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**WALSH COLUCCI
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Revised
May 17, 2018

Via Hand Delivery

Cindy Petkac
Director of Planning & Zoning
Town of Vienna
Planning and Zoning Department
127 Center Street, South
Vienna, Virginia 22180

Re: Preliminary Application for MAC Zone Designation
Fairfax County Tax Map Reference: 38-3 ((2)) 139, 140, and 141 (the "Subject Property")
Applicant: Vienna Development Associates, LLC

Dear Ms. Petkac:

Please accept this letter as a revised statement of support for a rezoning of the property identified as Fairfax County Tax Map Reference 38-3 ((2)) 139, 140, and 141 and addressed as 430, 440, and 444 Maple Avenue West (the "Subject Property").

Zoned to the C-1 and RS-16 Districts, the Subject Property is comprised of approximately 2.76 acres and located in the northeast quadrant of the intersection of Nutley Street and Maple Avenue. The Subject Property is currently improved with a restaurant and 119-room hotel that is served by surface parking. The site is largely improved with impervious surface. The Applicant proposes to rezone the Subject Property to the Maple Avenue Commercial (MAC) District to allow a mixed-use development.

The Applicant proposes up to 160 multifamily units and approximately 20,000 square feet of first floor commercial space in a 4-story, 54 foot building. The Applicant proposes one level of underground parking that will be dedicated to residents and a combination of at-grade structured parking and surface spaces to serve the pedestrian-oriented commercial space. The proposed building has been located on the Subject Property to create an attractive street edge that is consistent with the requirements of the MAC District. The Applicant proposes breezeways between the structured parking and the pedestrian realm to allow for pedestrian connectivity. These areas also provide opportunities for weather-protected outdoor dining areas and gathering spaces. Retail is proposed along Nutley Street, at the corner of Nutley Street, and along Maple Avenue, with a residential lobby provided in the northeast corner of the Subject Property. The Applicant proposes three (3) courtyards to serve as building amenities for residents. The building

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will be surrounded by generous sidewalks. A plaza and seat walls at the corner of Nutley Street and Maple Avenue will create an inviting gateway to the Subject Property.

The building's architecture has been inspired by similarly-sized buildings in other small towns and designed to create the appearance of individual building frontages to provide for a comfortable pedestrian experience that strengthens the walkability of Vienna's main street. High quality building materials are proposed as illustrated in the enclosed elevations. The Applicant will continue to work with the Board of Architectural Review to ensure that the building materials and lighting enhance the development and create a sense of place.

The Applicant requests to provide a 5% increase in the maximum impervious surface and a 15% reduction in the minimum number of parking spaces provided. To permit these incentives as outlined in the MAC District, the Applicant proposes the following features from Schedule A and B:

- Structure that can accommodate the installation and operation of solar photovoltaic panels or solar thermal heating devices (B).
- Provision of rain gardens or other appropriate stormwater infiltration system(s) of at least two percent of the total site area (B).
- Inclusion of underground parking or parking structure sufficient to accommodate 51% or more of the off-street parking requirements (AA).
- Closure of one existing accessway, vehicular entrance, or driveway on Maple Avenue (AA).
- Provision of transit facilities (BB).
- Provision of at least one enclosed recycling station per building suitable for storage and collection of recyclables generated on-site (B).

With the above features, the Applicant proposes a total of four (4) features from Schedule A and five (5) features from Schedule B.

The proposed development conforms to all MAC District requirement except as follows:

- The Applicant requests a modification of Section 18-95.12(A) to allow a modification of the required 1 tree per 8 parking spaces and no more than 70 feet between parking space and tree trunk in favor of what is shown on the Concept Plan. The design at the rear of the property has been modified to allow for possible future accommodation of electrical switches. Additionally, the Applicant proposes to preserve the rear corner of the site in its vegetated state while also preserving the existing screen wall and adjacent vegetation. In light of these constraints, the Applicant requests flexibility to allow a minimal deviation from the Zoning Ordinance.

- The Applicant requests a modification of Sections 18-95.12(B)(4) and (5) to allow for the retention of an existing screen wall and an existing landscape strip as shown on the Concept Plat, in lieu of the required 8 foot landscape strip, along the southeastern side of the property. The Applicant proposes a 4 foot landscape strip to meet the intent of the Zoning Ordinance while also allowing the existing screen wall and mature vegetation to remain in its existing condition. The Applicant has accommodated a significant amount of screening at the intersection of Nutley Street and the entrance to the Subject Property while also providing additional trees along the rear property line both of which will provide a buffer between the proposed development and existing development. Additionally, the Applicant has set the proposed building approximately 60 feet from the rear property line, well in excess of 20 feet required by the Zoning Ordinance, to further mitigate the impacts between existing and proposed development. In sum, the Applicant requests flexibility in light of the proposed screen wall, landscape strip, screening adjacent to the site entrance, trees, and proposed building setback that have been proposed to meet the intent of the Zoning Ordinance.
- The Applicant requests a modification of Section 18-95.16(A)(4) to allow the existing screen wall and adjacent canopy trees that are south of the existing wall, south of the Subject Property, to remain. The Applicant proposes to retain the high quality, existing wall in an effort to provide screening between the existing and proposed development, consistent with what has been in place for many years. Additionally, the Applicant proposes to retain the wall in an effort to avoid any impact to the root structures of the mature trees on the opposite side of the wall that are in good condition.

The Applicant proposes a high quality development that will bring an attractive mixed-use building to a location that serves as a gateway to the Town of Vienna. The proposed development is consistent with the vision established by the MAC District and will enable pedestrian-scale mixed-use development in a key location. Should you have any questions, or need additional information, please do not hesitate to let me know.

Very truly yours,

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



Sara V. Mariska

Enclosures

cc: Chris Bell

William F. Johnson

Karen White

Brian J. Horan

Chip Baker