

**June 8, 2018**

Womble Bond Dickinson (US) LLP

**Via E-Mail**

Cindy Petkac  
Director of Planning & Zoning  
Town of Vienna  
Planning and Zoning Department  
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**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**

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Dear Ms. Petkac:

Please accept this letter as a revised statement of support for a rezoning of the property identified as Fairfax County Tax Map Reference 38-3 ((2)) 139, 140, and 141 and addressed as 430, 440, and 444 Maple Avenue West (the "Subject Property").

Zoned to the C-1 and RS-16 Districts, the Subject Property is comprised of approximately 2.76 acres and located in the northeast quadrant of the intersection of Nutley Street and Maple Avenue. The Subject Property is currently improved with a restaurant and 119-room hotel that is served by surface parking. The site is largely improved with impervious surface. The Applicant proposes to rezone the Subject Property to the Maple Avenue Commercial (MAC) District to allow a mixed-use development.

The Applicant proposes up to 160 multifamily units and approximately 20,000 square feet of first floor commercial space in a 4-story, 54 foot building. The Applicant proposes one level of underground parking that will be dedicated to residents and a combination of at-grade structured parking and surface spaces to serve the pedestrian-oriented commercial space. The proposed building has been located on the Subject Property to create an attractive street edge that is consistent with the requirements of the MAC District. The Applicant proposes breezeways between the structured parking and the pedestrian realm to allow for pedestrian connectivity. These areas also provide opportunities for weather-protected outdoor dining areas and gathering spaces. Retail is proposed along Nutley Street, at the corner of Nutley Street, and along Maple Avenue, with a residential lobby provided in the northeast corner of the Subject Property. The Applicant proposes two (2) courtyards to serve as building amenities for residents. The building will be surrounded by generous sidewalks. A plaza and seat walls at the corner of Nutley Street and Maple Avenue will create an inviting gateway to the Subject Property.

The building's architecture has been inspired by similarly-sized buildings in other small towns and designed to create the appearance of individual building frontages to provide a comfortable pedestrian experience that strengthens the walkability of Vienna's main street. High quality building materials are proposed as illustrated in the enclosed elevations. The Applicant will continue to work with the Board of



Architectural Review to ensure that the building materials and lighting enhance the development and create a sense of place.

The Applicant requests to provide a 5% increase in the maximum impervious surface and a 15% reduction in the minimum number of parking spaces provided. To permit these incentives as outlined in the MAC District, the Applicant proposes the following features from Schedule A and B:

- Structure that can accommodate the installation and operation of solar photovoltaic panels or solar thermal heating devices (B).
- Provision of rain gardens or other appropriate stormwater infiltration system(s) of at least two percent of the total site area (B).
- Inclusion of underground parking or parking structure sufficient to accommodate 51% or more of the off-street parking requirements (AA).
- Closure of one existing accessway, vehicular entrance, or driveway on Maple Avenue (AA).
- Provision of transit facilities (BB).
- Provision of at least one enclosed recycling station per building suitable for storage and collection of recyclables generated on-site (B).

With the above features, the Applicant proposes a total of four (4) features from Schedule A and five (5) features from Schedule B. The proposed development conforms to all MAC District requirements. The Applicant hereby withdraws its previously submitted request for modifications as the revised plans do not necessitate any modifications from the MAC Districts requirements.

In sum, the Applicant proposes a high quality development that will bring an attractive mixed-use building to a location that serves as a gateway to the Town of Vienna. The proposed development is consistent with the vision established by the MAC District and will enable pedestrian-scale mixed-use development in a key location. Should you have any questions, or need additional information, please do not hesitate to let me know.

Best regards,

**Womble Bond Dickinson (US) LLP**

Sara V. Mariska  
Attorney

SVM:sh

cc: Chris Bell  
Karen White  
Chip Baker  
Matt Renaud  
William F. Johnson