



TOWN OF VIENNA
PLANNING COMMISSION
WORK SESSION
SUPPLEMENTAL EXHIBITS

February 27, 2019

Proposed Draft Maple Avenue Commercial (MAC) Zone Regulations Discussed

- Sec. 18-95.11 - Mobility and Circulation; Sec. 18-95.7 - Area Requirements
- Sec. 18-95.13 - Open Space Set-Asides (“Gathering Spaces”)
- Sec. 18-95.14 - Site Development Standards
- Sec. 18-95.16 - Neighborhood Compatibility
- Sec. 18-95.9 - Height Limit

Sec. 18-95.11 - Mobility and Circulation; Sec. 18-95.7 - Area Requirements

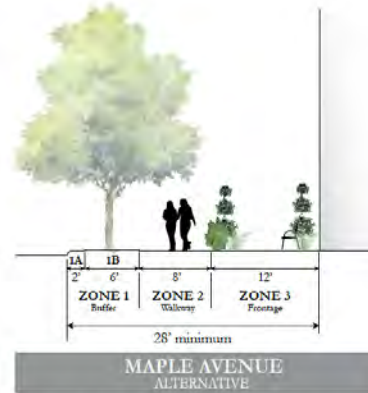
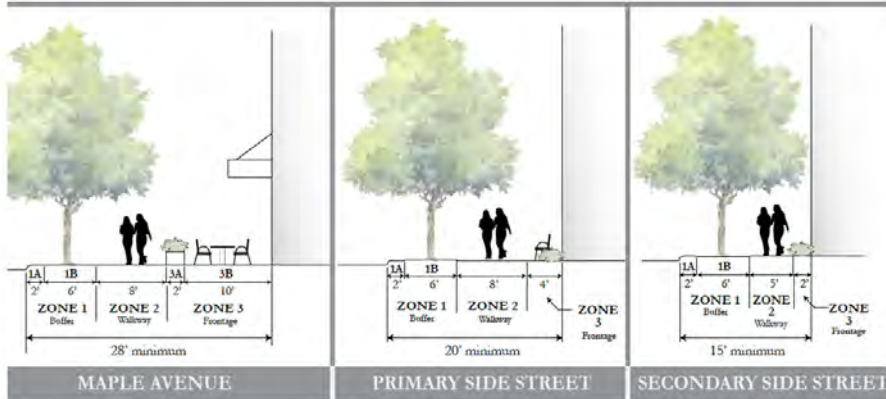
- Based on Visual Preference Survey Results, propose to increase Maple Avenue streetscape setback from 20 feet to 28 feet
- Propose streetscape zones for primary and secondary streets as well
- The following two slides show corresponding graphics from the preliminary draft Design Guidelines

Sec. 18-95.11 - Mobility and Circulation; Sec. 18-95.7 - Area Requirements

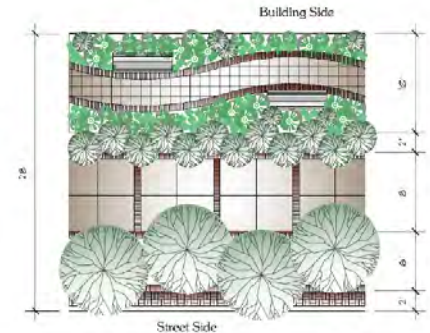
2.1 Streetscape Zones

This section provides guidance for designing the pedestrian realm for three different street types in the MAC Zone: Maple Avenue, primary side street and secondary side street. As shown on the map on page vii of these Guidelines, primary side streets include Nutley Street, Lawyers Road/ Courthouse Road, Center Street, Park Street, Branch Road, Beulah Road and East Street. Secondary side streets include Lewis Street/Wade Hampton Drive, Pleasant Street, Mill Street, Glyndon Street and Berry Street.

The images below show typical street sections for each of the street types. Wider sidewalks are required for areas with a high level of pedestrian activity. Landscaped buffers are required for all three street types to provide safety and comfort for the pedestrians away from the vehicular traffic.



Zone 3 along Maple Avenue can either be actively designed for outdoor dining or a more passive setting of significant landscaping with a pedestrian access and seating as shown in the study diagrams to the right.



Sec. 18-95.11 - Mobility and Circulation; Sec. 18-95.7 - Area Requirements

MAC Primary and Secondary Side Streets Map

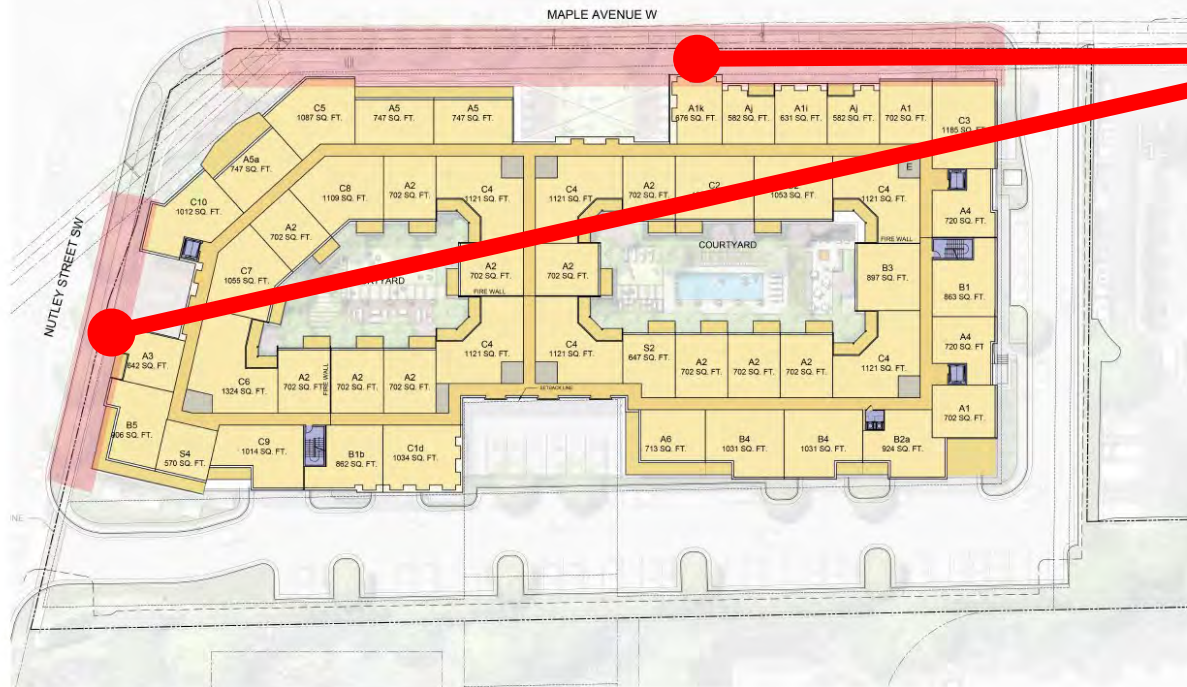


Sec. 18-95.11 - Mobility and Circulation;
Sec. 18-95.7 - Area Requirements

- Analysis of previously approved projects:
 - 444 Maple
 - Front setback on Maple Avenue would be 28 feet from face of curb under proposed changes to code
 - Side Street on Nutley would be 20 feet under proposed code change
 - Vienna Market
 - Front setback on Maple Avenue would be 28 feet under proposed code change

Sec. 18-95.11 - Mobility and Circulation; Sec. 18-95.7 - Area Requirements

444 Maple Avenue

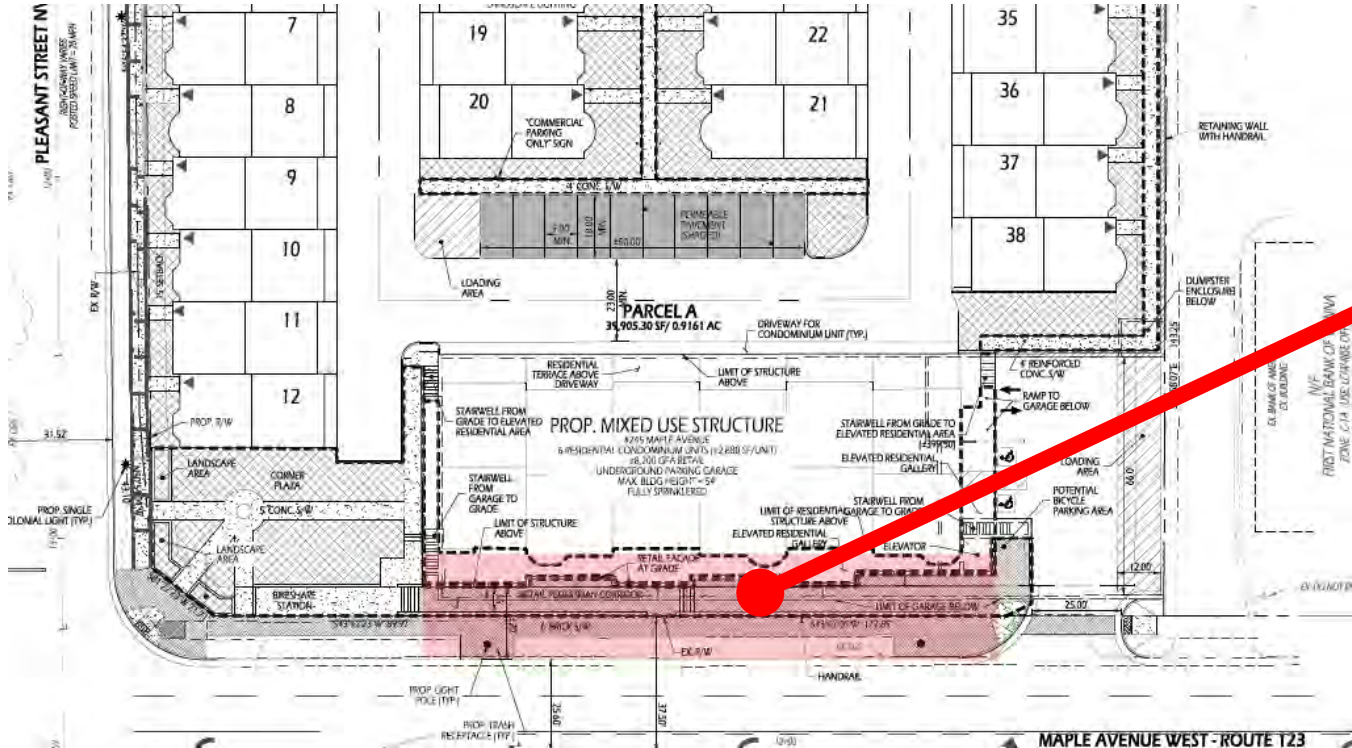


Setback along Maple is 28 feet from face of curb. Along Nutley, it is 20 feet from face of curb.

The building would need to meet these new setbacks.

Sec. 18-95.11 - Mobility and Circulation; Sec. 18-95.7 - Area Requirements

Vienna Market



Setback along Maple is 28 feet from face of curb.

The building would need to meet the 28 foot setback as opposed to 20 feet.

Sec. 18-95.13 - Open Space Set-Asides (“Gathering Spaces”)

- Currently open space can include amenities for development that is for use of tenants only, such as roof top pools and landscaped areas which aren’t publicly accessible
- Propose changing requirement from 15% of total development area to 10% of publicly accessible ground level spaces
- The following slide shows corresponding graphics from the preliminary draft Design Guidelines

Sec. 18-95.13 - Open Space Set-Asides (“Gathering Spaces”)

2.2 Gathering Spaces

A gathering space is a community amenity that serves a variety of users including building tenants and visitors and members of the public. This space may have many functions including pedestrian site arrival point, display of public art or a setting for recreation or relaxation. These spaces should be designed to cater to a diverse set of activities including those that are active or passive, formal or informal, group or individually oriented, and planned or spontaneous. Gathering spaces may be composed of paved areas, grass, gardens, shelters and seating. They should also link with the pedestrian movement network, allowing people to use them as through routes as well as places to linger and socialize. Examples of gathering spaces include plazas, forecourts and covered atriums.



Gathering spaces created by building setbacks should be an extension of streetscape Zone 3.



Planting trees around the outer edge can frame the gathering space and better define it.



Plazas provide an area for people to gather or relax.

1. Buildings fronting gathering spaces should maximize transparency on the ground floor facades and maximize integration between the buildings and the spaces.
2. Gathering spaces may be located in facade setbacks, building breaks and areas behind the building that is usable (not including refuse collection, etc).
3. Incorporate a variety of small public spaces, ranging in size from 100 to 2,000 square feet in size, to provide opportunities for informal interactions and public outdoor access.
4. Orient buildings to form gathering spaces rather than isolating them in forgotten, unattractive portions of the site. Use trees, walls, topography, and other site features to define gathering spaces and to lend a human scale to the area.
5. The space should be composed of a combination of landscaping and hardscape materials. Hardscape materials, including natural stone, may be incorporated in varied patterns and color.
6. The space should be usable activated gathering spaces including dining and other seating and can include passive elements.
7. Pedestrian scale lighting is encouraged.
8. Ceiling treatment in arcades may include murals, lighting or contrasting materials.
9. The space may not be enclosed by plastic or tarp materials hanging from a structure including canopies.
10. Bike racks may be located in gathering spaces provided they do not impede pedestrian walkways.

NOTE: Gathering Spaces replaces Open Space Set-Asides Section 18-95.13.



Examples of gathering spaces and the possible features.

Sec. 18-95.13 - Open Space Set-Asides (“Gathering Spaces”)

- Analysis of application of new gathering spaces provisions for previously approved projects:
 - Flagship: 5.27% gathering space
 - Vienna Market: 5.54% gathering space
 - 444 Maple: 9.88% gathering space

Sec. 18-95.13 - Open Space Set-Asides (“Gathering Spaces”)

Flagship

Area of Site: 51,884 sf

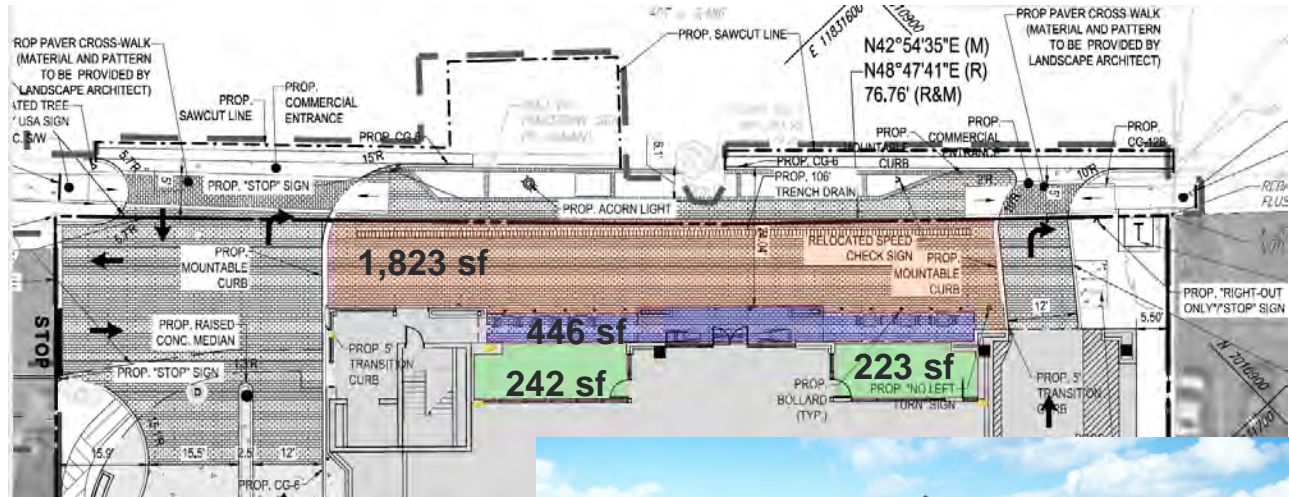
Gathering Space
(uncovered): 1,823 sf

Gathering Space
(under awning): 446 sf

Gathering Space
(under structure): 465
sf

Total: 2,734 sf

Percentage: 5.27%



Sec. 18-95.13 - Open Space Set-Asides (“Gathering Spaces”)

Vienna Market

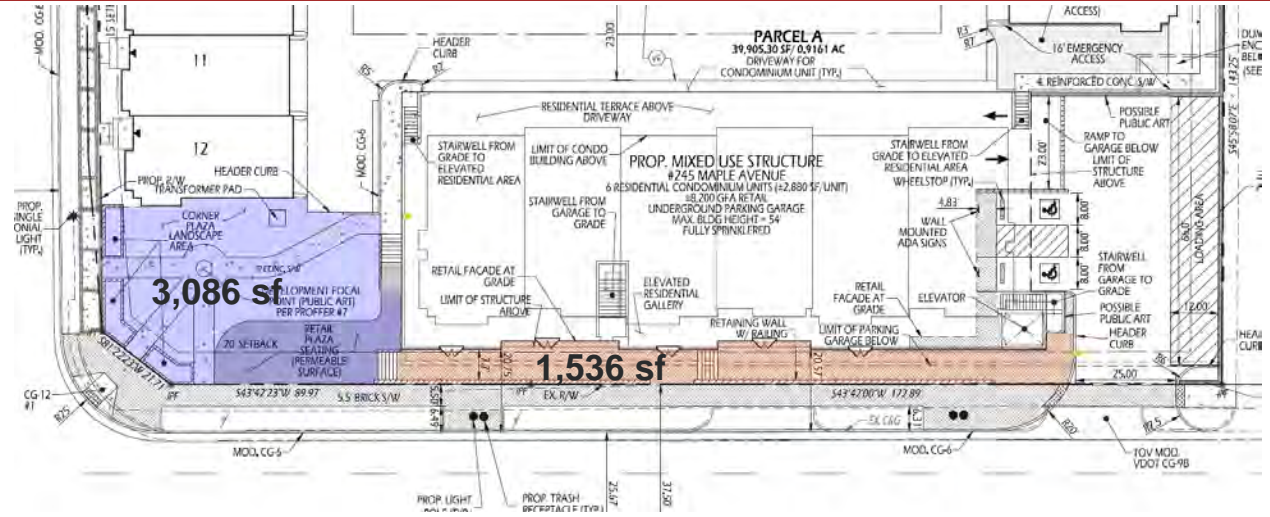
Area of Site: 83,367 sf

Gathering Space
(between sidewalk and building): 1,536 sf

Gathering Space
(corner plaza): 3,086 sf

Total: 4,622 sf

Percentage: 5.54%



Sec. 18-95.13 - Open Space Set-Asides (“Gathering Spaces”)

444 Maple

Area of Site: 120,091 sf

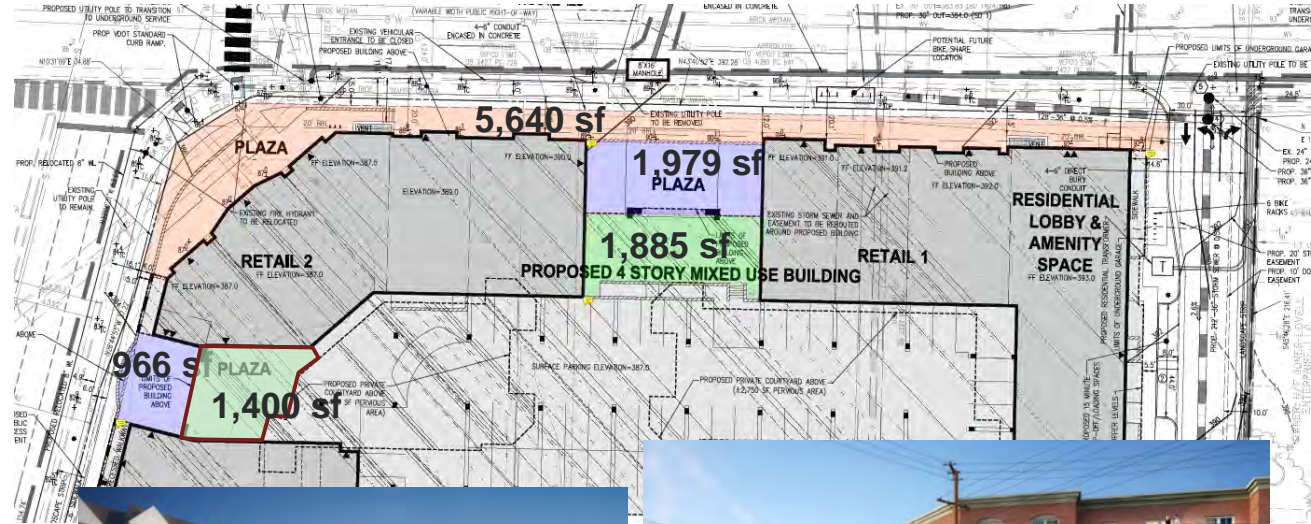
Gathering Space (between sidewalk and building and corner plaza): 5,640 sf

Gathering Space (forecourts): 2,945 sf

Gathering Space (covered forecourt): 3,285 sf

Total: 11,870 sf

Percentage: 9.88%



Sec. 18-95.14 - Site Development Standards

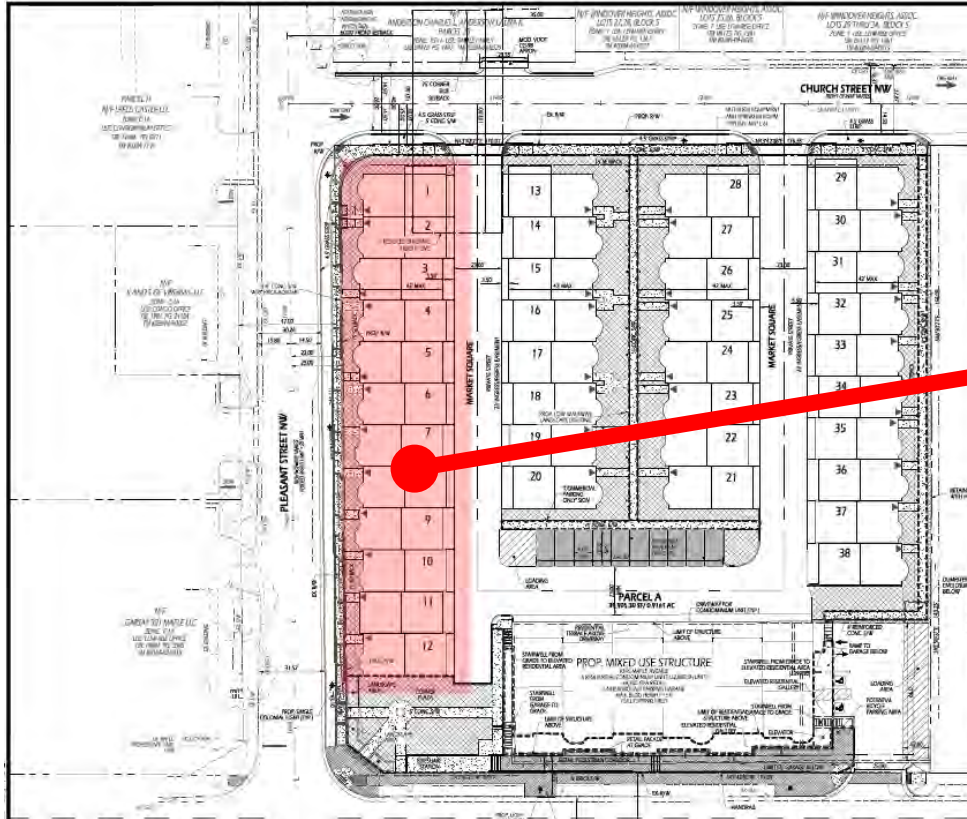
- New subsections requiring building and/or façade breaks based on linear building frontage on Maple and primary and secondary side streets
- The next slide shows analysis of previously approved project:
 - Vienna Market – Façade along Pleasant Street would require a building break

Sec. 18-95.14 - Site Development Standards

Vienna Market

Buildings along side streets cannot exceed 200 feet in length.

A building break of at least 40 feet would be required along Pleasant Street NW.

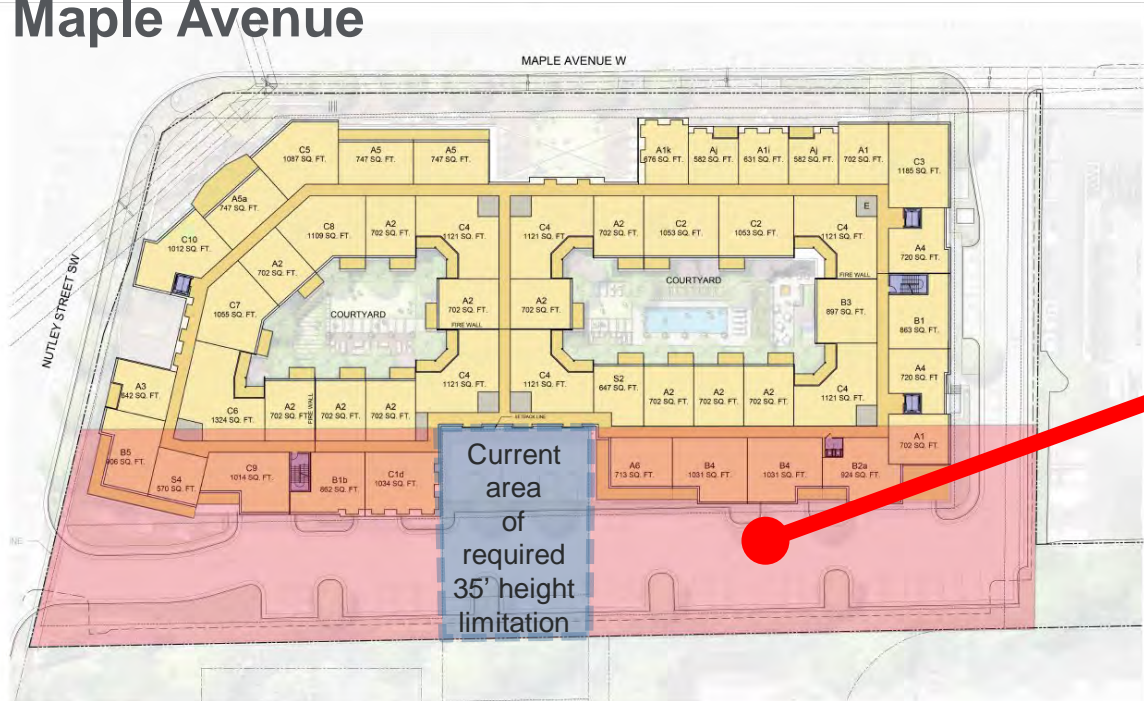


Sec. 18-95.16 - Neighborhood Compatibility

- Building height requirements expanded to include all single family and townhouses
 - ▣ Clearer to define from property line than rear, side and corner setbacks
 - ▣ Actually creates a uniform buffer area with lowered building height
- Analysis of previously approved projects:
 - ▣ 444 Maple – larger area would be required to be 35 feet

Sec. 18-95.16 - Neighborhood Compatibility

444 Maple Avenue



Building within 100 feet of property line shared by townhouses and/or single-family detached dwellings cannot exceed 35 feet.

The back 10 apartments on the 4th floor could not be built.

Sec. 18-95.9 - Height Limit

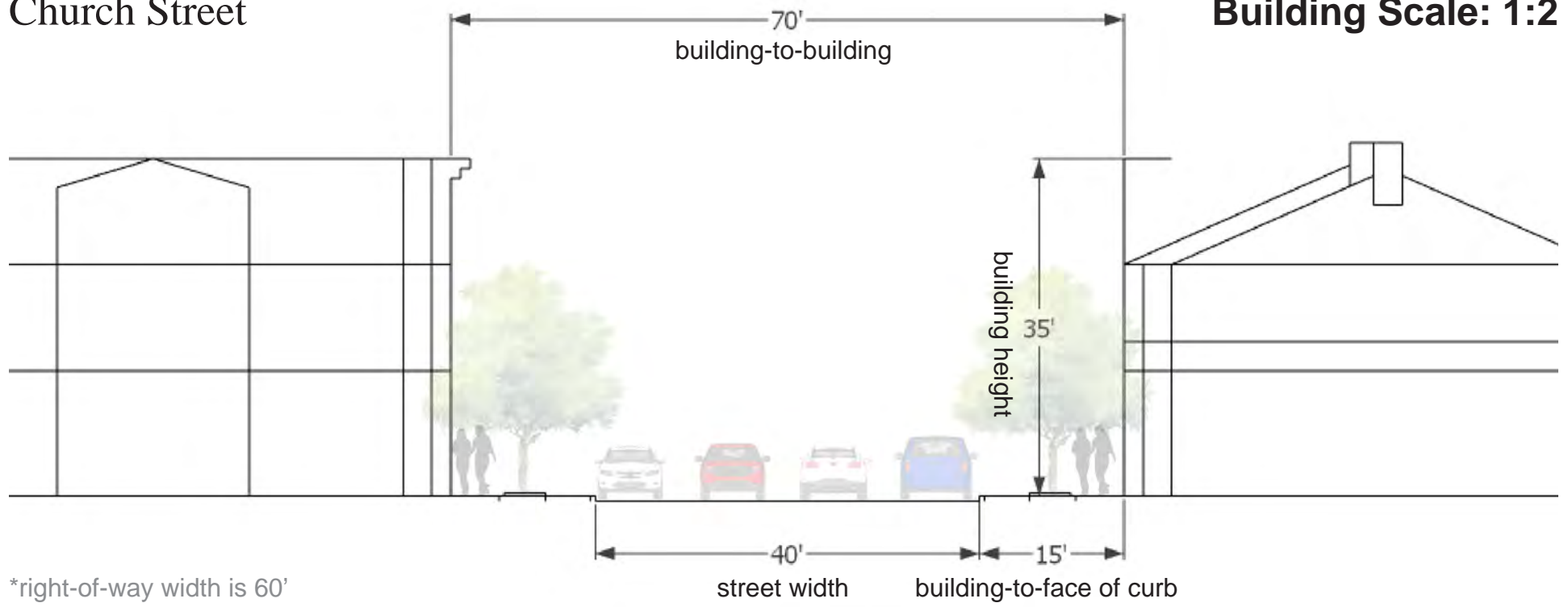
- By expanding streetscape setback from 20 feet to 28 feet on Maple Avenue, the ratio of building height to the total width of streetscapes and street width/roadway is the same as Church Street
- The following slide shows a visual comparison of building scale:
 - ▣ MAC Existing – 1: 1.7
 - ▣ Church Street – 1:2
 - ▣ MAC Proposed – 1:2

Building Scale

is the ratio of the building height to building-to-building width

Church Street

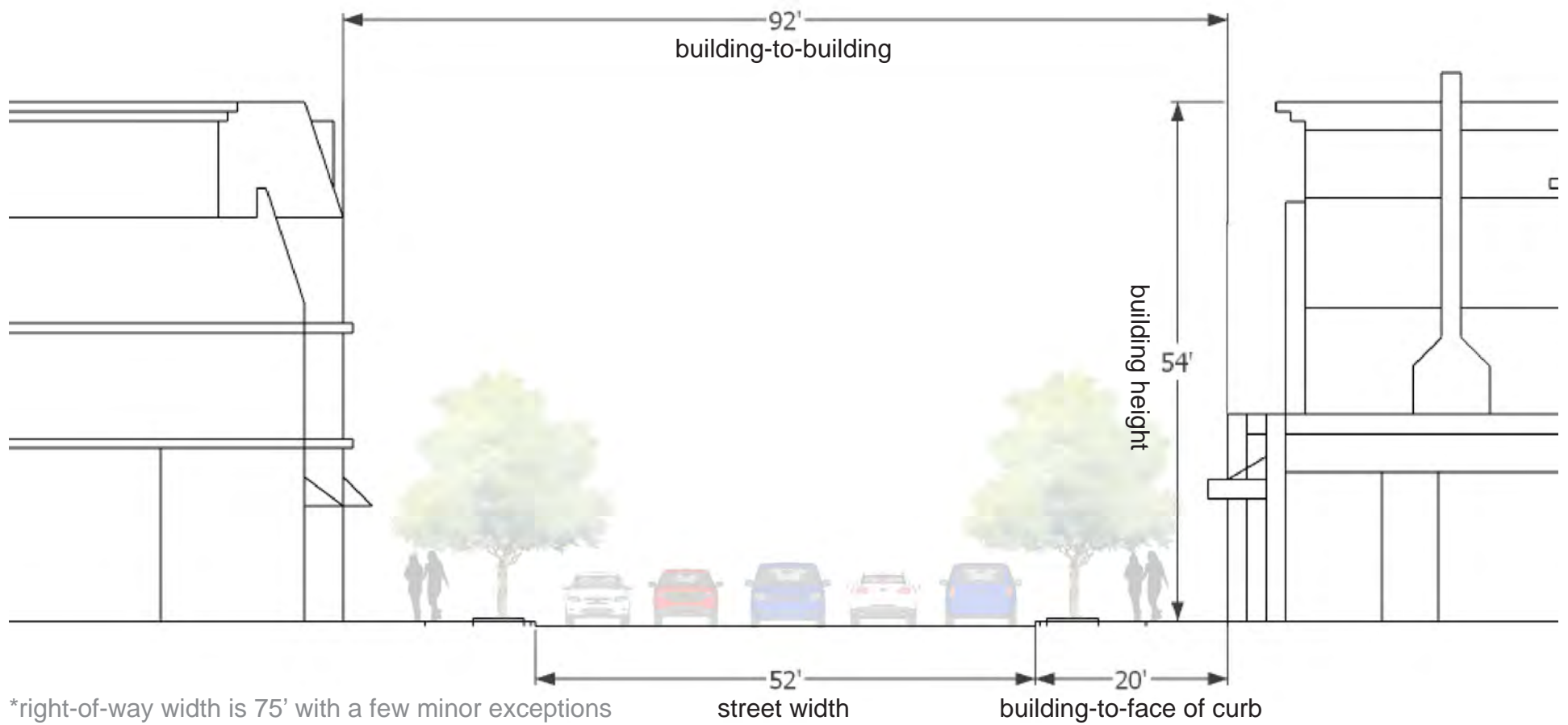
Building Scale: 1:2



*right-of-way width is 60'

Maple Avenue Existing MAC

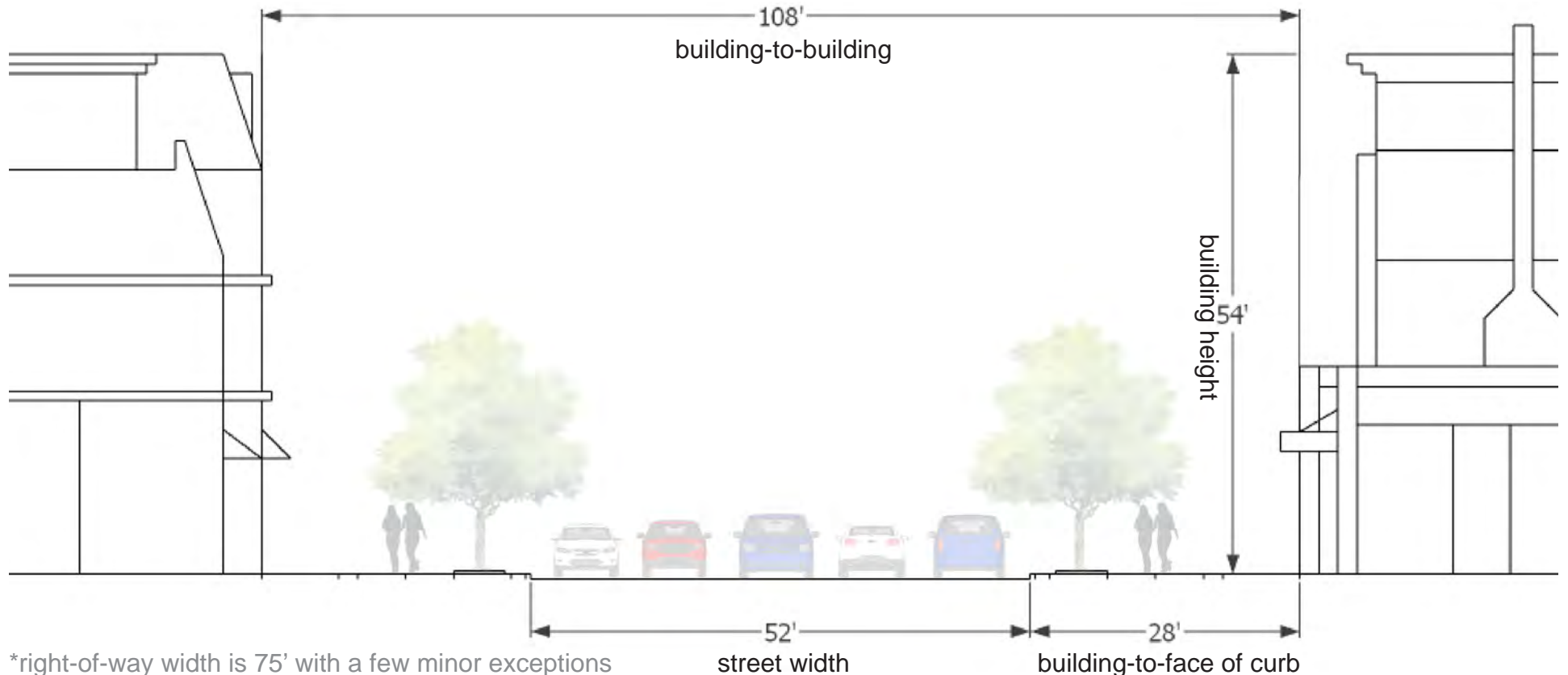
Building Scale: 1:1.7



*right-of-way width is 75' with a few minor exceptions

Maple Avenue Proposed MAC

Building Scale: 1:2



*right-of-way width is 75' with a few minor exceptions