

**From:** [Diane Boone](#)  
**To:** [West, Andrea](#)  
**Cc:** [Abaied, Sharmaine](#); [COUNCIL](#); [Ehrman, Paul S](#); [Gallagher, Michael](#); [Guy Paolozzi](#); [Petkac, Cindy](#); [Town Manager](#)  
**Subject:** Re: BAR Consideration of Flagship Lighting Issue Proposal  
**Date:** Tuesday, March 17, 2020 1:00:37 PM

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Hi Andrea, I hope that you and everyone on the cc list are doing well during this trying time we are in, Hopefully we will be able to get ahead of this soon and start the process of getting back to normal.

I noticed that there is a BAR meeting this Thursday and the first agenda item is the Flagship lighting proposal. I again would like to say that our Townes of Vienna III/IV community is appreciative of Guy's responsiveness to our concerns.

We see that the proposal only addresses the second floor and there is a letter relative to concerns about blocking the first floor with an awning due to ventilation. As discussed in the notes below, our Townes of Vienna community is concerned about the lighting on the first floor as well and have proposed several potential options that should still allow ventilation (e.g., various types of louvers).

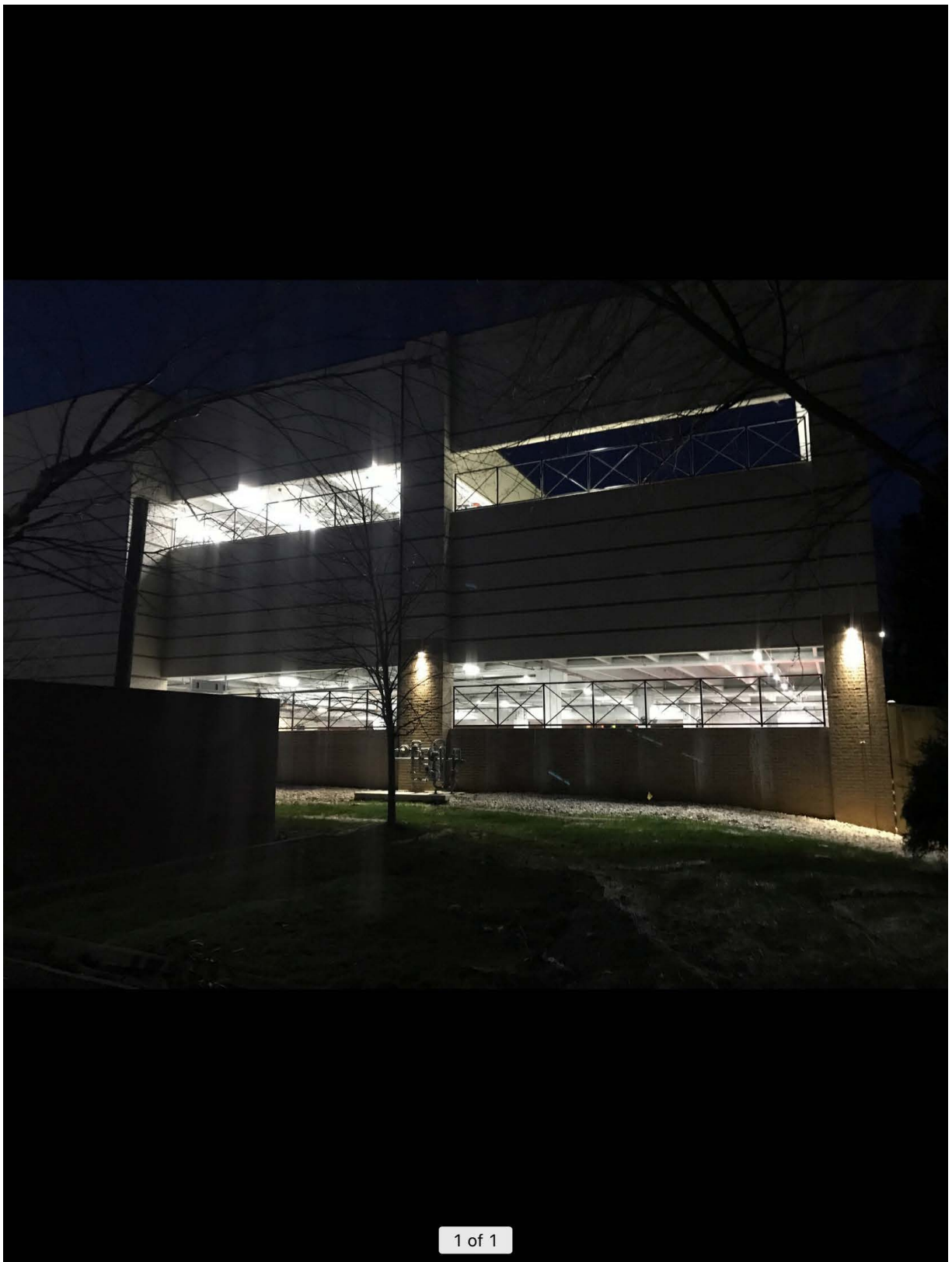
I would also again point out that we do not believe the current lighting meets the Town of Vienna restriction of 0.5 foot candles at our property line and also does not meet the Fairfax County Code for lighting either (which includes Glare restrictions). While addressing the second floor with the awning material will be helpful, we do not believe it will address the entire issue and bring the lighting within either the Town's or County's code - that will require some action regarding the first floor in addition to the second.

The photo included in the package for BAR discussion (see attachment) represents the issue well. Note that our property line is only 10 feet from the rear of the building and the interior lighting spills back towards our property. The lighting mounted on the exterior walls is as expected - it faces down rather than out. Also note that for parking garages (which Flagship's first floor, in particular, really is), Fairfax County has requirements for items such as "full cut off lighting" and lighting temperature.(leaning towards the yellow end of the spectrum vs white) rather than the type of lighting Flagship has.

Please pass on our concerns about addressing the first floor in addition to the second to the BAR members for consideration.

I plan to attend the BAR meeting on the 19th and will be glad to answer any questions.

Thank you,  
Diane Boone  
President, Townes of Vienna III/IV Community Association



1 of 1

On Sun, Jan 19, 2020 at 1:55 PM Diane Boone <[dianboon@gmail.com](mailto:dianboon@gmail.com)> wrote:  
Thank you Guy and Andrea for the information about the mesh material and the plans for a working session with the BAR. Regarding Guy's question about our community's desire for

a solution to the first floor as well as the second, the answer is yes. As I mentioned in my earlier email, now that all the leaves on the trees have fallen the first floor illumination is as noticeable as the second floor.

We will be glad to participate in the working session or any other way you wish to help find a good solution.

Hope you are all having a good weekend!

Thank you,  
Diane

Sent from my iPad

On Jan 16, 2020, at 11:15 AM, Guy Paolozzi <[Guy@flagshipcarwash.com](mailto:Guy@flagshipcarwash.com)> wrote:

All,

I just got off the phone with the Manufactures rep on this product. There are two options with this material.

1. The standard mesh which is what I submitted allows 30% of the light and Air through. For the second floor Airflow is not an issue since the roof is open. However on the first floor I need 50% open to meet building code. So even at 30% I am not going to be able to use this on the first floor.
2. The “plus” mesh only allows 7.5% light and air flow. So again for the seconded floor this is not an issue for Airflow and will block 92.5% of the light.

If the Community wants me to find a solution for the first floor as well then this Mesh will not work an I don't want two different solutions on the building for esthetic reasons. I will have to explore louvers or something?

Let me know?

<image001.png>

**Guy Paolozzi** | C:703.969.3413

632 Grant St, Herndon VA 20170

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**From:** "West, Andrea" <[Andrea.West@viennava.gov](mailto:Andrea.West@viennava.gov)>  
**Date:** Thursday, January 16, 2020 at 9:15 AM  
**To:** Diane Boone <[dianboon@gmail.com](mailto:dianboon@gmail.com)>  
**Cc:** "Ehrman, Paul S" <[Paul.S.Ehrman@ice.dhs.gov](mailto:Paul.S.Ehrman@ice.dhs.gov)>, "[council@viennava.gov](mailto:council@viennava.gov)" <[COUNCIL@viennava.gov](mailto:COUNCIL@viennava.gov)>, "Petkac, Cindy" <[Cindy.Petkac@viennava.gov](mailto:Cindy.Petkac@viennava.gov)>, "Gallagher, Michael" <[Michael.Gallagher@viennava.gov](mailto:Michael.Gallagher@viennava.gov)>, "[manager@viennava.gov](mailto:manager@viennava.gov)" <[Manager@viennava.gov](mailto:Manager@viennava.gov)>, Guy Paolozzi <[Guy@flagshipcarwash.com](mailto:Guy@flagshipcarwash.com)>, "Abaied, Sharmaine" <[Sharmaine.Abaied@viennava.gov](mailto:Sharmaine.Abaied@viennava.gov)>  
**Subject:** Re: BAR Consideration of Flagship Lighting Issue Proposal

Ms. Boone:

My apologies, my previous email did not contain my signature line. I am the staff liaison to the Board of Architectural Review. Please let me know if you have any additional questions about the meeting this evening.

**Andrea West**

**Planner**

<image002.png>

**Town of Vienna Planning and Zoning**

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**From:** West, Andrea  
**Sent:** Thursday, January 16, 2020 8:03:44 AM  
**To:** Diane Boone  
**Cc:** Ehrman, Paul S; COUNCIL; Petkac, Cindy; Gallagher, Michael; Town Manager; Guy Paolozzi; Abaied, Sharmaine  
**Subject:** Re: BAR Consideration of Flagship Lighting Issue Proposal

Thank you, Ms. Boone. I will provide your letter to the Board of Architectural Review.

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**From:** Diane Boone <[dianboon@gmail.com](mailto:dianboon@gmail.com)>  
**Sent:** Wednesday, January 15, 2020 10:56 PM  
**To:** West, Andrea  
**Cc:** Ehrman, Paul S; COUNCIL; Petkac, Cindy; Gallagher, Michael; Town Manager; Guy Paolozzi  
**Subject:** BAR Consideration of Flagship Lighting Issue Proposal

Hi Andrea, My name is Diane Boone and I serve as the President of the Townes of Vienna III/IV Homeowners Association. Our community consists of 33 townhomes located in Vienna directly behind the Flagship Carwash. I would like to provide comments and observations to the BAR about the application from Mr. Guy Paolozzi - "BAR20-144 540 Maple Ave W - Flagship Car Wash - Exterior Modification" that is on the January 16 BAR agenda. Please pass this email on to the BAR members.

First, I would like to thank Mr. Paolozzi for his continued willingness to work with our community. We have worked with him and the Town on several issues prior to and during the construction phase of the Flagship property. The issue that is the reason behind the current proposal before the BAR was identified by our community in November 2019 when the interior lighting at the Flagship project began to be turned on at night – prior to the grand opening. We immediately contacted Mr. Paolozzi who responded quickly and began talking with us about a solution to the problem. We also provided an email to Town staff and the Town Council about the issue that same month.

The attached photographs illustrate the problem. One photo shows a view of the Flagship property from the Roland Ct. cul de sac at dusk, the other from the

same location at night. As the photos show, the lighting on the interior can be clearly seen through the unenclosed openings on the McDonalds side of the building. It is very bright with a lot of glare, particularly when contrasted against the dark sky.

To our knowledge, the interior lighting and its impact outside the building was never considered in the planning and approval process – likely an oversight because the uniqueness of the building not being fully enclosed.

One of the items we worked with Mr. Paolozzi and his team on during the planning phase resulted in Proffer 10: Lighting at the Rear and Sides of the Building.

“Any lighting at the rear and sides of the building on the Property shall be building-mounted and downward facing. There shall be no spotlights or movement-sensor lighting on the rear (southeast) or sides (northeast and southwest) of the building. Lighting shall be subject to the approval of the BAR, as necessary.”

It is clear from the Proffer that the intent and expectation was to direct light away from our community. Our community is fine with the lighting that is mounted on the sides and back of the building and believe it is in accordance with the Proffer. The light emittance and glare from the lighting mounted on the interior however is a major problem, particularly for our homes that face the Flagship property on Roland Ct.

It is obvious, without measurement, that the lighting exceeds the luminosity calculations shown on page 26 of the 12/5/2018 version of the site plan, which shows 0.0 footcandles just a few feet from the building. I believe the engineering study included in the plan did not consider the impact of the lights showing through the unenclosed sides of the building – it only considered the lights mounted on the sides and back of the building. We also believe that the emittance is higher than that allowed at the property line per Vienna’s Town Code (0.5 footcandles) and does not meet Fairfax County Code for emittance and glare. (Note that the other side is enclosed with windows that Mr. Paolozzi has offered to tint if our community wishes.)

We do not believe there is a question whether the problem needs to be addressed – the question is how to address it. We have provided several suggestions, at Mr. Paolozzi’s request, including louvers that some of our homeowners have seen on other large buildings and a “wind gate” type of addition to the openings (i.e. similar in concept to the commonly used fence style with slats on alternating sides – allows airflow, but blocks the view). Mr. Paolozzi suggested the option that he has submitted to the BAR. We believe that may be a promising option, however we do have questions about whether it will sufficiently reduce the light intensity since we have not seen a test with the material or manufacturer specifications about how much light the material blocks. In addition, it is only proposed as a solution for the second floor. The first-floor glare/light leakage is also a concern, particularly now that the leaves have fallen from trees on our property which provide some screening in the summer. The first-floor lighting is likely to become even more noticeable if the second-floor issue is the only one addressed.

In closing, I again would like to say that our community appreciates the engagement that Mr. Paolozzi initiated and has maintained with our community throughout the planning and construction phases of his project. We believe that

most developers would not have been as responsive to our concerns and willing to find solutions. We also know that since the Flagship project was the first development under the MAC there were bound to be lessons to be learned. We believe this lighting situation is one of those and should be factored into consideration for updating the Town's Code and evaluation processes so that other neighborhoods will have a better experience with future major construction projects. We will be glad to talk with you and Mr. Paolozzi to address any questions that you may have and help ensure this issue is addressed.

Thank you,

Diane Boone  
135 Roland Ct. SW  
Vienna, VA 22180

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Town of Vienna, Virginia 2015

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