City Council Worksession - Sep 21, 2015

Downtown Falls Church Plaza

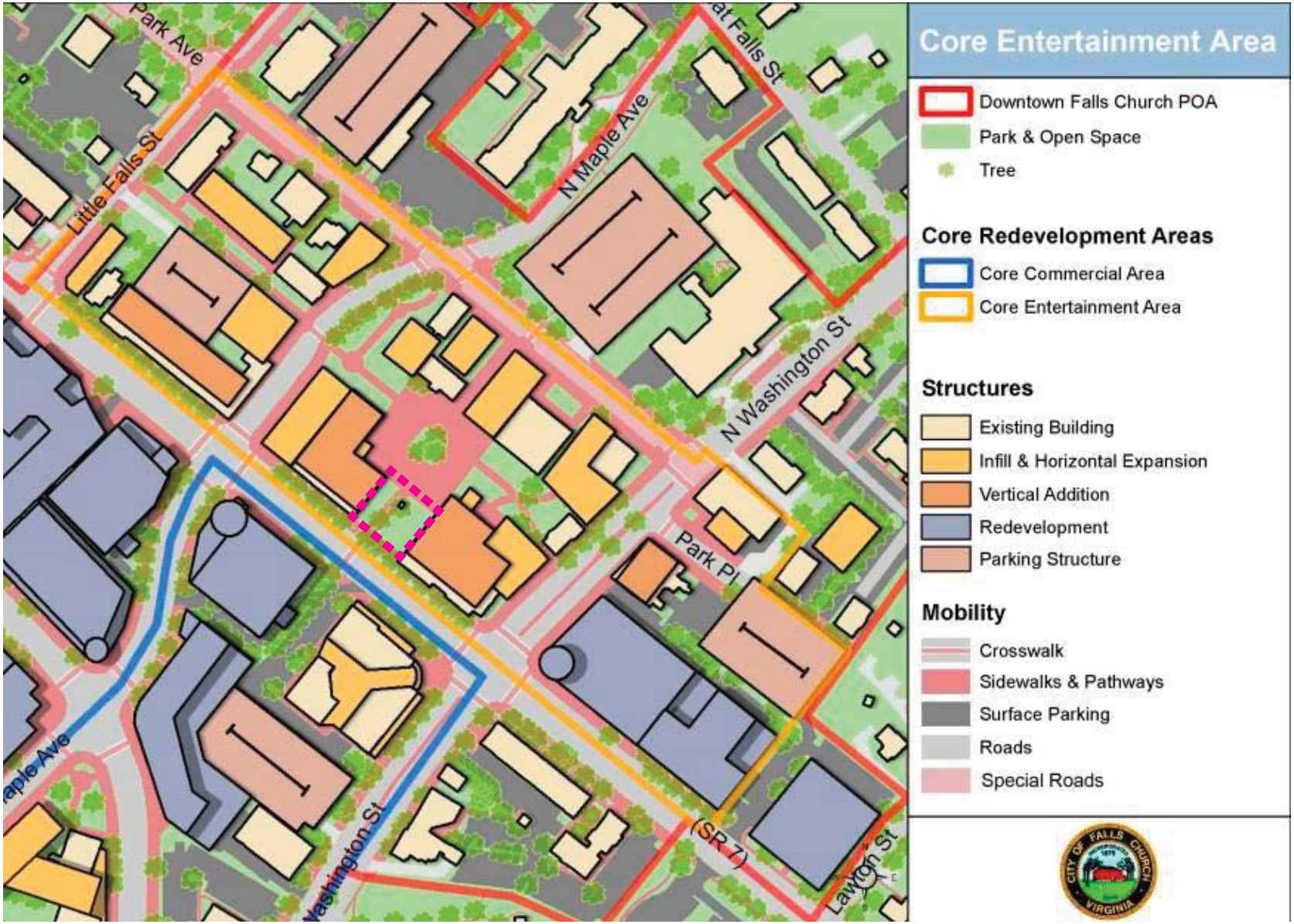
Presentation Outline

- **Timeline**
- **Existing Site**
- **Concept Designs**
- **Preliminary Pricing**
- **Next Steps**

Timeline

- **Aug 2014:** EDA retreat, visited site, discussed “low-hanging fruit” improvements to downtown
- **Nov 2014:** EDA engaged Olin Landscape Architects to develop conceptual designs for the space
- **Jan 6, 2015:** Olin presented final concepts at EDA meeting, received broad support
- **Jan 20, 2015:** Presented designs to City Council at joint Worksession
- **Feb/Mar 2015:** EDA commissioned pricing of park design by independent 3rd party consultant (approx $500K total budget)
- **Apr 7, 2015:** EDA passed motion to pay for 50% of the total cost up to $250K from land fund

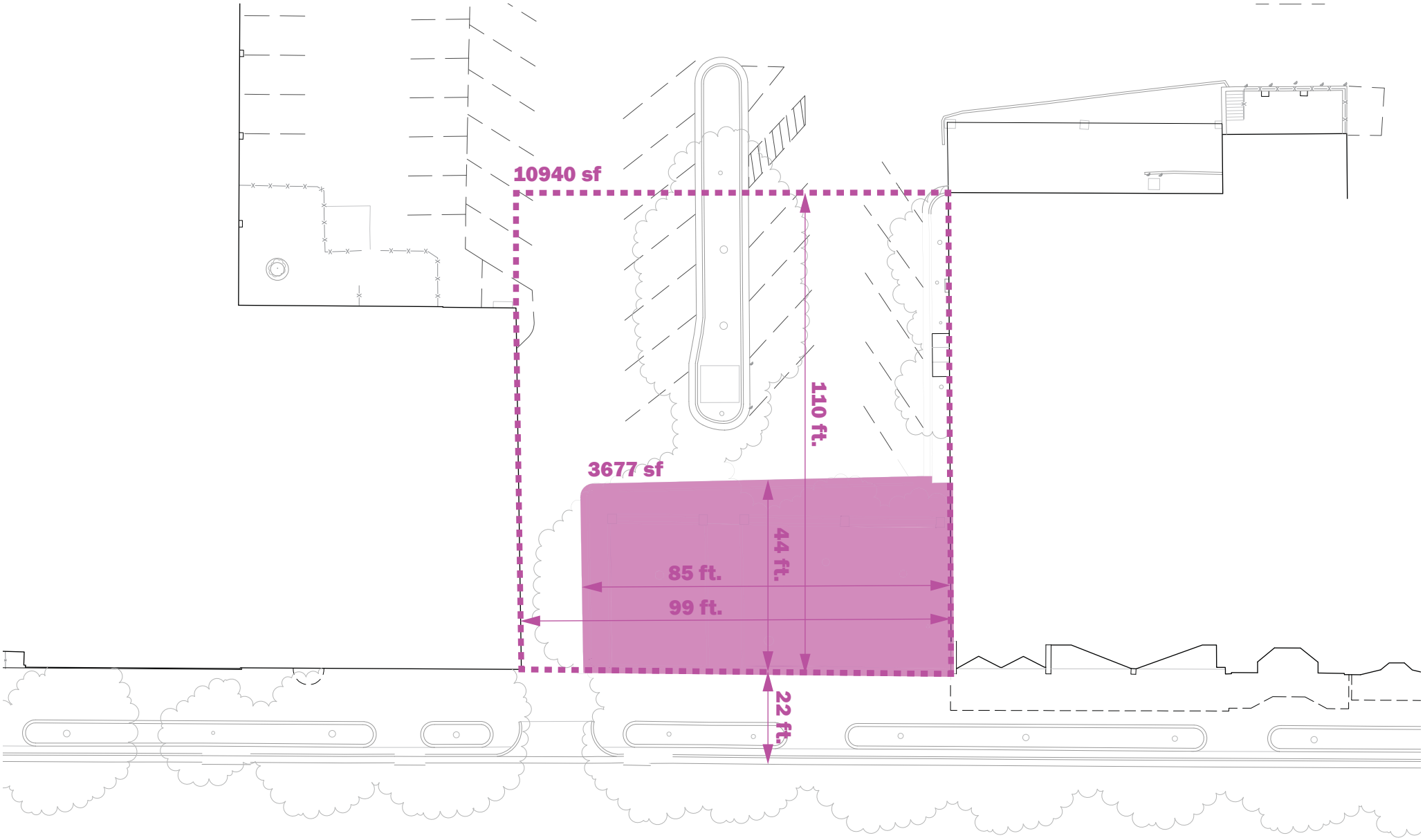
N MAPLE
WASHINGTON
BROAD STREET


Core Entertainment Area
Downtown Falls Church POA
Park & Open Space
Tree
Core Redevelopment Areas
Core Commercial Area
Core Entertainment Area
Structures
Existing Building
Infill & Horizontal Expansion
Vertical Addition
Redevelopment
Parking Structure
Mobility
Crosswalk
Sidewalks & Pathways
Surface Parking
Roads
Special Roads
Park Ave
Little Falls St
N Maple Ave
N Washington St
Park Pl
(SR 7)
Lawton St

UNTY
TOWING
ENFORCED
Pilin
Resta

P
FREE
PARKING

P
FREE
PARKING
CVS
Hunan Cafe
Dogwood Tavern



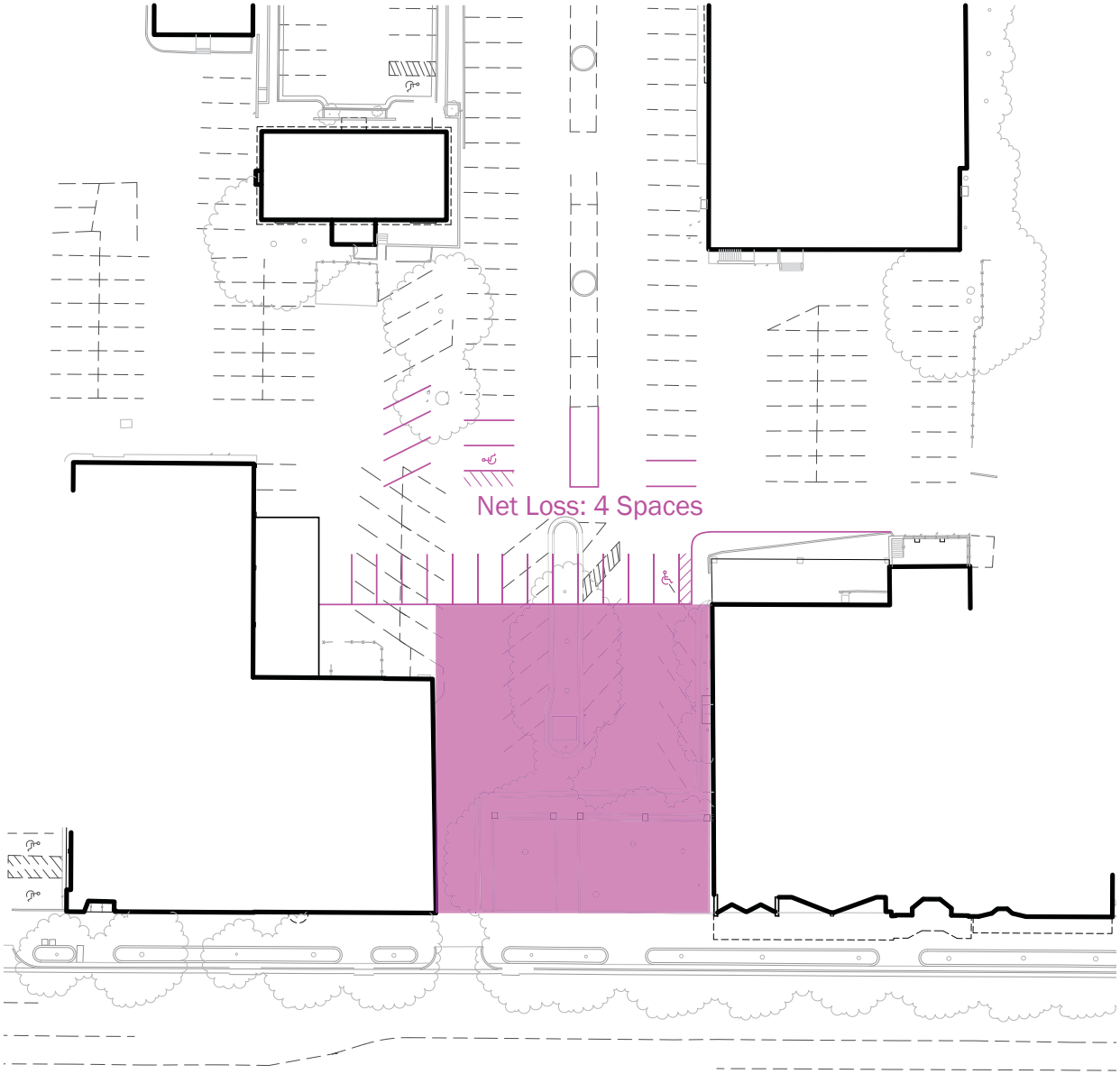
Downtown Falls Church Plaza

Existing Conditions

0' 20' 40'

OLIN

January 6, 2015



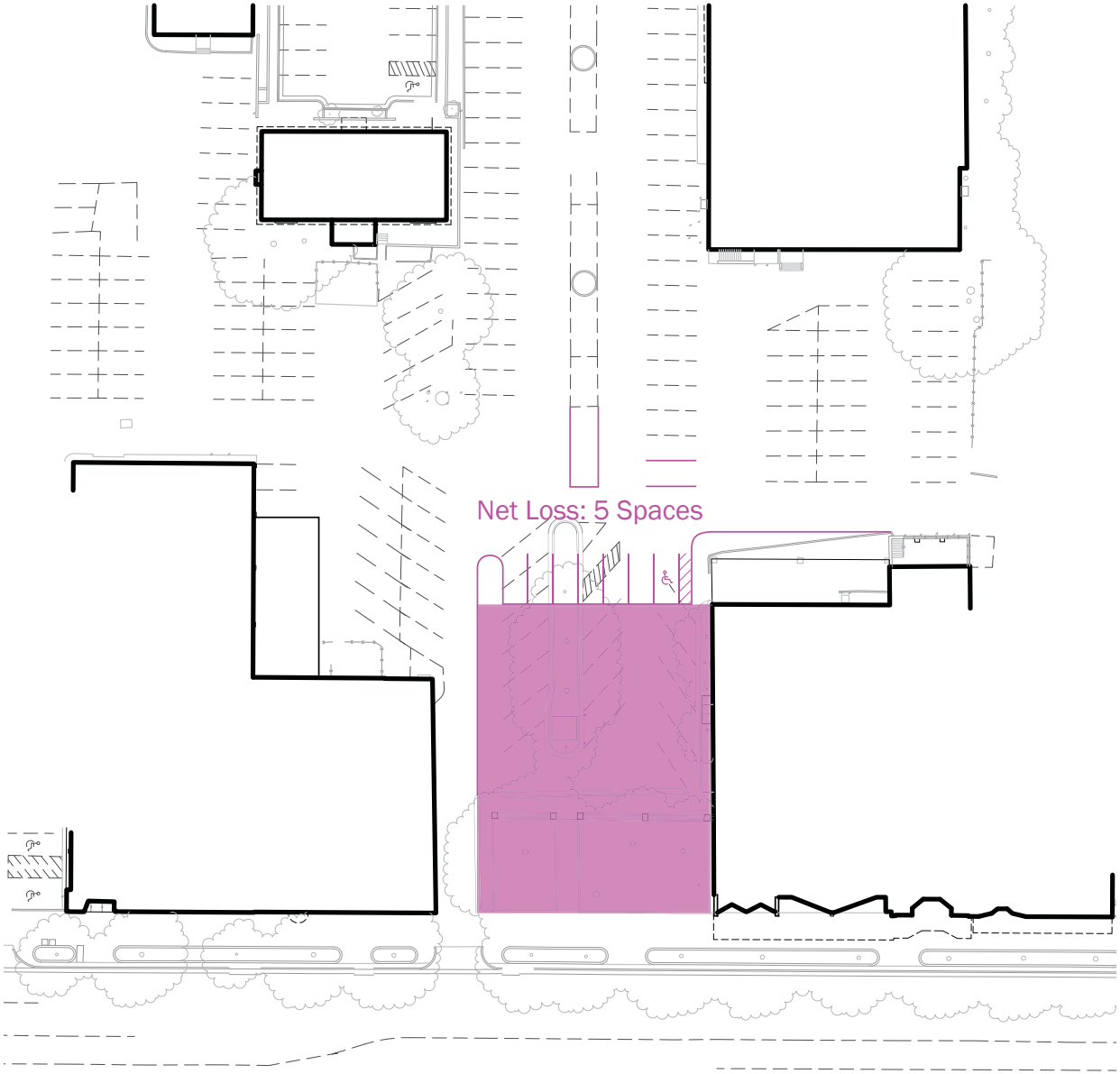
Downtown Falls Church Plaza

Parking Option B

0' 40' 80'

OLIN

January 6, 2015



Downtown Falls Church Plaza

Parking Option A

0' 40' 80'

OLIN

January 6, 2015

Design Options

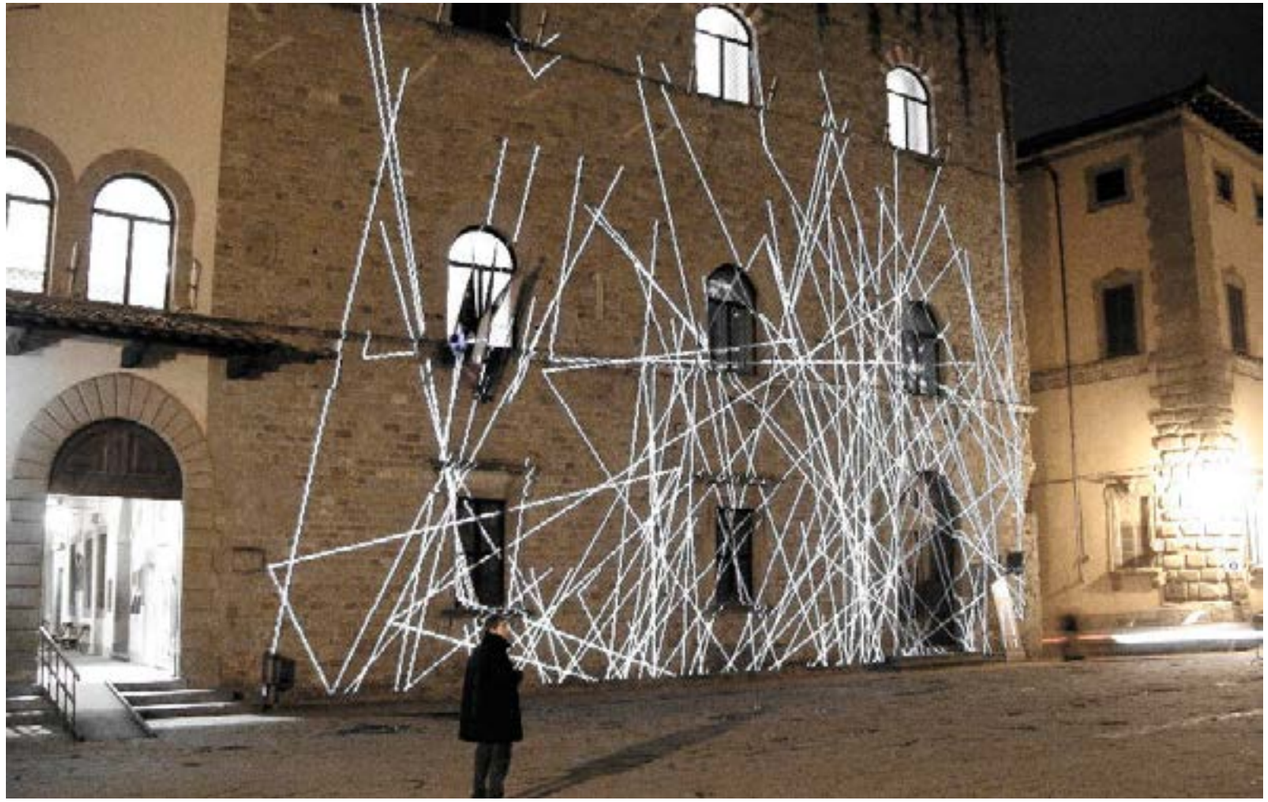
OPEN

Section of Charlottesville Mall.
Halprin drawing., 1974

LEE

COMING

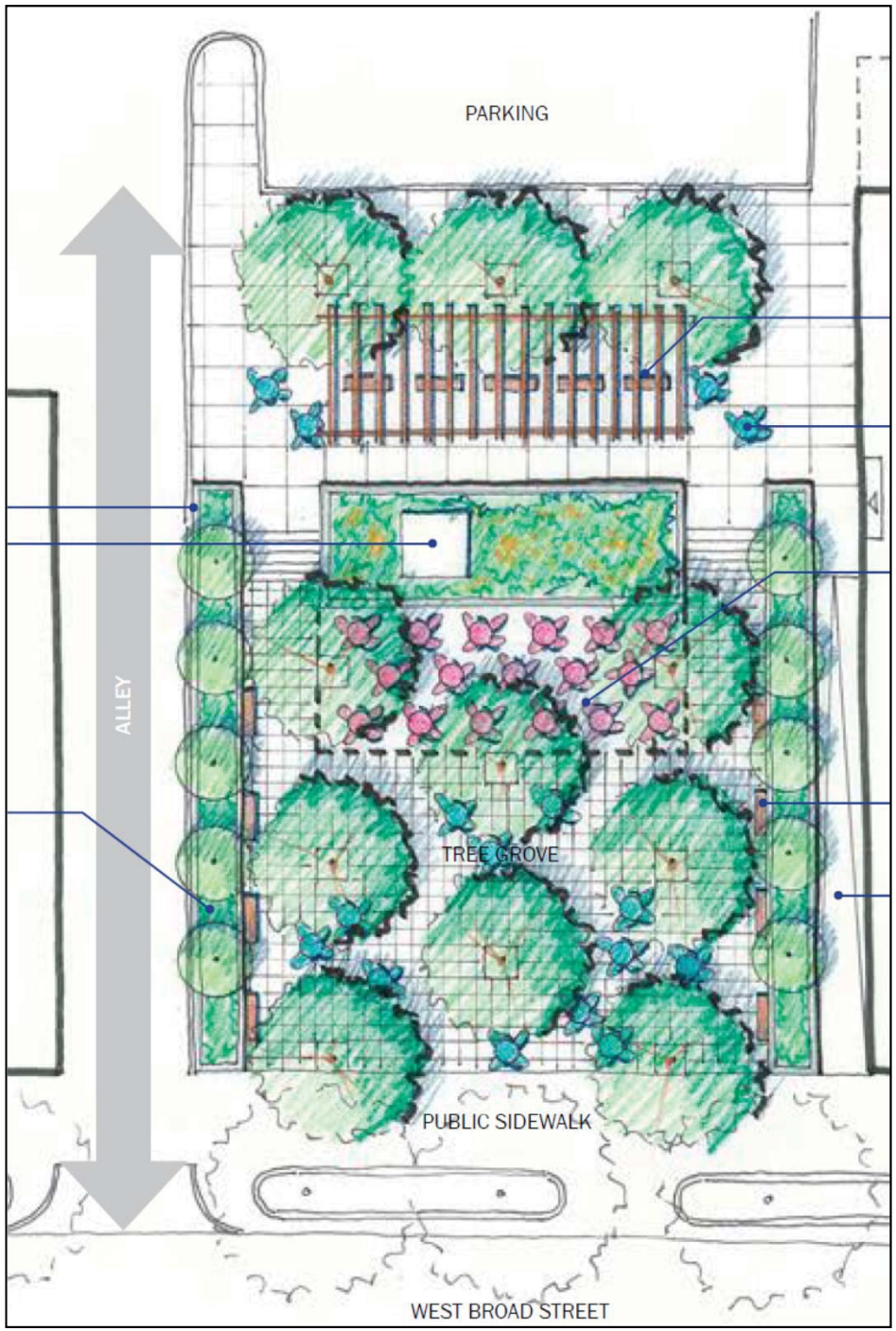
VILLAGE
playland



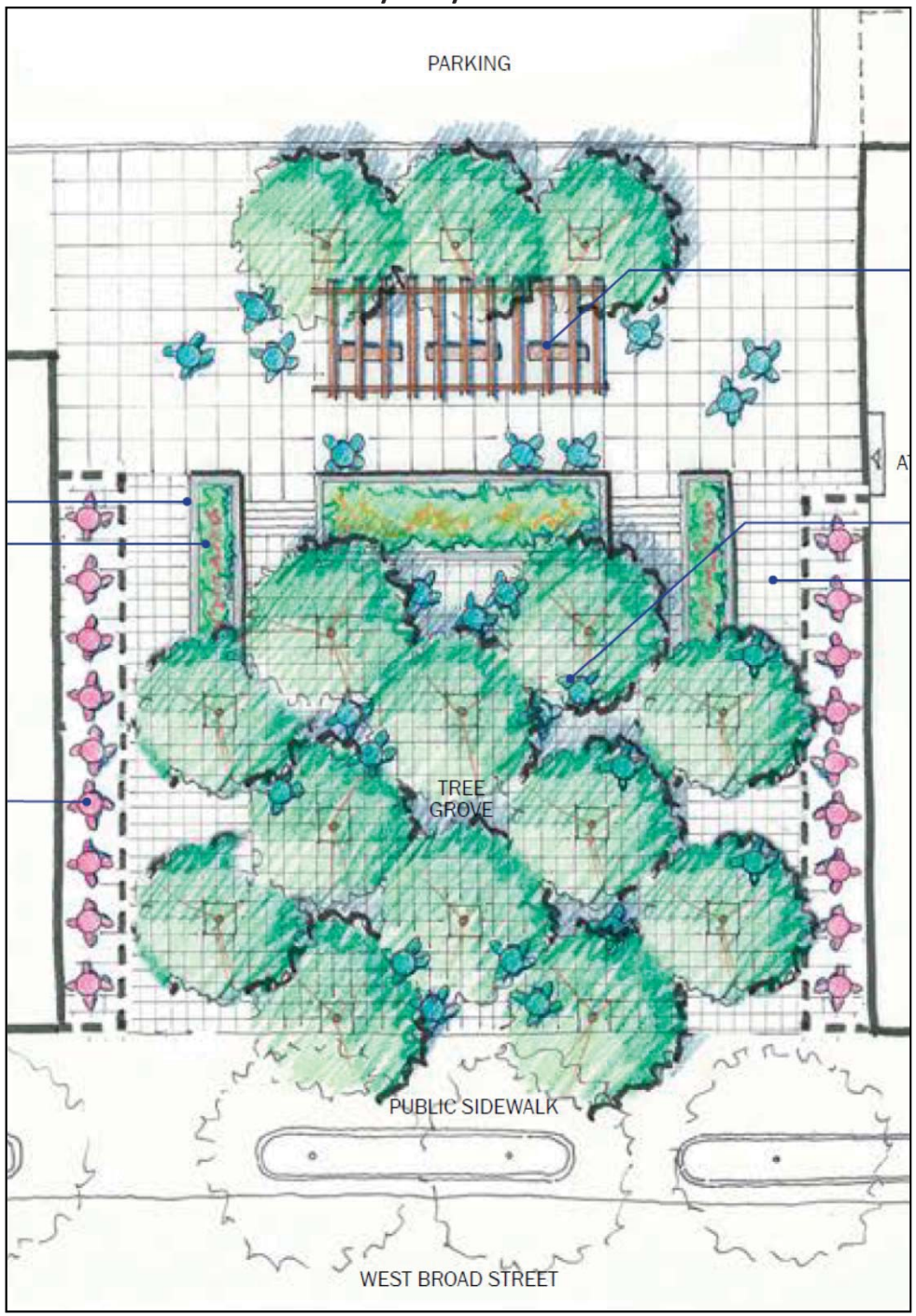
I LOVE

Option 1

Alleyway Remains



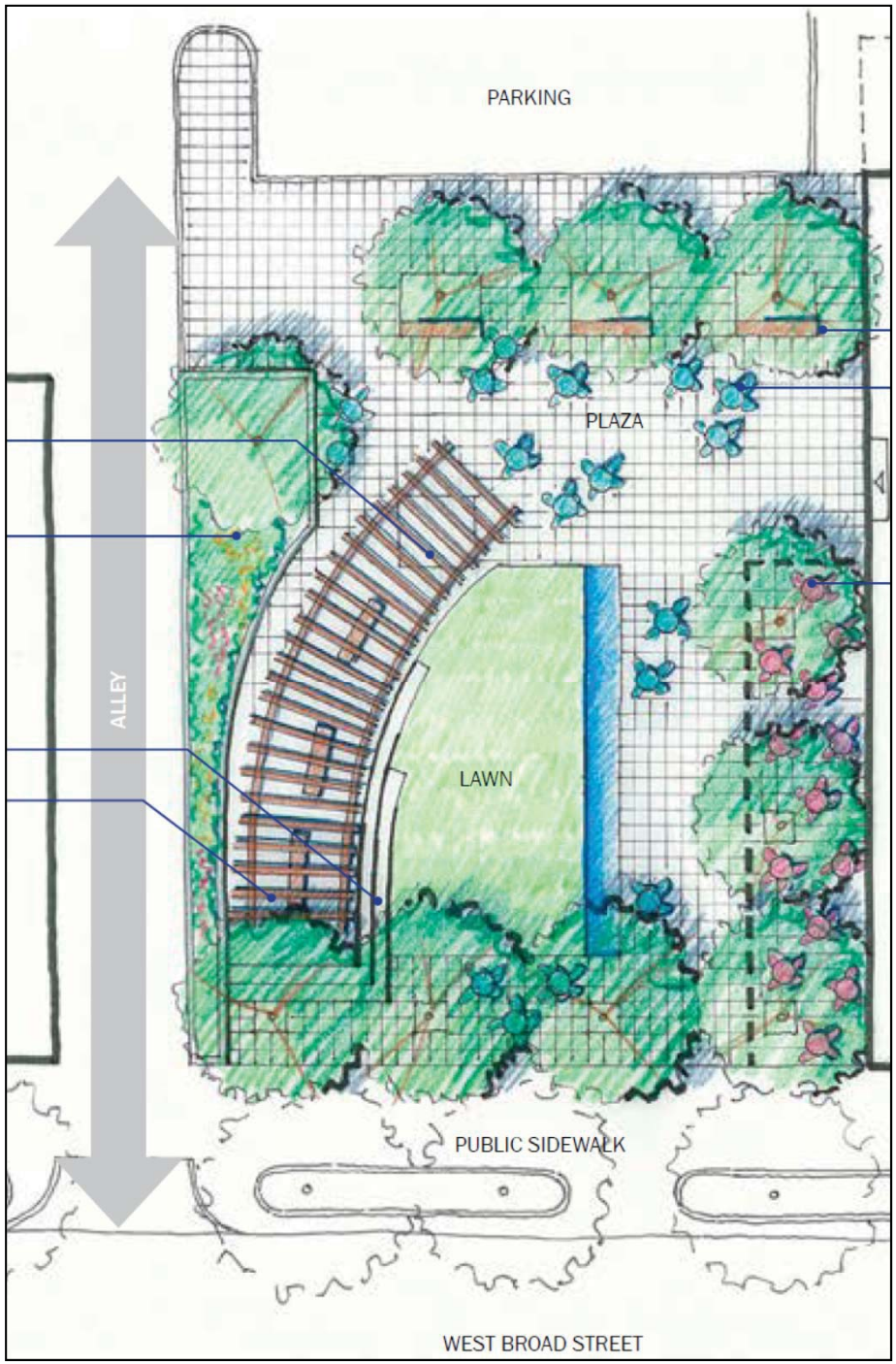
Alleyway Removed



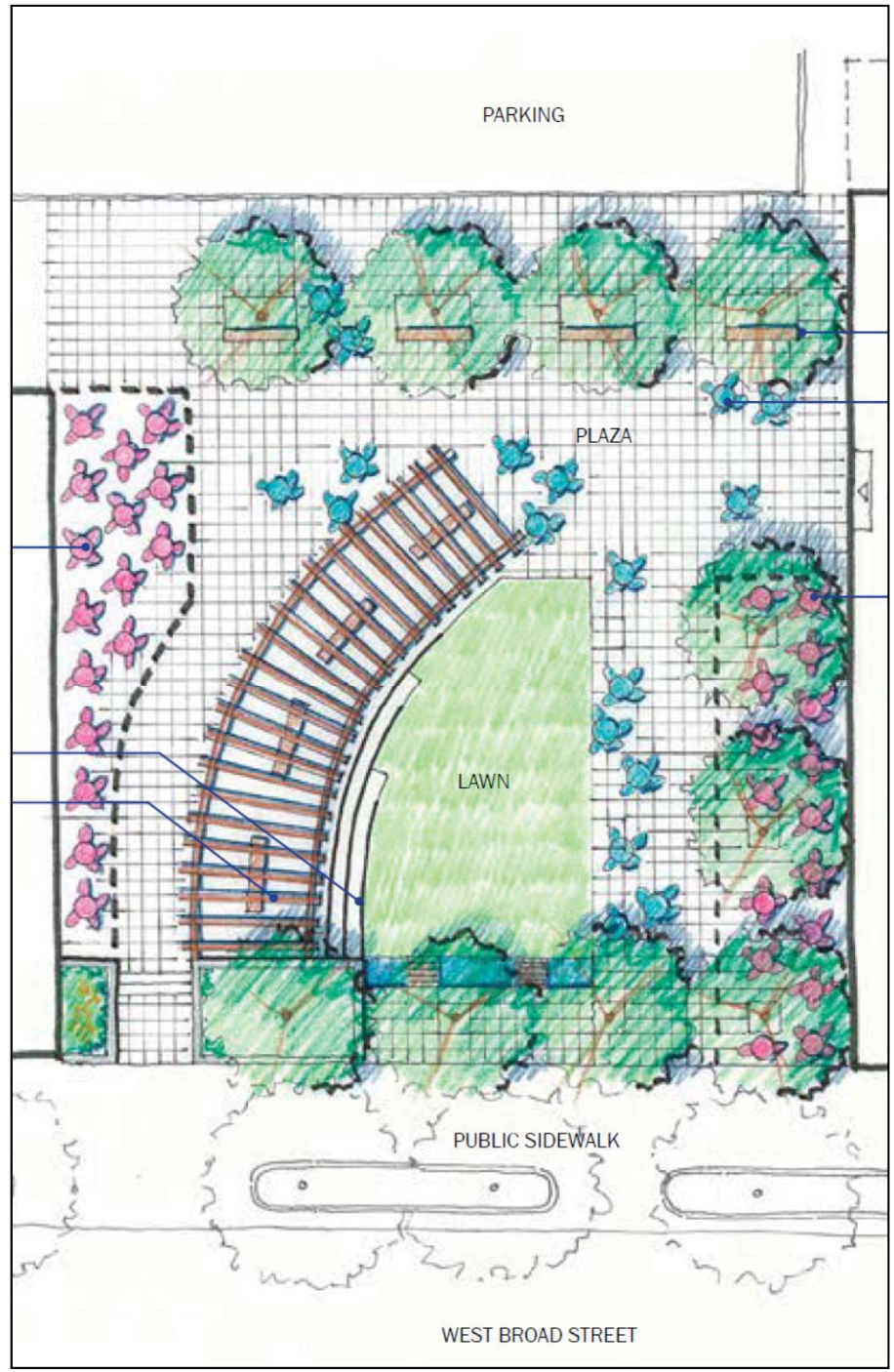
Option 1

Option 2

Alleyway Remains



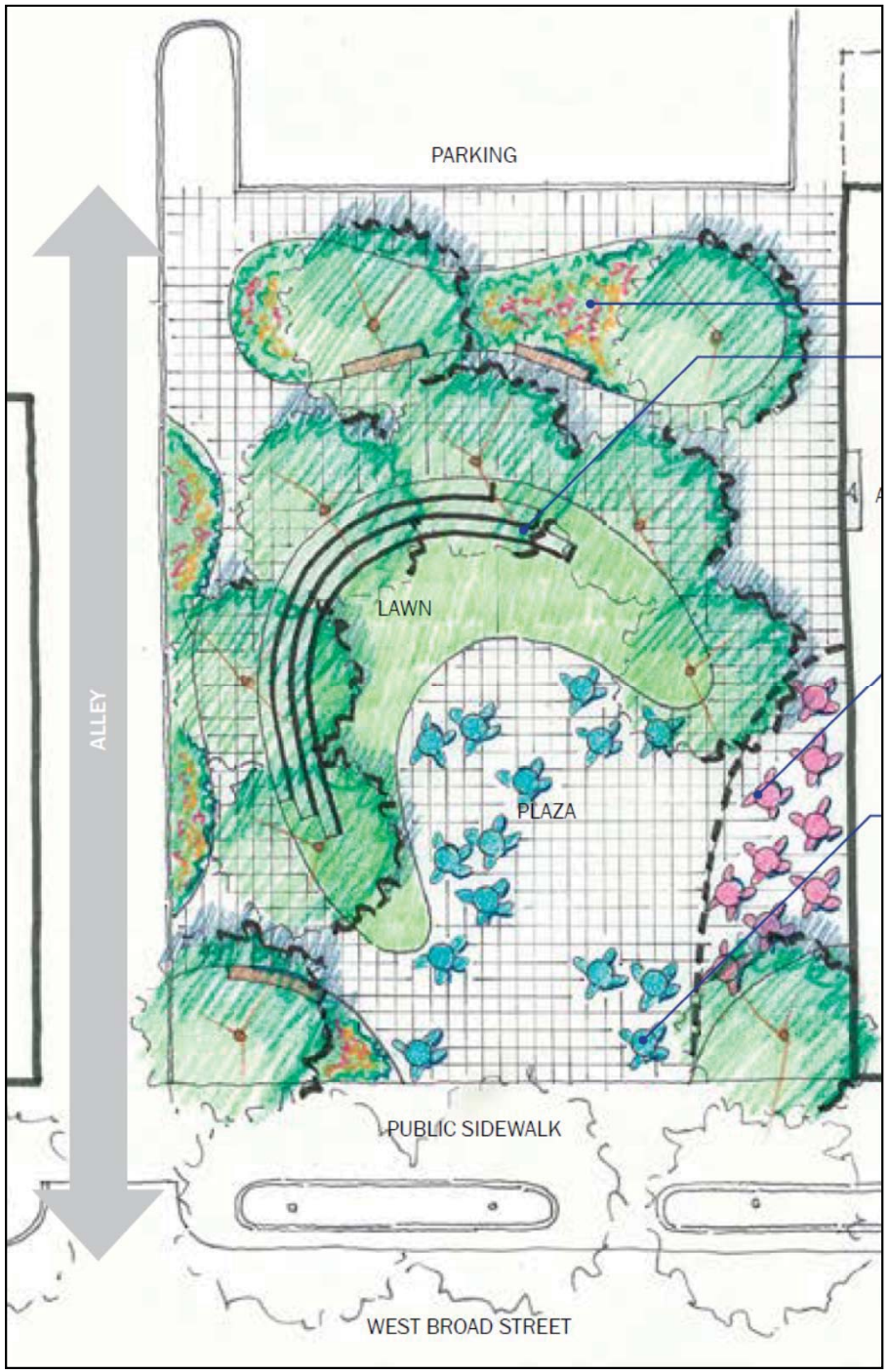
Alleyway Removed



Option 2

Option 3

Alleyway Remains



Alleyway Removed

Option 3

Construction Estimate

Project: Falls Church Park
Number: 15032E1
Client: Falls Church
Date: March 11, 2015
Phase: Concept

BECKER & FRONDORF
Construction Cost Consulting • Project Management

ESTIMATE SUMMARY

CODE	DESCRIPTION	9,400	SF		COST
A	Base Project			$37	$351,000

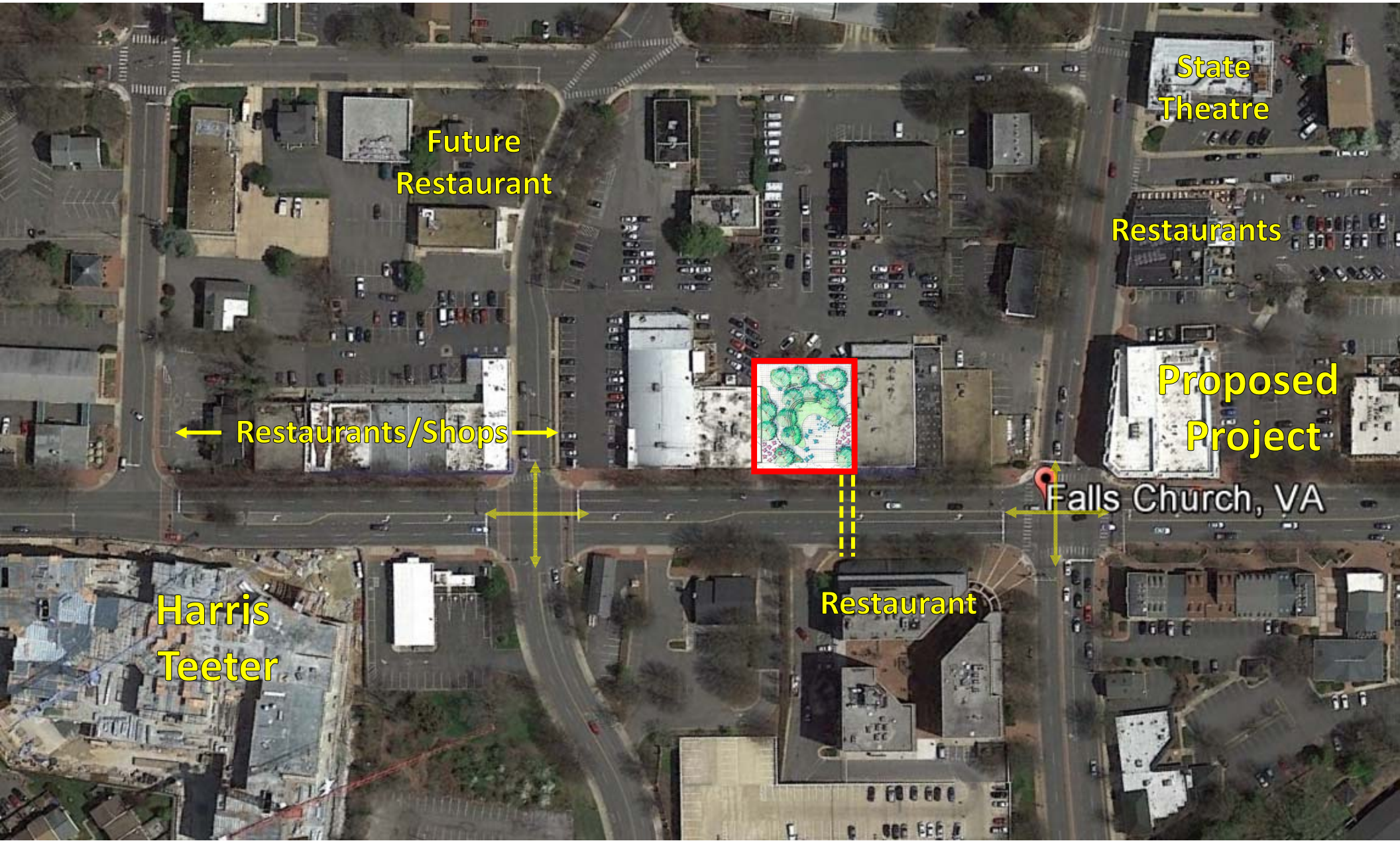
Notes
Costs are current, for Spring 2015; escalation, if any, is not included.

Alternates				
Granite Pavers ILO Concrete Pavers	6,700	SF	Add	$266,000
Add Alley (Concrete Pavers)	1,500	SF	Add	$30,000
Add Alley (Granite Pavers)	1,500	SF	Add	$89,000
Seating Risers - Upgrade/Granite Clad	180	LF	Add	$86,000
Water Feature/Scope Unclear/Allowance	1	LS	Add	$50,000

ESTIMATE

Proj: Falls Church Park
Date: March 11, 2015

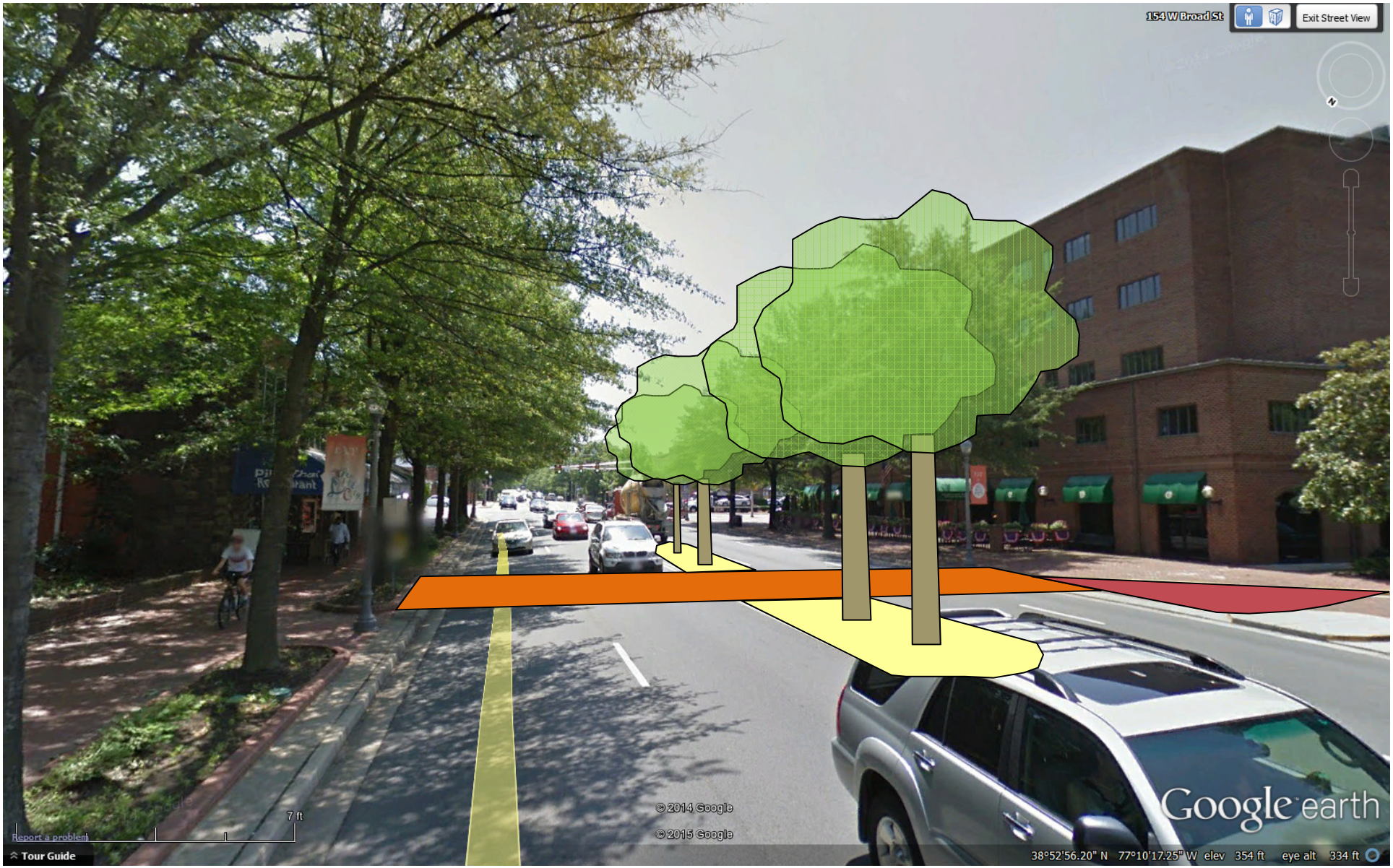
CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
A	Base Project				
A1	Demolition - Planter/Walls/Brick & Footings	280	LF	10.00	2,800
A2	- Curb @ Parking Island	180	LF	5.00	900
A3	- Paving/Asphalt	5,600	SF	1.00	5,600
A4	- Paving/Flag Stones	320	SF	2.50	800
A5	- Paving/Sidewalk/Conc. @ Alley/Parking	600	SF	2.50	1,500
A6	- Tree Removal/Scope Unclear	5	EA	400.00	2,000
A7	- Protection @ Existing Conditions	1	LS	800.00	800
A8	Relocate Substation - Temp. Shutdown	1	LS	-	By Utility
A9	- Reset Transformer	1	LS	2,500.00	2,500
A10	- New Feeders/Assume 100 LF/Not Sized	100	LF	250.00	25,000
A11	- Reconnect/No Detail	2	EA	5,000.00	10,000
A12	- New Pad/Assume 10x10	100	SF	20.00	2,000
A13	- New Screen Wall/Gate/10x10/Allowance	1	LS	13,000.00	13,000
A14	Earthwork - Minor	1	LS	7,500.00	7,500
A15	Paving - No Spec/Assume Conc. Pavers	6,700	SF	15.00	100,500
A16	- Planter Borders/Conc. Pavers	470	LF	15.00	7,050
A17	- New Curb/Conc. @ Alley/Parking	230	LF	12.50	2,880
A18	- Public Sidewalk	1,700	SF	-	Existing to Remain
A19	Seating Risers - No Detail/Assume Conc. & Ftg.	180	LF	100.00	18,000
A20	Site Furnishings - Benches/Wood/8 LF	3	EA	1,250.00	3,750
A21	- Trash Receptacles/Not Shown	2	EA	800.00	1,600
A22	- Tables/Chairs	1	LS	-	By Owner
A23	Site Signage - No Scope/Allowance	1	LS	2,500.00	2,500
A24	Plant Materials - Trees	10	EA	1,000.00	10,000
A25	- Shrubs & Misc/Allowance	1	LS	7,500.00	7,500
A26	- Seed/Sod	300	SY	5.00	1,500
A27	Site Drainage - Assume Existing	1	LS	-	Existing to Remain
A28	- New Drains & Connections to Existing	1	LS	5,000.00	5,000
A29	Site Lighting - No Scope/Allowance	1	LS	30,000.00	30,000
	Subtotal				**$264,680**
	General Conditions / O. H. & P.		14.0%		$37,320
	Bond		1.0%		$3,000
	Contingency		15.0%		$46,000
	Total				**$351,000**



- Strategic Location
- Continue to Improve our Downtown Business District

Potential Mid-Block Pedestrian Crossing on Broad Street

Mid-Block Crossing



Next Steps

- **City Council support to develop a new public plaza**
- **Staff support to manage process going forward**
  - **Complete final park design**
  - **Community input**
  - **Evaluate alleyway with private owner (includes parking entry study)**
  - **Bid/Construction**
- **EDA would like to assist wherever possible**