

Falls Church Pulse

Dear Neighbors,

Following presentation of the Economic Development Authority's annual report to City Council at the end of May, two Council members asked the EDA to be particularly sensitive to the appearance of conflicts of interest by members in their professional and volunteer City roles. Council Members Erin Flynn and David Snyder also requested guidance from the City Attorney to ensure all elements of Falls Church government meet the highest standards in this area. Their comments prompted a strong response from EDA Vice Chair Ross Litkenhous. We cover the exchange between the Council members and Mr. Litkenhous and a subsequent statement from Ms. Flynn.

The City is evaluating what the staff characterizes as "a small fix" that would reduce parking requirements for new business tenants locating in smaller, older buildings. The City Council initially approved the proposed change, sending it to the Planning Commission, other boards and commissions, and the Falls Church Chamber of Commerce for review. Our post describes the suggested parking rule amendment as well as concerns from some Planning Commissioners of "unintended consequences." The Planning Commission will hold a public hearing on the ordinance change at its June 26 meeting.

Former Citizens Advisory Transportation Committee Member Andrew Oleson describes the history and current status of the 2024 Bicycle Master Plan. The City will hold public meetings on the bike plan on June 20, 25 and 27.

Members of the Falls Church Climate Action Network introduce their group and suggest how we can all do our part in reducing our energy footprint with links to many resources including the City's One-Stop Shop for Community Energy Action. FCCAN is holding an "Electrify FC" Open House on June 22.

Lastly, we review new and planned art across the City — from Tinner Hill to the West Falls development.

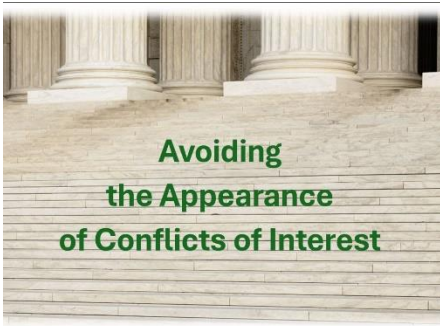
Thank you for your interest in the City.

The Editors
June 2024



[Initial Update to Off-Street Parking Requirements Being Considered by the City](#)

A fast-tracked proposal to reduce parking requirements for commercial use to encourage re-use of older buildings. No parking requirements for a business that is 1,000sf or less, regardless of how many other such businesses are in the same building. Will this laissez-faire approach work or will it bring parking headaches?



[Council Members Seek Sensitivity to, Guidance on Conflicts of Interest Following Economic Development Authority Annual Report; EDA Vice Chair Calls Comments “Potshots”](#)

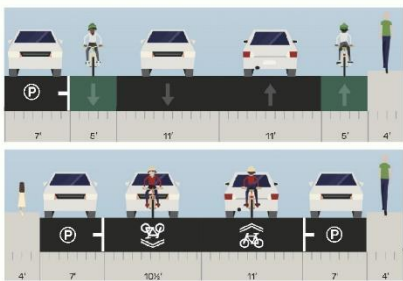
Council members ask that greater efforts be made to avoid the appearance of conflicts of interest at the City’s Economic Development Authority. The EDA protests “vague references” to perceived conflicts. Accusations of defamation in the following days prompt Council member Erin Flynn to respond.



[FCCAN: New Local Group Shows How We Can Respond to Climate Change by Cutting Greenhouse Gases](#)

FCCAN works to help our community reduce its energy footprint. In this post, they provide advice on steps that we can take and many resources that explain options, costs and tax incentives. The City has also developed a One-Stop Shop for Community Energy Action webpage to centralize information resources for City residents.

FCCAN is hosting an “Electrify FC” open house on June 22.



[The 2024 Bicycle Master Plan](#)

The City is updating its Bicycle Master Plan to focus on priority routes. This plan guides the City’s spending on projects that will encourage biking while reducing crashes. This post provides the background for a series of public meetings to be held on June 20, 25 and 27.



[New Public Artwork – Just Completed and Coming to the City](#)

See the murals at Tinner Hill and West Falls, the sculpture for Founders Row II, and utility box art, all public artwork planned for the City. Choosing options provided by developers can be difficult. What would you have chosen?

Updated Post



[The Little City's Big Sewage Challenge – Part 3: Will Debt \(i.e., Taxpayers\) Pay For Grow](#)

A May 20, 2024, update from staff to City Council indicates sewer capacity and infrastructure negotiations are continuing and likely won't be resolved until later this fall. Capacity purchases will be predicated on the City constructing a sewage vault in the next three years, that will rely heavily on debt.

Posts you may have missed



[The Maple and Annandale Development – Another Proposed Mixed-Use Apartment Project](#)

A difference in financial return estimates between the developer and City staff prompted the developer to engage EDA Vice Chair Ross Litkenhous to provide a financial analysis on this project to the Planning Commission. Commissioner Derek Hyra cautioned Mr. Litkenhous to avoid a conflict of interest.



[CACT Analysis of Traffic Crashes In Falls Church City](#)

Injuries from traffic crashes jumped by 50% in 2023 compared to 2022. 203 injuries were reported in the last 10 months. This analysis looks at the data behind these numbers and some possible remedies to make our roads safer.



[OakPark Townhomes – The First T-Zone Project on Park Avenue](#)

OakPark Townhomes is the first to take advantage of the new T-Zone ordinance, with the maximum density and size allowed. EDA Chair Bob Young owns the lots and partnered with Madison Homes to bring this project to the City.



[A Quinn Homestretch Primer](#)

The Quinn Homestretch project is a 10-story senior living and mixed-use building on S Maple Avenue. Both EDA Member Matt Quinn and EDA Vice Chair Ross Litkenhous recused themselves from discussing and voting on this project to avoid conflicts of interest.