



June 22, 2018

Cindy Petkac, Director
Town of Vienna
Department of Planning and Zoning
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Via E-mail

Re: 444 Maple - Submission for Town Council Hearing

Sara V. Mariska
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Dear Ms. Petkac:

In advance of the July 9, 2018 Town Council hearing, I have provided an electronic link to download a revised Concept Plan for the 444 Maple project, revised draft proffers, and a memo addressing cut-through traffic. The revised Concept Plan includes the changes discussed at the Planning Commission public hearing. For ease of reference, those changes included the following:

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 locations 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 streetscape has been significantly revised. The split level sidewalk has been eliminated and the width of the streetscape has been increased from 10 feet to 16 feet (a 60% increase). This includes a 5 foot planting strip along Nutley Street and a 6 foot clear sidewalk. 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 approximately 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 net loss of 7 parking spaces. The number of retail parking spaces still exceeds the required number.

The enclosed Concept Plan includes an updated unit mix, updated parking tabulation, and updated lighting information. The Concept Plan also includes additional truck turning information to clarify how trucks will access the site to serve the anticipated tenant mix of small retailers, personal service uses, and restaurants. Additionally, the revised Concept Plan includes two (2) new parking spaces in the northeast portion of the site along the northeastern drive aisle which have been added since the Planning Commission public hearings.

The enclosed proffers have been revised to enhance the proposed commitment to shuttle service, commit to provide a bikeshare station location, which has been depicted on the Concept Plans since the initial submission, commit to provide public art, to provide a contribution toward a new bus shelter on Nutley Street, and to provide a contribution to aid in Town traffic calming efforts.

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

SVM
Enclosures

cc: Chris Bell
Karen White
Chip Baker
Phillip Ratliff
Matt Renauld
William Johnson
Brian Horan