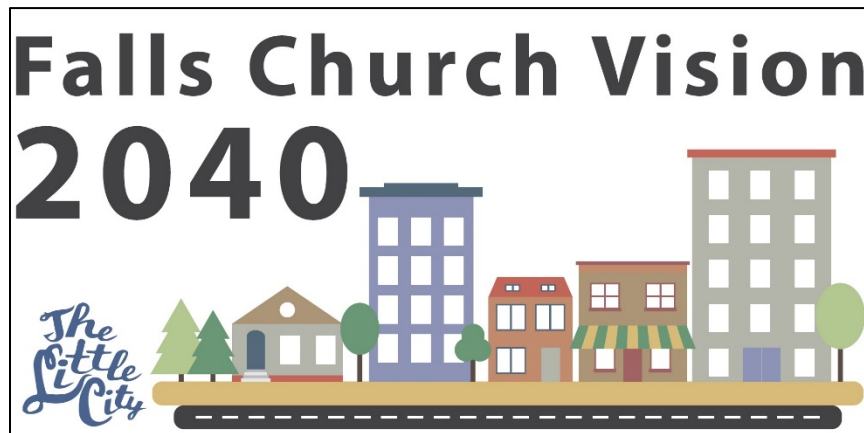




City of Falls Church, Virginia

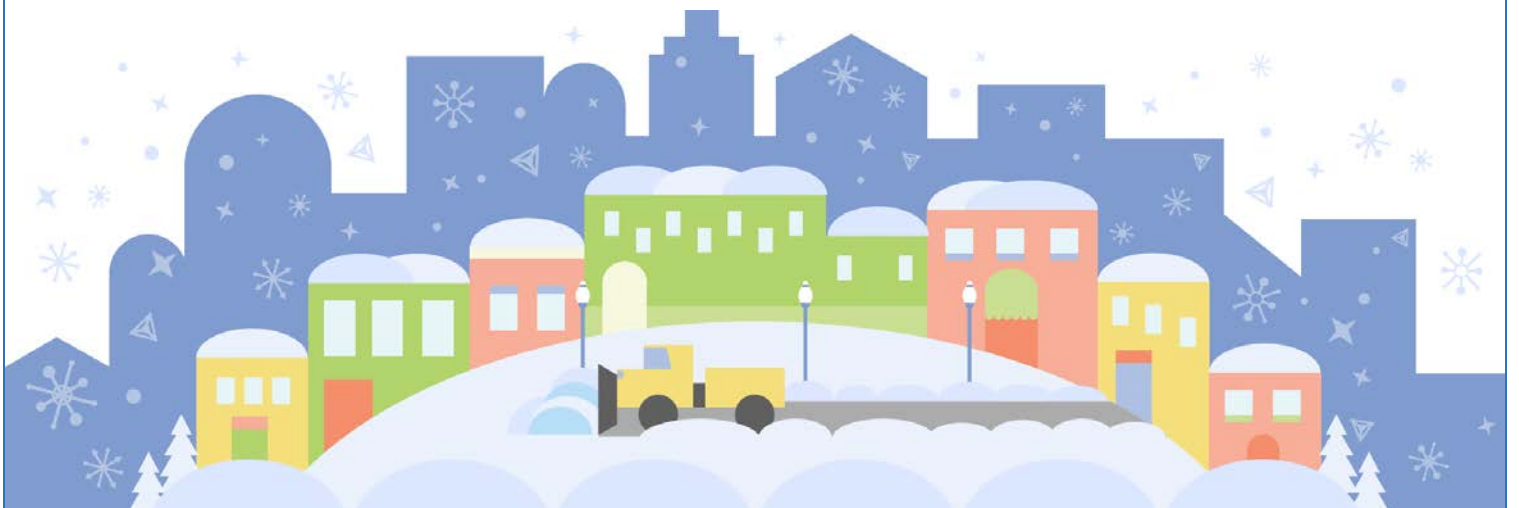
Department of Community Planning and Economic Development Services

Planning Division Quarterly Report 2019, Fourth Quarter



In the year 2040, the City of Falls Church is a welcoming and inclusive community—a special place in the heart of Northern Virginia. Involved citizens are key to the City’s long-term success as a leader in education, environmental sustainability, multi-modal transportation, and vibrant economic development.

By investing in neighborhoods, community services and facilities, schools, and parks the City preserves small-town character and history while honoring a deep commitment to progress and a growing community. The continual rejuvenation of robust commercial areas supports the City’s high quality of life for all citizens.



Highlights, October 2019 through December 2019



West End Small Area Plan Community Meeting

The Planning Staff held a community meeting at the Falls Church Episcopal Church at the end of October to discuss the West End Small Area Plan at its early stages. Many members of the public, stakeholders, and council members gathered to hear staff presentations on the current conditions of the West End, learn from previous studies, and discuss what is important to them as the area redevelops. The plan is currently in drafting stages and is slated for Board and Commission review in Q1 2020.

West Falls Church Economic Development Project (SESP)

The West Falls Church Project continues to make great strides in its conceptual development. The Development team held several public meetings and town halls throughout November and December, and discussed several topics such as Transportation and Parking, Site Layout & Uses, Environmental Sustainability, Architecture, and the coordination among the City, Development team, School Board, and various state and regional authorities. The West Falls Church Special Exception Site Plan is expected to be submitted for staff review in January or February 2020.



Motorized Scooter Policy

In November, City Council adopted the Motorized Shared Mobility Devices Demonstration Project through CY 2020, which allows for the City of Falls Church to join neighboring jurisdictions in permitting the rental and use of motorized skateboards, scooters, and bicycles for public use. City staff has begun requesting applications from companies who wish to file for scooter rental permits, and expects to select companies in February and launch the motorized devices in the City in the Spring.

Deputy Director Gary Fuller – 30 Year Service Award

Gary Fuller was recognized for 30 years of service to the City of Falls Church. During his tenure Gary has been a part of changes in the city both big and small as the lead or as a contributing staff member of major redevelopment projects and planning exercises.



Community Engagement

Group	October	November	December
City of Falls Church Council and Boards and Commissions			
City Council	October 21 October 28	November 12	December 9
Planning Commission	October 7 October 21	November 4	December 2 December 16
Architecture Advisory Board (AAB)	October 2	No Meeting	No Meeting
Citizens Advisory Committee on Transportation (CACT)	October 9	November 14	December 11
Historic Commission	October 24	No Meeting	December 12
Historic Architecture Review Board (HARB)	No Meeting	No Meeting	December 19
Regional Partners			
Council of Governments (COG)	October 18 (Planning Directors)	November 15 (Planning Directors)	
Northern Virginia Transportation Authority (NVTA)	October 10	November 14	December 12
Northern Virginia Transportation Commission (NVTC)	October 3	November 14	December 5

Budget Snapshot, through December 23, 2019

Category	Amount Budgeted for Fiscal Year 20	Expected Expenses	Actual Expenses and Encumbrances	Variance Between Expected and Actual
Salaries and Benefits	\$1,592,964	\$735,214	\$727,641	-\$7,574
Other	\$207,461	\$132,624	\$90,397	-\$29,579

Personnel

1. Gary Fuller recognized for 30 years of service to Falls Church
2. All six-month employee evaluations completed and submitted on-time to Human Resources (HR)

Current Planning

Major Applications

PROJECT:	RECENT MILESTONES:	NEXT STEPS:
Founders Row	<ul style="list-style-type: none"> Excavation and Foundation work complete Concrete work underway 	<ul style="list-style-type: none"> Jan 2020 – Signage Package to BZA Feb 2020 – Site Plan Amendment (Mural) Submission Concrete work to be completed in Early Summer
West Falls Church Gateway Partners (9.45 Acre Site)	<ul style="list-style-type: none"> 07/08/2019 SEE Application approved November–December pre-SESP filing work sessions and Town Halls 	<ul style="list-style-type: none"> Jan-Feb 2020 SESP submission
George Mason High School	<ul style="list-style-type: none"> 11/25/2019 - Phase II Site Plan Submission 12/20/2019 – Staff Comments to Applicant 	<ul style="list-style-type: none"> 1/27/2020 – Phase II Resubmission 2/3/2020 – Phase II PC Work Session Mar or Apr 2020 – PC Action
Broad & Washington	<ul style="list-style-type: none"> 11/20/2019 - New SE application filed 12/13/2019 – Developer presented new development to staff 1/7/2020 – Staff comments issued to applicant 	<ul style="list-style-type: none"> 1/13/2020 – staff meeting with applicant to review staff comments Project schedule TBD with City Management

Routine Applications

PROJECT:	RECENT MILESTONES:	NEXT STEPS:
City Hall Renovation (Site Plan)	<ul style="list-style-type: none"> 4/2019 – Temporary CO issued and staff moved in 	<ul style="list-style-type: none"> Pending As-built plan submission to demonstrate compliance with approved site plan Pending site plan amendment submission for any changes to the approved site plan

Big Chimneys Park (Admin Site Plan)	<ul style="list-style-type: none"> • 2/7/2019 – Site plan was approved by the Planning Director • 12/7/2019 – Ground Breaking held • 12/10/2019 – Park closed to public 	<ul style="list-style-type: none"> • 3/6/2020 – Scheduled completion of work along Shirley Street • 7/30/2020 – Scheduled completion of Park
Oakwood Apartments (Admin Site Plan)	<ul style="list-style-type: none"> • 1/17/2019 – Site plan approved by Planning Director • 2/13/2019 – Building permit issued 	<ul style="list-style-type: none"> • Currently under construction, and pending as-built plan submission once complete
Don Beyer Volvo Showroom (Site Plan, Special Use Permit, Variance)	<ul style="list-style-type: none"> • Site plan approved • Building permits issued • Construction started 	<ul style="list-style-type: none"> • Scheduled completion • Pending as-built plan submission
Columbia Baptist (Site Plan, Subdivision, and Variance)	<ul style="list-style-type: none"> • 10/7/2019 - Site plan approved by PC with conditions • 10/17/2019 – BZA variance approval 	<ul style="list-style-type: none"> • Site Plan release pending posting of bonds
Library Renovation (Site Plan)	<ul style="list-style-type: none"> • Site plan approved by PC with conditions 	<ul style="list-style-type: none"> • Pending submission of updated site plan for administrative review and approval
212 W Jefferson (Subdivision)	<ul style="list-style-type: none"> • 11/4/2019 – PC work session held • 12/19/2019 – HARB approved the proposed removal of the addition • 1/6/2020 – Revised (2nd) submission received 	<ul style="list-style-type: none"> • 2/3/2020 – Scheduled PC action hearing
807 Villa Ridge (Subdivision)	<ul style="list-style-type: none"> • 11/4/2019 – PC work session held • 11/20/2019 – Revised submission received • 12/16/2019 – PC public hearing continued, and work session held 	<ul style="list-style-type: none"> • 1/21/2020 – Scheduled PC action hearing
Southgate II, 130 E Fairfax (Site Plan)	<ul style="list-style-type: none"> • 11/22/2019 – Site Plan Submitted • 1/8/2020 – AAB Review 	<ul style="list-style-type: none"> • 2/3/2020 – PC Work Session • 3/2/2020 – Planning Commission Action

Future Planning

PROJECT:	RECENT MILESTONES:	NEXT STEPS:
West End Small Area Plan	<ul style="list-style-type: none"> • 10/26/2019 – Community Meeting • 12/02/2019 – Planning Commission Work Session • 12/09/2019 – City Council Work Session 	<ul style="list-style-type: none"> • 1/22/2020 – Internal Staff Engagement • 2/3/2020 – Planning Commission Work Session • 2/18/2020 – City Council Work Session • Mar-Apr 2020 – Boards and Commissions
Comp Plan: Environment Chapter	<ul style="list-style-type: none"> • 10/26/2019 – Community Meeting • 12/02/2019 – Planning Commission Work Session • 12/09/2019 – City Council Work Session 	<ul style="list-style-type: none"> • 2/3/2020 – PC Action • 2/10/2020 – CC Action
Greenway Downs	<ul style="list-style-type: none"> • 11/04/2019 – Planning Commission Work Session • 12/16/2019 – Planning Commission Work Session 	<ul style="list-style-type: none"> • 2/3/2020 – City Council Work Session
Transfer of Development Rights (TDR)	<ul style="list-style-type: none"> • 09/03/2019 – City Council Work Session 	<ul style="list-style-type: none"> • Continued economic/legal feasibility research & assessment
Cottage Housing Ordinance	<ul style="list-style-type: none"> • 11/2019 – Planning Commission Speaker Series 	<ul style="list-style-type: none"> • 1/21/2020 – Planning Commission Work Session • 2/3/2020 – City Council Work Session • 02/2020 – PILOT Period Ends
Annual Community Profile (2019)	<ul style="list-style-type: none"> • June 2019 – Community Profile 2018 Published 	<ul style="list-style-type: none"> • Jan-Feb. 2020 – Drafting of Profile 2019 • March 2020 – Community Profile 2019 Published
UVA Community Art Project	<ul style="list-style-type: none"> • Dec. 2019 – UVA Class selected Falls Church project 	<ul style="list-style-type: none"> • Jan. 2020 – Project Kick-off
Comp Plan: Utilities & Community Facilities	<ul style="list-style-type: none"> • December 2019 – Review of Existing Plan & Best Practices 	<ul style="list-style-type: none"> • Feb. 2020 – Kick-off with Planning Commission

Transportation Planning

CIP and Grants

PROJECT:	RECENT MILESTONES:	NEXT STEPS:
CIP and Budget Actions	<ul style="list-style-type: none"> November/December 2019- Update of CIP Program Sheets 	<ul style="list-style-type: none"> January 21, 2020 – Planning Commission Meeting- ongoing projects February 3, 2020 – Planning Commission Meeting- future projects February 18, 2020 – Planning Commission meeting- action
Grant Applications	<ul style="list-style-type: none"> 9/27/2019- NVTA 70% applications submitted for West Falls Church Connection to W&OD Trail, Park Avenue Great Streets 12/13/2019- Regional Surface Transportation Program (RSTP) application submitted for Pedestrian, Bicycle, Bridge, and Traffic Calming Improvements Parent Project (Coordinated with Public Works) 	<ul style="list-style-type: none"> 1/31/2020- Deadline for I-66 Commuter Choice application 2/1/2020- Deadline for Mobility Programs application

Project Delivery

PROJECT:	RECENT MILESTONES:	NEXT STEPS:
Bike-Share	<ul style="list-style-type: none"> Sponsor Broker RFP Evaluation Committee Meeting 1/10/20 	<ul style="list-style-type: none"> Selection of Sponsor Broker January 2020 E-bike contract amendment February/March 2020 E-bikes re-introduced to Capital Bikeshare system Spring 2020
Transportation Demand Management (TDM)	<ul style="list-style-type: none"> 9/20/2019 – Park(ing) Day 	<ul style="list-style-type: none"> Mobility Programs grant application deadline 2/1/2020
W&OD Crossings	<ul style="list-style-type: none"> 65% plans and cost estimates submitted November 2019 	<ul style="list-style-type: none"> Feb 2020 – 90% Plans Expected

W&OD Dual
Trails (Site Plan)

- 11/1/2019 – 60% Design Site Plan Submission
- 12/16/2019 – Planning Commission Work Session

- 1/9/2020 – 90% Design Site Plan Submission
- 1/21/2020 – Planning Commission Work Session
- Feb 2020 – Planning Commission Action

Neighborhood
Traffic Calming

- December 2019- Formation of staff working group to expedite delivery of traffic calming projects

- West Annandale Road & Gundry Drive
- Great Falls Street & Little Falls Street
- North West Street

Residential
Permit Parking

- No recent activity

- No planned activity

TLC, Residential
Parking Updates

- 10/31/2019 – Kickoff Meeting with COG and Consultant team

- Jan 2020 – Permission from Property Owners
- Feb 2020 – Conduct Parking Study

Shared Mobility
Devices Pilot

- 12/30/2019- Request for Applications sent to companies

- 1/24/2020- Deadline for applications
- 2/7/2020- City staff selection of companies
- March/April 2020- Deployment of shared mobility devices