

From: Stephen Kenney, Chairman Planning Commission  
To: Vienna Town Council  
Meeting Date: May 13, 2020  
Re: Police Station Modifications of Requirements

### **Overview**

The Town of Vienna has proposed to build a new police station located at 215 Center Street S & 114 Locust Street SW in the RM-2 and RS-10 zones. Several modifications are being requested which include lot coverage, number of parking spaces and the location of a masonry screening wall.

Three citizens spoke about the project during our meeting. Of these two live on adjoining properties. Of the potential modifications the one which was discussed in any detail with the residents was the screen wall, although the portion of the wall requiring a modification (nearest Locust Street SW) was not the portion that had the most concerns. Along the western edge of the property there is a proposed 8'h screen wall which is indicated to be only a +/-2' from the property line. The placement of this wall is such that it results in a very narrow strip of remaining property on the outside edge of the wall on the West end of the property. The southern edge is shown to be at zero lot line. It should be noted that the wall is only about 4'h as viewed from the police station side.

There was concern about potential damage to some existing trees on the neighboring property as the wall and the associated footings are currently shown within the tree canopy line. The neighbor seems open to possible removal of the impacted tree(s) in exchange for some replacement vegetation and/or screening trees. This point is not yet resolved. The PC also considered how to infill the remaining land between the screen wall and the property edge. Grass is currently shown but poses some minor maintenance issues such as a narrow strip for access/lawn care. Other options seemed to carry potential negative side effects, such as rocks which can become displaced over time, etc.

Citizens also raised concerns about traffic impact on Locust Street as the main discharge point of the police vehicle lot is onto this street. While this is not directly related to the modifications covered by this memorandum the PC did feel the intersection at Locust St SW and Center St S should be studied in the future (post-pandemic) to see if improvements are warranted.

The lot coverage is proposed to be 69.8% vs the requirement of 25% maximum coverage for these zones. Considering the proposed public use, the various public space amenities which would be gained with this project, and requirements for the sizing of this community building the lot coverage modification did not raise serious concerns with the Planning Commission.

The PC also considered the modification request for the parking spaces for this facility. The current plans indicate 63 spaces whereas such a civic use would normally require one space per 300sf of gross floor area, or 105 space. The VPD stated that the designed number of spaces would be more than sufficient for the new facility as they plan no increase in the number of personnel. After some discussion and review of current parking space usage of the police station it was determined that the proposed spaces

seemed more than adequate to meet the proposed needs. The PC did raise a concern with the number of parking spaces when the community activities space is in use. When the used for gathering of people for classes or special events the proposed parking spaces would likely be insufficient to handle the demand. It is anticipated that surrounding parking areas such as on-street parking spaces and those nearby at Vienna Elementary School would be used during such events. The Town will need to plan accordingly to ensure such programed activities takes into consideration the limited onsite parking spaces and school hours to ensure sufficient parking availability.

**PC Action and Concerns**

The Commission voted 9-0 to recommend that Town Council approve the requested modifications for parking spaces, screen wall and lot coverage.

Motion: McCullough

2nd: Gelb

Roll Call Vote: 9-0