



NORTHFIELD

CONSTRUCTION & DEVELOPMENT

To: Town of Vienna Staff

From: NFD Marco Polo, LLC
4315 50th Street NW Suite 212
Washington DC 20016

Re: Vienna Market Project File No. PF -21-19 BAR

Date: October 31st 2024

Dear Town Staff and Board of Architectural Review,

This letter is to serve as a narrative to the changes being proposed from the approved Landscape Plans to the as built structures at the Vienna Market Project – specifically the corner park. The reason for the requested changes is that our landscape plans had differences because of the location of the Transformer.

Sheet L6.01 Corner Park Landscape Plan

1. Changed location and size of transformer at the request of Dominion Power. Without the vault that had previously serviced the site, a second transformer was required as well as additional primary lines. To run adequate power to the site, and maintain a safe distance from the townhome units, this design and location was required.
2. Due to the change in transformer size and location, the sidewalks had to be adjusted, as well as the planting locations.
3. Eliminated the planter boxes at end of each sidewalk leg. When installing the landscaping, this became an issue because of underground utilities and size. It also promotes a more open look. The only planter boxes that would work in this area would be precast boxes that could be moved as necessary.