

City of Falls Church

Meeting Date: 01-22-18	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.a.
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Proposed Motion: Move to adopt (TR17-45).

Originating Dept. Head: James B. Snyder, Director of Community Planning and Economic Development Services 703-248-5128 JBS 01/1/2018 Carly Aubrey, AICP, Principal Planner 703-248-5106 CMA 01/17/2018 Susan Bell, Planning Consultant		Disposition by City Council:	
City Manager: Wyatt Shields 703-248-5004 FWS 1-17-2018	City Attorney: Carol McCoskrie 703.248.5010 CWM 1-17-2018	CFO: Kiran Bawa 703-248-5092 KB 1-17-18	City Clerk: Celeste Heath 703-248-5014 CH 1-17-18

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REQUEST: City Council is requested to amend the City’s Comprehensive Plan and Future Land Use Plan Map as described in the staff report and TR17-45.

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

Comprehensive Plan – Amend Chapter 4 of the Comprehensive Plan for a “Special Revitalization District for Education and Economic Development” applicable to the School-Related Parcels; designation on the Future Land Use Plan Map 34.62 acres (portions of RPC Numbers 51-221-001, 51-221-002, and 51-221-003) located at 7124

13 Leesburg Pike of “Parks & Open Space” with School Symbol (24.28 acres) and “Mixed-
14 Use” (10.34 acres) within a “Special Revitalization District for Education and Economic
15 Development”; Future Land Use Plan Map designation of 2.40 acres (RPC Number 52-
16 101-012) located at 7100 Gordon Road to “Business”; and Future Land Use Plan Map
17 designation of 0.62 acres (portion of RPC Number 51-219-011) located at 1230 West
18 Broad Street to “Business”.
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20 **RECOMMENDATION:** That the City Council adopt Resolution TR17-45 with the Planning
21 Commission recommended changes to the proposed Comprehensive Plan text as indicated by
22 underlined/strike-through text. The Falls Church City Public School Board recommended
23 approval of the CFC Comprehensive Plan as presented to them at their meeting on Tuesday,
24 December 13, 2017.
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26 **BACKGROUND:** A boundary adjustment agreement between the City of Falls Church and
27 Fairfax County titled, “Voluntary Boundary Adjustment Agreement By and Between the City of
28 Falls Church, Virginia, and Fairfax County, Virginia” was adopted by Falls Church City Council
29 Resolution 2013-11 on April 22, 2013 and approved by voter referendum on November 5, 2013.
30 On December 13, 2013, a Special Court appointed by the Virginia Supreme Court approved the
31 voluntary boundary adjustment agreement and transfer of 38.4 acres from Fairfax County to the
32 City of Falls Church. The School-Related Parcels area, the larger of two areas transferred to the
33 City in the adjustment, is 34.62 acres. The agreement allows 30 percent (or 10.4 acres) of the
34 School-Related Parcels site to be used for economic development. The stipulations of the
35 agreement for the Schools-Related Parcels are as follows:
36

37 *“Up to 70% of the acreage of the School-Related Parcels, the composition of which acreage will*
38 *be determined from time to time solely by Falls Church, shall be used for school purposes for a*
39 *period of fifty (50) years...”*
40

41 *“Up to 30% of the acreage of the School-Related Parcels, the composition of which acreage will*
42 *be determined from time to time solely by Falls Church, may be used for any lawful purposes for*
43 *a period of fifty (50) years...”*
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45 *“Following the 50-year period...the School-Related Parcels may be used in whole or in part for*
46 *any lawful purpose”*
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48 This boundary adjustment also included 2.40 acres of land that is currently used for the City’s
49 property yard, and 0.62 acres of land that is part of the Falls Plaza shopping center.
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51 ***History – Previous Planning Events and Studies***

52 **2013 – Citizen approval of referendum to sell Falls Church Water System to Fairfax**
53 **Water.** This agreement includes bringing the campus land into the City of Falls Church and a
54 \$40,000,000 payment to the City of Falls Church.
55

56 **2014 – Water sale complete.** The Agreement requires 70% of the land received from Fairfax
57 County be reserved for educational purposes and allows 30% to be used for any other land
58 use designation, including for economic development. Fairfax County Boundary adjustment

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

63 **2014 – School Site Capacity Study**, prepared by RTKL, provides analysis of optimizing the
64 coordination between proposed high school facilities and existing middle school; identified
65 cost benefit tradeoffs associated with locating economic development on the site; explored
66 alternate configurations to identify access, phasing, and facility organizational issues; and
67 described options for locating school system facilities.
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69 **2014 – The Joint Process Planning Committee and Joint Steering Committee** are formed
70 to create a roadmap for the planning (i.e. identifying decision points) and process for
71 coordination, collaboration, and expert guidance for the “School-Related Parcels”; and to
72 help guide the overall planning effort, ensure that it is conducted in an open and effective
73 manner, and provide recommendations to and facilitate coordinated decisions by the two
74 governing bodies of the School Board and City Council, as well as the other Boards and
75 Commissions of the City that have a role in this planning effort.
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77 **2014 – Urban Land Institute Technical Assistance Panel (ULI TAP)** reviews the site
78 providing suggestions on placement of school buildings, economic development location and
79 type, collaboration with neighboring sites.
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81 **2015 – Public/Private Partnership Process announced** along with requests for bids for
82 developers who propose to build both the school and economic development property
83 simultaneously. Two proposals were received for the Public/Private Partnership Process. The
84 City decided to not proceed with the process due to the low number of bids received and the
85 confidentiality requirements of the process. The process is decoupled with requests for
86 developer proposals to: 1) Build the School and 2) Build the Economic Development
87 Property separately.
88

89 **2015 – Cooper Carry**, a City consultant, presents a “**Campus Community Outreach Public**
90 **Engagement Plan**” to begin community input into the use of the site, educational program
91 and economic development uses.
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93 **2015 – Community meeting/staff and student focus groups held on “The Shared Vision for**
94 **Schools of the Future,”** including architectural, environmental sustainability, and other
95 factors. American Institute of Architects presented a show of School Design, sharing boards
96 about 25 groundbreaking school designs around the world.
97

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

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2017 – Geothermal Feasibility Study is completed for the subject site with technical assistance through the US Department of Energy Climate Action Champions Program in partnership with Oak Ridge National Laboratory and Metropolitan Washington Council of Governments (MWCOG). The study was conducted since it could provide a direct and immediate impact on the design and implementation of the school project, it has the potential to serve as a national model for climate and economic resilience, and it could build the capacity of local governments to implement geothermal across the region.

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

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

2017 – Commercial Development Strategic Roadmap, detailing a proposed strategic roadmap for marketing the 10 acres for economic development is prepared by Alvarez and Marsal.

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

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

2017 – Request For Proposals (RFP) - George Mason High School PPEA Design and Construction - Conceptual Phase Qualifications issued in late November.

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

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152 **STAFF ANALYSIS**

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154 **Site Characteristics**

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

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

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

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

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 Two School Symbols (14.31 ac)

Properties	Square Feet	Acres	Existing Zoning	Proposed Zoning	Existing Future Land Use	Proposed Land Use
51-221-002	364,537	8.37	R-1A	TBD	None * <i>Part of West Broad Street Revitalization Area</i>	Parks & Open Space with Two School Symbols
51-221-003	69,696	1.60	R-1A	TBD	None * <i>Part of West Broad Street Revitalization Area</i>	Parks & Open Space with Two School Symbols
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				

Property to the north of the School-Related Parcels, including the WMATA property and the UVA/VT Northern Virginia Education Center, is part of Fairfax County’s West Falls Church “Transit Development Area” (TDA). According to a 2015 Comprehensive Plan Amendment, parcels closest to the Metro Station (5 – 7-minute walk) are considered most viable for mixed-use development; parcels closest to the City – County boundary could be redeveloped at 35 – 45 feet maximum height. Future development in the TDA includes a maximum of 1,370 dwelling units, 90,000 square feet of office/retail and 240,000 square feet of institutional use as a joint graduate and continuing education facility. The institutional option replaces approximately 130 dwelling units and 43,800 square feet of office/retail.

In December 2017, the Washington Metropolitan Area Transit Authority (WMATA) submitted a site-specific plan amendment for 24 acres adjacent to the West Falls Church Metro Station and the City of Falls Church. The proposed change includes 150,000 sf office, 50,000 sf retail, 300 multi-family residential, and 200 residential townhomes mixed use project of up to 0.96 FAR and proposed heights of 85 feet for office and mid-rise residential buildings and 65 feet for mid-rise residential and four-story single-family attached dwelling units. <https://www.fairfaxcounty.gov/planning-zoning/site-specific-plan-amendment-process/nominations/pc17-dr-001>

Other surrounding land uses to the subject areas consist primarily of commercial, with some industrial uses, as well as multi- and single-family residential.

Project Summary

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

- **Sites:** The School-Related Parcels are located at the corner of Leesburg Pike (SR 7/West Broad Street) and Haycock Road and include the following properties: 7124 Leesburg Pike (RPC Nos. 51-221-001, 51-221-002, and 51-221-003); the City property yard is located at 7100 Gordon Road (RPC 52-101-012); and the fourth area is located at the corner of Leesburg Pike (SR 7/West Broad Street) and Haycock Road, 1230 West Broad Street (portion of RPC 51-219-011)
- **Land Owners:** Four parcels are owned by the City of Falls Church/School Board and one is owned by Federal Realty Investment Trust.
- **Existing Land Use** – The existing parcels are currently occupied by the George Mason High School and Mary Ellen Henderson Middle School, recreation spaces such as ballfields and a football field; the City’s property yard; and the Falls Plaza shopping center.
- **Existing Comprehensive Plan Future Land Use Plan Map Designation** - The subject sites do not currently have a future land use plan map designation. These areas are part of the “West Broad Street Revitalization Area 1”, the “Schools-Related Parcels Planning Opportunity Area”, the “Gordon Road Triangle Planning Opportunity Area”, the “West End Planning Opportunity Area”, and the “Urban Development Area” adopted by the City Council on August 8, 2016.
- **Existing Zoning** – The subject sites are zoned R-1A, Low-Density Residential. This is the “default” zoning when these properties were added to the City.
- **Potential Development Uses** – the constructing, expanding, reconstructing, renovating, equipping and/or reequipping, in whole or in part, a new or improved George Mason High School and part of Mary Ellen Henderson Middle School; and approximately 10 acres for mixed use development with a potential 2.5 - 4.0 floor area ratio or higher/1.2 million to 1.5 million square feet or higher on the Schools Related Parcels.
- **Comprehensive Plan Amendment and Map Designation** - Staff recommends that City Council amend Chapter 4 (Land Use and Economic Development) of the Comprehensive Plan to add “Special Revitalization District for Education and Economic Development” and to designate the subject sites as “Park & Open Space with Two School Symbols” (24.28 acres) and “Mixed-Use” (10.34 acres), and “Business” (2.40 acres, 0.62 acres) on the *Comprehensive Plan – Future Land Use Plan Map*.
- **Zoning Text Amendment** – Although not part of this current request, a future request will seek a zoning text amendment to Chapter 48 to provide additional guidance, with flexibility to achieve a significant, high quality, mixed use development project on the commercial portion of the School-Related Parcels site to help support the cost of building the new George Mason High School/Mary Ellen Henderson Middle School Campus that are consistent with and achieve the goals included in the proposed Comprehensive Plan amendment.
- **Zoning Map Amendment (Rezoning)** – Although not part of this current request, a future request will seek a zoning map change or “Rezoning” from the existing R-1A, Low-Density Residential for the School-Related Parcels site. The existing zoning is there by default as a result of the boundary adjustment. The rezoning to change the

Low-Density Residential designated properties to Business designated properties by an Official Zoning Map amendment is needed to signal the appropriate use for an area of this type, which is close to metro and surrounded by high-volume roads, highways, and business uses. A potential option is the B-2 district, which also allows public buildings and facilities, defined as areas or structures owned or controlled by a governmental authority or other political subdivision. These types of districts allow for flexibility through special exception options.

Comprehensive Plan and Rezoning

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

Comprehensive Plan Analysis

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

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

Additionally, this document designated revitalization areas pursuant to Va. Code §15.2-2303.4. The purpose of the Revitalization Area is to designate where redevelopment will be encouraged. The Revitalization Area 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. The Broad Street Revitalization Area includes the subject properties. Finally, this document designated the entire City as an Urban Redevelopment Area, which allows the City to provide financial and other incentives to encourage redevelopment.

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

Arlington County submitted a letter in support of the proposed amendments. Fairfax County submitted a comment letter stating that the proposed Future Land Use designations are in

conformance with the terms of the boundary adjustment agreement and that County staff looks forward to providing comments during development of the Small Area Plan on details such as schools, transportation, and other infrastructure elements in addition to building heights, orientation and urban design features. Additionally, the Fairfax County Department of Transportation would like to participate in the scoping of the future Chapter 870 traffic study.

The following text description, including goals and strategies, are proposed for the “Special Revitalization District for Education and Economic Development”. The previous studies mentioned above were reviewed to provide the basis of the proposed text. Recommendations from the Planning Commission at their December 18, 2017 meeting are shown in underlined/strike-through text.

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 “School-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 (School-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 ~~school and commercial~~ uses, and green space and plazas to serve both the educational and economic development ~~schools and commercial~~ uses.

Strategy: Utilize the recommendations presented in site-specific studies when reviewing proposed development projects. These ~~studies~~ include the pending Small Area Plan, 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 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 ~~commercial~~ 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, ~~and~~ 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 ~~commercial~~ 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 ~~commercial~~ uses would provide mutual benefits for the educational and economic development ~~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.

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

The Comprehensive Plan states that the Mixed Use land use designation calls for innovative and integrated approaches for a mixture of residential, retail, and office commercial uses. It

allows a wide variety of land use options in exchange for densities that are generally higher than normally permitted. This designation would apply to approximately 10.34 acres of the subject site at the intersection of State Road 7 and Haycock Road.

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

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

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

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

Small Area Plan

Since 2011, the City has developed Small Area Plans to help guide the additional development in the designated Planning Opportunity Areas. Several consultant studies for the subject area have been completed and staff is presently working to summarize and incorporate the key elements of the studies into a Draft Small Area Plan. The Small Area Plan will also include the adopted amendments to the Comprehensive Plan and Future Land Use Map that are requested with TR17-45.

Official Zoning Map Amendments and Text Amendments, City Code Criteria

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

Furthermore, a future request will seek a zoning map change or “Rezoning” from the existing R-1A, Low-Density Residential for the School-Related Parcels site. The rezoning to change the Low-Density Residential designated properties to Business designated properties by an Official Zoning Map amendment is needed to allow for economic development on the approximately 10.34 acre portion of the site, including those requesting special exceptions. A potential option is the B-2 district, which also allows public buildings and facilities, defined as

areas or structures owned or controlled by a governmental authority or other political subdivision.

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

TIMING: Routine.

NEXT STEPS:

- Approve Comprehensive Plan Future Land Use designations and text amendments for the Boundary Adjustment Agreement parcels – January 22, 2018
- Complete Re-Zoning School-Related Parcels – May, 2018
- Complete Small Area Plan for Schools Related Parcels – Spring 2018
- FCCPS Request for Proposal Step 2 for School Construction – 2nd quarter of 2018
- Issue the Step 1 Request for Proposals for the West Falls Church Economic Development Project – March, 2018
- Issue the Step 2 Request for Proposals for the West Falls Church Economic Development Project: June, 2018
- Subdivision Approval – 4th quarter 2018

ATTACHMENTS:

1. Resolution TR17-45
2. Proposed Future Land Use Plan Map
3. Arlington County comment letter
4. Fairfax County comment letter
5. FCCPS comment letter

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:
Adoption:
(TR17-45)