



Memorandum

To: Board of Architectural Review
From: Michael D'Orazio, Deputy Director
Meeting Date: January 17, 2019
Re: **Item No. 5 - Docket No. PF-58-18-MAC**
380 Maple

Request for recommendation to Town Council regarding compliance with requirements of Article 13.1 of the Town Code for the proposed 380 Maple mixed-use building, as part of Maple Avenue Commercial (MAC) Zone application, located at 374-380 Maple Avenue, W, (Docket No. PF-58-18-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 Dennis Rice, on behalf of Red Investment LLC and MJW Maple Ave LLC.

Introductory Comments

The subject site is approximately 0.84 acres and is located at the intersection of Maple Avenue West and Wade Hampton Drive Southwest. A three-story office building, built in 1970, currently occupies the site. Associated surface parking is located in front and in the rear of the building. A 6-foot tall masonry wall borders the rear property line (along Glen Avenue Southwest). Two single-family dwellings are located across Glen Avenue Southwest from the site. Commercial properties (including office buildings and a restaurant) surround the site on all other sides. The applicant proposes redeveloping the site under the Maple Avenue Commercial (MAC) zoning regulations.

Staff notes that the applicant previously held a work session with the Board of Architectural Review on December 14, 2018.

Project Overview

The proposed redevelopment includes a mixed-use building with 7,500 square feet of retail floor area and 40 residential condominium units. The applicant proposes one floor of underground parking and two floors of structured above-ground parking. Staff notes that the applicant is proposing a half-floor of parking between the first story and second story of the building, beyond the four stories



allowed per Code. The applicant is applying for a modification of requirement for the additional half-story. (The modification of requirement is to be considered by the Town Council after receiving a recommendation from the Planning Commission. The Board of Architectural Review does not make a recommendation or approve modifications of requirements.)

The proposed building height is 54 feet, with 2 to 5 foot parapets above the 54 feet (a maximum of 8.1 feet is allowed above the 54 feet for architectural features such as parapets). A portion of the building near the back is lowered to 35 feet in order to comply with Section 18-95.16.B.2, which states that no building or portion of building within "107 feet of a single-family side or corner setback shall exceed 35 feet in height."

Vehicular access to the building, both for residents and retail patrons, is located off Wade Hampton Drive Southwest. Pedestrian access to the retail portion of the building is located along Maple Avenue and pedestrian access to the residential portion of the building, including the residential lobby is located along Wade Hampton Drive Southwest.

Board of Architectural Review Relevant Code Sections per Charter, Chapter 8-B. - Architectural Control Districts

The Board is responsible for making a recommendation to Town Council regarding compliance of Article 13.1 of Chapter 18 of the Town Code. Specifically, the Board, shall review the proposal for compliance with Sections 18-95.12 through 18-95.17.

Section 18-95.12 - Landscaping standards

The applicant proposes planting street trees along Maple Avenue West, Glen Avenue Southwest and Wade Hampton Drive Southwest. Due to staff concerns of line of sight along Wade Hampton Drive Southwest, understory trees along the building are proposed in combination with canopy trees.

Section 18-95.13 - Open space set-asides

The applicant is proposing public gathering and outdoor dining areas in a 9-foot wide section adjacent to the sidewalk along Maple Avenue, referred to in Section 18-95.11.1 as Zone 3. The applicant also proposes an open-air pedestrian courtyard/seating area in the middle of the site above the parking structure, which creates a "U" shaped building footprint. This area faces east towards Tysons Corner and is programmed for residents of the building. Additionally, the applicant is proposing a dog park for building residents in the rear of the site, facing Glen Avenue Southwest. The dog park includes raised stormwater management facilities and landscaping. The dog park area is screened from Glen Avenue Southwest with a 6-foot tall wrought-iron fence and a short brick wall base, as well as a line of evergreen trees on the interior side of the site.



Section 18-95.14 – Site development standards

There are currently five retail bays proposed with primary entrances to the building located off Maple Avenue West. There is also a secondary entrance to the residential units/lobby area off Wade Hampton Drive Southwest. The primary entrances includes a 9-foot awning that covers the length of the front façade. Per Section 18-95.8, awnings are not allowed to encroach more than 3 feet into any required setback and the applicant will be requesting a modification of requirement from Town Council for the awning (the Board of Architectural Review does not make a recommendation or approve modifications of requirements).

The applicant is proposing several variations of facades along the Maple Avenue by utilizing roofline changes coupled with façade material changes, offset surfaces, and window indentations. The portion of the building facing Glen Avenue Southwest is designed to be more consistent with the residential neighborhood, mimicking townhouses. The parking structure, which also faces Glen Avenue Southwest, is screened from this side with a green living wall. Staff does have concerns that the parking structure portion does not have a similar architectural style to the rest of the building, as required in Section 18-95.14.G.1, as well as concerns about the maintenance of the living wall.

Section 18-95.15 – Exterior lighting

The applicant is proposing limited lighting on the exterior of the building with the standard acorn style light poles in the right of way and bollard lighting in the dog park area.

Section 18-95.16 – Neighborhood compatibility

The subject site is located across Glen Avenue Southwest from two single-family dwellings and therefore certain standards apply. Consistent with Section 18-95.16.B.2, the portion of the building within 107 feet of the corner side yard of the single-family dwelling directly across the street does not exceed 35 feet.

Section 18-95.17 – Nameplates and signs

This section is not applicable at this time.

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*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.*



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***Failure to appear will not relieve any pending violations.
This staff report is not an approval, or building permit.
Board approval is not a building permit.***