



Department of Planning and Zoning
 Town of Vienna, Virginia
 127 Center Street South
 Vienna, VA 22180
 Phone: (703) 255-6341
 Email: DPZ@viennava.gov

Project Overview

#413426

Project Title: Vienna Market Marco Polo Development
Application Type: Board of Architectural Review: Exterior Modifications
Workflow: 2. BAR Meeting

Jurisdiction: Town of Vienna
State: VA
County: Fairfax

Project Contacts

Contact Information: Applicant

Gregory O'Neill
 Northfield Construction and Development
 5101 Wisconsin Ave NW, Suite 290
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Indicate which of the following additional project contacts are to be included on project correspondences.: None of the Above

Contact Information: Owner

Nathan Hamman
 NFD Marco Polo LLC
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Contact Information: Architect

Bill Foliaco
 Lessard Design
 8521 Leesburg Pike, #700
 Vienna, VA 22182
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Project Address

Project Address: 245 MAPLE AVE W

Parcel (PIN): Address/Parcel

- 245 MAPLE AVE W: 0384 02 0016A

Resource Management Area: Resource Management Area

- 245 MAPLE AVE W: LOCATED OUTSIDE RMA

Resource Protection Area : Resource Protection Area

- 245 MAPLE AVE W: LOCATED OUTSIDE RPA

Windover Heights Historic District: Address/Parcel

- 245 MAPLE AVE W: LOCATED OUTSIDE WINDOVER HEIGHTS

Suite:

Town Limits: Address/Parcel

- 245 MAPLE AVE W: IN TOWN OF VIENNA

Future Land Use Plan: Address/Parcel

- 245 MAPLE AVE W: MIXED-USE

Current Zoning: Address/Parcel

- 245 MAPLE AVE W: MAC

Project Description

Project Description:

Updated BAR Files for Vienna Market - specifically the retail space and townhomes above

Exterior Modifications Information

Nature of Proposed Work: New Development/New Construction, Minor Facade Modification

Describe proposed improvements (including dimensions as necessary):

1. Sheet E1. Front of building at units 3 and 4, include a precast band at top floor windows that runs the width of each unit. This is a feature on the architectural plans that was missed on the last rendering. Exterior lights are installed next to each front door per code. The canopies above the retail spaces are installed above the louver openings per the architectural plans. This is so the canopy can be properly mounted to the concrete podium.
2. Sheet E3. Lot 1 side elevation. Add precast sills underneath the top floor windows as per approved architectural plans to stay consistent with all other windows. Add precast band at chimney to stay consistent with the rest of the building. Add precast header above 2nd floor windows as per approved architectural plans to stay consistent with all other windows. Remove window at 3rd floor and install faux brick window per architectural plans. This window was incorrectly added to the renderings and cannot be installed because it is located inside the third floor bathroom. Install canopy above louver opening as noted above. Included example of steel rails at promenade level. Will be painted black.
3. Sheet E4. Lot 6 side elevation. Add precast sills underneath the top floor windows as per approved architectural plans to stay consistent with all other windows. Add precast band at chimney to stay consistent with the rest of the building. Add precast header above 2nd floor windows as per approved architectural plans to stay consistent with all other windows. Remove window at 3rd floor and install faux brick window per architectural plans. This window was incorrectly added to the renderings and cannot be installed because it is located inside the third floor bathroom. Some mechanical work will remain exposed under the promenade at elevator vestibule. At the retaining wall, remove columns. The block wall with a geogrid would require more room to place a column and require going outside the property line. We were not aware of this until construction but had to stabilize the site. Since the wall is only visible from the bank and alley we ask that we can leave columns off permanently.
4. Corner Park Revision. Changed location and size of transformer. This was done at the request of Dominion Energy and we really did not have control. Without the vault that had been there previously, they were going to need a second transformer and had to run primary to that transformer and being that this size was needed to service the site, it had to be a safe distance from the building requiring the change. Adjusted the location of the plants and changed configuration of sidewalk. This was done to accommodate the change in transformer. Eliminated the planter boxes at end of each sidewalk leg. When doing the landscaping, this became an issue because of utilities and

size, as well as giving a more open appearance. The only planter boxes we could do in this exact location would be pre cast boxes that could potentially be moved if necessary.

Are any Fairfax County Building Permit application numbers associated with this application?: No
Business/Development Name: Vienna Market

Fairfax County Building Permit Number(s):

Exterior Modifications Information

Proposed construction materials (include manufacturer, identification numbers, and size), colors, and finish types (include specifications and color numbers): N/A

Lighting & Awning Information

Will your project include lighting?: No

Please describe the lighting elements to be used (including kelvins, lumens):