



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: June 17, 2026

Re: **245 Maple Ave W - Vienna Market
BAR Work Session**

Northfield Development requested a work session meeting with the Board of Architectural Review (BAR). The applicant would like to present proposed updates to the project, including the corner park, for discussion. The intent is to obtain feedback to incorporate into a refined proposal for consideration and approval at a future meeting.

Please note that at the November 12, 2024, BAR Work Session, the BAR had the following comments/recommendations:

- Create a border around the large circle in the corner park,
- Enhance the corner park to create a sense of place,
- Use the same materials for the board to fix and fill in the circle for the determined artwork,
- Art Commission provides artwork for the circle,
- Change the angular retaining wall that screens the transformer to serpentine walls,
- Investigate dwarf skip laurels or something easily pruned, for the screening of the meters on the exterior wall of the townhome,
- Change the planters' boxes to match the Vienna Streetscape or create tree wells,
- Remove the middle planter box if benches could be incorporated,
- Remove the middle planter box and create a meeting space by adding benches or seating,
- Provide approved, existing, and proposed landscape plans,
- The board recommends another work session before the BAR meeting.

***Applicants must attend the meeting and represent their application.
Failure to appear may result in the deferral of the item or amendments to the design.
Failure to appear will not relieve any pending violations.***

- Attachments:
- 01 - Staff Memo
 - 02 - Application
 - 03 - Work Session Narrative
 - 04 - 11.12.24 BAR Work Session Minutes
 - 05 - Grading Plan Proposal
 - 06 - Garage Grille Door
 - 07 - Updated Light Fixtures
 - 08 - 2021 BAR Approved Plans
 - 09 - 2021 Approved Site Plan
 - 10 - Oct & Nov 2022 BAR Deferrals
 - 11 - Original Concept Plan

Role of the Board of Architectural Review:

The Board of Architectural Review is authorized by Chapter 4 of the Town Code, and the Town Charter, to review exterior modifications within designated architectural review districts.