

City of Falls Church
Planning Commission

Meeting Date: 12-10-18	Title: West Falls Church Economic Development Project – Falls Church Gateway Partners (FCGP) Presentation	Agenda No.: 8A
Proposed Motion: None. Work Session Item.		
Originating Dept. Head: Paul Stoddard, AICP, Planning Director 703-248-5041 PS 12-11-2018	Report Prepared by: Carly Aubrey, AICP, Principal Planner/WFC Project Manager CMA 12-06-18 703-248-5106	

REQUEST:

The Planning Commission is requested to hold a work session to hear a presentation from the selected developer, Falls Church Gateway Partners, on the proposed West Falls Church Economic Development Project.

RECOMMENDATION:

At the time of this report, no formal application has been submitted; therefore staff review and recommendation is pending application review.

APPLICATION:

Application Summary:

The selected developer to the City’s Request for Detailed Proposals (RFDP), Falls Church Gateway Partners, propose the redevelopment of approx. 10.3 acres of the George Mason High School/Mary Ellen Henderson Middle School Campus (Attachment 1). Based on materials in the RFDP, the following is a summary of the project:

Applicant: Falls Church Gateway Partners

Site: Redevelopment of the 10.3 acre economic development portion of the current George Mason High School/Mary Ellen Henderson Campus. The site is located on property acquired by the City through the 2013 Boundary Adjustment Agreement with Fairfax County, addressed 7124 Leesburg Pike, Falls Church 22043 (RPC# 51-221-001, 52-221-002, and 51-221-003)

Project: Elements of the proposal include:

- The project will serve as a gateway to the City, instilling a sense of place through the use of high quality urban design, including a thoughtful interface with the adjacent schools
- Environmental Sustainability with LEED ND at the neighborhood level, LEED Gold for the office component, and LEED Gold for the multifamily rental component

- 36 ◦ Pedestrian-oriented streets and easy pedestrian, bicycle, and automobile
- 37 access to the site
- 38 ◦ Parking garages with spaces for offices, apartment and condominium
- 39 residents, and hotel and retail visitors, and special event parking for schools
- 40 ◦ Approximately 150-200 units of senior housing to allow residents to age in
- 41 place within the City
- 42 ◦ Approximately 390,000 square feet of Class A commercial office space
- 43 ◦ Approximately 245 units of for sale condominiums
- 44 ◦ Approximately 288 units of multi-family apartments
- 45 ◦ Approximately 40 affordable housing units
- 46 ◦ Nearly an acre open space referred to as the Little City Commons to serve as a
- 47 gathering place and venue for community events
- 48 ◦ Approximately 126,400 square feet of retail
- 49 ◦ Approximately 20,000 square feet for a possible music venue or other civic
- 50 space
- 51 ◦ A high quality hotel with conference space.

52 **BACKGROUND:**

54 In November 2017, the voters of Falls Church approved a referendum for the issuance of up to
 55 \$120 million in bonds for the construction of a new George Mason High School. As part of the
 56 strategy for mitigating taxpayer costs for this new high school, the City Council, School Board,
 57 Planning Commission and Economic Development Authority have been jointly planning and
 58 marketing up to 10.3 acres of the George Mason High Campus for private economic
 59 development. It was envisioned that a long-term land lease for the 10.3 acre site would be
 60 granted to a developer, and the value of that land lease and the future tax revenues from such
 61 redevelopment would be used to help defray the cost of annual debt service for the new school.

62
 63 On March 1, 2018 the City issued a Request for Conceptual Proposals (RFCP) for the West Falls
 64 Church Economic Development Project. On May 1, 2018 the City received six conceptual
 65 proposals from highly qualified teams in response to this RFCP. A nine member Evaluation
 66 Committee composed of representatives of the City Council, School Board, School
 67 Administration, Planning Commission, Economic Development Authority, and City Staff
 68 reviewed the proposals closely and reported to Council on its recommendation for the finalists to
 69 receive a Request for Detailed Proposals (RFDP) in a closed work session.

70
 71 On June 15, 2018 the City issued the RFDP to encourage the three down-selected finalists to
 72 compete for the 10-acre development opportunity on the George Mason High School (GMHS)
 73 Campus. The RFDP requested participants to provide a financial offer, along with more specific
 74 project information, site plans, timelines, programming information, and full financial plans with
 75 revenue assumptions based on the development program for the site. The development teams of
 76 EYA/Regency/PN Hoffman and Rushmark WFC responded with detailed proposals.

77
 78 The Evaluation Committee met six times between September 4, 2018 and November 5, 2018 to
 79 evaluate the proposals on the basis of the value offered for the site, the quality of the
 80 development program, civic space, and the up-front and long-term financial benefits for the City.
 81 On November 5, 2018 the Evaluation Committee voted unanimously on the top-ranked

82 respondent due to the proposed development's long-term and short term economic value to the
83 City, and a desirable program that features a diverse mix of uses, and strong commercial, civic,
84 and place-making components.
85

86 With the completion of the RFDP process, the City has executed an Interim Agreement (IA) with
87 the top ranked respondent. The IA lays out the process to get to May, for approval of the
88 Comprehensive Agreement, the SEE, and the first payment for the land. It commits the parties
89 to exclusive negotiation, and to work cooperatively to agree upon a Comprehensive Agreement.
90 A security will be posted to guarantee the terms of the proposal, provide protection to the City in
91 the case of damages to the site. The Interim Agreement defines terms for the Selected
92 Developer's access to the site for due diligence inspections, governs certain aspects of the time
93 between award and financial closing, and sets conditions in the unlikely event of a failure of the
94 negotiations. Additionally, the developer will work with City staff, boards, and commissions on
95 the SEE process, which will establish building massing and heights, density, uses, infrastructure,
96 public facilities, utilities, parking, transportation, and the general layout on the site
97

98 A Comprehensive Agreement would be executed concurrently with the SEE approval and would
99 consist of a 99-year ground lease providing for compliance with any commitments set forth in
100 the proposal, a project schedule, a project budget, and a financing plan.
101

102 **STAFF ANALYSIS**

104 **Site Characteristics**

105 The subject site consists of three parcels as shown in Attachment 2. The subject site is located at
106 the westernmost end of the City, north of the intersection of Leesburg Pike (SR 7) and Haycock
107 Road. It is bordered by Interstate 66 to the north, and is between the Leesburg Pike exit off
108 Interstate 66 and the West Falls Church Metro Station. Feeder roads to and from Interstate 66
109 and the West Falls Church Metro Station run around the northern edge of the site. The subject
110 site is surrounded on three sides by Fairfax County. On the eastern side is the VA Tech/UVA
111 joint campus and a private, entry-controlled surface parking lot. The West Falls Church Metro
112 Station is just beyond, and includes a five story parking structure. There is a condominium
113 neighborhood just south of the West Falls Church Metro Station.

114 The site is currently developed with the George Mason High School and Mary Ellen Henderson
115 Middle School, recreation spaces such as ballfields and a football field, the City's leaf mulch
116 area, and bus parking for the school district.
117

118 Comprehensive Plan Analysis

119
120 The subject site has a Future Land Use Plan Map Designation of "Park and Open Space" with
121 Two School Symbols and "Mixed-Use" and is located within a "Special Revitalization District
122 for Education and Economic Development" (Attachment 3). In part, this amendment included
123 the goal to recognize the requirements set forth in the Voluntary Boundary Adjustment
124 Agreement between the City of Falls Church and Fairfax County requiring that 70% of the area
125 is used for school purposes and 30% for economic development purposes, while encouraging
126 revitalization and further development.
127

128 Official Zoning Map Amendments, City Code Criteria

129 A City Council second reading for proposed ordinance (TO18-11) is scheduled on December 10,
 130 2018. This ordinance would amend the existing zoning for the site from R-1A, Low-Density
 131 Residential to B-2, Central Business in order to accommodate anticipated special exceptions and
 132 site plans for the economic development project and will permit additional height for the new
 133 high school site plan.

134

135 Special Exception Entitlement (SEE) and Special Exception Site Plan (SESP)

136 The proposed project would be reviewed through the Special Exception Entitlement (SEE) and
 137 Special Exception Site Plan (SESP) process. This two-step approach is designed to provide the
 138 developer with a reliable entitlement earlier in the process, while detailed design will be done
 139 later, when the site is ready for development.

140

141 Special Exception Entitlement (SEE):

- 142 • Key Provisions: approved concurrently with Comprehensive Agreement which sets terms
 143 for the land sale/lease; establishes entitlements for building massing and heights, density,
 144 uses, infrastructure, public facilities, utilities, parking, transportation, and the general
 145 layout on the site.
- 146 • Evaluation Criteria: substantially achieves the goals of the Special Revitalization District
 147 for Education & Economic Development (SRDEED), the Comprehensive Plan, site-
 148 specific studies referenced in SRDEED goals.
- 149 • Application Requirements: (a) Statement of Justification, (b) Aerial photo, (c) Plot and
 150 location plan (including all use types and quantities), (d) Landscape plan, (e) Phasing
 151 plan (if applicable), (f) statement of any variances, waivers, modifications.
- 152 • Review Process: 1) referral of the application by City Council to boards and
 153 commissions, 2) staff review and review by the Planning Commission and any other
 154 boards and commissions to whom the City Council refers the application and 3) approval
 155 by Council.

156

157 Special Exception Site Plan (SESP):

- 158 • Key Provisions: required prior to construction; could be completed for the entire site or
 159 for smaller portions.
- 160 • Evaluation Criteria: recommendations from staff and boards and commissions, and
 161 considerations used by the Planning Commission in approving a site plan (see Sec. 48-
 162 1141) as well as the criteria in Section 48-90. The approved project shall meet all
 163 requirements of the zoning ordinance unless specific waivers or modifications are
 164 enacted. SESP approval would include architectural design and the level of detail typical
 165 for special exception and site plan approvals under B-2 zoning.
- 166 • Application Requirements: Application Requirements: (1) Relevant parts of approved
 167 SEE, (2) all materials listed in 48-1137 (Site Plan requirements), (3) preliminary survey.

- 168 • Review Process: 1) referral of the application by city council to boards and commissions,
- 169 2) staff review and review by the planning commission and any other boards and
- 170 commissions to whom the city council refers the application and 3) approval by council.

TIMING:

- 171 • West Falls Church Economic Development
- 172 ○ November 19, 2018 Proposal Selection
- 173 ○ December 2018 Town Halls and Work Sessions
- 174 ○ February 4, 2019 SEE submittal
- 175 ○ February 25, 2019 Council 1st Hearing, referral to Boards & Commissions
- 176 ○ March 2019 Board and Commissions reviews and recommendations
- 177 ○ April 1, 2019 Planning Commission recommendation
- 178 ○ May 2019 Subdivision completed
- 179 ○ May 28, 2019 Council approval of SEE (entitlements)
- 180 • Zoning Map Amendment
- 181 ○ October 9, 2018 City Council 1st Reading
- 182 ○ November 5, 2018 Planning Commission Recommendation
- 183 ○ November 13, 2018 Economic Development Authority
- 184 ○ November 20, 2018 School Board
- 185 ○ December 10, 2018 City Council 2nd Reading
- 186 • High School Construction
- 187 ○ December 2018 Site Plan submittal
- 188 ○ July 2019 Begin construction
- 189 • Small Area Plan for West End POAs (West of W&OD)
- 190 ○ March 2019 Restart
- 191 ○ Fall 2019 Adoption
- 192
- 193

ATTACHMENTS:

- 194 Attachment 1 Falls Church Gateway Partners Presentation
- 195 Attachment 2 Site Aerial Photo
- 196 Attachment 3 CFC Future Land Use Plan Map
- 197



LITTLE
COMMONS
CITY

West Falls Church Economic Development Project Falls Church Gateway Partners

December 17, 2018

FALLS CHURCH GATEWAY PARTNERS



Regency
Centers.



FALLS CHURCH GATEWAY PARTNERS PROJECT TEAM

Development Partners

EYA

Evan Goldman



PN Hoffman

Matt Steenhoek



Regency

Rafael Muniz



Design Team

Master Planner

Torti Gallas
+ Partners

Murphy Antoine,
AIA, AICP, LEED AP



Civil

Walter L.
Phillips, Inc.

Karen White, P.E.



Additional Team Members

Legal

Baskin,
Jackson &
Lasso

David Lasso

Traffic

Gorove/
Slade
Associates

General Contracting Relationships

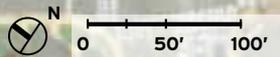
Clark Builder's
Group

Concept Site Plan

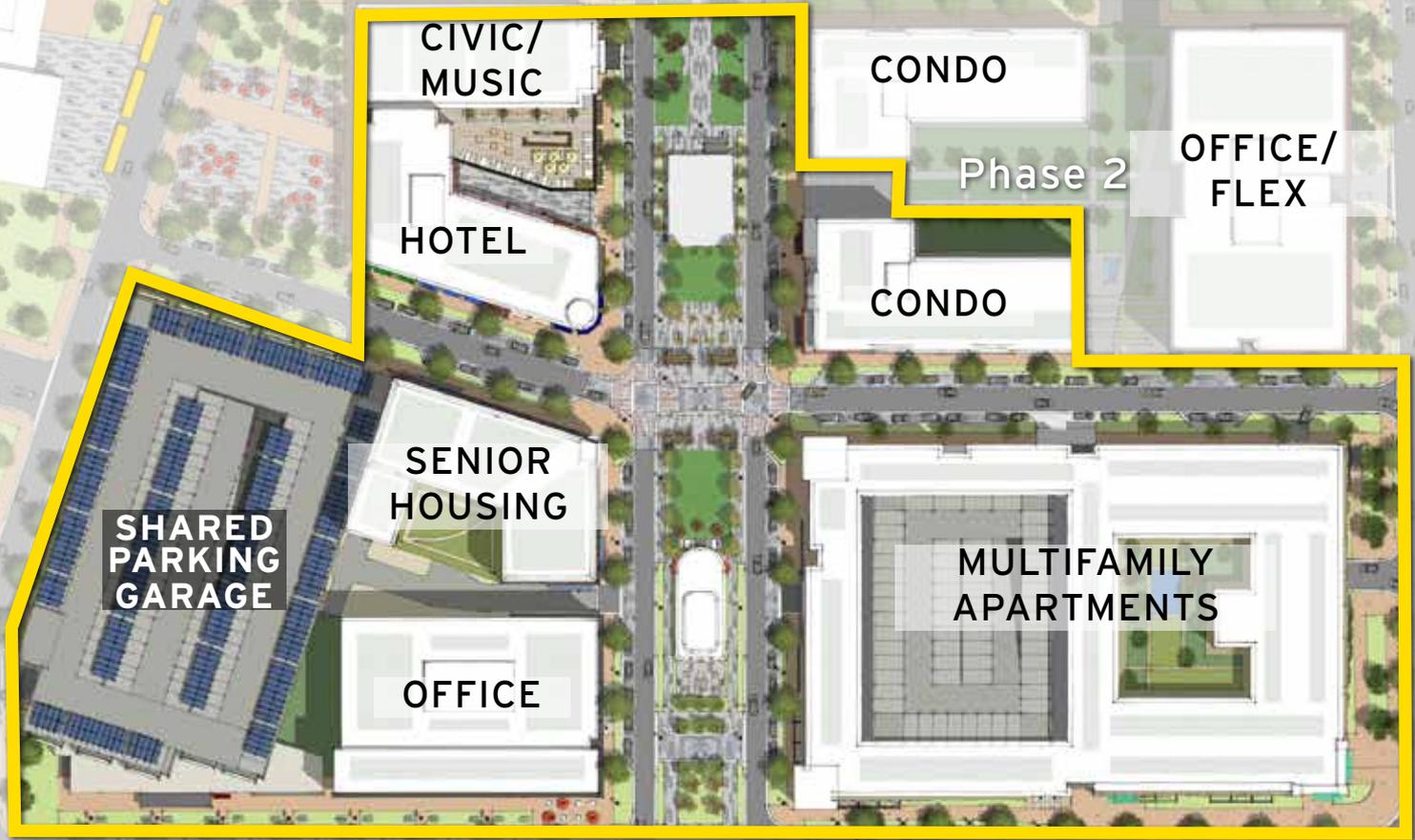


Route 7/ Leesburg Pike

Haycock Rd



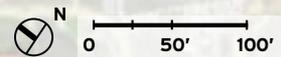
Phase 1 Plan



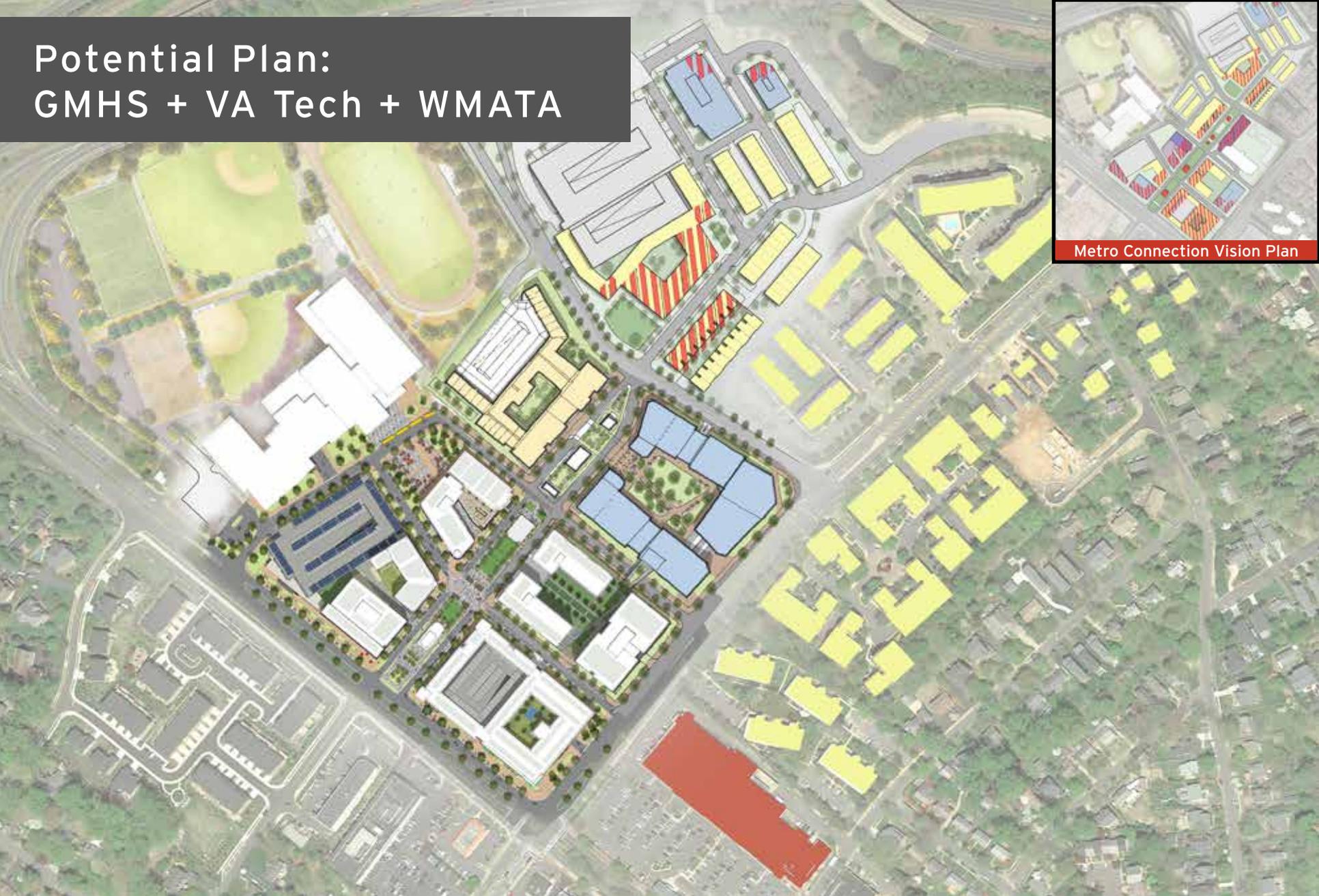
PHASE 1

Route 7/ Leesburg Pike

Haycock Rd



Potential Plan: GMHS + VA Tech + WMATA



Metro Connection Vision Plan



Goal: To use retail, civic spaces, entertainment, and place-management strategies to draw the local community and visitors to the Site, driving the success of the retail and restaurants and ultimately the desirability of the office, residential, and hotel uses



FALLS CHURCH
GATEWAY
PARTNERS



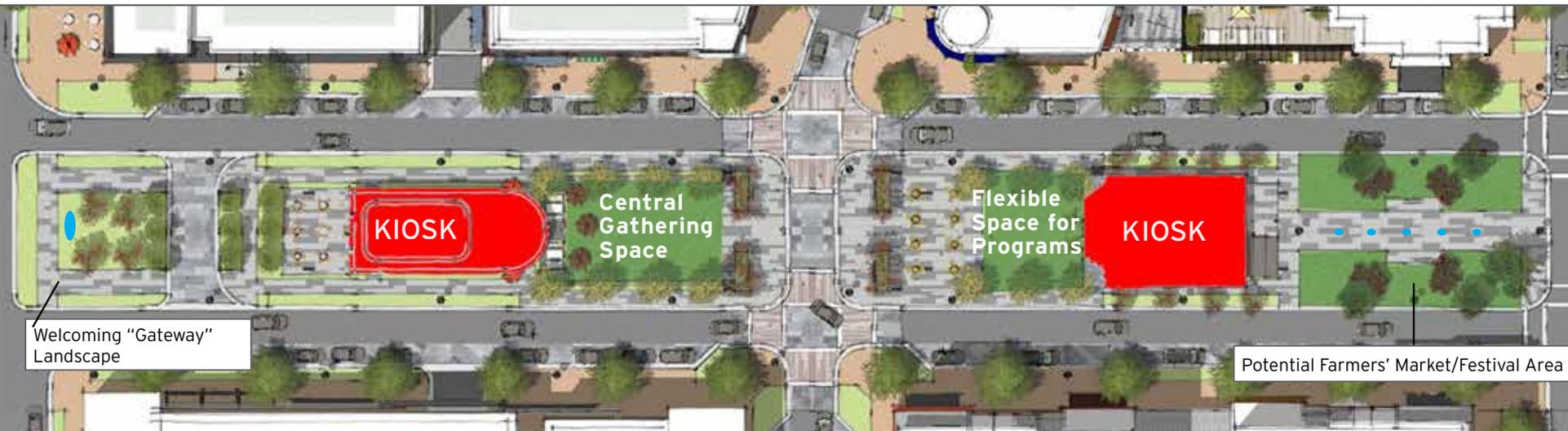
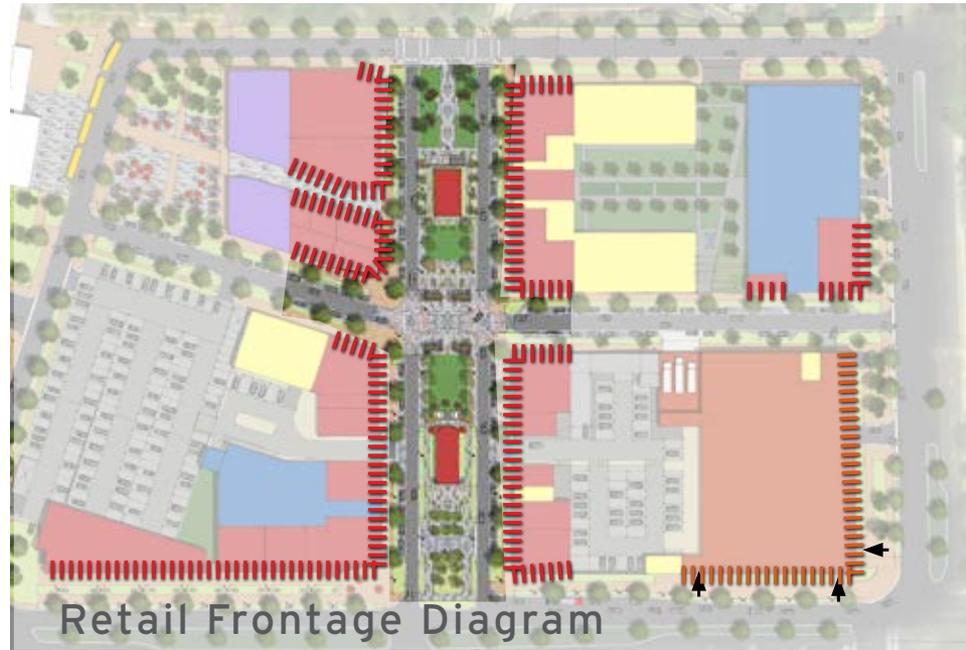
Regency
Centers.



West Falls Church
Economic Development Project



Retail Vision



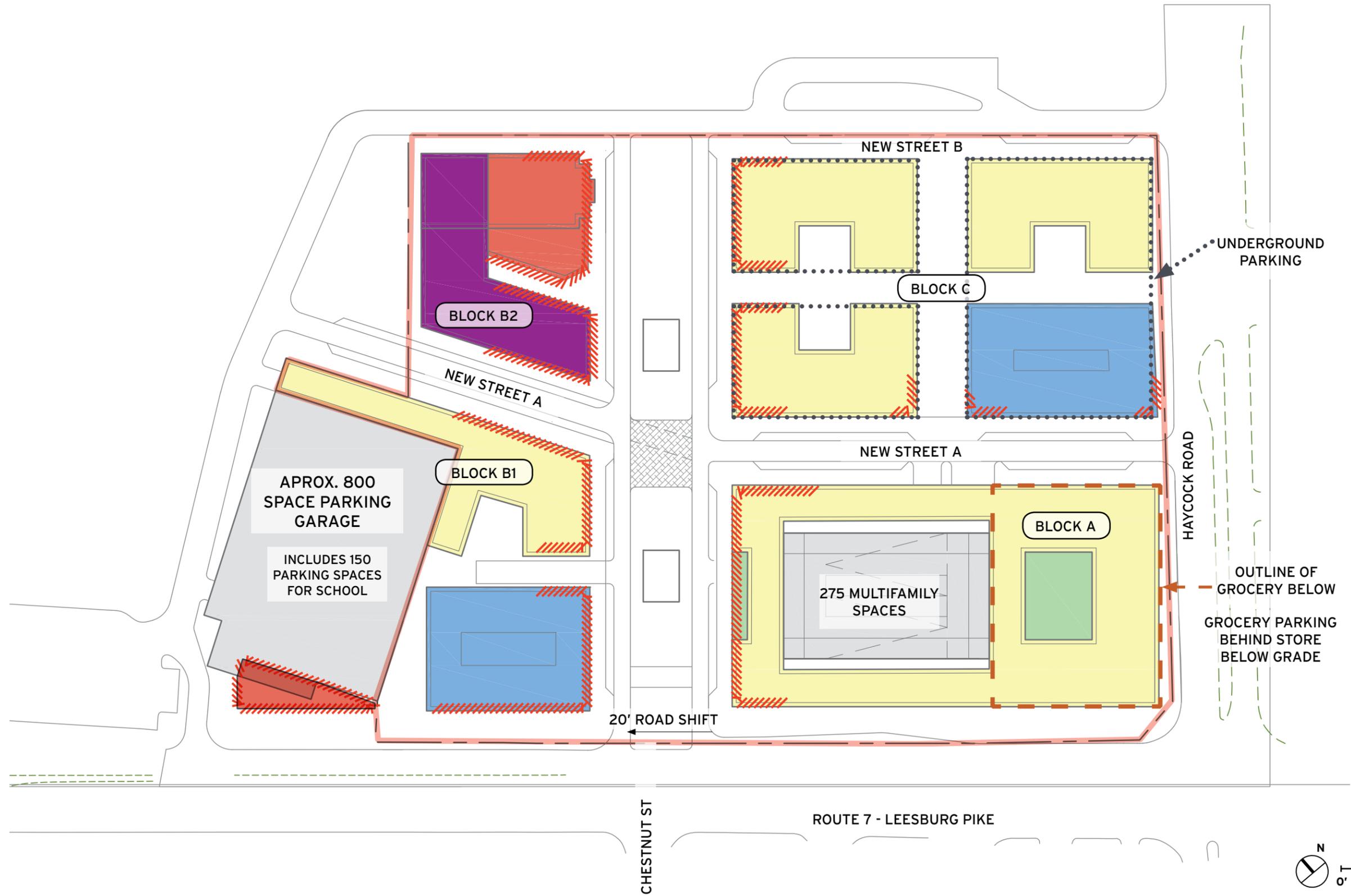




IMAGE 1



IMAGE 3



IMAGE 4



IMAGE 5

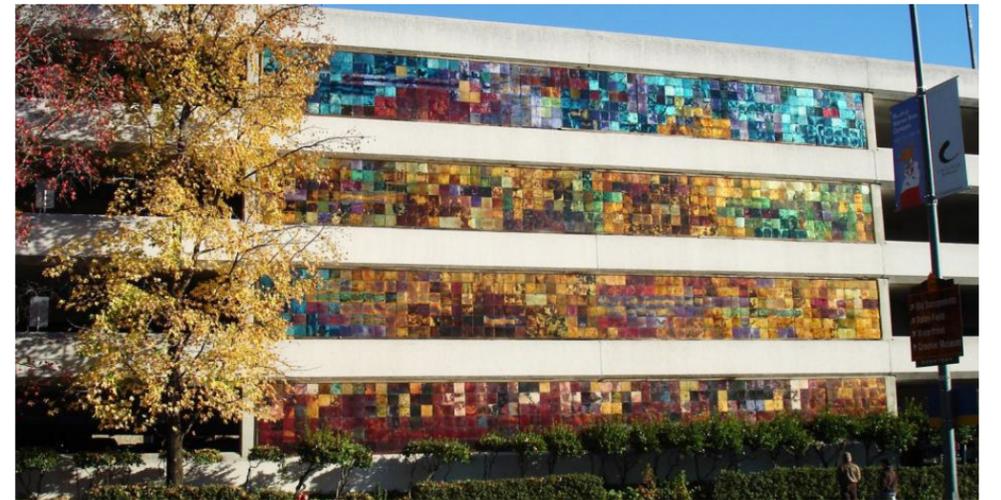


IMAGE 6



IMAGE 2

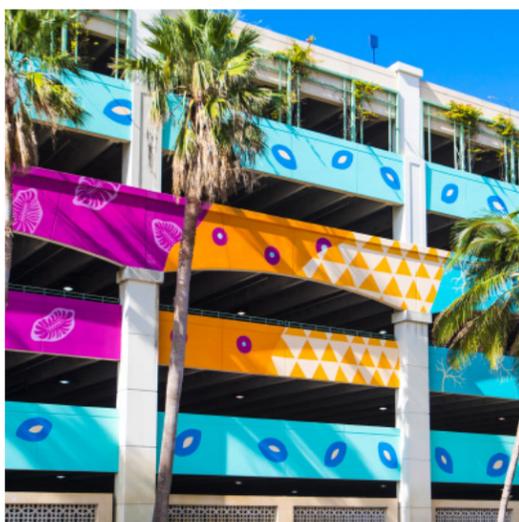


IMAGE 7



IMAGE 8



IMAGE 9



IMAGE 10



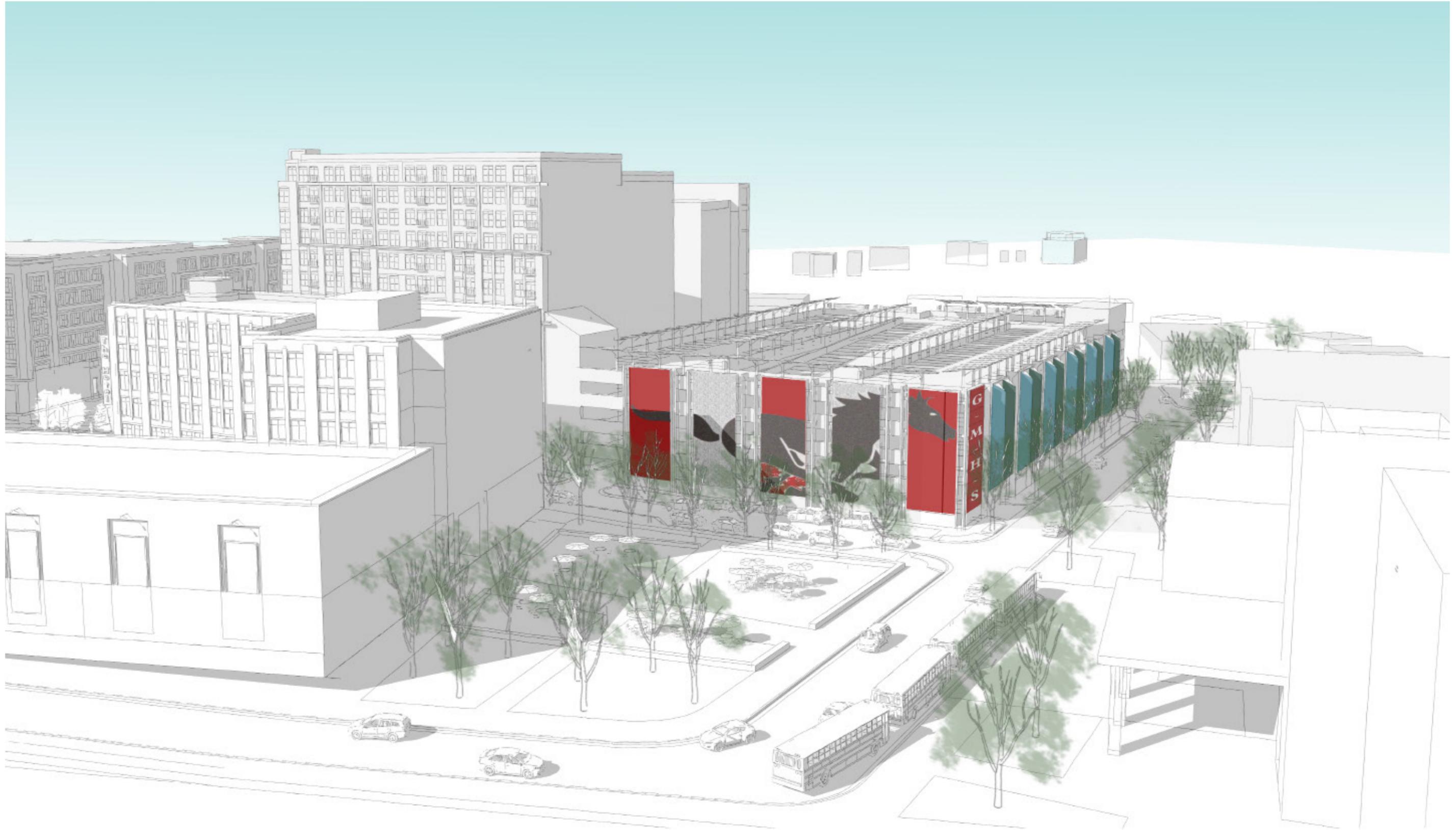
IMAGE 11



IMAGE 12



IMAGE 13



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WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT



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WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT

Placemaking and Place-Management



Concerts



Festivals and Events



Seasonal Activities



Social Activities and Education



Festivals



Farmer's Markets

Placemaking and Place-Management



Paving



Greenery



Water Features



Lighting



Trees



Playful Elements

Placemaking and Place-Management



Landmark Elements



Flexible Spaces



Hidden Gems



Street Furniture



Hidden Gems



Hidden Gems

Investing in Memorable Public Spaces





City of Falls Church, Virginia

Legend

-  City Boundary
-  Parcel

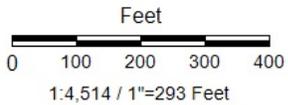


Parcel Information

The School Board of the CFC
 RPC 51-221-001
 Acreage: 24.6847 acres

The City of Falls Church
 RPC 51-221-002
 Acreage: 8.3682

The City of Falls Church
 RPC 51-221-003
 Acreage: 1.5998 acres



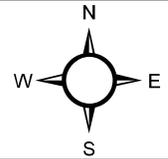
Title:

Date: 8/10/2018

DISCLAIMER: This Drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a completion of records, informations, and data obtained from various sources, and City of Falls Church is not responsible for its accuracy or how current it may be.

Future Land Use

Property Overview



City of Falls Church

Legend

Future Land Use

- Business
- High Density Residential
- Low Density Residential (4.0)
- Low Density Residential (6.0)
- Medium Density Residential
- Mixed-Use
- Park and Open Space
- Private Institutions
- Public Facilities and Institutions
- Transitional
- Special Revitalization District for Education and Economic Development



School

