



CITY OF FALLS CHURCH

DATE: 18 January 2018

TO: Akida Rouzi, Senior Planner/Deputy Zoning Administrator

FROM: Debra L. Gee, Planning Commission Clerk

SUBJECT: TR17-17 – RESOLUTION TO AMEND THE COMPREHENSIVE PLAN OF THE CITY OF FALLS CHURCH, VIRGINIA, TO CHANGE THE DESIGNATION OF APPROXIMATELY 2.68 ACRES OF LAND LOCATED AT 100 NORTH WASHINGTON STREET, AND 127 AND 131 EAST BROAD STREET (REAL PROPERTY CODE NUMBERS 53-104-051, 53-104-036, AND 53-104-050) FROM “BUSINESS” AND “TRANSITIONAL” TO “MIXED USE” ON THE CITY’S FUTURE LAND USE PLAN MAP, ON APPLICATION BY BROAD AND WASHINGTON, LLC; AND

TR17-09 – AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF FALLS CHURCH, VIRGINIA, BY REZONING A TOTAL OF APPROXIMATELY 0.90 ACRES OF LAND AT 131 EAST BROAD STREET (REAL PROPERTY CODE NUMBER 53-104-050) FROM T-1, TRANSITIONAL DISTRICT TO B-2, CENTRAL BUSINESS DISTRICT, ON APPLICATION BY BROAD AND WASHINGTON, LLC; AND

Tr17-18 – RESOLUTION TO GRANT A SPECIAL EXCEPTION FOR RESIDENTIAL USES WITHIN A MIXED USE DEVELOPMENT PROJECT AND TO INCREASE THE BUILDING HEIGHT WITH A BONUS OF FIFTEEN (15) FEET TO A MAXIMUM HEIGHT OF NINETY (90) FEET FOR A MIXED-USE DEVELOPMENT PROJECT ON APPROXIMATELY 2.68 ACRES OF LAND LOCATED AT 100 NORTH WASHINGTON STREET, AND 127 AND 131 EAST BROAD STREET (REAL PROPERTY CODE NUMBERS 53-104-051, 53-104-036, AND 53-104-050), ON APPLICATION BY BROAD AND WASHINGTON, LLC.

The City of Falls Church Planning Commission held a public hearing on the Broad and Washington Redevelopment Applications at its meeting on Tuesday, 16 January 2018. Following the applicant’s presentation and the public hearing, Ms. Teates moved, and Ms. Hockenberry seconded, that the Planning Commission recommends approval of TR17-17, TO17-19, and TR17-18 to the City Council, scheduled for public hearing and final action on 9 April 2018. The Planning Commission asks that the Council not move forward until staff issues on the current submission are resolved. Additionally, the Voluntary Concessions will be altered to

show that LEED Gold is the goal for the building; and that the median cut on North Washington for left turns to Park Place will be in place before any existing access to the city's public parking lot, behind Argia's and Clare and Don's, is blocked on East Broad Street. Finally, the Planning Commission asks the City Council to review the ADU mix based on the City's current need as recommended by the Human Services Advisory Council.

The Motion passed unanimously with all six (6) Planning Commissioners present and voting.



CITY OF FALLS CHURCH

Architectural Advisory Board

Mayor Tarter & Members of City Council
City of Falls Church
300 Park Avenue
Falls Church, VA 22046

RE: Response to the City's Request for comments on the Proposed Broad & Washington Streets Development

Dear Mayor Tarter and Members of City Council:

The Architectural Advisory Board is pleased to provide comments for the proposed Development at Broad & Washington and looks forward to seeing this project again as it progresses through the review process.

1. General Comments:

Due to the scale of this development relative to other buildings and being on the front end of the redevelopment of the Broad Street Small Area Plan, this project will be one that future redevelopment projects will draw examples from, and by default will set precedent for future development projects in the City of Falls Church. For this reason, it is imperative this project embodies the type of redevelopment we want to see in future projects and also sets the bar for sensitivity to the site/context, massing and scale, materiality (quality and variety of materials proposed), variety and quality of proposed/committed use/tenant space and commitment to sustainability.

The presentation package was well put together and should set the bar for future development packages in terms of containing site plans, floor plans, elevations, civil and landscape plans, perspectives showing adjacent properties and views from afar, cut-away sections, site plans, massing studies and renderings of the project with adjacent surroundings showing the site context of how this project will fit in and speak to the environments that it is adjacent to.

- Additional items that would be necessary to show the impact of this development include:
- An updated shadow study that includes the existing topography of Broad, Washington, Lawton areas beyond the limits of the site (extended past adjacent properties).
- An additional perspective looking toward the east from the east entry to the proposed Creative Cauldron tenant space that includes the buildings and streetscape of the properties to the east of the development.

- An additional perspective looking to the West from the property across Lawton Street and showing the proposed development along with the view of the development on the south side of Broad and view with the Broad Street commercial corridor in the background.
- Enlarged and more detailed plan for the proposed public spaces and gardens

2. Amendment of the Official Zoning District Map Concerns:

Several concerns were noted regarding the change of zoning from T-1 to B at the east end of the development (Lawton & Broad Streets) in that it abuts the residential zoning without any transitional height requirements to step down to meet the residential zoning height. Although the current proposal for this development indicates approximately 20' at the corner of Lawton Street, the concern is that and a future Owner or future development plan could -by right- increase the height by right up to the maximum height allowable by this B zoning at this location. This Board urges this change in zoning to be tied to the maximum heights shown at this step down in the current documents reviewed by the Architectural Advisory Board on 12/6/17.

3. Massing:

It is helpful to see the overall progress in the massing studies throughout time and to see the development of the breakdown of the massing. The massing at the corner of Broad and Washington with the cornice/plane is a sophisticated approach to addressing the corner condition, however some additional attention is required in these areas:

1. The top of the building and cornice line at the NW corner of the property (Washington Street at Argia's)
2. Washington Street elevation to break-up the rhythm of that elevation more
3. Broad Street East End at the residential tower portion to break the volume up a little more
4. North Elevation that faces the parking area. It is understood that the parking lot could be developed in the future, but more attention to break up the impact of that single plane along the north elevation.

4. Materials:

The juxtaposition of the use modern materials to varied brick is sensitive to the existing Falls Church environment and structures across the street, while also bringing a more updated feel to the intersection of Washington and Broad as the gateway to the commercial district of Falls Church City. It is important to keep the quality of the materials high as this project is setting the precedent of what this City Review process will accept for future projects. Therefore, the proposed materials need to be identified on the documents in review so it's tougher to change or value engineer them to lesser quality materials that may not perform over time the way they are shown in the renderings in the design development and construction phases.

With retail tenant spaces, it is important for the developer to provide the overall scheme for the building. This Board recommends that the storefront system scheme(s) that are presented are what the future tenants work with and cannot change thus mitigating multiple types of storefront systems that do not relate each other. The Board is excited to see the expanded materials board and commitment to the materials that will be used for this project.

5. Site:

1. The pocket park at the NE end was developed nicely, but some attention to the types of plantings that would survive in the shadow of the mass of the building.
2. Trees and Evergreen along Structure coming up Lawton Street

3. Create a way to incorporate the greenspace at the NW corner of the building (next to Argia's) into the public access area and potentially a way into the public plaza proposed above that separates the office building from the residences.
4. Design & Access to the Public Plaza requires more attention to have more presence on Broad Street pedestrian streetscape and also to the Parking Area that links this development to the State Theater so that public area has more visibility to pedestrians on Broad Street and from the parking / State Theater area, to further activate that public space.
5. Create a Drop-off Area needed on Broad Street Creative Cauldron (for Uber/taxis) this is separate from the child drop off and pick up that is proposed inside the garage.
6. Update Traffic Study at Broad & Washington Intersection and entry/exit from the parking garage.
7. Further Investigate impacts of Median Break on N.Washington at Park Place

Sincerely,

The Falls Church City Architectural Advisory Board Members
Jim Way, Chair
Sharon Friedlander, Vice Chair
Charles Anderson
Diane Duggan
Victor K. Wong



DATE: January 9, 2018

TO: Gary Fuller, Principal Planner; Akida Rouzi, Senior Planner

FROM: Michael Novotny, EDA Chairman

SUBJECT: EDA Insight Recommendation

EDA Resolution

On December 11, 2017, the EDA Board of Directors voted (by a 6-0 vote, with one abstention) to support City Council approval of the Broad/Washington/Insight project with the following recommendations:

- **Commit to building the additional floor of office**, rather than carrying it as an option.
- **Provide strong, enforceable assurances to City to deliver a successful retail program.** Prefer to see ground floor occupied ASAP with high quality/revenue producing users. Lack of strong anchor and type of curated retail users anticipated make this more challenging.
- **Commit to providing maximum public parking in the garage for all evenings, weekends and holidays.** Include in the proffer a minimum number of spaces to be made available, and specific hours and days that public parking will be provided.
- **Provide an additional set of stairs (that are welcoming) to the elevated public plaza** from the rear of the project by Argia's and Clare and Don's.
- **Provide retail opportunities on both sides of the elevated plaza**, to try and activate it and draw the public there.
- **Improve vehicle access to/from the public parking lot behind Clare & Don's**, both during and after construction. Also improve pedestrian access and vehicle access if possible from that parking lot through the project.

- **Further articulate the long, flat façade of the residential building on Broad Street**, which was made worse by recent changes to move the pool deck away from Broad Street.
- **Use masonry, not cementitious panels on the rear of the residential building facing Washington.** That portion of the building will be very visible from Washington, and it's unlikely the city lot will redevelop any time soon.
- **Replace the fifteen (15) two-bedroom plus den units with smaller units**, even if it means increasing unit count. Neither 301 W Broad nor Lincoln have two-bedroom plus den units. More smaller units will help to attract young professionals and ultimately new employers.
- **Pursue LEED Gold rather than silver.**
- **Mitigate construction impacts.** Strong measures should be taken to lessen construction impacts on existing nearby businesses and neighbors.
- **Anticipate and mitigate traffic impacts**, especially given the new toll lanes on 66 and consequent traffic diversions onto Routes 29/7/50, as well as the traffic created due to the uses in the project.
- **Provide adequate pull off spaces from Broad**, for Uber, shuttles, Creative Cauldron patrons etc.
- **Provide funds towards construction of the EDA's nearby Broad Street Public Plaza project.**

cc: Wyatt Shields
Jim Snyder
Paul Stoddard



The Falls Church Village Preservation and Improvement Society

January 17, 2018

Mayor Tarter and Members of City Council
Chair Wodiska and Members of the Planning Commission
City of Falls Church
300 Park Avenue
Falls Church, VA 22046

SUBJ: Response to the City's Request for Comments on the Proposed Broad and Washington Streets development from the Board of Directors of the Falls Church Village Preservation and Improvement Society (VPIS)

Dear Mayor Tarter and Members of City Council and the Planning Commission;

The VPIS Board strongly supports commercial development as provided for in the City Comprehensive Plan that protects the quality of adjacent residential neighborhoods. We believe that good development projects can strengthen the City financially as well as provide local employment, an active business environment and social and cultural amenities for residents.

Our comments on the Broad and Washington Streets proposed project are as follows:

1. We support measures to protect the adjoining neighborhood from the impact of the proposed development and to reduce the height of the building all along Lawton Street.
2. The City should expect expanded voluntary concession (VC) benefits in exchange for the City conceding to a rezoning that changes a site now 100% commercial to mainly residential. For example: a traffic island on East Broad Street, with one or two trees, irrigation, and plantings which, with the similar one in front of Harris-Teeter, would provide a clear frame for downtown Falls Church.
3. Streetscape on this part of East Broad and North Washington Streets should match the existing Streetscape on West Broad Street, replacing the concrete poles and the non-matching traffic signal masts.

January 17, 2018

4. The City should require appropriate occupancy of the commercial portions of the development before significant activities can occur on the residential portion.
5. Given the development's proximity to the City's most historic and architecturally important building, the Falls Church, we are concerned that thus far the external architecture does not display a clear nexus to the character Falls Church hopes to maintain as illustrated in the City's adopted Design Guidelines. The Broad Street façade of this project needs variations to break-up the massing and to provide relief from the long uniformity of the street wall. The rear elevation should be enhanced and improved.
6. The practice in recent years of allowing overgenerous parking requirement reductions should not be considered on this project. A public parking commitment should be required as well as connectivity to current City parking lots to expedite traffic flow.
7. We do not support the plan to remove or cut a turn lane into the traffic island on North Washington to allow left turns into Park Place as it will cause recurrence of the massive traffic problems that the island was installed to prevent.
8. The pedestrian access path from the City parking lot behind the development to the retail on Broad should be made obvious and easy to navigate.
9. This development should be U.S. Green Building Council LEED Gold certified.

Sincerely,



Peter Adriance, Vice President
On Behalf of the Board of Directors
Village Preservation and Improvement Society



January 18, 2018

Mayor Tarter and Members of City Council
Chair Wodiska and Members of the Planning Commission
City of Falls Church
300 Park Avenue
Falls Church, VA 22046

SUBJ: Proposed Broad and Washington Streets Development- Response to the City's Request for Comments

Dear Mayor Tarter and Members of City Council and the Planning Commission;

The Arts and Humanities Council (AHC) reviewed the materials provided, and members have attended the site walk-through and briefings. Our comments are:

- 1. Use of Indoor Spaces:** We wish to express our sincere gratitude for the very generous contribution of dedicated finished space the developer is providing for Creative Cauldron. Where possible, we further request access to available meeting or event space for use by City non-profit organizations. An example is our annual Watch Night event (New Year's Eve).
- 2. Programming of Exterior Public Space:** We request that the public space (plaza) have a liaison for coordinated scheduling. There should be a clear understanding that the City and appropriate non-profit organizations should have the ability to schedule the use of the area. The space will need electrical outlets to support these activities.
- 3. Murals:** We would like opportunities for historically themed murals in the parking structure areas that are frequented by the public at large. The general designs for these would come from the Arts and Humanities Council and be executed by the developer.
- 4. Historic Crossroads Marker:** A historic crossroads marker is requested similar in size to the VDOT Highway Markers. It should be placed on or very near the corner of N. Washington and E. Broad Streets, highlighting this important location in the recorded history of our City and our country. The text will be provided by the Historical Commission in cooperation with the Arts and Humanities Council.

5. **Parking:** The development of this project will increase the demand on other limited parking locations nearby. There should be substantial parking to support all of the requirements of this building and other pay parking for off-site use.

6. **Trees:** We recommend the full replacement of the tree canopy, with large caliper trees which is so important to maintain our long term annual designation as “Tree City USA.”

7. **Provision for outside electricity and water:** An exterior electrical outlet (quad outlet), as well as exterior water bib access, should be required every 100 feet or less. These are needed to water elevated City planters, for seasonal decorations, and exterior cleaning of sidewalks and other areas.

8. **Floral Planters and Banners:** We request that the developer provide and service floral planters on alternating City lamp poles. The remaining lamp poles should be equipped with the banner brackets of the same style and size used on West Broad Street. These planters and banner brackets should be on East Broad and North Washington Streets. Argia's currently has this type of pole planter. Like the existing downtown banners, the content of the banners will be managed by the City Office of Communications in concert with the CATCH Foundation. The planters need liners, soilless mixes, and water retention polymers. We request that the developer contribute to the annual installation of the flowers and the holiday treatments of the planters that are done throughout the downtown commercial area.

9. **Green Buildings:** We recommend that the complex should be LEED Gold certified to meet the expectations of the community and the marketplace for Class A buildings.

Thank you for your consideration.

Sincerely;



Barb Cram
Chair, Arts and Humanities of Falls Church

Cc: Planning Staff

DATE: January 10, 2018
TO: Mayor Tarter and Members of City Council
FROM: Citizens Advisory Committee on Transportation (CACT)
SUBJECT: Comments on proposed Insight development at Broad and Washington Streets

In December of 2017 City Council referred the proposed Insight mixed-use development project to City Boards and Commissions for comment. The CACT discussed the project at its December 13, 2017 meeting following a presentation by the developer. Local residents also shared their concerns during public comment.

This memo responds to the City Council's referral and is intended to assist the City Council in their evaluation of the project.

Comments

The proposed Insight development at the downtown intersection of Broad and Washington Streets has much to commend:

- Replacement of sub-optimal offices and restaurant with higher density development
- Addition of Class A office space and upmarket apartments
- Publicly accessible and privately maintained second floor plaza and pocket park
- Strengthening the City's Core Entertainment Area
- New and expanded home for the Creative Cauldron Theater
- Reduction in curb cuts to a single entrance on E. Broad Street
- Potential for improved access for southbound traffic on N. Washington Street via removal of median.
- Additional public parking (paid) not limited to residents, office employees or project visitors.
- A mix of uses (apartments, offices, and retail) that vary in time-of-day demand for parking, allowing for a reduction in the total number of spaces.
- Though the project will increase traffic volume, current LOS D is projected to remain after development
- Significant positive net fiscal impact for the City

Areas to address

- The applicant verbally represented that there will be 10' of clear sidewalk for pedestrian travel on the Broad and Washington Street sides of the project. However, the Voluntary Concessions say, with outdoor dining and tree pits, this can be reduced to 6'. This is inadequate. Prefer 10' but certainly no less than 8'.
- Confirm that the Voluntary Concession contributions for traffic calming and permit parking on Lawton Street are adequate. In particular, the \$20,000

proposed for traffic calming measures seems low relative to recent City projects.

- Lawton Street residents indicated that Lawton already experiences overflow parking and is often used as a cut through to the EFC Metro. A permit parking program and traffic calming for Lawton are required to avoid adverse impacts on residents on Lawton.
- However, a permit parking program for Lawton should not preclude public parking for the use of Madison Park.
- Lawton residents indicate that westbound traffic on Broad Street sometimes backs up to Lawton Street. A marked box could help keep turning movements clear at this location.
- Specify the permitted hours of public use of the second floor plaza and public pocket park. Specify examples of programming for the plaza.
- The traffic signal proposed for the Broad Street entrance in the October 10, 2017 Traffic Impact Study has been withdrawn.
 - The applicant should advise how this affects the conclusions of the Traffic Impact Study. In addition to overall LOS, the CACT is concerned that:
 - Eastbound vehicles seeking to turn left into the development may back up and impede Washington Street traffic.
 - It will be difficult/hazardous for vehicles seeking to turn left when exiting the development onto Broad Street.
 - An unsignalized pedestrian crosswalk at the Broad Street entrance will be hazardous.
- Co-locate the bike parking and shower facilities to increase convenience for cycling commuters.
- Reserve one or more parking spaces for a car sharing service, e.g., Zipcar.
- Provide direct access to the second floor plaza from the City parking lot. There is currently no access. Recommend an open stairwell.
- The lay-by space proposed for Broad Street near the entrance to the Creative Cauldron is a good idea. Provision must be made to assure and enforce quick turnaround, e.g., ≤ 5 minutes.



DATE: January 18, 2018

TO: Mayor Tarter and Members of Council
Chairman Wodiska and Members of the Planning Commission

FROM: Tree Commission *Dennis Szymanski*
Dennis Szymanski, Chairman

SUBJECT: Tree Commission Comments - Insight Project

At our December 20th meeting, representatives from the Insight developer provided an update to their October 2017 submission to the City.

The following were confirmed at this meeting:

- The developer stated that it is willing to maintain the trees and plantings in streetscape.
 - *Recommend amending the streetscape maintenance agreement to include the trees as well as other landscaping.*
- The developer will work with the City to plan for planting tall evergreens trees rather than lower bushes for screening along Lawton Street residential property, as long as the trees can grow on top of a stormwater channel.
 - *Plant tall evergreens trees rather than lower bushes for screening along Lawton Street.*
- Existing street trees on Lawton and along residential property line are to be preserved, but the sidewalk will be straightened and moved closer to the building. We did state, however, that while straightening as proposed would result in more unpaved rooting space, any disruption within the root zone carries risk of damage.
 - *Minimize disruption of street tree roots when replacing the sidewalk along Lawton Street.*
 -
- The developer clarified that the space along the north side parking will not be able to hold large canopy trees.
 - *We support the planting of small-scale trees in the City parking lot along the back of the Insight building.*

- The developer confirmed that the existing street trees along East Broad St could not be preserved.
 - *We have nothing to add.*
- The TC advocated strongly for a ground floor plaza that would be more visible, accessible, and supportive of canopy trees. The developer stated that it had already explored the possibility of a ground floor plaza and could not make it work due to loading and parking needs near retail.
 - *The Tree Commission feels strongly that the second-floor plaza should be changed to a ground-floor plaza that would be more visible, accessible, and supportive of canopy trees.*
- The developer would not commit to the Tree Commission's proposed voluntary concession payment to compensate for tree loss.
 - *Include a \$20,000 payment to the City's Stormwater Fund for green infrastructure plantings in the City, as a concession to mitigate for the existing greenspace that will be permanently removed by the proposed development.*

We would be remiss if we did not report that two members of the Public attended this meeting and engaged with the developer representatives. Mary Chavez requested that curved sidewalk be maintained if it would assure survival of the existing trees. She also requested higher evergreen screening all along the garage on Lawton Street and elimination of a "gateway" across Lawton Street that might interfere with existing dogwoods. Sandy Tarpinian advocated for native plants in all green spaces to support wildlife habitat.

>The Tree Commission does not support a "gateway" planting across Lawton Street from the Insight development.

>The Tree Commission supports the use of native plants in the site's landscape design, to support Falls Church's Community Wildlife Habitat designation.

Please let me know if there are questions regarding these observations and recommendations.

cc: Wyatt Shields, City Manager
Cory Firestone Weiss, Chair, Environmental Sustainability Council
Kate Reich, City Arborist

Dear City Clerk:

At our last Human Services Advisory Council (HSAC) meeting, representatives of the developer of the property at Broad and Washington briefed us on the proposed plans for that location. The HSAC was pleased to hear that the developer was planning for access to the roof park for people with disabilities, that there would be adequate lighting to promote safety, and that it would be a pet-friendly environment. Additionally, the provision of a garden and water feature would have a positive impact on the environment including attracting wildlife to the area.

While the HSAC members appreciate the contribution of Affordable Dwelling Units (ADU) in compliance with the minimum standards of the Affordable Housing Policy, we recommend the following changes.

- Instead of offering ADUs with the same proportionate mix as the market rate units, our preference would be for efficiency or two-bedroom units in order to meet current needs.
- Instead of ADU rents being offered for a term of 20 years, (the “control period”) we request that the ADU rents be offered for the life of the property, in keeping with the Affordable Housing Policy’s core principles of preservation and creation of affordable housing in the city.
- Instead of offering six (6) percent of the total number of dwelling units (rounded up to the nearest whole number) as ADUs at rents affordable to households whose income is no more than 60% of U.S. Department of Housing and Urban Development (“HUD”) Washington Primary Metropolitan Statistical Area (“PMSA”) area median household income (“AMI”), we request that the units be offered at 40% of HUD PMSA AMI, recognizing that far fewer than six (6) percent of the units will be offered.
- We request that at least one of the units be a completely accessible Type B unit.

We are not in favor of allowing mid-block crossing on Broad Street as this is unsafe for all pedestrians, but especially for seniors, children, and people with disabilities. All pedestrians, including tenants, should be required to cross at the traffic light.

We appreciate the opportunity to comment on this project.

Sincerely

Human Services Advisory Council (HSAC)

Craig Cheney

Alisa Macht

Nicole Newman (Chair)

Anne Norloff

Debra Z. Roth

Tahaseen Shaik (Student Representative)



CITY OF
**FALLS
CHURCH**

January 19, 2018

Honorable Mayor and Members of City Council
City of Falls Church
300 Park Avenue
Falls Church, VA 22046

Dear Mayor and Members of City Council:

The City Council has requested a review and recommendations by different boards and commissions for a special exception proposal for the Broad and Washington Project.

The Housing Commission was given a presentation by the Developer, McGuire Woods LLP on December 12, 2017. However the meeting did not have quorum so official minutes were not taken. The Commission members have individually shared the following comments regarding the project:

- The Commission supports the Housing and Human Services voluntary concessions memo dated November 2, 2017 which advocates that the Affordable Dwelling Units (ADUs) be studios and larger units (emphasis on larger units).
- The Commission would like reassurance that that the affordable units will be the same size as the similar market rate unit.
- There is hope that there will be adequate parking.
- They would like every effort to be made so that the public knows that the open space component of the project is available to them.

Sincerely,

Julio Idrobo
Chair
Falls Church Housing Commission

Tori McKinney
Vice Chair
Falls Church Housing Commission

M.T. Gutmanis
Commissioner

Falls Church Housing Commission
Don Brobst
Commissioner
Falls Church Housing Commission

Brenda Heffernan
Commissioner
Falls Church Housing Commission



CITY OF FALLS CHURCH

DATE: January 19, 2018
TO: Council Members, City of Falls Church
CC: Dennis Szymanski, Chair, Tree Commission
FROM: Environmental Sustainability Council (ESC), Cory Firestone Weiss, Chair
SUBJECT: Proposed Insight project at Broad and Washington

The ESC continues to support environmentally sustainable economic development in Falls Church. We appreciate the opportunity to comment on the proposed Insight mixed-use development at Broad and Washington Streets. The ESC reviewed the latest draft voluntary concession document (dated 13 October 2017) and met with the developers at our December meeting.

While we note that several sustainability features are already included in the project's voluntary concessions, the developer has met higher environmental standards in both office and residential projects elsewhere in the region. **The ESC strongly recommends that the City of Falls Church hold Insight Properties to the same expectations that our neighbors have and require the entire project to obtain LEED Gold certification.**

We offer the following comments:

1. **LEED Gold** – The City should urge the developer to pursue a LEED Gold certification under LEED v4 for the entire project (residential and office) and request that the developer provide a detailed in-process LEED scorecard to better assess the developer's LEED strategy. This recommendation is consistent with the message that the developer has heard from other City bodies, including the Economic Development Authority and the Planning Commission.

The developer's proposal to seek LEED Silver certification is a good start. However, environmental sustainability is a core community value, as noted in our Comprehensive Plan; therefore the City must set a higher standard for mixed-use projects.

We know that the developer can reach this goal. Insight Properties is targeting LEED Gold for one office building (WeWork in Washington DC) and three multifamily residential projects (the Apollo in Washington DC, the Shelby in Alexandria, and Metro Rosslyn in Arlington). **In Silver Spring, Insight was required to achieve LEED Gold on the multi-family Fenwick project—and they achieved LEED Platinum.**

As a point of comparison, 100% of Arlington's site plan (equivalent to special exception) office projects approved from 2010 to 2015 are LEED certified. Three have committed to LEED Silver, six to LEED Gold and two to LEED Platinum. In the same time, all but one of Arlington's approved residential or hotel projects have also committed to LEED certification: 10 at the Silver level and eight at the Gold level.

2. **Energy Efficiency** – We recommend that the office component of the project commit to obtaining an Energy Star score of 75 within four years of operation. Under Arlington County's green building bonus density program, through which the office and residential/hotel projects listed above committed to LEED certification, office buildings are required to obtain an EnergyStar score of 75 within four years of operation. While LEED is a design standard, EnergyStar confirms that buildings are in fact being operated efficiently.

3. **Solar-Ready Roof** – We are pleased to see the developer has committed to constructing a solar ready roof. We recommend that in addition to aggregating mechanical systems, the developer install the necessary conduits to facilitate the future installation of PV panels and conduct a feasibility study regarding the viability of such a system. If installed, a solar array would help the project meet LEED Gold requirements.
4. **Contribution to Stormwater Fund** – We endorse the Tree Commission’s proposal that the developer contribute \$20,000 to the City’s stormwater management fund. This contribution will help mitigate the loss of ecosystem services due to removal of mature trees on the site.



CITY OF FALLS CHURCH

January 17, 2018

Dear Council Members,

The Library Board of Trustees writes to express that they do not take a position on impeding projects as they consider it outside their remit. They are concerned that the voluntary concession for the library is folded in with that of Parks and Recreation for the Broad and Washington Project. In the Founder's Row project the library has its own concession of \$735 per market-rate residential unit (\$235,200). Our numbers increase every year – last year we had 500,000 in circulation and over 38,000 attendees to our programs. The Board and Director anticipate an increase in the demand for library services as this new development comes online. We respectfully request consideration of a concession that specifically addresses the library.

Sincerely,

Brad Gernand, Chairperson
Library Board of Trustees