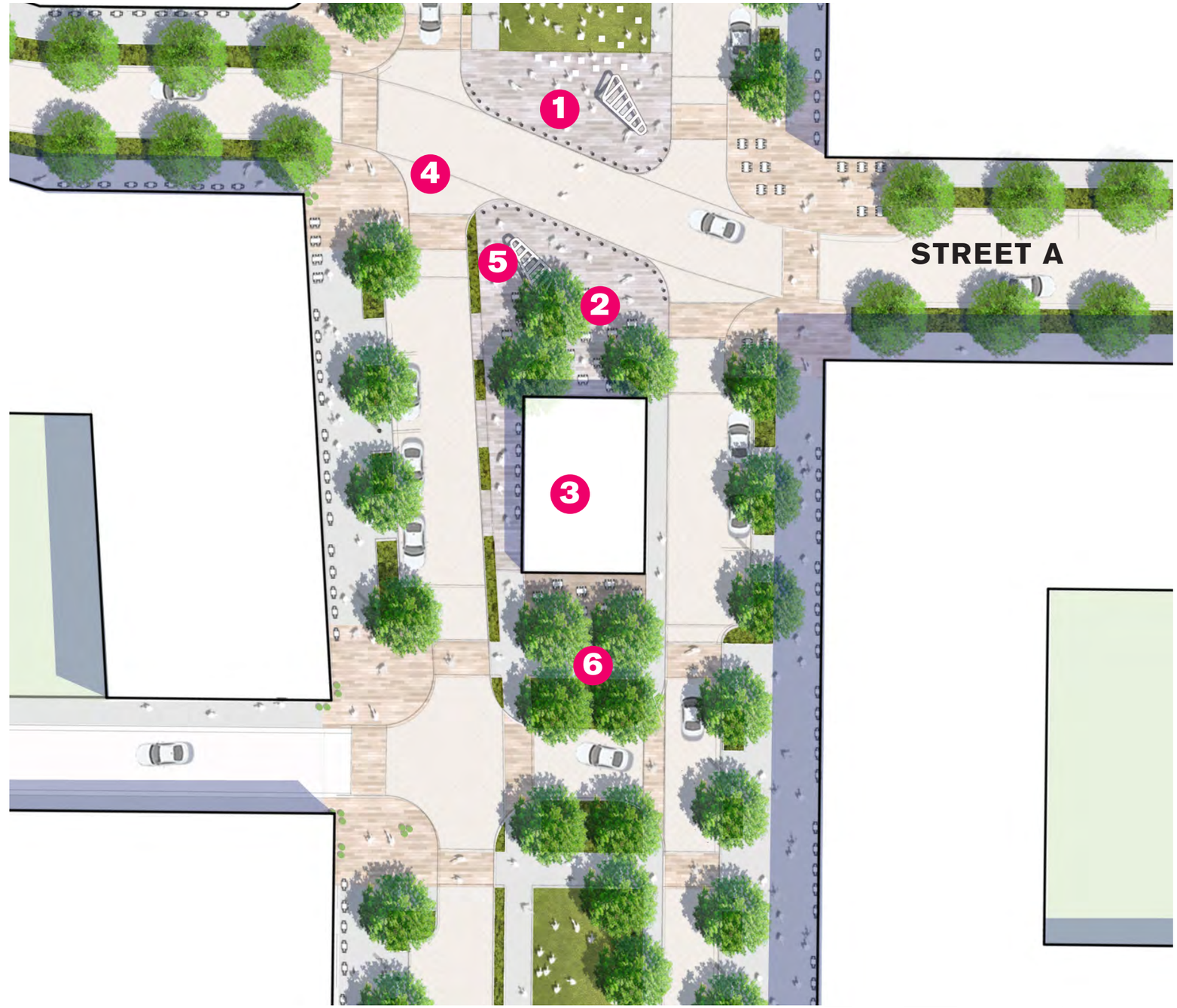
3 RETAIL KIOSK

4 PEDESTRIAN FRIENDLY INTERSECTION

5 PAVILION

6 GROVE





Type, quantity, and location of the landscape features shall be governed by the Placemaking and Amenity Plan to be approved by the City Council.

15 0' 15 30 60

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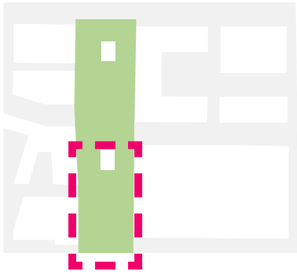
FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

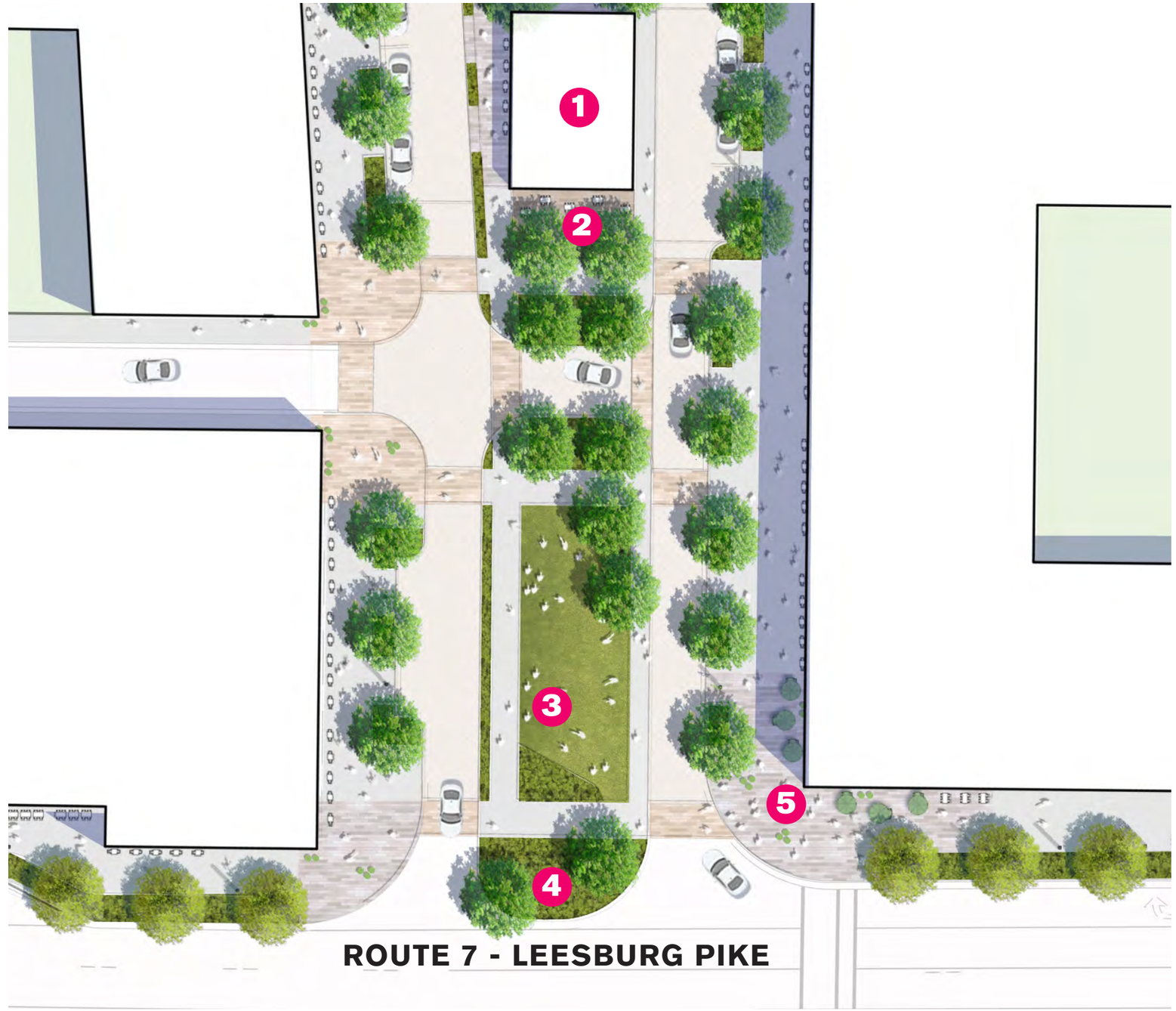
Conceptual Landscape Master Plan - Commons Core

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION

CITY OF FALLS CHURCH, VIRGINIA

1. RETAIL KIOSK
2. SEATING
3. FLEXIBLE LAWN
4. ENTRANCE PLANTINGS AND STORMWATER MITIGATION
5. ENTRY TO GROCERY





Type, quantity, and location of the landscape features shall be governed by the Placemaking and Amenity Plan to be approved by the City Council.

15 0' 15 30 60

Conceptual Landscape Master Plan - South Commons

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION

CITY OF FALLS CHURCH, VIRGINIA

February 4, 2019

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FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

KLYDE WARREN PARK - DALLAS, TEXAS

KLYDE WARREN PARK - DALLAS, TEXAS

SMALE RIVERFRONT PARK - CINCINNATI, OHIO

SAN JACINTO PLAZA - EL PASO, TEXAS

Images of precedent projects provided for reference of design intent only; images do not show proposed design.

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FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC
CIVIL ENGINEERING: **WALTER PHILLIPS**
LANDSCAPE DESIGN: **LAND DESIGN**

Placemaking and Place-Management

Concerts

Festivals and Events

Seasonal Activities

Social Activities and Education

Festivals

Farmer's Markets

Placemaking and Place-Management

Paving

Greenery

Water Features

Lighting

Trees

Playful Elements

Placemaking and Place-Management

Landmark Elements

Flexible Spaces

Hidden Gems

Street Furniture

Hidden Gems

Hidden Gems

Investing in Memorable Public Spaces

FALLS CHURCH GATEWAY PARTNERS

EYA

PN HOFFMAN

Regency Centers.

TORTI GALLAS + PARTNERS

West Falls Church Economic Development Project

LITTLE COMMONS CITY

APPROXIMATE CANOPY COVER CALCULATIONS:

- 140 TREES
- 24,500 SQ. FT. @ 175 SF PER TREE @ 20 YEARS
- 5.5% OF OVERALL SITE

Canopy Cover Plan will be subject to the final design and may change during the site planning process.

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NOTE: STREET NETWORK, INTERSECTIONS, AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SITE PLAN.

HAXON

0 120 240 480 480

1 INCH = 240'

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

AERIAL EXHIBIT

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION ENTITLEMENT PLAN

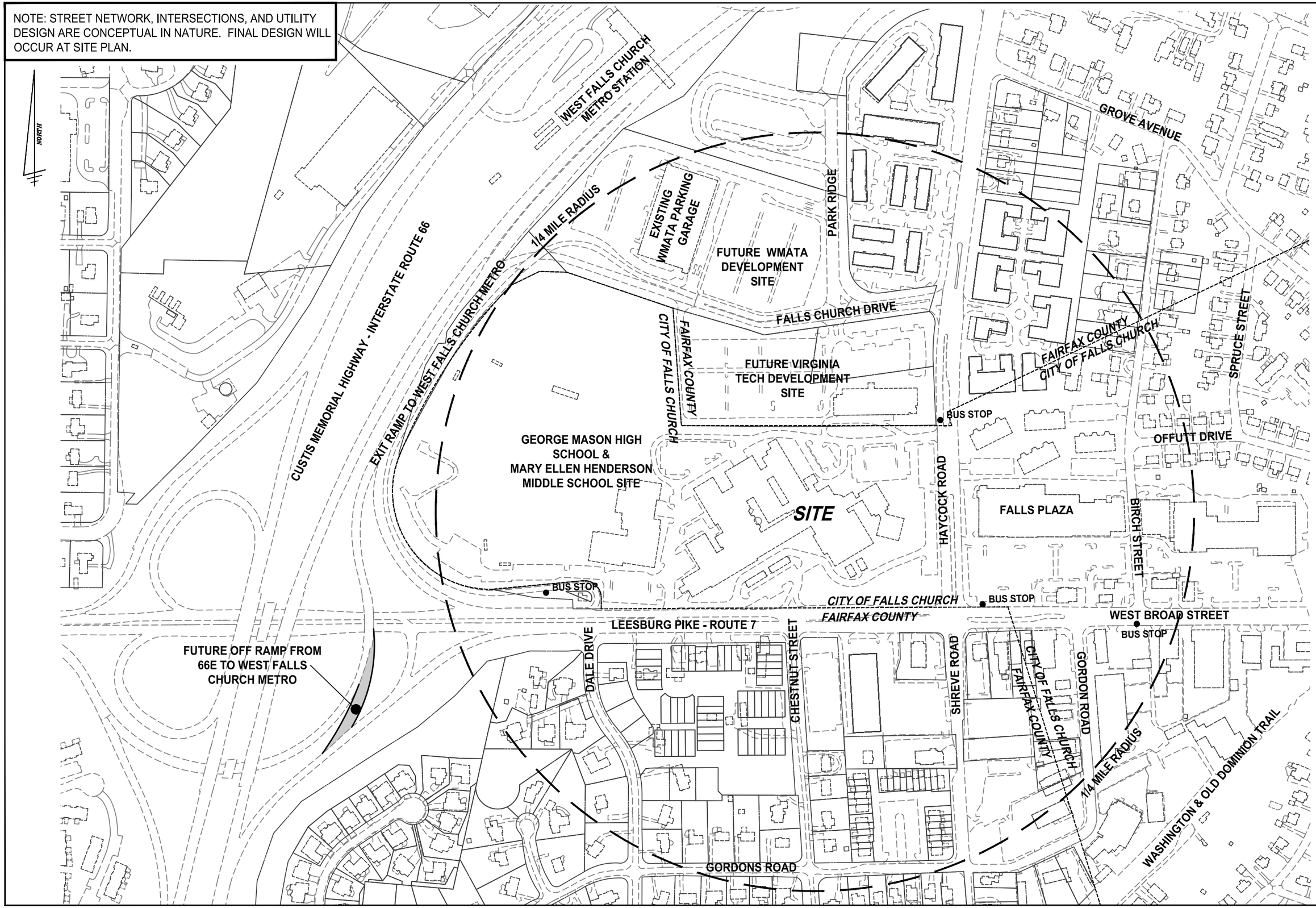
CITY OF FALLS CHURCH

SCALE: 1" = 240'

DATE: 02/04/2019

SHEET: **C-0301**

NOTE: STREET NETWORK, INTERSECTIONS, AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SITE PLAN.



WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

CONTEXT PLAN

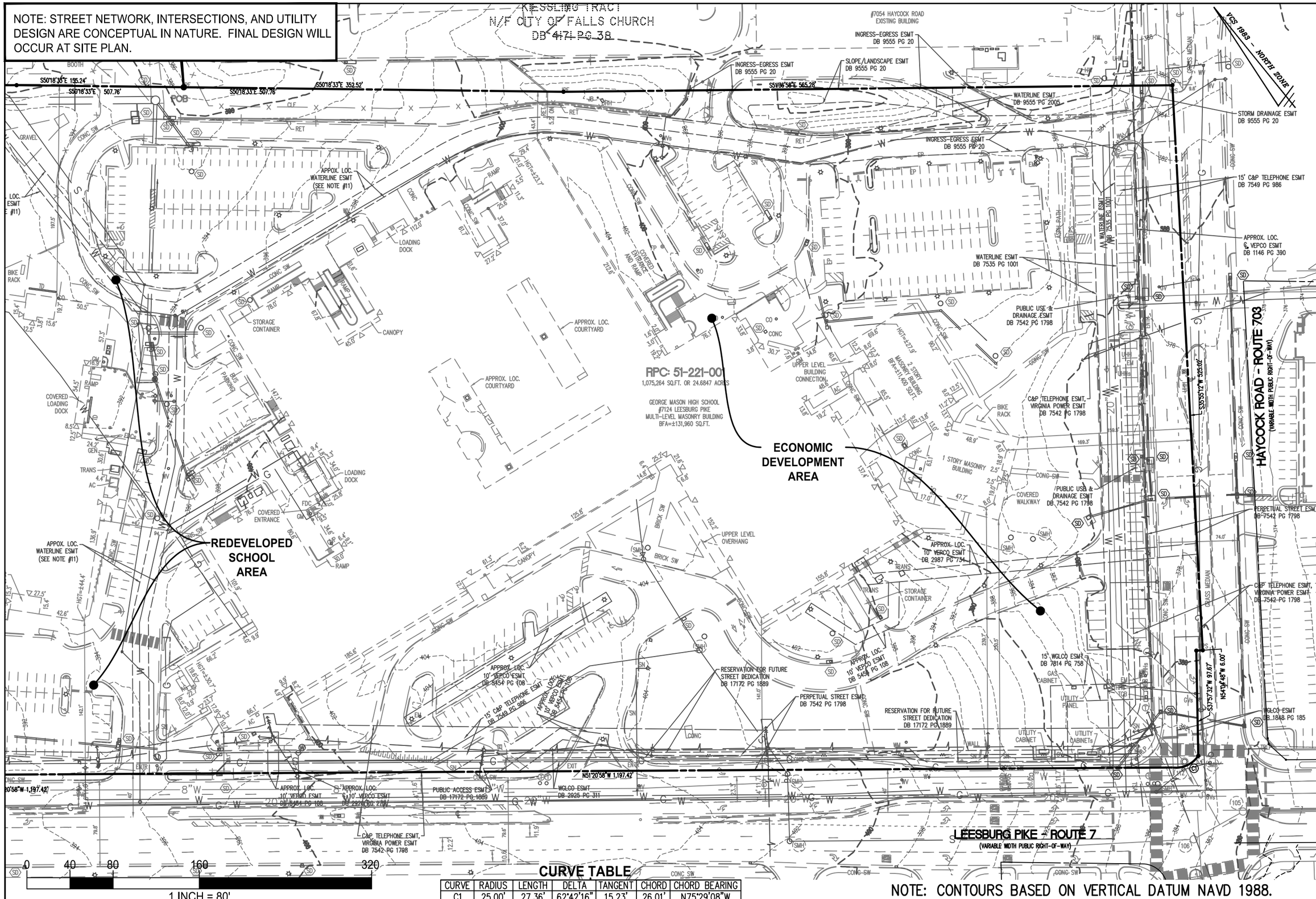
WEST FALLS CHURCH ECONOMIC DEVELOPMENT SPECIAL EXCEPTION ENTITLEMENT PLAN CITY OF FALLS CHURCH

SCALE: 1" = 300'

DATE: 02/04/2019

SHEET: C-0302

NOTE: STREET NETWORK, INTERSECTIONS, AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SITE PLAN.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	27.36'	62°42'16"	15.23'	26.01'	N75°29'08"W

NOTE: CONTOURS BASED ON VERTICAL DATUM NAVD 1988.

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

EXISTING CONDITIONS PLAN

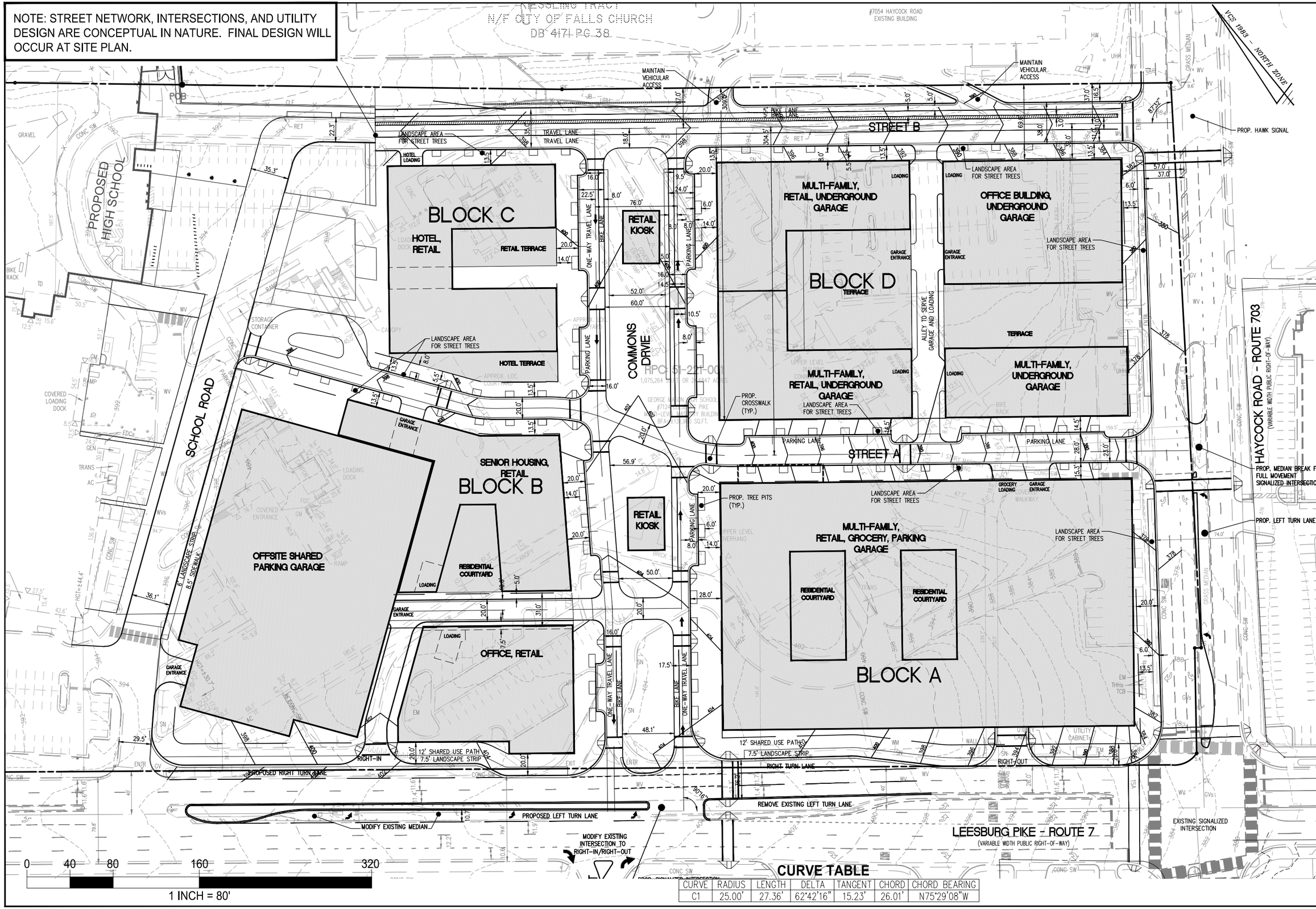
WEST FALLS CHURCH ECONOMIC DEVELOPMENT
SPECIAL EXCEPTION ENTITLEMENT PLAN
CITY OF FALLS CHURCH

SCALE: 1" = 80'

DATE: 02/04/2019

SHEET: **C-0303**

NOTE: STREET NETWORK, INTERSECTIONS, AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SITE PLAN.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	27.36'	62°42'16"	15.23'	26.01'	N75°29'08"W

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

PLOT AND LOCATION PLAN

WEST FALLS CHURCH ECONOMIC DEVELOPMENT SPECIAL EXCEPTION ENTITLEMENT PLAN

CITY OF FALLS CHURCH

SCALE: 1" = 80'

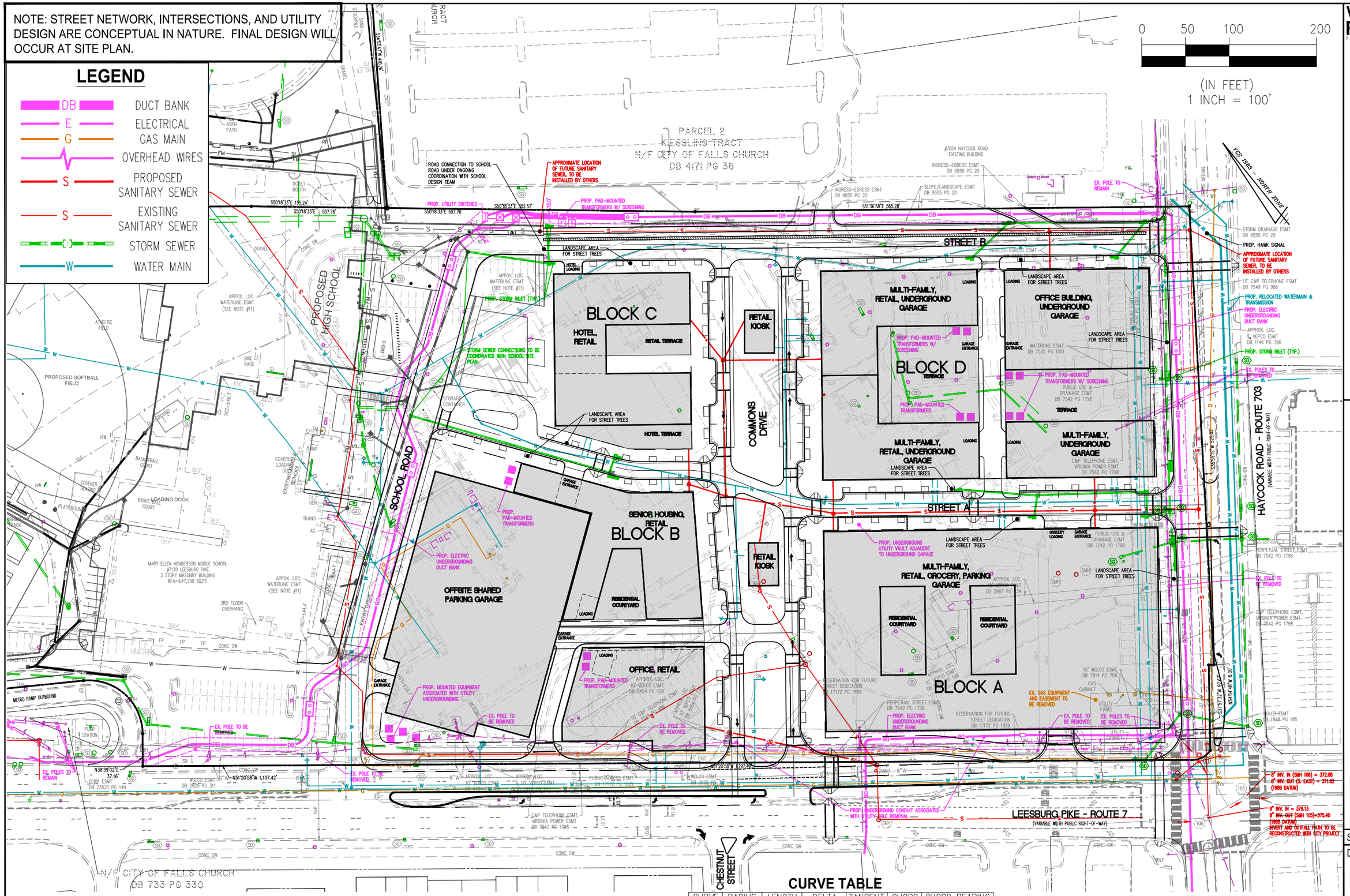
DATE: 02/04/2019

SHEET: C-0401

NOTE: STREET NETWORK, INTERSECTIONS, AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SITE PLAN.

LEGEND

- DB — DUCT BANK
- E — ELECTRICAL
- G — GAS MAIN
- OVERHEAD WIRES
- S — PROPOSED SANITARY SEWER
- S — EXISTING SANITARY SEWER
- STORM SEWER
- W — WATER MAIN



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	27.36'	62°42'16"	15.23'	26.01'	N75°29'08"W

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

UTILITIES AND INFRASTRUCTURE PLAN

WEST FALLS CHURCH ECONOMIC DEVELOPMENT SPECIAL EXCEPTION ENTITLEMENT PLAN

CITY OF FALLS CHURCH

SCALE: 1" = 100'

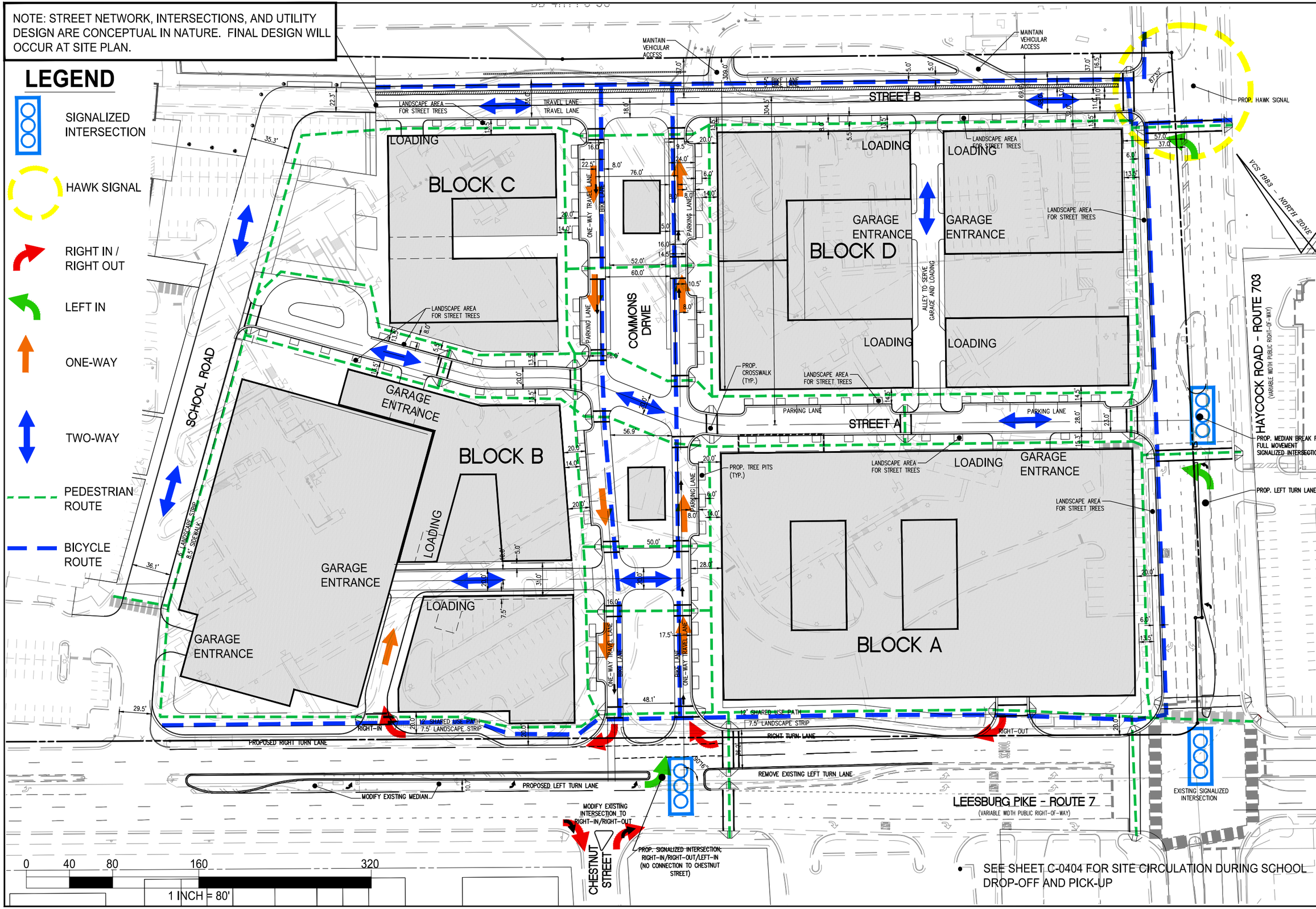
DATE: 02/04/2019

SHEET: C-0402

NOTE: STREET NETWORK, INTERSECTIONS, AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SITE PLAN.

LEGEND

- SIGNALIZED INTERSECTION
- HAWK SIGNAL
- RIGHT IN / RIGHT OUT
- LEFT IN
- ONE-WAY
- TWO-WAY
- PEDESTRIAN ROUTE
- BICYCLE ROUTE



- SEE SHEET C-0404 FOR SITE CIRCULATION DURING SCHOOL DROP-OFF AND PICK-UP

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

TRANSPORTATION AND STREET PLAN

WEST FALLS CHURCH ECONOMIC DEVELOPMENT SPECIAL EXCEPTION ENTITLEMENT PLAN

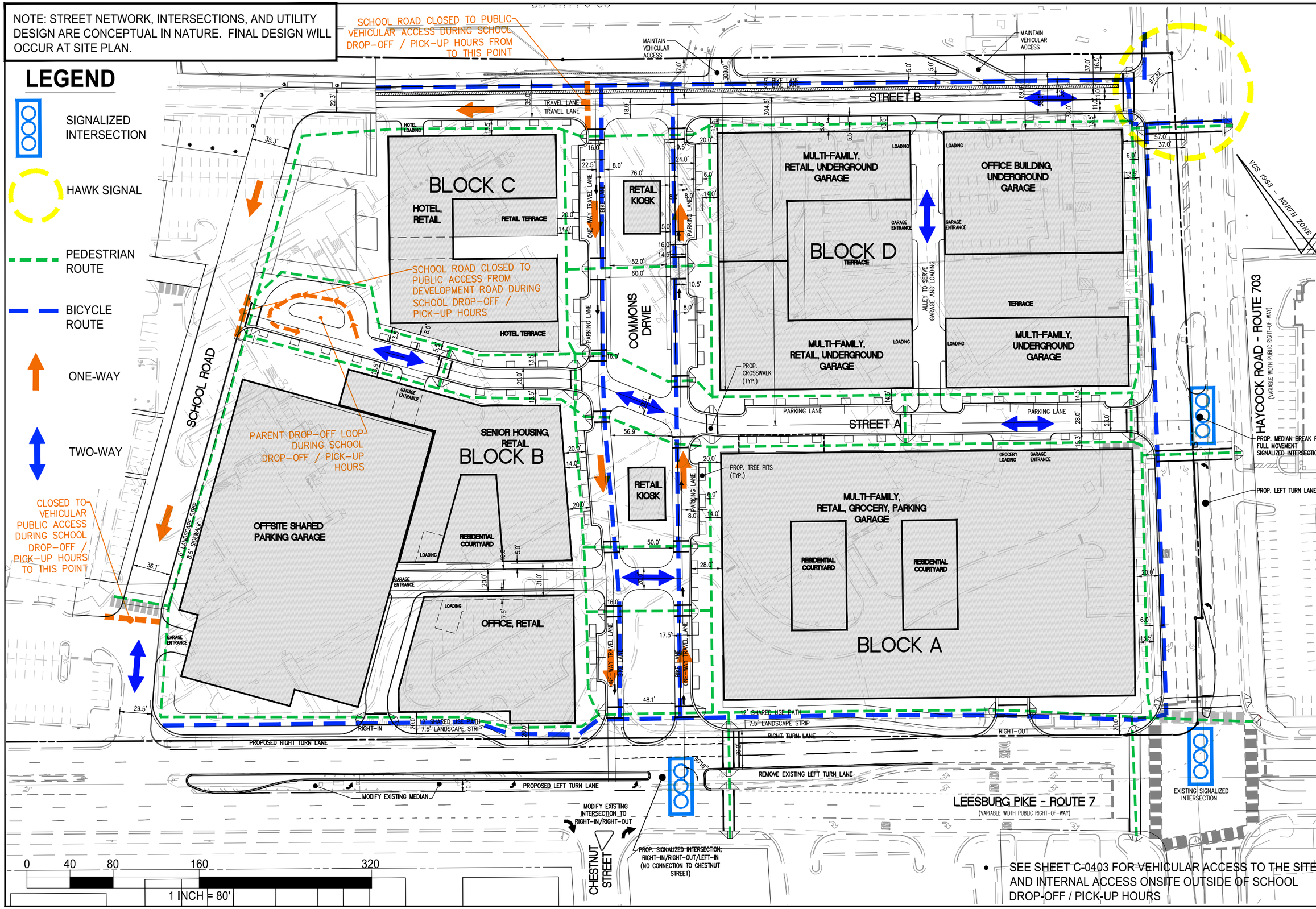
CITY OF FALLS CHURCH

SCALE: 1" = 80'

DATE: 02/04/2019

SHEET: **C-0403**

NOTE: STREET NETWORK, INTERSECTIONS, AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SITE PLAN.



- SEE SHEET C-0403 FOR VEHICULAR ACCESS TO THE SITE AND INTERNAL ACCESS ONSITE OUTSIDE OF SCHOOL DROP-OFF / PICK-UP HOURS

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

SITE CIRCULATION SCHOOL HOURS

WEST FALLS CHURCH ECONOMIC DEVELOPMENT SPECIAL EXCEPTION ENTITLEMENT PLAN

CITY OF FALLS CHURCH

SCALE: 1" = 80'

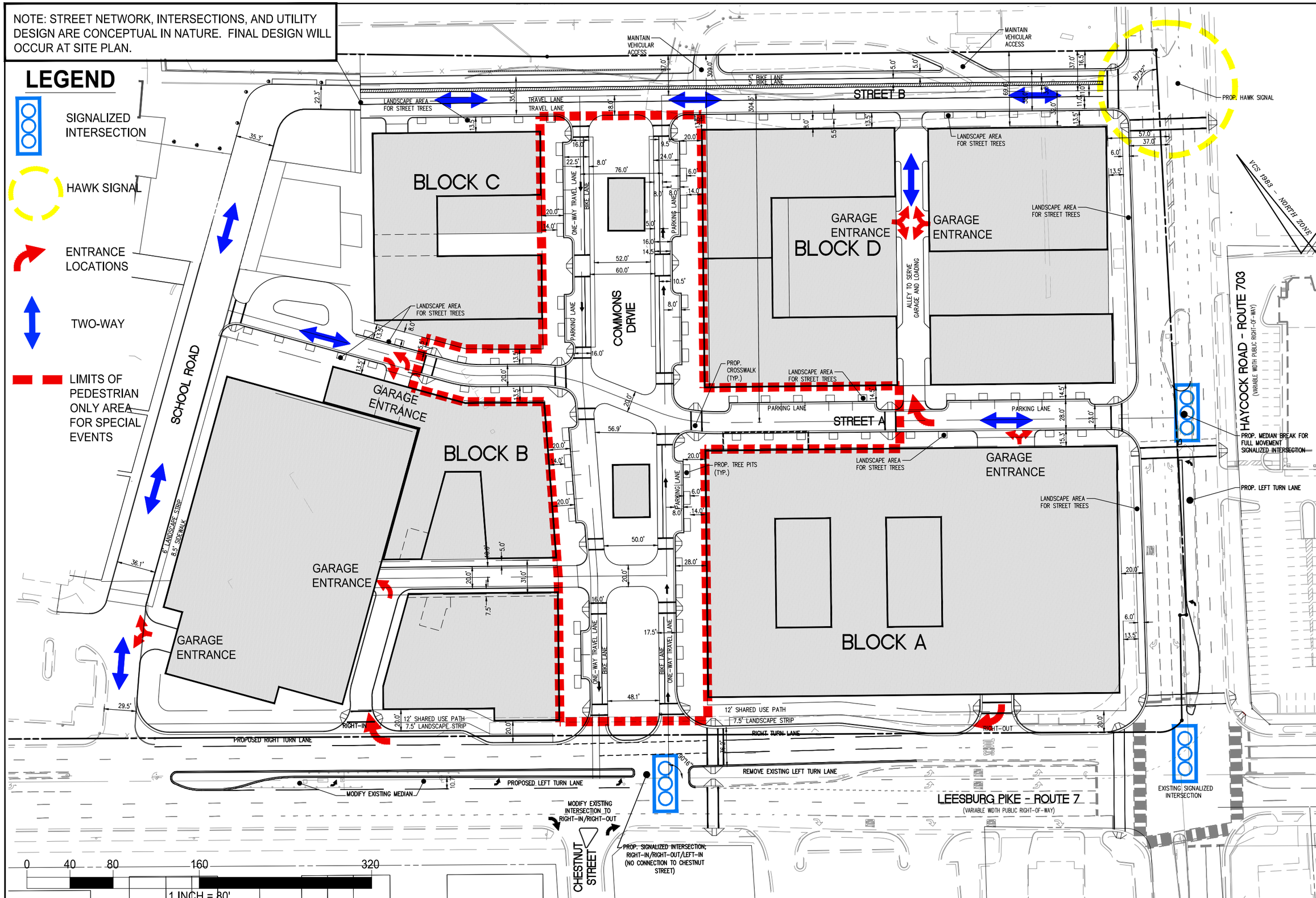
DATE: 02/04/2019

SHEET: **C-0404**

NOTE: STREET NETWORK, INTERSECTIONS, AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SITE PLAN.

LEGEND

- SIGNALIZED INTERSECTION
- HAWK SIGNAL
- ENTRANCE LOCATIONS
- TWO-WAY
- LIMITS OF PEDESTRIAN ONLY AREA FOR SPECIAL EVENTS



WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

EVENT CIRCULATION PLAN

WEST FALLS CHURCH ECONOMIC DEVELOPMENT SPECIAL EXCEPTION ENTITLEMENT PLAN

CITY OF FALLS CHURCH

SCALE: 1" = 80'

DATE: 02/04/2019

SHEET: C-0405

NOTE: STREET NETWORK, INTERSECTIONS, AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SITE PLAN.

LEGEND

VCS 1983 – NORTH ZONE

INTERSECTION IMPROVEMENTS

- SIGNALIZED INTERSECTIONS FOR SAFER PEDESTRIAN CROSSINGS
- MEDIAN ACROSS CHESTNUT STREET
- IMPROVEMENTS TO CROSSWALKS AND RAMPS

HAWK SIGNAL

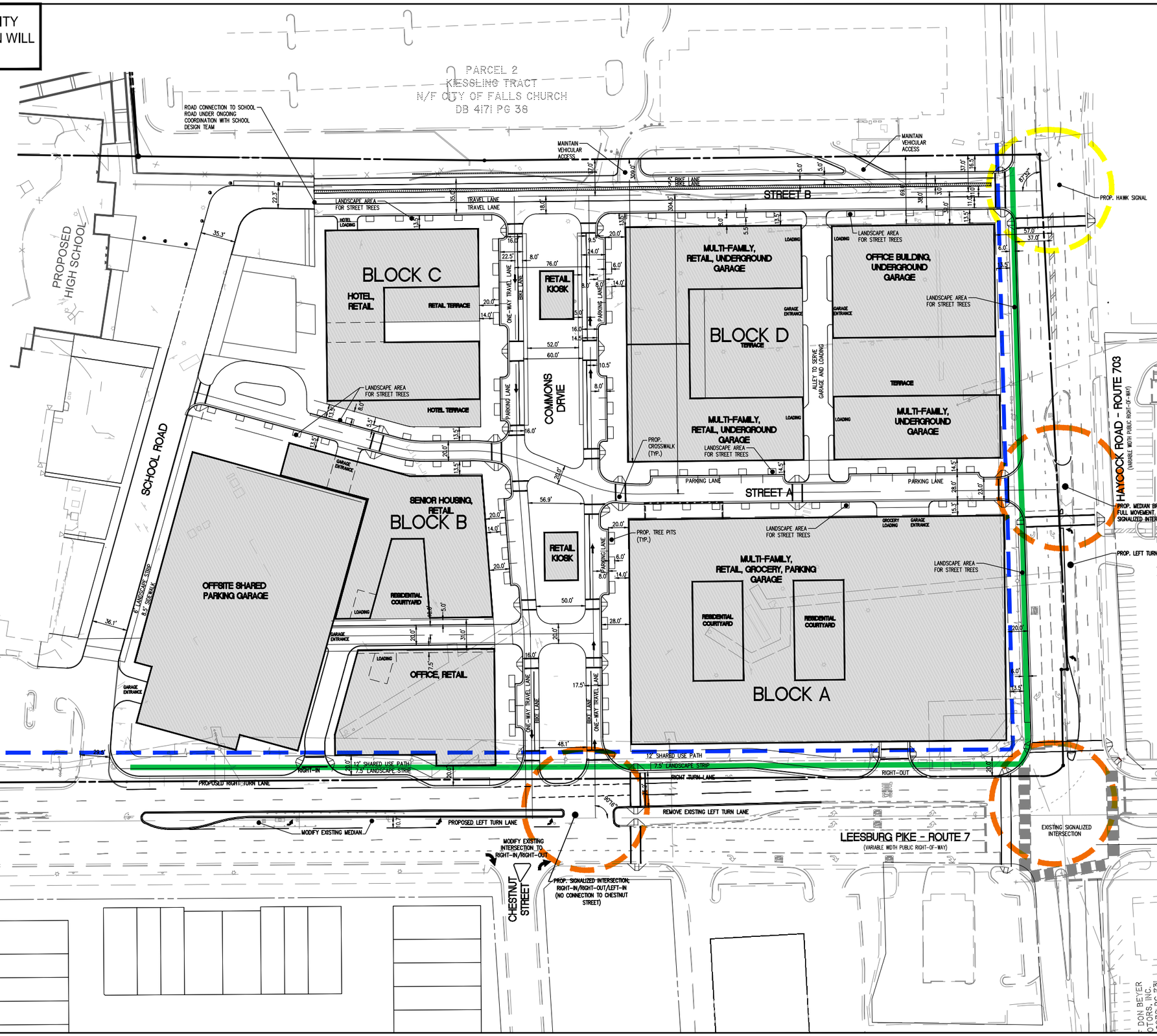
- HAWK SIGNAL FOR SAFER PEDESTRIAN CROSSINGS

SIDEWALK IMPROVEMENTS

- WIDENING
- STREETLIGHT INSTALLATION
- STREET TREES

UTILITY RELOCATING, AND/OR UNDERGROUNDING

- REMOVAL OF UTILITY POLES
- UNDERGROUNDING OF OVERHEAD LINES



WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

NVTA GRANT TRANSPORTATION IMPROVEMENTS
WEST FALLS CHURCH ECONOMIC DEVELOPMENT
SPECIAL EXCEPTION ENTITLEMENT PLAN
CITY OF FALLS CHURCH

SCALE: 1" = 100'

DATE: 02/04/2019

SHEET: **C-0406**

Concept Site Plan

FALLS CHURCH GATEWAY PARTNERS

EYA

PN HOFFMAN

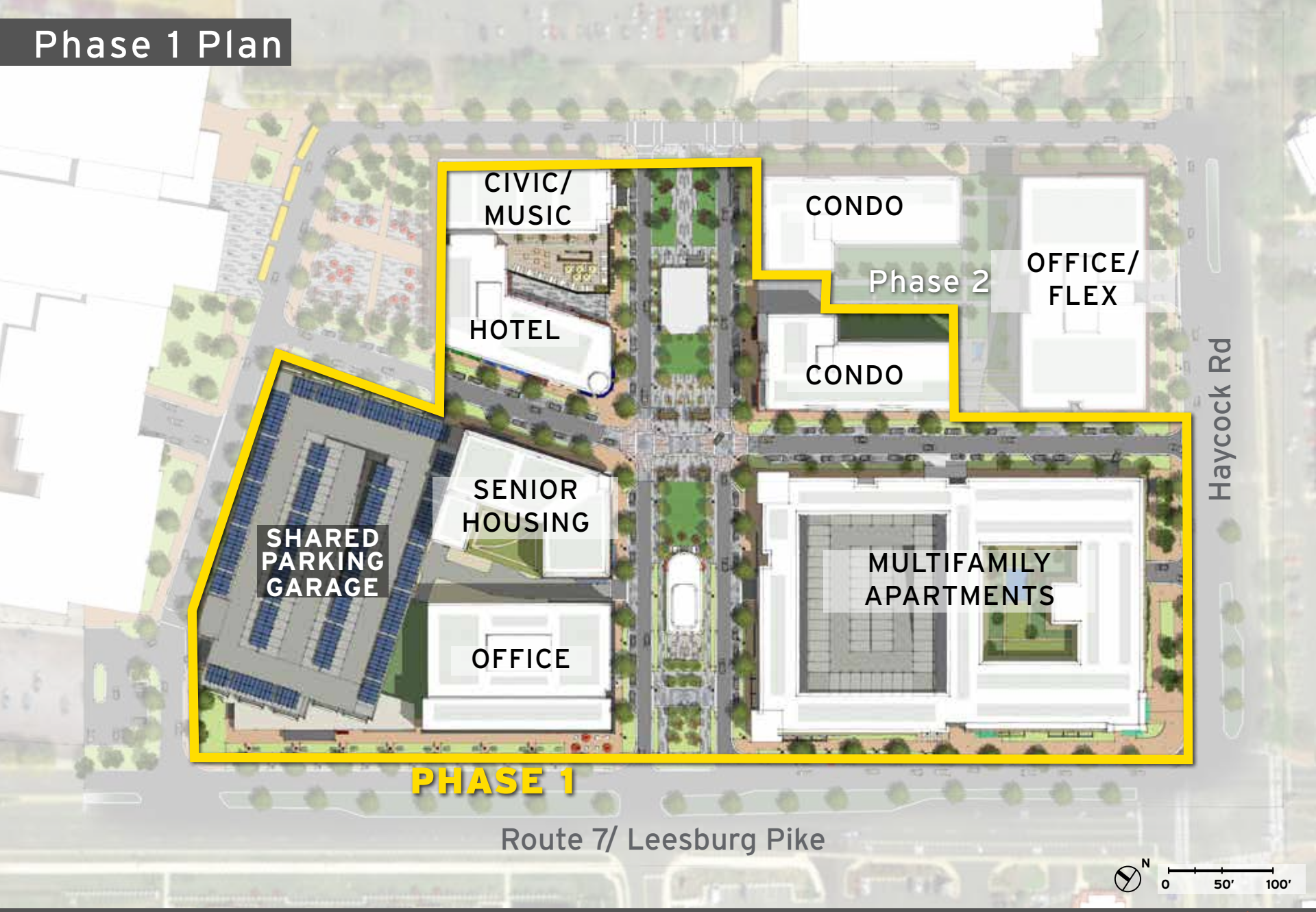
Regency Centers.

TORTI GALLAS + PARTNERS

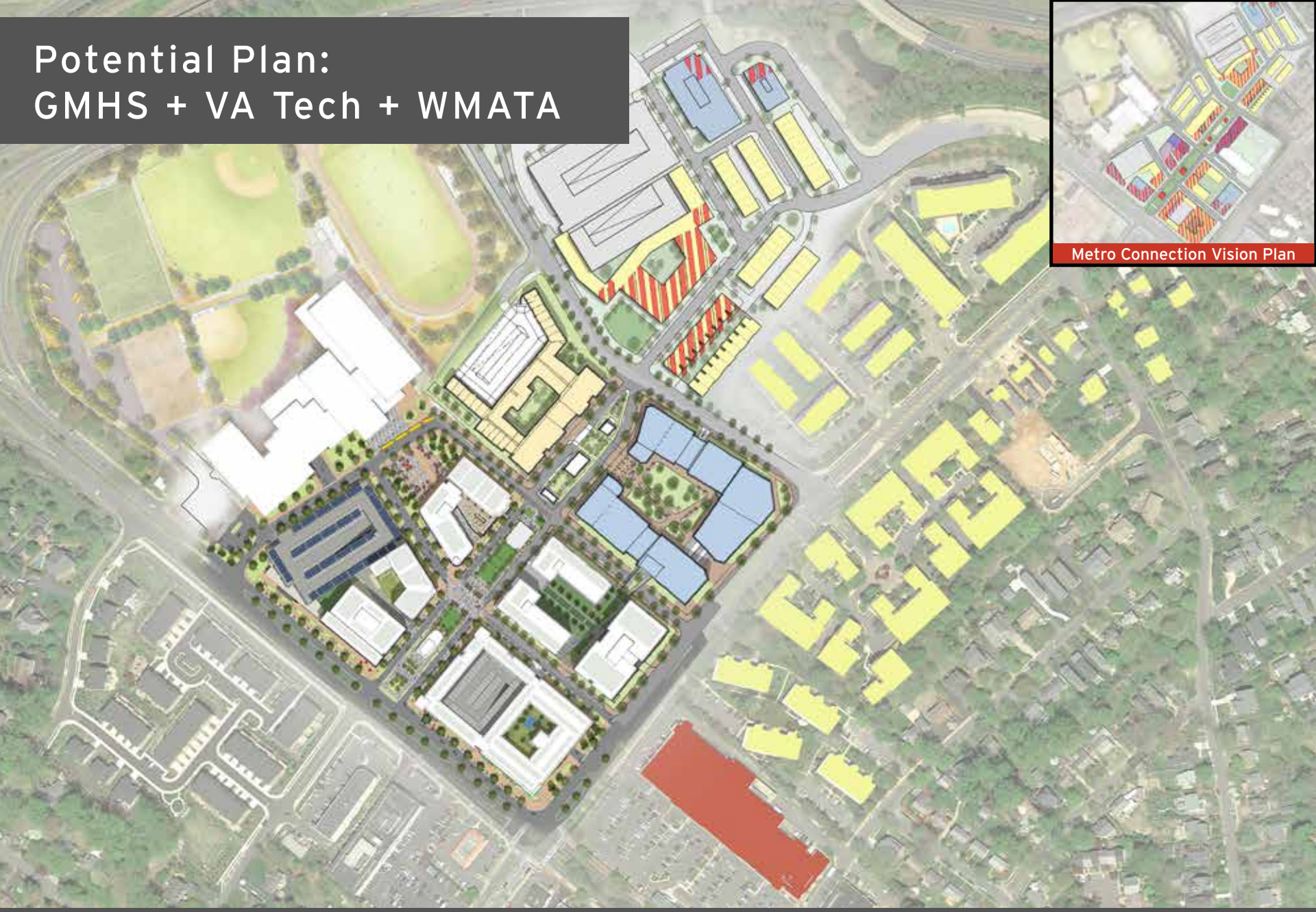
West Falls Church Economic Development Project

LITTLE COMMONS CITY

Phase 1 Plan


CIVIC/
MUSIC
CONDO
Phase 2
OFFICE/
FLEX
HOTEL
CONDO
Haycock Rd
SENIOR
HOUSING
SHARED
PARKING
GARAGE
MULTIFAMILY
APARTMENTS
OFFICE
PHASE 1
Route 7/ Leesburg Pike
N
0
50'
100'

Potential Plan:
GMHS + VA Tech + WMATA



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