

RESOLUTION 2018-06

RESOLUTION TO AMEND THE CITY'S COMPREHENSIVE PLAN TO (1) AMEND CHAPTER 4 TO ADD A "SPECIAL REVITALIZATION DISTRICT FOR EDUCATION AND ECONOMIC DEVELOPMENT"; (2) DESIGNATE ON THE FUTURE LAND USE MAP APPROXIMATELY 34.62 ACRES OF LAND LOCATED AT 7124 LEESBURG PIKE (PORTIONS OF REAL PROPERTY CODE NUMBERS 51-221-001, 51-221-002, AND 51-221-003) PARTLY FOR "PARKS & OPEN SPACE" USE WITH TWO SCHOOL SYMBOLS (24.28 ACRES) AND PARTLY FOR "MIXED USE" (10.34 ACRES); (3) DESIGNATE A "SPECIAL REVITALIZATION DISTRICT FOR EDUCATION AND ECONOMIC DEVELOPMENT" OVER THE ENTIRE 34.62 ACRES OF THIS LAND; (4) DESIGNATE APPROXIMATELY 2.40 ACRES OF LAND LOCATED AT 7100 GORDON ROAD (REAL PROPERTY CODE NUMBER 52-101-012) AS "BUSINESS" ON THE FUTURE LAND USE MAP; AND (5) DESIGNATE APPROXIMATELY 0.62 ACRES OF LAND LOCATED AT 1230 WEST BROAD STREET (PORTION OF REAL PROPERTY CODE NUMBER 51-219-011) AS "BUSINESS" ON THE FUTURE LAND USE MAP

WHEREAS, the current Comprehensive Plan was adopted in 2005; and

WHEREAS, the subject properties, approximately 34.62 acres of land located at 7124 Leesburg Pike (Real Property Code numbers 51-221-001, 51-221-002, AND 51-221-003); approximately 2.40 acres of land located at 7100 Gordon Road (Real Property Code number 52-101-012), and approximately 0.62 acres of land located at 1230 West Broad Street (portion of Real Property Code number 51-219-011) became part of the City through a boundary adjustment agreement with Fairfax County in 2013 with no future land use designation on the Comprehensive Plan Future Land Use Map; and

WHEREAS, the Boundary Adjustment Agreement requires that the School Uses remain on the Site;

WHEREAS, the Site is appropriate for development of schools and for other development that will revitalize the west end of the City and promote economic development; and

WHEREAS, creating a new type of revitalization district, the Special Revitalization District for Education and Economic Development, in this area will promote better development and enable the City to better further the City's vision for the west end; and

WHEREAS, the City has determined that it is appropriate to amend the Comprehensive Plan to designate a portion (24.28 acres) of the properties at 7124 Leesburg Pike to "Parks and Open Space" with two school symbols on the Future Land Use Map and to designate a portion of that property as "Mixed Use" (10.34 acres), and to

designate as “Business” the properties located at 7100 Gordon Road and 1230 West Broad Street, pursuant to the procedure set forth in Section 17.06 of the City Charter; and

WHEREAS, the City has determined that it is appropriate to amend Chapter 4 of the Comprehensive Plan to add text for a “Special Revitalization District for Education and Economic Development” for the properties located at 7124 Leesburg Pike (Real Property Code numbers 51-221-001, 51-221-002, AND 51-221-003); and

WHEREAS, the proposed amendments to the Comprehensive Plan meet all three of the criteria established by the Planning Commission Rules of Procedure for Comprehensive Plan amendments, specifically that “significant change has occurred in the area since the adoption of the comprehensive plan”; “the adopted plan contains provisions which unreasonably limit the ability of the City to achieve the objectives of the plan” and oversights or inconsistencies are contained in the adopted plan as they affect the area of concern; and

WHEREAS, land use inconsistencies in the adopted Comprehensive Plan and Future Land Use Plan Map designation directly affect the revitalization and appropriate development of land that is part of the City by virtue of the Boundary Adjustment agreement, thus limiting the opportunity to encourage an improved school campus, and new commercial construction in order to allow larger scale and mixed use redevelopment envisioned in the Comprehensive Plan and planning studies for this area; and

WHEREAS, the Comprehensive Plan identifies the subject areas as being within the West Broad Street Revitalization Area, Area 8 – Schools Related Parcels Planning Opportunity Area, Area 4 – Gordon Road Triangle Planning Opportunity Area, and Area 7 – West End Planning Opportunity Area, which encompasses mass transit, is oriented toward the most logical transit alternative, includes the ability for mixed-use redevelopment, and allows for density greater than 3.0 floor area ratio in a portion thereof; and

WHEREAS, the proposed land use designations will further the purposes of Revitalization Areas and Planning Opportunity Areas, encourage an improved school campus, and signal the City’s intention to facilitate and support the development of a significant mixed-use project; and

WHEREAS, the Falls Church City School Board held a December 13, 2017 public hearing to discuss the Comprehensive Plan designations and text amendment and recommended approval; and

WHEREAS, the Planning Commission held a December 18, 2017 public hearing to discuss the Comprehensive Plan designations and text amendment; and

WHEREAS, the Planning Commission recommended approval of the Comprehensive Plan map designations and text amendment at its December 18, 2017 public hearing; and

WHEREAS, the City Council held public hearings on November 27, 2017 and January 22, 2018; and

WHEREAS, the public has commented via e-mail, written statements, and oral statements at the Planning Commission and City Council public hearings;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Falls Church, Virginia, that the Comprehensive Plan is amended as follows:

1. Chapter 4 of the Comprehensive Plan is amended by adding a “Special Revitalization District for Education and Economic Development”; and
2. Approximately 34.62 acres of land located at 7124 Leesburg Pike (portions of Real Property Code Numbers 51-221-001, 51-221-002, and 51-221-003) is designated as a “Special Revitalization District for Education and Economic Development;” and
3. The 34.62 acres of land located at 7124 Leesburg Pike is designated as follows on the Future Land use map: the westernmost portion of that land (24.28 acres) is designated as “Parks & Open Space” with Two School Symbols and the eastern portion is designated “Mixed Use” (10.34 acres); and
4. 2.40 acres of land located at 7100 Gordon Road (Real Property Code number 52-101-012) and approximately 0.62 acres of land located at 1230 West Broad Street (portion of Real Property Code number 51-219-011) are designated as “business” on the Comprehensive Plan Future Land Use Map.

Referral: 11-27-17

Adoption: 1-8-18

(TR17-45)

IN WITNESS WHEREOF, the foregoing was adopted by the City Council of the City of Falls Church, Virginia on January 22, 2018 as Resolution 2018-06.



Celeste Heath
City Clerk

Comprehensive Plan – Chapter 4: Land Use and Economic Development

Special Revitalization District for Education and Economic Development

The Special Revitalization District for Education and Economic Development is located at the westernmost end of the City, north of the intersection of Leesburg Pike (SR 7) and Haycock Road. It is bordered by Interstate 66 to the north, and is between the Leesburg Pike exit off of Interstate 66 and the West Falls Church Metro Station. Feeder roads to and from Interstate 66 and the West Falls Church Metro Station run around the northern edge of the POA. The only high school and middle school that serve the City of Falls Church are located on this land, along with recreation areas that are used for school and general recreation purposes. The Special Revitalization District for Education and Economic Development is part of the “West Broad Street Revitalization Area 1” and the “Schools-Related Parcels Planning Opportunity Area”, adopted by the City Council on August 8, 2016.

A boundary adjustment agreement between the City of Falls Church and Fairfax County titled, “Voluntary Boundary Adjustment Agreement By and Between the City of Falls Church, Virginia, and Fairfax County, Virginia” was adopted by Falls Church City Council Resolution 2013-11 on April 22, 2013 and approved by voter referendum on November 5, 2013. On December 13, 2013, a Special Court appointed by the Virginia Supreme Court approved the voluntary boundary adjustment agreement and transfer of 38.4 acres from Fairfax County to the City of Falls Church. The Special Revitalization District for Education and Economic Development (Schools-Related Parcels) area is the larger of two areas transferred to the City in the adjustment and is 34.62 acres. The stipulations of the agreement for this area are as follows:

“Up to 70% of the acreage of the School-Related Parcels, the composition of which acreage will be determined from time to time solely by Falls Church, shall be used for school purposes for a period of fifty (50) years...”

“Up to 30% of the acreage of the School-Related Parcels, the composition of which acreage will be determined from time to time solely by Falls Church, may be used for any lawful purposes for a period of fifty (50) years...”

“Following the 50-year period...the School-Related Parcels may be used in whole or in part for any lawful purpose”

The purpose of the Special Revitalization District for Education and Economic Development is to achieve some or all of the following goals:

Goal: Recognize the requirements set forth in the Voluntary Boundary Adjustment Agreement between the City of Falls Church and Fairfax County requiring that 70% of the area is used for school purposes and 30% for economic development purposes, while encouraging revitalization and further development.

Goal: Provide a gateway to the City which instills a sense of place through the use of high quality urban design, a flexible and connected street grid, multi-modal access within and to

adjacent sites, appropriate buffering between the educational and economic development uses, and green space and plazas to serve both the educational and economic development uses.

Strategy: Utilize the recommendations presented in site-specific studies when reviewing proposed development projects. These include the pending Small Area Plan, Urban Land Institute Technical Assistance Panel 2014 report, the Urban Design Guidelines and Small Area Plan POA 8 Mobility and Accessibility 2017 studies.

Goal: Encourage creative proposals and successful economic development to offset school construction debt service and to provide other community benefits by developing planning and zoning guidelines and standards, such as an appropriate mix of uses, a range of densities and heights within suitable locations, and explore options for a special tax district.

Strategy: Standards should provide for building heights and massing compatible to the adjacent schools, while allowing for higher building heights adjacent to arterials and nearby commercial development. Appropriate standards would include floor area ratios of 2.5 to 4.0 or higher; 1.2 to 1.5 million square feet or higher; and building heights that reflect the site's proximity to transit and transportation facilities.

Strategy: Consider and explore creating a tax increment financing district, business improvement district, community development authority or similar financial mechanisms to generate tax revenue from economic development to support the debt service required to construct and maintain the schools and other infrastructure and amenities on the site.

Goal: Promote environmentally-responsible development that is supported by sustainable systems of green infrastructure and utilities and that integrates educational and environmental stewardship opportunities for the students of George Mason High School and Mary Ellen Henderson Middle School.

Strategy: Incorporate the recommendations presented in the Urban Design Guidelines 2017 study when developing zoning standards, such as certification from accredited green building programs, low-impact design and green infrastructure features, and geothermal energy and/or district heating and cooling.

Strategy: Design of school buildings and facilities should incorporate standards of green building certification programs, low-impact design and green infrastructure features, geothermal energy (as studied in the Geothermal Feasibility Assessment, November 2017) and/or district heating and cooling, to the greatest extent possible.

Goal: Encourage collaboration between economic development uses and the educational programs anchored by the Virginia Tech and University of Virginia Northern Virginia Center and Falls Church City Public Schools.

Strategy: Dialogue between the Virginia Tech University of Virginia Northern Virginia Center, Falls Church City Public Schools and the City of Falls Church should occur on a

regular basis to determine what potential economic development uses would provide mutual benefits for the educational and economic development programs.

Goal: Provide an inclusive process in the plan development and implementation for the site.

Strategy: Ongoing planning for the site, such as zoning district designation, special exception criteria and zoning standards, and development of the small area plan should incorporate recommendations presented in previous site-specific studies, as well as input from city stakeholders.

Future Land Use

Legend

- Parcel
- Future Land Use**
 - Business
 - High Density Residential
 - Low Density Residential (4.0)
 - Low Density Residential (6.0)
 - Medium Density Residential
 - Mixed-Use
 - Park and Open Space
 - Private Institutions
 - Public Facilities and Institutions
 - Transitional
- Special Revitalization District for Education and Economic Development
- West Broad Street Revitalization Area 1 adopted 8/8/2016
- Recycling Center
- School
- City Boundary Limits

