



Town of Vienna

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Meeting Minutes

Board of Architectural Review Work Session

Friday, August 5, 2022

8:00 AM

Vienna Town Hall

Work Session

CodeCreate Work Session - Article 12.1 C-1B Pedestrian Commercial Zone - Church Street Vision

MEMBERS PRESENT: Chairman Roy Baldwin, Vice-Chair Michael Cheselka, Patty Hanley, Paul Layer, Linda van Doorn

STAFF: Planning and Zoning Director David Levy, Acting Deputy Director Kelly O'Brien, and Planner Sharmaine Abaied.

The Board of Architectural Review met for a work session for the zoning and subdivision code update referred to as Code Create Vienna. The Board members were asked to review the Church Street Vision section of the current code and share any suggested changes.

Ms. O'Brien gave a brief description of the Church Street vision that included the following:

- History of the Church Street Vision Plan (Map of approved Church Street Projects -Zone C-1B)
- The goal of the Vision Plan
- Previously approved Church Street Vision projects

The Board discussed the following:

- Mr. Layer provided the history of Church Street and the goals of the Church Street Vision
- Goal of bringing conformity to non-conforming properties
- Section 18-87.3.D – Why is an approval of landscaping required by BAR, PC & Council if by-right?
- Concern about Code Create changing overall Town parking ratios to be similar to incentive ratio in Church Street and losing the incentive
- Intention of vision was 2 story buildings with 3rd story modulated if included.
- Rear alley was meant to connect to provide rear parking access. If not used for parking, could it be developed as a pedestrian path?
- Each board member shared a “wish list” of items to be reviewed or changed
 - Chair Roy Baldwin
 - Stronger incentives
 - identify and preserve historic structures
 - reduce parking requirement when the public garage is built
 - make Church Street a pedestrian mall, if not all of the time, at least on weekends
 - Mike Cheselka
 - Linda van Dorn
 - Connect the alleys
 - Add parking garage at the end of the corridor

-Patty Hanley

- Side yard setback doesn't address corner lots
- Privacy wall requirement under the Supplemental section doesn't include C-1B
- Why are awnings and canopies for restaurants only?
- Should measure compact parking spaces and building heights the same as the rest of the code
- Why are mansard roofs not allowed?
- Update images of sign samples or take them out entirely and include as separate design guidelines document
- Require smaller caliper trees
- Lighting standards need to be reviewed
- Bicycle parking

-Paul Layer

- Could possibly define an appropriate slope for a mansard to modulate front façade
- Vertical sign should be limited to 2 feet wide
- 18-87.5. The intent is to bring the building down to ground and pedestrian-oriented design
- Will send staff detailed comments to review

At a later date (TBD), staff will provide a mark up of the code to the Board with their recommendations to review. Prior to public hearings for the zoning code update, the Board will be asked to make a formal recommendation to Town Council on changes to the Church Street Vision section as required by code Section 18-87.5.3.

Meeting Adjournment

The meeting adjourned at 9:23 AM

Respectfully Submitted,
Yaska Camacho Castillo
Board Clerk

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