

Town of Vienna, VA
Planning Commission

444 Maple Avenue West Rezoning Application

Summary of Public Comments for May 23, 2018 Public Hearing

NOTE: These are not the full list of comments from the hearing. This is an attempt by Staff to summarize and categorize the comments for discussion purposes. Full comments will be provided in the meeting minutes.

□ **Design of the Building**

1. Too big, does not meet the visions of the MAC. Building is too tall.
2. Too large, not enough varying heights.
3. Bump-outs are too shallow
4. It is an elongated building, longer than a football field.
5. Applicant is not varying the building height, only cosmetic
6. Architecture looks like the exterior of a baseball stadium.
7. More suited for a cityscape not a small town.
8. Break up very long front of building.
9. Open up plazas to Maple instead of enclosed plazas
10. The project creates a massive structure and needs to be opened up and the scale reduced.
11. Open the two courtyards to the outside.
12. In other small towns, indentations are more like 5 ft, not 2 ft.
13. Renderings do not include traffic lights and utility poles.
14. Restaurants share space with congested traffic in garage.
15. Noise from A/C compressors on the roof (over 160 units)? Culture of neighborhood is changed from this loud noise. There should be a noise study.
16. Pedestrian court yard “festival lighting” – images are carnival-like

□ **Site Design**

1. Open space is meeting bare minimum.
2. Nutley St should be treated like Maple with a larger setback
3. Width of Nutley Street - is 11' not 15' - because sidewalk is elevated
4. Planting strip needs to be at least 8' min.
5. Require planting of evergreens and shrubs.
6. Wall currently has holes for water, currently floods into townhouse community - include more trees or storm water management.
7. Concern development will cause more water problems for abutting single family home

8. Concerned with disruption of the water table and unknown consequences due to large scale of building and digging 20' down.
9. Townhouse has three windows facing Maple – new development will be looking into town homes unless more trees are provided.
10. Masonry wall should be maintained.
11. Too much parking on southern edge of development.
12. Will water effect the foundation of homes and streets? Make lawns saturated?
13. Would like to see more trees on back of lot.

□ **Transportation/Traffic**

1. Concerned about cut through traffic - residents trying to get to the metro by not turning left out of the community.
2. Guests at building will not be able to find new parking. Cars will be parked all over the townhouse community.
3. Already takes 2-3 minutes to get to Nutley from Maple Ave. Development will add new traffic.
4. Increase town population by 2% and increase traffic.
5. Something must prevent traffic turning into residential community.
6. Too big, too much traffic impact, does not feel small town.
7. Nutley and Maple intersection has been problem and deteriorated - costs absorbed by homeowners/tax payers. Development would cause more problems.
8. Worried about traffic - most people will be driving.
9. Area of new development will attract kids to busy intersection.
10. See a lot of wrong turn traffic with existing condition.
11. Project creates a new two-way street between Maple and Nutley - add traffic calming devices. Not a Park Street circle, but discourage cut through traffic.
12. Traffic on Nutley is important to consider.
13. Popular navigation apps sends traffic through residential streets. Streets without sidewalks, narrow and winding - Wade Hampton, Glen and Roland.
14. Traffic concern - Where will employees park? Will they park in neighborhood?
15. Will create more traffic on adjacent residential corridors.
16. Create traffic calming measures on side streets.
17. Within 60 ft. area intended for two way street parking, and loading doc. Trucks are longer than planned for loading dock and will extend into two- way road.
18. Make changes to the streets to reduce the impact of the development
19. Trucks - how are they going to get back onto 66?
20. Concerned with traffic backing up