

**Submitted By:**

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 Bethesda, MD 20814  
 T: 301-812-4785

**Master Planner:**

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 1300 Spring Street, Suite 400  
 Silver Spring MD  
 T: 301-588-4800

**Landscape Design:**

**LandDesign**  
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 T: 703-549-7784

**Civil Engineer:**

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 207 Park Avenue  
 Falls Church, Virginia 22046  
 T: 703-532-6163

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 2020 K Street NW, Suite 200  
 Washington, DC 20006  
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 Suite 310  
 Rockville, Maryland 20855  
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 Silver Spring MD  
 T: 301-588-4800

**JUNE 8TH, 2020 | SUBMISSION 01**

FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC (FCGP DEVELOPMENT LLC)



**WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT**

**SPECIAL EXCEPTION ENTITLEMENT APPLICATION:  
 DRAFT AMENDMENT SHEETS**

**CITY OF FALLS CHURCH, VIRGINIA**



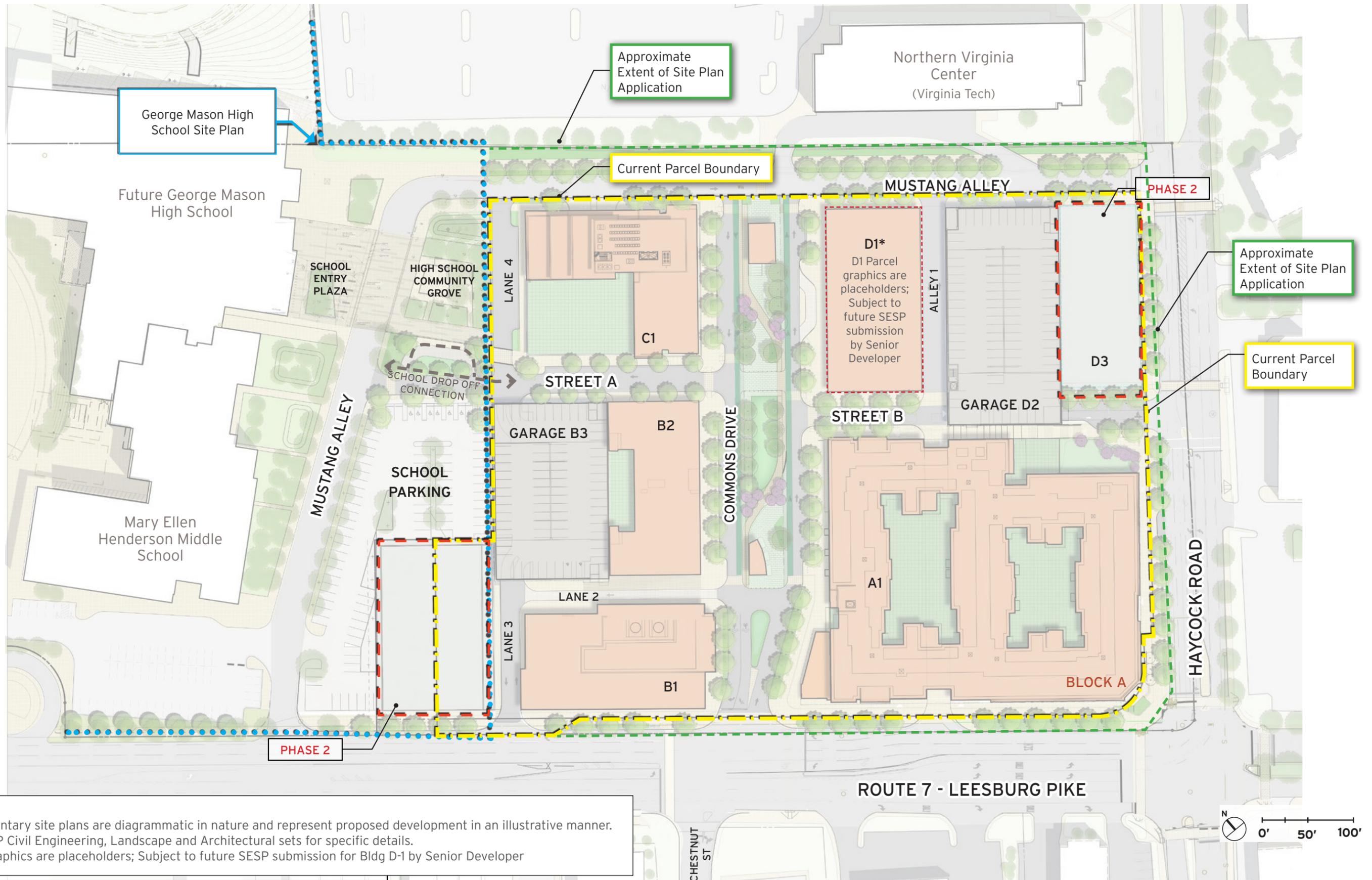
**NOTES:**

June 8th, 2020 | ©2020 Torti Gallas + Partners | 1300 Spring Street, 4th Floor | Silver Spring, Maryland 20910 | 301.588.4800

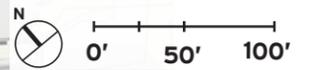


**FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC**  
 CIVIL ENGINEERING: WALTER L PHILLIPS, INC.  
 LANDSCAPE DESIGN: LANDESIGN

## Illustrative Site Plan



**NOTES:**  
 1. The supplementary site plans are diagrammatic in nature and represent proposed development in an illustrative manner.  
 2. Refer to SESP Civil Engineering, Landscape and Architectural sets for specific details.  
 3\* D1 Parcel graphics are placeholders; Subject to future SESP submission for Bldg D-1 by Senior Developer



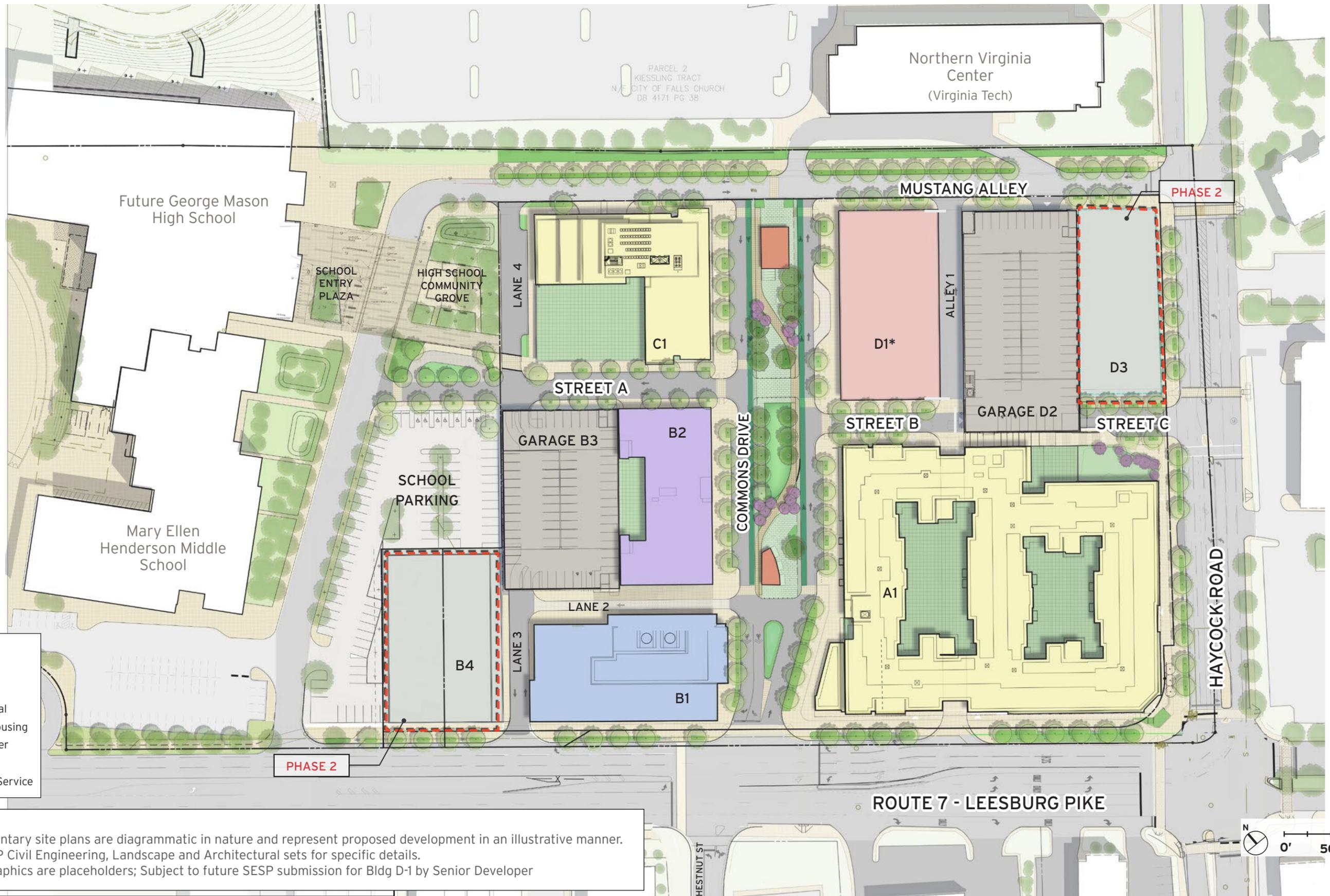
June 8th, 2020

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**FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC**  
 CIVIL ENGINEERING: WALTER L PHILLIPS, INC.  
 LANDSCAPE DESIGN: LANDESIGN

## Annotated Illustrative Site Plan



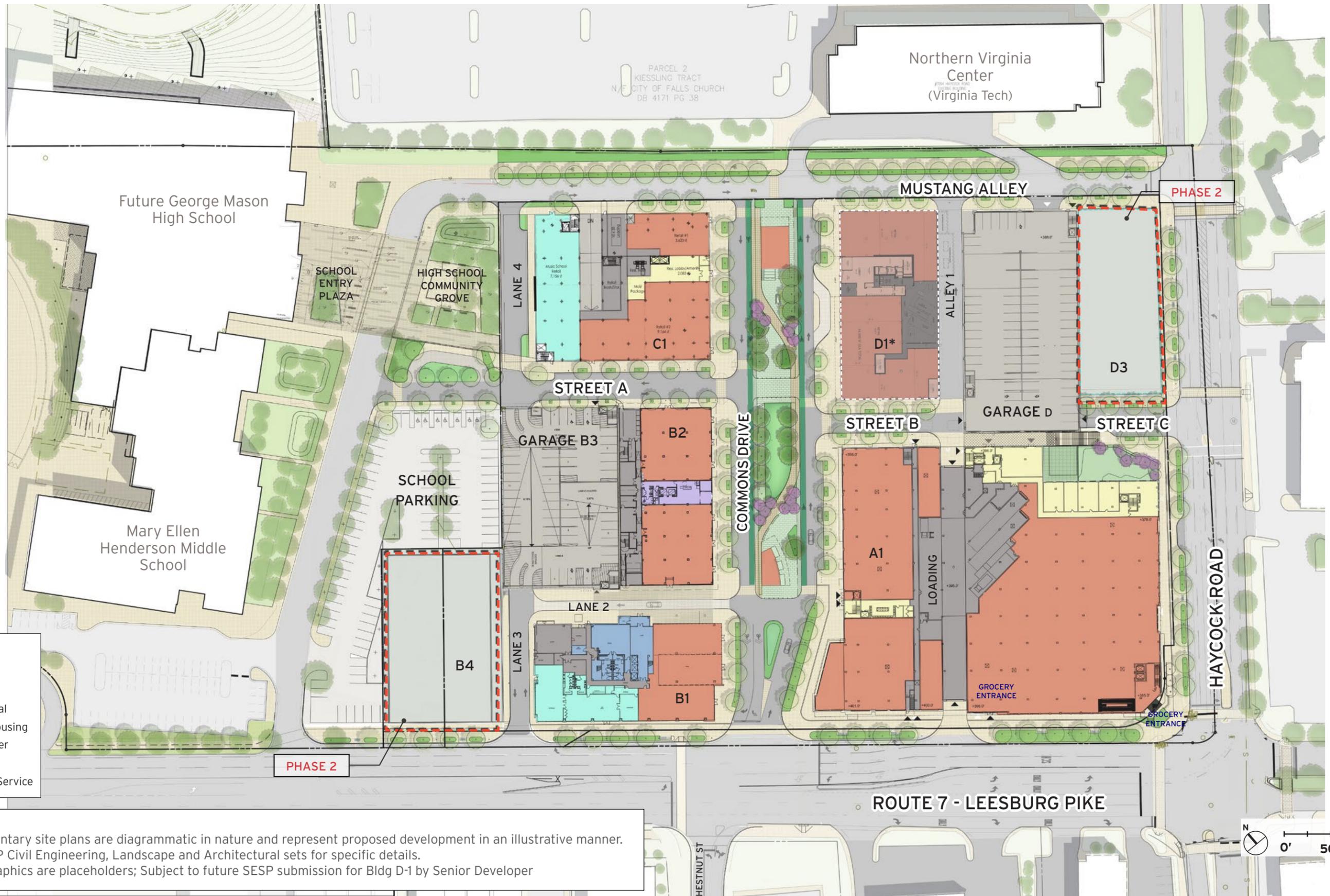
**Legend**

- Office
- Retail
- Residential
- Senior Housing
- Civic/Other
- Hotel
- Loading/Service

**NOTES:**

1. The supplementary site plans are diagrammatic in nature and represent proposed development in an illustrative manner.
2. Refer to SESP Civil Engineering, Landscape and Architectural sets for specific details.
- 3\* D1 Parcel graphics are placeholders; Subject to future SESP submission for Bldg D-1 by Senior Developer

## Illustrative Site Land Use Plan



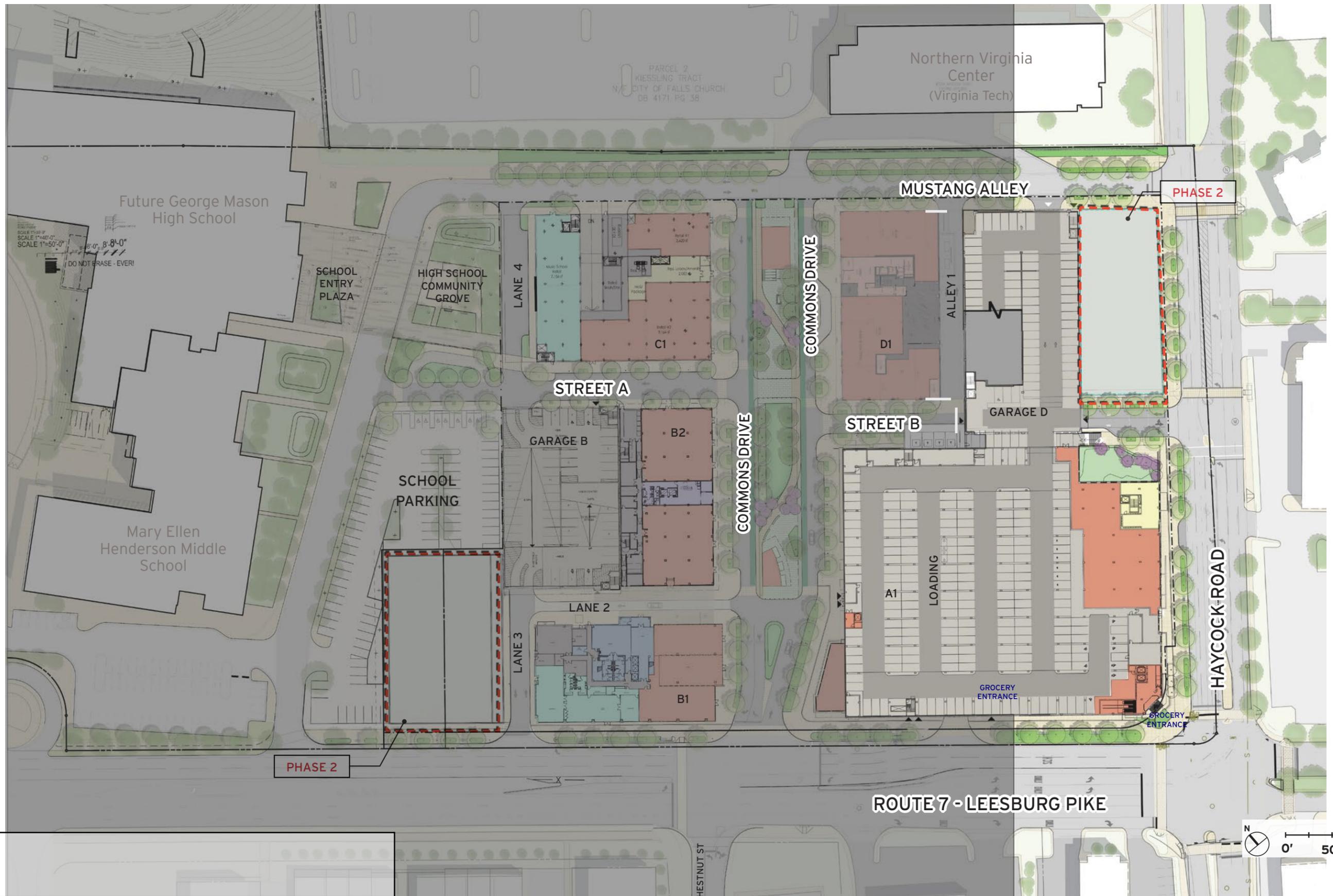
**Legend**

- Office
- Retail
- Residential
- Senior Housing
- Civic/Other
- Hotel
- Loading/Service

**NOTES:**

1. The supplementary site plans are diagrammatic in nature and represent proposed development in an illustrative manner.
2. Refer to SESP Civil Engineering, Landscape and Architectural sets for specific details.
- 3\* D1 Parcel graphics are placeholders; Subject to future SESP submission for Bldg D-1 by Senior Developer

## Illustrative Site Land Use Plan: Ground Level



**NOTES:**

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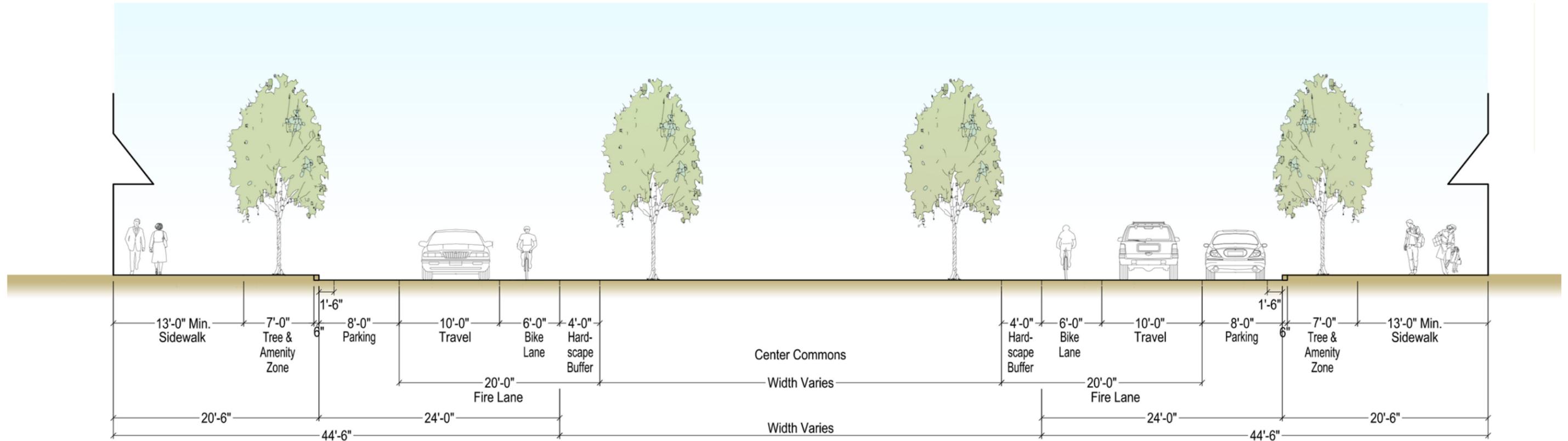


**FALLS CHURCH GATEWAY PARTNERS DEVELOPMENT LLC**  
 CIVIL ENGINEERING: WALTER L PHILLIPS, INC.  
 LANDSCAPE DESIGN: LANDESIGN

## Illustrative Site Land Use Plan: Haycock Road Level

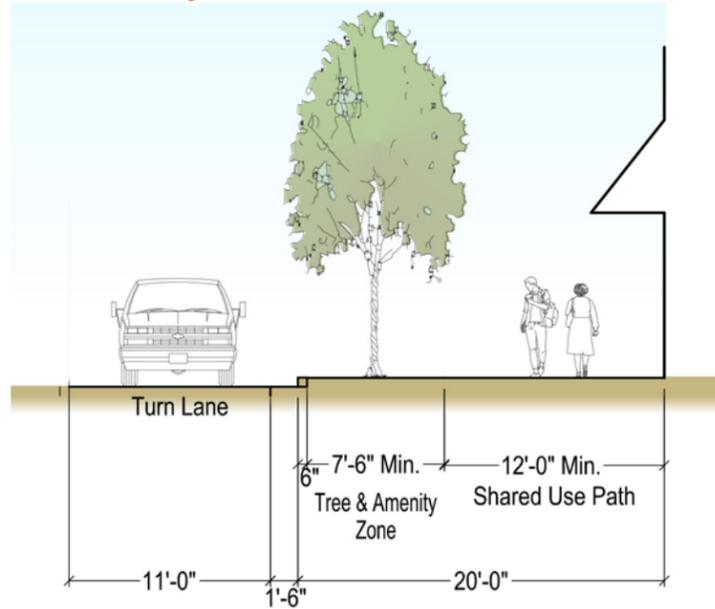
**WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT: DRAFT SEE AMMENDENT SHEETS** 6  
 CITY OF FALLS CHURCH, VIRGINIA

# Commons Drive (typ.)



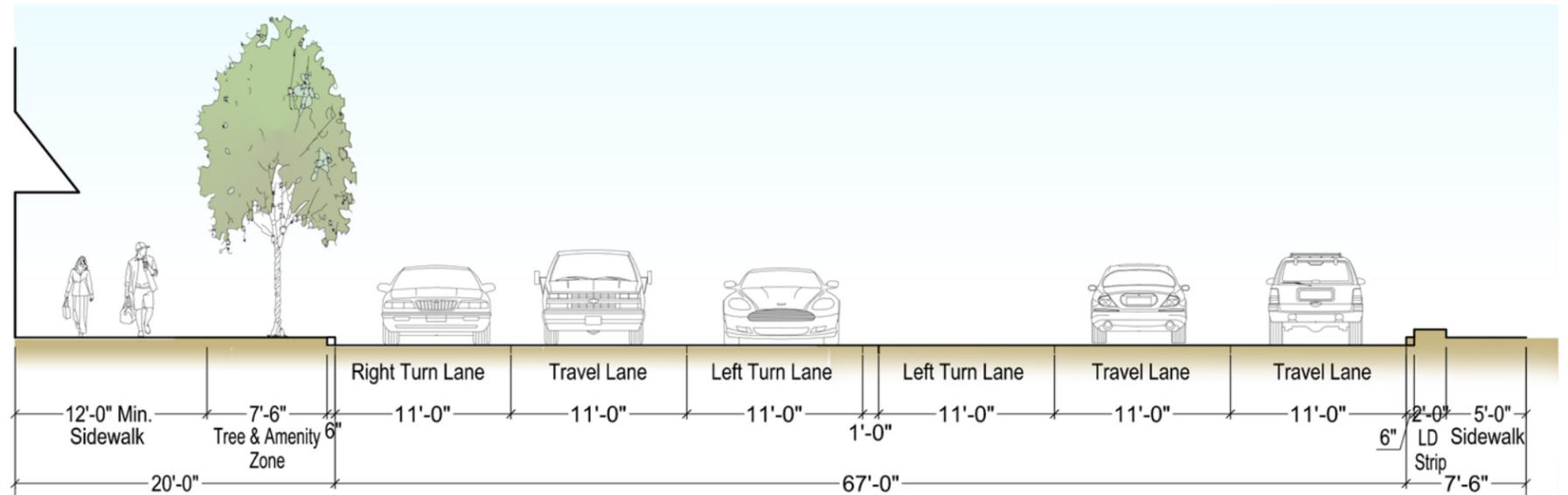
**NOTES:**  
 1. The label "sidewalk" in these pages refers collectively to the Building, Pedestrian, and Amenity Zones found within this space, per the city of Falls Church's *Streetscape Design Standards for commercial Streets* definitions. A minimum 6' clear pedestrian zone will be kept in all streets within the project.

## Leesburg Pike - Route 7

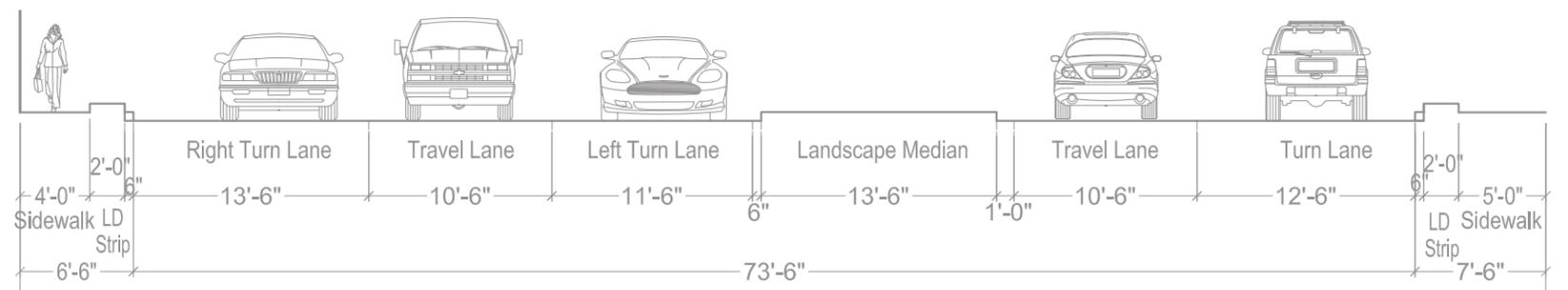


Scale: 1" = 10'

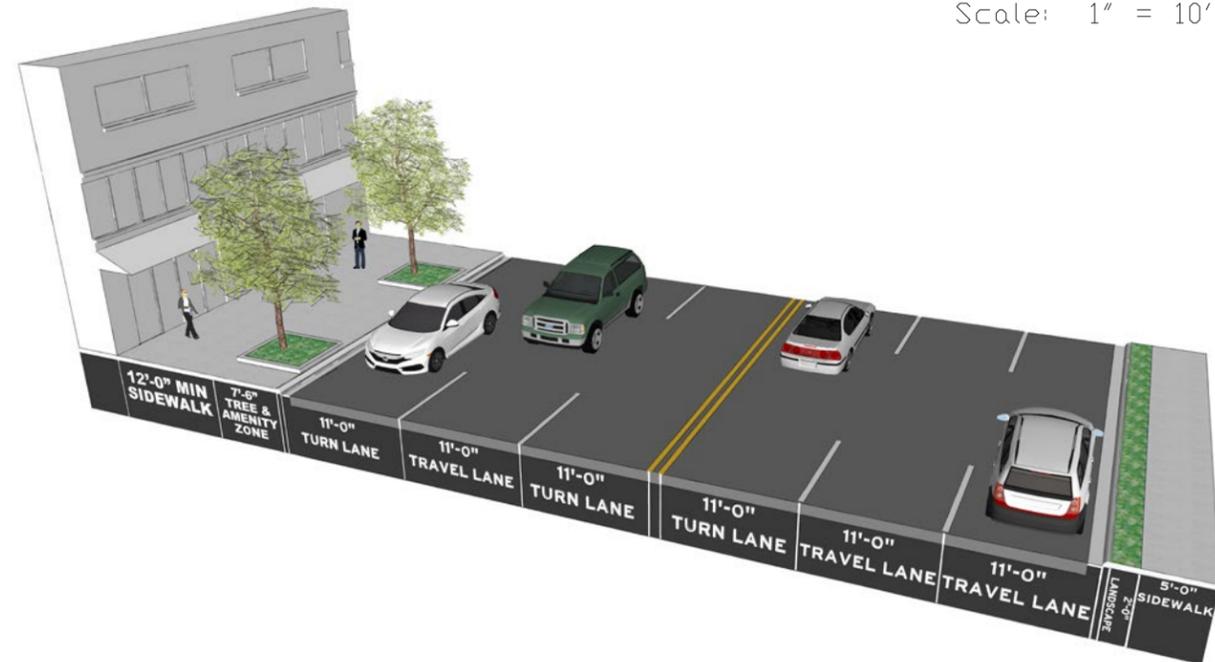
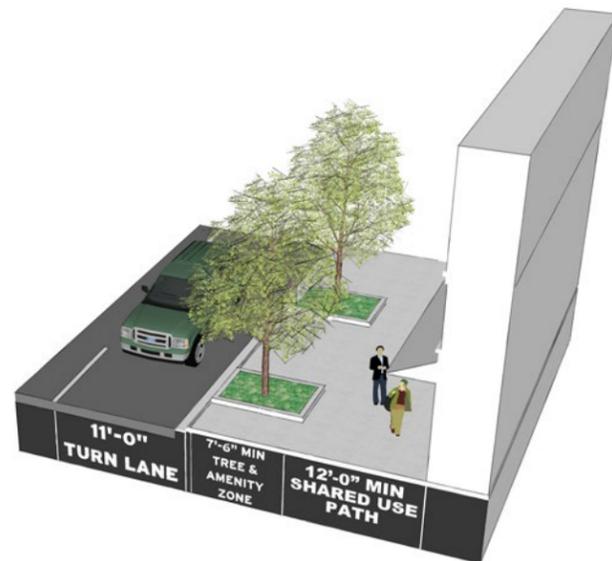
## Haycock Road (Proposed)



## Haycock Road (Existing Condition)

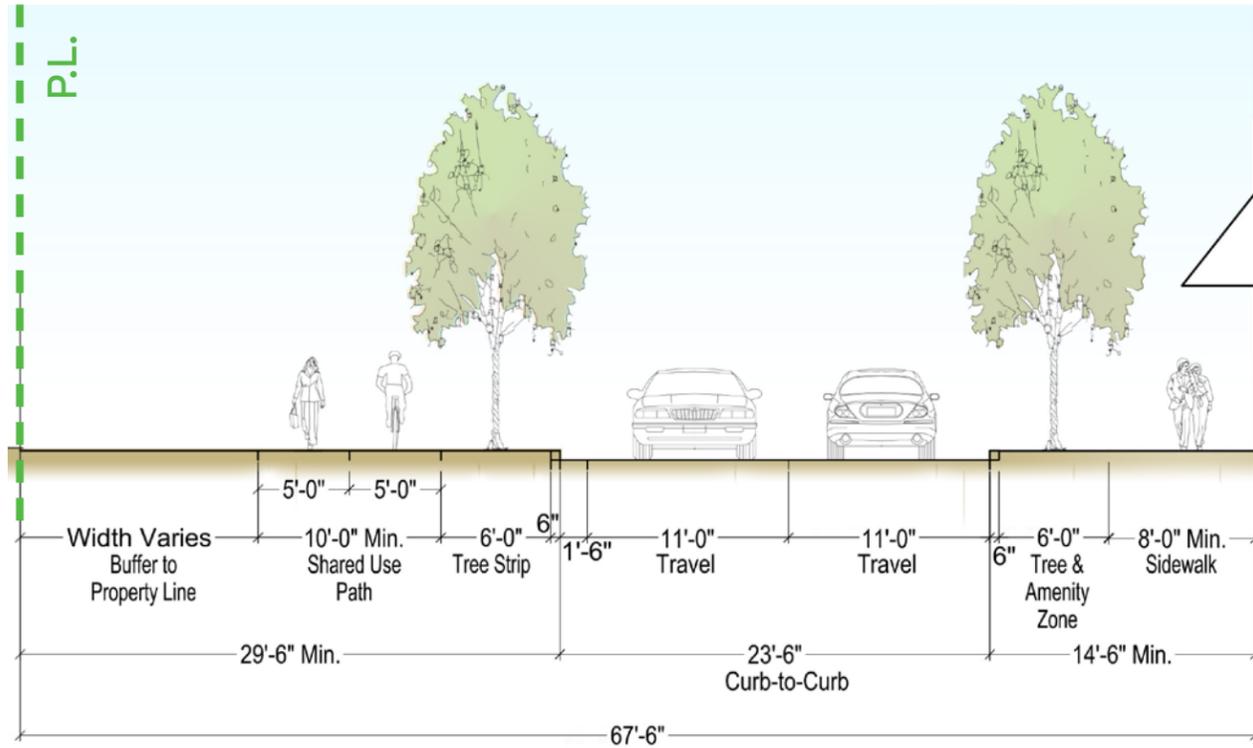


Scale: 1" = 10'

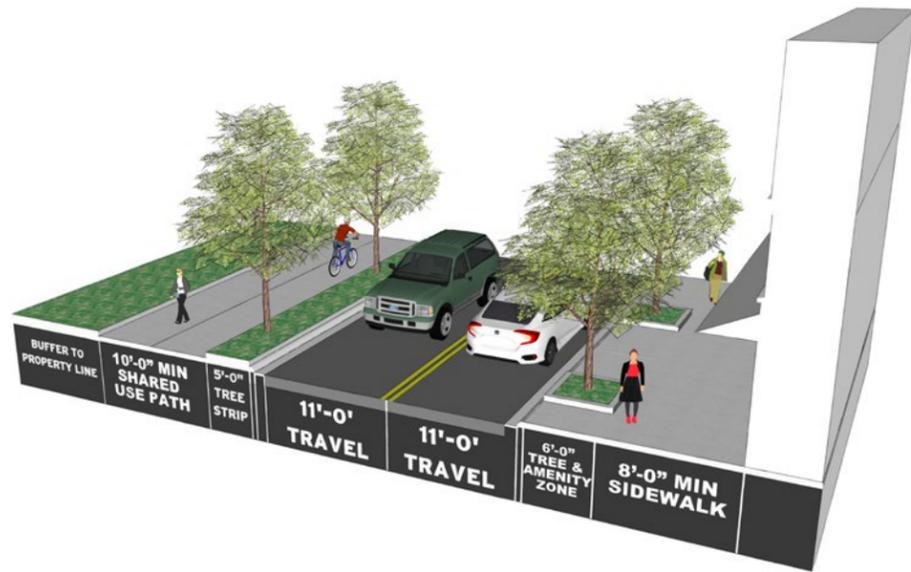


**NOTES:**  
1. The label "sidewalk" in these pages refers collectively to the Building, Pedestrian, and Amenity Zones found within this space, per the city of Falls Church's *Streetscape Design Standards for commercial Streets* definitions. A minimum 6' clear pedestrian zone will be kept in all streets within the project.

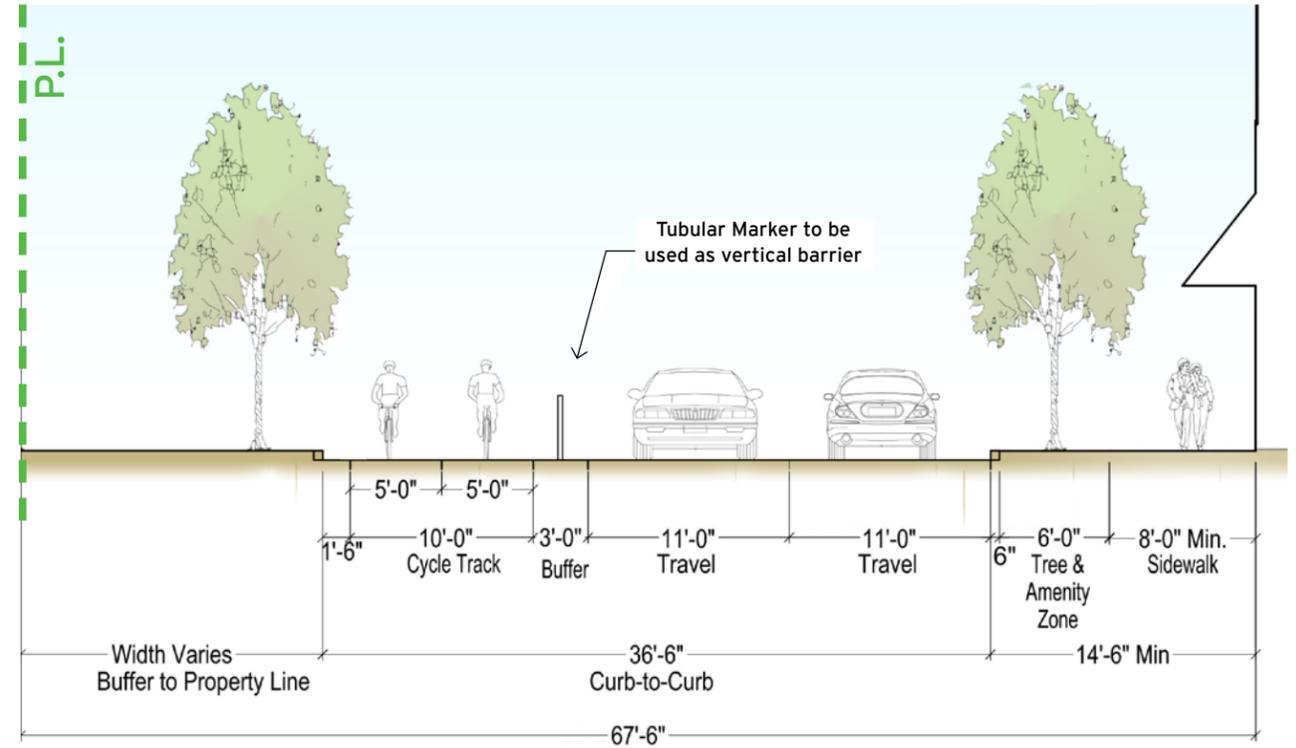
## Proposed: Mustang Alley (Along Northern Virginia Center Parcel)



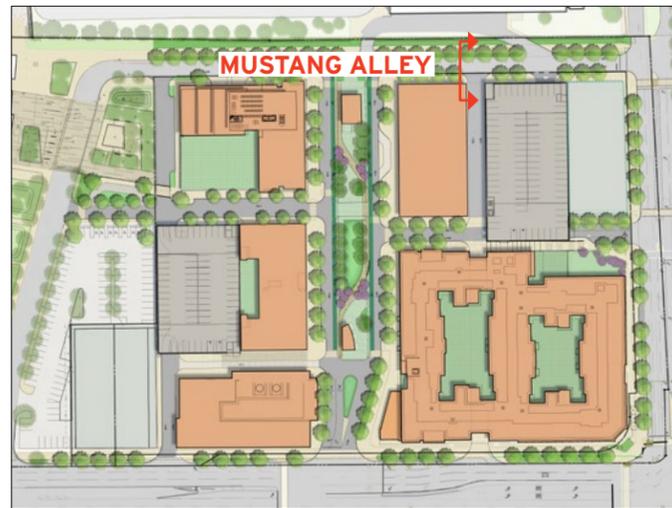
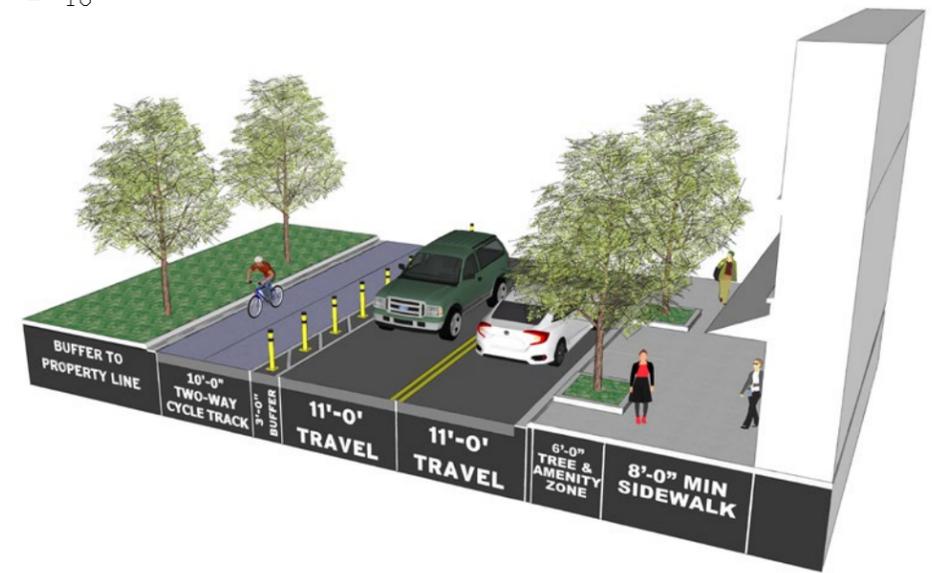
Scale: 1" = 10'



## Alternate: Mustang Alley (Along Northern Virginia Center Parcel)

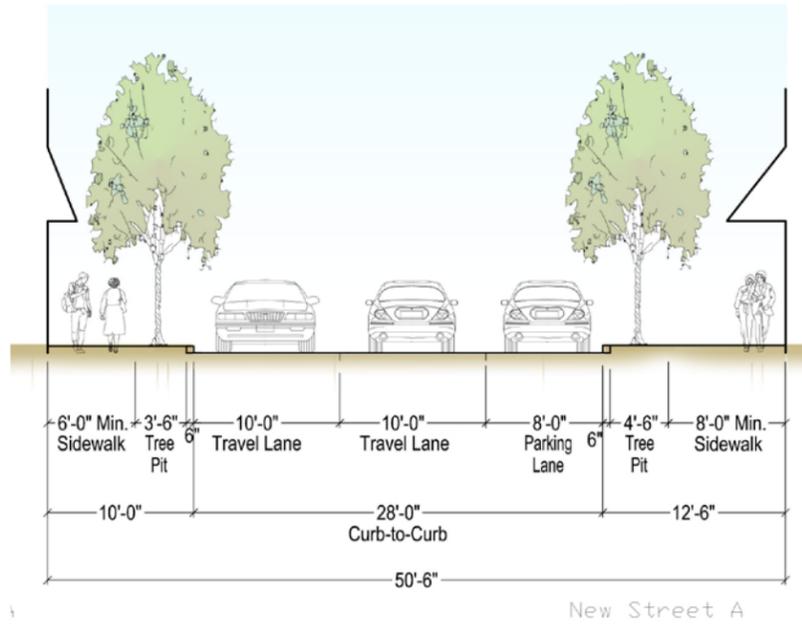


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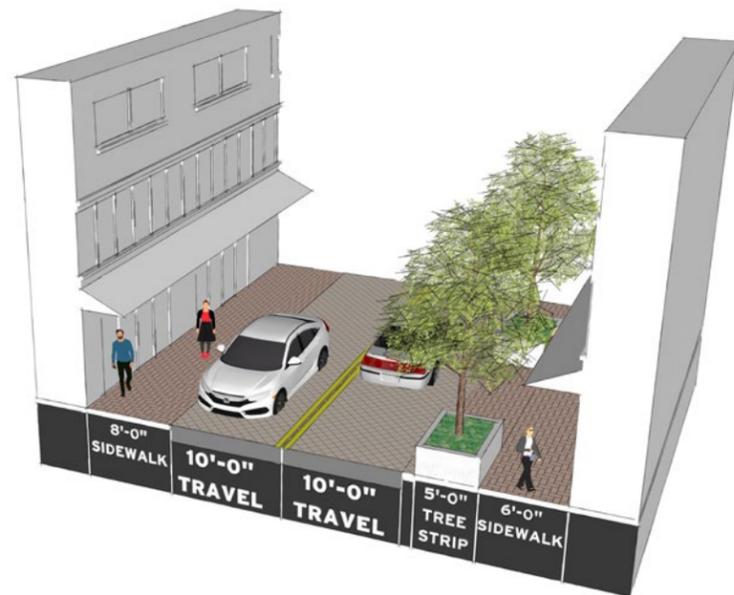


- NOTES:**
1. The label "sidewalk" in these pages refers collectively to the Building and Pedestrian, Amenity Zones found within this space, per the city of Falls Church's *Streetscape Design Standards for Commercial Streets* definitions. A minimum 6' clear pedestrian zone will be kept in all streets within the project.
  2. Section is subject to change pending coordination with GMHS site plan, the pending development of the adjacent Northern Virginia Center.
  3. "Buffer to Property Line" and "Tree Strip" are subject to change to accommodate utility design.

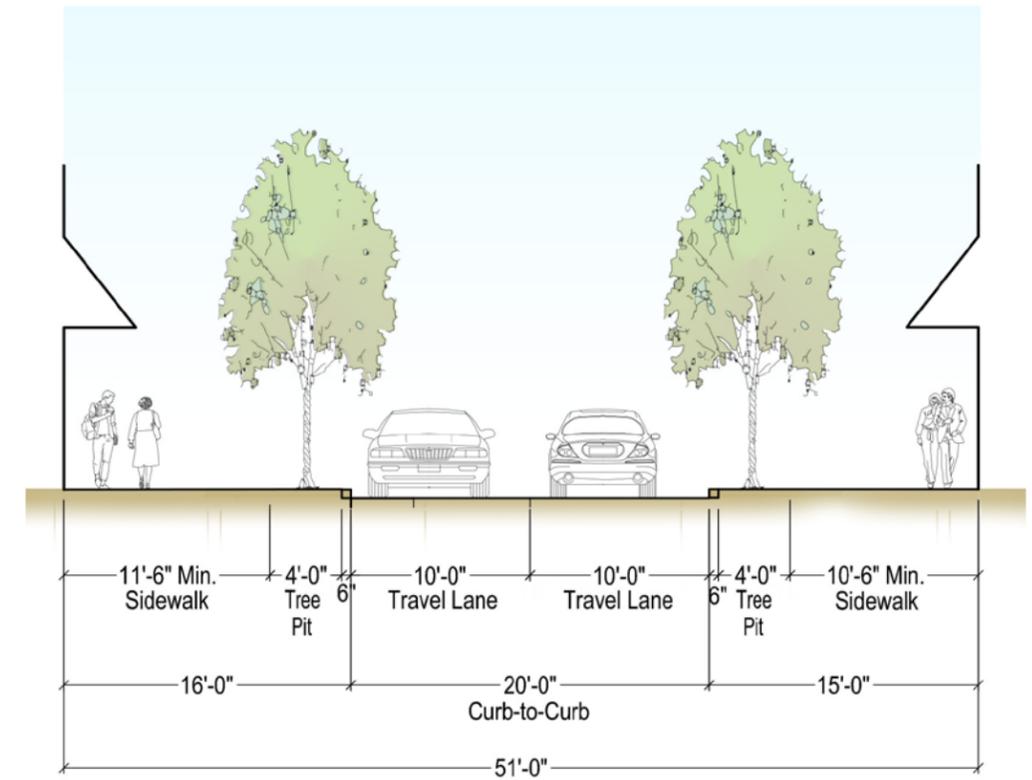
### Street A



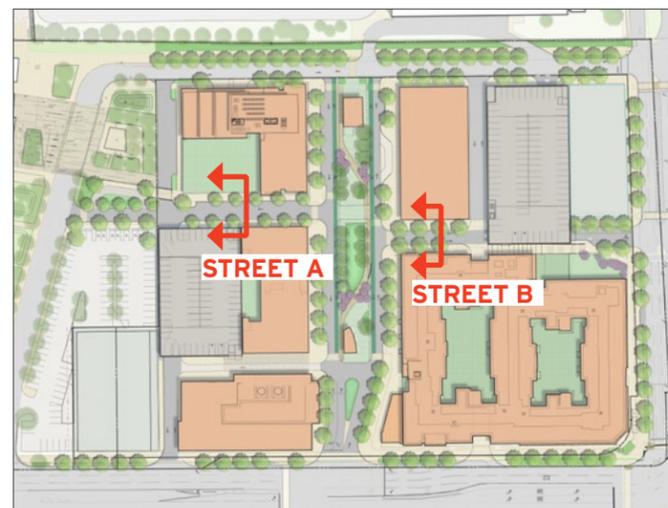
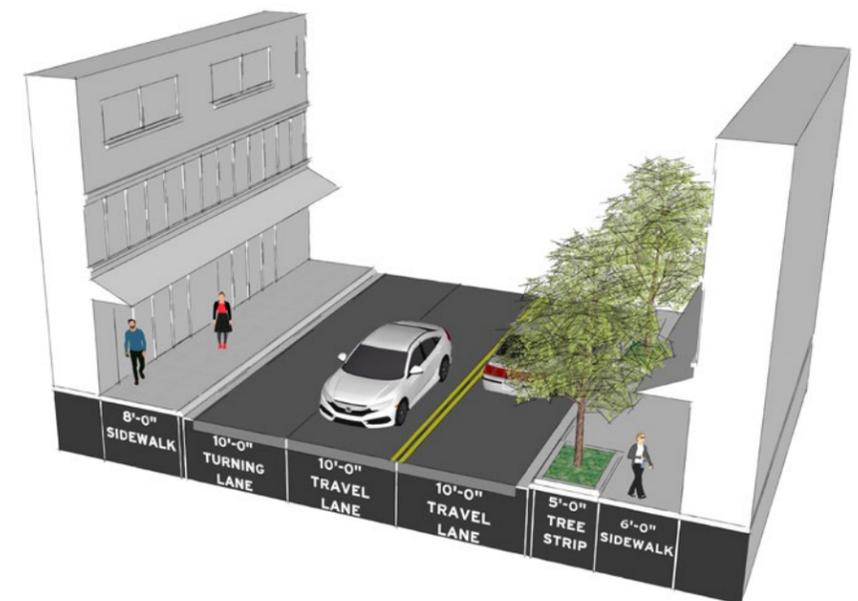
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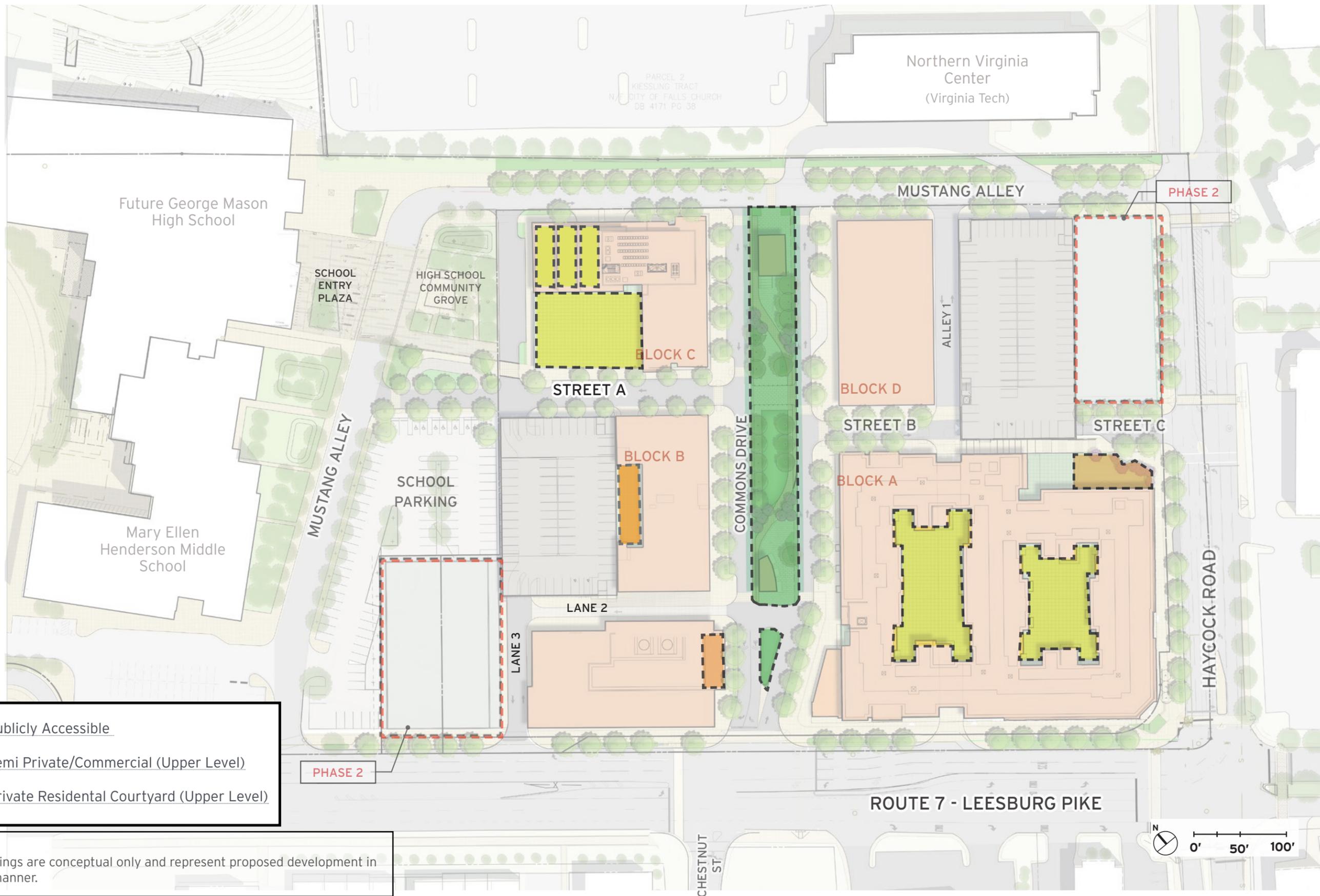
### Street B



Scale: 1" = 10'



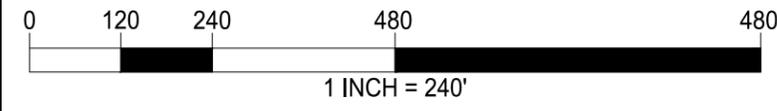
**NOTES:**  
 1. All dimensions describing Mustang Alley portions belonging to the School Site Plan are approximate.  
 2. Garage section and screening method illustrated are conceptual and subject to change.



-  Publicly Accessible
-  Semi Private/Commercial (Upper Level)
-  Private Residential Courtyard (Upper Level)

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

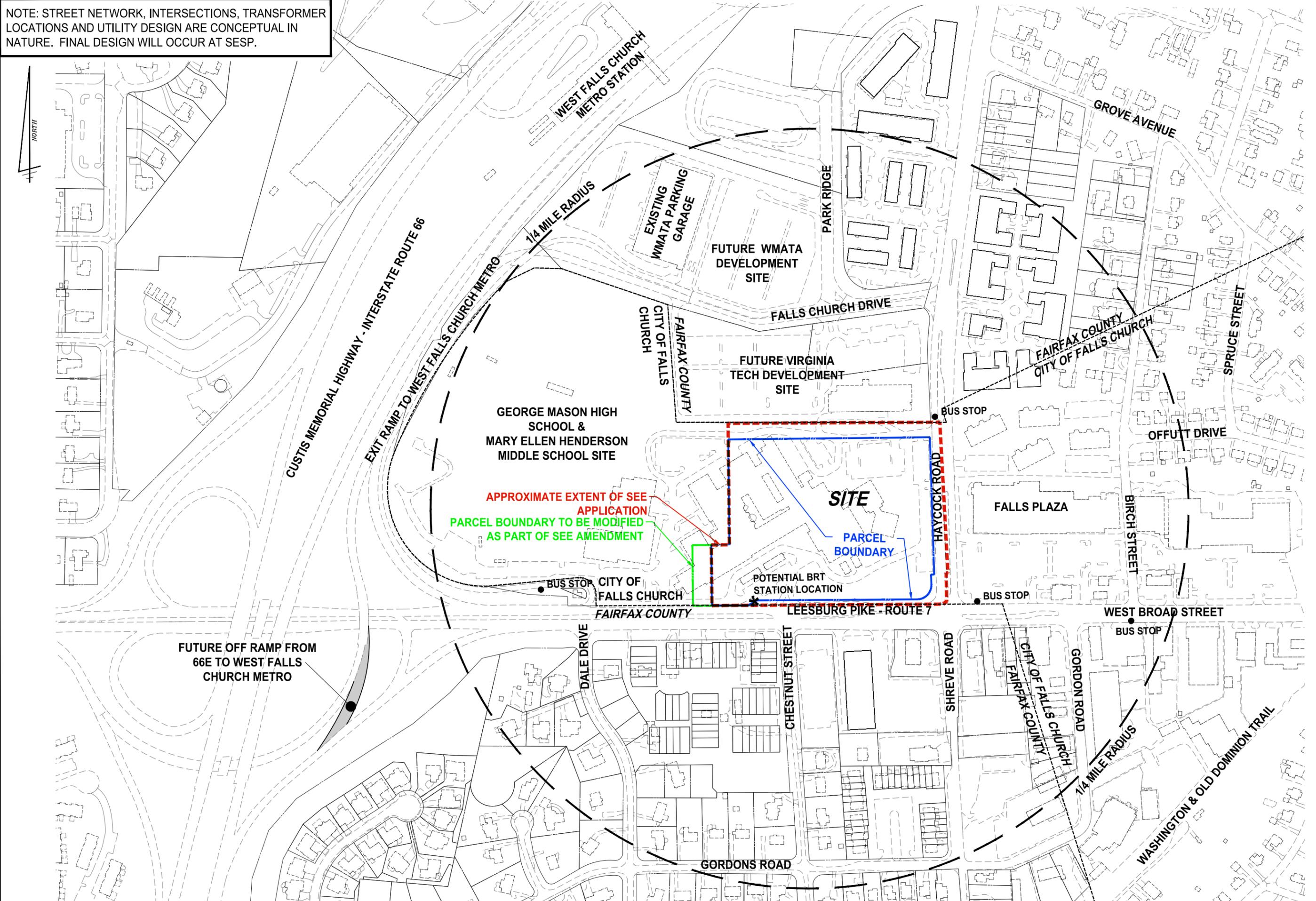
NOTE: STREET NETWORK, INTERSECTIONS, TRANSFORMER LOCATIONS AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SESP.



**AERIAL EXHIBIT**  
**WEST FALLS CHURCH ECONOMIC DEVELOPMENT**  
**SPECIAL EXCEPTION ENTITLEMENT PLAN**  
**CITY OF FALLS CHURCH**

SCALE: 1" = 240'  
DATE: 02/04/2019  
04/19/2019  
06/07/2019  
05/15/2020  
06/08/2020  
SHEET: **C-0301**

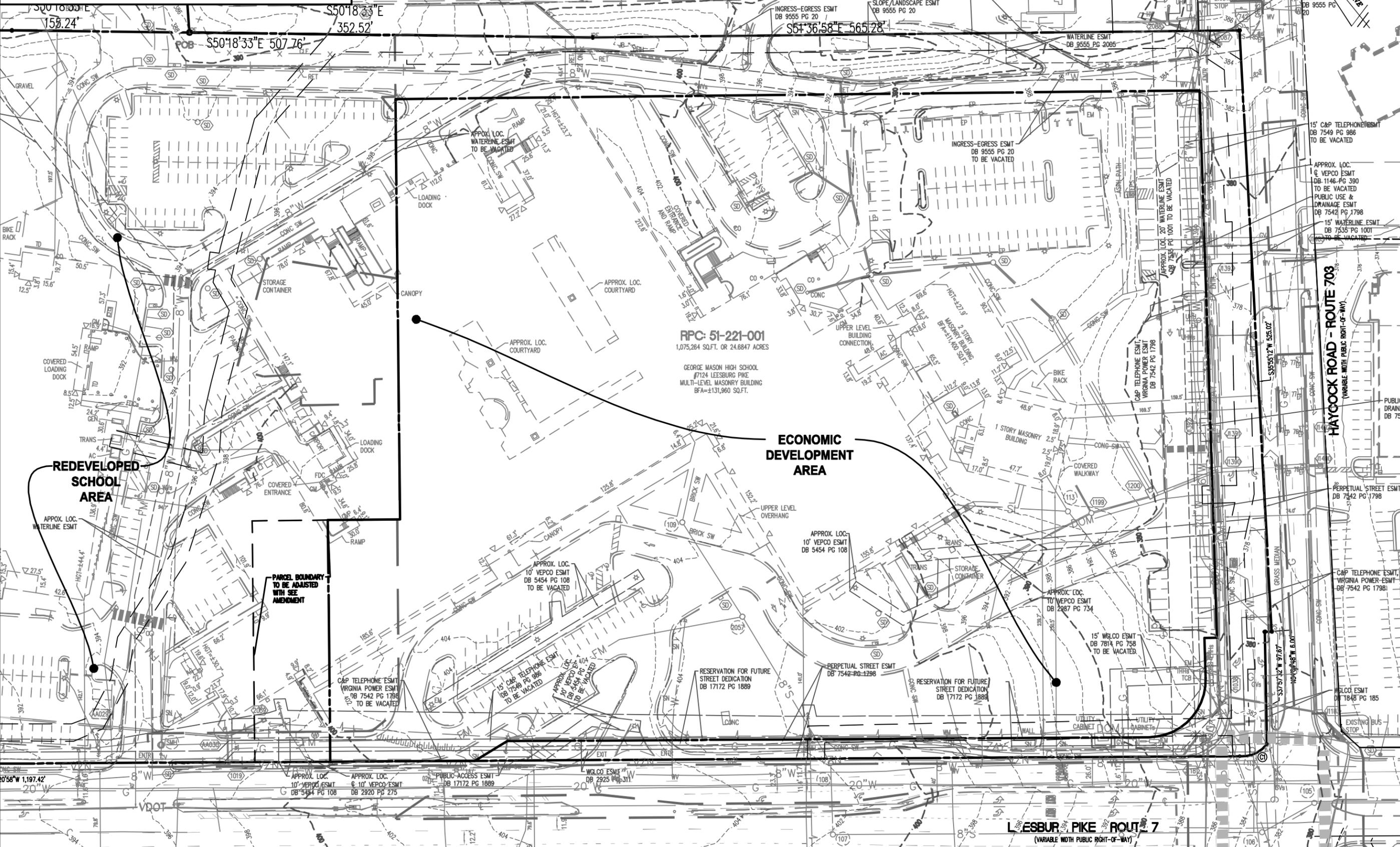
NOTE: STREET NETWORK, INTERSECTIONS, TRANSFORMER LOCATIONS AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SESP.



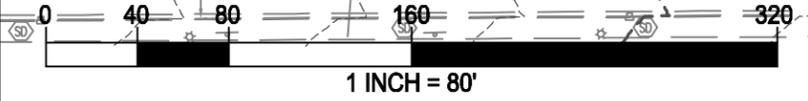
**CONTEXT PLAN**  
**WEST FALLS CHURCH ECONOMIC DEVELOPMENT**  
**SPECIAL EXCEPTION ENTITLEMENT PLAN**  
**CITY OF FALLS CHURCH**

SCALE: 1" = 300'  
DATE: 02/04/2019  
04/19/2019  
06/07/2019  
05/15/2020  
06/08/2020  
SHEET: C-0302

NOTE: STREET NETWORK, INTERSECTIONS, TRANSFORMER LOCATIONS AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SESP.



**EXISTING CONDITIONS PLAN**  
**WEST FALLS CHURCH ECONOMIC DEVELOPMENT**  
**SPECIAL EXCEPTION ENTITLEMENT PLAN**  
**CITY OF FALLS CHURCH**



**CURVE TABLE**

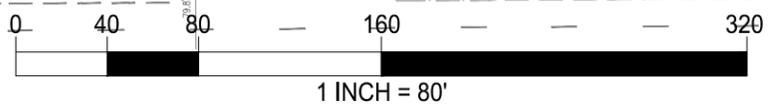
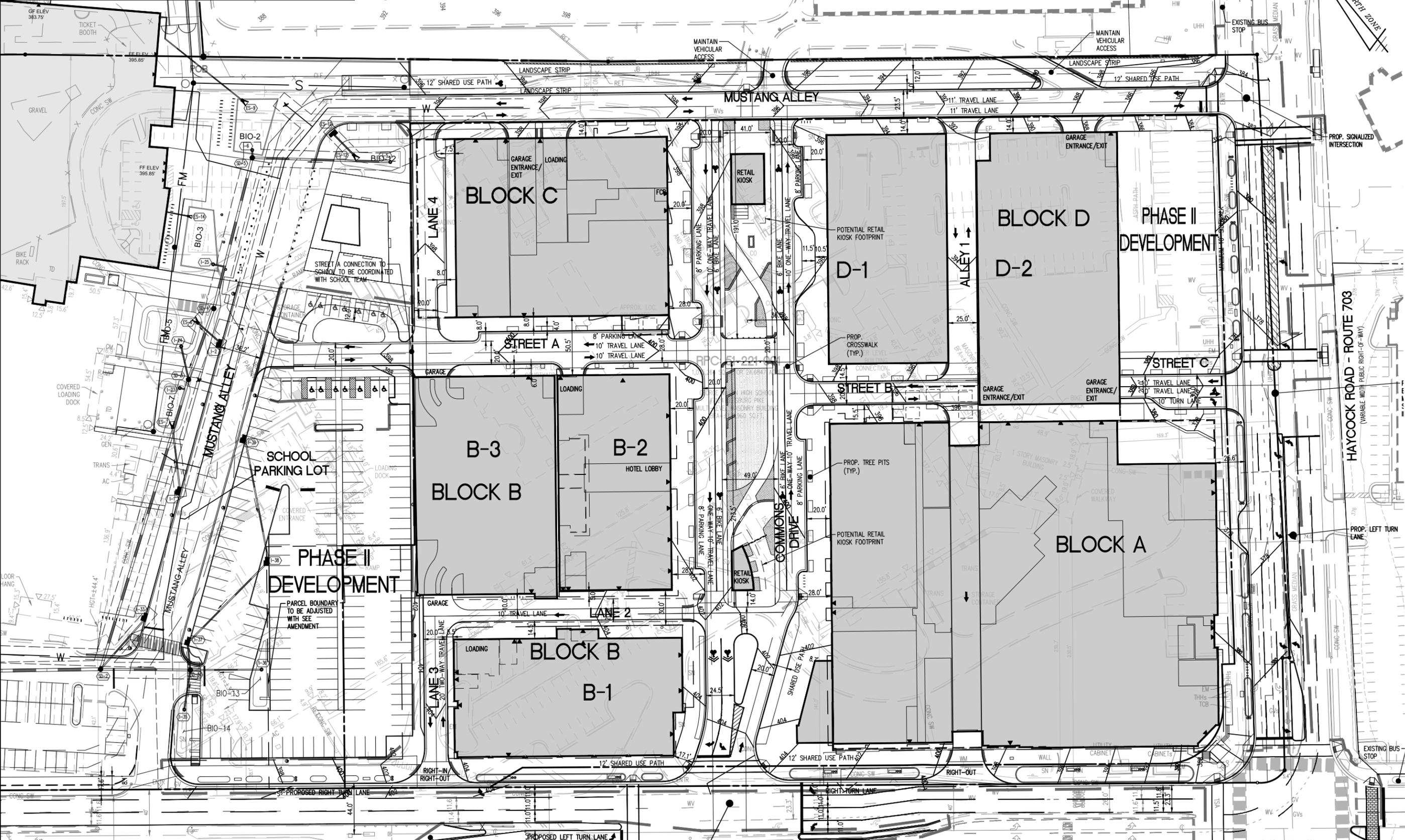
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	27.36'	62°42'16"	15.23'	26.01'	N75°29'08"W

NOTE: CONTOURS BASED ON VERTICAL DATUM NAVD 1988.

SCALE: 1" = 80'  
 DATE: 02/04/2019  
 04/19/2019  
 06/07/2019  
 05/15/2020  
 06/08/2020  
 SHEET: C-0303

NOTE: STREET NETWORK, INTERSECTIONS, TRANSFORMER LOCATIONS AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SESP.

N/E CITY OF FALLS CHURCH  
DB 417LP-39



MODIFY EXISTING INTERSECTION (TO BE COORDINATED WITH FCDOT AND VDOT)  
 PROP. SIGNALIZED INTERSECTION; FULL MOVEMENT INTERSECTION (NO THRU-MOVEMENT TO CHESTNUT ST)

**CURVE TABLE**  
LEESBURG PIKE - ROUTE 7  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

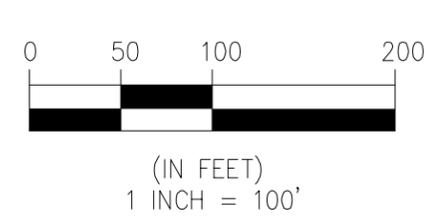
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	27.36'	62°42'16"	15.23'	26.01'	N75°29'08"W

**PLOT AND LOCATION PLAN**  
**WEST FALLS CHURCH ECONOMIC DEVELOPMENT**  
**SPECIAL EXCEPTION ENTITLEMENT PLAN**  
 CITY OF FALLS CHURCH

SCALE: 1" = 80'  
 DATE: 02/04/2019  
 04/19/2019  
 06/07/2019  
 05/15/2020  
 06/08/2020

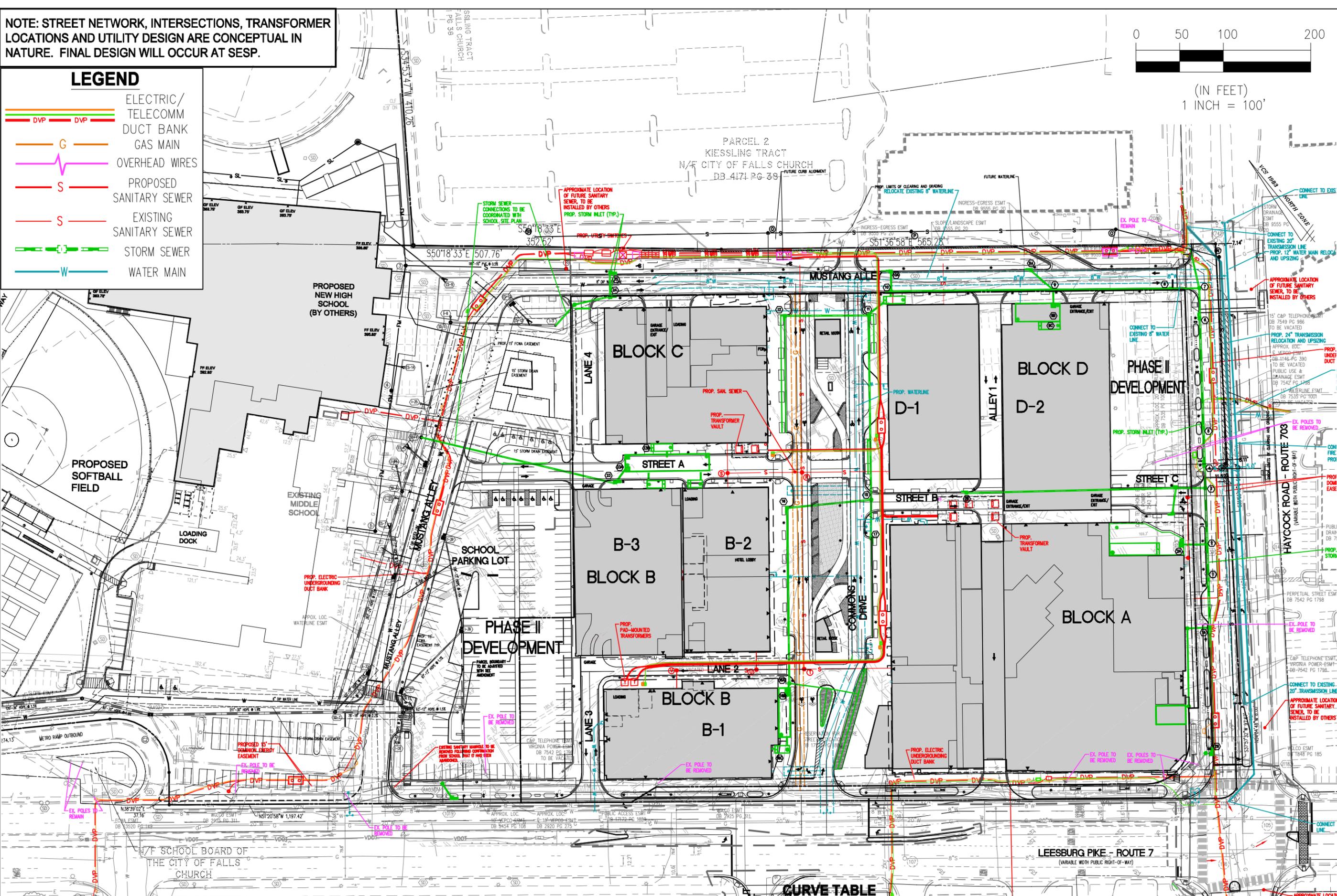
SHEET: **C-0401**

NOTE: STREET NETWORK, INTERSECTIONS, TRANSFORMER LOCATIONS AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SESP.



**LEGEND**

- ELECTRIC/TELECOMM DUCT BANK
- GAS MAIN
- OVERHEAD WIRES
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- STORM SEWER
- WATER MAIN



**UTILITIES AND INFRASTRUCTURE PLAN**  
**WEST FALLS CHURCH ECONOMIC DEVELOPMENT**  
**SPECIAL EXCEPTION ENTITLEMENT PLAN**  
**CITY OF FALLS CHURCH**

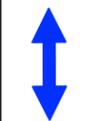
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 04/19/2019  
 06/07/2019  
 05/15/2020  
 06/08/2020  
 SHEET: C-0402

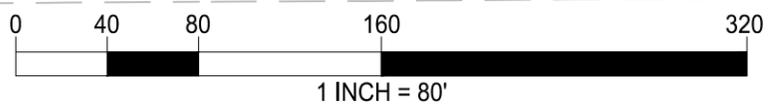
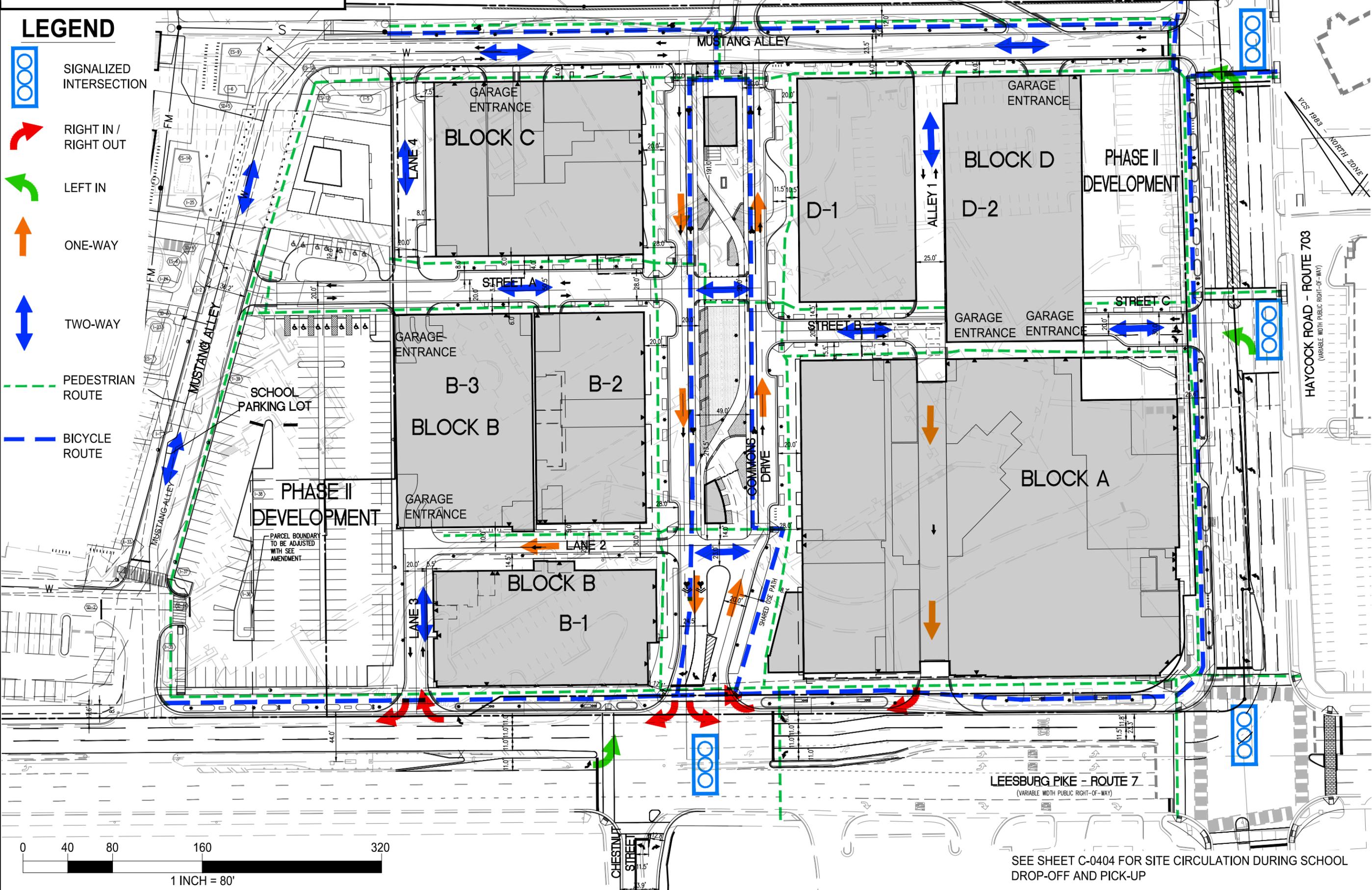
**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	27.36'	62°42'16"	15.23'	26.01'	N75°29'08"W

NOTE: STREET NETWORK, INTERSECTIONS, TRANSFORMER LOCATIONS AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SESP.

**LEGEND**

-  SIGNALIZED INTERSECTION
-  RIGHT IN / RIGHT OUT
-  LEFT IN
-  ONE-WAY
-  TWO-WAY
-  PEDESTRIAN ROUTE
-  BICYCLE ROUTE



LEESBURG PIKE - ROUTE 7  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

SEE SHEET C-0404 FOR SITE CIRCULATION DURING SCHOOL  
DROP-OFF AND PICK-UP

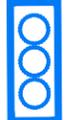
**TRANSPORTATION AND STREET PLAN**  
**WEST FALLS CHURCH ECONOMIC DEVELOPMENT**  
**SPECIAL EXCEPTION ENTITLEMENT PLAN**  
 CITY OF FALLS CHURCH

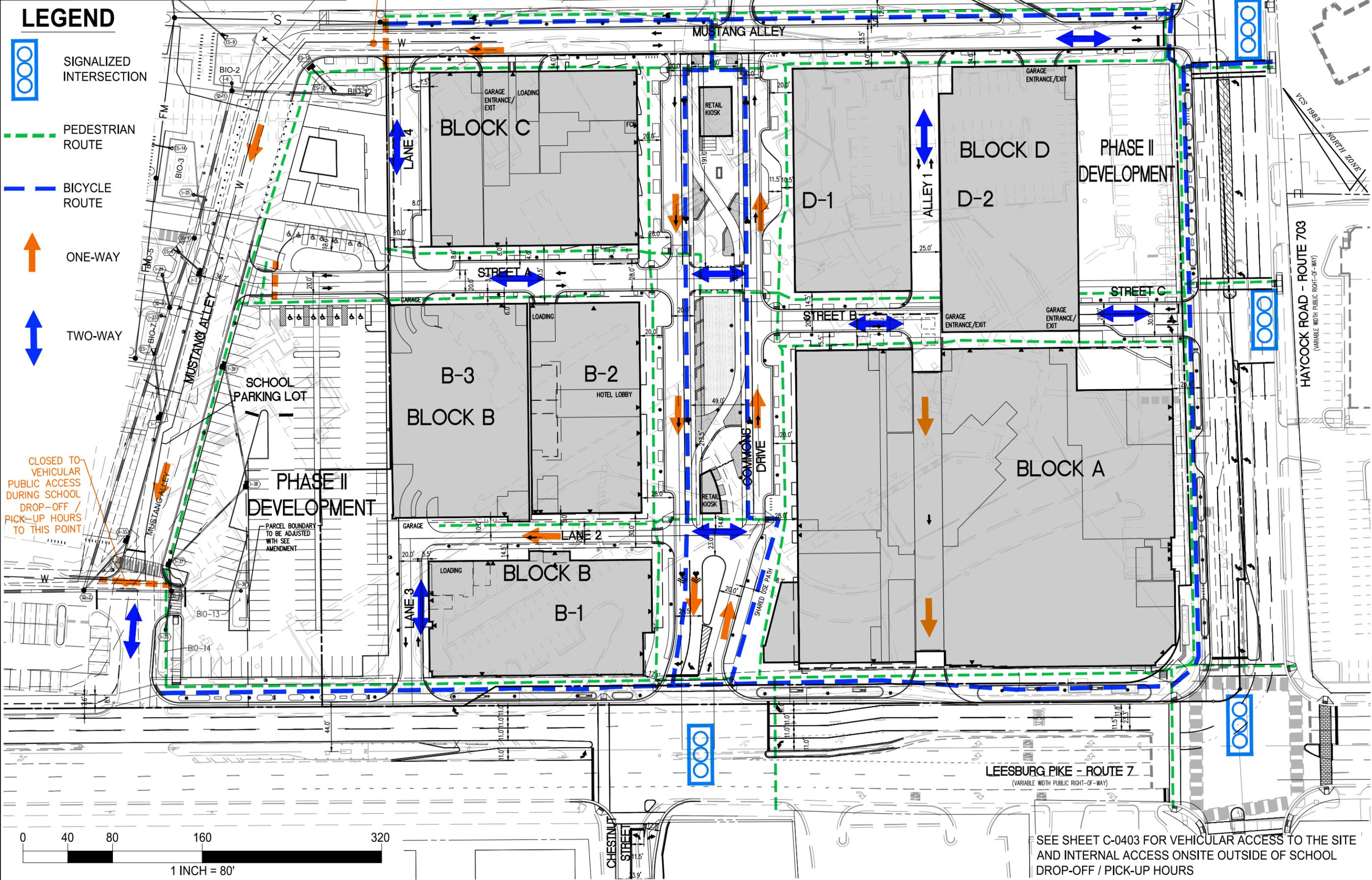
SCALE: 1" = 80'  
 DATE: 02/04/2019  
 04/19/2019  
 06/07/2019  
 05/15/2020  
 06/08/2020  
 SHEET: C-0403

NOTE: STREET NETWORK, INTERSECTIONS, TRANSFORMER LOCATIONS AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SESP.

SCHOOL ROAD CLOSED TO PUBLIC VEHICULAR ACCESS DURING SCHOOL DROP-OFF / PICK-UP HOURS FROM TO THIS POINT

**LEGEND**

-  SIGNALIZED INTERSECTION
-  PEDESTRIAN ROUTE
-  BICYCLE ROUTE
-  ONE-WAY
-  TWO-WAY



CLOSED TO VEHICULAR PUBLIC ACCESS DURING SCHOOL DROP-OFF / PICK-UP HOURS TO THIS POINT

PARCEL BOUNDARY TO BE ADJUSTED WITH SEE AMENDMENT

LEESBURG PIKE - ROUTE 7  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

HAYCOCK ROAD - ROUTE 703  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

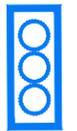
**SITE CIRCULATION SCHOOL HOURS**  
**WEST FALLS CHURCH ECONOMIC DEVELOPMENT**  
**SPECIAL EXCEPTION ENTITLEMENT PLAN**  
 CITY OF FALLS CHURCH

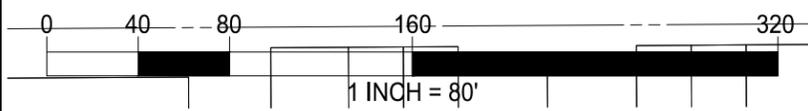
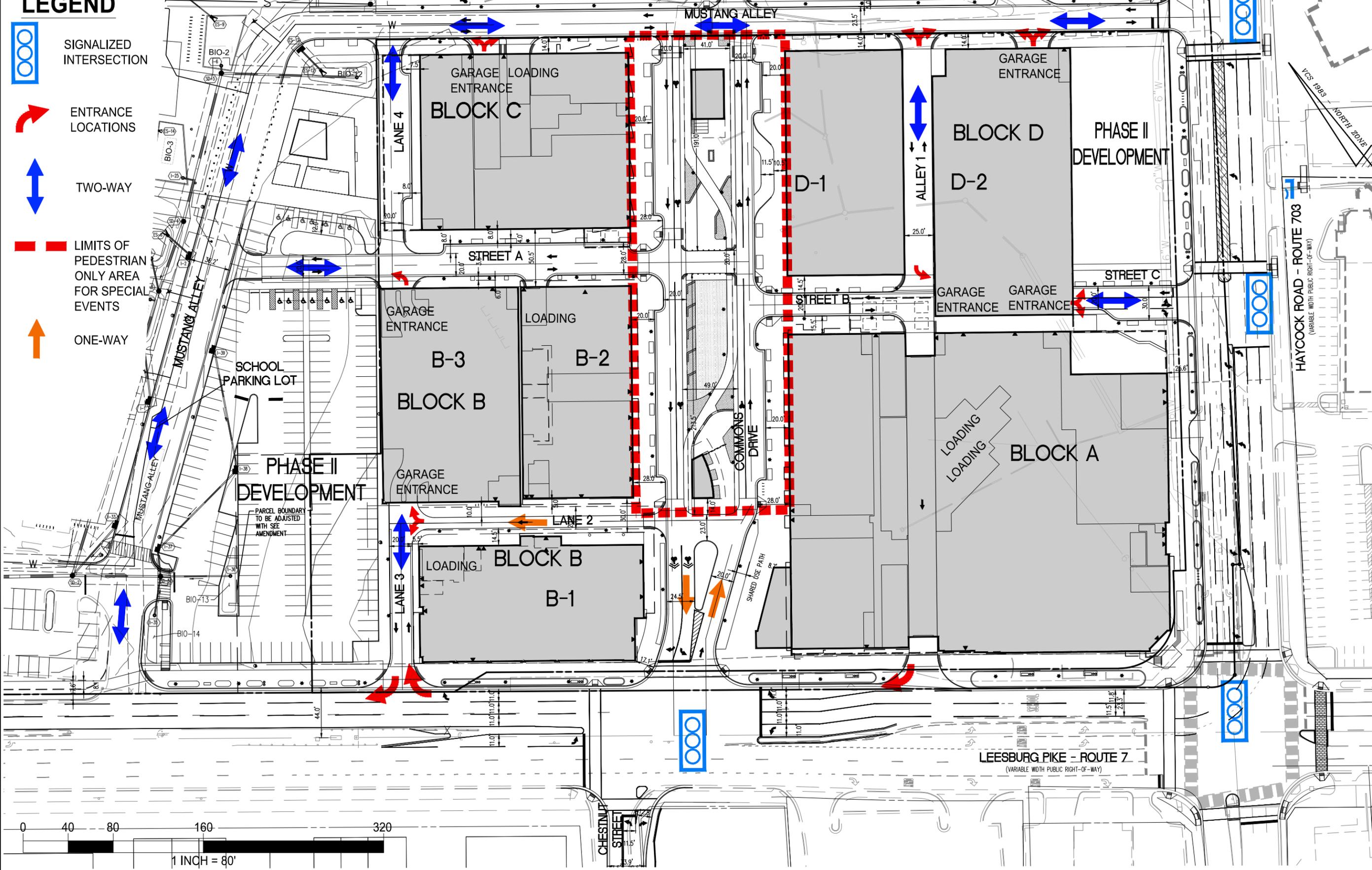
SCALE:	1" = 80'
DATE:	02/04/2019
	04/19/2019
	06/07/2019
	05/15/2020
	06/08/2020
SHEET:	C-0404

SEE SHEET C-0403 FOR VEHICULAR ACCESS TO THE SITE AND INTERNAL ACCESS ONSITE OUTSIDE OF SCHOOL DROP-OFF / PICK-UP HOURS

NOTE: STREET NETWORK, INTERSECTIONS, TRANSFORMER LOCATIONS AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SESP.

**LEGEND**

-  SIGNALIZED INTERSECTION
-  ENTRANCE LOCATIONS
-  TWO-WAY
-  LIMITS OF PEDESTRIAN ONLY AREA FOR SPECIAL EVENTS
-  ONE-WAY



**EVENT CIRCULATION PLAN**  
**WEST FALLS CHURCH ECONOMIC DEVELOPMENT**  
**SPECIAL EXCEPTION ENTITLEMENT PLAN**  
 CITY OF FALLS CHURCH

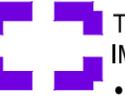
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 SHEET: C-0405

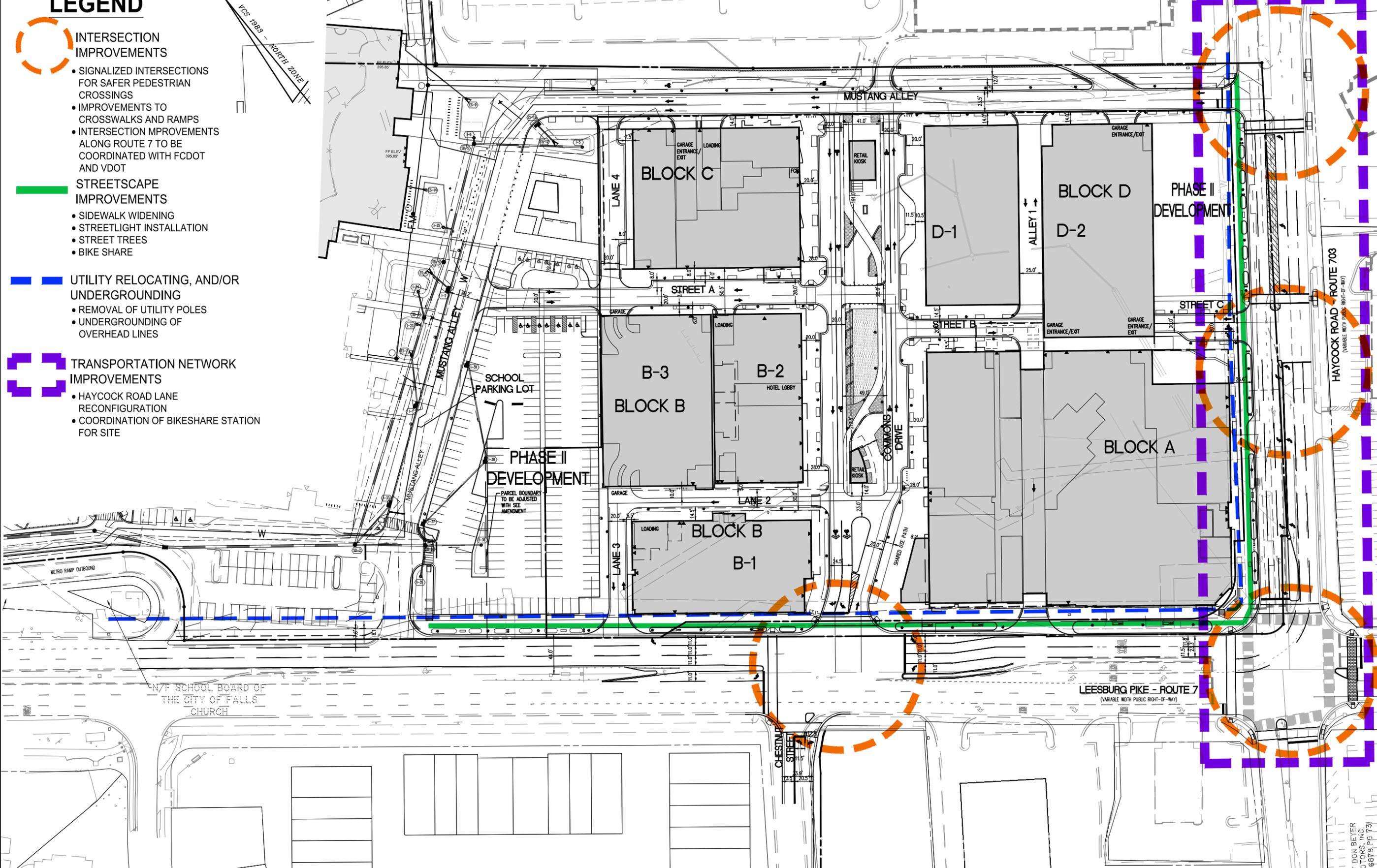
NOTE: STREET NETWORK, INTERSECTIONS, TRANSFORMER LOCATIONS AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SESP.

NOTE: BUILDING AND CURB LINE MAY SHIFT UPON NARROWING OF HAYCOCK ROAD (CURRENTLY UNDER FEASIBILITY ANALYSIS BY APPLICANT).

PARCEL 2  
KIESSLING TRACT  
N/W CITY OF FALLS CHURCH  
DB 4171-PG-38

**LEGEND**

-  INTERSECTION IMPROVEMENTS
  - SIGNALIZED INTERSECTIONS FOR SAFER PEDESTRIAN CROSSINGS
  - IMPROVEMENTS TO CROSSWALKS AND RAMPS
  - INTERSECTION IMPROVEMENTS ALONG ROUTE 7 TO BE COORDINATED WITH FCDOT AND VDOT
-  STREETScape IMPROVEMENTS
  - SIDEWALK WIDENING
  - STREETLIGHT INSTALLATION
  - STREET TREES
  - BIKE SHARE
-  UTILITY RELOCATING, AND/OR UNDERGROUNDING
  - REMOVAL OF UTILITY POLES
  - UNDERGROUNDING OF OVERHEAD LINES
-  TRANSPORTATION NETWORK IMPROVEMENTS
  - HAYCOCK ROAD LANE RECONFIGURATION
  - COORDINATION OF BIKESHARE STATION FOR SITE



**NVTA GRANT TRANSPORTATION IMPROVEMENTS**  
**WEST FALLS CHURCH ECONOMIC DEVELOPMENT**  
**SPECIAL EXCEPTION ENTITLEMENT PLAN**  
 CITY OF FALLS CHURCH

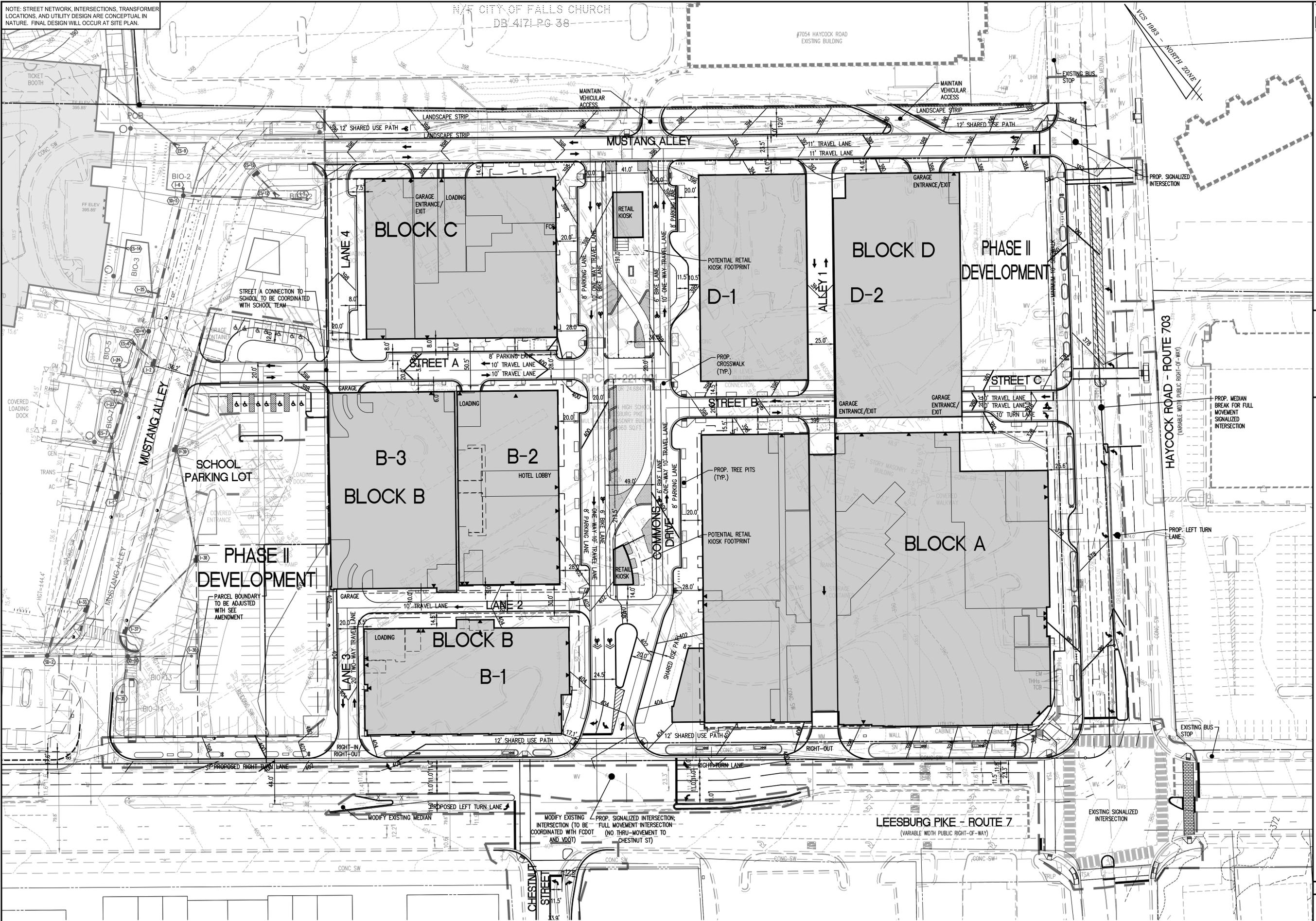
SCALE: 1" = 100'  
 DATE: 02/04/2019  
 04/19/2019  
 06/07/2019  
 05/15/2020  
 06/08/2020  
 SHEET: C-0406

F. DON BEYER  
 ENGINEER  
 6878 PG 731



NOTE: STREET NETWORK, INTERSECTIONS, TRANSFORMER LOCATIONS, AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SITE PLAN.

N/W CITY OF FALLS CHURCH  
DB 4171 PG 38



File No. CB-9 Tax Map No. 40-3 Job No. 13-016 Cadd Draw File: Q:\sfsdkcro\13016\dwg\Planning\SEC\13016C-0401.dwg Xref: Planning\SEE\13016B-0001



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	27.36'	62°42'16"	15.23'	26.01'	N75°29'08"W

**PLOT AND LOCATION PLAN**  
**WEST FALLS CHURCH ECONOMIC DEVELOPMENT**  
**SPECIAL EXCEPTION ENTITLEMENT PLAN**  
**CITY OF FALLS CHURCH**

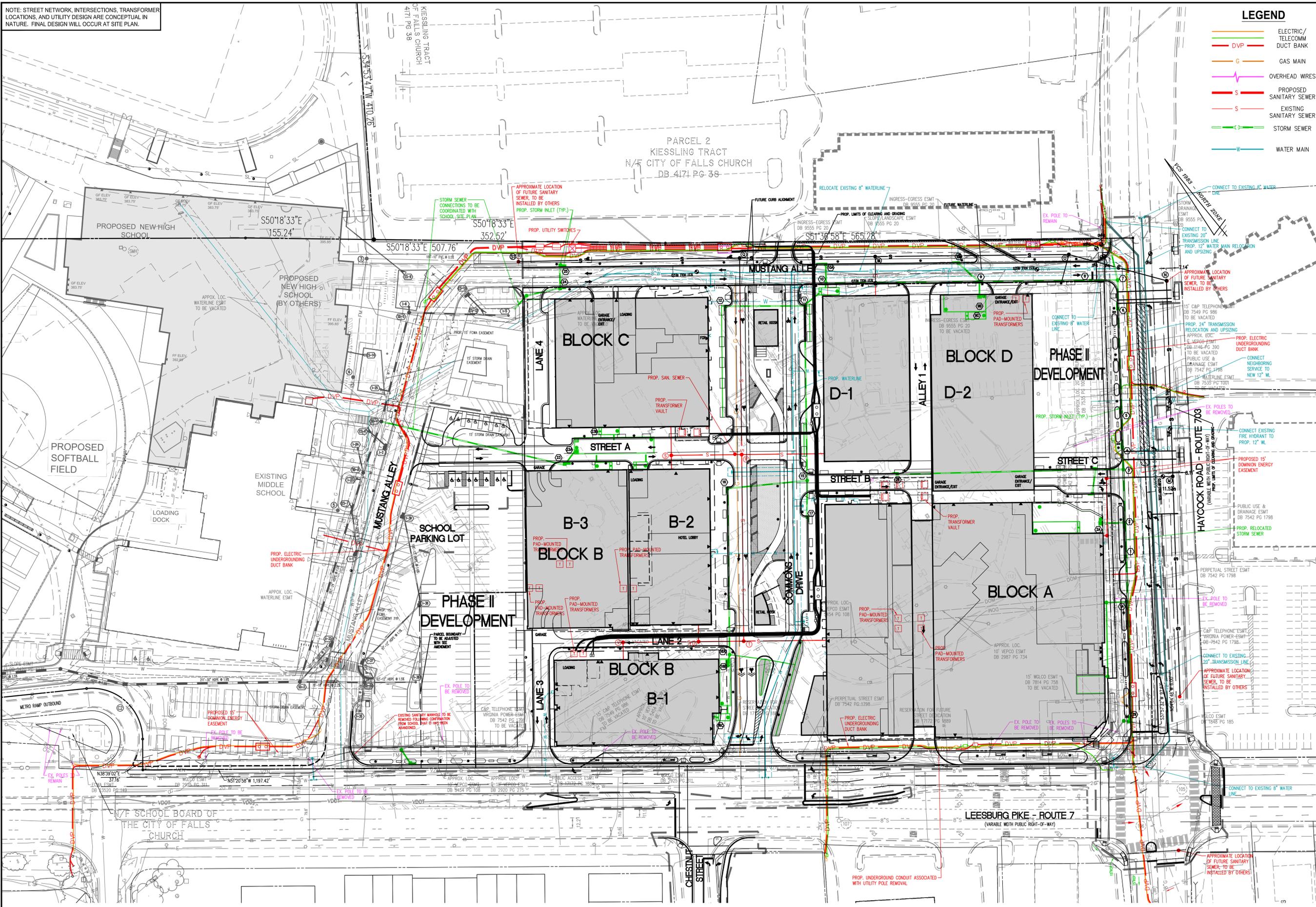
SCALE: 1" = 40'  
 DATE: 02/04/2019  
 04/19/2019  
 06/07/2019  
 05/15/2020  
 06/08/2020  
 SHEET: **C-0401**

NOTE: STREET NETWORK, INTERSECTIONS, TRANSFORMER LOCATIONS, AND UTILITY DESIGN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL OCCUR AT SITE PLAN.



**LEGEND**

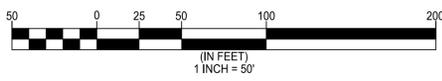
- ELECTRIC/TELECOMM DUCT BANK
- DVP
- GAS MAIN
- OVERHEAD WIRES
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- STORM SEWER
- WATER MAIN



**UTILITIES AND INFRASTRUCTURE PLAN  
WEST FALLS CHURCH ECONOMIC DEVELOPMENT  
SPECIAL EXCEPTION ENTITLEMENT PLAN  
CITY OF FALLS CHURCH**

SCALE: 1" = 50'  
DATE: 02/04/2019  
04/19/2019  
06/07/2019  
05/15/2020  
06/08/2020  
SHEET: C-0402

File No. 13-016  
Tax Map No. CB-9  
Cadd Dwg. File: Q:\sfsd\acro\13016\dwg\Planning\SE\13016C--0402.dwg  
Xref: Planning\SE\13016-0001



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	27.36'	62°42'16"	15.23'	26.01'	N75°29'08"W