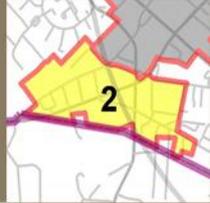
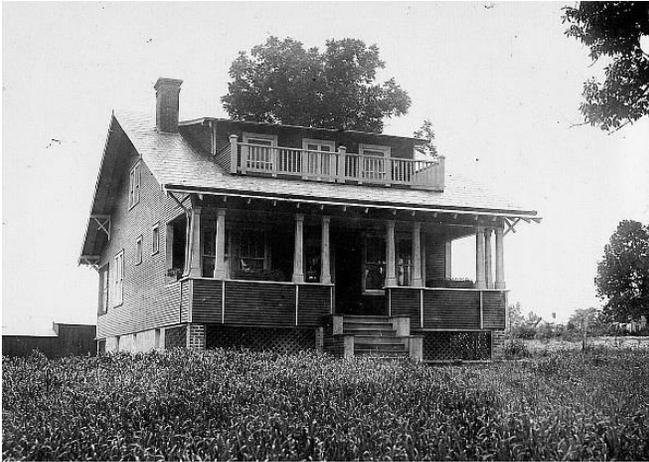


# S Washington St Corridor

## Planning Opportunity Area 2



South Washington Street  
Corridor

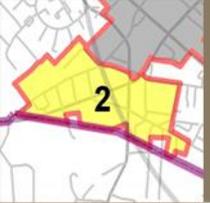


# South Washington Street Corridor

## Planning Opportunity Area 2



October 28, 2013



# S Washington St Corridor Planning Opportunity Area 2



(TR13-29)

RESOLUTION TO ADOPT THE SOUTH WASHINGTON STREET CORRIDOR SMALL AREA PLAN (AREA PLAN NUMBER 2) AS A GUIDING DOCUMENT IN DECISION MAKING FOR PLANNING, ZONING AND DEVELOPMENT REVIEW, CAPITAL IMPROVEMENTS, CITY REGULATIONS AND POLICIES, AND INCLUDED, BY REFERENCE, IN THE CITY'S COMPREHENSIVE PLAN.

(TR13-29) RESOLUTION TO ADOPT THE SOUTH WASHINGTON STREET CORRIDOR SMALL AREA PLAN (AREA PLAN NUMBER 2) AS A GUIDING DOCUMENT IN DECISION MAKING FOR PLANNING, ZONING AND DEVELOPMENT REVIEW, CAPITAL IMPROVEMENTS, CITY REGULATIONS AND POLICIES, AND INCLUDED, BY REFERENCE, IN THE CITY'S COMPREHENSIVE PLAN. (James Snyder, Director of Development Services)

**Motion to adopt (TR13-29) PASSED on roll call vote, unanimously 5-0. (Res. 2013-31) (Mr. Peppe and Mayor Baroukh were absent)**

WHEREAS, the City of Falls Church is required to by state law to update its comprehensive plan; and

WHEREAS, City Council desires the development of small area plans as a tool for planning and economic development; and

WHEREAS, the development of small area plans will guide future office and mixed use growth by providing a vision consistent with the character of the city and its comprehensive plan; and

WHEREAS, the development of a small area plan for the South Washington Street Corridor Small Area Plan (SWS SAP) is the city's second highest priority because of its location along a major commercial corridor, the area's rich cultural heritage, and the construction of the Intermodal Transit Plaza; and

WHEREAS, the goals of the SWS SAP are: 1) to help preserve the culture and history of the area while promoting compatible redevelopment; 2) to improve pedestrian and bicycle safety; and 3) to encourage commercial development in the city; and

WHEREAS, the draft SWS SAP has been developed under the guidance of the City Council, Planning Commission, and Economic Development Authority, with input from affected citizens, businesses, property owners and City Boards and Commissions; and has been updated to reflect that input.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Falls Church, Virginia that the South Washington Street Corridor Small Area Plan (SWS SAP), as revised, is hereby adopted as a guiding document for development and redevelopment in the South Washington Street Corridor Study area and is incorporated by reference into the City of Falls Church Comprehensive Plan.

This resolution shall become effective immediately upon adoption.

Reading: 10-28-13  
Adoption: \_\_\_\_\_  
(TR13-29)



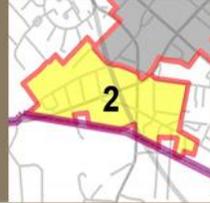
The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. This document will be made available in alternate format upon request. Call 703 248-5080 (TTY 711).

Policy of Non-Discrimination on the Basis of Disability:

The City of Falls Church does not discriminate on the basis of disability in its employment practices or in the admission to, access to, or operations of its services, programs, or activities. Cindy Mester, 300 Park Avenue, Falls Church, Virginia 22046 has been designated to coordinate compliance with the ADA non-discrimination requirement.

### Cover Pictures:

- Top (Left to Right): Historic picture of the Henderson House; Tinner Hill Monument; Gulf Building (Now Red Top)
- Bottom (Left to Right): Rendering of The Reserve at Tinner Hill; Conceptual rendering of Tinner Hill Street; Rendering of Easter Seals



## Acknowledgements

### City Council

Nader Baroukh, Mayor  
David F. Snyder, Vice Mayor  
Johannah Barry, Council Member  
Phil Duncan, Council Member  
Ira Kaylin, Council Member  
Ron Peppe, Council Member  
David Tarter, Council Member

### Planning Commission

Ruth Rodgers, Chair  
J. Robert Meeks, Vice Chair  
Kwafo Djan  
Lindy Hockenberry  
Andrew Rankin  
Melissa Teates  
Russell Wodiska

### Economic Development Authority

Michael Novotny, Chairman  
Edward Saltzberg, Vice Chairman  
Brian Williams  
Barry Buschow  
Kathy Hamor  
Erik Pelton  
Justin Berg

### City Manager's Office

Wyatt Shields, City Manager  
Cindy Mester, Assistant City Manager

### Department of Development Services

James Snyder, Director  
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John Boyle, Zoning Administrator  
Wendy Block Sanford, Transportation Program  
Manager & Principal Planner  
Elizabeth Perry, Principal Planner  
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Paul Stoddard, Planner  
Loren Bruce, Planner  
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### Department of Economic Development

Rick Goff, Director  
Becky Witsman, Business Development Manager

### Department of Public Works

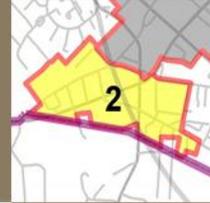
Bill Hicks, Director  
Allison Lohrenz, Solid Waste Programs Coordinator

### Department of Recreation & Parks

Jenny Paxton, CMP, Senior Program Supervisor,  
Special Events

### Special Thanks

Public Meeting Participants  
South Washington Street Corridor Businesses  
Tinner Hill Heritage Foundation  
CATCH  
Falls Church Chamber of Commerce  
Columbia Baptist Church, for Use of Meeting Room  
Tax Analysts, for Use of Meeting Room  
Lincoln Property Company  
Virginia Tech



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**1-2 Need**

**1-3 Methodology**

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**2-1 History**

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**2-4 19<sup>th</sup> Century**

**2-6 Early 20<sup>th</sup> Century**

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**2-9 Early 21<sup>st</sup> Century**

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**2-12 Dr. Edwin Bancroft & Mary Ellen  
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**2-13 James & Charles Lee**

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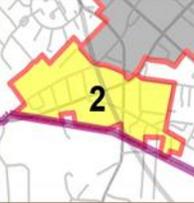
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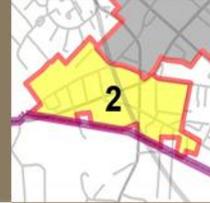
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