



Memorandum

To: Board of Architectural Review

From: Michael D'Orazio, Deputy Director

Date: May 17, 2018

Re: Item No. 4

Request for recommendation to Town Council regarding compliance with requirements of Article 13.1 of the Town Code for the proposed 444 Maple mixed-use building, as part of Maple Avenue Commercial (MAC) Zone application, located at 430-444 Maple Avenue, W, (Docket No. PF-08-18-MAC), in the C-1 Local Commercial zoning district and RS-16 Single-Family Detached Residential zoning district, pending approval for rezoning to the Maple Avenue Commercial Zone; filed by Sara Mariska, on behalf of Vienna Development Associates, LLC.

Introductory Comments:

The subject site is approximately 2.76 acres and is located at the intersection of Maple Avenue West and Nutley Street Southwest. The site currently includes a 1-story, 5,280 square foot free-standing restaurant and a 3-story, 119 room hotel. There are currently three curb cuts located at the site for vehicular access. Commercial buildings sit across the street from the subject site along Maple Avenue West and Nutley Street Southwest. Two townhouse developments and one single-family dwelling abut the site along the southeastern property line. The applicant proposes redeveloping the site under the Maple Avenue Commercial (MAC) zoning regulations.

The Current Proposal:

The proposed redevelopment includes a 4-story mixed-use building with approximately 20,000 square feet of retail/commercial spaces on the ground floor and 160 multi-family units on the three stories above the ground floor. The maximum height of the building is 54 feet (as allowed by Code), with parapet walls not exceeding 7.5 feet above the 54 feet (the Code does not allow more than 8.1 feet above the 54 foot height limit for architectural elements, such as parapet walls). The applicant proposes a combination of structured and surface parking, with surface parking to the rear of the site, and structured parking at grade and below grade.



The existing brick wall at the southeastern property line will remain. Two curbs cuts will provide vehicular access to the site, one at Maple Avenue West and one at Nutley Street Southwest (one curb cut will be closed).

Generally, in terms of architecture, the applicant proposes several alternating facades around the building (including the portion of the building facing the abutting residential development). Proposed materials include a mix of stone, brick, and panels. The applicant also proposes several types of roof forms/elaborations with various materials, including shingles and metal.

As required by Code, the project's Maple Avenue streetscape will follow the streetscape already implemented along Maple Avenue East and parts of Maple Avenue West.

Staff notes that the Board of Architectural Review previously held a work session with the applicant on October 27, 2017. The Board had the following recommendations:

- Provide more interest with the façade at the corner Maple Avenue and Nutley Street
- Bring down the scale of the fourth story with architectural changes/modulation to make sure building is not imposing

The previous concept presented to the Board has been included for reference. The applicant has addressed these concerns by embellishing the corner façade with changes in depth and materials and by improving the corner plaza with additional landscaping and seating areas. The applicant also altered the rooflines.

Conceptual plans and renderings have been included as part of the package.

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This staff report is not an approval.

Applicants should 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.