



MEMO

DATE	May 6, 2021	PROJECT #	2019111
PROJECT NAME	FCGP SESP Submission 03		
TO	Carly Aubrey		
FROM	Gabriela Canamar Clark		
SUBJECT	SOJ Addenda -Exception to the Streetscape Requirements		

TREE PLANTERS

The tree wells along Haycock and Route 7 are proposed as “FLUSH” in the SESP, as per page 15 of the City Streetscape Standards:

<http://www.fallschurchva.gov/DocumentCenter/View/9279/Adopted-Streetscape-Standards?bidId=>

This condition is proposed for the following reasons:

1. Flush condition planters allow storm water to flow freely onto the planters, facilitating percolation/permeability, which makes the sidewalks more environmentally sustainable.
2. If planters were curbed, with the sloped conditions of our streetscapes the water will flow away from the building (positive drainage/cross slope), then following the sidewalk in a downhill direction right at the point where it hits the raised curb planters. We do not believe this is ideal pedestrian condition, as the raised curbs will impede storm water from getting onto the curb-gutter.
3. Since the tree planters abuts the shared used path, we feel that any raised obstacle will constrain cyclists in a situation where they might need to avoid pedestrians.
4. The combined tree planters with 2 trees each, is intended to provide pedestrian comfort and buffering through landscape for the pedestrians along that sidewalk, as this project is located at this major intersection of Route 7 and Haycock Rd, which handles a high volume of traffic.