

## *City of Falls Church*

Meeting Date:  06-11-18	Title: <b>(TR18-30)</b> RESOLUTION AUTHORIZING THE CITY MANAGER TO ISSUE A REQUEST FOR DETAILED PROPOSALS FOR THE WEST FALLS CHURCH ECONOMIC DEVELOPMENT PROJECT	Agenda No.:  10 (b) (2)	
Proposed Motion: <b>Move to adopt (TR18-30)</b> [with amendments to the RFDP as requested by Council].			
Originating Dept. Head: Carol McCoskrie, City Attorney Wyatt Shields, City Manager <b>CLM for FWS 6-7-18</b>		Disposition by Council:	
City Manager: Wyatt Shields 703.248.5004 <b>CLM for FWS 6-7-18</b>	City Attorney: Carol McCoskrie 703.248.5010 <b>CWM 6-7-18</b>	CFO: Kiran Bawa 703.248.5092 <b>KB 6-7-18</b>	City Clerk: Celeste Heath 703.248.5014 <b>CH 6-7-18</b>

2 REQUEST: Council is requested to authorize the City Manager to issue the Request for  
3 Detailed Proposals (RFDP) for the West Falls Church Economic Development Project.

4  
5 RECOMMENDATION: Staff recommends that Council adopt (TR18-30).

6  
7 BACKGROUND: On March 1, the City issued a Request for Conceptual Proposals for the  
8 West Falls Church Economic Development Project. On May 1, the City received six  
9 conceptual proposals from highly qualified teams in response to this RFDP. A nine  
10 member Evaluation Committee composed of representatives of the City Council, School  
11 Board, School Administration, Planning Commission, Economic Development Authority,  
12 and City Staff has reviewed the proposals closely and reported to Council on its  
13 recommendation for the finalists to receive a RFDP in a closed work session. The  
14 selection of the proposers is the subject of a separate item before Council.

15  
16 The RFDP will encourage the finalists to compete for the 10-acre development  
17 opportunity on the George Mason High School (GMHS) Campus on the basis of the value  
18 offered for the site, the quality of the development program, civic space, and the up front  
19 and long term financial benefits for the City. The City's consultant and staff team has  
20 prepared a RFDP with these primary goals in mind, while trying to reach to create a  
21 forward looking project.

22  
23 The RFDP requests participants to provide more specific project information, site plans,  
24 timelines, and programming information for the site. After a developer is selected, it and  
25 the City will continue discussions on the development through a land use entitlement  
26 process. The RFDP will also request full financial plans with revenue assumptions and a  
27 land valuation based on the development program for the site.

28  
29 The RFDP will be issued June 15<sup>th</sup> in substantially the form presented at the June 11, 2018  
30 regular meeting and approved by the City Council.

31  
32 FISCAL IMPACT: No additional funding required for the issuance of the RFDP.

33  
34 TIMING: Normal. The RFP process is following the planned schedule described in the  
35 "Campus Roadmap" developed last fall.

(TR18-30)

37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78

RESOLUTION AUTHORIZING THE CITY MANAGER TO ISSUE A  
REQUEST FOR DETAILED PROPOSALS FOR THE WEST FALLS  
CHURCH ECONOMIC DEVELOPMENT PROJECT

WHEREAS, the City of Falls Church is embarking on a project to address a critical need for construction of a new high school to serve the City and its students; and

WHEREAS, approximately 34 acres of land located on the west end of the City became part of the City of Falls Church as a result of the sale of the City's water system; and

WHEREAS, of the 34 acres of land, all but approximately 10 acres located at the current George Mason High School Campus must be used for educational purposes; and

WHEREAS, the revenues from development of the 10 acres of land available for non-educational purposes are needed to defray the cost of constructing a new high school; and

WHEREAS, the City has elected to use the public-private Education Facilities Infrastructure Act process to find a partner with whom it can work to achieve its goals for revenue and its vision for the West End of the City; and

WHEREAS, on May 1, 2018, after issuance of an RFP, the City received six high-quality conceptual proposals for development of the 10 acres; and

WHEREAS, the City is choosing proposers to receive a request for more detailed proposals, through which the City will solicit more detailed information and commitments for financial offers for the property and for development of the property;

NOW THEREFORE, the City Council of the City of Falls Church hereby resolves that the Request for Detailed Proposals shall be issued to the top proposers selected by Council, in substantially the form discussed at the June 11, 2018 regular City Council meeting, and with such edits as the Council directs.

Reading: 6-11-18  
Adoption:  
(TR18-30)