

## VIENNA TOWN GREEN

### New Site Development:

The existing site will be converted into a 2.235-acre\* central park tract bounded by Maple Avenue, East, Church and Mill streets, NE and Vienna's commercial core (*\*the actual park tract will enclose 2.226 acres after conversion of Town owned property to right-of-way for Mill Street, NE*).

The majority of the Town Green site work is located on the commercial building and parking lot property which is partially owned by the Northern Virginia Regional Park Authority. Some additional sidewalk and landscaping work is located on the Historic Freeman House property. The following are the major elements of the Town Green:

- Plaza with fountain along Maple Avenue
- Widening of Mill Street and Addition of Curb and Gutter
- Formal Town Green Lawn
- Town Green Allee
- Amphitheater and Stage with Sloped Lawn
- Enhanced Parking Area
- Instant Impact Landscaping
- Interior Park Lighting
- Restrooms and Storage Closet

### Plaza With Fountain

The Town Green will be fronted with a Plaza running the entire front of the Green from the Washington & Old Dominion Trail to Mill Street. The Plaza will include a fountain approximately 20 x 20 feet with adjoining flag poles. The fountain material is Virginia Granite with cascading water (sample to be provided). There will be three flag poles imbedded in the top of the fountain. Two will be 20-feet high and the third 25-feet high. The pavers are manufactured by Pavestone, Inc. (samples to be provided). Large scale trees will be planted in the Plaza. Benches and large planter pots will be scattered (pictures to be provided). An embedded bronzed marker (picture provided) will be inscribed in the pavers as a cornerstone. Stone walls will delineate between the Plaza and the formal lawn (sample to be provided).

### Widening of Mill Street and Addition of Curb and Gutter

Mill Street will be widened by approximately 12-feet from Maple Avenue to the first offloading space at the Town Green. The widening will provide a greater radius for trucks turning onto Mill Street from Maple Avenue. The existing sidewalk will be removed and new buffer plantings will screen the park from Mill Street.

### Formal Town Green Lawn

This area will be a level grassy lawn approximately 18" lower than the Plaza. It will provide a protected gathering place and will be the location of the Town holiday tree. The lawn will be surrounded by an aggregate path (pictures to be provided).

### Town Green Allee

The Town Green Allee is the spine of the park. It will follow from the Plaza to Church Street and connecting with the restroom facilities and drop-off areas at midblock on Mill Street. The path will be 8-foot wide with crushed aggregate (sample to be provided) until you enter the Freeman House property where it will be 6-foot wide brick (to match existing). Large trees will follow the spine and some lighting will be included (sample to be provided).

### Amphitheatre and Stage With Sloped Lawn

The amphitheatre and stage will be approximately 30-feet in diameter and will meet up with a sloped lawn. The front of the stage will be flush with the lawn to allow for larger performing groups to form on the grass and stage. The back of the stage will be higher off the ground and will include two storage closets and a decorative trellis (material to be cedar). A removable canvas sun shade (sample to be provided) will provide shade and visual effect. The stage will be dressed up concrete with electrical outlets. Overhead lights (sample to be provided) will be located on the trellis and/or sun shade supports. Ample electrical power will be required. Cable and phone service will be required to offer WiFi service throughout the park.

### Instant Impact Landscaping

As much as budget allows, large scale trees (4"-5" caliber) will be used in the Plaza, along the Allee and as a buffer between the park and Mill Street. This will provide immediate shade and sound buffering. Additional areas of larger scaled shrubs may be added. Attached is the plant material selections.

### Interior Park Lighting

The park will have interior lighting (sample to be provided) located at the amphitheatre/stage, restrooms, Plaza, and along the spine. These will include pole mounted, recessed and building lights.

### Restrooms and Storage Closet

The restroom will be approximately 15' x 30' with a janitor storage closet. The building will have exterior lighting and a decorative trellis (cedar). The roof pitch and design will match the Freeman House. Attached is a material selections.

**BOARD OF ARCHITECTURAL REVIEW**

Vienna, Virginia

**Project:** Request for approval of structures, landscaping, and signage at the Town Green located at 144 Maple Avenue, E, (Docket No. BAR-35-06), in the PR Park and Recreation zoning district; filed by Cathy Salgado, Director of Parks and Recreation.

**Docket No.:** BAR- 35- 06

1. As required by Chapter 4 of the Vienna Town Code, an application has been made for approval of the above referenced project at the above location.
2. An application of public record is on file at the Vienna Town Hall under the above referenced docket number and is available for public review.
3. On July 20, 2006 a public hearing was held, all applicable information was considered, a vote of the Board members was taken and the following decision was made.

**DECISION**

The terms or conditions of my decision shall not be modified without the Board of Architectural Review's approval.

The Board voted to approve the application as submitted.

The Board voted to approve the application with the condition(s) or modification(s) as listed on the back of this paper.

The Board voted to defer/deny the application for the reason(s) listed on the back of this paper.

Conditions or Modifications of Approval:

Ms. Hartley made a motion that the request for approval of structures, landscaping, and signage at the Town Green located at 144 Maple Avenue, E, (Docket No. BAR-35-06), be approved with the conditions with the following exceptions such that the verbiage and design of the sign will be submitted at a later date, tabling that portion of the application. That the potential art work and bicycle rack, located in the plaza, will also be tabled for discussion upon receipt of further information from the applicant. The existing siding for the restroom building is approved as submitted. It is also understood that the applicant may consider different materials, noting for the record that if they change materials to something such as a hardy board or stained cedar, they will come back before the Board for further approval.

Motion: Hartley  
Second: Layer  
Carried: 5-0

Reason(s) for Denial:

**DENIAL**

An appeal to a decision of the Board of Architectural Review may be made to the Vienna Town Council. Such appeal shall be made **in writing, within fourteen (14) days of the date of the decision,** accompanied by **twenty-five dollars (\$25)** and be filed with the **Town Clerk's office.** Further information is available in Section 4-12 of the Vienna Town Code or from the Department of Planning and Zoning (703) 255-6341.

Revised 07-15-04

**CONTINUING CONDITIONS**

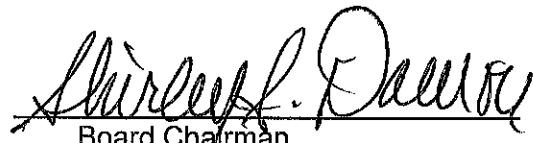
Pursuant to Section 4-15, Design Criteria, this Certificate of Approval is issued on the basis that the signage and design features used will not deteriorate rapidly, are not of a short term architectural or aesthetic acceptability, are not plainly offensive and will not constitute a reasonable foreseeable detriment to the community. Accordingly, the applicant/owner is required to maintain all signage and design features to preserve the goals and intent of the Certificate of Approval.

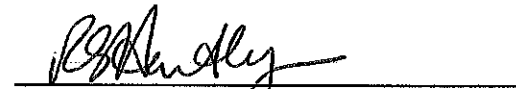
**DEVIATIONS FROM APPROVED PLANS PROHIBITED**

Please be aware that once having obtained approval and a Certificate of Approval, any deviation from the approved plan shall be considered a misdemeanor as well as a zoning violation.

**AUTHORITY**

This represents the final decision of the Board of Architectural Review pursuant to Section 4-11 of the Vienna Town Code and is further detailed in the minutes of the meeting noted above. This decision is effective from the date of the above meeting. Any changes to the decision requires review by the Board of Architectural Review.

  
Board Chairman

  
Board Secretary

Sent to applicant on: \_\_\_\_\_

# Plaza Area

Cast Stone Planter  
 Color: Pale Grey  
 Sizes: 36" Diameter & 60" Diameter



Backed Benches with Armrests  
 Material: IPE wood slats with metal trim; metal is powdercoated black  
 Style: 'Arcata' by Landscape Forms, or approved equal  
 \*Armrests not shown



"Vienna Town Green" Entrance Marker  
 Inlaid in Pavement Near Steps  
 Material: Cast Bronze



Bicycle Racks  
 Style: 'Hoop' by Dero Bike Racks, or approved equal  
 Color: Black

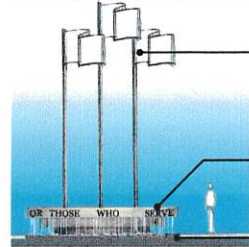


Accessible Drinking Fountain  
 Style: 'Los Angeles' by Canterbury International, or approved equal  
 Material: Metal  
 Color: Black



VIEW OF PLAZA FROM MAPLE AVE.

Grate for Water Return at Fountain  
 Material: Bronze  
 Size: 12" Wide; Continuous Surrounding Fountain  
 Pattern: 'Interlaken' by IronAge Designs, or approved equal



Flagpoles  
 Material: Aluminum  
 Color: Black  
 Heights: 20' for State & Town Flag  
 25' for National Flag

Granite Vaneer with Engraved Text on Face Stone

Grate for Water Return  
 See above for details

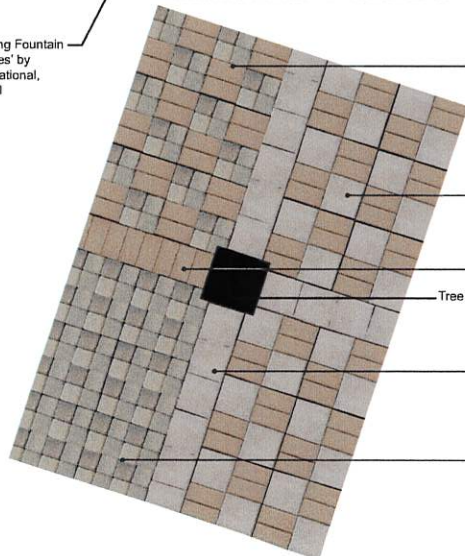
Water Feature

Trash Can  
 Material: IPE wood slats with metal trim; metal is powdercoated black  
 Style: 'Plainwell' by Landscape Forms, or approved equal



PLAN DETAIL OF PLAZA AREA (Left)  
 SCALE: 1" = 20'

Plaza Pavers  
 Material: Concrete Pavers; Sizes & Colors: As noted below.  
 \*All sizes and Colors as manufactured by Pavestone, Inc., or approved equal.  
 Illustration below oriented with Plan Detail above.

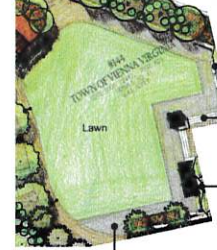


- 24" Square
  - Paver: 6 x 6 City Stone II  
Color: Edington Blend
  - Paver: 6 x 12 City Stone II  
Color: Buff
- 24" Square
  - Paver: 12 x 12 City Stone III  
Color: Chesapeake Blend
  - Paver: 6 x 12 City Stone II  
Color: Buff
- Paver: 6 x 12 City Stone II  
Color: Buff
- Paver: 12 x 12 City Stone III  
Color: Chesapeake Blend
- 24" Square
  - Paver: 6 x 6 City Stone II  
Color: Edington Blend

Tree Pit

# Formal "Town Green" Lawn

PLAN DETAIL OF LAWN  
 SCALE: 1" = 20'



Backless Bench on Lawn Side of Wall  
 Material: IPE wood slats with metal trim; metal is powdercoated black  
 Style: 'Arcata' by Landscape Forms, or approved equal



Steps and Stone Wall Coping (Matches Planters)  
 Material: Cast Stone  
 Color: Pale Grey

Stone Wall - 18" High  
 Material: Stone matches existing stone wall near Freeman House



Compacted Stone Dust Path Between Lawn and Stone Wall  
 Color: Grey



# Stage

PLAN DETAIL OF STAGE AREA  
 SCALE: 1" = 20'



2 Fabric Shades (Wings) Partially Cover Stage Area  
 • Material: UV and fire resistant fabric (Sunbrella FireResist Plus, or approved equal)  
 • Color: Arctic Blue

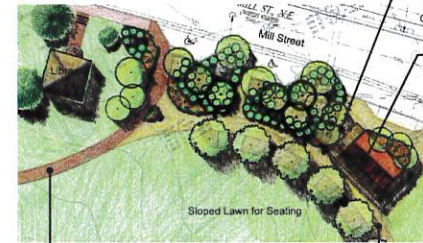
Cedar Trellis  
 Storage Closets  
 Material: Cedar Siding



ELEVATIONAL VIEW OF STAGE FROM SLOPED LAWN AREA

# Restroom & Walkways

PLAN DETAIL OF RESTROOM AREA AND WALKWAYS  
 SCALE: 1" = 20'



Bicycle Parking, Drinking Fountain, and Trash Can Near Restrooms  
 See Plaza Area for Material Details

Roof Matches Freeman House Porch Roof  
 Material: Metal  
 Color: Red

Exterior Wall Lights Match Those at Freeman House

Cedar Trellis

Wood Siding Matches Freeman House & Library

ELEVATIONAL VIEW OF RESTROOMS FROM SPINE WALKWAY

Walkways to Library & Freeman House  
 Material: Brick to Match Existing Walks on Freeman House Property (reuse ex. bricks)



Spine Walkway & Pavement at Restrooms  
 Material: Integrally Pigmented Concrete  
 Color: Buff (Match Buff Concrete Paver)

# Materials for Vienna Town Green

Vienna, Virginia

prepared by Lardner/Klein Landscape Architects, P. C. with Wiley & Wilson, Inc.

April 2006

- Provision of Handicapped Parking and Vehicular Access**
- Provide 2 spaces parallel to midblock Mill Street entrance
  - Provide 2 spaces in the NVRPA parking lot near Church Street
  - Provide pull-off for drop-off and pick-up near midblock Mill Street entrance

- Freeman House Museum and Store and Library**
- Brick Walkway to Freeman House, Library, and Mill Street sidewalk
  - Extend flower border to Freeman House entrance and existing sign

- Amphitheater and Stage**
- Slope lawn area for amphitheater seating and informal play
  - Frame stage with trellis and fabric sun shade
  - Provide storage closets at trellis
  - Accommodate 10 musicians on stage with spillover capacity for 60

- Church Street Intersection with W & OD Trail**
- Expand pavement on Freeman House side of trail to provide safe 'waiting area' for trail and park users at street crossing
  - Provide bicycle parking Relocate bench from Maple Street

- Reconfigure Parking and Drive with NVRPA**
- Reconfigure parking spaces as angled parking
  - Provide 2 handicap parking spaces
  - Establish one-way automobile access with entrance from Maple Avenue and exit on Church Street
  - Construct continuous fence between parking and trail to direct user access to trail
  - Provide access walks to trail from parking area

- Town Green "Spine"/Allee**
- Link park between Church Street and Maple Avenue with tree-lined paved walkway
  - Establish seasonal plantings at all entrance points to Town Green

- Mill Street**
- Widen intersection at Maple Avenue
  - Add bicycle rack near restrooms at Mill Street entrance to park
  - Add plantings to screen Mill Street from Town Green

- Plaza along Maple Avenue**
- Plaza at same grade as sidewalk along Maple Avenue; plaza encompasses sidewalk area
  - Water Feature (17-foot diameter) with 3 flag poles
  - Provide space to accommodate showmobile for parades, etc.
  - Add seasonal planting in raised planters in lieu of street trees along Maple Avenue
  - Plant canopy trees to provide shade
  - Place benches under new trees
  - Locate cast bronze "Vienna Town Green" entrance marker in pavement

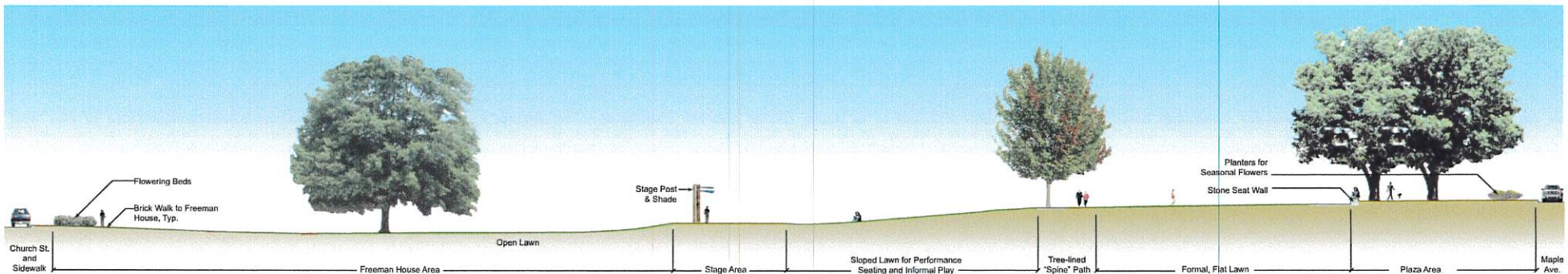
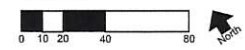
- Formal "Town Green" Lawn**
- Level grassy area 18-inches lower than plaza
  - Edge with compacted stone dust path and benches
  - Create edge between plaza and lawn with stone seat wall (18-inches high)
  - Plant Holiday Tree at edge of lawn and plaza to provide adequate protected gathering space
  - Construct restroom between midblock Mill Street entrance and formal lawn

- Maple Avenue Intersection with W & OD Trail**
- Expand pavement on either side of trail at Maple Avenue to provide safe 'waiting area' for trail users at street crossing
  - Add bicycle rack near entrance

- W & OD Trail and Town Green Shared Edge**
- Mass ornamental grasses and flowers at base of utility tower
  - Retain 3-foot grass strip on either side of trail
  - Construct low mound to separate and screen the Trail and the Town Green

### Plan View

Scale: 1" = 20'



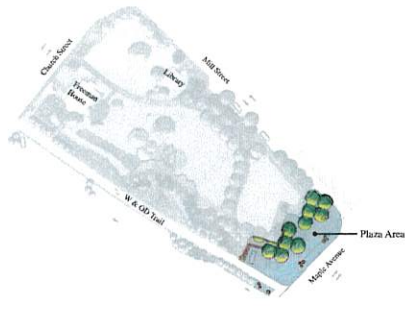
### A. Cross Section

Scale: 1" = 10'

## Vienna Town Green

Vienna, Virginia

prepared by Lardner/Klein Landscape Architects, P. C. with Wiley & Wilson, Inc.  
April 2006



*Ilex glabra* 'Shamrock'  
Shamrock Inkberry



*Acer palmatum* 'Bloodgood'  
Bloodgood Japanese Maple



*Lagerstroemia x fauriei* 'Natchez'  
Natchez Crape Myrtle

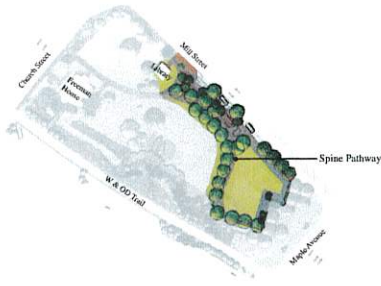


*Ulmus parviflora* 'Emer II'  
'Emer II' Lacebark Elm



**Holiday Tree**  
*Juniperus virginiana*  
Eastern Red Cedar

## Plaza Area



*Acer palmatum* 'Bloodgood'  
Bloodgood Japanese Maple



**"Spine" Pathway Tree**  
*Acer rubrum* 'October Glory'  
October Glory Red Maple



*Lonicera sempervirens*  
Trumpet Honeysuckle



*Cercis canadensis*  
Redbud



*Pinus nigra*  
Austrian Pine

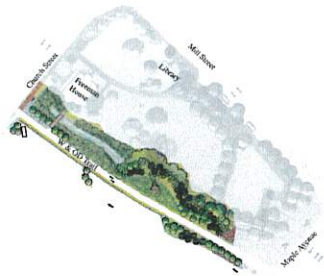


*Platanus x acerifolia* 'Bloodgood'  
Bloodgood London Planetree



*Tilia cordata* 'Greenspire'  
Little Leaf Linden

## Open Lawn, "Spine" Pathway, & Mill Street Area



*Monarda fistulosa*  
Bee Balm



*Aesculus parviflora*  
Bottlebrush Buckeye



*Ptelea fraticosa*  
Shrubby Cinquefoil



*Hamamelis vernalis*  
Vernal Witchhazel



*Amantia arbutifolia* 'Brilliantissima'  
Brilliant Red Chokeberry



*Ilex glabra*  
Inkberry



*Asclepias tuberosa*  
Butterfly Weed



*Rudbeckia hirta*  
Black-Eyed Susan



*Hydrangea quercifolia* 'Pee Wee'  
Oakleaf Hydrangea



*Mahonia aquifolium*  
Grape Holly



*Anelochieris x grandiflora*  
'Autumn Brilliance'  
Autumn Brilliance Serviceberry



*Oxydendron arborescens*  
Sourwood



*Nyssa sylvatica*  
Black Tupelo



*Acer campestre* 'Evelyn'  
Hedge Maple

## Washington & Old Dominion Trail Area

## Plant Selections for Vienna Town Green

Vienna, Virginia

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