

April 11, 2022

Zachary G. Williams

T 703.905.1497

F 703.821.8949

ZGWilliams@Venable.com

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

**RE: PARKING ALLOCATION NARRATIVE
APPLICATION FOR SPECIAL EXCEPTION SITE PLAN
WEST FALLS DEVELOPMENT PROJECT, BLOCK D-1**

Dear Mr. Snyder:

This firm represents TC MidAtlantic Development V, Inc. (the “Applicant”), the authorized developer of Block D-1 of the West Falls Development Project located at 7124 Leesburg Pike (RPC 51-221-007) (the “Property”). On behalf of the Applicant, please accept the enclosed application resubmission materials.

The Applicant’s proposal contemplates that 125 parking spaces will be reserved within the adjacent Block D-2 parking garage in order to serve the senior living use. This allocation of parking spaces represents an increase over the allocation approved through the prior SEE and SESP approvals. During the April 4, 2022 City Council Work Session, several Council Members raised questions about the proposed changes to the parking allocation in the Block D-2 parking garage.

The garage will be owned and operated by the master developer of the West Falls Development (FCGP Development LLC). Through the final design process, the Applicant has coordinated with the master developer to refine the parking program of the garage in order to ensure an appropriate allocation among the various garage users. Through this coordination process, it was determined that an additional 50 spaces should be allocated to the senior living use, bringing the total allocation to 125 spaces. The enclosed drawings show the proposed location of the 125 senior living parking spaces.

In order to accommodate this reallocation, the master developer reduced the amount of shared parking in the garage by an equivalent number of spaces. The master developer’s correspondence with the City (dated February 11, 2022 and included with the initial application filing) confirms that there will still be sufficient shared parking in the garage to ensure smooth and efficient garage operation. Our understanding is that the master developer has not proposed any changes to the allocation of residential parking spaces within the garage.

Thank you very much for your review of this request. Please do not hesitate to contact me if I can provide any additional information.

Sincerely,



Zachary G. Williams

Enclosures