

De La Vega, Maritza

From: jhtcav <jhtcav@aol.com>
Sent: Monday, September 15, 2014 11:10 AM
To: Fiebe, Joanne K
Subject: Fwd: Development in Falls Church

John,

As we face opposition to the Seven Corners plan, I've been convinced that I'm seeing other high density development in the area. With some Google searching, I found the Mason Row project in Falls Church received preliminary BOS approval last month and will be located at Leesburg Pike and West St. See <http://www.fallschurchva.gov/1381/Broad-and-West-Redevelopment-Mason-Row> . The project would include the following:

- six-story mixed-use building with a ground floor retail use of 46,931 square feet;
- five-story residential multi-family rental apartments with 253 units above the one story ground floor retail spaces;
- four-story condominiums with 67 units; and
- five-story hotel with 150 guest rooms, 92k square feet

This will be roughly 460k sq ft of development on 3.91 acres or a FAR of at least 2.7. Although not quite as large as the Sears project it would be pretty similar and with a FAR of 2.8 versus 1.37 for Sears. Other recent projects in Falls Church include Northgate, Timmins Hill, 301 W Broad St (hole in the ground right now) and Pearson Square. All of them run on the order of 300 apartments plus some retail and all have a FAR of 2.5 or higher.

Best regards,
Marty