



The Falls Church Village Preservation and Improvement Society

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

May 19, 2017

SUBJ: Proposed Broad and West Street Development (Founders Row)

Dear Mayor Tarter and Members of Council:

This letter provides the Board of Directors of the Falls Church Village Preservation and Improvement Society (VPIS) comments on the letter to City from the developer of Founders Row requesting permission to eliminate the hotel from the Special Exception proposed development plan.¹

We oppose allowing the substitution of senior housing for the hotel. A primary reason the Falls Church community was given for the approval of this project was the commercial portion of the project would generate substantial revenue. That commercial revenue was based on the hotel and theater included in this project. Accepting residential development in this largely commercial zone was to be permitted only to get the prime commercial development we were promised. Replacing the hotel with senior housing will clearly eliminate a critical base of the promised commercial revenue.

Indeed, our understanding of the basis for the Special Exception this project was granted was the promise of significant **commercial** revenue. Eliminating the hotel casts substantial doubt that the project the developers are now offering the City deserves a Special Exception. We urge the Council to deny the request for an amendment to the plan.

Thank you for considering VPIS's comments and concerns.

Sincerely,

Mark Gross, President

On Behalf of the Board of Directors of the
Falls Church Village Preservation and Improvement Society

¹ The Society has long been involved in providing its perspective on this development. See Mar. 15, 2013, Letter from VPIS Vice-President Mark Gross to Mayor David Tarter *et al.*; Jan. 15, 2015, Letter from VPIS President Keith Thurston to Mayor David Tarter *et al.*; Apr. 7, 2015, Letter from VPIS Vice-President Dennis Syzmanski to Mayor David Tarter *et al.*; and May 28, 2015, Letter from VPIS President Keith Thurston to Mayor David Tarter *et al.*