



Town of Vienna

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Meeting Minutes Planning Commission Work Session

Wednesday, April 11, 2018

7:00 PM

Council Chambers

Work Session

The Planning Commission met for work session on Wednesday, April 11, 2018 at 7:00 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: Sarah Couchman, Mary McCullough, Stephen Kenney, Andrew Meren, Walter Basnight, and Laurie Cole. In addition, attending and representing Town staff: Michael D'Orazio, Acting Director of Planning & Zoning, John Jay Sergent, Town Engineer, and Jennifer Murphy, Clerk to the Commission.

430 - 444 Maple Avenue West - MAC Rezoning Application

Presentation of the 430-444 Maple Avenue West development project.

Developer Chris Bell, Hekemian & Co., Inc. provided an overview of the project. The plan is to create a mixed-use building of residential and retail units that incorporates walkable space with variety in the facades.

Chairman Gelb opened the discussion to Committee members. Each provided feedback for the developer's consideration including retail makeup (number and type), open space, tree replacement and additional coverage, power line location, and occupant effect on the local school system. Of primary concern was the visual impact of the development, primarily building height (54 ft. plus 8 ft. for parapets) and the impact on the neighboring townhomes and overall neighborhood. The developers were encouraged to consider a configuration that would lower the height across the back of the facility.

Additional concern was expressed regarding traffic impact. With an already congested intersection, commissioners noted potential for neighborhood cut-through. Chairman Gelb requested staff submit the "MAC-required" multi-modal transportation impact analysis for immediate consideration.

Work Session Adjournment

The work session adjourned at 8:50 PM.

Respectfully submitted by,

*Jinger Eberspacher
Recording Secretary*

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