MASON ROW
MIXED USE PROJECT

NEC OF WEST BROAD STREET & NORTH WEST STREET
FALLS CHURCH CITY, VA

ELEVATION UPDATES

DECEMBER 9, 2015

OWNER:
SPECTRUM DEVELOPMENT, LLC. & MILL CREEK RESIDENTIAL

LAND USE ATTORNEY:
BASKIN, JACKSON & LASSO, PC.

ARCHITECT:
GTM ARCHITECTS, INC.

CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.

LANDSCAPE DESIGNER:
KIMLEY-HORN & ASSOCIATES, INC.

TRAFFIC:
WELLS & ASSOCIATES

RETAIL PLANNER:
STREETSENSE

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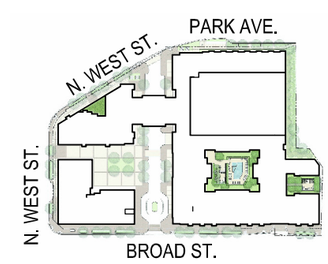
OLD SOUTH ELEVATION (SPECIAL EXCEPTION APPLICATION SUB 06)
N.T.S.

NEW SOUTH ELEVATION
N.T.S.



KEY PLAN
N.T.S.

ELEVATION CHANGES

1. REDESIGNED HOTEL TO FALL CHURCH STYLE ARCHITECTURE.
2. BROKE CORNICE LINES AT ROOF OF HOTEL.
3. REMOVED E.I.F.S. FROM ALL FACADES.
4. DIFFERENTIATED HOTEL COMMON AREA FROM ROOMS.
5. CARRIED HOTEL ARCHITECTURE DOWN TO GRADE AT HOTEL LOBBY LOCATION.
6. MINIMIZED HOTEL ARCHITECTURAL IDEAS TO PROVIDE MORE UNIFIED LOOK.
7. REDUCED COLOR PALETTE OF HOTEL TO LOOK LESS BUSY.
8. MINIMIZED "GREEN" HOTEL BRANDING.
9. FURTHER ARTICULATION OF HOTEL ARCHITECTURE.
10. BROKE UP PARAPET OF RESIDENTIAL CORNICE ALONG BROAD STREET.

MILL CREEK RESIDENTIAL

A8.0

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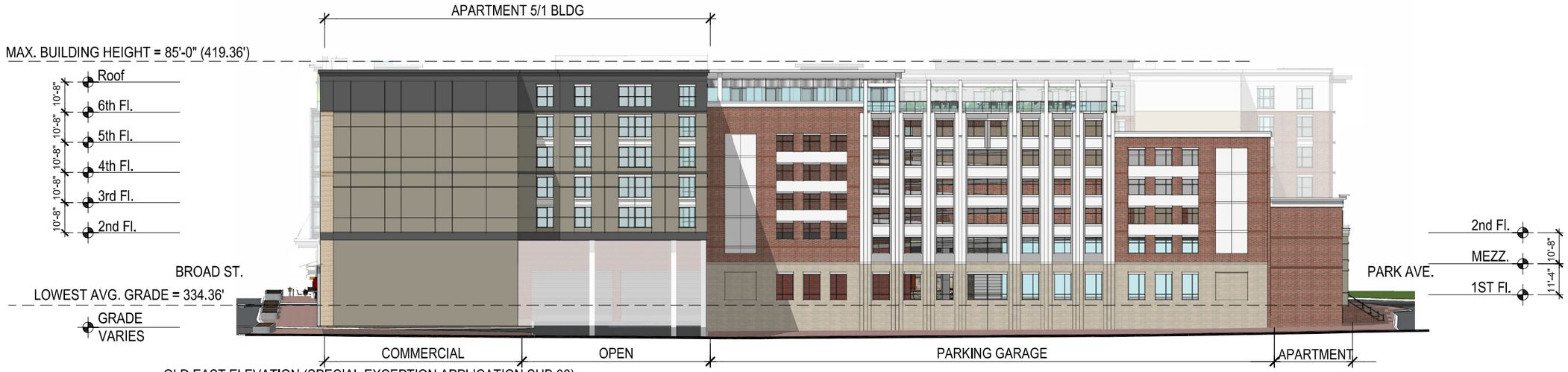
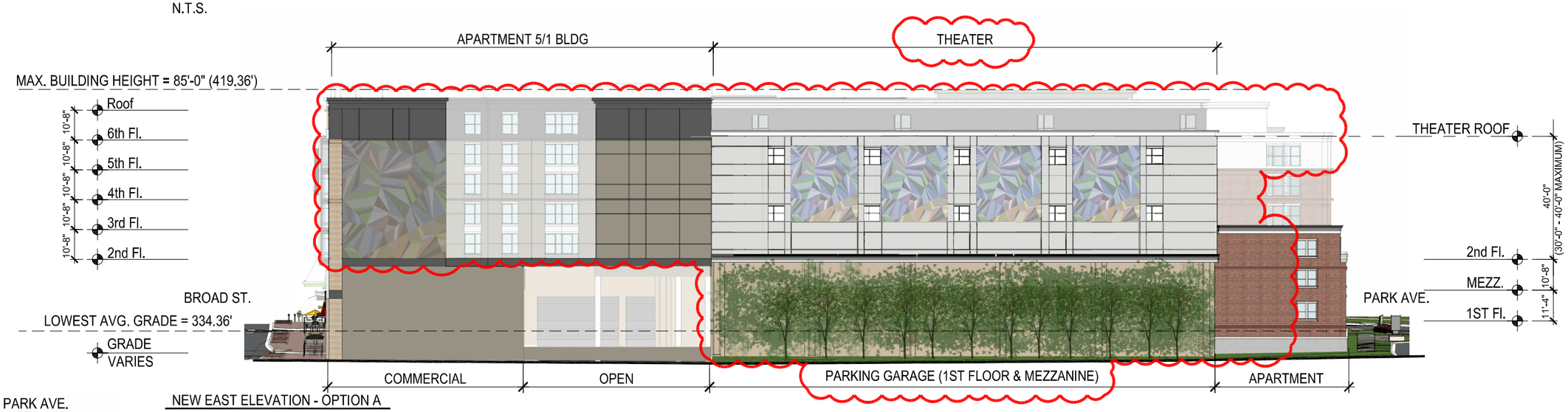


OLD EAST ELEVATION (SPECIAL EXCEPTION APPLICATION SUB 06)
N.T.S.



NEW EAST ELEVATION - OPTION A
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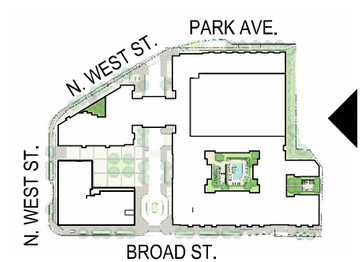

KEY PLAN
N.T.S.

ELEVATION CHANGES

1. REPLACED ABOVE GRADE PARKING GARAGE WITH THEATER.
2. PUSHED THEATER BACK 63 FEET FROM PARK AVENUE.
3. BROKE FACADE INTO TWO SMALLER BLANK WALLS AT BROAD STREET.
4. ADDED GREEN SCREEN AT GARAGE LEVELS.
5. PROVIDED SPACE FOR POTENTIAL MURAL ON FACADES.

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A8.1a

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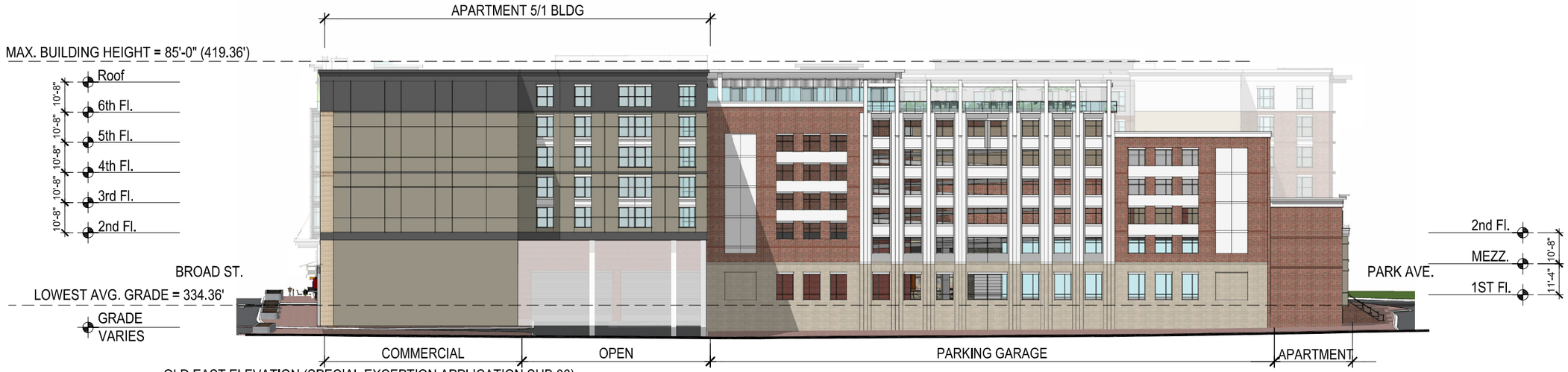
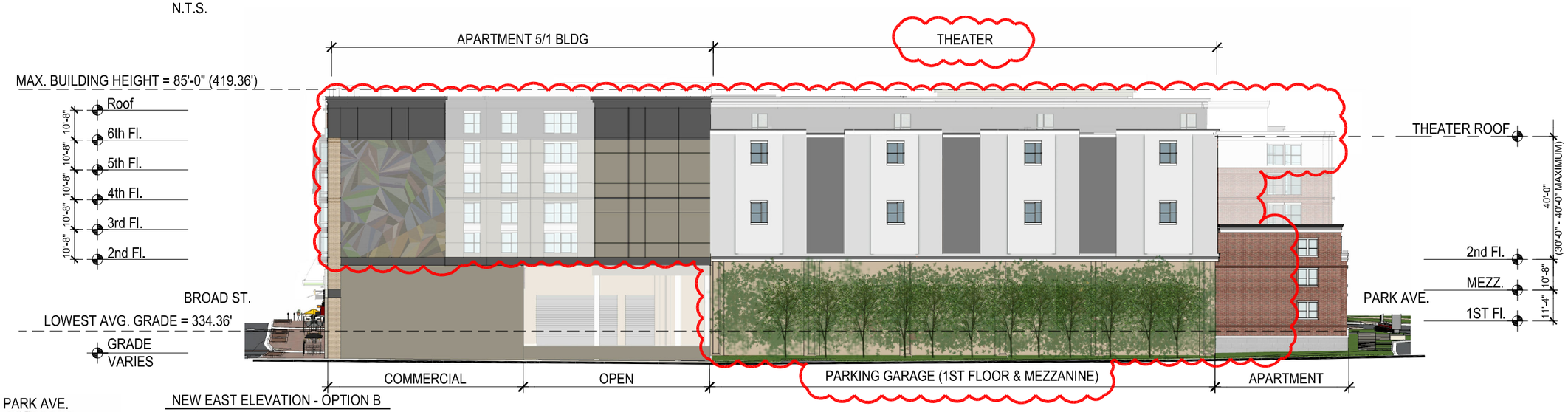
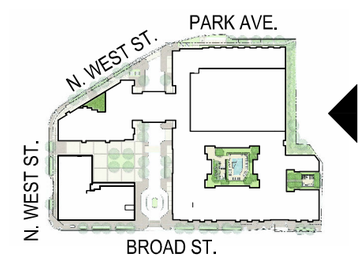


OLD EAST ELEVATION (SPECIAL EXCEPTION APPLICATION SUB 06)
N.T.S.



NEW EAST ELEVATION - OPTION B
N.T.S.



KEY PLAN
N.T.S.

ELEVATION CHANGES
1. REPLACED ABOVE GRADE PARKING GARAGE WITH THEATER.
2. PUSHED THEATER BACK 63 FEET FROM PARK AVENUE.
3. BROKE FACADE INTO TWO SMALLER BLANK WALLS AT BROAD STREET.
4. ADDED GREEN SCREEN AT GARAGE LEVELS.

MILL CREEK RESIDENTIAL

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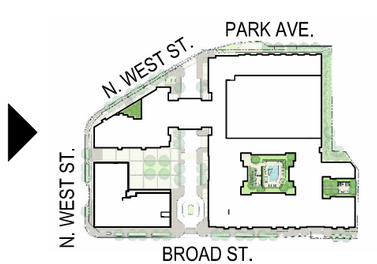
OLD WEST ELEVATION (SPECIAL EXCEPTION APPLICATION SUB 06)
N.T.S.

NEW WEST ELEVATION
N.T.S.



KEY PLAN
N.T.S.

ELEVATION CHANGES

1. REMOVED FLOOR OF APARTMENT BUILDING ALONG N. WEST STREET.
2. REDESIGNED HOTEL TO FALLS CHURCH STYLE OF ARCHITECTURE.
3. BROKE CORNICE LINES AT ROOF ON HOTEL.
4. REMOVED E.I.F.S. FROM ALL FACADES.
5. REDUCED COLOR PALETTE OF HOTEL TO LOOK LESS BUSY.
6. MINIMIZED "GREEN" HOTEL BRANDING.
7. FURTHER ARTICULATION OF HOTEL ARCHITECTURE.
8. MINIMIZED HOTEL ARCHITECTURAL IDEAS TO PROVIDE MORE UNIFIED LOOK.
9. REDUCED OVERHANG OF CORNICE AT TOWER LOCATIONS.

MILL CREEK RESIDENTIAL

A8.2

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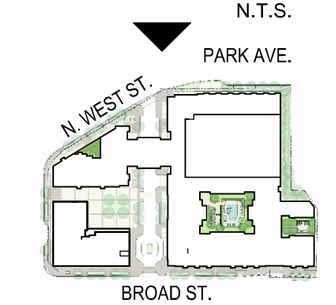
OLD NORTH ELEVATION (SPECIAL EXCEPTION APPLICATION SUB 06)
N.T.S.

OLD NORTH ELEVATION
N.T.S.



KEY PLAN
N.T.S.

ELEVATION CHANGES

1. REMOVED FLOOR OF APARTMENT BUILDING ALONG N. WEST STREET.
2. REMOVED FLOOR OF APARTMENT BUILDING AT CORNER OF MASON AVE. AND PARK AVE.
3. REPLACED ABOVE GRADE PARKING GARAGE WITH THEATER.
4. REDUCED OVERHANG OF CORNICE AT TOWER LOCATIONS.

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