



NORTHFIELD

CONSTRUCTION & DEVELOPMENT

To:

Town of Vienna Staff

From:

Northfield Construction and Development
5101 Wisconsin Ave NW
Washington DC 20016

Re: Vienna Market

Date: 05/20/2026

Dear Town Staff,

This letter is to serve as a narrative to the changes being proposed specifically to the commercial retail space with townhomes and the corner park per the new board of architectural review meeting. This will also serve as the legend, with the numbers below tying back to the as built pictures. These items were deferred by the board:

1. Comment: Create a border around the large circle in the corner park, enhance the corner park to create a sense of place; Use the same materials for the board to fix and fill in the circle for the determined artwork; Art Commission provides artwork for the circle.

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



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2. Comment: Change the angular retaining wall that screens the transformer to serpentine walls.

Response: We respectfully decline. We are unable to build over county/town easements.

3. Comment: Investigate dwarf skip laurels or something easily pruned, for the screening of the meters on the exterior wall of the townhome.

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





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4. Comment: Change the planters' boxes to match the Vienna Streetscape or create tree wells.

Response: The planter boxes will be updated to match the tree wells.

5. Comment: Remove the middle planter box if benches could be incorporated; Remove the middle planter box and create a meeting space by adding benches or seating.

Response: A tree well will be created in the middle planter box instead of benches.

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

Response: The arborist will go out to the site and update the plan.

7. Comment: Screening the transformer.

Response: Plant additional trees to further screen the transformer from public view.





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8. Comment: The awnings are incomplete.

Response: Install soffits to enclose the underside of the awnings.



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.



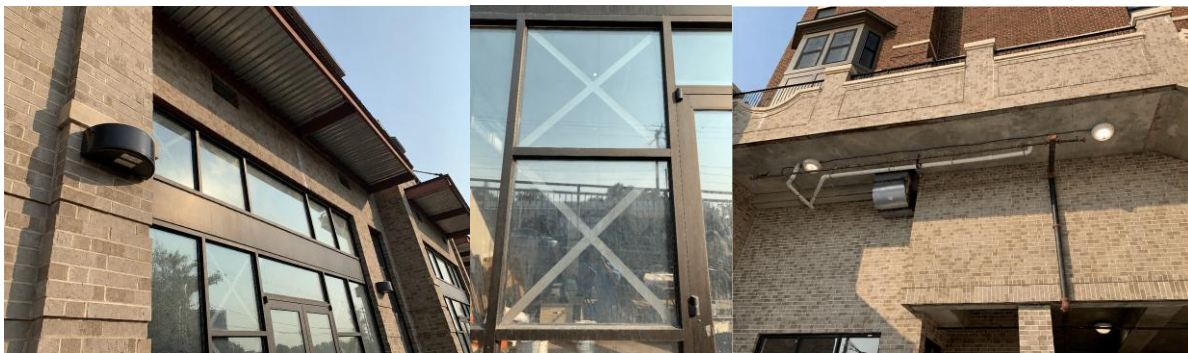


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10. Comment: Light fixtures and windows on the commercial side were not approved by the board of architectural review. Additionally, the white light fixtures on the Bank of America side were not approved.

Response: We propose to leave them as is.



11. Comment: The retaining wall railing does not match the approved plans.

Response: The installed railing provides equivalent functionality and maintains a visually compatible aesthetic.

