

Winter Hill Community Association
Board of Directors
Falls Church, VA 22046

August 7, 2023

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

RE: Quinn and Homestretch Proposed Development

Mayor Tarter and City Council Members,

On behalf of the residents of the 194 townhomes of Winter Hill Community Association, we would like to present certain concerns about the proposed development of the Quinn and Homestretch site in Falls Church City. These concerns were voiced at a meeting with representatives from Quinn and Homestretch on July 11 and again with Vice Mayor Letty Hardi on July 17. Our concerns have not been addressed by the development team, and they remain the same as listed below.

- **Building Height, Density, and Site Development**
 - At a proposed 115 feet and 10 stories, this building will be clearly visible from the Winter Hill neighborhood with no step-back or breaks in the design, making it essentially a cube. Our request to the Quinn and Homestretch team is to reduce the height of the building and provide step-back and breaks in the vertical design on the sides of the building that face Winter Hill and other residential areas.
 - As currently proposed, the building will have little to no commercial space on the Maple Avenue side, again making it a wall of brick and glass facing the Winter Hill community. Our concerns surround the closed off nature of the building, to include its green space, and the limited commercial capacity on the ground floor and facing Maple Avenue.
- **Development Plan for Maple Avenue and Virginia Village**
 - Although the Winter Hill Community is not located directly adjacent to the proposed Quinn and Homestretch site, the Maple Avenue corridor and Virginia Village border our townhomes. If this building receives approval as currently proposed, one can only assume that buildings of similar height and massing will receive approval along our community border.

- Our residents are excited about the opportunities provided by development along Maple Avenue, but it should include varied buildings – with commercial and residential options – that welcome Falls Church City residents. The current design of the space, while enticing, appears closed-off from the surrounding community.
- **Affordable Housing**
 - Affordable housing is a need for the city, and we appreciate the development team’s desire to make this a place for Falls Church City residents to spend their later years. The Quinn and Homestretch building does not include affordable housing, and that should be made clear to the community.
 - What should also be made clear is the long-term development plan for the entire Maple Avenue area and how affordable housing fits.

We request that the City Council and the development team address our concerns in earnest before this proposal advances, as we do not feel it is ready to move to the Boards and Commissions. Our community looks forward to the continued discussion with both the City Council and the Quinn and Homestretch development team, and we are certain we can move forward in a manner that considers the concerns of our neighborhood, the needs of the city, and the goals of the development team.

Thank you for your time in reviewing and considering the concerns of the residents of Winter Hill.

Sincerely,
Winter Hill Community Association
Board of Directors