

December 17, 2020

VIA ELECTRONIC DELIVERY

Akida Rouzi, Senior Planner
Department of Community Planning
And Economic Development Services
300 Park Avenue
Falls Church, VA 22046

Re: Broad and Washington – Summary of December 17 Submission Changes

Dear Akida:

On behalf of the Applicant, Broad and Washington, LLC, please accept this letter summarizing the key changes made to the project between the August 10, 2020 submission and the December 17, 2020 resubmission. The key changes summarized below represent the Applicant's commitment to develop a marquee project in the City that incorporates the valuable feedback and suggestions provided by the City's staff, Council, and boards and commissions. The key changes bring lasting and valuable benefits to the City, and Insight believes that the project has improved significantly based on the valuable feedback Insight received in the last several months.

- **Architecture Changes:**
 - Significant enhancements to the materials, massing, and articulation on all sides of the building.
 - E. Broad: Insight added articulation to the façade and high quality materials to where the crashboards are located. Insight also added balconies, metal siding, and enhanced articulation.
 - N. Washington: Insight increased the quantity of masonry, further articulated the brick, and enhanced the corner balcony design.
 - Park Place: Park Place has been substantially redesigned and re-skinned. The resubmission includes additional articulation, adds balconies and a cornice, includes a newly redesigned corner accent feature, and incorporates a graphic.
 - Lawton: Insight upgraded the masonry base along park, introduced larger windows, and included accent bands for the window base.
- **Massing:**
 - Insight removed a floor on the City lot to minimize impacts from neighbors on Lawton Street.
 - In consultation with neighbors, Insight significantly changed the building massing. The changes created a more stepped massing consistent with the

2018 approval. Additionally, Insight further reduced the massing a full floor at the corner of Broad and Lawton, so that the highest point of the building adjacent to Lawton is a full floor lower than the 2018 approval.

- **Parking:**
 - The most impacted adjacent businesses, Clare and Dons and Thompson Italian, support the project, including the approach to both temporary and permanent public parking.
 - Insight significantly modified its construction phasing to minimize the time when public parking is only available off-site.
 - Insight has agreements for 65 off-site spaces in lots on Park Place during construction.
 - The VCs and the parking plan commit to using the City's standard Wayfinding and Public Parking Signs during construction and in the final condition.
- **N. Washington and Park Place Signal:** Insight is waiting on VDOT's final concurrence of the signal modification, including the median cut. Based on the last round of comments, VDOT has no substantive issues.
- **EV Charging Infrastructure:** Insight has increased its EV commitment by agreeing to provide conduit for the future installation of ten (10) electric vehicle-charging stations. This commitment doubles the commitment made in previous iterations of the VCs.
- **Unity and Justice Plaza:** Insight is working with the Tinner Hill Heritage Foundation and Creative Cauldron to create the "Unity and Justice Plaza." The Unity and Justice Plaza will be an opportunity for Falls Church to recognize figures and groups in its past and present who were pioneers in the fight for freedom, justice, equality, and civil rights.
- **Work From Home Units:** Insight has committed to providing between 10,000 – 30,000 sf for work from home units. This unique and creative commitment puts Falls Church at the forefront of the work from home trend.
- **Fire-Rated Ventilation Shafts:** Insight will provide fire-rated ventilation shafts for 5,000 sf of restaurant space. This commitment demonstrates Insight's desire to attract a significant amount of restaurant uses to Broad and Washington.
- **Enhanced Construction Management Plan:** The VCs build upon the prior construction management plan commitment.

Sincerely,



Scott E. Adams