



To:

Town of Vienna Staff

From:

Northfield Construction and Development
4315 50th Street NW Suite 212
Washington DC 20016

Re: Vienna Market

Date: 06/26/2026

Dear Town Staff,

This letter is to serve as a narrative to the changes being proposed specifically to the commercial retail space façade and the corner park per the Board of Architectural review meeting. These items were deferred by the board:

1. Comment: Re-design of the corner park including the locations of the artwork.

Per recommendation: Install a boarder of brick around the outer circle. Fill the inner circle with brick until the artwork is provided by the art commission.



2. Comment: Move forward with the proposed color for the meters and provide additional landscaping to screen the Maple Ave W view of the gas meters.

Per recommendation: Paint the meters to blend in with the brick wall and add skip laurels for additional landscape screening.



3. Comment: Incorporate seating within the corner park to create a gathering space.

Proposed: Add a couple benches around the circle.





4. Comment: Provide approved, existing, and proposed landscape plans.

Response: [Attached](#) are the updated landscape plans.

5. Comment: Provide additional landscaping to screen the transformer.

Per recommendation: Plant additional trees to further screen the property from public view.



8. Comment: Move forward with the awnings and soffits provided they will be completed and painted black.

Per recommendation: Paint the awnings black and install soffits to enclose the underside.





9. Comment: The raised brick planters at the edge of the corner plaza have not been constructed.

Response: Construct one-brick-high raised planters around each soil bed.



10. Comment: Move forward with the proposed lighting as it exists provided lighting specifications are included in the BAR application.

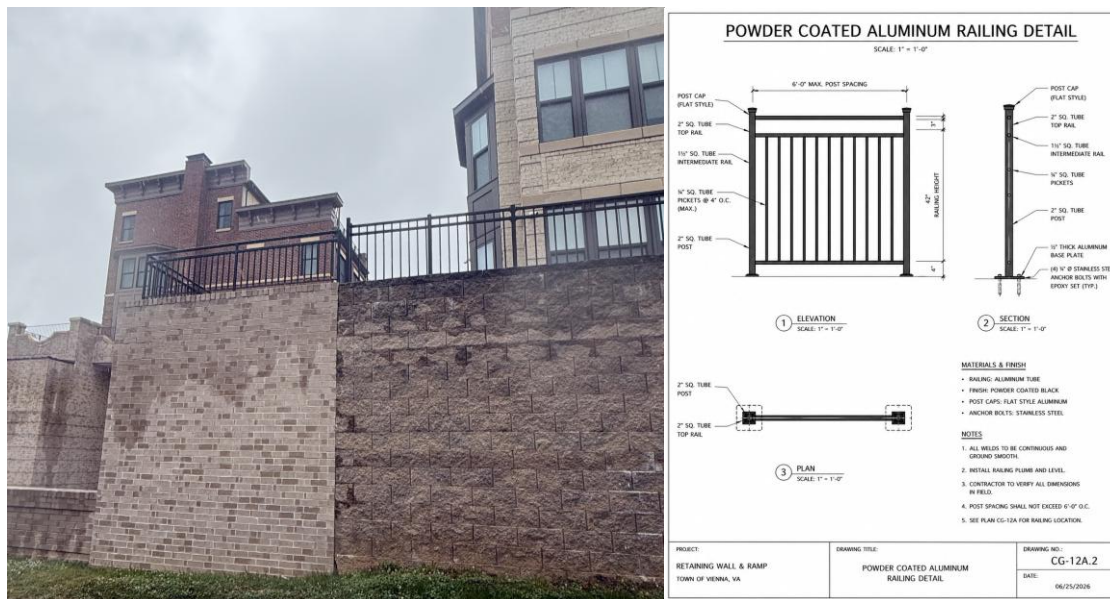
Response:

[Attached](#) is a link to the light specifications for the wall sconces on the outside of the building.

[Attached](#) is a link to the light specifications for the parking garage lights.

11. Comment: Move forward with the existing railing system provide the railing system specifications are included in the BAR application.

Response: See specifications below.





Response: See specifications below.

5101 Wisconsin Ave NW \ Suite 290 \ Washington, D.C. 20016