



## Memorandum

To: Board of Architectural Review

From: Andrea West, Planner

Meeting Date: August 15, 2019

Re: **Item No. 4 - Docket No. 21-19-BAR  
Vienna Market - 245 Maple Avenue W.**

**Item No. 4: Request for approval of Vienna Market, a new mixed-use project, at the former Marco Polo Restaurant site, located at 245 Maple Avenue W., Docket No. 21-19-BAR, in the MAC Maple Avenue Commercial Zone zoning district; filed by Nate Robbins of Northfield Development.**

The applicant is proposing the construction of a new mixed-use development to be located on the former site of the Marco Polo Restaurant and several commercial structures, bordered by Pleasant and Church Streets Northwest, and Maple Avenue West, and a Bank of America branch to the east.

In addition to the packet materials provided, additional 3D renderings and lighting details will be provided prior to the hearing in response to the Board's concerns from the August 2, 2019 work session.

### ***Process***

Town Council approved the rezoning from C1-A to MAC Maple Avenue Commercial Zone on May 7, 2018. Before the issuance of any building permits, the Board of Architectural Review is charged with reviewing the proposed site plans and architectural elevations for substantial conformance with the approved concept plan (architectural design, landscaping, etc.) and the other items under the Board's purview as outlined in Chapter 4 of the Town Code.

The Board of Architectural Review has met with the applicants to provide feedback on the following dates:

- Hearing – April 8, 2019 – The Board reviewed the proposed elevations and requested the application be discussed at a work session after modifications were made;
- Work Session – May 24, 2019,
- Work Session – June 14, 2019,
- Work Session – June 28, 2019,
- Work Session – August 2, 2019 – The Board felt that the project had made satisfactory progression and that the scheduling of a hearing was feasible if the applicant made additional modifications.

### *Development Summary*

The development is comprised of 4-story, 53'-7 15/16" tall, mixed-use building with retail space on the ground floor facing Maple Avenue West, townhouse condominiums above, and 3-to 4-story townhouse condominiums along Pleasant Street NW, Church Street NW and a new interior street, Market Street.

The applicant proposes to build 44 townhouse condominiums, with six located above the retail space, fronting Maple Avenue; thirty-eight units are located in four rows of behind the retail podium running perpendicular to Maple Avenue and Church Street. A U-shaped access drive, now called Market Street, around the two center rows connecting back to Church Street at each end. A 30-foot landscaped area with a 4-foot wide walkway is located between the two center rows of units.

The retail space is set back 20 feet from the face of curb, the minimum setback distance within the MAC zoning; due to the grade change along Maple Avenue (which ranges from 378 feet to 388 feet, east to west) the first floor elevation of the retail space is below the grade of the sidewalk. The lower retail frontage sidewalk is between 7.5' to 9' in width between bays. The retail configuration has been modified from the approved concept plan; the concept plan severed the retail in the center of the block requiring stairs in the center of the lower sidewalk and interior retail space. The current configuration eliminates the stairs in the center, creating an ADA compliant slope on the eastern end of the walkway, and adding risers to the stairs on the western end of the walkway into the plaza.

A landscaped plaza with lead walk is located at the corner of Maple Avenue West and Pleasant Street Northwest. The plaza is approximately 2,700 square feet in size and consists of a landscaped area with crisscrossing walkways; a portion of the plaza can be utilized for outdoor table seating for the adjacent retail space.

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*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.  
This staff report is not an approval, or building permit. Board approval is not a  
building permit.*