Medical Office and Senior Housing

There is a market-supported, near term opportunity to create senior housing connected to medical office space.

- Site and local market fundamentals cannot support traditional Class A office space
- Demand analysis and site analysis suggests medical office can be supported here and in area redevelopment

Medical Office Unmet Demand (2013-2030)

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Total Employment</td>
<td>1,897</td>
<td>2,156</td>
<td>2,452</td>
<td>2,787</td>
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<tr>
<td>Employment Growth</td>
<td>141</td>
<td>259</td>
<td>296</td>
<td>335</td>
</tr>
</tbody>
</table>

Summary of Recommendations

- Annex the remaining land within the ‘triangle’ into the City of Falls Church
- Develop plans for a gridded street network that creates redevelopment blocks
- Rezone all redevelopment land bays/parcels as mixed use
- Allow for the market to dictate phasing & uses. Short-term – (Medical Office, Senior Care/Millennial Targeted Housing, Limited Commercial)
- Consolidate and cover ‘yard storage operations’, create residual parcel(s) as excess for private redevelopment opportunities and consider land swaps
- Identify shared parking garage site and develop joint agreement for build/lease options
- Identify streetscape, pedestrian and park/open space improvements and incorporate into joint development agreement
- Promote Falls Church through placemaking; consideration into participation in Capital Bikeshare; focusing on Metro Station and WMATA interface w/Gordon Triangle

Recessed door handles, heavy duty hinges, non-smoking long term care design standards, energy efficient windows, 2,000 sf deduction from market demand as a result of new expected market activity on the Property Yard. Future on property boundary between City of Falls Church and WMATA.

Transportation/Walkability Enhancements

- Completion of the City of Falls Church high school redevelopment plan with WMATA will ensure more pedestrian activity in the Gordon Triangle Area.
- This project is expected to add to the existing street grid, and enhance accessibility to the Metro station.

Yard Storage Design Considerations

- Full utility community assets that are regional in nature
- Promote Falls Church through placemaking, not simply a place to park or pedal (BRT through)
- Consider Participation in B&A Share
- Focus on Metro Station and WMATA interface w/Gordon Triangle
- Develop Complete Streets Policy or Develop Focused Pathway w/ Wayfinding
- Utilizing Community Assets
- Health Care & Social Services Employment
- Retail Market
- Winter Studies, Walkable, Safe, Attractive, Easy to Access, Livable
- High Quality Use of Regional Amenities Will Support Local Businesses

Residential Market

- From data shows that the Falls Church submarket has a limited renter base relative to locations like the R-B Corridor
- What is present is towards Route 29

Rental Market

- Studio - $1.50 psf
- 1 BR - $2.00 - $2.25 psf
- 2 BR - $2.50 - $2.75 psf
- 3 BR - $3.00 psf

Bozzuto’s West Broad Street rendering: delivering in 2016

Gordon Road Triangle

ULI mTAP - Spring 2015

Gordon Road Triangle

Cumulative Medical Office Demand (2013-2030)

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<tr>
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<th>Total Employment</th>
<th>Employment Growth</th>
<th>Cumulative Medical Office Demand</th>
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<td>28,200</td>
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<td>2015-2020</td>
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<td>335</td>
<td>217,000</td>
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Gordon Road Triangle

Medicaid Demand  30%
Prescription drug demand  30%
Other health benefits  20%
Major medical expenses  10%
Other general use  10%

Utilizing Community Assets

Walkscore, and Complete Streets

Medical Office Unmet Demand (2013-2030)

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