

: 444 MAPLE ST :

General Information  
Town Council Work Session  
November 6, 2017



# Vienna, VA



Maple Ave - (30,000 vpd)

Nutley St - (31,000 vpd)

Maple Ave & Nutley St Vienna, VA  
 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population:	12,455	100,248	254,737
Median HH Income:	\$103,674	\$108,843	\$103,485
Daytime Population:	3,712	63,799	202,290
Average Household Size:	2.73	2.68	2.62



: 444 MAPLE ST :

MAHAN RYKIEL  
 ASSOCIATES INC



WALTER L.  
 PHILLIPS  
 Engineers of record since 1945



# The Property

- 2.79 Acres.
- Currently houses a 114 room motel and a restaurant. Both constructed in 1971.
- Acquired by Vienna Development Associates, LLC in 2006.
- Hekemian & Co., Inc. is the developer for the property.
- Hekemian & Co., Inc. is an 84 year old family-owned real estate company. Our expertise is in Retail , Housing and Mixed-Use developments.

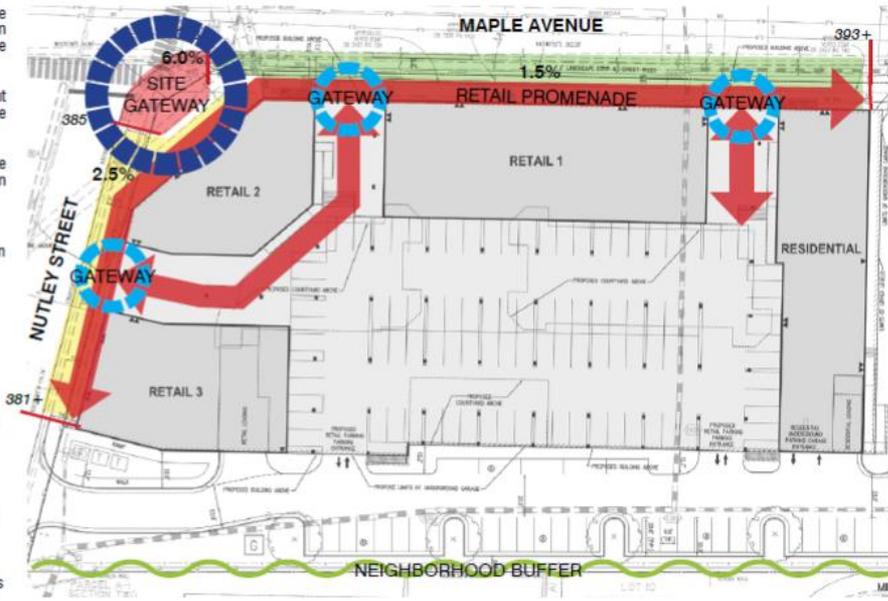
# The Redevelopment Proposal

- 160 apartments homes.
- 19,237 square feet of pedestrian-oriented street retail
- One level of underground secure parking for residents.
- Convenient at-grade parking for retail customers.
- Village architecture inspired by similar sized buildings located in some of the most memorable and authentic small towns in the US.
- Designed to meet or exceed the requirements of the MAC zoning overlay without the need for variances, waivers or modifications.
- Designed to meet an easily identified market demand for best-in-class, yet market affordable housing.
- Design to strengthen Maple Ave walkability and its growing sense of neighborhood by providing a walkable neighborhood destination geared toward people, not cars.
- High quality materials and site amenities.
- A curated retail tenant mix focused on addressing the wishes and desires of the neighborhood.

## EXISTING CONDITIONS

444 Maple Avenue is ideally situated at the intersection of Maple Avenue and Nutley Street, which has the potential to become an important gateway in the Town of Vienna. Key components of the existing site include the following:

- Three existing buildings are situated on the site. A restaurant use sits on the corner and a hotel with two buildings sits on the eastern side.
- An existing brick wall and landscape area separates the site from adjacent residential uses to the south. This condition should be retained if possible.
- Overhead power lines run along the Maple Avenue frontage and will impact the proposed development. At the intersection with Nutley Street, they angle across the site and continue.
- Large traffic control and/or power boxes currently sit at the corner of Nutley Street and Maple Avenue. Their location may impact the design of the sidewalk and plaza spaces associated with the new development.
- Existing Site grades are fairly flat, especially along Maple Avenue. The 1.5% grade is ideal for a generous sidewalk condition. At the main intersection, grades are steeper and a ramp and/or stair condition may need to be explored. Nutley Street gradually falls to the South.
- Proposed site conditions create a series of retail/pedestrian promenades that connect the parking garage with adjacent uses. Promoting connectivity will be a critical element of the site plan.
- Proposed breezeway areas create opportunities for outdoor dining and sitting, while creating visual and physical gateways between the site and adjacent streets.



Overall Birds Eye (Courtesy Google Earth)



Nutley St./Maple Ave. Intersection (Courtesy Google Earth)

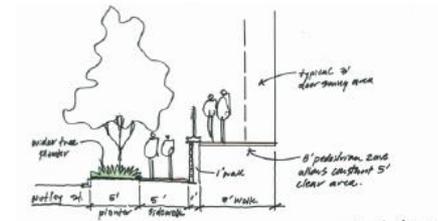
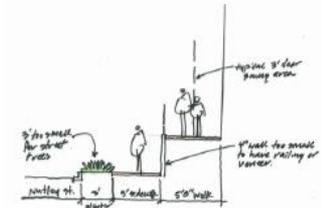
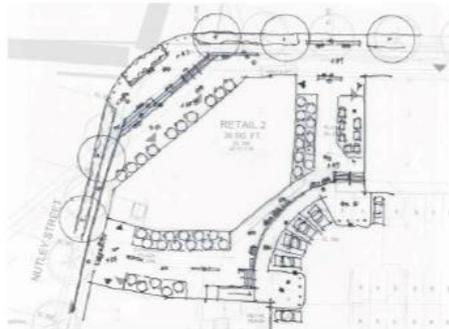
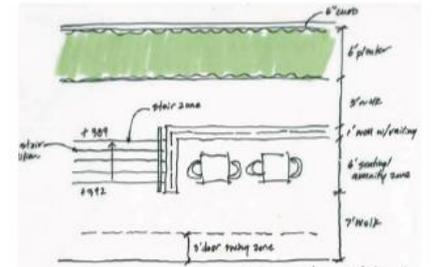
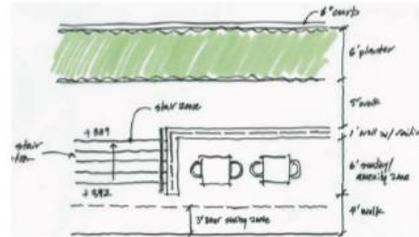
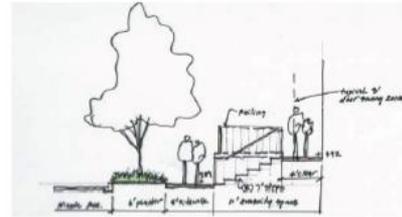
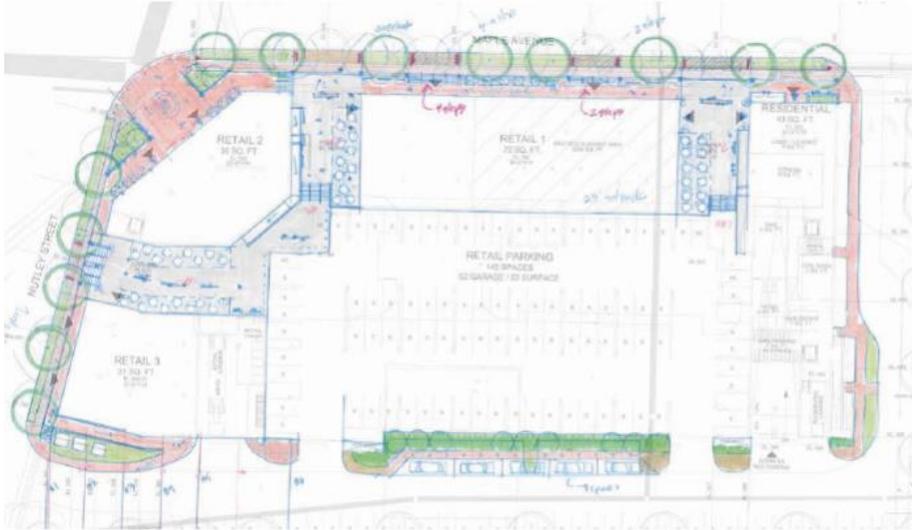


Maple Avenue Frontage (Courtesy Google Earth)



Site entry off Nutley St. (Courtesy Google Earth)

CONCEPT PLAN DEVELOPMENT & STUDIES



PREFERRED CONCEPT PLAN



444 MAPLE ST

MAHAN RYKIEL  
ASSOCIATES INC

ktgy  
Architecture+Planning

WALTER L.  
PHILLIPS  
Engineers of record since 1945

HEKEMIAN  
since 1933

## PREFERRED CONCEPT PLAN - OVERVIEW

### OVERVIEW

The 444 Maple Avenue project will establish a new gateway into the Town of Vienna. Working with the proposed architectural uses and site conditions, the following are key elements of the preferred concept plan:

- Corner plaza with terraced seating
- Retail breezeways with outdoor dining and seating
- Retail promenades fronting Maple Avenue and Nutley Street
- Landscape treatments along Maple Avenue and Nutley Street

### SITE AMENITIES LEGEND

- A** Plaza with plinth seating and stairs for gatherings and events.
- B** Focal point plantings at gateway corner.
- C** Plaza space with focal point bench.
- D** Proposed Maple Avenue streetscape with 5' planter and street trees.
- E** Proposed seating niche with benches.
- F** Maple Avenue site entrance.
- G** Nutley Street site entrance.
- H** Site generator.
- I** Utility/Power Boxes.
- J** Existing brick wall and vegetation to remain.
- K** Stair/ramp connection to retail promenade.
- L** Site wall with railing.
- M** Staircase connection to retail level.
- N** Nutley Street streetscape with 5' planter and street trees.
- O** Retail breezeway with outdoor dining, seating and other amenities.
- P** Drop-off Area
- Q** Stair/Ramp connection from parking to retail areas.
- R** Parking garage venting.
- S** Potential outdoor dining opportunities.



444 MAPLE ST

MAHAN RYKIEL  
ASSOCIATES INC

ktggy  
Architecture+Planning

WALTER L. PHILLIPS  
Engineers of record since 1945

HEKEMIAN  
since 1933

COMPARABLE IMAGES



: 444 MAPLE ST :

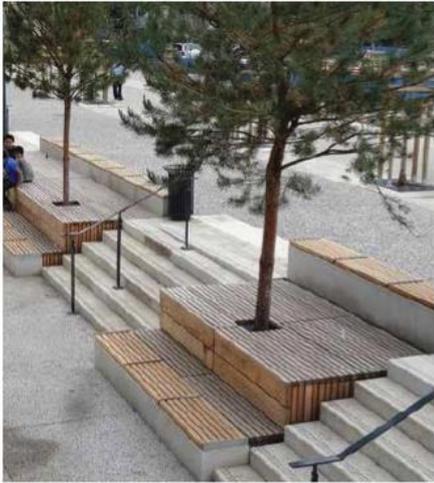
MAHAN RYKIEL  
ASSOCIATES INC

ktgy  
Architecture+Planning

WALTER L.  
PHILLIPS  
Engineers of record since 1945

HEKEMIAN  
since 1933

COMPARABLE IMAGES



: 444 MAPLE ST :

MAHAN RYKIEL  
ASSOCIATES INC



WALTER L. PHILLIPS  
Engineers of record since 1945





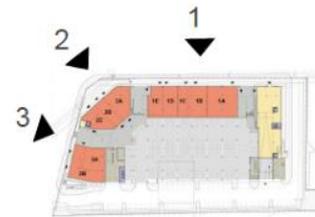
1 - MAPLE AVENUE ELEVATION



2 - CORNER ELEVATION



3 - NUTLEY STREET ELEVATION



: 444 MAPLE ST :

MAHAN RYKIEL ASSOCIATES INC



WALTER L. PHILLIPS Engineers of record since 1945

HEKEMIAN since 1933



1 - REAR ELEVATION



2 - SIDE ELEVATION



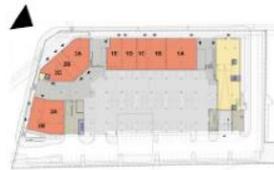
: 444 MAPLE ST :

MAHAN RYKIEL ASSOCIATES INC

ktgy Architecture+Planning

WALTER L. PHILLIPS Engineers of record since 1945

HEKEMIAN since 1933



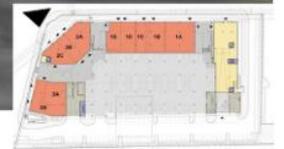
: 444 MAPLE ST :

MAHAN RYKIEL  
ASSOCIATES INC



WALTER L.  
PHILLIPS  
Engineers of record since 1945





: 444 MAPLE ST :

MAHAN RYKIEL  
ASSOCIATES INC



WALTER L.  
PHILLIPS  
Engineers of record since 1945

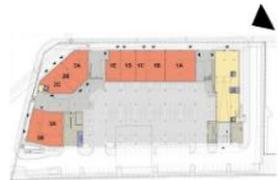
HEKEMIAN  
since 1933



: 444 MAPLE ST :

MAHAN RYKIEL  
ASSOCIATES INC





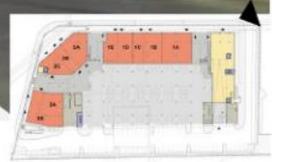
: 444 MAPLE ST :

MAHAN RYKIEL  
ASSOCIATES INC



WALTER L.  
PHILLIPS  
Engineers of record since 1945

HEKEMIAN  
since 1933



: 444 MAPLE ST :

MAHAN RYKIEL  
ASSOCIATES INC



WALTER L.  
PHILLIPS  
Engineers of record since 1945





: 444 MAPLE ST :

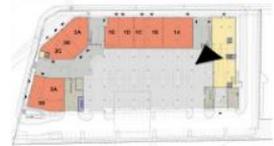
MAHAN RYKIEL  
ASSOCIATES INC



WALTER L.  
PHILLIPS  
Engineers of record since 1945

**HEKEMIAN**  
since 1933





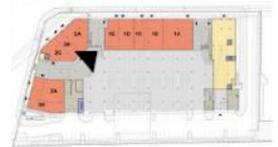
: 444 MAPLE ST :

MAHAN RYKIEL  
ASSOCIATES INC



WALTER L.  
PHILLIPS  
Engineers of record since 1945

**HEKEMIAN**  
since 1933



: 444 MAPLE ST :

MAHAN RYKIEL  
ASSOCIATES INC



WALTER L.  
PHILLIPS  
Engineers of record since 1945





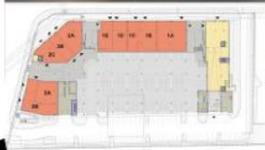
: 444 MAPLE ST :

MAHAN RYKIEL  
ASSOCIATES INC



WALTER L. PHILLIPS  
Engineers of record since 1945

HEKEMIAN  
since 1933



: 444 MAPLE ST :

MAHAN RYKIEL  
ASSOCIATES INC



WALTER L.  
PHILLIPS  
Engineers of record since 1945





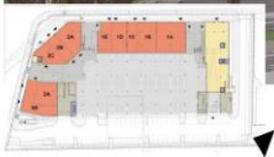
: 444 MAPLE ST :

MAHAN RYKIEL  
ASSOCIATES INC



WALTER L.  
PHILLIPS  
Engineers of record since 1945





: 444 MAPLE ST :

MAHAN RYKIEL  
ASSOCIATES INC



WALTER L.  
PHILLIPS  
Engineers of record since 1945





: 444 MAPLE ST :

MAHAN RYKIEL  
ASSOCIATES INC



WALTER L.  
PHILLIPS  
Engineers of record since 1945

