

From: Stephen Kenney, Chairman Planning Commission

To: Vienna Town Council

Meeting Date: August 24, 2022

Re: Proposed Modifications of Requirements for Required Parking (301 Maple Ave W)

Overview

The applicant is seeking removal of the 50% restriction on Medical Office use for their locations which was imposed years ago under the initial approval of the site. The site currently has 183 spaces available, which met the original zoning ordinance for required parking, but is short of the current requirement of 226 spaces under current zoning.

The applicant came back to the Planning Commission after coming up with some additional information and surveys in response to Town Council requests. After the previous Town Council meeting the TC suggested some additional information was needed to justify the parking usage and the waiving of the restriction on medical usage. Based on this request the applicant conducted two surveys. One survey tallied the number of actual used parking spaces over a two-week period, with several hourly time slots surveyed. They also surveyed the current users for the number of staff and parking spaces they currently use. Both of these surveys suggest the site is well over parked based on the mix of current users and the actual people coming and going to the site.

The PC considered several aspects of the proposed lifting of the use restrictions. First, the PC recognized that in the past the Town has had limited success in estimating parking requirements. The original PC/TC recommendations were in an effort to curb parking demand on a site that has less than the required amount of parking based on the current parking requirements. The PC also recognizes that the chances of this building going to 100% medical usage is unlikely given the mix of ownership currently in place. As a condo they would need 100% agreement between all current owners to convert the building. We also noted the ITE does recognize a slightly elevated parking requirement for medical office use over standard office use. It was noted that the Town staff is about to start a Town wide parking study. Perhaps a comparison of medical office use vs standard office use could be wrapped into that study to further clarify the parking demands.

While most PC members seem to remain in favor of lifting the somewhat arbitrary restriction on the medical use imposed on this site, we also felt that an interim step may be best given the fact that the site is under parked based on current standards, as well as the fact we are still coming out of a pandemic with unknown impacts on parking demands.

The PC discussed raising the current limit on medical office usage from the current 50% to 70%, 75% or 80% medical office use. Staff did note there are other office buildings in Vienna with heavy medical use which use the current parking standards and have seen no issues with parking allotment (130-140 Park Street SE). After some discussion it was determined that 80% made some sense as the current available parking is about 80% of that required by the current standards. They currently have 183 spaces versus

the Town Code requirement of 226 spaces (183/226 = 81%). The PC did make the recommendation to reevaluate this limit in three years to confirm the limit is appropriate or if it should be further adjusted.

PC Action and Concerns

The Planning Commission made a motion which stated that “in light of the additional information provided by the applicant, I move that the Planning Commission recommend that the Town Council approve the request to remove the condition established in 2005 that 301 Maple Avenue West would have no more than 50% of its space being used for medical offices. If the Town Council continues to be concerned about the approach after considering the additional information, the Planning Commission recommends a limit of 80% medical use and to reevaluate the limit in three years.”

Motion: Ramakis

2nd: Glassman

Roll Call Vote: 6-0 (Miller absent)