



September 14, 2021

Akida Rouzi
Principal Planner
City of Falls Church
Harry E. Wells Building
300 Park Avenue
Falls Church, Virginia 22046

RE: Broad & Washington Site Plan and Subdivision Application Submission 1

Dear Ms. Rouzi:

This letter is in response to your letter dated July 8, 2021.

Application Completeness					
Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
Current Planning	1	Application Form	Akida Rouzi & Emily Bazemore	Update the form to check the subdivision for consolidation box with future submission.	Application form has been corrected.
Current Planning	2	Missing Documents	Akida Rouzi & Emily Bazemore	Provide the following documents in future submission - TDM, LEED checklist, ADU tabulation, final Interim Public Parking Plan and Public Access Plan. These items are discussed in more detail in the VC compliance and automobile section below.	TDM and LEED checklist provided as separate attachments. ADU tabulations are included on sheet 3, interim public parking plan included on sheets 50A and 50B. The Lawton Street park and plaza at Broad and Washington will have unrestricted 24 hour access to the public. The lobby of the residential building will be under access control to residents and staff only (who have a key fob to enter).
Current Planning	3	Project Changes	Akida Rouzi & Emily Bazemore	In future submission, please include a written list of changes from	Written revision narrative is included with the resubmission.

				the 1st site plan submission, as well as, changes from the CDP.	
Current Planning	4	Site Plan Sheet 1	Akida Rouzi & Emily Bazemore	Provide Munis #2019-0179 on the bottom of coversheet.	Munis number added to cover sheet.
Current Planning	5	Sheet 1	Akida Rouzi & Emily Bazemore	Vicinity map outline does not cover the full extent of the City Lot on Park Place. Please correct.	Site outline revised to include portion of City Lot on Park Place.
Current Planning	6	Sheet 1	Akida Rouzi & Emily Bazemore	Site plan and all relevant documents should list original submission date, and revised date for subsequent submissions to keep track of revisions/dates in one place.	Title block revised to include initial submission and second submission dates.
Current Planning	7	Sheet 2 Yard Requirements Tabulation	Akida Rouzi & Emily Bazemore	Provided setback for Park Place should reflect the new setback proposed based on the Lawton Manor Subdivision BRL.	Park Place setback based on Lawton Manor Subdivision BRL provided.
Current Planning	8	Sheet 3 Site Tabulation	Akida Rouzi & Emily Bazemore	The open space percentage is missing.	Open space percentage has been provided.
Current Planning	9	Sheet 3 Owner's Consent	Akida Rouzi & Emily Bazemore	Where appropriate, include a statement that the owner/contract owner joins in the site plan agrees to be bound by all plan requirements. If any person represents the owner, the owner must provide a statement of the person's authority. After approval of the Site Plan, the final plan set and this statement will need to be signed by the owner or authorized person.	Owner certification statement added to sheet 3.
Current Planning	10	Sheet 9 Park Pl Utility Pole	Akida Rouzi & Emily Bazemore	Please confirm this refers to the utility pole and overhead wires on Park Place planned to be undergrounded during	Confirmed. Note 9 added to specifically reference this proposed condition.

				construction. If so, please update sheet and label accordingly.	
Current Planning	11	Sheet 10 Brick Pavers	Akida Rouzi & Emily Bazemore	Plan must reflect brick pavers consistently for crosswalks, sidewalks, etc. per the approved CDP layout plan. This is also the case for other sheets in the site plan that appears to provide brick pavers inconsistently.	Brick pavers for crosswalks now consistently shown throughout.
Current Planning	12	Sheet 10 Geometric Plan	Akida Rouzi & Emily Bazemore	It is unclear what this plan represents. If it is a roof plan, the courtyards, mezzanine level, and building roof should be shown. If it is a ground floor plan, then ground floor uses should be shown.	Ground floor uses added.
Current Planning	13	Sheet 10 Legibility	Akida Rouzi & Emily Bazemore	It is difficult to read the proposed and existing property lines apart, and there is an additional dotted line that is not labeled on the north side of the project. It is unclear if this line represents the original CDP building footprint or the below grade garage. Please update and label as needed.	Existing property lines lightened to clearly display existing vs proposed.
Current Planning	14	Sheet 10 Garage Vents	Akida Rouzi & Emily Bazemore	Several boxes are shown along the north elevation in the linear park that appear to be vents for the parking level below. Please confirm and label accordingly.	Vent labels added.
Current Planning	15	Vents	Akida Rouzi & Emily Bazemore	If there are any garage or exhaust vents on the face of the building, they should be similar in color to the surrounding materials to blend in with the elevation.	Comment noted. Design intent for louver color and location is included in the renderings. Any additional exhaust not within designed areas will be similar in color as noted.

Current Planning	16	Sheet 10 Setback Measurements	Akida Rouzi & Emily Bazemore	Include setback dimensions measured from face of curb on Park Place.	Setback measurements from face of curb added.
Current Planning	17	Sheet 1 and Sheet 10 Site Plan Distance Waiver	Akida Rouzi & Emily Bazemore	Provide measurement from the commercial distance to R-district for the requested waiver.	Distance from entrance to R-district labelled.
Current Planning	18	Subdivision Preliminary and Final Plats	Akida Rouzi & Emily Bazemore	In future submission, provide two separate sheets in the site plan set for preliminary and final consolidation sheets. Is the new subdivision name simply Parcel 1?	Preliminary and final plats are provided on sheets 53A and 53 B.
Current Planning	19	Bonds	Akida Rouzi & Emily Bazemore	Bond estimate forms must be submitted with 2nd submission for review and approval by Public Works.	Public Improvement, ESC, Existing Trees, and Proposed Landscaping bonds have been provided with this submission.

Open Space, Landscaping and Lighting

Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
Current Planning	20	Lawton Street Streetlights	Akida Rouzi & Emily Bazemore	Not all the existing light poles on Lawton Street are shown on the site plan sheets. Please update accordingly. Additionally, staff recommends upgrading these light poles to the current standard streetlights.	Existing lighting is now shown, but we've been having difficulty getting Dominion to provide confirmation on the exact version(s) of their fixtures installed. Fixtures are depicted but not currently included in photometric calculations.
Current Planning	21	All Sheets	Akida Rouzi & Emily Bazemore	Please include all proposed lighting on site plan sheets consistently. Some of the lighting shown in Sheet LD1.0, especially those in the linear park, are not shown on several of the site plan sheets.	Plans have been updated to show consistent lighting layout.

Current Planning	22	Corner Plaza Lighting	Akida Rouzi & Emily Bazemore	Will there be any additional lighting within the plaza and the interior perimeters of the plaza beyond the street lights along Broad and Washington? If not, will the street lights be sufficient to light the entire plaza area?	Lighting is included at the building for supplemental illumination.
Current Planning	23	Pedestrian Alley by Thompson's	Akida Rouzi & Emily Bazemore	Lighting should be provided in the 10-foot area along north side of the project.	Lighting included in resubmission.
Current Planning	24	Sheets L1.0 and L1.1	Akida Rouzi & Emily Bazemore	What type of landscaping is proposed for the large planters along the building on Park Place on either side of the driveway? It appears to be just lawns. Consider more attractive landscaping given the size and visibility of these planters.	A diverse palette of small trees, shrubs and herbaceous plants will be provided to provide an attractive entrance experience. These are depicted on the plans for illustrative purposes but may change as project details develop.
Current Planning	25	Sheet L1.1 Landscape Density	Akida Rouzi & Emily Bazemore	Confirm landscaping provided along Lawton Street linear park meets the zoning requirements for buffer type and vegetation planting density provided in Table 1 of Section 48-1183(2).	Given the constraints in the 15' buffer area, the Owner is requesting a waiver on these requirements. Please see a more detailed description of the waiver request on the resubmitted plan sheet L1.2.
Current Planning	26		Akida Rouzi & Emily Bazemore	What happens when the 10' pedestrian area adjacent to Thompson's terminates at the garage elevation? The CDP showed pedestrian access through that area from within the garage. Please provide more details in terms of access at grade and exterior signage on the garage in this particular area.	This is a building egress only door from underground garage and WFM levels.

Current Planning	27		Akida Rouzi & Emily Bazemore	The brick sidewalk segment on Park Place along Clare & Don's is missing on several sheets of the site plan including Sheets 9 and 10. Please update.	Sidewalk to be demo'ed and upgraded to brick now called out on sheets 9 and 10.
Automobile Parking					
Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
Current Planning	28	Parking Garage Details	Akida Rouzi & Emily Bazemore	Add four additional sheets for each parking level and identify locations of bike storage facilities, EV stations and future conduits and provide quantities. These sheets should be provided in addition to Sheet 49 – overall parking management plan.	Please refer to sheets A100G through A103 for requested sheets.
Current Planning	28a	Public Parking Spaces	Akida Rouzi & Emily Bazemore	Public parking spaces should provide count/number for each space so staff can confirm the exact number of spaces provided in the garage.	Please refer to sheets A100G through A103 for information.
Current Planning	28b	Column Spacing	Akida Rouzi & Emily Bazemore	Please confirm column placement meets zoning code requirements, and provide distance and measurements on the above requested sheets. At least two columns on P-1 level on south side of the garage do not appear to meet the column placement requirements. Please review.	Please refer to Non-conforming parking plan for locations where column placement cannot meet zoning requirements. A variance for this requirement is requested.
Current Planning	28c	Parking Stall Dimensions and Aisle Width	Akida Rouzi & Emily Bazemore	These should be shown on the above requested sheets to confirm compliance with code requirements. These dimensions are provided in the Parking Management Plan sheet in the current submission, but it is not very legible, so showing them on the individual	Parking stall sizes are identified on A100G.

				sheets would help with that.	
Current Planning	28d	Residential Visitor and Retail Employee Parking	Akida Rouzi & Emily Bazemore	Identify locations.	Parking spaces have been identified on A101 & A102. Grocery Employee parking will be located on P3, locations to be determined by Tenant.
Current Planning	28e	Sheet 49 Elevator Numbering	Akida Rouzi & Emily Bazemore	Incorrect labeling, elevator #8 is repeated. Public lobby is not shown on P-2. Please clarify and update as needed.	Parking levels have been renamed to correspond with floor level. Public lobby is not provided on P1 (previously P2), this location is in the controlled access residential parking area and not open to the public.
Current Planning	28f	Sheet 49 P-1 Ramp Direction	Akida Rouzi & Emily Bazemore	Is this shown correctly? Seems to point in the wrong direction?	Please refer to current plans.
Current Planning	28g	Broad St. Garage Entrance	Akida Rouzi & Emily Bazemore	This entrance appears to show a gate on the elevation. Please explain when and how the gates would operate in terms of access to the garage.	The current intent is for there to be 24 hour unrestricted access to the spaces designated for public and retail use. Each space will have a park-mobile-like reader installed to monitor parking time, and potentially be used as a station for retailers to reimburse parking for their customers. Through signage and markings, the spaces designated for each use will be clearly identified.

Current Planning	29a	Final Interim and Public Parking Plan	Akida Rouzi & Emily Bazemore	<p>The draft Interim and Permanent Public Parking Plan (dated December 16, 2020 and revised on January 21, 2021) that was approved at SE is provided in Attachment 8. This document states the Developer will develop Interim and Permanent Parking Plans consistent with the objectives in the draft plan prior to site plan approval. The site plan includes a Public Management Plan that provides some discussion of management of public parking when the project opens, but the interim public parking is not addressed. The intent was to help address the following stakeholder needs:</p> <ul style="list-style-type: none"> i. Adjacent Businesses - Have available the same number of public parking spaces at all times and in general proximity to their businesses. ii. Developer – Have the ability to commit to Interim and Permanent Public Parking Plan and framework concept at SE, but fully detail and finalize plan and any off-site property agreements prior to final Site Plan approval. 	Revised Parking Management Plan included on sheets 49 and 50 and interim parking plan has been added to sheets 50A and 50B with offsite agreements included on sheet 50B.
Current Planning	29b	Final Interim and Public Parking Plan	Akida Rouzi & Emily Bazemore	Construction phasing plans and maps with parking locations/availability by phase were included in the CDP. This should be provided in the site plan as	Revised Parking Management Plan included on sheets 49 and 50 and interim parking plan has been added to sheets 50A and 50B with offsite agreements

				part of the Interim and Permanent Public Parking Plan.	included on sheet 50B.
Current Planning	30	Public Parking and Garage Layout	Akida Rouzi & Emily Bazemore	The new parking layout, specifically, the proposed location of the public parking spaces is not consistent with the approved CDP. The new configuration loses direct automobile and pedestrian access to and from Park Place, connectivity to adjacent businesses, and general accessibility and convenience of the garage layout. Please refer to staff letter dated June 25, 2021 in Attachment 7.	Please refer to current plans submitted as part of the Site Plan responses. The layout shown is consistent with what was discussed with Falls Church on 6/28/21.
Current Planning	30a	Public Parking and Garage Layout	Akida Rouzi & Emily Bazemore	In future submission, please include responses to questions in the above referenced letter.	It appears all comments / questions from referenced letter are located within this response document.
Current Planning	30b	Public Parking and Garage Layout	Akida Rouzi & Emily Bazemore	Staff recommends applicant work with their parking and transportation consultant to revise the parking layout based on staff's recommendations and objectives outlined in these staff comments and the letter referenced above. Additionally, the updated layout must conform to all applicable requirements in the following documents: CDP, Voluntary Concessions, Agreement of Purchase and Sale, and draft Interim and Permanent Public Parking Plan.	Refer to comment response #30.
Current Planning	30c	Public Parking and Garage Layout	Akida Rouzi &	The following objectives in the Draft Interim and Permanent Public Parking	Please refer to A110 Circulation Plan for initial interior signage

			Emily Bazemore	<p>Plan do not appear to be addressed in the current submission:</p> <p>i. Signage – The Developer will provide public parking and wayfinding signage on the exterior of the Property and on the building. The amount and location of the public parking and wayfinding signage will be determined prior to Site Plan and incorporated into a final Permanent Parking Plan, as provided in the Voluntary Concessions. The public parking and wayfinding signage will conform to the City’s adopted wayfinding and public parking signage and be provided at the Developer’s sole cost.</p> <p>ii. Vehicular and Pedestrian Access to Parking Spaces – Convenient pedestrian access ingress/egress routes to the public parking spaces shall also be delineated and protected by public access easements.</p> <p>iii. Enforcement - The developer will enforce use of the public parking spaces, to ensure that they are not being used by the Project’s apartment residents. Explore strategies to prevent residences and their visitors, as well as, Whole Foods patrons from parking in the public parking spaces.</p>	strategies and Exterior Sign Elevation sheet for building mounted signage.
Current Planning	30d	Public Parking and Garage Layout	Akida Rouzi & Emily Bazemore	Is there a pedestrian doorway/access on Park Place through the public lobby? If not, one should be considered.	Please refer to P3. Public lobby is connected to Park place with a shared vestibule.

Current Planning	30e	Public Parking and Garage Layout	Akida Rouzi & Emily Bazemore	Is there a pedestrian doorway/access at the corner of the parking garage near Thompsons' where a staircase is shown in the garage? How does that connection occur at grade at the property line to maximize connectivity to adjacent businesses?	This is a building egress only door from underground garage and WFM levels.
Current Planning	30f	Public Parking and Garage Layout	Akida Rouzi & Emily Bazemore	In future submission provide a parking plan that shows vehicular and pedestrian circulation similar to page 17 of the CDP architectural packet, and identify pedestrian entrances to retail and residential spaces from within the garage where applicable.	Please refer to sheet A110.
Current Planning	31	Solid Waste and Recycling Area	Akida Rouzi & Emily Bazemore	The residential trash area is shown, but where is the commercial trash area. Please clearly show and delineate on the site plan where the solid waste and recycling dumpsters are to be placed for all uses.	Please refer to P1 level for retail trash area. Grocery tenant has 2 dedicated compactors north of the loading dock.

Voluntary Concessions (VC) Compliance

Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
Current Planning	32	VC 2.i. Work from Home Units	Akida Rouzi & Emily Bazemore	The site plan submission does not appear to include any discussion or any floor plans identifying these units in the project. Provide details and identify locations of such units in site plan to demonstrate compliance with this condition.	Please refer to Level 4 plan for location of Work / Live units.
Current Planning	33	VC 4 Lawton Street Materials	Akida Rouzi & Emily Bazemore	VC states owner will reduce the amount of cementitious panels on the Lawton Street façade(s) to an amount equal to or less than the percentage of cementitious panels on that	Please refer to updated elevations

				same façade(s) included in the 2018 CDP. Please confirm this was addressed and include graphics to demonstrate compliance with this condition.	
Current Planning	34	VC 5.ii. Bus Shelter	Akida Rouzi & Emily Bazemore	WMATA is no longer running bus service on E. Broad, so City would like to request a cash payment in lieu of the bus shelter on E. Broad Street per the approved VCs. Additionally, a street tree should be placed in that location.	The bus shelter has been removed from plans and a street tree has been added.
Current Planning	35	VC 5.i.ii. Irrigation	Akida Rouzi & Emily Bazemore	Please confirm that plan provides an exterior electrical outlet (quad outlet) at each planter bed, and an exterior water bib every 100 linear feet along N. Washington Street and E. Broad Street along the building face per the VCs.	Confirmed.
Current Planning	36	VC 9 TDM	Akida Rouzi & Emily Bazemore	Draft TDM does not appear to be included in the current submission. It must be submitted for staff review as part of site plan submission to support the parking reduction requested.	TDM provided as separate attachment.
Current Planning	37	VC 10 N. Washington St. Traffic Signal	Akida Rouzi & Emily Bazemore	The VCs state the intersection will be constructed prior to removal of the surface public parking lot on Park Place. What is the anticipated timing on the intersection improvements including the median cut?	The intersection improvements will be one of the first items in the construction sequence prior to removing the surface public parking lot. Estimated timing Spring 2022.
Current Planning	38	VC 11.i. LEED Checklist	Akida Rouzi & Emily Bazemore	Checklist must be submitted for city review per the approved VCs.	LEED Checklist included as part of resubmission package
Current Planning	39	VC 11.iii. EV Stations	Akida Rouzi &	Charging stations and locations for future conduits must be	Refer to MV+A garage plans for charging stations and

			Emily Bazemore	identified in the site plan.	schematic conduit runs. Conduit locations will be fully coordinated during CD's and construction.
Current Planning	40	VC 12 ADUs	Akida Rouzi & Emily Bazemore	Pursuant to Resolution 2021-06 (Attachment 9) and VC #12, include a tabulation with a breakdown of ADUs provided for the project on Sheet 3 of the site plan, and include a statement of how the additional ADUs will impact VC numbers 6 and 13 in terms of school, parks and library cash contributions. Additionally, please include signed Resolution 2021-06 at the end of the VCs on Sheet 53.	ADU tabulations provided on sheet 3 and resolution 2021-06 has been added to sheet 53. See table below for how the proposed ADUs impact the other VC cash contributions.

ADU Concessions Table

Category	Rate	# of Units	Subtotal	Notes
Schools	\$7,511.00	306	\$2,298,366.00	Per VC #6, Owner to provide \$7,511 per market rate unit for schools
Libraries and Parks	\$500.00	306	\$153,000.00	Per VC #13, Owner to provide \$500 per market rate unit for libraries and parks
Addition ADU Offset	\$157,609.00	15	-\$2,364,135.00	Per VC #12 (iii)(ii), additional ADUs are to be offset with other concessions at the specified rates. The project is including 15 additional ADU's at 80% AMI
			\$87,231.00	

Current Planning	41	VC 14. Publicly Accessible Amenities	Akida Rouzi & Emily Bazemore	VC states owner shall prepare and submit for the city's review and approval a Public Access Plan for managing public access to the Urban Plaza, Lawton Street park, and residential building lobby. This was not included in the current submission.	The Lawton Street park and plaza at Broad and Washington will have unrestricted 24 hour access to the public. The lobby of the residential building will be under access control to residents and staff only (who have a key fob to enter).
Current Planning	42	VC 15 Lighting	Akida Rouzi & Emily Bazemore	Please confirm that project lighting complies with this condition and meets all applicable code for residential light intensity	Confirmed.

				requirements and dark sky lighting principles.	
Current Planning	43	VC 16.vi. Lawton Street Additional Landscaping	Akida Rouzi & Emily Bazemore	VC states, prior to site plan approval, the owner shall coordinate with owners of 102 Lawton, 107 Lawton, and 201 E. Broad Streets on additional screening landscaping on their properties. Please confirm this is being coordinated for final agreement prior to site plan approval.	Coordination with neighbors is ongoing.
Current Planning	44	VC 16.vii. Parking Garage Spandrel Height	Akida Rouzi & Emily Bazemore	Confirm the height does not exceed 42" per the approved VCs.	Parking garage spandrels will be designed not exceed 42" per VCs.
Current Planning	45	VC 18. Bicycles	Akida Rouzi & Emily Bazemore	identify bicycle storage facilities within the garage. See comment 28 for details.	Bicycle facilities have been identified on MV+A plans

Architecture and Signage

Department	Comment ID	Sheet/ Topic	Reviewer	Comment	Comment Response
Current Planning	46a	Sheet 54 and Sheet 55 Elevations and Perspectives	Akida Rouzi & Emily Bazemore	It is not entirely clear from the architectural sheets if there have been any substantial massing changes, so please redline any substantial massing changes in future submission from the approved CDP.	Refer to updated elevation sheets w/ massing changes outlined.
Current Planning	46b	Sheet 54 and Sheet 55 Elevations and Perspectives	Akida Rouzi & Emily Bazemore	The elevations in the foreground and the elevations in the background including step downs are hard to read. Visually make step-backs more apparent, either through opacity change or labels.	Elevation sheets have been updated
Current Planning	46c	Sheet 54 and Sheet 55 Elevations and Perspectives	Akida Rouzi & Emily Bazemore	All materials on Sheet 54 must be labeled as shown in the approved CDP architectural set and elevations.	Material tags updated in elevations

Current Planning	46d	Sheet 54 and Sheet 55 Elevations and Perspectives	Akida Rouzi & Emily Bazemore	South Elevation: the windows along the P-4 level had a more residential appearance in the approved CDP that blended in with the rest of the building elevation, but the current submission appears to include some type of dark louvre/grate system. Staff recommends that the fenestration remain a residential aesthetic to better compliment the façade from the street perspective.	Openings in question have been updated as recommended.
Current Planning	46e	Sheet 54 and Sheet 55 Elevations and Perspectives	Akida Rouzi & Emily Bazemore	Please add street name on elevation titles below to orient the reviewer.	Street names have been added
Current Planning	46f	Sheet 54 and Sheet 55 Elevations and Perspectives	Akida Rouzi & Emily Bazemore	The elevation area immediately west of Broad Street entrance seems to have changed to a darker tone of finish and material compared with the CDP architectural packet. This also seems to be the case for the rest of the ground level elevation, but this may be a difference in the rendered image. Please clarify.	This appears to be a difference in rendering.
Current Planning	47	Ground Level Plan	Akida Rouzi & Emily Bazemore	Include a ground level use floor plan similar to pages 3 & 4 of the approved CDP/architectural packet.	Ground floor plans are included with the resubmission.
Current Planning	48	Courtyards and Mezzanine Levels	Akida Rouzi & Emily Bazemore	Include roof and courtyard plan views similar to page 6 through 11 of the CDP/architectural packet	L4 and Roof plans are included with the resubmission.
Current Planning	49g	West (Washington St.) Elevation	Akida Rouzi & Emily Bazemore	The area which used to be allocated for public art/mural appears blank in the current submission.	Mural locations have been noted.

				Please label as future public art/mural, and confirm timing and process for installation of said mural.	
Current Planning	49h	West (Washington St.) Elevation	Akida Rouzi & Emily Bazemore	The CDP architectural set showed a break/hyphen on the city lot portion which appears to be lost in the site plan. Please clarify.	Elevations shown are mostly consistent with what was approved at CDP. The increased setback along Park Place necessitated minor changes to the west facade. This minor change and the reasoning behind it was noted and discussed at the AAB without issues.
Current Planning	49i	West (Washington St.) Elevation	Akida Rouzi & Emily Bazemore	The rear elevation for the city lot portion of the project still appears flat. Is there any opportunities to modulate the façade and/or provide variations at the roof line?	see comment response to 49h.
Current Planning	50	Lawton Street Perspective	Akida Rouzi & Emily Bazemore	Is there a rendered perspective of Lawton Street elevation similar to page 28 of the CDP architectural set?	Requested rendering has been included in the resubmission.
Current Planning	51	Project Signage	Akida Rouzi & Emily Bazemore	Provide Comprehensive Signage Plan (CSP) for the project including the following uses: ground floor retail, Whole Foods, theater, residential and parking garage. For the parking garage, please include interior and exterior signage per VC # 8. ii. Additionally, the signage packet requires separate review and action by the AAB, and BZA if variances are required.	Included with resubmission is an initial building signage plan including initial signage and wayfinding concepts shown on the circulation plan.
Current Planning	52	Additional Perspectives and Views	Akida Rouzi &	Please consider providing rendered perspectives and views of the public plaza	These perspectives have been provided on sheet 56.

			Emily Bazemore	and the Lawton Street park similar to those included with the CDP.	
--	--	--	----------------	--	--

Department of Public Works – Attachment 1					
Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
DPW	1	Voluntary Concession 10, Sheet 66	Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	The proposed signal is not what was discussed and agree on by DPW, please see sketch below, our expectation is that the plan will be updated based on the sketch below.	Traffic signal plan in the current submission has been coordinated with DPW.
DPW	2	Signage and Striping Plan, Sheet 23	Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	The existing signal poles and heads should be shown at the intersection Park Ave and N. Washington Street.	Traffic signal plan in the current submission has been coordinated with DPW.
DPW	3	Multiple Sheets	Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	Park Avenue street name is not visible in multiple sheets. Please correct.	Added matchlines and sheets 5a, 9a, 10a, and 12a. Expanded view of sheet 23 to include Park Avenue.
DPW	4		Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	Decorative brick crosswalk on public streets shall have 6" striping on the outside of the concrete.	6" striping added (see sheet 23).
DPW	5	Signage and Striping Plan, Sheet 23	Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	Add a centerline on Park Place if it meets MUTCD criteria.	Centerline added to Park Place.
DPW	6		Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	Parking should be restricted to one side only on Park Pl as part of this project, therefore; the signage and marking plan needs to be updated to reflect this.	No parking sign added. Fire lane signs also proposed on both sides near the dead end to allow of fire truck turnaround movements (see sheet 48).
DPW	7		Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	Autoturn exhibits indicate that eastbound Broad St left turning maneuver of WB-67 onto the driveway entrance cannot be accommodated without	Entrance has been widened to accommodate turning WB-67 vehicle.

				encroaching onto the curb, sheets also reveal difficulty with safe turning movements of the WB-67 internal to the site when exiting the site, please address.	
DPW	8		Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	The proposed design does not accommodate feasible fire truck turning movement into and out of Park Washington Ct without encroaching onto the proposed curb and planting area on south side of Park Pl, please address.	New garage entrance location allows for fire truck to turn around without encroaching on any curbs.
DPW	9	Traffic Signal Modification Plan (TS2)	Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	Update signal plan legend for consistency. (e.g. camera and junction box symbols.)	Signal plan has been updated in accordance with the sketch provided by the city.
DPW	10	Traffic Signal Modification Plan (TS2)	Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	All existing signal heads and signs should be shown in gray.	Signal plan has been updated in accordance with the sketch provided by the city.
DPW	11	Traffic Signal Modification Plan (TS2)	Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	The NE pole location detail should show distance from edge of the curb on Park Place. There should be two distances from two fix location to accurately show the pole location.	Signal plan has been updated in accordance with the sketch provided by the city.
DPW	12	Traffic Signal Modification Plan (TS2)	Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	Provide documentation to support walk intervals shown in Phase Timing Table.	Signal plan has been updated in accordance with the sketch provided by the city.
DPW	13	Traffic Signal Modification Plan (TS2)	Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	Provide documentation to support clearance intervals timing shown in Phase Timing Table.	Signal plan has been updated in accordance with the sketch provided by the city.
DPW	14	Traffic Signal Modification Plan (TS2)	Ali Khavari, Ana Mazidi, Tara Hoff,	Please provide synchro reports for queue and signal timing of Park Place	Signal plan has been updated in accordance with the

			and Zak Bradley	and Park Avenue cluster intersection.	sketch provided by the city.
DPW	15	Traffic Signal Modification Plan (TS2)	Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	Revise phase 3 detection zone from current dash line to solid line as this is a proposed phase.	Signal plan has been updated in accordance with the sketch provided by the city.
DPW	16	Traffic Signal Modification Plan (TS2)	Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	Detection zones and cameras are missing on Washington Street at its intersection with Park Place.	Signal plan has been updated in accordance with the sketch provided by the city.
DPW	17		Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	Please indicate whether a recent study exists that shows what the design speed is on Broad St in vicinity of the site. AASHTO recommends left-turning vehicle ISD of 280 ft for 25 MPH design speed and 335 ft for 30 MPH design speed, introduce measures to improve the available sight distance for exiting traffic especially those turning left). Measures should be taken to improve sight distance for traffic exiting garage entrance 1 on Park Pl as well.	Signal plan has been updated in accordance with the sketch provided by the city.
DPW	18	Signage and Striping plan (Sheet 23) Pavement Marking & Striping Plan (TS4)	Ali Khavari, Ana Mazidi, Tara Hoff, and Zak Bradley	The pavement marking shown in Signage and Striping plan (Sheet 23) should be consistent with Pavement Marking & Striping Plan (TS4) included in Traffic Signal Modification Plan. Please revise for consistency.	The Signage and Striping Plan has been revised and is consistent with the Traffic Signal Modification Plan.

Department of Public Works – Attachment 2

Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
DPW	1	Stormwater Management	Andre Prince	Total Land Disturbance Area exceeds 1 Acre. Registration	Confirmed. Registration

				Statement, Stormwater Pollution Prevention Plan (SWPPP), Approved Erosion & Sediment Control Plan and Approved Stormwater Management Plan required. All four parcels are being developed as common plan whose area exceeds 1 acre.	statement will be required.
DPW	2	Stormwater Management	Andre Prince	If Land Disturbance Area does increase impervious cover over pre-development conditions. Increased impervious area cannot exceed 0.41 lbs/acre/yr of phosphorus discharge and on the remainder of the site phosphorus must be reduced by 20% below pre-development phosphorus load.	VRRM on sheet 35 confirms this development meets these requirements.
DPW	3	Stormwater Management	Andre Prince	Please provide total impervious area in pre-development conditions and total impervious area in post-development conditions?	This information is shown on the existing and proposed conditions maps and legends on sheets 34.
DPW	4	Stormwater Management	Andre Prince	When is construction expected to start?	Rough estimate Spring 2022.
DPW	5	Stormwater Management	Andre Prince	Provide names of nearby streams to which stormwater will discharge. Highlight whether any TMDL or Waste Load Allocations are in effect for such streams and pollution prevention measures to be implemented in registration statement	A Watershed Information Sheet 34A has been added to the plans detailing downstream water resources and their impairments. Pollution prevention measures will be included with the registration statement.
DPW	6	Stormwater Management	Andre Prince	Are extensive green roof practices being considered to reduce runoff and pollutant load from rooftop impervious surfaces?	Green roof practices for SWM purposes are not proposed. Water quality requirements are being met by the manufactured treatment device.

DPW	7	Stormwater Management	Andre Prince	Are permeable pavers being considered for sidewalks or parking areas surrounding the building?	Permeable pavers for SWM purposes are not proposed.
DPW	8	Stormwater Management	Andre Prince	Sanitary sewer capacity analysis required for sanitary connections on Lawton and E. Broad Street..Design phase item..	Sanitary sewer capacity analysis provided on sheet 33.
DPW	9	Stormwater Management	Andre Prince	What size stormwater pipelines are being proposed around the building circumference? Design phase item..	Storm pipe sizes are provided on sheets 16, 41, and 42.
DPW	10	Stormwater Management	Andre Prince	Are infiltration facilities or open spaces being considered in any of the court yard areas?	No infiltration facilities proposed.

Department of Environmental Sustainability – Attachment 3					
Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
DES	1		Kate Walker	The Voluntary Concessions (VCs) document states that EV charger locations “will be determined at Site Plan approval”, but I do not see them on this submission. Given that significant electrical power delivery will be required, delaying charger type and location selection may cause unnecessary challenges and expense. Electrical supply, conduit routing and charger types should all be shown on the site plan. Priority should be given to making chargers available for residents. It may be worth considering completing additional charger installations, beyond that proposed in the VCs, during the construction phase of this project, to meet the demand likely to exist by the time construction is complete,	Refer to MV+A garage plans for charging stations and schematic conduit runs. Conduit locations will be fully coordinated during CD’s and construction

				and avoid what may be high future costs – see the appended discussion and recommendations from the City’s Environmental Sustainability Council Energy Transition Subcommittee.	
ESC - ETS	1		Jon Ward	Developers should install at least level 2 EV charging stations in 5% of all parking spaces included in the proposed project	EV charging stations provided per VC’s. Locations of charging stations included on plans.
ESC - ETS	2		Jon Ward	Developers should plan for future expansion of EV charging station requirements to at least 50% of the parking spaces in the building. This plan should be submitted to the City as part of its Special Exception review process.	EV charging future expansion arrangements provided per VC’s.

Fairfax Water – Water Main Construction Notes – Attachment 4					
Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
Fairfax Water	1			All water main construction, testing and sampling shall comply with the requirements and specifications of Fairfax Water’s Construction Practice Manual and the requirements of the Fairfax County Public Facilities Manual. All water main, fittings and appurtenances shall comply with Fairfax Water’s “Approved Products List”. The Construction Practice Manual and Approved Products List may be found on the FW website at www.fairfaxwater.org .	Water Main Construction Notes added to sheet 4.
Fairfax Water	2			The developer shall request inspection by Fairfax Water three days prior to commencing construction of the water main (phone	Water Main Construction Notes added to sheet 4.

				number 703-289-6388 or 6389).	
Fairfax Water	3			No water main construction is permitted, or valves operated without prior notification of Fairfax Water (phone number 703-289-6388 or 6389).	Water Main Construction Notes added to sheet 4.
Fairfax Water	4			Maximum working pressure shall be _60_PSI.	Water Main Construction Notes added to sheet 4.
Fairfax Water	5			The developer will be responsible for any relocation or removal of water mains and appurtenances due to the development of this property. Service lines which will no longer be used shall be removed and disconnected at the water main by the developer, and the corporation stop shut-off and capped, or removed and plugged (with a tapered plug) as directed by the Fairfax Water Inspector. The developer may also be required to use additional pipe restraint or alternative construction methods not shown on the plans if field conditions warrant, as determined by the Fairfax Water Inspector.	Water Main Construction Notes added to sheet 4.
Fairfax Water	6			All new and existing valve boxes must be fully adjusted to conform to the final asphalt grade. No paving adjusters will be permitted.	Water Main Construction Notes added to sheet 4.
Fairfax Water	7			All new hydrants shall be installed with factory shop coatings to match the following: o Hydrant barrel: Kennedy Safety Red or Mueller Red #10 & Tops and caps:	Water Main Construction Notes added to sheet 4.

				Kennedy Silver or Mueller Silver #18 or o Hydrant barrel and caps: Kennedy Silver or Mueller Silver #18 & Tops: Kennedy Safety Red or Mueller Red #10	
Fairfax Water	8			All new D.I.P. water main shall be wrapped with polyethylene encasement. There shall be a 6- inch envelope of 21A select fill for all polyethylene wrapped water main. See the trench details on the current version of FW Standard Details. These details may be found on the FW website at www.fairfaxwater.org .	Water Main Construction Notes added to sheet 4.
Fairfax Water	9			When connecting to an existing water main, contractor must excavate and expose nearest valve in the presence of a Fairfax Water Inspector in order to determine the condition of its restraint. If FW Inspector deems it necessary, contractor must restrain the valve or replace the restraint system.	Water Main Construction Notes added to sheet 4.
Fairfax Water	10			During wet tap installations the contractor shall save and tag the coupon clearly showing the date, location, diameter and pipe material. The tagged coupon shall be given to Fairfax Water's inspector for further processing. If any pipe is to be abandoned, prior to capping the main, a small section of pipe shall be removed, tagged as described above and given to the Fairfax Water inspector.	Water Main Construction Notes added to sheet 4.

Fairfax Water	11			Fire lines shall be privately owned and maintained by the property owner. Fairfax Water's ownership and maintenance responsibility includes and stops at the branch valve at Fairfax Water's main in the right-of-way or easement.	Water Main Construction Notes added to sheet 4.
---------------	----	--	--	--	---

DRC Review – Attachment 5

Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
DRC	1		John Russell	Verify if this is a High rise. Per VBC2015 (high Rise)- high building with an occupied floor located more than 75 ft above the lowest level of fire department vehicle access.	Building is a high rise.
DRC	2		John Russell	Provide a new plan sheet for the fire truck turn around.	Fire truck turns provided on sheet 45.
DRC	3		John Russell	Provide a second FDC on Park Ave	FDC's have been located as follows; 1 FDC on E. Broad street at Fire command center., and 1 on North Park Place near the lobby entry.
DRC	4		John Russell	location of the Fire Control Center	Refer to floor plans, FCC located on E. Broad street.
DRC	5		John Russell	It appears that vehicles leaving the new parking garage exit will be blocked by the fire truck and emergency responders on park place.	Fire turns are shown entering the garage entrances/exits, but we are not proposing they park blocking the entrances for extended periods.

Henry Lane – Attachment 6

Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
	1		Henry Lane	We need to ensure that the egress routes out of the building are not blocked by any vehicles entering or leaving the area including emergency apparatus.	FDC's have been located as follows; 1 FDC on E. Broad street at Fire command center., and 1 on

				<p>To reduce traffic congestion on Broad and Washington. Park Place will be the best location for fire apparatus. I know Lawton street was also an option for fire apparatus. Park Place side of the building should have an additional fire department connection (FDC) that is inter- connected with the whole structure. With a building of this size two FDCs are recommended to ensure adequate coverage should one become disabled.</p> <p>We, to include John Russell and myself need to meet with developers and planners to work out details of building features</p>	North Park Place near the lobby entry.
--	--	--	--	--	--

Community Planning & Economic Development Services – Attachment 7					
Questions					
Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
Community Planning & Economic Development Services	N/A	The Issue	Akida Rouzi	The new parking layout, specifically, the proposed location of the public parking spaces is not consistent with the approved CDP. The new configuration loses direct automobile and pedestrian access to and from Park Place, connectivity to adjacent businesses, and general accessibility and convenience of the garage layout.	<p>Please refer to current plans submitted as part of the Site Plan responses.</p> <p>The layout shown is consistent with what was discussed with Falls Church City Staff on 6/28/21.</p>
Community Planning & Economic Development Services	1a	Design Objectives	Akida Rouzi	What are the parking needs of the various building users?	Refer to plans & PMP. Uses include; Residential, Retail, Public, and Grocery.
Community Planning & Economic	2a	Garage Layout and Design	Akida Rouzi	Where are the entrances/exits to and from different uses on each level?	Please refer to plans provided with resubmission.

Development Services					
Community Planning & Economic Development Services	2b	Garage Layout and Design	Akida Rouzi	How will drivers circulate the garage using either the Broad Street or Park Pl entrance/exit for each use in the building as well as the general public parking?	Circulation plan has been included w/ resubmission.
Community Planning & Economic Development Services	2c	Garage Layout and Design	Akida Rouzi	How will pedestrians circulate within and out of the garage from each parking category/use (i.e. Whole Foods, retail, public parking and residential)?	Circulation plan has been included w/ resubmission.
Community Planning & Economic Development Services	2d	Garage Layout and Design	Akida Rouzi	Where are elevators and lobbies and how do they function in relations to each use and parking category (e.g. access to lobbies – residential and public lobbies and how they interact)?	Circulation plan has been included w/ resubmission.
Community Planning & Economic Development Services	2e	Garage Layout and Design	Akida Rouzi	What happens in the striped area by the public parking entrance on P-4?	Please refer to updated plans.
Community Planning & Economic Development Services	2f	Garage Layout and Design	Akida Rouzi	The transformers placed along west side of the garage – seems that there could be a conflict between access to the transformers and use of the driveway. How often does maintenance occur? Would the driveway be blocked during business hours?	Please refer to updated plans. Transformer working clearances have been provided in front of transformers and do not conflict with drive aisle.
Community Planning & Economic Development Services	3a	Garage Management and Signage	Akida Rouzi	How will each use be signed, specifically public parking within and exterior of the garage?	Please refer to building signage exhibit and Circulation plan for initial signage concepts.
Community Planning & Economic Development Services	3b	Garage Management and Signage	Akida Rouzi	How is the 24 hr access to public parking spaces achieved both from operational and signage perspectives?	Owner will provide technology-based parking system similar to 'Park Mobile', there will be no gates to restrict public parking.

Community Planning & Economic Development Services	3c	Garage Management and Signage	Akida Rouzi	What is the functional difference between public parking and general retail parking, especially on P-3? How will the VC commitment to use the 74 retail spaces for paid public parking be achieved from operational and signage perspective?	Owner will provide technology-based parking system similar to 'Park Mobile', there will be no gates to restrict public parking. Initial signage concepts are shown on the circulation plan, signage for different uses can be varied.
Community Planning & Economic Development Services	3d	Garage Management and Signage	Akida Rouzi	Parking Management Plan on Sheet 50 of Site Plan states "dedicated retail and signage will be provided" – how many spaces and where are they?	Please refer to PMP and updated garage plans.

Staff Recommendation

Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
Community Planning & Economic Development Services	1	City Design Objectives	Akida Rouzi	Provide easy driver and pedestrian access to and from surrounding businesses.	Refer to circulation plan information.
Community Planning & Economic Development Services	2	City Design Objectives	Akida Rouzi	Limit spillover parking of Whole Foods shoppers into general retail and public Parking.	WFM to have direct access to store from their parking field. No other level of parking has access to WFM.
Community Planning & Economic Development Services	1	Layout Options	Akida Rouzi	Option A (preferred) – put all 64 public parking spaces in the city lot portion of the garage with direct access from Park Place per the approved CDP, and provide the following: a. Large visible signage at the garage entrance on Park (both west and north elevations) as shown on page 29 of the CDP/architectural packet b. The public parking garage entrance should be located on Park Place at the	Please refer to current plans submitted as part of the Site Plan responses. The layout shown is consistent with what was discussed with Falls Church City Staff on 6/28/21.

				northwest corner of the city lot structure per the approved CDP c. Provide striped pedestrian walkway(s) that leads out onto Park Place through the garage, and if feasible, explore pedestrian access/door on west side of the city lot structure	
Community Planning & Economic Development Services	2	Layout Options	Akida Rouzi	Option B (if option A is not feasible) – put the 64 public parking spaces on west side of P-4, closest to the first entrance on Park Place, with direct access from Park Place. Move equal number of Whole Foods parking to P-3 to make up for the total desired spaces. a. One suggestion is the Whole Foods employees could park on P-3 while reserving P-4 spaces for customers b. The first entrance on Park Place should be the public parking entrance, and the second entrance should be Whole Foods entrance c. There should be a separation between the Whole Foods and public parking to prevent grocery users from using the public parking spaces d. Exterior signage should be provided for both Public Parking portion of the garage just above the first entrance (see 1.a.), and Whole Foods portion clearly designating each	See previous comment response.
Building Official Comments					
Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
Community Planning & Economic	1		Akida Rouzi	Parking will need to comply with accessibility guidelines for the amount of parking	Please refer to PMP and Garage plans for

Development Services				spaces and location of the accessible parking spaces. The ADA parking spaces need to be the closest parking spaces to the store served (Thompsons and Beach shack) the number is based on occupant load (currently they both require 2 for each restaurant). There can be no parking spaces between the store and accessible parking spaces. It appears this might be the case with the design as shown.	Accessible parking space tabulation.
----------------------	--	--	--	--	--------------------------------------

Interim and Permanent Public Parking Plan – Attachment 8					
Interim Parking Plan					
Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
	1a	Number of Spaces		A minimum of 64 public parking spaces shall be available at all times during construction initial construction of Broad and Washington (the "Project"), which period runs from issuance of the first building permit through issuance of a the initial Certificate of Occupancy for the public parking spaces within the Project's garage (the "Construction Period").	Sheets 50A and 50B detail the interim public parking plan.
	1b	Hours		All public parking spaces shall be available to the public during regular business hours of Clare and Don's Beach Shack, Thompsons Italian, and the State Theater (collectively the "Adjacent Businesses") and their evening and weekend hours when parking is provide at a remote location, which hours are in effect at the	Sheet 50B details the remote parking agreements in place.

				time of the Project's site plan approval.	
	1c	Proximity		<p>All public parking shall be maintained on the existing public parking lot, a temporary parking lot on the Project's property during construction of the Project, with an exception as follows:</p> <ul style="list-style-type: none"> i. The public parking may be provided at a remote location for a period no longer than 6 months, unless a longer period is approved 1) by the City Manager, which approval may be granted only upon certification by the City Manager that Broad and Washington, LLC, or its successors and assigns (the "Developer") has used commercially reasonable efforts to construct the project, but despite those efforts is not able to relocate public parking onto the Project property within the 6 month time period, or 2) on an appeal of the City Manager's decision to the City Council; ii. No further than 800 feet from the intersection of Park Place and Washington Street; and iii. While public parking is provided in a remote location, the Developer agrees to provide valet parking to such remote lot at no cost to the Clare and Dons and Thompson Italian on nights and weekends for the hours that businesses are open; and iv. A final valet parking management plan with specific details related to 	Sheets 50A and 50B detail the interim public parking plan.

				level of services and hours will be finalized in coordination with the Clare and Dons and Thompson Italian prior to the Project's site plan approval. The final valet parking management plan will at a minimum include a level of service at industry standard levels for sit down restaurants and hours aligned with peak evening service for Clare and Dons and Thompson Italian.	
	1d			The location of temporary parking and details of the valet parking requirements shall be established at the Project's site plan approval	Sheets 50A and 50B detail the interim public parking plan.
	1e	Wayfinding and Public Parking Signage		i. As part of a final interim parking plan, the Developer will include detailed wayfinding signage for each phase of construction. Attachment 8 ii. The wayfinding and public parking signage will conform to the City's adopted wayfinding and public parking signage and will be provided at the Developer's sole cost.	Sheets 50A and 50B detail the interim public parking plan.
	1f	Duration		All public parking shall be available during the entire Construction Period.	Sheets 50A and 50B detail the interim public parking plan.
	1g	Coordination with Adjacent Businesses		Clare and Dons and Thompson Italian support the Broad and Washington Project. The Developer agrees to continued dialog and coordination with the State Theater to address their concerns, and to reach a reasonable resolution on the parking issues.	The Developer continues to coordinate with the neighbors. Sheets 50A and 50B detail the interim public parking plan.

Permanent Public Parking Plan – Post-Development

Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
------------	------------	-------------	----------	---------	------------------

	2a	Access Hours		A voluntary concession will commit to 24-hour access to the public parking spaces via a perpetual public easement.	The current intent is for there to be 24 hour unrestricted access to the spaces designated for public and retail use.
	2b	Location		The Project's Conceptual Development Plan will show the location of the City's permanent public parking spaces.	Please refer to current plans for proposed locations of public parking.
	2c	Signage		The Developer will provide public parking and wayfinding signage on the exterior of the Property and on the building. The amount and location of the public parking and wayfinding signage will be determined prior to Site Plan and incorporated into a final Permanent Parking Plan, as provided in the Voluntary Concessions. The public parking and wayfinding signage will conform to the City's adopted wayfinding and public parking signage and be provided at the Developer's sole cost. The Developer will provide public parking and signage within the parking garage to direct the public to the dedicated public parking spaces and paid parking spaces located within the parking garage.	Please refer to A110 Circulation Plan for initial interior signage strategies and Exterior Sign Elevation sheet for building mounted signage.
	2d	Vehicular and Pedestrian Access to Parking Spaces		Access to public parking spaces shall be unimpeded, such as by operational control gates. That access shall be protected by a public ingress/egress easement. Convenient pedestrian access ingress/egress routes to the public parking spaces shall also be delineated and	There are no control gates impeding public parking spaces.

				protected by public access easements.	
	2e	Enforcement		The developer will enforce use of the public parking spaces, to ensure that they are not being used by the Project's apartment residents.	The current intent is for there to be 24 hour unrestricted access to the spaces designated for public and retail use. Each space will have a park-mobile-like reader installed to monitor parking time, and potentially be used as a station for retailers to reimburse parking for their customers. Through signage and markings, the spaces designated for each use will be clearly identified.
	2f	Unreserved Spaces		All non-reserved spaces (which is expected to include 74 spaces) may be used for paid public parking by members of the general public seven (7) days per week, 24 hours per day, regardless of whether they are patrons of one or more of the businesses or other occupants of the site. Developer will charge one parking rate for all vehicles parking in non-reserved spaces. Notwithstanding the preceding sentence, Developer, businesses in the project, and businesses located nearby may validate parking for their patrons. Additionally, Developer may modify and change parking rates, including implementation of dynamic pricing, at its sole discretion so long as the fees charged are the same for all vehicles parking in the non-reserved	The current intent is for there to be 24 hour unrestricted access to the spaces designated for public and retail use. Each space will have a park-mobile-like reader installed to monitor parking time, and potentially be used as a station for retailers to reimburse parking for their customers. Through signage and markings, the spaces designated for each use will be clearly identified.

				spaces. Additionally, Developer, Creative Cauldron, or any other future theater or community user may provide free or reduced rate parking for performances or other special events associated with Creative Cauldron or another theater or community user. For the purposes of this section, "nonreserved spaces" means all parking spaces other than those reserved for residential use, grocery store use, and dedicated public parking. It is understood that there are approximately 74 non-reserved spaces reflected in Purchaser's current zoning plans for the Project.	
--	--	--	--	---	--

City Council of the City of Falls Church – Resolution – Attachment 9					
Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
City Council	1		Celeste Heath	The base-line alternate of the nine studio units at 40% Area Median Income (AMI) and nine two bedroom units at 60% is preferred	ADU Tabs provided on sheet 3.
City Council	2		Celeste Heath	15 additional studio units at 80% AMI is preferred	ADU Tabs provided on sheet 3.
City Council	3		Celeste Heath	The cost of those additional units is to be deducted from the Voluntary Concession #6 and from Voluntary Concession #13, pursuant to the cost formula voluntarily offered by the Developer in Voluntary Concession #12	ADU Tabs provided on sheet 3.
City Council	4		Celeste Heath	the City Manager is hereby authorized and directed to communicate this preference to the Developer, and confirm in writing to the City Council that this preference is in	ADU Tabs provided on sheet 3.

				fact reflected by the Developer in the site plan documents, within 30 days of such time that the Site Plan is submitted.	
--	--	--	--	--	--

BW staff review for VC compliance– Attachment 10					
Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
	1		Jamal Matthews	In any case the only thing I found was on page 24 of the site plan which shows what looks to be infrastructure labeled "FO" that looks related to our core fiber infrastructure VC need. If that line labeled "FO" is indeed our request, I made markups to what I see are missing aspects. The first is a minor miss now showing an orange box on the east side of the new driveway off of Broad – we need pull boxes/hand vaults on both sides of any roadway or driveway.	See sheet 16 for utility plan with City Fiber shown and revised to address your comments.
	2		Jamal Matthews	Now the remainder of my markups are in pink since I am not 100% certain, but I thought this development was doing intersection work as part of their other VCs to the project. And from a fast review, especially on page 24, it looks as if they are extending their work into the intersections of Broad & Washington, Broad & Lawton, and Washington & Park Place. If this is the case then the extended infrastructure would be part of the core infrastructure needs would be to extend across those intersections as shown in pink with the boxes representing the pull boxes.	See sheet 16 for utility plan with City Fiber shown and revised to address your comments.

	3		Jamal Matthews	Also for future developments, we really need either a page clearly calling out the core fiber infrastructure VC, or at least dedicated color and legend with the specific page directly called out to us that is not too jumbled with other infrastructure. Searching through 70 something pages to find our 1 needle in the haystack is a lot to look for, especially if they did not clearly call out as with West Falls Church (WFC).	See sheet 16 for utility plan with City Fiber shown and called out and revised to address your comments.
--	---	--	----------------	--	--

DPW Review Comments - General					
Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
DPW	1	General	Andre Prince	Sanitary sewer capacity analysis was provided. Pipes seem to have capacity to accommodate proposed design flows.	Confirmed.
DPW	2	General	Andre Prince	How were slopes verified for purposes of this capacity analysis?	Slopes within the direct vicinity of the projects were obtained from a field survey. Slopes for downstream analysis were taken from City GIS data and confirmed by GKY at the request of DPW.
DPW	3	General	Andre Prince	Where did you verify 10-year 24-hr storm intensity value?	Local NOAA rainfall depths and NOAA_C rainfall distribution were used for the 10-year analysis.
DPW	4	General	Andre Prince	Unsure as to how post development run off was reconciled to meet water quantity and outfall protection standards for Area B. Please clarify.	The Water Quantity and Adequate Outfall Narratives on sheet 34 detail how the requirements are being met through detention and the

					routing is provided on sheets 36-38.
--	--	--	--	--	--------------------------------------

DPW Review Comments – Trash, Recycling, Dumpsters					
Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
DPW	1	Trash and Recycling	Lonnie Marquetti	Incorrect specs for the trash and recycling cans are shown on the plan. Use the provided specs.	Trash and recycling specs provided on Hardscape Details sheet.
DPW	2	Dumpsters	Lonnie Marquetti	Show the dumpsters on the plans.	Please refer to P1 level for retail trash area. Grocery tenant has 2 dedicated compactors north of the loading dock.
DPW	3	Trash and Recycling	Lonnie Marquetti	Only trash cans on Broad and Washington Streets will be serviced by the City of Falls Church. All others will be the owner's responsibility.	Noted.

DPW Insight Comments – Urban Forestry					
Department	Comment ID	Sheet/Topic	Reviewer	Comment	Comment Response
Urban Forestry Commission	1	Page 10 Suggested Streetscape Plants	Amy Crumpton	<i>Ilex glabra</i> 'Nigra' - Inkberry - 30-36" - This is the female plant, so need a few male plants mixed in to produce berries to give it wildlife value. May not be easy to find male 'Nordic' which may also be too tall for the space 48". Not opposed to the choice necessarily, but this is an example of missing an opportunity to make every plant count in a small landscape design.	Acknowledged. We have included the male Nordic Inkberry in the plans and will do our best to procure it.
Urban Forestry Commission	2	Page 10 Suggested Streetscape Plants	Amy Crumpton	RR Rosa 'Radazz' - Knock Out Rose - 30" - These are way overused and look scraggly after blooming, plus no real habitat value. <u>Recommend instead a mix of:</u>	More detail has been added to the planting plans, including a diverse palette of mostly native species. Rose has been removed.

				<p><i>Schizachyrium scoparium</i> 'Standing Ovation' - Little Bluestem grass would provide great fall color and winter interest. A cultivar favored by the native plant landscaping community.</p> <p><i>Baptisia australis</i> 'Blueberry Sundae'</p> <p>- https://mtcubacenter.org/trials/baptisia/baptisia-blueberry-sundae/</p> <p>Both of these can handle salt spray and be much better at pulling water into the soil.</p>	
Urban Forestry Commission	3	Page 10 Suggested Streetscape Plants	Amy Crumpton	<p>LMR <i>Liriope muscari</i> 'Royal Purple' - 2 1/4" - This is a problematic plant, although clumping instead of spreading (<i>spicata</i>), the berries are still scattered by birds.</p> <p><u>Recommend instead:</u></p> <p><i>Carex laxiculmis</i> 'Bunny Blue' - Creeping Sedge with bluish tone favored in native plant design circles.</p>	Liriope has been removed and replaced with a diverse palette of mostly native species, including Bunny Blue Carex.
Urban Forestry Commission	4	Page 10 Suggested Buffer Yard Plants	Amy Crumpton	<p>RR Rosa 'Radazz' - Knock Out Rose - 30"</p> <p><u>Recommend instead:</u></p> <p><i>Hydrangea arborescens</i> - would provide wildlife value in addition to adding brightness and softer texture to the formality of the mostly evergreen plant palette in the shady buffer yard</p>	Diversity has been added to the buffer area, including Hydrangea. Rose has been removed.
Urban Forestry Commission	5	Page 10 Clarification on Unity Plaza construction	Amy Crumpton	<p>One clarification that the UFC asked for is whether or not there is a garage under the Broad & Washington corner plaza. If so, will soil volume be adequate for the selected trees? There is no slide in the above submission to describe the</p>	There is a garage structure under the plaza. Soil is built up above the structure to provide additional soil volume for the trees. Silva cells are not needed for stormwater

				plaza. If there is no garage underneath, can the developer maximize soil volume and incorporate planting trees beneath Silva Cells in order to amplify the plaza as a stormwater retention attribute?	management requirements and will not fit in the profile under the pavement. Sections through the plaza have been provided to illustrate the condition.
--	--	--	--	---	--

If you have any questions or require additional information, please call me at (703) 464-1000.

Thank you,



Joe Riley-Ryan, P.E.
Engineer