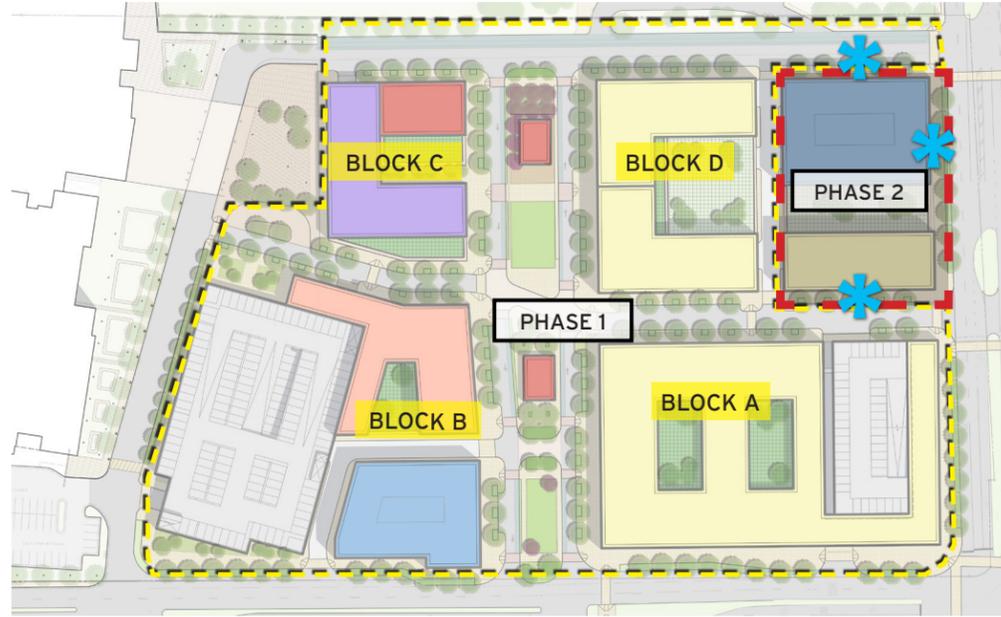
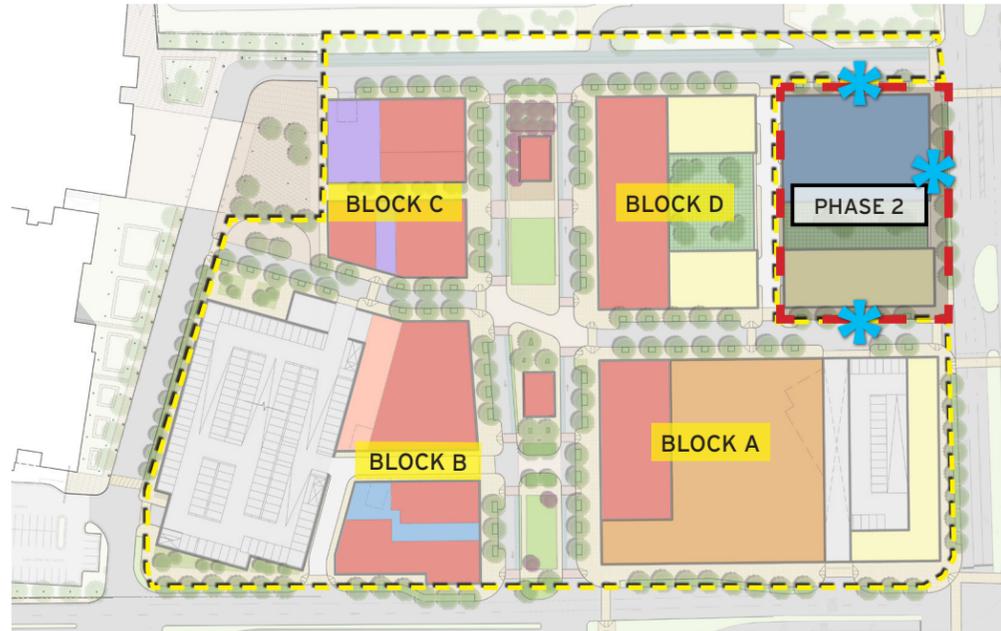


Upper Floor Land Use And Phasing Plan



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	GSF
Retail	31,030
Senior Housing	177,775
Office	128,500
TOTAL	337,305

Block C	GSF
Retail	25,500
Hotel	80,700
TOTAL	106,200

Block D	GSF
Retail	19,200
Park Kiosk Retail	3,600
Multi-Family	397,600
Office	199,750
TOTAL	620,150

TOTAL	GSF
Retail	136,730
Office	328,250
Multi-Family	697,600
Senior Housing	177,775
Hotel	80,700
TOTAL	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

Phasing and Program Summary Notes

- 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
- Multifamily GSF may be moved between Blocks A and D
- 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.

Binding Development Plan Program

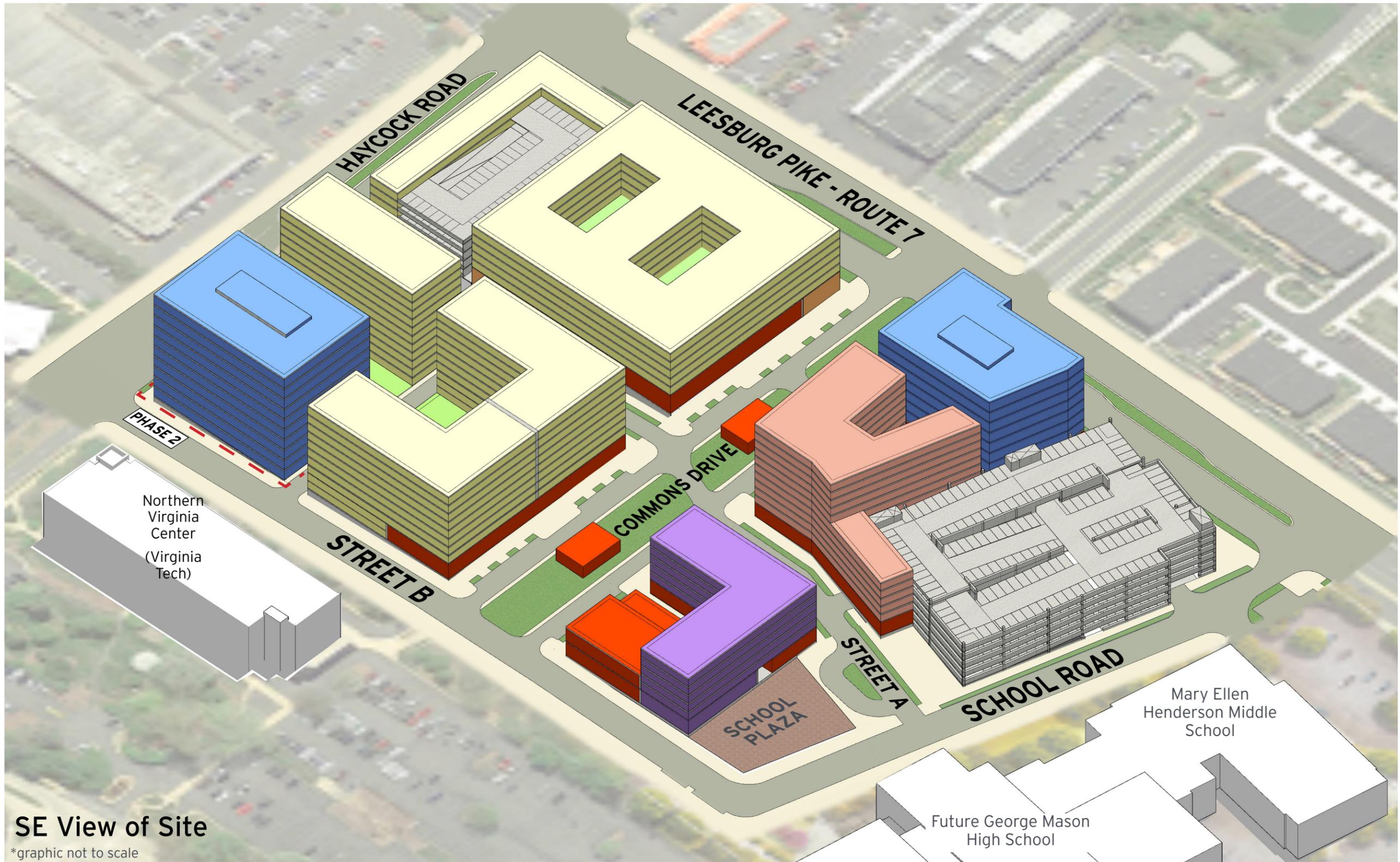
Phase 1	Min GSF	Max GSF
Retail	120,000	None
Office	125,000	None
Residential	350,000	550,000
Senior Housing	125,000	225,000
Hotel	80,000	200,000

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
TOTAL	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



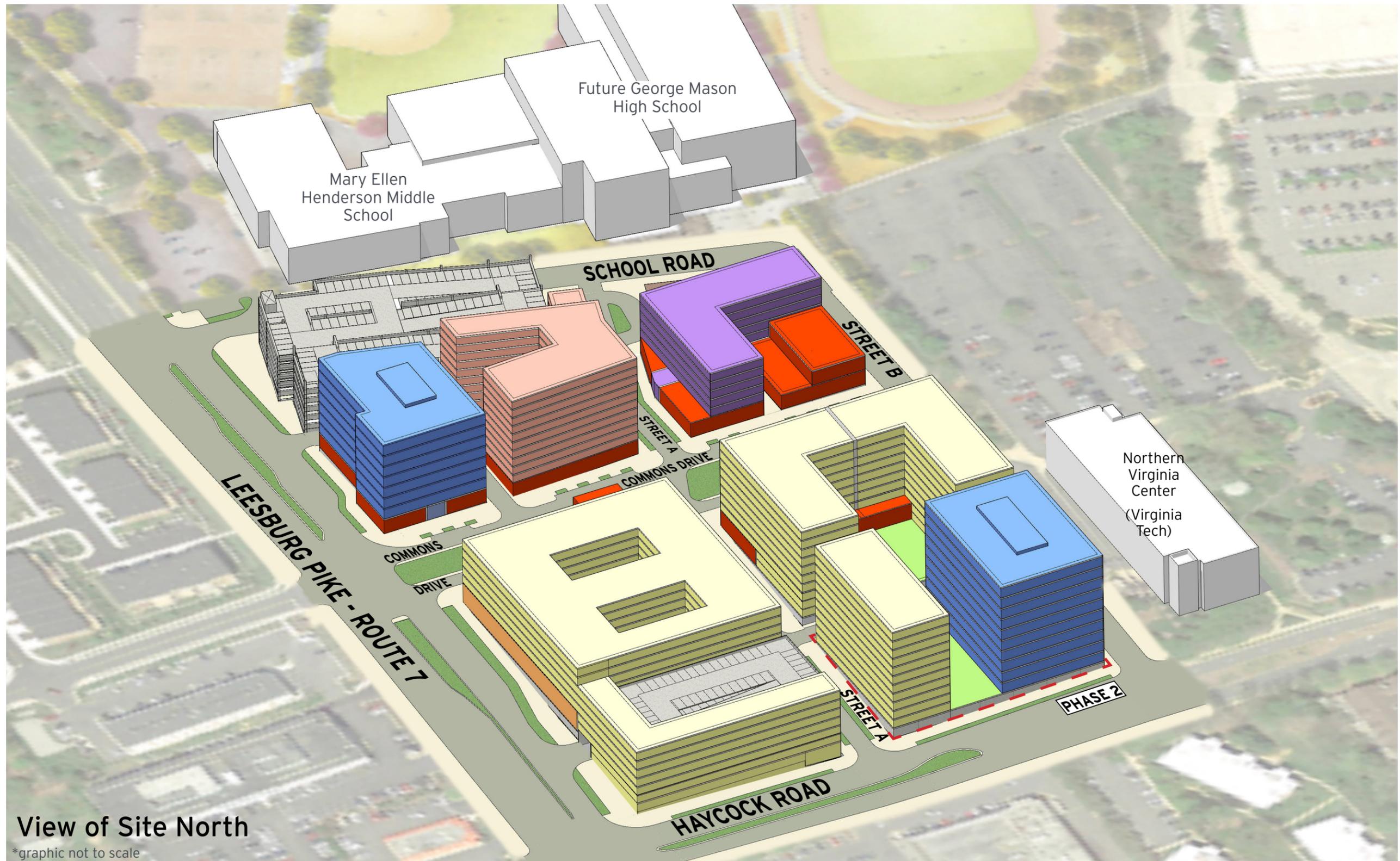
SE View of Site

*graphic not to scale

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



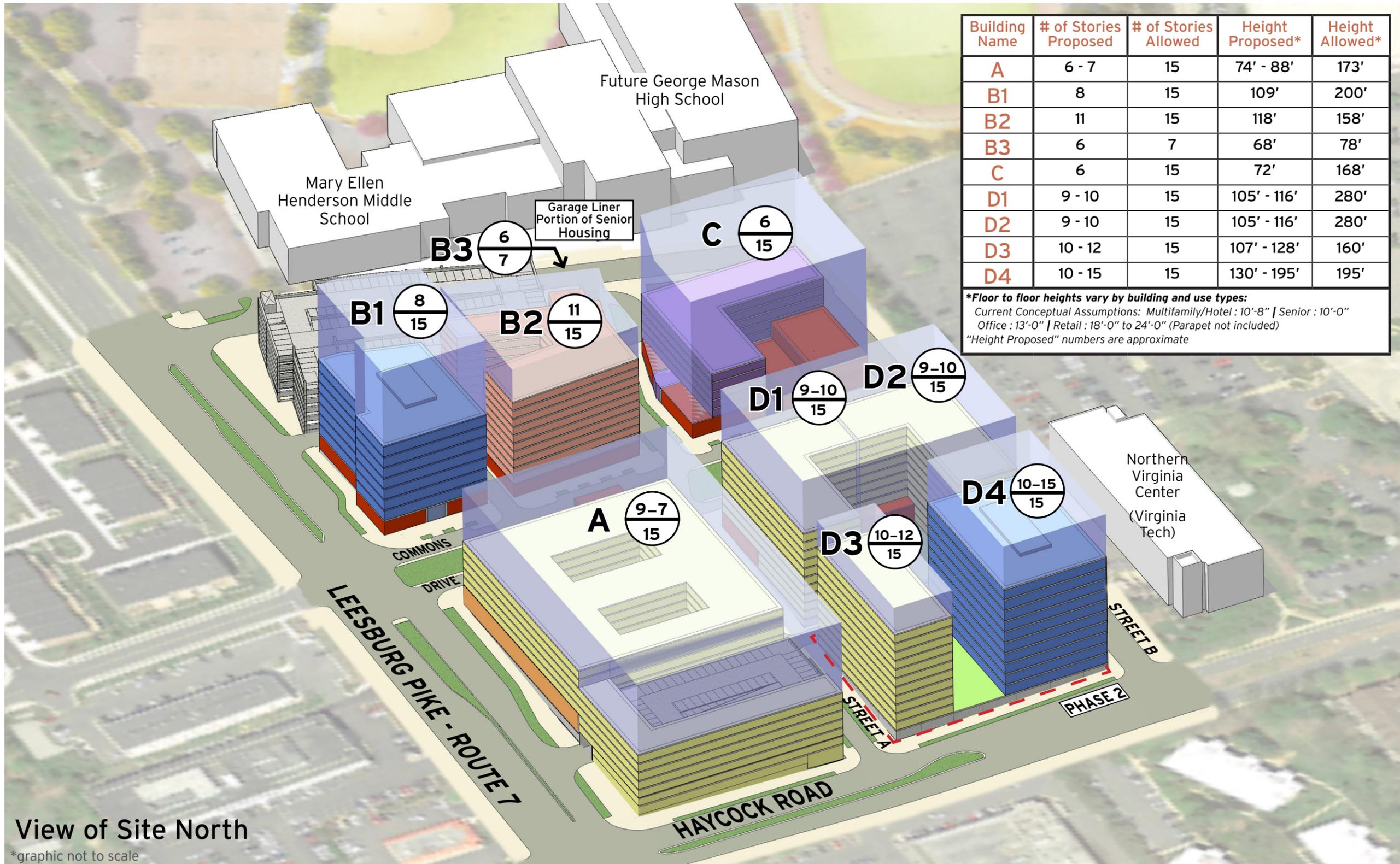
View of Site North

*graphic not to scale

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 |



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

View of Site North

*graphic not to scale

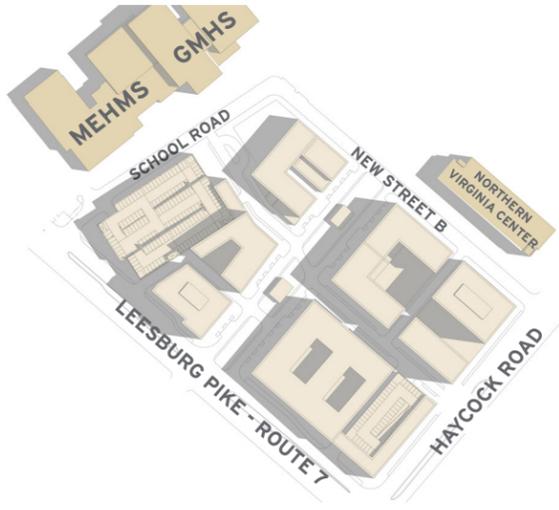
Note: Applicant may adjust building height during site plan process not to exceed height allowed as shown on this image.

Building **A** $\frac{9-7}{15}$ — Stories Illustrated — Stories Allowed

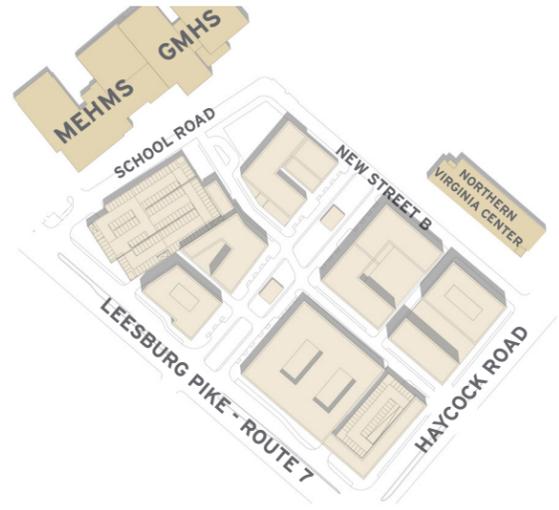
- Residential (Yellow)
- Senior Housing (Light Orange)
- Retail (Red)
- Grocery Store (Dark Orange)
- Hotel (Purple)
- Office (Blue)

Summer Solstice (June 21)

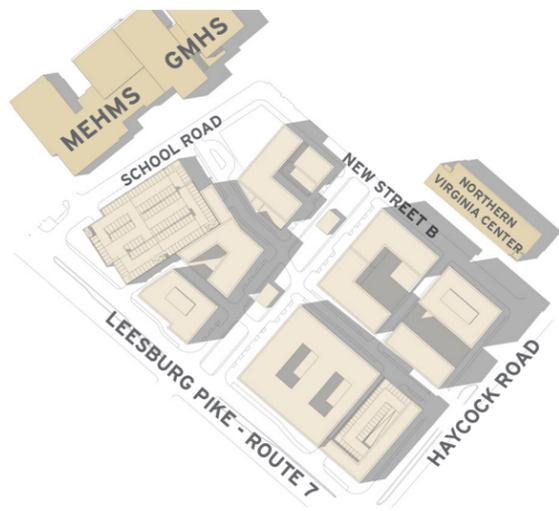
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12:00 PM

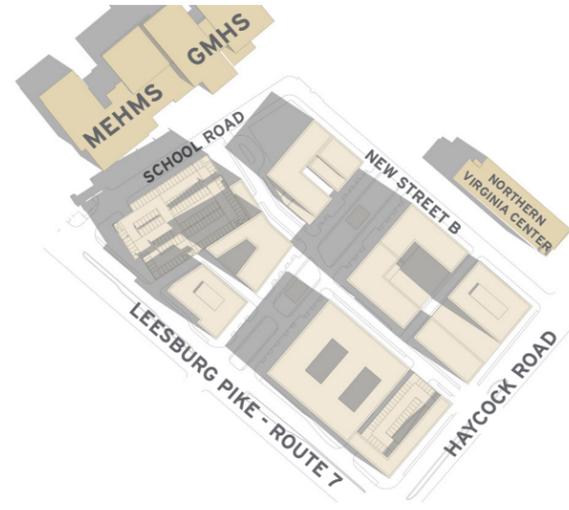


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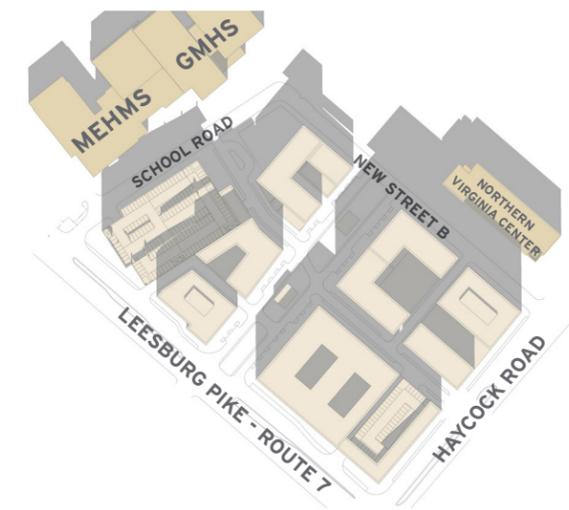


Equinox (September 23, March 20th)

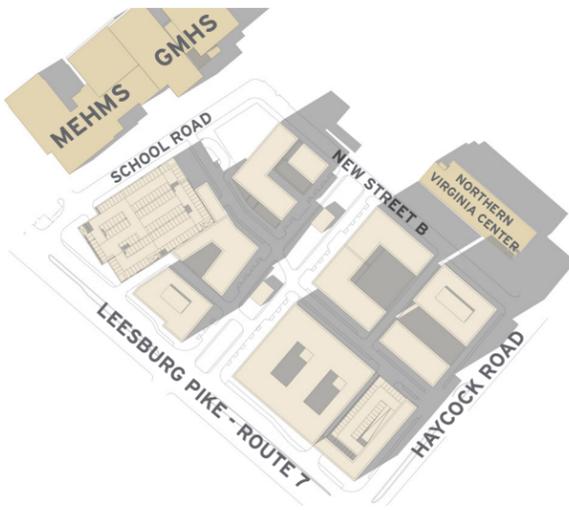
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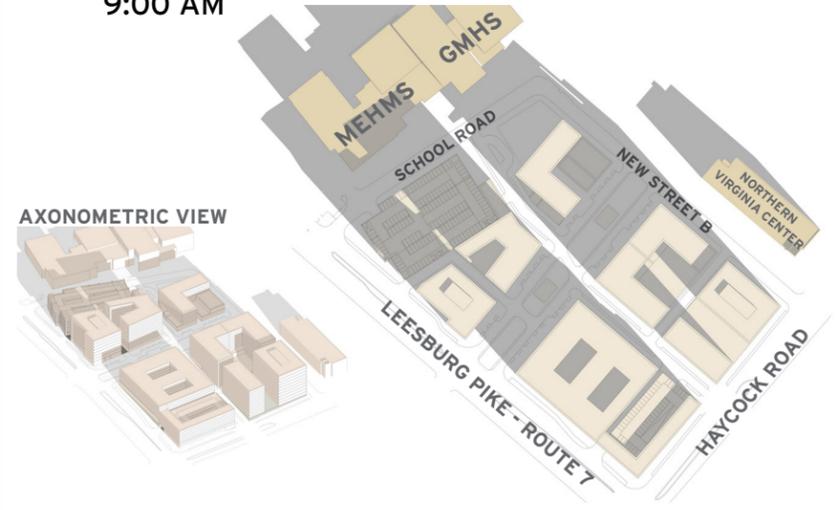


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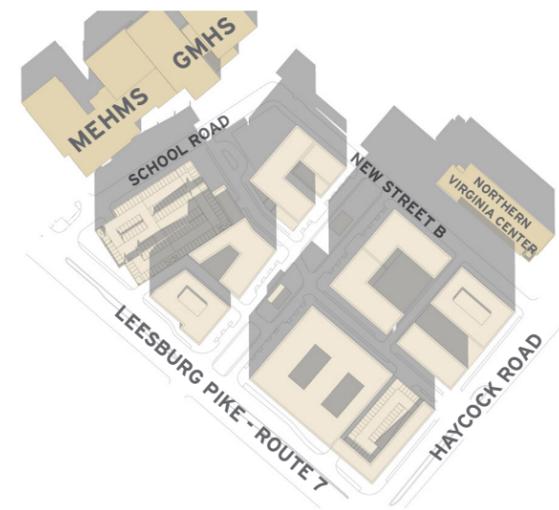


Winter Solstice (December 21)

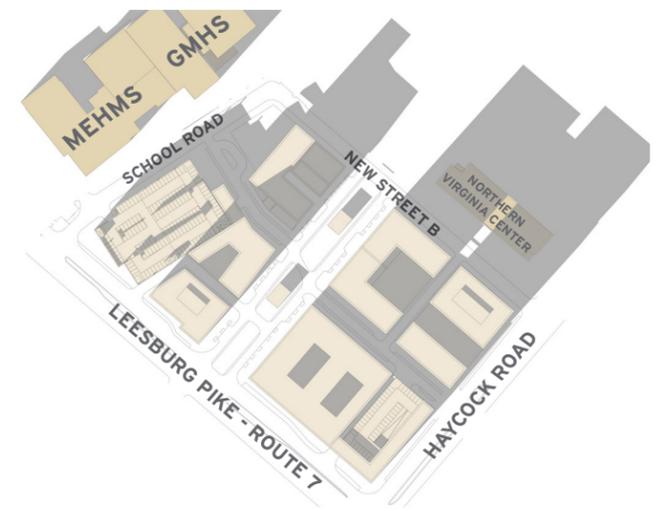
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12:00 PM



3:00 PM



*All graphics on this sheets are not to scale

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