

BAR Recommendations for 100, 102 and 112 Maple Avenue E (Sunrise of Vienna) –
MAC Rezoning

Meeting Date - February 21, 2019

The focus of the BAR was primarily regarding the pocket park located at the northwest side of the site and the planning areas along Maple Avenue and Center Street. Because the pocket park is on the northeast side of the site, choosing the plant species will be of significant importance as it relates to light availability. Due to the requirement of truck access, very little space is available for planting. For this reason, it is strongly recommended that the applicant consider applying an appropriate planning matrix on both sides of the pocket park using what has been commonly call a “living wall”. In addition, planting of an appropriate nature should be included to the highest degree possible incorporating a mix of species to yield maximum texture both vertically and horizontally in the planting beds. Also recommended was the use of a composite fence material along the north east side of the property to ensure lasting integrity. The fence material will likely have to be coordinated with the living wall application.

Equally as important is the recommendation regarding the increased landscaping on Maple Avenue and along Center Street. In order to ensure a rich and inviting pedestrian environment, planting should be installed to the highest levels possible. Landscaping and streetscaping will contribute immensely to reducing the perception of mass as it relates to the building. Having a significant planting buffer between the pedestrian walkways and the vehicular traffic of Maple Avenue will also contribute significantly to the pedestrian experience. It is recommended that the planters be extended to the east and west while allowing for breaks along the length of the planter. The planter should be held at least 18” behind the curb and is strongly suggested that it be 24” from the curb to accommodate Vienna Halloween parade viewers and other such events.