



THE RESERVE AT TINNER HILL

LINCOLN
PROPERTY
COMPANY



FALLS CHURCH, VA
SITE # 3011-8487 EX-21-0013

LandDesign

VENABLE LLP



WALTER L. PHILLIPS
FIRM OF ARCHITECTS P.C.

WA WELLS + ASSOCIATES





SITE

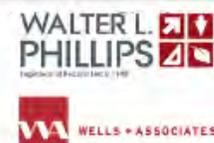
THE RESERVE AT TINNER HILL

EXISTING CONDITIONS

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EFTY # 2011-8193 83-21-2813
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S. WASHINGTON STREET



S. MAPLE AVENUE

THE RESERVE AT TINNER HILL

EXISTING CONDITIONS





PERSPECTIVE - Gateway Park



THE RESERVE AT TINNER HILL

PLANNING CONTEXT MAP



LEGEND

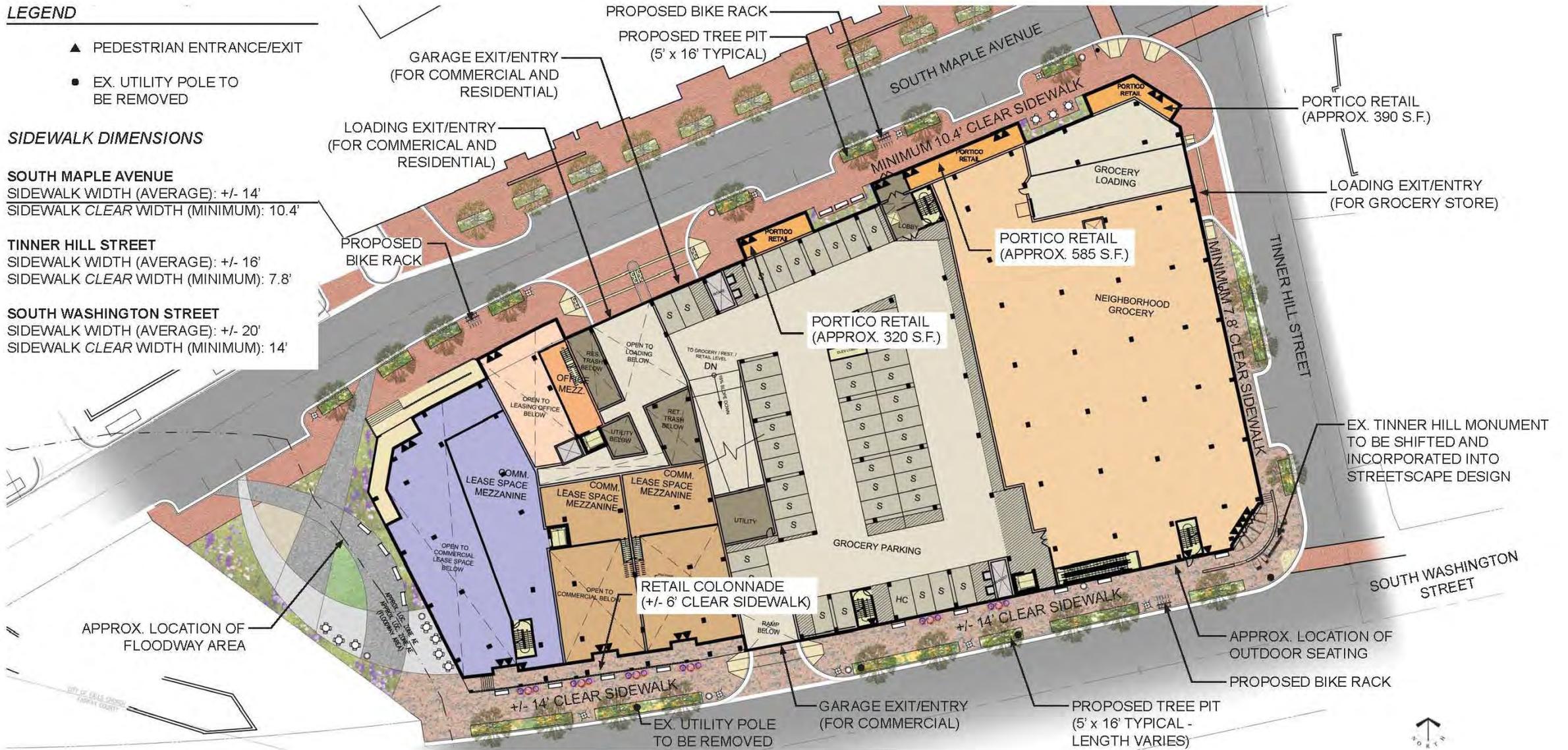
- ▲ PEDESTRIAN ENTRANCE/EXIT
- EX. UTILITY POLE TO BE REMOVED

SIDEWALK DIMENSIONS

SOUTH MAPLE AVENUE
 SIDEWALK WIDTH (AVERAGE): +/- 14'
 SIDEWALK CLEAR WIDTH (MINIMUM): 10.4'

TINNER HILL STREET
 SIDEWALK WIDTH (AVERAGE): +/- 16'
 SIDEWALK CLEAR WIDTH (MINIMUM): 7.8'

SOUTH WASHINGTON STREET
 SIDEWALK WIDTH (AVERAGE): +/- 20'
 SIDEWALK CLEAR WIDTH (MINIMUM): 14'



THE RESERVE AT TINNER HILL

CONCEPT PLAN – GROUND LEVEL PLAN





THE RESERVE AT TINNER HILL

PERSPECTIVE VIEW 2

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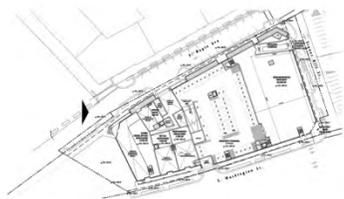
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THE RESERVE AT TINNER HILL

PERSPECTIVE VIEW 3

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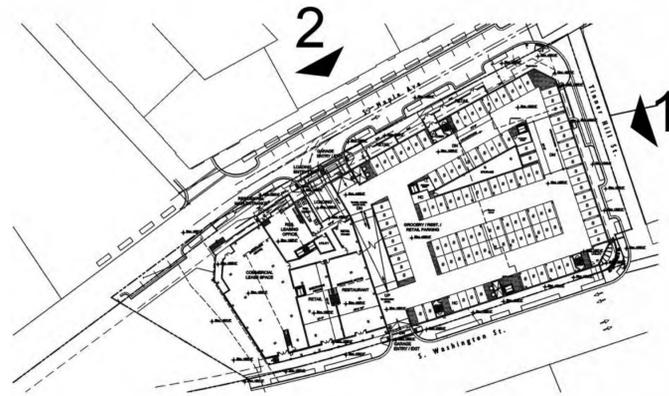
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KEY PLAN

MATERIALS

- 1 BRICK A
- 2 BRICK B
- 3 BRICK C
- 4 CULTURED STONE
- 5 PRECAST CONCRETE
- 6 FIBER CEMENT PANEL A
- 7 FIBER CEMENT PANEL B
- 8 FIBER CEMENT PANEL C
- 9 METAL CLADDING A
- 10 METAL CLADDING B
- 11 METAL CLADDING C
- 12 VINYL WINDOW
- 13 ALUMINUM WINDOW/DOOR
- 14 METAL CANOPY A
- 15 METAL CANOPY B
- 16 METAL RAILING

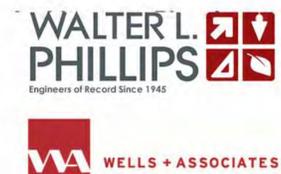


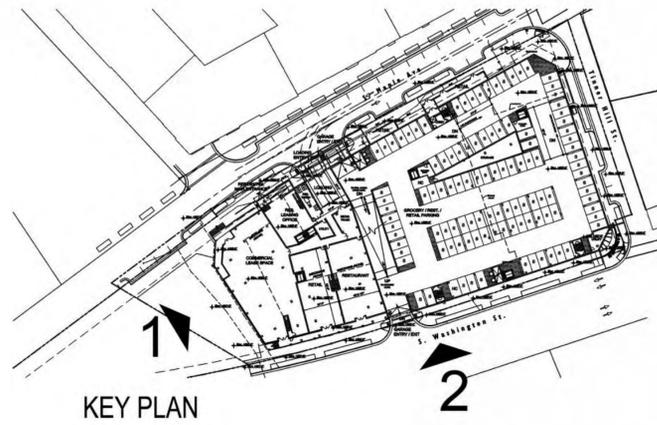
1 EAST ELEVATION
SCALE = 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE = 1/16" = 1'-0"

THE RESERVE AT TINNER HILL





KEY PLAN

- MATERIALS**
- 1 BRICK A
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 - 3 BRICK C
 - 4 CULTURED STONE
 - 5 PRECAST CONCRETE
 - 6 FIBER CEMENT PANEL A
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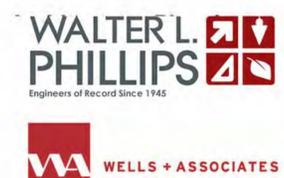


1 WEST ELEVATION
SCALE = 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE = 1/16" = 1'-0"

THE RESERVE AT TINNER HILL





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MASSING VIEW I

FALLS CHURCH, VA
KTGY # 2011-0707

04.24.2013

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8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
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THE RESERVE AT TINNER HILL

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MASSING VIEW 2

FALLS CHURCH, VA

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Max Building Height: 55' (Plus 30' S.E.)
 = 85' Max
 Parapet may extend 4' above building height
 Penthouse may extend 20' above building height

THE RESERVE AT TINNER HILL

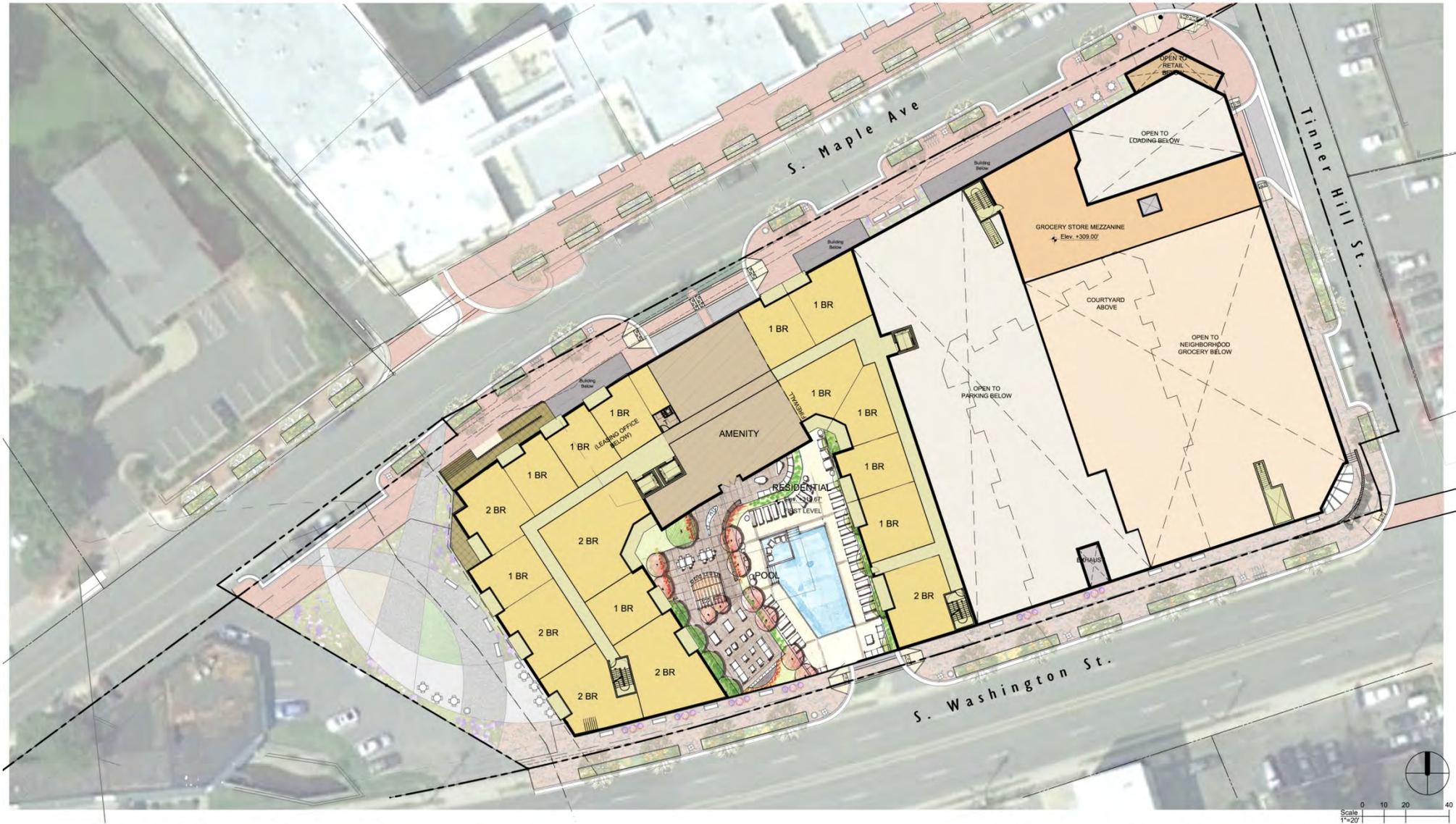
SECTION



FALLS CHURCH, VA
 6767 W 3811-8181 01-21-2013

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THE RESERVE AT TINNER HILL

FIRST FLOOR PLAN



FALLS CHURCH, VA
KTGY # 2011-0707 02.27.2013





THE RESERVE AT TINNER HILL

SECOND FLOOR PLAN



FALLS CHURCH, VA
 8757 N. 2611-0781 94161-2613





THE RESERVE AT TINNER HILL

NORTHEAST PERSPECTIVE

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FALLS CHURCH, VA
SITE # 3011-8181 03-21-2013

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February 14, 2013

Mr. Jack Waghorn
NV Retail, Inc.

Re: The Fresh Market, Inc.
Letter of Intent for The Reserve at Tinner Hill (the "Project")

Dear Jack:

The Fresh Market, Inc. hereby expresses interest in pursuing a lease agreement for the above-referenced location based upon the following terms and conditions:

PREMISES:

New construction consisting of approximately twenty thousand four hundred (20,400) square feet (120 feet wide x 170 feet deep plus an approximately three thousand (3,000) square foot mezzanine), located on the ground floor of a mixed-use residential and retail building in the Project and as shown on the attached Exhibit A.

LANDLORD:

TENANT: The Fresh Market, Inc.

TERM & OPTIONS:

Twelve (12) year primary term with one (1) option of three (3) years and five (5) options of five (5) years each upon at least one hundred eighty (180) days' prior written notice.

THE RESERVE AT TINNER HILL

FRESH MARKET - LOI





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FRESH MARKET – PRECEDENT PHOTOGRAPHS

FALLS CHURCH, VA
REV. # 2011-0081 REV. 21-0013

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Value	Community Benefits
\$1,577,310	School Capital Contribution
\$1,100,000	Undergrounding Utilities
\$3,000,000	Value – 14 Affordable Dwelling Units
\$2,000,000	Gateway Park
\$250,000	Traffic Signal – Tinner & Washington
\$100,000	Tinner Hill Heritage Celebration
\$875,000	Net Fiscal Impact

Additional Community Benefits
Commitment to Grocery Store
Approximately 45,000 SF Non-Residential Use
Environmental Clean-Up
Stormwater Management
LEED Silver
Electric Car Charging Stations
Streetscape Improvements
Bicycle Storage

THE RESERVE AT TINNER HILL



COMMUNITY BENEFITS



EXISTING S. MAPLE AVENUE



PROPOSED S. MAPLE AVENUE

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