ATTACHMENT 02



White Oak Tower – Modifications of Requirement

Town Council Meeting

September 26, 2022



Background

- 301 Maple Ave W
- 1.35 acres
- Zoned: C-1A
- 65' tall, built in 1977
- Converted to condo ownership in 2005







Modifications of Requirement

In 2005, the following modifications of requirement were requested to bring the property into compliance for the condo conversion:

- (1) To allow the minimum dimension of a parking space to be 8 ½ by 18 feet;
- (2) Reduction of the required number of off-street parking spaces to 183;
- (3) Reduction of the 5-foot side yard parking setback;
- (4) Reduction of loading space area; and
- (5) Reduction in the widths of ingress/egress at the street right-of-way line.



Modifications of Requirement



As part of the 2005 modification of requirements request, the applicant offered a condition to not permit retail or restaurant uses and limit medical office use to no more than 50% of the building square footage.

Cooley Godward LLP

Mr. Gregory M. Hembree, AICP Mr. Dennis W. King June 8, 2005 Page Six

The Town of Vienna Zoning Ordinance does not distinguish between professional office and medical office. Given the Town Council concerns with the parking demand generated by a medical office, the Applicant agrees

site plan and success.

The analysis of the suggestion of Mr. Hemmes to all applicable regulations, the noncommunity of a site plan modification. Through the exception.

The above referenced in lieu of seeking a special use permit, special exception of a site plan modification for the above referenced in the Town Attorney, we respectfully requests approval of a site plan modification for the above referenced in a condition indicating that retail and restaurant uses will not be permitted and no more than 500 conforming to and permitting the condominium conversion in accordance with the square footage provided on the property shall be medical.

Applicant Request

☐The unit mix reached that
maximum in October 2021 as
shown in the chart to the
right.

☐The condo board is
requesting to remove the
50% medical use restriction
that was tied to the parking
reduction.

Site Plan Net (Excluding Stairs and Elevator)	45,181
Total Maximum Medical Use	22,591
Current Total Medical Use	22,439
Medical Site Percentage	49.66%
Medical Use Left (square feet)	152.00



Town Code Provisions

Sec. 18-130. - Requirements.

Off-street parking space(s) shall be provided as follows:

USE	MINIMUM REQUIRED OFF- STREET PARKING SPACES	NOTES/ADDITIONAL REQUIREMENTS
Commercial building (except as provided for in other uses listed)	1 space per 200 square feet of floor area on all floors	Floor area does not include stairs and elevators



ITE Parking (5th Edition)

White Oak Tower Gross Floor Area: 48,323 square feet

Average Peak Rate for General Office: 2.39 spaces per 1,000 sf of gross floor area

Average Peak Rate for Medical Office: 3.23 spaces per 1,000 sf of gross floor area

Estimated Demand with General Office Average Peak Rate Applied to White Oak

Tower: 115 spaces

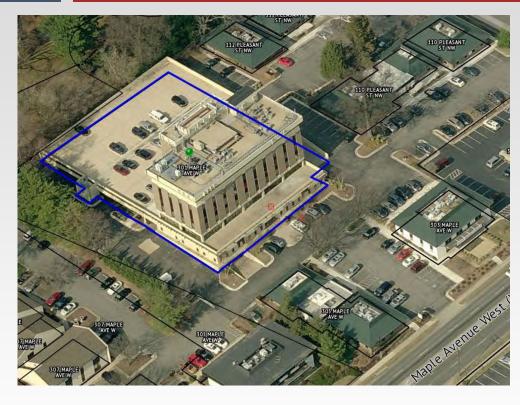
Estimated Demand with Medical Office Average Peak Rate Applied to White

Oak Tower: 156 spaces

Total Available Spaces at White Oak Tower: 183 spaces



Additional Information Provided



- ☐ Parking Utilization Summary
 - Diagram added showing locations of parking areas identified in parking counts
 - Observations provided on weekdays from Tuesday, March 22, 2022 through Wednesday, April 6, 2022
 - Observations times provided at 9:30 AM, 11 AM, 1 PM, 3 PM, and 5 PM
- ☐Offices Survey with information on tenant and customer patient counts throughout the week
- ☐ Historic Aerials included showing parking usage from 2003 to 2022



Planning Commission Recommendation

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% and to reevaluate the limit in three years.

