



# Town of Vienna

127 Center Street South  
Vienna, Virginia 22180  
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## Meeting Minutes

### Planning Commission Work Session

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Wednesday, January 24, 2018

6:30 PM

Council Chambers - Back Conference Room

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#### Work Session

*The Planning Commission met in work session on Wednesday, January 24, 2018, at 6:30 p.m. in the Council Chambers of the Vienna Town Hall, 127 Center Street South, Vienna, Virginia, with Michael Gelb, Chairman presiding. The following members were present: Mary McCullough, Sarah Couchman, Steve Kenney, Sharon Baum, and Walter I. Basnight. In addition, attending and representing Town staff: Michael D'Orazio, Acting Director of Planning & Zoning and Jennifer Murphy, Clerk to the Commission.*

#### 1. 245 Maple Avenue West

*Discussion with developer on a proposed MAC rezoning project located at 245 Maple Avenue West and in the C-1A Special Commercial zone.*

*Chairman Basnight introduced Doug D'Alexander, Vienna Vision, LLC., 8011 Amsterdam Ct., Gainesville, VA, to provide an overview of project changes resulting from the January implementation of the MAC and input from citizens and Town Staff.*

*The development is comprised of a 4-story, 53'-7 15/16" tall, mixed-use building with retail space on the ground floor facing Maple Avenue West, townhouse condominiums above, and 3-to 4-story townhouse condominiums along Pleasant Street NW, Church Street NW and a new interior street, 44 total residential units. Resultant changes included the following:*

- Reduction of retail space from 26,000 sq. ft. to 8,200 sq. ft.;*
- Reduction of ground level retail parking from 105 spaces to 35 spaces, with parking accessible only from Maple Avenue;*
- Addition of nine interior parking spaces;*
- Residential parking via individual garages beneath each condominium unit; visitor surface parking;*
- Closure of eight existing driveways, addition of three new site driveways; one full-movement driveway along Maple Avenue W serving the ground floor retail and loading/trash and two new driveways along Church Street to service the residential units;*
- Addition of grass strip between street and sidewalk;*
- Addition of landscaped area with walkway between the two center rows of townhouses;*
- Additional walkways throughout for pedestrian access through development (Maple Avenue to Church Street);*
- Addition of fifteen new guest parking spaces along Church Street.*

*The overall result proposes a cleaner project with greater open space and more*

walkability. Commissioner's questions and resultant discussion addressed the following issues:

- Setback - Retail space set back 20 feet from the face of curb (the minimum setback distance within the MAC zoning).*
- Grade Change - Grade change along Maple Avenue (which ranges from 378 feet to 388 feet, east to west) and resultant first floor elevation of the retail space below grade of sidewalk.*
- Outdoor Retail Seating - If requested by tenant, outdoor seating will be located in the front of the building.*
- Plaza - A 2,700 square foot landscaped plaza will be located at the corner of Maple Avenue West and Pleasant Street Northwest.*
- Sidewalk - Brick sidewalks, along with installation of landscaping, will be added along Maple Avenue and one block of Pleasant Street. Additional sidewalk will be added along both the Pleasant and Church Street site frontages.*
- Utilities - Existing utility lines will be undergrounded.*
- Bike Access - Bike Share space will be located off Maple Avenue with bicycle racks to serve both customers and residents of the site.*
- Building Materials - No changes to the original proposed building materials and no additional changes to the architecture.*
- Traffic Study Results – Site line at Maple Avenue and Pleasant Street improved by the relocation of trees. No significant impact on traffic expected.*

*In response to Commissioner's request Mr. D'Alexander indicated that a Staff review packet is in preparation and should be available by Friday, February 2, 2018.*

## 2. Election of Chair and Vice-chair for 2018 - 7:45pm

### Meeting Adjournment

*Meeting adjourned to closed discussion at 8:00 PM.*

*Respectfully submitted by,*

*Jinger Eberspacher  
Recording Secretary*

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