



# Town of Vienna

127 Center Street South  
Vienna, Virginia 22180  
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## Meeting Minutes Planning Commission Work Session

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Wednesday, November 13, 2019

7:00 PM

127 Center St. South

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*The Planning Commission met in regular session on Wednesday, November 13, 2019, at 7:00 p.m. in the Council Chambers of the Vienna Town Hall, 127 Center Street South, Vienna, Virginia. Michael Gelb, Chairman, presiding and the following members present: David Miller, Julie Hays, Mary McCullough, Sarah Couchman, Stephen Kenney, Andrew Meren, Sharon Baum, and David Patariu. Also, in attendance and representing Town staff Cindy Petkac, Director of Planning & Zoning, Kelly O'Brien, Principal Planner, John Jay Sergeant, Town Engineer, and Jennifer Murphy, Clerk to the Commission.*

### Work Session Discussion

*Applicant representatives present were Sarah Mariska of Womble Bond Dickinson, Jerry Liang with Sunrise Senior Living, Scott Fleming, AIA with Rust Orling Architects, and William Johnson, PE with Wells & Associates.*

*Staff provided a brief presentation of the proposed project detailing application requirements, which include amending the approved proffers, obtaining a conditional use permit for an assisted living facility, and BAR (Board of Architectural Review) review of the revised design. To date the applicant has met in work session with the BAR.*

*Applicant representatives presented revised renderings and floor plans detailing a 20-foot reduction of the upper 4th floor, consolidated curb cuts along Wade Hampton Drive SW, interior access to the parking garage, and a publicly accessible café. Ingress/egress access has been shown off Maple Avenue with a covered seating area and fifteen (15) parking spaces shown at grade. The applicants having recently met with the BAR in work session have also met with surrounding neighbors.*

*Presenting 3D renderings, elevations include a corner element with terraces at the middle of the building and protective screens. Per neighborhood comments, they have maintained a quiet setting with outdoor uses restricted to daytime to further limit sound and light emissions. Updated plans incorporate the original landscaping buffering plan for stormwater with elevated planters. The tower element is now a focal point having a recessed service area archway and bay windows.*

*Commissioner questions included lighting, height, transformer location, and memory care space.*

*The applicant presented traffic trip generation counts, which include current versus fully occupied and proposed uses. Collected data finds low trip generation counts since only employees' drive with counts consistent during peak hours. The project provides for 80 parking spaces with 65 below grade and 15 spaces at grade level.*

*Five spaces are required for retail. All of which will be shared parking.*

*Additional commissioner questions were in reference to parking, parking reports, traffic impacts, and truck access. The 6 current parking spaces located along Wade Hampton will remain. A covered ambulance pickup area has been provided. Trash collection will occur from the Wade Hampton Drive SW side of the structure using a rollout.*

*Moving forward the applicant will continue with their neighborhood outreach efforts meeting with surrounding neighbors. Copies of the presentation will be provided to commissioners. Per request, a pedestrian, terrestrial view looking down Maple Avenue will be provided as well as a visual of neighboring buildings.*

## **Adjournment**

*There being no further discussion the work session adjourned at 8:55 pm.*

*Respectfully Submitted,*

*Jennifer M. Murphy  
Commission Clerk*

*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.*