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June 8, 2018

**VIA COURIER**

Carly Aubrey, Senior Planner  
401 N. Washington Street  
Suite 101  
Falls Church, VA 22046

Re: Park and Lee – Updated Plans.

Dear Carly:

Enclosed please find 5 copies of the revised CDP and an excerpt from our Rezoning/Special Exception booklet for the city's review. These updates are provided in response to the recent City Council Work Session on May 21. Based upon our notes from that meeting, the threshold issues for this project continue to be the ground floor commercial use and massing of the building on Park Avenue.

In response to those issues we have refined our building design to reflect changes requested by the City Council and Planning Commission. First, we changed the ground floor use from retail to office condo. That use appeared to be a more desired ground floor use based upon comments at the meeting. Additionally, we increased the amount of commercial use, now office condo, to 6,000 sf. That represents an increase of 2,000 sf from the prior submission. Finally, we advanced the overall architectural design of the building, with a focus on the Park Avenue frontage. The refined design includes a stepdown to 4 stories along Park Avenue. Additionally, the design more clearly shows the intended articulation of the building and intended residential, townhouse style, feel along Park Avenue.

As previously requested and discussed with staff, we continue to request placement on the June 18 City Council work session. Time is of the essence for our project and we believe the productive discussion at the last works session should be continued as quickly as possible. Not making the June 18 work session would likely result in a 1 month delay because of the 4<sup>th</sup> of July holiday, meaning the City Council would not receive and updated for 2 months, instead of the 1 month requested.

Please let me know if you have any questions or require additional information.

Sincerely,



Scott E. Adams