



## Falls Church Pulse

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Dear Neighbors,

There is a story behind each project that too few people are aware of. These stories give us insight into the issues the City Council and staff grapple with, issues that affect the fiscal viability of this City and the impact on the intangible, although no less important, quality of life we call “our small town character.”

In this newsletter, we bring you two posts that tell the story of Founders Row II.

In the past month, much has happened. A decision was made on the Oak Place daycare project. An exciting new restaurant was proposed for the old Stratford Motor Lodge site. We are also seeing the impact of the new T-Zone code on historic properties. The owner of O’Bannon House is exploring the development of his property.

We are grateful that so many of you take an active interest in this City. We wish you all a wonderful Thanksgiving.

The Editors

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### [New T-Zone Ordinance’s Impact On Historic Properties Begins](#)

The new T-Zone code opens the door for four historic properties to be developed. The O’Bannon House owner has begun to explore building townhomes on this property with the Historic Architectural Review Board.



**[Stratford Gardens – A New Restaurant Project](#)**

Developers presented the plans to build a new restaurant at the Stratford Motor Lodge site to the Planning Commissioners during their November 1st, 2023, meeting. They requested waivers on the site plan. Read the Commissioners comments on the project.



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**[Oak Place Variance Denied By The Board Of Zoning Appeals \(3-1\)](#)**

The Oak Place daycare variance request had been delayed until passage of the new T-Zone code to see if the Board of Zoning Appeals would be swayed by the new code. BZA members explain why they were not.



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**[A Founders Row II Primer](#)**

The Founders Row II development was brought before a City Council that was less than thrilled about the unfinished blue store fronts and empty retail at Founders Row I. This primer summarizes the issues and compromises that led to a 5-2 approval of this project.



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## [Founders Row II Architectural Plans](#)

This post includes the site plan, architectural elevations, renditions and floor plans, landscape plan and shadow study. This project also includes modifications to Broad Street and West Street for traffic and pedestrian safety.



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## Updated Post

**Falls Church City Mixed Use Development Projects**

We have updated the data table in this post to show the recently available estimates of net fiscal impact and number of students from the mixed-use developments in the City.

