



Town of Vienna Planning Commission  
Submitted via email.

Dear Planning Commissioners,

We sincerely appreciate the thoughtful dialogue from both the community and the Planning Commission at the previous Planning Commission meeting and in connection with the proposed rezoning and development at 128 Nutley Street. The process is working and we have submitted and improved plan that addresses the collective concerns and to ensure a net benefit to the community. Please see below for a brief summary of these improvements.

1. **Vehicular access has been reconfigured to come exclusively from Nutley Street, which will mitigate traffic congestion and safety concerns along Windover Avenue.** The revised access will remove vehicular access and any additional safety issues on Windover Avenue. Site generated traffic will remain minimal at no more than 2.1% of daily traffic on surrounding major roadways.
2. **Additional traffic safety improvements are being proposed.** Nutley Street is proposed to be restriped along the site's frontage to provide two (2) southbound and one (1) northbound travel lanes. This improvement would increase vehicular capacity along southbound Nutley Street and reduce vehicular conflicts.
3. **Additional street parking is proposed.** Four additional street parking spaces will be provided along Windover Avenue.
4. **A new historic pocket park is proposed.** The park in the northwest corner of the site would include a gazebo amenity with historic homage to the Holmes family.
5. **The open space and tree cover has been substantially increased from the previous layout.** The increase in greenspace will provide a more inviting pedestrian experience and further ensure overall neighborhood compatibility for the proposed development.
6. **The previously proposed pedestrian improvements and other positive aspects of the plan are being carried forward.** This includes new pedestrian facilities along both Nutley Street and Windover Avenue, and a new crosswalk and shortened pedestrian crossing at the Nutley Street and Windover Avenue intersection.