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February 4th, 2019

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT

SPECIAL EXCEPTION ENTITLEMENT APPLICATION

FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC (FCGP DEVELOPMENT LLC)



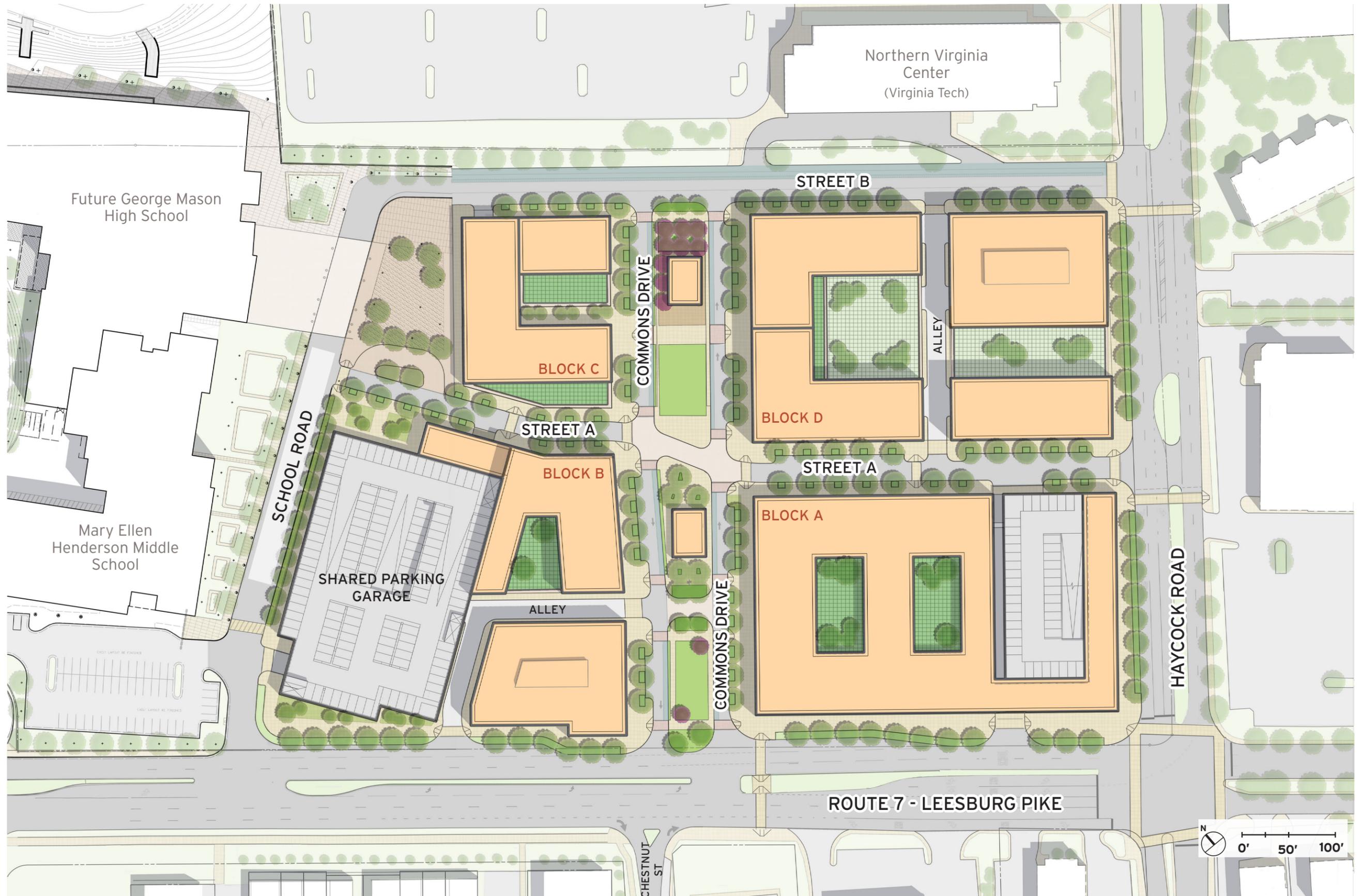
CITY OF FALLS CHURCH, VIRGINIA

SEE Checklist

SPECIAL EXCEPTION ENTITLEMENT APPLICATION REQUIREMENTS		Code Section 48-488B(1)-(2)
	Checklist Item	Corresponding SEE Application Page
10a	Dimensions and site area	C-0303
10b	Topography at two-foot contour intervals	C-0302, C-0303
10c	Utilities and Infrastructure: Locations and descriptions of all existing underground and aerial utilities within or on the periphery of the site and streets serving the site and all proposed infrastructure that will be necessary to serve the proposed uses and the site	C-0401
10d	Proposed Structures: Locations, gross floor area and heights (stories and feet) of all proposed structures, and all uses to be contained therein including the type of commercial and gross floor area, the number of residential units and the number of hotel rooms and parking locations and extent	3-10,12
10e	Interim Uses: If the applicant desires to make interim uses of any portion of the site prior to final SESP approval, the extent and nature of such uses shall be included in the plot and location plan(s) and other submission.	7
10f	Transportation and Street Plan: Proposed street layout including general location and dimensions, connections to existing streets or to those existing or proposed on adjacent properties, ownership of existing and proposed streets, sidewalks, curb cuts, and bus and transit facilities	c-0403
10g	Open Space and Recreation: General location and dimensions of proposed open space including but not limited to parks, plazas and common open space, and any proposed recreational facilities (type, number square feet)	20
10h	Adjacent roadway median strips and existing and proposed median openings for vehicular access	C-0402
10i	Adjacent Sites: Outline of block faces and structures on adjacent contiguous sites and across adjacent streets, with curb cuts for garage entrances and loading docks shown	C-0302
11.	Conceptual landscape master plan providing a general description and location of landscape elements, including streetscape elements, plazas, parks, and common open space	21-27
12.	Phasing Plan with the following information: 1. Proposed timing of construction (as related to construction of phases or parcels) for each element that ensures that commercial uses will be constructed. (a) Proposed gross floor area, number of dwelling units or number of hotel rooms to be included in any phase or parcel for each use; (b) Proposed parking to be included in any phase or parcel for each use and phasing plan for construction of parking; (c) Parking shall be provided for each use at or prior to occupancy of each building.	7

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Aerial Exhibit	C-0301
Context Plan	C-0302
Existing Conditions Plan	C-0303
Plot and Location Plan	C-0401
Utilities and Infrastructure Plan	C-0402
Transportation Street Plan	C-0403
Site Circulation School Hours	C-0404
Event Circulation Plan	C-0405
NVTA Grant Transportation Improvements	C-0406
SHEET ENLARGEMENTS AVAILABLE FOR REFERENCE (B+W)	
Existing Conditions Plan	C-0303
Plot and Location Plan	C-0401
Utilities and Infrastructure Plan	C-0402



Note: The SEE drawings are conceptual only and represent proposed development in an illustrative manner.

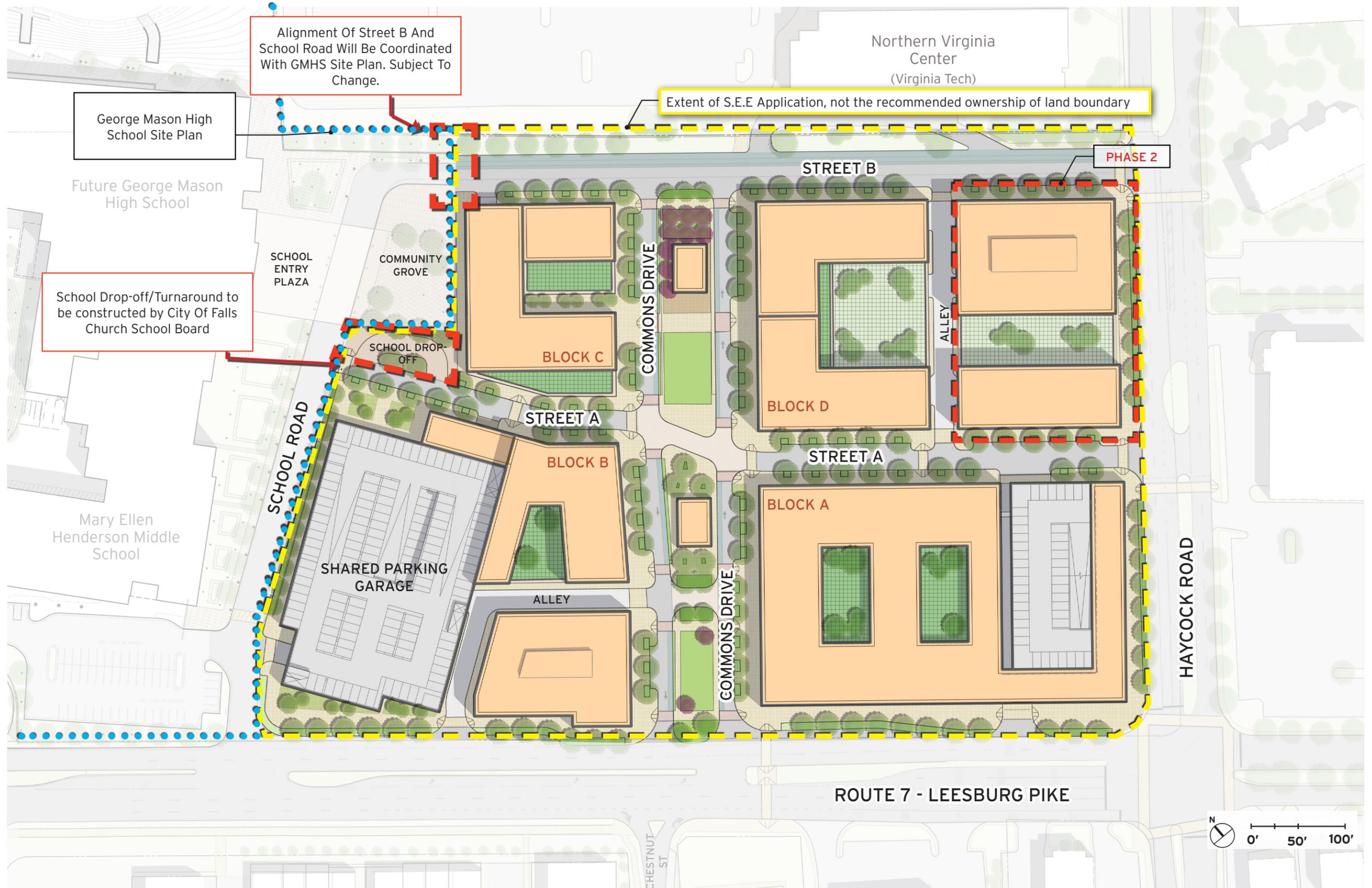
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FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC
 CIVIL ENGINEERING: WALTER PHILLIPS
 LANDSCAPE DESIGN: LAND DESIGN

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 CITY OF FALLS CHURCH, VIRGINIA

Illustrative Site Plan



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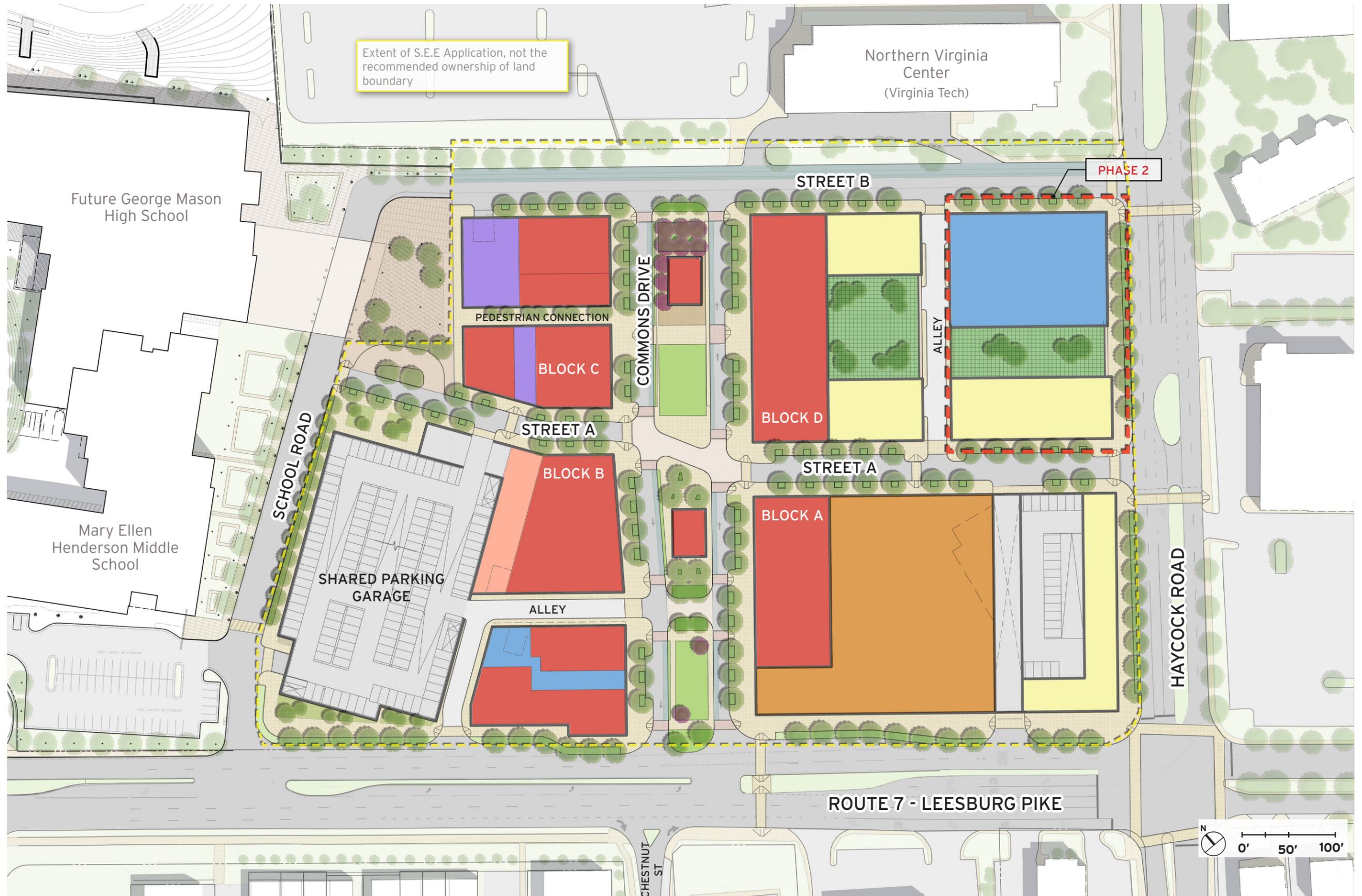
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Annotated Illustrative Site Plan

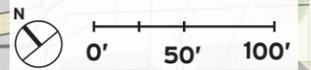
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 CITY OF FALLS CHURCH, VIRGINIA



Legend

Office
Retail
Residential
Senior Housing
Grocery
Hotel

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Proposed Structures: Ground Floor Use Diagram



Extent of S.E.E Application, not the recommended ownership of land boundary

Northern Virginia Center
(Virginia Tech)

Future George Mason High School

Mary Ellen Henderson Middle School

SHARED PARKING GARAGE

STREET A

STREET B

PHASE 2

BLOCK B

ALLEY

BLOCK D

STREET A

BLOCK A

BLOCK C

TERRACE

TERRACE

COMMONS DRIVE

COMMONS DRIVE

HAYCOCK ROAD

ROUTE 7 - LEESBURG PIKE

CHESTNUT ST

Legend

- Office
- Retail
- Residential
- Senior Housing
- Hotel

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0' 50' 100'