

June 8, 2018

Via E-mail

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
Project Revisions**

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Dear Ms. Petkac:

As a follow up to the Planning Commission public hearing held on May 23, 2018, the Applicant has made significant revisions to the 444 Maple project. Below is a summary of the major changes:

1. The Maple Avenue elevation has been revised in several significant ways:
 - a). Steps in the facade between different facade segments have been deepened from 2 feet to 5 feet in several key locations in order to enhance variation in the building facade.
 - b). In two key areas, the top level of the building has been setback 6 feet so that the building reads as a three-story building from the pedestrian perspective. The setback at the fourth floor also reduces the overall building mass and further serves to add variation in the Maple Avenue facade. The setback also reduces the building gross area.
2. The Nutley Avenue sidewalk has been significantly revised. The split level sidewalk has been eliminated and the width of the public sidewalk area has been increased from 10 feet to 16 feet (a 60% increase). The retail sidewalk has been pulled into the building footprint and a covered walkway and colonnade have been created to provide access to the retail spaces. The result is a very open and expansive sidewalk along Nutley Street that increases the amount of public open space with a minimal loss of retail area.
3. The Nutley Avenue corner and the entire rear elevation have been significantly revised to lower building heights in those areas where commissioners and members of the public expressed concerns with the heights. Building heights were lowered at the East and West (Nutley) corners as well as the corners that flanked the rear elevated courtyard.
4. The elevated courtyard in the rear has been eliminated.



5. The planting buffer along the rear property line has been increased to 10 feet, 6 inches. As such, the rear screening now exceeds the minimum requirement by over 30%. Evergreens have been added along the entire rear property line. Retail parking has been revised to provide space for the expanded buffer resulting in a loss of 9 parking spaces. The number of retail parking spaces still exceeds the required number.

The following is a summary of statistics for the revised project:

160 units – No change

Approximately 20,111 square feet retail – Decrease of approximately 216 square feet

126 retail parking spaces – Loss of 9 parking spaces

With the proposed revisions, the Applicant hereby withdraws the previously requested modifications. Should you have any questions, or need additional information, please do not hesitate to contact me.

Best regards,

Womble Bond Dickinson (US) LLP

Sara V. Mariska
Attorney

SVM:sh

cc: Chris Bell
Karen White
Chip Baker
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Will F. Johnson