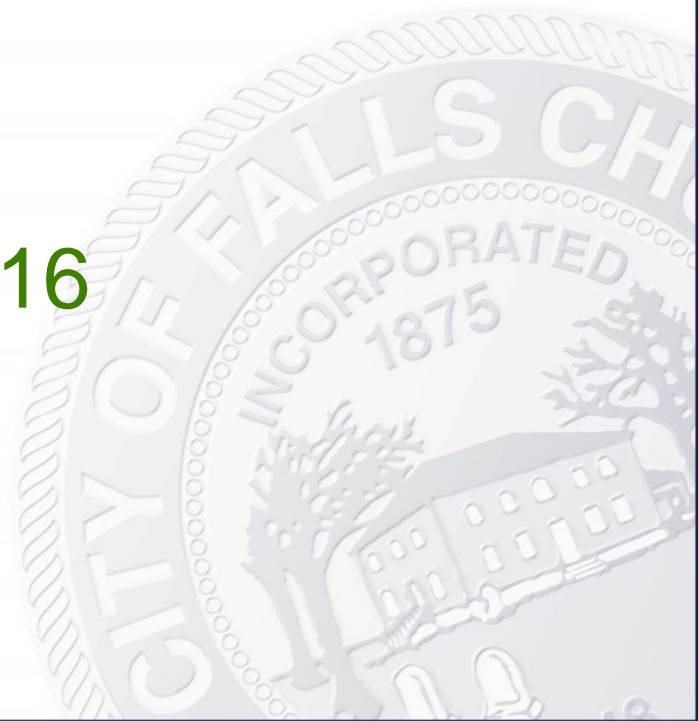
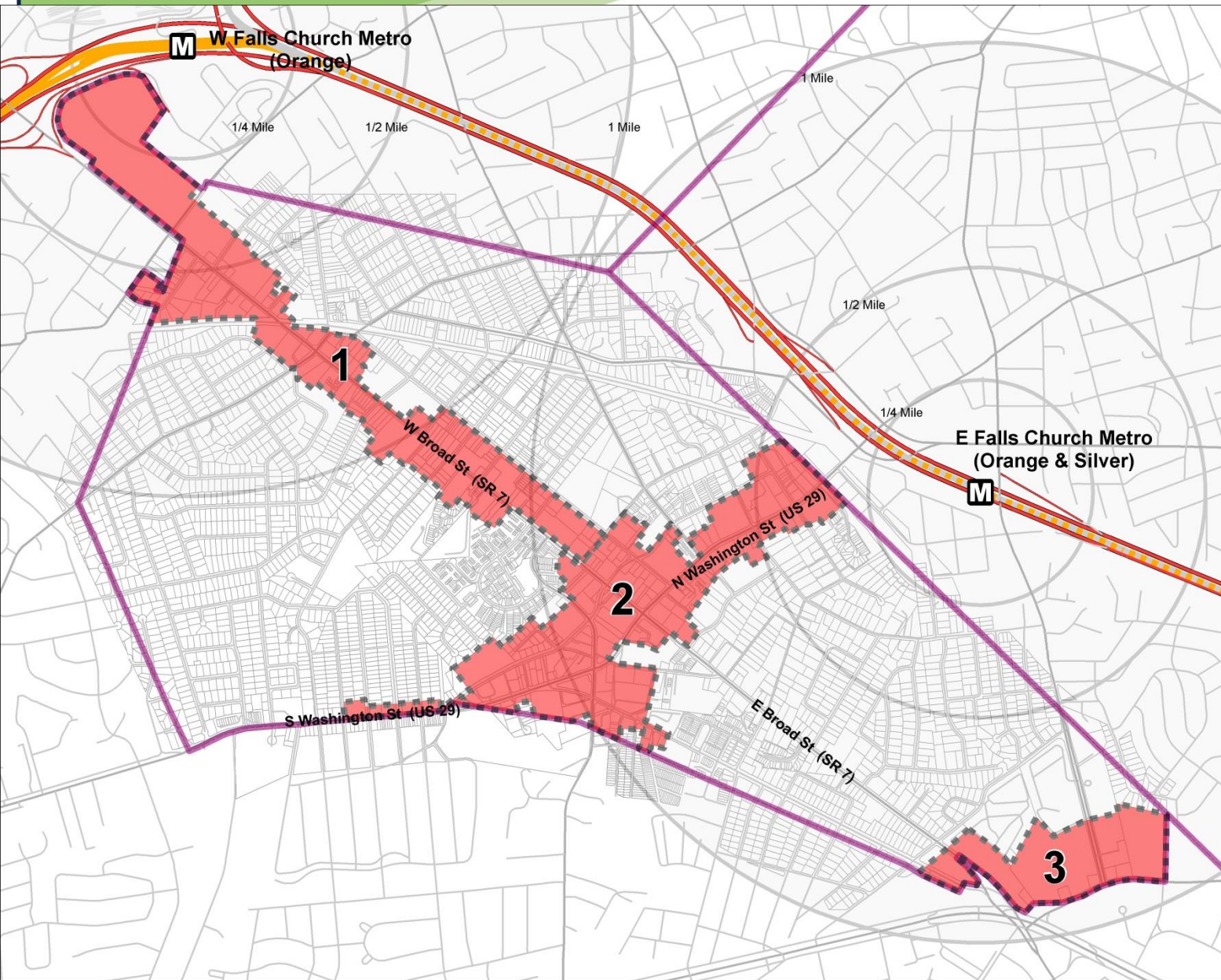


COG Planning Directors' Meeting

October 21, 2016



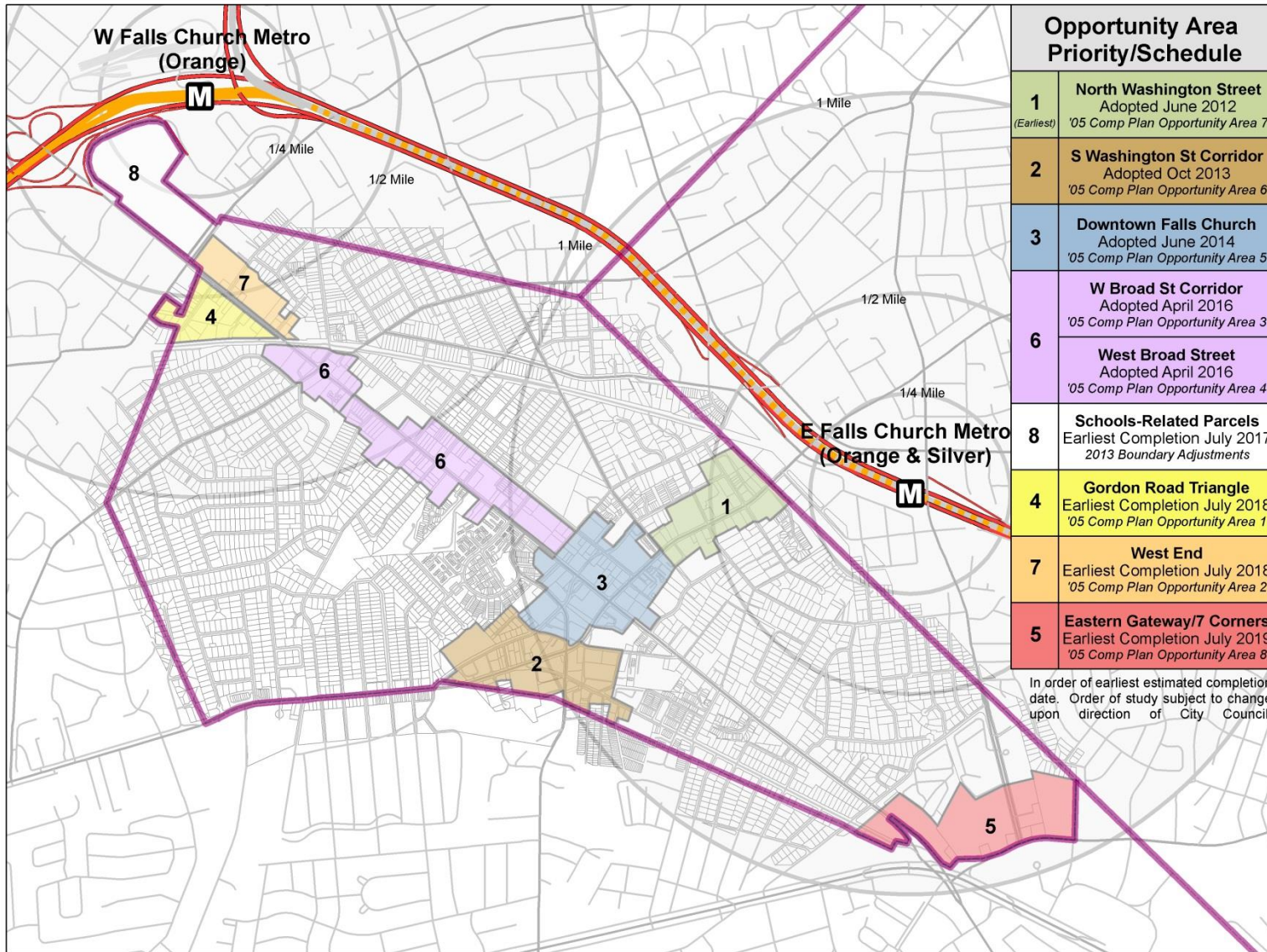


Revitalization Areas

City of Falls Church

- #### Legend
-  City Boundary
 -  Revitalization Areas
- 1 - West Broad Street
 - 2 - Washington Street Corridor
 - 3 - East End





Opportunity Area Priority/Schedule	
1 <i>(Earliest)</i>	North Washington Street Adopted June 2012 <i>'05 Comp Plan Opportunity Area 7</i>
2	S Washington St Corridor Adopted Oct 2013 <i>'05 Comp Plan Opportunity Area 6</i>
3	Downtown Falls Church Adopted June 2014 <i>'05 Comp Plan Opportunity Area 5</i>
6	W Broad St Corridor Adopted April 2016 <i>'05 Comp Plan Opportunity Area 3</i>
	West Broad Street Adopted April 2016 <i>'05 Comp Plan Opportunity Area 4</i>
8	Schools-Related Parcels Earliest Completion July 2017 <i>2013 Boundary Adjustments</i>
4	Gordon Road Triangle Earliest Completion July 2018 <i>'05 Comp Plan Opportunity Area 1</i>
7	West End Earliest Completion July 2018 <i>'05 Comp Plan Opportunity Area 2</i>
5	Eastern Gateway/7 Corners Earliest Completion July 2019 <i>'05 Comp Plan Opportunity Area 8</i>

In order of earliest estimated completion date. Order of study subject to change upon direction of City Council.

April 2016

Planning Opportunity Area Priority/Schedule

1:15,000

City of Falls Church

Legend

- City Boundary
- Planning Study (Opportunity) Areas



City of Falls Church
Planning Opportunity Area 1



North Washington Street

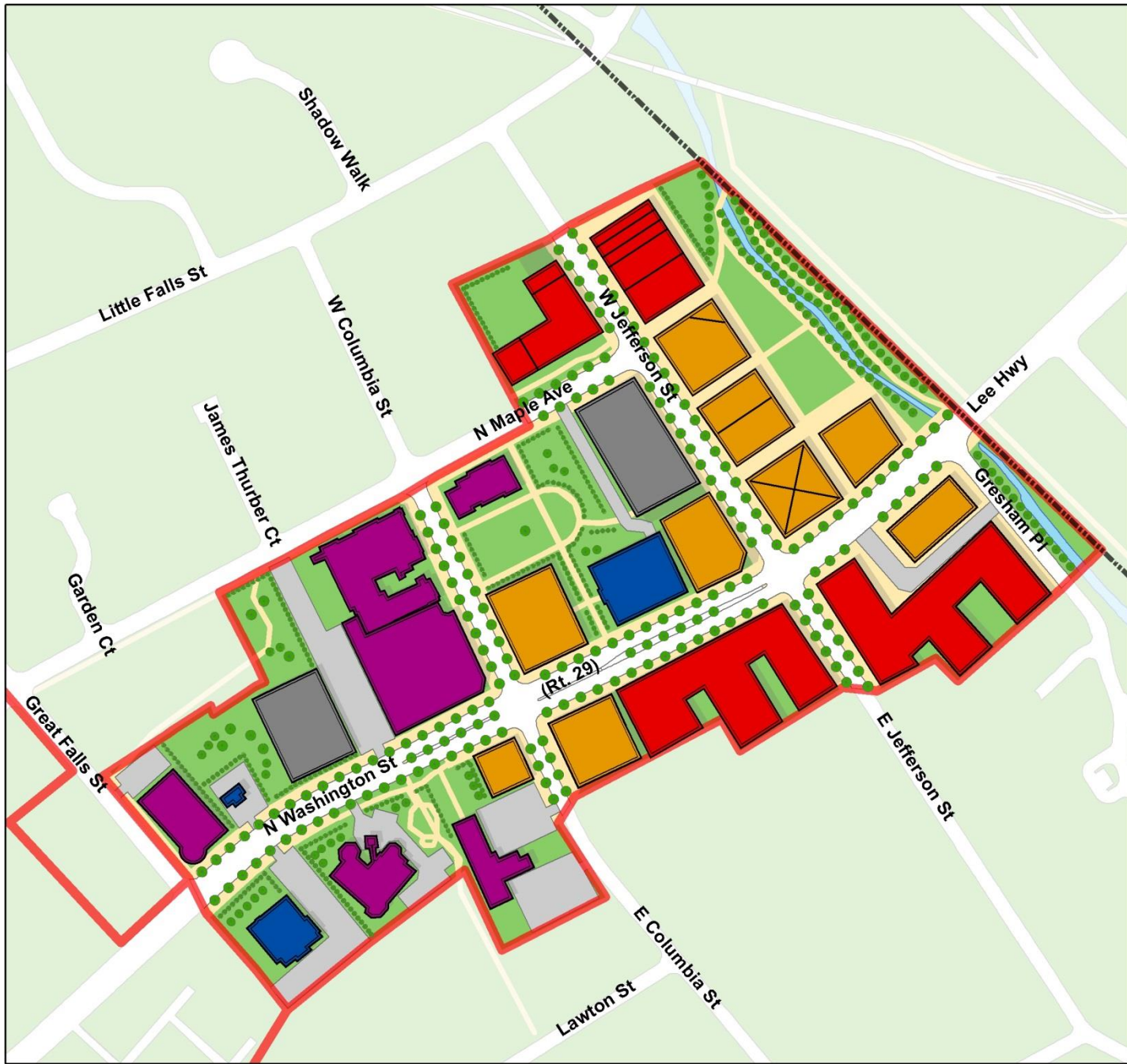
A Guide to Development Supporting the City's Comprehensive Plan



N Washington St

June 11, 2012





Concept 1

N Washington St

Planning Opportunity Area 1

City of Falls Church

Legend

- Planning Opportunity Area
- Parcel
- City Boundary
- Water

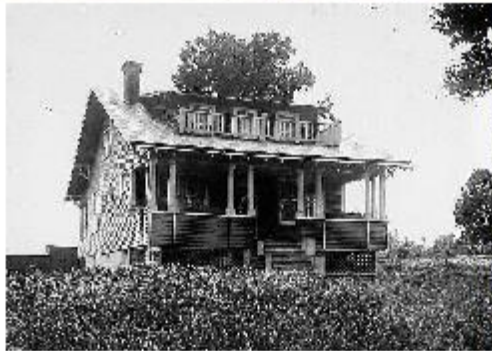
Building Use

- Office/Retail
- Residential/Retail
- Office
- Institutional
- Parking Structure
- Open Space

0 75 150 225 300 Feet



S Washington St Corridor
Planning Opportunity Area 2



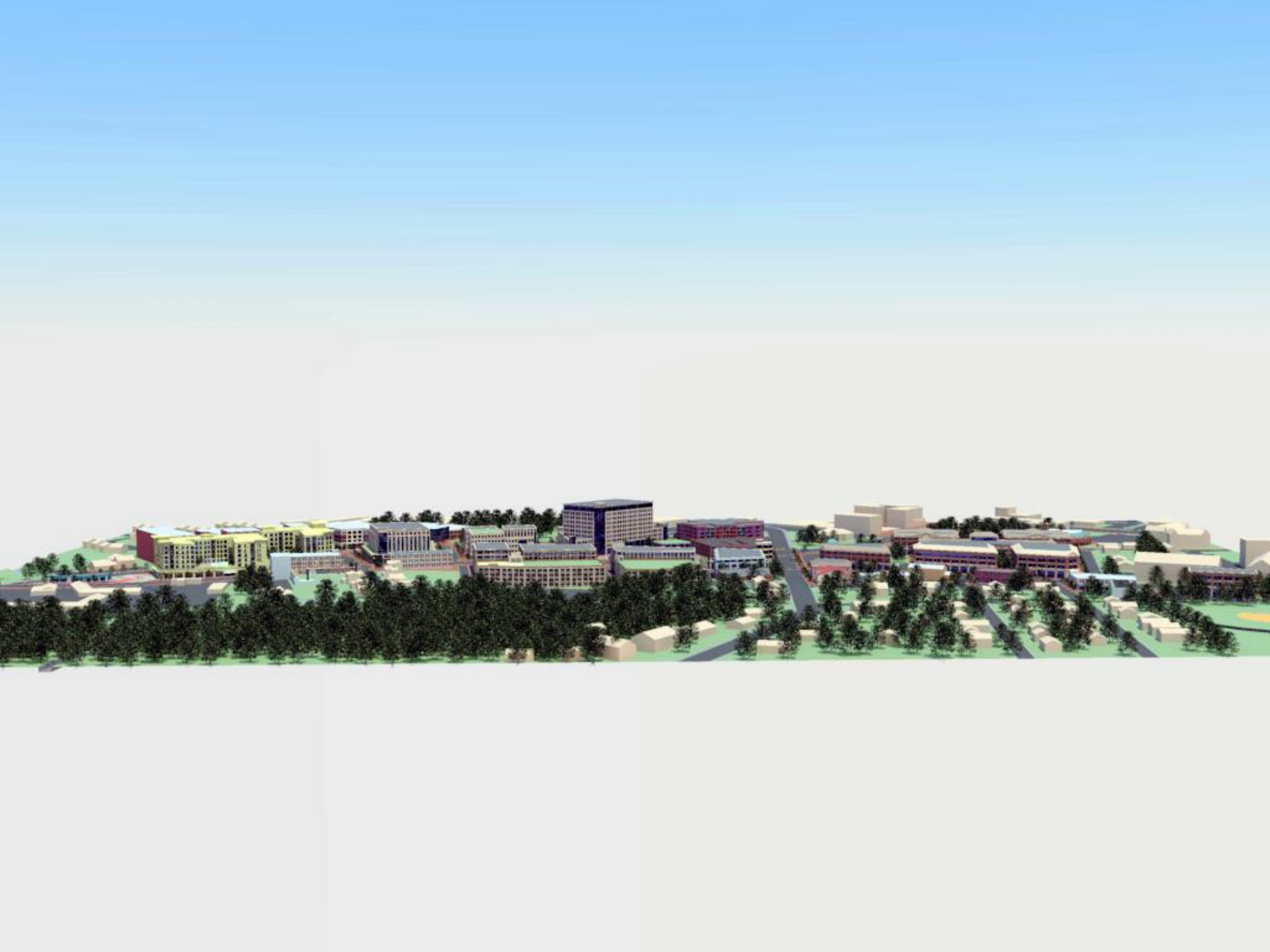
South Washington Street Corridor
Planning Opportunity Area 2



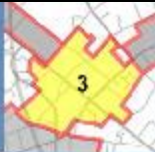
**South Washington Street
Corridor**

October 28, 2013



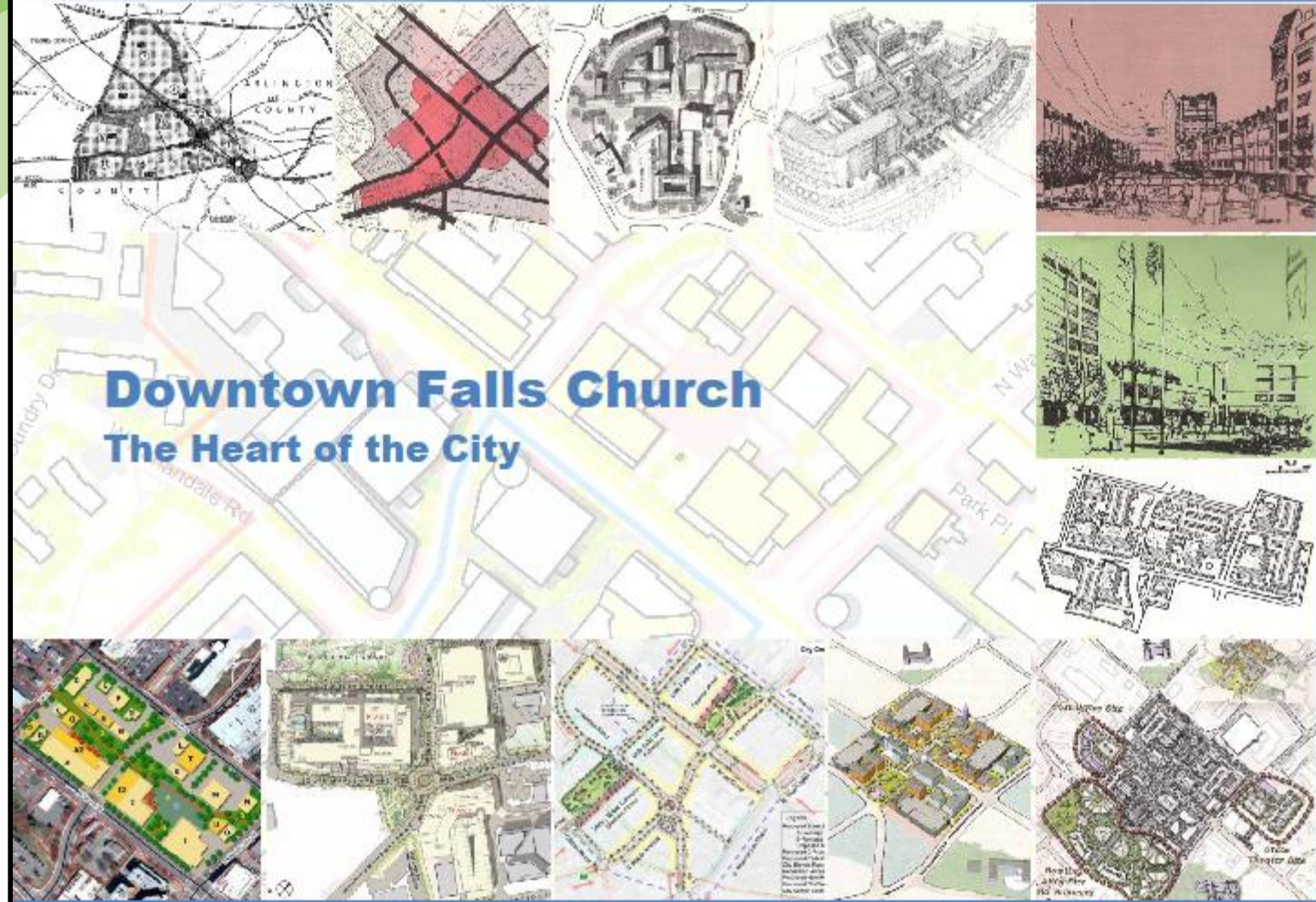


Downtown Falls Church Planning Opportunity Area 3



Downtown Falls Church

Downtown Falls Church The Heart of the City



ADOPTED June 23, 2014

Concept

-  Downtown Falls Church POA
-  Park & Open Space
-  Tree

Core Redevelopment Areas

-  Core Commercial Area
-  Core Entertainment Area

Structures

-  Existing Building
-  Infill & Horizontal Expansion
-  Vertical Addition
-  Redevelopment
-  Parking Structure

Mobility

-  Crosswalk
-  Sidewalks & Pathways
-  Surface Parking
-  Roads
-  Special Roads





West Broad Street Planning Opportunity Area 6

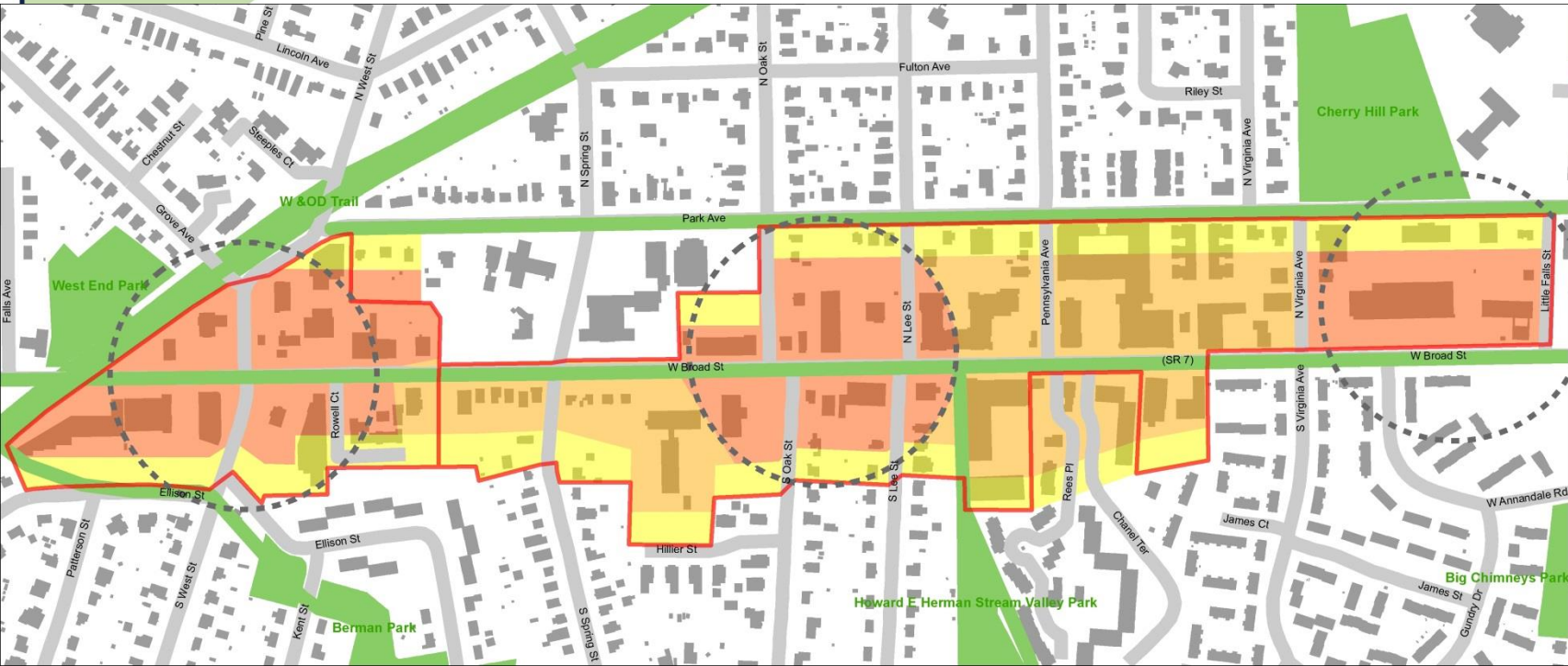


West Broad Street Connecting Falls Church



West Broad Street

ADOPTED April 11, 2016



Concept

- West Broad Street POA
- Streets
- Existing Buildings
- Parks & Greenways

Design & Use

- Transition Areas**
Landscaping and building step backs
- Neighborhood Serving**
Neighborhood serving retail & office mixed with residential
- Activity Node**
Commercial activity mixed with residential uses. Taller building heights appropriate with increased commercial activity.

