

Clark, Melanie

From: Steve Andricos <steve.andricos@gmail.com>
Sent: Tuesday, August 7, 2018 3:07 PM
To: Clerk
Subject: 444 Maple Project

I am writing to express concerns about the 444 Maple proposal, and most directly about the closed door Town Council vote on August 20.

Like many of my fellow residents, I have significant concerns about this proposal and its impact to our schools, traffic, and small-town feel. My wife grew up here and we chose to raise our children here expressly because of the town atmosphere. This project would set a frightening precedent for our beloved town to continue its sad transformation into yet another generic, cookie-cutter Northern Virginia suburb.

Our schools already face crowding issues. The Nutley/Maple intersection already has traffic congestion, which will be significantly worsened once the car wash and Chik-Fil-A lines back up onto Maple on the other side of Nutley. The initial Maple redevelopment efforts to date have brought in a slew of generic national chain stores and restaurants and driven away many local vendors.

All of these concerns (and more) are already well-documented in comments on this online petition created by town resident Steve Potter:

<https://www.thepetitionsite.com/573/034/838/turn-down-the-444-maple-avenue-application-and-send-it-back-to-the-drawing-board-now/>

After just three weeks online, that survey already has 871 signed supporters (including 809 who are Vienna residents). I urge you to read the comments and get an understanding of how town residents perceive this proposal and the Town Council's role in it.

The closing of the August 20 public hearing only adds to the negative perception about the Town Council's motivations. According to the published Maple Avenue Commercial (MAC) Zone District Rezoning and Development Procedures, Step 3 is a public hearing where the Town Council votes to approve or deny the application. Why is this August 20 vote closed to the public?

There is significant resident concern about this project, and the overall direction of the MAC vision. The Town Council would be well-advised to take a step back, postpone this August 20 vote, and vigorously re-engage with town residents. I have made the effort to read and consider the materials posted on the town website, and I am convinced this project will be a detriment to our community. I understand that 809 residents is a relatively small sample size, but this number will continue to grow as the petition circulates. Our family is active in multiple Vienna schools, sports, clubs, organizations and activities and I have yet to talk to a single town resident who supports this project.

I urge you to live up to these lines from the Vienna Town Council Strategic Plan Vision Statement: "The Town government both leads and reflects the public's interest in building the community by being efficient, financially sound and service oriented. Strong communication, trust and respect exist among citizens, local officials, Town staff and businesses."

Pushing through the 444 Maple proposal behind closed doors, in the midst of significant and well-documented resident concern, is directly antithetical to your stated vision.

Steve Andricos
1210 Drake Street SW
Vienna, VA 22180
571-218-5197
steve.andricos@gmail.com

Clark, Melanie

From: Clark, Melanie
Sent: Thursday, August 16, 2018 11:45 AM
To: COUNCIL
Subject: FW: 444 Maple Avenue

Melanie J. Clark, CMC
Town Clerk



TOWN OF
VIENNA
Virginia

127 Center St. South
Vienna, VA 22180
(703) 255-6304 (w)
(703)-940-9199 (fax)



From: Charles Moss <charles.moss01@gmail.com>
Sent: Wednesday, August 8, 2018 8:20 PM
To: Clerk <Clerk@viennava.gov>
Cc: charles.moss01@gmail.com
Subject: 444 Maple Avenue

To whom it may concern.

I am a long time Vienna resident, first moving here in the mid 60s and am very interested in keeping the small town feel. While liking the visual aspects of what has happened on Church Street I am also very aware of the additional traffic the development has brought to the area and am certain that the development of 444 Maple Avenue can do nothing to help our traffic problems. I suspect that the only people who will benefit are the developers.

I believe I read in the Vienna Newsletter that an impact study was done. If I'm remembering correctly, would it be possible to a) get a copy of the study/report and b) get the name of the company that did the study.

Thank You
Charles Moss
904 Glyndon Street SE
703-862-0862

Clark, Melanie

From: Patty Hanley <pahanley@gmail.com>
Sent: Thursday, August 9, 2018 7:52 PM
To: Clark, Melanie; Laurie DiRocco; Colbert, Linda; Sienicki, Carey; Bloch, Tara; Howard Springsteen; Springsteen, Howard; Majdi, Pasha; Noble, Douglas
Subject: 444 Maple Ave West

Madam Mayor and Council,

I want to thank you for an excellently run public hearing for 444 Maple Ave. Some comments were repetitive but it helps to hear the echo to focus in on the main concerns of the residents. I found the public demeanor, in general, to be refreshingly polite. I generally agree with the sentiment expressed at the July 9, 2018 public hearing- Traffic/ density/ parking/ too big. I am concerned specifically about the impact of cutthrough traffic, parking and the compatibility with the neighborhood. These concerns may compromise the integrity of the MAC zoning district. This could create unintended population densities inconsistent with development strategies laid out in the comprehensive plan or cause a knee-jerk reaction to eliminate the district all together. Please consider the following items.

Degregation of Abutting Residential Neighborhood- One thing that stands out is the developer's choice of building site. Although the rear of the property has more than required 60' setback from the residential neighbors, traffic, trash removal, deliveries, commotion from residents and users of the development will be intense. The trees help, but if traffic flowed differently the noise would be greatly reduced and neighbors could continue to quietly enjoy their homes. Greater setback distance does not equal greater compatibility.

Residential Density- Although I don't have a particular stance on the appropriate density of any MAC project, this is extremely dense. I also want to note that the applicant has revised the plan to reduce the number of 2 bedroom units with some 1 bedroom and a den. Our parking standards are based on bedrooms and parking is our most significant density control. If the "den" has a full bath I would anticipate more parking needed. As you know, many apartment seekers use the den as a bedroom for a roommate which could increase the number of unrelated adults residing in the project. This would drive up parking needs. It would help if the proffers addressed the number of units and perhaps address the ability for more than two unrelated adults to share units.

Parking- The staff report indicates that the developers met the parking requirements and I agree. A few questions...

1. Does our code allow for compact spaces outside the church street vision? When the definition was added in 2017, Mr Mulhurn stated it was just a definition.
2. I believe the project is underparked. Reducing the multi family parking requirements in 2017 led to this MAC projects actual parking ratio of 1.24 per unit including the compact spaces. How does the achieved ratio compare with recommendations from Industry for sites more than 1/2 mile from transit? 1/4 mile from grocery?
3. The built-in Mac incentives allow for reduced parking and had intentionally set a threshold for reductions not to exceed. The original threshold (based on previous standards) has been exceeded.
4. Who will pay for zone parking when overflow parking takes to the neighborhood streets? This parking shortage will effect the commercial and/or residential vitality according to market forces.

Traffic Study- The study uses a 5,000 new trip threshold. That volume would be a 15% increase in traffic on maple ave. I think the town should explore a lower threshold.

The traffic study stated the existing zoning is C-1, but the three lots are split zoned and each has approximately 40' of R-16 along the residential zone. The nature of the Existing Zoning was to provide a buffer between the residential uses and the commercial. Would changes in the assumption of C1 vs split zone change the traffic study?

By right development- Could Staff provide a plausible by right scenario. My estimate is the site could handle a 35,000 sqft box store with surface parking -roughly the size of Wholefoods. That said, the likelihood for a grocery store to chose such a congested location with little access to PM traffic flows seems highly unlikely. Residential over retail using a by-right scenario with underground parking may work in a condo market but probably doesn't meet economies of scale required for an apartment business model.

Wade Hampton- One interesting point from the public was the idea of closing of Wade Hampton. I'm not sure how the abutting commercial property owners would feel, but this has great potential to eliminate the cut through traffic issue. Please pursue to some extent.

Storm water management- The development will need to comply with the federal, state and local codes. This has not been performed, nor is it required, at the concept level. It may be helpful for staff to discuss the procedure and how different storms are considered (2YR, 10YR, and 100YR storms).

Developer's option- It was suggested in a news article that the developer could revise the plan (perhaps to be less dense) in order to get a favorable outcome. Will the public will have the opportunity to comment on any revision?

Patty Hanley
333 West St NW

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Patty Hanley
BFR Construction
o:703-242-2730

Clark, Melanie

From: Laurie DiRocco
Sent: Wednesday, August 15, 2018 9:05 PM
To: Joseph Daly
Cc: PASHA.MADJA@VIENNAVA.GOV; Colbert, Linda; Noble, Douglas; Layer, Paul; Miller, David; isewdaly12@gmail.com; Petkac, Cindy; Town Manager; Clark, Melanie
Subject: Re: WATER PROBLEMS at 444 MAPLE Ave SW

Dear Joseph and Marcellyn,

Hi, thank you for your email. I appreciate you reaching out to us regarding the proposed redevelopment project specifically the portion of the building that will be underground. I have copied Cindy Petkac, the Director of Planning and Zoning, on this email so they are aware of your questions and comments.

Thank you for sharing your concerns.

Best Regards,
Laurie DiRocco

Sent from my iPad

On Aug 14, 2018, at 12:06 PM, Joseph Daly <jdaly123@hotmail.com> wrote:

One of the major concerns that have been raised at various Vienna Town meetings is the groundwater

issue. Suggestions were made that a truly *independent* assessment of the impact is needed.

1. What would the impact be of submerging the basement level 5 ft. below the groundwater level,

2. What are the the environmental concerns of pumping 5 gpm from the site to offset the displacement

of the 2,440,350 gals of groundwater that are to be occupied by the underground parking lot in the

new building

3. Should the removal of wetlands, about 20 years ago (+ or-), diagonally across the road from the

proposed site be considered in the groundwater analysis ?

Local residents have suggested that assistance from federal, state, and county environmental agencies should be obtained. Particularly since basement water levels have been problems in some

in of the surrounding lots Standing and running water has been noticed on a nearby plot in July and

August of this year.

The brief assessment in the developer's consultant's 2.5 page letter (dated 2/19/18) noted that adjacent properties *should not be impacted* , with an active pumping system installed.

N.B. The *should not* is definitely not a 'will not impact be impacted'. The letter identifies only 1 groundwater measurement at each of the 4 corners of the proposed site, no mention is provided

as to the duration or the timing of the data collection period, nor are there any comparative data

for seasonal, or yearly variations or trends in rising groundwater data , or to address any potential

trends due to the prior removal of the old wetlands on Nutley St diagonally across from the 444 site.

Notes

* The literature reports identify ground seasonal variations of 6 to 9 ft Historic variations can be

much greater .

* Pumping Systems can be subject to many types of failures: plugging of the drainage system, mechanical and electrical component failures, instrument control failures, shutdowns of the pumped

groundwater to town of Vienna's water system, etc.

My family and I would truly appreciate it if you would side with us on the application, and vote against

the 444 Application.

Sincerely, Joseph and Marcellyn Daly @ 412 Roland St, SW VIENNA, VA

Clark, Melanie

From: Laurie DiRocco
Sent: Wednesday, August 15, 2018 8:54 PM
To: Steven Spishak
Cc: Springsteen, Howard; Bloch, Tara; Colbert, Linda; Majdi, Pasha; Noble, Douglas; Sienicki, Carey; Clark, Melanie; Town Manager; Petkac, Cindy
Subject: Re: Another voice opposed to the MAC

Dear Steven,

Hi, thank you for the email. We appreciate your feedback. Town Council realizes there needs to be changes to the MAC. Based on changes in commercial and office markets as well as the need for visual design guidelines, the Town Council is considering modifications. You say that four stories is insane but three stories are allowed by-right. There typically needs to be an incentive if we want developers to underground utility lines, create a 20 foot wide sidewalk, add open space, add public art, etc.

I believe all of Town Council wants Vienna to remain unique and community oriented. Like you, we care a great deal about the Town. We appreciate you sharing your comments with us, and will certainly add them into the public record.

Best Regards,
Laurie DiRocco

Sent from my iPad

On Aug 14, 2018, at 2:33 PM, Steven Spishak <steve.spishak@gmail.com> wrote:

Hi, Vienna Town Council,

I'm submitting the thoughts below as part of the current debate about the MAC, and I would like these comments entered into the record, please.

First of all, thanks for inviting comment. I know from personal experience that it can be hard to give a project your best effort for months or years, only to have a train of people show up, late to the game, full of criticisms.

I'd also like to give credit for the process that Vienna uses for making decisions. Having sat through a lot of town meetings in the last two years, I take comfort in the fact that even if decisions don't go the way everyone wants, the process is sound.

That said, and with apologies, I believe in the strongest possible terms that the MAC, as currently implemented, is sufficiently flawed that it needs to be paused and revised. I do not think any more development should proceed under the terms of the MAC until significant revisions are made.

I believe that the MAC has wonderful intentions (as measured by its stated goals), but that these are not at all matched by the terms of the plan. As a result, the unintended consequences are becoming evident. The MAC does not consider - nor prevent - extreme or worst case scenarios. The idea of one or two buildings being developed in this way doesn't seem bad, but by treating every property as a one-off case, the MAC does not anticipate that the entire Maple Avenue corridor could become a canyon of four story (in actuality more than four stories) buildings; and that Vienna's population could therefore increase drastically, bringing with it unbearable traffic, stresses upon services (schools, public spaces, playing fields), and a change in the character of Vienna (which currently favors single family homes rather than apartments or condos).

Until Vienna decides, with public debate, what its overall population targets are, the MAC is not a plan, but rather a hunting license for developers who do not care what they do to our town.

I fully understand that the MAC is trying to control some of the abuses that could result from existing by-right development. But the four story concession is insane, because of its effect on population: for example, the possibility of 750 residential units in the Giant shopping Center space alone likely means 1000 more cars in Vienna, which is unendurable, and that's just one property. And I don't want one cent of my tax money spent on a "traffic study." I'll save you the money: more people means worse traffic. Period, end of story, no discussion needed, ever. I already (this is literally true) buy things on Amazon rather than from Vienna merchants, because it's less hassle to wait two days than to deal with Vienna traffic. I'm dumbstruck that the Town Council can argue with a straight face that adding thousands of residential units to Vienna somehow will not make already bad traffic worse.

I don't want to live in Merrifield, Arlington, Falls Church, or (God help me) Tysons Corner.

I don't want to suffer the indignities of parking garages if I want to pick up a gallon of milk.

I like Vienna the way it is, especially seeing blue skies and trees on Maple Avenue.

Thanks for listening, and considering, and thanks for serving the town that we love.

Steve Spishak
608 Niblick Dr. SE

Clark, Melanie

From: jcovel@aol.com
Sent: Tuesday, August 14, 2018 2:43 PM
To: Clerk
Subject: Please add to the Public Record concerning the 444 Maple Rezoning

Please send to Town Council

The MAC Ordinance does not promote the philosophy of a small town. The single family small town way of life made Vienna a desirable place to live. The MAC ordinance crates a Merrifield Mosaic District atmosphere. This ordinance is not consistent with the vision of the previous councils and citizens. The MAC ordinance will completely destroy Vienna's "small town feeling". You council, have a responsibility to promote and preserve the small town philosophy not destroy it. Please do not destroy all of the efforts of the previous councils and citizens have made to promote the preservation of a small town in the middle of densely overdeveloped region.

Jerome and Johanna Covel

224 Walnut Lane

Vienna, Va 22180

Clark, Melanie

From: Frank Johnson <frankcjohnson615@gmail.com>
Sent: Tuesday, August 14, 2018 8:29 PM
To: hsprinsteen@viennava.gov; pasha.majdi@ciennava.gov; Mayor; Bloch, Tara; Colbert, Linda; Noble, Douglas; Sienicki, Carey
Subject: Comments regarding 444 W Maple Ave Redevelopment

As I stated in my comments to the council back in July, I urge the council to not approve the planned redevelopment at 444 W Maple Ave as proposed and encourage the council to request a design more in line with the "small town nature " of Vienna. Please live up to your words.

Frank C Johnson
Hine Street SE
Vienna Va

Clark, Melanie

From: Paul Darling <mpn.darling@gmail.com>
Sent: Wednesday, August 15, 2018 11:11 AM
To: Clerk
Subject: MAC

I am very sorry to see that Vienna is so willing to relinquish its small town appeal to unneeded development. We do not need more traffic congestion-especially at that intersection-, more shops or more residents. Nor do we need to become a cookie cutter replica of the Mosiac or Harris Teeter district. Vienna possesses a very appealing human scale that high rise density will permanently destroy, as well as set a dangerous precedent for future development. I am vehemently opposed to this development and hope a long-time resident's opinion counts as much as a developer's.

Sincerely,
Mary Darling
1107 Cottage St SW
Vienna, VA 22180

Clark, Melanie

From: Ann Paniszczyn <w.paniszczyn@verizon.net>
Sent: Wednesday, August 15, 2018 11:45 AM
To: Clerk
Subject: Vienna's proposed Maple Avenue Commercial (MAC) Zone rezoning

To Whom It May Concern:

In regards to the proposed rezoning at the Intersection of Maple Avenue and Nutley Street, I strongly feel that the construction proposed will not keep Vienna as a wonderful small town that my family and I have loved for the 21 years we have lived here. In the recent years, our town was named one of the top five best small towns in America and I truly feel we will lose that status if we continue to add large multiuse complexes to our town.

As I look at other cities close to us like Falls Church, Tysons, and Reston, I see a concrete jungle. These places were all small towns once and with development, they are anything but. I do not want to our quaint town to turn into these ugly high rise places that have zero character! I like to see trees and not buildings!! I also feel we will lose our status as a Tree City if we do this!!! As it is, we may already lose our Tree City status with all of the very large new single family home construction that is being done in the town already.

I think this proposed site would stick out like a sore thumb in relation to the rest of the town. It will just be too tall. It would also bring in so much more traffic to that already congested corner. I like being able to get around our town without too much hassle and think this will cause my easy commute to my kids school from 7 mins to 10 or 15 mins which is unacceptable to me.

Please take these comments under consideration when making your decision. *Please do not go forward with the construction of this site on Nutley Street and Maple Avenue.*

Thank you for allowing me voice my concern and my opinion.

Sincerely,

Ann Paniszczyn
1110 Ware Street SW
Vienna VA 22180

Clark, Melanie

From: Jean Barfield <barfields01@yahoo.com>
Sent: Wednesday, August 15, 2018 1:24 PM
To: Clerk
Subject: 444 Maple rezoning

To Whom it may Concern,

We would like to express our concerns over this rezoning! Having grown up in Arlington and living through this once with my Family home I can tell you it is not the right move for our town!! Please do not change the zoning laws in Vienna! it will destroy the hometown feel of our community! Please do not turn our town into another over grown, tons of traffic community!!!

Thank you, Jean and Bob Barfield
117 Kingsley RD SE Vienna, VA 22180

Clark, Melanie

From: Joan Cuddeback <jcudde@gmail.com>
Sent: Wednesday, August 15, 2018 3:00 PM
To: Clerk
Subject: Comments on Town of Vienna's proposed rezoning for 430-444 Maple Avenue W

Has an environmental impact assessment been completed to address this proposal? If yes, are the results available to the public? It is my understanding that, in general, Vienna is a community of environmentally aware citizens who are very concerned about the impacts of increased traffic, energy consumption, and waste disposal that will inevitably result from the plan as stated.

Joan Cuddeback
403 Walker Street SW
Vienna, VA

Clark, Melanie

From: Diane Johnson <dianejohnson519@gmail.com>
Sent: Wednesday, August 15, 2018 3:19 PM
To: Mayor; Noble, Douglas; Bloch, Tara; Colbert, Linda; Sienicki, Carey; Springsteen, Howard; Majdi, Pasha
Subject: Public comment on 444 Maple

Hello,

My name is Diane Johnson and I live at 615 Hine Street SE. I am writing to encourage you all to vote no on the development proposed for 444 Maple Ave. I am concerned this will set a standard that may be replicated throughout Maple Ave which would change the small town look and feel of Vienna.

Thank you,
Diane

Sent from my iPhone

Clark, Melanie

From: karen k <chark17@hotmail.com>
Sent: Wednesday, August 15, 2018 3:21 PM
To: Mayor
Subject: 444 Maple West proposal

Good Afternoon,

I am a resident that lives in the town homes near the above proposed project. The traffic is awful in this area. It takes me 10 - 15 minutes to get home from work around 2:30 pm, just traveling from McDonald's to Nutley. I realize this is partially due to the construction of the new car wash which has been going on for over 1 year. I can't imagine what a project of this size will have on traffic. Once the huge building is completed, the number of cars on Maple and Nutley will cause much congestion, which is already horrendous.

This is a quaint town which I love. We will lose it forever. Also, I imagine that my Town of Vienna taxes will increase to cover wear and tear to the road due to increased usage. The renters in the new apartments won't be paying them. Any development for housing should not be of this size, nor should they be located right on Maple Avenue. Maple Avenue needs to have the small town feeling with quaint shops, trees, and neighborhood eateries. Please vote no for this project.

Sincerely,

Karen King

Clark, Melanie

From: Stephanie Fier Greene <stephanie.fier.greene@gmail.com>
Sent: Wednesday, August 15, 2018 3:25 PM
To: Mayor; Noble, Douglas; Bloch, Tara; Colbert, Linda; Sienicki, Carey; Springsteen, Howard; Majdi, Pasha
Subject: Public comment on 444 Maple

Hello,

My name is Stephanie Greene and I live at 411 Center Street N. I am writing to encourage each of you to vote no on the development proposed for 444 Maple Ave. I am concerned about the overwhelming density, the implications on already crowded schools and the additional traffic on an already congested street. Above all, I am concerned this Mosaic District-like building will become a blueprint for future development in the area. We chose to live in Vienna because we love the small town feel and I don't want to become just another suburban city.

Thank you,
Stephanie

Sent from my iPhone

Clark, Melanie

From: Colleen Nielsen <nielsen.colleen@gmail.com>
Sent: Wednesday, August 15, 2018 3:39 PM
To: Clerk
Subject: 444 Maple - public comment

Dear Town Council Members:

I appreciate your keeping public comment open regarding the 444 Maple Avenue proposal.

I watched most of the last council meeting online because I was not able to attend. Many of the residents expressed concerns I share, including **infrastructure costs** and the **implications for digging below the water table**. The fact that those items don't have solid answers concerns me.

My other major concerns are the **(1) absence of an independent traffic study** and **(2) size and character of the development**.

Traffic congestion is of paramount concern in Vienna, and with this third large development on Maple Avenue West, a comprehensive traffic study **not** paid for by a developer is critical. **I also greatly empathize with residents of the abutting neighborhood**. This development doesn't provide easy access to I-66 or the Metro via Nutley Street South, and Vienna doesn't provide a grid of streets lined with sidewalks.

The turns are tight on Wade Hampton Drive and Glen Avenue, and there are no sidewalks and little street light. Realistically, the residents and customers of this new development would drive through that neighborhood and that would be dangerous for pedestrians and detrimental to the quality of life for those single-family home owners. What means has the Town explored to safeguard the integrity of that neighborhood off Wade Hampton, regardless of which development goes into this space?

My understanding of the MAC zone is that developers gain density and height in exchange for providing the town amenities. From the street, **this proposed structure is effectively a brick block** (with a few cut outs) **that would tower over drivers and pedestrians and would be out of balance with the businesses on the other three corners of that intersection**. It is not a welcoming gateway into Vienna.

I don't mean to suggest that Vienna shouldn't develop and improve our corridor of largely strip malls, but this project doesn't live up to our aspirations. **This proposal is the strip mall of the future**. The sample sketches in the MAC plan are buildings that are larger and provide greater density than most currently in Town, but with charm and a small-town feel that's missing in this proposal. The proposed large, cookie-cutter development looks more appropriate for a nondescript urban area, not for a town seeing eclectic, high-quality architecture, as described in the MAC plan.

I'm hearing similar concerns from residents, and I hope that's prompting the council to carefully revisit the MAC zone. **These are the types of changes that, to me, would scale back on the bland, behemoth feel:**

(a) a few separate structures providing more open, public green space **or, at the least**, much greater height differentials and varying materials giving the illusion of separate structures

(b) more consolidated open space adjacent to the covered plazas (not a tiny area right on the edge of the busy intersection)

(c) a public courtyard

(d) public art space and plaza that's more open and better visible to passersby

These types of changes would offer residents better trade-offs for the greater density development.

Vienna is experiencing growing pains, which is a good problem to have. I hope the Town declines the current proposal and seeks a better balance between encouraging development and maintaining and enhancing Vienna's character.

Thank you for the opportunity to provide comment.

Colleen Nielsen
624 Blackstone Terrace NW

Clark, Melanie

From: Jayme Huleatt <jhuleatt@cox.net>
Sent: Wednesday, August 15, 2018 4:33 PM
To: Mayor; Majdi, Pasha; Colbert, Linda; Sienicki, Carey; Noble, Douglas; Bloch, Tara; Springsteen, Howard; Petkac, Cindy
Subject: Comments for Consideration by Vienna Town Representatives relevant to amending the MAC Zoning Regulations and specifically with regard to the 444 Maple Avenue MAC rezoning application

Dear Town Council Members and Planning Commissioner:

We are writing to all of you to request that you consider the following comments and specifically ask that:

1. The Planning Commission recommend to the Town Council and the Town Council adopt a temporary moratorium on the MAC Zoning Regulations to not accept new applications so that you can study, analyze, obtain outside expertise from an organization/company that specifically advises on development/redevelopment in small towns in a suburban setting that have similar characteristics as Vienna, and consider the cumulative effect of all possible developers' projects as a whole along the Maple Ave. corridor to amend the MAC Zoning Regulations.
2. Town Council - Vote NO on the developer's presently proposed rezoning of the 444 Maple Ave property and ask for a better design "consistent with Vienna's small-town character and compatible with surrounding residential neighborhoods."

These requests are based on the many comments presented to both of your bodies during one-one, small group, earlier written comments and Public Hearings.

More specifically, we would like to provide input on specific changes to the MAC rezoning regulations, and the Community/Neighborhood Outreach issue in A., below, providing the 444 Maple Ave property "experience" to support our position.

A. Community/Neighborhood Outreach

Amend the MAC requirement for outreach so that the developers show that they have directly contacted and invited abutting property owners to early meetings, including possibly dates of contact and who was contacted, and any meeting dates and attendees.

We have become aware of a letter written by Carl Landow to Mayor DiRocco, Town Council Members, Ms. Petkac and Chris Bell from Hekemian on July 19, 2018 with regard to the 444 Maple Ave process. We are sure the Mayor can share Mr. Landow's letter and Mr. Bell's response with the Planning Commission if requested. Mr. Landow described the process for gaining public input and buy-in to development projects. Mr. Bell responded to Mr. Landow's analysis on July 25, 2018. But what we would like to direct your attention to is Mr. Bell's comments in the 3rd to the last paragraph with regard to community outreach as follows:

"Finally, of course we did meet with our neighbors. In fact, we had several neighborhood meetings before any submittal was made to the Town. Over a two year time frame we met four(4) times in three different living rooms. We had between 9 and 12 people attend each meeting and they were productive and respectful discussions. We covered every aspect of the project and many changes were made to the design based on these conversations."

One or both of us attended almost every one of these meetings that Mr. Bell mentions in his comment, and in one instance, we hosted one of the meetings. There were at least 3 meetings before Mr. Bell initially met with the BAR and the Town Council in a work session in October and November 2017. These early meetings were for the Mendon Lane HOA residents and a few Roland Street SW residents behind the Mendon Lane townhouses and the Simmons' single family house. These meetings were not expanded beyond this small group until beginning in January 2018, the larger group from Roland Street, Wade Hampton Ave, Ceret Court and Paris Court met together and with Mr. Bell at least once. The neighborhood initiated these latter broader meetings not Mr. Bell. A working group was created from the Vienna Citizens for Responsible Development (VCRD) and we had at least 2 meetings with Mr. Bell. But Mr. Bell did not directly contact the residents of Millwood Ct who live directly behind the Wolf Trap Motel. VCRD contacted and engaged the Millwood Ct residents and finally in April 2018, a few of those residents met with Mr. Bell at our house for a meeting. We do not believe anyone was contacted by Mr. Bell on Glen Ave. and many of the commercial neighbors did not know anything about the project.

The reason I am explaining all of these logistics to you is Mr. Bell was not proactive in contacting "his neighbors" and he relied on the initially contacted residents of Mendon Lane HOA to do the contacting. Plus one would think that he and/or his attorney would have figured out who the abutting neighbors were to the 444 Maple Ave property and contacted all of the neighbors to be sure that there were early contacts and the neighbors knew about the development.

We take exception to Mr. Bell's last 2 sentences in his quoted comments above. Specifically, that the meetings "were productive" and that "we covered every aspect of the project and many changes were made to the design based on those conversations." This is simply not true. Yes, we voiced our concerns, which you have had the benefit of hearing at the Public Hearings or in our written comments over the past 6 plus months. But in response, he simply continued to tell us how "great" his project was, and to our knowledge, the only changes that Mr. Bell made were to address issues raised by the BAR and the Planning Staff and/or Commission. We, the neighbors, had voiced early concerns for the size, the mass and the appearance of the building, public open space, sidewalk width along both Nutley and Maple, parking, density, water issues, foundation issues, traffic, safety, etc. but we felt our concerns fell on deaf ears.

I specifically remember Mr. Bell stating after an August 2017 meeting at the home of a Mendon Lane resident, that he had received several inquiries about putting a gas station and mini-mart on the 444 Maple Ave. property. I took that statement as a veiled threat that if we did not accept his plan then this could happen.

B. Escrow Accounts to Pay for Damages to Surrounding Property Owners

You have heard many residents raise issues about potential property damage from the construction or after the project is completed, such as foundation damage, water damage, vegetation damage, etc. We have been asked to accept developer water reports or verbal assurances that nothing will happen.

The MAC regulations should include a requirement with procedures that money be put in escrow that can be used for a period of time after completion of the property to fix any such damages to neighboring properties. This type of assurance would go a long way to assuage community concerns. For further information, please review the Hekemian project on Rt. 29 in Falls Church, North Gate, which provided a similar requirement.

C. True Public Open Spaces

The MAC regulations should include regulations that require a contiguous, away from traffic, public open space that is separate from and in addition to the presently counted required sidewalks and landscape strips.

D. Parking Incentives

Please change the incentives so that a parking structure cannot be used to lower the number of parking spaces required and also to provide a bonus for parking spaces so that the actual number is counted 25% higher. We do not agree with the small contributions that the developer can provide to get these large incentives for reduction in parking spaces and open space.

Thank you for your consideration of these points and thank you for your service to the community.

Regards,
William & Jayme Huleatt
413 Roland Street SW

Sent from my iPad

Clark, Melanie

From: Timothy Cirillo <tcirillo@mac.com>
Sent: Wednesday, August 15, 2018 4:45 PM
To: Mayor
Subject: Some Thoughts on 444 Maple Avenue and MAC Zoning

Mayor,

On July 9th, I attended the town council meeting with regards to the planned development at 444 Maple Avenue. I was appalled at what I saw from the developer. But what is even more galling is that apparently he was just following the guidelines set forth in the MAC zoning.

I don't approve of the 444 development plans. I don't like the precedent that development would set for Maple Avenue. I don't want Maple Avenue to become a concrete corridor.

I do like how Church Street is being developed. I do like the way the old Magruder's Shopping Center was redeveloped. PLEASE get out and talk with residents (maybe knock on some doors) and get their feedback first rather than facing an angry populace later.

I will NOT vote for any town council member who votes for the planned development at 444 Maple Avenue. I urge you to reevaluate the MAC zoning to make it better defined and less conducive to "big box" (no matter how they may be dressed up) developments and to fight to keep Vienna a small town and to oppose the notion of Vienna as a small city.

Thanks.

Timothy Cirillo
707 Glyndon Street, SE
Vienna, VA
tcirillo@mac.com

Clark, Melanie

From: Paula <pmcc44@yahoo.com>
Sent: Wednesday, August 15, 2018 4:56 PM
To: Mayor
Subject: 444 Maple West Proposal

> Dear Town Council,
>
> We just received the notice for the next Town Council meeting today
> August 15, 2018. We are concerned that we received the notice on
> the day of deadline. That being said, we are totally opposed to the
> 444 Maple West proposal. If this proposal goes through as is, we
> will be very disappointed and express that disappointment with our
> voting power to each and every Council member including the Mayor who votes in favor of the proposal.
>
> Paula McCormick and Eldar Yusufoglu
> 117 Tapawingo Road SE
>
> Sent from my iPad
>

Clark, Melanie

From: J Train <trainjer@gmail.com>
Sent: Wednesday, August 15, 2018 6:02 PM
To: Clerk
Subject: Redevelopment in Vienna

Good afternoon.

I have lived in Vienna since 2001, and have loved the "town" feel that Vienna maintained for several years. Unfortunately, more recent changes to housing (mega-mansions) and the redevelopment that the town is considering are quickly and effectively erasing what brought people here -- Vienna's community of diverse smaller businesses, schools, and neighborhoods.

PLEASE DO NOT approve large-scale development and redevelopment in our town. Please instead seek out business interests that are more in line with Vienna's standards and Vienna residents' priorities.

Thank you.

Janet Trainer
506 Yeonas Dr SW
Vienna, VA 22180

Clark, Melanie

From: Michele Sullivan <michele.sullivan@verizon.net>
Sent: Wednesday, August 15, 2018 6:08 PM
To: Clerk
Subject: comments on proposed Maple Avenue Commercial (MAC) Zone rezoning

Hello. I am writing to comment on the proposed rezoning.

I am a 20-year resident of Vienna and I do not support the proposed Maple Avenue Commercial (MAC) Zone rezoning for 430-444 Maple Avenue W.

Such a high density of development - 160 apartments and 20,136 square feet of retail/restaurant space – would create an intolerable volume of traffic. Traffic is already backed up, crowded, and time-consuming at that intersection as well as along much of Maple Avenue. This addition would greatly aggravate our traffic problems and diminish our quality of life here in Vienna.

I have appreciated Vienna's past rate of *measured* growth. I do not support this new, highly accelerated growth rate that developers are pushing for. I feel that this intense level of development does not benefit the average citizen.

Thank you.

Michele

Michele Sullivan
613 Yeonas Drive SW
Vienna, VA 22180

Michele Sullivan

michele.sullivan@verizon.net

[Hands-On Projects](#) [Summer Adventure](#) [Go Green!](#)

Clark, Melanie

From: Laurie DiRocco
Sent: Wednesday, August 15, 2018 7:25 PM
To: Clark, Melanie; Town Manager; Petkac, Cindy; COUNCIL
Subject: Fwd: new residence within MAC

FYI

Sent from my iPad

Begin forwarded message:

From: Bracha Laster <brachalaster@me.com>
Date: August 15, 2018 at 3:43:37 PM EDT
To: ldirocco@viennava.gov
Subject: new residence within MAC

Hello Mayor DiRocco,

I know that there are many changes happening in our Maple Avenue Corridor. Here are my thoughts as a Vienna homeowner since 1986.

I want to ensure that affordable housing is part any plans. I think that it is essential that town/county/state employees or just average service workers can afford to live in the Town of Vienna. We don't want our Town to be made up of only one demographic. I was a Fairfax County teacher for 20 years, and certainly I could not afford to live here at the current prices. Please make sure that a significant percentage of any new housing has affordability for both the prospective owners and renters.

Thank you very much,
Barbara Laster, Ed.D

Clark, Melanie

From: Laurie DiRocco
Sent: Wednesday, August 15, 2018 7:48 PM
To: Elizabeth MacGregor
Cc: COUNCIL; Town Manager; Petkac, Cindy; Clark, Melanie
Subject: Re: Zoning Change -- Wolf Trap Motel/Tequila Grande

Dear Elizabeth,

Hi, thank you for the email. We appreciate you reaching out to us regarding the proposed redevelopment of 444 Maple Avenue. It is important to consider the needed infrastructure. We will submit your comments into the public record.


Thank you for taking the time to share your thought with us,
Laurie DiRocco


Sent from my iPad

On Aug 14, 2018, at 10:20 PM, Elizabeth MacGregor <macgrege@hotmail.com> wrote:

 Greetings:

I am a Town of Vienna resident and wish to express my thoughts on Maple Avenue redevelopment, including the proposal before the council for the site of the Wolf Trap Motel and Tequila Grande Restaurant.

 While I have only lived here 11 years, and am aware that discussions about the Maple Avenue Commercial Plan (MAC) started well before I arrived, I believe its discussion, negotiation and adoption was based on a faulty premise that haunts us to this day. Though our legal status may be a "town" within the Commonwealth, we are not a "small town" as most people understand that term. We have not been at least as long as I have lived here and probably for many years before that. And we will be less and less so as the years go by, no matter what we do about the MAC.

 My epiphany was prompted by a recent Facebook post by Town of Vienna that provided examples of four story commercial buildings in small towns around the country. One of the towns illustrated was Kingston, New York, my mother's hometown and almost a second hometown to me. I love Kingston, but its problems (and possible solutions) are nothing like Vienna's and it cannot serve as a model for us.

We are a close-in bedroom community to a rapidly growing urban center, Tysons Corner. Our thoroughfare will have high-density housing and commercial, with single family residential just behind that. The examples we should be looking to – instead of Kingston, New York – would be the Rosslyn-Ballston corridor in Arlington, Connecticut Avenue between Rock Creek and the Maryland border in DC or even Buckhead in Atlanta. These are all vibrant, cohesive communities that maintain their character and are attractive to both residents and businesses.

The town, through the council, will have to manage the transition, but it does a disservice to the process to insist that we must maintain our “small town character.” Furthermore, this characterization is proving to be an obstacle to any thoughtful consideration of how to preserve the positive qualities of Vienna through change.

You may have guessed that I am generally in favor of the proposal for the Wolf Trap Motel/Tequila Grande site, as well as others you may consider, as I consider it all but inevitable. However, there is a big “asterisk” to my support. It is absolutely essential that as the town grows, schools, recreation facilities and public transportation must expand proportionally. At a minimum, we need a new elementary school. We will need expanded bus service running frequently on Maple Avenue (I would note that WMATA recently discontinued the 2T bus –something similar would be needed and it would have to run on a more frequent schedule). We must expand pedestrian and bike facilities – even I don’t think bike lanes are feasible on Maple, so quieter, parallel streets should have bike infrastructure to encourage people to try other ways to get to businesses on Maple Avenue.

I acknowledge the difficulty of addressing larger infrastructure needs when you are considering development proposals one by one, but it is imperative to address them and will be the key to preserving what we all love about Vienna. To do less would be inconsistent with your responsible stewardship. If possible, require the developers, collectively or individually, to commit to building a school and recreational facilities (and funding the sites) as a condition of their developments on Maple Avenue.

Thank you for your consideration of my comments.

Elizabeth H. MacGregor

macgrege@hotmail.com

Clark, Melanie

From: Debra Shah <debrashah@hotmail.com>
Sent: Wednesday, August 15, 2018 7:37 PM
To: Mayor
Subject: 444 Maple Ave. West

Dear Town Council,

As I sat for 30 min. today at 12:30 p.m. in traffic on Rt. 123 in front of the James Madison H. S./McDonalds entrance I thought of all the traffic headaches all this proposed growth will bring to Vienna. I looked up and saw the new highrise at Rt. 7 and 123 towering ahead, and I would hate for Vienna to look like that. Vienna has always been a traffic nightmare but I'm afraid that it's only going to get worse. Please remember that most people have to drive for their groceries, doctors, schools, activities, etc. None of this growth will improve or change that.

Sincerely,

Debra M. Shah

Clark, Melanie

From: Ted and Frances <tweyrauch@sprynet.com>
Sent: Wednesday, August 15, 2018 7:56 PM
To: Clerk
Subject: Comments on 444 Maple project

Hi, Town council and staff.

I have lived on Truman Circle since 1976. So I am very familiar with the intersection of Maple and Nutley.

I believe the building as currently proposed by Womble Bond Dickinson would significantly damage the safety, utility, look and appeal of that intersection. The proposed elevation views depict a large building that completely encompasses the area now occupied by Tequila Grande and the Wolf Trap motel with a 4-story structure that has a little relief or beauty to it. And there appears to be inadequate vehicular access for the scores of cars and trucks that will accompany the hundreds of people who apparently are expected to live, shop and eat in the building at that busy intersection. Access from the west (Oakton) and northwest (Madison High School) looks like it will be particularly difficult.

I suggest that you require the developer and owner of that property to scale back the size of the development in a major way. Below, I offer three ideas that taken together would make the building more pleasing to the eye and reduce the traffic (and possibly pedestrian) congestion it would generate.

1. Require that the setback from Maple Avenue be increased from 22 feet to a minimum of 30 feet. The 30-foot distance is about half of what it is now, so it will still be a significant change from the present visual presentation. The enlarged setback will allow for a spacious 10- to 15-foot-wide area of small trees, flowers and shrubs between the street and the sidewalk. This will significantly soften the noise and visual impact of traffic for the retail stores and their customers.

The artist's rendition of the A3.0 view from Maple and Nutley shows trees that are perhaps 25 to 30 feet high. I am not an arborist, but I believe it unlikely that trees of that size will fit very well into the small (6- to 8-foot?) strip of vegetation space that would result from squeezing green space, sidewalks, sidewalk lighting, bike racks and gathering places in a 22-foot strip along the busiest street in Vienna. In addition, please note that the same conceptual drawing depicts the present overhead utility lines but doesn't show the poles that support them. Of course, those poles must also be in the setback space.

Remember that the trees cannot be allowed to interfere with overhead utility lines or with pedestrian and vehicular (e.g., large truck) traffic, or with the visibility of traffic lights. The larger setback will also provide space for a wider sidewalk and better-protected storefronts, restaurant seating and gathering places. (Of course, this assumes that people will choose to gather in significant numbers next to such a busy intersection. Not sure that will ever happen...)

2. Require that the setback from Nutley Street be increased from 16 feet to a minimum of 25 feet. The reasons for this are much the same as given in item 1, above, but the emphasis here is on visibility of both vehicular and pedestrian traffic in and near the intersection as drivers approach the structure and the intersection from the south (I-66). Trees and shrubs at any stage of maturity cannot be allowed to interfere with that visibility. To accomplish this goal, they must be low (shorter than three feet) and/or set back well from the street.
3. In addition to changing the setback requirements, the Town should require that the structure be limited to two stories in height along the Maple and Nutley sides until at least 20 feet back from the

building's edge at street level. This "stair step" should be implemented along the entire Nutley Street side and for perhaps 100 or 150 feet along the Maple Avenue side. After that distance from Nutley Street, the Maple Avenue front of the building can rise to 3 stories, much as the Wolf Trap motel does at present.

Basically, this change would eliminate most of the living spaces (apartments) at the street edges of the building in conceptual drawings A1.3 (second residential floor) and A1.4 (third residential floor). The rooftop areas created by this change can be filled with vegetation, gathering places (think barbeques on a summer evening) and other activity centers (fountains?, putting greens?). These sorts of additions would reduce visual and auditory intrusions from the busy streets and would significantly enhance the appeal of the (walk-out?) front areas of the remaining apartments on the third floor. In addition, they would add visual interest to the front views from the fourth floor apartments that remain toward the interior of the building.

This major purposes of this architectural change are (a) to minimize the visual impact of the new structure as viewed from the west and (b) to reduce the occupancy density of the development, thereby reducing all effects that are associated with having lots of people in that small of an area.

I'm sure there are other changes besides the ones I offer here that would achieve the same end results. These are provided to stimulate creative thoughts of the designers toward reduced size and a creating a less overwhelming visual impact.

I appreciate very much the opportunity to comment on this proposed development. I apologize for doing so at the last minute.

Respectfully submitted,

- Ted Weyrauch

Clark, Melanie

From: Kcybriwsky <kcybriwsky@gmail.com>
Sent: Wednesday, August 15, 2018 8:00 PM
To: Laurie DiRocco
Cc: Springsteen, Howard; Bloch, Tara; Colbert, Linda; Majdi, Pasha; Noble, Douglas; Sienicki, Carey; Clark, Melanie; Town Manager; Petkac, Cindy
Subject: Re: Proposed MAC amendments and proposed project at 444 Maple Ave

Thank you for your quick response and elaborating on the application process. While it is good to hear that each proposal will be considered on its own merit, I still do not feel reassured that the cumulative impact of multiple proposed projects can be properly evaluated without a comprehensive plan. A traffic impact study that might accompany the proposed 444 Maple plan would not take into consideration projects that are not yet completed or are currently underway, so this would be fundamentally flawed for informing decision making. I do hope that the Council will give serious consideration to making meaningful, measurable, and informed changes to the MAC so we can move forward with a more comprehensive, long-term strategy for growth that prioritizes the concerns of existing residents.

Thank you for your consideration and for entering my concerns to the record.

Sincerely,
Kristan

Sent from my iPhone

On Aug 15, 2018, at 6:43 PM, Laurie DiRocco <ldirocco@viennava.gov> wrote:

Dear Kristan,

Thank you for your email. We appreciate you reaching out to us and sharing your concerns. Any MAC application requires a rezoning and therefore goes through the public hearing process. Since each property and application is different, one approved or disapproved MAC application does not set precedent for another application. The Town does require a traffic impact analysis for each MAC application. This is typically performed by a third party transportation consultant. As you mentioned, the Town is considering requiring a fiscal impact study which would also be performed by a third party consultant. The Town staff does consider who the applicant is using for such studies in terms of knowledge, reputation, etc. You are correct that Virginia is a fairly strong property rights state. In the case of commercial property owners, they can decide who they want to lease to and what they want to charge.

The Town does want to be unique in Northern Virginia. Maple Avenue is the Town's main commercial corridor. I think we all want it to be vibrant and pedestrian friendly. Thank you for taking the time to share your thoughts. I am submitting them into the public record.

Best Regards,
Laurie DiRocco

Sent from my iPad

On Aug 15, 2018, at 5:52 PM, Kristan Cybriwsky <kcybriwsky@gmail.com> wrote:

Hello,

I have been a resident of the Town of Vienna since 2010, and would like to voice my opinion about both the proposed MAC amendments, and the proposed project at 444 Maple Avenue. I would also like to thank the council for your service to our town, and for listening to concerned citizens about these proposed changes that will have such a profound impact on our town.

I attended the Planning Council meeting on July 30 where I heard nearly all of the speakers at this meeting voice concerns about the impact that new MAC projects may have on our town. I share these concerns, particularly with regard to the lack of any mechanism to consider the cumulative impact of multiple MAC projects on our community. I was encouraged to hear that the Council was considering amendments to the MAC, but extremely disappointed upon reading these amendments.

1. The proposed amendments to the "Statement of Purpose and Intent" are easy enough to agree with, but none of these proposals offers anything measurable or enforceable to actually support achievement of these goals. The proposed changes state: "Review of applications will take account of the welfare and needs of the Vienna community, market and economic conditions, and the intent of the MAC Zone as enumerated below." This goes on to indicate that projects should include "....commercial services and products that are attractive to and meet the needs of town residents for entertainment, art, recreation, dining, retail and consumable goods " and include development "promoting the preservation and creation of a variety of small, independent and locally-owned businesses." It does not include mention of how this would be achieved.

- How would the town measure a proposed plan's merits on how it meets the needs of town residents? The last plan that was approved set an unsettling precedent, when the Town modified the ability of residents in adjacent properties to object to development that directly impacts them and lowered the threshold for the Council to approve such plans. Public hearings do provide a platform, but that relies on citizens being well-informed and available to attend. What other means would the town consider to capture this important measure?
- What is the town actually proposing to do to promote the creation of small, independent and locally-owned businesses? The only MAC project that is currently underway includes a car wash and a Chik-fil-a, which is hardly a small or independent business. I attended meetings prior to the approval of the current MAC plan and remember hearing from the owner of the Caboose Brewery, and he talked about his inability to compete with the large chain stores that ended up with leases in the revamped shopping center on the corner of Maple and Courthouse (where he originally wanted to open his business). This begs the question of how many other small business owners will be able to compete once these new projects are built, and developers are able to lease to

whomever they want for as much as the market will bear. We could end up with endless rows of fast-casual dining chains and retail chains, which is not in harmony with the proposed intent at all.

2. The proposed change to the MAC Zone procedures indicates a new requirement for a fiscal impact study, but provides zero guidance on what such a study should include, and does not include a requirement that the study meet standards for quality or independence from conflict of interest.

- As written, a developer could submit an entirely biased study that focuses solely on an increase in tax revenues without addressing the additional burden on Town services, or the impact the new businesses could have on existing Vienna merchants.
- It also does not appear to include a requirement for traffic impact studies or environmental impact studies, or an indication of how many new residents would be expected to live in the new, high-density units (and the impact that could have on our schools).

3. The proposed ranges for dwelling units per acre do provide measurable limits, but these may be the most alarming. For the proposed ranges under consideration, even the lowest end of these could result in the addition of over 1,000 new dwellings to our town, and potentially thousands more residents. That may be a boon to some local businesses, but it would destroy the character of our town, and would even choke off access to many of the new and existing businesses because traffic would go from bad to unbearable. I agree wholeheartedly with residents who spoke at the July 30 Planning Council meeting that the MAC should not adopt upper limits to dwelling units per acre, as this could render the town and its residents powerless to consider the cumulative impact of multiple projects, and should also consider the expected number of people who would live in these units. A reduction in the number of units could still result in larger units that would accommodate larger families and cohabitants, which adds cars to our streets and children to our schools and athletic fields. This must be taken into consideration.

4. Specific to the proposed plan for 444 Maple Avenue, I believe the proposed number of units is entirely too dense for our town, and would set an unfavorable precedent for future projects. I live in SE Vienna and I'm extremely concerned about what will happen with the Giant shopping center now that a developer paid well over market value for that property. I hope the Council will reject the current proposal for 444 Maple Avenue, until the MAC plan can be properly revised, but at a minimum, require the developer to provide traffic impact studies, fiscal impact studies as described above, and require the maximum possible amount of green space.

I recognize that this is a difficult problem to solve, and that there are competing priorities when considering the kind of growth our town will pursue. Although the MAC plan was intended to support this, it is evident that a more comprehensive plan is necessary that considers the cumulative impact of multiple proposed projects on our town. For this reason, I encourage the Town Council to put all MAC development projects on hold, and retain a reputable and unbiased consultancy to assist in developing a master community plan. Such a plan could

take into account the cumulative impact of multiple high-density projects on traffic, public services, and the environment, and explore opportunities for public-private partnerships that could support achievement of the stated purpose of the MAC plan. This effort should also include involvement from Vienna residents who are just residents - not residents who are also business owners, builders, realtors, or developers. This was a criticism I heard voiced about the original MAC plan development process.

We have the opportunity for our town to be a true oasis in the midst of Tysons, Mosaic, and Falls Church if we are committed to maintaining our (somewhat) small town character. I moved here in 2010 after many years in Arlington and City of Alexandria. I got tired of the rampant growth; if I want to make a fast trip to the grocery store to grab a few items to make dinner after a long day at work, I don't want "destination" shopping, where I have to fight traffic and then park in a multi-level parking garage and walk a half mile to a cramped grocery store. I like our outdated strip malls, and if we allow developers to tear out all of the hallmarks of our suburban, single-family town, I will end up spending very little of my money here because I don't have that kind of time. My husband and I planned to make Vienna our forever home, and I hope that the MAC will not be the gateway to destroying what we love about this town.

Thank you for considering my opinion, and I hope to hear more from each of you as these plans move forward.

Sincerely,

Kristan Cybriwsky

608 Niblick Drive SE

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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

From: Andy Rutherford <vamahr@verizon.net>
Sent: Wednesday, August 15, 2018 8:01 PM
To: COUNCIL
Subject: 444 Maple Avenue

Dear Council Members,

I am a town resident very concerned about the impact of development on Maple Avenue on the quality of life in Vienna. As you know Vienna has a special small-town character that makes it a pleasure to live here. I would hate to see that destroyed with the crowding and congestion of buildings and traffic.

So, I am asking you to please protect our home town by turning down the 444 Maple Avenue development application.

Thank you.

Andy Rutherford

Clark, Melanie

From: javinsmd@aol.com
Sent: Wednesday, August 15, 2018 8:21 PM
To: Clerk
Subject: 444 Maple West Proposal

To whom it may concern

My family is against the development at 444 Maple West. Vienna is a great small town, that is one of the reasons we moved here over 40 years ago. To develop the 444 Maple West would not only take away from the small town feel that Vienna has but cause major traffic on an already busy 123 as well as the busy intersection of Nutley and 123. It would also take away from the look of the area. Don't clutter Vienna with strip malls and apartments.

Thank You,
Marge Javins

Clark, Melanie

From: popssam@verizon.net
Sent: Wednesday, August 15, 2018 9:08 PM
To: Clerk
Subject: Proposed Nutley Street/123

To Whom It may concern,

This will impose a huge traffic problem and I do not approve of this development.

Thanks,
Sam

Clark, Melanie

From: Ritesh Saxena <ritesh2@gmail.com>
Sent: Wednesday, August 15, 2018 9:53 PM
To: Mayor
Cc: Pratima Saxena
Subject: MAC Zoning Concerns

Dear Mayor,

I am writing to express my grave concerns around the MAC zoning plan as it stands today. While the need to modernize it and the efforts by our town council are very much appreciated, I believe that the implementation is grossly flawed. What concerns me the most is the drastically increased density and it's potentially negative impact on various aspects of our living conditions - traffic congestion, overcrowding of schools, strain on aging infrastructure, over-towering buildings all along Maple Avenue, etc.

Some of the cool ideas adopted from other towns seem like a misfit here in Vienna given our own unique constraints/characteristics and could result in some very bad unintended consequences such as worsened quality of life and citizens' unhappiness. Hypothetically speaking, if every single parcel of land goes through '444 Maple West' type conversion then Maple Avenue could become a very impractical place and a nightmare in as little as 10 to 15 years.

I urge you to kindly use your good offices to have some wisdom prevail in the entire town council's decisions regarding this very important issue. There has to be a middle ground approach where we could not only try to modernize but also be careful about embracing certain ideas that could actually make things worse. One approach could be to reduce the building height and restrict the number of floors to a maximum of three. I am sure there are many additional approaches to finding a happy medium.

In conclusion, I once again request you to kindly address these concerns with the town council members and remind them of the following consideration when casting their precious votes on our behalf: "DENSITY, DENSITY, DENSITY!"

Thank you for understanding and empathy towards the citizens of Town of Vienna.

Sincerely,

Ritesh Saxena

Address:
795 Plum St SW
Vienna, VA 22180

Phone: 971-971-0605

Clark, Melanie

From: Laurie DiRocco
Sent: Wednesday, August 15, 2018 10:09 PM
To: Rick Hartt
Cc: Springsteen, Howard; Bloch, Tara; Colbert, Linda; Majdi, Pasha; Noble, Douglas; Sienicki, Carey; Clark, Melanie; Town Manager; Petkac, Cindy
Subject: Re: Comment on 444 Maple Development

Dear Rick,

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

 FROM:

All the Best,
Laurie DiRocco

Sent from my iPad

> On Aug 4, 2018, at 8:59 PM, Rick Hartt <rick22183@gmail.com> wrote:

>

> Madame Mayor and Council Members:

>

> My name is Richard Hartt and I live at 353 Church Street, NE and have
> lived here since 1992 -- 26 years.

>

> I remember the outrage over the building of the Taco Bell years ago.

> The world has not come to an end and my property values haven't

> exactly plummeted because it was built behind my house.

>

> Developing 444 Maple Ave as proposed is smart and timely. While the

> Wolf Trap Motel and the Tequila Grande have been "landmarks" for

> years, they are eye sores and a blight on the town.

>

> I know you have all been to the Mosaic District in Merrifield. It is

> AMAZING what that three-by-four block area has become because of

> creative and innovative redevelopment. Yes, traffic is bad if you

> insist on driving from one end to the other to show off your expensive

> foreign car, but if you park in the lots on the periphery -- which was

> a design feature -- you don't have to experience the traffic.

>

> The development proposed for 444 Maple Ave is lower in height than the

> Mosaic apartments by at least one or two stories. LET THE DEVELOPER

> BUILD IT AS PROPOSED!!!

>

> Here are my priorities for Vienna --

>

> Walkability -- you have done a reasonable job keeping all of Vienna

- > walkable. DO NOT sacrifice walkability -- it won't matter what the
- > traffic is like during rush hour as long as the town is walkable.
- > Push for high-density parking on the periphery of the town a block or
- > two east and west of Maple Avenue. Put a parking garage on the
- > eastern most part of the lot of the Community Center. Put another one
- > somewhere on Mill or Dominion. Insist on extra high density parking
- > (above and underground) at the eastern- and western-most borders of
- > every Maple Avenue redevelopment project. Consider adding elevated
- > pedestrian walkways across Maple Avenue in every block.
- >
- > Affordability -- I know land in Vienna is valuable and expensive.
- > Please make housing affordability a priority -- it leads to diversity
- > and inclusion, which leads to a vibrant and exciting place to live.
- > Singles, young couples, and families with a couple of kids need to be
- > able to live in Vienna, probably not in single family homes, but town
- > homes, row houses, condos, and apartments.
- >
- > Commerce and nightlife -- while the MAC allows for restaurants and
- > other street-level businesses, we are missing office space. Consider
- > redeveloping the land between Dominion and Mill into low- to mid-rise
- > office buildings with extra parking available at night for non-office
- > occupants. Require Metro shuttles as part of the redevelopment.

Clark, Melanie

From: Joseph Deaton <jd3@att.net>
Sent: Wednesday, August 15, 2018 10:30 PM
To: Mayor
Cc: Joseph Deaton
Subject: 444 Maple West & MAC

Dear Mayor DiRocco,

I am a long time resident of Vienna and now living in my third house here. When the MAC was being developed, I read from stories in the newspaper and other places the arguments for it. The most memorable was that it would make Maple Avenue look like Church Street and not change our town's character.

After attending the last zoning and council meetings regarding the 444 Maple West proposal, I walked out with a sick felling in my stomach with the realization that the residents of Vienna have been duped. The MAC as written is going to destroy my town and minor changes will not help that. My children are going to be forced out of Vienna Elementary by the 1600 condos that are coming. It will be all day gridlock on Maple Avenue. The Vienna Town Council just voted to spend \$4,000,000.00 on parking for Church Street and 444 Maple West does not have enough parking as proposed.

I am new to this fight as are the rest of the residents who have now discovered how bad the MAC will be for the quality of life for us. After watching hours of testimony by the citizens of Vienna at these meetings, I have not seen one who thought the 444 Maple West proposal is good for our town.

How can you in good conscious vote to approve the 444 Maple West proposal?

Thank you for your consideration,

Joseph Deaton

716 Hillcrest Drive SW

202.321.9119 (c)

Clark, Melanie

From: Michael Good <michael@michaelcgood.com>
Sent: Wednesday, August 15, 2018 10:43 PM
To: Mayor
Subject: Regarding MAC Zoning and 444 Maple West proposal

Hello,

My name is Michael Good and I purchased my home at 602 Kingsley Rd SW last year due to the current environment of Vienna. My wife and I love the the small town feel of Vienna, the low density of housing and stores.

In fact, we are so against the proposal that we are considering moving out of Vienna if these proposals go through. We would move to Great Falls, which we love too, but purchased in Vienna because the town has a little more in terms of shopping.

Besides changing the unique small town feel of Vienna with your proposals, have you also considered how it will affect the quality of our public schools by introducing individuals who don't own property and therefore not as attached to the community? As property owners, we are literally invested in the community.

Consider the barrier to entry when living in a community requires home ownership. While not a blanket rule, it certainly makes sense to me, my family, and friends that minimum income requirements to purchase a home in Vienna means that parents are willing to put in a high level of effort to provide the best education for their children, which begins at home.

Many renters in the Northern VA area do not necessarily speak English as a first language and if I recall correctly this has already slowed down the pace in classes for Madison which is why Madison HS didn't even rank in the US News Weekly Report. This was very upsetting to me! Considering this, how can we consider that opening the floodgates to more renters - who are more likely to introduce more children into our schools that are not adequately prepared - is a beneficial to current homeowners?

Putting aside hurting the authenticity of Vienna with the MAC Zoning and 444 Maple West proposals, it is introducing more renters to the area that greatly concerns me.

If Vienna is going to compete as a good area of schools, it can't turn into Arlington. Great Falls and McLean (the part zoned for Langley HS - which is where I went to school) do a great job of ensuring there is a barrier to entry by limiting rentals.

We need to do the same or else you will lose families who care about good schools like mine.

Best,
Michael Good
(703)725-6837
602 Kingsley Rd Sw, Vienna

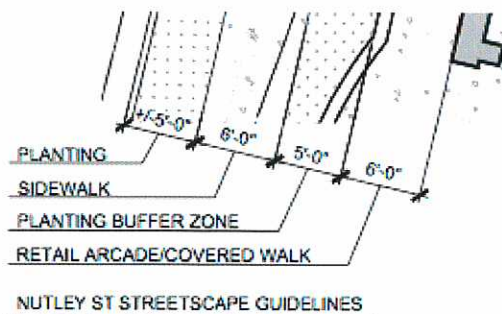
Clark, Melanie

From: Shelley Ebert <shelleyebertva@gmail.com>
Sent: Wednesday, August 15, 2018 11:56 PM
To: Mayor; Noble, Douglas; Bloch, Tara; Colbert, Linda; Sienicki, Carey; Springsteen, Howard; Majdi, Pasha
Subject: Concern Regarding Sidewalk Width at Proposed Development for 444 Maple Avenue
Attachments: nutleystreetscape.png; maplestreetscape.png; viennamarket.png

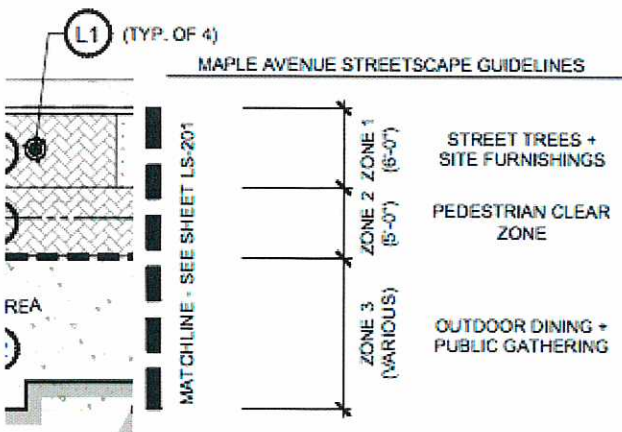
Councilmembers and Mayor -

I would like to share my concerns regarding sidewalk width at the proposed development for 444 Maple Avenue. So that we are all on the same page, I would like to share a portion of the developer's proposal. Below, we are looking at two portions of page 13 of 31 (LS-211) of the document titled "Maple Avenue Submission 4 06.25.pdf" that I obtained through the agenda for your July 9, 2018 meeting.

As you can see, this first image (Nutley St Streetscape Guidelines) illustrates a **sidewalk width of 6 (six) feet along Nutley Street.**



This second image (Maple Avenue Streetscape Guidelines) illustrates a **sidewalk width of 5 (five) feet along Maple Avenue.**



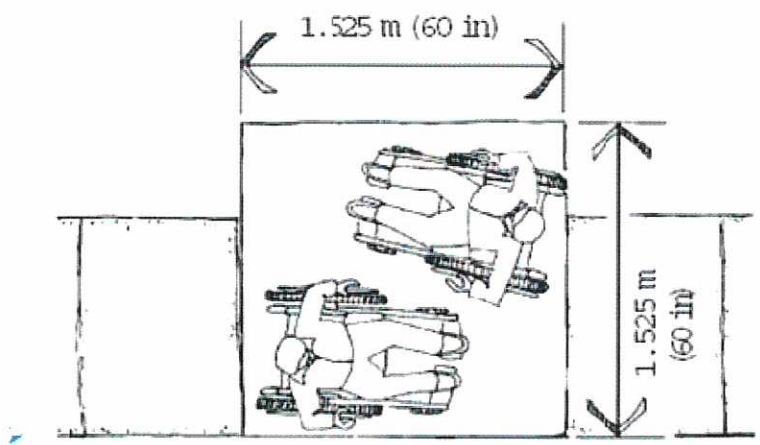
I am writing this evening because I am concerned about the 5 foot sidewalk width on the Maple Avenue side of the proposed development at 444 Maple Avenue. In addition to the more narrow width, rather than buffering plantings (as we see on the Nutley St diagram), the Maple Avenue sidewalk partially abuts an outdoor dining area. Closer to the intersection, this same sidewalk is immediately adjacent to a brick wall and staircase. This is particularly concerning because being adjacent to a brick wall, staircase, and dining area will reduce "elbow room" in a way that the ground-level plantings on Nutley will not. **I feel that a six foot sidewalk is necessary throughout the Maple Avenue side of the site.**

As a point of comparison, I would like to refresh your memory as to the approved development for Marco Polo/Vienna Market; this project has 6 foot sidewalks on along Maple.

I recently took a look at the past discussions on sidewalks at Marco Polo/Vienna Market. On page 16-17 of this document (<https://www.viennava.gov/DocumentCenter/View/3115>) regarding the Marco Polo/Vienna Market development, a response to citizen comment states 5 feet is sufficient space for two wheelchairs to pass each other. For your connivence, I have included this portion of the document below:

- 3. What is the width of the sidewalks on Pleasant St. and on Church St.? Can that width accommodate a stroller and a pedestrian passing each other side by side? Are there other considerations for sidewalk width that the Planning Commission or Town staff have made? Please explain.
- (DPZ) 6 feet.
- (DPZ) As you can see from the following exhibit, 5' (60 inches) is sufficient enough for two wheelchairs to pass by, which means 6' would be enough for a stroller and a pedestrian passing each other side by side.

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With all due respect to your colleagues at Town Hall, it is a bit of a stretch to state that five feet is adequate for two wheelchairs to pass each other. Normal adult wheelchairs (non-bariatric) have a seat width (without wheels) between 16-20 inches. Therefore, the entire chair width for the most narrow adult wheelchair currently

manufactured would be approximately 26 inches wide. When subtracting the width of each wheelchair from five feet of sidewalk, we are left with 2 inches (per person/per side) for hands and elbows in the absolute best case scenario of a small adult frame. I don't believe I know any adults whose arms are 2 inches or less in width. As you can see in the diagram above, one of the two individuals passing at an angle. This would be essential for making a five foot scenario work as it is both impractical and dangerous for two wheelchair users to pass each other within only 5 feet of space. When that five feet of space is neighboring a brick wall, eating area, and stairwell, there is obviously no additional room above ground (as there would be with the plantings on the Nutley Street side.) **Furthermore - and perhaps most importantly - according to the U.S. Department of Transportation: "Wheelchair users need about 1.5 m (5 ft) to turn around and 1.8 m (6 ft) to pass other wheelchairs." They also state: "The pedestrian zone should be at least 1.8 m-3.0 m (6-10 ft) wide or greater to meet the desired level of service in areas with higher pedestrian volumes."** http://www.bikewalk.org/pdfs/sopada_fhwa.pdf (Page 8 - "Pedestrian Travel Zone.)

I do want to clarify that this isn't just a wheelchair issue. This design would impact other mobility devices such as walkers, strollers, and even pedestrians who use personal collapsable carts for carrying their purchases home. Furthermore, the wall, staircase, and eating area essentially serves to limit the sidewalk area for able-bodied pedestrians as well. On the prior page of the same document, the The U.S. Department of Transportation also addresses this placement of sidewalks adjacent to other structures. They state: "Pedestrians don't feel comfortable walking directly adjacent to a building wall or fence. At a minimum pedestrians prefer to keep at least 0.6 m (2 ft) of "shy" distance away from the building wall."

It is troublesome to me that an area with less traffic (i.e. Marco Polo) would be designed with 6 foot sidewalks on side roads of Pleasant and Church while the Maple/Nutley intersection would not. I did also notice that the agenda was posted this afternoon for your Work Session on August 20th. Interestingly, although it is a preliminary diagram, the potential assisted living facility looks to have sidewalks along Maple that meet/exceed the width of the 6 foot zone one area specified under MAC and therefore would be equal or greater than 6 feet as well. I "get" that 5 feet is the minimum under MAC and that is probably sufficient for other areas along Maple. However, there seems to be no disagreement that Maple and Nutley is the busiest intersection in the town. Therefore, an ideal new development would anticipate "higher pedestrian volumes." **In conclusion, if you are serious about being truly pedestrian-friendly at the busiest intersection of town we need 6 feet of sidewalk along Maple. The location of this particular lot calls for more than just meeting the minimum requirements for sidewalk width.**

Thank you, again, for your time.

- Shelley