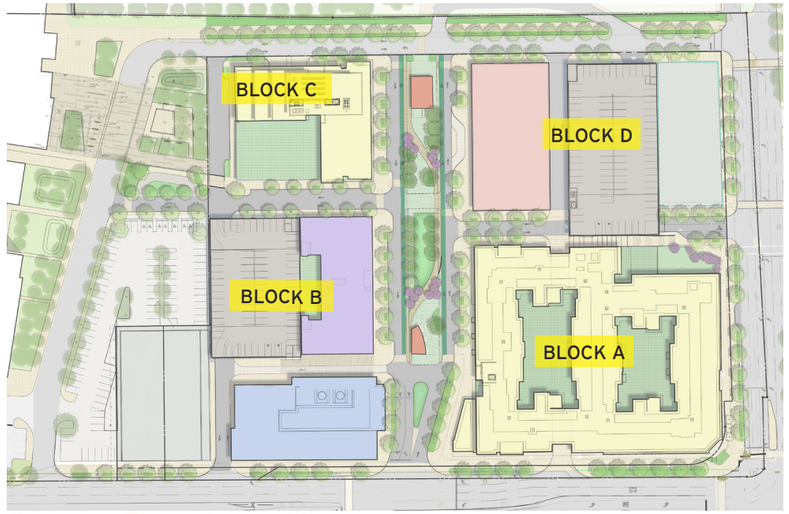
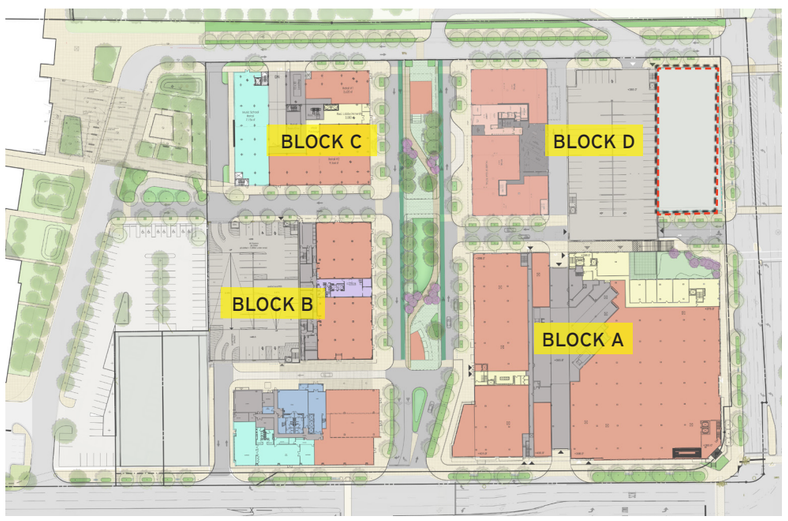
Upper Floor Land Use



Ground Floor Land Use



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

Program Summary

Phase I SESP Development Plan Program (GSF)

Use	Block A	Block B-1	Block B-2	Block C	Block D	Kiosk	Per Use Totals
Retail	35,190	7,860	11,670	12,250	14,000	3,200	84,170
Grocery	40,310						40,310
Civic		5,040		14,200			19,240
Hotel			85,260				85,260
Office		125,540					125,540
Multi-family Rental	271,000						271,000
Multi-family Micro Rental	100,000						100,000
Condominium	179,000						179,000
Senior Housing					225,000		225,000
Per Block Totals	625,500	138,440	96,930	26,450	239,000	3,200	1,129,520

Note: Numbers rounded to nearest 10

Note: Senior Housing and Block D Retail are placeholders (per governing documents). Subject to future SESP submission for Block D-1 by Senior Developer

Proposed Development Plan Program: SEE Unit Ranges with SESP Phase I Proposal

Type	Proposed GSF	SESP Phase I Proposed Unit Count	Approved SEE Proposed Unit Count Range: Low End	Approved SEE Proposed Unit Count Range: High End
Block A				
Multi-Family Rental	275,000	265		
Multi-Family Rental Micro	96,000	134		
Block B				
Hotel	-	146		
Block C				
Condominium (Phase 1)	179,000	127		
Block D				
Senior Housing	225,000	225	150	250
TOTAL	**775,000**	**897**	**150**	**250**

Approved SEE Notes:

Note: Applicant reserves the flexibility to shift GSF from block to block.

Note: Multifamily buildings designated as condominium may become rental, and vice versa, so long as the total GSF maximums are respected.

Note: Average unit sizes and unit counts are approximate and may change during SESP review

Note: Senior Housing is a placeholder (per governing documents). Subject to future SESP submission for Block D-1 by Senior Developer

SEE Amendment Proposed Binding Development Plan Program

Phase 1 Use	Min GSF	Max GSF
Retail	100,000	None
Civic	17,000	None
Office	125,000	None
Condominium	None	179,000
Multi-Family Rental	None	371,000
Senior Housing	125,000	225,000
Hotel	80,000	200,000
Phase 2 Use	**Min GSF**	**Max GSF**
Retail	None	None
Office	None	None
Condominium	None	148,600
TOTAL Use	**Min GSF**	**Max GSF**
Retail	100,000	None
Civic	17,000	None
Office	125,000	None
Condominium	None	327,600
Multi-Family Rental	None	371,000
Senior Housing	125,000	225,000
Hotel	80,000	200,000

Approved SEE Notes:

Note: Applicant reserves the flexibility to shift GSF from block to block.

Note: Multifamily buildings designated as condominium may become rental, and vice versa, so long as the total GSF maximums are respected.

Note: Average unit sizes and unit counts are approximate and may change during SESP review

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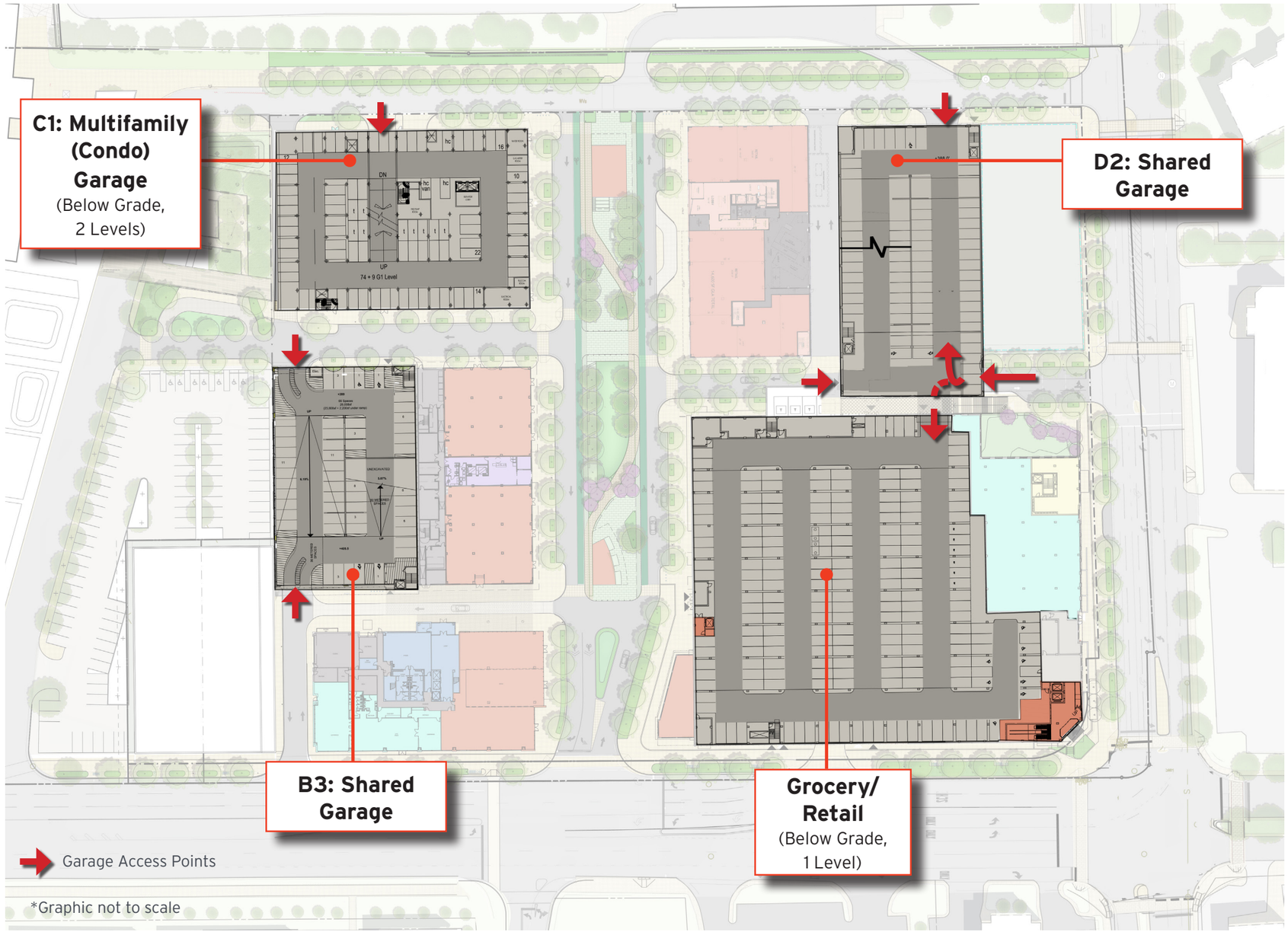
Parking Location Diagram



Approved SEE Off Street Parking Requirement Ranges

Parking Requirement Comparison

Use	Minimum Parking Ratios	Maximum Parking Ratios
Phase 1 Office	(*Office*) 1 space per 450sf (2.22 per 1,000sf)	1 per 333.33 sf (3 spaces per 1,000 sf)
Phase 2 Office	1 per 666.66 sf (1.5 spaces per 1,000 sf)	1 per 333.33 sf (3 spaces per 1,000 sf)
Phase 1 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)
Phase 2 Retail	1 per 500 sf (2 spaces per 1000 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 1000 sf)	1 Per 200 sf (5 Spaces per 1,000 sf)
Multi-Family Housing (Apartments)	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 per unit	
Multifamily (Micro Units)	.5 per unit	
Senior Housing	.33 Spaces per unit	
Hotel	.16 Spaces guestrooms	*(Hotel and Motel)* 1 Per guestroom, plus 1 employee space for per ten guestrooms

Falls Church Code of Ordinance Requirements (SEC. 48_1004)

NOTES:
1. The supplementary site plans are diagrammatic in nature and represent proposed development in an illustrative manner.
2. 1. Refer to SESP Civil Engineering, Landscape and Architectural sets for specific parking and bike location details.

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Parking Tabulation

Parking Ratios	SESP Submission SF/Unit/Room		SEE Approved Ratios					Provided Spaces	Proposed Ratio	% of City Ordinance Required Pkg	
			Minimums		Maximums						
Use			Ratio	Spaces	Ratio	Spaces					
Phase 1 Office	125,537		1 per 450.00sf	279	1 per 333.33sf	377		312	1 per 402sf	112%	*Minimum of 25 spaces to be 24/7 dedicated office spaces. Remainder to be shared at night
Phase 1 Retail	103,410		1 per 333.33sf	310	1 per 300.00sf	345		150	1 per 689sf	44%	150 dedicated retail spaces, retail customers may also use shared parking. Includes civic uses for parking calculation purposes
Grocery	40,316		1 per 250.00sf	161	1 per 200.00sf	202		198	1 per 204sf	123%	198 dedicated grocery spaces
Rental Apartments	399	49 x0B	0.8 per std unit	279	1 per 0B	49	1.59 per unit	394	1.0 per unit	62%	*194 spaces to be shared with retail during the day
		232 x1B	0.5 per micro unit		1.5 per 1B	348					**134 micro units assumed for parking calculation purposes
		118 x2B+			2 per 2B+	236					
Condo	127	0 x0B	1.0 per unit	127	1 per 0B	0	1.85 per unit	176	1.39 per unit	75%	
		37 x1B			1.5 per 1B	56					
		90 x2B+			2 per 2B+	180					
Hotel	146		0.16 per unit	23	1 per room + 1 per 10 rooms	161		25	0.17 per unit	16%	*shared spaces
Senior Housing											
			TOTAL	1180	1814	1952		1255			
								75	*additional reserved spaces to be provided for Senior Housing. Senior parking ratios to be updated in future submissions		
							Grand Total Spaces Provided	1330			

Falls Church Code of Ordinance Ratios (SEC. 48_1004)

REDUCTION REQUEST*	Required	Provided	% Reduction	
Approved SEE Ratio Compliance	1180	1330	0%	Includes senior in provided number
Overall Reduction From Ordinance	1814	1255	31%	Excludes senior
CFC Shared Parking Analysis Reduction	1596	1255	21%	Excludes senior

*To be updated with Senior Housing information in a future submission.

CFC Shared Parking Analysis	Weekday				Weeknight						
	Day		Night		Day		Evening		Night		
	%	Spaces	%	Spaces	%	Spaces	%	Spaces	%	Spaces	
Office	100%	279	10%	28	10%	28	5%	14	5%	14	
Retail	60%	328	90%	492	100%	546	70%	382	5%	27	
Hotel	75%	120	100%	161	75%	120	100%	161	75%	120	
All Other Uses	100%	868.5	100%	868.5	100%	868.5	100%	868.5	100%	868.5	Excludes senior
Total		1596		1549		1563		1425		1030	

Bike Parking Tabulation

Bike Parking	GFA/units	Short-Term		Long-Term	
		Spaces	Type Provided	Spaces	Type Provided
Office	125,537	6.3	Class 3	20.9	Class 1
Retail	143,726	17.5	Class 3	5.7	Class 3
Multifamily	399	8.0	Class 3	159.6	Class 1
Condo	127	2.5	Class 3	50.8	Class 1
Hotel	146	2.9	Class 3	14.6	Class 3

	REQUIRED	PROVIDED
Class 3 Total Spaces	58	58
Class 1 Total Spaces	232	232

NOTES:
1. Refer to SESP Civil Engineering, Landscape and Architectural sets for specific parking and bike location details.
2.

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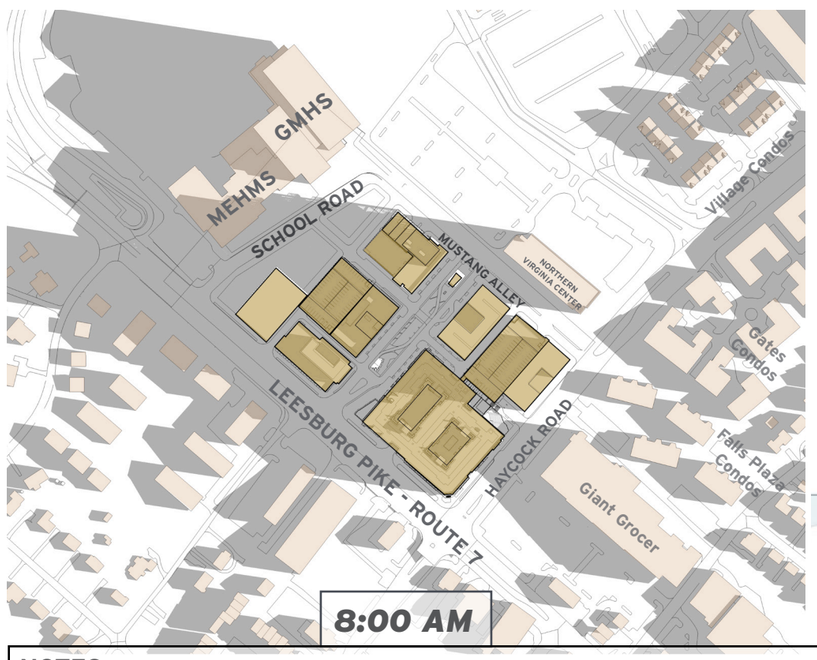

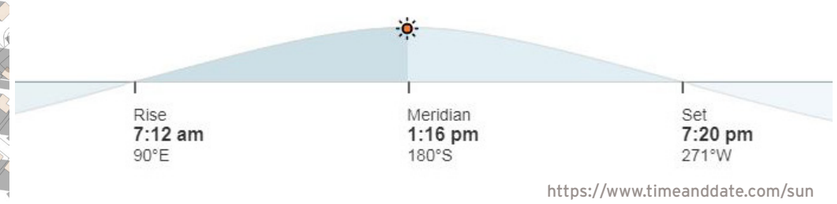

Spring Equinox (March 21)

Eastern Daylight Time

NOTES:

*all graphics on this sheets are not to scale

June 8th, 2020

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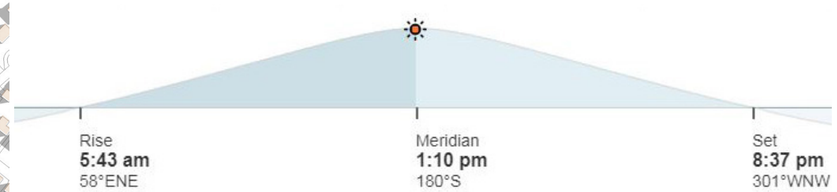
LANDSCAPE DESIGN: **LANDDESIGN**

Site Plan - Site Shadow Study

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT

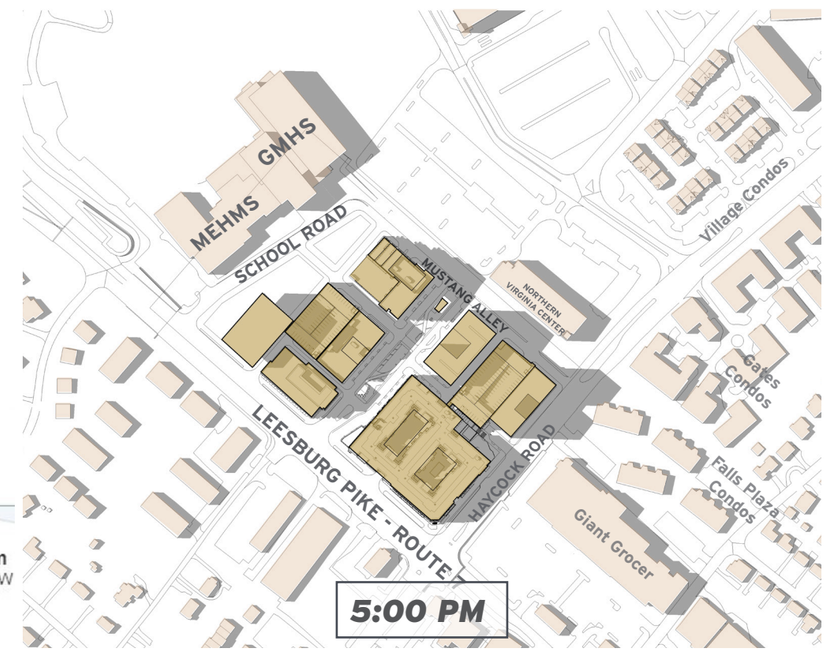
SESP SUBMISSION 01: SUPPLEMENTAL PACKET



https://www.timeanddate.com/sun

Summer Solstice (June 21)

Eastern Daylight Time



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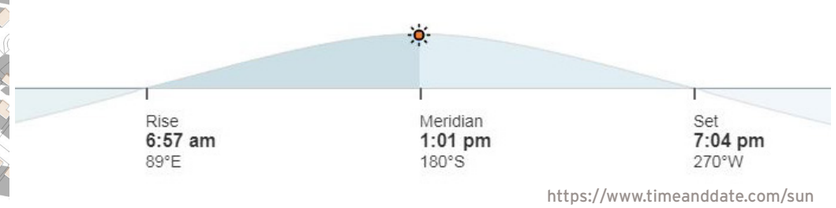

Autumnal Equinox (Sept. 23)

Eastern Daylight Time

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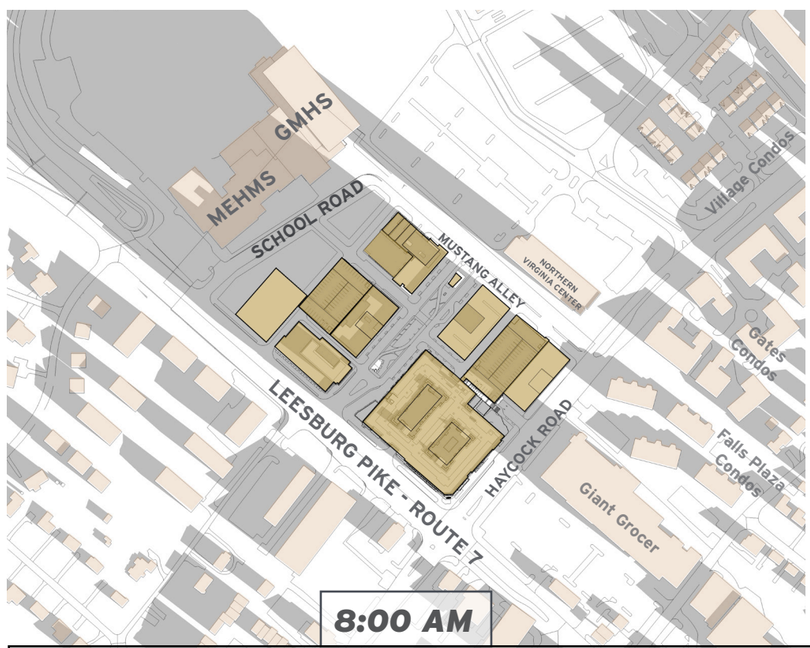

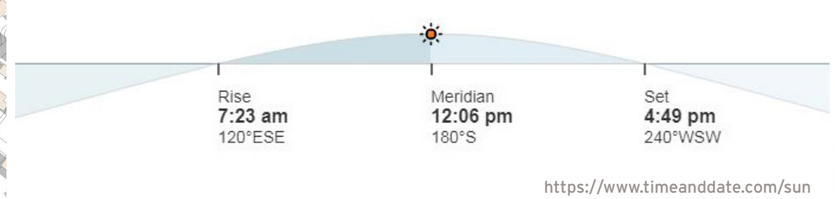

Winter Solstice (Dec 21)

Eastern Standard Time

NOTES:

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June 8th, 2020

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