



## Falls Church Pulse

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Dear Neighbors,

Last week, the City Council reviewed payment options for curbside waste collection services that may be more equitable to condo owners, including a fee-based system, and the option of providing a third organics bin.

The Planning staff have outlined their recommendations for a new Accessory Dwelling zoning ordinance. The Planning Commission engaged in an extensive discussion on their proposal at their September meeting and the staff also held two community meetings on it. We cover these events in two posts.

At that same meeting, the Planning Commissioners' approval of the Lee Park Townhomes T-Zone project was accompanied by some uncomfortable recognition of the consequences of the new ordinance, covered in our latest Lee Park Townhomes post. Meanwhile, in August, the Historic Architectural Review Board (HARB) reviewed a proposal to develop the O'Bannon House on N Washington Street, adding an 8-unit apartment building on its 9,410 sq ft T-Zone lot.

We begin the first of a series of posts on the history of the City's largest project, the West Falls development. It is hoped that this project, presented as a way to finance the new high school, will reduce the tax burden on residents as more buildings open and contribute revenues to the City.

Have a safe and happy Halloween!

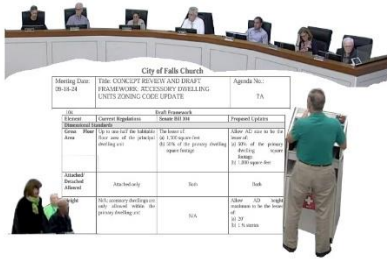
The Editors  
October 2024



### [City Council Reviews Draft “Framework” for Accessory Dwellings Zoning Ordinance](#)

Staff proposed a framework of parameters to be specified in the zoning ordinance for accessory dwellings – size, setbacks, parking, occupancy, rental conditions, conversions. Staff recommended values/specifications for each parameter.

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## [Planning Commission, Citizens Urge Caution on Accessory Dwelling Framework during Community Discussions](#)

At the September meeting, Commissioners urged caution and told staff that more data analysis was needed on housing, tax, privacy, parking and environmental impacts of the accessory dwelling code proposal. Staff held two community meetings in September that were poorly attended, showing low public awareness and interest.



## [City Council Mulls Moving to a Fee-Based System for Solid Waste and Introducing an Organics Bin](#)

In response to condo owners who are not eligible for City solid waste collection today, the City is exploring options that are more equitable. Options included a fee-based system and a pay-as-you-throw system. City Council members were divided on these options. A proposal to add a third organics bin in the City was well received.



## [Lee Park Townhomes is Approved, Planning Commissioners Reflect on the T-Zone Ordinance](#)

At the September meeting, the Planning Commission conceded that the Lee Park Townhomes had satisfied all the T-Zone requirements. The Commissioners reflected on the projects enabled by the new T-Zone code so far – expensive and dense housing, little tree canopy onsite, lack of consideration for inadequate stormwater drains.



## Historic Architectural Review Board (HARB) Considers T-Zone Project on Historic Property

At their August meeting, HARB received a proposal to build an 8-unit apartment building adjoining a historic home at 258 N Washington St, taking advantage of the new T-Zone ordinance. The zoning administrator says it is a home “alteration or addition”.



## The History of West Falls – Part 1. An Opportunity to Finance the Building of a New High School

The 2013 Boundary Adjustment Agreement created an opportunity for the City to finance a new \$120-million high school from lease payments and additional taxes by allowing 10 acres of land, now called West Falls, to be developed in a public-private partnership.

## Updated Post

**TABLE 1: LIST OF COMMERCIAL BUILDINGS ELIGIBLE FOR PARKING REDUCTIONS WITH OWNER INFORMATION**

ADDRESS	OWNER	DATE	STATUS	REMARKS	DATE	STATUS	REMARKS
1000 N. WASHINGTON ST.	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...
...	...	...	...	...	...	...	...



## Owners of Commercial Buildings Eligible for Parking Reductions

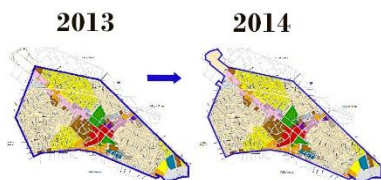
In an analysis, the Pulse found that two Economic Development Authority members either own or appear to have an interest in commercial buildings eligible for proposed parking reductions and reported on public Council discussion of conflicts of interest. In an update, the City Attorney finds no EDA conflicts of interest.

## Posts you may have missed



### [Candidates for the November Special Election for City Council – Meet Laura Downs and John Murphy](#)

We publish statements from Laura Downs and John Murphy. They introduce themselves, the skills they bring to City Council if elected, their platforms and their priorities.



### [Falls Church History – The Water Wars and the 2013 City/County Boundary Adjustment That Facilitates Development Of City-Owned Land](#)

The Water Wars between the City and Fairfax County resulted in the sale of the water utility and a tax increase for residents. However, the boundary adjustments brought opportunities in West Falls and the Gordon Road area.



### [Community Discussions on Accessory Dwellings](#)

This post describes the questions raised during the two City organized community discussions at the end of July and some board reviews on accessory dwellings. Several people suggested that a public survey of community views was needed.