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**WALSH COLUCCI
LUBELEY & WALSH PC**

June 9, 2023

Via Electronic Mail

Ms. Akida Rouzi, CZA, Zoning Administrator
Department of Development Services
400 N. Washington Street
Falls Church, Virginia 22046

**Re: Applications for Special Exceptions and Comprehensive Plan Amendment
Quinn/Homestretch Site Mixed-Use Redevelopment
Applicant: Quinn Enterprises, LLC
Property: RPC ## 55-306-026, -027, and -028**

Dear Ms. Rouzi:

On behalf of the Applicant, and pursuant to § 48-488 et seq. of the Code of the City of Falls Church, Virginia (the “Code”), I am submitting revisions associated with two special exception applications and a Comprehensive Plan amendment application on the Property. I have enclosed the following materials for your review:

- A revised Conceptual Development Plan, prepared and sealed by Walter L. Phillips, Inc. and dated June 9, 2023;
- A revised written statement of justification letter addressing all requests and modifications;
- A draft voluntary concessions statement (redline copy);
- A draft voluntary concessions statement (clean copy);
- A revised signed and notarized Planning Division Disclosure Form with referenced attachment;
- A comment response matrix;
- A Special Exception Viewbook, prepared by Architecture Incorporated and dated June 9, 2023;

ATTORNEYS AT LAW

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- A Transportation Impact Study with Technical Appendix, Syncro Files, and SIDRA files, prepared by Gorove/Slade Associates, Inc., and dated June 9, 2023. The referenced Gorove/Slade files are accessible via a ShareFile link provided via email;
- A Transportation Demand Management and Parking Management Plan, prepared by Gorove/Slade Associates, Inc., and dated June 9, 2023;
- A Fiscal Impact Analysis, prepared by Cavalry Real Estate Advisors, and dated June 9, 2023;
- A Fiscal Impact Data Input Worksheet, prepared by Cavalry Real Estate Advisors, dated May 30, 2023;

I would appreciate the acceptance and review of this application. The requisite Application filing fees, the Fiscal Impact Analysis, and the Shared Parking Study will be provided under separate cover.

Thank you for your time and consideration in this matter. Please feel free to call me directly at (571) 209-5775 should you have any questions or require additional information.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Andrew A. Painter, Esq.

Enclosures

cc: Mr. Wyatt Shields, City Manager
Mr. James B. Snyder, AICP, Community Planning & Economic Development Services
Mr. Paul Stoddard, AICP, Community Planning & Development Services
Mr. Gary Fuller, AICP, Community Planning & Development Services
Ms. Becky Witsman, Community Planning & Development Services
Mr. Andrew Teeters, Monarch Communities
Mr. Matthew Quinn, Quinn Enterprises, LLC
Mr. Paul Quinn, Quinn Enterprises, LLC
Ms. Karen White, Walter L. Phillips, Inc.
Mr. Andrew Caldwell, Architecture Incorporated
Ms. Maria C. Lashinger, P.E., PTOE, Gorove/Slade, LLC
Mr. Bernard S. Suchicital, Walsh Colucci