

# March 20, 2017 Planning Commission Retreat 6:00 PM – 9:00 PM

Council Chamber

Potential Topics to Discuss:

- High School Campus [1 hour]
  - o Understand Commissioners view on:
    - Ideas about best use for the economic development
    - PC needs to provide a vision
    - 10 Acres versus 8 or 6
    - Goal: Get some direction from PC so thoughts can be appropriately represented at the meetings
    - Zoning including height, density
    - Should we even re-zone prior to any development application? Or is this process best served through the special exception process? Concerned that a premature rezoning might lead to by-right development. This land is perfect for special exception process and want to avoid asking the developer to go through twice.
    - How does the PC fit into the process? What steps are we required to take? How can we be leaders?
    - Understand the competing interests and other groups working on this topic. Need to make sure we are not being duplicative (Small Area Plan, Economic Working Group, High School, etc.)
    - Small Area Plan
    - Create schedule of milestone dates
    - Need to establish dates for public hearings
- Old Business: Outstanding items that PC show work to close out [45 min]
  - o Greenway downs
    - Update; how to move this to completion
  - o Paper Streets
    - Update; how to move this to completion
  - o Commercial buildings at least 2 stories
    - Update; anything else we need to do to make this required
  - o Review Transitional Zoning
    - Does it make sense; does current zoning need to be revised
  - o Area Plans – remaining order
    - Current Plan; does this still make sense
  - O Vision Chapter – Final Edits
- Other Business [10 min]
  - o Ex-parte communication
- Speaker Series [30 min]
  - o Solicit ideas about types of speakers, and/or specific names

- Concept is 10-15 minutes (or more if necessary) to help the PC learn and be proactive PRIOR to a specific application
- Boards and Commissions
  - Each Board or Commission for which we have a liaison should come in and tell us their concerns, issues, and actions they would like the PC take on upcoming applications
- Developer(s)
  - [NAMES?]
  - Understand their view of the Falls Church market, current and future
- How's Falls Church current mix, and what types should be looking to attract
  - What interesting ideas are happening in other jurisdictions?
  - Experience (positives/constructive criticism) dealing with FC Planning Department; hurdles and challenges
  - Experience/constructive criticism dealing with the Planning Commission; hurdles and challenges
  - Cost and resources required to get an application through Falls Church versus other local jurisdictions
  - Ask for solutions to existing problems
  - Ideas how we can improve; Best practices
- Engineers
  - [NAME?] Walter Phillips?
  - When looking at a civil design, what questions/considerations should the PC be focused on? Anything unique about FC geography that PC should be aware of? Best practices.
  - Grading Plans; Storm sewer issues/site water retention
  - Thoughts on our codes, where improvements/leniency can/should be considered or not considered
  - Recommended green space standards; Falls Church compared to other local jurisdictions
- Transportation
  - [NAME?]
  - Transportation Demand Management best practices; what's appropriate/what should we expect in Falls Church
  - Autonomous cars; Future of parking
- Planning Best practices
  - Falls Church Planning Department
  - Items staff believes PC should know
  - Would help their negotiations with developers
- Energy Efficiency
  - [NAME?]
  - LEED or EQUIVALENT

- Understand LEED, but what other standards/guidelines are out there
  - Understanding not just guidelines but cost benefit analysis
  - What's appropriate requirement for Falls Church
- Currently LEED Silver, but should we push for higher
  - How can Falls Church be leaders in this area?
- Legal
  - [NAME]
  - Issues that Falls Church should considering
  - Areas we can improve
  - Recent decisions that alter/change PC power or decisions
  - PC's power regarding eminent domain
  - Subdivisions and PC power
- Technology
  - [NAME?]
  - How can we use technology to be a better Planning Department?
- Simplify complex processes
  - Example: a chef trying to open a restaurant
  - Creation of PORTAL for unsolicited private sector ideas
- Requires that there is a policy to allow for action
- Public Private Partnerships
  - [NAME?]
  - How should FC approach?
  - How make sure not all risk is on the public sector
  - Currently Public sector assumes all risk associated with timelines, financing, Operation and Maintenance. How can private sector help?
  - Setting up appropriate RFPs that outline core goals, interests, and priorities
  - Best practices
- Other Jurisdictions
  - Fairfax/Arlington, etc. experience with development
  - Trends
  - How can we work together?
- OTHERS
  - Coalition for Smarter Growth – Stewart Schwarz (T. Stevens)
  - Activity Centers – COG (T. Stevens)