

### Off Street Parking Requirements

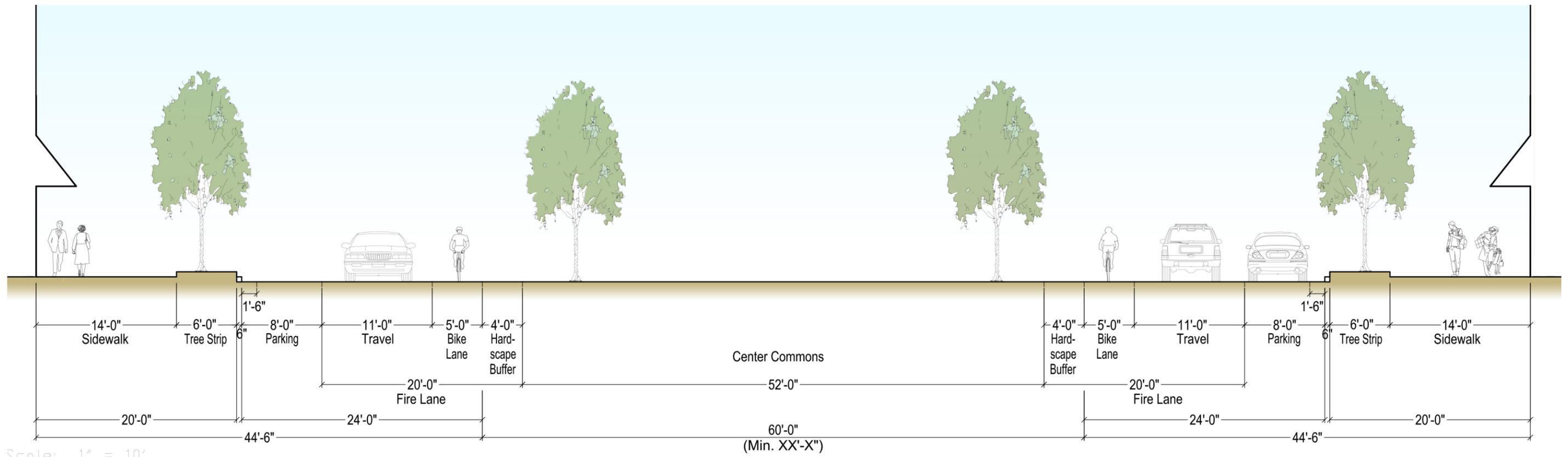
Use	Minimum Parking Ratios	Maximum Parking Ratios
Office	(Office) 1 space per 450sf (2.22 per 1,000sf)	1 per 333.33 sf (3 spaces per 1,000 sf)
Retail	1 per 333.33 sf (3 spaces per 1,000 sf)	(Shopping Center) 1 per 300 sf (3.33 space per 1,000 sf)
Grocery	(Baker, confectionery, dairy, delicatessen, groceries, meats, poultry, produce, seafood) 1 per 250 sf (4 spaces per 1000sf)	1 per 200 sf (5 Spaces per 1000sf)
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)	1.25 per unit	
Multifamily (Micro Units)	.5 per unit	
Senior Housing	.33 Spaces Per Unit	(Hotel and Motel) 1 per guestroom, plus 1 employee space for per ten guestrooms
Hotel	.16 per guestroom	

Proposed Ratio  
 Falls Church Code Requirements (SEC. 48\_1004)

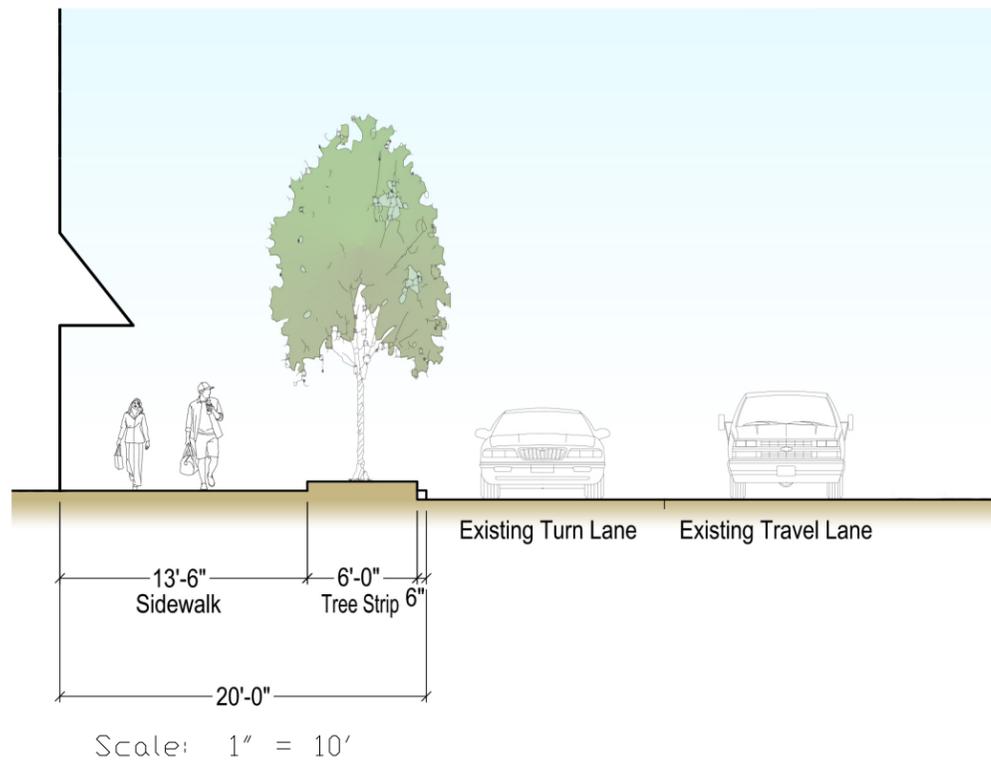
- Notes
1. Indicated parking ratio ranges by use are binding elements of this SEE Approval. Parking space counts will be calculated using the binding ratio ranges upon Site Plan, when further detail regarding unit type, unit size, and unit mix is available, and when a shared parking program has further developed.
  2. Parking waiver will be requested at Special Exception Site Plan. Shared parking information will be analyzed and provided at Special Exception Site Plan.
  3. A Transportation Demand Management (TDM) study will be prepared to support the parking range requests

Note: The potential for one sided on-street parking along Street A and Street B is subject to change pending coordination with GMHS site plan and the pending development of the adjacent Northern Virginia Center (Virginia Tech) parcel

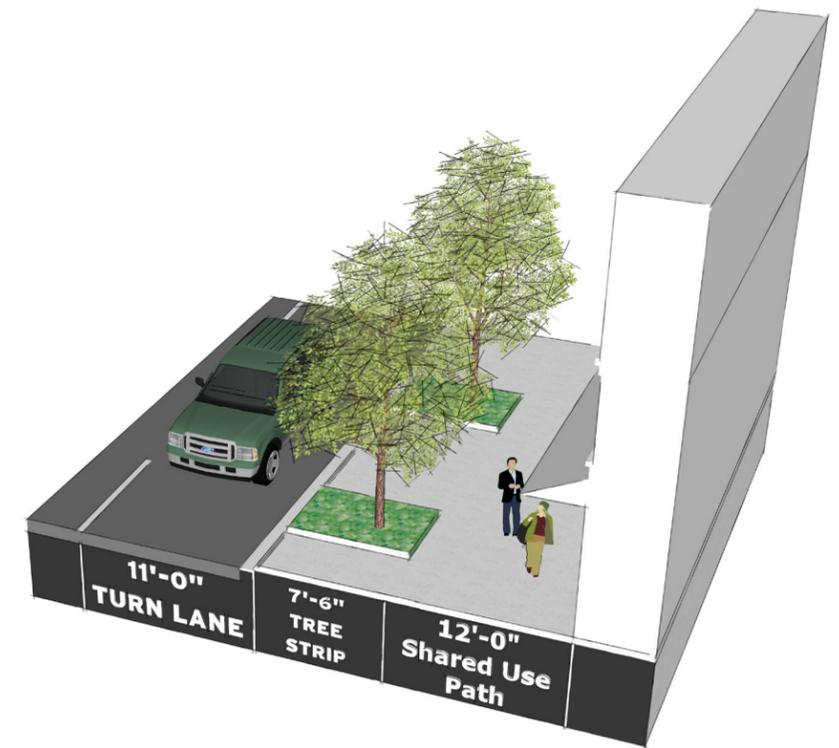
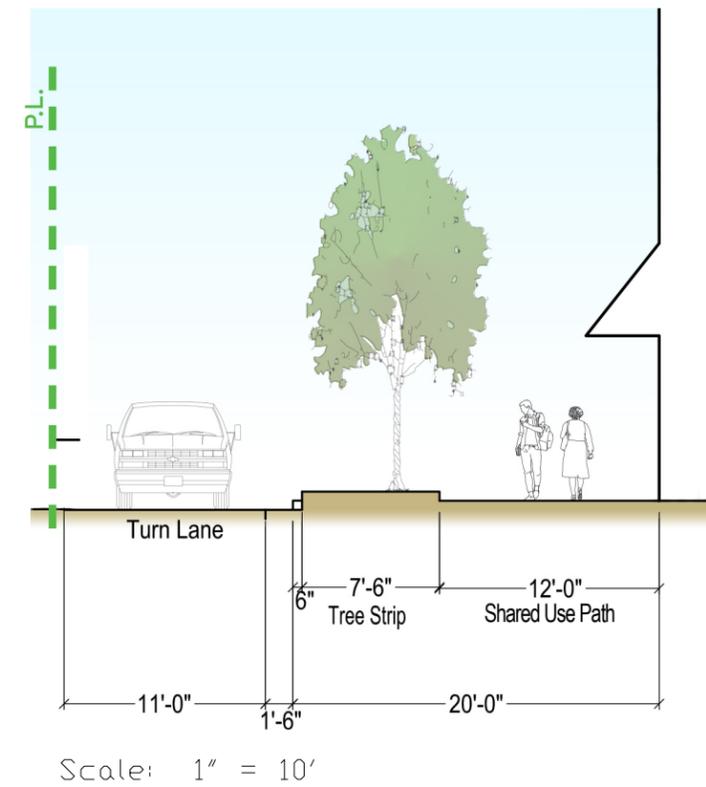
# Commons Drive (typ.)



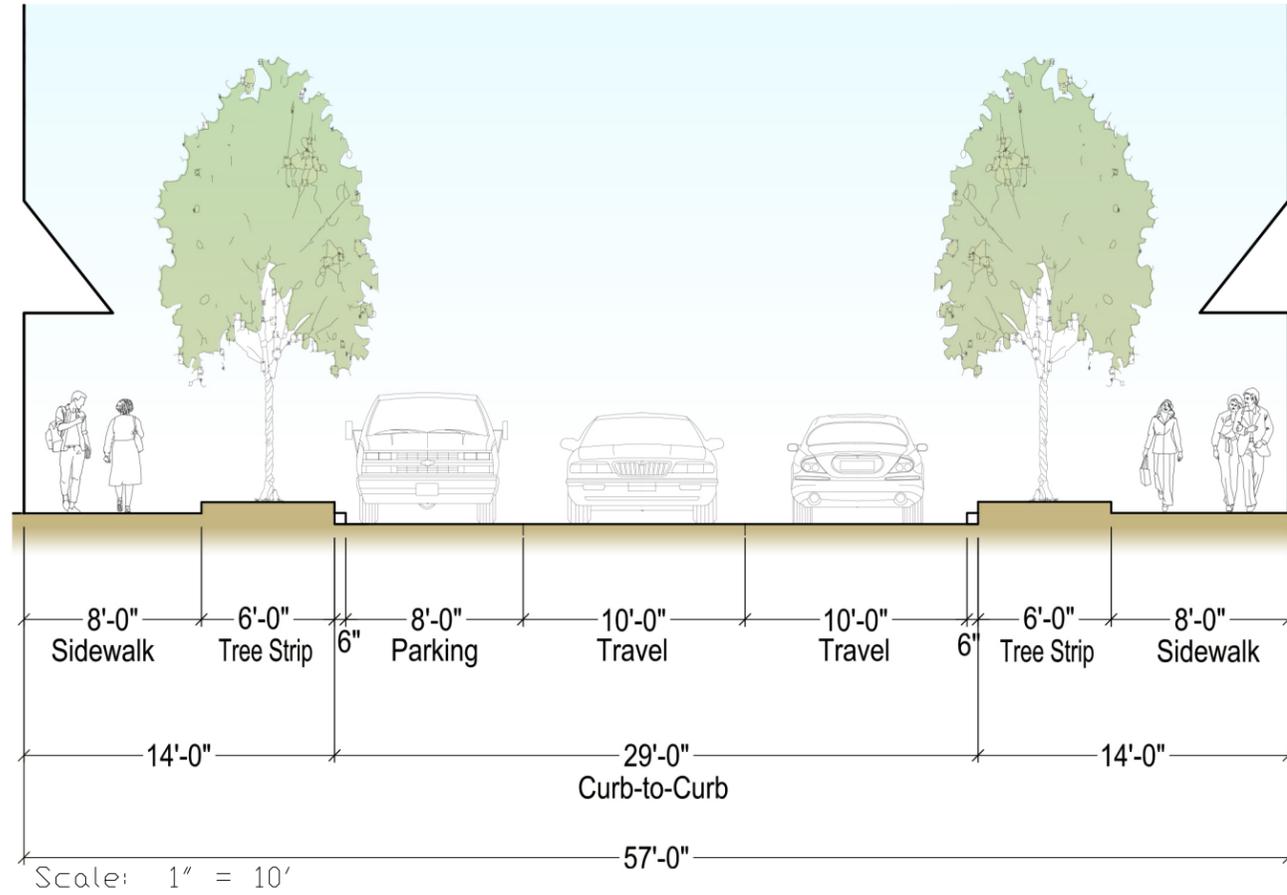
## Haycock Road



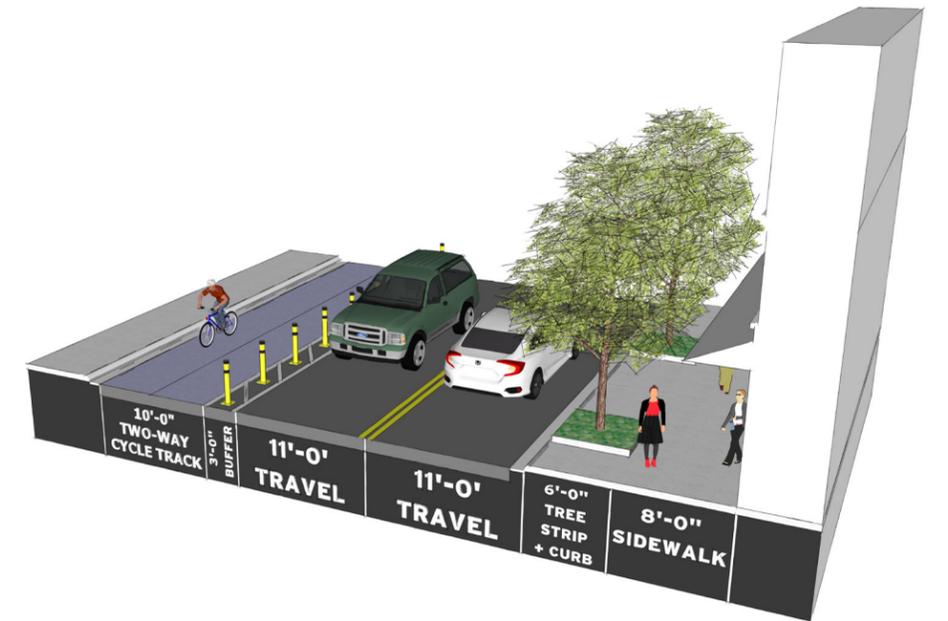
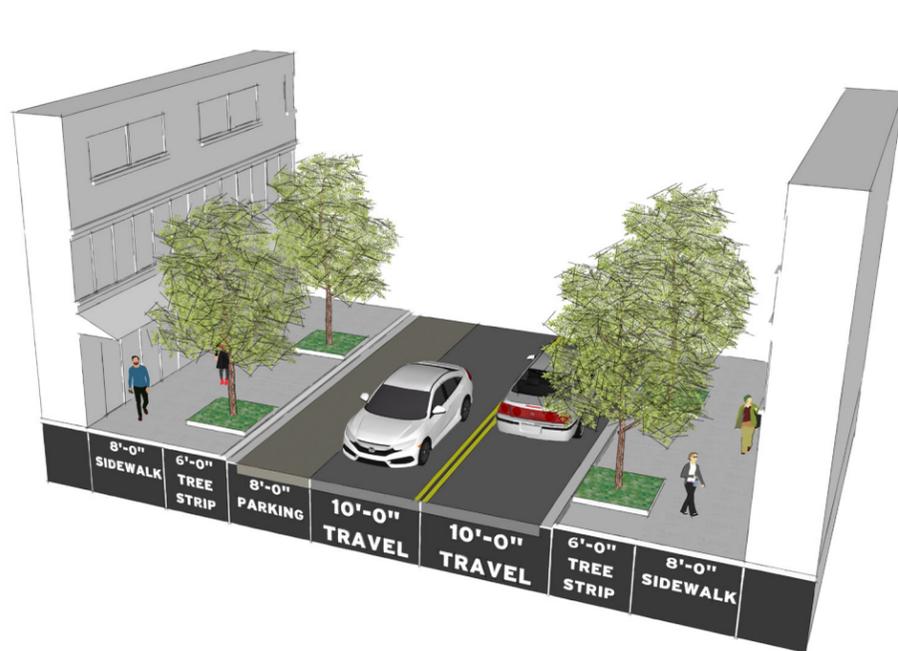
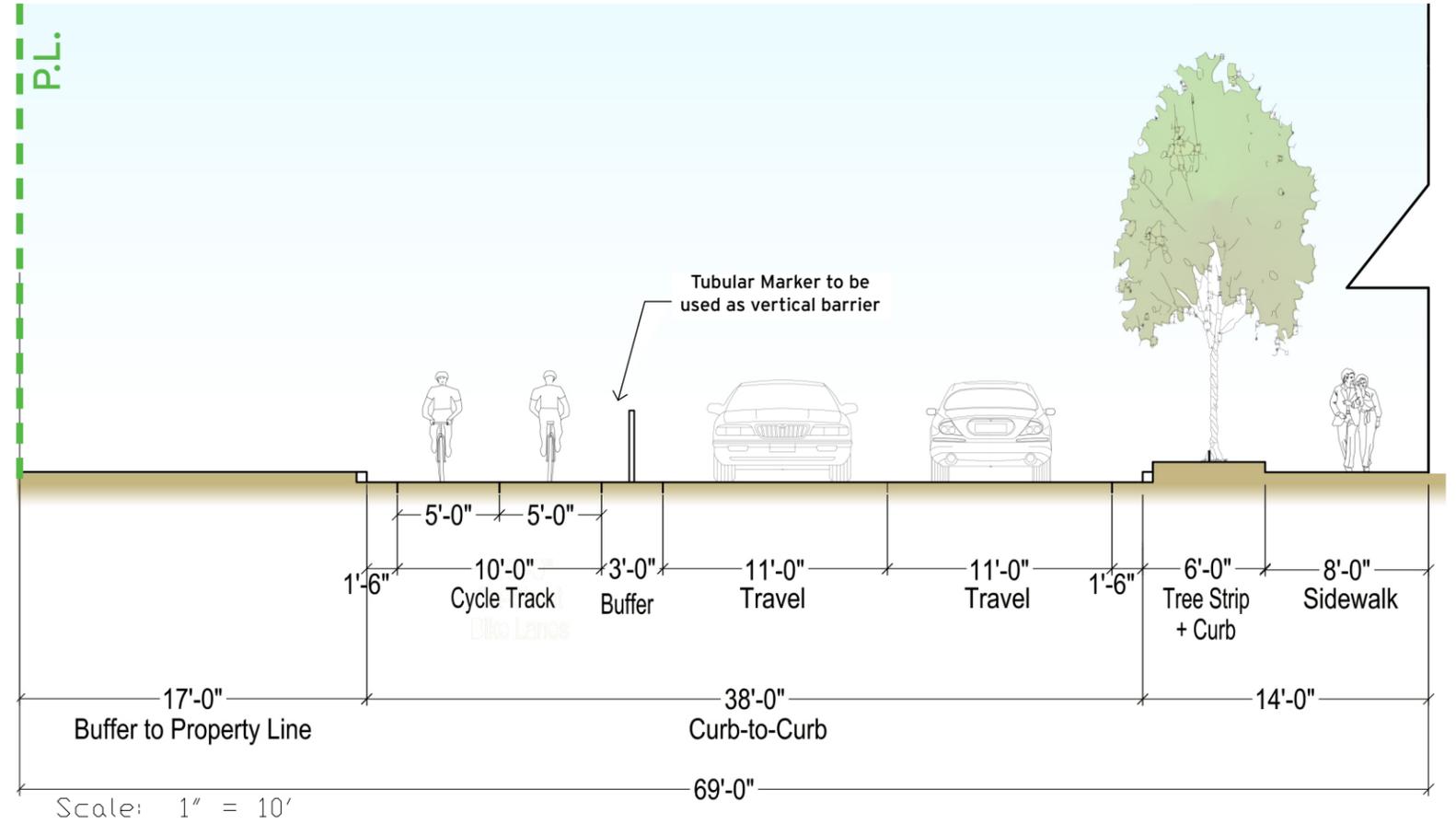
## Leesburg Pike - Route 7



## Street A



## Street B



Note: Section is subject to change pending coordination with GMHS site plan, the pending development of the adjacent Northern Virginia Center.

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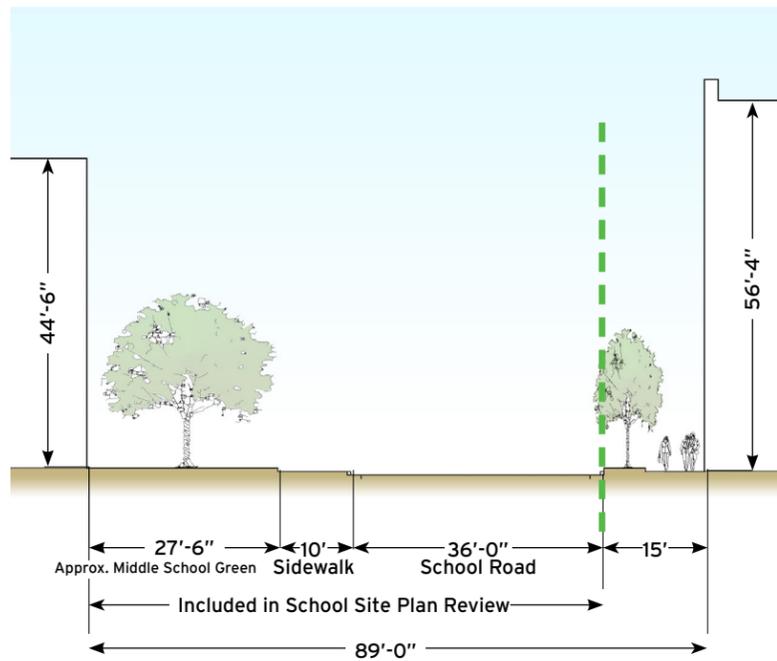


FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC  
 CIVIL ENGINEERING: WALTER PHILLIPS  
 LANDSCAPE DESIGN: LAND DESIGN

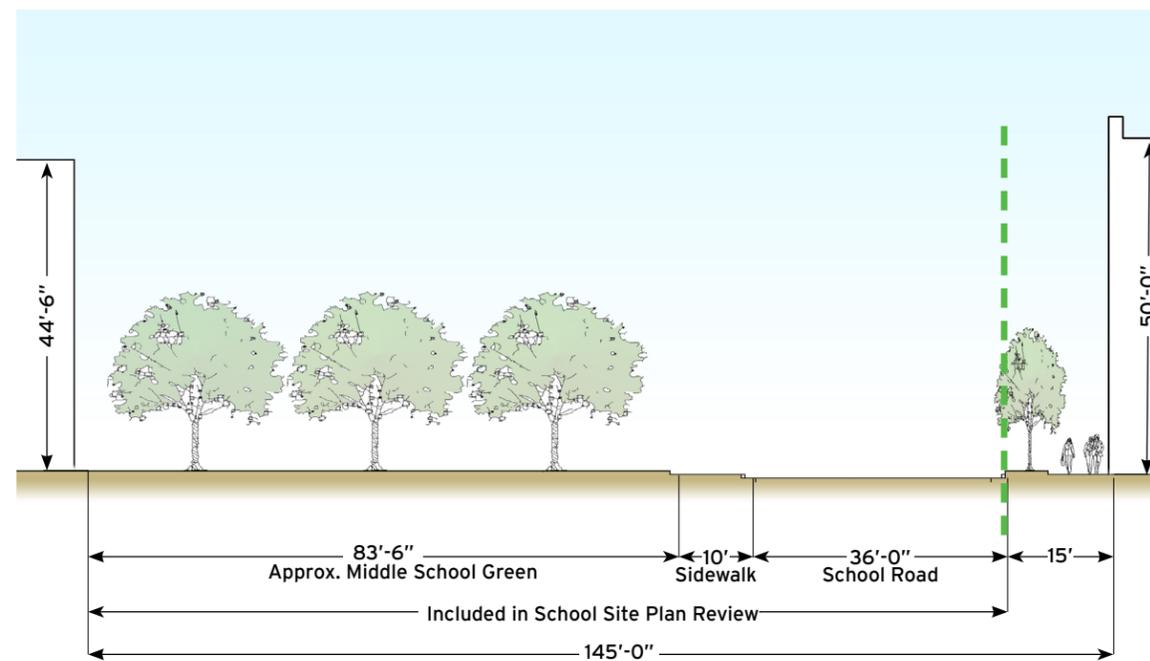
## Typical Street Sections

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: SEE APPLICATION 15  
 CITY OF FALLS CHURCH, VIRGINIA

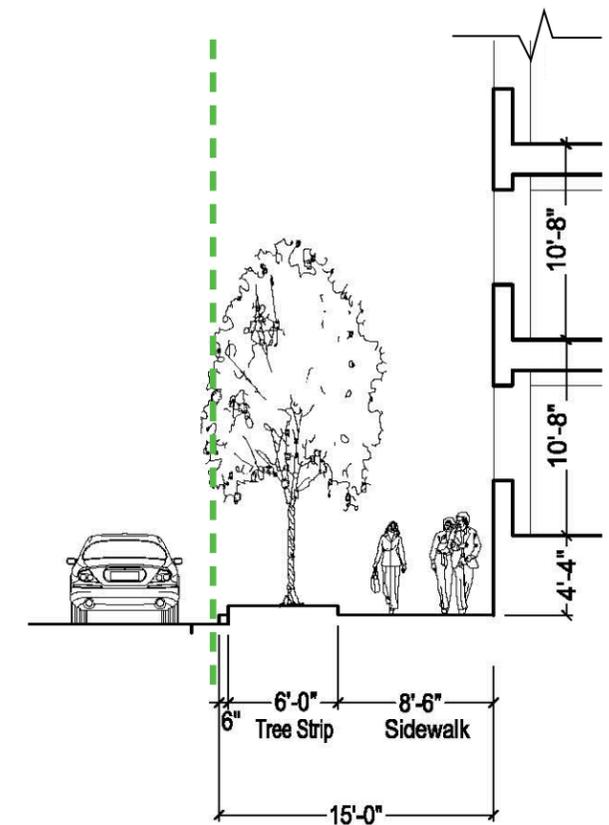
### School Road (Sw Corner Of Garage)



### School Road (Nw Corner Of Garage)



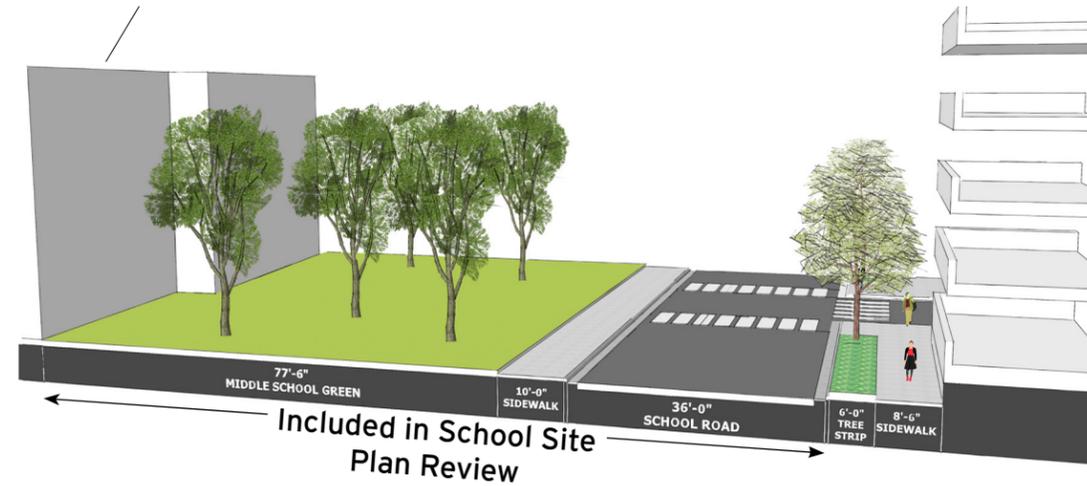
### Typical School Road Section



### Mary Ellen Henderson Middle School



### Mary Ellen Henderson Middle School



Note 1: All dimensions describing School Road portions belonging to the School Site Plan are approximate.

Note 2: Garage section and screening method illustrated are conceptual and subject to change.

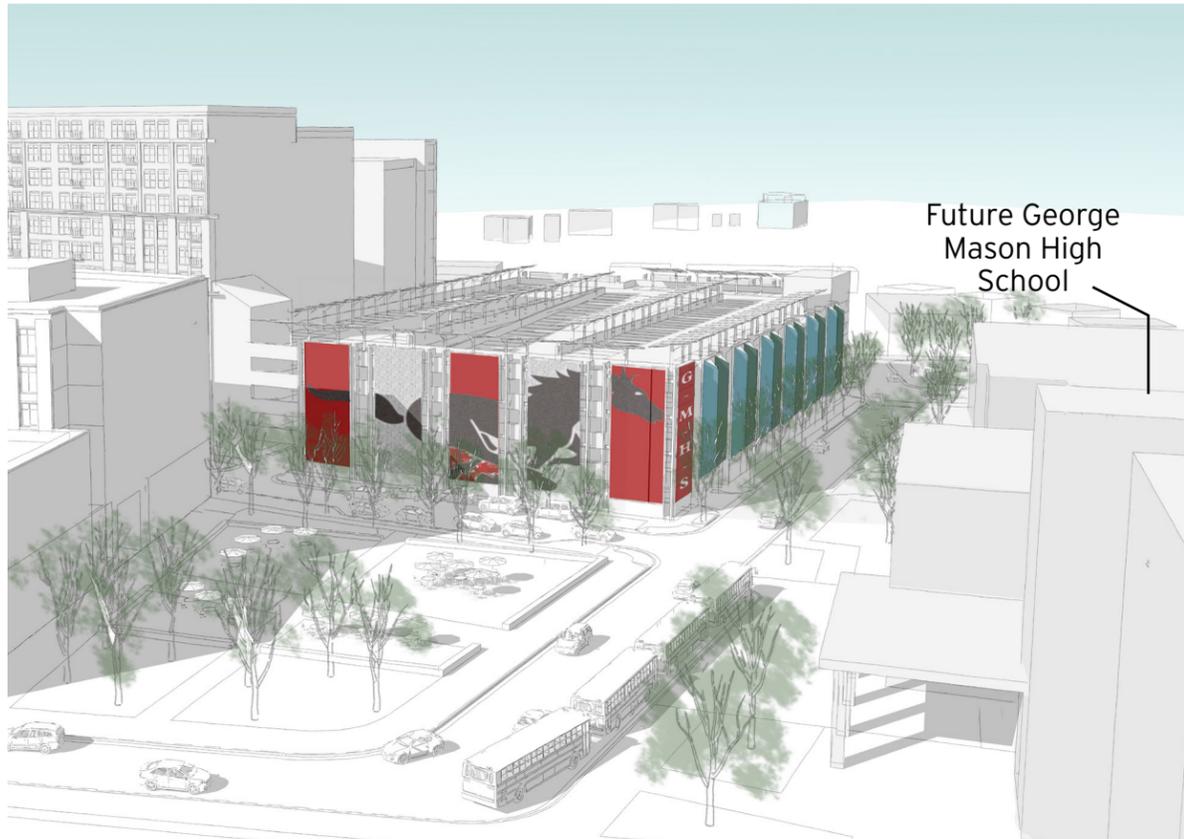


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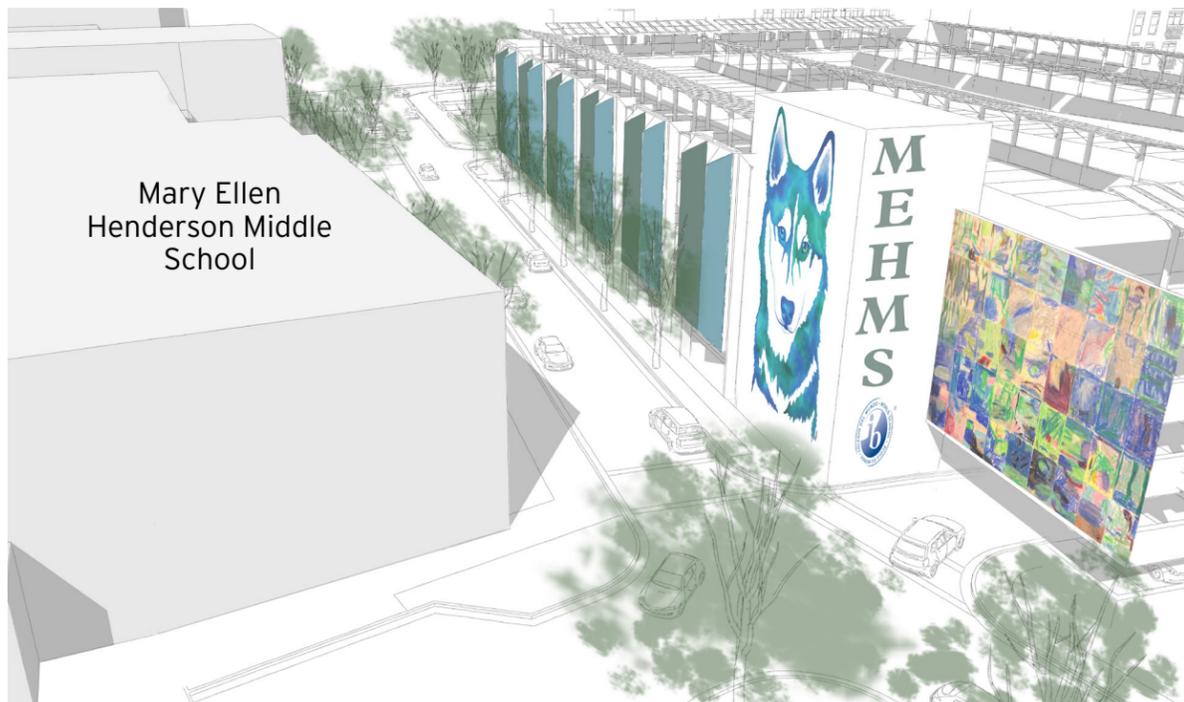
### Typical Street Sections



Illustrative Rendering: Potential Concept



Precedent Image : Fort Myer, FL



Illustrative Rendering: Potential Concept



Precedent Image : Durham, NC



Precedent Image : Tampa, FL

Note: Garage screening methods illustrated and pictured are conceptual and subject to change.

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## Garage Screening Methods

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 CITY OF FALLS CHURCH, VIRGINIA