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Town of Vienna

Meeting Minutes
Planning Commission

Wednesday, May 23, 2018 | **8:00 PM** | **COUNCIL CHAMBERS-VIENNA TOWN HALL**

Regular Meeting

PLANNING COMMISSION

The Planning Commission met in regular session on Wednesday, May 23, 2018, at 8:00 p.m. in the Council Chambers of the Vienna Town Hall, 127 Center Street South, Vienna, Virginia. Michael Gelb, Chairman, presiding and the following members present: David Miller (9:14 pm), Mary McCullough, Walter I. Basnight, Sarah Couchman, Andrew Meren, and Sharon Baum. Also, in attendance and representing Town staff: Michael D'Orazio, Deputy Director, John Jay Sergent, Town Engineer, Francis Simeck, Zoning Administrator, Andrea West, Town Planner, and Jennifer Murphy, Clerk to the Commission. Steve Kenney and Laurie Genevro Cole are absent.

Roll Call

Commissioners Kenney and Cole are absent.

Communication from Citizens and/or Commissioners

Chairman Gelb introduced Michael D'Orazio as the new Deputy Director for the Department of Planning and Zoning, stating that Mr. D'Orazio has been on staff for some time. He was recently promoted to Deputy Director.

Chairman Gelb asked for communications or comment. There being none, Chairman Gelb explained meeting procedures, stating that all speakers will be limited to 3 minutes. There is a signup sheet located in the lobby.

Public Hearings

Request for recommendation to Town Council for a proposed rezoning for mixed-use development of 3 lots, located at 430, 440, 444 Maple Avenue West and parcel map# 0383 02 0141A; all currently zoned C-1, Local Commercial and RS-16, Residential Single-Family zoning district (requested zoning is MAC - Maple Avenue Commercial). Application filed by Sara Mariska, attorney Representative with Walsh Colucci Lubeley & Walsh PC, agent on behalf of Vienna Development Associates, LLC and James C. and Lucy C. MEng owners.

Request for recommendation to Town Council for a proposed rezoning for mixed-use development of 3 lots, located at 430, 440, 444 Maple Avenue West and parcel map #0383 02 0141A; all currently zoned C-1, Local Commercial and RS-16, Residential Single Family zoning district (requested zoning is MAC-Maple Avenue Commercial).

Application filed by Sara Mariska, attorney representative with Walsh Colucci Lubeley & Walsh PC, agent on behalf of Vienna Development Associates, LLC and James C. Lucy C. Meng, owners.

Chairman Gelb invited Deputy Director Michael D'Orazio to provide staff's presentation. Mr. D'Orazio stated that the application is a request for rezoning and modification from requirements for landscaping for off-street surface parking. The existing site consists of a 3-story, 119 room hotel that was constructed in 1975; a one-story 5,280 square foot free standing restaurant located on four contiguous parcels, totaling 2.76 acres. The site is primarily zoned C-1, local commercial, with a sliver or 18% at the back that is zoned RS-16, residential single family. Photographs of the current site were presented. He noted that prior to Tequila Grande the site operated as a Roy Rodgers; prior to that it was a Howard Johnsons. Originating conditional use permit language stipulated that the restaurant for the Howard Johnson could not be located on same site as the hotel. The Wolftrap Motel remains largely unchanged from its original 1975 construction. Neighboring residential townhomes are situated behind the subject site 10-12 feet from the masonry wall. Current setbacks for the buildings are 60 + feet. The applicant proposes to keep the same setback for the building.

Explaining the proposed concept plan, Mr. D'Orazio stated that the applicant would demolish all existing structures except for the 6 foot mason wall that is located at the rear of the site. The applicant requests rezoning under the Maple Avenue Commercial (MAC) zone to construct a new 4 story, mixed use style building with approximately 20,000 square feet of retail space. The applicant intends to split commercial space between commercial retail space and restaurant space. Additionally, the application calls for 160 multi-family units with 56 percent one bedroom and 40 percent 2 bedroom units and 4 percent studio apartments. The application meets all zoning and setback requirements being situated between 22-24 feet from base of curb to Maple Avenue West, 16-17 feet base of curb to Nutley Street SW, 60 + feet from residential development, and 41 feet from commercial development next door, the Purple Onion Catering site. The application also meets the maximum 54 foot building height measured from front average grade and allows certain architectural elements to exceed that height, which they meet. The plan meets 15 percent open space and impervious surface with an incentive of 5 percent increase through incentive features that have been built into the MAC.

Mr. D'Orazio presented proposed concept plan images to the Commission, stating that retail portions will face Maple Avenue and Nutley Street SW. A residential lobby will be located on the ground floor along with three outdoor covered plazas. Residential portions include three courtyards with the potential for a shallow pool in one along with landscaped areas. The town requested that the corner feature at that fronts Maple Avenue and Nutley Street SW be developed into a more inviting space. The result is more landscaping and more seating provided to the area.

Mr. D'Orazio stated that the application to date has been reviewed by the Board of Architectural Review (BAR). On May 17th the BAR made recommendation for approval with a vote of 4-1, which included several recommendations such as offsetting portions of the façade to include the covered plazas to create more variation and to consider revising the design for the Nutley Street SW sidewalk. The sidewalk currently shows a 5 foot grade difference between the Nutley Street SW sidewalk and the subject site. The third recommendation was to further enhance articulation along the back of the site, which the Chairman of the BAR agreed could be done. Forth was to recommend an increase in the number of trees along the

development, especially along Maple Avenue to ensure that tree canopies grow close enough to touch to help soften the facade.

Mr. D'Orazio stated in reference to modification from requirements that the applicant meets most zoning requirements with the exception of three requirements. All three relate to requiring screening for off-street surface parking. At the rear, per code, the applicant would be required to install an 8 foot planting strip with a line of evergreen trees. Staff does not support this modification request and would like to see more screening at the back along the residential development side.

Chairman Gelb thanked Mr. D'Orazio for his presentation and asked for questions or comments from the commissioners.

Commissioner Basnight asked if the townhouses are facing or adjacent to the development. Mr. D'Orazio answered that he meant the sides that the townhouses are facing.

Commissioner McCullough asked if it is 6,000 square feet of outdoor seating area. Mr. D'Orazio responded that it is closer to 7,000, which is not counted towards open space requirements. Per MAC there can be no structures covering open space.

There being no further questions or comments Chairman Gelb invited the applicant forward to present.

Chris Bell of Hekemian Company and developer of the property stepped forward to present. Mr. Bell stated that they are a 3rd generation family owned company that has owned the properties for just over 10 years. They left the sites operating with the intention of redeveloping it. Once the MAC zoning was in place they decided to move forward with their plans for redevelopment. They met with the Planning Commission in work session a month prior presenting their plans at the time. Mr. Bell wanted to focus on the changes made to the plan since work session, which are based upon commission comments and recommendations. Mr. Bell introduced member of his team; his land use attorney: Sara Mariska of Walsh Colucci, architect: Chip Baker of KTGY, landscape architect: Matt Renauld with Mahan Rykiel, traffic consultants: Will Johnson of Wells and Associates, and Civil Engineer: Karen White with Walter Phillips. Mr. Bell invited his architect, Chip Baker forward to present.

Chip Baker, AIA with KTGY stepped forward to present. Mr. Baker stated that since the corner design at Nutley and Maple Avenue West generated a lot of discussion at the work session they reviewed the design making modifications by adding a curved bay element, deleting dormers, and bringing the scale down by adding brick and cornice detailing to bring out the roof heights.

Matt Renauld of Mahan Rykiel presented landscaping, stating that the previous plans showed a lot of hardscape and outdoor seating that faced Maple Avenue. They have decided to soften the corner incorporating the wall element along Nutley Street SW, which is wrapped around the corner creating a focal point at the center allowing them to introduce plantings and street trees for shade and cover. Seating elements have been introduced along the wall and facing the retail area. It is intended to soften the corner getting people to interact and creating a stronger gateway into the town. It should create opportunities to congregate along the street and for outdoor dining.

Mr. Bell explained that many of the features are a response to work session

discussions. Although the project is still at zoning stage of design they have provided more details of the interior plaza area to demonstrate how the space could function. They intend to create an open outdoor space that will connect to the outdoor parking area. It will enhance the retail experience connecting the project offering interior/exterior area access for retail access. Mr. Bell presented alternate views of the ceiling treatment, stating that they considered adding a skylight but found that it created too many issues. They have tried to create connecting spaces including an Uber drop off/pickup area with the corner functioning like a pocket park.

Mr. Bell stated that per work session discussion they were requested to provide a section of the site that further details the site, heights, and distances. In response to questions regarding guest parking they have reviewed their Baltimore location, which has 379 units. It is fully leased at 98 percent and typically sees about 2-3 guests a night. Those numbers are from a year long period. They currently do not anticipate any more guests than that. They were also asked for the potential number of school aged children living in the building. He would estimate more at their Falls Church location but was unable to get the numbers. Their Baltimore location has 4 full time children with 6 or 7 that live there part time on weekends. Mr. Bell concluded his presentation and asked to answer questions.

Chairman Gelb stated that staff received public comment from neighbors, which should have been provided to the applicant. They have been receiving comments specific to height. He asked Mr. Bell to respond after the commission has had their opportunity for questions.

Commissioner McCullough stated that the 2014/2016 transportation study that was provided seemed dated. Mr. Bell asked his traffic engineer to respond. Will Johnson of Wells and Associates stepped forward to speak. Mr. Johnson stated that base counts were performed in 2014 when the project was first proposed. VDOT standards allow for counts within 2 years to be valid. Their data shows that those counts have not changed very much since that time. Commissioner McCullough asked if the traffic study was based upon current development or were they looking at other types of development. Mr. Johnson responded that the traffic study provided reflects the current proposal taken in 2016. Commissioner McCullough noted that the area has changed dramatically within the last couple of years. Metro West just being completed in 2016, they are now feeling its impact. They are also looking at the expansion and toll collections along I-66 that are now having an impact on surrounding roads.

Chairman Gelb stated that they received written comments from Councilman Noble who is also a traffic engineer voicing his concerns regarding the data taken. Mr. Johnson stated that they also received those comments earlier this week. They intend to address those comments as well.

Commissioner Meren liked the graphics and asked for further explanation on the full heights of the trees. Mr. Renauld answered that they will grow to be approximately 30-35 feet tall. Commissioner Meren asked when businesses are closed at night if the plazas will remain open. Mr. Bell answered yes. Commissioner Meren stated that he had mentioned solar panels at their work session and asked whether that was considered. Mr. Bell responded that they intend to make the site solar ready. They are still reviewing whether the roof can be covered in solar panels. He stated that if the numbers work then they would be willing to install them. If they find it to be too expensive then they may be unable to provide them.

There being no further questions, Chairman Gelb requested the first person signed up to speak.

Chris Hogan residing at 226 Glen Avenue SW Vienna stepped forward to speak. Mr. Hogan has concerns with future tenants cutting through his neighborhood as there are no current plans getting tenants to Metro. He asked that the applicant provide Metro access to those tenants rather than leaving them to drive through his neighborhood trying to make a left into oncoming traffic. He suggested an access be created onto Nutley that includes a traffic light. Easement and right of way access should also be created for future construction projects along Maple Avenue. He lives on a narrow street with no sidewalks. He has great concern regarding his daughter's safety walking to school with the potential for many more commuters driving down his street. He asks the town to consider other alternatives providing safety to their surrounding streets. There being no further comment Mr. Hogan was seated.

Barbara McLeod residing at 204 Glen Ave SW stepped forward to speak. Ms. McLeod is not opposed to growth in the town in which she has lived for 39 years. She is grateful to the Town Council and Planning Commission for all the work that they do. Reading from published reviews about the town Ms. McLeod stated that the town was recently named Number One Best Small Town, Ranked CNN's 3rd Best Small City to Live In. The Town's website states, "…located just 15 miles outside of Washington DC Vienna has been able to maintain its distinctive small town friendliness, community spirit, and cherished traditional values…" and "…Vienna is an authentic small town, different from everything else around it…" stating that these are their bragging rights. They love being recognized as a small town and do not need to be the same as surrounding jurisdictions. It is what sets them apart from surrounding, overbuilt, over heighted, communities. She is sensitive to the amount of time and money spent devising the MAC plan to protect the concepts that they treasure. They applaud those efforts and appreciate their insight. They now wonder if MAC is up for debate and if the 54 foot height is negotiable. She asked if a builder can hold them hostage with threats for a worse proposal. The town can update their main street, revitalizing the areas that need to be improved but they need to keep in mind the vision that they hold dear. They live in Vienna and are proud of their small town. She asked the Commission to please be strong and to stick to what they have planned. If they amend to satisfy a builder's desire to gain from their small town; it is the builder who gains and the town will lose. It will set a precedent for those waiting in the wings to build big too. She has additional concern for traffic that will be forced to use Glen Avenue SW in order turn left on to Nutley Street SW. She asks if the builder could provide a left turn out of the property. She leaves it to the planning heads and asked that they get it done. The project appears too big with too much traffic impacting residential streets. It does not feel small town. Ms. McLeod thanked the commission and was seated.

Richard Schwartz Bard residing at 416 Millwood Court SW stepped forward to speak. Mr. Schwartz Bard pleaded with the commission to give equal consideration to the needs of the residents in his townhouse development and to those who have lived there for two or more decades. He and his wife are struggling in favor of redevelopment. The size of the development and architectural design look like the exterior of a baseball stadium. It is inconsistent with Vienna's small town character and adjoining neighborhoods. It will substantially increase what is already the most pressing problem for most residents, which is the oppressive traffic on Maple Avenue. With respect to cut-thru concerns he suggested limiting access during

morning rush hour as was stated in a letter recently submitted from his neighbors to the Planning Commission that succinctly and eloquently described problems with the development as proposed. Both he and his wife support those comments and objections in their entirety. Of particular concern is the traffic nightmare that the development will create, especially during morning and evening rush hours. It is laughable that a transportation management coordinator will be appointed to help residents in choosing alternate transportation modes which will do nothing to ameliorate the issue. He pleaded with commissioners to follow staff recommendation to reject the developers attempt to decrease the planting buffer between the development along its southern edge. The planting strip should be at least 8 feet, which should be the minimum. They absolutely should be required to plant a row of evergreens and shrubs along that masonry wall to further shield residents from such a hulking development. Additionally, he stated concerns with the number of parking spaces along the southern edge. There appears to be too many further creating substantial traffic that will travers the southern edge of the development, both for retail and their residents. It had been his understanding that the applicant promised to maintain it, which should be a requirement. There being no further comments Mr. Schwartz Bard was seated.

Sharon Pott residing at 134 Wade Hampton Drive SW stepped forward to speak. Ms. Pott feels that the building is too big for the lot that it is supported by and that the renderings are misleading. You can currently see trees, daylight and sky. She asked commission to imagine and consider how big the building will be describing the outline of the proposed building, which will be one big rectangle box. It is the most enormous thing that you have ever seen and more suited to a cityscape than to a small town. She asked everyone to review the site the way she has described it and to consider how big the building is going to be. Only by seeing it in your mind's eye, standing and looking at what is there, you will appreciate the size of the building. It is huge. She asked commissioners to please not do this to the town. It is too nice a small town. There being no further comment Ms. Pott was seated.

Rajkumar Narayan residing at 120 Mendon Lane SW stepped forward to speak. Mr. Narayan resides in the townhouse situated closest to the Tequila Grande restaurant. Currently his view is beautiful from which he can see the corner of Nutley and Maple Avenue West. Every morning when trying to leave for work turning on to Nutley takes an average of 2-3 minutes due to the amount of traffic. This development will cause more traffic and create more problems. He is further concerned with the proposed 160 apartments and guests parking on his street. Cars parked all along Roland Street SW will create further traffic issues and will be a nightmare. He has further concerns with the loss of sunlight from such a high structure, which will totally block their view. Once constructed he will be looking into an apartment unless more trees are planted along the wall. The wall that is already on site has holes allowing for water drainage during heavy storms. He is concerned for potential flooding if corrective measures are not taken. There being no further comment, Mr. Narayan was seated.

Estelle Belisle Biros residing at 200 Ceret Court SW stepped forward to speak. Ms. Biros stated that both the 2015 Comprehensive Plan and the Maple Avenue Vision emphasis the importance in maintaining Vienna's small town character, which the applicant's current design fails to do. It is too big and does not provide a variety of building heights. Reading aloud from the MAC she stated, "… the maximum building height is the lesser of four stories or 54 feet…" A building designed with varied heights would have some portions at the maximum height at 54 feet and others at a lower height creating a mix of four and three stories. Instead the plan

provides a variation, not of the maximum height of the building but of the 15 percent additional height of the functional and decorative elements so that it is 54 feet all across with 315 feet along Maple Avenue West and 410 feet along Nutley Street SW. It creates a footprint larger than a football field toping variation and heights of parapets and decorative elements, doing little to promote a small town feel. Rather than lightening the building's mass by varying building heights, even at the cost of a few apartment units, the applicant provides only cosmetic solutions. This despite recommendations made by the BAR at its October 27, 2017 meeting to bring down the scale of the fourth story with architectural changes and strobe modulation to make the building less imposing.

Ms. Biros noted that the proposed design's enormous scale and unvarying height will stand fortress like at the corner of Maple and Nutley Street SW. The applicant has complied with the MAC's minimum 20 foot front-yard requirements from Maple Avenue West and 15 feet from the side street. She noted that Nutley Street SW is not an ordinary side street and whether Nutley Street's importance has been taken into account. She asked if it should not also have a 20 foot setback similar to Maple Avenue West considering all of the corner entrance discussions they have had. Providing front yards of equal width along Maple and Nutley Street SW would give the overall design much greater symmetry and balance. The shallowness of the 2 foot bump outs also contributes to the building's massive appearance. It hardly makes an impression on a building of such proportions. She endorses the need for smart redevelopment but wonders at the same time whether the town would be better served under its present C-1, local commercial zoning regulation, which limit building heights to 35 feet. There being no further comment, Ms. Biros was seated.

Marilyn Jenkins residing at 124 Mendon lane SW stepped forward to speak. Ms. Jenkins is the treasurer of her Homeowners Association (HOA) speaking on behalf of herself and her HOA. She is concerned about disruption to the water table and its unknown consequences creating the greatest issue for her neighborhood on Mendon Lane SW. The proposed structure is huge, the size of a football field at 54 plus feet tall. They have been told that in order to establish the foundation and underground garage it will be necessary to dig down 20 feet. She has great concerns that excavators may encounter the water table or ground water while digging down. This could have detrimental effects on their homes and street. Effects including the potential for sink holes, softening of the ground under brick wall perimeters, water percolating up making their yards like sponges and/or saturated tree roots and landscaping. Either way they will suffer the damage. The only way to know what might occur is to conduct impact studies both before, during, and post construction; not only to examine 444 Maple Avenue West but to include the surrounding neighborhoods as well. Knowing what may happen beforehand will lead to proactive planning, stating that poor prior planning leads to poor outcomes. Ms. Jenkins was seated.

Jayme Huleatt residing at 413 Roland Street SW stepped forward to speak. Ms. Huleatt concurred that the building is too large, lacking varying heights or interest. There is a lack of openness to the sky within the building and the internal plaza is not open to the public with access starting on the second floor. She is not anti-MAC and understands that they need to move forward. She feels that current MAC language is too descriptive in its wording and too incomplete in its details to deal with a complex so large and complicated. Her neighborhood group has offered some solutions, which have been provided. One option was to reduce and vary story height at the back of the building, eliminating at least some or all 3rd story apartments. This would allow for a transition, providing more light to the

neighborhood. They could also break up the 315 foot façade that front Maple Avenue. She asked that they also consider opening up access at Maple Avenue to the plaza area. It would open to the sky rather than creating a limited cavernous look. Both recommendations are in line with the MAC ordinance, the Comprehensive Plan, Building Guidelines, and the essence of what a small town should be. According to MAC requirements the minimum setback should be 15 feet, which it is not at the ground. It is 11 feet due to the landscaping strip and 5 foot sidewalk followed by the elevated 5 foot sidewalk, which does not help pedestrians walking by. She is concerned that Nutley Street, although a side street, is just as busy as Maple Avenue.

Ms. Huleatt was further concerned that the police reports referencing the Wolftrap Motel were provided, stating that the developer should share some responsibility having owned the building for some time. They could have taken corrective measures to ameliorate and mitigate issues. She hoped the Commission was not taking police reports into account when making its decision. There being no further comment Ms. Huleatt was seated.

Frank Biros residing at 200 Ceret Court SW stepped forward to speak. Mr. Biros has been a resident in the town for 44 ½ years. He opposes the application of Virginia Development and Associates for the construction of 444 Maple Avenue West as currently proposed. He does not oppose the MAC's purpose and intent noting that it does incorporate curtain cautions such as not compromising the character of residential neighborhoods by a development. The building's construction should be consistent with Vienna's small town neighborhood character and preserve community culture, which has been expressed by town citizens at tonight's hearing. He stated that it is the proverbial 90 lb. gorilla being built into the most congested intersection of town. The building is too massive for the site and will introduce problems experienced for years to come. The project will increase the population by 2.5 percent, which may not sound like a lot. When considering future MAC inspired development yet to be proposed it will lead to increases in traffic and other issues. Groundwater surface issues and traffic are primary concerns for Mr. Biros, stating that in 1979 the property located north of Roland Street SW was a vacant, low lying lot that was constantly wet from stormwater infiltration from a relatively high water table. The development was later constructed in the 1980's. Objections were heard from the community so that development plans were scaled down to what was built a single family and townhouse development. The developer built up the property and changed the course of groundwater flow diverting surface water down Roland Street resulting in flooding as was testified to earlier. Nutley and Roland Streets SW have had problems the last 10 – 15 years requiring the town to provide constant repairs with costs borne by homeowners and taxpayers that far exceeded construction costs of the project. Mr. Biros submitted his comments in writing to the clerk for the record and was seated. See attached.

Alex Gallegos residing at 130 Wade Hampton Drive SW stepped forward to speak. Mr. Gallegos and his wife are ranking colonels in the Army residing in the town for the second time in their career. They keep coming back for the small town environment that allows their daughter the opportunity to grow up in a safe environment and a community that they can be proud of. He has concerns with the project, stating that he is a fan of the MAC. It is reasonable solution to try to achieve for the community but zoning requirements seem a bit off with respect to height. With height comes more density. His number one concern with the project is that it is too big and too monstrous, taking away their small town feel. It can be corrected in an aesthetic way that is beneficial to both developers and the community but they

have to find the sweet spot, which he encouraged the applicant to continue to do. He thanked the commission for their work and was seated.

Jay Creswell residing at 404 Millwood Court SW provided copies of his testimony to the clerk of the Commission. Mr. Creswell has lived in the town for 31 years and is the last remaining original owner of his development. He feels that the current plan creates a massive structure. It should be opened up with a reduced scale. He would like to see the interior courtyards opened up to the outside in an effort to provide open space. He does not like Halstead Place, stating that it is an ugly place but the building provides good open space, which can be seen from the street. He compared the current design to the pentagon, stating that also has a great amount to open space at the interior. He further stated that proposed screening along the back is inadequate. There needs to be a continuous canopy of trees along the 1/10th of a mile perimeter. The project also creates a new two-way street from Nutley to Maple Avenue West. Given the many traffic issues already experienced at that corner he is confident the result will be greater cut-thru traffic and requests more traffic calming devices be included like elevated crosswalks. There being no further comment, Mr. Creswell was seated.

Petr Kulic residing at 132 Carter Court SW stepped forward to speak. Mr. Kulic resides across the street from Nutley Street SW having moved to the area 5 years ago. The proposal is a big development with a lot of small units. He believed all building tenants will drive as their major mode of transportation, stating that the town should consider traffic patterns. Having reviewed the police reports he had hoped to see the Wolftrap Motel developed into a nicer hotel. He asked why they need 160 apartments and whether they considered providing a hotel for the community that could serve their friends, relatives, and businesses in the area. Mr. Kulic was seated.

Dave Minyard residing at 635 Tazewell Road SW stepped forward to speak. Mr. Minyard disagreed with comments made that the site is dated, stating that he liked the Wolftrap Motel which has annually hosted combat vets visiting the area. The town matters to him. The plan may be a good plan but it is not good for their community. He asked the applicant to consider that. He supports the town and his neighbors. He does not want to see an increase in traffic, which will create more issues for their police department and public works crews. The applicant needs to work with members of the community; namely the ones attending the meeting living in proximity to the project. The residents will have to live with what is built. Creating a workgroup with the surrounding community would be a positive endeavor. There being no further comments Mr. Minyard was seated.

Christina Desmarias residing at 408 Roland Street SW stepped forward to speak. Ms. Desmarias thanked members of the commission for their work with the town. She has lived at her residence for 30 years and agrees with all comments stated by her neighbors. Her chief concerns relate to traffic, cut-thru, speeding, and street parking. She likes to walk everywhere and currently has issues trying to cross at the intersection in the morning. Although the rendering looks nice she noted that the traffic lights are not shown at the intersection. She is concerned for walking student's safety when trying to get to and from the high school. There being no further comment, Ms. Desmarias was seated.

Antoinette Potter residing at 400 Roland Street SW stepped forward to speak. Ms. Potter feels that the building is too big. They pay a premium in taxes to live in the town, which is over and above Fairfax County taxes. MAC regulation language highlights small town as its core as does the Comprehensive Plan. She asked what is

small town about the design of the project as it is very close to an exact replica of what the developer built in Falls Church. She finds it to be another NOVA (Northern Virginia) generic sprawl. The developer has stated that they have made concessions. She was surprised to see the statement on the developer's website that the building was specifically designed to meet the wishes and desires of the neighborhood. She felt that the statement was made to impress reviewing members of the town. Their issues remain the same, that it is too big. She fears that the developer will be long gone and the town will be left with the aftermath of a project that is too big, too tall, and too much of the same Northern Virginia sprawl where they blend in with the rest of Northern Virginia. She asked why they would want to be another Falls Church, Ballston, Mosaic, Tysons, or Arlington which already exists; why they would want to be more of the same and lose their character. She asked how it could be within the heart of their Comprehensive Plan for their community. She is fine with changing out Tequila Grande and the Wolftrap Motel, even Marco Polo but not at any cost. The more powerful vision for the town is of a small town destination referencing Old Town Alexandria, Georgetown, and Town of Leesburg. She understand the concerns over tax revenue but they will be more viable and profitable if they are different from the rest of Northern Virginia. If they are a destination it will be because they are different and because they stand out. This building does not reflect that small town vision and starts them down the road of us too. It is not a NIMBY (Not in My Back Yard) movement. It is a NIPST (Not in My Small Town) movement. The building is truly a gateway, not to just the town, but to losing their identity and uniqueness. It will in turn lead to less for all of us. Ms. Potter was seated.

Stephen Potter residing at 400 Roland Street SW stepped forward to speak. Mr. Potter thanked Chairman Gelb for taking the time to walk the streets of their neighborhood along with town staff. He appreciated that it was done on his own time and that it meant a lot for everyone to know that. He is concerned that the MAC is morphing. Initially, it was small town and uncompromising for abutting neighborhoods. The current design does not meet with that purpose and intent. He reiterated statements that the building is larger than a football field, noting that it is also longer than an average city block. It is so large that the height variations and façade indentations allowed per MAC are hardly noticeable to the naked eye. He just got back from a trip to the Dakotas where they are able to travel through a lot of small towns. On that trip he noticed building façade indentations were typically 5 feet and not 2 feet. As an example, two foot indentations on the neighboring townhouses can be seen. You cannot perceive a 2 foot indentation on a building of this size.

He noted that the project calls for 160 apartments essentially creating 80 additional driveways on to Maple and Nutley Street SW; two of the town's most heavily traveled streets. The back of building has an areaway intended for two-way streets for getting in and out of the parking garage, the parking area, and an entrance to the loading dock. He is concerned that the loading dock has been designed for a 31 foot straight truck and will not allow for the 28 - 45 foot trailers typically used for restaurant deliveries, stating that a 28 foot trailer combination inside of a 31 foot loading dock will extend 12 feet into the two-way road behind the building. It could block and backup traffic prohibiting access. There being no further comments Chairman Gelb invited Mr. Potter to provide his written comments for the record.

Mike Ahrens residing at 207 Glen Avenue SW stepped forward to speak. Mr. Ahrens resides a stone's throw away from the project and MAC zone. He asked the Commission to think critically about the intent of the MAC's guidelines and

unintended consequences of ongoing and future MAC development on their small neighboring streets. He is enthusiastic about the transportation that the MAC concept could bring, which is a reason that he moved to his home. He has great concerns with the density and scale of the recent proposal, which threatens to compromise the character of their abutting residential neighborhoods diverting significant amounts of traffic on to small residential streets. He asked if a 4-story building that stretches approximately 400 feet matches the intent and vision of the town's future. The developer has used photos of other small towns that show buildings at lower heights and smaller scales than what it proposed for the town. Similarly MAC presentations on the Town's own website show primarily small scale structures with 2-3 floors of varying heights. The MAC zone will bring an unprecedented level of change to the Town in a very short time changing current traffic patterns across the Town. He fears that it is just the beginning of the MAC transformation. The three current MAC projects in aggregate, will create the perfect storm of traffic at a scale that's magnitudes are worse than what they currently experience on their small streets. Popular navigation apps make it easy for drivers to seek relief on side streets not designed for the demands of heavy traffic flow. There are limited options for exiting from the 444 Maple Avenue development with Wade Hampton and Glen Avenue SW suffering significant increases in cut-thru traffic from congestion at the Maple/Nutley intersection. They are both particularly narrow streets with sharp blind corners and no sidewalks. They already experience numerous cut-thru cars speeding by. Both streets operate as regular pedestrian routs for children and teenagers walking to and from school, in particular Madison High school. He requested that the town work with residents of Wade Hampton, Glen Avenue, and Roland Streets SW to identify solutions in preventing cut thru traffic before an increase in MAC zone development. He encouraged the town to mandate the developer to bear the cost of ensuring their future residents have easy access to both traffic directions traveling along Nutley Street SW with a redesign of the intersection. He suggested several low cost options for prevention like creating a dead end street or posting signage that prohibits cut-thru traffic. Such changes could make their small roads into premier pedestrian and green space zones that the MAC intended. Mr. Ahrens was seated.

Tina Cardenas residing at 214 Ceret Court SW stepped forward to speak. Ms. Cardenas has lived at her residence for 28 years having raised all four of her children there. They love their small town and are a walking family. She walked to the meeting tonight as she would walk to any of her appointments or events in the town. Trying to maneuver the intersection at Maple and Nutley Street SW is not easy. She typically attempts to cross mid-block if it appears to be safer. Cars also do not stop or leave room for them when driving out of Roland Street SW. They are blocked in constantly. It is the same along Maple Avenue. They take their lives in to their hands when trying to cross at that intersection. She noted that the proposed rendering of the façade does not show a single car on the street and should include the two, 40 foot telephone poles and 20 foot tall traffic lights in order to get a better sense of the scale. She hoped the developer planned to underground the utilities. If not then it should be included on the renderings to provide a more accurate perspective of the street view. She noted that the 40 foot poles area still 20 feet shorter than the overall building height. She feels that the building is too big, reiterating expressed concerns for getting an updated traffic and environmental study.

Bill Ling residing at 134 Wade Hampton Drive SW stepped forward to speak. Mr. Ling endorsed Mr. Ahrens comments previously stated regarding a comprehensive review of the plan and how the plan fits in within the MAC as it extends down to

include projects like the Marco Polo project and Chick-fil-a/carwash project. He understands the intent of the plan to be pedestrian friendly, creating a mixture of residential and businesses along Maple Avenue. He is concerned that it will be so large creating problems by virtue of its own particular size in aggregate. He endorses consideration of this particular property as part of the comprehensive plan, which considers development within the next 25-30 years. He asked what the impact will be for surrounding neighborhoods. Although the MAC includes provisions for residential and commercial retail parking he asked where the employees will park. He is concerned that employees will constantly be seeking parking along surrounding streets like Wade Hampton Drive and Glen Avenue, creating more traffic along those corridors. He strongly supports consideration for a reduction in size and asked that traffic speed bumps along Wade Hampton Drive with enacted limited access to enter Glen Avenue and Wade Hampton Drive SW be considered. Mr. Ling was seated.

John Pott residing at 134 Wade Hampton Drive SW stepped forward to speak. Mr. Pott has resided in town for 38 years. He feels that the project is too big, sitting on too little land. He stated that the design blows away the small town image that Vienna successfully promotes. It is too big to be situated on the busiest traffic intersection in town with the building being far too near the corner and should be pulled back. It is too densely packed with apartments with ¾ acres of today's public open space lost. Much of what remains are back alley access at the back of the building. Too much of Vienna's valuable street real estate is being robbed rather than providing high quality, sunlit plazas, which is what the MAC encourages. MAC outdoor dining requirements will create shared adjacent covered spaces with busy, noisy, fumy street level garages with Amazon, Uber pickup/drop-off space. It will be very unpleasantly busy and artificial. The development is too big for an infant MAC code. Praiseworthy as a MAC code is, it is still in its birth pangs of implementation and too descriptive and incomplete. Developers need to understand that MAC still in infancy and is not Newton's Law. As responsible citizens developers need to work with residents and the town respecting the intent of the MAC rather than what the code allows. He is not against the MAC. They have written to the Mayor providing suggestions that it should be scaled down, less big, and opened up. He asked if the project were to be approved, whether commissioners would have no fear that they have launched a project that is too big and too compromising of MAC's intent. If it were their neighborhood would commissioners speak against the project. If they have the slightest doubt they should vote for redesign and the aspiration for something less big, less artificial, and more eclectically small town Vienna. Mr. Pott was seated.

David Gewertz residing at 412 Millwood Court SW stepped forward to speak. Mr. Gewertz lives on a cull de sac with his wife and their two children. Their children currently play in the street. They typically see a lot of wrong-turn traffic on their cull de sac. He expects to see more with this project. They also anticipate more parking issues on their street. They would like the builder to provide trees along the back of the lot and feels that the overall height of project too tall. There being no further comment Mr. Gewertz was seated.

Norman Simmons residing at 407 Roland Street SW stepped forward to speak. Mr. Simmons' house abuts the development directly. He agreed with all previous comments, stating he was raised in town and has lived in town all his life. He could recall walking on Nutley Street when it was a dirt road. He is aware of past water issues from when the townhouses and single family homes were constructed across the street. He currently has two sump pumps, which run all the time. He is

concerned that the project calls for digging down 30 feet for the parking garage and does not believe there will be no issues. He has additional concerns with aesthetics. The overall design of the site has been focused on the front of the building with no thought given to back of the building, which he'll be forced to look at all the time. He feels that the building is too tall so much that he'll lose privacy and skylight. The building will be so tall that tenants will be looking down on to their lots and he'll have to be decent when going into his back yard. It will also require changing out curtains and window treatments on the back of their homes. He does not want any trees planted in front of the wall that is along his property. He is concerned that they will further limit sunlight on to his property and create maintenance issues from branches growing over into his yard. He wants to keep as much sunlight as possible. He also asked that if the developer must install steel beams that they be drilled into the ground rather than pile driven. He is concerned that pile driving may disrupt underground utilities. He reiterated concerns with tenants attempting to make left hand turns from the property on to Nutley Street SW. The result will be residents discovering Wade Hampton Drive and Roland Street. He asked how they expect trucks to travel back to I-66 and Nutley Street SW when No Truck Routs have been posted all along the roads feeding onto Maple Avenue West. He asked that the developer provide funds for a revised traffic study, stating that if a traffic light is necessary then the developer should be required to install it. Neighbors should not have to assume the burden of paying for it out of their taxes. There being no further comments Mr. Simmons was seated.

Nancy Logan residing at 410 Millwood Court SW stepped forward to speak. Ms. Logan has enjoyed getting to know her neighbors throughout the process and appreciates all previous comments. She thanked the Commission for their work. She was surprised to see police reports included as part of application materials, stating that it should be more of an embarrassment to the owner. She asked that the owner/developer continue to work towards a positive resolution and development. A plan that works for the town, the citizens, and their community sets a precedent. The Town has many businesses that are also good community citizens who support and invest in the community. To date she has not seen this company invest in their community. She asked if they are going for the biggest and best for the least investment possible. That does not work in this town. They care about the vision for the MAC, which is all about small town. She noted that the developer has a vested interest in turning a blind eye to the Wolftrap Motel creating a neighborhood blight achieving demolition by neglect. She asked the applicant to be a better corporate citizen and to work with the town and its citizens to provide something that works. She feels that the project is too big and too dense. It is double the size of what is currently there. It will be as tall as a 6-story building. It does not fit and is incompatible with their neighborhood. It will negatively affect and transform their neighborhood and lives. They see their town value and brand, peace, safety and privacy and even home values at stake. If green and tax dollars rise above citizen concerns they all lose heart and soul of what really makes up the town. Choices made now are going to echo and set the tone for the future. Ms. Logan was seated.

Chairman Gelb noted that the police report being included that was not provided by the developer. It was a piece of information town staff thought would be useful for commissioners in judging the relative value to the town in comparison of what is currently onsite.

Margo Jones owner of Purple Onion Catering Company operating at 416 Maple Avenue West stepped forward to speak. Ms. Jones has also lived in and around the Town since 1978. She has witnessed a lot of growth since that time and was

fortunate to participate in the MAC development along with Chairman Gelb. During MAC development discussions 444 Maple Avenue West was discussed often. She trusts the Planning Commission, Town Council, and the town in general when looking at the property because it was so front and center in their past discussions. She did not want to detract from previous comments because those neighbors live near the property and will be directly affect. It is her business that is next door. She has spoken with the developer several times over the years and feels they are trying to present a positive application in their designs. They are working to provide a vision of what it will look like in the town.

Ms. Jones stated that her comments are specific to business ownership what the town will do in support of construction. Her business has experienced issues with the town's sewer system on Maple Avenue. They are constantly having to have the sewer line blown out. It being a large building planned for the site she implored the commission to look at the necessary infrastructure. She agreed with all concerns expressed regarding traffic. They have also had issues with traffic coming out from the Magnolia Restaurant located across the street, noting that it is a nightmare. She agreed that they need to consider parking as well. Her comments may not be appropriate for the builder and more appropriate for the Town. She stated that the Town needs to look at these issues so that builders can provide what the MAC visionary committee envisioned. Infrastructure upgrades are necessary when performing above ground construction. She has no negative comments against the project or design itself. As a business owner she wonders about future impacts on her business but feels she's experienced positive communication with the developer. She would be comfortable communicating any concerns directly with the owner. She is happy to see all the citizen input on the project and applauds all their efforts. She is also in favor of moving forward with MAC zoning regulations as discussed in their visionary committee. There being no further comments, Ms. Jones was seated.

Natasha Perkins residing at 403 Roland Street SW stepped forward to speak. Ms. Perkins thanked everyone for their time. Her house looks out across Millwood Court at the Wolftrap Motel. She currently has a view of the brick wall and one solitary light that she can see from her bedroom, family room, and kitchen. She noted that this property will be radically different. Her current view is a town view, which is what she moved to the town for. The project will double the size of the building having wall to wall windows and lights looking into her home. She is now considering what they should do to cover their windows for privacy. She did not move to the town for a city view. She moved away from Arlington in order to get away from a city view. She loves the town and wants to stay but this project will make it very hard for her and her family. She has additional concerns with the potential for over 168 AC compressors on the rooftop and noise, stating that the noise alone will change the culture of their neighborhood. She requests a noise study be provided, that trees be planted along Millwood Court SW, and that the wall be built taller to block headlights from cars. She further requests that the back story be lowered to limit the opposing nature of the design. She has teenagers who walk along Nutley Street every day and worries for all the children navigating the area while it is under construction. She hoped that some accommodation would be made to ensure that the kids can walk safely. She also supports BAR recommendation for making the design less imposing. Ms. Perkins was seated.

Valerie Wrobel residing at 404 Johnson Street SW stepped forward to speak. Ms. Wrobel does not live directly behind the site but lives in an area that is a route for walkers. There are many who walk along their street, so traffic is a concern. She does not support the developer's proposed open space. The current proposal also

calls for festival lighting. She finds the images to be carnival like and offensive, stating that it is not an appealing place to come. Vienna has a small town feel. In order to preserve that they need to keep the size and scale, retain open spaces, and retain what is attractive, walkable, and desirable for residents and those from out of town. It is a massive building that is not compatible. It is walkability and open space at the bare minimum. She wants to applaud those who worked on MAC regulations in trying to create something compatible with the town's vision but the flexibility of the MAC is allowing for something that is beyond the scope of the true vision for the town. There being no further comment, Ms. Wrobel was seated.
Jim Omer residing at 130 Carter Court SW stepped forward to speak. Mr. Omer is relatively new to the town having lived in town for 5-7 years. He has lived in the greater area for 25 years. He moved to the town for its small town nature, which to him means a family town. He feels that the units will create a commuter village for anyone wanted to reside closer to the Metro and does not understand its purpose. He is not affected by the proximity of the project but feels that the building is too large regardless of where it is located along Maple Avenue. He asked whether they are trying to be like Arlington or a family town, which is why the town makes the tops of so many lists. Mr. Omer was seated.

There being no further public comment Chairman Gelb called for a 5 minute break with the meeting resuming at 10:15 pm.

Chairman Gelb called for a motion to continue the public hearing, stating that the next meeting for the project will occur in three weeks. Neighbors will be given another opportunity to speak at that time.

Commissioner Basnight made a motion that the public hearing be continued.

Motion: Basnight
Second: McCullough
Vote: 7-0

Chairman Gelb stated that the second item on the agenda is for the request for modification. They are not prepared to review the modification component until they complete the rezoning request.

Commissioner McCullough made a motion that Item No. 1 of the regular business, request for recommendation to the Town Council for site plan modification for requirements for landscaping related to off-street surface parking for site development on properties located at 430, 440, 444 Maple Avenue West and parcel map #0383 02 0141A; all currently zoned C-1, Local Commercial and RS-16, Residential Single-Family zoning district, be deferred until such time that the Commission can complete discussion and consideration for the request for rezoning for mixed use.

Motion to Continue: McCullough
Second: Basnight
Continued: 7-0

Chairman Gelb invited the applicant forward for response to public comment. Mr. Bell stepped forward to speak, stating that he heard a lot of comments regarding MAC rather than the project itself. He stated that they have spent a lot of time and effort on their design and scope of project trying to create what they hoped would be the best building that could be provided per MAC regulations. It is a 2.76 acre site

situated at the corner of Maple and Nutley Street SW. They have done their best with what they have to work with, which is the MAC ordinance. It is not the largest project that could be built on the site. They can fit an additional 230 units on the site and still meet all MAC requirements. They will continue to work with the town and to adjust their design in response to comments and feedback heard from the Commission and members of the community.

Chairman Gelb thanked Mr. Bell for his comments stating that he reviewed the applicant's Northgate project located in City of Falls Church. He noted that there had been a lot of change from the first design of the plan to what was ultimately approved and built. He hoped that the applicant would give the town similar flexibility in responding to feedback on the project.

Commissioner Baum asked for further explanation on how delivery trucks will be routed when leaving the site and getting back to the highway. Mr. Bell answered that they do not expect tractor trailer trucks coming in and out of the site. The property will not be designed for it and they do not expect them. They will also prohibit tractor trailer trucks used for moving in. Allowable trucks used for moving will be specified to their tenants. Commercial tenants typically schedule deliveries with trucks that fit with their site.

Commissioner Baum asked how information will be specified, particularly to the vender. Mr. Bell explained that it is a restriction that will be in place with their retail tenants who will not want to use a vehicle that will not work with the site. They will utilize trucks that can deliver products that their buyers want. Commissioner Baum asked for response to heat pumps on the roof and noise abatement. Mr. Bell answered that he has had no noise issues with condensers on the roof of any of his other locations. He will research the matter and provide further information. There will be parapets all around limiting noise emissions. The motel that is currently onsite has many condensers and there are no issue. Commissioner Baum hoped that Mr. Bell listened to concerns expressed by neighbors and that they will consider those concerns. In order for the project to be a success they need everybody on board. Mr. Bell agreed.

Addressing the audience, Commissioner Couchman noted that everyone wants to preserve that small town feel and wondered what part of Maple Avenue comes to mind when they think small town. She asked if it is the Wolftrap, the Giant shopping center, or individual businesses like Magnolia Restaurant. She asked everyone to consider that, stating that they may all have Church Street in mind but should be aware that Church Street is a very different scale than Maple Avenue. It is somewhat unrealistic for them to expect to apply the Church Street Vision to Maple Avenue. She had been thinking about what could be built on site. The applicant's by right options are similar to the Giant shopping center or the Walgreens types of development. The height is lower and the setbacks are smaller. They need to weigh what can be built by right. When an applicant chooses to engage in the MAC process that is an indication that the applicant wants to work with the Town but that is a two-way street. Although they are getting allowances like height, the town is getting other desirable features. It is a give and take scenario. Additionally, when looking at mixed use it is generally for smaller units. Apartments may not have very many families but they should consider their elderly residents who can no longer maintain their single family homes or young teachers from their surrounding schools. They would be within walking distance of schools like Louis Archer, Marshall Road Elementary, and Madison High school. It may afford opportunities for local Teachers or town staff to live in the town that they work in. She asked

everyone to think about diversity in town housing stock.

Commissioner Couchman stated in response to the design she would agree that it does have a larger presence than she would desire. At work session she inquired about moving some of the apartments from the back and inset portion. She appreciated how they have wrapped around the façade to the back. She asked if they would take some of the units down. She understands economics, noting that the second project for Vienna Market had five less townhomes. She asked if they could revisit that option and whether they could offer studio apartments to allow for the greater 5 foot variation rather than 2 feet as was suggested. In response to traffic she suggested that rather than hiring someone to advise on transportation options that they consider hiring a shuttle driver. A shuttle running from the building to the Metro would be more beneficial. It may help to alleviate some of the traffic issues.

Commissioner Meren agreed with Commissioner Couchman's comments, stating that a lot of comments were in reference to the new MAC plan. Some incentives may need to be modified, which the town is responsible for. He noted that the back row could be adjusted removing the C-1 units located on either side of the courtyard on the south side. The A1 and B1 units could be expanded to allow expansion of the courtyard and also giving the impression of being smaller in nature. Most of the residents feel that this is a large structure and will be viewing the building from that side. Those comments were also stressed during their last work session. He asked that they be taken into consideration. They would love to see all eleven reduced on the 3rd floor although he understands that the structure itself may not be able to withstand it. He stated that anything greater than one would be an achievement; specifically the four units adjacent to the courtyards, units C1 located on both sides along with B1 and A1 units. It would give the impression of a smaller structure from the south side of the building.

Addressing town staff, Commissioner Meren asked if the application will be brought to Transportation Safety Commission (TSC). Mr. D'Orazio responded that applications being reviewed for MAC do not go before the TSC. Commissioner Meren stated that it seemed that the TSC should be involved with the potential for No Cut-Thu and Do Not Block Intersection signage. The TSC should also be involved for such a large implication. The road structure in and around such a massive development needs to be ready if and when it goes through. Additionally, he asked if the town ever considered placing a Texas U-turn on Nutley Street SW. He asked staff to look into it as an option. Mr. Sergent responded that staff has looked into it having recently completed light timing along the Maple Avenue Corridor. They are always looking for ways to alleviate traffic flow through town. He stated that it may be an option for looking into. Commissioner Meren asked that it be considered as part for that particular intersection.

Commissioner McCullough explained that the TSC does not have the jurisdiction authority to review projects on their own without a petition filed or direction from Town Council. Commissioner Meren ask if the Planning Commission could request Town Council direction. Additional discussion followed.

Commissioner Basnight stated that they should think about everything that has been said tonight. The application meets code and the MAC. The Commission has said that it is a little bit too much. Everyone is saying that the building is too big. They all have things to think about before meeting again.

Commissioner Miller apologized for being late to the meeting and asked the

applicant if the lobby and amenity space called out on the site plan is really the leasing office. Mr. Bell responded yes, stating that it includes amenity space as well. There is a large area for bicycle storage and bicycle repair along with a dog watch area. Commissioner Miller stated that the applicant is likely aware of ongoing issues with so many Amazon boxes being delivered. Mr. Bell agreed. Commissioner Miller asked that it be considered. He did not see areas for delivery trucks, stating that it is something to consider. Mr. Bell agreed.

Commissioner McCullough noted that the topic of discussion is very sensitive and dear to everyone present. The demeanor and courtesy given to the Commission, neighbors, and the applicant should be applauded and thanked the audience for their courteousness. The issues brought forward tonight have been very thoughtful. She echoed commissioner comments, stating that it is a process needing full review. The applicant may have heard a lot of comments regarding the MAC she heard comments that were based upon the vision of the MAC that the town has tried to create, that the structure is too big and does not meet the vision or goals of the MAC. Although the application meets requirements it's not meeting the vision of what the town would like. She noted that she too favors a divers housing population for the town. There are a lot of residents who will not be able to maintain their single family homes. This building will provide an option for aging in place. They want to consider and look for opportunities as to how to provide that for their residents to allow them options for remaining in town. She stated there is a lot of room for consideration and discussion.

Commissioner Miller asked the applicant for their pro forma square foot rent on a one one. Mr. Bell answered overall pro forma is about $2.50 a square foot. He is an architect having worked in development all his life. One of the things missing in so many communities are places for young people and empty nesters to live. That is part of what they do. Their Baltimore project that was just completed has 379 units with 71 percent millennials who are up to 36 years old. Most of them are single. There is at least 4-5 percent that are 40 to early 50's in age. Beyond that its 55 years and, stating that you generally have to have a lot of money to be able to afford to buy a place in town. It is expensive to live in town. This project will allow people the opportunity to live in town near their pa

"I move to recommend…"
Or
Other action deemed necessary by the Planning Commission.

Regular Business

Request for recommendation to Town Council for site plan modifiction of requirements for landscaping related to off-street surface parking for site development on properties located at 430, 440, 444 Maple Avenue West and parcel map# 0383 02 0141A; all currently zoned C-1, Local Commercial and RS-16, Residential Single-Family zoning district. Application filed by Sara Mariska, attorney representative with Walsh Colucci Lubeley & Walsh PC, agent on behalf of Vienna Development Associates, LLC and James C. & Lucy C. Meng owners.

This item was withdrawn

"I move to recommend..."
Or

Other action deemed necessary by the Planning Commission.

Approval of the Minutes

None

Planning Director Comments

None

Meeting Adjournment

There being no further discussion the meeting adjourned at 11:10 pm. Written comments provided to the clerk at the meeting can be found under meeting agenda attachments.

Respectfully Submitted,
Jennifer M. Murphy
Commission Clerk

Written Public Comments - See Meeting Agenda

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.