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Town of Vienna, Virginia
Department of Planning and Zoning
127 Center Street, South
Vienna, VA 22180

ATTN: Michael D’Orazio, AICP, Deputy Director

Re: Conditional Use Permit for Financial Institution with Drive-Through
315 Maple Avenue East, Vienna, Virginia

Dear Mr. D’Orazio :

On behalf of the applicant, Chase Bank (“Chase”), we respectfully submit the following in support of Chase’s request for a Conditional Use Permit for a financial institution with a drive-through facility at 315 Maple Avenue East in the Town of Vienna.

I. Description of Proposed Use

Chase proposes to locate a new financial institution in the location of the former Outback Steakhouse at 315 Maple Avenue East. As shown on Sheet C-104 of the plan SITE PLAN DOCUMENTS, CHASE BANK VIENNA, PROPOSED FINANCIAL INSTITUTION W/ DRIVE-THRU, LOCATION OF SITE, 315 MAPLE AVE E, TOWN OF VIENNA, VIRGINIA, TAX MAP #: 0382-02-0024”, and dated 7/20/2021 (the “Site Plan”), Chase proposes to replace the current 6,380 square foot free-standing restaurant building with a 3,300 square foot financial institution and a free-standing double lane, canopied drive-through automatic teller machine

(ATM) structure. As provided in Section 18-89(F) of the Town of Vienna Zoning Ordinance, the drive-through facility is permitted subject to approval of a Conditional Use Permit.

The hours of operation for the financial institution in the primary structure will be 9:00 AM to 5:00 PM on weekdays, 9:00 AM to 1:00 PM on Saturdays, with the bank branch closed on Sundays. The drive-through ATM will operate twenty-four hours a day, as will the ATM machine located in the lobby of the primary structure. This operation is typical for ATM machines. It should be noted that the canopied ATM structure is *not* a “live” drive-through bank facility whereby bank customers are interacting with tellers inside the building, and conversing over a loudspeaker. The ATM facility will not be audible from the site boundary lines. Neither the proposed bank building nor the associated ATM facility will have a negative impact on air quality.

As shown on Sheet C-301 of the Site Plan, the proposed facility is a double-lane drive-through with stacking for a total of eight (8) vehicles. Based on discussions with Town staff, the drive-through canopy has been positioned as far from the corner of Glyndon Street and Maple Avenue as feasible while maintaining the required circulation and stacking. This site design has enabled Chase to propose the creation of a streetscape amenity at the corner. This amenity area will include brick pavers to match the brick-banded sidewalks, and will include a seating area and a “knee wall” that creates a sense of place while providing a visual and practical boundary with the parking and traffic circulation in the interior of the site. As shown on Sheet C-703 of the Site Plan, this corner amenity area will be embraced by plantings of sweetspire, inkberry holly, wax myrtle and rhododendron, and this planting treatment will be carried around the drive-through canopy along the Maple Avenue frontage, as well as around the corner to Glyndon Street. The addition of this welcoming, high-quality streetscape amenity and the proposed plantings will enhance the pedestrian experience on this block, as well as providing an appropriate landscaped screen and setting for the proposed use.

Chase has also submitted Proposed Exterior Elevations prepared by OTJ Architects (dated Jun 9, 2021) for both the primary bank building and the proposed ATM canopy. As shown on the Elevations, the façade of the Chase Bank building incorporates distinct variations in the massing

and texture of the structure, conveying both depth and warmth in an inviting human scale. The lines of the various planes in the façade, and the fenestration, are simple and clean, with a fresh appeal that emphasizes the richness of the materials. The chiseled limestone façade treatment is wrapped around to the northeast and northwest sides of the proposed building. All four sides of the proposed bank building are articulated with high-quality materials, and will be visually appealing to drivers or pedestrians.

As shown on the Elevations, the ATM canopy structure echoes the linear simplicity of the bank building façade, and incorporates the bank's signature blue accent color. The simplicity and scale of the canopy is intentionally designed to avoid dominating the view at the pedestrian level.

The vast majority of waste materials generated by the proposed use will be paper, and the bank will implement a shred program for this bank-related paper waste. The shredded paper will be stored inside the main bank building, and will be collected and taken offsite weekly. Other daily trash will essentially be limited to household-type trash generated in the bank's break room and restrooms. This trash will be stored in outdoor trash cans adjacent to the building, and will not require the use of an exterior dumpster. This trash will also be picked up on a weekly basis, and taken away from the site.

This plan of waste disposal permits the proposed financial institution to operate without the need for a large, visible dumpster near the bank building, which is a visual and practical enhancement to the site design.

II. Traffic Analysis

The Applicant has submitted a Trip Generation Analysis and Site Assessment prepared by Wells + Associates and dated March 4, 2021 (the Traffic Analysis). As indicated in the Traffic Analysis, the traffic impact of the proposed use, as compared to existing development, will be negligible. In addition, the Traffic Analysis refers to a recent (2020) Traffic Impact Analysis (TIA) prepared for 332 Maple Avenue East, which included the former use of the site as a high-turnover

restaurant. The Traffic Analysis concludes that the change of the former Outback Steakhouse to the proposed financial institution with drive-through would not impact the results of the 2020 TIA, and that the adjacent road network would continue to operate at consistent levels of service. Please refer to the Traffic Analysis for the information required by Section 18-210.II.1.B of the Zoning Ordinance.

III. Use Permit Standards

The Applicant respectfully submits that the proposed use will not have an adverse effect on the health or safety of persons residing in the neighborhood, nor will the proposed use be detrimental to the public welfare or nearby properties. In fact, the design of the proposed use emphasizes a safe and appealing pedestrian experience, and incorporates high-quality building materials and plantings. As discussed above, the Applicant has deliberately pulled the ATM away from the corner in order to visually de-emphasize the canopy, and to emphasize the elements of the streetscape. The inclusion of a substantial and well-designed streetscape amenity at the corner of Glyndon Street and Maple Avenue will further enhance the overall neighborhood experience. These aspects of the site design support the over-arching goals of the Town's master plan to create a vibrant, safe and walkable environment.

As stated above, the proposed use satisfies the criteria for the approval of a use permit as set out in Section 18-210.II.2 of the Zoning Ordinance:

A. Location and arrangement of any drive-through window in relation to adjoining properties and public rights-of-way.

The proposed drive-through ATM canopy is set back from the corner of Glyndon Street and Maple Avenue in order to visually de-emphasize the structure relative to the pedestrian streetscape. The ATM is well-screened with thoughtfully designed landscape materials along the Maple Avenue frontage of that structure and its associated stacking lanes.

B. Appropriateness of proposed hours of operation.

As stated above, the drive-through ATM, as is typical of virtually all ATM facilities, will be in continuous operation.

C. Traffic circulation patterns, including safe ingress and egress, and a clear designation of drive-through aisles through the use of paving materials, pavement markings or landscaping.

As indicated in the Traffic Analysis, and as shown on Sheet C-303 of the Site Plan, the proposed ATM will operate with two one-way stacking lanes within which automobiles will operate from east to west. The circulation pattern of the ATM itself will be accessed as shown, utilizing the internal street grid within the existing parking lot. The Applicant does not propose to change the entrances to the shopping center in connection with this application.

D. Pedestrian circulation and safety.

The proposed financial institution will be located in the midst of a connected multi-modal network of pedestrian and bicycle facilities, as depicted in Figures 3 and 4 of the Traffic Analysis. Bank patrons may either park on-site and walk into the main building, or utilize the drive-through facility. The layout of the drive-through lanes and the associated circulation, and the ample provided parking (which is well in excess of the parking requirements for the use) supports the ability to walk safely and conveniently into the building from the site parking.

E. Adequacy of screening of vehicle use and parking areas.

As shown on Sheet C-703 of the Site Plan, both the drive-through facility and the associated bank parking are well-screened with landscape plantings, and the proposed “knee wall” within the corner streetscape amenity adds to this sense of separation. The proposed use complies with the requirements for interior parking lot landscaping, perimeter parking lot landscaping, and tree canopy calculations.

F. Noise impact associated with, but not limited to, exterior speakers and motor vehicle.

The ATM facility itself will not generate noise at a level that will be audible at the site boundaries.

G. Compliance with federal, commonwealth and local pollution standards.

The proposed use will comply with all applicable legal requirements with respect to pollution.

The Applicant, Chase Bank, respectfully submits that the proposed financial institution with a drive-through ATM facility meets all applicable standards and requirements for the approval of a conditional use permit, and respectfully request approval of this application.

Sincerely yours,

HOLLAND & KNIGHT LLP

MICHELLE A. ROSATI

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