

MEMORANDUM

TO: Mayor and Town Council/Planning Commission

FROM: Paul Layer, Chairman, Town of Vienna Board of Architectural Review

BAR MEETING DATE: May 17, 2018

RE: 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.

Recommendation 1: The façade running parallel to Maple Avenue appears somewhat imposing. It is suggested that the horizontal offsets that currently occur at the arched areas that lead to outside seating areas be further offset. This would help to modulate the front façade and reduce the overall monolithic appearance of the façade. This could be achieved by pushing this section towards the back along a structural bay. This would also address another concern regarding the lack of articulation on the back façade. Any horizontal and/or vertical articulation to diminish the monumentality and unbroken appearance along the Maple Avenue façade should be incorporated, including, but not limited to such architectural elements as horizontal and vertical offsets, material changes, fenestration, etc.

Recommendation 2: The sidewalk along the Nutley Street side of the building has been bifurcated, making the appearance of the setback less than its actual width. It is suggested that the planting area between the lower and upper sidewalk be sloped up gently to reduce the height of the wall between the upper and lower sidewalk. In addition, the barrier at the upper sidewalk should be made as transparent as possible. Lastly, if possible, slope the sidewalk down while stepping the ground floor of the building down as it progresses from front to back along Nutley Street façade, maintaining ADA requirements and thus reducing the stair and ramp at the termination of the side elevation along Nutley Street.

Recommendation 3: Enhance the articulation of the back façade to balance more closely the articulation of the front of the building. This could be achieved to some degree by utilizing the last element of the Recommendation 1.

Recommendation 4: Increase the overall density of the planting. Pay special attention to enhancing the architecture of the tree lines placed along Maple Avenue and Nutley Street. Place additional trees in each tree run to fully develop the tree canopies.

It is up to the applicant as to how to proceed or resolve these recommendations.

The motion was approved: 4-1