



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:** 1. Initial Review

**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  
Washington, DC 20016  
P:7035878101  
[goneill@northfielddev.com](mailto:goneill@northfielddev.com)

**Indicate which of the following additional project contacts are to be included on project correspondences.:** Architect

### Contact Information: Owner

Nathan Hamman  
NFD Marco Polo LLC  
5101 Wisconsin Ave NW, Suite 290  
WASHINGTON, DC 20016  
P:202-750-7363  
[nhamman@northfielddev.com](mailto:nhamman@northfielddev.com)

### Contact Information: Architect

Bill Foliaco  
Lessard Design  
8521 Leesburg Pike, #700  
Vienna, VA 22182  
P:571-830-1800  
[bfoliaco@lessarddesign.com](mailto:bfoliaco@lessarddesign.com)

## Project Address

**Project Address:** 245 MAPLE AVE W

### Town Limits: Address/Parcel

- 245 MAPLE AVE W: IN TOWN OF VIENNA

### Resource Management Area: Resource Management Area

- 245 MAPLE AVE W: LOCATED OUTSIDE RMA

### Future Land Use Plan: Address/Parcel

- 245 MAPLE AVE W: MIXED-USE

### Resource Protection Area : Resource Protection Area

- 245 MAPLE AVE W: LOCATED OUTSIDE RPA

### Current Zoning: Address/Parcel

- 245 MAPLE AVE W: MAC

### Windover Heights Historic District: Address/Parcel

- 245 MAPLE AVE W: LOCATED OUTSIDE WINDOVER HEIGHTS

## Project Description

**Project Description:** Updated BAR Files for Vienna Market

## Exterior Modifications Information

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

**Describe proposed improvements (including dimensions as necessary):**

1. Sheet E1 added storefront/vestibule at elevator to prevent water infiltration into elevator shaft. Revised retaining wall for better access. removed columns at retaining wall. revised size of dumpster enclosure to reflect actual scale. show glass door to stairs to parking garage
2. Sheet E1A - removed shadowing at stairs to avoid confusion
3. Sheet E2 - update retaining walls to accurately portray how they will look in real life
4. Sheet E3 - updated retaining walls left side of rendering to show actual. Added vents to commercial space right side of rendering
5. Sheet E4 - added bulkhead with brick veneer under townhome promenade to have conditioned space and hide utility pipes. Added brick wall and glass door with side light under promenade to condition new elevator vestibule and keep weather out. Added rail at dumpster enclosure. update retaining wall columns, should not extend beyond top of wall

**Are any Fairfax County Building Permit application numbers associated with this application?:** No

**Fairfax County Building Permit Number(s):**

**Business/Development Name:** Vienna Market

#### 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):**