

Falls Church Pulse

Dear Neighbors,

We are thrilled to bring you two posts to commemorate Black History month. Local historian and founder of the Tinner Hill Heritage Foundation, Ed Henderson, has written about the history of the African-American community that made up 42% of Falls Church. It is not a history to be proud of but hopefully one we can learn from. Our second post is the proposal to create a Tinner Hill Historic and Cultural District.

On **Tuesday, February 27, at 7p.m.**, in Council Chambers, there will be a town hall to discuss the *Greening of Lincoln* project. This stormwater project will narrow Lincoln Avenue and widen the sidewalks. City staff would like to hear from the community before plans solidify (not after!). Please read our post below to learn more.

Our State Senator Saddam Salim put forward a bill to require all Virginia to allow accessory dwelling, attached and detached. If the measure passes the House and is signed by the Governor, Falls Church would have to work within state-mandated guidelines.

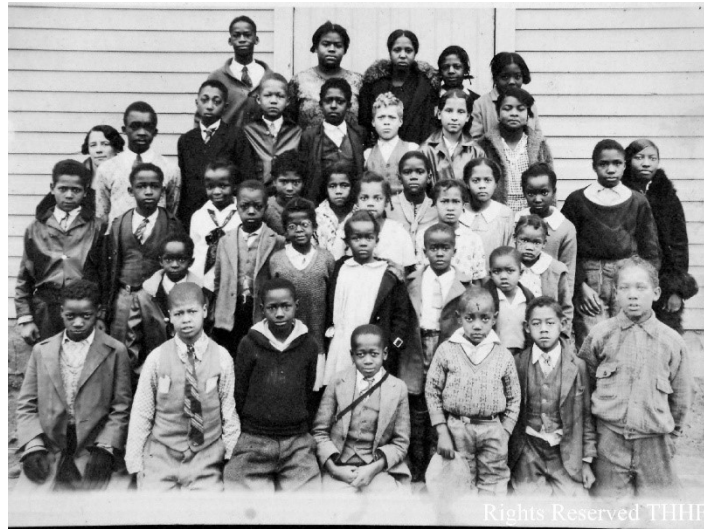
The Economic Development Authority (EDA) plays an important role in economic development in the City. We report on the EDA appointment decisions by City Council. Developer Robert Young is re-elected as Chair. Also, we bring you an update on the economic developments in progress and anticipated, as reported to the EDA.

Thank you for your interest in this City.

The Editors
February 2024

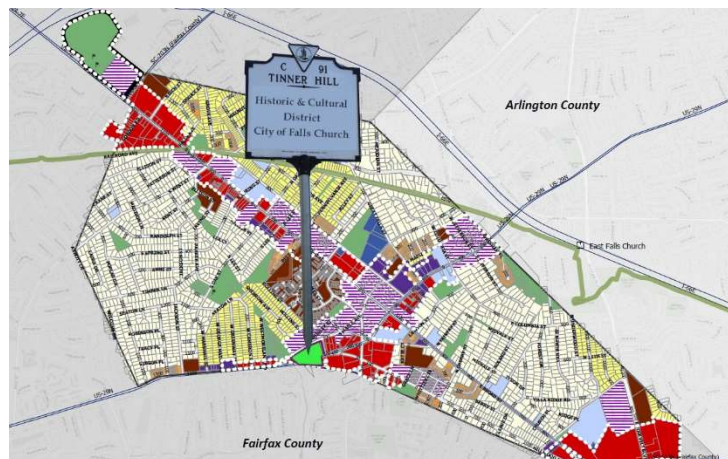
[Falls Church's Black History: A Welcoming Community That Has Not Always Been So Welcoming](#)

Falls Church was once 42% black. Local historian Ed Henderson writes about their struggle for equity and how zoning, taxes and budgets can displace a community, intentionally or not. Read about why Falls Church retroceded a third of its land to Fairfax County and our separate but unequal schools.



[Establishing the Tinner Hill Historic and Cultural District in the Falls Church Comprehensive Plan](#)

City staff proposed the addition of Tinner Hill as a Cultural and Historic District in the City's Comprehensive Plan. No zoning or tax changes are expected. Read about the historic sites that will be included in this district.



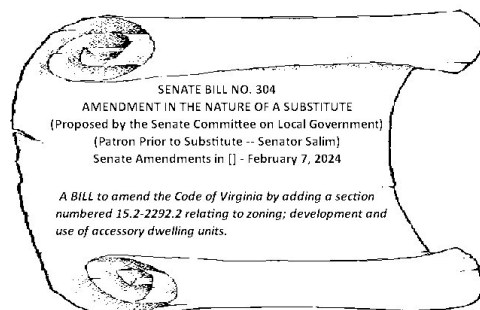
The Greening of Lincoln – A Stormwater Project

This \$8m Greening of Lincoln addresses flood risks, sidewalk and traffic safety issues on Lincoln Avenue. The street will be narrowed, speed reduced, and sidewalk widened. Several parking areas will become bioretention areas. This post includes the proposed design and maps to explain the vulnerability of the area to flooding and excessive stormwater runoffs.



Senate Bill SB 304 on Accessory Dwelling Units: How would it affect Falls Church?

Senate bill SB 304 proposes to mandate that all localities in Virginia allow accessory dwelling units in residential districts, whether internal, attached or detached, with minimum side and rear setbacks, overriding the ability of communities to decide zoning issues for themselves. If passed in Richmond and signed into law, Falls Church will be required to follow those guidelines in modifying its current regulations on internal accessory dwellings and devising any new ordinance on detached accessory dwellings. This analysis examines how it might be constrained.



[2024 Economic Development Authority Appointments and Updates on Mixed-Use Developments, Virginia Village, New Businesses](#)

For 2024, the EDA re-elects developer Bob Young chair. City Council chose to re-appoint past members despite having well-qualified residents offer their services. In their first meeting of the year, there were updates on Virginia Village property acquisitions, anticipated new businesses and a new 7-story mixed-use development.



Posts you may have missed

[A Quinn Homestretch Primer](#)

The Quinn Homestretch Project is nearing its final approval for Special Exception. A public hearing has been called for Monday February 26, 7:30pm. This 10-story mixed-use senior housing project along S Maple Avenue is requesting a 40ft height bonus (from 75ft limit). This primer provides a brief introduction to this project. (Written August 2023)



[Quinn Homestretch Project Reviews by Staff, Commissions, Boards, and the Community](#)

Commissions, boards, City staff and civic groups present their reviews of the Quinn and Homestretch project. (Written October 2023)



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