



This document includes visual precedents and narratives that convey the Place Making Vision for this project, as the Gateway to West Falls Church. It is intended to convey a sense of character and demonstrate the quality of elements to be implemented in the public realm.

## WOONERFS AND ALLEYS

Where possible, the pedestrian experience will be emphasized over vehicular circulation. This mixture of pedestrian and vehicular uses will be accommodated through the use of unique paving materials, planting, seating, bollards, etc.



## ACTIVE STREETS

Wherever possible retail, hospitality, and residential will activate the streetscape. There will be a direct relationship between interior and exterior programming.



## STORMWATER MANAGEMENT

Small rain gardens will be located as needed throughout the site to help reduce the stormwater quantity entering the stormwater system and enhance the quality of the stormwater.



## PAVING

**SIDEWALKS:** Yankee Hill Brick Pavers in Medium Red Velour, measuring 4" x 8" x 2.25", will be used for all sidewalks as stated in the City of Falls Church Streetscape Design Standards.

**CROSSWALK OR DRIVEWAY:** Hanover Concrete Paver, Prest Brick in Quarry Red with a Natural Finish, measuring 4" x 8" x 3-1/8", will be used for all crosswalks and driveways, per the City of Falls Church Streetscape Design Standards.



## LANDSCAPE

**STREETSCAPE TREE PLANTERS:** Planters will be flush with sidewalk brick pavers and be 5 feet wide by 14 feet long, or longer. Planters will have oval ends with the option of one or more trees per planter, depending on the opportunities and constraints of existing utilities on each frontage.

**STREET TREES:** Trees will be a minimum 2.5 inch caliper and provide consistent canopy spread. Trees will be spaced out 28 feet on center with a minimum soil volume of 1,000 cubic feet per tree, per the City of Falls Church Streetscape Design Standards.

**PLANTING:** The plant palette for the tree planters will include a variety of native plants, incorporating layering, and seasonal interest.



## STREET FURNITURE

**STREET LIGHTS:** Street lights will be a decorative Jefferson Pole with K118 LED luminaire and rippled acrylic globe, black in color. They will be placed approximately 56 feet apart, per the City of Falls Church Streetscape Design Standards.

**BENCHES:** Benches will be Victor Stanley RB-28, black in color. They will be placed approximately 90 feet apart, per the City of Falls Church Streetscape Design Standards.

**TRASH AND RECYCLING:** Trash and Recycling cans will be Victor Stanley Concourse Series Model FC-12, black in color with a black plastic liner. The recycling lid and plaque will be white, per the City of Falls Church Streetscape Design Standards.

**BICYCLE RACKS:** Bicycle racks will be a post and loop and black in color, per the City of Falls Church Streetscape Design Standards.

**MOVABLE FURNITURE:** In areas such as retail entrances, Applicant might install permanent or seasonal cafe-style tables and chairs that will be available for the public to use.



The street furniture will generally follow the Falls Church Streetscape Design Standards. Applicant might substitute or add a variety of seating types or quantities based on retail requirements.

# NEW STREETS A AND MUSTANG ALLEY

**DRAFT**

## PAVING

**SIDEWALKS:** Will be of durable materials such as concrete, or concrete with accents. Generally following the Streetscape Design Standards. Applicant might add or change materials, based on specific site conditions, such as building entrances, loading areas, etc.

## LANDSCAPE

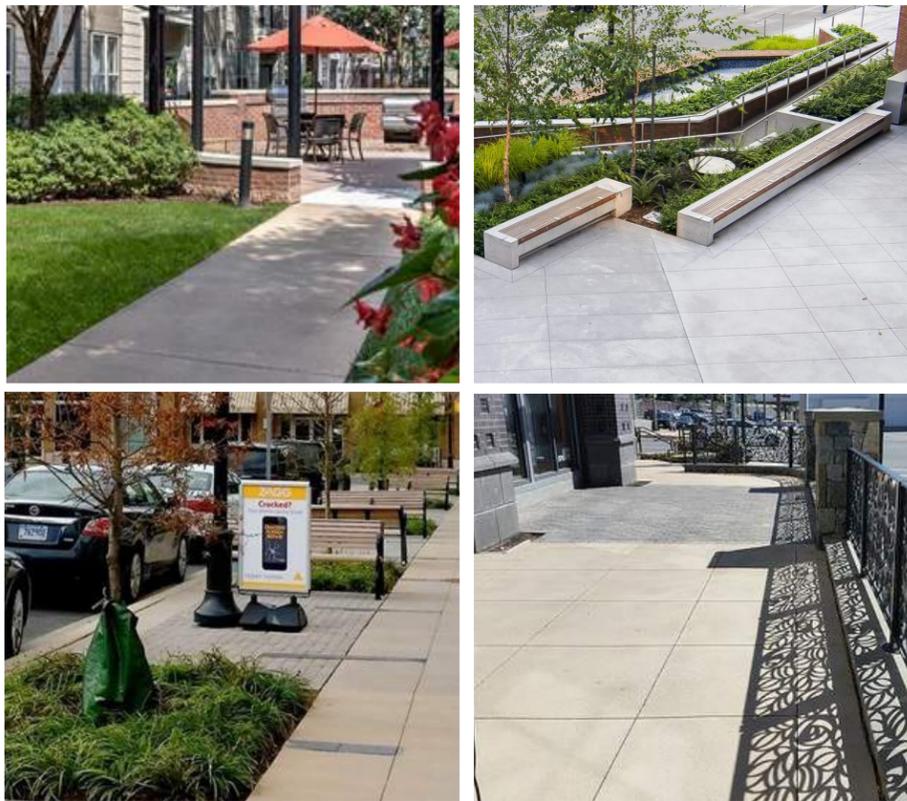
**PLANTINGS:** Wherever possible, a continuous green planting area at the back of the curb with layered, native plants with seasonal interest will be explored; where there is no street parking provided.

**STREET TREES:** Shade trees will be a minimum 2.5 inch caliper and provide consistent canopy spread. Trees will be spaced 28 feet on center, except for areas where garage entrances, loading, sight distances, underground utilities, or other constraints exist.

## STREET FURNITURE

**BENCHES:** Benches will be Victor Stanley RB-28, black in color. They will be placed approximately 90 feet apart, per the City of Falls Church Streetscape Design Standards. Additional accent benches or other types of seating might be installed as required by retail, or to denote a special node.

**MOVABLE:** In areas such as retail entrances, Applicant might install permanent or seasonal cafe-style tables and chairs that will be available for the public to use.



## PAVING

**SIDEWALKS:** Shall be scored, colored, or standard concrete.

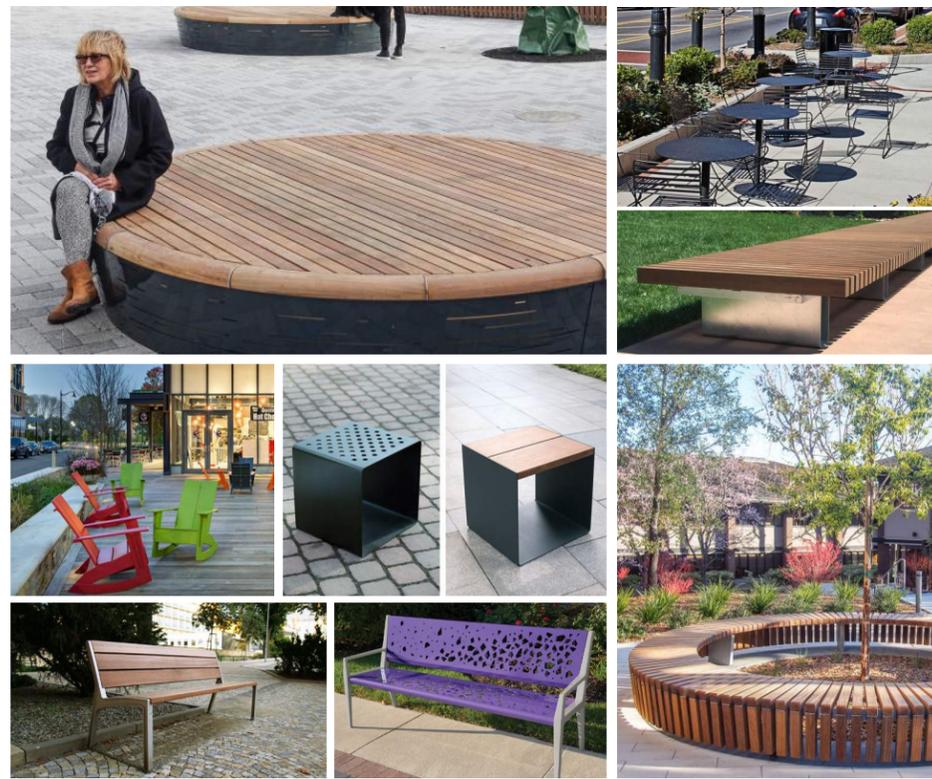
**PLAZA:** Shall use a harmonious palette of paving textures and/or color. Unit pavers, concrete, and stamped concrete might be included, as appropriate per the function and program envisioned for all the areas within the plaza.



## SEATING

**FIXED STREET FURNITURE AND BENCHES:** The Applicant shall provide a minimum of 8 benches along the Commons sidewalks, 8 benches within the Commons median gathering space, and 8 trash receptacles throughout. The benches shall be consistent with the sample photos shown. The benches may be moved from time to time within the public space but at no time will there be less than the total number of benches stated above accessible to the public.

**MOVABLE AND SEASONAL FURNITURE:** The Applicant shall provide movable and seasonal street furniture generally in the locations shown in plan and consistent with the photos shown.



## LANDSCAPE

**PLANT BEDS:** The Applicant shall provide sustainable native and drought tolerant plant material that provide interest year round. There might be areas suitable for storm water mitigation, those areas will be determined at Site Plan stage.

**PLANTER POTS:** The Applicant shall provide a minimum of 25 planter pots on site consistent with the images shown; and they will be located throughout the public space. These planter pots are movable, and may be changed out seasonally or moved around the site periodically.



## SHADE

**TREES:** Shade trees shall be provided in accordance with the Landscape Plan. Along public streets, shade trees will be installed per the Streetscape Design Guidelines.

**TRELLIS/PERGOLAS:** The Applicant may provide trellis/ pergola structures throughout the public spaces in the Commons to promote vertical landscape growth and provide shade. The locations of such structures will be determined at the time of the Site Plan, and shall be consistent with the images shown.



## CANOPIES

**CANOPIES:** The Applicant's tenants may provide canopies along their retail frontage. These canopies may be generally consistent with the images shown, but may also reflect the individual character of the retail tenant and thus will have a unique design.

**UMBRELLAS:** The Applicant shall provide seasonal movable umbrellas in various locations along the sidewalks and the Commons median gathering space.



## FOUNTAINS

**FOUNTAINS:** The Applicant shall provide one fountain/water feature that can follow any of the typologies and be generally consistent with the images shown. The water feature will be located in the Commons for general public access.

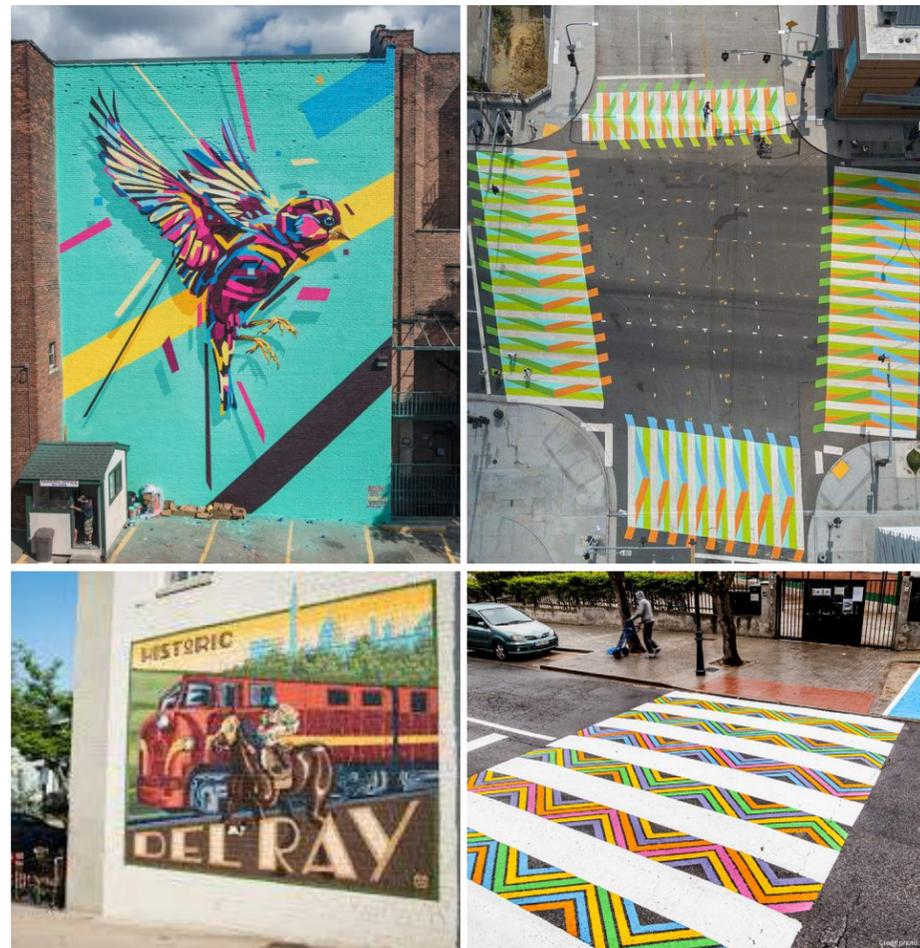


## PUBLIC ART

**ART / SCULPTURE / FOUND OBJECTS:** The Applicant shall provide a minimum of 5 pieces of art, sculpture and/or found objects generally in the spirit of the images shown, and in appropriate locations throughout the Commons. Final locations will be determined once actual public art pieces have been commissioned or purchased. Selections will be shared with staff on a quarterly basis.



**MURALS/GRAPHICS:** The Applicant may provide graphic art in the form of murals, on building facades, loading and parking garage entrances, parking garage facades, and any other appropriate locations. Size, themes and colors will be determined once architecture is final.



## LIGHTING

**STREET LIGHTS:** Will provide an opportunity to reinforce the character and vibe of the project and will also be harmonious to the Broad Street light pole standard.

**BOLLARD LIGHTS:** will provide additional lighting to pedestrian circulation areas.

**CATENARY LIGHTS:** might provide animation to gathering nodes and spaces.

**ACCENT LIGHTS:** can also act as landmarks and art pieces, depending on location, type, material and scale.

