

West Falls Church Economic Development Project Referral

**Public Meetings of City Boards,
Commissions, and Organizations**



Agenda

- 1) Roll Call**
 - 2) Introduction**
 - 3) Planning Process (15 minutes)**
 - a) Special Exception Entitlement
 - i. Project Summary and Application
 - ii. Review Process
 - iii. Schedule
 - b) Boards and Commission Review
 - i. Expectations from Boards and Commissions
 - 4) Q/A with Staff (15 minutes)**
 - 5) Presentation from Falls Church Gateway Partners (EYA | PN Hoffman | Regency) (60 minutes)**
 - 6) Q/A with Developer**
 - 7) Wrap-Up and Follow-Up Questions**
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City of Falls Church, Virginia

Legend

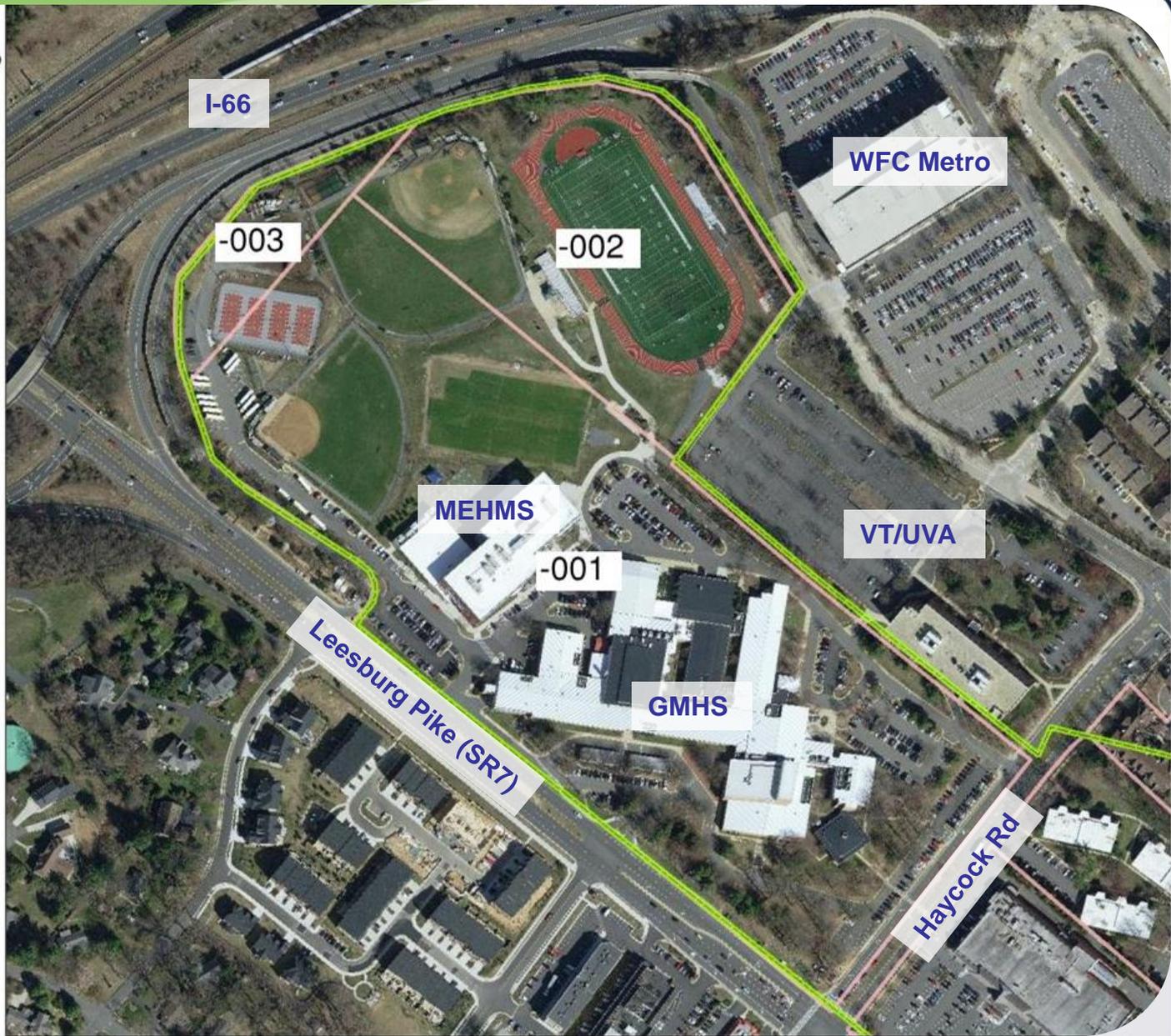
- City Boundary
- Parcel

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



Month & Year	High School Project	Economic Development
January 2018		Adopt Comprehensive Plan Amendment
February 2018	Issue Request for Detailed Proposals	
March 1, 2018		Issue Request for Proposals
May 23, 2018	Issue debt for GMHS Design	
June 2018	Select School Design and Construction Team	Issue Request for Detailed Proposals
August 2018		B-2 Zoning Text Amendments
November 2018		Select Development Partner
December 2018		B-2 Rezoning
May 2019	Finalize School Plans and Construction Contract	Finalize Land Lease/Sale Agreement & Zoning Approval
June 2019	Issue debt for GMHS Construction	
July 2019	Construction Begins	Site Plan, Building Permits
Winter 2020/21	School Opens	
Fall 2021		Economic Development Construction Begins

Project Summary & Application

Special Exception Entitlement – Required Elements

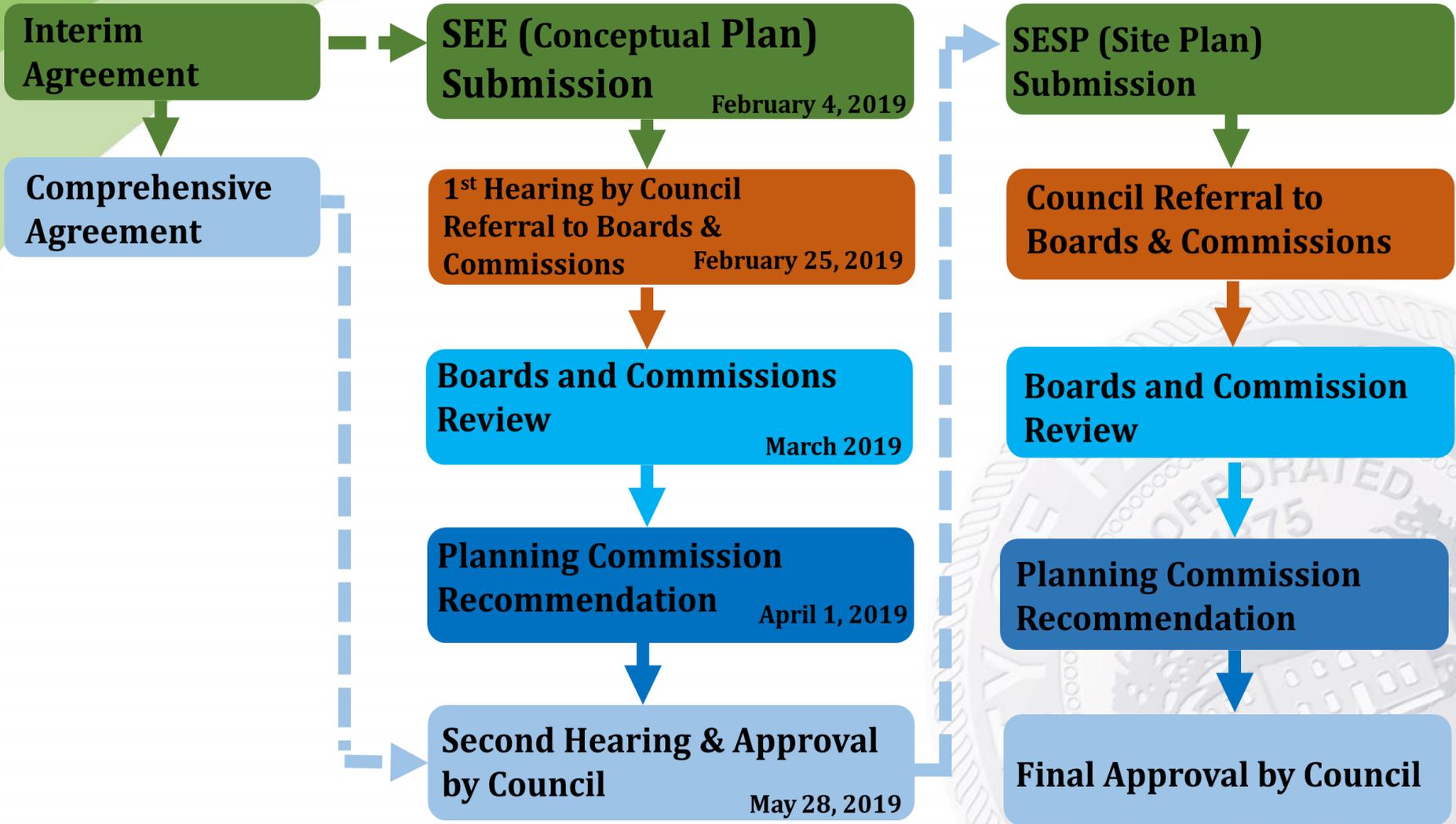
Density	1,421,055 SF/ Floor Area Ratio (FAR) is ~3.7
Uses	Office, hotel, senior housing, condominiums, rental apartments, retail, civic/entertainment uses, large central open space (40% commercial 60% residential)
Height	6-15 stories. Tallest heights proposed at SE corner, decreasing heights approaching school campus with the exception of the senior housing at 11 stories. Up to six stories are shown adjacent to school for the proposed shared garage and the hotel building
Parking	Ratios for each use would be determined at SEE
Plans	Building footprints, utilities, transportation, open space/recreation, conceptual landscape plan
Phasing	Phase 1: uses listed above (~800,000 to 1,100,000 GSF); Phase 2: condos, retail, office (~357,000 GSF)

WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT REVIEW PROCESS

Interim Rights Agreement
November 2018 - May 2019

Special Exception Entitlement (SEE)
January 2019 - May 2019

Special Exception Site Plan (SESP)
May 2019 - May 2021



Boards and Commissions

Date	Group
March 5	Economic Development Authority, Chamber of Commerce, Human Services Advisory Council
March 6	Recreation & Parks Advisory Council, Arts and Humanities Council, Village Preservation & Improvement Society
March 7	Historical Commission, Historic Architectural Advisory Board
March 11	Housing Commission, Citizens Advisory Committee on Transportation, Library Board
March 12	School Board
March 13	Planning Commission, Architectural Advisory Board, Tree Commission, Environmental Sustainability Council

Comments

- Comments due by [April 3, 2019](#)
- Send electronically to caubrey@fallschurchva.gov

hard copies to: **Carly Aubrey
Planning**

**300 Park Avenue, Room 300W
Falls Church, Virginia 22046**

- Find Campus Information at www.fallschurchva.gov/WFC

