

SAP Report Card | Projects

The City's Small Area Plans establish a vision for the future of the community and identifies specific action items and investments important to achieving that vision. This report describes the status of those efforts and helps to inform CIP programming.

N Washington St	
ACTION	ACTION COMPLETION DATE
Implement streetscape improvements such as specially paved and wider sidewalks, unique street lighting, and undergrounding utilities.	<ul style="list-style-type: none"> Streetscape improvements installed as part of Northgate project in 2014. Streetscape improvements installed as part of the Columbia Baptist project in 2021. NVTA grant application for multimodal improvements submitted October 2021. Washington and Columbia intersection project scheduled for construction in Fall 2022. Will include brick pavers.
Implement transportation improvements, particularly the creation of new pedestrian and bicycle routes to the East Falls Church Metro Station and the W&OD Trail. Work with the necessary agencies to develop a plan for a western entrance to the East Falls Church Metro Station.	<ul style="list-style-type: none"> East Falls Church Metrorail Station Second Entrance in Arlington County out year plans. VDOT W&OD Trail Bridge project completed.
Consider a new local bus route to replace the GEORGE system or to act as a shuttle between the North Washington Street POA and the East Falls Church Metro Station at shorter intervals than Metrobus.	<ul style="list-style-type: none"> 28A bus route service restored to 12-minute headways with service to East Falls Church Metrorail Station in September 2021.
Perform engineering studies related to stormwater runoff and increased flow into Four Mile Run.	<ul style="list-style-type: none"> Four Mile Run Restoration Project included in the CIP as an out-year project.
Line up the entrance of Columbia Baptist Church to James Thurber Ct along N Maple Ave	<ul style="list-style-type: none"> Lined up entrance completed in 2021.

S Washington St Corridor	
ACTION	ACTION COMPLETION DATE

Promote the Intermodal Transit Plaza as a catalyst for redevelopment and an opportunity for Transit Oriented Development.	<ul style="list-style-type: none"> • Intermodal Transit Plaza under construction as of September 2020. Expected completion in Spring 2022.
Implement streetscape improvements such as specially paved and wider sidewalks, unique street lighting, and undergrounding utilities.	<ul style="list-style-type: none"> • S Washington St Intermodal Plaza project includes Streetscape improvements along both sides of S Washington Street from Hillwood Avenue to Tinner Hill Street, including brick pavers, street lighting and trees. Utility undergrounding along S Washington St was completed in 2018 as part of the project. • S Washington St and Maple Avenue Intersection project includes brick sidewalk installation on Maple Avenue. Project under construction as of March 2022. Construction completion expected by Fall 2022.
Implement transportation improvements, particularly the creation of new pedestrian and bicycle routes that connect the Intermodal Transit Plaza to the rest of the City and to the Metro Stations.	<ul style="list-style-type: none"> • Bike lane and sharrows installed on Maple Avenue in 2016. • Bikeshare station installed May 2019. • Pedestrian way installed to connect Intermodal Plaza and Maple Avenue.
Consider a new local bus route to replace the GEORGE system or to act as a shuttle between the South Washington Street POA and the East Falls Church Metro Station at shorter intervals than Metrobus.	

S Washington St Corridor	
ACTION	ACTION COMPLETION DATE
Tinner Hill Heritage Site - Proposed interactive park and activity center located in the historic Tinner Hill neighborhood. The project has been ongoing since 1999 and may need up to \$910,000 for completion. Received \$20,000 in state funding in July, 2013 from the Virginia Department of Housing & Community Development as part of the City's Arts & Cultural District.	<ul style="list-style-type: none"> • Official opening and dedication of Tinner Hill Historic Site in 2015. Partnership of the Northern Virginia Regional Park Authority, Tinner Hill Heritage Foundation, City of Falls Church and Fairfax County. • Maps of cultural walking tour being worked on with expected implementation in Summer 2022.
Branding - Unique branding for the historic and culturally important South Washington Street Corridor may be used for economic development and placemaking purposes.	<ul style="list-style-type: none"> • Wayfinding effort underway as of 2021. Wayfinding signs expected to be installed Spring 2022.

<p>Virginia Village/Big Chimneys Park Expansion/Community Center - In accordance with the options presented in this Plan a decision can be made on whether to preserve Virginia Village, fully or partially acquire properties over time for an expansion of Big Chimneys Park, and/or develop a community center on the acquired site. Other options for this neighborhood from interested parties should also be sought and considered.</p>	<ul style="list-style-type: none"> • Big Chimneys Park improvements including new play equipment, stormwater management improvements to address drainage issues at the south end of the park, an accessible trail from the Winter Hill neighborhood to the west, and updated landscaping completed in Fall 2021.
<p>South Washington Street Streetscape and Roadway Improvements - Recommended streetscape improvements include: sidewalk pavers, street trees, pedestrian scale lighting, benches, and improved crosswalks. Lane widths should be reduced to 11' with a 1' median. These improvements can have a major effect on the walkability of the area and improve the existing business atmosphere while also helping prepare the area for redevelopment.</p>	<ul style="list-style-type: none"> • See updates above on the Intermodal Plaza.
<p>South Maple Avenue Streetscape Improvements - Recommended streetscape improvements include: sidewalk pavers, street trees, pedestrian scale lighting, benches, and improved crosswalks. The adoption of desired streetscape options for South Maple Avenue can help to present developers with a template upon redevelopment of properties along this corridor. Improvements west of Tinner Hill Street are currently being coordinated with the development of The Reserve at Tinner Hill.</p>	<ul style="list-style-type: none"> • Sidewalk missing link and historic panels for Women's history installed along S Maple Avenue in 2019.
<p>West Fairfax Street Improvements - The West Fairfax Street ROW has the potential to become a pedestrian oriented street that serves as a connection between the South Washington Street Corridor POA and the City Center POA. The concept includes partially or fully opening the street, special streetscape elements, and a public plaza. The project could be coordinated with nearby redevelopment efforts, with a nearby Public Works stormwater project, and possibly extend to East Fairfax Street.</p>	
<p>Douglass Avenue Realignment - The realignment of Douglass Avenue at the intersection with Hillwood Avenue has the potential to free more space for development of a town center on the nearby "superblock" and to provide more direct connections between adjacent neighborhoods and The Falls Church.</p>	
<p>New Street between Intermodal Transit Plaza and South Maple Avenue - A new street from the intersection of Hillwood Avenue and South Washington Street at the Intermodal Transit Plaza northward to South Maple Avenue is proposed. This street would provide increased connections between the two roadways</p>	<ul style="list-style-type: none"> • See update above regarding the pedestrian way.
<p>Utility Undergrounding - Explore the costs, advantages, and methods of financing for placing overhead utilities underground. A continuous effort</p>	<ul style="list-style-type: none"> • Some utilities undergrounded on S Washington St in 2018 near intersection with Hillwood Avenue.

should be made to underground utilities as part of redevelopment projects and public infrastructure improvements.

Downtown Falls Church

ACTION	ACTION COMPLETION DATE
<p>Streetscape Improvements - General streetscape improvements for the area include widening sidewalks.</p>	<ul style="list-style-type: none"> • Park Avenue Great Streets as well as the Downtown Falls Church Multimodal Improvements Project are in design and slated to go to construction in FY26. • Utility undergrounding and streetscape improvements were completed near the intersection of Little Falls Street as part of 301 West Broad Street project.
<p>Public Parking Garages - The City should explore the possibilities for construction and funding of consolidated parking structures at strategic locations throughout the POA.</p>	<ul style="list-style-type: none"> • An out year unfunded project is included in the out-year CIP to install a retail elevator on the Kaiser parking garage. • An umbrella project for a network of downtown parking garages is proposed as part of the Northern Virginia Transportation Authority TransAction Update project list. The update is ongoing and slated for adoption in 2023. If umbrella project is included in update, the City could apply for NVTA 70% funding for parking garages as part of the subsequent Call for Projects.
<p>Intersection Improvements - Preliminary designs should be explored for intersection improvements at intersections along Park Avenue, at the intersection of Annandale Road and South Maple Avenue, Broad and Washington Street, South Washington Street and East Fairfax Street.</p>	<ul style="list-style-type: none"> • Maple Avenue and Annandale Road project is in design now and scheduled to go to construction in FY2023.
<p>Core Areas - Further design charrettes and discussion of the Core Entertainment Area and Core Commercial Area should be undertaken among the City and stakeholders.</p>	
<p>Public Spaces - The allocation of public spaces within redevelopment projects, or the acquisition of public space upon redevelopment should be pursued in order to create a Great Place.</p>	<ul style="list-style-type: none"> • Mr. Brown's Park was completed in 2019. • As part of the One City Center proposal under consideration, the applicant is offering to construct a new park at the intersection of Maple Avenue and Annandale Road.
<p>Stormwater Management - Set an overall target of 20% to 30% reduction in stormwater peak flows in this watershed.</p>	

W Broad St

ACTION	ACTION COMPLETION DATE
<p>Streetscape Maintenance: Cleaning and Repair - The Streetscape changes completed along Broad Street in the 1980s have held up very well. However, some places are in need of repair, the entire area would benefit from a thorough cleaning.</p>	<ul style="list-style-type: none"> • Sidewalk cleaning done annually using special equipment.
<p>Streetscape Maintenance: Planting Rehabilitation - The adopted West Broad Street Streetscape Plan calls for extensive plantings in the tree boxes. Over time, the plantings tend to dwindle. The City should replant these areas and partner with adjacent owners to maintain these plantings. Note that partnership agreements would need to be approved by the City Arborist to ensure the protection of street trees.</p>	<ul style="list-style-type: none"> • Pole planters refreshed annually by the Economic Development Authority using transit occupancy tax.
<p>Refresh Crosswalks and Install Pedestrian Wayfinding Signs - Fresh paint in the crosswalks are a noticeable change and highlight this Plan's goals of creating a walkable area. Pedestrian wayfinding signs highlight area attractions, like shops, restaurants, and historic sites.</p>	<ul style="list-style-type: none"> • See wayfinding update in S Washington St category above. • Every year before the start of school, annual maintenance of crosswalks.
<p>Install Visible Bike Parking - New, visible bike racks will increase the bike-friendly nature of the area; part of this Plan's vision. Bike racks should be installed on each block, close to building entrances.</p>	<ul style="list-style-type: none"> • Little City green bike racks have been installed along Broad Street.
<p>Increase Pedestrian Accessibility - Install mid-block pedestrian crossings and curb extensions as identified in the Mobility and Accessibility chapter. As well as a HAWK signal at the intersection of Oak St and W Broad St.</p>	<ul style="list-style-type: none"> • Broad Street HAWK signals project expected to go to construction early fall 2022. Project includes HAWK signals at the intersections of Oak Street, Fairfax Street, and Berry street. • Broad Street Multimodal Improvements project includes brick sidewalks, improved intersection geometry at West Street, concrete paver crosswalks at the intersection with Spring Street, concrete paver crosswalks across North and South Oak Street, and brick crosswalk across Broad Street, improved crosswalks

	at the intersection with Lee Street. The project is slated to go to construction in FY23.
Increase Park Connectivity - Install new park entrance signs to Cherry Hill Park and Howard E. Herman Stream Valley Park. Signs should be similar to the large, gateway signs used for West End Park.	
Utility Undergrounding and Streetscape along West Broad street - In the 1980s, the City invested \$16 million dollars in the West Broad Street streetscape. That investment improved quality of life in the City and resulted in a more pedestrian friendly environment. Additional funds must be committed to complete the missing links in the streetscape.	<ul style="list-style-type: none"> • Founder's Row project included utility undergrounding and streetscape improvements. • Founder's Row II project under consideration would also underground utilities and improve streetscape.
Utility Undergrounding and Streetscape along Park Avenue - Park Avenue is one of the City's Great Civic Streets. Public investments should be committed to underground utility lines and to provide the standard streetscape profiles shown in the Character & Design chapter.	<ul style="list-style-type: none"> • The City was awarded Smartscale and NVTA 70% funding for the Park Avenue Great Streets project, which includes utility undergrounding and streetscape. The project is slated to go to construction in FY25.
Install renewable energy generation and storage facilities Install in City buildings and schools as soon as practicable.	
Deploy high-efficiency, low energy-use, dark-sky compliant street and outdoor lighting City-wide In accordance with the adopted Streetscape Standard where it applies.	<ul style="list-style-type: none"> • Street lighting being looked at as part of Sidewalks & Streetlights Transportation Program. A few streets in the City getting dark sky compliant lighting as part of the LED update.
Restore streams and waterways Including Four Mile Run, Tripp's Run and other smaller branches.	<ul style="list-style-type: none"> • Coe Branch, tributary of Tripp's Run, daylighting completed in 2015. • Pearson Branch, tributary of Tripp's Run, restoration completed in 2015.

West End

ACTION	ACTION COMPLETION DATE
<p>Public Infrastructure Plan Develop a more specific public infrastructure plan for the West End that details where and what improvements will be needed (which intersections need improvements, where midblock crossings are recommended, etc.). CPEDS/Department of Public Works (DPW)</p>	<ul style="list-style-type: none"> • Approved SESP for the West End Economic Development Site details utility and transportation improvements for that area. • Active transportation study led by Fairfax County underway for the West Falls Church area.
<p>Climate Impact Assessment & Climate Resiliency Plans Perform a climate impact assessment and develop a climate resiliency plan for the West End.</p>	<ul style="list-style-type: none"> • City is procuring a consultant for a City-wide climate action plan for energy reduction.
<p>Housing Diversity & Affordability Ensure redevelopment proposals provide a diverse range of housing types and price points to accommodate different income levels and stages of household formation. CPEDS/Housing & Human Services (HHS)</p>	<ul style="list-style-type: none"> • Approved SESP for the West End Economic Development Site includes dedicated affordable housing units.
<p>Co-location of Affordable Housing Co-locate affordable housing with community facilities where possible.</p>	
<p>Parks & Open Space Require proposals for future redevelopment to allocate publicly accessible parks & open space areas. Encourage developers to include a variety of park and open space forms (central green space, plazas, rooftop terraces, pocket parks, etc.) that include active and passive recreation areas as well as amenities such as dog parks. CPEDS/Recreation & Parks Department CPEDS/Recreation & Parks Department</p>	<ul style="list-style-type: none"> • Approved SESP for the West End Economic Development Site includes dedicated green space.
<p>Safe Routes to School for Biking</p>	<ul style="list-style-type: none"> • City awarded NVTA 70% funding for West Falls Church Connection to W&OD Trail Project, which includes installation of 10' shared use path, 6' landscaping strip, and acorn style

<p>Work with the Federal Realty Investment Trust to establish a bike route behind the Falls Plaza shopping center that runs from the W&OD Trail over towards the Schools' campus.</p>	<p>lighting along Shreve Road between Route 7 and the W&OD Trail. Project slated to kick off Spring 2022.</p>
<p>Brownfield Grants Pursue brownfield grant funding through the U.S. Environmental Protection Agency to assess the Gordon Road Triangle and plan any necessary remediation efforts.</p>	
<p>Improved Pedestrian Crossings Provide frequent pedestrian crossing across West Broad Street and Haycock Road consistent with the recommendations provided in Chapter 6, Mobility & Accessibility.</p>	<ul style="list-style-type: none"> • West Falls Church Transportation Project includes improved pedestrian crossings across West Broad Street and Haycock Road.
<p>Property Yard Public- Private Partnership Use a Request for Proposals (RFP) process to explore public-private partnerships to redevelop the property yard.</p>	<ul style="list-style-type: none"> • \$100K proposed in FY2023 budget for evaluation of needs and financial planning for property yard redevelopment.
<p>New Street Grid As redevelopment occurs, the City should encourage the creation of a new street grid consistent with the recommendations provided in Chapter 5, Urban Design.</p>	<ul style="list-style-type: none"> • Street grid project proposed in out-years of the CIP.
<p>Sanitary Sewer Improvements Explore the sanitary sewer needs to accommodate future redevelopment in the City's West End. Evaluate costs, financing strategies, and methods to provide adequate service.</p>	<ul style="list-style-type: none"> • Sewer project in the West End accommodates West Falls Church Site, Founder's Row, and Founder's Row II (under consideration). Slated to go to construction Summer 2022.
<p>Pedestrian Facility Improvements Work with developers to provide internal pedestrian connections and wider sidewalks throughout the West End.</p>	
<p>Haycock Road & West Broad Street Safety Improvements To achieve safety benefits and encourage a mix of transit modes, decrease speed limits and evaluate roadway redesign of Haycock</p>	<ul style="list-style-type: none"> • City will have flexibility to address some of these improvements through Smart City grant.

<p>Road and West Broad Street consistent with the recommendations provided in Chapter 6.</p>	
<p>Utility Undergrounding Explore the cost, advantages, and methods of financing for undergrounding overhead utilities. A continuous effort should be made to underground utilities as part of redevelopment projects and public infrastructure projects.</p>	<ul style="list-style-type: none"> • West Falls Church Transportation Project includes utility undergrounding.
<p>Public Art Design and create public art to be incorporated throughout the West End.</p>	<ul style="list-style-type: none"> • West Falls Church Development Project includes a commitment to public art and placemaking. • Birch and Broad project has a mural on the side of the façade facing Haycock Road.