



Special Exception Review

BROAD & WASHINGTON

City of Falls Church, VA

November 20, 2019

Revised : April 03, 2020

Revised : August 10, 2020

OWNER

Broad & Washington LLC
 4601 N. Fairfax Dr., Ste 1150
 Arlington, VA 22203
 Contact: Maury Stern

DEVELOPER

Insight Property Group LLC
 4601 N. Fairfax Dr., Ste 1150
 Arlington, VA 22203
 Contact: Maury Stern

ARCHITECT

Mushinsky Voelzke Associates
 1200 G Street NW, Ste 250
 Washington, DC 20005
 Contact: Jim Voelzke

CIVIL ENGINEER

Bowman Consulting Group, Ltd.
 13461 Sunrise Valley Drive, Suite 500
 Herndon, VA 20171
 Contacts: John Lutostanski,
 Matt Tauscher

TRAFFIC ENGINEER

Gorove/Slade Associates, Inc.
 3914 Centreville Road, Ste 330
 Chantilly, VA 20151
 Contact: Chad Baird

LAND USE ATTORNEY

McGuireWoods LLP
 1750 Tysons Blvd, Ste 1800
 Tysons Corner, VA 22102
 Contact: Scott Adams

LANDSCAPE ARCHITECT

Parker Rodriguez Inc.
 101 N. Union St. Suite 320
 Alexandria, VA 22314
 Contact: Trini Rodriguez

MARKET RESEARCH CONSULTANT

RCLCO
 7200 Wisconsin Avenue
 Suite 1110
 Bethesda, MD 20814
 Contact: Leonard Bogorad

PARKING CONSULTANT

Walker Parking Consultants
 565 E. Swedesford Road, Suite 300
 Wayne, PA 19087
 Contact: Michael P. Albers, PE



CONCEPTUAL FLOOR PLANS AND PARKING LEVELS



P2 LEVEL SUMMARY	
In-Line Retail + Theater	11,500 sf
Residential	4,430 sf (lobby)
Grocer	45,200 sf
Parking Summary	
P2 - Shared Retail/Public Parking	41 spaces +/-
P2 - Residential Parking	19 spaces +/-
Class 2 Short Term Residential Bike Parking	8 spaces *
On-street Retail Bike Parking	18 spaces *

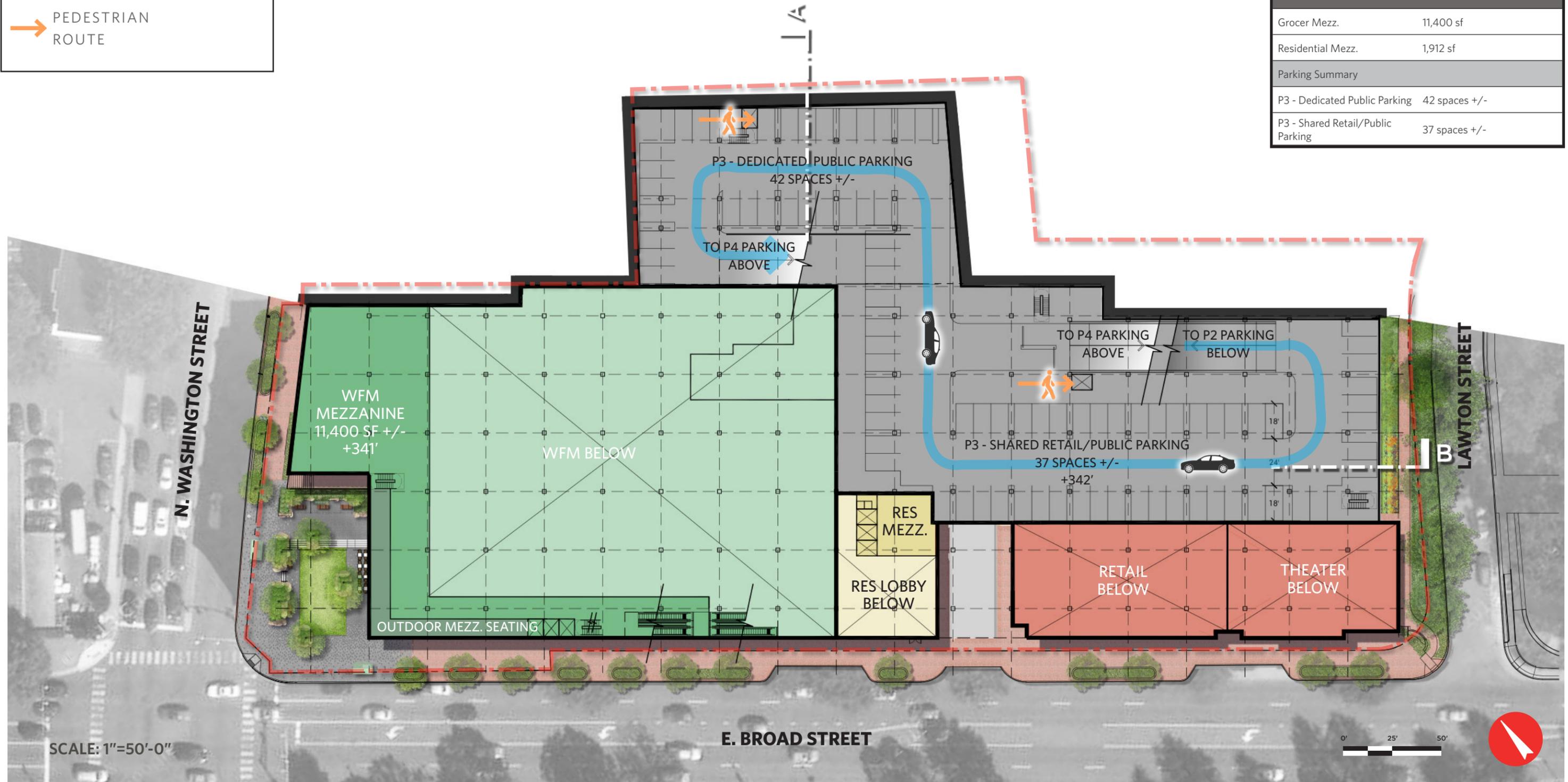
*from City of Falls Church Zoning Ordinance Sec. 48-1004 Table 4. Req. 12 short term retail spaces and 6 long term retail spaces. Retail bike spaces will be Class 3.



CONCEPTUAL FLOOR PLANS AND PARKING LEVELS

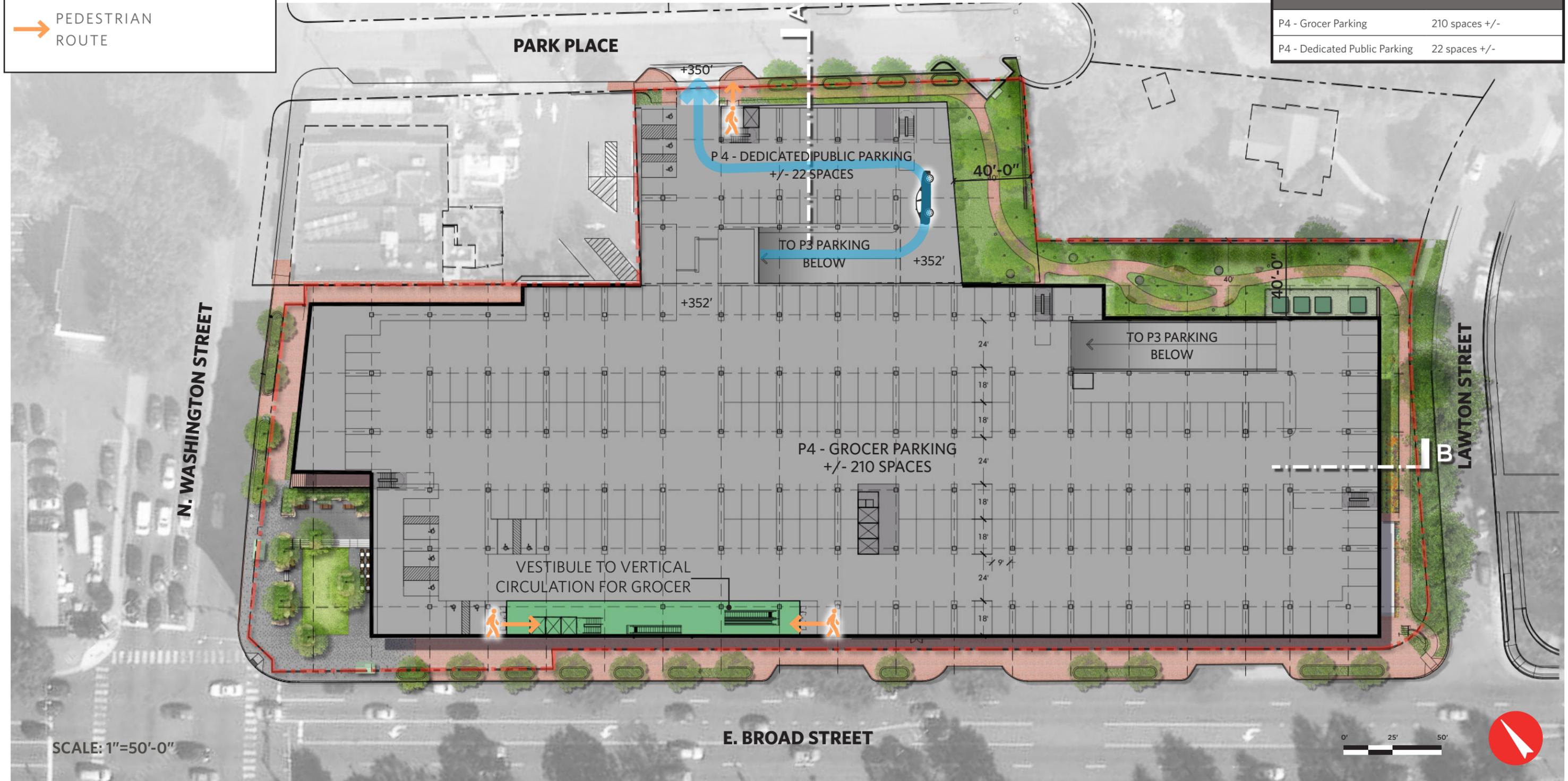


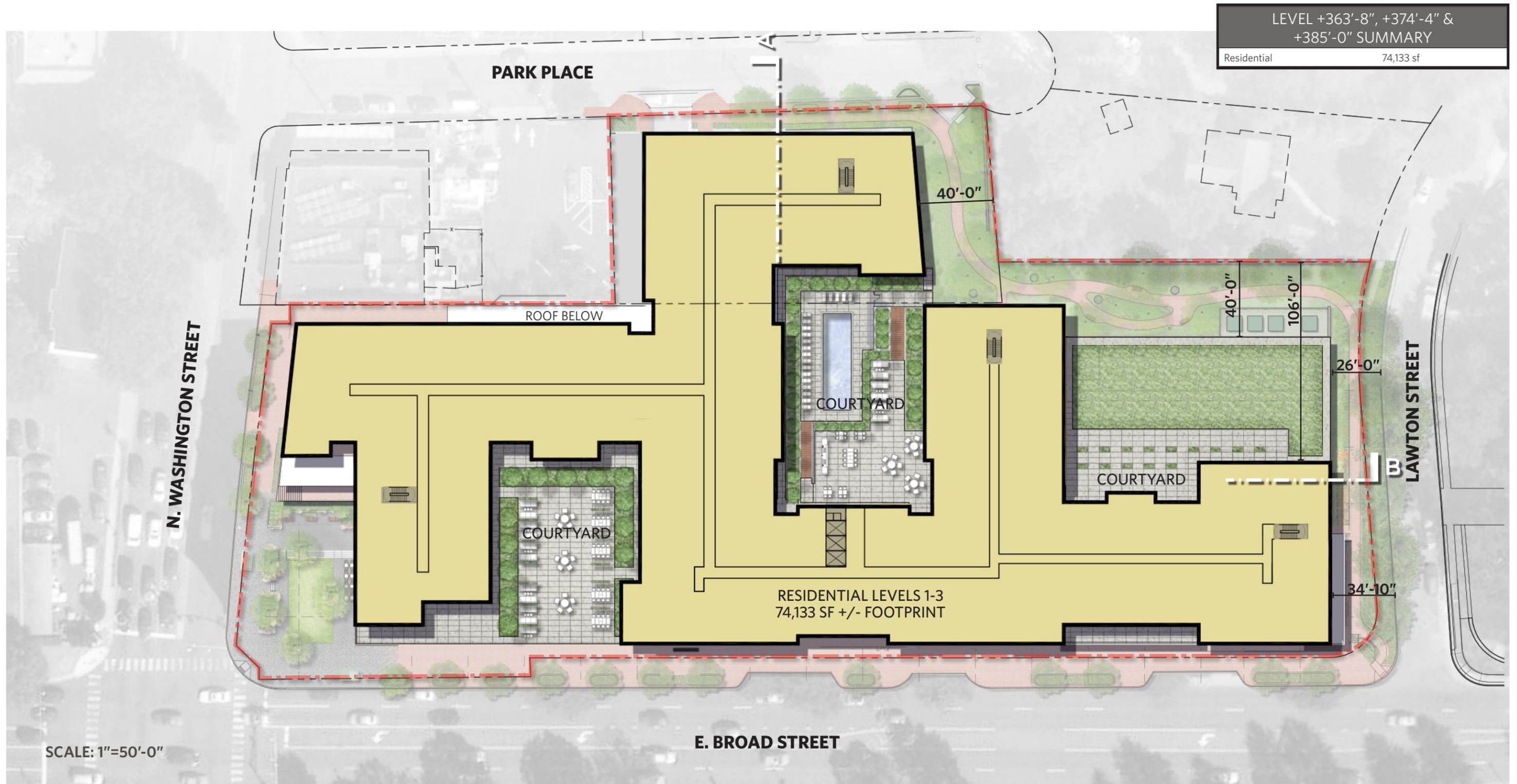
P3 LEVEL SUMMARY	
Grocer Mezz.	11,400 sf
Residential Mezz.	1,912 sf
Parking Summary	
P3 - Dedicated Public Parking	42 spaces +/-
P3 - Shared Retail/Public Parking	37 spaces +/-

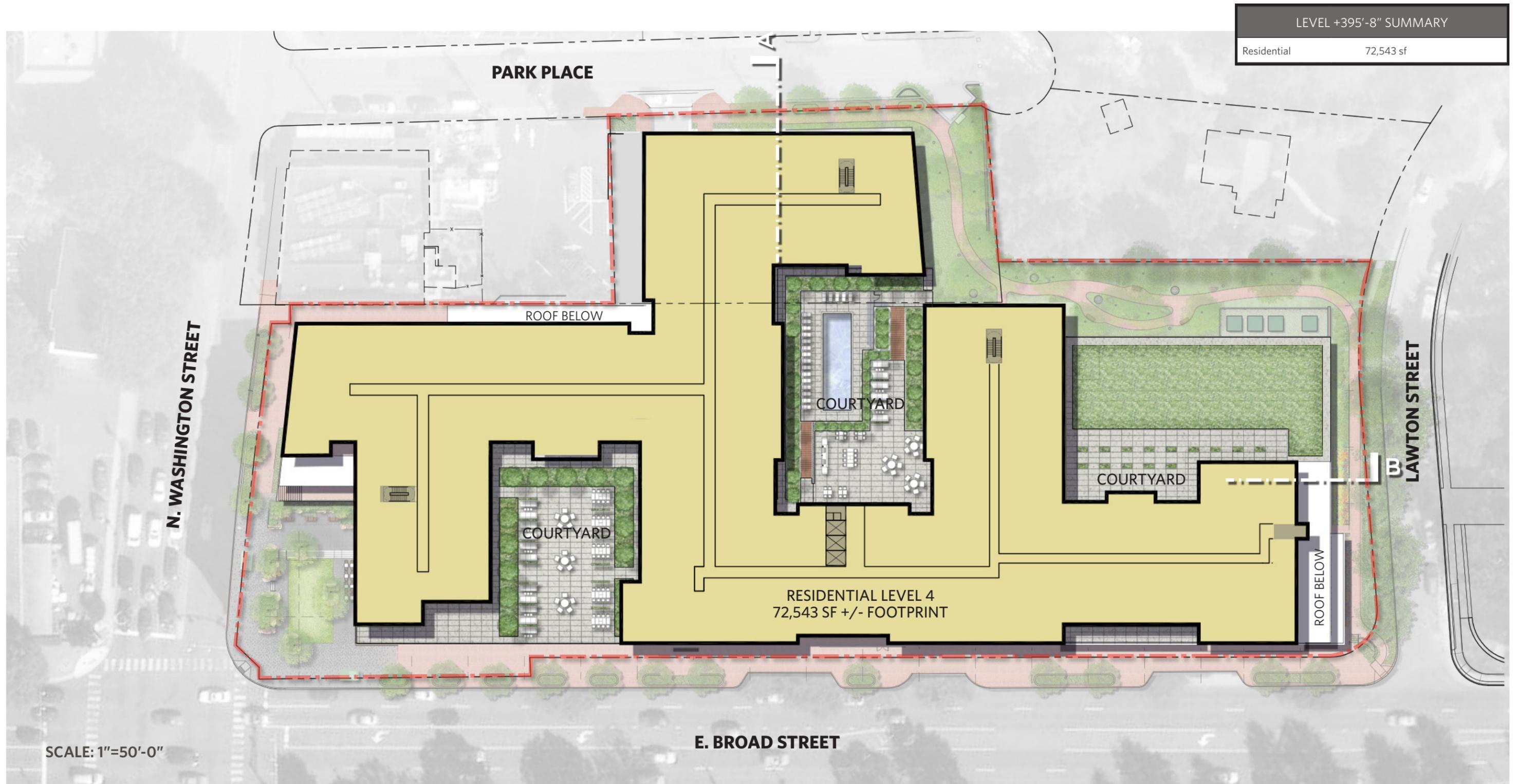


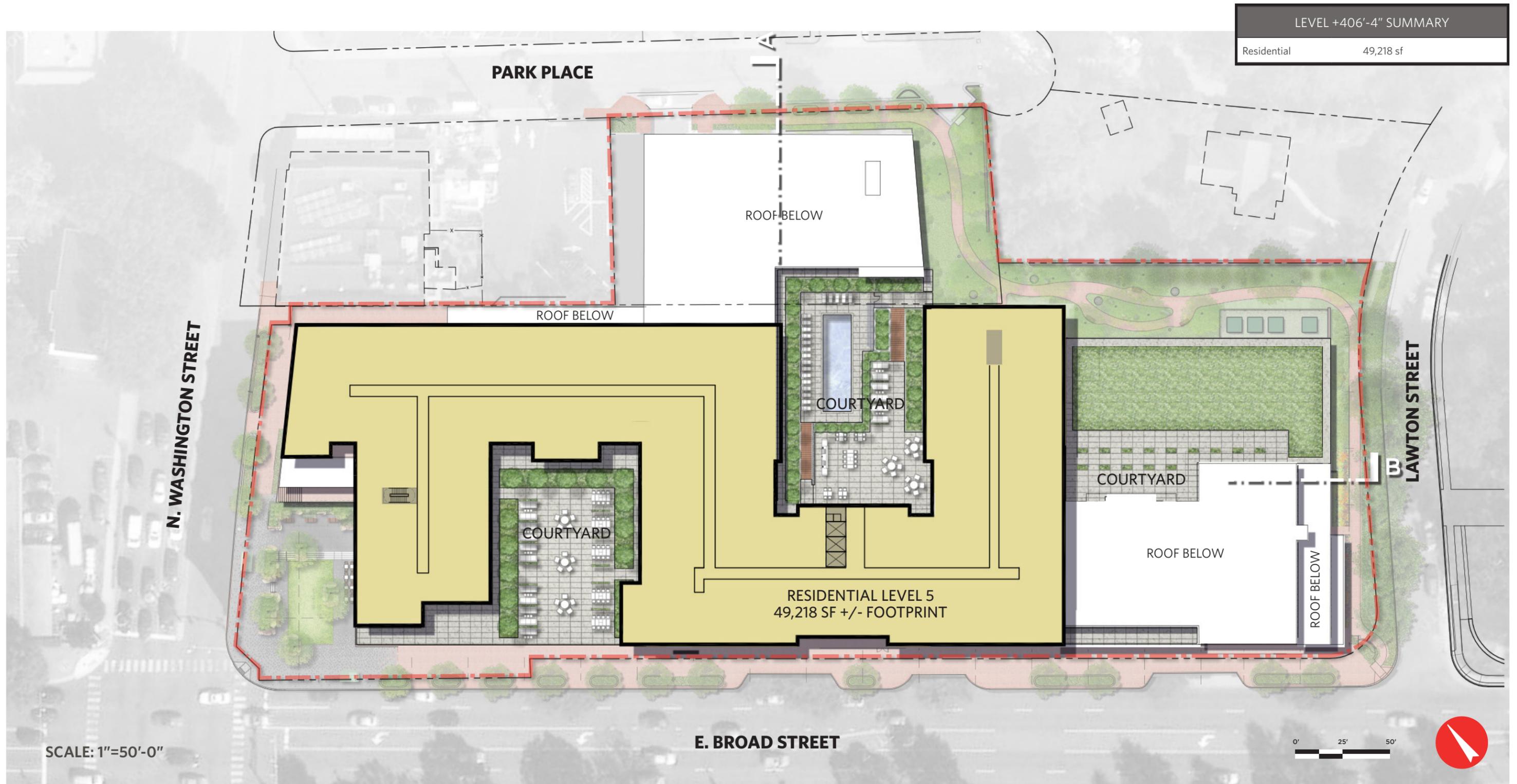


P4 LEVEL SUMMARY	
P4 - Grocer Parking	210 spaces +/-
P4 - Dedicated Public Parking	22 spaces +/-





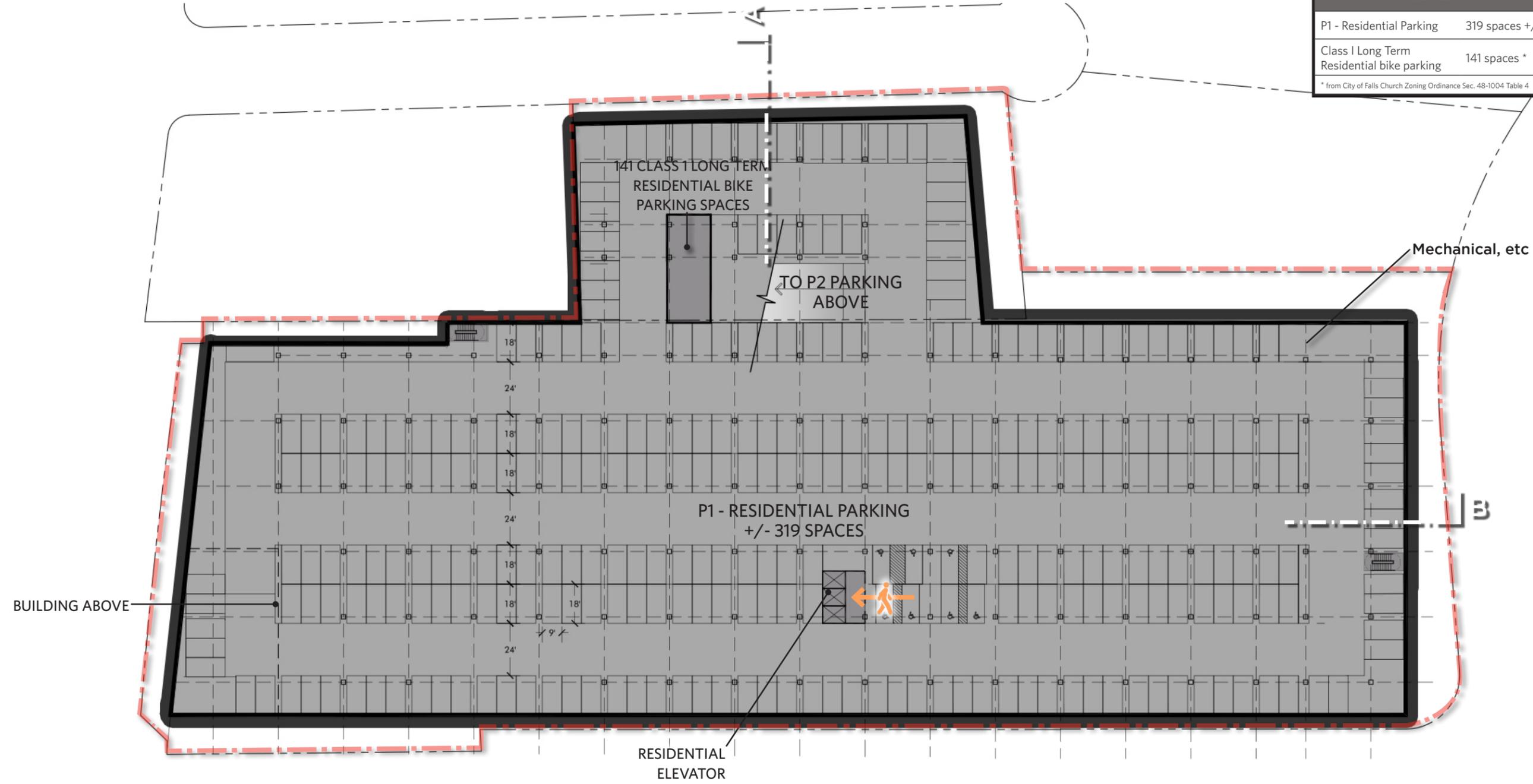




CONCEPTUAL FLOOR PLANS AND PARKING LEVELS

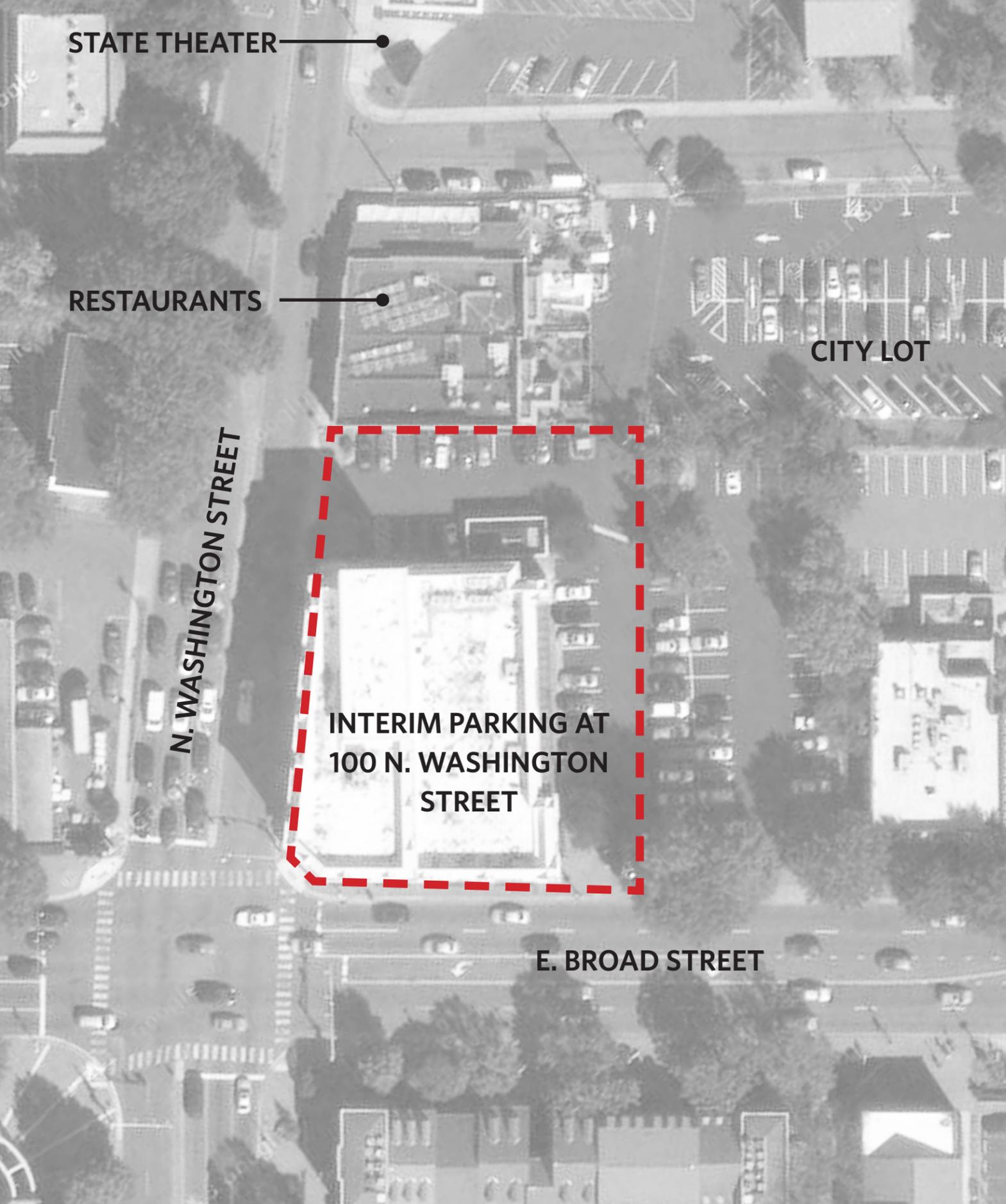


P1 LEVEL SUMMARY	
P1 - Residential Parking	319 spaces +/-
Class I Long Term Residential bike parking	141 spaces *
<small>* from City of Falls Church Zoning Ordinance Sec. 48-1004 Table 4</small>	



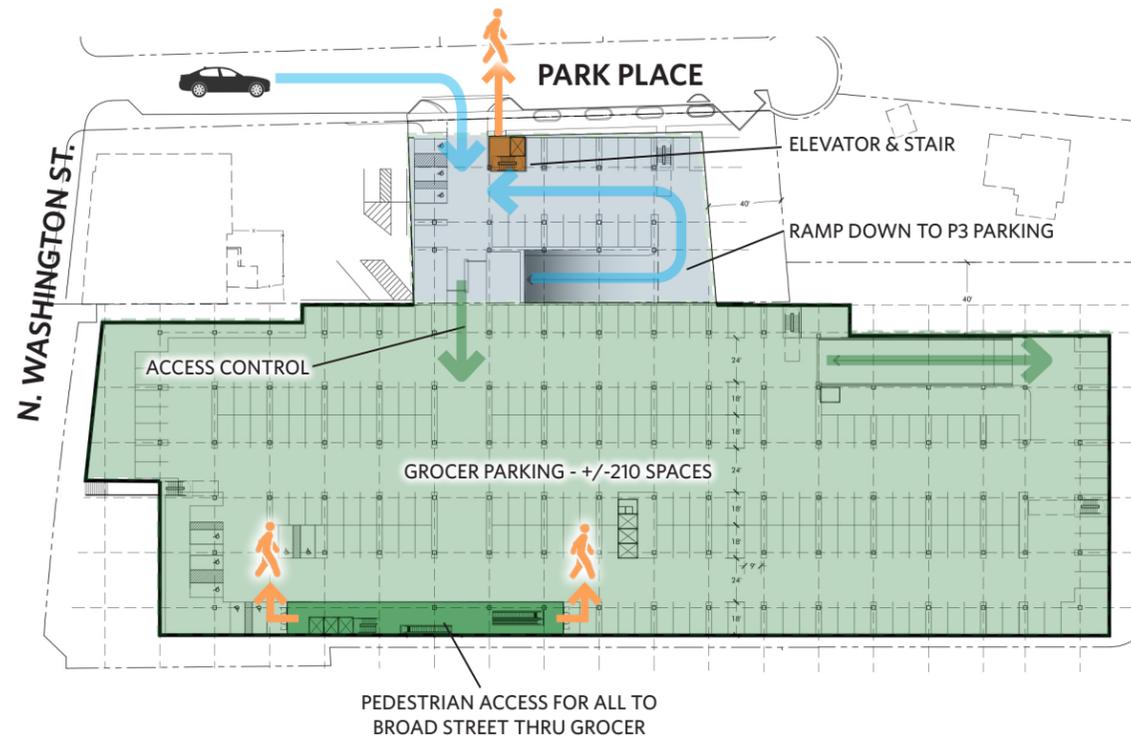
SCALE: 1"=50'-0"



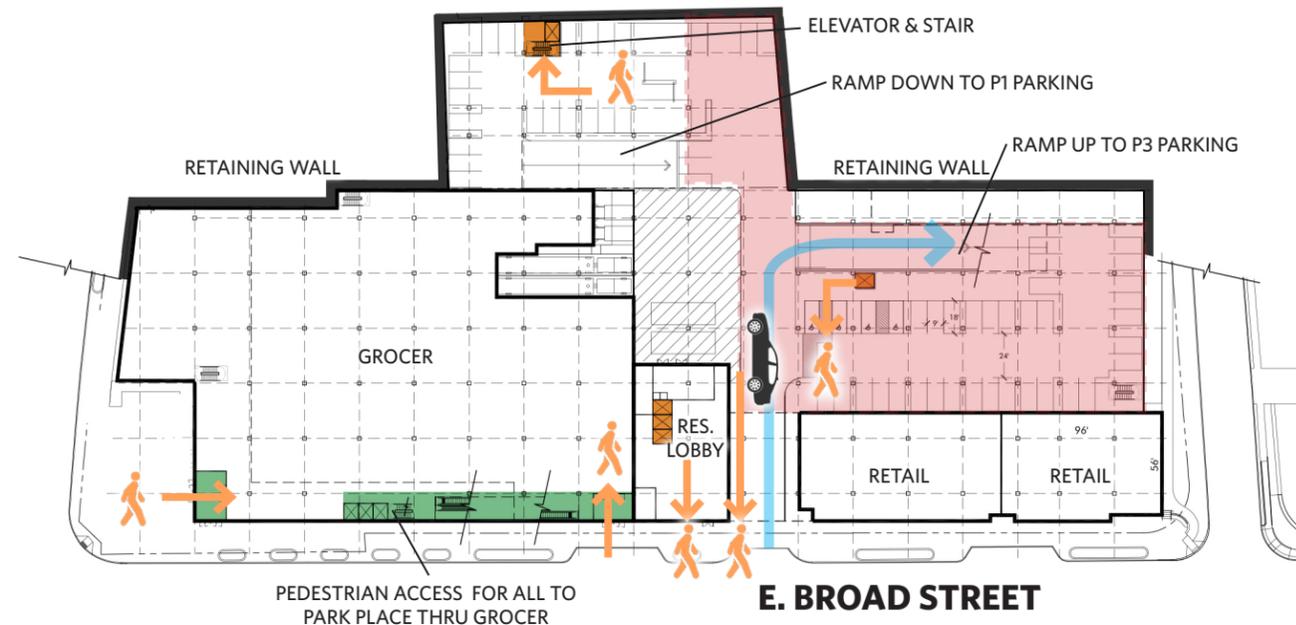


- **A MINIMUM OF 64 PARKING SPACES AVAILABLE AT ALL TIMES**
- **RE-SEQUENCED CONSTRUCTION SCHEDULE**
 - RETAIN EXISTING PARKING LOT UNTIL CONSTRUCTION BEGINS
 - CREATE TEMPORARY ON-SITE PUBLIC PARKING LOT
 - SIGNIFICANTLY REDUCED TIMING WHEN OFF-SITE PARKING REQUIRED.
 - SEEK EARLY OCCUPANCY OF NEW GARAGE
- **OFF-SITE PARKING**
 - LOCATED WITHIN 1200 FEET OF BROAD/WASHINGTON INTERSECTION
 - VALET PARKING (when no onsite public parking available)
- **CONTINUED DISCUSSIONS WITH ADJACENT BUSINESS OWNERS TO MITIGATE IMPACTS**

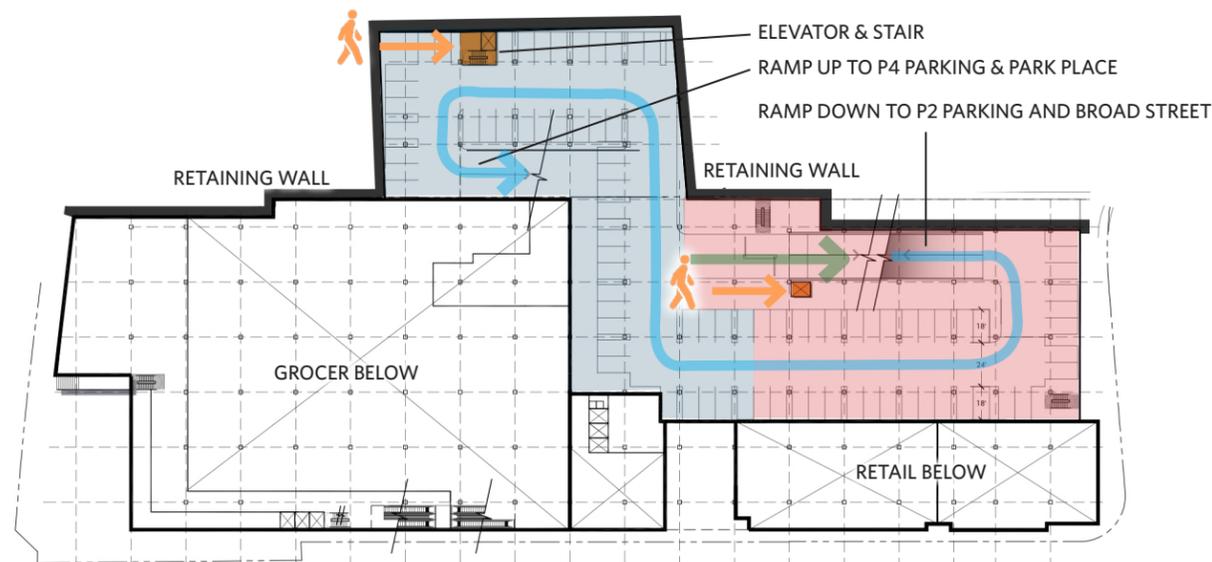
Total Dedicated and Shared Public/Retail Parking - 142 spaces



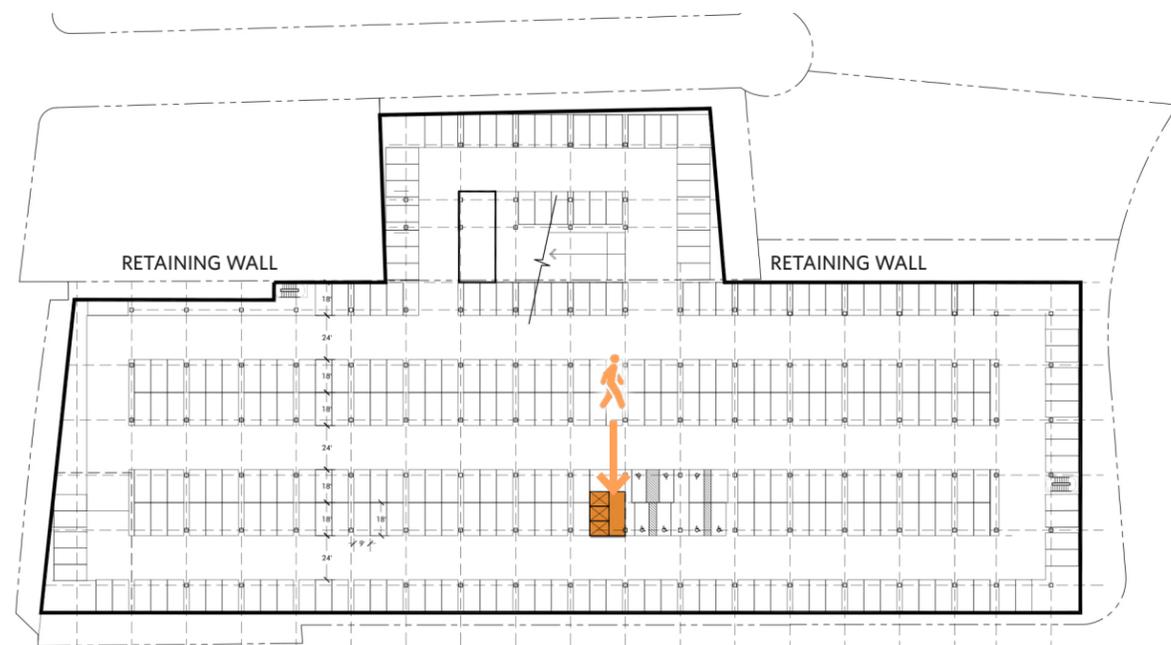
P4 level - Park Place Entrance +/-22 spaces & +/-210 spaces



P2 level - E. Broad Street Entrance +/- 41 spaces



P3 level - Intermediate Level +/- 79 spaces



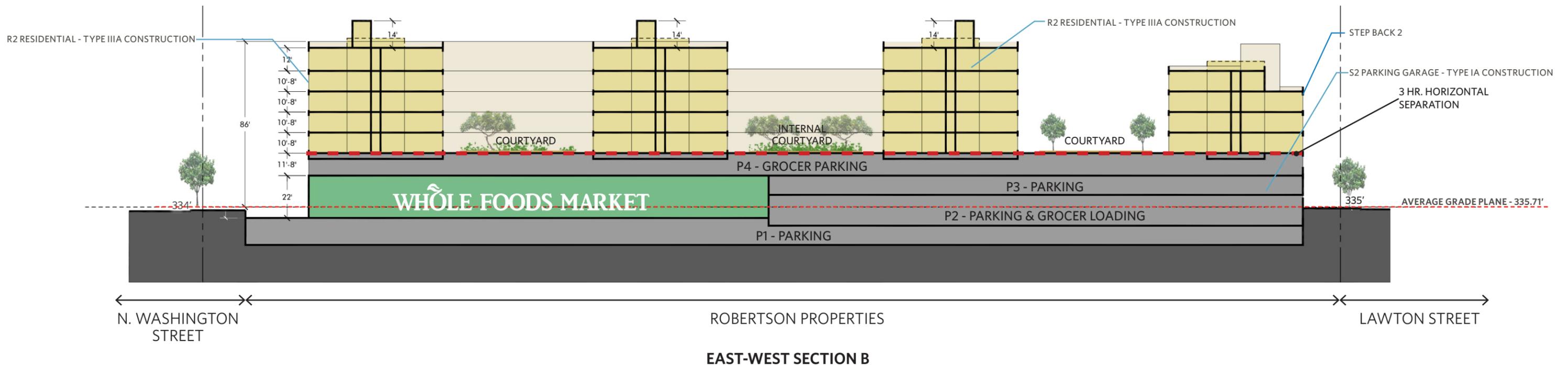
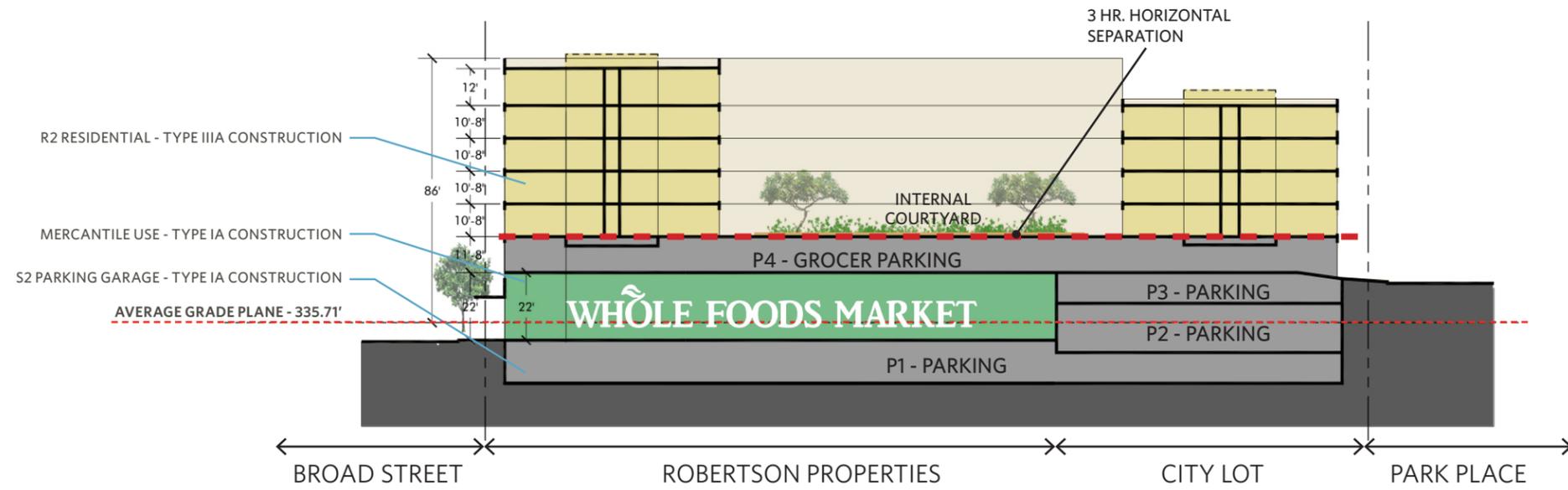
P1 level - Residential Parking Level - +/-319 spaces

Legend

- SHARED PUBLIC SPACES
- DEDICATED PUBLIC SPACES
- DEDICATED WFM SPACES
- VEHICULAR CIRCULATION (PUBLIC AND RETAIL)
- VEHICULAR CIRCULATION (GROCER)
- PEDESTRIAN ACCESS

*NOTE - PARKING LOCATION AND MANAGEMENT MAY BE MODIFIED PURSUANT TO THE PERMANENT PARKING PLAN SUBMITTED PURSUANT TO THE VOLUNTARY CONCESSIONS.

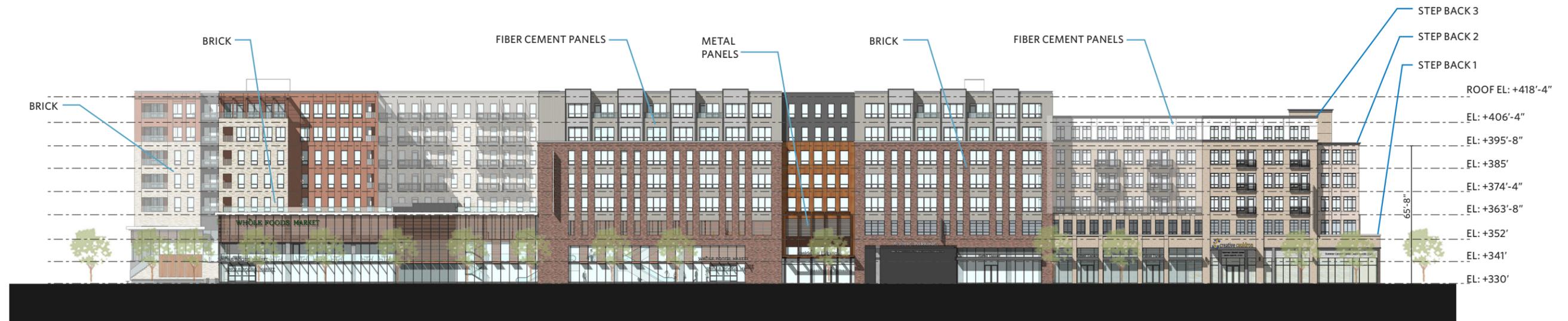
BUILDING SECTIONS



DESCRIPTION OF STRUCTURE:

Mixed-Use Podium building based on IBC 2015, Section 510.2-Horizontal Building Separation Allowance. Building consists of 1 level underground Parking (Type IA construction) + 2 level above grade, Retail & Parking (Type IA construction) + 2 to 5 levels R2 Residential (Type IIIA construction) above 3 hour horizontal separation.

BUILDING ELEVATIONS

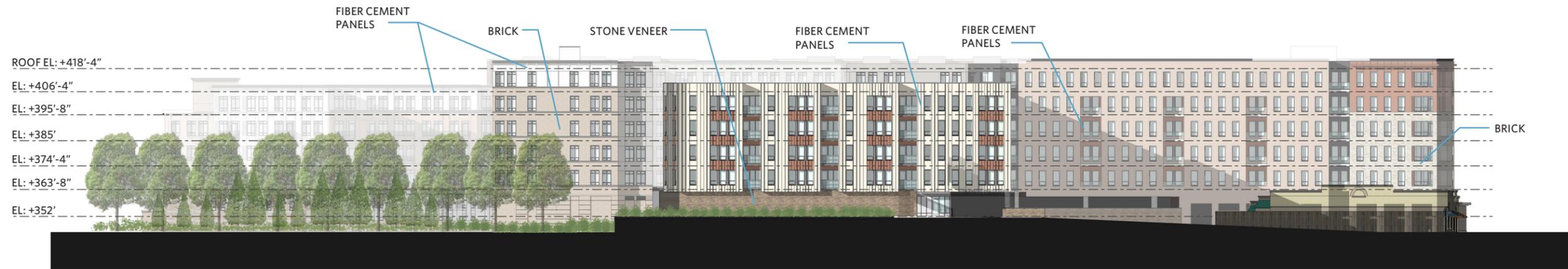


SOUTH ELEVATION, E. BROAD STREET

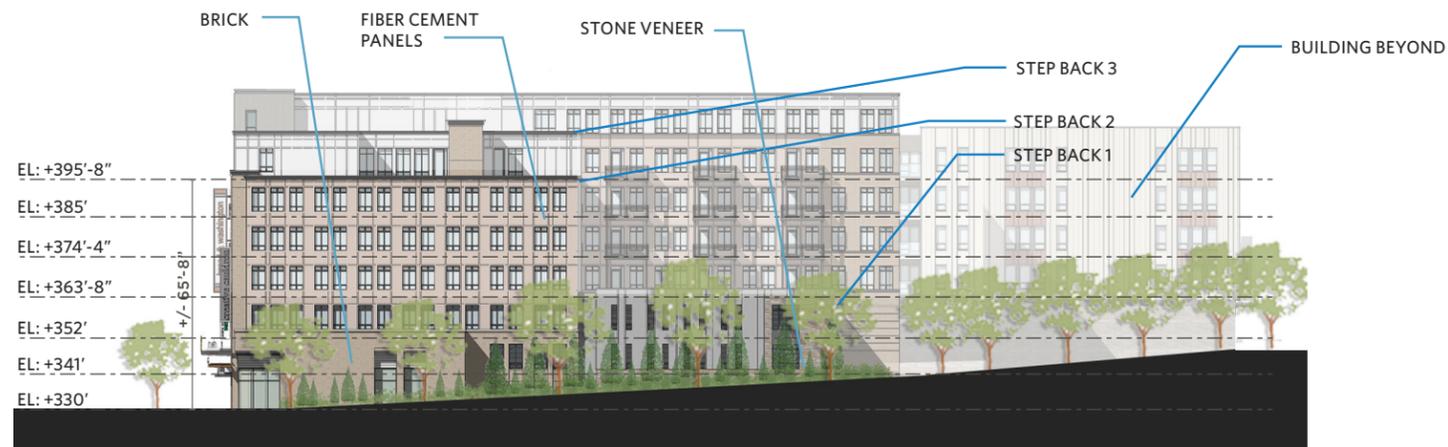


WEST ELEVATION, N. WASHINGTON STREET

Note: The elevations and material summary shown here are illustrative in nature and meant to broadly convey the aesthetic intent for the project. As such, flexibility is requested to vary the final selection within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.



NORTH ELEVATION, PARK PLACE



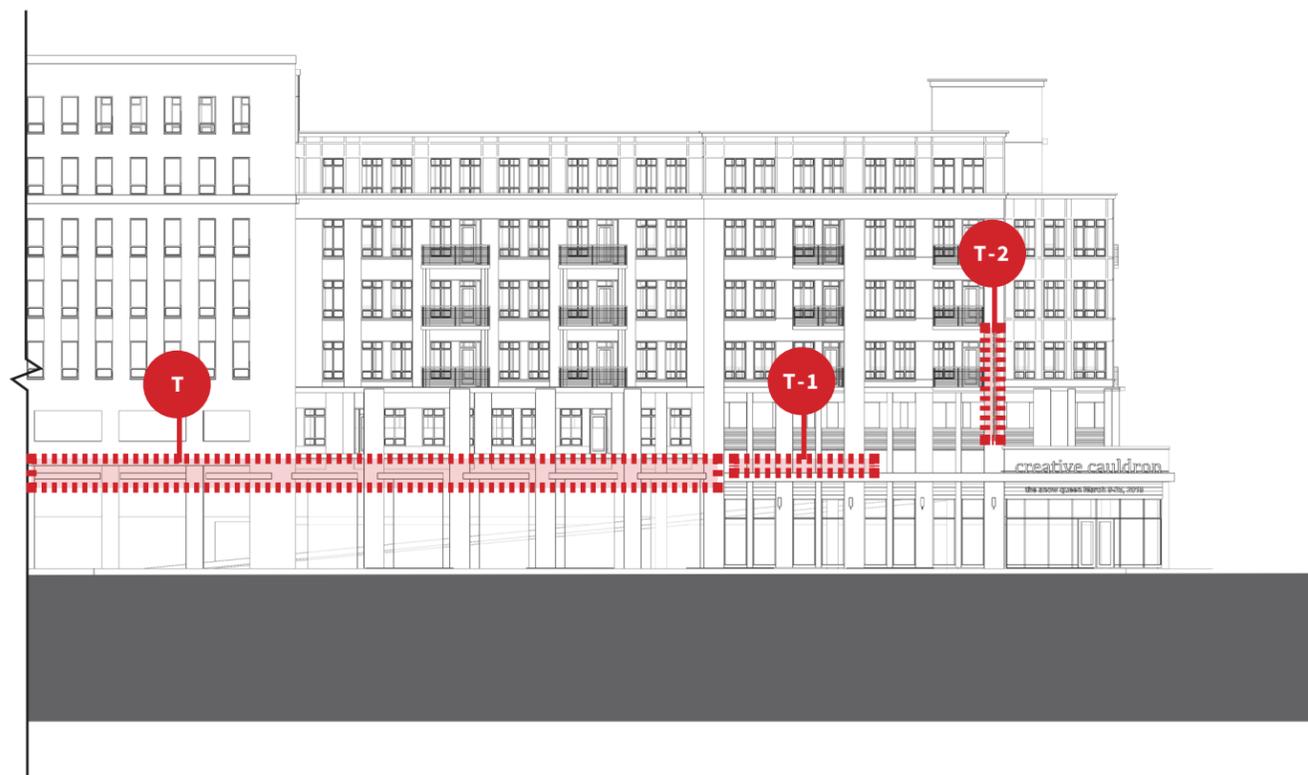
EAST ELEVATION, LAWTON STREET



Note: The elevations and material summary shown here are illustrative in nature and meant to broadly convey the aesthetic intent for the project. As such, flexibility is requested to vary the final selection within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.

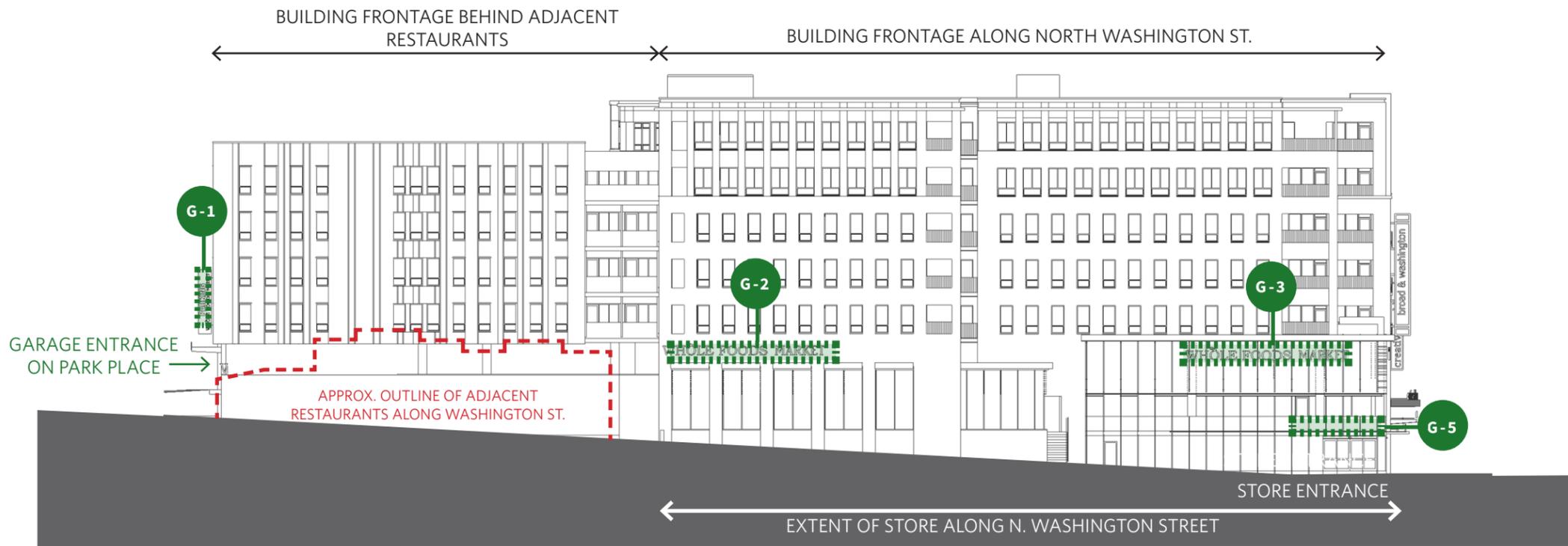


PARTIAL SOUTH ELEVATION - EAST BROAD STREET
SCALE: 1' = 1/32"



PARTIAL SOUTH ELEVATION - EAST BROAD STREET
SCALE: 1' = 1/32"

SIGNAGE - ELEVATIONS



WEST ELEVATION - NORTH WASHINGTON STREET
SCALE: 1' = 1/32"

	Sign Number	Area
Grocery	G-1	2.5' x 10' = 25 sf*
	G-2	3' x 40' = 120 sf
	G-3	3' x 40' = 120 sf
	G-4	3' x 40' = 120 sf
	G-5	1.5' x 20' = 30 sf**
Public Parking Sign	W-1	2' x 30' = 60 sf***
Retail Tenant Zone	T	T.B.D.****
Retail	T-1	2.5' x 26' = 65 sf
	T-2	3' x 21' = 63 sf
Residential	R-1	4' x 33' = 132 sf
	R-2	4' x 30' = 120 sf

* G-1 shown at two locations near parking entrances
 ** G-5 shown at all three plaza/street entrance doors
 *** W-1 shown at garage entrances at E. Broad street and Park Place
 **** Retail signage may vary based on tenant branding requirements.



PARTIAL NORTH ELEVATION - PARK PLACE
SCALE: 1' = 1/32"



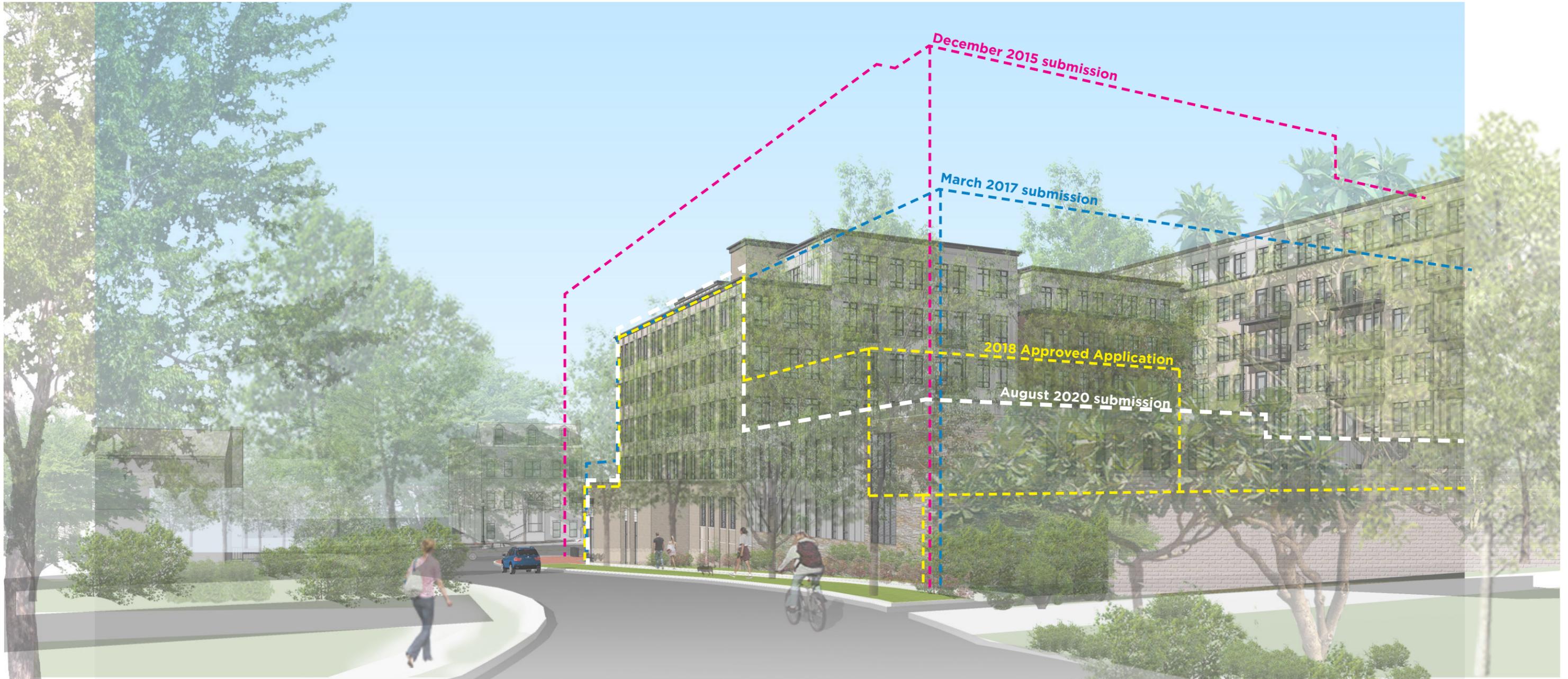












VIEW SEEN FROM LAWTON STREET (ALONG 107 LAWTON STREET) SHOWING PROGRESSIVE CHANGES IN MASSING SINCE 2015 SUBMISSION

LANDSCAPE PLAN - PUBLIC PLAZA



- Legend**
- 1 Plaza Unit Paving
 - 2 FC City Standard Brick Paving
 - 3 Lawn
 - 4 Canopy Tree
 - 5 Boulder
 - 6 Bench
 - 7 Stairs and Handrail
 - 8 Potential Outdoor Seating (by Tenant)
 - 9 Street Light
 - 10 Pole Light
 - 11 Existing Traffic Signal
 - 12 Bus Shelter
 - 13 Bike Rack
 - 14 Trash/Recycling Receptacles
 - 15 Trellis and Swings
 - 16 Decorative Panel
 - ▲ Building Access / Egress
 - ▲ Site Entrance







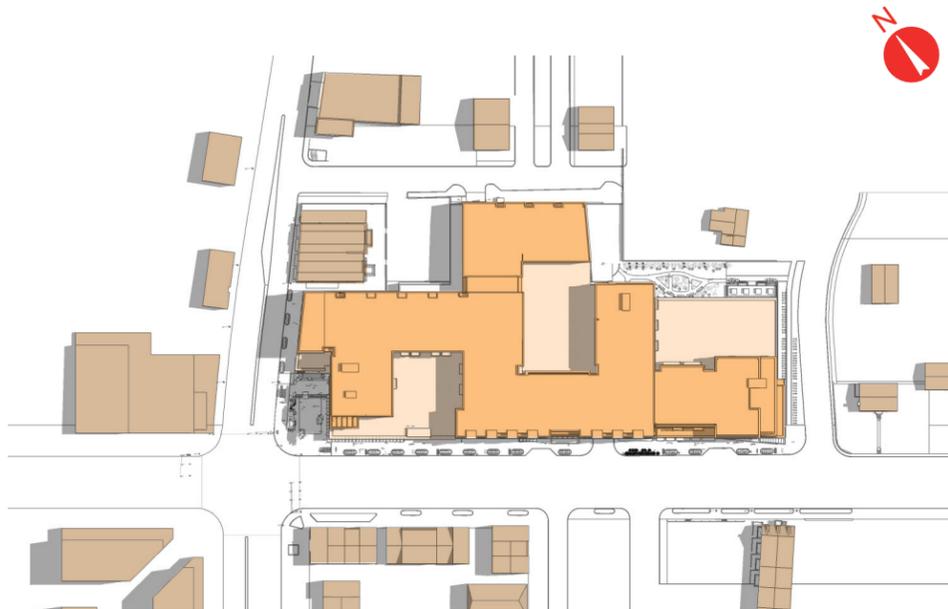


Legend

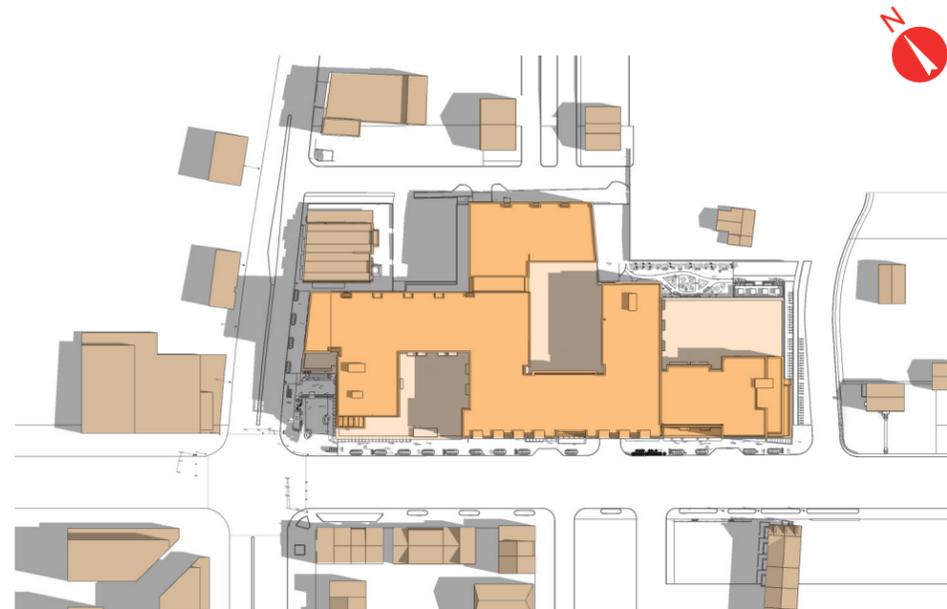
- 1 Existing Trees to Remain
- 2 Existing Stone Wall/Board Fence Screen to Remain
- 3 Existing Brick Screen Wall to Remain
- 4 Brick Pavers
- 5 Pole Light
- 6 Bench
- 7 Transformers
- 8 Transformer Screen with Gates
- 9 Drain
- ▲ Site Entrance







JUNE 21 - 10 AM



MARCH 21 - 10 AM



DECEMBER 21 - 10 AM



JUNE 21 - 4 PM

↑ sunrise: 5:43 am
↓ sunset: 8:37 pm



MARCH 21 - 4 PM

↑ sunrise: 7:09 am
↓ sunset: 7:22 pm



DECEMBER 21 - 4 PM

↑ sunrise: 7:24 am
↓ sunset: 4:50 pm