

Nader and Bernadette Baroukh
243 Gundry Drive
Falls Church, VA 22046

August 4, 2023

Mayor Dave Tarter and City Council
City of Falls Church
300 Park Avenue
Falls Church, VA 22046

RE: Quinn and Homestretch Proposed Development

The proposed project needs significant revisions and should *not* be referred to boards and commissions at this time. The applicant has not made any changes to the proposed project from their submission made on 6/9/23 based on extensive comments from the City Council, city staff, boards and commissions, and the public (except for a minor change to the VC regarding affordable housing). The proposed project does *not* meet the Special Exception Criteria as stated in the staff report.

Key problems remain with the proposal.

We are extremely concerned about the density and building heights of the proposed project.

Below is a summary of our preliminary concerns with the proposed project:

- **Massive residential density and height of the project** —The project will be 115ft. That is approximately 10 stories.
 - There is a lack of sufficient step backs to reduce the feel of the density and scale on Virginia Village and Winter Hill (i.e., South Maple side of the project). Similarly, the massive building is not broken up to reduce the massing. This will also set the stage for other projects to be massive with no consideration of the impact on the existing nearby residential and commercial buildings.
 - The height should be reduced and step backs should be provided to reduce the visible mass in order to be compatible with the existing Virginia Village and Winter Hill communities as provided in the code and various planning documents such as the small area plan.
 - The Harris Teeter building which had substantial community benefits (i.e., grocery store) did not have this extent of a height bonus.
 - Prior projects that were approved for this site such as the Walden did not request a height bonus.
- **Commercial plan** – The proposed limited commercial use does not justify the residential use and the requested height bonus.

- There is no clear plan for the first-floor use. The office square footage that is being proposed does not support the use of what is essentially a residential building.
- The proposed project is not in conformance with the small area plan and does not meet the Special Exception requirements.
- **Affordable housing** – The proposed cash proffers should be dedicated for the exclusive use to subsidize rents *within* the building (as was done for the Kensington and in the West End redevelopment) and not placed in the general affordable housing fund or directed to Virginia Village.
 - The current VCs appear to limit the use of the funds for affordable housing opportunities only in Virginia Village. There has not been any transparency to the Community as to what the plans for Virginia Village entail.
- The proposed project does *not* meet the Special Exception Criteria as stated in the staff report on pages 15-16.

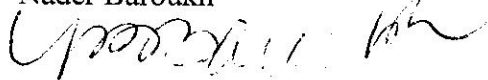
At this time, this proposed project is not ready to move forward and should not be forwarded to board and commission. *No project should move forward when the Special Exception Criteria have not been met.*

Thanks for your consideration of our preliminary concerns.

Sincerely,



Nader Baroukh



Bernadette Baroukh