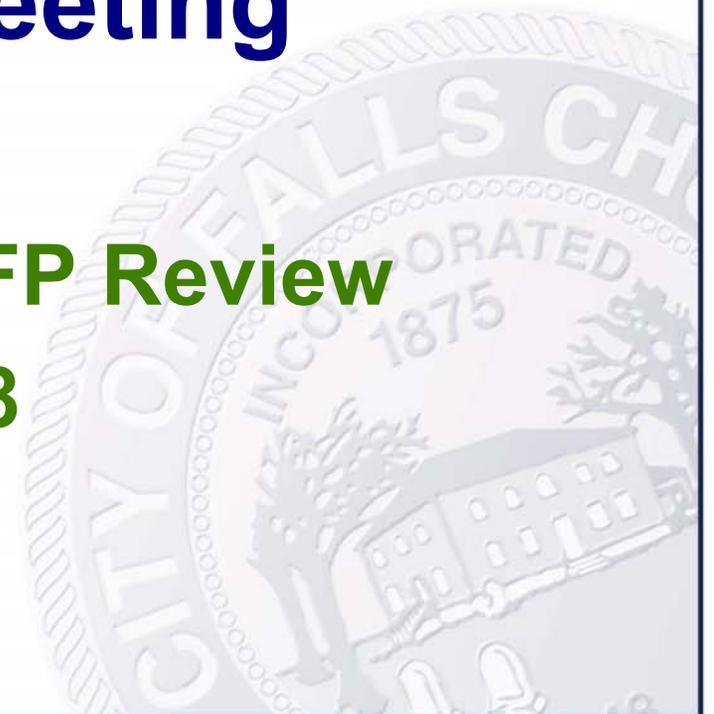


# **City Council Meeting**

## **West Falls Church RFP Review**

**June 4, 2018**



# **West Falls Church Economic Development**

- **Request for Conceptual Proposals**  
– Issued March 1
- **May 1: Six Proposals Received**
- **Conceptual Proposals posted:**  
**[www.fallschurchva.gov](http://www.fallschurchva.gov)**

# Comstock

RESPONSE FOR RFP #0501-18-WFC

## West Falls Church Economic Development Project

SUBMITTED:  
1 May 2018, 2:00 PM



PREPARED FOR:



Purchasing Office

Attn: Jim Wise  
400 North Washington St Ste 300-09  
Falls Church VA 22046

BY: **COMSTOCK**

1886 Metro Center Dr Ste 400 Reston VA 20190  
P: 703 883 1700

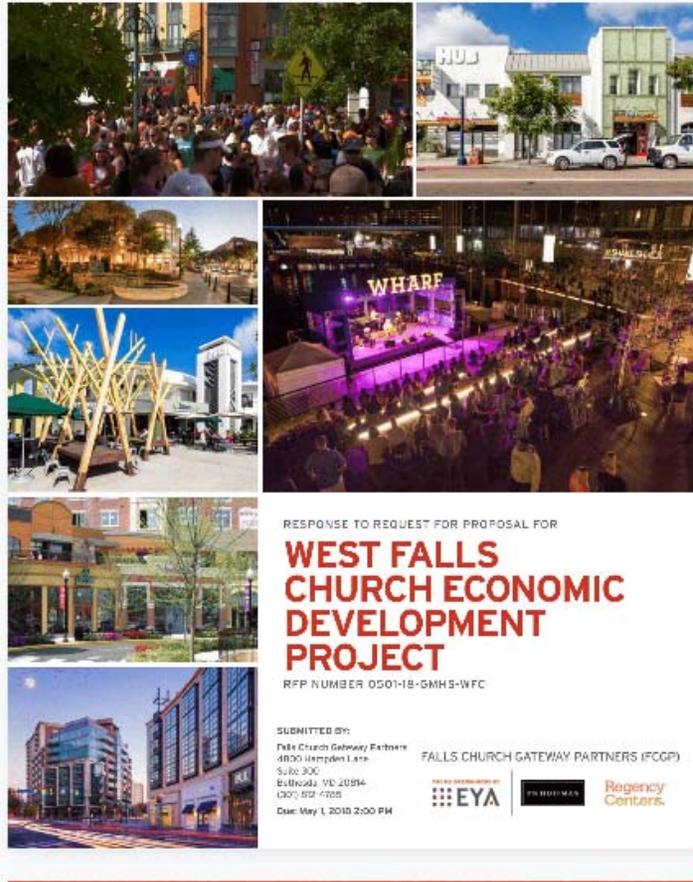
E: lbergner@comstockcompanies.com  
E: dzapponi@comstockpartnerslc.com

## Proposed Development Program

- 1.5M SF of total development
- 2 phases
- 7-9 stories in height
- 200k SF of office
- 80k SF of retail
- 200 key hotel
- 1,000 units of residential

June 4, 2018

# EYA, PN Hoffman, Regency



## Proposed Development Program

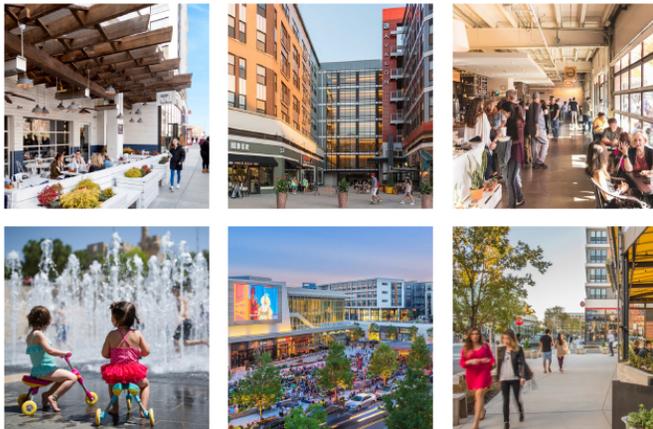
- 1.4 M Square feet
- 2 phases
- 340k SF office
- 150k SF retail
- 150k SF hotel
- 800k SF residential

# Fivesquares

## CITY OF FALLS CHURCH

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT

RESPONSE TO REQUEST FOR CONCEPTUAL PROPOSALS: RFP NO. 501-18-GMHS-WFC  
MAY 1, 2018



PRESENTED TO:  
CITY OF FALLS CHURCH  
ATTN: JIM WISE  
PROCUREMENT ADMINISTRATOR  
THE CITY OF FALLS CHURCH  
400 NORTH WASHINGTON STREET  
SUITE 300-09  
FALLS CHURCH, VIRGINIA 22046  
JWISE@FALLSCHURCHVA.GOV  
(703) 248-5007

OFFEROR:  
FIVESQUARES DEVELOPMENT  
ANDY ALTMAN  
MANAGING PRINCIPAL  
ONE THOMAS CIRCLE NW STE 200  
WASHINGTON, DC 20005  
ANDY@FIVESQUARESDEV.COM  
202-499-6944

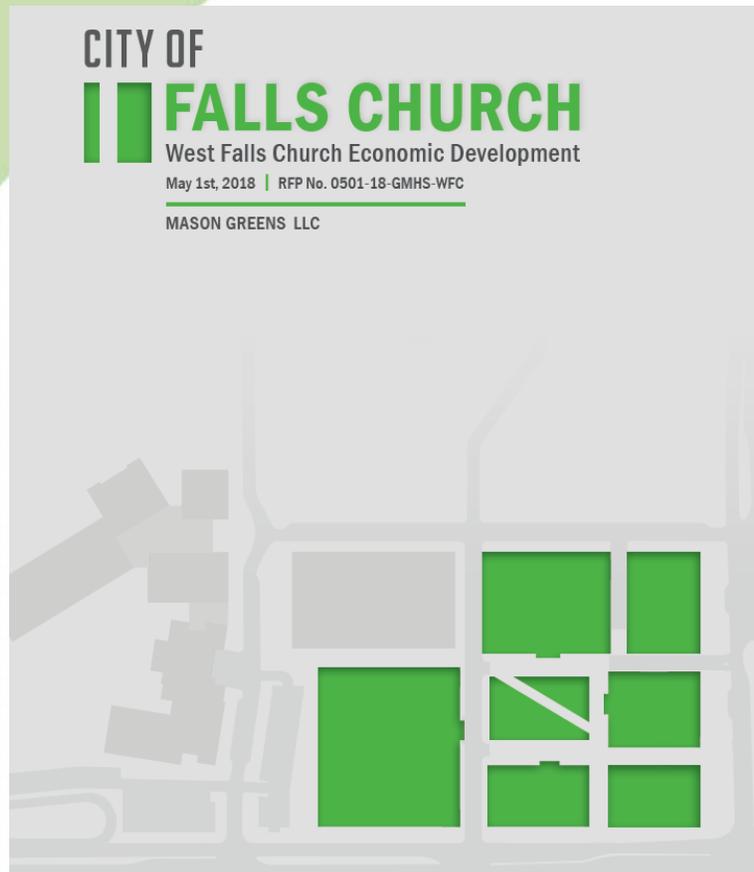
## Proposed Development Program

- 900k total SF
- 6-13 stories
- 150k SF Office
- 100k SF Retail
- 100k SF hotel
- 550k SF residential (150k senior)

June 4, 2018

5

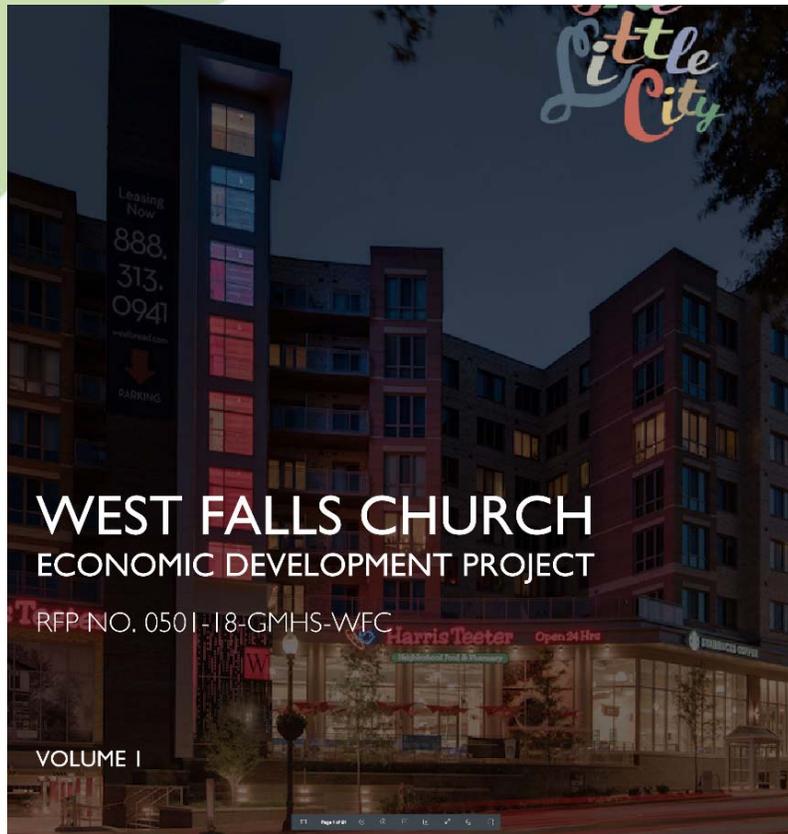
# Mason Greens (Republic)



## Proposed Development Program

- 1.2M SF of total development
- 7-13 stories
- 4 phases
- 130k SF office
- 150 key hotel
- 23k SF retail
- 800 units residential (300 senior)

# Rushmark



## Proposed Development Program

- **1.2M total square feet**
- **3 phases**
- **5-15 stories**
- **150k Office**
- **150k SF retail**
- **120 key hotel**
- **776 residential units**

# Skanska



## West Falls Church Economic Development Project

RFP No. 0501-18-GMHS-WFC

Submitted By  
SCD Acquisitions Mid Atlantic LLC  
(Skanska USA Commercial  
Development Inc.)

May 1, 2018

## Proposed Development Program

- 1.1M SF of development
- 3 phases
- 6-9 stories
- 117k SF of retail
- 170 key hotel
- 860 residential units  
(140 senior)

# Proposals Overview

| Proposal Feature           | Responses Received        |
|----------------------------|---------------------------|
| Total gross square footage | 900,000 up to 1.5 Million |
| Min. Height                | 5-7 stories               |
| Max Height                 | 9-13 stories              |
| Phases                     | 2 to 4 phases             |
| FAR                        | 2 - 3.5                   |
| Residential                | ~400k SF – 1.1M SF        |
| Office                     | ~130K SF – 340K SF        |
| Retail                     | ~20k SF – 150k SF         |
| Hotel                      | ~100k – 150k SF           |
| Public/Green Space         | ✓ Yes (all had some)      |
|                            |                           |