

Falls Church Pulse

Dear Neighbors,

The City Council tentatively approved new zoning code for transition zone properties (T-1 lots) at its August 7, 2023, meeting. If finalized, this law could radically change how Park Avenue, N Washington Street, and other transitional areas of the City look, allowing the construction of large buildings on these small lots.

This proposal is scheduled for final vote by September 11. The public will be able to submit comments by email (cityclerk@fallschurchva.gov) and by speaking at the Planning Commission meetings on August 16 and September 6, and the City Council on September 11.

We invite you to learn more through the articles below. Additional information is available on this and other projects in the City on the [Falls Church Pulse](#) website.

The Editors



Mayor P. David Tarter

Vice Mayor Letty Hardi



Marybeth Connelly

Phil Duncan

Debbie Hiscott

Caroline Lian

David F. Snyder

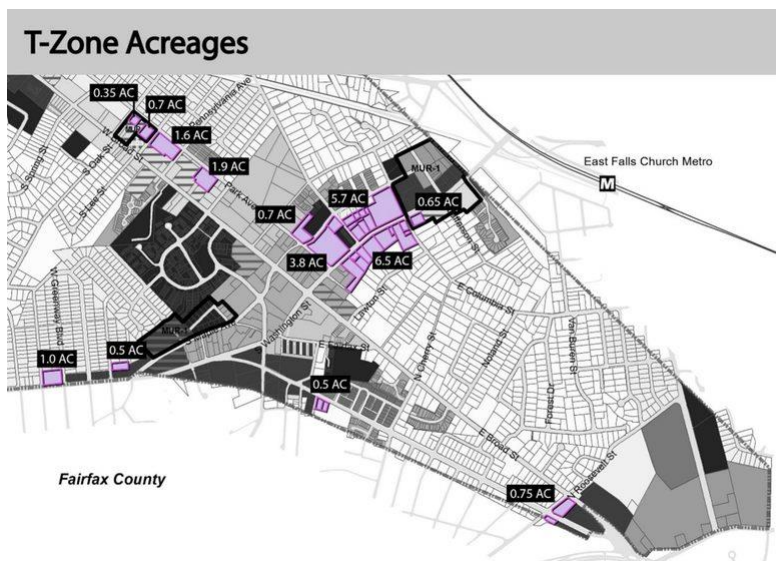
[First Reading: City Council Votes 5-2 To Approve New T-Zone Proposal](#)

Proponents believe the T-Zone proposal will result in housing that is \$800K to \$1M. Opponents think the draft ordinance allows development that will be too large and dense, cause environmental degradation, and doom historic properties—all without sufficient City oversight.



Evolution Of T-Zone Proposals

Latest turn in the evolution of T-Zone proposals shows citizen concerns about building size and setbacks, affordable housing, environment, have not been addressed.



A Primer on the T-Zone Proposal

An overview of the T-Zone proposal to allow greater density development, and why residents have reacted so strongly to it.