



February 11, 2022

Jim Snyder  
Director of Development Services / Community Planning  
300 Park Avenue, Suite 103 East  
Falls Church, VA 22046-3332

**Re: City Staff Review Comments  
Application for Special Exception Site Plan  
West Falls Development Project, Block D-1**

Dear Mr. Snyder:

FCGP Development LLC is the Master Developer of the West Falls Development Project located at 7124 Leesburg Pike (RPC 51-221-007) (the “Project”). We have been provided with copies of the Owner Review Letter and Completeness Letter dated December 14, 2021 concerning the above-referenced zoning application filed by TC MidAtlantic Development V, Inc., the authorized developer of Block D-1 of the Project.

The City Staff comment letters contain two comments that concern Project improvements beyond the scope of Block D-1:

- Completeness Comment 1.b: Provide confirmation that overall site retail GSF total still meets Voluntary Concession requirement of 117,600 GSF.

***Response: We can confirm that the Project will comply with the minimum retail square footage required in SEE Voluntary Concession #2, even with the proposed adjustments to the retail area on Block D-1.***

- Completeness Comment 2: Provide information on if the 125 spaces would be fully reserved 24/7 for the senior housing use, and a statement from FCGP that the decrease in shared parking spaces would still work with the other proposed uses on the site.

***Response: We can confirm that 125 parking spaces will be made available on a 24/7 basis within the Block D garage in order to support the proposed senior living uses on Block D-1. Furthermore, after accounting for the proposed reduction in shared parking spaces due to the increase in fully reserved parking for the senior housing use we still have sufficient parking supply for the other proposed uses on the site.***



Please let us know if you require additional information regarding the above-cited comments. TC MidAtlantic Development V, Inc. will respond under separate cover to all other City Staff comments concerning the proposed improvements on Block D-1. Thank you for your attention to this matter.

Sincerely,

*Robin Bettarel*

Robin Bettarel

for FCGP Development LLC