



Mixed-Use Ordinances in the City of Falls Church

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Two Mixed-Use Ordinances

- 1999 Mixed-Use Redevelopment Ordinance
(By-right offers maximum predicatibility)
- 2002/03 Special Exception Ordinance
(Negotiated process)

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Mixed-Use Redevelopment Tool

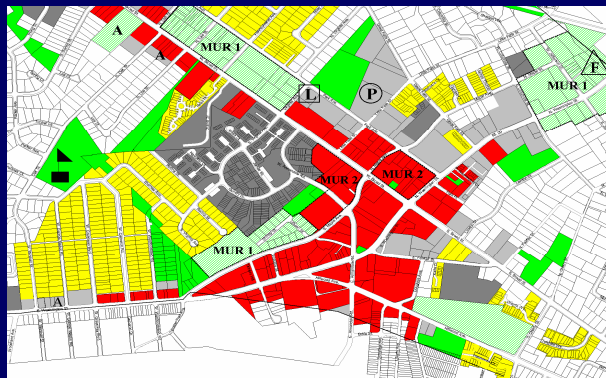
- Not much interest from development community in redeveloping City properties.
- Ordinance designed to create mixed-use and offer most predictability to applicants.
- By-right overlay in certain districts as shown on Comprehensive Plan Map.
- Requires 66-80% of commercial space within the mixed-use project.

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Comprehensive Plan Map



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Mixed-Use Redevelopment Tool

- Offers flexible buffering standards for interior project area. Includes buffer matrix for adjoining districts.
- Includes parking reductions per the shared parking matrix.
- Permits up to a maximum of 25% of area as surface parking.

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Outcome

- Has not been successful due to weak commercial market conditions.
- One project approved prior to crash in office market, so commercial component was not built.

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Special Exception for Residential in Commercial Districts

- City getting lots of interest in redeveloping and particularly in residential development.
- Had for many years permitted residential above ground floor retail in business districts, but never used before.
- Now City concerned about a lack of control over mixed-use development in business districts, so created special exception process.

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Special Exception

- Allows for mixed-uses in commercial districts in negotiated process.
- Applicant can also seek height bonus of up to 30 feet for exemplary projects in terms of meeting the 3 primary criteria and 10 secondary criteria, or in terms of offering certain preferred uses.

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Special Exception Primary Criteria

- Conforms with Comprehensive Plan and Design Guidelines
- Provides for significant net new commercial square footage and allows for mix of commercial and residential uses; and
- Produces substantial positive net new commercial and residential revenue to the City.

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Special Exception Secondary Criteria

- Not disproportionate to surrounding land uses
- Does not overburden existing community facilities, including schools, transportation, and water and sewer.
- Provides community benefits, such as affordable housing.
- Contributes to vibrant, pedestrian-oriented environment.

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Special Exception Criteria (Continued)

- Offers creative use of landscaping, open space and/or public parks, plazas, and walkways connecting to adjoining properties.
- Provides a variety of commercial services and products that are attractive to and meet the needs of all city residents for entertainment, art, recreation, dining, retail, etc...
- Encourages local or independent businesses

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Criteria (Continued)

- Encourages local or independent businesses.
- Provides for a reduction of single-use parking requirements through the use of shared parking.
- Encourages multi-modal transportation through design and other techniques, to reduce reliance on vehicles....
- Utilizes LEED criteria in project design

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Outcome

- One project almost completed under original special exception provision- one full floor or commercial development.
- Two applications submitted in first few weeks after adoption of ordinance revision.
- Several more applications expected in coming months.

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Outcome continued

- Projects primarily condominium residential with ground floor retail and asking for maximum height bonuses.