



# **Maple Avenue Commercial (MAC) Visual Preference Survey Survey Comments**

Survey Open October 10, 2018 to November 12, 2018

**If you have any additional comments or thoughts you would like to share about what you would like to see along Maple Avenue, please share them here:**

1. The Town needs to let the developers do their job. Too many restrictions on the developers will result in non-unique projects that look cookie cutter. Stop the nonsense of catering to the loud mouths in Town and let the people who are invested in the Town financially do their jobs. The micromanagement of these projects by a few loud naysayers is not democratic. We have elected officials who need to use their best judgement on what is in the best interest of the Town. MOVE FORWARD before the economy changes and we are left with the unsightly mess that is Maple Ave now.
2. The town of Vienna needs new development in order to preserve the towns viability for the future. Failure to adapt to the times will lead to stagnation and the community will wither. One only needs to look around at other towns which have embraced development to see what we could have here. Being a small town doesn't mean saying no to development. Many people want to live here but can't afford a single family home and we should embrace them too. It will bring additional tax revenue which the town can use too. The town should work with the county on schools and maybe the developers can offer additional proffers there.
3. I do believe we need new and innovative development along Maple Avenue and want to see the projects being discussed before the Board moved forward. We need to responsibly and reasonably need to revitalize our community and halting new developments will only deter from that. Many businesses along Maple are going out of business and are not being replaced or are being replaced with tenants that do not fit in with our community vibe. We need to have new developments that can attract commercial and retail tenants that will benefit the community and help revitalize the area.
4. It is important to have public input. Thank you for this visual survey. I wish that there was the opportunity for public input on October 29.
5. Please prioritize wide sidewalks. Do not try to turn Vienna into Manhattan a la the Canyon of Heros. Yes, density is needed, but we want to maintain a small town, airy feel. Don't do a pretentious gate to the town. You'll regret it and being too cute isn't worth it in this case. It will be an eyesore or oddity once this project has a few years on it. Please remember some of the high profile and most fun events involve parades and other situations where wide sidewalks will help. Additionally though, as much as we love trees, if the trees or plants or flowers become obstacles or stumbling points for parades or other town events that can be congested or need places for kids to sit, we'll have missed an opportunity to preserve and even high-grade those events. If there's a way to consider how children and families can sit or use space during the parades or other similar events it would be helpful. Grass or artificial turf might be worth considering for these areas as opposed to more maintenance intensive landscaping that has uncomfortable boundaries. Details like this will matter. Thank you!
6. Small buildings and shoppes like oldtown and Georgetown. Thanks
7. Most of the buildings were way to high, saw almost no public green space and most of these designs do not have the traffic issues we have. Also it is important to try to keep traffic off the side streets, privileged roads near Westwood Country Club need to be open after all of these years. The Town seems to concentrating on design and yet the Town needs to be so proactive with all the citizens who have been here for years and why more people want to live in Vienna. The Town should be after the landlords who are thinking of their big pockets by charging high rents, do not upgrade. I hope the Town is not going so low to support the developers and the heck with the citizens.
8. Thank you for your service to the Town especially for providing these images and easy to understand format. For full disclosure: I am a Councilmember who wanted to see what the experience was for citizens and businesses.

9. Unfortunately, all the renderings are very large (compared to what exists currently on Maple); and all lack green space and frontage that makes Vienna nice. I think we are missing the point with this survey... it is not that architects can't design appealing structures; it is that in all renderings we are changing Vienna from an area with green space to one of an urban setting. Further, I believe most of the concern within the Town is in regard to adding more traffic into Maple, which already has far too heavy traffic patterns for the design of the road way.
10. building massing should have visual relief and not a 3-4 story flat face of modern design. this is not a "modern" town and Church Street facades trend towards a tried and true historic presence. Modern will fade and what is considered modern today will be outdated tomorrow. Streetscapes with personalized facades add character - Old Town Alexandria is a perfect example - tasteful, elegant, historically correct, fitting and not obtrusive - setbacks are critical and provide a break in the massing various roof lines will also break up any sense of overwhelming mass. Turrets, gables, heavy cornice details all combine to provide character and visual interest. Although there were a mix of intersection and courtyard styles, it's important to be able to walk side by side and have others, coming the other way, not have to "yield" for you to walk by. so nice 'elevated' planter boxes are easy to maintain, provide a physical barrier from the curb/gutter car traffic and can also be adorned with benches, signage, bike racks, etc. Think you guys are awesome. Thank you for all you do for our Small Town / Big Community.
11. Should be welcoming and less dense than it has been! More green and less building! Also, the building should not be more than two levels. This is Vienna not DC or some downtown in a box. We have character and charm and our buildings should reflect it!
12. A walkable street edge along Maple Ave. would be wonderful. Given that traffic will always be there, I would like to see a creative buffer between pedestrians and cars. Planting areas, benches, and some trees along the edge would be welcomed. I am not opposed to higher density buildings along Maple but they should not look like monolithic blocks.
13. This is a very well done survey. It doesn't attempt to influence the respondent to generate a specific outcome. There was a wide variety of choices that represent significantly different styles and approaches. It is clear that thought and talent went into developing the alternatives presented. I appreciate your giving me the opportunity to comment and hope that Vienna continues to grow and avoids getting stuck in 1980. Towns, like businesses, either innovate and grow or they die. Vienna is too nice to stop innovating and growing.
14. We need more casual people gathering businesses like independent restaurants and bars. "Regulars".
15. More outdoor seating. Green spaces between buildings like a small public park. More awnings. Standardized signs. Playful, interactive water features. Old World charm architecture like in Fredericksburg or Culpeper. Bike share racks. Mix between 2, 3 and 4 stories. Interesting and varying roof lines. Underground shared public parking. More green and large plantings. No glass and steel structures - there are plenty of those in Merrifield. Mix of turn of the century, vintage style. Large windows with architectural interest. Steve Bukont design on Church street plus another story. For every 400ft at least 25% with one lower story than the rest. Top floor setback with balconies. Definitely break up front of the building into visually separate buildings and change color and/or material and design so it looks like an organic city scape rather than planned.
16. As a long term resident of Vienna and a NOVA native I believe it is imperative that towns such as Vienna take bold steps to reinvent themselves. Without taking these steps the town is merely another bedroom community, you live here because to proximity to work and good schools but there is no draw to the town. The town has attempted to retain some little town feel with the Halloween parade, Via Vienna and Church street but you can't hang you hat on the same hook forever. My advice, stop living in the past, embrace change and create a town environment that young and old will want to visit and spend time in.

17. The Town Staff does a marvelous job making the Town look great. This forum is another wonderful example of their creativity and dedication to the beauty of the Town of Vienna. Great work!
18. I would love to see a more walkable Vienna, with broad sidewalks that don't suddenly stop, good lighting for evening walks, and safe crossings at closer intervals for kids walking to school.
19. We still have not seen you address the increased demand on our infrastructure. Seeing the difficulty that VVFD had trying to put out the Marco Polo fire last weekend, it brings to the forefront just how ill equipped we are to handle the needs of our current population let alone an huge increase. Please address the increased traffic, more parking needs, more school needs, etc.
20. I have concerns about any substantial increase in apartments, condos, or other mutli-tenant residential units. Our roads and schools are at capacity. I strongly encourage you to consider in the impacts to the existing residents when making determinations regarding future development.
21. Outdoor restaurant seating! Keep Tequila Grande!
22. The photos only show tall buildings up close to the street front. One photo in Site Design and Streetscape shows a courtyard, not a street. So many of the photos show much more concrete and no grassy berm. How will we get approval for the changes under our MS4 NPDES permit? One figure shows a lot of open space, but it's turf, not grass. How do you prevent the MAC from becoming a magnet for the homeless? All of these pictures look like towns much bigger than Vienna.
23. Consider the following: (1) We do not need mimic Mosaic District or Ballston. Vienna should be uniquely Vienna. (2) We are not remodeling the entire Maple Avenue. The focus is stretches. This means, incremental improving while maintaining continuity of character. (3) Multi-purpose lots gains the best value. We already have one failure, Rite-Aid. (4) Consider mandatory and continued investment on neighbor lots so the delineation from old to new is abrupt and apparent. (5) Focus on the pedestrian. I am not compelled to walk down the Maple avenue now. How can we improve access to the down town for residents? If I have to drive, I usually choose Mosaic. (6) Parking need not be central when considering 5. Where would parking be located? The nice thing about Vienna is that parking is free and flexible. I never travel to Ballston. Why bother considering Mosaic is easier to park, shop, eat, enjoy.
24. More grass and trees are preferred. While I like modern buildings in general, I don't care for them in Vienna. Thank you.
25. Just make it elegant and timeless.....into progress, but not trendy.....(like mosaic....will be unattractive in 15 years).....classic elegance of an upscale small town is the way to go. Thank you!
26. I really like the night time sidewalk with benches. Building heights should not increase. but if they are, then the 3rd floor needs to be set back from the street by 5-10' and the width of each building must have a change in materials/texture/look every 40'... don't want a monolithic building 61' h x 360' in Vienna. Don't want intense density... our streets are already clogged. Infrastructure (street/sewer) needs to be improved before zoning language gets changed. Open spaces for developers must defined as contiguous spaces beyond the mandatory spacing between buildings and setbacks. No deals on parking requirements. Traffic flow w/restrictions on size of delivery trucks must be written into the proposal.
27. I can see the examples you provided were designed to increase density. I don't understand why Vienna should copy Tysons and Mosaic. Given Vienna's desirable location, i would like to keep Vienna the low density oasis in Northern Virginia.
28. When did this get approved? I don't approve of buildings more than two or (at most) three stories tall in Vienna at all, but your survey didn't show any such options. I'm left with choosing the least bad from a menu of bad options. I believe this survey was willfully designed too narrowly, biased to promote big development.

I want you to continue to suspend this development until you can put out an unbiased survey, showing less dense development. THEN you'll know what residents really think. Don't let Vienna become Tysons West! I want you to re-examine whether this Maple Avenue commercial zone should be allowed at all. The reason I like living in Vienna is because it has that small town feel, which this MAC seems bent on destroying with these big buildings. The residential and commercial components of these high density buildings is going to cause more traffic on the Maple Avenue corridor which is overburdened already. Congestion will certainly get worse. Is there any proffer from the developer to improve the infrastructure, by adding extra lanes and bike lanes? Is there any element of this development which will provide badly needed affordable housing options for low income residents? Probably not, because that would mean giving up on profits, which are maximized by putting tall, expensive buildings as close to the curbs as possible. We elected you (or if staff, pay you) to look after the interests of the residents of Vienna, not the interests of greedy developers. Thank you for the opportunity to comment. I request that hearings be scheduled on this issue.

29. The building architecture pictures in the first part of this survey were still biased to 4+ story structures. That is typical urban design that changes the current look of Maple Avenue from one dominated by a tree lined street to one dominated by the roof lines of buildings. Maple avenue is too narrow and congested for this type of height along long stretches of the street. Reduce the height to 3 stories with the broad sidewalk cafe style tree lined street-scapes shown in the 2nd section of the survey, and you have a walkable town that still has a open feel. The primary focus of the MAC corridor should be on bringing in new businesses and services that we do not have already, not on residential expansion. Targeting small, start-up high tech business offices in the upper floors with commercial on the ground would bring in business revenue and diverse jobs. Bottom line, tall residential buildings along the length of Maple bring little value to the residents that live here now.
30. First, I think I rated something with 5 stars inadvertently and could not go back to correct. Poor survey design. None of these designs is appropriate for Vienna. There is not enough green space, or even space, in between hulking, huge structures. Most of the designs were very similar and you don't even seem to be trying to present alternatives to big boxes immediately adjacent to roads and sidewalks. Vienna is not a city and the infrastructure does not exist to support a transition to a city.
31. So disappointing. These designs take away the small town and charming feel we have in many parts of our town. While Maple Avenue needs work for sure, these designs will do nothing to make our special community feel as special as it could.
32. While getting it right is important, doing nothing and having abandoned lots is terrible.
33. Plentiful parking and wide sidewalks are critical.
34. Prefer walking and biking emphasis with lots of trees and gardens. Dog owners need space too. Please make sure that there is PLENTY of parking and ease of access for handicapped. No brick (too bumpy for strollers). Commuters need to have 123 move well. Please consider bike commuters too! And families biking with children- we need a safe place. Consider creating side streets to 123 for entrances, parking and wide pedestrian areas - back of buildings face 123. From Courthouse Rd to the Shell station could all have beautiful entrances on a side street.
35. Ensure setback from the street and wide meandering sidewalk / planters. Thanks!
36. Not a well done survey. Hard to know what exactly we are rating in each section. No ability to review choices or make changes after seeing all the options.
37. In addition to people-centric as opposed to car-centric planning, safety improvements to allow bicyclists to use Maple Avenue.

38. We want Vienna to retain its small town feel, we do not want to live in the next Clarendon.
39. I would like to try to keep the small town feel of Vienna. That is why I moved here with two kids. I don't want this to become another over developed small suburban city. Thanks.
40. I would like to see open-air spaces that are used for something, outdoor seating at a cafe or restaurant, outdoor market spaces, that are not crowded against the buildings and street. Some large walkable spaces like much of what is so far built in Tysons, is really just pavement that will not be well used. It looks nice in the architectural imaging and even as a stand-alone design, but has no real purpose other than to pave large spaces. Building facades with relief and color that do not look like a bank would be a good goal. Some of the images in the survey look appealing but do nothing to attract pedestrian traffic to participate in our community and stores.
41. Thank you for asking the opinions of town residents.
42. I am very disappointed to see almost all the pictures were from metropolitan places, and were quite urban in their style and size. I believe that it would be devastating and nievie to have many buildings like these in Vienna. This town has for a while been the unique place with small town feel, surrounded by the wave of skyscrapers in Tysons. We need to maintain that.
43. Church Street was developed as the heart of Vienna ... the same brick design ... the same height of the buildings ... the same classy small town look should be carried through the entire town. We are a small town ... we are not Tyson's Corner ... the heart of the town is its residents not the builders who come and go and leave behind some amazing projects and some really bad ones that effect the look of the overall community. We have become too wealthy of a community and have lost the values on which the community was built ... we can be a small classy town and still attract new home owners, new businesses and be a thriving community. My guess is that when the MAC was first put together no one foresaw that homes would go from \$200K to \$650K in 20 years. Listen to your residents who are not builders ... the residents who are builders already have too large of a voice.
44. I would have liked to see all of the options before voting on them- I did not have a frame of reference to compare the other options too before voting. general rule.. maximize public space on sidewalks and mandate public parking w/i structures or behind buildings. Traffic on Maple Ave is severely congested as-is and we will become another generic urban sprawl like Alexandria and Arlington if MAC becomes optimized for retail / residential space. I get it, it means more tax revenue for the town but we will lose what makes vienna special and just become another generic suburb like annandale.
45. How will the road be widened enough for the side walks? Will all the parking be in garages and/or in the back? How will the increased residential density affect traffic? Thank you for taking the time to plan this and get residential feedback. I'm excited about the future of Vienna!
46. I am not in favor of having four-story buildings bordering Maple Avenue unless the buildings stand at least 50 feet from the street on both sides.
47. Pedestrian friendliness is key. Rain gardens to help manage storm run-off would be good. Please, no phony, cast-iron gateway signage; it doesn't suit Vienna. Varied massing is good; anything too massive isn't good. Three stories with taller components are too much; a combination of two- and three-story buildings would be okay. Keep it real: Traditional commercial styles of architecture are good, but don't overdo it; a little diversity will help keep the streetscape interesting and authentic. Forget brick sidewalks; they have already proved to not hold up in Vienna. Please specify trashcans adjacent to places where people sit or hang out. Vienna is awash in cigarette butts. More trees, please. Don't plan for publicly owned flower plots if the town isn't prepared to really take care of them; the existing ones along Maple Avenue appear to have lost a lot of the

original perennial plantings that were so pretty. Pocket parks in courtyards of buildings or in alleys would be neat.

48. Much more walking and sitting area
49. This survey is basically impossible to take - how are you supposed to rate each design if you don't have anything to compare it against. 2. None of the designs take in to account the fact that Vienna residents don't want this type of infrastructure taking up our community owned businesses or making traffic worse than it already is. I wish the zoning commission and Mayor DiRocco would look around and see that they are ruining the small town feel that makes Vienna special.
50. Keep it simple. The small town atmosphere is dependent on small town look. We are not Galls Church city and should not be trying to look like Broad Street. This is a family neighborhood not a yuppie neighborhood. Keep street front buildings low. Not Four stories. Lots of open space.
51. Tysons/Merrifield here we come!
52. I really liked most of the photos that I saw. Most of the buildings had a modern design, but still had a quaint, old fashion look about them. I love the outdoor cafes, brick sidewalks, old fashion clocks, street lights, fountains, plants and flowers. I agree that the Town of Vienna needs an updated look, but lets not let progress interfere with the small town look we would all like. Church Street is a good example of an updated look with an old fashion charm. If we could mimic that look on Maple Ave., I think we would accomplish our goals of updating Maple Ave., but still keeping that small town appeal.
53. Traffic studies that fully comprehend the impact that any MAC zoning will have on traffic. Maple Ave is already a nightmare to drive due to the volume of cars. Adding additional business and residential buildings in the town are only going to increase the volume and cause traffic to be even worse. No MAC zoning project should be approved until the traffic impacts are fully understood and then road/traffic improvements are completed.
54. Please consider the use of greenery, green spaces, benches, and gathering places as well as ample parking. As we have more places to shop and eat in town, it is important that we can easily get to them, have attractive places to wait for friends or eat ice cream, and have some buffer from the busy traffic on the roads. Thanks!
55. The majority of building you included in the survey seemed too high. The taller they are the more jarring they will be like Falls Church and also add that much more traffic to the overloaded RT 123 corridor.
56. The survey did not prvide any optios for specific setback criteria or height limits. We should limit the height of mixed use buildings to 2 or 3 stories and leave adequate setback to minimize any canyon effect on Maple ave.
57. The feel of a small town really needs to be kept at the heart of this project. So many of these photos show cookie cutter buildings thrown up by developers that look like they could be anywhere rather than feeling like they belong in Vienna. It would truly be a shame for Vienna to stop looking and feeling like itself.
58. I strongly object to any design that would turn the Town of Vienna into an "urban center." We do not need another Mosaic District; we already have that close by. Please preserve the low-density, small-town feel of Vienna.
59. Like old town Vienna similar to Church Street. Do NOT want condos in that area or 4 story buildings.
60. I'm very surprised none of the pictures had setbacks from the street. The survey is not really asking citizens about the range of choices really available. There is also no pictures of parking, which is a huge problem!

61. A lot of the photos seemed to assume that Maple could become a pedestrian byway, but it's an important traffic artery. I don't see how we could have lovely wide sidewalks and public outdoor areas, outdoor sidewalk cafes or pedestrian malls on a street that is so heavily, and necessarily, trafficked. Where will the cars go? What happens when you have more pedestrians, and they start to jaywalk? What happens when cars stop to drop people off or pick them up from all the lovely new retail and sidewalk cafes and residential condos and townhouses? We see this problem sometimes at Mosaic, and it isn't nearly the through-area that Maple is.
62. I have been a resident since 1960. I do not want to fight progress. I know we are getting more and more populated since my father built his house on Ross Drive and Cottage was a dirt road. I would be more in favor of walkways, parks shops like the Mosaic area is in Merrifield. Large structures of parking garages and apartments I am not a big fan of. Condominiums bring a more stable a population. If they could be built in a fashion where they are unseen. (like Mosaic) I would be in favor of these. In fact, I may buy one and sell my house. Also, I realize there will be parking issues- how about investing some garages digging down deep as they do in Washington DC. I want to thank each member of the Council for all their hard work on this and for allowing the residents to a voice an opinion. I have been so happy and fortunate to live here for so long and raise my kids in a STILL FAMILY ORIENTED town. THANKS SO MUCH!!!
63. Narrow sidewalks next to busy streets are not inviting and do not encourage pedestrian traffic. Taking a wide sidewalk and cluttering with planters that impede movement not good either. I like the old fashioned mainstreet feel with less massing and height.
64. Don't let a few short-sighted council members or residents scare you. This should be a long term vision.
65. An overall pattern that is identical would make more sense for Vienna. It would retain Vienna's small town aesthetic while showing advancement in the architecture that stays true to the small town roots. Non-concurrent architecture would feel out of place.
66. Wide sidewalks, seating, and uncrowded pedestrian areas. Setback of buildings from corner, sense of space around the intersection. Bike racks and benches to encourage walking and biking to shops. Trees, greenery integrated into site. Better pedestrian crossing lighting and signage at Nutley and Maple - busiest intersection in town. Consider side or rear entrances to encourage walkers and bikers from the neighborhood.
67. How are you going to make room for the sidewalks ? How are you going to enlarge the streets to accomodate the increased traffic?
68. These buildings and intersections just don't "look like" Vienna! Once you start approving similar, eventually the whole of Maple Ave. will have buildings like these and you can STOP talking about "small town Vienna". If you stop talking about small town Vienna and accept the fact that it isn't, then many of these building would look very nice.
69. Disappointed in the selections shown. Did not find any of the selections very appealing. Decisions are being made now that will last for generations. We appear to be settling for mediocracy or less. Total disappointment with the majority of the Vienna Town Council. What happened to Council members being representative of the community? I have not met one resident who supported MAC, and it was approved.
70. Our mainstream traffic is so bad already I fear this project will only increase the traffic. These buildings need to be set back from the road and not so close to traffic. I can accept we could use some changes but so many of the pictures seemed to have a look of Arlington, Falls Church and DC. We love our little town feel and would hate to lose that with tall over bearing buildings like so many counties in Virginia.

71. Don't sacrifice parking when developing MAC. No small parking garages with dark confined spaces and cramped radiuses. AFFORDABLE Restaurants and cafes. No expensive retail. KEEEP SMALL TOWN ATMOSPHERE DESPITE TYSONS and CITY OF FAIRFAX DEVELOPMENT CREEP!!!!
72. One of the site depiction photo links in the survey was broken. 2) It would be desirable to increase the width and safety of the sidewalks in the corridor. It can be extremely difficult for persons with mobility impairments and persons with dogs, children, etc. to navigate adjacent to the street, especially when there are multiple pedestrians and bicyclists. There's also little lighting on most stretches, making it very uninviting for anyone with a visual impairment or safety concerns. Embedded pavement lights or footlights could help in this regard. 3) Increased and highly visible signage, pavement markings, etc. indicating pedestrian presence at commercial entrances and intersections is desirable. 4) Residents and visitors likely would welcome naturalistic or "eco-friendly" landscaping, similar to the plantings found along the bike trail crossing. There should be a sustained theme throughout the corridor, with an increased use of native trees, grasses, perennials and evergreens. 5) Enhanced signage indicating access to the Church St. commercial area from the various entry points could improve foot traffic. 6) Given the extreme dearth of public parking, it would be helpful to make a parking app available to visitors.
73. If it must be done, make it visually attractive, pedestrian friendly, and not cheap-looking as so many of the examples in this survey.
74. I would like to see: (1) bike lanes or side paths on Maple or a close but parallel street, (2) bike routes to access all points on Maple Avenue from the W&OD and local neighborhoods, and (3) state of the art bike parking.
75. Thank you for soliciting feedback. As a resident who grew up here, but who has lived in towns like Boulder and Charlottesville, I would love to see Vienna grow thoughtfully to keep --and enhance-- its charm and character. Small cities like Boulder and Charlottesville are incubators for small businesses, start-ups, and innovative approaches to creating spaces that make business, play, and travel work together to enhance quality of life. Vienna should use these small cities as models to create an aesthetically pleasing, smartly designed (and efficient) town. I'd also like to see Vienna minimize the number of chain/big businesses and instead support local, small businesses that can add to the charm and character of our town. In that same vein, it's critical we develop carefully to ensure our town does not fall into the "cookie cutter" trap of so many developers.
76. My biggest concern is added traffic, water/sewer demands and influx of more families in the schools. The MAC idea will only be great if the above concerns can be directly addressed or acknowledged by the town.
77. Thanks for this survey. We'd like designs with lots of trees (we're Tree City USA after all) and bricks. Lots of trees.
78. Excited to see Vienna embracing a forward looking future. Our downtown needs to be inviting to people on foot and a place where people can live and shop without needing to drive.
79. The town desperately needs affordable housing and mixed-use development.
80. This survey really ought to have included more 3 story buildings in Section 1. As I recall, they were almost all 4 stories. I don't want the fact that I gave any of the 4 story photos any more than 1 star to be taken as a tacit acceptance of the general concept of 4 story buildings along Maple Avenue, because I don't approve of buildings any higher than 3 stories. In general, I would like Maple Avenue to resemble historic small Virginia towns such as Middleburg, Old Town Alexandria, Lexington, Harpers Ferry, Petersburg, Colonial Williamsburg (including Merchants' Square), Leesburg, and Old Town Manassas. I would not like Maple Avenue to contain any buildings that look like they are still under construction even after they are done (viz. half of the buildings at Mosaic) or like they were constructed of discarded ocean going shipping containers

(viz. remaining half of the buildings at Mosaic). No Bauhaus, Modern, Post-modern, or otherwise urban styles. When I travel down the main street of my adopted home town, I want to know I'm in a small town in Virginia that was built on a human scale by real people who care about their neighbors.

81. Please consider creating public space between buildings or alleys where restaurants or parks could provide outdoor space for the public to enjoy that is slightly off busy Maple Ave.
82. Limitations on building stories (preferably 3 or lower), emphasis on pedestrian friendly sidewalk and outdoor seating areas, consideration for public open spaces, parks, and art. Consistent and comprehensive vision and consideration of impact for aggregate MAC changes and not individual projects.
83. buildings need to have a traditional small-town feel. Maple Ave needs much wider sidewalks for both pedestrians and bicycles. Need room for outdoor seating at restaurants.
84. We are very supportive of re-development but our greatest concern is the increase in already gridlocked traffic on Maple that the additional development is sure to bring. We have not heard this issue discussed in regard to the MAC.
85. I support redevelopment of Maple Avenue, including through buildings of medium density and 4-5 stories in height. The main thoroughfare of the town can and should be mixed use in nature, and the density supports additional retail options. There are many underutilized properties that need investment and I fully support the revitalization efforts. Aging strip malls with giant parking lots are not particularly attractive, so I do not understand the intense opposition of my fellow town residents to these projects.
86. To avoid a canyon corridor effect along Maple Avenue, limit building height to three stories and intersperse buildings with green spaces in each block. Power lines should be underground in new construction areas. Adequate off-street parking behind or under buildings is required for new construction as well as existing buildings. Increased density of buildings and people will require increased capacity of waste disposal, water, and sewer services. Capacity for vehicular traffic along Maple Avenue is already over the limit in early morning and mid-afternoon and evening hours. There are many vacancies in existing commercial building groups in Vienna.
87. Do not turn this into a wall of building with only a sidewalk between the wall and the street.
88. I'd like to see the charm of Church Street continued throughout the town. This town has a great feel but that feel will disappear if the new architecture is too modern (like in Mosaic). I'd like to see lots of outdoor green space to take a stroll and sit down with kids and just enjoy being in town. Some urban gardens will be nice but not too much landscaping that takes away from space to walk on the sidewalks or park the car, especially as traffic continues to increase. Optimizing parking is essential.
89. The building design illustrations are too high. Preference is for a mix of classic looking 2-3 story buildings separated from road with extra wide sidewalks with green space buffer as indicated in many of these images and what has been missing from the MAC development proposals so far.
90. Differentiating between visual designs is not the way to assuage Vienna citizens dissatisfaction with MAC Ordinance, apart from confirming that true variations in number of stories and greater than 2 ft variation in depth of facades is what is required. What citizens take most objection to are the buildings permitted under the current MAC code (will) OVERWHELM Maple Avenue and its Adjacent Neighborhoods by a factor of 2 in their enormity, permitting buildings six times the mass of C zoned buildings - a quantum jump too far - a jump into plain urban development. It is the patently flawed METRICS of MAC that require revision - maximum visible height from ground level anywhere on the site to be 54ft (not 62ft); sidewalk depth on Maple be 30ft; 20 ft all adjacent streets/buildings; angle of inclination curb to max height to be 60 deg. (not 75 deg) on Maple; 40 deg (not 62 deg) to all residential property curbs; publicly accessible open sky street level space

must constitute a contiguous area equal to 25% of site area, where the length of such area cannot exceed three times the width of such area, 50% of such area to be non adjacent to traffic. No site consolidations. An alternative option to 100% retail fronting onto Maple Avenue should be genuinely affordable apartment units fronting onto Maple appropriately raised a few steps and railed off Maple street level. Fixing these metrics will still allow for developer adequate profitability and provide more than adequate equilibration of Vienna's housing mix.

91. Lower density, restrict height to less than 55' and adequate parking.
92. Most of the choices are ugly. I think the former Mayor Jane would be disgusted by the councils action. I hope all the council members who voted for this outlive their children.
93. Very concerned about the amount of traffic that will be added to the area with increased businesses and residential units. Would like to see a more walkable area on Maple Ave. Also, there is never enough parking!
94. I'd like to maintain and enhance the small town charm feel without making it feel contrived and kitschy in a "Main Street USA" way. It should feel authentic with additional space for pedestrians and bikers and a commitment to green space. We should not look like a contrived town center or city, but rather focus on what makes Vienna a unique place to live.
95. Would love to see more elegant green spaces, fewer strip malls, more underground parking, safe pedestrian crossings, facilities for bicycles to separate bikes from traffic and pedestrians.
96. I. Building design and form - Insist on a mix of 3- and 4-story buildings to maintain a small-town feel. - Avoid modern architecture and garish colors. II. Site design and streetscapes - For pedestrian convenience, build wide sidewalks unencumbered by low-hanging awnings, outdoor restaurant umbrellas, planters, etc. III. Key intersections and gateways - Require as much landscaped open space as possible: natural lawn and plantings instead of brick and concrete. - Decorative signs indicating the names of streets seem inappropriate for Vienna.
97. As a whole the building designs presented aren't graceful or aesthetically pleasing. I would like to see architecture that's more in keeping with what's on Church Street. If four stories are allowed, there should be some variation in building height, with parts of a building at 54 feet and other parts one story lower. The sidewalk configurations that are most appealing are those that allow several pedestrians to walk abreast. Posting wrought-iron name signs at corners or intersections in front of buildings strikes me as kitschy. In general I found the choices in the third section unattractive.
98. Please fix the crossing sound signs for the pedestrians they only last about 2 seconds and people have to run through, this is extremely dangerous and cars zoom by.
99. Adding so much housing right in maple seems like a real problem. We've already experienced that Vienna elementary school is overcrowded and this seems like it would make things much worse.
100. Every one of these designs look awful and unappealing. Please don't make this town so dense that already clogged roads become even more congested, school strain from density issues, and we live in much pollution. Please do no take away the small town charm our little piece of heaven provides.
101. You are killing our town. Why does every building have to have 3-4 (or more) floors, with lots of residences and no parking? What is wrong with one-floor (maybe 2 floor tops) buildings with ample parking in front? That's what attracted me to Vienna -- and you're destroying it in order to cram in more commercial property. Our traffic on Maple Avenue is already unsustainable, yet you propose allowing developers to build right out to the sidewalk. That leaves NO room for future widening of Maple Avenue -- VERY short-sighted and ill-advised. In addition, you put pedestrians at risk by putting them in a narrow sidewalk between crowded streets and buildings. If traffic ever actually MOVES on Maple Avenue after you're done with it, you will be

responsible when a pedestrian gets crushed against one of your buildings. It is sickening to see our town council so deeply in the pockets of developers and working against common sense and the people they supposedly serve. Moving traffic should be the top priority for Maple Avenue -- not building every inch (note: by leaving things alone, scarcity will drive up real estate taxes and will equal any revenue you will get by expanding building space, which drives up supply and reduces value -- instead, you are hell-bent on reducing quality of life for neighborhoods near the MAC and undermining the character and charm of Vienna.) One-story buildings with AMPLE PARKING SPACE and SUFFICIENT SETBACKS FROM MAPLE AVENUE are absolutely imperative for the long-term well-being of this town. Anything else is simply unacceptable.

102. Please prioritize both green space and wide sidewalks, both because they make the Town more pleasant to walk around and because they make it way more welcoming for young families navigating our community with strollers, children held by the hand, etc.
103. I would vote against any condo's/residential housing along Maple. The traffic is already unbearable and there is limited or no parking in town. Adding more residential would only increase the traffic and create solid gridlock in the town/Maple Ave.
104. We have not been able to attend the town council meetings, but our family and neighbors STRONGLY support redevelopment according to the MAC regulations and we support all of the plans that have been presented to the Town Council to date. If Vienna wants to continue to improve its quality of life for citizens and offer a broader range of housing options for citizens of all ages, mixed use developments like the ones that have been proposed must be permitted. We believe all of the current proposals are an improvement upon the many vacant and poorly maintained buildings that currently exist along the MAC.
105. The Disney main street was designed based not on a small town, but on the idealized memory of that town. People love it because it's familiar -- it's a shared idealized memory I think that's why people are so upset. They want to keep the precious feel of a small town -- for many it's why we chose Vienna. So, please keep the feel of a small town circa 30s-50s (even in the midst of a big city). That means store fronts that vary, even if the stores behind are part of a single building. Some windows are flat, some bow out. Have sidewalks not expansive walkways. The new buildings on Church str should be a starting point, or Tribeca, or many of the neighborhoods downtown. Glass is pretty, but cold, and looks like the offices where we all work. The wide walkways feel like a city center that doesn't have other walkable spaces. Buildings that focus up (some of those in the survey) put importance on height, the presence of the building, not on the people below. We don't want to be Bethesda.
106. Prefer less height than what we are getting at 444. Love the wider sidewalks with greenscape by the street. Not crazy about the sidewalks running to the busy roads. The more green the better. Thanks for the opportunity to give input! ;)
107. Thank you for the opportunity to review and comment on the variety of design options. All of the options have 3+ stories and a lot of concrete. I have overall concerns about the effects on the environment and our community. I have not heard of any environmentally efficient or sustainability building requirements in the MAC to ensure responsible building for our times. I have provided some of my main concerns below: -air quality - traffic congestion (already a problem), idling vehicles -water - significant reduction of pervious space, aging infrastructure -schools - we are already over crowded in this area, and while they are Fairfax County schools, before our community expands so significantly there has to be a plan. -Increase in community residents requires increase in government services - is Vienna ready? I have not heard this issue being addressed at all -Vienna already has a fair amount of unleased commercial space, more availability is not going to make it better. -I moved to Vienna because of the small town feel, Church street is lovely and that should serve as the example of what the MAC should be going for. I love that the Mosaic and Tysons are close but I don't want to live in either place.

108. There is a lot of empty retail space in Vienna . The plan for so much more retail space is absurd. The traffic on Maple AV during the day is ridiculous. The one thing we don't need is more apartments or condominiums in the Maple AV area.
109. I frequently walk (daily basis) from one end of Maple Avenue to the other and I would just like to see these vacant buildings/lots turned into something that adds value to the town. There is a lot of potential and I hope the final product turns out well.
110. Please do not make Vienna another urban area, with large buildings crowding the street. PLEASE keep our suburban small town feel. This means that we need building to be set back from the street, we need parking and we do not need more residential units to be added to an already crowded area. I am in favor of creating more green space and making Maple Ave a more inviting street for pedestrians. Instead of parking in front of buildings, you can move parking to the back and require green spaces in front, along Maple Ave. These are modest changes to an already wonderful place to live. This is all that is needed. We do not need massive redevelopment as is being discussed now. The scale of the condominium and apartment projects being approved or under consideration is not appropriate for our small town. PLEASE consider this as you approve projects. How will hundreds of more residents, each with one or multiple cars, be accommodated? PLEASE resist the developers who understandably have a short term view and are looking to make a profit. They are not going to be living here when all of these projects are completed. I am a 22 year resident of the Town of Vienna and I hate to imagine what is going to happen to our special town after all of these projects are built. Years ago, former Mayor Charles Robinson resisted the encroaching development from Tysons Corner and Vienna remained an oasis from the urbanization that occurred. It is now time for our town leaders to do the same. We, the Town of Vienna, have to resist the massive overdevelopment that is occurring in Tysons, Fairfax and Merrifield to stay true to our small town feel.
111. Something has to be done about traffic flow on Maple Ave. It is already heavy to near impossible flow at rush hours and with mixed residential/commercial use traffic increase will make commuting through the town unsustainable. I know several residents that are thinking of moving out of Town due to current congestion and projected worsening.
112. Survey was poorly designed as it does not let the survey taker to go back a page or two to revise answers.
113. A panel with all the pictures in a section would have been helpful before looking at each individually when you cannot go back. It doesn't appear that the cost of maintenance has been a consideration. I'm glad to see that cars will be banned from the area where new buildings will be built.
114. The construction on church street is great. Still a little crowded parking wise, but the new buildings aren't too big and they look at home in a small town. Many of the architectural details in the plans are really nice, but they're just smaller facades tacked on to larger, more uniform buildings. The church street buildings feel more proportional. Thank you!
115. The town needs to adhere to the original MAC proposal and consider two and three story properties and develop a comprehensive traffic plan to address traffic. Saying that traffic is not their job is not acceptable. Residents care far more about traffic than they do about the design of a building's arches or corners—which is what every one of the planning commission meetings has focused on. Also, the town needs to force the developers to bear the cost of traffic abatement—just as the town of McLean is doing at this very moment. As reported in the Sun Gazette, a recently approved mixed use developer is paying 50,000 to the town of McLean for road and electrical utility development. We should expect the same here in Vienna, and start discussing this rather than design elements. 1100 residents are against the MAC as currently conceived . Bring it down to three stories and introduce a traffic plan for cutthrough traffic and resistance will disappear. We can still do this! It is not too late.

116. Two and three story buildings and changing building heights and density. This survey is very biased toward very large and dense structures at four stories. Also, a traffic management plan and the prevention of cut-through traffic in the town and down small neighborhoods.
117. We moved to Vienna for the small town community feel. We enjoy walking around the town and experiencing the town events. We like the small town USA vibe and structural look to the town. An urban center would transform us into Tysons, Fairfax Corner, Claredon or another other urban suburb. I would like us to strive to stay different and unique. I would like a place that encourages neighbors to meet and greet on the streets, not a place where hussle and bussle is the name of the game. I am not interested in having another multi-use retail center in the town. I can go another location in our area to see one of those but only Vienna lives up to its small town feel with local merchants mixed in with smaller retailers. Let's focus on what makes Vienna strong and not try and be like every other suburb, that is not who we are now nor what drives the value to our community that makes us consistently a great place to live.
118. I wasn't impressed with the streetscapes provided as they weren't presented in context to begin with. Consequently, there was very little that I felt was worthy of MAC. It would have been useful to be able to scroll through all choices in each of the areas to see the scope of what is being presented. Then, the survey user has a sense, up front, of what the user is being asked to judge. Taking each rendering as a stand alone without a sense of what is being presented may skew the survey results. One thing that we Vienna residents haven't seen so far, is any projection of the extent of potential MAC redevelopment over the entire length of Maple Avenue. The original three zone concept should have been adopted with entry and exit to the town being similar and not overwhelming. I look forward to see the results of this survey.
119. I really didn't like this survey. I'd much rather have rated the images by being able to see a whole group at once. As to Maple Avenue, I grew up in Studio City, California. Studio City has had a two story height restriction on its main Street (Ventura Boulevard) for decades, and that has preserved the small town feel, despite its being in Los Angeles County! I would really like Vienna to have the same opportunity, and the same height restriction.
120. Would like to see large setbacks front and rear and reduced building heights, 3 stories at most. All the examples show a unified urban frontage which is not what I wish for Vienna. If I liked that I would move to the canyons of Falls Church.
121. We are going to destroy the small town feel of the town by building 4 to 5 story colossal buildings to take the place of a 2 or 3 story building. There will be no open space except within the building space itself so it will be of no benefit visual or otherwise to residents of the area. The extra traffic created from these monstrosities will further impact residents trying to navigate through town. It is difficult enough now to access and find parking to businesses from Maple Avenue or Church Street. Adding additional office space at ground level to every plan which may or may not ever be filled due to the amount of available office space currently available at Tysons seems like a questionable idea at best. Building each site to maximum capacity will create another Falls Church, Ballston, Arlington, etc. We will lose all our identity as a small town. We need deeper set backs from the roads, more open space available to everyone including residents of the town, nothing higher than 3 stories on Maple Ave., adequate parking for overflow for the apartments, condos, businesses.
122. I hope residents realize land owners have a right to develop their property in manner to be profitable but also realize appeal to the public is a part of making it draw traffic -both foot & vehicular in order to make a reasonable return on their investment. Vienna must move on and will not be what it was in 1950s. This is a surprising but excellent idea to engage the community. The opinions resulting from this survey are in no way binding but simply a solicitation of community preferences. Just as no one wants to see the old homes all over town but rather like the new and often custom homes take their place - the same is true for the commercial areas. There will not be another A&P nor another McGruder's -- those days are gone.

123. Please be mindful of traffic and how to minimize the cut-throughs in neighborhoods!
124. If the buildings have to be tall, keep them far away from the street toward the back of the lot
125. Ample Additional parking for all the great items would be ideal. Allow for outdoor dining and patios that are larger. Safety of young children is important
126. The balance is how to create a more modern look and feel to the area while keeping the small town charm. Key areas of concerns for me are around walk-ability and what I can walk to.. currently there are sidewalks but they are narrow and not as well maintained (not stroller friendly for us with kids). Having adequate walking space on the sidewalks as well as attracting modern more modern bars, restaurants, shops, etc is key for current residents to enjoy as well as strategic growth and income stream for the area. Currently, while there are many business in Vienna, the population is starting to get old and tired, we need to find ways to provide a look/feel that makes it easy to do business in Vienna but also keeps people differentiating the area from the over commercialized areas that surround us (e.g. Tysons, Arlington, etc). Additionally you need to make it easy to park and leverage the new commercial spaces as well as the sidewalks to get out and about.. currently people sometime skip coming downtown Vienna as a destination to do business/eat due to limitations in the bar/restaurant/shop offerings as well as it being hard to park or get in and out of.
127. Lifelong Vienna resident. Thanks for all your hard work! I'm all for change and progress, but keeping Vienna's charm is key in my opinion. I'd steer away from the more modern designs. Classic architecture with much more pedestrian friendly attributes would be great. Nashville's main drag would be the best model! Maybe Tequila Grande & Wolftrap Motel can just be a Howard Johnson's again!? I miss HoJo's! (Kidding.)
128. We need to keep in mind that Maple Ave is a busy road, and all the greenery in the world isn't going to shield pedestrians from that fact.
129. I am very supportive of the redevelopment project.
130. Nothing too modern, we all love the old times, southern charm that Vienna currently has.
131. I'm fairly well connected with a variety of Vienna residents and I'm hearing a lot of negativity about the changes development will bring. It seems mostly based on an assumption that additional rental style housing will affect the family and community building character of our town. I think many folks are not considering an important point - what families can afford to move here anymore? I know many folks who are planning to retire in the next decade, sell and make bank on their property, but who will buy it? I don't believe it will be the young families that we have historically attracted to our town. The current 30 somethings with preschoolers are moving from Arlington to Ashburn, not Vienna. If we create housing they can afford now, they will land here, but they're not going to come back east after moving west. The families in my condo community are the exact kind of people who will stay here, but that is only made possible by paying for less space when their kids are young so that they can afford larger Vienna properties in another handful of years. These are the kind of highly professional, responsible, people who will sustain the character of our town. If we don't attract them, Vienna will be less and less relevant for families and the community/intergenerational feel so many people want to preserve will be lost.
132. Please keep the Town of Vienna feeling like a town. Progress is wonderful (and necessary) but we don't have to lose the charm of our town in the process. People like living here because it doesn't look like other major DC metro area suburbs.
133. would like to see some architectural detail that reflects on a period, like Victorian or something, instead of the modern boxes.
134. I am fine with the MAC redevelopment. We need to move on with changing out the old 1950's car oriented, large parking lot strip mall approach that we have had in Vienna. Support for pedestrians is crucial.

Providing space for bikes and scooters is really important. We see more and more of that form of transportation every day. If these other "wheeled vehicles" aren't considered then we are making a 50 year mistake on Maple Ave. The infrastructure needs to be incorporated to make it safe for a 12 year old to bike or ride their scooter to get where they need to go. We'd reduce car traffic and reduce the risk to bike and scooter riders.

135. It is difficult to provide choices as I am not sure many are possible solutions for the environment we need to fix. Thanks for asking!
136. I like the idea of making Maple Avenue into a beautiful downtown district, but I think that the road should be widened for an additional lane to assist in the overcrowding of our small 2 lanes each direction road. Or maybe connect Abbotsford through the W&OD trail. There should be a solution for Maple being a thoroughfare between Tyson's and the towns west or north from Vienna. There's just too much traffic already and adding more drivers will not help. Mass transit isn't the solution as no one walks from Maple to the metro. I rarely ever see anyone walking it. I don't know if it's is because of the distance, the convenience of cars, or some other reason, but adding more residents onto Maple without adding more traffic capacity seems like a bad idea.
137. Leave the town of Vienna as is. One story buildings along Maple Ave are just fine. Why do you want to have a brick canyon of two and three story buildings? You used Falls Church as a model - Falls Church is not a model. I commuted through Falls Church past the 'brick model' and nobody was ever walking on the sidewalks. It is a very, very uninviting stretch of 'village'. Some are citing problems with Tysons expansion. Let Tyson solve Tysons problems. If the Vienna Town Council wants to solve Tysons problems, then move to Tysons. I would like it if people look into mortgages being paid off, sudden fancy vacations, children's tuition being paid, etc. Someone is profiting off this desire to change Vienna into an ugly collection of apartment/condo brick canyons. Leave the town of Vienna as is... single family homes and one story shops that have decent parking. If you don't like it - MOVE.
138. The vision for Maple Ave should be more like the Church Street look and feel with an OCCASIONAL section that is 4 stories, here and there. All sides of a development that face or border a residential community MUST be limited to 3 stories as a transition from residential to commercial. EVEN townhouses are residential and should be treated same as single family homes. LARGER setbacks with planting buffers for safety away from roads with speeds >15 miles per hour. And walkways wide enough for a wheelchair/stroller/bike AND pedestrians side by side in opposite directions. No one should have to step on plants to let another get by. Please listen to what the community is saying at all of the meetings about limiting the density and mass of these proposed MAC projects!!! Thank You!
139. Classic, Simple, Streamlined -
140. Keep the brick sidewalks!!! If anything, make more brick sidewalks! They are a unique part of downtown Vienna that are very hard to find elsewhere in the region. Preserving/expanding brick sidewalks will help keep Vienna's charm while also allowing more development.
141. I don't think turning it into Winchester nor Mosaic is a good idea - it needs to have its own personality reflecting the Vienna brand.
142. 1. I appreciate the Town Council & Town's effort to continuously seek input from residents and businesses - thank you! 2. What I want most in Vienna is populated buildings! We have too many existing businesses/store fronts that are empty. Any effort that can be made to fill these empty businesses will help Vienna. 3. I'd love to see wider sidewalks along 123.
143. Some cultural uses along with the commercial -

144. Disappointed to see only 4 story buildings and little variation in heights. Would have been nice to see more realistic street scapes to match the density of traffic on Maple Ave. Having the option to go back to change your mind on a particular selection would have been helpful. Thank you for the opportunity.
145. I am opposed to this entire project. Unless there is a way to make major improvements to infrastructure, the Town will be gridlocked with traffic. Please don't do this!!!
146. The MAC Ordinance should promote and preserve the single family town way of life that made Vienna a desirable place to live. I have not heard any mention of use of the Bulk Plane Concept to lessen the feeling of a CANYON corridor on Maple Avenue. Suggestions...Wide side walks, deep building setbacks, large amounts of green space, Preserve the residential feeling that made Vienna a sought-after place to live. The town should provide a conceptual drawing depicting Town approved Maple Avenue Vision that the developers could follow. If the developers follow the conceptual rendering then incentives could be provided. Incentives should not be provided until the developers produce a plan that follows the conceptual rendering
147. 1) Not being able to look back was a problem in this survey. There were some buildings I liked even less than one I had already awarded one star, for instance. 2) Why are these buildings all so tall? You \*have\* to know that many residents are upset about the height of buildings. So ok, MAC allows UP TO 4 stories, so that's all you show us? Disingenuous at best, dishonest at worst. 3) At least one of the sidewalk pictures looked distorted on my Android phone. Ratio problem, perhaps.
148. I think mixed use development on 123 is the future of Vienna. The nature of retail has changed, and we need people living and eating and walking and shopping along 123 to keep it vibrant. The current structures cannot survive. The town should continue to emphasize walking and biking, and encourage outdoor seating at all restaurants when possible. Thank you so much for doing this wonderful survey.
149. Please maintain the small town feel. We do not need to be so modern like Bethesda or Arlington. Thank you!
150. We need trees and small town feel. Parking and traffic need to be addressed in a realistic manner. Prior projects cram in space without adequate parking, and without adequate thought for traffic congestion, and the end result decreases quality of life for residents.
151. It would be nice to keep the buildings no higher than 3 stories and make any parking garages as hidden as possible. Also try to keep the design of any buildings more along the lines of the Church Street business corridor to keep the look and feel of old town Vienna..stay away from super modern. Traffic is already a mess so that is a huge concern, esp accessing anything from Nutley St and Maple intersections.
152. Don't plant trees that grow big ( like maples or oaks ) under electric wires, they will be chopped when they grow. but we need trees! use lower and blooming trees, like Dogwood, Crepe Myrtle, Lilacs etc. we need to put electric wires in the ground!!!! PLEASE!
153. I think the MAC area should be left as it presently is, no further development. The proposed 'development' would destroy the small-town aspect of Vienna, and turn it into a mini-Ballston.
154. Building height is too tall in MAC. WHY AREN'T YOU CONSIDERING THAT MORE HOUSES MEAN MORE TRAFFIC GUARANTEED. There is never going to be less. Close roads, make them restricted, just do something to make it not possible for the new residents on Maple to use cut thru roads and I will be content.
155. Please connect Abbotsford and Ayr Hill to allow more traffic that way rather than congestion on 123, Lawyers etc.
156. The key question in all of these pictures is parking. Most of them come from places where the adjacent street is a narrow, 2-lane downtown block. Often there is parking right on the street. Are we really proposing to put parking spaces on Maple Avenue, and reduce it to 2 lanes? That would look great; but

where would all the current traffic go? This is the conflict we must acknowledge. We have a highway running through the middle of Vienna, and that is not conducive to any of this type of mixed-use development. No one is going to stroll along Maple Avenue sidewalks right next to all that traffic. In many of these photos it's implicit that the parking is in the back. But we don't have streets running parallel to Maple to access any such thing. When we find something that works here, that will be its own niche in this catalog of photos. We are just not like any of these places right now.

157. This is not New York. Keep the scale of the buildings and their street setbacks proportionate to people. Do not jam building entrances up to sidewalk so people have too little room to get by each other. Proper plantings make a huge impact on users and they help the environment. They can reduce heat within confined spaces. They can help keep people civil.
158. Poorly designed survey, without the ability to go back within a section, or preview the survey its hard to level set ratings, what you really want to do is give out 4-5 options per section and have folks rank them. Further, without the ability to comment on an image you have no idea why I felt something was a 1 star vs a 3 star or 5 star, the reason may not have anything to do with what you will use this data for. I wouldn't put any weight to the results from this survey until its corrected.
159. Four stories are too much. Three at most. The setbacks along Maple for the sidewalks are too narrow.
160. Thank you for providing this opportunity to participate. Since the Council has already approved a site that received significant opposition, it's not clear how the results of this survey will feed in to future decisions. I would have found it helpful to have the chance to see multiple pictures on one page and compare, even though the star-rating is probably better than a ranking. I think one of the things that is unsightly on Maple Ave. currently is vacant properties. I hope the economy supports the amount of development that is being considered. Thank you for all your hard work.
161. Wide sidewalks. Building recessed from street even more at corners. No arches over street with a name on it ; only place I see that is Chinatown! Builders are not going to give up one square inch of space to leave wide sidewalks. They want maximum square footage of floor space inside the building.
162. As a millennial modern and up to date technology is essential in this era (especially in Northern Virginia where big Tech companies surround us ). I would love for the town to keep some of its historic look, but in addition, would like to see more modern buildings and new technologies implemented in the community. The town should reflect what Tyson is striving for which is an urban modern city. Vienna should be a walkable, bike friendly, and family oriented community. Where the accessibility to great restaurants and shops are just a few steps away. Vienna has so much potential and I feel that instead of being stagnant and retracting from advancing we should be striving to keep up with modern time. One thing I would love to see on Maple Ave is a bike path that reaches Tyson's and taller buildings.
163. I like traditionally styled architecture that is visually interesting, that has a lot of nice curves and flourishes. I do not like modern or contemporary architecture at all. The place on the corner of Maple Ave East and Glyndon that is modern architecture looks out of place and ugly. It does not belong in our town. Put flower boxes and tree boxes on sidewalks, have wide sidewalks, have periodic benches, make this a friendly pedestrian area. The gigantic structures belong elsewhere!!! That monstrosity that will take the place of Tequila Grande and the Vienna Motel is not what our town needs!!!!
164. Preferrably No generic modern aesthetics. Echoing the aesthetic of Church St. on a larger scale would help make the town more cohesive.
165. Offsetting the fourth floor was my top preference. I'd even take a slightly narrower sidewalk for offsetting the top floor. However, a wide sidewalk is necessary for a sense of security and overall feel. Especially on corners because motorists and pedestrians need to see. My primary interest is an intergenerational town when

school teachers, first responders and other workers can afford to live. I am not at all concerned with traffic for MAC for many reasons.

166. We don't want high-rise buildings beyond 2 floors, since there is already way too much traffic and higher density will worsen the situation. It is fine to make improvements but wrong to increase the population density too much. Also parking, which is currently available in Vienna without too many problems, would become more difficult, and we want to avoid ugly parking garages. Vienna was named one of the best places to live in the USA a few years ago, and whatever development occurs should not detract from its small-town charm and benefits.
167. Less change, more of the same. I like Vienna just the way it is. If I liked Falls Church or Reston, I would've moved there.
168. First floor retail is worthless without visible parking. Need to consider curb access for parades.
169. With increased building along Maple Ave., we must ensure we have adequate transit options and pedestrian friendly insterections, safe sidewalks etc.
170. Vienna will lose it's small town feel with MAC buildings.
171. With any commercial development, I would strongly urge the town of Vienna to prioritize green space. Green space enhances aesthetics, draws business, and helps the environment. Please, please balance the concrete with green. Thank you.
172. More architectural continuity would be good. Maple Ave is a mix-match of different structures from different eras that don't add to the sense of community we otherwise enjoy. Some of these structures are dilapidated or rundown, making the need for refreshing the main stretch more urgent.
173. I noticed in almost every photo that there was streetside parking along the curb sidewalks and I don't think there is any provisions for this in the Mac along Maple Avenue. I would've liked to have seen similar streetscapes with no cars which are probably hard to find. I think that is one of the big obstacles to the max is the lack of parking at these developments.
174. I like the wider sidewalks with planters or other features. I do not like the pedestrians crowded along the street. I like the front of the buildings that are varied in height, texture, balconies and building materials.
175. Retain the small town field along Maple Avenue and Church Street! Development is good but there should be a minimum unit size to prevent 1/2 Bedroom apts. Should be 3/4 bedroom townhomes or large condos for more family friendly residents.
176. Impact on infrastructure needs to be considered. I'm not hearing anything about that. Only about how things look. Pedestrian safety should be a priority! Traffic flow, the next consideration.
177. Would love to see more dedicated pedestrian and bike spaces. It is hard to walk down Maple Ave or bike because there are so many commercial parking lot exits. I've seen so many near misses with cars and bikes or people.
178. WHAT I LIKE Overall, I see Vienna's character representing a Virginia historic small town (Church Street is moving in the right direction), like stepping back in time to a Victorian era town. A quaint, but uniquely interesting, oasis away from the cookie cutter Fairfax and Loudoun suburbs and the high rise city of Tysons. - Traditional brick building architecture at a moderate height with unique older style accents that show character. Each building should feel like that they are in the same family in a very broad sense, but have their own unique style and quiriness to avoid looking repetitive (avoid the same architecture elements over and over across buildings with little variation) - Wide sidewalk space with trees/landscaping between the sidewalks and road - Outside cafes for people watching with breathing room to allow sitting space before the

sidewalk starts - Community/town center style public spaces where people can gather to socialize, people watch, and relax without spending money. WHAT I DO NOT LIKE We are surrounded by ugly suburbs, some with brutal unwelcoming modernist architecture (Mosaic), some that are so cookie cutter that they have no personality (Ashburn) - I don't like siding on buildings (looks cheap). - I don't like narrow sidewalks that are close to the road. I currently don't like walking along 123 because all I experience is cars and congestion, and it's sometimes difficult to pass other people walking. Larger sidewalks and a barrier of trees/landscaping between the road would create a better walkable experience. - I really really don't like the modernist architecture used in places like Mosaic (boxy, flat, geometric, large swatches of unnatural color). These buildings look sterile and cheaply built, and will probably look worse and dated as the buildings age. - I also don't like some spots in Arlington/Ballston (brick, but use more geometric shapes and modernist crowns). These feel too much like office buildings. - I don't like where all the buildings look similar and use the same architectural elements over and over like Ashburn (buildings and townhouses are brick, but look almost exactly the same)

179. Thank you for taking the time to get resident input on this. I would love to see Vienna maintain the small town feel, with increased walkability and outdoor dining and recreation spaces. I like the architecture with character, rather than the designs that look utilitarian. I also think it's important to make sure there is adequate parking for commercial buildings and high density housing.
180. I don't want Maple Avenue to feel like a tunnel. Buildings that are too tall and very close to the road will make it feel unwelcoming, dark and out of human scale. Please allow a large setback from the road, put in fountains, benches, interesting art work, outdoor plazas... places where you can stop to talk to neighbors without blocking other pedestrians, places where kids will want to meet their friends and hang out. And let's not make it look like a 'fake' town. We have character now, we should keep that. Please.
181. I like to see small shops and a georgetown type of atmosphere with trees, benches, flowers, walking and biking lanes.
182. We feel that aesthetics are an important element, with landscaping, accent lighting and sitting places that draw residents together are critical aspects of the future MAC buildings. Ideally, it will encourage local commerce and draw people to leave their cars and loiter in a space that is inspiring and conducive to shopping and dining and gathering on foot.
183. Prefer 3 stories to 4, large trees, wide sidewalks, large green spaces, varied depths and materials on the facade. Also prefer retail businesses that help decrease the number of car trips residents need to make.
184. Maple Ave should have many diverse small buildings rather than massive buildings trying to look like many smaller buildings. The height limit should be 45 feet with no more than three stories.
185. As a resident of the Town of Vienna, I fully support the efforts to help transform Vienna from a place with a depressed 1970s strip mall aesthetic to one with a vibrant more contemporary feeling. I welcome this transformation and hope that the Town Council realizes that the dissenters are always the loudest. You can't expect those in favor of this to be as loud since fear is the motivator and whining is always loud and annoying. Thanks for pushing the MAC and helping us break away from our stale retail scene.
186. I would prefer not to have high-density housing on Maple Avenue.
187. Maximize walking space on sidewalks without greatly impacting widths of roadways. Large planters and other obstructions to sidewalks do not add much value.
188. I like the more traditional because it is in keeping with the Town of Vienna architecture.
189. I am concerned about the overall size of the projects that have been proposed but most concerned about pressure on the town infrastructure. I live on the SE side of town and there are days that this side of town

smells of sewage. The consistency of this smell multiple times a year points to a problem. I hope the town will be levying proffers since the large number of additional residential units can surly be specifically attributable to overwhelming the sewer system, schools, and other town and county services.

190. Maple Avenue is a major commuter corridor, heavily congested during business hours. To attempt to turn it into a quaint village/shop/restaurant mecca ignores the function of the roadway. A wiser approach is to develop the cross streets (Church, Branch, Glyndon, Park, Center, and Old Courthouse - all side/cross streets off of Maple), adapting a quality quaintness in Vienna. The corridor of Church Street, from Center to Old Courthouse is a good (not great) example of this approach. Setting the buildings off these streets, with off-street parking and pedestrian walkways, creates a community-friendly space without disrupting an established, entrenched, vital commuter traffic pattern. Attempting to redirect the flow of commuter traffic on Maple Avenue, a vital corridor, is foolish.
191. thank you for the opportunity to opine.
192. Since I moved here in 1980, the constant refrain from politicians has been "keep small town Vienna's character"....now it seems to be "turn Vienna into Crystal City West". Please get the dollars signs out of your eyes or move some where else and ruin that poor locality. What about "small town" do any of those pictures evoke? Go away, leave us alone.
193. Just maintain the small town "feel" for the newly developed areas and not too modern looking.
194. No or very little residential housing units. This is a town based on single family homes and we pay a lot per home for good schools. Do not want to see already overcrowded schools deteriorate further because of cheap residential apartment units for sale or rental. We will not tolerate apartment development to destroy the single family town feel. There are plenty of places where apartments and condos work like Tysons Corner, Reston, Bethesda....
195. Green space is important! Please allow enough room for pedestrians, plantings and grass between business and street.
196. The images should not include cars parking on the street. There is no street parking along Maple Ave. The key acceptable criteria should be both the architectural quality and the effect on auto traffic.
197. Maple Ave is not a City St. The buildings should be back off the street to allow pedestrians safe passage along roadway. If a car jumped the curb by Tuesday Morning anyone walking in that area would be severely injured.
198. I do not like the concept of turning Maple Avenue into multiple MAC zones. I think the downtown area of Maple Avenue is compacted enough without adding residential units to it. This change will certainly add more cars and people to an already congested area. Maple avenue is too narrow for most of the designs that were presented in this survey. Sure, the designs looked nice with a wide-3 lane road plus parking lanes on each side of the street, but they are not appropriate for the current width of Maple Avenue. Surely the town planners have not forgotten that Maple Avenue is a major thoroughfare in the area. The air quality and noise level for the residents of these MAC condos will be very poor, due to the traffic below them.
199. I would not like Vienna's Maple Avenue to look like a "condo canyon", with multi-story buildings built primarily for residential use close to the street and casting shadows over it. I do not want Vienna to look like a "mini city." Vienna is a small town and not a city. The Maple Avenue Commercial District should be for businesses with the only residents being business owners who might want to live in their buildings.
200. All new development should maximize well designed parking and walking/strolling areas. Given the amount of traffic on 123, and the fact it will only get worse, anything that promotes green space and safety for pedestrians is a must at the same time improving vehicular movement through the town.

201. While the small town feel seems to be repeatedly mentioned as one of the top, if not the top reasons, Vienna is such a great place to live, the town should also reflect the influx of newcomers from all over the country. A balance should be pursued between small town feel and the reality of a quickly growing community with diverse needs and aesthetic preferences.
202. I don't think we need any more mattress stores or Starbucks. Keep the Taco Bell on Maple Ave by Beulah. I think visuals should bounce off the town green - let's be environmentally friendly and incorporate more vegetation. Also planning should focus on a pedestrian friendly atmosphere, I think we all agree the improvements should be appealing to the residents/people and not to cars. Let's try to lessen the traffic - easier said than done but I trust whatever the surmounts from your plans will be terrific :) Love my hometown!
203. For the building design, there was no way to convey what aspects I liked and didn't like. Even though some were visually appealing, I don't think 4 stories is right for Vienna. The size and density of the many condominiums will put a lot of stress on utilities, traffic, and schools with no clear plan for what to do with all of the new people. On the street scaling, some were visually appealing but would create significant safety risks to have beside maple with the existing (and if approved, much worse) traffic. A kid playing on a fountain or park bench up close against maple avenue is not something I ever plan on doing. And street scaling needs to create a barrier from maple. I think this survey is flawed because it does not allow you to consider which aspects of a picture were pleasing or not and doesn't take into other considerations like safety, density, traffic patterns, pedestrian friendly roads, etc.
204. I am appalled. We have had decades of cycling through 'charettes', then having some vocal residents later be shocked at the resulting plans because they didn't pay attention, or participate in the well advertised processes, (or they just moved into town and are surprised that long term residents might want to modify a decades old zoning ordinance to reflect the reality of growth in Fairfax and have some control over our town's commercial and aesthetic destiny.) Then 'we' put plans on hold, and then 'we' repeat the process over and over again. It's expensive and time consuming, and much of our commercial corridor still looks like it was designed in the 70s and 80s. Oh, wait. It was. Mr. Majdi and Mr. Springsteen. Please get a clue and stop reacting to the loudest and most recent voice. We have processes for a reason. You have lost my respect as well as my vote. Can we please move into the 21st century?
205. Building height matters. 4 stories is too tall especially if not set back from the street and if all buildings have the same max height.
206. This development will ruin the small town feel of our town...so sad!
207. Less traffic. I love Vienna, but when it takes 15 minutes - ONE WAY - to DRIVE from my house near Orchard and Lewis to my dry cleaner next to Dunkin Donuts because of the heavy traffic at all times of day coming from the light at Nutley, that's awful. Bottom line is - you better factor in parking-parking-parking for all the traffic.
208. The images of intersections didn't show the entire intersection so you could get an idea how it would look a driver's perspective. I prefer some setback from the street for the buildings. I didn't like the buildings that had overhanging roofs, or other large, noticeable top roofs. The top floor setback seemed to give a more acceptable design.
209. This was a difficult survey to take. Nothing jumped out that looked terrific.
210. We should have a quaint, small town feel since that is what draws people to Vienna. We are a town of single family homes and neighborhoods with a smattering of apt buildings now turned condo. We are NOT Mosaic nor do we need to be. Adding apartments & condos all the way down Maple would not be too bad if they were AFFORDABLE to people like police, fireman, teachers, seniors and any other town employees. However

you know that isn't going to happen. They will be expensive and the shops boutiques. We need stores that help our town residents shop in town. Affordable grocery stores, a hardware store, reasonably priced eateries. Adding thousands of apartments on Maple will tax our schools, services and traffic which is already horrendous. Every time a new million dollar plus home goes up Vienna gets more tax money. I feel the push for tall buildings and condos on Maple is greed based by the council. Look at that ridiculous "community" that was shoved in next door to town hall. That is not Vienna. We don't want tall structures that box off the streets and make you feel you are driving thru a street of walls. It gives a closed off feel. Not an open welcoming one. My family moved to this area 41 years ago. We did not want to come here. My husband was stationed at the Pentagon. 3 years here and then we're gone was our thought. By the grace of God we bought our house in Vienna. Our oldest daughter started k-garten at VES. Our youngest had preschool with Mayor Seeman. The schools were good, it was the small town I had always dreamed of coming from a large city like San Antonio. We rented our house out the 2 times we were transferred and always begged to be stationed back here. This is home. I'm 71 now. Always knew if I reached the point where I couldn't drive I could walk to the end of my street, shop at Giant and get anything else I needed at the shopping centers adjacent. I could stay in my home. Now the shopping center has been sold and I'm told Giant will not be there. I can't imagine what the traffic cutting thru my neighborhood will be like. While you are busy selling off Maple Ave have you given any thought to that? It took 40 of the years I've been here to solve the problem at Park and Locust.

211. The original picture on the MAC zoning publications that came out from the town is EXACTLY what we expected and liked about the MAC concept. I don't like ANY of these designs better than the one originally put forth and "sold" to the town residents. This seems like an attempt to skew results towards what town staff wants (in conjunction with their discussions with developers, NOT the citizens). It is, simply put, a bait and switch for the community and a "check the box" for the town staff. It is sad to get involved with the system and come to the realization that citizen input really has little value to town staff, who's salaries we pay. I sincerely hope that this comment section will be public and shared with the community when results are posted, as this is the only real place for citizens to make their voices heard at this point.
212. The survey seems biased and designed to obtain a desired result: there are an insignificant number of choices involving 3-story options; it is difficult to know which aspect in each picture the score is being used to assess; and several pictures have obstructed views, are slightly out of focus, or appear deliberately dark and ugly to influence scores.
213. My neighbors and I support a moderately denser, more pedestrian-oriented Maple Avenue in part because it is a more effective way to head off future pressures for a Walmart or a Tysons Tower on underutilized land than trying to maintain the inefficient old strip-mall-commuters vision. Church Street plan has been a great success, congratulations.
214. I am very excited about the development of the Maple Ave Corridor and I think it will give our town a much needed boost. In addition, to the architecture, however, we have to be mindful of the retail/restaurant services we are bringing to the town and give the town community places to hang out. Please cut down on mattress stores and vape shops.
215. Thank you and good luck!
216. I'm concerned about how this will impact traffic on Maple Avenue. Do any of these designs mitigate traffic congestion?
217. Plan should focus on less residential density or at least the perception of less residential density. A lot of feedback (much of it repeated), during the various MAC project reviews.

218. Although I appreciate the opportunity to provide feedback, in my opinion, the inability to comment until the end of the survey is a significant design flaw of this assessment. How can it be determined whether an individual rating is based on materials or massing, sidewalks or lighting, and/or if the question was even understood!? Without this additional information, it seems it would not be possible to draw conclusions from the survey data. At the end of 50 pages, few people will remember many details they may have otherwise felt necessitated a comment. This could have been resolved with an optional comment field after each image or (at the very least) after each of the three sections rather than waiting until the end. Among the images provided, I would be hard-pressed to select a building that I would want to see in our town. Overall, many of the structures presented were box-like and void of true architectural inspiration. Disappointingly, there was also little to no demonstration of true variation in building massing. In general, I also found it difficult to rate pictures without more context of the surrounding area as what is appropriate in commercial setting is very different than that which should be immediately adjacent to residential backyards. With regards to sidewalks and signage, I would be very hesitant to support drastic changes - considering that the entirety of Maple Avenue will not be redeveloped under MAC. This fragmented approach could make things look much worse if significant features (such as fountains, lighting, and stylized benches were incorporated among sidewalks.) I would like to see sidewalks with wide and clear pedestrian zones.
219. Be mindful of traffic - otherwise, very supportive of modernizing Vienna
220. prefer no more than three stories, wide sidewalks with some (not overwhelming) greenery.
221. I really did not love any of the items you showed. The buildings are too big. The open spaces will be right next to 123 and all the traffic.
222. I'm seeing quite a bit of reaching out on behalf of the Town of Vienna regarding building and upgrades to increase residences and commerce, but have so far seen no outreach regarding building and upgrades to mitigate the resulting negative impact on traffic, parking and schools. It has many of us disappointed and extremely concerned.
223. This survey fails to address traffic issues that will be exacerbated by the increase in building density. It seems that members of the town council are burying their heads in sand and ignoring this problem that will never go away unless it is addressed. Believing that the town's traffic woes result from commuters driving during the early morning and afternoon commutes is simply naive.
224. Try to keep small town feel.
225. Walkable green space. Avoid majority of area being hard scaped. Think pretty not city. Building height AND setbacks need to vary significantly to give visual interest not just 2 feet out of 60 feet.
226. the look should be that of a small, cute, quaint, town. Also, the walkways to cross the street should not be angled so its one entry/ exit... there should be one for each side. Currently that is how it is on maple ave and its dangerous. I have a newborn and every time I need to cross the street, it forces me to face the stroller into the traffic on maple with all the cars zooming by even tho I am not trying to cross maple but cross the side street - its really dangerous.
227. One of the photos was from Morristown, NJ. As a former resident of Morristown, this would be a great case study for the Town of Vienna as it embarks on this review.
228. The first photo in the survey is Morristown, NJ. Vienna can learn a lot from that town on what works and doesn't.
229. Anything too modern is going to look weird. I don't want Vienna to be Mosaic. Old town Fairfax has done a good job.

230. Retail rebuild is a great idea. Get rid of the 70s and 80s strip malls. But NO NEW APARTMENTS! The town can't handle the traffic. We don't want to be Ballston.
231. Would like to see "Walker friendly" area that includes local shops and grocery stores. Then we can stay in Vienna more for all entertainment and dining needs. Hopefully, we can capture a "local theme" to help drive/lead all the designs. We like the "small town" feel, but also like the fact that Vienna attracts successful professionals and families.
232. Its very unfortunate that this survey does not really show true diverse styles and height level options that could create an attractive town that would engage citizens and visitors alike. BIG missed opportunity to be unique and stand out from our other surrounding 'edge city' communities on the rise. Think forward, think unique and listen to the very wise citizen input you have already received. Check your egos at the door and the original tie to your MAC invention. Inventions are made to be updated and improved. Black is black no matter the shade and that is what this survey is, asking us to choose from variations of the shade of black. In lieu of retail mandate, create incentives to developers to include office spaces, affordably housing, recreation, bring the type of businesses and services that we want to attract and that will work into a true vision for our community that will provide a robust economy and lifestyle for business and residents. We need a hotel in this community! We do not want to increase resident population by 40%!
233. 160 apartments on the intersection of Nutley and Maple doesn't seem like the right direction for the Town. I'm very concerned about the 444 Maple development. 60 apartments sounds much more reasonable for the busiest intersection in Town. Thank you for paying attention to the residents' voice.
234. I am very happy to see that all plans seem to include moving parking to behind the stores. The designs range from ok to great. But the big issue is traffic. A nice design and pedestrian environment on Maple Avenue won't do much to make the Maple Avenue district more appealing if the street remains choked with automobiles and intersections are hindered by even more difficulty turning. We need to have a proper urban plan that includes transportation. The growth in Tyson's Corner will make things worse and worse and the Town and County need a serious plan to deal with it - funded by the Tyson's developers and businesses. This could include bypasses through Vienna, tunnels, and public transportation, e.g. trolley lines from 123 and 66 (with an Orange Line extension to a station there) to Tyson's Corner. Without such a strategy and plan the Tyson's growth will make Vienna unlivable.
235. Wide sidewalks for pedestrians (lots of double strollers in this town!), as big of merge areas as possible to ease traffic.
236. It seemed that all of the buildings in the 1st section with 4 stories or more. There were not enough examples of 3 story buildings or buildings with both 3 and 4 stories showing varying heights. I tried to focus on the main item of each of the 3 sections, i.e., buildings, street scapes and entrances or intersections. It was difficult to not be influenced by the other elements in each section. How will this survey inform the town council, zoning commission and BAR to make changes to the code?
237. I would like to see the following: -continuity of safe and roomy pedestrian facilities - as few curb cuts as possible - convenient bike parking - well marked bus stops - variety in facade treatments including setback, roofline, and architectural style - additional traffic calming measures on Maple Avenue as MAC projects increase pedestrian activity.
238. Traffic is already horrendous and increasing store fronts along Maple Avenue will just make it worse. If the changes over the last decade to Church Street are any indication, there will be no parking and even more congestion on the road.
239. I am strongly opposed to buildings taller than two, at most three, stories. All, or virtually all of your illustrations are of the carbon-copy 4 story developments favored by local developers that have homogenized

most of Northern Virginia. The buildings need to be (preferably) two stories tall with a varied set of facades, well off the street and with considerable green space to allow for comfortable pedestrian and shopping experiences. Anything less threatens Vienna's small town atmosphere, which is its strongest attraction and is its greatest differentiator from the rest of the over-urbanized towns and suburbs of the greater Northern Virginia region.

240. If only the Vienna MAC designs could be more innovative, instead of making Vienna look like any other run of the mill developer landscape. We have an opportunity to keep Vienna vital and green and welcoming. Church St. is a good example of mixed use architecture and human scale. The Town Green such a great area for the town to come together and with modern landscaping yet historic charm. Those are the aspects of town development I am looking for from the ViennaTown Council to follow.
241. I love the idea of more outside gathering places, both outdoor dining as well as places to meet friends and hold small festivals.
242. This survey appears to be designed to have everyone "approve" structures that are four stories tall and built very close to the street-line. With an increase in residential units, how will parking and the increased traffic be handled? Why is the town council shoving this MAC down our throats? Why do you want to do away with Vienna's small town charm and become the Reston Town Center? One thing is clear, if this type of development is approved, the town of Vienna will no longer make the national list of best places to live. Maple Ave. will be a new concrete jungle. The architects involved with the MAC have their aesthetic tastes in their mouth.
243. Need more open green space. Increase in residential units means more people will be using what limited green space there is now. Vienna has paved over half the green space behind the caboose and the green space in front of the community center. There are private residences right behind Maple Avenue, what are the backs of these massive structures going to look like, concrete?
244. This survey isn't structured to let folks tell you what they want, but force them to choose between a range of undesirable options. Most of the images show 4 story structures looming over the street. Where are images with building setbacks, height restrictions, and parking. Noone I talk to wants Vienna to look like Route 7 in Falls Church, but that's the only option I'm seeing here. Please don't let developers drive the train to make Vienna look like that. Setbacks, green spaces, ample parking, and lower structures are what I value as a resident and a voter.
245. Thanks for the opportunity to weigh in, but the options you've shown are all pretty generic and sort of unrealistic for the space. Green space, parking, and personality make Vienna unique. This could be anywhere.
246. I found I reacted less favorably to three story or higher businesses. My sense of Vienna is that when the buildings on a street extend high enough to cause shadows across the sidewalk and into the street, it takes away from the small town atmosphere. As the height of the buildings along a street increases, the width of the street needs to widen and contain park-like features to moderate the increased height of buildings. I tend to think it would be possible to have higher buildings built further back, trying to keep 3+ story storefronts along the street. Also, I like colorful pedestrian alleyways between shops extending at a right angle from the street to allow one to wander among shops not on the street itself.
247. Keep Vienna small. We don't need another big town. Traffic is horrendous already and this will just bring more traffic.
248. not great picks... feels like someone picked picked from the 1920s

249. For this survey, it would have been helpful to see the different pictures together and rate them in comparison with each other. Not being able to toggle back and forth was a little frustrating. Thanks for asking.
250. These pictures maimed sick. It all seems too big and urban. All those apartments are horrible. I won't know if I am In Clarendon or the Mosaic or Fairfax or Falls Church!
251. Preventing any more increase in traffic along Maple Avenue should be the biggest priority of the Town when revising the MAC Zone. It is already a nightmare to drive in the morning, at mid-day, and especially in the evening when people are driving from Tysons through Vienna. Make sure that there are bus routes and bike lanes -- especially to allow any new residents these developments will bring in are able to bike to and from the Vienna Metro.
252. Most of these designs look like one long imposing mega structure right up against the sidewalk. I'd prefer to see a series of buildings with gaps in between set further back from the street. They also tend to look too corporate sterile and not really inviting me to stay or shop. Reminds me of Nationals Stadium - which isn't a complement. I don't mind development or retail, but what I'm seeing is too large and brash.
253. Please make sure safe lanes for cycling are incorporated into the design.
254. Needs green space on all of these sections. Set buildings back from street and add landscaping to soften the impact. 3 stories. We do not want a commercial district but a friendly one. These photos were not a great representation of what Vienna COULD be, rather what Mosaic is.
255. I would like more architectural variety, and less boxy square buildings. I also prefer more green space, and wide sidewalks for pedestrians. Opens areas are a plus.
256. None of the pictures in this survey reflect development that is appropriate for Vienna. The scale of the proposed developments and the pictures shown are far too large for the town and do nothing to reflect or encourage the "small town" environment and feel that make (or made) Vienna such a wonderful place to live. It is clear that the Town Council wishes to turn Vienna into Ballston, Reston, or the Mosaic District and has no interest in considering the existing infrastructure and environmental impact of the massive developments that are being considered. As it is, I often avoid shopping in Vienna or patronizing businesses due to the current traffic and congestion on Maple Avenue. The developments that the Town Council is considering will only encourage residents to shop elsewhere and, given the large number of chain stores and restaurants that are being courted, will harm small, independent businesses.
257. We are a suburban area. We do not want to become Merrifield, Reston, or Tysons. PLEASE address parking issues. We have minivans and SUVs and actually need to run multiple errands. We are not going to walk a mile to grocery shop and drop off our dry cleaning. We need to be able to drive and park.
258. I really could care less about the look of the buildings. I am most concerned about parking and traffic. We are a SUBURB and need our cars. Also, if you have been in any parking lot in Vienna, you have seen that everyone has LARGE cars. Please make parking plentiful. I have had a problem twice in the last month when I could not find a parking space in the lot where I wanted to shop and had to park in a different lot (where it says I would be towed if I don't go into those specific stores). PARKING IS A HUGE ISSUE IN VIENNA. Please stop making lots like the old magruder's lot where you have multiple restaurants and very little parking. Keep in mind we are a SUBURB, not Tysons, Mosaic District, Falls Church or Bethesda. If you're going to put in 60 expensive condos, you need to plan TWO cars per condo as you will need a two income couple to afford them and the metro and other places are TOO FAR to walk.

259. I really hope the council takes into account the current intolerably high levels of traffic on Maple (particularly at peak times of day), the inadequate parking situation, as well as a need for increased walk-ability around the town.
260. The buildings are TOO MASSIVE for friendly little Maple Avenue. I'm sure that Tysons Corners started out like your pictures.
261. Overall, the design options for the buildings are still too massive. Reduce the visual density and uniformity.
262. Would like to see Maple Ave updated within reason - not too much density. Need limits on number of rental units per development, also need setback from street, ample parking and ample space for infrastructure, e.g. emergency lanes, lighting, etc. Please don't let our Vienna become another Merrifield or Ballston. Don't want more one story mattress stores, but also don't want high density. I know everyone talks about a walkable community, and that's fine, but be realistic, people living in Vienna are going to have and use cars! Actually think if done right a Sunrise facility may have a good customer base in Vienna for folks who want to leave their house but stay in Vienna. Don't like the sound of what they want to do at Wolftrap Motel - too big, too dense. Like the moratorium on applications. Let's get the ones on deck sorted out and go from there. May even want to extend the moratorium until some of the current applications are built, if approved. Thanks for having a survey.
263. The pictures remind me of Vancouver or, closer to home, Ballston or Clarendon. I don't know if you have seen Pearl Street in Boulder. Nonetheless, four stories is not Vienna. Large structures that are built nearly to the curb are not Vienna. We have a charming town that does not need compact development along Maple Avenue and what development ensues should have significant setback from the street so that it does not look so box-like, overbuilt, and overwhelming. I found it interesting and somewhat disheartening that you did not ask the question - are you in favor of the MAC plan or not? A second question should have been asked - are in favor of a height limitation of three or four floors? A third question should have been asked - how much of a setback from Maple Avenue would contribute to the aesthetics of Vienna - 20 feet, 30 feet, or 40 feet?
264. MAC should have a 3 story maximum limit with lots of parking and green space.
265. I prefer the look of the brick buildings along Church St. (Refind bldg., new Bard's Alley bldg.) that blend well with our brick sidewalks and the "small town" feel of Vienna. I like something with architectural interest (the conceptual drawing for the 440 Maple Ave and the Marco Polo site) rather than modern architecture (such as the SweetLeaf bldg. on Glyndon & Maple), which does not fit with the character of the town. The picture that showed a wide, tree-lined sidewalk with cafes/shops and, presumably, parking in the rear. Perfect! I grew up in Pittsford, NY and Church St. here reminded me of the Village of Pittsford (on the Erie Canal). It's one of the reasons my husband and I decided to settle in Vienna vs. other suburbs. If structures are set back from Maple Ave., with wide sidewalks and greenery, I would welcome 3-4 story structures (especially those providing affordable housing for young adults and seniors). I don't want looming bldgs. blocking site lines and casting shadows, like a city. Thank you!
266. As we age, I want to make sure there are good physical features to help guide people who are blind or handicapped. So- I prefer non round corners unless there is a marking to indicate it is the end of the block- or consistent features on the ground to help guide a person to cross the street. I like wide walking spaces but I also like the ability to eat outside- so having smaller fences to delineate the eating areas in the walking path is helpful. Thank you for putting together a beautiful survey.
267. Where is the parking for these buildings? Also, they nearly all look overly dense and crowded.

268. 4 stories is too high. There needs to be MUCH more green space and areas for people to walk. Areas for outdoor seating. TREES. Variation in the buildings - showing multiple different heights - I don't mean 53 ft vs 54 ft, I mean 2 stories then 4 stories then 3 stories all within one 'building'.
269. Wow - I actually learned a lot by taking the survey - first, I really don't know what I'm talking about... My main issue with the proposed building on the corner of Maple and Nutley is the fact that it is right up on the street with parking behind not in front. This is a big departure from what I am used to with other places in Vienna. When I was going through the first set of pictures I was giving them low marks because they were right up against the street and I was expecting the typical strip malls. But after I thought about it for a while I like the parking behind so I wish I could go back and revise my answers. So once I get passed how the building will be situated I'm more comfortable. HOWEVER, my biggest concern is the use. NO MORE RESIDENTIAL. One more family increases traffic on Maple. It works for the teardowns because one family leaves one family comes but we can not handle any more residential. We should also put up EZ pass lanes that charge commuters cutting through to Oakton and not Vienna residents. I could go on....
270. The town of Vienna shouldn't look like kissing district. Retain a small town look while close to other more modern Tyson's/mosaic developments
271. Need green space, trees, and natural drainage. Minimize cement and asphalt.
272. I'm not sure the intersections shown in this survey are applicable to Maple, which has to remain a five-lane road.
273. I preferred the pedestrian areas with plenty of greenery, seating/benches, and wide sidewalks. I'm excited to finally have more useful retail space and affordable housing options in my hometown!
274. Thank you for the opportunity to comment. I hope that we don't end up looking like the Dunn Loring or Mosaic area. They're nice, but Vienna is known for it's old-fashioned charm and lots of green spaces. Please please keep both!
275. It would be nice to see, (and keep), an historical, old town, look to Maple Avenue Commercial
276. Vienna's Hometown appeal will not be enhanced by making it look like the Mosaic District. People want to live here because it is a small town. You didn't have to allow this to bring More crowding to our schools, More traffic to our streets and More crime to our neighborhoods. You didn't do the town a favor by voting yes on this project. You just made things worse.
277. Thank you for putting this survey together.
278. Throughout this entire survey, each of the photographs contained a clear but subtle bias AGAINST the automobile. This bias included lack of sufficient parking (i.e., parking LOTS, rather than curbside parking), restricted accesses, pedestrian-only venues, and similar anti-automobile features. Of late, there seems to be an odd effort to discourage automobile use, whether via pedestrian-only areas or limited parking, which fails to recognize that the automobile plays an equally necessary (and more significant) role as does pedestrian traffic. Initiatives to make the Town more "walkable" --- when it is already completely "walkable" and compatible with automobile traffic --- is short-sighted and smacks of unnecessary (and unwanted) social engineering to promote walking at the expense of driving. While pedestrians are a natural feature of any town, efforts to discourage automobile use also serve as a bias against the more elderly because of their lesser physical mobility. And, many of us younger residents, while we enjoy pedestrian activity, do not want the feel of being limited --- and almost "herded" --- to that option when out and about in Town. Because we travel near and far, we do NOT want to have to return to our residences, after walking around Town, in order to go farther afield. Therefore, the preservation of parking LOTS (not curbside or small parking areas) near

businesses is of vital concern. Do not close off Vienna to through-traffic nor interior traffic and parking within the Town. Vienna MUST NOT become another "Mosaic District".

279. It seemed like most of the photos in the first section were all older and almost intentionally looked just like Falls Church. I am not sure what the infatuation with Falls Church is, but why can't we look like Mosaic or show lighter brighter buildings. The Landscape and lighting of the street and building are what make a lot of the difference.
280. It is very hard to rate the pictures without able to go back to the previous vote and compare a few pictures side by side. In general, all the pictures destroy the small town feel especially Maple ave isn't wide enough to give a open feeling. adding a 3-4 stories tall building will make maple ave feel crowded and cramped.
281. As much as we would like Maple Avenue to prosper, we would very much like Maple Avenue to stay SMALL TOWN and manageable. Traffic on Maple Avenue is already horrendous and anything done to Maple Avenue should be in efforts to OFFLOAD the traffic and make safer for residents. We moved out of Arlington as we no longer desired the Clarendon feel and were looking more for "small town Vienna," which we have now. Please do NOT increase traffic or the population of Vienna. it is already at capacity as demonstrated by our traffic and overcrowding in our schools. Additionally, we pay hefty taxes in Vienna to keep it small town. If population, businesses and traffic increases, we would expect a DECREASE in our taxes. thank you,
282. I feel (and I'm sure that many others do too) that Vienna has always been known as "Small Town Vienna," and that many people like it that way. Me, being under 18, may not have much of a say in any of this, but nonetheless, here I am. I care about this town, and still hope to make a difference, no matter how small. I know for a fact that many people came here in order to settle down in a nice, small town; they most definitely did not expect it to transform, overnight, into a bustling city. The green scenery and small fountain were gorgeous, but gigantic, circular buildings are undoubtedly not the Vienna we know and love. Personally, I will never get tired of seeing the "opposing MAC building" signs lining our street.
283. Keeping open space is important, so it won't feel like you're in the middle of a lot of tall huge buildings (like near the Dunn Loring Metro)...being able to see the sky without looking straight up, and having trees/plantings makes the area more comfortable. Church Street did a good job of having new buildings that are a bit taller without losing historic charm. Having variability of architecture (rather than huge monolithic monotone buildings with large flat surfaces) is much nicer to see...and it won't feel as much like driving or walking through a row of big buildings. For example the proposed MAC building with chic fil-a has different shapes, elevations, offsets and colors to have the look of organic construction...rather than one large building like near Dunn Loring. Having a fountain every once in a while is nice....a lot of people and pets stop at the fountain at the Town Green and enjoy the look (and dogs get a drink). The couple of approved MAC buildings are the size of football fields and are tall and blocky (really disappointing and hurts the small town historic feel of Vienna...and my wife and I have written down how town council members just voted and will vote for those that voted against the approval in the recent meeting). Keeping the height to 4 stories and mixing in 3 story buildings looks a lot better.
284. I enjoy the small town feeling of Vienna. There are few places along the Maple Avenue that are outdated, may be. However, it does not warrant, in my opinion, replacing them with four-five-story wall of buildings that are the replicas of Mosaic District in Merrifield or Reston Town Center or downtown Falls Church. Keep Vienna the unique town that it has been for many decades. Church Street updates are great because they keep the historic character of the town, each building is unique, there are different elevations and styles of buildings. My relatives are driving from Great Falls to come to the shops and restaurants on Church Street because they can not find the second place exactly like that in Great Falls or McLean or Reston. I can not imagine that our town would want to lose its unique charm just because we want to update a few intersections! People flocking to our town for the town it is now. The hip multi-story districts are right

around the corner, if that is your preference. Do not make Maple Avenue a tunnel extension of Tyson's Corner.

285. Get a big developer to do ALL of the parcel between Beulah and East street or all of Mill street. Maple Ave is only a straight line, a lot of the pictures are blocks with a center. Great pictures and survey!
286. Reduce building density. If 444 Maple Ave. West is any indication, MAC is going to bring a nightmarish traffic lockdown to our town. The Town Council was irresponsible in voting for approval of this project. Mayor DiRocco (dismal leadership btw) and councilwomen Bloch, Sienicki, and Colbert should own this monstrosity as should councilman Noble for not having the balls to oppose it. Shame on them for selling our town to greedy developers that couldn't care less about our visual preferences. We are going to end up looking like Mosaic. No character, no soul, and nightmarish traffic. Great work!
287. Key items of importance to me for this project: - Aesthetically pleasing architecture mixed with some green space - Walkable area that is safe for families (e.g. wide sidewalks, trees, playground) - Residences should be kept to a minimum unless there are clear plans for how densely populated buildings will affect area schools  
Thanks for providing residents the opportunity to weigh in on this project.
288. In planning for the MAC Zone, substantial consideration needs to be given to the increased through traffic, increased residential traffic, and increased business traffic, not to mention more parking for all. Cars are now being sent by Waze and Google Maps to drive down side streets to avoid the congestion on Maple Avenue. This will continue to increase if the lack of parking and increased traffic are not properly addressed. Do not dismiss this serious consideration.
289. Most of the building images are much too big - with traffic on Maple as it is, you cannot put something that large causing that much vehicular traffic on it. Also, most of the sidewalk views showed an environment very damage for our residents and visitors with physical AND visual disabilities. Lastly, most of the images that showed gateways and intersections that would impede traffic flow.
290. Many children live in Vienna. My main concern is that with more development will come more traffic, making Maple Avenue even more congested than it already is. There needs to be ample space for pedestrians to safely enjoy restaurants and shops along this busy corridor. I'd love to also see lots of greenery and other elements to keep the small town feel.
291. This is ruining Vienna...
292. Thank you for including town members feedback in ongoing design considerations. The charm of Vienna has been it's small town atmosphere which is quickly being lost with the influx of massive homes, the current MAC plans vision for Vienna and the promoting of Vienna activities such as Viva Vienna and Oktoberfest outside of the local community etc. We are eroding the core of what has made Vienna a close knit community. In addition overcrowding of schools, already over capacity roadways and infrastructure systems needs to be a major consideration of any future growth and development. Vienna is not the community we moved to 21 years ago. I am glad my daughter is raised and no longer lives here. We would never move to Vienna now in it's current condition with the destruction of it's neighborhoods, green canopy and sense of community.
293. KEEP SMALL TOWN VIENNA!!!! NOT SUPPORTING MAC ZONE! I have been a resident of the Town of Vienna since 1961 and I want to keep Vienna the small town feel. Adding these high density, mixed up properties will create a traffic and parking nightmare. Maple Avenue can't handle the traffic as it is today and the traffic will flow over into neighborhoods. NO MAC!!!!
294. I would like it to be more pedestrian friendly above all! I would bike or walk to Maple more often if I didn't have to go through parking lots to get to the stores (e.g. to get to Giant I have to cross a "giant" parking lot).

295. Very nice designs. Looking forward to the finished product.
296. I am extremely worried about traffic on 123. It is very heavy now and most certainly will get worse. There are very few ways to get from One side of town to the other that dont involve traffic going on 123 or through residential areas.
297. Thank you for extending this opportunity for input. It would be ideal if the opinion of every stakeholder in our Town was captured so a true measure of public opinion could be evaluated. For those who are not inclined to attend a meeting or answer a computer survey, an enclosure in official Town correspondence (ie quarterly water bill) would help to ensure evaluation of the full voice of Vienna. Aesthetics is subjective. Ability to react to conceptual visuals is varied. Attachment to status quo and resistance to change are emotional. The hard reality of economics is a concrete factor that can not be ignored. Location, location, location drives real estate values. The higher the investment hurdle, the higher the demand on return---this is what dictates the scale and complexity of future development prospects. If guidelines become too restrictive and process so cumbersome and the emotional voice given such sway, top tier developers will simply invest elsewhere. Opportunity lost. We will be left settling for things like a disappointing gas station renovation and a collection of sub-par retailers in the heart of our Town. This all adds up to a stagnant reputation---good reason for the volume of pass thru traffic to shop elsewhere, and the undeniable vibrant commercial potential of TOV to be stunted, with repercussions that run deep. Beyond brick & mortar, let's give due focus to initiatives that protect & further cultivate "small town" charm. Quality gatherings are what strengthen bonds between neighbors, which ultimately is the true measure of the excellence of any post mark, of any size. Investment in more enriching social initiatives require a tax base that vibrant development brings. The synergy is strong. You can't have one without the other. Current Town social events and activities are terrific. As the Town grows, let's evolve today's calendar offering of perennial favorites with a strategic eye to serve every "age and stage" more often. In tandem with savvy commercial and residential development, let's move ahead in a balanced manner with social investment that underscores what truly drives the essence of fine communities: Connection. In 2010, my family chose Vienna as home. We are happy we did. When asked why, Authenticity comes top of mind. Staying True and relevant over time is challenging. Like in the world of fashion, each season defines the fresh & now, yet it is a strong backbone that is inherent to runway confidence and signature stride that translates to enduring, intangible attraction. In every season.
298. Traffic and congestion is the number one concern. Profit is not.
299. We need a large quantity of parking and large sidewalks. We do not need to look like Arlington or Falls Church. If people want that type of density, they should move further into the city. Vienna needs to keep its small town charm outside of a big city.
300. 1. Development increases traffic exiting onto Rt. 123, so not excited about building condos directly onto 123... I would monitor garage location, parking spaces and exiting for those projects. 2. People will continue to drive around. Many people drive into Town to walk around! And people still need a car to get their groceries home. We need more parking and some way to ease traffic going through town on 123. 2. And 4 stories is too high for our town. 4. If legal, I would try to put restrictions on the builder to restrict parking spaces for their condo projects which would limit one parking space per unit. Or if builder wants 2 cars per unit, they would have to build fewer units. 5. Town of Vienna screwed up with the development of commercial at the corner of 123 and Park St... not enough parking and traffic issues.... not good!! Don't make that mistake again in these other projects. 6. Maybe too late but I think the Town should have tougher architectural review for renovations and new construction... the contemporary Sweet Leaf building on 123 is an eyesore in my opinion. Maybe in a different location, it would fit in but it does not fit in on Maple Ave. Both 123 and Church Street should continue with the early 20th Century (or colonial)

architectural design and be consistent in the commercial areas. I know you don't want to discourage commercial development by being too strict. But I think the lack of parking and traffic flow (and not architectural restrictions) is the biggest drawback to attracting future business.

301. Less development. The town cannot support many more apartments/condos and not have a negative effect on traffic.
302. I like LOTS of Parking! Not underground parking! Maybe a pedestrian bridge across Maple? Maybe some way to add a bike lane (not likely), I just worry so.
303. Removing all the parking lots along the street would really be ideal. Replacing them with Outside seating and green space will make it not only more visually appealing but attract pedestrians as well.
304. I am opposed to a design that brings the current buildings forward to edge of street or with small green spaces as presented. Would like to maintain set backs as is. I understand that parcel owners don't live in our community. Optimizing ROI of their property is not my interest. Parking? Also VERY concerned about traffic density. This is a small town not Chevy Chase. I opted not to live in Chevy Chase for this very reason. Very concerned about being able to navigate what will be become an extremely dense area of population and traffic. I fear losing a "quick" trip to Giant.
305. Although not specifically addressed, I am worried about high density housing. Our Vienna schools are over crowded with trailers/modulars. When you add families on top of families, I believe our schools will suffer without adding learning space and teachers. So either limit the number of units or invest more into the schools. I like the idea of expanding and updating but not at the expense of our good education system.
306. I would still like to see height limits for buildings. And I still like the small town look and feel
307. I would like to see Vienna continue with its small town feeling. Wide sidewalks, well treed. I would really be happy if we could avoid the total massive mess of Tyson's corner, which seems to have run away with giant, looming buildings and condos, lacking green spaces for new families. We need to manage the flow of growing numbers of families that need to use our parks, recreation areas and facilities. Or create new spaces here for our children to play. Keep and protect our parks and especially TREES..this is Vienna Woods, but I fear house by house, the trees are not being well protected. Especially with so many of the cottage houses being torn down, lots totally cleared, only to be replaced by large houses. Thank you for giving us an opportunity to share our ideas and thoughts.
308. i have indicated my preference for a low-rise (3-4) story, traditional look along Maple Avenue that is consistent with the small-town feel of Vienna that so many residents would like to maintain, in spite of the enormous pressure to develop our place of living into a "destination." I have told members of the Town Council and the Mayor herself that my fear is the "Shirlingtonization" of Vienna, where we lose our sense of place and succumb to a revenue-driven need to permit commercial interests to drive our town's future. Vienna will be successful by remaining true to its identity, and that is still a small town in the middle of an area that is growing all around us, to which individuals and families are drawn in search of the amenities that Vienna offers: small shops and restaurants, great parks and recreational spaces, and a sense of being in a genuine community. We have to be mindful of the consequences of permitting development that offers welcome commercial space but also includes 150 or more residential units, which over time dramatically increases the demand on local services, most importantly, schools, shops and public spaces. I am grateful for the care and concern the town is exercising as it examines this issue that is so central to our identity, and if I can be of assistance in any way as this process moves forward, please don't hesitate to be in touch.
309. The majority of these images are hideous. Though I do not disagree with the concept of MAC it better be better than what is pictured here.

310. I would like to keep the height of the buildings to no more than three stories. The snow on the sidewalks in the winter will never melt if they are overshadowed by such tall buildings. We will lose the small town feeling with the buildings build so high.
311. Building within the town limits shouldn't reach above 3 stories. I grew up in a small town with is now a bigger town and they have not changed this code and they have experienced growth... developers tried, and failed and ultimately built only three story buildings. Flat architecture its appropriate for our town either.
312. Any design that breaks up the feel of a massive, continuous building or a canyoning effect is preferable. 123 will always be a 5 lane road (2 lanes and turning lane) so "cute" dining/seating areas on maple are not going to be attractive no matter how designed. But a sidewalk with trees or some sort of visual barrier from the road could be attractive. High density housing is problematic -- don't understand what we gain as a town. If the property is valuable, can't we scale it back and still get some amenities? Or just leave as current zoning. The town needs to provide a better explanation of how the MAC is better. We are all very aware of the "costs"/tradeoff of MAC (density/height) -- but the benefits seriously are not clear (and this is from someone who has really tried to understand the issue and does not have a knee jerk reaction to any building.)
313. I appreciate that you have taken the time to get the town's input on this project.
314. Please no condos, apartments or assistant living buildings. It is congested enough. Would love to see more sidewalks around the residential areas to walk to Maple Avenue. We have many empty storefronts already and stores can not stay in business with Tysons Corner near by and people shopping on Amazon! Check all the empty storefronts in Mosaic where condos have been built!! Please keep the small town feeling!
315. We need the sidewalks to be wide enough that we aren't walking children right on 123. Having the buildings too close the road doesn't accommodate that. Green space and plantings are very important. Thanks for all the hard work on making our town great :)
316. For the pedestrian portion, that was a startling lack of incorporation of cycling infrastructure. The W&OD bike trail, which passes right through the heart of Vienna is a major thoroughfare for recreational cycling and everyday commuters. Part of being a more walkable, pedestrian-friendly town necessitates cycling infrastructure separate from pedestrian paths and still protected from vehicle lanes.
317. My reflection on the pics supplied is they are primarily from a city setting. Vienna isn't a city. Let's not become a town with cavernous Street loomed over by tall monoliths.
318. Please represent your residents and limit the height and scope of building projects.
319. Size matters. 4 stories and up against the narrow sidewalk gives an enclosed feeling Need more space Large structures on the roof line are imposing and unattractive Multi colored buildings are also unattractive Thanks for asking my thoughts
320. You are ruining the town and it atmosphere of a small town. We will never be rated as one of the best small towns to live in, again. You can't drive in this town now for the traffic and you are going to let them build mixed use building up and down Maple Ave.. All in the quest for the mighty TAX dollar ! . I have lived here my who life, Both my father, my father in law and both of my kids and I went to Vienna Elementary and I can remember when the town cared what the people thought, But not any more or they would have never passed any mixed use development on maple ave.
321. Please emphasize pedestrian access and walkability.
322. Please include bike lanes and accessibility in the thoughts of any designs.
323. High density housing is not going to overcrowd our town. We are not lacking in resources or great places to go in Town. These commercial properties are owned by businesses that are seeking to maximize profit, not

contribute to our wonderful Town. Many of our Town's current businesses are being squeezed out of business by higher rents being charge by commercial real estate owners. If we start approving additional high density projects I predict a huge domino effect and the erection of massive buildings filled with people and not enough infrastructure to support them. What do you think the maximum population of Vienna should be? Is there an ideal number? Have we reached it? Should we keep growing until Maple Ave., Nutley St., Park St, Church St, Lawyers, Cottage and Beulah are completely jammed all the time?

324. Your Maple Avenue Commercial (MAC) Zone Visual Preference Survey is a ploy to give Vienna residents the misperception that their feedback will have a meaningful impact on Maple Avenue development plans. The Visual Preference Survey is simply a window dressing tactic to hide the ugly buildings that will soon dominate Maple Avenue. Well designed two story buildings with ample offstreet parking and wide sidewalks would have been preferable. This whole exercise is comparable to asking ship passengers what color and style of deck chairs they would prefer for their maiden voyage on the Titanic. It didn't change the outcome!
325. Limit condos and apartments. Traffic is unbearable as it is. We need upscale shopping, more upscale restaurants and a nice, big, inviting pub restaurant. Mill Street area should be a beautiful plaza of shopping, services and restaurant/bars (and a parking garage). Maple Avenue should be charming and have a small town feel with upgrades. Charming street and archway signs. Matching awnings, etc. Purcellville, Virginia has a wonderful place called Magnolia at the Mill. It would be a great restaurant in Vienna. Joe's Pizza, Marco Polo, Wolf Trap Inn on Maple Avenue and the Mill Street industrial area are eyesores. Please bring beauty and charm back to our town. And, for heaven's sake, rebuild Vienna Inn. It's time....and it stinks inside. The brick building that used to house "Posh" on Church Street would be a great restaurant/pub. The whole Town needs to be planned and rethought; even if it means in phases. Instead of piece meal approvals, can there be a whole vision and then execute bit by bit? Thanks for survey.
326. I would love to see lots of outdoor seating surrounded by greenery. Thanks!
327. We have not had very many conversations about key intersections and gateways (except the prior director's roundabout fantasy), so folks may not have the context. It also isn't part of the items specifically controlled by the MAC code which may result in some confusion.
328. I think we need some development, most of the projects seem - ok - not all great - but the one like adding 160 rental units seems over the top. Renters from this will be forced to turn right on Maple, right by the gas station, right on Courthouse to get to Nutley. Bit of a tough sell for us living / commuting / walking / biking on Nutley. Can we reduce the height and put some restrictions on mass rental projects? How is adding 160 rental units helping residents or the town?
329. Serious consideration needs to be paid to traffic management. Maple Avenue is gridlocked now during the morning and evening commute and all day Saturday. There are no good alternate streets except for Church Street, which is also heavily congested. The parking along Church St is minimal, and cars trying to exit surface lot parking areas cause many near-miss accidents. Putting housing along Maple Ave will only increase the number of cars -- and it's a dream to believe the new residents will take Metro. I really don't think Maple Ave can sustain the density that the town is proposing. We need to reduce density, not increase it.
330. Love the idea of Maple being more walking friendly with restaurants that have outdoor seating and very deep sidewalks with cute store fronts.
331. Limit height of any buildings withing a certain distance to street. Keep any building structures well of streets. Allow for separate bicycling and pedestrian paths and access. Keep building designs classic Vienna instead of modern/contemporary. Similar to Downtown Falls Church, but farther off the street. Add plenty of park space and dog friendly environment.

332. I think that large pedestrian sidewalks and set backs on critical. I think that 3 or 4 stories is fine (but not 5 stories) and the taller the building, the higher the set back needed. Parking should be below ground where possible and "enough" parking is essential. Mixed use is so important as if resident can walk to their retail needs then there will (hopefully) be less traffic.
333. The gentrification of Vienna is just heartbreaking. Leave well enough alone. This kind of stuff is killing the small-town vibe.
334. Four story buildings may be too high for Vienna! Two-three stories would be a lot better. I don't want it to look like Arlington or Tyson's! A feeling like Church Street would be great!
335. Don't over do it. It's too easy to try too hard and make it too fancy. Make it feel like a neighborhood and not some slick design project. Anyway, that's my \$.02, good luck and enjoy the process!
336. Like wide sidewalk areas Plenty of air space
337. I think Vienna needs a classic looking main street, with brick storefronts but set back from the road so that there can be adequate sidewalk and outdoor seating areas. Tree lined sidewalks and benches, with planters. And the gateway intersections should welcome people to Vienna without being too ostentatious. Lots of flowers and greenspace in nice planters. With a nice welcome sign....but nothing over the road itself. I hate those archways. They remind me of the entrance signs to Auschwitz.
338. I support this effort and would be supportive of any designs that reduce the opportunity for rush hour 'cut thrus' and converting any abandoned, vacant for years, properties enfolded into the MAC development effort.
339. The town officials including the Board of Architectural Review persist in referring to Vienna's small town "pedestrian friendly" atmosphere. One wonders whether any of these people have ever spent time walking along Maple Avenue from East Street to the town's western border. Maple Avenue is part of a major commuter route. It is noisy and dangerous. Having previously lived in Manhattan for several years, my experience is that I would feel much safer crossing Broadway than crossing Maple Avenue in Vienna at most times of day. Unless Vienna expects to route commuter traffic around the town I can't see walking, dining, and shopping along the MAC Zone envisioned Maple Avenue as being very enjoyable. Many of the examples pictured above remind one of the Mosaic District except that the Mosaic District doesn't have a major highway running through it. What aspects of "small town" are being enhanced by this plan?
340. The density of the residential housing looks much too high! The schools and traffic patterns cannot accommodate this many additional people. Some of the attached diagrams look completely out of place for downtown Vienna, and will turn Vienna into a tiny Reston Town Center. This shouldn't be the goal!
341. We just move here in June. One of the reasons we liked Vienna is the small town feel— there's not huge buildings or cramped living and shopping areas. We love how all the buildings are low profile and set back from the road. I'd hate to see the vibe of the town skewered by a large structure. And traffic is bad enough. Where are all these additional shoppers and residents supposed to park?!?
342. Love to see growth happening in vienna. Don't let the naysayers get you down. Please focus on green space, walkability, pedestrian experience, and keeping a high end but homey feel to the town. Check out [www.streetsense.com](http://www.streetsense.com)
343. buildings back off the street and wide sidewalk space for walkers. Plenty of parking and traffic calming devices. Lights in town are not always synced well.
344. Interesting Survey. Regarding the key intersection, I think Maple and Nutley is regarded as the gateway to Vienna, and should be tall and dramatic, but tasteful, traditional Eastern Colonial touches

345. We need more parking. Thanks
346. Bringing green space and open architecture would be beautiful for Vienna. But it should look old-town like still, instead of turning into very modern block-like structures that Mosaic, Merrifield, and Fairfax have. Vienna is known for charm and green space. Exposed wood and integrating beautiful green architecture, as shown in a few of the photos, with natural light pouring in would be a wonderfully modern and forward-thinking touch to Vienna, that follows upscaling classic brick buildings to keep both a small-town (But updated) charm and a healthy green city. Everyone benefits from a having natural feeling aesthetics. Let's build a healthy green city within our small town Vienna charm! Find some more ideas on building healthy cities at The Nature Conservancy website! I have lived and grown up in Vienna since 2001 and I loved the Town Green additions. Let's keep it up, Vienna! <https://www.nature.org/en-us/what-we-do/our-priorities/build-healthy-cities/>
347. Please keep the classic charm of Vienna and don't go with a super modern, Tysons style.
348. Almost all these designs are too tall and too close to the street, creating a canyon effect, with no green space and no tree canopy. Overall, much to claustrophobic and massive. If we wanted to live in Ballston, we wouldn't be in Vienna.
349. The pictures are great, but I am unsure about the implementation since Maple Ave is a busy street that is also quite narrow for the amount of traffic passing through. With MAC, my main concerns are worsening traffic and school overcrowding. In taking my daughter to softball practice this evening at Madison High School, I was stuck on Nutley trying to cross Maple for at least three cycles of red lights. I have also heard from friends in Reston that they will stop shopping and dining in Vienna if the traffic worsens. I am also concerned about overcrowding in schools. With large schools, kids can miss out on opportunities to participate in sports and other extra-curriculars because there is so much competition for so few slots. We don't need to increase the population! I support development, but not at the expense of worsening traffic and overcrowded schools!
350. Maximum building height needs to be 35ft. 2. There should be mature trees. 3. Entrance to new buildings should be from a back street and not maple. A parallel street /alley should be added to maple. 4. New residential units must also add classrooms in schools. 5. Set back from Malple to building should be wide for ex 25-30ft. so that maple ave does not give the appearance of a chasm.
351. Make this positive, smart growth happen. I am 100% for it. You only need to travel a few miles to our neighbors in Falls Church, Va to see how well this can work!
352. Many town residents volunteered their time to work on the MAC. I respect that. Although I think it could be tweaked a little, I think its a move in the right direction. Frankly, when I look at Maple Ave. today, I see a mile of some of the ugliest 1960-1970's architecture around. Besides ugly, it totally emphasizes the automobile and not the pedestrian (or bicyclists). Another critical issue is affordable housing and housing choices, which I think the MAC can address. I've had many conversations with young, single professionals who would prefer apartment living in Vienna but there's nothing. They usually end up living in Mosaic or Tysons where the apartment stock is newer and offers modern amenities. Let's save the small town character for Church Street and come to grips that Maple Avenue (State Route 123) is an Urban Principle Arterial.
353. Please build something modern and fresh for the town.
354. please do not use my email because I have a site problem. your pictures do not indicate a care for the handi-capped or elderly. We don't need a city. Our small town has been the choice we made for living here. the pictures shown in the survey did not indicate where the buildings, street scapes or intersections would be built or changed, which leads to more questions than answers. The pictures also indicate buildings of high density and with the current traffic on Maple Avenue this does not make sense.

355. Please keep Vienna's architecture small, traditional, and quaint. Please no ugly modern buildings like in Tyson's or the new Mosaic District.
356. My main concern is the increased traffic concerns. I would like to continue to see sky and green and space as I walk around Vienna. It's hard to imagine some of these images set next to our busy and soon to be busier Maple Ave.
357. Way to go TOV government for getting this survey together and out so quickly. We are long overdue for some changes in this town and I am very happy that our local officials are taking our impending changes so seriously. Cant wait to see what we look like in 10years - it is going to be amazing !
358. I am much more concerned about infrastructure than what it looks like. Will there be attention to traffic and pedestrians, etc. An alternative to trying to turn directly onto Maple or Nutley or Park, for instance.
359. Unlike many others, I am in favor of new construction in Vienna, including low-rises, but I think we should be addressing the traffic problem before we address new construction, otherwise Maple Ave will be a parking lot.
360. Development and modernization is great for our economy and growth but we really want to maintain Vienna's hometown feel, which is a rare quality in Northern Virginia. Also, parking and traffic is a paramount concern. Right now Maple Ave is so heavily trafficked, it's hard to imagine how we can accommodate the additional traffic these living and shopping additions will bring. It will no doubt force more traffic onto the side roads which will impact quality of life in those neighborhoods. Ideally, we need to achieve a balance of growth and livability. Thanks for the opportunity to weigh in!
361. It needs to be accessible to all and not be buildings so tight together that it is claustrophobic. This is Vienna, not New York City. Keep the family friendliness
362. Love the focus on green spaces, not just planters but actual space! Like garden beds and grassy areas. Hate the narrow sidewalks, with all of the walking, strollers and biking happening in our town we need super wide sidewalks! I don't want Maple Ave to have any buildings over 2 stories. I hate the tunnel feeling that happens in towns with tall buildings on both sides. Or if we have to go to four stories, please push the set back and give lots of grassy areas and benches and trees!
363. The street curbs should NOT be curved at the intersections. Although this design allows for cars to turn more easily, the evidence shows that curved curbs are associated with more pedestrians being hit by cars. The curbs should be perpendicular and not curved at the intersections. Sidewalks should be wide enough to allow for two or more people to easily walk down the street. The current sidewalks are too narrow, especially if a person has a stroller. The bricked area for the plants (I am for plants along the street) further reduces the width of the sidewalk. Ensure that there are trees along the street, but also ensure that there is sufficient walking area. Do not use brick for the sidewalks, even though they may look nice. They are too uneven for many folks to use safely, especially our seniors, and are too difficult to easily push strollers, walkers, etc. If we must go with four stories (I prefer 3 stories), do not allow for a fifth "open floor" on top of the building which would essentially turn it into a fifth story. If a building wishes to have an open area on top of the building for dining, gathering, etc, that should count as the 4th floor. Otherwise, the building will be too tall for a small-town feeling. And in the future, that building may want to install a covering over the "open" floor, thus actually becoming a fifth story. Likewise, do not allow building to erect a tall structure on top of the building which will also make the buildings look bigger.
364. The town of Vienna has been consistently voted as one of the best places to live. Remember that one of the reasons why is that it has always tried to maintain a small town feel. Once you start modernizing the look and adding too many "chain like" businesses in the area, you will lose that and it will just become another city. There will not be much left to make it unique and stand out. Cities that have managed to grow while

still continuing to have a small town feel or vibe have done really well around this country. They have built new architecture that is consistent with a slightly modern but very old feel and have kept small business that were unique. It's created very unique destinations for travelers and made local people want to live and do business there. I would suggest Vienna does the same since it's can't undo things if they just make everything the same like Mosaic or Loudoun One, etc. We have something that those planned areas didn't. We should preserve and capitalize on it.

365. Anything is better than what we have now as far as all the abandon / vacant buildings we have on every block now. I think Maple Avenue looks absolutely terrible at this point and I'm guessing a good percentage of the commercial businesses on Maple are losing money. There is no reason for anybody to come into Vienna at this point with the very limited businesses we have. I doubt we will see Money Magazine best places to live for awhile after they drive down Maple Avenue.
366. I think Maple Ave needs new development to help update/improve aging properties and the amenities of the town now and for the future generations.
367. I like the areas with deeper setbacks from the street and wider sidewalks.
368. need large sidewalks, plenty of parking, storefronts at least 30' from the road, buildings no taller than 2-3 stories, green space to enjoy and walk through.
369. To fit in with the large trees, mature landscaping, and nature oriented neighbourhood, tall buildings should be clustered close to Mapple ave, with a gradual change to more park like design with large trees closer to the neighbourhoods. This more park like side should have a continuous bike/walk path suitable for commuting. The development zone should be able to handle local traffic without going to maple avenue. Maximize the use of roundabouts in this area. Maple avenue should be focused on through traffic, with crossroads crossing lights sincronized. Maple traffic should not be stopped for roads that don't cross it. Happy to discuss further.
370. I like the town of Vienna not the city of Vienna. I think it will be great for all the people living in the new buildings. But I am worried if you live elsewhere in the town this will be one big inconvenience. The increased grid lock and lack parking near the stores may mean I end up shopping elsewhere.
371. Would definitely like to see more "mom and pop" type shops/restaurants, or more unique stores and restaurants; varied heights and not more than 3 stories; more green space, more water features; limit the number of condos/apartments because of traffic concerns; more common areas, don't max out the building space; keep the small town feel; not industrial look, more traditional materials and feel.
372. While I love the democracy of this exercise I fear the general population will vary greatly in a position here. I hope road and traffic enhancements are proffered in addition to any densification, and I look forward to a balanced and forward thinking option. Please use care and consideration with any RFP to developers.
373. The survey choices do not include options with greater setback and lower heights. Absent these options, this survey lead invariably in invalid selections skewed only in favor of height and density. These are not the only choices. This survey is fatally flawed.
374. One of my main concerns is the ability of the Town to absorb increased traffic, residents, and visitors. I accept that we must allow progress, and we need to understand where are we going to put all the cars (the Vienna Metro is not that close and people will have personal vehicles), how will we handle increased traffic in the small space of the Town, and how the infrastructure (utilities, water, sewer, etc.) will be supported. Also, how will the Town handle recreational opportunities for the residents? The new Community Center is such a success that it is already too small!! And we are overdue for a larger library (I understand that is a Fairfax County issue). Vienna is truly a sought-after neighborhood.....hard to beat the amenities, location, and hometown convenience. I hope we can preserve most of that. Thank you for the opportunity to weigh in.

375. Would like to know how the Town plans to address increase traffic on Maple Avenue and side streets with and without new commercial construction on Maple Avenue. The Rt 66 construction is already putting more demand on Vienna's side streets. The heavy traffic also impacts police and emergency response time. How will the Town plan for this? Sub-stations?
376. Please do not attempt to make Vienna into a downtown before building a bypass highway! Maple Avenue is currently a major thoroughfare that is filled to capacity most hours of the day. Such a thoroughfare is a necessity for this area. Any further development on Maple Avenue would only create additional bottlenecks on the road. This would only hurt, not help, all the businesses on Maple Avenue, as well as making the area miserable for both residents and commuters. So your number one priority needs to be construction of a bypass highway.
377. Many of these photos seem to be for existing spaces/corners on one lane roads with curb parking, which gives a much more neighborhood "stay and shop" vibe. It would be better suited on Church Street. But this is for Maple Ave where there are many more lanes of traffic. Personally, I wouldn't utilize outdoor restaurant seating on a sidewalk of a busy thoroughfare. It would be too smelly (exhaust) and noisy (trucks and buses). And because there is no street parking in front of this development property it's highly unlikely I would stop and shop here. So if you want retail space on the ground level to thrive, you should consider setting it way back from the street with green space surrounding it (I don't like eating outside if it's adjacent to a parking lot - Vienna Shopping Center case in point). I would also suggest a frontage road to get parking off of Maple but still close enough that you don't have to walk blocks to get to the property.
378. More Trees less exposed poles and wires
379. Hoping the MAC corridor will have shorter buildings and development not allowed all through the entire corridor. We need restrictions to develop parking and greenery. For development that is allowed, 3 floors max, lower density and extra parking than what has been recently allowed would be much better than now. If the entire corridor can build as is, traffic will be horrendous so development should be limited as congestion should be a #1 concern but it currently is not. The MAC should be revised so any new development (with a lower density requirement) requires Town of Vienna resident survey input of which business is allowed to open so there aren't so many banks for example that increase crime and due to online banking nowadays. The designs and style are secondary to the increased density that most Vienna residents are unhappy about. The council will hopefully listen to residents otherwise there may be a local wave that will vote for those who advocate less development and density than recently approved. Thank you
380. The fundamental problem with all of these designs is the 4th story. All of it is too much for Vienna; I don't think you would have nearly the same adverse reaction to any of this, if only it was 2 or 3 stories tall.
381. Dedicated bike lanes that are car- and pedestrian- free would be the top of my list, and I'm not even a biker. Encourage more people to safely bike throughout the town.
382. Keep Vienna small. The charm of this town and why most of us live here is that it is near a big city but feels like a small town. That is being destroyed. No tall buildings and no apartments. I think about Vienna being the best of suburbia we do not want to be an armpit DC. Please listen to those who grew up here, pay taxes here, have their businesses here and raise their children here. We should count for something. Also it seems the Town of Vienna has lost sight of what makes this a small town. Let Tysons put up the big buildings and we should stay small.
383. I support increased residential density in the area, as long it is supported by increased walkability (we need more sidewalks!) and somehow accounts for increased traffic and residents' parking needs. That's hard to do in a town that was built with the car in mind and which had no urban planning when it was built up. I also

think it's very important to include affordable housing, such that Town of Vienna and other local employees could afford to live here.

384. I feel that the sidewalk width is actually a bigger issue than the height of the buildings. Building should not be too close to the main roads, which are already clogged with traffic. Vienna needs to remain walkable. Some of the slides show very narrow sidewalks. Also, please keep the style of the buildings in keeping with this region, which is more colonial/old-fashioned, with brick accents to sidewalks. The finishes should be high-quality--some of the building styles and finishes shown do not look well-made, or appear too contemporary for the town.
385. WHY DON'T WE ADMIT THAT WE HAVE MADE A TERRIBLE MISTAKE. LET'S GO BACK TO PRE-MAC PLAN BUILDING HEIGHTS WHILE THERE IS STILL SOME REMNANTS OF VIENNA'S SMALL TOWN IDENTITY LEFT TO PRESERVE.
386. Vienna is not, and should not be, a "pedestrian friendly" town. All of the images show totally inappropriate buildings and streetscapes. Most could be fine for growing mid-size cities - Akron, Toledo, Des Moines, etc. but any construction similar to these images would destroy the comfortable, small town most of us value so highly.
387. There have to be a variety of architectural expressions on the building elevations so as not to give the impression of large monolithic and all in line building blocks. You could achieve this by: - Having a variety of building materials, colors and textures. - Add depth on the facades with some setbacks so as to avoid a two dimensional appearance. - No need to imitate old architectural styles on the building elevations. We need to create our on time designs that could be based on old time architectural elements but with a contemporary expression. All this would break down the scale of the buildings for a more appropriate fit in a small town like Vienna.
388. Plenty of lighting, unobscured retail storefronts, and uncluttered streetscapes for visibility and security; convenient access to building entries including street parking; generous fenestration; contemporary massing; flat roofs/canopies.
389. Vienna doesn't need to look like every other faux town/commercial district.
390. None of these are Vienna, and they ruin the characteristics of Vienna that make it what everyone loves. There are better choices for redevelopment that would be in keeping with the character of Vienna, but none are given. You can still redevelop, but not into a city. Much greater set backs are needed than are shown in these examples. Keep streets at least as wide as they are now; do not reduce parking requirements to increase density as that only ensure future problems. Why do this extreme redevelopment plan that no one wants? For 24 years, Mayor Robinson did a stellar job keeping the unique, small town feel of Vienna while keeping Tysons development apart. This erases Vienna and replaces it with the Mosaic District and Arlington-style development. Please do not continue with what these pictures show. I attended the Maple Avenue Vision Workshop and that is what Vienna needs to have now, engaging all of the community with a new plan for any new development from here on out.
391. The Town needs to allow development above 3 stories because the property values would help Town revenue and justify the prices.
392. Vienna needs to have that home town feel. All these renderings are making Vienna the next Mosaic district. And what about all the traffic. Vienna traffic is bad now just try adding more townhomes and apartments is nuts
393. I do sincerely appreciate the visual options the Town has provided for this survey. My personal opinion is to have the Town look and feel like an "Old-Fashion" street.. I like the feel of the "Old West/Southern Town

Streets, but also the hip-ness of the Seattle vibe... I don't think contemporary buildings/intersections will go over well in Vienna. I would love to see Vienna lean more towards the Old-Town Culpepper vibe, with outdoor cafe's, but do understand that we need to consider that we are also a massive thoroughfare ... I do think that we need to keep our identity unique and separate from that of the modern urban-ism of Mosaic, and the business district of Tysons... I would love to see upscale quaint, and something similar to the cool little towns like downtown Chattanooga TN and downtown Ouray Colorado.. Thank you for the opportunity to weigh in!

394. I am encouraging you not to put this building in. I attended James Madison High School, and there are already too many cars and people at the Tequila Grande intersection when school lets out. There is not enough space to provide the amount of people to live there, adequate parking for said residents, and parking for the storefronts below. It would be a hectic mess trying to enter and exit the development when there is already chaos of people entering and leaving the Magnolia Dessert and Coffee residence right across the street. Please reconsider the location and sizing of this development.
395. Please consider vehicle traffic flow and the volume of cars on the when designing. Please don't create designs that cause unnecessary traffic. Thank you.
396. Almost all these designs have nothing to do with the reality of Maple Avenue being a 5-lane, major, clogged thoroughfare. We are NOT going to have the charming feel of many of those images in Vienna except on side roads (ie, Church St.). Too few will want to walk or dine outside stores where there is vehicle exhaust and noise. Why couldn't developers have their main entrances facing AWAY from 123 (to the east and west), with hidden gems and side access roads. Think of the Panera building, but higher and with better design/charm in the main entrance area--perhaps hidden courtyards, open green space, etc. That way, there would be plain brick walls facing 123, but lovely walkways and entrances facing the more residential or greener (meaning foliage) areas. Or, simply take some of these lovely designs and reverse them on the property, so that the "streetfront" is in the back.
397. PLEASE address Traffic flow, parking and access plus walkability. This and safety is much more important than esthetics. NONE of the options work with Maple Avenue. You CANNOT allow curbside parking along Maple Avenue with volume and flow of traffic. MUST have limited access to larger or behind building parking lots which are FREE to encourage shopping. Learn from debacle at Reston where businesses lost out when building/parking lot owners started charging for parking. None of the photos addressed where folks would park and get access to both retail and residential units. Residential units must have adequate and controlled parking so not to compete with retail shoppers.