



CITY OF FALLS CHURCH

NAIOP

City of Falls Church Update

November 14, 2019



Inside the Beltway ...

DULLES
INT'L
AIRPORT



CITY OF
FALLS
CHURCH



M

WEST FALLS
CHURCH STATION

FAIRFAX COUNTY
ARLINGTON COUNTY

M

EAST FALLS
CHURCH STATION

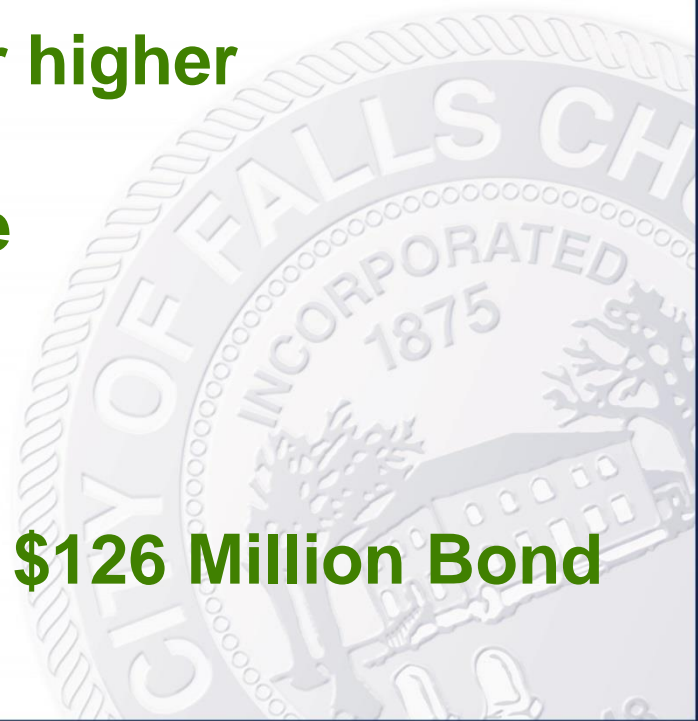
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FALLS CHURCH, FAIRFAX COUNTY

City of Falls Church “stats” ...

- **Second Highest Median income in US**
- **Highest Level of Educational attainment in US,**
- **70% have Bachelor’s degree or higher**
- **Housing is relatively expensive**
- **High Walkability Index**
- **2019 Triple AAA Bond Rating – \$126 Million Bond Issue at 2.71%**



Major Public Investments ...



Mary Styles Library Renovation & Expansion

Investing In Mobility and ADA Compliance

W&OD Master Plan

- *Dual Trails Pilot Program*
- *Safer street crossings*
- *Traffic Calming*



“Little City” Bus Shelters

- *12 new shelters Spring 2018*



Capital Bike Share; Bicycle Sharrows & Wayfinding



Founder's Row

*Under Construction –
to open early 2021*

- 8 Screen dine-in movie theater = *“Studio Movie Grill”*
- 60,300 sq. ft. retail (24K SF Restaurant including 7,500 SF City Works – 90 beers on tap)
- 320 apartments (6% Affordable Units)
- 72 Senior Apartment Units



Washington & Broad

Approved April, 2018
(Revisions anticipated 2019)

6 story office building
26,300 sq. ft. retail
New Community Theater
“Creative Cauldron”
295 apartments 6% affordable units



Eden Center – Successful Vietnamese Retail Center

Major Regional Attraction - 125 - Restaurants and Shops

ULI/COG TAP - Future Planning Study for Eastern Gateway Area

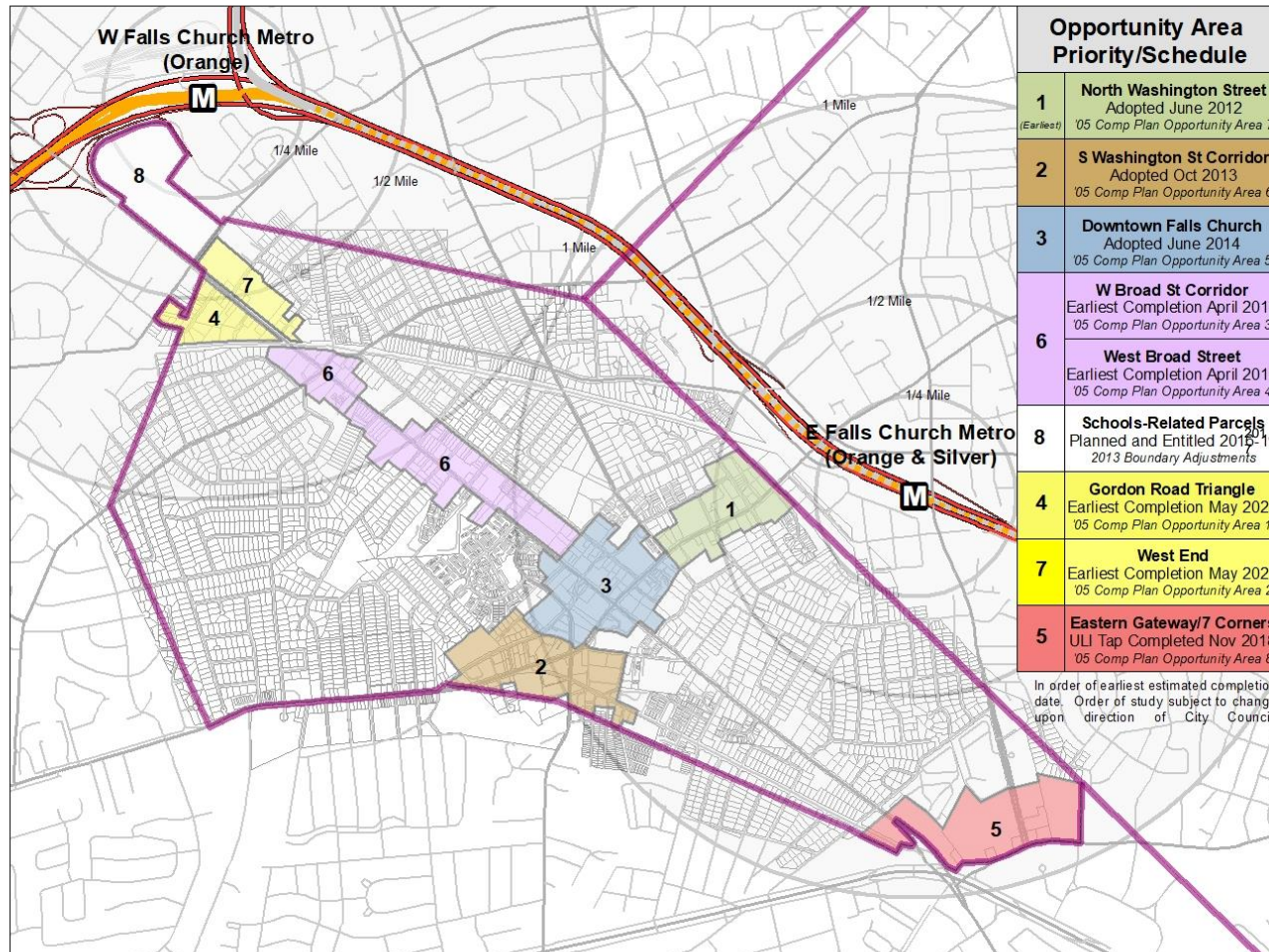


Innovative, Award Winning Housing Railroad Cottages – Miller House



The Little City's Plan for Planning

Making the Most of Eight (8) Opportunity Areas



Opportunity Area Priority/Schedule	
1 <small>(Earliest)</small>	North Washington Street Adopted June 2012 <i>'05 Comp Plan Opportunity Area 7</i>
2	S Washington St Corridor Adopted Oct 2013 <i>'05 Comp Plan Opportunity Area 6</i>
3	Downtown Falls Church Adopted June 2014 <i>'05 Comp Plan Opportunity Area 5</i>
6	W Broad St Corridor Earliest Completion April 2016 <i>'05 Comp Plan Opportunity Area 3</i>
	West Broad Street Earliest Completion April 2016 <i>'05 Comp Plan Opportunity Area 4</i>
8	Schools-Related Parcels Planned and Entitled 2016-19 <i>2013 Boundary Adjustments</i>
4	Gordon Road Triangle Earliest Completion May 2020 <i>'05 Comp Plan Opportunity Area 1</i>
7	West End Earliest Completion May 2020 <i>'05 Comp Plan Opportunity Area 2</i>
5	Eastern Gateway/7 Corners ULI Tap Completed Nov 2018 <i>'05 Comp Plan Opportunity Area 8</i>

In order of earliest estimated completion date. Order of study subject to change upon direction of City Council.

October 2019

Planning Opportunity Area Priority/Schedule

City of Falls Church


Legend

- City Boundary
- Planning Study (Opportunity) Areas


Four (4) City Council Approved Small Area Plans

*Provide Vision for Transforming Downtown
West Broad Street (Rt. 7) & Washington Street (Rt. 29)
Now Re-planning the Western Part of the City*

City of Falls Church
Planning Opportunity Area 1



North Washington Street
A Guide to Development Supporting the City's Comprehensive Plan



June 11, 2012

N Washington St

S Washington St Corridor
Planning Opportunity Area 2



South Washington Street Corridor
Planning Opportunity Area 2



October 28, 2013

South Washington Street
Corridor

Downtown Falls Church
Planning Opportunity Area 3




Downtown Falls Church
The Heart of the City

ADOPTED June 23, 2014

Downtown Falls Church

West Broad Street
Planning Opportunity Area 6



West Broad Street
Connecting Falls Church

ADOPTED April 11, 2016

West Broad Street

West Falls Church development project



George Mason High School

New high school –under Construction

– LEED Gold, Net Zero Energy Ready

– 1,200 to 1,500 Student Capacity



George Mason High School PPEA Design and Construction - Detailed
City of Falls Church | Falls Church City Public Schools



**High School &
Middle School
Campus**

**West Falls
Church
Economic
Development
Project**

Project Milestones and General Timeline

Month & Year	High School Project	West Falls Church Economic Development Project
December 2017	Request for Conceptual Proposals Issued	
January 2018		Comprehensive Plan Amendments Adopted
February 2018	Request for Detailed Proposals Issued	
March 2018		Request for Conceptual Proposals (RFCP) Issued
June 2018	School Design and Construction Team Selected	Request for Detailed Proposals (RFDP) Issued
November 2018		Top-Ranked Respondent to RFP Selected
December 2018		Site Zoning Adopted
May 2019	School Plans and Costs (GMP#1) Finalized Construction Bonds Issued	Comprehensive Agreement Finalized
June 2019	Construction Started	
July 2019		Special Exception Entitlement Approved
September 2019	Finalize GMP #2	
November 2019	Construction Bonds Issued	
January 2020		Special Exception Site Plan Submission
Summer/Fall 2020		Special Exception Site Plan Target Issuance
Winter 2020/2021	School Finish Target Date	
Spring 2021		Phase 1 Construction Start Target Date
June 2021	School Opens	
February 2024		Phase 1 Substantial Completion Target Date

What it is ...

- **Land** - 10+ acres of City-owned land
- **Location** - Adjacent to West Falls Church metro; near I-66, Route 7/Leesburg Pike
- **Partners** - Public-private partnership between City, EYA, PN Hoffman and Regency Centers
- **Regional Cooperation** - Fairfax County, Virginia Tech, WMATA, VDOT



View of Site Looking North



Mix of uses

- Senior housing
- Market rate apartments
- Office
- Civic/Public space
- Hotel
- Retail
- Condos
- Sustainable Development



**Construction estimated to begin
between Spring and Fall 2021**