



## Falls Church Pulse

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Dear Neighbors,

By now, you probably know that the new T-Zone Code was approved and is scheduled to go into effect in January, 2024. Below are two posts summarizing the comments made by each Council member and Planning Commissioners. Their different views show us the kinds of developments they each would like in the City.

Also, the City staff, the various commissions, boards and civic groups submitted their reviews of the Quinn Homestretch Senior Housing project on S Maple Avenue in September. We summarize them in the post below.

The issue of exceeding the City's sewage infrastructure capacity comes up in two of the posts. This looks like a challenge the City will need to address soon.

We are still researching the Founders Row II project. There are lots of records! We hope to bring you some posts on them next month.

The Editors

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Mayor P. David Tarter

Vice Mayor Letty Hardi



Marybeth Connelly

Phil Duncan

Debbie Hiscott

Caroline Lian

David F. Snyder

### [A New T-Zone Code Approved \(5-2\) Despite Lack Of Consensus](#)

Despite considerable opposition from the community, including many City elders, City Council approved the new T-Zone Code. Find out what each City Council member said and why they voted yes or no.

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### **Planning Commission Votes (4-2) To Approve T-Zone Proposal**

The Planning Commissioners grappled with many aspects of the latest T-Zone proposal and the lack of consensus in the community. They offered amendments to the code, but two commissioners ultimately dissented. Their comments illuminate the many issues with this code.

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### **Quinn Homestretch Project Reviews By Staff, Commissions, Boards, and the Community**

City staff, Planning Commission, City Boards and Commissions, civic groups and the community weigh in on the 10-story Quinn Homestretch Senior Housing project on S Maple Avenue. Read what they have to say about the project.

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## Posts you may have missed...



### [Evolution of T-Zone Proposals](#)

Author: Edie Snyder

Details of the T-zone proposal (minor differences from the one approved), the existing (2023) T-zone code and all the versions in between the two. The data is presented as a table in a PDF file for easy viewing and download



### [Park Avenue Great Streets Primer](#)

The City received a VDOT grant of \$6,630,000 as part of a VDOT Revenue Sharing agreement to make improvements to the section of Park Avenue between N Virginia Avenue and N Washington St. Plans are near completion and will be implemented over the next several years.



### [A Quinn And Homestretch Primer](#)

The Quinn and Homestretch project is a 10-story senior living and mixed used building on S Maple Street. The proposed project includes the creation of a new park - Rolling Road Park, though nearby residents have concerns about its height and large structure.