



Memorandum

To: Board of Architectural Review

From: Andrea West, Planner

Meeting Date: October 21, 2021

Re: **Item No. 4 - 444 Maple Avenue W**
IDT Docket No. PF-570706-BAR
New Mixed-Use Development

Request for approval of a new mix-use building located at 444 Maple Avenue W, Docket No. PF-570706-BAR, in the MAC Maple Avenue Commercial zoning district, filed by Lindsey Minkoff, of KTG Y Group on behalf of Hekemian and Co..

The owner of 430-444 Maple Avenue W, Hekemian and Co., is requesting final approval from the Board of Architectural Review for the proposed mixed-use structure. The Board of Architectural Review last reviewed the project in May 2018 as part of the rezoning process required by the now repealed Maple Avenue Commercial zoning district. The Board reviewed the project and found the proposed design to be in compliance with the requirements of Article 13.1 of the Town Code, and recommended approval to Town Council.

All plans and documents approved as part of the rezoning are conceptual; the development team is now completing the required steps for permit issuance, including site plan approval and approval of the final elevations and site design by the Board of Architectural Review.

BAR Process

- ***July 2021*** - The applicant presented the first version of the final elevations and site details to the Board of Architectural Review. At this meeting, the Board determined that more detail was required

Applicants must attend the meeting and represent their application.
Failure to appear may result in the deferral of the item or amendments to the design.
Failure to appear will not relieve any pending violations.

- *August 27, 2021* - The Board held the first of two work sessions with the applicant to obtain more clarity about the materials to be used,
- *September 21, 2021* - The second work session with the Board was held to discuss the final material sections, site finishes and building details. It was determined that the questions from the first submission had been addressed, and the application could be heard at the October Board of Architectural Review meeting.

Summary of Submission Contents

- *2021-09-14 Material Board* - Images of proposed materials with reference to select color elevations;
- *A3-01, A3-02 [Colored Elevations]* - Façade renderings with material colors;
- *A3-01, A3-02* - Black and white building elevations, full and partial;
- *A2-100, A2-120* - First floor interior parking level, and coffered ceiling plans;
- *C-0401, C-0402, C-0402* - Layout plans from the approved site plan;
- *Color Renderings_Concept Plan* - Three-dimensional renderings created as part of the original rezoning concept plan. NOTE: These renderings have not been updated with the final design;
- *L-1.01, L-1.02, L-1.03, L-1.04, L-1.05, L-1.06 Materials Plan* - The design and location of the proposed hardscape materials on the property and within the right of way;
- *LS-5.01, LS-5.02, LS-5.03, LS-5.04, LS-5.05, LS-5.06, LS-5.07* - The corresponding plantings within the hardscape on the property and surrounding right-of-way;
- *Lighting Fixtures_Combined* - All proposed light fixtures;
- *LS06.00* - The photometric plan showing all lighting;
- *Site Fixtures_Combined* - Spec sheets for benches, bollards, planters and other site finishes

Process

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.