

“Sunday Series”

George Mason High School & West Falls Church Economic Development Project

August 5, 2018

Wyatt Shields, City Manager

Dr. Peter Noonan, Superintendent

Sunday Series

Campus Project Town Halls

- January 28 Sunday 2 pm
- February 25 Sunday 2 pm
- March 15 Sunday 2 pm
- April 8 Sunday 2 pm
- May 20 Sunday 2 pm
- August 5 Sunday 2 pm
- September 23 Sunday 2 pm
- Additional to be scheduled



City of Falls Church
Department of
Public Works (DPW) and
Virginia Geographic Information Network

City Boundary
Campus Features

**George Mason High School
and Mary Ellen Henderson
Middle School Campus**

Created July 25, 2013





GMHS Debt Service Assumptions

- **GMHS debt phased over 3 years:**
 - **FY 2018: \$ 6.5 M (already issued)**
 - **FY 2019: \$63.5 M (Spring 2019)**
 - **FY 2020: \$50 M (Spring 2020)**

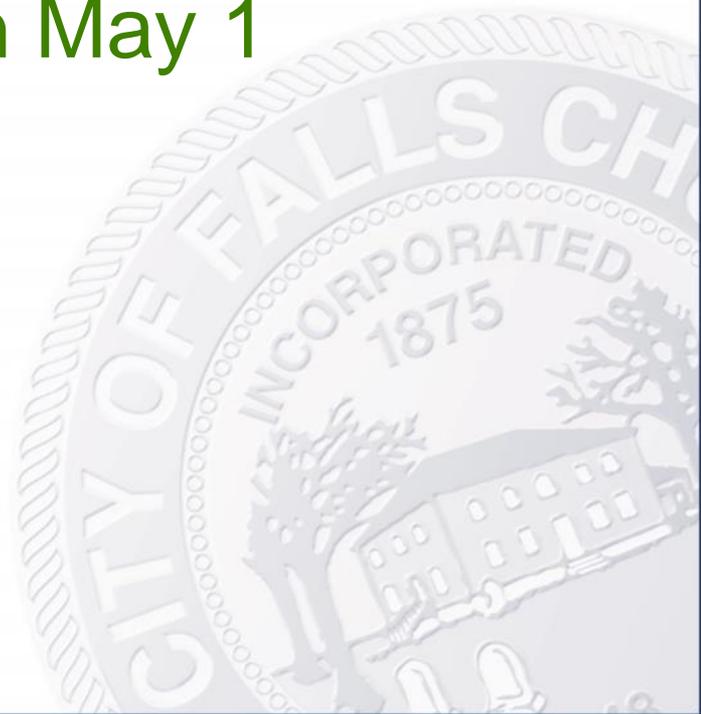
Total: \$120 M

- **30-year bonds, Interest rates 3.5% to 5%**
- **\$6 M annual debt service**

Month & Year	High School Project	Economic Development
December 2017	Issue Request for Conceptual Proposals	
January 2018		Adopt Comprehensive Plan Amendment
February 2018	Issue Request for Detailed Proposals	
March 1, 2018		Issue Request for Proposals
May 23, 2018	Issue debt for GMHS Design	
June 2018	Select School Design and Construction Team	Issue Request for Detailed Proposals
October 2018		Select Development Partner
May 2019	Finalize School Plans and Cost (GMP)	Finalize Land Lease/Sale Agreement & Zoning Approval
June 2019	Issue debt for GMHS Construction	
July 2019	Construction Begins	Site Plan, Building Permits
Summer 2021	School Opens	
Fall 2021		Economic Development Construction Begins

West Falls Church Economic Development

- Request for Conceptual Proposals
 - Issued March 1
- Six proposals received on May 1
- Mixed Use
 - Retail
 - Hotel
 - Office
 - Residential



RFDP

- Request for Detailed Proposals
- Issued June 15 to top three finalists
- Detailed Conceptual Development Plan & Financing Plan
- Offer for ~10 acres
 - Lease and Sale price
 - Value assigned to the various uses
- Proposals Due August 29



Transportation Grant Application

- \$15.7 m Grant awarded by NVTA*:
 - Relieve congestion at Haycock/Broad
 - Improve walkability/bike to campus
 - Improve access to West Falls Church Metro Station
 - Improve access from W&OD to Campus

* Northern Virginia Transportation Authority

Public Information & Comment

- **Find Campus Information at**
www.fallschurchva.gov/WFC
- **Send comments to:**
city-manager@fallschurchva.gov
city-clerk@fallschurchva.gov

