



CITY OF FALLS CHURCH

DATE: July 14, 2020

TO: Chair and Members of the School Board
Chair and Members of the Architectural Advisory Board
Chair and Members of Arts and Humanities Council
Chair and Members of the Citizens Advisory Committee on Transportation
Chair and Members of the Economic Development Authority
Chair and Members of the Environmental Sustainability Council
Chair and Members of the Historical Commission
Chair and Members of the Historical Architectural Review Board
Chair and Members of the Housing Commission
Chair and Members of the Human Services Advisory Council
Chair and Members of the Advisory Board of Recreation and Parks
Chair and Members of the Planning Commission
Chair and Members of the Urban Forestry Commission
Chair and Members of the Library Board of Trustees
President and Members of the Village Preservation and Improvement Society
Chair and Members of the Greater Falls Church Chamber of Commerce

FROM: Carly Aubrey, AICP, Principal Planner

SUBJECT: Referral of Special Exception Entitlement Amendment (SEE) and Special Exception Site Plan (SESP) Applications for the West Falls Church Economic Development Project to Boards, Commissions and City Organizations

(TR20-29) RESOLUTION TO GRANT SPECIAL EXCEPTION ENTITLEMENT AMENDMENT FOR A MIXED-USE DEVELOPMENT PROJECT WITH A BUILDING HEIGHT UP TO FIFTEEN (15) STORIES ON APPROXIMATELY 9.77 ACRES OF LAND LOCATED AT 7124 LEESBURG PIKE (PORTIONS OF REAL PROPERTY CODE NUMBERS 51-221-006, -007) ON APPLICATION BY FALLS CHURCH GATEWAY PARTNERS

(TR20-30) RESOLUTION TO GRANT SPECIAL EXCEPTION SITE PLAN (SEC. 48-488.B(3)) FOR A MIXED-USE DEVELOPMENT PROJECT WITH A BUILDING HEIGHT UP TO FIFTEEN (15) STORIES ON APPROXIMATELY 8.82 ACRES OF LAND LOCATED AT 7124 LEESBURG PIKE (PORTIONS OF REAL PROPERTY CODE NUMBERS 51-221-006, -007) ON APPLICATION BY FALLS CHURCH GATEWAY PARTNERS

REQUEST

The City Council, on July 13, 2020, referred TR20-29 and TR20-30 for a proposed mixed-use development at the West Falls Church Economic Development Site to the above specified Boards, Commissions, and City Organizations. Boards and Commissions are requested to review and comment on the application materials by **July 31, 2020**.

BACKGROUND

The staff report from the City Council's July 13, 2020 first hearing provides an overview of the project and the preliminary staff analysis. That report is included in this referral distribution packet and can also be found here: https://fallschurch-va.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1229 (Items 6(2) and (3)) The application materials can be found at the above link or at www.fallschurchva.gov/WFC.

Project History

The Background section of the City Council staff report (Enclosure 1) provides a complete history and background of the West Falls Church Economic Development Project, from the 2013 transfer of 38.4 acres of land from Fairfax County to the City to the July 8, 2019 approval of the Special Exception Entitlement.

Proposed Development Project Description:

Applicant: Falls Church Gateway Partners

Site: The current 9.45-acre economic development portion of the current George Mason High School and Mary Ellen Henderson Middle School Campus is located on property that became part of the City through the 2013 Boundary Adjustment Agreement with Fairfax County, addressed 7124 Leesburg Pike, Falls Church 22043. The SEE amendment proposes a new total acreage of approx. 9.77-acres. The approx. acreage for SESP Phase 1 is 8.82-acres.

Project: Mixed-use development comprised of several buildings under a two phased development proposal as depicted in the SEE amendment application. The SESP application is for Phase 1, which includes office, hotel, senior housing, multi-family condominiums, multi-family rental apartments, retail, civic/entertainment/event space uses, grocery and a central open space. A future Phase 2 SESP application would include office, retail and multi-family condominiums.

Special Exception Entitlement Amendment and Special Exception Site Plan Review Process

This project is being reviewed under the two-step process provided for in Section 48-488(b) of the Zoning Code: (1) a Special Exception Entitlement (SEE) to determine the layout, heights and general uses; and (2) a Special Exception Site Plan (SESP) which shall function as any other special exception and site plan approved under the zoning ordinance and which will establish final design.

The SEE approved on July 8, 2019 (Res. 2019-20) governs the general locations of the buildings, the height of buildings; the location, type, and amount of individual uses on the site, the infrastructure and transportation on the site, the public facilities and utilities, and other aspects of

the future approvals and development on the Subject Property. The current development proposal includes changes from the approved SEE thereby requiring a SEE amendment, specifically: (a) adjustment to parcel boundary and Phase 1 boundary; (b) modifications to proposed uses; (c) general building locations; (d) street layout; (e) phasing; and (f) amendments to voluntary concessions. These amendments are described in more detail in the staff report starting at line 244.

The approved SEE included two phases. A SESP application has been filed for Phase 1. The SESP process is intended to result in approval based on recommendations from staff and boards and commissions, and considerations used in approving site plans (see Section 48-1134), as well as criteria in Section 48-90.

The SEE amendment and SESP review processes will occur concurrently consisting of: 1) referral of the application by City Council to boards and commissions; 2) staff review and review by the Planning Commission and any other boards and commissions to whom the City Council refers the application; and 3) approval by Council.

PROJECT SCHEDULE

As outlined in the schedule provided below, the review by the Boards and Commissions will occur primarily during the month of July, and the deadline for comments is July 31, 2020.

General Project Schedule (1st Submission)

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| • SEE Amendment/SESP Phase 1 Submission | June 10, 2020 |
| • City Council Work Session | July 6, 2020 |
| • City Council 1st Hearing and Referral | July 13, 2020 |
| • Boards and Commissions | July – September 2020 |
| • School Board | July 14, 2020 |
| • Planning Commission Work Session | July 15, 2020 |
| • Planning Commission Recommendation | August 5, 2020 |
| • City Council Work Session | August 10, 2020 |

CONCLUSION

In conclusion, the Boards and Commissions are requested to review and comment on the application materials by **July 31, 2020**. All comments should be sent electronically to Carly Aubrey at caubrey@fallschurchva.gov, Shaina Schaffer at sschaffer@fallschurchva.gov, and Akida Rouzi at arouzi@fallschurchva.gov.

Please feel free to contact us or your staff liaison if you have any questions.

Thank you!

Enclosures

1. July 13: 2020 City Council Staff Report (attachments can be found at https://fallschurchva.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1229)