



Department of Planning and Zoning
 Town of Vienna, Virginia
 127 Center Street South
 Vienna, VA 22180
 Phone: (703) 255-6341
 Email: DPZ@viennava.gov

Project Overview

#1150891

Project Title: 288 Windover Ave NW
Application Type: Windover Heights Historic District Review
Workflow: 1. Initial Review

Jurisdiction: Town of Vienna
State: VA
County: Fairfax

Project Contacts

Contact Information: Applicant

Patrick Ohlhorst
 Cloud IX Homes, LLC
 340 Mill St NE, Suite D
 Vienna, VA 22180
 P:703-853-9300
patrick@cloudixhomes.com

Contact Information: Owner

Patrick Ohlhorst
 Cloud IX Homes, LLC
 340 Mill St NE, Suite D
 Vienna, VA 22180
 P:703-853-9300
patrick@cloudixhomes.com

Indicate which of the following additional project contacts are to be included on project correspondences.: Engineer

Contact Information: Engineer

Davis Chau
 GeoEnv Engineers&Consultants LLC
 10875 Main St, Suite 213
 Fairfax, VA 22030
 P:5712755132
davis@geoenv.net

Project Address

Project Address: 288 WINDOVER AVE NW

Parcel (PIN): Address/Parcel

- 288 WINDOVER AVE NW: 0383 02 0077

Resource Management Area: Resource Management Area

- 288 WINDOVER AVE NW: LOCATED OUTSIDE RMA

Resource Protection Area : Resource Protection Area

- 288 WINDOVER AVE NW: LOCATED OUTSIDE RPA

Windover Heights Historic District: Address/Parcel

- 288 WINDOVER AVE NW: LOCATED IN WINDOVER HEIGHTS

Suite:

Town Limits: Address/Parcel

- 288 WINDOVER AVE NW: IN TOWN OF VIENNA

Future Land Use Plan: Address/Parcel

- 288 WINDOVER AVE NW: LOW DENSITY RESIDENTIAL

Current Zoning: Address/Parcel

- 288 WINDOVER AVE NW: RS-16

Project Description

Project Description:

Per previous communications with Town Staff, as this property is in the Historic District, this application is for the determination as to what public right of way improvements, if any, shall be required as part of building a NSFD in place of the existing dwelling.

Please see attached cover letter and supporting documentation.

Windover Heights 1

Nature of Proposed Work (All that apply): New construction

Describe proposed improvements (including dimensions as necessary):

Per previous communications with Town Staff, as this property is in the Historic District, this application is for the determination as to what public right of way improvements, if any, shall be required as part of building a NSFD in place of the existing dwelling.

Please see attached cover letter and supporting documentation.

Fairfax County Building Permit application numbers associated with this application.: N/A

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Proposed construction materials (include manufacturer, identification numbers, and size), colors, and finish types (include specifications and color numbers).:

N/A at this time for this current application.

Date Principal Structure was built?: 1982

Does this property, principal structure, accessory structure site feature or land hold special public value that relates to the cultural and artistic heritage of the Town of Vienna? : No

Please describe the special public value to the Town of Vienna.:

November 10, 2023

To the Town of Vienna Staff and Windover Heights Board of Review,

Cloud IX Homes, LLC has been hired by property owners Michael & Mary Parks to complete pre-construction consulting services for a new single-family dwelling (NSFD) at 288 Windover Ave NW, Vienna (Located within the Windover Heights Historic District).

The plan is to remove the existing home and build a *single* NSFD by right.

This application is for the request of determination on the following matter:

Will public right of way improvements (specifically curb, gutter, and/or sidewalk) be required as part of the NSFD building process? Town Code (Sec. 18-280.3) states that no new construction projects for new public improvements shall commence without hearing the recommendation of the Windover Heights Board of Review and the decision of the Town Council.

Property owners Michael & Mary Parks selected 288 Windover Ave NW primarily due to the wooded and mature tree-lined feel of the Windover Heights Historic District. It is the belief and desire of both Michael and Mary Parks, as well as Cloud IX Homes that NO curb, gutter, or sidewalk improvements should be required on any of the four streets surrounding the property at 288 Windover Ave in conjunction with a NSFD.

If curb, gutter, and sidewalk were required as part of the NSFD, no less than **32 mature trees** would need to be removed in the public right of way to accommodate the construction. Please find attached the following support documentation:

- Photos of the Historic District and right of way approaching and surrounding 288 Windover Ave, NW.
- Engineered survey of the existing condition of the property as well as an in-depth tree inventory.
- Exhibit showing likely location of proposed new home (expected within approximate footprint of existing home).

It is our request that a confirmation and determination be made that no curb, gutter, or sidewalk shall be required as part of the construction of a new single-family dwelling at 288 Windover Ave, NW.

Sincerely,

C. Patrick Ohlhorst
Cloud IX Homes, LLC

Entering Historic District North along Windover Ave NW – Typical Condition



Typical Historic District condition as seen at Windover Ave & Knoll St



View South down Windover Ave



Continuing North along Windover Ave



Approaching corner of Windover Ave and Pleasant St. Subject property on right past stop sign.



288 Windover on Left. Corner of Windover Ave and Pleasant St looking South down Pleasant St



288 Windover on Right. Corner of Windover Ave and Pleasant St looking North down Windover Ave



Tree Cluster. Corner of Windover Ave and Pleasant St



Historic White Cedars fronting 288 Windover



Previously built Cloud IX home at 303 Windover across street from 288 Windover



View South along Short St. 288 Windover property on Right



Typical right of way condition full of trees as seen from intersection of Short St and Windover Ave



View South along Short St. 288 Windover property on Right



View South along Short St. 288 Windover property on Right



View South along Short St. 288 Windover property on Right



View North along Short St. 288 Windover property on Left



Newer home at intersection of Short St and Lovers Ln



View of 288 Windover. Short St on Right. Lovers Ln on Left



View South along Lovers Ln. 288 Windover property on Right



View South along Lovers Ln. 288 Windover property on Right



View of trees on 288 Windover Historic Property



View of Trees along Lovers Ln right of way. 288 Windover Ave on Right



Newer home property across the street at intersection of Lovers Ln and Pleasant St



View along Lovers Ln. 288 Windover on Left



View North on Pleasant St. 288 Windover Ave on Right



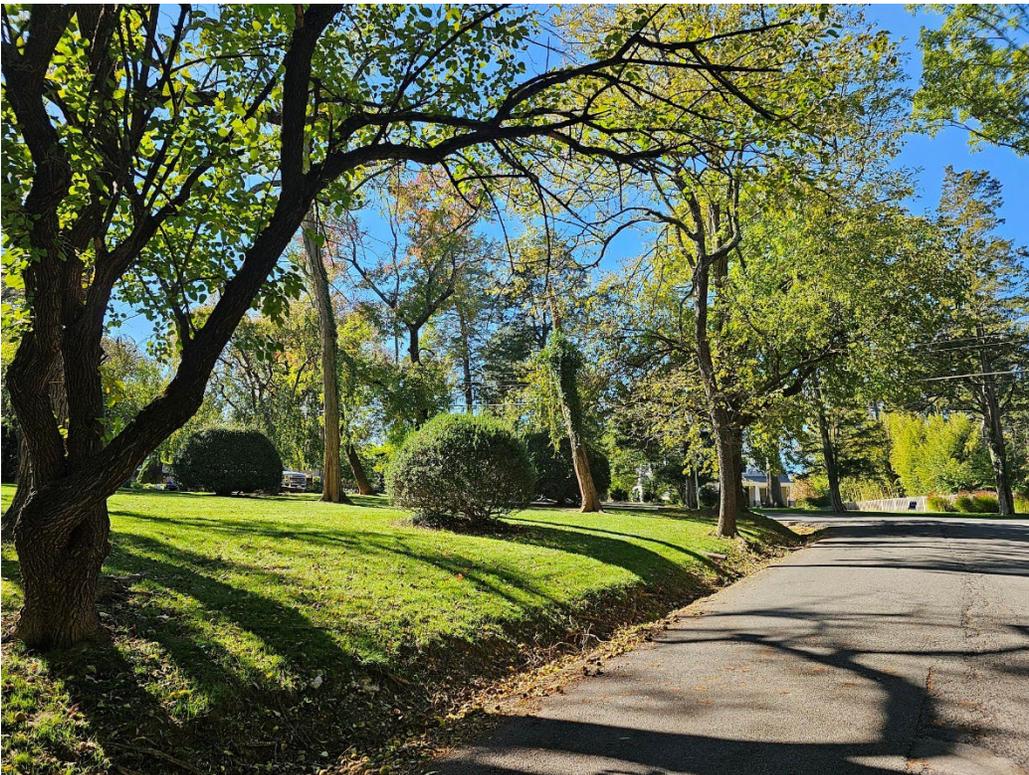
View of 288 Windover from intersection of Pleasant St and Lovers Ln



View North on Pleasant St. 288 Windover Ave on Right



View North on Pleasant St. Typical right of way shown in Historic District



January 29, 2024

To the Town of Vienna Staff and Windover Heights Board of Review,

The applicants would like to thank town staff and the members of the Windover Heights Board of Review (WHBR) for considering this application and for the efforts made in the December 5th board meeting as well as the January 23rd working session.

As a follow-up to the January 23rd working session, applicant was asked by WHBR to summarize its commitments and recommendations with the known and unique variables of the historic site related to the proposed new single family home replacement construction project at 288 Windover Ave NW.

Current Status

288 Windover Ave NW is in the heart of the Windover Heights Historic District and fronts upon Windover Ave NW, the very street for which the historic district was named. Please consider these two photos (credit: *This Was Vienna, Virginia*; Book by Connie and Mayo Stuntz):



Fig. 39-125
Looking south on Windover Avenue, probably from its intersection with Pleasant Street to the immediate left, this 1908 photo shows a house on the right which stands today at 307 Windover Avenue, N.W. Known in recent times as the home of the Paul Stengers, Sr., active patrons of the town of Vienna who owned the property from 1936 until Madge Stenger's death in 1984, it was built in Salsbury's Windover Heights Subdivision. Note the two driveways from Windover Avenue to the home in the photo—the semi-circular drive present in 1986. In the left of the photo, a barn can be seen which belonged to Fig. 39-129.
WINDOVER.

**Fig. 39-130**

An early 1900s view looking north on Windover Avenue, N.W., which was then known as Cedar Lane. This section of Windover Avenue is the center of Vienna's first and only historic district which was established in 1979.

The Windover Heights Historic District is defined by its current/preserved road system and tree lined streets. To allow for any substantial development within the existing right-of-way, particularly for that of any widening projects to accommodate for sidewalks would require the removal of all trees, many of which are historic, in the existing right of way surrounding 288 Windover Ave NW.

The removal of trees within the right of way is not in keeping with the fabric of what makes the Historic District historic.

Town staff has provided recently drawn section details of proposed rights-of-way that are 45', 50', and greater in width. Each of these section details include the sidewalk, which would require tree removal of all trees currently existing in the right-of-way around all 4 side of 288 Windover Ave NW. Additionally, this would require the applicant/property owner to dedicate (forfeit) land to the TOV. The applicant/property owner believes tree removal, sidewalk installation, and unnecessary forfeiture of land would result in a devastating blow to the 100+ years of historic beauty and preservation within Windover Heights.

The right-of-way required by VDOT to allow for a curb and gutter roadway in a residential subdivision is 24' for no parking or parking on 1 side and 29' for parking on both sides. Please see Table B(1)-1 Curb and Gutter Section of the VDOT Subdivision Street Design Guide attached. These widths are provided and exceeded on all four sides of 288 Windover Ave NW in its current condition.

Applicants Commitment

Applicant commits to the following with the Town of Vienna and WHBR, all of which will be evidenced in final engineering, design, and will be presented to WHBR for verification before proceeding with the proposed new construction project:

- This application will not be for the submission of two (2) by right new single-family homes.
- Low impact **single home** redevelopment focused on the interior of the lot substantially within the footprints of the existing structures on the property.
- Protection and preservation of border trees along all four sides of the property, in keeping with the historic fabric of the Historic District.
- Will work hand in hand with the historic district if low impact hand removal of dead or severely declined trees are desired to be removed around the border of the property.
- Will work hand in hand with the historic district for restoration or planting of some white cedar trees if desired as a tribute continuation of the history of Windover Ave NW.
- Applicant will design the property to reduce stormwater runoff by 20%. This is **double** the requirements established by the Department of Environmental Quality (DEQ) for such a redevelopment project.
- Applicant will cleanout/repair the existing stormwater swale/ditch along Lovers Lane to ensure site water provided from 288 Windover does not cross Lovers Lane to 129 Pleasant St NW. Applicant will ensure that any designed stormwater that is meant to leave this site will make it to the designed outflow pipe currently located at the intersection of Pleasant Street and Lovers Lane.
- As an additional sign of good faith and desire to be a good steward to this property and those around it, applicant will offer the Town of Vienna a \$30,000 escrow/fund for any further downstream stormwater management improvements to be used for those purposes at the discretion of the Town.
- No forfeiture of land to increase the Towns right-of-way as the existing right-of-way are sufficient to meet the needs of the Historic District.
- No escrow for the future construction of sidewalks as they cannot be built without substantial right-of-way impact and the removal of trees that are a significant attribute of the Historic District.

Recommendation

As promised in the 1/23/24 working session, Applicant has worked on some language that may be in line with the desires of the WHBR and the community members living within the Windover Heights Historic District. Please accept this as merely suggestive language for your recommendation.

“Per Town Code, the Windover Heights Board of Review (WHBR) has been asked to review and provide recommendations around a proposed single family home replacement project at 288 Windover Ave NW. The WHBR has had a regularly scheduled board meeting on December 5th, 2023, a working session on January 23rd, 2024, and a subsequent board meeting related to this application on February 6th, 2024. In

the December 5th working session, the WHBR was provided proposed section details by town staff for right-of-way improvements for curb/gutter and sidewalk that would require a minimum of a 45' public right-of-way on each street to achieve Town goals with sidewalk installation. It is the understanding of the WHRB that to achieve a minimum of a 45' public right of way on all four sides of the 288 Windover Ave NW property would require dedication by the property owner on all four sides. In addition, it is the understanding of the WHRB that to achieve the details desired by the Town Public Works Department for 45' or 50' right of way with curb/gutter and sidewalk would require the removal of all trees currently in place within the public right-of-way surrounding 288 Windover Ave NW, and potentially more trees within close proximity of the potential right-of-way construction on the property.

As the WHBR, our primary function is to ensure we are keeping the historic aspects of the district. The Windover Heights district has 100+ years of historical charm and beauty. Much of that charm and beauty stem from the tree lined streets within the district. The existing tree inventory in the right-of-way within the historic district is part of the core fabric of the historic makeup within the historic district and is of significant public value.

It is the understanding of the WHRB that applicant, in final design, will reduce stormwater runoff related to the current site and the metric in the post development condition will be double the requirement of the DEQ. It is the understanding of the WHRB that applicant, in final design, will repair the existing swale along the public right of way of Lovers Lane so that site water will go to the designed outfall at the intersection of Pleasant Street and Lovers Lane. Additionally, the applicant has offered an additional \$30,000 for future Town of Vienna stormwater management efforts downstream.

Having considered the variables presented to date, as well as input and letters from residents with the historic district, the WHRB has determined that the dedication of land, the removal of trees in the right of way, and the installation of curb/gutter and sidewalk around 288 Windover Ave NW is not necessary, nor is it in keeping with the historic preservation efforts desired within the Windover Height Historic District. It is the recommendation of this board to allow Applicant to proceed with its application without requirement for dedication of land and building sidewalk (or providing escrow for sidewalk) that cannot be built without right-of-way tree removal; as long as Applicant keeps it commitment for low-impact redevelopment on the property, stormwater runoff reduction, Lovers Ln swale/ditch repair, and \$30,000 funding for offsite, downstream, additional stormwater management.”

Thank you very much for you consideration and efforts in working with us on such an important/impactful project being considered within the Windover Heights Historic District.

Sincerely,

C. Patrick Ohlhorst
Cloud IX Homes, LLC

GEOMETRIC DESIGN STANDARDS FOR RESIDENTIAL AND MIXED USE SUBDIVISION STREETS (GS- SSAR)

PROJECTED TRAFFIC VOLUME (ADT)	MINIMUM DESIGN SPEED (MPH) (NOT POSTED SPEED)	HORIZONTAL AND VERTICAL CONTROLS					CURB AND GUTTER ROADWAYS		
		Maximum 2:1 Cut or Fill Slope Preferred 3:1 Cut or Fill Slopes					(Minimum Widths Measured Face of Curb to Face of Curb)		
		CURVE DATA		MAXIMUM % GRADE	MINIMUM SIGHT DISTANCE		NO PARKING (6)	PARKING 1 SIDE (2)	PARKING BOTH SIDES (2)
MINIMUM CENTERLINE RADIUS (5)	SUPER-ELEV.	STOPPING (3)	INTERSECTIONS (4)						
UP TO 2000	25	200'	NONE	NOTE (7)	155'	280'	24' (1)	24' (1)	29' (1)
2001 TO 4000	30	335'	NONE	NOTE (8)	200'	335'	26' (9)	31' (9)	36' (9)
<p>Notes:</p> <p>For streets with volumes over 4000 or serving heavy commercial or Industrial traffic; use the appropriate geometric design standard. (See VDOT's Road Design Manual).</p> <p>The roadway with the highest volume will govern the sight distance.</p> <p>Right of Way requirements can be found in Section 4.M Right Of Way</p> <p>For volumes 2001 – 4000 vpd, design criteria for the Collector functional class was utilized to determine minimum design values.</p> <p>Lower design speeds (and street widths) may be utilized provided they are designed in accordance with the AASHTO Green Book or AASHTO's Guidelines for Geometric Design of Low-Volume Roads*. The designer should coordinate with VDOT in advance of design (e.g. sketch plan stage) if this alternative criteria is being utilized.</p> <p>If 20 mph minimum design speed is utilized, a 20 mph advisory speed limit sign shall be posted along with any other horizontal or vertical curve warning signs as warranted.</p> <p>An engineering speed study sealed and signed by a licensed professional engineer, using VDOT's standard speed study report, must be provided by the developer and approved by VDOT for any roads posted at other than the statutory speed limit and planned for acceptance into the state system.</p>					<ol style="list-style-type: none"> 1. If the Local Street has 1 point of access and ADT>400 vpd, then the roadway width must meet design values (2001 to 4000 vpd). 2. With parking lanes, the horizontal clearance (measured from face of curb) is 1.5' (Min). 2018 AASHTO Green Book Chapter 5 (Section 5.3.4). However, VDOT has established a 3' minimum setback requirement behind the curb (This Manual, Section 5, Figure B(1)-18). 3. 2018 AASHTO Green Book Chapter 3 (Table 3-1) 4. 2018 AASHTO Green Book Chapter 9 (Table 9-7). For grades greater than 3%, the time gap must be adjusted and required sight distance recalculated. 5. 2018 AASHTO Green Book Chapter 3 (Page 3-55, Table 3-13) 6. Lateral offset (measured from face of curb) should be a minimum of 1.5' (Min) 2018 AASHTO Green Book Chapter 5 (Page 5-20). Gutter pan is <u>not</u> a portion of the travelway, but is a portion of the parking lane. 7. 2018 AASHTO Green Book Chapter 5 (Section 5.3). 8. 2018 AASHTO Green Book Chapter 6 (Section 6.3). 9. Lane widths may vary between 10'-12' feet for collectors with 2001-4000 ADT. Widths shown may be decreased by 2 feet (26 feet to 24 feet), (31 feet to 29 feet) and (36 feet to 34 feet) based upon engineering judgment subject to VDOT approval. 				

TABLE B(1)-1 CURB AND GUTTER SECTION

*Rev. 1/21