

Vienna Market Project Overview “Take 2”

This project is designed per the Mac District Zoning Ordinance with all new updates as of 1-09-2017.

The Architectural style of this development has yet to be determined. For illustrative purposes only this plan will show the original architectural style of the original plan. The developer is working with several possible partners that will help determine the final Architectural style to meet the MAC code if the project seems viable after this review.

The new layout provides for a pedestrian friendly streetscape along Maple Avenue allowing for a smooth flow of foot traffic to move between the public sidewalks and the retail bays. There is over 4,000sq.ft of Pedestrian Plaza along Maple Avenue to provide for a pedestrian oriented outdoor environment where the development will provide seating to encourage public gathering.

There will be 8,200+/- square feet of retail that can be divided up into small retail bays(as small as 900+/- sq.ft.) to encourage small and locally-owned business to grow and or establish themselves in the Town. There will be 38-41 below and at-grade parking spaces to meet the retail parking demands. This will meet or exceed the Towns MAC Zoning parking requirements.

There are 44 Garage Townhomes with 9 guest parking spaces within the interior of the development along with 17 newly created street parking spaces. The townhome layout meets all new setback and height requirements of the MAC zone as of 01-09-2017.

The intent of the project design/layout is to use 2 of the MAC zoning incentives to meet this layout. The first will be the Structured parking incentive to receive 1.25 spaces per required parking when spaces are located within structured parking. The second incentive will be “A ten percent increase in the maximum impervious surface by providing 2 A’s and 3 B’s from the allowable incentive features schedule.

I am asking the Town Council to review this proposal and provide comments and questions prior to a formal application for a rezoning.