

**Clark, Melanie**

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**From:** gcreed <gcreed@earthlink.net>  
**Sent:** Monday, July 9, 2018 6:53 PM  
**To:** COUNCIL  
**Subject:** 444 Maple

Cannot support this density at corner of Maple and Nutley. No traffic flow at that corner of Vienna! You got to be smart people!

George J. Creed  
217 Audreys Ct SE  
703.216.5535

Sent from my Verizon Wireless 4G LTE smartphone

**Clark, Melanie**

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**From:** Maureen McDonnell-Weschler <mmcdweschler@aol.com>  
**Sent:** Tuesday, July 10, 2018 6:38 AM  
**To:** Mayor  
**Subject:** Development

I am VERY concerned about the amount of development that is planned for Vienna and the lack of insight into its effect upon the community. I moved here thirty years ago and did so because it was a small town with caricature. I wanted to raise my children in a quality small town. Over the years the town has grown and now it seems headed to become one without resources, overcrowded and with serious traffic problems. We live on Cedar Lane and when I bought there it was a quiet road. It grew so much that it now takes us at least ten minutes just to get out of our driveway during rush hour. The noise on the road from buses, fire trucks, teen car races and overall traffic had gotten so bad that I would be awakened repeatedly every night. I have a serious illness and was going without needed sleep. We actually had to replace all the windows in our home in an attempt to reduce the noise and enable my sleep. Where do you think all the additional traffic is going to go to? Where are the additional children going to attend school? What kind of life will it be when a simple errand takes so much longer? PLEASE think seriously about the effects of more development in this town. It is not all about money it has to be about this towns caricature. Thank you, Maureen McDonnell-Weschler

Sent from my iPhone

**Clark, Melanie**

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**From:** Friderike Butler <fbutler@butlercommunication.com>  
**Sent:** Tuesday, July 10, 2018 8:25 AM  
**To:** COUNCIL; Laurie DiRocco; Payton, Mercury  
**Subject:** Thoughts Concerning the MAC Ordinance  
**Attachments:** 444 Maple Avenue SHORT.docx

Dear Council Members, Mayor DiRocco, Town Manager Payton –

In the attached document, I am sharing my detailed thoughts and concerns with you regarding the current state of the MAC and upcoming development projects in the Town of Vienna as I presented them last night, just in a little bit more polished form and slightly longer than a 3 minute oral presentation.

The statements are my personal opinions and I am submitting them as a private citizen and not as a representative of the TBLC.

Thank you for all you do for the Town of Vienna. Last night was a marathon session that was handled with grace and compassion. The residents of Vienna showed that they truly care about our community. I was so encouraged that in general the idea of mixed-use and revitalization was supported and that almost all the speakers identified positively with the spirit of the MAC. That means there is a lot of opportunity for productive dialog and grounds for workable solutions that will please many – never all.

I feel blessed to be part of this community, glad to be able to express my thoughts freely and I will continue to whole-heartedly support you and the community to the best of my ability.

Sincerely,

Friderike Butler

**July 9, 2018**

**Good evening, Council Members, Mayor DiRocco, Town Manager Peyton –**

My name is Friderike Butler, I have been a resident in Vienna since 1994, my husband and I have raised our two boys here and we both operate small businesses in Vienna.

I currently serve on the Town Business Liaison Committee and in that role, I am known to be an ardent advocate for the local business community, for commercial health and creative revitalization.

It is my opinion as a private citizen that the Maple Avenue Corridor Ordinance is a great start to breathe fresh life into the townscape, which in some sections has gotten quite dilapidated and tired. However, I believe that it is not strategic, comprehensive and specific enough yet to be applied to an expansive, large-scale development project such as 444 Maple Avenue.

While in technical compliance with the current MAC Ordinance, the development proposed under the application for a rezoning of 430, 440, and 444 Maple Avenue does not adequately represent the spirit of the MAC vision and the greater town community.

I base my personal assessment on the Vision Vienna document dated 2001, MAC itself, the original Vienna Vision from 2001, and 2 studies that were conducted through or by the Town of Vienna:

1. The Town Logo Branding Initiative from 2017,
2. Draft versions of work-in-progress 2018 Strategic Plans that were recently developed by 7 cross-functional teams of town employees

The MAC Ordinance in its current form does not address and adequately depict large-scale development.

- The MAC drawings do not show 4-story buildings at scale with the surrounding neighborhood.
- The widest drawing gives an example for a 100ft building front with a recommended façade front variation. It does not anticipate a building that essentially spans 3 properties and runs along almost an entire street block.
- The requirement for varying building heights is not clearly defined. Does the requirement for a varying height of the roof line meaning a varying number of stories or does it mean a varying height of parapets and roof lines above and beyond 54'?
- It is not clear to me when the building height of the Vienna Vision changed from 45' to 54' in the MAC.
- The MAC stipulates a maximum building height 54' with a 115% variance if roofs can accommodate solar or green roofs - it does not specify that it **must** feature such installations.



- There are no specifications in the current MAC for variations in building height with respect to number of stories, e.g. per x linear feet per consecutive building, there needs to be a total of at least x linear feet not exceeding 3 stories. If a restriction is not written into the MAC, developers will naturally design with a maximum building height which on average is likely to be taller than 60' as seen with the 444 Maple Avenue project. Would we really want to see a more or less unified 58-62 ft tall townscape along Maple Avenue in the future?
- What constitutes public art?
- What constitutes a gathering place?
- Should there be a specific obligation for large scale development with respect to investment into placemaking and green space or park creation in the town of Vienna?

So here we are.

The developer has presented a really pretty design that interprets the specifications of the MAC to the developer's benefit, and has responded to recommendations by the BAR with cosmetic measures. The result is pleasant and certainly a significant improvement over the current structure and use.

However, I do not see Vienna's character in this development. There is nothing exuberant, nurturing or unexpected. There is no community vibrancy, no unique artfulness or fun element, no nod to tradition or history. I do not see a commitment to affordability, community spirit or sustainability. I do not see an investment into the character of the town but merely an investment into the property. I see a pretty design without a soul that could be built anywhere in Northern Virginia.

I am concerned that if the re-zoning will be approved at this juncture, the 444 Maple Avenue development will set the precedence, template and mood for what is to come further down the road and closer to the heart of the town.

If we don't get the first couple of major developments right, we are letting developers define what the town will become and I am concerned that our quirky, outgoing and lovely community might eventually turn into just another vanilla urban through-street.

I am pro-development and pro-revitalization but it needs to be smart, intentional and in line with the spirit of the town.

I urge Town Council to delay a rezoning decision and give the very talented town staff an opportunity to incorporate a more comprehensive town development strategy into the MAC Ordinance or at least collaborate with the developer to incorporate bolder Vienna characteristics into the project. Right now the MAC puts the planning and zoning team in an unsustainable position between what residents have voiced what they want (which is closer to the Vision Vienna 2001 than the 2018 MAC) and what developers are able to build based on the specifications in the MAC.

Town staff has put fantastic ideas together on how the collaboration between town and residents can be improved with more transparent, interactive processes and the strategic plans feature wonderful ideas with respect to supporting the small town

community and protecting our unique character while transforming into a 21<sup>st</sup> century small town with emphasis on community, sustainability and a unique character.

I encourage the Town Council to let the very capable and creative town staff distill all the valuable information that was gathered in the referenced 4 documents and to fine-tune the MAC Ordinance be more specific in telling developers what Vienna residents want to see in town, how we want to live, work and play and how they want to meet, interact and experience the Town of Vienna with newcomers.

We have an incredibly talented team working for the Town of Vienna under amazing, servant-heart leadership in Mercury Payton. Let's allow them to bring forth their bold ideas, collaborate with a very caring, interested and educated public and then create a strategic development plan that will set developers up for success.

Respectfully,

Friderike Butler

"It doesn't make sense to hire smart people and then tell them what to do. We hire smart people so they can tell us what to do." *Steve Jobs*

## Appendix

### 1. Vienna Vision

Vienna's issues, traffic, suburban sprawl, lack of identifiable edges, out dated and vacant commercial development, are not unlike those of similar small towns and communities throughout the region and the country as a whole. As part of their briefing of the consultants, Town officials explained their vision of the Town, its history as an early railroad commuter village around the turn of the last century and its more contemporary growth in the latter half of the twentieth century.

... the consultants praised the urban design work done by Vienna such as "Church Street Vision." This same process can be used to plan other sections of the Town. The plans must be both short term and long term. Short term to immediately kick off these programs to show the residents, the businesses, and others throughout the region that Vienna is serious. Long term because these improvements cost money, may require acquisition of rights-of-way or other property and working with a number of stakeholders. In turn, Vienna is building its future and to do it right requires time and effort.

The Town's regulations presently permit buildings to be 35' in height. This would generally permit three story structures. The workshop participants discussed allowing buildings as high as 45'. This would be adequate to meet the space needs of most businesses in Vienna and yet keep the building short enough to still be under a canopy of trees.

Design review should be required early in the development process to enable the Town staff to explain to builders/developers the Town's standards before they have made significant investments.

12. "Island in a sea of development" – sense of place – 2015 - identity open space – dwellings over stores

17. Young people – need apartments – over retail a. Returning young people b. 3-story

35. Unique – intangible – Vienna – civic pride a. Citizen interest, participation – group and individual b. Not just bedroom community

22. Parking a. Town has not built parking to date.- lots or structure b. Saturdays – not out of parking 23. Parking Structure a. Costs \$25,000/space b. Structure between Church and Maple? c. Church incentive zoning and parking 24. Zoning – changes other than Church? 25. P.R. – Town – logo? – advertising? identity? a. Church Street logo? other? b. Vienna? i. logo? other symbols ii. Repetitions

28. Vision exercise – for Town as was done for Church Street – guidelines for redevelopment 20/20 to 20/30 – 2020 to 2030

## 2.. MAC Ordinance

The MAC establishes the vision and the framework for progress by encouraging compact, pedestrian-oriented development and high-quality, **eclectic architecture that is consistent with Vienna's small-town identity.**

A. Encourage compact, pedestrian-oriented development along Maple Avenue East and West that collectively accommodates residents, visitors, and businesses;

**B. Encourage a pedestrian-friendly, human-scale design of streets, buildings, and open spaces;**

C. Foster mixed-use development and that includes destination-style and neighborhood-serving retail development along Maple Avenue East and West, including commercial services and products that are attractive to and meet the needs of town residents **for entertainment, art, recreation, dining, retail and consumable goods;**

D. Promote a variety of housing options in the Town;

E. Enhance the Town's economic vitality by promoting the preservation and creation of a variety of small, independent and locally-owned businesses establishments, including restaurants, services, small, locally-owned businesses, and other uses which contribute to the vitality of Maple Avenue East and West;

**F. Maintain and promote eclectic character and visual interest of building design and site configuration by encouraging a variety of building heights, density, and building mass consistent with Vienna's small-town character and compatible with surrounding residential neighborhoods;**

G. Provide for a high quality of development along Maple Avenue East and West; and

H. Improve environmental quality and promote responsible development practices along Maple Avenue East and West;

**I. Encourage the creation of publicly-accessible community gathering spaces, such as parks, plazas, and other open spaces;**

**J. Encourage the incorporation of art in sites and buildings through a variety of design elements, natural features, installations and displays in highly visible and publicly accessible locations;**

K. Foster a built environment that is comfortable, safe, accessible, barrier-free and convenient to residents and visitors of all ages and abilities.

## 2. Town Logo Branding 2017

According to a 5-month study residents, business owners and visitors perceived the essence of Vienna as

- Exuberant
- Nurturing

- Unexpected

Other words included:

## POSITIONING



More than 125 growth rings reveal our active commitment to nurturing and celebrating the history and continued health of this original Northern Virginia community.

Independent and true to our small-town nature, Vienna embraces and honors traditions that have always been a touchstone of American life.

Here individual civic investments pay off with big personal and community impact. Vienna, VA is about more than where you live, it's about *how you choose to live.*

### 3. 2018 Strategic Plans

7 different teams of town employees have spent significant time and effort in developing collaborative and creative strategic visions around 7 different topics.

Here are some excerpts that stood out for me:

The MAC promotes improved environmental quality and sustainable building practices along the corridor, and supports the Town's economic vitality in the face of change and competition by providing opportunities for our local businesses to expand and prosper while maintaining the community culture that makes Vienna unique. Further, **it aims to incorporate those elements currently lacking along Maple Avenue, including parks, bicycle facilities, public art and affordable housing options.** These are essential to cultivating the high quality of life and harmony that we appreciate in the Town of Vienna.

- Mixed styles of architecture
- Varied building height with interesting architecture, public plazas and public artwork
- Parking for bicycles
- Mixed-use projects in the MAC will provide more housing options for those just entering the workforce and empty-nesters desiring to downsize and/or age in place (in other words affordable housing)



Some of the envisioned outcomes are **social gatherings created by more public space**, accessibility to bike trail, livelier commercial zone after business hours, **affordable housing choices** and less stress put on the environment and infrastructure so that Maple Avenue would be more walkable, inviting place for residents and visitors to live, shop and gather.

**Vienna is an effectively engaged community: Welcoming, open to all, connected in all ways – a personal, professional, civic, real small town, not just a zip code of sameness**, committed to causes, volunteering, and keeping the town great.

... **potential for dramatic improvement as it relates to public participation in the decision-making process, particularly as it relates to land-use changes and opportunities for MAC redevelopment or when there are other matters of concern or controversy**

... **we envision a more engaged Vienna as it relates to creative placemaking**

... ideas include a percentage of new commercial projects with native garden space, incorporate developer contributions for open space acquisition or capital park projects into the list of standard development conditions for rezoning and special exceptions.

**Careful research and planning are imperative to attracting developers willing to invest in Vienna's future. There are cost-effective strategies immediately available but creating economic viability and sustainability moving forward will require an investment and a dedication to look beyond what has been done in the past, to survey the trends moving forward, and to evolve with the changing times, all while keeping an eye on our heritage.**

Providing opportunities for redeveloping the town into an **economically sustainable community will enhance its charm and bring in visitors looking for a small-town, communal experience**. The revenue gained from commercial redevelopment will benefit residents through a reduced tax burden, improved recreational facilities and services, and expand their overall quality of life.



**Clark, Melanie**

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**From:** Gina Womack <ginawomack@yahoo.com>  
**Sent:** Tuesday, July 10, 2018 8:55 AM  
**To:** COUNCIL; Mayor  
**Subject:** Development/Town Hall meeting last night

Dear Council and Mayor,

I understand there was a very late meeting last night about the Maple Avenue Corridor development and thank you for your time and listening to the community concerns. I also understand that it sounds like the speakers were 100% opposed to mixed-use larger development. I'm curious how much control the council and mayor have over these developments that are being discussed (Wolftrap Motel/Tequila Grande, Giant, Joe's Pizza) and what the majority of council and mayor think would be the best use of this land? Are you as a council and mayor able to halt or slow development or do the landowner's plans trump the wishes of the residents?

As an example of the overcrowding, our zoned public school (Marshall Road Elem) was told we wouldn't have many new students from Metro West, but now we have a very large group of students filling up two buses coming from the new development. MRES has increased in size from around 400 students when my son was in first grade to close to 900 students today. Last year, as my daughter was a rising sixth grader, we made the difficult decision to pull her from MRES after our family had spent 11 years at MRES. The small town feel at our schools and our community is slipping away. Schools are overcrowded, traffic is already horrible, streets all around town are blocked and torn up as more and more large homes replace the original ramblers. As a resident of Cottage Street and town resident since the early 70s, I have watched traffic through the Vienna Woods neighborhood get worse and worse. Sometimes I can't back out of my driveway for several minutes in the morning or evening. This was definitely not the case when we moved in to this home in 1999. But adding 20 townhomes by Vienna Elementary, 40+ at Marco Polo and now possible huge numbers at Wolftrap and Giant are only going to make it unbearable.

I understand there must be multiple sides to this issue and I am curious about the council and mayor's position. As much as I'd love things to remain small, it seems the Town's view is that we can't stop "progress" and development? Is that truly the case?

As time permits, I'd love to hear from each of you regarding your views on development, what can be done to slow growth and if you agree with the idea that you'd like to keep Vienna's small town feel. Turning Wolftrap Motel, Giant Shopping and any other available real estate into multi-story mixed use does not seem like responsible growth for a town who's infrastructure is already bursting at the seams.

Thanks so much for your time in reading and replying to this email and for the meeting last night.

Sincerely,  
Gina Womack  
1013 Cottage St SW  
Vienna VA 22180  
703-319-9350

## Clark, Melanie

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**From:** Alicia <amcgaughy@gmail.com>  
**Sent:** Tuesday, July 10, 2018 9:14 AM  
**To:** COUNCIL  
**Subject:** Stop the overcrowding in Vienna- NO APARTMENTS!

Council person,

This is an urgent plea from a family of 6 to stop the overcrowding in Vienna. We have been town residents for 37 years, each of us currently and previously attending schools in the Louise Archer/Flint Hill, Thoreau and Madison pyramid. We continue to experience overcrowded classrooms, trailers in our school parking lots, traffic, limited parking lot at businesses and an increasing disinterest in patronizing the retailers that you are trying so desperately to cram into our little town. And now? Now apartments. Apartments that, on average, will house at least 1 child per unit, which means more overcrowding in our schools, on our streets and in our town.

What will this town become once we have torn down all of the old to introduce all of the new? Another charmless city on the map. Vienna is rapidly losing its small town feel along with all of its original forestry as we make way for bigger and "better." Vienna has become unaffordable to hardworking middle class citizens. A drive down any street of homes mixed with McMansions and original split levels, screams tacky. But you want more?

Growing up, my Vienna was always been about community, but now it appears to be about greed. The 'Welcome to Vienna' sign should read 'Welcome to traffic central, where your kid is a number in their own school and your family can barely afford to live, even though we have nothing to offer.'

I urge you to reconsider shoving more people into Vienna. For the sake of my children, our next generation.

Regards,  
The Utate Family  
(Madison Graduates 97', Future Madison graduates 2022, 2023, 2027 and 2032' )

**Clark, Melanie**

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**From:** Irene Guertin <irene.guertin@gmail.com>  
**Sent:** Tuesday, July 10, 2018 9:17 AM  
**To:** COUNCIL; Mayor  
**Subject:** Concerns About Proposed Development

Good Morning,

I am a resident of the Town of Vienna. I wasn't able to attend last night's meeting but wish to express my concerns, which are shared by many.

I feel an overwhelming sense that our town is being given away to developers with little consideration to the needs of its residents or the potential impacts.

There is a 'development at all costs' mentality in the council despite the fact that Maple Avenue and the surrounding roads cannot handle the influx of traffic from the construction and resulting new apartments and condos. And, we are losing vital and important businesses that, while not beautiful or new, provide day to day essentials to residents and serve a positive purpose.

I was aware of the other proposed sites but many of us felt blindsided upon learning that the Giant shopping center had even been sold. This is the last straw. The center has been a key part of life in our town—with necessary and practical stores— and it's pretty shocking to think it will suddenly disappear to be replaced by high end condos. I really feel like no thought or consideration as to what residents need and use, as opposed to trendy cookie cutter condo complexes that are popping up everywhere. It's too much and too much of the same, all at once. WHAT were you thinking, 'leaders'?

We were drawn to Vienna for its small town appeal but you are taking that away from us with little or no two way conversation. I know how these things work (or don't). The project is essentially approved, the developer will say 'no' to any reasonable requests and in the end maybe concede a little but still drop a big brick box with little practical merit, with the mayor and others nodding approvingly. No, not all development is good or well-considered.

Mayor and Council, please think about why you were elected and the promises you made as you give away our town. And answer all of those who are deeply concerned about congestion and loss of businesses that residents rely upon. Real answers, not developer-approved talking points. Please consider who you really work for—the residents of Vienna.

Sincerely,  
Irene James Guertin  
122 Melody Lane  
Vienna VA 23180

## Clark, Melanie

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**From:** g farraj <gracefully122@gmail.com>  
**Sent:** Tuesday, July 10, 2018 9:54 AM  
**To:** COUNCIL  
**Subject:** Community concerns

As a Town of Vienna resident, I'm very concerned about the extreme development efforts happening in our town. Due to travel, I was not able to attend last night's Council meeting to discuss the development plans for Maple and Nutley. I too would have voiced my concern about this project along with every TOV resident I know. It would be very difficult to find anyone in our town who supports this development at this level.

The charm of this small town is what attracted us to it. It is why we've chosen to raise our family here. Please don't destroy what makes Vienna an amazing place to live and raise children.

Not only would this project negatively impact the traffic in our area, it would also negatively impact our schools, which are already bursting at the seams. I'm also concerned about the aesthetics and how that would turn our small town feel into a city center. The Town of Vienna can not, and should not, handle such a heavy load. The residents and the future of this Town deserve better.

Thank you for listening, and considering the resident's of the TOV.

Grace Farraj  
Park Street NE

**Clark, Melanie**

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**From:** Sarah Stone <sarah.stone4@yahoo.com>  
**Sent:** Tuesday, July 10, 2018 10:36 AM  
**To:** COUNCIL  
**Subject:** Development on Maple

We have lived in Vienna for 13 years and truly love it, however the plans to build high density living and retail will completely overwhelm 123 and continue turning our lovely town into a traffic nightmare. Please do what you can to resist damaging growth and preserve the safety and integrity of what Vienna should be. We will all regret it if we don't think smartly about these plans and do what we can to protect our quality of life. Thank you for your time.

Best, Sarah Stone

## Clark, Melanie

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**From:** ingarock@aol.com  
**Sent:** Tuesday, July 10, 2018 12:26 PM  
**To:** COUNCIL  
**Subject:** 444 Maple Avenue project

Dear Town Council members,

I spoke last night at the Council meeting, and would like to add further comments.

It is unclear to me just how deep we are committed to this project as it stands right now. Has the council made promises to the developer that are already over the heads of the voices of the town as expressed yesterday evening?

It is always easier to call off a wedding than to go through a divorce. I urge the council to call off this development now, even if there are penalties or costs. It would be much better and easier in the long run to spend the time to get this development under control before it is built, rather than to wring our hands after it is a done deal, and to fend off all of the developers that will come with deeper pockets arguing about precedent.

Most people in Vienna live with one unit to a quarter acre. Some are in one family to a half acre, and some are in apartments or townhouses with slightly higher density. Can you imagine your back yard neighbor, instead of being one family unit, being 160 families or units? This is WAY out of scale with the rest of the town. The developer has missed by a mile. Or maybe several miles. This project is a good fit for Merrifield or adjacent to the Vienna metro. NOT within the town. I am deeply opposed to this level of density within the town.

Our MAC guidelines are clearly also out of line with our vision if a developer can follow them to the letter and still come up with something so poorly suited to the town. Perhaps part of the problem is the height allowance for 15' of retail topped with three levels of housing. Maybe we need to scale down the 15' of retail, or only allow two floors of residential. Certainly there should be maximum density restrictions which are well within what our current infrastructure can support (schools and roads in particular.)

One question that perhaps we should consider is: What percentage of the town are we willing to have changed by these MAC proposals? Are we willing to increase town population by 5%? 10%? 15%? How does that impact schools? If all potential properties built out to capacity, by how much would the population increase?

Thank you for your consideration of all of the voices from yesterday evening. It was an overwhelming and resounding NO on 444 Maple.

Sincerely,  
Inga Erickson  
105 Dogwood St. SW  
Vienna, VA 22180



## Clark, Melanie

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**From:** Reshma Eggleston <richardandreshma@cox.net>  
**Sent:** Tuesday, July 10, 2018 12:51 PM  
**To:** COUNCIL  
**Subject:** Development in Vienna

Dear Council Members,

I am writing to express my concern about the development plans under consideration along Maple Avenue (Tequila Grande/Wolf Trap Motel, Marco Polo, Giant, Coldwell Banker/Joe's Pizza). While I don't oppose growth and change, I am concerned that the developments that are being planned are not planning well for the future, and not seriously considering the impacts on the current residents of the Town. New construction should be thoughtful, forward thinking, and maintain Vienna's small town feel. Parking, green spaces, traffic, school overcrowding - all of these are concerns. Please ensure that your decisions consider current residents and keeping Vienna the small town we all love ahead of making concessions to builders and developers.

Thank you,

Reshma Eggleston

614 Plum St. SW

## Clark, Melanie

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**From:** Andi Sanborn <andi.sanborn@gmail.com>  
**Sent:** Tuesday, July 10, 2018 1:20 PM  
**To:** COUNCIL  
**Subject:** Concerns over proposed development on 123/Nutley intersection

Dear Town of Vienna Council,

I'm writing to express my concern over the proposed 4 story development at the intersection of 123 and Nutley, currently the site of the Wolf Trap motel and Tequila Grande restaurant. My concern stems from the negative impacts this will have on the surrounding areas within the Town of Vienna limits.

**Traffic** - This intersection is already one of the busiest in our town. Within relatively close proximity to the metro, it also has a high volume of pedestrians. This development would attract even more traffic to this choked up intersection, with no funding or plans to widen the road or to provide a safer location for pedestrians to walk on 123 while minding the uptick in traffic this development would cause.

**Schools** - While I understand this development to provide 2 bedroom units, that is still within the reality of a family with school aged children living in the units. Vienna has some of the highest rated schools in the FCPS system. Families would flock to this development to be within the school limits of those highly regarded schools. Our classrooms are already at capacity or more, what will be done about the influx of new students on already stretched thin schools.

**Environment** - There is a serious lack of tree canopy and green space visible to the passing public on 123 and Nutley. Much of Vienna's small town feel, and frankly why we chose to live here and not other surrounding areas in Fairfax county, was for the lack of concrete high rises and development such as this proposed development. Four stories is twice as high as anything in the vicinity of this. It would feel like the Mosaic district, and there is a reason we all chose not to live over there. Please don't turn Vienna into a concrete jungle.

Many thanks for hearing your constituents concerns. Please listen to your hearts and not the promises of developers with deep pockets.

Cheers,  
Andi Sanborn  
Town of Vienna resident  
9603 Counsellor Drive NW, 22181

## Clark, Melanie

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**From:** rrussell10@cox.net  
**Sent:** Tuesday, July 10, 2018 1:46 PM  
**To:** Council\_Manager\_Clerk  
**Subject:** Re: MAC and Town of Vienna future

Hello, I watched nearly all the meeting last night via the TVCN. Very excellent. There was so much good information and thank you to our great Council/Mayor for all the hard work.

I wanted to take just a minute to comment on what I have distilled as most concerning about the development issues. I want to thank you in advance for reading!

\*I do understand the need/opportunity for apartment/multi-family housing choices; as with others I hope they are truly affordable and not "luxury" necessarily (but nice).

\*HOWEVER, can we be sure people won't rent them and turn them into Air B&B's and the transient folks would be all trashy and loud and horrible?

\*As with everyone, I and my husband echo the Very Big concerns about traffic.

\*I think the issue of water is a huge issue and needs study.

\*I absolutely think that "high-end shopping" is really not realistic for Vienna; there is Tyson's, there is Merrifield, etc. Building too much and having it "dark" is absolutely bad. Frankly most of our shopping these days is online. Shopping is really over-developed in my opinion.

\*Bikes are NOT the answer! Having a person ride a bike on Maple or on Nutley absolutely makes Traffic a Nightmare. Are you planning to somehow add a bike lane? Bikes are a disaster waiting to happen.

I am not sure what people mean about "small town charm" -- that is in the eye of the beholder. I find it very hard to walk on these brick sidewalks and very easy to fall. I'm not a fan of walking in Vienna. I'm not sure that "charm" is only found in "green open spaces and walkability" especially in hot muggy buggy Virginia (or rainy or icy....).

I would like to suggest that charm is more likely felt by feeling "human-sized". We like that Vienna feels normal -- not too rich, not too poor, comfortable and human and convenient (by which we mean parking).

Frankly, the person who wanted less parking at the proposed development at Nutley was wrong.

However -- let's get creative and really think about the future. How about a "drone drop" for packages for the people living in whatever is built? How about a Gondola or "zipline" to the Town Green or the Community Center? :-)

How about a church? How about a movie theatre? That's "community"! Maybe Madison High School needs an auxiliary theater or radio station or something? Maybe a town Center for the Arts -- not just painting and visual arts, but classes for writers etc. Poetry slams! Spoken Word performances! Art!

Anyway.

If you take nothing else seriously -- bicycles are dangerous and a bad idea for Maple and Nutley.

Sincerely,  
Rachel Russell

## Clark, Melanie

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**From:** Laurie DiRocco  
**Sent:** Tuesday, July 10, 2018 5:41 PM  
**To:** Vicki and Kurt Eisenbeiser  
**Cc:** Town Manager; Clark, Melanie; Petkac, Cindy  
**Subject:** Re: Please do not approve the plan

Dear Vicki,

Hi, thank you for your email. We appreciate your feedback and will submit your comments into the public record.

Best Regards,  
Laurie DiRocco

Sent from my iPad

On Jul 10, 2018, at 5:37 PM, Vicki and Kurt Eisenbeiser <[KWEISENBEISER@msn.com](mailto:KWEISENBEISER@msn.com)> wrote:

to power pack the corner of Nutley and 123. Population density is too great for that space. Huge negative impact for traffic through town.

Vienna is attractive because it is quaint, quiet, and calm. Please preserve what makes this town special for our children to grow up in.

Thank you.

vicki eisenbeiser

**Clark, Melanie**

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**From:** Carey Williams <carey-williams@cox.net>  
**Sent:** Tuesday, July 10, 2018 7:54 PM  
**To:** COUNCIL  
**Subject:** 444 Maple Project

At the risk of being booed out of the Town chambers last night I prefer to state my views here. I found the behavior of my neighbors to be disrespectful and threatening to those who might support this project. Having received propaganda from the naysayers, I believe you heard a very skewed, NIMBY that had been inflamed by half-truths and uninformed opinions about the MAC Vision.

It is my understanding that the MAC plan is part of our Town zoning. A builder has come forth with a plan that conforms to the specifications in this program. While there are important questions and considerations about a project of this size I believe if a developer is meeting the criteria the Town has approved then the plan should be approved. The developer has spent considerable money in not only purchasing the property but also in developing a vision for the project and reacting to the boards and staff that have already reviewed and approved the concept. He is making a HUGE investment in Vienna. It will bring increased tax revenue not to mention visual improvement to a not so nice use as is. The Wolf Trap Motel regularly makes the police news and I am not a fan of this establishment in our community.

I believe if you do not approve this project then future potential developers will give up. There are many blighted buildings ripe for redevelopment and we need to set a precedent that the Town has a comprehensive plan in place that includes approving MAC projects.

There were a few good comments and suggestions by some of the speakers. Specifically the loading and unloading of large trucks given the location of the building. Trucks won't be able to cue up on either Maple or Nutley so thinking this thru is important. I am not sure why folks were talking about a water issue but that may be an important question in this location.

I did not feel the building was out of character or too big for the lot given the parameters of the MAC Vision. I found the improvements over the original plan to be well thought out and visually pleasing.

Change is hard. I hope you, as our elected leaders, will see this thru and realize the people that you heard from last night have not been following the Town plans and have only shown up because the potential development is in their backyard. I recommend you approve the project with appropriate modifications that staff and those intimately involved with the project deem necessary.

Again, I would ask in the future that proper decorum is demanded at a public hearing. There was no room last night for anyone who wanted to support the opposite point of view.

Thank you,  
Carey Williams  
207 Center St, N

Clark, Melanie

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**From:** Laurie DiRocco  
**Sent:** Wednesday, July 11, 2018 8:30 AM  
**To:** Dan Keating  
**Cc:** COUNCIL; Town Manager; Clark, Melanie; Petkac, Cindy  
**Subject:** Re: 7/9/18 town council meeting- MAC zoning changes

Dear Dan,

Hi, thank you for the email. We appreciate you reaching out to us and sharing your thoughts. The MAC was passed to encourage redevelopment of dilapidated properties along Maple Avenue and make Vienna's Main Street more pedestrian friendly. I don't know if developers want a revision to the MAC but the Town does based on changes in the commercial and office markets. As you see with this proposal, they are adding a great deal of residential because of the changing commercial market.

Thank you again for your feedback. We will submit your comments into the public record.

Best Regards,  
Laurie DiRocco

Sent from my iPad

> On Jul 10, 2018, at 1:48 PM, Dan Keating <djkeating62@gmail.com> wrote:

>

> Town Board;

>

> Last night I attempted to attend the town board meeting, but by 7:45, the space was already full. I heard it was a spirited discussion on the 444 maple ave project.

>

> My family lives at 400 Ridge Rd SW Vienna. I wanted to express my STRONG opposition to the proposal at 444 Maple Ave W (current Tequilla grande and wolf trap motel). I will also not vote for any council member who votes for this project.

>

> Months ago, The council approved the car wash/chick Fil-A combo at 540 Maple ave W. It was a dream for the developers wallets, but will be a traffic nightmare for both town residents & commuters. And a future vehicle/pedestrian collision on Maple ave, is a statistical certainty.

>

> But this new, taller, higher density proposed project at the busy corner of 444 maple ave W is even more ridiculous.

>

> My family did a 'knock down' home 4 years ago and now fund town operations through our excessive property, asset, and sales taxes. If we wanted this type of retail & standstill traffic nearby, we would have moved to Tysons or Mosaic.

>

> Vienna is truly unique, but your recent development approvals (former Marco Polo, etc) putting that at risk.

>



> If I recall, the council pushed the MAC plan through, in part, by stating that the Town needed to be 'competitive' with other towns with commercial/retail space. Says who? We already get heavy residual traffic from Tysons every day. What else could maple ave business owners want? If I want to shop in ugly, dense retail, I'll drive to Fairfax or mosaic.

>

> And now the developers want a revision to the MAC? Come on. We know traffic on maple will be worse, but Traffic on Nutley (north bound) will also increase.

> *[unclear]*

> Stop getting schooled by these rich developers and stand up for the citizens who elected you. Vote NO, both now and when the developer eventually comes back with a 'scaled down' plan at 444 Maple W.

>

> Thanks,

> Dan Keating

> 518-339-0499

>

> Sent from my iPhone

> *[unclear]*

>

>

## Clark, Melanie

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**From:** Cynthia Day <jimcynday@gmail.com>  
**Sent:** Wednesday, July 11, 2018 2:39 PM  
**To:** COUNCIL  
**Subject:** Proposed housing developments

Hi,

I don't typically give an opinion on these issues but hearing so many are opposed I would like to express a positive opinion of proposed residential developments in Vienna including the one discussed July 9.

The lack of housing in this area is a serious issue for many and while traffic and other capacity issues will need to be addressed, the growth in this area is inevitable. The town now has an opportunity to shape that development in a responsible way. I hope you will consider advising and mandating when possible environmentally friendly construction, and I hope these developments may finally lead the town to consider providing better area transit to the metro stops. The bus service in this area is insufficient and much lacking when compared with so many areas with far less resources. Providing better mass transportation, better walking and biking infrastructure would all ease the traffic concerns which are already significant. Progress is possible and we could have a town that looks to future developments with an eye towards shaping it, rather than denying the inevitability of change.

Respectfully,

Cynthia Day

## Clark, Melanie

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**From:** eholm964@aol.com  
**Sent:** Tuesday, July 10, 2018 4:41 PM  
**To:** COUNCIL  
**Subject:** Comments on Wolf Trap motel project

Dear Town Council,

With the long and hot town meeting last everyone is probably very tired, but wanted to add my two cents to the conversation.

### Positive Aspects

- **Incorporating mixed used / city scape development** into Vienna is positive improvement over the existing motel and eatery.
- **Aesthetically Pleasing Design:** Believe the developer tried to incorporate design, architecture and landscaping to make the project aesthetically pleasing.
- **Bike sharing.** allocating a space for future bike sharing was interesting. This might be something to consider if future development proposals
- **Uber drop off** spots were a good idea as long as they don't turn into permanent parking spaces. This might be something to consider if future development proposals
- **Space allocation** for future power upgrades was also some forward thinking by the developer.

### Not so Positive Aspects:

- **Traffic:** I can emphasize with neighbors who live on adjacent streets that will become cut through streets. There is nothing more irritating than to have cars speed down the street in front of your house. Traffic calming measures help, but a little enforcement is better even if its warning tickets. The presence of a Vienna Police officer even if he / she doesn't stop anyone would send the right message. (but while on the subject of traffic -- let me say that the traffic circle on park is wonderful! I love it)
- **Parking:** Parking in Vienna is problem and it limits people from visiting Vienna businesses. That's translates into loss of money / taxes to the town. Believe the developer needs to provide more parking for the apartments and businesses so that parking doesn't spill over to the residential streets. But also, the Town of Vienna needs to come up with a parking solution for Maple Ave and Church Street. Obviously, I don't have a solution, but let's brainstorm and come up with some ideas that benefit both the residents and the businesses. Maybe consider committee of volunteers to brainstorm and explore different parking ideas? I'm sure other towns and municipalities have been in similar situations and maybe we can learn from them.
- **Run off / lot coverage:** The Town has done an excellent job of enforcing lot coverage rules and incorporating drywells into residential housing. However, I didn't hear anything from the developer about run off and water management but maybe I missed it. Right now the streams around Vienna become small rivers during storms and we shouldn't allow developers to contribute to that problem. These streams support the wildlife that we love and help make the town we love.
- **Green Space:** My definition of green space apparently differs from developer's definition. Grass, trees, flowers and public open space is a wonderful Vienna asset. Let's keep concrete, asphalt, plastic grass, and the urban look to a bare minimum. I'm not sure what the Village Green cost, but it was well worth it. Developers need to incorporate more "**real green**" spaces. I'm not a landscape person, but maybe a mini park with grass, a couple of public benches, a fountain, or more flower beds to lessen the urban look?
- **Size:** The physical size is hard to image, but my impression is that it is too large and imposing. My suggestion is shrink the physical size of the structure and incorporate green space. I feel especially sorry for the residents who live behind the proposed project.
- **Density:** 160 apartments is a lot! If every Maple Ave development included that density, the impact to the town's population and infrastructure will be significant. I like the idea of mixed use development, but believe 160 apartments is too much especially if other developments present similar concepts.

Obviously, I think the "not so positive aspects" outweigh the positive aspects and all of my above comments were included by the speakers last night, but thank you for letting me chime.

Keep up the great work; you have a hard task ahead balancing job balancing growth and development against the residents interests and concerns, but I'm sure everyone is up for the task.

**Off topic-----** but a very big and special shout out to Navy Federal Credit Union and everyone who contributed to a great 4th of July display at Southside Park. A great time was had by all!

Thank you.

**Regards,**

**Ed Holmes**

**1309 Ross Dr SW, Vienna**

703.861.5912 (Mobile)

703.374.1218 (Office) New Number!

703.560.0820 (Home)

**Clark, Melanie**

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**From:** Alexandra Howar <alexandra.howar@gmail.com>  
**Sent:** Tuesday, July 10, 2018 5:40 PM  
**To:** COUNCIL  
**Subject:** Our town

Keep town of Vienna the beautiful town it's known for. Our schools are over crowded already ,why build big when the roads can't handle more traffic?  
Why not fix it up nicer like in Bethesda where there are nice restaurants with tables outside. It would promote business instead of choking out our town Sent from my iPhone

**Clark, Melanie**

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**From:** Lizzy Ryan <lizzysryan@gmail.com>  
**Sent:** Tuesday, July 10, 2018 7:59 PM  
**To:** COUNCIL  
**Subject:** Proposed new development- Maple & Nutley

To whom it may concern:

I am a resident of Plum Street. We purposefully chose Vienna over McLean and Arlington for it's small town character, and ease of getting around. The proposed development as it stands now would be a direct threat to both of those hard to come by qualities. I think you will find that most of the residents, especially those that have purchased new construction for their young families in recent years, chose Vienna because of the small town feel. We don't want more retail options. If we wanted more stores, we would have chosen to live in one of the many retail-centric areas. The lack of retail/ commercial buildings is what makes Vienna unique, and by altering that you make it another nameless, mega-retail Metro stop city. Also, as someone who travels down Maple multiple times a day, it is already incredibly overcrowded, and not at all efficient even for those who live here. Adding more residences and commercial properties to the area, will only increase this level of frustration for the town residents.

I ask you to consider this point of view at your upcoming meeting.

Thank you for your time.

Best Regards,

Elizabeth Ryan



**Clark, Melanie**

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**From:** Susan Rogers <gabbysam2@gmail.com>  
**Sent:** Wednesday, July 11, 2018 7:23 AM  
**To:** COUNCIL  
**Subject:** MAC vote against

Hi Vienna Town Council

I live at 344 Glyndon St NE 22180.

I do not agree with the MAC plan discussed at the town council meeting on Monday July 9.

My concerns begin with the large number of housing units on the property.

The housing project does not look to affordable.

The traffic pattern will be causing issues with the surrounding neighborhoods.

Please don't approve this project move forward Thank you Susan Rogers

**Clark, Melanie**

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**From:** darnriz@aol.com  
**Sent:** Wednesday, July 11, 2018 9:22 AM  
**To:** COUNCIL  
**Subject:** Concerns about continued development - Tequila Grande

Town Council,

I was unable to attend the recent town hall, but would like the opportunity to express my concerns about the proposed development at the corner of Nutley and Maple (Tequila Grande and Vienna Wolf Trap). While I appreciate and support the need to modernize and renovate aging properties, my experience so far has not been great. I live on Roland Ct directly behind the construction taking place for the new Flagship Carwash and Chick-fil-a. For such a small site, the ongoing construction has taken very long and is disruptive. This week, there is night time construction during the work week causing loud jackhammering and reverse load sirens going all night for multiple consecutive nights. We have dealt with this kind of disruption multiple times since construction on that site began and it makes it impossible to get a good night's sleep for not only working adults (I commute every day to DC), but also my children who wake up early for school. While I understand there is little I can do to improve the situation beyond being patient, it makes me worry about future projects - especially the proposed project for Nutley and Maple to replace the Tequila Grande and Vienna Wolf Trap Hotel.

Traffic at this intersection is already bad - even at non-rush hour times. We frequently turn left from Roland onto Nutley to get to Maple to do everything - visit the dentist, doctor, grocery shopping, music lessons for children, etc. Traffic is already backed up beyond Roland St making it difficult to turn left onto Nutley. Oftentimes, I already have to take roundabout routes to get the Maple because of the traffic. I can't image how horrible this will be if the proposed residential and commercial space for Tequila Grande/Vienna Wolf Trap Hotel moves ahead. It will be close to impossible for me to get to Maple Ave from my home if I am contending with more residents and shoppers at that intersection.

I am worried about the major disruption the construction will take. Based on my experience of the Flagship carwash/Chick-fil-a, I am envisioning months long construction and nighttime disruptions. Will my family ever sleep again? To reiterate, I support renovation of these aging properties, but would like more information on the construction timeline, disruptions, and projected affect on traffic this project will have in the long-term. I do not feel that the council has provided this information to the town to give us a better understanding of the longer term impacts of these projects. Is there a long term vision or are these just transactional deals to get buyers without thought of the impact to residents? Are there other options that can be considered for renovating these aged properties that would have a minimal impact on traffic and minimal disruption to residents? Are there any standalone quality of life projects to improve the overall traffic pattern in response to these projects? I appreciate your time and consideration of these concerns and look forward to getting more information.

Sincerely,

Jennifer Rizzoli

## Clark, Melanie

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**From:** Laurie DiRocco  
**Sent:** Wednesday, July 11, 2018 8:44 PM  
**To:** Helena Klumpp  
**Cc:** Springsteen, Howard; Bloch, Tara; Noble, Douglas; Sienicki, Carey; Colbert, Linda; Majdi, Pasha; Clark, Melanie; Town Manager; Petkac, Cindy  
**Subject:** Re: Comment on 444 W. Maple

Dear Helena,

Hi, thank you for your email. We appreciate you reaching out to us and sharing your thoughtful comments. We will add them into the public record.

Best regards,  
Laurie DiRocco

Sent from my iPad

On Jul 11, 2018, at 6:33 PM, Helena Klumpp <[helenaklumpp@yahoo.com](mailto:helenaklumpp@yahoo.com)> wrote:

Dear Mayor DiRocco and members of the Vienna Town Council,

The purpose of my note is to weigh in on the proposed development at 444 W. Maple, as discussed at length at the public hearing during the 7/9/18 Town Council meeting. I will endeavor to keep my comments down to the written equivalent of the three-minute limit imposed at the meeting.

I moved to Vienna in 2016, where I currently reside at 211 Elm Street SW. I lived in various parts of Arlington, VA from 1995-2007 and in Evanston, IL from 2007-2016. Part of Vienna's attraction, when I returned to the DC area, was its walkability. As our town evolves, I certainly look forward to having interesting new local businesses that I can walk to on Maple, and I hope our "main street" becomes more aesthetically pleasing in the process.

First, I don't think it's constructive to be the town of "NO." A lot of commentators at Monday's meeting threw around phrases like "small town Vienna" and "smart growth," without translating them into tangible asks of the site developer. It was my impression that such concepts were supposed to be embodied in the MAC rules themselves. If so, a project that meets these requirements should, in theory, meet our legislated standard of what looks "small town" and what represents "smart growth." It's not enough to just say "NO," the land is not going to become a public park.

Second, now that we have written requirements for development in the Maple Avenue corridor -- an actual "letter of the law" -- it's unfair to hold developers to an amorphous "spirit of the law" standard. As any first-year law student will tell you, the spirit of a law is relevant only when the plain language is ambiguous. (If you're driving 25 mph in a 30 mph zone, you probably wouldn't appreciate being pulled over because the "spirit" of the law, which clearly prioritizes safety, seems to require 20 mph on that particular block.) This developer has shown a willingness to go above and beyond what is required under the zoning rules. They've purchased land and expect to be able to develop it in a certain way -- and yes, profit from it -- bounded by the constraints of zoning laws, which should protect town residents from over-development, eyesores, and the like. If the MAC requirements don't fully define what we want to see in these new developments, then shame on us -- we made a mistake, so let's go back to the drawing board on those rules. (And yes, I understand amendments are under consideration, bravo.) But to hold developers to some "secret law" standard where the ball is always hidden (and moving)? It will inevitably

mean that reasonable, reputable developers will lose patience and won't want to participate in Maple Avenue revitalization efforts.

Finally, this decision cannot be made on the basis of faulty information. I share concerns, expressed by other residents, regarding traffic and safety. I believe some legitimate complaints have been raised about the developer's traffic study, so I recommend asking them to refresh it and expand it. As an avid cyclist, runner, and pedestrian -- as well as the mother of kids who walk and bike to JMHS up the potentially affected streets -- I would ask that additional consideration be given to ways to mitigate impact on the neighborhoods adjacent to the proposed development.

I don't envy your task! But I certainly appreciate all the time and thought you're putting into it.

Your neighbor,  
Heléna Klumpp

**Clark, Melanie**

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**From:** Patricia Terrell <terrellpatricia@gmail.com>  
**Sent:** Thursday, July 12, 2018 11:19 AM  
**To:** COUNCIL  
**Subject:** 444 Maple Avenue

I'd like to respectfully add my name to the list of those who spoke at the recent Town Council meeting in objection to the 444 Maple project as presented. I am glad to see older buildings in town being updated; my concern is the addition of the few hundred cars the 160 apartment dwellers will add to an already congested intersection. The results of a traffic study, ordered by the developer, that these cars will have no impact on nearby intersections is laughable.

Thank you for your time and attention.

Pat Terrell  
205 Talahi Road, S.E.

## Clark, Melanie

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**From:** DGMerrill <tov3hoaboard.dgm@gmail.com>  
**Sent:** Saturday, July 14, 2018 5:56 PM  
**To:** Mayor  
**Cc:** Duane Jr (GMail #1 iPhone/Kindle) Merrill  
**Subject:** Re: 444 Maple Develop & Increased ToV Sales/Tax Revenues Question/Request

Thank you!, Laurie for your response. Really appreciate it.

As probably suspected, your feedback prompts some secondary questions on my part, but I will prepare them and send to Mr. Payton and Ms. Petkac prior to the next council meeting in August.

Respectfully, Duane

**From:** [Mayor](#)  
**Sent:** Friday, July 13, 2018 2:32 PM  
**To:** [DGMerrill](#)  
**Cc:** [Diane Boone](#) ; [Noble, Douglas](#) ; [Town Manager](#) ; [Petkac, Cindy](#) ; [Clark, Melanie](#)  
**Subject:** Re: 444 Maple Develop & Increased ToV Sales/Tax Revenues Question/Request

Dear Duane,

Hi, thank you for your email. We appreciate you reaching out to us. Regarding the increase in assessed property value from the site, the Town will receive a small portion of increased property taxes, but the majority of the increase goes to Fairfax County. Fairfax County pays for the schools and human services for the Town. If there is a restaurant on the site, the Town would collect meals tax from them. The Town's meals tax pays for capital improvements in the Town. The Town staff can answer your question at the next council meeting.

Thank you for sharing your comments and question with us. We will submit them into the public record.

Best Regards,  
Laurie DiRocco

Sent from my iPad

On Jul 12, 2018, at 10:22 PM, DGMerrill <[tov3hoaboard.dgm@gmail.com](mailto:tov3hoaboard.dgm@gmail.com)> wrote:

July 12, 2018

To: Ms. Laurie DiRocco, Mayor, Town of Vienna  
[mayor@viennava.gov](mailto:mayor@viennava.gov)  
c: Mr. Douglas Noble, Council Member  
[douglas.noble@viennava.gov](mailto:douglas.noble@viennava.gov)



Mr. Mercury Payton, Town Manager  
[manager@viennava.gov](mailto:manager@viennava.gov)  
Ms. Cindy Petkac, Director, Planning & Zoning  
[cindy.petkac@viennava.gov](mailto:cindy.petkac@viennava.gov)

Madam Mayor,

Please allow me to introduce myself. My name is Duane Merrill. I've lived in Vienna for over 27 years. First on Roland Court SW and now on Hillcrest Drive SW.

While I had a previous commitment, my wife and Roland Ct friends attended the July 9<sup>th</sup> Town Council discussion on the 430-444 Maple Ave development proposal. From their feedback to me, it was not apparent that my personal development proposal question was addressed. I would like to take this opportunity to add that question to the on-going Planning & Zoning and Town Council discussions prior to the August 20<sup>th</sup> Council meeting and development vote.

#### ASSUMPTIONS & CONTENTIONS

Bottom line, the 430-444 Maple Avenue development proposal is about money. Money for the investors. Money for the developer. Money for the builder. And money for the Town of Vienna. I understand that and certainly don't have a problem with either investment/development profits or increased Town revenues that don't come at the expense of increased taxes.

I can only speculate on the annual increase in the Town's sales and property taxes from this development. Four times the current property revenue? Five times? Has it been projected and communicated to the community? Folks should better understand that this development comes with both costs *and* benefits. But that is not my question . . .

#### QUESTION

With the post-development increase in Town revenues over current property revenues, what are the Council's plans to reinvest some of that incremental income in the mitigation of the traffic congestion that this development will create?

1. Will you increase the lengths of the turning lane(s) on Nutley Street onto Maple Avenue?
2. Will you petition the County to install a Hawk Light at Roland Street to ease access blockage and facilitate pedestrian traffic?
3. Will you install time limited No Parking signs on Wade Hampton Drive, Glen Avenue, and Roland Street? Or maybe enact neighborhood-only parking stickers (like they do in Clarington/Arlington) and enforce them to minimize the development overflow parking?
4. Will you lease additional parking spaces from the neighboring commercial businesses to accommodate the development overflow parking? [Reference overflow parking issues with the Magnolia Dessert Bar & Coffee business across the street.]
5. Will you install speed bumps for the traffic that will now cut through the Wade Hampton Drive, Glen Avenue, and Roland Street neighborhoods to avoid the congestion and back-up at Nutley and Maple Avenue?
6. And while not traffic related, will you upgrade and expand the area sewer system so that if it breaks, it will not contaminate the water table under the underground parking structure?



Other than encourage public transportation, ride-sharing, and biking, the Developer doesn't seem to have any real traffic congestion mitigation plans. In fact, it appears that they are exasperating the parking problem by asking for fewer parking spaces than the MAC spec.

#### REQUEST

Ultimately, I would hope that the Council would reduce the scale of the development (e.g. three stories instead of four) or delay its approval until the Town has a chance to understand and absorb the increased traffic from the Mr. Car Wash/Chick-fil-A development just on the other side of Nutley. But even if you don't reduce/delay the proposal, please plan to take a substantial amount of the increased 430-444 Maple Ave post-development revenues and create a reserve for the potential adoption and implementation of some or all of the above – and other ideas from experienced traffic managers – to minimize the rush hour and Saturday traffic congestion that will – even by the Developer's study – absolutely increase from this development.

Thank you for your time and consideration of my question and request.

Respectfully,

Duane Merrill Jr.

600 Hillcrest Drive, SW

Vienna, VA 22180

[ToV3HOABoard.DGM@gmail.com](mailto:ToV3HOABoard.DGM@gmail.com)

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Town of Vienna, Virginia 2015

Website: <http://www.viennava.gov>

Facebook: <http://www.facebook.com/TownofViennaVA>

Twitter: <http://www.twitter.com/TownofViennaVA>

## Clark, Melanie

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**From:** DGMerrill <tov3hoaboard.dgm@gmail.com>  
**Sent:** Thursday, July 12, 2018 10:24 PM  
**To:** Mayor  
**Cc:** ToV 3-4 HOA Board \_DMerrill; Diane Boone; Noble, Douglas; Town Manager; Petkac, Cindy  
**Subject:** 444 Maple Develop & Increased ToV Sales/Tax Revenues Question/Request

July 12, 2018

To: Ms. Laurie DiRocco, Mayor, Town of Vienna [mayor@viennava.gov](mailto:mayor@viennava.gov)  
c: Mr. Douglas Noble, Council Member [douglas.noble@viennava.gov](mailto:douglas.noble@viennava.gov)  
Mr. Mercury Payton, Town Manager [manager@viennava.gov](mailto:manager@viennava.gov)  
Ms. Cindy Petkac, Director, Planning & Zoning [cindy.petkac@viennava.gov](mailto:cindy.petkac@viennava.gov)

Madam Mayor,

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### ASSUMPTIONS & CONTENTIONS

Bottom line, the 430-444 Maple Avenue development proposal is about money. Money for the investors. Money for the developer. Money for the builder. And money for the Town of Vienna. I understand that and certainly don't have a problem with either investment/development profits or increased Town revenues that don't come at the expense of increased taxes.

I can only speculate on the annual increase in the Town's sales and property taxes from this development. Four times the current property revenue? Five times? Has it been projected and communicated to the community? Folks should better understand that this development comes with both costs *and* benefits. But that is not my question . . . .

### QUESTION

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#### REQUEST

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Thank you for your time and consideration of my question and request.

Respectfully,

Duane Merrill Jr.

600 Hillcrest Drive, SW

Vienna, VA 22180

[ToV3HOABoard.DGM@gmail.com](mailto:ToV3HOABoard.DGM@gmail.com)



## Clark, Melanie

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**From:** Laurie DiRocco  
**Sent:** Friday, July 13, 2018 1:24 PM  
**To:** Susan Grubbs  
**Cc:** Bloch, Tara; Colbert, Linda; Majdi, Pasha; Noble, Douglas; Sienicki, Carey; Springsteen, Howard; Petkac, Cindy; Clark, Melanie; Town Manager  
**Subject:** Re: Future of Wolf Trap motel

Dear Susan,

Hi, thank you for your email. We appreciate you reaching out to us and sharing your feedback. The public hearing and public comment period are to listen to all voices in the community so we thank you for sharing your comments. We will submit them into the public record.

Best Regards,  
Laurie DiRocco

Sent from my iPad

On Jul 13, 2018, at 11:56 AM, Susan Grubbs <[smrgrubbs@aol.com](mailto:smrgrubbs@aol.com)> wrote:

Dear Mayor DiRocco and Councilmembers,

This past Monday I watched the Vienna Town Council meeting and feel compelled to voice my opinion. I sincerely hope each council member will offer me the same respect and attention that was offered to the constituents that were present, because I am expressing the opposed opinion (and this reads less than three minutes☺)

I was embarrassed and frankly shocked at the disrespect and tone towards the Mayor, council members (AND the developer) and am a little surprised it was allowed to get that out of control.

How DARE a member of the community throw "VOTES" at the mayor and suggest his small-minded backers run for council. Was this really a veiled blackmail threat? As the saying goes—"Many a truth is said in jest"—so I would not give that man an easy pass, whether or not he is an acquaintance with many of you as he said. It was simply wrong and inappropriate and a waste of everyone's time to listen to that. I wish someone would have said that 160 plus new residents votes could out-weigh many votes in that room.

I am not alone in supporting the promise of new life being breathed into Vienna. The definition of "small town Vienna" evades me. How is row after row of dated strip malls reminiscent of a charming village?

Perhaps Vienna was a small charming village 40 and 50 years ago. That was America as a whole back then. These citizens that spoke commented about how they moved into Vienna 30, 40, 50 years ago. All well and good—the economy was different then, and these folks (who were in their 20s and 30s back then) could afford making this their home.

Today, my guess is that not many 20 and 30 year olds will come to Vienna to start their own lives buying an almost million dollar home or condo. These selfish “old-timers” are in reality preventing young people of today from creating lives that they themselves did all those years ago. If this sounds harsh, it’s not—I myself am an “old-timer” – just not a selfish, shortsighted one.

One of our younger citizens that spoke said she is looking forward to moving into her parents home some day. Some saw that as sentimental. I saw it as sad. She can only strive for that because there are no other options. She doesn’t even realize how pitiful that sounded.

And where do those parents and empty nesters go when they are tired of carrying a large home? Florida, where everyone escapes to because there are no other good options for our changing times? They relocate outside of Vienna to move into the exact type of new development that is being proposed here! My guess is that if there were an opportunity to remain in the area with friends and adult children and grandchildren and not be saddled with a mortgage and large home maintenance and have all the newly provided amenities of today’s world (without it being a senior care center) – Who wouldn’t LOVE that!

It is also mind-boggling how the work of certified professionals that I’m sure have poured tens of thousands of dollars into studying all aspects of this development can be debated by people that don’t know a fraction of what goes into the planning. Their comments don’t deserve the time to consider their erroneous facts. I could list their mis-information, but I’m hoping you already know the real numbers (ie: salaries of local teachers, home prices, traffic patterns, etc.)

There was also talk about reducing the number of units. I am not an expert, but in the big picture, I would think that’s a mistake. These beautiful dwellings are built to promote the spirit of community with all sorts of new, unique amenities for both young and old. Most complexes I’ve seen are double and triple that number. This layout for Vienna has obviously been well-planned to incorporate the town’s priorities and promote vibrancy, yet retain the community feel that everyone wants and could be very exciting for Vienna.

I truly hope you can see that your dissident group of citizens seriously failed in demonstrating their knowledge and understanding of the opportunity in front of them, and they seriously succeeded in presenting small –minded, selfish, and mis-informed facts and figures.

Lastly and most importantly I ask you to do some homework – go visit a NEW current apartment complex. It is nothing like what I, and probably you, remember from years ago. See for yourself how people want to live today. See what is possible and you will need no more convincing to do anything but support this project. They are beautiful, vibrant, upscale, and have become a neighborhood for the community of all ages to gather. It’s a “must-see” before you finalize any votes.

I encourage each of you to consider not being strong-armed by a group of bullies.

Continue with resolve on the futuristic path it appears you have been working towards. All that work you have put into crafting and passing the MAC is at risk of being undone.

Please give the town of Vienna a fair chance at an exciting, future.

Sincerely,

*Susan*

Susan Grubbs

**Clark, Melanie**

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**From:** Brinkhuis, Meg <MRBrinkhuis@fcps.edu>  
**Sent:** Sunday, July 15, 2018 9:04 AM  
**To:** COUNCIL  
**Subject:** 444 Maple

Dear Council members,

As was evidenced at the Town Council meeting June 9th, citizens whom you represent, object, with very good reasons, from infrastructure burden to esthetics, to the proposed development at 444 Maple.

Although the developer has met the minimum MAC requirements, the proposal points out major flaws in MAC as written.

I do not support the development as currently proposed and I strongly urge the Town to revise the MAC zoning requirements to require impact assessments conducted by an independent expert re traffic, infrastructure demand, environment, and community services including the burden on schools (it isn't just FCPS' problem).

Maple Avenue is an eclectic Avenue with plenty of eye sores along the way, but redevelopment should be deliberate and tasteful and well-executed. Please deny the current proposal, revise the MAC with sound, expert advice, and honor the will of your citizens!

Sincerely,

Meg Brinkhuis  
612 Truman Cr. SW

PS Please nix plans for a gas station at Park and Maple! Seriously? How does that eyesore fit our vision?



## Clark, Melanie

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**From:** Laurie DiRocco  
**Sent:** Monday, July 16, 2018 12:40 PM  
**To:** Katie Newland  
**Cc:** Springsteen, Howard; Bloch, Tara; Colbert, Linda; Majdi, Pasha; Noble, Douglas; Sienicki, Carey; Clark, Melanie; Town Manager; Petkac, Cindy  
**Subject:** Re: Maple/Nutley Proposal

Dear Katie,

Hi, thank you for your email. We appreciate you reaching out to us and sharing your comments. We will submit them into the public record.

Best Regards,  
Laurie DiRocco

Sent from my iPad

On Jul 16, 2018, at 12:12 PM, Katie Newland <[katie.newland@yahoo.com](mailto:katie.newland@yahoo.com)> wrote:

After reviewing the information on the Town's website, reading other materials on the proposed development for Maple and Nutley, and attending three hours of last Monday's Council meeting, I am writing to say **I am not in favor** of the plan as presented. While addressing many of the MAC requirements, there remain serious concerns on other issues presented to the Council. Approval could potentially destroy Vienna's small-town character and negatively impact not just the adjoining neighborhood, but also the town as a whole by setting a precedent for future commercial and residential projects.

Katie Newland  
103 Follin Lane SE

Sent from my iPad

On Jul 17, 2018, at 3:13 PM, Shmuel Shamir <[shashamir@gmail.com](mailto:shashamir@gmail.com)> wrote:

Dear Council Members,

We were pleased to attend last week's Town Council meeting and public hearing on the proposed development of [444 Maple Avenue West](#). We appreciated the opportunity to learn more about the goals of improving Maple Avenue, the details of the current proposal, and the potential impact and implications for future projects.

We support the goals of beautification, upgrading infrastructure, expanding residential options, and attracting business while retaining Vienna's small town atmosphere. Like many of the townspeople who spoke out during the meeting, we **strongly oppose** the proposal in its current form:

- The density of this building will create a precedent for development in the Maple Avenue corridor that will be almost impossible to contest on other properties in the future. Overall, 89% is too high, creating too many challenges with respect to traffic, safety, water, and other infrastructure needs. Consider reducing the density to 75-80%.
- As currently configured, most residents and visitors to the building will have to exit by cutting through the adjacent neighborhood, creating traffic and safety problems.
- The design of the building, both exterior and interior looks much like the style of Mosaic District – more upscale urban than small town.
- The residential portion of the proposal was designed to attract young professional and empty nesters. However, Vienna has a pressing need for affordable housing that this proposal does not address. Again, making the design less "upscale" should enhance affordability.
- With respect to retail space, how will rental rates be kept to a reasonable level that will encourage small business to locate and succeed in Vienna? How can we ensure the modest charm of this retail area, along the lines of Church Street?
- As suggested, we should take this opportunity to bury all cables adjoining this development underground.
- We didn't see any plan to install solar panels and other energy saving technologies. This is the time to do so.

Judith and Shmuel Shamir  
[500 Tapawingo Rd SW](#)  
Vienna, VA 22180  
[shashamir@gmail.com](mailto:shashamir@gmail.com)  
703-909-2296; 703-909-2217

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Twitter: <http://www.twitter.com/TownofViennaVA>

**Clark, Melanie**

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**From:** Ed Shnekendorf <eshneken@gmail.com>  
**Sent:** Wednesday, July 18, 2018 11:11 AM  
**To:** Mayor; Bloch, Tara; Colbert, Linda; Majdi, Pasha; Noble, Douglas; Sienicki, Carey; Springsteen, Howard  
**Cc:** Rachel Shnekendorf  
**Subject:** Support for 444 Maple Avenue Redevelopment

Dear Mayor DiRocco & Council:

My wife and I live within walking distance of the 444 Maple Avenue development being considered and recently had the opportunity to review the developer's presentation and subsequent public comment video posted on the Vienna town site.

We would like to register our support for the project. As someone who lives within walking distance of this new development, we're looking forward to the removal of the current eyesores and replacement with an attractive complex that will provide retail and dining options that we will use.

Although there are always legitimate concerns to be addressed with such a project, I was impressed by the feedback the developers took from previous reviews and adjustments that they made to the design and landscaping to address some of those concerns.

Although some legitimate points were made in the subsequent public comment, we were shocked by the volume and baseless nature of most of the comments. Kudos to you for sitting through much of that useless commentary.

In essence, it seemed as if most comments centered around the development being "too large for a small town" and "inconsistent with the intent of the MAC". Who gets to decide what is too large? Who gets to interpret the "spirit or intent" of the MAC? The whole idea of laying down specific guidelines in the MAC was to get rid of such subjectivity -- if a project meets the letter of the MAC, then by definition it meets the spirit and intent of the MAC and is (by definition) consistent with the vision for Vienna. If the complainers want to re-legislate the MAC, that is a different effort. But in this case, the project seems to me to meet the requirements which the Town has set-forth.

We have our own vision of what a town should be. In our vision, a "small town" doesn't mean a bunch of strip malls. It doesn't mean stagnant 1970s and 1980s style buildings. It doesn't mean a car-oriented commercial corridor serving only suburban single family homes. It does include blocks of denser mixed use development interspersed with some of the older style of development. Towns change and evolve and we see this project as part of the ongoing evolution of Vienna.

Best Regards,  
Ed & Rachel Shnekendorf

**Clark, Melanie**

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**From:** Pamela Cox <pcox@vawindow.com>  
**Sent:** Thursday, July 19, 2018 11:35 AM  
**To:** COUNCIL  
**Subject:** Vienna Growth

To whom it may concern:

I was unable to attend the council meeting a few weeks ago re: Wolftrap, Tequila Grande, Marco Polo etc.

I live on the Madison HS end of Vienna.

I appreciate new development however of the many concerns, main concern is TRAFFIC, cars and pedestrians. Maple Avenue is already disastrous. Business is booming yet they are difficult to get to and find parking. The surrounding neighborhoods to the proposed new construction will be inundated with traffic overflow. The light on Nutley to cross over/turn left onto Maple Avenue (Tequila Grande is on right) has 2 turn lanes, with the far left lane accommodating maybe 6 cars and the middle lane has so many cars backed up, is there any plan to make that left turn only lane longer, removing median perhaps etc.. that would help if plans do go through .

Madison HS entrance/123- There needs to be a crosswalk there or something better, too many people crossing/speeding. Chick Fil A/Car wash..when that opens traffic will increased, maybe lesser in summer with kids out of school/people on vacation. However getting through 7-Eleven/McDonalds when school is in session and adding Car wash/Chick-fil-a, the pedestrian traffic getting to those establishments brings on concerns of someone tragically getting hit by a car. A foot bridge would help that area as well lessen pedestrian traffic. Too many cars speed through that area, to include high school kids getting licenses and there are so many people walking through as well.

Thank you for your time,

Pam Souza