



### MAC ZONE DESIGNATION APPLICATION INCENTIVES SHEET

*Please check boxes for all incentives being requested*

| Type of Incentive Requested                                                                       | Minimum Number of Features to be Provided |                 |                                     |
|---------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------|-------------------------------------|
|                                                                                                   | From Schedule A                           | From Schedule B |                                     |
| A five percent increase in the maximum impervious surface                                         | 2                                         | 2               | <input checked="" type="checkbox"/> |
| A ten percent increase in the maximum impervious surface                                          | 2                                         | 3               | <input type="checkbox"/>            |
| A 7.5 percent reduction in the minimum number of parking spaces required                          | 1                                         | 2               | <input type="checkbox"/>            |
| A 15 percent reduction in the minimum number of parking spaces required                           | 2                                         | 3               | <input checked="" type="checkbox"/> |
| Inclusion of a mezzanine level for a commercial use which shall not count as an additional story. | 1                                         | 1               | <input type="checkbox"/>            |

**Please check boxes for all incentive features being used in MAC project**

| Schedule                                         | Type of Feature                                                                                                                                                                                                                                  |                                     |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>GREEN BUILDING CERTIFICATION</b>              |                                                                                                                                                                                                                                                  |                                     |
| AA                                               | Designed to Earn the Energy Star certification (EPA program)                                                                                                                                                                                     | <input type="checkbox"/>            |
| B                                                | Structure design that can accommodate the installation and operation of solar photovoltaic panels or solar thermal heating devices (including appropriate wiring and water transport systems)                                                    | <input checked="" type="checkbox"/> |
| BBB                                              | Construction of the principal structure to meet or exceed LEED Silver certification standards or another equivalent green building certification program                                                                                         | <input type="checkbox"/>            |
| BB                                               | Construction of the principal structure to Earn the Design for Energy Star certification or similar program                                                                                                                                      | <input type="checkbox"/>            |
| <b>WATER CONSERVATION AND QUALITY PROTECTION</b> |                                                                                                                                                                                                                                                  |                                     |
| AA                                               | Configuration of the principal structure's roof so that at least 50 percent of the roof is a "green" roof intended to capture and hold rain water                                                                                                | <input type="checkbox"/>            |
| A                                                | Inclusion of rain water capture and re-use devices such as cisterns, rain filters, and underground storage basins with a minimum storage capacity of 500 gallons                                                                                 | <input type="checkbox"/>            |
| A                                                | Provision of open space set-asides at a rate 200 percent or more beyond the minimum required                                                                                                                                                     | <input type="checkbox"/>            |
| B                                                | Provision of rain gardens or other appropriate stormwater infiltration system(s) of at least two percent of the total site area.                                                                                                                 | <input checked="" type="checkbox"/> |
| B                                                | Use of xeriscape landscaping techniques without irrigation                                                                                                                                                                                       | <input type="checkbox"/>            |
| <b>SITE CONFIGURATION</b>                        |                                                                                                                                                                                                                                                  |                                     |
| AA                                               | Inclusion of underground parking or parking structures sufficient to accommodate 51 percent or more of the off-street parking requirements                                                                                                       | <input checked="" type="checkbox"/> |
| AA                                               | Closure of one existing accessway, vehicular entrance or driveway on Maple Avenue                                                                                                                                                                | <input checked="" type="checkbox"/> |
| A                                                | Provision of public art with a value meeting at least one percent of the total construction cost                                                                                                                                                 | <input type="checkbox"/>            |
| A                                                | Provision of all required long-term bicycle parking spaces in weather-protected rooms or cages with controlled access for bicycle users, and that also contain racks for the secure attachment of bicycles using a lock or other similar device. | <input type="checkbox"/>            |
| BB                                               | Provision of transit facilities (e.g., designated park-and-ride parking spaces, bus shelters*, bicycle share facilities or similar features)                                                                                                     | <input checked="" type="checkbox"/> |
| B                                                | Inclusion of showering and dressing facilities in nonresidential developments for employees using alternative forms of transportation                                                                                                            | <input type="checkbox"/>            |
| B                                                | Provision of at least one enclosed recycling station per building suitable for storage and collection of recyclable generated on-site                                                                                                            | <input checked="" type="checkbox"/> |
| BBB                                              | Provision of public parking in an amount to exceed 110 percent of the required parking for the development                                                                                                                                       | <input type="checkbox"/>            |

\*The location and installation of the bus shelter shall receive an agreement of the pertinent transit authorities before the rezoning approval.

**Public Engagement Plan**  
**Vienna Development Associates, LLC**

*December 6, 2017*

Prior to submission of the preliminary application for a rezoning to the MAC District, the Applicant has met with the adjacent homeowners three (3) times: August 11, 2016, May 23, 2017, and August 31, 2017. At these meetings, the Applicant has discussed the proposal in detail, received comments, and provided feedback based upon the comments made.

During the Town's zoning review process, the Applicant intends to continue dialogue with the adjacent neighbors and other interested community members. The Applicant will provide information to the adjacent neighbors in advance of its submissions to the Town. The Applicant has and will continue to inform adjacent neighbors about scheduled work sessions before the Planning Commission, Town Council, and/or Board of Architectural Review. At a minimum, the Applicant will meet with the adjacent neighbors before a public hearing is held before the Planning Commission. The Applicant's primary point of contact for the community has been Marilyn Jenkins.