

A photograph of a community meeting. People are seated at tables, some looking towards a presentation screen. The room has decorative lighting, including spherical pendant lights and long overhead fixtures. The background shows a wall with a presentation screen displaying a map or plan.

# West End Small Area Plan

City of Falls Church

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Senior Planner

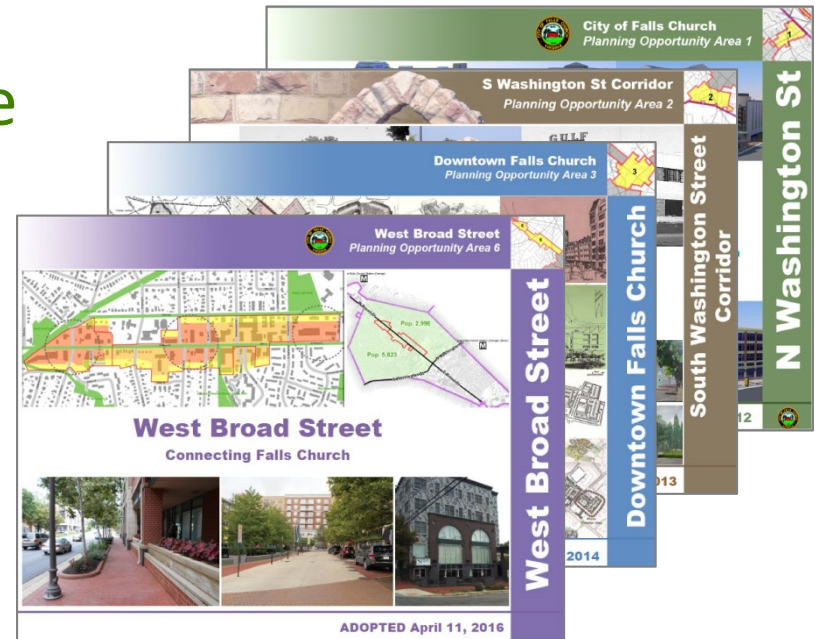
# What is Small Area Planning?

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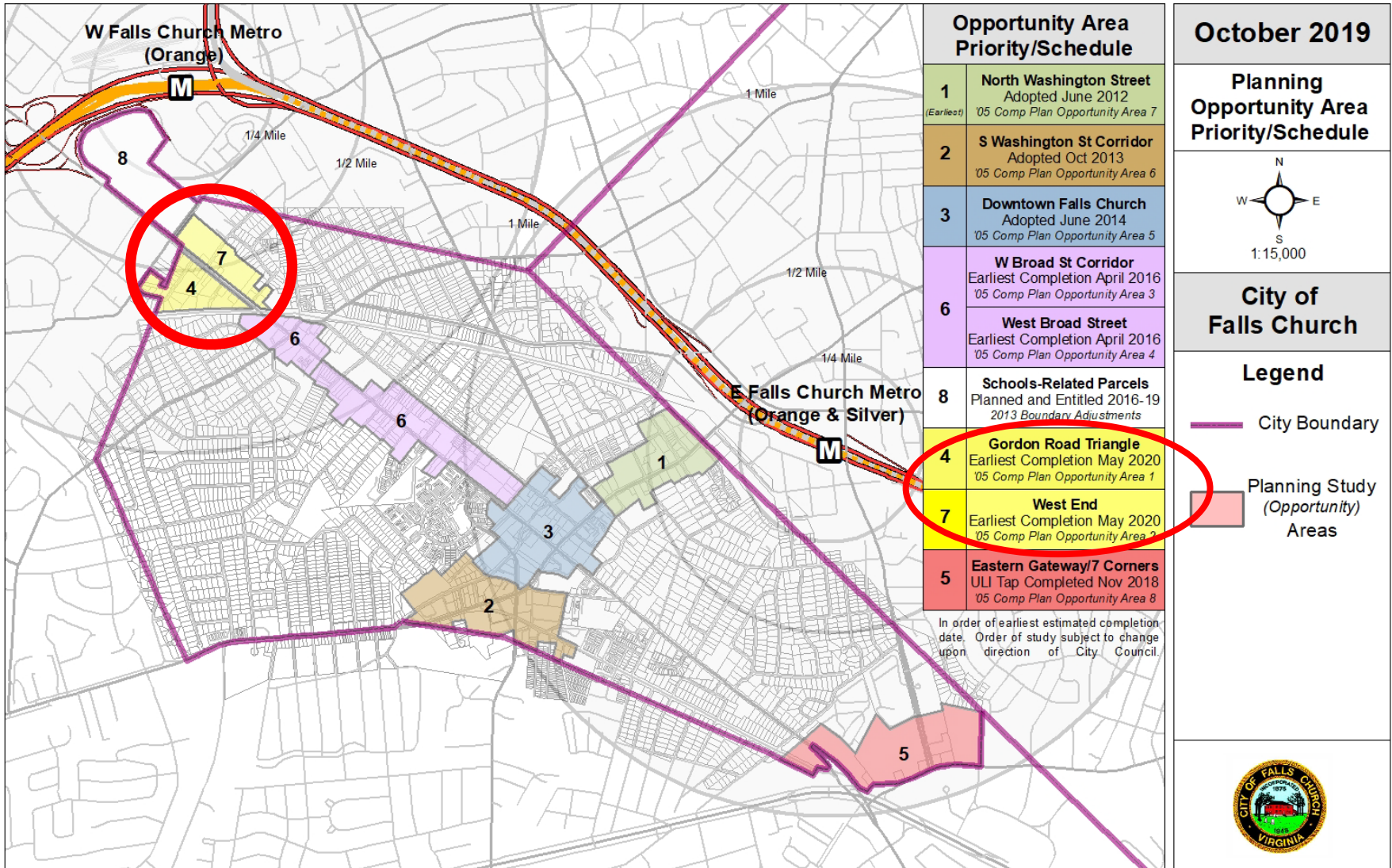
- 1. What is Small Area Planning?** ←
2. Existing Conditions & Guidance
3. Opportunities for Future Improvements

# What is Small Area Planning?

- Long-range plan applied to smaller area to address unique issues with tailored solutions
- Provides an area-specific framework for redevelopment within the guidelines of the City's Comprehensive Plan



# Plan for Planning



# Existing Conditions & Guidance

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1. What is Small Area Planning?
- 2. Existing Conditions & Guidance ←**
3. Opportunities for Future Improvements



Metro-rail

I-66

I-66



West Falls Church Metro

Metro Parking Garage

Mary Ellen Henderson Middle School

UVA / VT

Haycock Rd

George Mason High School

Falls Plaza Condominium

Fairfax County

City of Falls Church

GIANT

Falls Plaza Shopping Center

CVS

WestMetro Plaza

McDonald's

STAPLES

Rt. 7

City Property Yard

Fairfax County

Shreve Rd

W&OD Trail

Founders Row

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

# Summary of Comprehensive Plan Guidance

- Incorporate high quality urban design
- Enhance multi-modal connections & accessibility
- Develop retail frontage along West Broad St
- Encourage lot consolidation



# Opportunities for Future Improvements

1. What is Small Area Planning?

2. Existing Conditions & Guidance

**3. Opportunities for Future**



**Improvements**





# Vision / Goals

# Vision

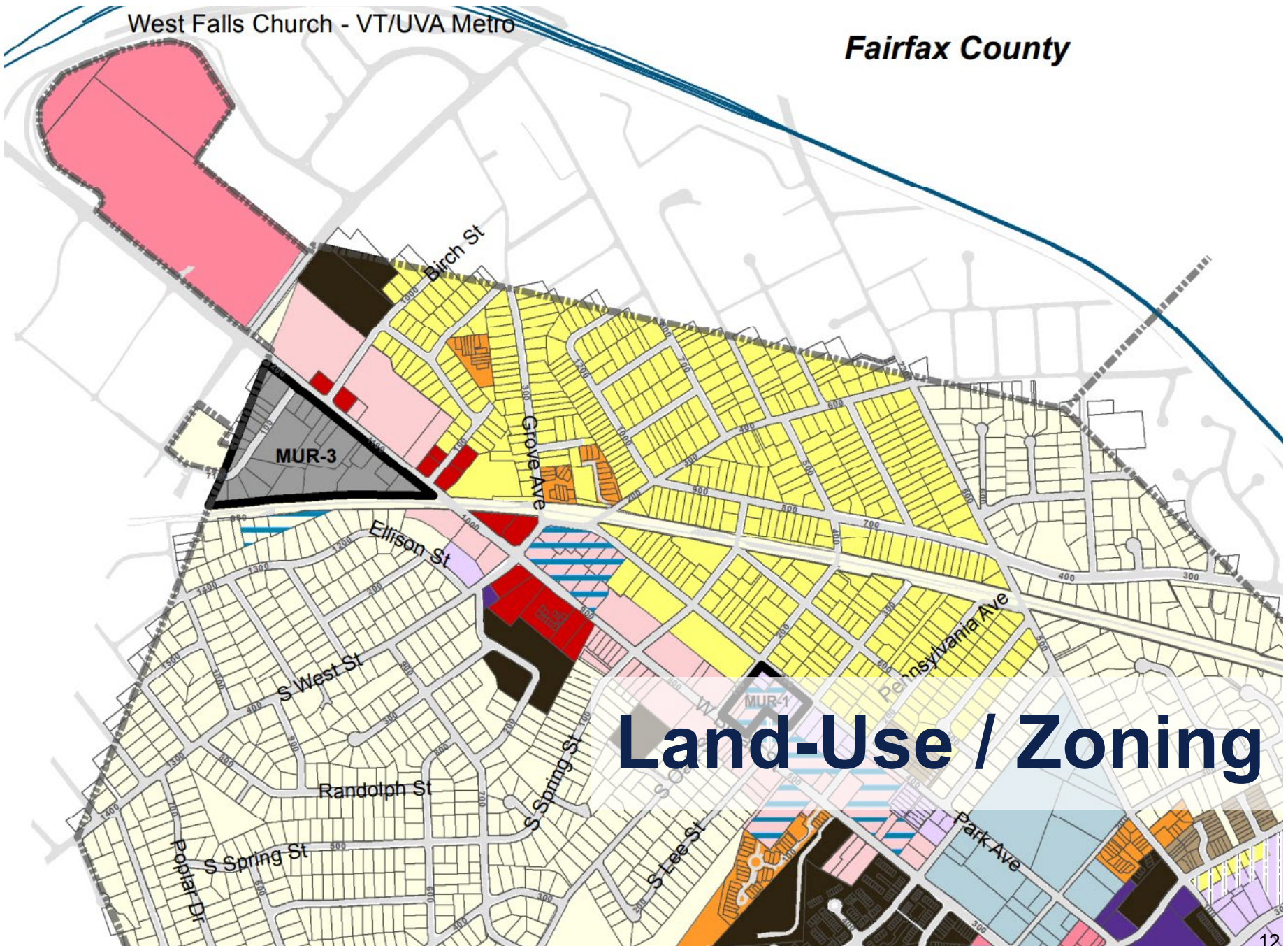
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*The West End is a vibrant gateway into the City of Falls Church. Gathering spaces and a mix of uses, including the Falls Church City Public Schools' campus, immerse residents and visitors in a welcoming and inclusive community. Continuing investment builds upon activity already underway and supports the area's economic vitality, enhances safety and multimodal transportation connections, and affirms the City's commitment as an urban sustainability and resilience leader.*

# Goals

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1. Provide a guide for the coordinated redevelopment of the City's West End that establishes a live/work/play/learn community. Promote redevelopment that incorporates vibrant retail, Class A office space, light industrial, and a diverse supply of housing that supports a range of incomes.
2. Encourage quality urban design that creates an attractive gateway into the City, supports efficient land development, and builds upon a sense of place through consistent streetscape and materials, walkable neighborhoods, and community spaces.
3. Enhance transportation connections and accessibility. Incorporate safe, frequent pedestrian crossings, and improve multi-modal connections to the metro station and other areas of the City.
4. Ensure utility and infrastructure planning meets the current and future demands of the City's residents and businesses. Innovative, sustainable, and climate-resilient solutions should be incorporated and tree-canopy coverage should be increased.
5. Incorporate publicly accessible parks and open space areas into redevelopment that connect to nearby parks outside of the planning area.



# Land-Use / Zoning

# Land Use & Zoning

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- Summary of Land Use & Zoning Strategies:
  - Create a more flexible mixed-use redevelopment option that promotes phased development of a master planned site
  - Incentives for lot consolidation
  - Encourage larger sites to include 15% tree canopy coverage



# The West End

# VIBRANT LIVE / WORK / PLAY / LEARN COMMUNITY

- Build upon City's existing heritage
- Consider local & regional needs
- Incorporate amenities and variety of uses:
  - Restaurants
  - Retail
  - Office
  - Public spaces/ spaces for programmed community events
- Diverse housing types that support a range of incomes
- Builds upon connection to City School Campuses & Virginia Tech Facilities





# Urban Design



# URBAN EXPERIENCES

- Wide sidewalks
- Places for sitting
- Café areas
- Attractions for all ages
- Landscaping
- Street trees
- Flexible space
- Public art



*Founders Row*



*West Falls Church*

# NEW GRID

- Breaking up larger blocks
- Incorporating internal street network
- Creating connections to W&OD and the metro





# Mobility & Accessibility

# PEDESTRIAN IMPROVMENTS

- Widen Sidewalks
- Fewer Curb-cuts
- Planted Medians
- Mid-Block Crossings
- Interior Block Paths
- Engaging Streetscape
- Reduced Building Setbacks



ULI Mini-TAP  
Walk Study

**Scored: 40 / 100**

“Most errands  
require a car”



Existing Conditions

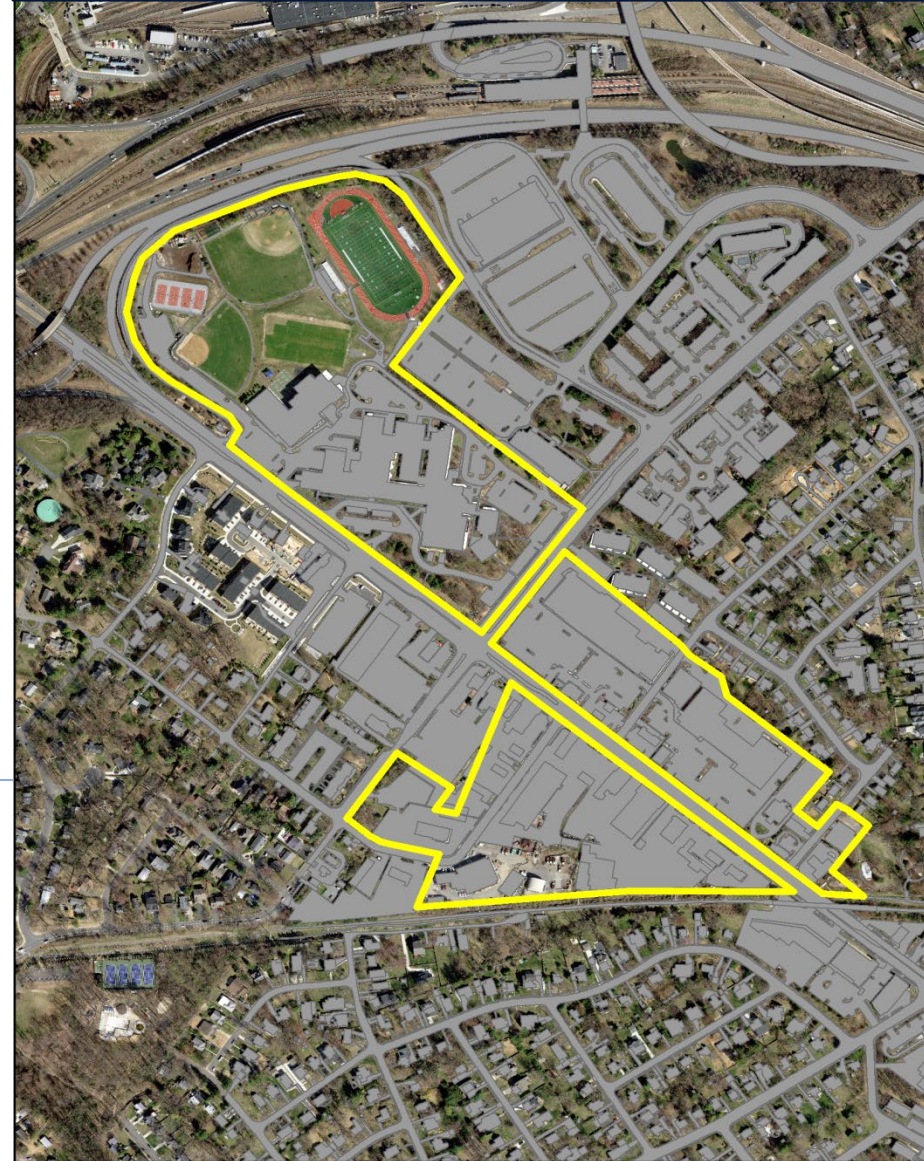


# Community Building Blocks

# INFRASTRUCTURE & ENVIRONMENT

- Stormwater
- Sanitary Sewer
- Utility Undergrounding
- Energy Efficiency
- City Property Yard
- Urban Forestry
- Urban Agriculture
- Environmental Sustainability

## Existing Impervious Coverage





# Parks & Open Space

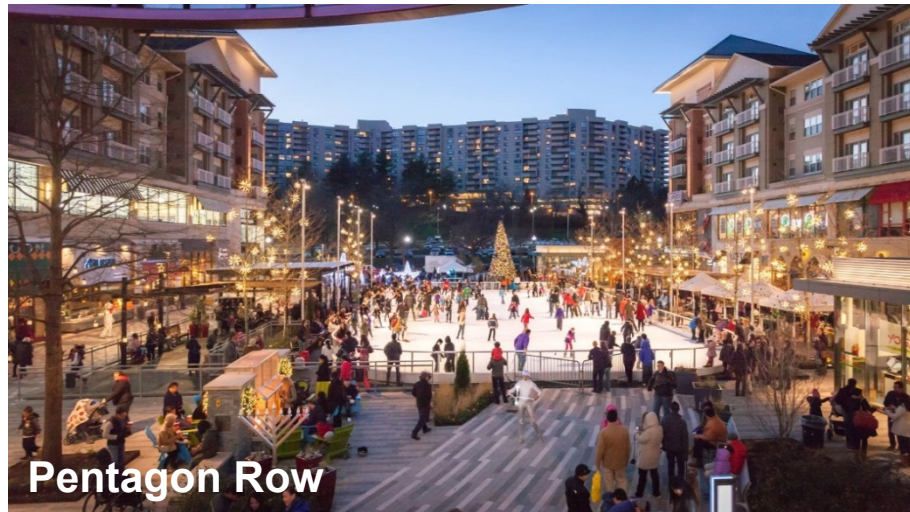
# FUTURE PARKS

- Opportunity and need to create new open space in City's West End
- Parks can come in urban form with more amenities
- Plazas and squares can be outlets for gathering space





# Plazas & Streets



# Questions?

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