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Revised

April 10, 2019

Cindy Petkac, Director
Town of Vienna Planning and Zoning Department
127 Center Street S
Vienna, Virginia 22180

Via E-Mail

Applicant: Sunrise Development, Inc.

Subject Property: 100, 102, 112 Maple Avenue East

Proposed Rezoning, Conditional Use Permit, and Variance

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Dear Ms. Petkac:

Please accept this letter as a statement of support for a rezoning of the property identified as Fairfax County Tax Map Reference 38-4 ((2)) 125 A and addressed as 100, 102, and 112 Maple Avenue East (the "Subject Property"). The Applicant also requests approval of an accompanying conditional use permit.

Zoned to the C-2 District, the Subject Property is comprised of approximately 0.7376 acre and located in the northeast quadrant of the intersection of Maple Avenue and Center Street. The Subject Property is currently improved with two office buildings that are served by surface parking. The site is largely occupied by impervious surface. The Applicant proposes to rezone the Subject Property to the Maple Avenue Commercial (MAC) District and requests approval of an accompanying conditional use permit to allow an assisted living facility with first floor commercial space and a variance to allow an 8 foot fence.

Assisted living is a critical community need. As the care needs of the over 55 population increase, so too does the need for facilities that provide quality care. Individuals typically seek to live close to their doctors, places of worship, families, and friends. Vienna does not currently have a facility that will allow citizens to age in place in the Town. Sunrise at Vienna proposes to meet this need. Sunrise Senior Living is a nationally recognized leader, with over 322 existing communities and high customer satisfaction ratings.

With this proposed rezoning to the MAC District and accompanying conditional use permit application, the Applicant proposes up to 83 assisted living units and approximately 5,700 square feet of first floor commercial space in a 4-story, 54 foot building. The first level will include the entrance, ground floor lobby, and accessory functions for the assisted living facility as well as approximately 5,700 square feet of commercial space. A mezzanine that comprises approximately 50% of the area of the floor below will include additional lobby and common spaces to serve the assisted living facility. Above the mezzanine will be three (3) floors of units. The Applicant intends to include a floor that will be devoted specifically to memory care residents. The Applicant proposes one level of underground parking that will be

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dedicated to assisted living employees and visitors and at-grade structured parking to serve the pedestrian-oriented commercial space. The proposed building has been located on the Subject Property to create an attractive street edge that is consistent with the requirements of the MAC District.

The building's architecture has been designed to create the appearance of several individual building frontages. The building includes high quality materials which have been varied around the building. Given the prominent location of the building, care has been taken to ensure that all four sides have received equal design treatment. The element at the corner of Center Street and Maple Avenue has been designed to anchor the building to this corner, which will also serve as the location for the assisted living facility's lobby. The Applicant will continue to work with the Board of Architectural Review to ensure that the building materials and lighting enhance the development and create a sense of place.

The Applicant proposes a publicly-accessible pocket park on the eastern portion of the Subject Property. The pocket park includes specialty pavement, walkways, moveable seating, and landscaping. In addition to the publicly accessible open space, the Applicant proposes a second floor courtyard as well as terraces on third and fourth floor, all of which will serve assisted living residents.

The Applicant requests to provide a 10% increase in the maximum impervious surface and has included a mezzanine for commercial use that is not to be counted as an additional story. To permit these incentives as outlined in the MAC District, the Applicant proposes the following features from Schedule A and B:

- Inclusion of underground parking or parking structure sufficient to accommodate 51% or more of the off-street parking requirements (AA).
- Provision of 50% of the building roof as a green roof system (AA).
- Inclusion of shower and dressing facilities for employees (B).
- Building designed to earn Energy Star certification (BB).
- Provision of at least one enclosed recycling station per building suitable for storage and collection of recyclables generated on-site (B).

With the above features, the Applicant proposes a total of four (4) features from Schedule A and four (4) features from Schedule B.

The proposed development conforms to all MAC District requirements with the exception of the following:

- The Applicant hereby requests a modification of the required approximately 53 foot wide loading space width in favor of the 15 foot wide loading space depicted on the enclosed plans. Given the small size of the proposed retail spaces, combined with the loading needs of the assisted living facility, a single 15 foot loading space will be

sufficient to accommodate the loading needs of the proposed building, and is consistent with the loading space requirements in neighboring jurisdictions.

- A modification is hereby requested of the required 27 bike spaces in favor of 7 bike spaces based on the low bike parking demand associated with the assisted living facility.

- A modification is hereby requested of Section 18-17 to allow the proposed fence to be 8 feet in height in lieu of 6 feet. The proposed fence will provide for enhanced screening between adjacent uses and is being provided in response to comments made by Town Council members and Planning Commissioners.

- A modification is hereby requested to allow the building awnings to extend 6 feet from the building in lieu of the 3 feet specified in Section 18-95.8. The proposed awnings will not interfere with the pedestrian realm and will be in keeping with the scale of the building.

The Applicant also requests an extension to the time period specified in Section 18-216 of the Zoning Ordinance. This section states that a conditional use permit shall become void six months after issuance if construction or operation related thereto has not commenced. Given the complexities of this project, it may well be that construction will not commence within six months; therefore the Applicant requests that the conditional use permit be valid for thirty (30) months from date of issuance.

In sum, the Applicant looks forward to providing a high quality facility with vibrant commercial space that will serve the needs of Vienna. Should you have any questions, or need additional information, do not hesitate to contact me.

Very truly yours,

Womble Bond Dickinson (US) LLP

Sara V. Mariska

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cc: Jerry Liang
Aaron Vinson
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