TOWN OF VIENNA
TOWN COUNCIL

January 27, 2020

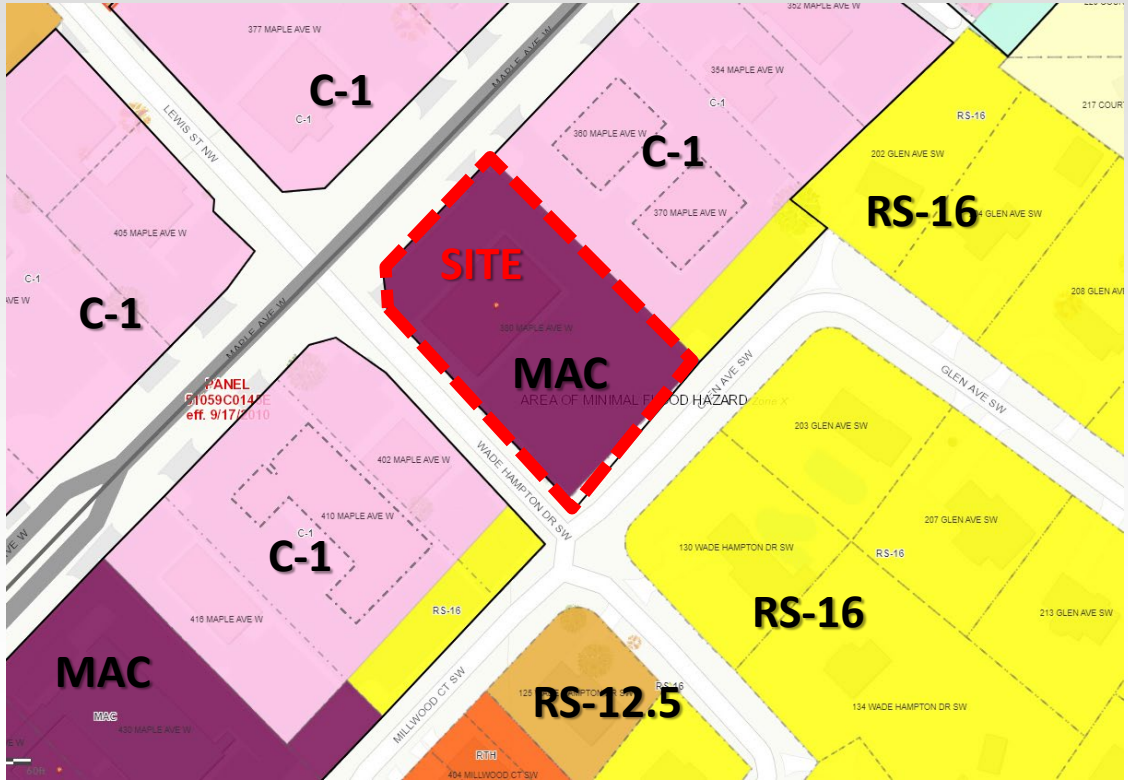
TOWN OF
VIENNA
Virginia

20-1555

Public Hearing on Amendments to Proffered Conditions for 374-380 Maple Avenue West

Sunrise of Vienna

Existing Zoning



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Background

- Existing 3-story office building, built in 1970, with 23,620 square feet of office space and 70 off-street parking spaces
- June 17, 2019 - Rezoned from C-1 Local Commercial and RS-16 Single-Family Detached Residential zoning districts to MAC Maple Avenue Commercial zoning district for mixed-use building with
  - 7,500 square feet of ground floor retail
  - 37 multifamily residential condominium units
  - 125 parking spaces in structured parking
- August 19, 2019 – Amendments to proffered conditions to provide 36 foot roadway within existing Wade Hampton Drive SW right of way in place of the 32 foot roadway previously approved

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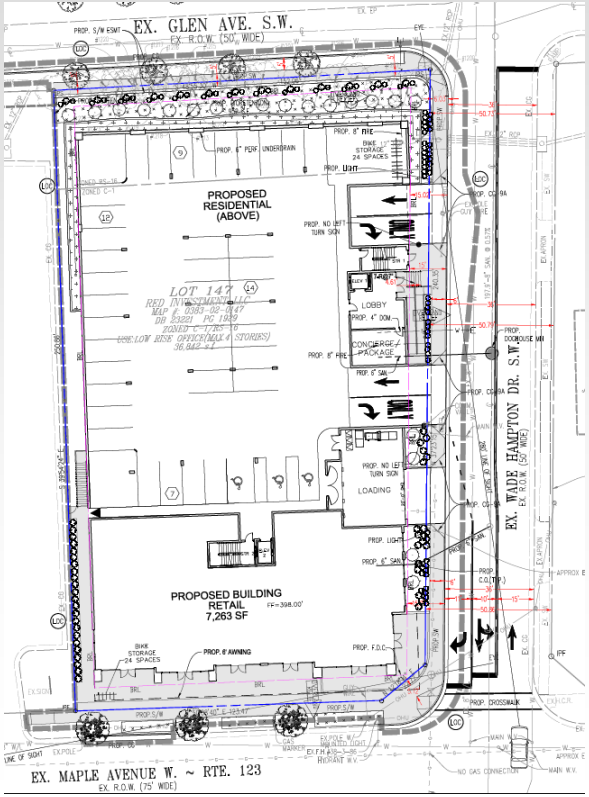
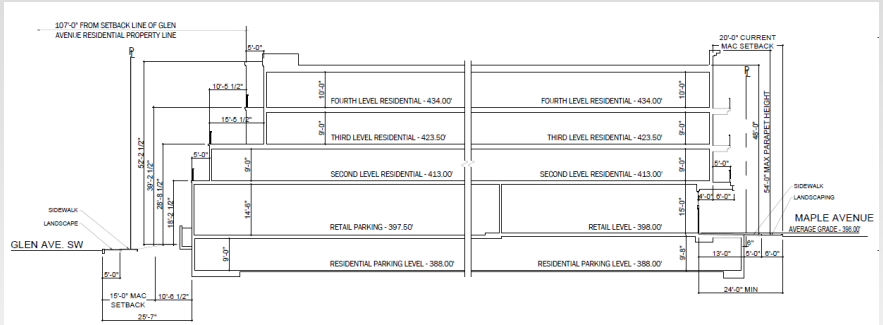
Background – Previous Approval





TOWN OF VIENNA Virginia

Process

- Prior to submission of application deemed complete on November 21, 2019
  - Town Council work session with owner on September 9, 2019 to discuss alternative uses
  - Board of Architectural Review work session with applicant on November 8, 2019
  - Planning Commission work session with applicant on November 13, 2019
- Planning Commission Recommendations to Town Council and BZA – December 11, 2019
  - Voted 9-0 to recommend BZA approve the conditional use permit request
  - Voted 9-0 to recommend Town Council approve the amendments to proffered conditions and modification request
- Board of Zoning Appeals voted 4-1 to approve conditional use permit on December 18, 2019
- Board of Architectural Review voted 4-0 to recommend approval of amendments to proffered conditions on December 19, 2019

TOWN OF VIENNA Virginia

Proposed Rendering

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Proffer Amendments

- Concept Plan
- Uses of the Property
- Architectural Design
  - 1.3 - Deleted “No functional or decorative elements, which would otherwise be permitted, will exceed 54 feet.” Proposed tower feature is 56 feet.
  - 1.5 – replaced “Applicant will install solar panels on the roof of the structure” with “The structure shall be designed to earn the Design for Energy Star certification or similar program.”
  - Revised to include language about the dimensions of proposed transformer and enclosure.
- Public Art – new proffer added
- Transportation Demand Management (TDM) – removed “residents” and added 5.3 establishing an annual budget of $20,000 to be used toward transit incentives for employees
- Landscaping – Removed specific type of trees to be planted
- Miscellaneous – New section added pertaining to execution of proffers

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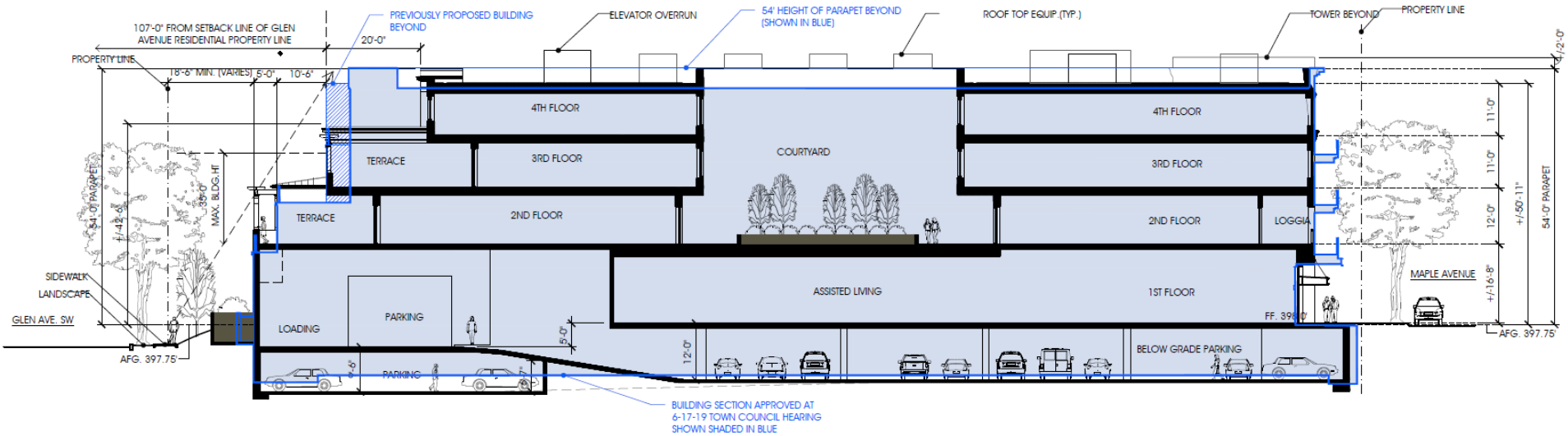
Comparison with Previous Approval



Building Section Approved at 06-17-19 Town Council Hearing

Proposed Building Section

TOWN OF VIENNA Virginia

Area and Height Requirements

	Required	Previously Approved	Proposed
Setback from Maple Avenue	Minimum 20’ from face of curb	20.0’ (First floor retail space set back 24’ to 26’ from face of curb)	20.0’ (First floor setback varies up to 23’ from face of curb, with café setback 36’ with outdoor dining in front)
Setback from Side Street (Wade Hampton Drive SW)	Minimum 15’ from face of curb	15’ to 19.6’	15.0’
Setback from Side Street (Glen Avenue SW)	Minimum 15’ from face of curb	25.5’ to 28.3’	26.6’
Setback from Commercial Development	Minimum 8’ from property line	8’	8.2’
Building Height (to the roof)	Maximum 54’ from average front grade	48’	50’11”
Number of Stories	Four	Four	Four
Building Height of Architectural Features (above roof)	Maximum 62.1’ from average front grade	54’ (to parapet)	56’ (54’ to parapet + 2’ tower element)
Impervious surface	Maximum 80% of entire site	89.12%*	86.07%*

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Off-street Parking Requirements

	Spaces Required	Spaces Provided	
		Without Incentive	With Incentive
Restaurant (20 seats)	5	5	6.25
Assisted Living (85 units)*	75*	75	93.75
TOTAL SPACES	80	80	100

** The Town of Vienna has no parking standard for this use. Based on Fairfax County parking standards.*

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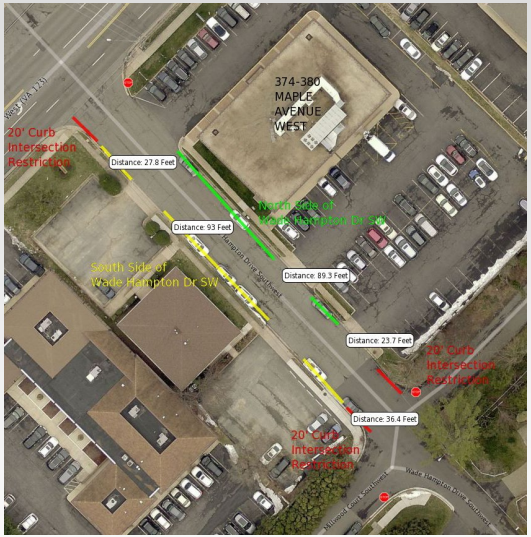
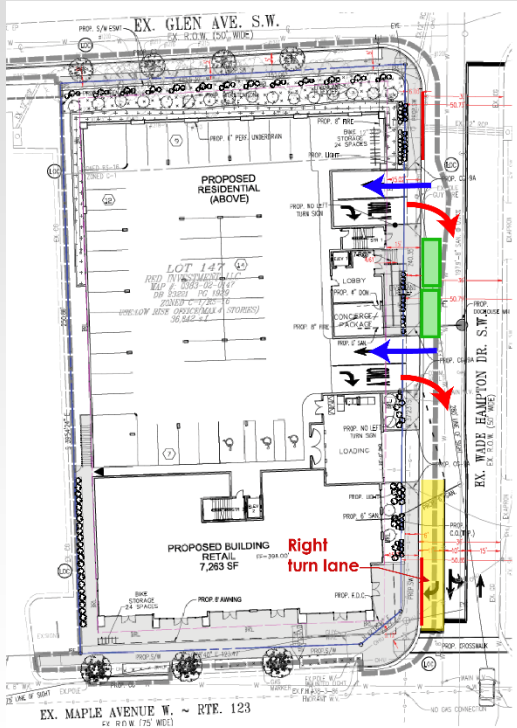
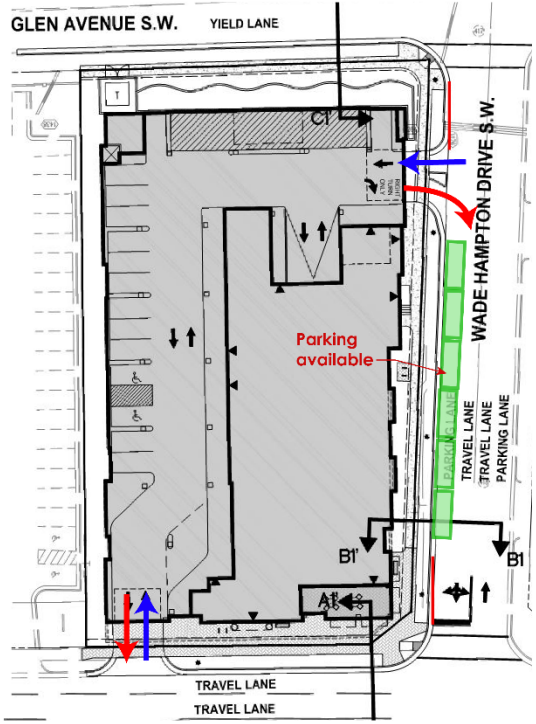
On-street Parking on North Side of Wade Hampton Drive SW



Existing: 5 spaces
Approved: 2 spaces
Proposed: 6 spaces



PREVIOUSLY APPROVED



PROPOSED

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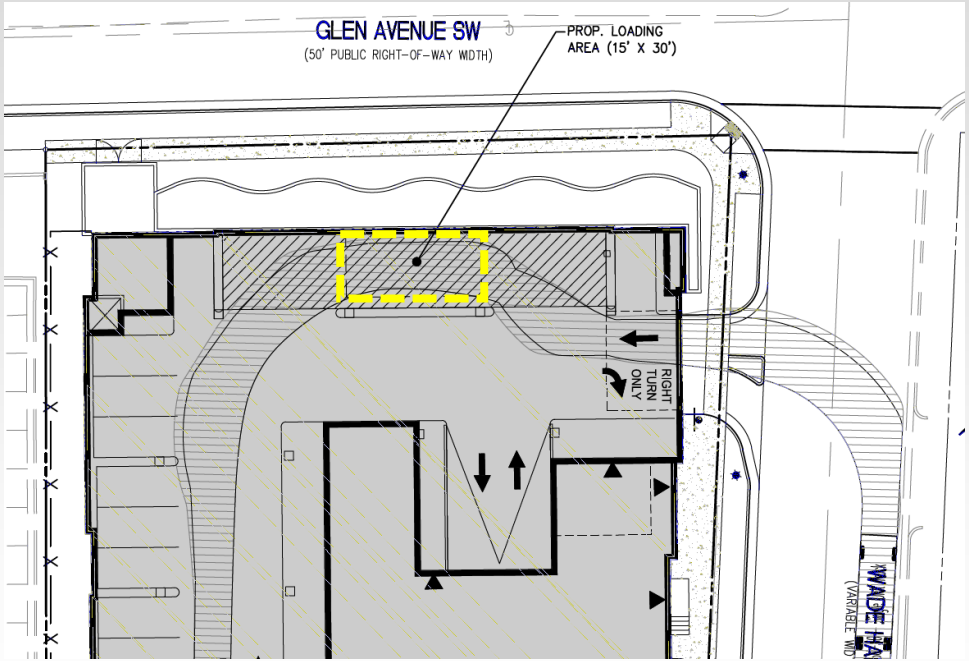
Loading (Modification of Requirement)

	PROPOSED	15’ x 30’
Jurisdiction	**Requirements**	
Town of Vienna	At least 25 feet in depth, width of at least 15 feet for every 50 feet or fraction thereof of building width	45’ x 25’
City of Fairfax	No less than 12 feet in width and 25 feet in length. Designed and constructed to accommodate the largest vehicles likely to service the use on a frequent and regular basis	12’ x 25’
City of Falls Church	At least 10 feet in width and 30 feet in length	10’ x 30’
Town of Herndon	At least 17 feet wide by 25 feet long (or deep)	17’ x 25’
Fairfax County	No less than 15 feet wide, 25 feet long and 15 feet high	15’ x 25’



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Trip Generation

	Total In/Out Trips			Weekday Average Daily Trips
	Weekday AM Peak Hour	Weekday PM Peak Hour	Saturday Peak Hour	
Existing Use (Office)	35	34	13	230
Previously Approved (Retail, Restaurant & Multifamily)	79	100	77	782
Proposed (Assisted Living & Restaurant)	36	48	43	419

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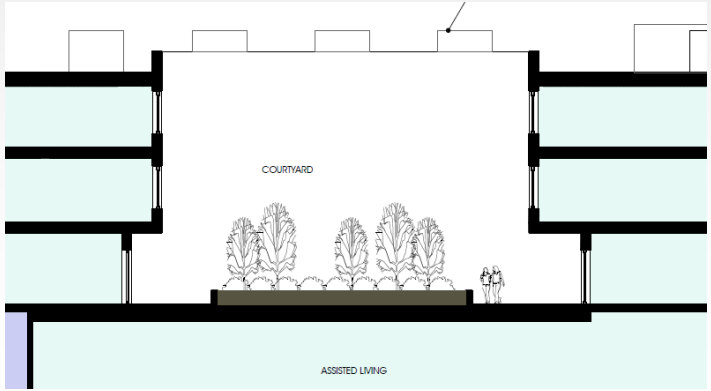
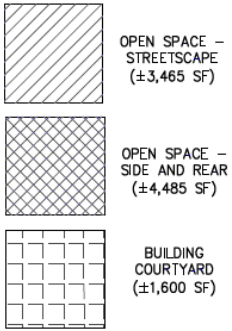
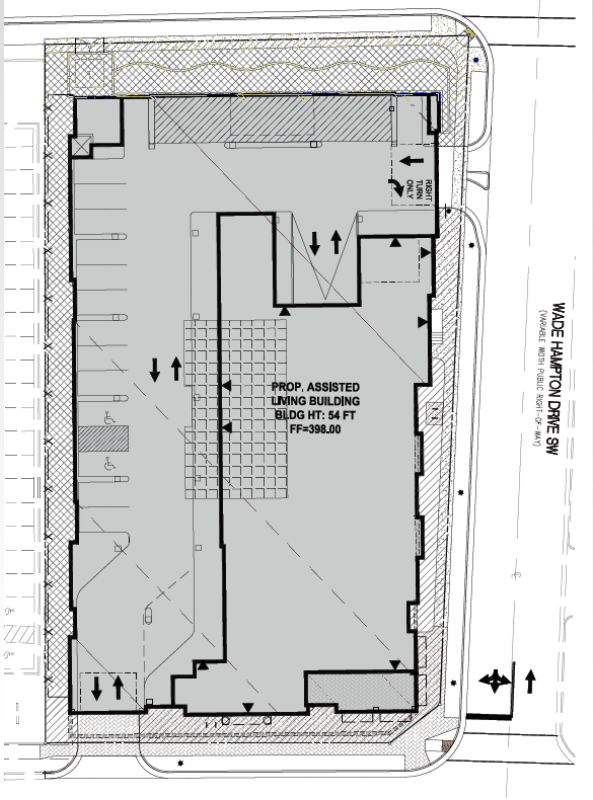
Open Space Set-aside Requirements

	Required	Previously Approved	Proposed
Open Space Provided (percentage)	15%	25.18%	25.9%
Open Space Provided (square footage)	5,526 sf	9,277 sf	9,550 sf







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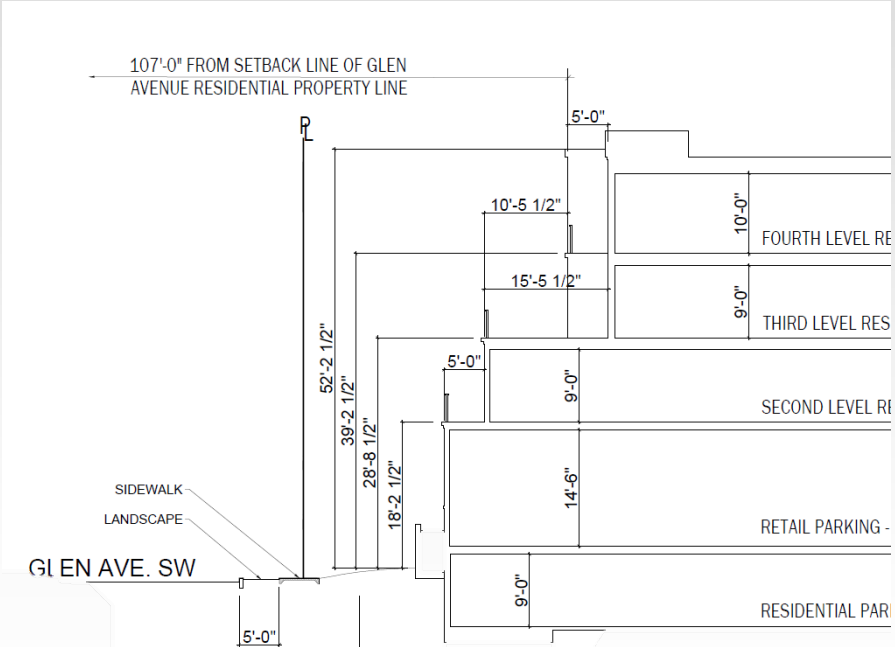
Neighborhood Compatibility



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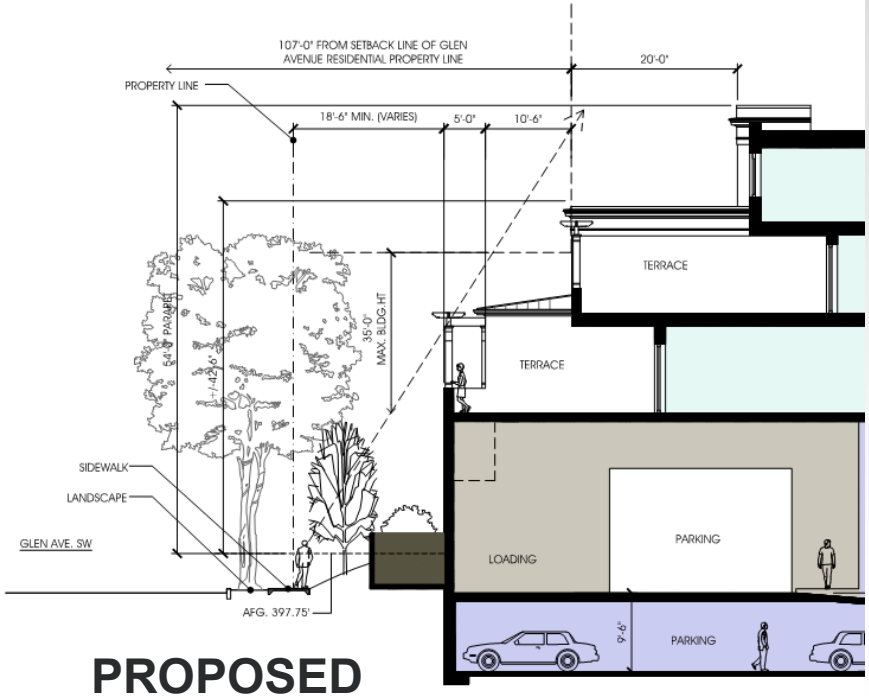

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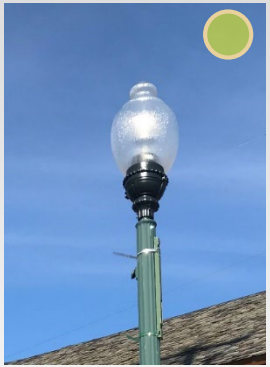
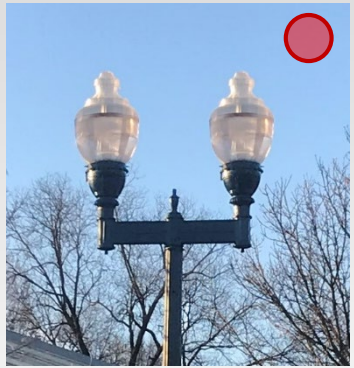
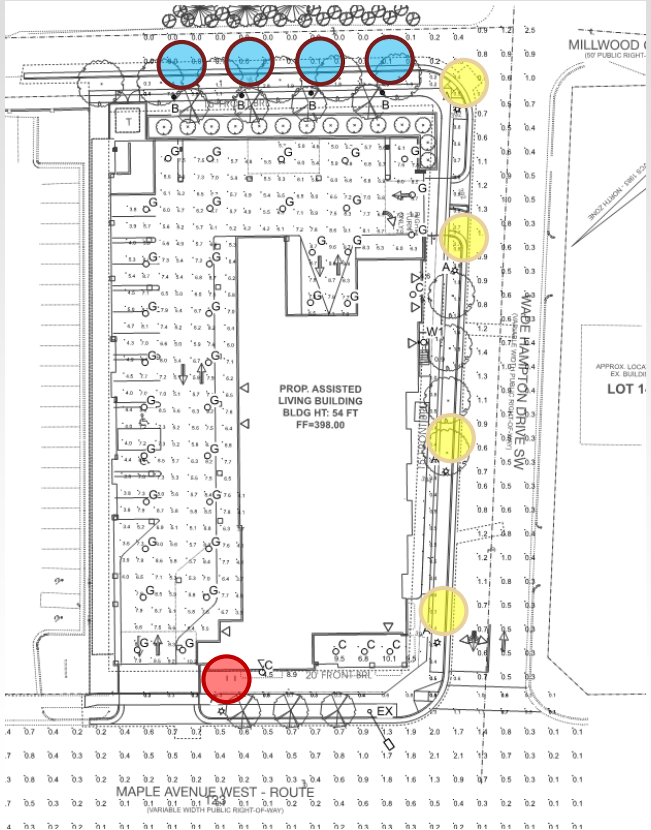
Lighting







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Questions

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