

West Broad Street Small Area Plan: *Connecting Falls Church*

Planning Update: April 4, 2016

Recent Changes

The following changes were recently made to the draft West Broad Street Small Area Plan (SAP). These changes were made in response to feedback provided during the March 7, 2016 City Council work session and in response to public comments. These changes are intended to incorporate ideas suggested and to accommodate concerns raised. The draft plan still provides guidance for development of the West Broad Street Planning Opportunity Area (POA) and incorporates ideas developed during the 22 month planning effort.

Celebrating Neighborhoods

Added neighborhood gateways and guidance for using urban design features that celebrate residential neighborhoods (p 3-3).

Development History

Updated information regarding the recently approved Mason Row project (pp 1-3, 4-8).

Planning Area Boundary

Added to paragraph explaining the rationale for the selected planning boundary (p3-8)

Zoning

Clarified potential reasons to consider rezoning property along the boundaries of the planning area (p5-7).

Fiscal Impact

Added language to translate the fiscal impact to pennies on the tax rate (p 4-15)

Mobility

Added language to explore use of dedicated left turn signals (p6-14).

Added language regarding the ongoing Transit Alternatives Analysis (p 6-6).

Urban Design

Added language to clarify the desired size and density of redevelopment (p7-1).

Cleanup Items

- Updated Acknowledgements page
- Renamed parcel map to clarify that it is showing possible consolidations (p 4-10)
- Consolidated strategies to protect against spillover parking (p 6-15)
- Clarified caption references (p 7-2)
- Confirmed diameter of water pipes using City's GIS layers (p 8-9)
- Updated wayfinding sign costs to \$50,000 (p 9-3)
- Updated list of public meeting (p B-1)