

SMITH ENGINEERING

August 7, 2019

Town of Vienna
Attn: Andrea West and Michael D'Orazio
127 Center Street, South
Vienna, Virginia 22180-5719

RE: BAR Work Session Re-Submission (Revisions)
245 Maple Avenue West, Vienna Market - Site Plan Revision

Dear Ms. West and Mr. D'Orazio:

We have received the review comments for the above-mentioned submission. Below you will find each comment (*italicized*) followed by a detailed response (**bolded**) with a plans sheet reference number.

	Comment	SMITH Response	Sheet
Towns Over Retail & Commercial Plaza			
1.	<i>Include study of tables, benches and plantings (in planters) within the sidewalk between the retail frontages and the retaining wall along Maple.</i>	Please see the Retail Outdoor Exhibit being provided under separate cover. As shown on this exhibit, while a small table and chairs can physically fit within the recessed portions of the retail space, they won't be able to be utilized as expected without impacting either the front door access or encroaching into the pedestrian travel area. Additionally, benches will physically fit within the non-recessed areas, but they will also impact the front door access and the pedestrian travel area. It is our recommendation that if benches are added at the choosing of the tenant(s), they only be placed within the recessed portions of the retail frontage. Stand-alone planters appear to be an option in most areas of the retail frontage.	N/A
2.	<i>Specify commercial railing material, instead of "wrought iron" description; powder coated aluminum or steel is preferred.</i>	Architect to provide response.	N/A
3.	<i>Note the location of a "TBD" mural and other public art when shown on renderings or elevations.</i>	Architect to provide response.	N/A
4.	<i>Explore removal of the upper plaza stairs and direct pedestrian circulation through the plaza paths following the grade and add more trees or plantings where the walkway is located.</i>	Architect to provide response.	N/A
On the Bank of America-side Retaining Wall			
1.	<i>Show the distance of the pillars on the BOA side retaining wall.</i>	The center to center dimensions for the columns on this wall have been added to the civil plan.	7
2.	<i>Explore down lighting within the retaining wall.</i>	At this time, there is no electricity being provided in this area for lights on this wall, therefore no lights have been added to the plan.	N/A

3.	<i>Adjust the transition from retaining wall materials from brick to block behind the retail garage entrance, including the non-retaining portions of the wall on Maple.</i>	Architect to provide response.	N/A
4.	<i>Explore the use of “Dakota Blend” or “Pewter Blend” instead of “Harvest”.</i>	Architect to provide response.	N/A
5.	<i>Provide material description for caps on wall – “cool” or “warm” depending on new block selection; for “Dakota Blend” use a “warm” limestone, or for “Pewter Blend” use a “cool” limestone-like material.</i>	Architect to provide response.	N/A
Streetscape / Right-of-Way			
1.	<i>Remove crosswalk striping from the 123 corridor.</i>	Architect to provide response.	N/A
2.	<i>Remove the 35’ cobra lamp from all renderings, elevations and site plans.</i>	This was a required light by Fairfax County. It is my understanding that the Town of Vienna is currently coordinating on what to do with this light and will inform the civil engineer accordingly once discussions have been completed.	10 & 34
3.	<i>Show Church Street as one-way to match existing traffic flow.</i>	Architect to provide response.	N/A
4.	<i>Explore the configuration of the sidewalk ADA ramps to comply with current standard and potentially direct pedestrians across Pleasant Street directly, instead of angled curb ramp into Maple/Pleasant Streets.</i>	This curb ramp has been adjusted for compliance with the current VDOT standards for CG-12A ramps. However, due to its location in the middle of a pedestrian/citizen focal point for congregation, we recommend not using a different ramp as the curbing that would accompany it would create a “trip hazard” in this area.	7
Landscaping			
1.	<i>Update rendered landscape plan to show approved site landscaping.</i>	The design for the additional landscaping being provided in the plaza by the owner has been added for reference to the civil plan.	32A
2.	<i>Add additional low shrubs and trees at the right-of-way. Position of said plantings is subject to review by the Department of Public Works and the town arborist.</i>	The civil plans show shrubs in this area. The architect will update the renderings and elevations accordingly.	31
General Comments			
1.	<i>Provide detail of parapet intersecting with various roof materials with specific flashing details showing the transition of shingle to brick.</i>	Architect to provide response.	N/A
2.	<i>Create new lighting plan showing all light on the site, excluding the streetscape lighting, a.k.a. acorn lights, showing conformance with the MAC zoning district.</i>	This revision is limited to the retail building and the townhouses located directly above it only on the civil plans. The requested new lighting plan will be provided with the upcoming revision for the 4 remaining “stand-alone” townhouse buildings.	N/A
3.	<i>Wrap masonry and brick around into internal rear facades on the Church Street frontage, where siding meets brick.</i>	Architect to provide response.	N/A
4.	<i>Correct the shingle color and materials to match drawing or material sample provided.</i>	Architect to provide response.	N/A

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5.	<i>Does the brick come from the factory finished with color or is paint/washes applied on-site?</i>	Architect to provide response.	N/A
6.	<i>On elevations, please include a graphic on the material boards showing a rendered example, and on the elevations, note the material scheme used.</i>	Architect to provide response.	N/A

We trust that we have adequately addressed each of the comments above. Please don't hesitate to call with any questions or concerns regarding this submission.

Sincerely,
SMITH Engineering

Wayne Bryant
Project Implementation Manager

Cc: file