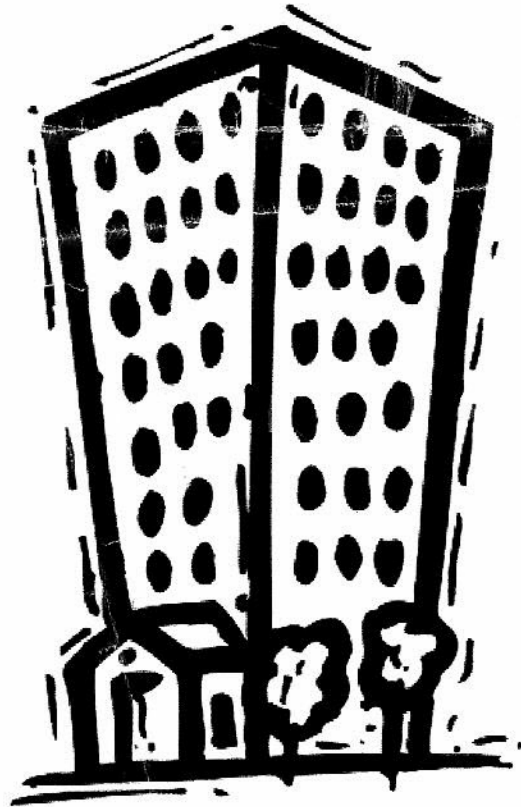


***Do You Want  
a 9-Story  
Neighbor?***



# Do you want these changes in your neighborhood?

A county-appointed East Falls Church Planning Task Force has been working on a plan for development in the area around the East Falls Church Metro for several years, and the process has recently accelerated. The task force will vote on the plan on June 9. Its tentative recommendations would seriously alter the character of the neighborhood and could further complicate traffic in the area.

## The recommendations:

- Eliminate all 422 spaces in the Metro Park and Ride lot.
- Permit up to 600,000 square feet of development on the Park and Ride site. (That's more than a dozen football fields!)
- Allow buildings up to nine stories on the Park and Ride Lot.
- Authorize new five-to-eight story buildings on four non-METRO sites along Lee Highway, including the sites of the current French restaurants, Suburban Animal Hospital and banks.
- Add up to 550 residential units on the Park and Ride Lot and another 400 or so on other sites (think a minimum of 1,000 new cars). In addition, there would be up to 150,000 square feet of retail space on all sites (that's twice the size of Westover).

## What can these actions mean to the neighborhood?

- Major changes to the character of the neighborhood
- Increased traffic congestion and spillover to neighborhood streets
- Parking in the neighborhoods
- Pressure on local schools.

## For more information

- See the task force's draft study by Googling "East Falls Church Planning Study."
- Join our information-sharing e-mail group: e-mail John Shumate at [jtmshumate@toast.net](mailto:jtmshumate@toast.net).

## **Make your views known NOW before it's too late!**

There are only three days between the probable adoption of the plan by the task force and the June 12 County Board meeting to review it. This is the only chance for the public to be heard. The actual vote on the plan is scheduled for July. If you procrastinate, it will be too late. Keep East Falls Church from becoming another Clarendon or Ballston!

- Attend the county board meeting Saturday, June 12, when task force recommendations will be heard. Only a limited number may speak for two-minutes; email John Shumate (see above) if you wish to speak. However, we need many, many neighbors there to show their reservations to the plan. The board meeting begins at 8:30 a.m., but check the board's website [www.arlingtonva.us/departments/countyboard/countyboardmain.aspx](http://www.arlingtonva.us/departments/countyboard/countyboardmain.aspx) for approximate time the East Falls Church issue will be aired.
- Email the county board members before the meeting of your views. [countyboard@arlingtonva.us](mailto:countyboard@arlingtonva.us). Your email will be distributed to all members.
- Educate your neighbors and encourage them to act.

## EAST FALLS CHURCH DEVELOPMENT PLAN 9 STORIES AT METRO STATION



County Staff concept drawing of EFC Metro Site

### Do you want these changes in our neighborhood?

A county-appointed East Falls Church Planning Task Force has been working on a plan for development in the area around the East Falls Church Metro for several years, and the process has recently accelerated. The County Board will consider the proposal on June 12.

Tentative recommendations by the task force and county staff include:

- The task force plan would **eliminate all 422 spaces in the METRO Park and Ride lot.**
- The task force plan proposes 450,000 square feet of development on the Park and Ride site and **up to 600,000 square feet** for bonus density for "amenities."
- An option would allow **buildings up to nine stories** on the Park and Ride Lot.
- The task force has proposed **new five-eight story buildings on four non-METRO sites** along Lee Highway, including the sites of the current French restaurants, Suburban Animal Hospital and banks.
- The staff proposed **390 to 550 residential units** on the Park and Ride Lot and **another 400 or so** on other sites and **up to 150,000 square feet of retail space** on all sites (twice the size of Westover).

Development around East Falls Church could provide community benefits. **Or it could create significant spillover effects** such as increased traffic congestion and spillover to neighborhood streets, parking in the neighborhoods, and pressure on local schools.

- To see the County planners' draft study, Google "East Falls Church Planning Study" or go to [www.arlingtonva.us/Departments/CPHD/forums/columbia/current/CPHDForumsEastFallsChurch.aspx](http://www.arlingtonva.us/Departments/CPHD/forums/columbia/current/CPHDForumsEastFallsChurch.aspx)
- For more information or to join our information-sharing e-mail group: e-mail John Shumate at [jtmshumate@toast.net](mailto:jtmshumate@toast.net).

### Make your views known NOW before it's too late!

- **Attend the county board Saturday, June 12, when task force recommendations will be heard.** Only a limited number may speak for two-minutes; contact John Shumate (see above) if you wish to speak. However, **we need many, many neighbors there to show their opposition** to the recommendations. The board meeting begins at 8:30 a.m., but check the board's website [www.arlingtonva.us/departments/countyboard/countyboardmain.aspx](http://www.arlingtonva.us/departments/countyboard/countyboardmain.aspx) for approximate time the issue will be aired. The final vote will occur in July.
- **Email the county board members before the meeting of your views.** [countyboard@arlingtonva.us](mailto:countyboard@arlingtonva.us). Your email will be distributed to all members.