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## **The Falls Church Village Preservation and Improvement Society**

Mayor Tarter and Members of the City Council  
City of Falls Church  
303 Park Avenue  
Falls Church, VA 22046

January 19, 2017

### **Subject: TO16-19, Cottage Housing Zoning Ordinance Comments**

Dear Mayor Tarter and Members of the City Council:

The VPIS Board supports the concept of Cottage Housing and feels, done well, this housing alternative will be helpful to those who choose to age in the community.

However, there is concern the ordinance currently before Council would adopt a permanent provision for cottage housing. The VPIS Board believes the first such development should be built as a pilot program, which would allow the City to gain experience with this type of development, determine the market dynamics, and the impacts (good and bad) such a development might have on the City.

Additionally, we offer the following comments and question:

1. As proposed (nine units on 45000 square feet) this is more closely aligned with R1-B (medium-density residential) than R1-A (low-density residential) zoning. Why is it being considered for R1-A properties?
2. Limit the areas in which this type of development could occur. The current proposal (within 500 feet of a revitalization area) encompasses large areas of the City.
3. In the Comprehensive Plan Analysis, there is a Criteria/Standard for a "Landscaped buffer between 10 – 20 feet" with the Objective to "Provide screening from public streets and adjacent properties." With the proposed density and reduced setback requirements, and the Special Exception process that results in foregoing landscaping requirements, we are concerned there will not be adequate tree coverage or space for additional trees.
4. Ensure each development provides an adequate number of parking spaces to accommodate the vehicles of the residents, as well as guest parking, to prevent overflow parking to the adjacent neighborhoods.

Sincerely,

cc: Planning Commission

Mark Gross, President  
On Behalf of the Board of Directors