

Falls Church Pulse

Dear Neighbors,

We bring you updates on recent posts. The City Attorney will provide additional guidelines on the appearance of conflicts of interest issue reported last month, and the City has begun exploring potential updates to accessory dwelling regulations. **Community meetings are planned for Tuesday July 23rd, 6:30 to 8pm, and Sunday July 28th, 2:30-4pm, at the Mary Riley Styles Public Library.**

City staff also proposed options for incorporating bicycling facilities on select City streets and are looking to finalize some routes by September. Our post shows the designs being considered.

The site plan for additional townhomes on Park Avenue at N Lee Street has been submitted. The Planning Commission may act on the proposed plan for this by-right application called Lee Park Townhomes by the end of August.

Stay cool and thank you for your interest in this City,

The Editors
July 2024



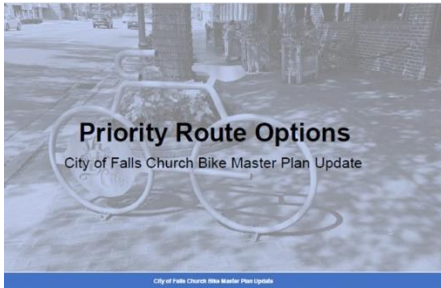
[City Staff Recommends Strengthening Transparency in Land Deals](#)

At the June 24th City Council meeting, at the end of a broad discussion of City Council priorities for the next two years, City staff proposed a City Council initiative to bolster transparency and avoid perceived and/or real conflicts of interest in land development and transactions.



[City Formally Begins Discussion of Accessory Dwellings](#)

The City has set a schedule to begin formal discussion to amend the accessory dwellings regulations, allowing these units to be built more easily to increase housing. Two public meetings are being held on July 23, 6:30-8pm, and July 28, 2:30-4pm, at the Mary Riley Styles Public Library.



[Options to Incorporate Bike Lanes Along West Street, Park Avenue, Broad Street and Great Falls Street](#)

City staff presents changes to road design that include repurposing on-street parking for bike lanes along priority routes in the City, part of the Bicycle Master Plan. This post shows the designs being proposed for West Street, Park Avenue, Great Falls Street and E Broad Street.



[Lee Park Townhomes Project Brings 20 More Luxury Homes to Park Avenue](#)

Lee Park townhomes, on a 0.69ac site on the corner of N Lee Street and Park Avenue, is a 20-unit Madison Homes project. This by-right development sits in an area known to have inadequate stormwater infrastructure for the existing buildings. The City requires a runoff rate reduction without specifying any amount.

Updated Post



[Falls Church Demographics: The Impacts of Growth \(Update\)](#)

The update to the Demographics chapter of the Comprehensive Plan was approved unanimously by City Council on June 10. Changes were made in response to concerns about planning for the impacts of growth on the City's infrastructure.

Posts you may have missed



[Broad and Washington Project Primer](#)

The City has issued the first occupancy certificates for the apartments in the Broad and Washington development. Whole Foods is expected to open in November and the Creative Cauldron is relocating there in the first quarter of 2025. Read about the history and particulars of this project.

[Broad and Washington Architectural Plans](#)



This post contains images and renditions from the architectural plans submitted in the final site plan set.



[Accessory Dwelling Units Will Be a Key Focus of City Planning in 2024. What Are They? What Are Other Jurisdictions Doing?](#)

Alexandria, Montgomery, Arlington and Fairfax counties have all revised some aspects of their regulations for accessory dwellings in recent years. This post explores what these neighboring jurisdictions have done.
