



Town of Vienna

127 Center Street South
Vienna, Virginia 22180
p: 703.255.6341
TTY 7111

Meeting Minutes Planning Commission Work Session

Wednesday, September 12, 2018

7:00 PM

127 Center St. South

Joint Work Session with Town Council

Members of the Planning Commission and Town Council met for work session. In attendance for Planning Commission Chairman Presiding, Michael Gelb with the following commissioners: Sarah Couchman, David Miller, Walter I. Basnight, and Sharon Baum. In attendance for Town Council: Mayor Laurie DiRocco, Councilwoman Sienicki, Councilwoman Colbert, Councilman Majdi, Councilman Springsteen, Councilwoman Bloch, and Councilman Noble. Also in attendance and representing staff: Mercury Peyton, Town Manager, Steve Briglia, Town Attorney, Cindy Petkac, Director of Planning & Zoning, Michael D'Orazio, Deputy Director of Planning & Zoning, Kelley O'Brien, Principal Planner, John Jay Sergeant, Town Engineer, and Jennifer Murphy, Commissioner Clerk.

Proposed MAC project for 380 Maple Avenue West

Dennis Rice of Red Investments, LLC and Tom Kylo, AIA and Principal Architect with Kylo Pattana Architects met for work session with members of the Planning Commission and Vienna Town Council to discuss a proposed MAC application located at 380 Maple Avenue West.

Staff provided a brief overview describing the design as a four-story, mixed use building. Situated fifty-one (51) feet back from Maple Avenue. The site includes a five foot grade drop with fifteen (15) foot side-yard setbacks. Third and fourth levels will be situated over 107 feet from adjacent setbacks with two-foot modulation of building facade. The proposed structure would be situated five feet from the water table. Second level parking will eliminate water table issues and further reduce issues associated with construction. There are currently no parking reduction requests with 88,073 square feet of structure and 11.45 percent lot coverage.

To date the applicant has worked to address questions and concerns heard at the first work session, which include addressing residential access, rideshare, and relocation of the freight elevation. They are currently addressing citizen concerns for overall height and screening of the surrounding neighborhood. A completed traffic study is anticipated next week. Market studies indicate potential purchasers to be local, retired, citizens looking to downsize and reside in a convenient location in proximity to medical and shopping. Amenities include a small dog park with zero-scaping or low water usage, solar ready facilities, and no onsite storm water facilities. A gated entrance will be provided with below grade parking and buffer area to include lots of trees.

In anticipation of traffic concerns Mr. Rice suggests adding a sidewalk connecting Nutley Street and Maple Avenue West. They are continuing to work on public outreach. Currently, commercial space to existing is 100% at 6,000 square feet with

up to 78 percent of the building having occupancy.

Discussion feedback included a request for more close-up elevations of the site, specifically from across Maple Avenue and a ghost-in of the old building on the rendering. Additionally that the building be stepped back further to soften the corner.

Discussion included open space requirements, which can be provided but are not currently required and the interior terrace design, which will likely be redesigned. Pricing point for the project is too preliminary at this stage and they are still working on a lighting detail of the site.

There being no further discussion the work session adjourned at 8:04 pm.

Respectfully submitted by,

*Jennifer M. Murphy
Clerk to the Commission*

THE TOWN OF VIENNA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (703) 255-6304, OR 711 VIRGINIA RELAY SERVICE FOR THE HEARING IMPAIRED.