

**Town of Vienna Community Workshops on Preliminary Draft Design Guidelines and Proposed Draft Amendments to the Maple Avenue Commercial (MAC) Zone**  
March 29 and 30, 2019 at the Community Center

**Community Workshop - Worksheet**

**NAME:** \_\_\_\_\_ **ADDRESS:** \_\_\_\_\_  
*Name and address are required.*

After you visit workshop stations, we would appreciate it if you would take a few minutes to provide your feedback and answer the following questions about the proposed preliminary draft design guidelines and draft amendments to the Maple Avenue Commercial (MAC) Zone.

**Proposed Maple Avenue Streetscape Zones**

The proposed amendments would require that the building be set back an additional eight feet on Maple Avenue, from 20 to 28 feet, in order to incorporate more space for walkways, outdoor dining, and increased landscaping as shown in the top-scoring image from the Maple Avenue Visual Preference Survey. The design guidelines outline the desired features of the streetscape zones.



*Do you like the additional setback? Yes or No? Please explain why.*

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**Gathering Space**

The proposed amendment to *open space set-asides* has been amended to require that 10% of the total development area be utilized as gathering spaces, which must be located on the ground level and be accessible from a public right-of-way. The draft design guidelines outline the desired features of gathering spaces, such as landscaping, public art, and seating.

*Do you like changing the requirement for open space set-aside to ground-level gathering spaces? Yes or No? Please explain why.*

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**How will this worksheet be used?**  
Staff will use community feedback to revise and finalize design guidelines and amendments to the MAC Zone, on which the Planning Commission and Town Council will hold public hearings later this fall.

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**Building Form**

The proposed amendments would limit the length of a building and require breaks in the façade. The design guidelines outline the desired features of building design and form.

*Do you like the requirements for building breaks? Yes or No? Please explain why.*

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**Neighborhood Compatibility**

The proposed amendments would require that buildings within 100 feet of a single-family dwelling, townhouse or townhouse development not exceed 35 feet in height. The current requirement only applies to single-family detached dwellings. The design guidelines outline the desired features of building design and form.

*Do you like limiting the height of buildings within 100 feet of all single-family dwellings and townhouses? Yes or No? Please explain why.*

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**Incentives**

The existing MAC Zone provides incentives for including certain features within a proposed development to offset increases to impervious surface or reductions in parking. The proposed amendments more directly correlate incentives to either the requested increase in impervious surface or reduction in minimum parking requirements, which would be limited to 25% rather than the 48% currently allowed. The design guidelines outline the desired features of parking structures.

*Do you like the proposed changes to the incentives for impervious surface and parking? Yes or No? Please explain why.*

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