



Town of Vienna

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Legislation Details (With Text)

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Title: Joint Work Session with Town Council and Planning Commission to Discuss Sunrise Assisted Living Mixed-Use Mac Rezoning Application

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Attachments: 1. Sunrise Statement of Justification 03.18.19, 2. Sunrise - Revised Arch for Worksession_03-21-19, 3. ZA Determination - Definition of Mezzanine as Provided for in the MAC Zone Regulations, 4. 04-1-19 Sunrise parking

Date	Ver.	Action By	Action	Result
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Subject:

Joint Work Session with Town Council and Planning Commission to Discuss Sunrise Assisted Living Mixed-Use Mac Rezoning Application

BACKGROUND SUMMARY :

The subject site is approximately 0.7376 acres and is located at the intersection of Maple Avenue East and Center Street North. Two two-story office buildings, built in 1983, currently occupy the site. Associated surface parking is located in between the two buildings and in the rear of the buildings with an entrance solely from Center Street. Commercial properties (including office buildings, retail and restaurants) surround the site on all sides. The applicant proposes redeveloping the site under the Maple Avenue Commercial (MAC) zoning regulations.

The original proposed redevelopment included a four-story, 54 foot high, mixed-use building with 85 assisted living units and approximately 7,700 square feet of first floor commercial area. The revised plans now show 83 assisted living units and 5,700 square feet of first floor commercial space. The applicant proposes one floor of underground parking and one floor of structured above-ground parking. Staff notes that the applicant is proposing a mezzanine space to include additional lobby and common spaces for the assisted living facility between the first story and second story of the building, beyond the four stories allowed per Code. The applicant is applying for a modification of requirement for the additional half-story. (The modification of requirement is to be considered by the Town Council after receiving a recommendation from the Planning Commission. The Board of Architectural Review does not make a recommendation or approve modifications of requirements.) The applicant is also applying for a conditional use permit for assisted living. (The Planning Commission makes a recommendation on the application for a conditional use permit to the Board of Zoning Appeals.)

The proposed building height is 54 feet, with an 8 foot corner tower projection above the 54 feet (a

maximum of 8.1 feet is allowed above the 54 feet for architectural features).

Vehicular access to the building is located off Center Street North in the same location as the current entrance. Pedestrian access to the retail portion of the building is located along Maple Avenue East and pedestrian access to the assisted living facility portion of the building, including the lobby, is located at the corner of Maple Avenue East and Center Street North.

The Board of Architectural Review formally reviewed the application at its regular meeting on February 21, 2019 and voted to recommend the application to Town Council regarding compliance with requirements of Article 13.1 of Chapter 18 of the Town Code (Draft minutes for this item are included with attachments). In the Board's motion, they recommended that the applicant use composite material for the fence that runs along the pocket park, give consideration for a plant matrix on both sides of the pocket plaza as a foundation or backdrop to the plantings, increase vegetation on Maple Ave extending planters right and left parallel to the road, and step back the planters one foot six inches from the curb line.

ADDITIONAL NOTES

At the joint work session on March 4, 2019, Council requested clarification on the requirements for mezzanines in the Town Code. The Zoning Administrator's determination (included with the attachments) includes clarification to the reference to "floor below" as the total building footprint of the floor below a proposed mezzanine including all elements from the front of the building to the rear. The Zoning Administrator also determined that "partially open to the floor below" means the mezzanine must be physically open and/or visually connected with windows to the space(s) below. The applicant has revised the plans to show a mezzanine space of approximately 11,090 square feet, which is 49.7% of the approximately 22,294 square foot ground floor footprint.

The bus shelter that exists on the site is located within the subject property boundaries. The first submission of the plan proposed relocating the existing bus shelter further north along Maple Avenue, away from the established bus stop near the corner of Maple Avenue and Center Street. Staff recommended the applicant consider incorporating the bus shelter into the façade of the building near the location of the bus stop. The applicant proposed an awning labeled "BUS SHELTER" and bench. Staff has received comments concerning changing the uniform look of bus shelters along Maple Avenue. Staff met with Fairfax County Transportation staff and determined the location as originally proposed closer to Maple and utilizing the existing shelter is preferred.

Staff is concerned about future access of existing dual 66" CMP culverts under the western property corner from existing structure 1177 to 915 and the reconfiguration of the existing structure in Center Street. Since the beginning discussions on this site, DPW staff considered the allowance of vertical encumbrance of the easement was contingent upon the applicant making the improvements necessary on the pipes.

Staff is also concerned about the width of the entry into the parking garage. Based on staff comments, the applicant combined the loading entry apron with the parking garage entry apron to expand it to 31 feet, meeting the 25 foot wide minimum and 35 foot wide maximum for ingress and egress to a public street per Town Code. While the interior aisle width of the parking garage meets the standards, the entrance of the drive aisle at the opening of the structure is only 17 feet wide.

Town Council Direction for Town Staff

The purpose of this Work Session is to provide Town Council with an update on this project and allow Town Council members an opportunity to ask the developer questions about the project.