



# CITY OF FALLS CHURCH

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**FOR IMMEDIATE RELEASE**  
**Friday, Feb. 29, 2009**

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## **City Council Unanimously Approves City Center South Development Proposal**

FALLS CHURCH, VA. – The Falls Church City Council unanimously approved Atlantic Realty Companies' (ARC) City Center South development proposal in a 7-0 vote at a special meeting and public hearing Feb. 28, 2008. Site plan review and continued public charrettes will begin soon. Groundbreaking on Phase I of the project could begin as early as this summer.

After more than 40 years of public discussions about downtown development and two years specifically on this development, City Council has approved a \$317 million proposal to revitalize the City's core commercial area and diversify its tax base with only a \$9 million investment from the City. This mixed-use project generates more than 1 million square feet of new development at a ratio of 39 percent commercial and 61 percent residential.

The 8.77-acre City Center South project will create a cohesive, vibrant, walkable downtown in line with the City Center vision set forth in the City's Comprehensive Plan. It is bounded to the north by West Broad Street (200 block), to the south by Gibson Street, to the west by Big Chimneys Park, and to the east by South Washington Street. This is a portion of the 22-acre City Center area identified in the Comprehensive Plan, which is centered on Maple Avenue, north and south of West Broad Street.

ARC's City Center South development will bring community benefits worth more than \$16 million and, once the project is complete, a projected \$2.7 million in annual net revenue to the City. It will bring parking in the form of 2,100 structured parking spaces and 57 on-street spaces; wider pedestrian-friendly sidewalks; environmentally friendly designs, including participation in the LEED certification program; open space improvements, including a new park; new roads and the realignment of a road; and more.

Phase I of the development is targeted for completion in 2010 and includes:

- 6-story office building with 74,000 square feet of Class A office space and 13,000 square feet of retail on the ground level.
- 8-story 180-room hotel with 16,500 square feet of retail and restaurant space on the ground level. A letter of intent has been signed by Marriott for their Residence Inn product.
- 10-story building with 134 age-restricted condos for older residents with 22,000 square feet of commercial space on the second floor and 12,000 square feet of retail and restaurant space on the ground level.
- Relocated bowling alley.

Phase II of the development is targeted for completion in 2013 and includes:

- 6- to 10-story apartment building with 412 rental units and 75,000 square feet of retail, restaurant, and grocery space on the ground level. Harris Teeter has signed a letter of intent to occupy the grocery space.
- 16 townhouses (owner-occupied).

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