

What is being built?

The building under construction will be leased to a company called “Go Scramble,” which offers premium indoor play facilities for children aged 10 and under. (See their Alexandria facility at their website: <https://goscramble.com>.) This facility will also offer food, beer, and wine for parents, an amenity which proved very popular among our congregation’s parents who heard the presentation about this in late 2019.

Who is managing the property?

The property will be managed by Fairfax One, LLC, which already serves as the master tenant for Southgate I, the line of businesses adjacent to the new construction, featuring the Bake Shop, the Audacious Alehouse, and coming soon, the Preservation Biscuit Company. As you may recall, we entered into a long-term lease agreement with Fairfax One, LLC in 2016 for the shopping center property development and management along with the parking lot. As master tenant, Fairfax One, LLC pays rent to The Falls Church Episcopal and manages all aspects of those facilities. It must be said that before, and certainly throughout, the pandemic, the leadership of Fairfax One have been solid and trustworthy partners for what they know is not just any commercial property but belonging to an historic church with distinct and long-term management considerations.

How much is this costing the church?

Not only is this project *not* costing the church any money, we entered into this project because it increases the proceeds from this parish property (legally owned by the Episcopal Diocese of Virginia holding it in trust for The Falls Church Episcopal) to support church operations with a long-term, stable source of rental income. In fact, this subsequent development of the parking lot with this new building increases in rent proceeds already are being realized, in accordance with the agreement.

Fairfax One, LLC is absorbing the cost of construction and associated improvements in the surrounding area, and at the close of the lease in 2041 (but includes an optional 5-year renewal option going through April 2046), the church will have the option to renew the lease under new terms, take control over a significantly more valuable piece of property, or have the land returned to its original condition – a parking lot – at no expense to the church.

Where did the parking go?

The building takes up many parking spaces in the parking lot once used by members of our congregation. While many of those spaces are now gone, we negotiated access to spaces previously unavailable to us in the surrounding merchant areas, giving us a small net *gain* in parking when construction is complete. Enhanced signage will make it clear where church traffic will have access to park.

Will the church have access to the new facility?

Yes. In addition to Go Scramble being an attractive destination for the many young families of our congregation, the facility will be closed to the public and available to the church on Sunday mornings at no cost.

Other benefits?

There are several:

- **Cleaner water in storm drains** – As part of the new construction, significant environmental upgrades are being made to the storm water run-off to vastly improve the cleanliness of the water that drains into the Potomac River watershed.
- **Smaller carbon footprint** – A significant amount of power required to operate the facility will come from rooftop solar panels.
- **Reserve drop-off day school parking** – Parents of day school students will have reserve drop-off parking spots for morning drop-off.
- **Crosswalk improvements** – With significant day school and church foot traffic crossing Fairfax Street, the project will include enhanced crosswalks and traffic calming to ensure pedestrian safety.

When will construction be complete?

Construction is expected to be complete this summer. Complexities related to the pandemic obviously make this a moving target (it originally was scheduled to be done by last fall, but that proved impossible due to the pandemic).

Stay tuned for more updates as this exciting project nears completion.