

1. Item_0_CACT_Agenda_For_7-21-20

Documents:

[ITEM_0_CACT_AGENDA_FOR_7-21-20.PDF](#)

2. Item_2a_Referral_Memo_To_Chairs

Documents:

[ITEM_2A_REFERRAL_MEMO_TO_CHAIRS.PDF](#)

3. Item_2b_06(B)(2)(3)_(TR20-29)_(TR20-30) -0_WFC-SESP_Staff_Report

Documents:

[ITEM_2B_06\(B\)\(2\)\(3\)_\(TR20-29\)_\(TR20-30\) -0_WFC-SESP_STAFF_REPORT.PDF](#)

4. Item_5_Action_Items_Tracking_200212

Documents:

[ITEM_5_ACTION_ITEMS_TRACKING_200212.PDF](#)

5. Item_9_13-1_CIP_FY21-26_LED_Street_Light_Recommendation_Tab 8_8-15a

Documents:

[ITEM_9_13-1_CIP_FY21-26_LED_STREET_LIGHT_RECOMMENDATION_TAB_8_8-15A.PDF](#)



Citizens' Advisory Committee on Transportation Meeting Agenda Tuesday, July 21, 2020 ❖ 7:00 PM

Virtual Meeting: <https://meet.lync.com/fallschurch-fallschurchva/jsikes/QL64S42H>

NOTICE: The meeting for which this agenda has been posted will be held pursuant to and in compliance with the Virginia Freedom of Information Act, Section 2.2-3708.2 and state and local legislation adopted to allow for continued government operation during the COVID-19 declared emergency.

All participating members of the Citizens' Advisory Committee on Transportation will be present at this meeting through electronic means. All members of the public may view this electronic meeting via this Skype meeting link: <https://meet.lync.com/fallschurch-fallschurchva/jsikes/QL64S42H>.

Public comments may be submitted to jsikes@fallschurchva.gov until 7:30 p.m. on July 21, 2020. All comments will be provided to the Citizens' Advisory Committee on Transportation members and comments received by the deadline will be read during the meeting.

PLEASE NOTE: This meeting will be conducted via Skype. If you do not already use Skype, you will be prompted to install it when clicking the meeting link, so please take some time ahead of the meeting to do so. **If needed, there are short instructions to download Skype following the meeting agenda.** Please email jsikes@fallschurchva.gov if you need assistance with installation. During the meeting, staff will likely not be available to assist with installation.

1. **Public Comment:**
2. **Information Item:** WFC Economic Development Project- Presentation by Developer on the Special Exception
Attachments: [Referral Memo](#) & [Staff Report](#)
3. **Committee Member Reports:**
4. **Staff Reports:**
5. **Information Item:** [CACT 2019 Priority Tracking Sheet](#)
6. **Discussion Item:** Recommendations to Improve School Transportation in the Fall
7. **Information Item:** NTC updates: Greenway Downs, NTC funding in CIP, "Clear the Queue" NTC Projects
8. **Discussion Item:** Great Falls/Little Falls St NTC Project Update
9. **Discussion Item:** LED Street Light Discussion



The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability, call 703-248-5027 (TTY 711). For more information call 703-248-5178.



CITY OF FALLS CHURCH

DATE: July 14, 2020

TO: Chair and Members of the School Board
Chair and Members of the Architectural Advisory Board
Chair and Members of Arts and Humanities Council
Chair and Members of the Citizens Advisory Committee on Transportation
Chair and Members of the Economic Development Authority
Chair and Members of the Environmental Sustainability Council
Chair and Members of the Historical Commission
Chair and Members of the Historical Architectural Review Board
Chair and Members of the Housing Commission
Chair and Members of the Human Services Advisory Council
Chair and Members of the Advisory Board of Recreation and Parks
Chair and Members of the Planning Commission
Chair and Members of the Urban Forestry Commission
Chair and Members of the Library Board of Trustees
President and Members of the Village Preservation and Improvement Society
Chair and Members of the Greater Falls Church Chamber of Commerce

FROM: Carly Aubrey, AICP, Principal Planner

SUBJECT: Referral of Special Exception Entitlement Amendment (SEE) and Special Exception Site Plan (SESP) Applications for the West Falls Church Economic Development Project to Boards, Commissions and City Organizations

(TR20-29) RESOLUTION TO GRANT SPECIAL EXCEPTION ENTITLEMENT AMENDMENT FOR A MIXED-USE DEVELOPMENT PROJECT WITH A BUILDING HEIGHT UP TO FIFTEEN (15) STORIES ON APPROXIMATELY 9.77 ACRES OF LAND LOCATED AT 7124 LEESBURG PIKE (PORTIONS OF REAL PROPERTY CODE NUMBERS 51-221-006, -007) ON APPLICATION BY FALLS CHURCH GATEWAY PARTNERS

(TR20-30) RESOLUTION TO GRANT SPECIAL EXCEPTION SITE PLAN (SEC. 48-488.B(3)) FOR A MIXED-USE DEVELOPMENT PROJECT WITH A BUILDING HEIGHT UP TO FIFTEEN (15) STORIES ON APPROXIMATELY 8.82 ACRES OF LAND LOCATED AT 7124 LEESBURG PIKE (PORTIONS OF REAL PROPERTY CODE NUMBERS 51-221-006, -007) ON APPLICATION BY FALLS CHURCH GATEWAY PARTNERS

REQUEST

The City Council, on July 13, 2020, referred TR20-29 and TR20-30 for a proposed mixed-use development at the West Falls Church Economic Development Site to the above specified Boards, Commissions, and City Organizations. Boards and Commissions are requested to review and comment on the application materials by **July 31, 2020**.

BACKGROUND

The staff report from the City Council's July 13, 2020 first hearing provides an overview of the project and the preliminary staff analysis. That report is included in this referral distribution packet and can also be found here: https://fallschurch-va.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1229 (Items 6(2) and (3)) The application materials can be found at the above link or at www.fallschurchva.gov/WFC.

Project History

The Background section of the City Council staff report (Enclosure 1) provides a complete history and background of the West Falls Church Economic Development Project, from the 2013 transfer of 38.4 acres of land from Fairfax County to the City to the July 8, 2019 approval of the Special Exception Entitlement.

Proposed Development Project Description:

Applicant: Falls Church Gateway Partners

Site: The current 9.45-acre economic development portion of the current George Mason High School and Mary Ellen Henderson Middle School Campus is located on property that became part of the City through the 2013 Boundary Adjustment Agreement with Fairfax County, addressed 7124 Leesburg Pike, Falls Church 22043. The SEE amendment proposes a new total acreage of approx. 9.77-acres. The approx. acreage for SESP Phase 1 is 8.82-acres.

Project: Mixed-use development comprised of several buildings under a two phased development proposal as depicted in the SEE amendment application. The SESP application is for Phase 1, which includes office, hotel, senior housing, multi-family condominiums, multi-family rental apartments, retail, civic/entertainment/event space uses, grocery and a central open space. A future Phase 2 SESP application would include office, retail and multi-family condominiums.

Special Exception Entitlement Amendment and Special Exception Site Plan Review Process

This project is being reviewed under the two-step process provided for in Section 48-488(b) of the Zoning Code: (1) a Special Exception Entitlement (SEE) to determine the layout, heights and general uses; and (2) a Special Exception Site Plan (SESP) which shall function as any other special exception and site plan approved under the zoning ordinance and which will establish final design.

The SEE approved on July 8, 2019 (Res. 2019-20) governs the general locations of the buildings, the height of buildings; the location, type, and amount of individual uses on the site, the infrastructure and transportation on the site, the public facilities and utilities, and other aspects of

the future approvals and development on the Subject Property. The current development proposal includes changes from the approved SEE thereby requiring a SEE amendment, specifically: (a) adjustment to parcel boundary and Phase 1 boundary; (b) modifications to proposed uses; (c) general building locations; (d) street layout; (e) phasing; and (f) amendments to voluntary concessions. These amendments are described in more detail in the staff report starting at line 244.

The approved SEE included two phases. A SESP application has been filed for Phase 1. The SESP process is intended to result in approval based on recommendations from staff and boards and commissions, and considerations used in approving site plans (see Section 48-1134), as well as criteria in Section 48-90.

The SEE amendment and SESP review processes will occur concurrently consisting of: 1) referral of the application by City Council to boards and commissions; 2) staff review and review by the Planning Commission and any other boards and commissions to whom the City Council refers the application; and 3) approval by Council.

PROJECT SCHEDULE

As outlined in the schedule provided below, the review by the Boards and Commissions will occur primarily during the month of July, and the deadline for comments is July 31, 2020.

General Project Schedule (1st Submission)

- | | |
|---|-----------------------|
| • SEE Amendment/SESP Phase 1 Submission | June 10, 2020 |
| • City Council Work Session | July 6, 2020 |
| • City Council 1st Hearing and Referral | July 13, 2020 |
| • Boards and Commissions | July – September 2020 |
| • School Board | July 14, 2020 |
| • Planning Commission Work Session | July 15, 2020 |
| • Planning Commission Recommendation | August 5, 2020 |
| • City Council Work Session | August 10, 2020 |

CONCLUSION

In conclusion, the Boards and Commissions are requested to review and comment on the application materials by **July 31, 2020**. All comments should be sent electronically to Carly Aubrey at caubrey@fallschurchva.gov, Shaina Schaffer at sschaffer@fallschurchva.gov, and Akida Rouzi at arouzi@fallschurchva.gov.

Please feel free to contact us or your staff liaison if you have any questions.

Thank you!

Enclosures

1. July 13, 2020 City Council Staff Report (attachments can be found at https://fallschurchva.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1229)

City of Falls Church

<p>Meeting Date: 07-13-20</p>	<p>Title: (TR20-29) RESOLUTION TO GRANT SPECIAL EXCEPTION ENTITLEMENT AMENDMENT FOR A MIXED-USE DEVELOPMENT PROJECT WITH A BUILDING HEIGHT UP TO FIFTEEN (15) STORIES ON APPROXIMATELY 9.77 ACRES OF LAND LOCATED AT 7124 LEESBURG PIKE (PORTIONS OF REAL PROPERTY CODE NUMBERS 51-221-006, -007) ON APPLICATION BY FALLS CHURCH GATEWAY PARTNERS</p> <p>(TR20-30) RESOLUTION TO GRANT SPECIAL EXCEPTION SITE PLAN (SEC. 48-488.B(3)) FOR A MIXED-USE DEVELOPMENT PROJECT WITH A BUILDING HEIGHT UP TO FIFTEEN (15) STORIES ON APPROXIMATELY 8.82 ACRES OF LAND LOCATED AT 7124 LEESBURG PIKE (PORTIONS OF REAL PROPERTY CODE NUMBERS 51-221-006, -007) ON APPLICATION BY FALLS CHURCH GATEWAY PARTNERS</p>	<p>Agenda No.:</p> <p>06(b)(2) 06(b)(3)</p>	
<p>Proposed Motion: Move to refer (TR20-29) and (TR20-30) to the School Board, Planning Commission, Architectural Advisory Board, Economic Development Authority, Housing Commission, Human Services Advisory Council, Environmental Sustainability Council, Tree Commission, Citizens Advisory Committee on Transportation, Recreation & Parks Advisory Board, Arts and Humanities Council of Falls Church, Library Board of Trustees, Historical Architectural Review Board, Historical Commission, Village Preservation and Improvement Society, and Greater Falls Church Chamber of Commerce for review and recommendations to City Council.</p>			
<p>Originating Dept. Head: James B. Snyder, Director of CPEDS 703.248.5182 JBS 07.09.20 Paul Stoddard, AICP, Planning Director 703.248.5041 GHF for PS 07-09-20</p>	<p>Report Prepared by: Carly Aubrey, AICP Principal Planner 703.248.5106 CA 07.08.20</p> <p>Akida Rouzi, Principal Planner 703.248.5104 AR 07.09.20</p> <p>Shaina Schaffer, CFM, ENV SP, LEED Green Associate, Planner 703.248.5395 SS 07.08.20</p>	<p>Disposition by Council:</p>	
<p>City Manager: Wyatt Shields 703.248.5004 CLM for FWS 7-9-2020</p>	<p>City Attorney: Carol McCoskrie 703.248.5010 CWM 07-09-2020</p>	<p>CFO: Kiran Bawa 703.248.5092 KB 7-9-2020</p>	<p>City Clerk: Celeste Heath 703.248.5014 CH 07/09/20</p>

2 **REQUEST:** Council is requested to refer (TR20-29) and (TR20-30), the first submissions of (a)
 3 an application to amend the previously approved Special Exception Entitlement and (b) an
 4 application for a Special Exception Site Plan (SESP) for Phase 1 of the proposed West Falls Church
 5 Economic Development Project, to the appropriate city boards, commissions, and community
 6 organizations for review and recommendation to the Council.

8 **RECOMMENDATION:** Staff recommends that Council adopt the proposed motion.
9

10 **REPORT UPDATES SINCE JULY 6, 2020 WORK SESSION**

11 Additional information provided since the July 6, 2020 work session staff report are highlighted
12 in grey.

13
14 **APPLICATION:** Applications for an amendment to the previously approved Special Exception
15 Entitlement (SEE) and for a Special Exception Site Plan (SESP) for Phase 1 of the West Falls
16 Church Economic Development project have been filed by the Falls Church Gateway Partners
17 (FCGP) pursuant to Section 48-486(c) in conformance with the procedures set forth in Sec. 48-
18 488B for the development proposal. Details of the proposed SEE amendment are provided in the
19 Staff Analysis section. The following section provides a summary of the development proposal,
20 site profile, and the application approval process.

21
22 *Site:* The current 9.45-acre economic development portion of the current George Mason High
23 School and Mary Ellen Henderson Middle School Campus is located on property that became
24 part of the City through the 2013 Boundary Adjustment Agreement with Fairfax County,
25 addressed 7124 Leesburg Pike, Falls Church 22043. The SEE amendment proposes a new total
26 acreage of approx. 9.77-acres. The approx. acreage for SESP Phase 1 is 8.82-acres.

27
28 *Proposed Use:* Mixed-use development comprised of several buildings under a two phased
29 development proposal as depicted in the SEE amendment application. The SESP application
30 is for Phase 1, which includes office, hotel, senior housing, multi-family condominiums, multi-
31 family rental apartments, retail, civic/entertainment/event space uses, grocery and a central
32 open space. A future Phase 2 SESP application would include office, retail and multi-family
33 condominiums.

34
35 *Land Use and Zoning:* The current use on the site includes Mary Ellen Henderson Middle
36 School, the existing George Mason High School, the new George Mason High School under
37 construction, and several parking lots that serve the school. The current zoning designation is
38 B-2, Central Business. The Comprehensive Plan Future Land Use Map Designation is "Mixed-
39 Use" and within a "Special Revitalization District for Education and Economic Development".
40 The Special Exception Entitlement (SEE) application by Falls Church Gateway Partners for
41 this site was approved by the City Council on July 8, 2019.

42
43 *Land Owners:* The 9.45-acre project site was conveyed from the School Board of the City of
44 Falls Church to the City of Falls Church on August 21, 2019. A Comprehensive Agreement
45 between the City and Falls Church Gateway Partners was signed on June 12, 2019 and spells
46 out terms for a 99-year ground lease with the developer for the majority of the 9.45-acre
47 property and fee simple purchase of the portion of the site designated for residential
48 condominiums.

49
50 *Application Status:* The first submissions of the SEE amendment and SESP-Phase 1
51 applications were filed on June 10, 2020. (Attachment 1)

52
53 **Special Exception Entitlement (SEE) & Special Exception Site Plan (SESP)**

54 Pursuant to Section 48-488(b) of the Zoning Code, properties in areas designated "special
55 revitalization district for education and economic development" and designated for mixed-use
56 development on the future land use plan map may be the subject of a two-step process, as set forth

57 below: (1) a special exception entitlement (SEE) to determine the layout, heights and general uses;
58 and (2) a special exception site plan (SESP) which shall function as any other special exception
59 and site plan approved under the zoning ordinance and which will establish final design. When a
60 special exception entitlement has been approved for a property, development on that property can
61 proceed only after a special exception site plan has been approved.

62

63 **Review**

64 The SEE amendment and SESP review processes will occur concurrently consisting of: 1) referral
65 of the application by City Council to boards and commissions; 2) staff review and review by the
66 Planning Commission and any other boards and commissions to whom the City Council refers the
67 application; and 3) approval by Council.

68

69 **Approval**

70 The City Council has the authority to approve the SEE amendment application and SESP
71 application and may modify the requirements to allow heights above the limits set forth in the
72 Zoning Code, and residential uses within a mixed-use development project. The approval and any
73 modifications to Zoning Ordinance requirements shall be based on a finding that the project
74 substantially achieves the goals of the "Special Revitalization District for Education and Economic
75 Development" and is consistent with the Comprehensive Plan and recommendations of any site-
76 specific studies. The City Council may adopt conditions as part of its approval to ensure that the
77 project will meet these standards.

78

79 **Effect of SEE Approval and the SESP**

80 The SEE approved on July 8, 2019 (Res. 2019-20) governs the general locations of the buildings,
81 the height of buildings; the location, type, and amount of individual uses on the site, the
82 infrastructure and transportation on the site, the public facilities and utilities, and other aspects of
83 the future approvals and development on the Subject Property. The proposed amendment shall be
84 treated, procedurally, the same as a new SEE application, should rely on the prior approval, and
85 meet standards of the zoning ordinance. SEE approval does not permit construction.

86

87 The approved SEE included two phases. A SESP application has been filed for Phase 1. The SESP
88 process is intended to result in approval based on recommendations from staff and boards and
89 commissions, and considerations used in approving site plans (see Section 48-1134), as well as
90 criteria in Section 48-90. Chapter 48 (Zoning), Article 5, Division 7 includes the required
91 information (Section [48-1137](#), [-1140](#)) and considerations (Section [48-1141](#)) for site plan review.
92 City Council should rely on the Planning Commission and staff in determining if site plan
93 requirements and considerations have been met. Section [48-90\(d\)\(1\) and \(2\)](#) include the primary
94 and secondary criteria to be used for evaluating special exceptions. The primary criteria are
95 considered essential, whereas the secondary criteria are discretionary in nature. Guiding
96 documents used to evaluate special exceptions and site plans include the Comprehensive Plan,
97 Small Area Plans, Design Guidelines, Streetscape Standards, Zoning Ordinance and other
98 applicable city codes.

99

100 Similar to the SEE process, review of the SESP shall consist of: 1) referral of the application by
101 city council to boards and commissions; 2) staff review and review by the planning commission
102 and any other boards and commissions to whom the city council refers the application; and 3)
103 approval by council. The elements of the SESP shall comply in all respects with the SEE, as
104 approved, including any amendments approved by Council A SESP may be sought and approved
105 for all or any phase identified in the approved SEE.

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Voluntary Concessions, Community Benefits, Terms and Conditions (VCs)

A first draft of amended SEE voluntary concessions has been submitted (Attachment 1b) and is currently under staff review. The proposed changes to the SEE voluntary concessions are summarized below in the Staff Analysis, Project Changes from approved SEE (July 8, 2019) section. Voluntary Concessions related to the SESP Phase 1 will be submitted by the Applicant with a future submission.

BACKGROUND: The following section of the report provides a complete history and background of the West Falls Church Economic Development Project; from the transfer of 38.4 acres of land from Fairfax County to the City to the approval of the SEE.

Boundary Adjustment

A boundary adjustment agreement between the City of Falls Church and Fairfax County titled, “Voluntary Boundary Adjustment Agreement By and Between the City of Falls Church, Virginia, and Fairfax County, Virginia” was adopted by Council (Res. 2013-11) on April 22, 2013 and approved by voter referendum on November 5, 2013. On December 13, 2013, a Special Court appointed by the Virginia Supreme Court approved the voluntary boundary adjustment agreement and transfer of 38.4 acres from Fairfax County to the City of Falls Church. The School-Related Parcels area, the larger of two areas transferred to the City in the adjustment, is 34.65 acres. The agreement allows 30 percent (or approx. 10.38 acres) of the School-Related Parcels site to be used for economic development. The stipulations of the agreement for the Schools-Related Parcels are as follows:

“At least 70% of the acreage of the School-Related Parcels, the composition of which acreage will be determined from time to time solely by Falls Church, shall be used for school purposes for a period of fifty (50) years...”

“Up to 30% of the acreage of the School-Related Parcels, the composition of which acreage will be determined from time to time solely by Falls Church, may be used for any lawful purposes for a period of fifty (50) years...”

“Following the 50-year period...the School-Related Parcels may be used in whole or in part for any lawful purpose”

This boundary adjustment also included 2.40 acres of land that is currently used for the City’s property yard and 0.62 acres of land that is part of the Falls Plaza shopping center.

Referendum for a New George Mason High School

In November 2017, Falls Church voters approved a referendum for the issuance of up to \$120 million in bonds for the construction of a new George Mason High School. As part of the strategy for mitigating taxpayer costs for this new high school, the City Council, School Board, Planning Commission, and Economic Development Authority have been jointly planning and marketing approximately 10.38 acres of the George Mason High campus for private economic development. It is envisioned that a long-term land lease for the site would be granted to a developer, and the value of that land lease and the future tax revenues from such redevelopment would be used to help defray the cost of annual debt service for the new school.

A Site Plan application was filed for the new George Mason High School on January 3, 2019. The Planning Commission granted limited approvals (Phase 1a and 1b) of the proposed site plan on

156 May 20 and August 5, 2019. Phase 2 (for the “trapezoid” parking lot) will go to Planning
157 Commission for consideration in summer of 2020.
158

159 **Land Use and Zoning Changes**

160 In order to create an improved school campus, and to facilitate and support the development of a
161 significant mixed-use project, the City approved the following land use and zoning changes for
162 the 34 acres of land:

- 163 • January 22, 2018 – Res. 2018-06 amended Chapter 4 of the Comprehensive Plan to create
164 a “Special Revitalization District for Education and Economic Development” and
165 designated the site as “Parks & Open Space” with two School Symbols (~24.28 acres) and
166 “Mixed-Use” (~10.34 acres) within a “Special Revitalization District for Education and
167 Economic Development” on the Future Land Use Plan Map.
- 168 • August 13, 2018 – Ord. 1989 amended the B-2 zoning district to create new special
169 exception provisions (Special Exception Entitlement (SEE) and Special Exception Site
170 Plan (SESP) to provide additional flexibility in height and density needed to achieve
171 significant mixed-use development projects and allow for by-right development of an
172 elementary or secondary school up to a height of seven stories.
- 173 • December 10, 2018 – Ord. 1992 amended the Official Zoning District Map to change the
174 existing zoning of the 34.65 acres from R-1A, Low Density Residential to B-2, Central
175 Business to accommodate the anticipated special exceptions and site plans for the
176 economic development project and to permit additional height for the new urban scale high
177 school.
178

179 **West Falls Church Economic Development RFP Selection Process**

180 Between March and November of 2018, the City engaged in a Request for Proposals process
181 (pursuant to the Public-Private Education Facilities and Infrastructure Act (PPEA)) for the West
182 Falls Church Economic Development Project. Ultimately, the development team of Falls Church
183 Gateway Partners (FCGP) (EYA, PN Hoffman, and Regency) was chosen because of the proposed
184 development’s long-term and short-term economic value to the City, and a desirable program that
185 features a diverse mix of uses, including strong commercial, civic, and place-making components.
186

187 **Interim Agreement, Comprehensive Agreement, and Special Exception Entitlement**

188 On December 5, 2018, the City entered into an Interim Agreement (“IA”) with Falls Church
189 Gateway Partners, which committed the parties to work diligently and cooperatively to agree upon
190 a Comprehensive Agreement. FCGP posted a \$1.5 Million security deposit with the City to
191 guarantee the Material Terms in the IA, and provide protection to the City in the case of damages
192 caused to the site by the developer.
193

194 On May 13, 2019, the City Council approved the terms for, and authorized the City Manager to
195 execute, the Comprehensive Agreement (CA). In general, the Comprehensive Agreement sets out
196 the business terms of the development agreement, such as the schedule of land payments to the
197 City, the construction covenants, the schedule of performance and the like. The SEE sets out the
198 land entitlements for the developer, and as discussed earlier, will govern the conceptual
199 development program – building heights, locations, and uses, and will be refined as part of the
200 SESP to be submitted and approved in the future. The Comprehensive Agreement was executed
201 on June 12, 2019.
202

203 On July 8, 2019, the City Council approved Resolution 2019-20 for the Special Exception
204 Entitlement which governs the general locations of the buildings, the height of buildings; the

205 location, type, and amount of individual uses on the site, the infrastructure and transportation on
206 the site, the public facilities and utilities, and other aspects of the future approvals and development
207 on the Subject Property.
208

209 **Subdivision**

210 On June 17, 2019, the Planning Commission approved two subdivision plats related to the subject
211 site: one to create the 9.45-acre parcel for the economic development project; and one to
212 consolidate the remaining 15.23-acre School Board parcel with the two City-owned parcels
213 totaling 9.97 acres that contain the GMHS/MEHMS ball fields and track. On July 8, 2019, the City
214 Council adopted Resolutions 2019-21 and 2019-22 to acquire the newly created 9.45-acre parcel
215 from the School Board and to convey the two (9.97 acres total) parcels to the School Board,
216 respectively.
217

218 **Coordination/Outreach Efforts**

219 Staff continues to coordinate with different entities and are working on planning efforts that are
220 related to the West Falls Church economic development project. These activities are summarized
221 below:
222

- 223 • Coordination with the Falls Church City Public Schools to ensure the school campuses and
224 the economic development project are complementary of each other;
- 225 • Coordination with the potential Virginia Tech and WMATA redevelopment which is
226 located immediately adjacent to the development. This project is currently going through
227 the Fairfax County Comprehensive Plan Amendment process.
- 228 • Coordination with Virginia Department of Transportation and Fairfax County on
229 transportation related items, including the intersection design of Leesburg Pike/Commons
230 Drive/Chestnut Street.
- 231 • Town Halls and meetings on placemaking concepts took place in late 2019 and early 2020.
- 232 • The City is working on a small area plan for the West End. This small area plan provides
233 the opportunity to report out on what has already been planned and entitled in the Schools-
234 Related Parcels POA (POA #8) and discuss how that connects to and supports
235 redevelopment of the West End POA (POA #7) and Gordon Road Triangle (POA #4).
236 The anticipated schedule is a work session with City Council in July, Planning Commission
237 recommendation in August/September and action by City Council in September 2020.
238

239 **STAFF ANALYSIS:** Staff has reviewed the first submissions of the SEE amendment and SESP
240 Phase 1 applications. Staff comments received to date are provided in Attachment 2. The following
241 section provides a summary of key changes between the SEE approved on July 8, 2019 and the
242 new submissions, as well as items requiring further refinement during the review process.
243

244 **Project Changes from approved SEE (July 8, 2019)**

245 The SEE approved on July 8, 2019 (Res. 2019-20) governs the general locations of the buildings,
246 the height of buildings; the location, type, and amount of individual uses on the site, the
247 infrastructure and transportation on the site, the public facilities and utilities, and other aspects of
248 the future approvals and development on the Subject Property. The current development proposal
249 includes changes from the approved SEE thereby requiring a SEE amendment. These are described
250 in greater detail below:
251

- 252 1. *Adjustment to parcel boundary and phase 1 boundary:* An adjustment to the overall parcel
253 boundary, specifically to add approximately 0.32 acres in the southwest corner of the site,

254 future school parking lot location, is requested. This additional area, along with the existing
255 parcel area within the school parking lot totals about 0.56 acres and is the future Phase 2
256 office site. Within this proposed new parcel boundary, an amendment to the Phase 1
257 Boundary is also requested to accommodate changes in building orientation in Blocks B1
258 and B2. These changes are shown in Attachment 3.

259
260 As described in the Statement of Justification, these requests are due to significant
261 construction costs escalations necessitating the replacement of a majority of the below-
262 grade parking with above-grade structured parking in Block B3 and the combining of the
263 two rental residential buildings from Blocks A1 and C1 entirely into Block A.

264
265 In regards to the Phase 2 Office (Block B4), staff consulted with Ted Risher (Boundary
266 Stone Advisors) and Bob Wulff (George Mason University) to determine the potential
267 impacts on the operational, marketing, and financial feasibility of the proposed design
268 changes and the expectation to provide replacement school parking spaces within a shared
269 parking garage. In terms of marketing and operational considerations, the revision utilizes
270 additional surface parking lot and transforms it into a more efficient use through deck
271 parking. A further efficiency will be the shared aspect of the deck between office users and
272 school users, particularly for nighttime school events. Additionally, the design integrity of
273 the total project does not suffer since external access and internal connectivity are
274 unchanged. From a financial perspective, the additional parking spaces to be
275 accommodated in the structured parking does not significantly impact the office's viability.
276

277 2. *Modifications to proposed uses:*

- 278 a. Civic space requirements: The Comprehensive Agreement and approved SEE included
279 a minimum of 20,000 GSF of programmable civic space with approximately 8,000 to
280 12,000 GSF event space including a 4,000 GSF outdoor rooftop terrace. The event
281 space was to be occupied by a music/entertainment venue. An additional 4,000 to 8,000
282 GSF to be occupied by performing arts/education studio or school was also included.
283

284 The Program Summary (Attachment 1.c.iii) and proposed amendments to the SEE
285 voluntary concessions (Attachment 1.b) amend the square footage to 19,240 GSF and
286 17,000 GSF minimum, respectively, with a reconfiguration to the location and type of
287 spaces into:

- 288 • Indoor conference room space (approx. 5,000 – 6,000 GSF) in the Phase I office
289 building;
- 290 • Outdoor event space (approx. 4,000 GSF) in the Commons; and
- 291 • Education/arts space (approx. 6,000 – 14,000 GSF) in the Phase I Residential
292 Condo building

- 293
294 b. Commercial uses: FCGP is requesting the addition of several commercial uses not
295 explicitly listed in the approved SEE. While some of these uses are considered a type
296 of retail or accessory to a permitted use, others would require a zoning code text
297 amendment to allow for City Council to consider such uses as part of the special
298 exception. Greater detail on this request is provided under the Special Exception Site
299 Plan analysis.
300

- 301 3. *General building locations*: The proposed site plan includes changes to general building
 302 locations, specifically Blocks B1 – B4 and Garage D2. These changes are shown in
 303 Attachment 3.
 304
- 305 4. *Street layout*: The aforementioned changes to general building locations resulted in a
 306 change to the street layout, primarily to Street A between Blocks A and D. With the
 307 footprint change to Garage D2 this section of street is now shown as Streets B and C. Alley
 308 1, which was an open air alley Block A is now enclosed and an open air alley is now shown
 309 in Block D.
 310
- 311 Additionally, the entrance to the project at Route 7 and Commons Drive has been narrowed
 312 and angled. This intersection is the subject of ongoing coordination with VDOT and
 313 Fairfax County and is anticipated to change in future submissions. These changes are
 314 shown in Attachment 3.
 315
- 316 5. *Phasing*: In order to accommodate the needs of the senior housing development partner,
 317 FCGP is requesting that the senior housing parcel (Block D1) be bifurcated from the
 318 remainder of the Phase I SESP. The senior housing SESP submission and building delivery
 319 will follow the Phase I SESP by a few months.
 320
- 321 6. *SEE Voluntary Concessions*: FCGP has proposed the following key amendments to the
 322 approved SEE voluntary concessions dated July 8, 2019:
 323 a. VC #2 – incorporating the 3,000 GSF meeting/conference space from hotel into the
 324 civic space.
 325 b. VC #2 – amending the civic use GSF and composition, as described above in 2.a.
 326 c. VC #2 – removal of requirement that owner not receive permits for the last 100,000
 327 GSF residential use until above ground construction has started on each of the office
 328 and hotel components of Phase 1.
 329 d. VC #3 – addition of permitted uses not explicitly listed in the B-2 zoning district.
 330

July 6, 2020 City Council Work Session

332 The following items is a summary of questions and comments raised by the City Council during
 333 the work session to be addressed by FCGP at future meetings and/or submissions:

- 334 1. Proposed change in parcel boundary and Phase 2 office:
 335 a. How would it impact future school plans?
 336 b. How would the school parking area work in ultimate condition?
 337 c. What happens to lost school parking spaces within the office footprint?
 338 d. Shadow impact changes to middle school with this shift?
 339 e. Would want to ensure the School Board is ok with proposed change.
 340 2. Architecture:
 341 a. Garage exterior facing schools – would like to see a green wall.
 342 b. Office building appears to have a standard design.
 343 c. Appreciate the modern architecture overall.
 344 d. Wish that the open air alley in Block A was still included
 345 e. Garage D2 jutting out seems odd from an urban planning perspective.
 346 f. Like the light color of architecture but not if coming from pre-case concrete.
 347 3. Uses:
 348 a. Would like more information on how the civic space in the office will be used and
 349 managed.

- 350 b. On additional requested uses, want to make sure it is clear in the voluntary
- 351 concessions what they will be with potential limits on square footages.
- 352 c. Daycare use would be a good use on this site.
- 353 d. Would daycare open space be available to the public when daycare is closed?
- 354 e. Concern over requested deletion to voluntary concession removing requirement that
- 355 owner not receive permits for the last 100,000 GSF residential use until above ground
- 356 construction has started on each of the office and hotel components of Phase 1.
- 357 4. Environment/Landscaping
- 358 a. Will green roofs consist just of vegetation or will there be useable amenities?
- 359 b. Will tree planters be large enough to support mature trees?
- 360 c. Since it will be called “West Falls” will there be water falling as a
- 361 placemaking/stormwater management element?
- 362 5. Transportation/Connectivity
- 363 a. Was it considered to have Streets A, B, and C completely aligned?
- 364 b. Really important to have safe crossings and connectivity to rest of the west end,
- 365 particularly along Haycock Road.
- 366 c. Would like to see updated traffic analysis and level of services for intersections.
- 367 d. For Streets B and C, consider ways to make one path accessible to all; not in favor of
- 368 separating ADA accessibility route.
- 369 6. Fiscal Impact
- 370 a. What is the tax structure use for the daycare; is it similar to other retail?
- 371 b. If construction pricing situation improves are there potential upsides for the City?
- 372 c. What potential impacts are there on fiscal impact analysis and land payments if
- 373 commercial uses lag behind residential uses?
- 374

July 1, 2019 City Council Work Session

Following is a summary of questions and comments raised by the City Council during the work session with a brief response as to current status:

VC and SEE items to be addressed at SESP:

Topic	Comment	Status
Transportation	Specifics of surge parking related to special events.	This will be included as a voluntary concession for the SESP Phase 1. These VCs will be submitted with a future submission.
	Parking garage spandrel panels minimum of 42” height to block headlights from cars particularly where across from schools as well as single-family homes.	The draft SEE amendment VC #11 proposes a revision from 42” to 36” for the spandrel panels. Staff will evaluate this request during VC negotiations.
	Bike storage in the office buildings.	A bike storage area is shown on the ground floor of the Phase 1 office building.
	Visibility and safety related to the HAWK signal at Haycock and Mustang Alley.	This intersection is now to proposed be a signalized intersection subject to review of signal justification reports.
	Mitigation measures for potential traffic impacts along Haycock Road.	A traffic impact analysis with mitigation measures was provided during the SEE review process. An updated traffic impact analysis and signal justification report will be provided based on anticipated

		changes to design, particularly the Leesburg Pike/Commons Drive/Chestnut Street intersection.
Transportation	Median breaks along Haycock and Leesburg should be designed to provide adequate refuge for pedestrians.	Current designs include ten-foot wide crosswalks on Leesburg Pike and Haycock Road at existing or proposed signalized intersections. A proposed pedestrian refuge is depicted on W. Broad Street on the east side of the Haycock Road/Shreve Road intersection.
	Considerations for autonomous vehicles.	To be determined.
	Future Bikeshare and BRT locations.	A Bikeshare location is shown on Haycock Road near the intersection with Leesburg Pike. In the amended SEE VCs, the applicant agreed to grant an easement to the City for installation of Bikeshare facility and to pay the cost of installation and operation of the facility. An approximate location of future BRT station is identified on the current plans along Leesburg Pike adjacent to the Phase 1 office. Commitment to designing the project to allow for a future station is also included in the amended SEE VCs.
Uses	Certainty of subsidy offered to the performing arts use, and the type of use that is acceptable to the city.	FCGP is in discussions with two performing arts/music school users. It is expected that the financial commitment associated with these uses will be clarified in the VCs.
Architecture/ Urban Design	Design and architectural treatment of garage elevations.	The SESP Supplemental Package (pgs. 93 – 109) include elevations and floor plans for the two above-ground garages in Blocks B3 and D2. The building materials are proposed to be precast concrete. The SESP Supporting Documents (p. 88) includes the draft Placemaking & Amenity Package, which states in Category 8: Public Art that <i>the Applicant may provide graphic art in the form of murals, on building facades, loading and parking garage entrances, parking garage facades, and any other appropriate locations. Size, themes and colors will be determined once architecture is final.</i>
	Wayfinding, signage and visibility within and around the project.	SESP Supporting Documents, Signage and Retail Storefront Guidelines includes proposed wayfinding and interpretive signage information (p. 81).
	Schools consideration of potential development restrictions related to setback easement.	To be determined based on final building placement and design.

	Provide surrounding area view from within the project.	To be provided in future submission.
Architecture/ Urban Design	Pedestrian oriented design, wayfinding and signage for Alley 2 and Alley 3 around the office buildings.	The SESP Supporting Documents (p. 95) includes the draft Placemaking & Amenity Package, which provides examples of streetscape design for woonerfs & alleys that would apply to Lane 2 between the office and hotel. The Signage and Retail Storefront Guidelines includes proposed wayfinding and interpretive signage information (p. 81).
Community Benefits	Formula for cash in lieu of ADU option.	Discussions between staff and FCGP have begun on the ADU voluntary concession. Additional information will be provided in the next VC submission.
	Consider inflation adjustment for any continual cash contributions.	To be determined.
Environment	Consider measures for achieving beyond the 10-year storm for reduction in stormwater runoff.	Current designs for treatment and retention exceeds minimum Virginia requirements and meet the intent of the goals set forth in the SEE VCs.
Coordination	Continue coordinating with Virginia Tech and Federal Realty.	Virginia Tech coordination continues as part of the regular coordination meetings between the City and FCCPS. As part of the West End Small Area Plan process, Federal Realty has indicated they anticipate making a two-phase investment. The first being more short-term physical upgrades/modernization of the shopping center. The second phase being their longer-term redevelopment plan resulting in a high-density mixed-use project.
	CACT involvement in implementation of the NVTA grant related improvements.	Staff is working to schedule a meeting in July with CACT and FCGP to discuss the SESP. This topic can be included in that conversation.

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SESP Pre-Submission Public Engagement

In late 2019 and early 2020, several public engagement meetings were held on the anticipated SESP design. Those meetings are listed below and comments and questions raised are included in Attachment 3:

- October 3, 2019 – Placemaking meeting with Arts & Humanities Council, Historic Commission, Historic Architectural Review Board, Parks & Recreation Advisory Board.
- November 12, 2019 – City Council, Planning Commission, Economic Development Authority joint work session
- November 13, 2019 – Town Hall
- December 9, 2019 - City Council, Planning Commission, Economic Development Authority joint work session
- December 12, 2019 – Town Hall

- 394 • January 15, 2020 – meeting with Environmental Sustainability Council and Urban Forestry
395 Commission
- 396 • February 5, 2020 – meeting with Architectural Advisory Board
397

398 **Comparison of SESP Application, SEE and CA:**

399 Below is a table of the land uses and square footages described in the CA and a comparison of
400 what is provided in the SEE approved on July 8, 2019, and the proposed SESP application for
401 Phase 1.
402

403 **Table 2 – SESP vs. SEE and CA**

Use	Phase 1			Phase 2			Total		
	SESP	SEE	CA	SESP	SEE	CA	SESP ^a	SEE	CA
Retail	124,480	117,700 ^b (100,000 min)	100,000 min	N/A	6,400	6,400 ^c	130,880	123,400 (100,000 min)	106,400
Grocer	40,310	40,000	40,000	N/A	N/A	N/A	40,310	40,000	40,000
Civic	19,240	20,000 min ^d	20,000 min	N/A	N/A	N/A	19,240	20,000	20,000
Hotel	85,260	85,000 [80,000 min]	80,000 min	N/A	N/A	N/A	85,260	85,700 [80,000 min]	80,000
Office	125,540	130,000 [125,000 min]	125,000 min	N/A	200,000	265,000 ^c	325,540	330,000	390,000
Multi-Family Rental	371,000	375,000 (275,000 max ^e)	550,000 max	N/A	N/A	154,000 ^c	371,000	275,000 (275,000 max)	704,000
Multi-Family Condo	179,000	175,000 (275,000 max ^e)		N/A	148,600 (148,600 max)		327,600	323,600	
Senior Housing	225,000	225,000 (225,000 max)	225,000 max	N/A	N/A	N/A	225,000	225,000 (225,000 max)	225,000

^a Gross Square Footage assuming proposed SESP Phase 1 GSF and Phase 2 GSF approved in SEE.
^b Includes retail and grocer, but excludes civic.
^c Phase 2 to be master planned and entitled after stabilization of Phase 1.
^d Proposed SEE Amendment requests minimum of 17,000 GSF.
^e CA provides for up to 100,000 GSF of condominiums to be allocated to micro-unit apartments.

404
405 **Site Characteristics:**
406 The 34.65 acres consist of two parcels. This area is located at the westernmost end of the City,
407 north of the intersection of Leesburg Pike (SR 7) and Haycock Road. It is bordered by Interstate
408 66 to the north, and is between the Leesburg Pike exit off Interstate 66 and the West Falls Church
409 Metro Station. Feeder roads to and from Interstate 66 and the West Falls Church Metro Station run
410 around the northern edge. The area is surrounded on three sides by Fairfax County. On the north
411 eastern side is the VA Tech/UVA joint campus and a private, entry-controlled surface parking lot.
412 The West Falls Church Metro Station is just beyond, and includes a five story parking structure.
413 To the southeastern side is the West End Shopping Center where Giant is currently located.
414

415 The 34.65 acres are currently developed with the George Mason High School and Mary Ellen
416 Henderson Middle School, recreation spaces such as ballfields and a football field.
417

418 The economic development site currently contains approximately 9.45 acres of total land area at
419 the intersection of Haycock Road and Leesburg Pike. As part of the current SEE amendment
420 application, FCPG is requesting a revised redevelopment area of approximately 9.77 acres, which
421 would require a lot line adjustment and additional land exchange between the City and Falls
422 Church City School Board.

423
424

Table 1 – Surrounding Properties

Direction	Jurisdiction	Future Land Use	Zoning	Current Land Use
North	Fairfax County	Interstate Hwy 66 & Mixed-Uses	C-3	Highway & Institutional
South	Fairfax County	Office & Mixed Use	C-8, C-3	Commercial
East	Falls Church	Business & High Density Residential	B-1, R-M, & R1-B	Commercial & Multi-Family Residential
West	Fairfax County	Residential	R-3, R-1, & PDH-8	Residential

425

426 The proposed SEE amendment shall be treated, procedurally, the same as a new SEE application,
427 should rely on the prior approval, and meet standards of the zoning ordinance. According to Sec.
428 48-486(c) and 48-488(B), a special exception entitlement may be sought and approved for a site
429 of five acres or more and shall define land uses, height, transportation, public facilities, utilities,
430 and infrastructure for the project and shall govern future special exception site plan approval(s) for
431 the site. Staff analysis for each of these elements is provided below:

432

433 *Density.* Density in the "special revitalization district for education and economic
434 development" will not be limited, per se, but approved densities will be consistent with
435 guidance in the City's Comprehensive Plan. The Comprehensive Plan encourages creative
436 proposals and successful economic development to offset school construction debt service
437 and to provide other community benefits by developing planning and zoning guidelines and
438 standards, such as an appropriate mix of uses, a range of densities and heights within suitable
439 locations. Appropriate standards would include floor area ratios of 2.5 to 4.0 or higher; 1.2 to
440 1.5 million square feet or higher; and building heights that reflect the site's proximity to transit
441 and transportation facilities.

442

443 *Analysis:* Total proposed Gross Floor Area (GFA) for Phase 1 is approximately 1,129,520
444 square feet, and approximately 1,484,520 square feet for both phases of development based
445 on the Program Summary chart in the approved SEE booklet and the SESP Supplemental
446 Package. The resulting Floor Area Ratio (FAR) for the total development is 3.5 based on
447 the requested 9.77 acres for the overall development, which is within the FAR discussed
448 in the Special Revitalization District for Education and Economic Development.

449

450 *Use.* Office, hotel, retail, and multifamily residential uses may be permitted where the City
451 Council finds that significant commercial (retail, office or hotel) uses are included in the
452 project and where the residential uses contribute significant positive net revenue benefits,
453 build community, and help achieve the goals and strategies of the "special revitalization
454 district for education and economic development" and related plans and policies.

455

456 *Analysis:* This is a proposed mixed-use development comprised of several buildings under
 457 a two phased development proposal. Phase 1 includes office, hotel, senior housing,
 458 condominiums, rental apartments, retail, civic/entertainment uses, and a large central open
 459 space. Phase 1 provides approximately 1,129,520 GSF of development, or 76% of the total
 460 proposed development. Below is a breakdown of uses by building as shown on page 14 of
 461 the SESP Supplemental Packet (Phase 1) and on page 8 of the approved SEE booklet
 462 (Phase 2). As proposed, the project offers a residential to commercial ratio of 68.6%/31.4%
 463 in Phase 1 and 63.0% / 37.0% for the entire project.

465 **Project Summary**

466 The following is a summary of the proposed development program:

468	Phase 1	GSF (SQ. FT)	Unit Range	Unit Proposed
469	6-8 story multi-family rental	271,000	275-375	265
470	(incl. multi-family micro rental)	100,000	125-200	134
471	2-13 story condominium	179,000	75-175	127
472	7 story hotel	85,260	150-250	146
473	7 story office	125,540	--	--
474	Ground floor and kiosk retail	84,170	--	--
475	Civic	19,240	--	--
476	Grocery store	40,310	--	--
477	14-15 story senior housing*	225,000	150-225	225
478	Below and above grade parking	--	--	--
479	Subtotal Phase 1:	1,129,520		
480				
481	Phase 2**	GSF	Units	
482	14-15 story condominium	148,600	70-175	149
483	12-15 story office	200,000	--	--
484	Retail	6,400	--	--
485	Below and above grade parking	--	--	--
486	Subtotal Phase 2:	355,000		
487	Total (all phases):	1,465,280		

488
 489 **Commercial Total (Phase 1 | All Phases): 354,520 | 541,680**

490 **Residential Total (Phase 1 | All Phases): 775,000 | 923,600**

491 **Residential / Commercial Ratio: 68.6% / 31.4% | 63.0% / 37.0%**

492 **(Phase 1 | All Phases)**

493 * Applicant requesting the senior housing SESP submission and building delivery to follow
 494 the Phase I SESP by a few months.

495 **Phase 2 details to be reviewed in future SESP submission

496
 497 Preliminary annual net fiscal impact projections for the approved SEE were \$5.1 million for
 498 Phase 1, and \$1.8 million for Phase 2. An updated fiscal impact analysis based on the SESP
 499 Phase 1 submission is in progress by staff pending additional information from FCGP.

500
 501 *Building Height.* In accordance with the required elements of the SEE, building heights and
 502 massing should vary over the site, be compatible with adjacent schools or other uses and allow
 503 for higher building heights adjacent to arterial roads and nearby commercial development, up
 504 to a maximum height of 15 stories, not including mechanical penthouses. Penthouses may

505 exceed the height limits provided they are set back from the building edge a distance equal to
506 their height.

507
508 *Analysis:* The approved SEE established height maximums of 15 stories for the entire site,
509 with the exception of Block C1 that established maximum heights at 7, 10, and 15 stories,
510 tapering upwards from the school plaza to the Commons. Proposed building heights vary
511 over the site, with tallest heights proposed for the northeast portion of the development in
512 Block D, along Haycock Road and Mustang Alley; and decreasing heights as the
513 development approaches the school campus, with the exception of the Phase 2 office
514 building at 12-15 stories. Site massing views and detailed height elevations are included in
515 the SESP Supplemental Package.
516

Block	Uses	Height
Block A	Multi-family rental and micro-unit apartments, grocer, and retail	6 stories (approx. 72 ft.) along the Commons
		8 stories (approx. 82 ft.) at intersection of Haycock Rd./Leesburg Pike
Block B	Block B1 Office	7 stories (approx. 100 ft.)
	Block B2 Hotel	7 stories (approx. 85 feet)
	Block B3 Garage	5 stories (approx. 55 feet)
Block C	Condo Building	Between 2-12 stories with lowest heights (two and five stories/ 21 and 54 ft.) approximately 36 feet away from the school plaza and tapering up to 12 stores (approx. 132 ft.)
Block D	Block D1 Senior Housing	14-15 stories*
	Block D2 Garage	8 stories (65 ft.)
	Block D3 Condominium (Phase 2)	14-15 stories*

*subject to future SESP submissions

517
518
519 *Parking.* As part of SEE approval, minimum parking requirements may be reduced or
520 modified, or provided through shared parking arrangements and off-site parking agreements.
521 Additional reductions may be approved for provision of exemplary non-motorized vehicular
522 options or other transportation demand management elements. Above ground structured
523 parking must be wrapped or otherwise screened from view.
524

525 *Analysis:* Parking tabulation tables and shared parking analysis for Phase 1 are provided
526 on Sheet C-0202 of the site plan and page 16 of the SESP Supplemental Package
527 (Attachments 1.d, 1.c.iii). A TDM is included on pages 99 – 109 of the SESP Supporting
528 Documents (Attachment 1.b). Proposed parking locations includes the following:

- 529 • Block A – below-grade parking for grocer; approx. 198 parking spaces
- 530 • Block B3 – above-grade shared parking garage for office, hotel, and retail; approx.
531 362 parking spaces
- 532 • Block C1 – below-grade parking for condominium; approx. 176 parking spaces

- Block D2 – above-grade shared parking garage for multi-family rental apartments, retail, and senior housing; approx. 666 parking spaces

The parking ratios approved during the SEE for the West Falls Church Development skew toward a more transit-oriented ratio than comparable development in Fairfax County, particularly with respect to residential and hotel uses. Both the proposed office and retail parking ratios are on the high/suburban market side, but create opportunities for shared parking. The number of parking spaces provided in the SESP exceed the required number of spaces per the SEE approved ratios. When compared against the City code parking requirements, the reduction is approximately 31%. When compared against the City's shared parking analysis formula the reduction is approximately 21%.

Comprehensive Plan and Special Exception Site Plan

The following section provides a summary analysis of the proposed project based on city code and policies including the Comprehensive Plan and Zoning Ordinance.

Comprehensive Plan Analysis

As discussed earlier in the report, approval of the proposed development will be based on a finding that the project substantially achieves the goals of the Special Revitalization District for Education and Economic Development and is consistent with the Comprehensive Plan. Staff's preliminary analysis based on the Comprehensive Plan, particularly the goals of the Special Revitalization District for Education and Economic Development is provided below:

1. *Goal: Recognize the requirements set forth in the Voluntary Boundary Adjustment Agreement between the City of Falls Church and Fairfax County requiring that 70% of the area is used for school purposes and 30% for economic development purposes, while encouraging revitalization and further development.*

Review: The current programming of the site as proposed under the GMHS site plan and the SEE amendment and SESP Phase 1 plan is designed to meet the 70/30 percent split in accordance with the Voluntary Boundary Adjustment Agreement.

2. *Goal: Encourage creative proposals and successful economic development to offset school construction debt service and to provide other community benefits by developing planning and zoning guidelines and standards, such as an appropriate mix of uses, a range of densities and heights within suitable locations, and explore options for a special tax district.*

Review: As discussed earlier in the report, as part of the strategy for mitigating taxpayer costs for this new high school, the City planned and marketed approximately 10.38 acres of the George Mason High Campus for private economic development. In the process, the City initiated several land use and zoning changes for the entire 34 acres of land in order to effectively facilitate and support the development of a significant mixed-use project. It is envisioned that a long-term land lease for the site as outlined in the Comprehensive Agreement (CA), and the value of that land lease and the future tax revenues from redevelopment will be used to help defray the cost of annual debt service for the new school.

581 With regard to suitable densities and heights, the Comprehensive Plan calls for building
 582 heights and massing compatible to the adjacent schools, while allowing for higher building
 583 heights adjacent to arterials and nearby commercial development. Recommendations for
 584 density include floor area ratio (FAR) of 2.5 to 4.0 or higher, with 1.2 to 1.5 million square
 585 feet or higher, and building heights that reflect the site's proximity to transit and
 586 transportation facilities.

587
 588 As discussed earlier in the report, the total proposed Gross Floor Area (GFA) for both
 589 phases of development is approximately 1,465,280 square feet based on the page 14 of the
 590 SESP Supplemental Packet (Phase 1) and on page 8 of the approved SEE booklet (Phase
 591 2). The resulting Floor Area Ratio (FAR) is 3.5 based on the requested 9.77 acres for the
 592 overall development, which is within the FAR discussed in the Special Revitalization
 593 District for Education and Economic Development. As stated earlier the proposed heights
 594 are generally consistent with the recommendations of the Comprehensive Plan.

595
 596 3. *Goal: Promote environmentally responsible development that is supported by sustainable*
 597 *systems of green infrastructure and utilities and that integrates educational and*
 598 *environmental stewardship opportunities for the students of George Mason High School*
 599 *and Mary Ellen Henderson Middle School.*

600
 601 *Review:* The applicant has committed to the following environmental sustainability
 602 measures under the Interim Agreement, and Comprehensive Agreement and the SEE VCs:

603 Entire Site: LEED-ND Gold v4 or equivalent
 604 Office: LEED-BD+C Core and Shell Gold v4 or Equivalent
 605 Residential: LEED-NC v4 Gold, LEED-Multifamily Mid-Rise v4 or equivalent
 606 Senior Housing: LEED-NC v4 Gold, LEED-Multifamily Mid-Rise v4 or equivalent
 607 Hotel: LEED-NC Silver v4 or equivalent
 608 EV Stations: Minimum of ten (10) stations for in the parking garage, as well as a
 609 minimum of one (1) additional publicly accessible fast-charge
 610 station; conduit for the future installation of thirty (30) additional
 611 stations. *Current SESP plans show six stations in the grocery*
 612 *parking area. Future submissions will need to show locations for the*
 613 *remaining required stations and conduit.*

614 Solar Panels: Project design to aggregate rooftop mechanical systems to the extent
 615 feasible, and provide space in the Main Electrical Room for future
 616 equipment as needed to process solar panels. *FCGP continues to*
 617 *explore solar panel potential. With the incorporation of green roofs*
 618 *and necessary area for mechanical equipment, the available space*
 619 *for solar panels may be too small for sufficient quantities.*

620 Green Infrastructure: A good faith effort to reasonably maximize the use of green roof
 621 on concrete construction building with a target of 20% of total roof
 622 area of concrete construction buildings. *The Phase I buildings have*
 623 *incorporated green roofs and rooftop bioretention facilities. Green*
 624 *roofs are proposed in the following percentages for the buildings:*
 625 *Block A – 47%; Block B1 – 87%; Block B2 – 40%; Block C – 20%.*
 626 *Additional low-impact development techniques include bioretention*
 627 *and permeable pavers.*

628

- 629 4. *Goal: Encourage collaboration between economic development uses and the educational*
630 *programs anchored by the Virginia Tech and University of Virginia Northern Virginia*
631 *Center and Falls Church City Public Schools.*

632
633 *Review:* There is continued dialogue between the Virginia Tech, WMATA, Falls Church
634 City Public Schools, the City of Falls Church and Fairfax County that occur on a regular
635 basis for the proposed Comprehensive Plan Amendment related to WMATA and Virginia
636 Tech properties. The development teams for those two properties include EYA/Hoffman
637 & Associates/Rushmark for WMATA, and Rushmark for Virginia Tech.

- 638
639 5. *Goal: Provide an inclusive process in the plan development and implementation for the*
640 *site.*

641
642 *Review:* As stated above, several pre-SESP submission meetings were conducted with
643 various groups. Future presentations to boards and commissions are planned as part of the
644 SESP review process, and regular updates are made to the City's West Falls Church
645 Economic Development webpage: <http://www.fallschurchva.gov/WFC>. City staff has
646 attended, and will continue to attend, stakeholder meetings held by Fairfax County on the
647 Comprehensive Plan Amendment related to WMATA and Virginia Tech properties.

648
649 The process for planning and marketing of the school related parcels, discussed earlier in
650 this report, were guided by recommendations of the site-specific studies, and received input
651 from Falls Church Public Schools as well as the general public at public meetings that
652 occurred over the last two years. Some of the general concepts and recommendations
653 shared across these studies (listed below) were evident in the following guiding principles
654 of the planning process:

- 655
656 1. Recognize the importance of a collaborative planning process that includes input
657 from all stakeholders; and formulate a public-private partnership to plan and
658 develop the area;
659 2. Create a higher-density mixed-use development to ensure economic development
660 that helps offset the cost of constructing a new school; and to provide a critical mass
661 of activity to activate the site and to support the commercial component;
662 3. Create a school campus and mixed-use center which are not in conflict, but instead
663 can work together to benefit each other synergistically.
664
665 6. *Goal: Provide a gateway to the City which instills a sense of place through the use of high*
666 *quality urban design, a flexible and connected street grid, multi-modal access within and*
667 *to adjacent sites, appropriate buffering between the educational and economic*
668 *development uses, and green space and plazas to serve both the educational and economic*
669 *development uses.*

670
671 *Review:* The Comprehensive Plan recommends utilizing the site-specific studies when
672 reviewing proposed development projects. These include the pending Small Area Plan,
673 Urban Land Institute (ULI) Technical Assistance Panel (TAP) 2014 report, the Urban
674 Design Guidelines, and the Small Area Plan POA 8 Mobility and Accessibility 2017 study.
675 Staff's analysis of the development proposal based on these studies is provided below. The
676 current SESP Phase 1 application has been evaluated based on recommendations presented
677 in these studies.

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Urban Design Guidelines

In August 2017, Rhodeside and Harwell conducted a site planning study for the POA 8 School-Related Parcels that resulted in the Urban Design Guidelines that recommended a Preferred Urban Design Concept for the area. Under this concept, the economic development site is envisioned as a mixed-use urban center and “special place” for Falls Church. Through elements such as a flexible and connected street grid, a central green space, green buffers, and higher-density mixed-use buildings, the development anchors the City’s western gateway and establishes a singular character and modular development pattern. A connected grid of streets creates strong urban blocks ideal for a range of higher-density mixed-use buildings.

The resulting development patterns are designed to provide a critical mass of activity to activate the site and support revenue generation and economic development. The underlying concept for the urban design framework relies on several important elements specific to this site including, public amenities, gateway features, connected grid of streets, central green and promenade, sidewalks and streetscapes, and green design. The West Falls Church Development proposal at a conceptual level successfully demonstrates some of these elements towards the following goals:

1. Create a special place and mix-use center for Falls Church
2. Establish a welcoming gateway and transition to the rest of Falls Church
3. Foster a connected, multimodal and transit accessible neighborhood
4. Create a dynamic central open space and community gathering place
5. Create an attractive and distinctive public realm
6. Create an environmentally responsible district that is supported by sustainable systems of green infrastructure and utilities.
7. Ground floor storefront design, glazing and programming
8. Appropriate placement of service and loading access
9. Streetscape and public art
10. Signage, wayfinding and lighting

Applicant should continue to utilize the Urban Design Guidelines as they develop their design and architecture with a focus toward the following urban design elements and principles:

1. Massing, building height, building façade and frontage design for Block A
2. Treatment of building corners
3. Gateway features that offer a sense of arrival and express the special qualities of West Falls Church

2014 Urban Land Institute (ULI) Technical Assistance Panel Report (TAP)

In October 2014, the ULI conducted a TAP to explore land development options for the school-related parcels. The participants of the TAP collaborated over two days to create a vision for the area that includes concept plans, site plans, development program, financial analysis, as well as suggested best practices for implementation. The overall concept envisioned is a state-of-the-art high school campus that is co-located with complementary commercial uses that successfully combine residential, dining, retail, office, residential, public space, and hospitality uses. The TAP also recommended a public-private partnership for the development with land lease as a viable option. The overall concept of the current

726 development proposal by FCGP and the collaborative process that led to the final selection
727 of the development partner is in line with the recommendations provided in the TAP.
728

729 *Small Area Plan Planning Area 8 – Mobility & Accessibility*

730 With funding from the Metropolitan Washington Council of Governments (MWCOG)
731 Transportation/Land-Use Connections (TLC) program, national transportation planning
732 consulting firm Nelson\Nygaard conducted a study of the transportation network in the
733 West Falls Church area. The study included several important recommendations for an
734 improved transportation network for the area, and the current SESP Phase 1 application
735 demonstrates some of those elements by:

- 736 1. Improve street connectivity through the site and the potential for enhanced
737 connections to adjacent properties;
- 738 2. Introduce new traffic signals at added intersections and median breaks on Haycock
739 Road and Route 7, and coordinate with existing signals to improve safety and
740 efficiency;
- 741 3. Establish high quality bicycle network within the site on both interior streets and
742 perimeter of the site along Route 7 and School Road;
- 743 4. Provide safe and efficient pedestrian circulation within and around the site.
744

745 The above discussion on how the project meets the goals of the Special Revitalization District for
746 Education and Economic Development also demonstrates how the project meets these additional
747 Comprehensive Plan goals:

- 748 • *Chapter 3 – Community Character, Appearance, and Design*
 - 749 ○ GOAL 2. Strengthen the appearance and accessibility of the City’s commercial
750 corridors.
 - 751 ○ GOAL 3. Encourage new development or redevelopment that includes a mixture of
752 uses, public gathering spaces, adequate landscaping, and on-site parking.
 - 753 ○ GOAL 4. Develop higher density, more urban commercial areas in the City Center and
754 in the Gordon Road area.
 - 755 ○ GOAL 5. Enhance the gateways to the City to make them more attractive and create a
756 distinctive sense of place.
 - 757 ○ GOAL 8. Encourage strong and effective citizen participation in community and
758 municipal affairs.
- 759 • *Chapter 4: Land Use and Economic Development*
 - 760 ○ GOAL 2. Encourage sustainable development within the City.
 - 761 ○ GOAL 3. Adopt a land use pattern and development plans that increase transportation
762 efficiency and transit use, and decrease single occupancy automobile dependency.
 - 763 ○ GOAL 5. Pursue inter-jurisdictional cooperation on regional issues.
 - 764 ○ GOAL 6. Guide land use and development such that it will not harm water quality and
765 will not increase stormwater management concerns.
 - 766 ○ GOAL 9. Provide the appropriate level of commercial uses within the City that meets
767 the needs of residents and supports the economic vitality of the City.
 - 768 ○ GOAL 11. Provide for mixed-use development areas composed of retail, office, and
769 residential uses.
 - 770 ○ GOAL 12. Ensure that parking solutions enhance the character and efficiency of
771 commercial areas.
 - 772 ○ GOAL 14. Promote efficient use of land within the City’s commercial corridors.
- 773 • *Chapter 5: Environmental Sustainability, Resilience and Natural Resources:*
774 *"Environment for Everyone"*

- 775 ○ Strategy: Continue to expand space for tree plantings and stormwater control in public
- 776 areas, through increased street tree planting areas, greenways, park space, urban
- 777 agriculture, publicly recognized historic landscapes and other green infrastructure.
- 778 ○ Goal: Protect the water resources of the City and the Chesapeake Bay from the adverse
- 779 effects of pollution and climate change, reduce flooding and improve water quality.
- 780 ● *Chapter 6: Parks, Open Space, and Recreation: Parks for People*
- 781 ○ Strategy: Encourage developers to provide outdoor space as part of redevelopment
- 782 projects
- 783 ● *Chapter 7: Transportation: Mobility for all Modes*
- 784 ○ Goal: Maintain or increase transportation safety.
- 785 ○ Goal: Provide travelers with multiple options of travel modes, including pedestrian,
- 786 bicycle, transit, and automobile.
- 787 ● *Chapter 10: Housing a Complete Community*
- 788 ○ Strategy: Incentivize the maintenance and provision of more workforce, moderate-, and
- 789 low-income housing.
- 790 ○ Strategy: Support aging in place.

791
792 As the project proceeds through public review, additional information on how the following
793 Comprehensive Plan goals could be accomplished should be provided:

- 794 ● *Chapter 4: Land Use and Economic Development*
- 795 ○ GOAL 15. Encourage the retention and expansion of existing businesses.
- 796 ○ GOAL 16. Determine what types of businesses will be assets and market the City to
- 797 attract them.
- 798 ● *Chapter 5: Environmental Sustainability, Resilience and Natural Resources:*
- 799 *"Environment for Everyone"*
- 800 ○ Goal: Avoid waste generation and reduce the harmful pollution and financial costs
- 801 associated with waste management and disposal.

802
803 FCGP's narrative on how the project meets additional Comprehensive Plan goals is provided in
804 the SESP Supporting Documents (Attachment 1.b).

805
806 *Special Exception Site Plan Analysis*
807 Pursuant to Sec. 48-488B., the Applicant is requesting a Special Exception Site Plan to allow a
808 mixed-use development project with residential uses, and building heights up to 15 stories. The
809 SESP for Phase 1 includes approx. 1,129,520 square feet of mixed-use development that includes
810 retail, office, civic space, hotel, and residential uses (condominiums, rental apartments, senior
811 housing).

812
813 Applications for Special Exception Site Plans are evaluated using special exception primary and
814 secondary criteria, listed in Sec. 48-90(d), as well as considerations used in approving site plans
815 in Section 48-1134. Based on staff review of the submission, the following is an evaluation of the
816 proposed project using both the special exception criteria and technical review summary of site
817 plan requirements.

818
819 The purpose of Section 48-90(d) of the City Code is to allow for the consideration of all
820 opportunities available to add new office, retail, hotel, and other commercial uses in the city.
821 Residential uses will be considered if they contribute to an exemplary project that provides
822 significant net new commercial square footage, significant positive net new revenue, and a wide
823 range of other community benefits to the City. The special exception primary criteria are

824 considered essential, whereas the secondary criteria are discretionary in nature. FCGP’s narrative
825 for how the application satisfies the Code criteria is provided in their Special Exception
826 justification statement dated June 10, 2020 (Attachment 1.b).

827
828 **Special Exception (Section 48-90(d))**

829 **Primary Criteria:**

830 **1. *The resulting development conforms to the City’s adopted comprehensive plan and design***
831 ***guidelines (primary criteria).***

832 As discussed above in the Comprehensive Plan analysis, the proposed project is generally in
833 compliance with the Comprehensive Plan.

834
835 **2. *The resulting development provides for significant net new commercial square footage and***
836 ***allows for a mix of commercial and residential uses (primary criteria)***

837 The existing parcels are currently occupied by George Mason High School and Mary Ellen
838 Henderson Middle School. The proposed SESP Phase 1 would add 354,520 square feet of net new
839 commercial space. The proposed 354,520 square feet of commercial space includes 84,170 square
840 feet of ground floor retail, 40,310 square foot grocer, 125,540 square feet of office space, 85,260
841 square feet of hotel, and 19,240 square feet of civic space. The residential component of the project
842 represents 775,000 square feet with 399 rental apartments, 127 condominium units, and 225 senior
843 housing units proposed. The overall commercial to residential ratio for SESP Phase 1 is 31.4%
844 (commercial) to 68.6% (residential).

845
846 **3. *The resulting development produces substantial positive net new commercial and residential***
847 ***revenue to the City (primary criteria)***

848
849 Preliminary annual net fiscal impact projections for the approved SEE were \$5.1 million for Phase
850 1, and \$1.8 million for Phase 2. An updated fiscal impact analysis based on the SESP Phase 1
851 submission estimates net fiscal impact projections at \$5,027,489.

852
853 **Secondary Criteria:**

854 **1. *The resulting development is not disproportionate to surrounding land uses and planned land***
855 ***uses in size, bulk, or scale (secondary criteria)***

856
857 As described above, building heights and massing vary over the site and are compatible with
858 adjacent uses. Proposed building heights vary over the site, with tallest heights proposed for the
859 northeast portion of the development in Block D, along Haycock Road and Mustang Alley; and
860 decreasing heights as the development approaches the school campus, with the exception of the
861 Phase 2 office building at 12-15 stories. The condominium building in Block C1 is between two
862 and twelve stories with lowest heights (two and five stories/21 and 54 feet) approximately 36 feet
863 away from the school plaza and tapering up to twelve stories (approx. 132 feet) towards the
864 Commons.

865
866 **2. *The resulting development does not overburden the existing community facilities, including***
867 ***schools, transportation, and water and sewer systems (secondary criteria)***

868 Schools: It was projected in the approved SEE that the project would yield approximately 72
869 pupils. The new tax income generated from the development, in addition to land payments, is
870 anticipated to ameliorate the impacts of new pupils.

871

872 Transportation: The project proposes to increase the multi-modal connectivity to the West Falls
873 Church Metro Station and the surrounding area by creating a creating a street grid, providing bike
874 lanes, shared use paths, and adequate streetscape. Upgrades or additions of crosswalks and
875 signalized intersections are proposed for Leesburg Pike and Haycock Road. A Transportation
876 Demand Management Plan has been submitted and is subject to further staff analysis. A traffic
877 impact analysis with mitigation measures were provided during the SEE review process. An
878 updated traffic impact analysis and signal justification reports will be provided based on
879 anticipated changes to design, particularly for the Leesburg Pike/Commons Drive/Chestnut Street
880 intersection.

881
882 Water, Sewer and Stormwater: Water and sewer service in the area is adequate or enhancements
883 are planned. The existing site has minimal stormwater management facilities. Stormwater
884 management is proposed to be handled by a mix of green roofs, bioretention facilities, permeable
885 pavement, filtration and detention facilities. No off-site purchase of nutrient credits is anticipated
886 and the project meets the goals set in the SEE voluntary concessions related to stormwater
887 management.

888
889 Other Existing Community Facilities
890 The City's Fiscal Impact Model does account for public service fees (e.g. library, parks, police,
891 fire, EMS) and the total revenue generated by the project is discussed under the fiscal impact
892 section.

893
894 **3. The resulting development provides community benefits, such as affordable housing**
895 **(secondary criteria)**

896 Affordable Housing Contribution (ADUs): The SEE voluntary concessions included a commitment
897 for ADUs at 6% of total number of dwelling units for the life of the project, unless a different
898 percentage of affordable units is agreed to during the SESP process as a means to either increase
899 the number of larger affordable units or provide units at a lower AMI. This voluntary concession
900 also provided a cash-in-lieu option. Specifics on an affordable housing plan will be provided in
901 future submissions and as a SESP VC.

902
903 Additional Community Benefits: The project would provide the following community benefits:

- 904 • gateway to the City which instills a sense of place through the use of high quality urban
905 design;
- 906 • multi-model access within and to adjacent sites;
- 907 • approximately ½ acre to 1.4 acres of open space and plazas to serve as gathering place and
908 venue for community events;
- 909 • appropriate mix of uses with ground floor storefront retail;
- 910 • planned streetscape improvements on Leesburg Pike, Haycock Road, and Mustang Alley;
- 911 • various community benefits including public art, and "Bike Share" facility location(s).

912
913 **4. The resulting development contributes to a vibrant, pedestrian-oriented environment, both**
914 **on-site and in relation to adjoining properties, with street-level activity throughout the day and**
915 **evening (secondary criteria)**

916 The project proposes to increase the multi-modal connectivity to the West Falls Church Metro
917 Station and the surrounding area by creating a creating a street grid, providing bike lanes, shared
918 use paths, and adequate streetscape. Upgrades or additions of crosswalks and signalized
919 intersections are proposed for Leesburg Pike and Haycock Road.

920

921 **5. The resulting development offers creative use of landscaping, open space, and/or public**
922 **parks, plazas, and walkways connecting to adjoining properties (secondary criteria)**

923 The estimated tree canopy coverage is at 18%, subject to further review by the City Arborist. All
924 native tree species with no more than 25% of any single species is proposed. Rain gardens will be
925 located throughout the site for stormwater management purposes and green roofs are proposed for
926 all buildings currently designed in Phase 1. The Commons area comprises approximately one-half
927 acre of open space with a variety of amenities. The site has been designed to allow for the closure
928 of certain roads which increases the Commons up to 1.4 acres for special events. This area is
929 anticipated to continue onto Virginia Tech property when that site is redeveloped with eventual
930 vehicular and pedestrian access to the West Falls Church station when that property is redeveloped.

931
932 **6. The resulting development provides a variety of commercial services and products that are**
933 **attractive to and meet the needs of all City residents for entertainment, art, recreation, dining,**
934 **retail, and an array of consumable goods (secondary criteria)**

935 The project includes over 350,000 square feet of commercial development, including retail, office,
936 hotel, restaurant, grocery store, and programmable civic space. The Placemaking & Amenity Plan
937 includes potential areas for and examples of art and recreation opportunities.

938
939 **7. The resulting development encourages local and independent businesses (secondary criteria)**

940 FCGP states that their merchandizing plan contemplates a mix of local, independent, and regional
941 businesses for its retail and restaurant spaces. This plan is anticipated to be further developed as
942 the project moves forward.

943
944 **8. The resulting development provides for a reduction of single-use parking requirements**
945 **through the use of shared parking (secondary criteria)**

946 FCGP has provided a shared parking analysis and a transportation demand management plan,
947 which will be further evaluated by staff.

948
949 **9. The resulting development encourages multi-modal transportation through design and other**
950 **techniques, to reduce reliance on single-occupancy vehicles (SOVs), and utilizes sheltered stops**
951 **for mass transit whenever feasible (secondary criteria)**

952 As discussed above, the project proposes to increase the multi-modal connectivity to the West
953 Falls Church Metro Station and the surrounding area by creating a creating a street grid, providing
954 bike lanes, shared use paths, and adequate streetscape. Upgrades or additions of crosswalks and
955 signalized intersections are proposed for Leesburg Pike and Haycock Road. A Bike Share location
956 has been identified as well as a future Bus Rapid Transit Station location.

957
958 **10. The resulting development utilizes Leadership in Energy and Environmental Design**
959 **(LEED) criteria in the design of the project (secondary criteria)**

960 The project proposes the following LEED certifications:

961	Entire Site:	LEED-ND Gold v4 or equivalent
962	Office:	LEED-BD+C Core and Shell Gold v4 or Equivalent
963	Residential:	LEED-NC v4 Gold, LEED-Multifamily Mid-Rise v4 or equivalent
964	Senior Housing:	LEED-NC v4 Gold, LEED-Multifamily Mid-Rise v4 or equivalent
965	Hotel:	LEED-NC Silver v4 or equivalent

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970 **Site Plan (Section 48-1134)**

971 The Special Exception Site Plan will be approved or denied by the city council based on the
972 recommendations from the staff and boards and commissions and the considerations set forth in
973 Section 48-1141 for approval of site plans.

974
975 The city council may impose other requirements as set forth in Section 48-1140 and may modify
976 zoning ordinance requirements where it finds that doing so will better achieve the goals and
977 objectives of the “Special Revitalization District for Education and Economic Development”. The
978 city council may adopt conditions as part of its approval to ensure that the project will meet
979 standards for SESP approval.

980
981 The approved project shall meet all requirements of the zoning ordinance unless specific waivers
982 or modifications are enacted. Any waivers or modifications (but not variances) to particular
983 requirements that are permitted under the zoning ordinance to be made by any entity may be made
984 by the city council.

985
986 Staff Review Key Technical Comments
987 Staff comments received to date are included in Attachment 4. Key comments received to date are
988 identified below. Additional key staff comments will be highlighted in future staff reports.

- 989
990 1. Certain uses proposed in SEE Amendment voluntary concession #3 may require text
991 amendments to Chapter 48, Zoning, of the City Code; at a minimum the proposed daycare,
992 and pet service uses. They are not listed as permitted uses in the B-2 zoning district and
993 current special exception regulations only provide for consideration of increased height
994 and residential uses. Further discussion and consideration by the City will occur during the
995 SESP review.
- 996 2. A shared parking analysis and TDM have been submitted and will be reviewed. A parking
997 management plan should be included with the next submission
- 998 3. Based on submitted plans and discussions with FCGP, variances to the parking code may
999 be required for proposed tandem parking spaces, proposed compact spaces, placement of
1000 column widths, and reduction of parking space width. FCGP will provide additional
1001 information on this request in the near future.
- 1002 4. Recommendation to use the edged planters in the Streetscape Standard found on page 15
1003 with 2 to 3 trees per planter for the Leesburg Pike and Haycock Rd. streetscape areas
1004 including Block D-3 and the school parking lot, if applicable.
- 1005 5. The provision of trash and recycling cans near benches is important to avoid littering, but
1006 their numbers should be limited to the extent possible to avoid frequent trash truck stops.
1007 The cans shown by the benches on route 7 are not accessible to trash crews from the street.
- 1008 6. The loss of the educational rain garden feature originally planned at the entrance to the
1009 Commons is disappointing. It is a good idea to include this concept in the kiosk and water
1010 feature. With so much green infrastructure on site, it would be a lost opportunity not to
1011 include some community education on the topic.
- 1012 7. The green roofs, tree-lined streets and additional shading from trees on the Commons,
1013 together with landscape plantings and careful selection of paving and wall materials, should
1014 help significantly in managing the effects of a warming climate. The Environmental

1015 Sustainability Council (ESC) specifically suggested that commitments to obtain the ‘Tree-
1016 Lined Streets’, ‘Rainwater Management’ and ‘Heat Island’ LEED ND credits be included
1017 in the Voluntary Concessions (VCs).

1018 8. Use parking deck levels (both facing Haycock and the Commons) to display something
1019 aesthetically engaging. Examples include but are not limited to painted murals, hanging
1020 facades for green-walls and parametric art, and light projection art.

1021
1022
1023 **FISCAL IMPACT:** Preliminary annual net fiscal impact projections for the approved SEE were
1024 \$5.1 million for Phase 1, and \$1.8 million for Phase 2. An updated fiscal impact analysis based on
1025 the SESP Phase 1 submission estimates net fiscal impact projections at \$5,027,489.

1026
1027 In addition to those revenues estimated through the fiscal impact analysis, the Comprehensive
1028 Agreement with FCGP, established basic rent payments, as follows:

1029
1030 Phase 1: \$34.5 Million

- 1031
1032 Payment 1: \$6.5 Million (within 20 days of the CA Execution)
1033 Payment 2: \$7.0 Million (upon delivery of the site, no later than September, 2021).
1034 Payment 3: \$7.0 Million (12 months after Payment 2)
1035 Payment 4: \$7.0 Million (12 months after Payment 3)
1036 Payment 5: \$7.0 Million (12 months after Payment 4)

1037
1038 Phase 2: \$10 Million, or “appraised value minus infrastructure credit”, whichever is higher.

1039
1040 The Phase 2 payment will be scheduled as follows:

1041
1042 2026 - Full payment. The developer has the right to pay an extension fee of \$800,000 per
1043 year for three years (2026, 2027, and 2028). In 2029, the developer must either pay the balance of
1044 the \$10,000,000 (or appraised value) or relinquish all rights to the prior year payments (\$2.4
1045 Million) and the Phase 2 land area.

1046
1047 Other key financial consideration to the City are provided in the CA. These include:

- 1048
1049 Shared Garage Option: \$4.1 Million to 5.3 Million.
1050 Community Development Authority Option: \$2.5 Million
1051 Capital Event Fees: .5% fee on sale or transfers of the leasehold
1052 .25% fee on sale of condos.
1053 Profit Share: 25% of any increase in land basis value at time of project financing.

1054
1055 **PUBLIC COMMENTS:** There were no public comments at the time of this report.

1056
1057 **TIMING:** The anticipated schedule for this first submission is as follows:

- 1058 • SEE Amendment/SESP Phase 1 Submission June 10, 2020
1059 • City Council Work Session July 6, 2020
1060 • **City Council 1st Hearing and Referral** **July 13, 2020**
1061 • Boards and Commissions July – September 2020
1062 • School Board July 14, 2020

- 1063 • Planning Commission Work Session July 15, 2020
- 1064 • Planning Commission Recommendation August 5, 2020
- 1065 • City Council Work Session August 10, 2020

1066

1067 **ATTACHMENTS**

1068 1. SEE Amendment and SESP Phase1 Application Materials, dated June 10, 2020

1069 a. SEE Amendment Sheets

1070 b. SESP Supporting Documents

1071 - Application Forms

1072 - Statement of Justification

1073 - Compliance Narratives

1074 - Draft SEE Amended Voluntary Concessions

1075 - FCGP Responses to Staff Comments on SEE

1076 - Signage + Retail Storefront SESP Design Guidelines

1077 - Placemaking & Amenity Plan

1078 - Transportation Demand Management Plan

1079 - Application Checklist

1080 c. SESP Supplemental Package

1081 i. Illustrative Site Plan-Landscape Overview

1082 ii. Site Massing Views

1083 iii. Use Program-Parking-Shadow Studies

1084 iv. Building A1 Multi-Family Rental Architecture

1085 v. Building B1 Office Architecture

1086 vi. Building B2 Hotel Architecture

1087 vii. Building B3 Shared Parking Garage Architecture

1088 viii. Building C1 Multi-Family Condo Architecture

1089 ix. Building D2 Shared Parking Garage Architecture

1090 d. SESP Plans Sheets 24x36

1091 e. Fiscal Input Data Sheet

1092 2. Illustrative Site Plan for SEE and SESP depicting major changes

1093 3. SESP Pre-Submission Public Engagement Notes

1094 4. Staff Comments received as of July 9, 2020

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RESOLUTION TO GRANT SPECIAL EXCEPTION ENTITLEMENT
AMENDMENT FOR A MIXED-USE DEVELOPMENT PROJECT WITH A
BUILDING HEIGHT UP TO FIFTEEN (15) STORIES ON APPROXIMATELY
9.77 ACRES OF LAND LOCATED AT 7124 LEESBURG PIKE (PORTIONS
OF REAL PROPERTY CODE NUMBERS 51-221-006, -007) ON
APPLICATION BY FALLS CHURCH GATEWAY PARTNERS

WHEREAS, on August 13, 2018, City Council adopted Ordinance 1989, which amended Chapter 48, "Zoning", of the Code of the City of Falls Church to amend Section 48-486, "Principal Uses Permitted by Right" within "B-2 Central Business District" in order to allow additional uses; and to amend Section 48-488, "Special Exceptions" for development projects on sites designated as Special Revitalization District for Education and Economic Development and designated for Mixed-Use on the Future Land Use Plan Map; and

WHEREAS, on February 4, 2019, an application for a Special Exception Entitlement (SEE) to allow a mixed-use development project up to a maximum height of fifteen (15) stories was submitted by Falls Church Gateway Partners ("the Applicant") pursuant to Section 48-486(c) in conformance with the procedures set forth in Section 48-488B of the City Code; and

WHEREAS, the application for the Special Exception Entitlement was referred to various citizen boards and commissions for public review and comment; and

WHEREAS, the application for the Special Exception Entitlement was referred to the Planning Commission, which conducted a public hearing and recommended to the City Council, and this recommendation was received and considered; and

WHEREAS, City Council duly advertised and conducted, on July 8, 2019, a public hearing to receive comments on the application for the Special Exception Entitlement; and

WHEREAS, City Council considered the application, the requirements of Section 48-90 and Section 48-488B of the City Code, the recommendation of the Planning Commission, comments from boards and commissions, and public comments; and

WHEREAS, on July 8, 2019, City Council approved the Special Exception Entitlement which governs the general locations of the buildings, the height of buildings; the location, type, and amount of individual uses on the site, the infrastructure and transportation on the site, the public facilities and utilities, and other aspects of the future approvals and development on the Subject Property. The Owner may modify those items bound by the SEE through a SEE amendment that may be submitted concurrently with a Special Exception Site Plan (SESP) application, or independently; and

WHEREAS, the approved SEE proposed a mixed-use development comprising a total building/floor area of approximately 1,482,000 gross square feet on approximately 9.45 acres of land and a building height up to 195' feet and 15

1145 stories (instead of the B-2, Business district seventy-five (75) foot height
1146 maximum). The development includes ranges of gross square footages and units,
1147 as well as proposed numbers such as 290 multifamily residential rental apartment
1148 units, 134 multifamily residential rental micro units, 289 residential condominium
1149 units, 225 senior housing units, 150 hotel rooms, approximately 330,000 gross
1150 square feet of office, 20,000 square feet of civic use, and approximately 123,000
1151 square feet of retail; and
1152

1153 WHEREAS, on June 10, 2020, an application to amend the SEE was submitted by the
1154 Applicant pursuant to Section 48-488.B(2)i; and
1155

1156 WHEREAS, the proposed SEE amendment includes the following proposed changes:

- 1157 • Adjustment to parcel boundary to increase area by 0.32 acres;
- 1158 • Adjustment to Phase 1 boundary to accommodate change in Block B1
1159 building orientation;
- 1160 • Amendment to reduce civic space requirements from 20,000 GSF
1161 minimum to 17,000 GSF minimum (19,240 GSF estimated), with a
1162 reconfiguration to the location and type of spaces into:
 - 1163 - Indoor conference room space (approx. 5,000 – 6,000 GSF) in the
1164 Phase 1 office building;
 - 1165 - Outdoor event space (approx. 4,000 GSF) in the Commons; and
 - 1166 - Education/arts space (approx. 6,000 – 14,000 GSF) in the Phase 1
1167 Residential Condo building;
- 1168 • Addition of commercial uses not explicitly listed in the approved SEE;
- 1169 • Changes to general building locations in Blocks B1 – B4 and Garage D2;
- 1170 • Change to street layout, primarily to Street A between Blocks A and D;
- 1171 • Change to entrance to the project at Route 7 and Commons Drive has been
1172 narrowed and angled.
- 1173 • Bifurcation of senior housing parcel (Block D1) from the remainder of the
1174 Phase 1 SESP. The senior housing SESP submission and building delivery
1175 will follow the Phase 1 SESP by a few months;
- 1176 • Removal of requirement that owner not receive permits for the last
1177 100,000 GSF residential use until above ground construction has started
1178 on each of the office and hotel components of Phase 1; and
1179

1180 WHEREAS, the amended SEE proposes a mixed-use development comprising a total
1181 building/floor area of approximately 1,465,280 gross square feet on
1182 approximately 9.77 acres of land and a building height up to 195’ feet and 15
1183 stories (instead of the B-2, Business district seventy-five (75) foot height
1184 maximum). The development includes ranges of gross square footages and units,
1185 as well as proposed numbers such as 265 multifamily residential rental apartment
1186 units, 134 multifamily residential rental micro units, 276 residential condominium
1187 units, 225 senior housing units, 146 hotel rooms, approximately 325,540 gross
1188 square feet of office, 19,240 square feet of civic use, and approximately 130,880
1189 square feet of retail; and
1190

1191 WHEREAS, the City of Falls Church is embarking on a project to address a critical need for
1192 construction of a new high school to serve the City and its students; and
1193

- 1194 WHEREAS, approximately 38.4 acres of land located on the west end of the City became part
1195 of the City of Falls Church as a result of a Boundary Adjustment Agreement with
1196 Fairfax County, which was negotiated as part of the sale of the City's water
1197 system; and
1198
- 1199 WHEREAS, in keeping with the terms of the Voluntary Boundary Adjustment Agreement
1200 (VBAA), of the approximately 34.65 acres of school land, 30% or approximately
1201 10.38 acres located at the current George Mason High School Campus may be
1202 used for any lawful, non-school related uses, and the proposed development of
1203 9.77 acres (28%) is below the 30% limit for non-school uses; and
1204
- 1205 WHEREAS, the revenues from development of the 9.77 acres of land available for non-
1206 educational purposes are needed to defray the cost of constructing a new high
1207 school; and
1208
- 1209 WHEREAS, the City Council finds that the property allocated to the mixed-use development
1210 meets the requirements of the VBAA that at least 70 percent of the acreage of the
1211 school-related parcels be used for school purposes; and
1212
- 1213 WHEREAS, the City Council intends to continue to work cooperatively with its neighbors,
1214 including Fairfax County, VDOT, Virginia Tech, and WMATA among others, to
1215 ensure that the proposed development occurs in a coordinated manner and that
1216 transportation improvements are carried out in the broader area to improve
1217 walkability, access to transit, and traffic flow through a well-designed grid of
1218 connected rights of way; and
1219
- 1220 WHEREAS, the City has elected to use the Public-Private Education Facilities Infrastructure
1221 Act (PPEA) process to find a partner with whom it can work to achieve its goals
1222 for revenue and its vision for the West End of the City; and
1223
- 1224 WHEREAS, on May 1, 2018, after issuance of a Request for Conceptual Proposals, the City
1225 received six high-quality conceptual proposals for development of up to 10.38
1226 acres on the site; and
1227
- 1228 WHEREAS, during September through November of 2018, a nine-member Evaluation
1229 Committee reviewed the RFDPs on the basis of the value offered for the site, the
1230 quality of the development program, civic space, and the up front and long term
1231 financial benefits for the City; and
1232
- 1233 WHEREAS, on November 19, 2018, the City Council chose the top-ranked development team
1234 of Falls Church Gateway Partners, whose proposed development provide long-
1235 term and short term economic value to the City, a strong program that features
1236 diverse mix of uses and a vibrant commercial and place-making components; and
1237
- 1238 WHEREAS, the City and Developer entered into Interim Agreement dated December 5, 2018,
1239 as amended by a First Amendment dated January 9, 2019, further amended by a
1240 Second Amendment dated January 24, 2019, further amended by a Third
1241 Amendment dated January 31, 2019, and further amended by a Fourth
1242 Amendment Dated February 11, 2019, which describes the land payments to the

1243 City for the site, the development program and uses for the site, and minimum
1244 environmental standards that the City and the Developer have agreed to; and
1245

1246 WHEREAS, the City and Developer entered into a Comprehensive Agreement dated June 12,
1247 2019, which describes items, including but not limited to, the land payments to
1248 the City for the site, the development program and uses for the site, minimum
1249 environmental standards, schedule of performance, form of ground lease, and
1250 closing conditions that the City and the Developer have agreed to; and
1251

1252 WHEREAS, City Council considered the subject properties' unique characteristics and the
1253 community benefits derived as a result of the proposed development, and
1254 determined that this particular project is acceptable for these parcels at this time;
1255 and
1256

1257 WHEREAS, State law provides that Special Exceptions may be granted by the local governing
1258 body subject to conditions pursuant to Code of Virginia Sec. 15.2-2286(A)(3) that
1259 allow their issuance "under suitable regulations and safeguards" and that each
1260 special exception case shall rest on its own merits and the uniqueness of each
1261 piece of land; and in particular, that the ratio of commercial and residential uses
1262 approved herein are unique to this site; and
1263

1264 WHEREAS, the Applicant has submitted amended "Voluntary Concessions, Community
1265 Benefits, Terms and Conditions" dated [DATE] to the City in order to further
1266 ensure consistency with the City of Falls Church's adopted Comprehensive Plan,
1267 and other relevant policies and in support of the Special Exception; and
1268

1269 WHEREAS, City Council finds that the proposed project is consistent with the City's
1270 Comprehensive Plan, and substantially achieves the goals of the Special
1271 Revitalization District for Education & Economic Development; and
1272

1273 WHEREAS, City Council finds that the proposed project provides significant community
1274 benefits, including, but not limited to the following:
1275

- 1276 • gateway to the City which instills a sense of place through the use of high
1277 quality urban design;
- 1278 • multi-modal access within and to adjacent sites;
- 1279 • approximately ½ acre to 1.4 acres of open space and plazas to serve as
1280 gathering place and venue for community events;
- 1281 • appropriate mix of uses with ground floor storefront retail and other high
1282 quality commercial components;
- 1283 • planned streetscape improvements on Leesburg Pike, Haycock Road, and
1284 Mustang Alley;
- 1285 • a music venue use celebrating the collaboration and connection with the
1286 school campus;
- 1287 • various community benefits including affordable housing, public art, and
1288 "Bike Share" facility location(s);
- 1289 • environmental sustainability with LEED ND Gold V4 (or equivalent) at the
1290 neighborhood level, LEED Gold (or equivalent) for the office and multifamily

1291 components, LEED Gold for senior housing and LEED Silver (or equivalent)
1292 for the hotel;

1293

1294 NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Falls
1295 Church, Virginia, that in conjunction with the associated Comprehensive Agreement and in
1296 consideration whereof, pursuant to Sections 48-90 and 48-488 of the Falls Church City Code,
1297 that the Special Exception Entitlement for the mixed-use development project is hereby granted
1298 and approved, subject to the following conditions:

1299

1300 1. Execution of the amended Developer’s Voluntary Concessions, Community
1301 Benefits, Terms and Conditions, dated [DATE] (“voluntary concessions”), for
1302 Special Exception Entitlement for a Mixed-Use Development at the subject
1303 site, shall be a condition for the approval of the Special Exception
1304 Entitlement; and the City Manager is hereby authorized and directed to
1305 execute the voluntary concessions, as submitted, on behalf of the City; and
1306

1307

1308 2. No development shall occur on the site until the Developer has obtained
1309 approval of a Special Exception Site Plan (“SESP”) for the portion of the site
1310 to be developed. Such SESP shall be consistent with this SEE approval,
1311 including without limitation general locations of the buildings, the height of
1312 buildings; the location, type, and amount of individual uses on the site, the
1313 infrastructure and transportation on the site, the public facilities and utilities as
1314 it may be amended from time to time; and

1315

1316 3. Phasing of construction of the development of the site will be in accordance
1317 with the SEE and the voluntary concessions; and

1318

1319 4. Violation of any of the conditions of this Special Exception Entitlement shall
1320 be grounds for revocation of the Special Exception Entitlement approval by
1321 City Council.

1322

1322 Referral:

1323

1323 Adoption:

1324

1324 (TR20-29)

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1326 * Voluntary Concessions/Binding Elements TO BE ATTACHED.

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RESOLUTION TO GRANT SPECIAL EXCEPTION SITE PLAN (SEC. 48-488.B(3)) FOR A MIXED-USE DEVELOPMENT PROJECT WITH A BUILDING HEIGHT UP TO FIFTEEN (15) STORIES ON APPROXIMATELY 8.82 ACRES OF LAND LOCATED AT 7124 LEESBURG PIKE (PORTIONS OF REAL PROPERTY CODE NUMBERS 51-221-006, -007) ON APPLICATION BY FALLS CHURCH GATEWAY PARTNERS

WHEREAS, on August 13, 2018, City Council adopted Ordinance 1989, which amended Chapter 48, “Zoning”, of the Code of the City of Falls Church to amend Section 48-486, “Principal Uses Permitted by Right” within “B-2 Central Business District” in order to allow additional uses; and to amend Section 48-488, “Special Exceptions” for development projects on sites designated as Special Revitalization District for Education and Economic Development and designated for Mixed-Use on the Future Land Use Plan Map; and

WHEREAS, on February 4, 2019, an application for a Special Exception Entitlement (SEE) to allow a mixed-use development project up to a maximum height of fifteen (15) stories was submitted by Falls Church Gateway Partners (“the Applicant”) pursuant to Section 48-486(c) in conformance with the procedures set forth in Section 48-488B of the City Code; and

WHEREAS, on July 8, 2019, City Council approved the Special Exception Entitlement which governs the general locations of the buildings, the height of buildings; the location, type, and amount of individual uses on the site, the infrastructure and transportation on the site, the public facilities and utilities, and other aspects of the future approvals and development on the Subject Property. The Owner may modify those items bound by the SEE through a SEE amendment that may be submitted concurrently with a Special Exception Site Plan (SESP) application, or independently; and

WHEREAS, on June 10, 2020, an application to amend the SEE was submitted by the Applicant pursuant to Section 48-488.B(2)i with those changes described in Resolution [2020-xx]; and

WHEREAS, on June 10, 2020, FCGP submitted an application for a SESP for Phase 1 comprising a total building/floor area of approximately 1,129,520 gross square feet on approximately 8.82 acres of land and a building height up to 195’ feet and 15 stories (instead of the B-2, Business district seventy-five (75) foot height maximum). The development includes ranges of gross square footages and units, as well as proposed numbers such as 265 multifamily residential rental apartment units, 134 multifamily residential rental micro units, 127 residential condominium units, 225 senior housing units, 146 hotel rooms, approximately 125,540 gross square feet of office, 19,240 square feet of civic use, and approximately 130,880 square feet of retail; and

WHEREAS, the City of Falls Church is embarking on a project to address a critical need for construction of a new high school to serve the City and its students; and

1377
1378 WHEREAS, approximately 38.4 acres of land located on the west end of the City became part
1379 of the City of Falls Church as a result of a Boundary Adjustment Agreement with
1380 Fairfax County, which was negotiated as part of the sale of the City's water
1381 system; and
1382
1383 WHEREAS, in keeping with the terms of the Voluntary Boundary Adjustment Agreement
1384 (VBAA), of the approximately 34.65 acres of school land, 30% or approximately
1385 10.38 acres located at the current George Mason High School Campus may be
1386 used for any lawful, non-school related uses, and the proposed total development
1387 of 9.77 acres (28%) is below the 30% limit for non-school uses; and
1388
1389 WHEREAS, the revenues from development of the 9.77 acres of land available for non-
1390 educational purposes are needed to defray the cost of constructing a new high
1391 school; and
1392
1393 WHEREAS, the City Council finds that the property allocated to the mixed-use development
1394 meets the requirements of the VBAA that at least 70 percent of the acreage of the
1395 school-related parcels be used for school purposes; and
1396
1397 WHEREAS, the City Council intends to continue to work cooperatively with its neighbors,
1398 including Fairfax County, VDOT, Virginia Tech, and WMATA among others, to
1399 ensure that the proposed development occurs in a coordinated manner and that
1400 transportation improvements are carried out in the broader area to improve
1401 walkability, access to transit, and traffic flow through a well-designed grid of
1402 connected rights of way; and
1403
1404 WHEREAS, the City has elected to use the Public-Private Education Facilities Infrastructure
1405 Act (PPEA) process to find a partner with whom it can work to achieve its goals
1406 for revenue and its vision for the West End of the City; and
1407
1408 WHEREAS, on May 1, 2018, after issuance of a Request for Conceptual Proposals, the City
1409 received six high-quality conceptual proposals for development of up to 10.38
1410 acres on the site; and
1411
1412 WHEREAS, during September through November of 2018, a nine-member Evaluation
1413 Committee reviewed the RFDPs on the basis of the value offered for the site, the
1414 quality of the development program, civic space, and the up front and long term
1415 financial benefits for the City; and
1416
1417 WHEREAS, on November 19, 2018, the City Council chose the top-ranked development team
1418 of Falls Church Gateway Partners, whose proposed development provide long-
1419 term and short term economic value to the City, a strong program that features
1420 diverse mix of uses and a vibrant commercial and place-making components; and
1421
1422 WHEREAS, the City and Developer entered into Interim Agreement dated December 5, 2018,
1423 as amended by a First Amendment dated January 9, 2019, further amended by a
1424 Second Amendment dated January 24, 2019, further amended by a Third
1425 Amendment dated January 31, 2019, and further amended by a Fourth

1426 Amendment Dated February 11, 2019, which describes the land payments to the
1427 City for the site, the development program and uses for the site, and minimum
1428 environmental standards that the City and the Developer have agreed to; and
1429

1430 WHEREAS, the City and Developer entered into a Comprehensive Agreement dated June 12,
1431 2019, which describes items, including but not limited to, the land payments to
1432 the City for the site, the development program and uses for the site, minimum
1433 environmental standards, schedule of performance, form of ground lease, and
1434 closing conditions that the City and the Developer have agreed to; and
1435

1436 WHEREAS, City Council considered the subject properties' unique characteristics and the
1437 community benefits derived as a result of the proposed development, and
1438 determined that this particular project is acceptable for these parcels at this time;
1439 and
1440

1441 WHEREAS, State law provides that Special Exceptions may be granted by the local governing
1442 body subject to conditions pursuant to Code of Virginia Sec. 15.2-2286(A)(3) that
1443 allow their issuance "under suitable regulations and safeguards" and that each
1444 special exception case shall rest on its own merits and the uniqueness of each
1445 piece of land; and in particular, that the ratio of commercial and residential uses
1446 approved herein are unique to this site; and
1447

1448 WHEREAS, the Applicant has submitted SESP "Voluntary Concessions, Community Benefits,
1449 Terms and Conditions" dated [DATE] to the City in order to further ensure
1450 consistency with the City of Falls Church's adopted Comprehensive Plan, and
1451 other relevant policies and in support of the Special Exception; and
1452

1453 WHEREAS, City Council finds that the proposed project is consistent with the City's
1454 Comprehensive Plan, and substantially achieves the goals of the Special
1455 Revitalization District for Education & Economic Development; and
1456

1457 WHEREAS, City Council finds that the proposed project provides significant community
1458 benefits, including, but not limited to the following:
1459

- 1460 • gateway to the City which instills a sense of place through the use of high
1461 quality urban design;
- 1462 • multi-modal access within and to adjacent sites;
- 1463 • approximately ½ acre to 1.4 acres of open space and plazas to serve as
1464 gathering place and venue for community events;
- 1465 • appropriate mix of uses with ground floor storefront retail and other high
1466 quality commercial components;
- 1467 • planned streetscape improvements on Leesburg Pike, Haycock Road, and
1468 Mustang Alley;
- 1469 • a music venue use celebrating the collaboration and connection with the
1470 school campus;
- 1471 • various community benefits including affordable housing, public art, and
1472 "Bike Share" facility location(s);
- 1473 • environmental sustainability with LEED ND Gold V4 (or equivalent) at the
1474 neighborhood level, LEED Gold (or equivalent) for the office and multifamily

1475 components, LEED Gold for senior housing and LEED Silver (or equivalent)
1476 for the hotel;

1477
1478 NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Falls
1479 Church, Virginia, that in conjunction with the associated Comprehensive Agreement and in
1480 consideration whereof, pursuant to Sections 48-90 and 48-488 of the Falls Church City Code,
1481 that the Special Exception Site Plan for Phase 1 of the mixed-use development project is hereby
1482 granted and approved, subject to the following conditions:

- 1483
- 1484 5. Execution of the SESP Developer’s Voluntary Concessions, Community
1485 Benefits, Terms and Conditions, dated [DATE] (“voluntary concessions”), for
1486 Special Exception Entitlement for a Mixed-Use Development at the subject
1487 site, shall be a condition for the approval of the Special Exception
1488 Entitlement; and the City Manager is hereby authorized and directed to
1489 execute the voluntary concessions, as submitted, on behalf of the City; and
1490
 - 1491 6. The development of the site shall generally be in accordance with the Special
1492 Exception Site Plan – Phase 1 Application dated June 10, 2020, Supplemental
1493 Package dated June 8, 2020, and Development Plans, dated June 8, 2020 and
1494 revised through [DATE]; and; and
1495
 - 1496 7. Phasing of construction of the development of the site will be in accordance
1497 with the SEE, voluntary concessions, and Comprehensive Agreement
1498 schedule of performance; and
1499
 - 1500 8. Violation of any of the conditions of this Special Exception Site Plan shall be
1501 grounds for revocation of the Special Exception Site Plan approval by City
1502 Council.

1503
1504 Referral:
1505 Adoption:
1506 (TR20-30)

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1508 * Voluntary Concessions/Binding Elements TO BE ATTACHED

Status of 2020 CACT Action Items

Updated: February 12, 2020

Action Item	Responsibility	Status
<p>Refine the Neighborhood Traffic Calming Program: Continue review of the NTC Program and examination of alternatives to speed the delivery of effective and cost-efficient solutions.</p> <p>Source: Continuing</p>	<p>Staff All CACT</p>	<p>2019 * Oct 9 – Jeff presented City Manager’s report to Council on transportation projects and goals for advancing the NTC Program. Invited ideas from CACT members. Nov 14 – Jeff distributed draft proposing: -Use of currently available \$636K grant for: ---Construction of Annandale/Gundry with completion in Jan 20 ---Construction of Great Falls/Little Falls -Use of \$632K grant for bundle of Greenway Downs streets intersecting Rt. 29 -Use of approx. \$200K from Jan 2020 budget amendment for NTC queue streets: N. Oak, Noland, Jefferson, S. West, Lincoln, S. Lee Nov 21 – CACT letter to Council recommending use of surplus budget funds for traffic calming. 2020 Feb 12- Council approved \$400,000 for traffic calming.</p>
<p>Neighborhood Pace Car Program</p> <p>Source: 2014 Annual Report</p>	<p>Staff Andrea Dave Shaun</p>	<p>2019 * Feb 13 – Jeff advised that since VPIS is funding materials, CACT can arrange printing and distribution without staff involvement. - Andrea to determine next steps. Oct 9 – Dave and Shaun volunteered to help complete project. Nov 14 – Andrea reported she and Shaun received an estimate of \$2K to print pamphlet and stickers. Plan to reformat pamphlet and order magnets at \$1 each. Dec 11 – CACT commented on revised pamphlet, online pledge form, and sticker design. Andrea will make changes, and attempt to get sample stickers and magnets for committee review. 2020 Feb 12 – Andrea distributed revised brochure for review. Sticker/magnet design should be ready in March.</p>
<p>Tactical Urbanism: Research projects in other jurisdictions for potential application to the City.</p> <p>Source: 2019 Annual Report</p>		
<p>Walking and Biking Access to MEH and GMHS campus: Explore immediate options for safer routes</p> <p>Source: 2019 Annual Report</p> <p>Nov 16, 2019 letter from the FCPS Health and Welfare</p>		<p>2020 Feb 12 – CACT approved Doug’s and Andrea’s draft memo to Council supporting the Health and Welfare Committee letter and offering CACT assistance.</p>

Action Item	Responsibility	Status
Committee asking that the Superintendent and City Manager work together to establish safer walking and biking routes to MEH and GMHS.		
Meet with Rec & Parks Advisory Board to discuss hosting an Open Streets event. Source: 2019 Annual Report		
Meet with Environmental Sustainability Council to discuss ways to improve walking and biking. Source: 2019 Annual Report		2020 Feb 12 – Discussed ESC request for meeting with CACT and possible elements of public meeting on what can be done to encourage biking. CACT/ESC meeting scheduled for March 11.
Meet with Police Department to discuss availability of crash data. Source: 2019 Annual Report		2020 Feb 12 – Paul compiled 2018 Crash Report from online VDOT data. Will prepare list of desired data elements for March meeting. When refined, these will be submitted to Police for discussion at a future CACT meeting.
Work with staff to develop a Neighborhood Sidewalk Program. Source: 2019 Annual Report		

*Pre-2019 history of these items in the January 15, 2020 report.

Ideas

- Family Cycling Event: Host an event like Kidical Mass Rides.
- Bike Rodeo / TOPS Event
- Volksmarch / Scavenger Hunt: Plan walking event using the City’s greenways.

LED Streetlight Plan

As part of the City’s environment and sustainability goals the City has an opportunity, through a partnership with Dominion Energy Virginia (DEV), to expedite the replacement of Dominion-owned mercury vapor and high pressure sodium streetlight fixtures with LEDs, which have 75% lower energy-consumption and last five times longer. Energy and maintenance cost savings allow for payback periods of as little as four years for a basic fixture, or 12 years for a premium fixture. The lighting can also offer improved visibility for public safety, enhancing walkability and bikeability in the City.

This CIP project allows the City to select different types of replacement lighting in separate spaces throughout the City, allowing for unique looks in particular areas. Lighting selection will be consistent with the City’s streetscape standards, where they apply. DEV is already replacing some fixtures on existing lights that have failed with LEDs. However, replacements are piecemeal, made without consideration for the overall aesthetic or light pattern and color needs in different locations. Only lights in the “basic” classification are being replaced, and only with the existing fixture style. While this process is at no additional cost to the City, waiting for lights to fail may result in non-uniform replacement types, and will also delay realization of the environmental and cost benefits of reduced energy consumption and maintenance. By selecting several basic style lights, as shown below, the City will be able to provide guidance to DEV and meet the desired appearance and light quality both for individual repair replacements and a coordinated, uniform aesthetic and color temperature along corridors. Premium costs paid by the City will be focused on Great Streets.

Engineering details, such as color temperature, pattern, and wattage, will be selected by a multi-departmental task force, to ensure safety concerns are met while keeping costs down. Since the selected lights are all LEDs, the lighting is directed down and out, providing maximum light coverage and limiting up-lighting. The following table outlines the staff-recommended plan to direct DEV lighting replacements, depending on aesthetic, function, and cost consistent with adopted plans. Staff requests input.

WHERE	FIXTURE NAME	PREMIUM OR BASIC
Corridor	Shoebox	BASIC
Parks	Basic Acorn	BASIC
Residential	Carlyle Acorn	BASIC
Great Streets Preferred	Cutoff Acorn	PREMIUM
Great Streets Back-Up	Carlyle Acorn	BASIC

*All Cobra Heads will be replaced with Shoebox LED Lights

Red Lines = Great Streets: Cutoff Acorns (Premium Lighting)

Green Shapes = Parks: Basic Acorn

All of Blue Dots = Residential Lighting



Basic Acorn



Carlyle Acorn



Cutoff Acorn



Shoebox



Color Temperature Reference Scale

