

Falls Church Roadmap

Preliminary Roadmap, Structure, and Questions



LINK
STRATEGIC PARTNERS

Agenda

1. From Framework to Roadmap
2. Questions
3. Structure
4. Next Steps

Action Items

1. Agreement on Roadmap
2. Agreement on Structure
3. Agreement on Questions

Framework to Roadmap



LINK
STRATEGIC PARTNERS

Timeline Ahead

October 3
Joint Session

Feedback on
Themes and
Questions

Phase 2
Stakeholder
Audits

Preliminary
Process
Roadmap

Feedback on
Preliminary
Process
Roadmap

Site Tour of
George Mason
High School

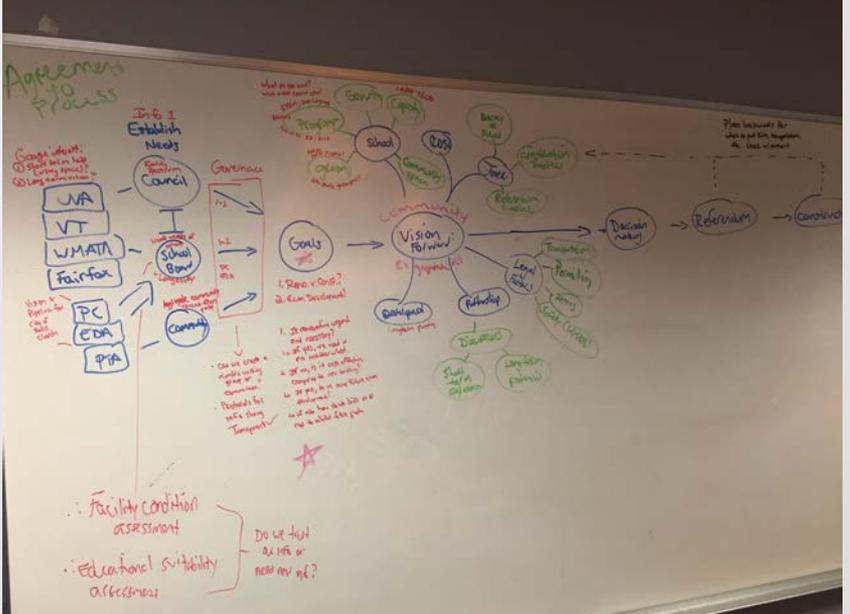
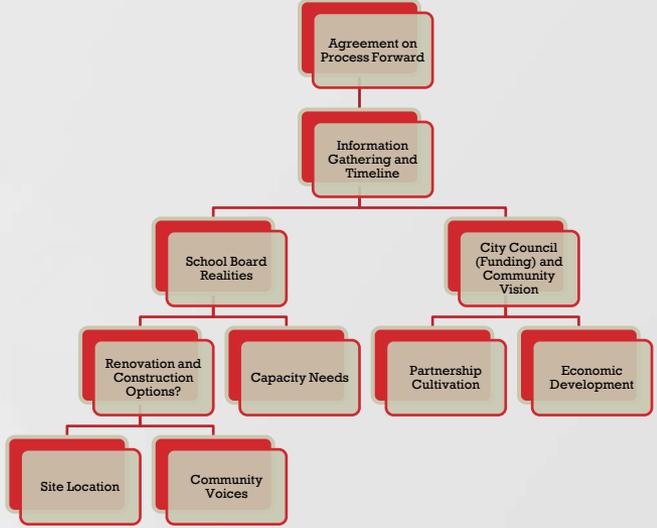
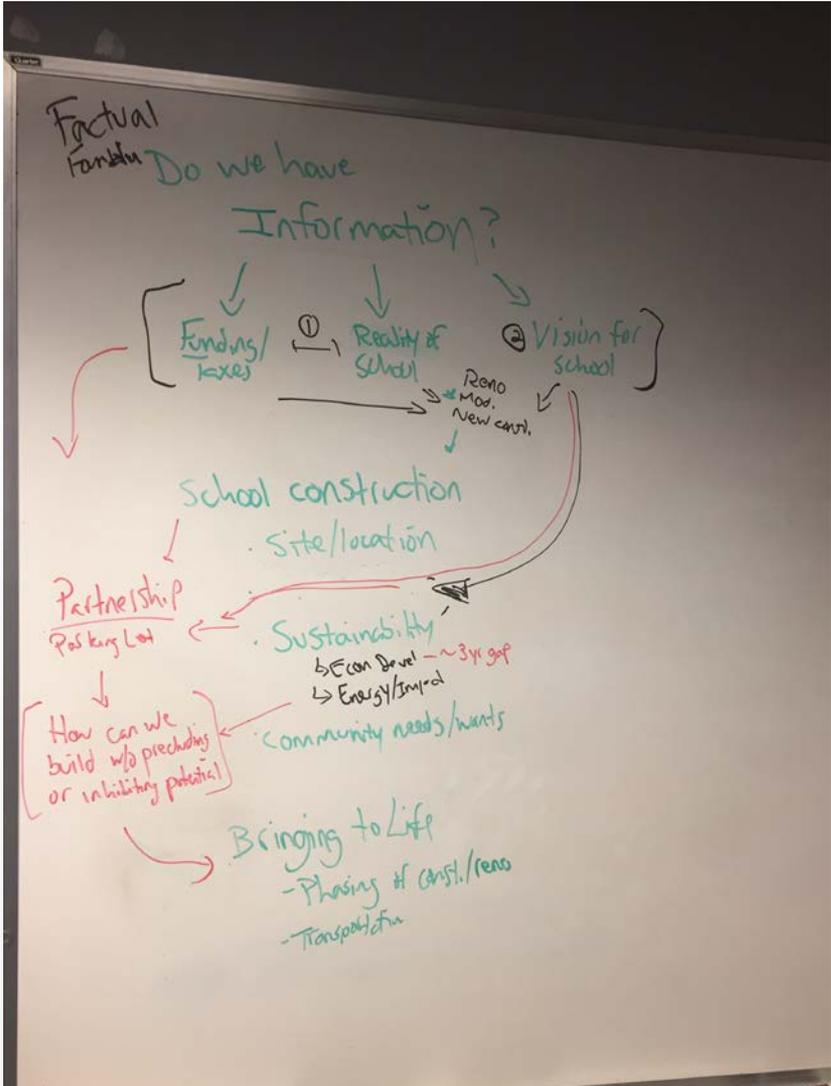
November 1
Joint Session

Honing
Process
Roadmap

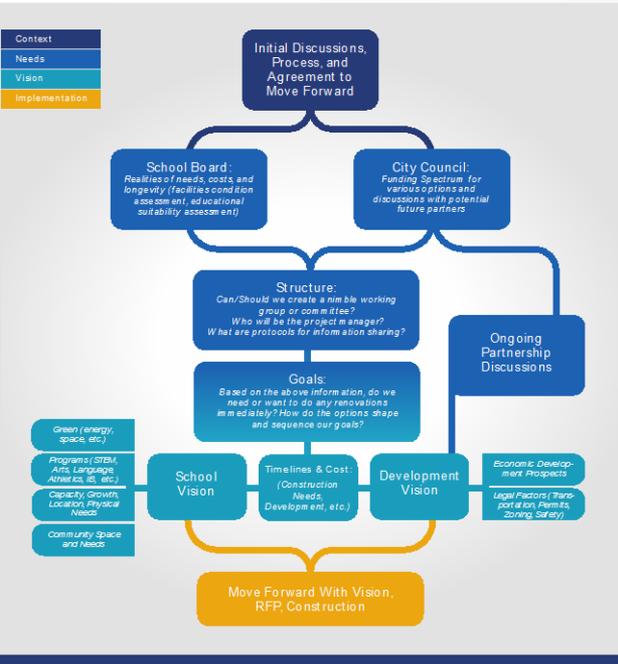
Phase 2 Stakeholder Audits

Our initial audits will continue with a broader group of impacted Stakeholders, including:

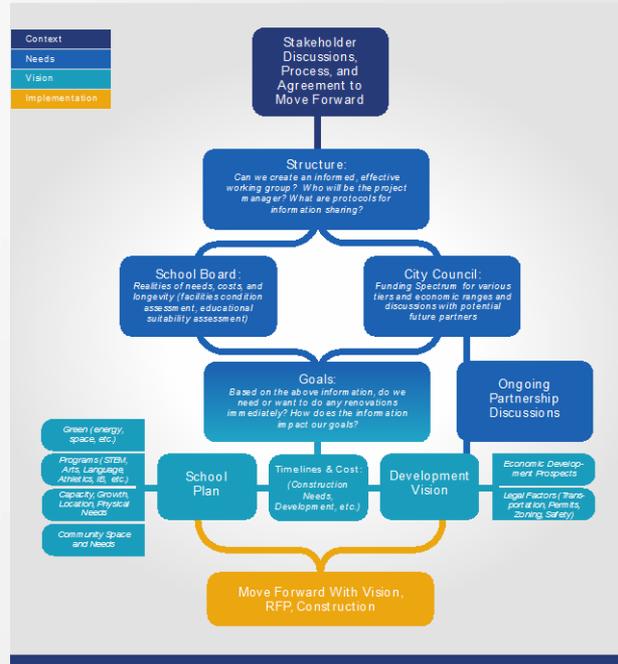
- Planning Commission
- Falls Church Economic Development Authority
- Additional independent voices
- Co-located groups (UVA, VA Tech, WMATA) to be scheduled later in the process



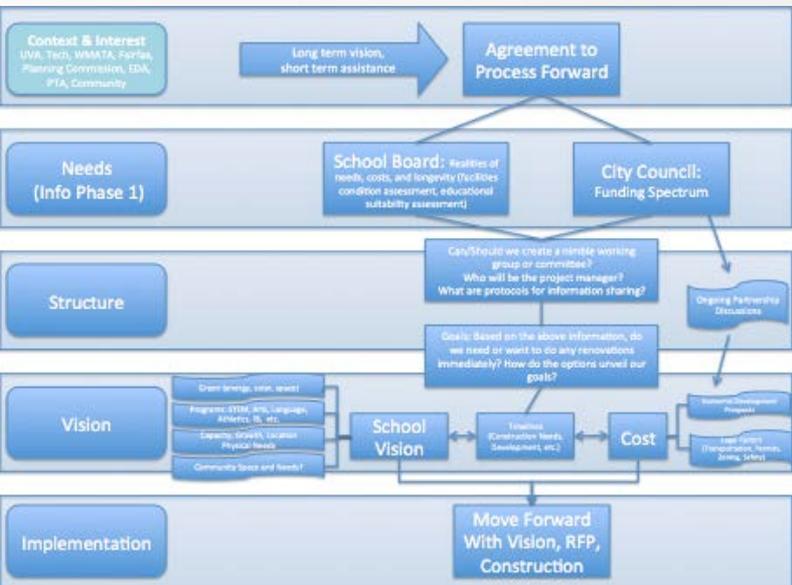
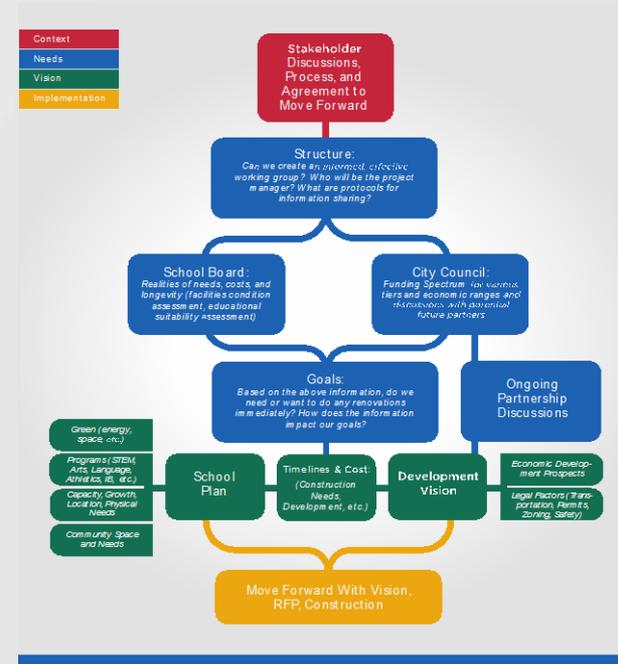
Conceptual Process Framework



Conceptual Process Framework



Conceptual Process Framework



Time	Process	Actions
September – November 2016	Information Gathering Conversations Internal: Planning Commission, EDA External: UVA, Tech, WMATA, Fairfax, PTA, Community	<ul style="list-style-type: none"> Form effective working group Begin answering questions for factual foundation
November – December 2016	Assessment of Needs and Costs Determine Funding Tiers and Capacity	<ul style="list-style-type: none"> Use info to determine funding level Set goals for 2017 project Potential community forum (Dec) to update on new process
January - April 2017	Issue RFP for School Concepts and Solicit Community Input Market Study and Continue Partner Discussions	<ul style="list-style-type: none"> Council: Continue discussions with partners for immediate support Council: Commission needed studies School: Review RFP responses/
May – July 2017	Continued Engagement and Logistics Planning Assist in Logistics or Legal Considerations as Needed	<ul style="list-style-type: none"> Communicate plan for referendum in November Address land swap
August 2017	Submit to Referendum 90 days in advance	<ul style="list-style-type: none"> Submit referendum Address land swap
September – November 2017	Program and Pre-Referendum Planning Consideration of Zoning and Land Use	<ul style="list-style-type: none"> Ongoing dialogue with partners Consider zoning and legal factors for development
November – December 2017	Post-Referendum Implementation and Construction Marketing the Property	



Falls Church Preliminary Roadmap



September-October 2016

November 2016

December 2016

January - August 2017

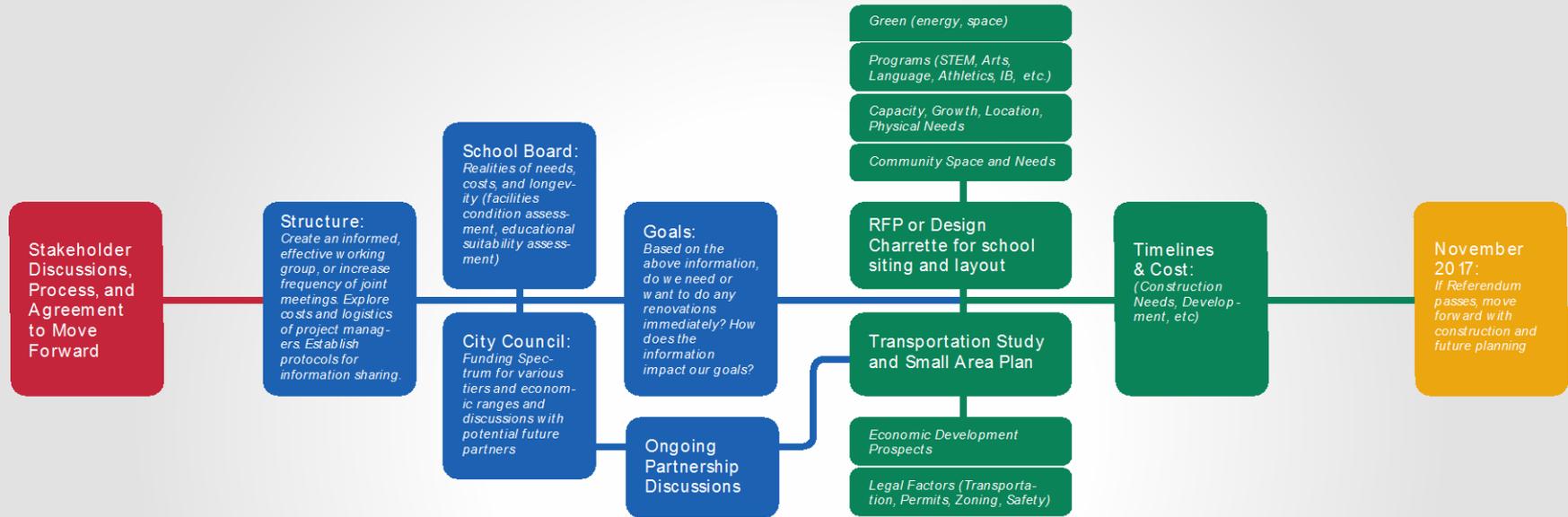
November 2017

CONTEXT

STATUS AND NEEDS

VISION

IMPLEMENTATION



Structure:

1. Do the needs of this process necessitate a smaller working group?
 - a. If so, who are the liaisons from the School Board and City Council?
 - b. How should the Planning Commission and Economic Development Authority be incorporated for feedback and evaluation of timelines and procedures?
 - c. Through what channels and frequency will this group report back to the larger bodies?
 - d. How is this different than the last steering committee effort?
2. Is a project manager needed to internally advance this process?
3. How will community members be updated along the way, and how will this process incorporate their feedback?

School Board and City Council Fact Finding :

1. What is the current capacity of the high school?
 - a. What is the school's current enrollment?
3. What are the current enrollment projections, with and without development included?
 - a. Where is projected growth focused (e.g., all grade levels, or key entry points)?
4. What is the current status of the high school?
 - a. What is the status of classrooms and learning environments?
 - b. What is the status of the basic infrastructure, including HVAC, boiler, ceiling/roofing, mold, and more?
 - c. What is the longevity of these systems?
5. What is the cost of fixing any urgent needs?
 - a. What are the projected costs for future, non-urgent repairs?
6. What additional renovations would be needed at the high school over the coming years (such as gymnasium, auditorium, additional class wings, specialized learning environments, etc.)?
 - a. What is the projected cost of each renovation?
 - b. How do they contribute to the mission and vision of the school?
7. If we could accomplish our school goals without giving up any land to develop, is that ideal?
8. What is the economic spectrum of affordability from a funding perspective?

- a. How much can we afford right now with our current policies?
- b. If we break policy what can we afford? What are the repercussions of breaking policy?
- c. How much could we afford if we change policy?
- d. Are there TIFs, special tax districts, or additional creative funding methods available?
- e. Is \$20 million possible? What are the bonding and development implications to ensure a stable future of Falls Church?
- f. What are the tax implications of each tier across the spectrum?
9. What could the school system accomplish at certain funding tiers? What could be achieved at \$40, \$60, \$80, \$100, or \$20 million?
 - a. Can we break down desired features into groupings of amenities and options to display opportunity costs and trade-offs?
 - b. Which needs are critical or essential?
 - c. Which needs are truly additive or supplementary?
10. What do various debt levels mean for Falls Church finances?
11. Are there additional legal factors like zoning, safety, and transportation to consider?
12. Do we need to account for potential future needs that are non-high school and middle school related (like future elementary needs)?

Goals:

1. Could we address our school issues without new construction?
 - a. What is the opportunity cost of not developing the site?
2. What are the political/ referendum realities we need to address for any project to move forward? Do we need to achieve something for a November 2017 referendum? Is this timeline realistic?
3. How will we accommodate students and school needs during this time?
4. Do we need to renovate now to provide more time for visioning and a larger process in the future?
5. At what point will the School Board and City Council address the land ownership for this site?
6. How can ongoing partner discussions impact planning for this site?
 - a. Can partners support the high school needs in the short term through parking or facility space?
 - b. Is there an appetite for greater partnership exploration in the long-term for programming or future development?

Preliminary Roadmap



September-October 2016

November 2016

December 2016

January - August 2017

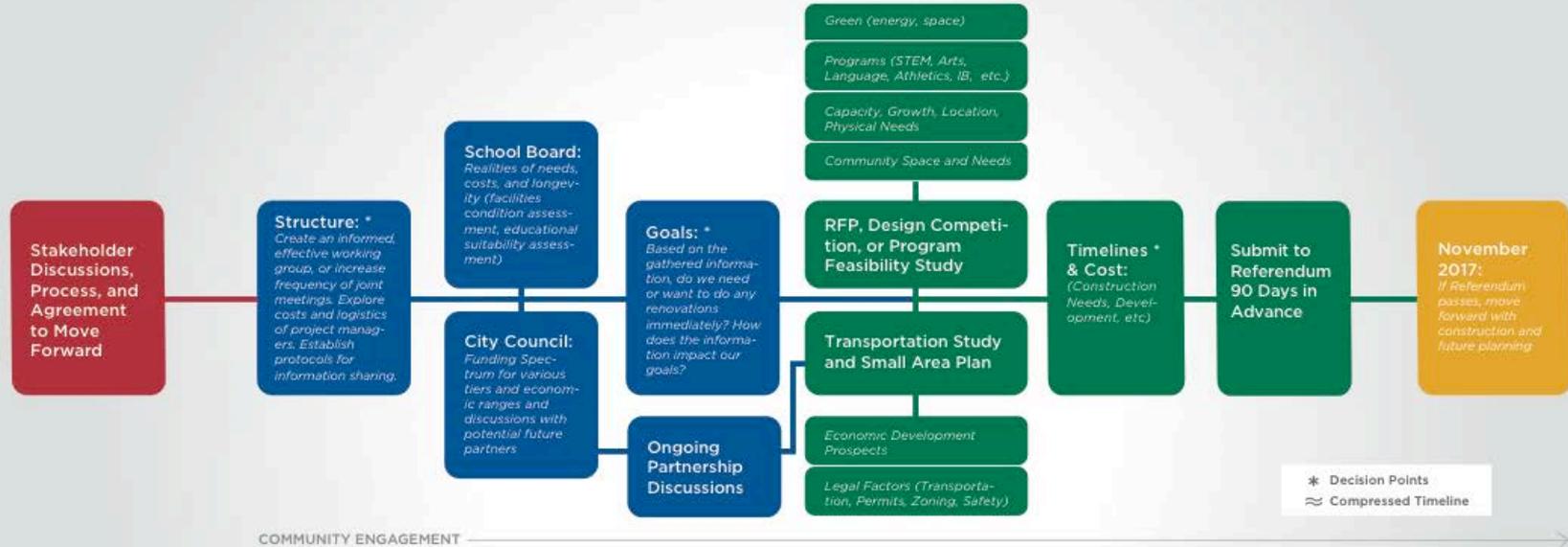
November 2017

CONTEXT

STATUS AND NEEDS

VISION

IMPLEMENTATION



COMMUNITY ENGAGEMENT

Structure:

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City Council Fact Finding:

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Goals:

17. Could we address our school issues without new construction?
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Structure



LINK
STRATEGIC PARTNERS

Option 1: Full Joint Bodies

1. Full group meets to discuss questions and answers, discuss possibilities, and vote to move forward
2. Significantly increase number of meetings (minimum 1 per week)
3. Empower project manager

Option 2: Working Group

1. Two members from each body convene regularly to facilitate flow of information and answers to questions
2. Representatives provide regular, consistent updates to colleagues
3. Joint sessions continue with same regularity
4. Consider additional representation on as-needed basis

Decision: Project Manager?

Regardless of structure, should the boards explore the need for a dedicated project manager to this process?

Questions to Answer



LINK
STRATEGIC PARTNERS

Structure Questions

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Next Steps



LINK
STRATEGIC PARTNERS

Timeline Ahead

Tonight

Decisions on
Structure and
Questions

Feedback on
Preliminary
Roadmap

Fact Finding

Feedback on Fact
Finding

November 21
Joint Session

Goals Discussion

Questions?



LINK
STRATEGIC PARTNERS

LINK Core Beliefs

Strategic Communications & Stakeholder Engagement



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We Believe...

