

WMATA WEST FALLS REZ + CDP/FDP JANUARY 2022

TAX MAP PARCELS 40-3 ((1)) 83, 84; 40-4 ((1)) 13; 40-4 ((2)) 1, 2



WMATA WEST FALLS REZ + CDP/FDP



EXISTING CONDITIONS



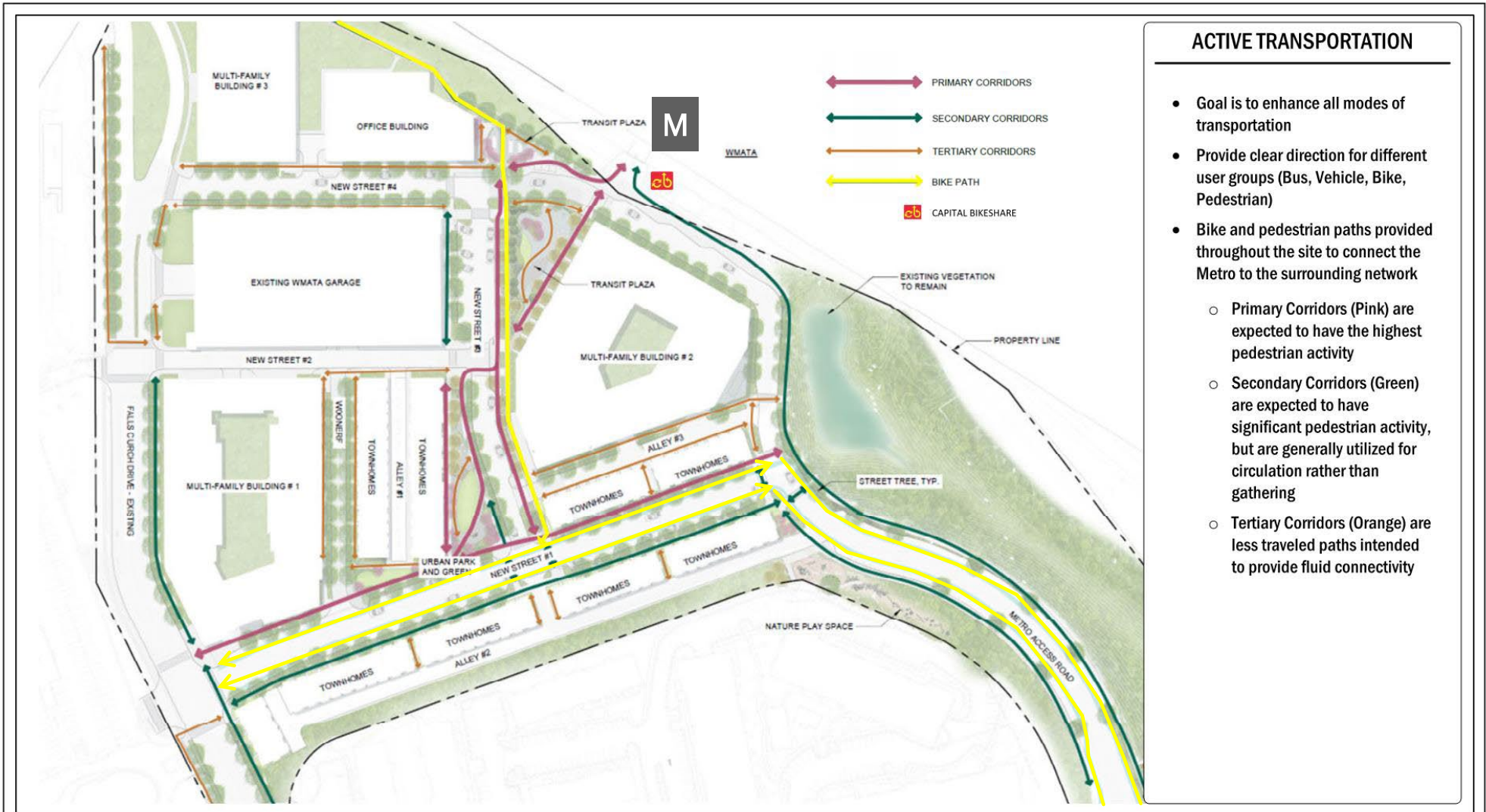
WMATA WEST FALLS REZ + CDP/FDP



Use	SF/Units
Residential (total)	Up to 900 units, inclusive of THs
Office	105,000-120,000 sf
Ground-floor community-serving retail or active uses	10,000 – 30,000 sf

Use	SF/Units
Residential Multifamily	MF1: 320 units MF2: 280 units <u>MF3: 210 units</u> Total: 810 units
Residential Townhomes (TH)	Approx. 70 - 90 units
Office	110,000 sf
Ground-floor community-serving retail or active uses	10,000 sf

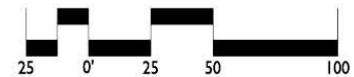
PROPOSED ACTIVE TRANSPORTATION



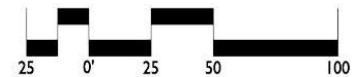
WMATA WEST FALLS REZ + CDP/FDP



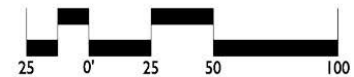
WMATA WEST FALLS REZ + CDP/FDP



WMATA WEST FALLS REZ + CDP/FDP



WMATA WEST FALLS REZ + CDP/FDP



WMATA WEST FALLS REZ + CDP/FDP

URBAN GREEN & PARK RENDERING



WMATA WEST FALLS REZ + CDP/FDP

VIEW TOWARDS METRO RENDERING





REZ + CDP/FDP ENTITLEMENT PROCESS

- Application submitted December 2021
- Community engagement & meetings throughout review process
- Public hearings for the Rezoning, CDP, and FDP for infrastructure and Phase 1 by Planning Commission and Board of Supervisors anticipated late 2022
- Following the site plan process, infrastructure (roads and WMATA bus/kiss & ride facilities) will begin construction in late 2023. Vertical construction, including first multifamily building (MF1) and townhomes to begin in spring 2024.



QUESTIONS/COMMENTS?

WMATA WEST FALLS REZ + CDP/FDP

