

City of Falls Church

Meeting Date: 11-27-17	Title: (TR17-45) 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	Agenda No.: 10 (b) (3)
Proposed Motion: Move to refer (TR17-45) to the Planning Commission and School Board and schedule a public hearing and final action on for January 22, 2018, and advertise the same according to law.		
Originating Dept. Head: James B. Snyder, Director of Development Services 703-248-5128 JBS 11-22-2017 Carly Aubrey, AICP, Senior Planner 703-248-5106 CMA 11-22-2017 Susan Bell, Planning Consultant		Disposition by City Council:
City Manager: Wyatt Shields 703-248-5004 FWS 11-22-2017	City Attorney: Carol McCoskrie 703.248.5010 CWM 11-22-17	CFO: Kiran Bawa 703-248-5092 KB 11-22-2017
		City Clerk: Celeste Heath 703-248-5014 CH 11-22-17

2 **REQUEST:** After referral to the School Board and Planning Commission and a duly
 3 held public hearing, City Council is requested to amend the City’s Comprehensive Plan
 4 as discussed at the November 20, 2017 work session and described in the staff report.

5

6 Future development of the subject properties requires the City Council to take
 7 legislative action on the following item, after a mandatory recommendation by the
 8 Planning Commission:

9

10 **Comprehensive Plan** – Future Land Use Plan Map designation of the 34.62
 11 acres (portions of RPC Numbers 51-221-001, 51-221-002, and 51-221-003)
 12 located at 7124 Leesburg Pike to “Parks & Open Space” with School Symbol
 13 (24.28 acres) and “Mixed-Use” (10.34 acres) within a “Special Revitalization

District for Education and Economic Development”; Future Land Use Plan Map designation of 2.40 acres (RPC Number 52-101-012) located at 7100 Gordon Road to “Business”; Future Land Use Plan Map designation of 0.62 acres (portion of RPC Number 51-219-011) located at 1230 West Broad Street to “Business”; and the addition of text within Chapter 4 of the Comprehensive Plan for a “Special Revitalization District for Education and Economic Development” applicable to the Schools Related Parcels.

RECOMMENDATION: Staff recommends that the City Council refer the item to the School Board and the Planning Commission and schedule a public hearing and final action for January 22, 2018.

BACKGROUND: 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 Schools-Related Parcels area, the larger of two areas transferred to the City in the adjustment, is 34.62 acres. The agreement allows 30 percent (or 10.4 acres) of the Schools-Related Parcels site to be used for economic development. The stipulations of the agreement for the Schools-Related Parcels 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”

This boundary adjustment also included 2.40 acres of land that is currently used for the City’s property yard, and 0.62 acres of land that is part of the Falls Plaza shopping center.

History – Previous Planning Events and Studies

2013 – Citizen approval of referendum to sell Falls Church Water System to Fairfax Water. This agreement includes bringing the campus land into the City of Falls Church and a \$40,000,000 payment to the City of Falls Church.

2014 – Water sale complete. The land received from requires 70% of the land be reserved for educational purposes and 30% may be used for any other land use designation, including for commercial development. Fairfax County Boundary

61 adjustment brings the campus land into City of Falls Church. Joint Campus Process
62 Planning Group is approved by School Board and City Council. Membership
63 includes School Board, City Council, Planning Commission and EDA
64 representatives.

65
66 **2014 – School Site Capacity Study**, prepared by RTKL, provides analysis of
67 optimizing the coordination between proposed high school facilities and existing
68 middle school; identified cost benefit tradeoffs associated with locating commercial
69 development on the site; explored alternate configurations to identify access,
70 phasing, and facility organizational issues; and described options for locating school
71 system facilities.

72
73 **2014 – Urban Land Institute Technical Assistance Panel (ULI TAP)** reviews the
74 site providing suggestions on placement of school buildings, commercial
75 development location and type, collaboration with neighboring sites.

76
77 **2015 – Public/Private Partnership Process announced** along with requests for
78 bids for developers who propose to build both the school and commercial property
79 simultaneously.

80
81 **2016 –** One of the City’s consultants, Cooper Carry presents a “**Campus**
82 **Community Outreach Public Engagement Plan**” to begin community input into
83 the use of the site, educational program and commercial uses.

84
85 **2016 –** The Joint Campus Process Planning Group completes its work on a
86 **roadmap and timetable** to outline the tasks ahead. Two proposals are received for
87 the Public/Private Partnership Process. The two bids are rejected and the process is
88 abandoned because it did not provide the result sought by the community. The
89 process is decoupled with requests for developer proposals to: 1) Build the School
90 and 2) Build the Commercial Property separately.

91
92 **2016 –** Community meeting/staff and student focus groups held on “**The Shared**
93 **Vision for Schools of the Future,**” including architectural, environmental
94 sustainability, and other factors. American Institute of Architects presented a show
95 of School Design, sharing boards about 25 groundbreaking school designs around
96 the world.

97
98 **2016 –** The City’s Consultant, **LINK Strategic Partners**, is hired on a short-term
99 basis to assist the School Board and City Council define a process and develop a
100 pathway to work through the complex issues. Process included identifying and
101 answering open questions, creating a roadmap for the path forward. Campus
102 Working Group was established, consisting of 2 City Council members, 2 School
103 Board members and staff, to work closely with LINK to sift through information
104 and make it understandable for elected officials and citizens.

105
106 **2016 – Geothermal Feasibility Study** was conducted for the subject site with
107 technical assistance through the US Department of Energy Climate Action

108 Champions Program in partnership with Oak Ridge National Laboratory and
109 Metropolitan Washington Council of Governments (MWCOG). The study was
110 conducted since it could provide a direct and immediate impact on the design and
111 implementation of the school project, it has the potential to serve as a national
112 model for climate and economic resilience, and it could build the capacity of local
113 governments to implement geothermal across the region.
114

115 **2017 – West Falls Church Transportation Study** is completed with the assistance
116 of a MWCOG grant and Nelson\Nygaard Consulting Associates. The intent of the
117 study is to accommodate travel demand to, from, and within the site; better connect
118 the site to local and regional transportation facilities; and increase accessibility and
119 street crossings nearby.
120

121 **2017 – Urban Design Guidelines** is completed with the assistance of a Virginia
122 Office of Intermodal Planning and Investment Urban Development Area grant and
123 consulting firm Rhodeside & Harwell. This document provides a preferred urban
124 design concept to serve as a guiding framework for the economic development
125 portion of the subject site.
126

127 **2017 – Commercial Development Strategic Roadmap**, detailing a proposed
128 strategic roadmap for marketing the 10 acres for commercial development is
129 prepared by Alvarez and Marsal.
130

131 **2017 -- School Feasibility Study**, prepared by Perkins Eastman, provided a
132 preliminary conceptual layout for the school facilities, including cost estimates.
133

134 **2017 - Citizen approval (63.6% of voter turnout*) of school bond referendum**
135 **authorizing the issuance of up to \$120 million** in bonds for the purpose of paying
136 the costs incident to constructing, expanding, reconstructing, renovating, equipping,
137 and/or reequipping, in whole or in part, a new or improved High School and part of
138 a middle school.

139 *Unofficial number from Voter Registrar
140

141 The intent of the requested resolution is to provide a suitable land use designation for
142 the future of the land that became part of the City through the Water Sale agreement.
143 The designations will reflect the plans for a new high school and expanded middle
144 school, and signal the City’s intention to facilitate and support significant mixed-use
145 development on part of the site (“commercial parcel”). Because these parcels only
146 recently came within the City’s jurisdiction, the property currently has default zoning of
147 R-1A, Low-Density Residential. The amendments to the Comprehensive Plan and
148 Future Land Use Map, as well as future zoning text amendment and a rezoning, would
149 provide for the type and scale of development envisioned by the City for the future of
150 the land, and would reduce risk and uncertainty as the City moves forward with
151 developer solicitations. The proposed land use designations for the other two areas (City
152 property yard and Falls Plaza) would provide currently undesignated areas with a
153 “Business” designation that is consistent with the subject and/or adjacent parcels.
154

155 **STAFF ANALYSIS**

156

157 **Site Characteristics**

158 The Schools related parcels consist of three parcels as shown in Table 1. Currently, the
 159 three parcels do not have a future land use designation and are zoned R-1A, Low-
 160 Density Residential. The School related parcels are located at the westernmost end of
 161 the City, north of the intersection of Leesburg Pike (SR 7) and Haycock Road. It is
 162 bordered by Interstate 66 to the north, and is between the Leesburg Pike exit off
 163 Interstate 66 and the West Falls Church Metro Station. Feeder roads to and from
 164 Interstate 66 and the West Falls Church Metro Station run around the northern edge of
 165 the site. The subject site is surrounded on three sides by Fairfax County. On the eastern
 166 side is the VA Tech/UVA joint campus and a private, entry-controlled surface parking
 167 lot. The West Falls Church Metro Station is just beyond, and includes a five story
 168 parking structure. There is a condominium neighborhood just south of the West Falls
 169 Church Metro Station.

170 The site is currently developed with the George Mason High School and Mary Ellen
 171 Henderson Middle School, recreation spaces such as ballfields and a football field, the
 172 City’s leaf mulch area, and bus parking for the school district.

173

174 The other two areas (City’s property yard and portion of the Falls Plaza shopping
 175 center) do not have a future land use designation and are zoned R-1A, Low-Density
 176 Residential. The property yard is located at 7100 Gordon Road and uses there consist of
 177 a resident recycling center, mechanic shop for city vehicles, resident leaf and mulch
 178 center, and urban forest nursery. The portion of the Falls Plaza shopping center is
 179 located at the corner of West Broad Street and Haycock Road and is the site’s parking
 180 lot and perimeter landscaping.

181

182 These areas are part of the “West Broad Street Revitalization Area 1”, the “Schools-
 183 Related Parcels Planning Opportunity Area” (Schools-Related Parcels), the “Gordon
 184 Road Triangle Planning Opportunity Area” (Property Yard), the “West End Planning
 185 Opportunity Area” (Falls Plaza), and the “Urban Development Area” adopted by the
 186 City Council on August 8, 2016.

187

188 **Table 1 – Site Profiles**

Properties	Square Feet	Acres	Existing Zoning	Proposed Zoning	Existing Future Land Use	Proposed Land Use
51-221-001	1,073,754	24.65	R-1A	TBD	None * <i>Part of West Broad Street Revitalization Area</i>	Mixed Use (10.34 ac) Parks & Open Space with School Symbol (14.31 ac)
51-221-002	364,537	8.37	R-1A	TBD	None * <i>Part of West Broad Street</i>	Parks & Open Space with School Symbol

					<i>Revitalization Area</i>	
51-221-003	69,696	1.60	R-1A	TBD	None * <i>Part of West Broad Street Revitalization Area</i>	Parks & Open Space with School Symbol
52-101-012	104,544	2.40	R-1A	TBD	None * <i>Part of West Broad Street Revitalization Area</i>	Business
51-219-011 (portion)	27,007	0.62	R-1A	TBD	None * <i>Part of West Broad Street Revitalization Area</i>	Business
Total	1,639,538	37.64				

189

190 Property to the north of the Schools-Related Parcels, including the WMATA property
 191 and the UVA/VT Northern Virginia Education Center, is part of Fairfax County’s West
 192 Falls Church “Transit Development Area” (TDA). According to a 2015 Comprehensive
 193 Plan Amendment, parcels closest to the Metro Station (5 – 7-minute walk) are
 194 considered most viable for mixed-use development; parcels closest to the City – County
 195 boundary could be redeveloped at 35 – 45 feet maximum height. Future development in
 196 the TDA includes a maximum of 1,370 dwelling units, 90,000 square feet of
 197 office/retail and 240,000 square feet of institutional use as a joint graduate and
 198 continuing education facility. The institutional option replaces approximately 130
 199 dwelling units and 43,800 square feet of office/retail. Other surrounding land uses to the
 200 subject areas consist primarily of commercial, with some industrial uses, as well as
 201 multi- and single-family residential.
 202

203 **Project Summary**

204 The following is a summary of the existing and potential uses for the site, as well as
 205 necessary legislative actions that will be required:
 206

- 207 • **Sites:** The School Related Parcels are located at the corner of Leesburg Pike (SR
 208 7/West Broad Street) and Haycock Road and include the following properties: 7124
 209 Leesburg Pike (portions of RPC Nos. 51-221-001, 51-221-002, and 51-221-003);
 210 the City property yard is located at 7100 Gordon Road (RPC 52-101-012); and the
 211 fourth area is located at the corner of Leesburg Pike (SR 7/West Broad Street) and
 212 Haycock Road, 1230 West Broad Street (portion of RPC 51-219-011)
- 213 • **Land Owners:** Four parcels are owned by the City of Falls Church and one is
 214 owned by Federal Realty Investment Trust.
- 215 • **Existing Land Use –** The existing parcels are currently occupied by the George
 216 Mason High School and Mary Ellen Henderson Middle School, recreation spaces
 217 such as ballfields and a football field; the City’s property yard; and the Falls Plaza
 218 shopping center.

- 219 • **Existing Comprehensive Plan Future Land Use Plan Map Designation** - The
220 subject sites do not currently have a future land use plan map designation. These
221 areas are part of the “West Broad Street Revitalization Area 1”, the “Schools-
222 Related Parcels Planning Opportunity Area”, the “Gordon Road Triangle Planning
223 Opportunity Area”, the “West End Planning Opportunity Area”, and the “Urban
224 Development Area” adopted by the City Council on August 8, 2016.
- 225 • **Existing Zoning** – The subject sites are zoned R-1A, Low-Density Residential.
226 This is the “default” zoning as these properties recently were added to the City.
- 227 • **Potential Development Uses** – the constructing, expanding, reconstructing,
228 renovating, equipping and/or reequipping, in whole or in part, a new or improved
229 George Mason High School and part of Mary Ellen Henderson Middle School; and
230 approximately 10 acres for mixed use development with a potential 3.5 FAR/1.5
231 million square feet on the Schools Related Parcels.
- 232 • **Comprehensive Plan Amendment and Map Designation** - Staff recommends that
233 City Council amend Chapter 4 (Land Use and Economic Development) of the
234 Comprehensive Plan to add “Special Revitalization District for Education and
235 Economic Development” and to designate the subject sites as “Park & Open Space
236 with Two School Symbols” (24.28 acres) and “Mixed-Use” (10.34 acres), and
237 “Business” (2.40 acres, 0.62 acres) on the *Comprehensive Plan – Future Land Use
238 Plan Map*.
- 239 • **Zoning Text Amendment** – Although not part of this current request, a future
240 request will seek a zoning text amendment to Chapter 48 to provide additional
241 guidance, with flexibility to achieve a significant, high quality, mixed use
242 development project on the commercial portion of the Schools Related Parcels site
243 to help support the cost of building the new George Mason High School/Mary Ellen
244 Henderson Middle School Campus that are consistent with and achieve the goals
245 included in the proposed Comprehensive Plan amendment.
- 246 • **Zoning Map Amendment (Rezoning)** – Although not part of this current request,
247 a future request will seek a zoning map change or “Rezoning” from the existing R-
248 1A, Low-Density Residential for the Schools Related Parcels site. The existing
249 zoning is there by default as a result of the boundary adjustment. The rezoning to
250 change the Low-Density Residential designated properties to Business designated
251 properties by an Official Zoning Map amendment is needed to signal the
252 appropriate use for an area of this type, which is close to metro and surrounded by
253 high-volume roads and highways, and which is surrounded by business uses. A
254 potential option is the B-2 district, which also allows public buildings and facilities,
255 defined as areas or structures owned or controlled by a governmental authority or
256 other political subdivision. These types of districts allow for flexibility through
257 special exception options.

258

259 **Comprehensive Plan and Rezoning**

260 The following section provides an analysis of the proposed project for compliance with
261 the Comprehensive Plan and Zoning Ordinance.

262

263 Comprehensive Plan Analysis

264 By default, the subject sites do not have a designation on the Future Land Use map
265 since the 2013 Boundary Adjustment. Within the context of setting policies for
266 development of the City, the Comprehensive Plan identifies several “Planning
267 Opportunity Areas (POAs)” in the City. The Plan describes POAs as being areas where
268 property is currently underutilized and redevelopment could help improve quality of life
269 in the City and further the realization of the Plan’s overall vision for the City.

270
271 In August 2016, the City Council adopted Resolution 2016-36 amending Chapter 4
272 (Land Use and Economic Development) of the Comprehensive Plan to include the
273 document titled “Revitalization Areas, Small Area Plans, & Urban Development
274 Areas”. This document depicts the City’s Planning Opportunity Areas and a schedule
275 for adoption of the corresponding Small Area Plans. The subject areas have been
276 tentatively designated as Planning Opportunity Area 8 – “Schools-Related Parcels”,
277 Planning Opportunity Area 4 – “Gordon Road Triangle”, and Planning Opportunity
278 Area 7 – “West End”.

279
280 Additionally, this document designated revitalization areas pursuant to Va. Code §15.2-
281 2303.4. The purpose of the Revitalization Area is to designate where redevelopment
282 will be encouraged. The Revitalization Area encompasses mass transit, is oriented
283 toward the most logical transit alternative, includes the ability for mixed-use
284 redevelopment, and allows for density greater than 3.0 floor area ratio in a portion
285 thereof. The Broad Street Revitalization Area includes the subject properties. Finally,
286 this document designated the entire City as an Urban Redevelopment Area, which
287 allows the City to provide financial and other incentives to encourage redevelopment.

288
289 In order to achieve the desired level of commercial development on the Schools Related
290 Parcels, it will be necessary to do two things related to the Comprehensive Plan: amend
291 Chapter 4 of the Comprehensive Plan to add “Special Revitalization District for
292 Education and Economic Development”; and place designations of “Park & Open
293 Space” with Two School Symbols (24.28 acres) and “Mixed-Use” (10.34 acres) within
294 a “Special Revitalization District for Education and Economic Development” on the
295 Future Land Use Plan Map of the Comprehensive Plan.

296
297 The following text description, including goals and strategies, are proposed for the
298 “Special Revitalization District for Education and Economic Development”. The
299 previous studies mentioned above were reviewed to provide the basis of the proposed
300 text.

301

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 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...”

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 school and commercial uses, and green space and plazas to serve both the schools and commercial uses.

Strategy: Utilize the recommendations presented in site-specific studies when reviewing proposed development projects. These studies include the Urban Land Institute Technical Assistance Panel 2014 report, and 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 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; 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 creating a tax increment financing district, business improvement district, community development authority or similar mechanisms to generate tax revenue from commercial 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, and geothermal energy and/or district heating and cooling, to the greatest extent possible.

Goal: Encourage collaboration between commercial 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 commercial uses would provide mutual benefits for the educational and commercial 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.

302
303 The Parks and Open Space land use designations are included in a variety of zoning
304 districts and are used for those sites within the City that include existing and future
305 school facilities. This designation would apply to approximately 24.28 acres of the
306 subject site. Additionally, the placement of two school symbols is proposed to denote
307 George Mason High School and Mary Ellen Henderson Middle School.
308

309 The Comprehensive Plan states that the Mixed Use land use designation calls for
310 innovative and integrated approaches for a mixture of residential, retail, and office
311 commercial uses. It allows a wide variety of land use options in exchange for densities
312 that are generally higher than normally permitted. This designation would apply to
313 approximately 10.34 acres of the subject site at the intersection of State Road 7 and
314 Haycock Road.
315

316 The proposed land use designations for the other two areas (City property yard [2.40
317 acres] and Falls Plaza [0.62 acres]) would provide currently undesignated areas with a
318 “Business” designation that is consistent with the subject and/or adjacent parcels.
319

320 A Comprehensive Plan amendment may be made when at least one of the following
321 criteria is met:

- 322
- 323 • Significant change has occurred in the area of the subject site since the adoption
324 of the Comprehensive Plan;
 - 325 • Specific provisions of the comprehensive plan unreasonably limit the ability of
326 the City to achieve more holistic objectives of the comprehensive plan; and/or
 - 327 • There are oversights or inconsistencies within the comprehensive plan regarding
328 the subject site.

329 The boundary adjustment bringing this land into the City, as well as planned expansion
330 of the school campus and the economic development potential meets all three of the
331 above criteria, specifically that “significant change has occurred in the area (*inclusion of
332 this area into the City of Falls Church*) since the adoption of the comprehensive plan”;
333 “the adopted plan contains provisions which unreasonably limit the ability of the City to
334 achieve the objectives of the plan (*there is no current land use designation*)” and
335 “oversights or inconsistencies are contained in the adopted plan” (*the area has not been
336 master planned and is currently zoned R-1A single family*) as they affect the area of
337 concern.
338

339 Small Area Plan

340 Since 2011, the City has developed Small Area Plans to help guide the additional
341 development in the designated Planning Opportunity Areas. Several consultant studies

342 for the subject area have been completed and staff is presently working to summarize
343 and incorporate the key elements of the studies into a Draft Small Area Plan. The Small
344 Area Plan will also include the adopted amendments to the Comprehensive Plan and
345 Future Land Use Map that are requested with TR17-45. Planning staff hopes to
346 complete the “Draft Plan” by the Spring of 2018.

347
348 Official Zoning Map Amendments and Text Amendments, City Code Criteria

349 Although not part of this current request, a future request will seek a zoning text
350 amendment to Chapter 48 to provide additional flexibility to achieve a significant
351 development project on the commercial portion of the Schools Related Parcels and
352 lower the cost of building the new George Mason High School/Mary Ellen Henderson
353 Middle School Campus.

354 Furthermore, a future request will seek a zoning map change or “Rezoning” from the
355 existing R-1A, Low-Density Residential for the Schools Related Parcels site. The
356 rezoning to change the Low-Density Residential designated properties to Business
357 designated properties by an Official Zoning Map amendment is needed to allow for
358 commercial development on the approximately 10.00 acre portion of the site, including
359 those requesting special exceptions. A potential option is the B-2 district, which also
360 allows public buildings and facilities, defined as areas or structures owned or controlled
361 by a governmental authority or other political subdivision.

362
363 **FISCAL IMPACT:** No direct fiscal impact for making these amendments to the
364 Comprehensive Plan and Future Land Use Map.

365
366 **TIMING:** Staff recommends adoption of (TR17-45) by City Council at the January 22,
367 2017 regular meeting.

368
369 **NEXT STEPS:**

- 370 • Approve Future Land Use designations and text amendments for the subject
371 sites – Winter 2017
 - 372 ○ Anticipated Planning Commission recommendation hearing – December
373 18, 2017
 - 374 ○ Anticipated FCCPS comments December/January.
 - 375 ○ Anticipated City Council adoption hearing – January 22, 2018
- 376 • Complete Re-Zoning and subdivision of parcels (where applicable) – 1st quarter
377 of 2018
- 378 • Complete Small Area Plan for Schools Related Parcels – Spring 2018
- 379 • Conduct Potential Developer Roadshow – January to February 2018
- 380 • FCCPS Request for Proposal Phase 2 – 2nd quarter of 2018
- 381 • Write the Initial Request for Proposals to develop the commercial property –
382 Winter of 2018

383
384
385 **ATTACHMENTS:**

- 386 1. Resolution TR17-45

- 387 2. Proposed Future Land Use Map
- 388 3. Fairfax County Future Land Use and Zoning Maps
- 389

(TR17-45)

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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

436 WHEREAS, the City has determined that it is appropriate to amend the
437 Comprehensive Plan to designate a portion (24.28 acres) of the
438 properties at 7124 Leesburg Pike to “Parks and Open Space” with the
439 school symbol on the Future Land Use Map and to designate a portion of
440 that property as “Mixed Use” (10.34 acres), and to designate as
441 “Business” the properties located at 7100 Gordon Road and 1230 West
442 Broad Street, pursuant to the procedure set forth in Section 17.06 of the
443 City Charter; and
444

445 WHEREAS, the City has determined that it is appropriate to amend Chapter 4 of the
446 Comprehensive Plan to add text for a “Special Revitalization District for
447 Education and Economic Development” for the properties located at
448 7124 Leesburg Pike (Real Property Code numbers 51-221-001, 51-221-
449 002, AND 51-221-003);
450

451 WHEREAS, the proposed amendments to the Comprehensive Plan meets all three of
452 the criteria established by the Planning Commission Rules of Procedure
453 for Comprehensive Plan amendments, specifically that “significant
454 change has occurred in the area since the adoption of the comprehensive
455 plan”; “the adopted plan contains provisions which unreasonably limit
456 the ability of the City to achieve the objectives of the plan” and
457 oversights or inconsistencies are contained in the adopted plan as they
458 affect the area of concern; and
459

460 WHEREAS, land use inconsistencies in the adopted Comprehensive Plan and Future
461 Land Use Plan Map designation directly affect the revitalization and
462 appropriate development of land that is part of the City by virtue of the
463 Boundary Adjustment agreement, thus limiting the opportunity to
464 encourage an improved school campus, and new commercial
465 construction in order to allow larger scale and mixed use redevelopment
466 envisioned in the Comprehensive Plan and planning studies for this area;
467 and
468

469 WHEREAS, the Comprehensive Plan identifies the subject areas as being within the
470 West Broad Street Revitalization Area, Area 8 – Schools Related Parcels
471 Planning Opportunity Area, Area 4 – Gordon Road Triangle Planning
472 Opportunity Area, and Area 7 – West End Planning Opportunity Area,
473 which encompasses mass transit, is oriented toward the most logical
474 transit alternative, includes the ability for mixed-use redevelopment, and
475 allows for density greater than 3.0 floor area ratio in a portion thereof;
476 and
477

478 WHEREAS, the proposed land use designations will further the purposes of
479 Revitalization Areas and Planning Opportunity Areas, encourage an
480 improved school campus, and signal the City’s intention to facilitate and
481 support the development of a significant mixed-use project; and
482

483 WHEREAS, the Planning Commission held a [DATE] public hearing to discuss the
484 Comprehensive Plan designations and text amendment; and
485

486 WHEREAS, the Planning Commission recommended [insert] of the Comprehensive
487 Plan map designations and text amendment at its [DATE] public
488 hearing; and
489

490 WHEREAS, the City Council held public hearings on [DATES]; and
491

492 WHEREAS, the public has commented via e-mail, written statements, and oral
493 statements at the Planning Commission and City Council public
494 hearings;
495

496 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
497 Falls Church, Virginia, that the Comprehensive Plan is amended as follows:
498

- 499 • Chapter 4 of the Comprehensive Plan is amended by adding a “Special
500 Revitalization District for Education and Economic Development”;
- 501 • Approximately 34.62 acres of land located at 7124 Leesburg Pike (portions of
502 Real Property Code Numbers 51-221-001, 51-221-002, and 51-221-003) is
503 designated as a “Special Revitalization District for Education and Economic
504 Development”
- 505 • The 34.62 acres of land located at 7124 Leesburg Pike is designated as follows
506 on the Future Land use map: a portion of that land (24.28 acres) is designated as
507 “Parks & Open Space” with Two School Symbols and another portion is
508 designated “Mixed Use” (10.34 acres); and
- 509 • 2.40 acres of land located at 7100 Gordon Road (Real Property Code number
510 52-101-012) and approximately 0.62 acres of land located at 1230 West Broad
511 Street (portion of Real Property Code number 51-219-011) are designated as
512 “business” on the Comprehensive Plan Future Land Use Map
513
514

515 Referral:
516 Adoption:
517 (TR17-45)
518