



Memorandum

To: Board of Architectural Review
From: Andrea West, Planner
Meeting Date: April 18, 2019
Re: **Item No. 5 - Docket No. 21-19-BAR**
Vienna Market (Former Macro Polo Site) - 245 Maple Ave W

Item No. 5: Request for approval of Vienna Market, a new mixed-use project, at the former Marco Polo Restaurant site, located at 245 Maple Ave W, Docket No. 21-19-BAR, in the MAC Maple Avenue Commercial Zone zoning district; filed by Bill Foliaco of Lessard Design.

The applicant is proposing the construction of a new mixed-use development to be located on the former site of the Marco Polo Restaurant and several adjacent commercial properties.

Development Summary

The development is comprised of 4-story, 51.33 foot tall mixed-use building (with retail space on the ground floor and townhouse condominiums above) fronting Maple Avenue and 3- to 4-story townhouse condominiums along Pleasant Street NW and Church Street NW.

The retail space is located along Maple Avenue, set back 20 feet away from the face of curb, the minimum setback distance. Due to the grade change along Maple Avenue (which ranges from 378 feet to 388 feet, east to west) the first floor elevation of the retail space changes.

A plaza is located at the corner of Maple Avenue West and Pleasant Street Northwest. The plaza is approximately 2,700 square feet in size and consists of a landscaped area with crisscrossing walkways. It is anticipated that at least a portion of the plaza will be utilized for outdoor seating for the adjacent retail space. The landscape plan shows a total of 6 large shade trees to be planted around the plaza.

The applicant proposes to build 44 townhouse condominiums. Six of these units are located above the retail space, fronting Maple Avenue. The other 38 units are located in four rows of buildings behind and to the side of the building front Maple Avenue, running perpendicular to Maple Avenue and Church Street as shown in the site plan. A U-shaped access drive from Church Street runs



around the two center rows connecting back to Church Street. A 30-foot landscape area with a 4-foot wide walkway is located between the two center rows of units.

Process

As part of the rezoning process, the Board of Architectural Review provided recommendations on the proposal to the Town Council, which are in the attached memorandum dated March 9, 2018. The memo includes guidance to the developer on the treatment of blank walls throughout the development and landscaping on the corner plaza.

Town Council approved the rezoning from C1-A to MAC Maple Avenue Commercial Zone and conceptual plan on May 7, 2018.

The Board of Architectural Review is charged with reviewing the proposed site plans and architecture as part of the development review process for conformance with the approved concept plan from the rezoning approval and Chapter 4 of the Town Code.

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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.

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.