

MEMORANDUM

Via E-mail

Womble Bond Dickinson (US) LLP

8065 Leesburg Pike, Fourth Floor
Tysons Corner, VA 22182-2738

t: 703.790.3310

f: 703.790.2623

Sara V. Mariska
Direct Dial: 703-394-2261
Direct Fax: 703-918-2281
E-mail: Sara.Mariska@wbd-us.com

TO: Cindy Petkac
FROM: Sara V. Mariska
DATE: October 15, 2018
RE: Summary of Design Changes to 444 Maple Avenue

Architectural Changes

Overall

- Decrease of approximately 12,000 square feet of gross floor area.
- Reduction of 9 units from 160 to 151.

Maple Avenue Façade

- Reduced building size to establish a building break and introduce a 2-building configuration.
- Combined the two covered plazas into one large central plaza that is open to the sky (30' x 68').
- Added mansards roofs, dormers, horizontal banding, and other architectural details to reduce scale of the façade and accentuate the fourth floor step back.
- Added awnings and additional variations at retail façade along streetscape.
- Added decorative screen between central plaza and the parking area.

Corner Façade

- Stepped the top floor back at corner to lower the scale of the façade and create a terrace.
- Substantially reworked the façade to create three horizontal parts to reduce scale.

Nutley Street Façade

- Opened the plaza to the sky providing 30' step back of the façade.
- Façade setback created a two building read along Nutley Street.
- Added stronger horizontal detailing to reduce scale.
- Changed roof edge and added detail.



- Enlarged the corner step back at the vehicular entrance with a larger terrace.

Rear Façade

- Increased the length of the step back at the fourth floor to go around the corner at Nutley.
- Lowered scale in several areas with new step backs and dormers.
- Increased the step back at the fourth floor at the building break in the middle of the rear façade.
- Softened the SE corner with additional detailing and step back.

Landscape Plan Changes

Overall

- Increase from 20,000 square feet to 24,000 square feet of open space (20% increase).

Maple Avenue Streetscape

- Pedestrian Clear Zone increased from 5' to 6'.
- Paving changed to be all brick, which will make streetscape more cohesive and feel/look larger.
- Paving/seating cut outs removed to increase areas for lawn and planting, making the streetscape greener.
- Bike share location adjusted.

Corner Plaza

- Planting area wraps the full corner, creating a greener look and more buffer.
- Ornamental trees added to create more visual interest and a visual barrier.
- Paving changed to be all brick to create a more cohesive look/feel.
- Sidewalk curved to create smoother pedestrian flow and more planting areas.

New Plaza

- Plaza spaces combined to create a larger, more usable green space and event area.
- Proposed lawn area offers a flexible space for passive activities, events, and informal gatherings.
- Flexible seating platform/bench positioned to anchor the new plaza, while offering a focal point element along the streetscape area.
- Potential overhead lighting can add nighttime ambiance.
- Wood deck with soft seating situated underneath the building cover create a comfortable space for lounging and relaxing.
- Building has been recessed, creating an open plaza with dining areas on its edges.

Nutley Street Plaza

- Building has been recessed, creating a more open plaza. A central planter with potential focal point anchors the space. Seating has been added in the arched bump out to create an inviting space to sit and linger.