



Town of Vienna

127 Center Street South
Vienna, VA. 22180
p: 703-255-6300
TTY 7111

Meeting Minutes

Board of Architectural Review Work Session

Thursday, July 31, 2025

8:00 AM

Charles Robinson Jr. Town Hall, 127 Center
St. South

Work Session

[BARWS25-09](#) 515 Maple Ave E - Sekas Homes, LTD (mixed-use development) -Exterior
[6](#) Modifications - Work Session

The Board of Architectural Review met for a work session in Town Hall on Thursday, July 31, 2025.

Members Present: Ms. Hanley, Ms. Couchman, Ms. Shelly, Mr. Penati, and Mr. O'Keefe.

Staff present: Andrea West, Zoning Administrator & Sharmaine Abaied, Planner.

Applicants present: John Sekas & Mike Van ATA

Sekas Homes, LTD is proposing:

- Mixed-use residential condominium development at 515 Maple Ave. E.
- Designed to meet the demand for smaller ownership units in the town.
- Prime walkable location, close to local businesses and amenities.
- Envisioned as a gateway feature in the heart of town.

The ground floor will include:

- Parking garage (wrapped by commercial and residential amenities).
- 9,401 sq. ft. of commercial space, including a new Seekers Homes office.
- Commercial storefronts facing Maple Ave.
- Residential lobby accessed via Berry St.

The Upper two stories:

- Planned 44 residential condominium units.
- Final unit count, size, and bedroom mix are still under review.

Materials & colors:

- Final materials and colors not yet selected, but the intent is to ensure:
 - oArchitectural harmony with the surrounding area.
 - oA building that is attractive and aesthetically pleasing for both residents and the broader community.

Preliminary material concepts include:

- Stone base
- Aluminum storefront
- Cement siding
- Brick façade

Landscaping & Site Integration:

- Plan includes new landscaping to:
 - oHelp the building blend into the site and street frontage.
 - oEnhance pedestrian experience.
 - oProvide a vegetated buffer to protect nearby residences.
- Landscape features designed to ensure the building is welcoming and context-sensitive.

The adjoining neighbor on Raspberry St. has been informed and is supportive of the project. They are pleased that there won't be a parking lot or drive-through noise near their yard. While they're somewhat concerned about one tree's root structure, they don't actually like the tree. The project team plans to undertake landscaping on their property as compensation.

Signage Plans:

- Freestanding monument sign is under consideration for future site plan submission.
- Building signage is shown in elevation drawings but will be refined further.
 - More work is needed on signage design and placement.

The board made the following comments:

- Additional detail is needed on the landscape buffer area, specifically, a detailed/"blown-up" landscape plan.
- Issue with viewing the full plan set due to large file size.
- Suggestion to compress plan sets – to include pertinent pages (e.g., existing conditions).
- Some concerns about specific plant selections, such as:
 - Chokeberry — described as loose and potentially unsuitable.
 - Kothwe — noted as a temperamental plant.
- Will email staff with suggestions regarding plant selection to be forwarded to the applicant.
- Clarification that buffer areas are not intended for active use (e.g., not dog parks).
- Noted a right-of-way dedication on 1/23; clarification that:
 - The dedication is to align the property with the existing right-of-way on Maple Ave.
- Emphasis on ensuring the building frontage design coordinates with the town's right-of-way plan.
- Sidewalk: On Maple Ave, the existing sidewalk will remain. On Berry St, a new brick sidewalk will be installed. Board member noted a preference for a brick band (instead of a full brick) after turning the corner.
- A detailed/expanded landscape view of the corner would be helpful.
- Question raised about whether there will be an irrigation system - Not confirmed yet.
- The building design is very similar to Sunrise. The board recommended some differentiation, particularly in color and other design elements.
- The existing building is about 60 years old and has a striking architectural style. Consideration to incorporate elements of that style into the new building's front facade as a nod to the original.
- The backside of the building faces residential property and is less symmetrical than the front. If asymmetry is intentional, it should be purposeful, especially since it faces residents.
- There are balconies on the back; considerations include: avoiding privacy issues (e.g., residents seeing Christmas string lights).
- A previous project down the street elongated bump-outs at key points, creating a nice visual effect. Suggestion to consider doing the same on the corner or at a central location in this project for a similar positive impact.
- Request to include a graphic scale on every page.
- Does the masonry wall exist? No.
- Lighting in parking garages should follow residential-style standards.
- Use 3000K color temperature.
- Use lower lumen levels, unless higher is clearly justified (e.g., for safety).
- Refer to IES guidelines for appropriate lumen levels, but err on the lower side.
- For exterior and garage lighting: Include separate circuits for emergency and regular lighting to allow non-essential lights to be turned off at night.
- Add dimmers for greater control; they're affordable and improve flexibility.
- Berry St. elevation needs more pedestrian-level detail, especially:
 - The center courtyard area.
 - Materials visible from the street/pedestrian view.
- Treatment of the loading space, which appears utilitarian.
- Emphasis on making the parking garage entrance intuitive and welcoming:
 - Signage isn't required, but clear visual cues help people understand where to go.

Meeting Adjournment

Board Clerk
Yaska Camacho Castillo

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