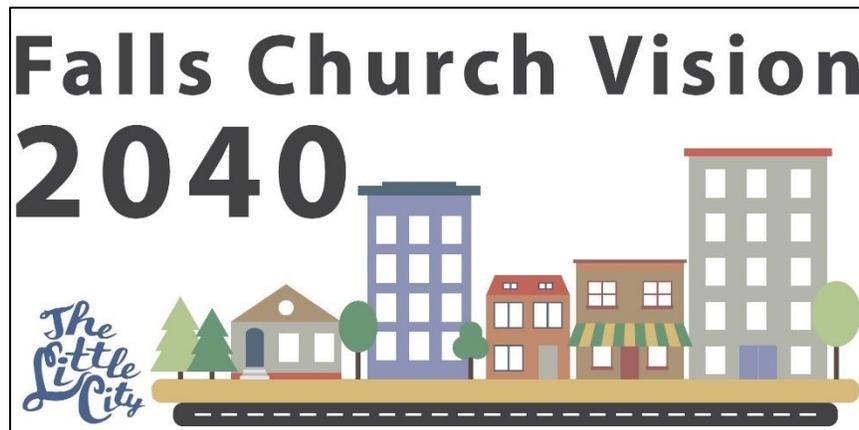




City of Falls Church, Virginia

Department of Community Planning and Economic Development Services

Planning Division Quarterly Report 2020, First Quarter



In the year 2040, the City of Falls Church is a welcoming and inclusive community – a special place in the heart of Northern Virginia. Involved citizens are key to the City's long-term success as a leader in education, environmental sustainability, multi-modal transportation, and vibrant economic development.

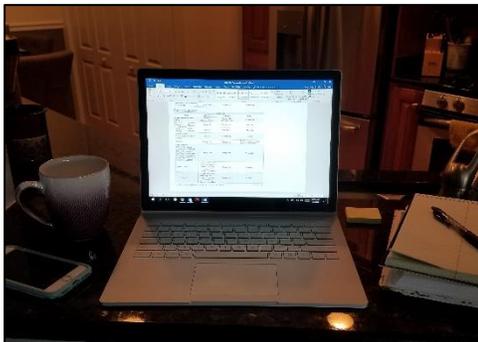
By investing in neighborhoods, community services and facilities, schools, and parks the City preserves small-town character and history while honoring a deep commitment to progress and a growing community. The continual rejuvenation of robust commercial areas supports the City's high quality of life for all citizens.



Highlights, January 2020 through March 2020

Activity Continuing

Amidst the coronavirus pandemic, activity is still continuing in the City. Founders Row has progressed to above-grade building construction with the retail and age-restricted building at the corner of West Broad and North West Street. The steel framing for the new George Mason High School has been completed and work continues. Construction on Mary Riley Styles Building Addition began in March. The West Falls Church Gateway Partners 9.45-acre project continues to progress and the Special Exception Site Plan application is expected to be submitted in May or June 2020.

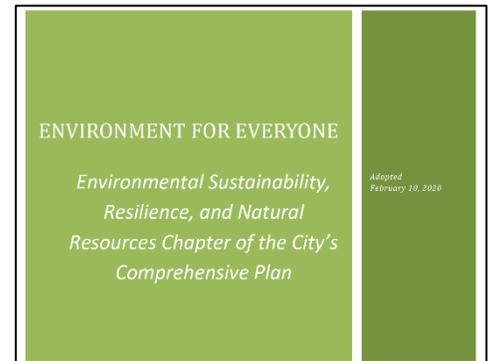


Switch to Electronic Processing of Applications & Staff Working Remotely

Planning staff have moved to working remotely. City Hall has closed to the public in support of Governor Northam's Executive Orders which encourage people to stay at home. If necessary, residents are able to schedule an in-person meeting by appointment. The Development Services Counter has moved to processing applications electronically. Planning staff continues to process existing applications and has already received a couple new electronic applications, ensuring that services continue through this pandemic crisis.

Natural Resources Chapter of the Comprehensive Plan Adopted

In February, City Council held a public hearing to consider updates to the Natural Resources and the Environment Chapter of the Comprehensive Plan. Council unanimously voted (7-0) in favor of the updated materials.



NTC Project – Annandale Road & Gundry Drive

The City's Neighborhood Traffic Calming (NTC) program focuses on improving quality of life and increasing safety for pedestrians and bicyclists. The latest NTC project to begin construction was at the intersection of Annandale Road and Gundry Drive. This project involved redesigning the intersection to bring it up to a modern, pedestrian-friendly design. The new intersection was designed through community coordination with the goal of enhancing pedestrian safety. Concrete work and ADA improvements have been completed. Completion of the project is pending final paving.

Community Engagement

City of Falls Church Council and Boards and Commissions			
Group	January	February	March
City Council	January 6 January 13 January 27	February 3 February 10 February 18 February 24	March 9 March 16
Planning Commission	January 6 January 21	February 3 February 18	March 2 March 16
Architecture Advisory Board (AAB)	January 8	February 5	March 11
Citizens Advisory Committee on Transportation (CACT)	January 15	February 12	No Meeting
Historic Commission	No Meeting	February 27	No Meeting
Historic Architecture Review Board (HARB)	No Meeting	No Meeting	No Meeting

Regional Coordination

Regional Partners			
Group	January	February	March
Council of Governments (COG)	January 17 (Planning Directors)	February 21 (Planning Directors)	No Meeting
Northern Virginia Transportation Authority (NVTA)	Authority Meeting January 9	February 13	March 12
	RJACC Meeting January 24	February 27	March 23
Northern Virginia Transportation Commission (NVTC)	January 16	No Meeting	March 5
WMATA	No updates	No updates	3/30/20 - Letter Submitted regarding proposed budget
Commonwealth Transportation Board (CTB)/Office of Intermodal Planning & Investment (OIPI)/Virginia Department of Transportation (VDOT)/Department of Rail & Public Transportation (DRPT)	No updates	No updates	No updates
Arlington County	1/10/20 – Letter sent regarding update to Natural Resources chapter of Comprehensive Plan	No updates	No updates
Fairfax County	1/10/20 – Letter sent regarding update to Natural Resources chapter of Comprehensive Plan	No updates	No updates

Budget Snapshot, through March 19, 2020

Category	Amount Budgeted for Fiscal Year 20	Expected Expenses	Actual Expenses and Encumbrances	Variance Between Expected and Actual
Salaries and Benefits*	\$1,592,964	\$1,102,821	\$1,110,551	\$7,730
Other	\$207,461	\$198,557	\$141,619	-\$56,938

* Planning Division Only.

Personnel

1. In mid-March, CPEDS Staff moved to working remotely due to coronavirus pandemic and continues to provide services, while the City Hall building is temporarily closed.
2. Towards the end of March, City Hall closed to the public in support of Governor Northam's Executive Orders which encourage people to stay at home. Residents may still schedule in-person meetings by appointment with City staff if necessary.

Current Planning

Major Applications

PROJECT:	RECENT MILESTONES:	NEXT STEPS:
<p>Founders Row (Post-Site Plan) (Site Plan Amendment)</p>	<ul style="list-style-type: none"> • Under Construction above-grade, Senior 55+ Bldg./Retail Podium • Jan. 2020 – BZA Signage Package Submitted, 2/13/20 Approved • March 2020 – Site Plan Amendment (Mural) Submission • March 2020 Quarterly Neighborhood and Millcreek Meeting held 	<ul style="list-style-type: none"> • March 2020 – Site Plan Amendment (Mural) process underway • Above grade building construction ongoing • Concrete work to be completed in Early Summer
<p>West Falls Church Gateway Partners (9.45 Acre Site) (Special Exception/Site Plan)</p>	<ul style="list-style-type: none"> • March 2020 Pre-Application Meetings held with Applicant 	<ul style="list-style-type: none"> • May-June 2020 SESP submission • Staff attending Fairfax Co. monthly neighborhood meetings WMATA, VT sites in coordination with WFC Gateway & FC school reps • Bi-Monthly Infrastructure meetings, Staff, WFC Gateway & GMHS project coordination
<p>George Mason High School (Site Plan Amend)</p>	<ul style="list-style-type: none"> • 3/3/20 – Staff 2nd Submission Comments to Applicant • Staff and Applicant met to discuss comments 	<ul style="list-style-type: none"> • Pending – Phase II 3rd Resubmission, expected mid-April • May-June 2020 – PC Final Action
<p>Broad & Washington (Special Exceptions) (Comp Plan Amend)</p>	<ul style="list-style-type: none"> • 1/7/2020 – Staff comments issued to applicant 1st Submission • 1/13/20 – staff meeting with applicant to review staff comments 	<ul style="list-style-type: none"> • May/June 2020 – Anticipated Applicant 2nd submission • Project schedule TBD with City Management

Routine Applications

PROJECT:	RECENT MILESTONES:	NEXT STEPS:
<p>City Hall Renovation (Site Plan)</p>	<ul style="list-style-type: none"> • 4/2019 – Temporary CO issued and staff moved in 	<ul style="list-style-type: none"> • Pending As-built plan submission to demonstrate compliance with approved site plan (plaza, bike racks, crosswalks) • Pending site plan amendment

submission for any changes to the approved site plan

Big Chimneys Park
(Admin Site Plan)

- 12/7/19 – Ground Breaking held
- 12/10/19 – Park closed to public

- Park Construction underway

Don Beyer Volvo
Showroom (Site
Plan, Special Use
Permit, Variance)

- Site plan approved
- Building permits issued
- Construction started

- Pending completion
- Pending as-built plan submission

Columbia Baptist
(Site Plan,
Subdivision, and
Variance)

- 10/7/19 - Site plan approved by PC with conditions
- 10/17/19 – BZA variance approval

- Site Plan release pending posting of bonds

Library Renovation
(Site Plan)

- 9/3/20 Site plan approved by PC with conditions
- 3/12/20 – revised final site plan administrative review approval

- Under construction
- As-built plan submission - Pending

Dual Trails NOVA
Parks
(Site Plan)

- 3/9/20 – 100% design site plan and 30% lighting plan submitted
- 3/11/20 – AAB Positive Recommendation to Planning Commission

- 4/20/20 – PC Action (administrative if PC unable to meet publicly)
- Construction Summer 2020

West End Park Gas
Regulator Station
Relocation
(Site Plan
Amendment-
Administrative)

- 04/01/20 – Staff Comments Letter sent to Applicant, 1st Submission
- 04/07/20 Staff and Applicant meeting to discuss comments

- 04/10/20 Applicant Resubmission - Pending
- 04/20/20 Planning Commission Work session (Tentative)
- Late April - Administrative Staff Approval (Tentative)

212 East Jefferson
Street (Subdivision)

- 1/6/20 – Revised second submission received
- Staff review and comments to applicant

- Staff report prepared and APO letter 4/10/20
- Applicant resubmission met “yard averaging” zoning
- 4/20/20 - Scheduled PC action hearing (Tentative)

515 East Broad
Street (Subdivision)

- 03/26/20 – Application submitted
- 3/31/20 – Application distributed for staff review

- Staff review and comments to applicant
- Applicant resubmission
- Scheduled PC action hearing (Pending)

Great Forest- HOA
Park Avenue
(Site Plan
Amendment)

- 03/27/20 – Site Plan Amend Submitted
- 04/1/20 – Staff Review DRC distribution

- Administrative Staff review

Future Planning

PROJECT:	RECENT MILESTONES:	NEXT STEPS:
West End Small Area Plan	<ul style="list-style-type: none"> • 2/18/20 – Planning Commission Work Session • 2/24/20 – City Council Work Session 	<ul style="list-style-type: none"> • 4/16/20 – Staff Liaison Briefing/BC Chairs • Late May – PC Work session
Comp Plan: Environment Chapter	<ul style="list-style-type: none"> • 2/3/20 – PC adoption • 2/10/20 – CC adoption 	
Housing Chapter Implementation	<ul style="list-style-type: none"> • 2/3/20 – City Council Work Sessions on Cottage Housing & Greenway Downs Overlay Code Amendment 	<ul style="list-style-type: none"> • Staff working on report detailing analysis of housing needs and opportunities for zoning ordinance amendments • Late April 2020 - Draft report to share with HHS • May 2020 - PC/Housing Commission work sessions
Transfer of Development Rights (TDR)	<ul style="list-style-type: none"> • 09/03/19 – City Council Work Session 	<ul style="list-style-type: none"> • Continued economic/legal feasibility research & assessment • Mid-May 2020 – PC Work Session
Annual Community Profile (2019)	<ul style="list-style-type: none"> • June 2019 – Community Profile 2018 Published • January – February 2020 – Drafting of Profile 2019 	<ul style="list-style-type: none"> • May 2020 – Community Profile 2019 Published
UVA Community Art Project	<ul style="list-style-type: none"> • December 2019 – UVA Class selected Falls Church project • 1/24/20 – Project Kick-off • 2/20/20 – Arts & Humanities Council work session • 3/9/20 – Walking Tour 	<ul style="list-style-type: none"> • April 2020 – Arts & Humanities Council Meeting • May 2020 – PC presentation
Comp Plan: Utilities & Community Facilities	<ul style="list-style-type: none"> • 2/18/20 Kick-off with Planning Commission 	<ul style="list-style-type: none"> • May 2020 – PC Work Session

Transportation Planning

CIP and Grants

PROJECT:	RECENT MILESTONES:	NEXT STEPS:
CIP and Budget Actions	<ul style="list-style-type: none"> 1/21/20 – Planning Commission Meeting - ongoing projects 2/3/2020 – Planning Commission Meeting - future projects 2/18/20 – Planning Commission Recommendation 	<ul style="list-style-type: none"> 5/11/20 – Council First Reading 5/25/20 – Public Hearing 6/8/20 – Public Hearing, 2nd Reading, & Adoption
Grant Applications	<ul style="list-style-type: none"> 12/13/19- Regional Surface Transportation Program (RSTP) application submitted for Pedestrian, Bicycle, Bridge, and Traffic Calming Improvements Parent Project (Coordinated with Public Works) 1/31/20 - I-66 Commuter Choice application submitted 3/9/20 – TLC Grant Application Submitted 	<ul style="list-style-type: none"> 3/19/20 - 5/24/20 – NVTA public comment period for NVTA 70% applications for West Falls Church Connection to W&OD Trail, Park Avenue Great Streets

Project Delivery

PROJECT:	RECENT MILESTONES:	NEXT STEPS:
Bike-Share	<ul style="list-style-type: none"> 1/10/20 - Sponsor Broker Selected (Company that assists in getting sponsors for transit systems) 3/27/20 – E-bike contract amendment executed to allow hybrid E-bikes to operate within Capital Bikeshare system 	<ul style="list-style-type: none"> E-bikes re-introduced to Capital Bikeshare system early Summer 2020
Transportation Demand Management (TDM)	<ul style="list-style-type: none"> Bike to work day cancelled Focused project scope to include marketing for Capital Bikeshare and wayfinding at bus shelters 	<ul style="list-style-type: none"> 9/18/20 – Park(ing) Day

<p>W&OD Crossings</p>	<ul style="list-style-type: none"> 65% plans and cost estimates submitted November 2019 65% plans reviewed internally 	<ul style="list-style-type: none"> Pending Dominion VA, Arlington, and VDOT reviews 90% Plans Expected Two Months after 65% reviews completed
<p>W&OD Dual Trails (Site Plan)</p>	<ul style="list-style-type: none"> 3/11/2020 – AAB Positive Recommendation to Planning Commission 3/9/2020 – 100% design site plan and 30% lighting plan submitted 	<ul style="list-style-type: none"> 4/20/20 – Planning Commission Action (administrative if Planning Commission unable to meet publicly) Construction Summer 2020
<p>Neighborhood Traffic Calming</p>	<ul style="list-style-type: none"> West Annandale Road & Gundry Drive under construction Great Falls Street & Little Falls Street – petition distributed to neighborhood 	<ul style="list-style-type: none"> City is evaluating construction schedules
<p>Residential Permit Parking</p>	<ul style="list-style-type: none"> 200 block North West Street permit parking requested – staff recommended 2 HR commercial parking 	<ul style="list-style-type: none"> No planned activity
<p>TLC, Residential Parking Updates</p>	<ul style="list-style-type: none"> February 2020 – Parking Study Began 	<ul style="list-style-type: none"> Traffic counts paused due to low traffic volumes related to COVID-19 Working with COG to extend funding to next fiscal year
<p>Shared Mobility Devices Pilot</p>	<ul style="list-style-type: none"> 1/24/20 – No applications received by deadline February/March – City staff followed up with companies regarding why they did not apply 	<ul style="list-style-type: none"> Staff to propose changes to Pilot Program