

**From:** [Colbert, Linda](#)  
**To:** [COUNCIL](#); [Petkac, Cindy](#); [Payton, Mercury](#)  
**Subject:** Zoning  
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Dear Cindy and Council,

Before we can decide on MAC changes, we must acquire a cost analysis from an outside developer or several developers. What is the return on investment when considering Maple Avenue land cost, height of a building and residential units and commercial space? Cindy, can you please obtain this information for us? I understand that some Councilmembers may want to consider lowering the height limit but I do not think it is prudent to do that plus ask for more things of builders if we do not know what is actually economically viable.

I think the survey to residents could be multiple choice with some questions allowing multiple responses. I will give a few examples below:

1. Would you be acceptable with taller buildings (54 feet) in exchange for which if any of the following?

- A. Better quality architecture.
- B. Landscaping
- C. Sustainable practices
- D. Public Art
- E. Open/Green Space
- Others?
- F. Not acceptable

2. Do you think it is fair and best for businesses and residents to limit the MAC to

- A. Only areas not abutting residential (Option 1)
- B. Option 2
- C. Should not be limited

3. Do you want more housing options in Vienna on Maple Avenue? Choose all that apply

- A. Condos
- B. Rental Units
- C. Cottage Housing (with pictures please!)
- D. No extra housing

I have seen Nisha and Laurie's responses and I am sure there will be others as well. Their questions could perhaps be asked in such a way also. Visuals will be useful for some of their questions.

I do believe that a preface to the survey needs to explain what "by right" commercial development on Maple Avenue allows today.

When at the conference in Roanoke, some of us stopped by a bar/restaurant and noticed a nice mezzanine. I would like to see that option added back into the MAC and not counting for a floor.

Thank you!

Linda

Linda Jane Colbert  
Councilmember  
Town of Vienna