



Memorandum

To: Board of Architectural Review

From: Andrea West, Planner

Meeting Date: September 19, 2019

Re: **Item No. 1 - Docket No. 21-19-BAR
Vienna Market - 245 Maple Avenue W.**

Item No. 1: Request for approval of Vienna Market, a new mixed-use project, at the former Marco Polo Restaurant site, located at 245 Maple Avenue W., Docket No. 21-19-BAR, in the MAC Maple Avenue Commercial Zone zoning district; filed by Nate Robbins of Northfield Development.

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 commercial structures, bordered by Pleasant and Church Streets Northwest, and Maple Avenue West, and a Bank of America branch to the east.

At the August 2019 meeting, the Board made the motion to approve the development as proposed with several conditions:

The following items are to be excluded from the approval and brought to the Board for review and approval:

1. The lighting / photometric plan include all lights on the residential and commercial section be combined into one photometric plan with the specs as needed;
2. The landscape plan of sidewalk area in front of retail be developed and brought back before the Board;
3. The brick on units 1, 13, 28, and 29 wrap around into the private street and a design is presented to further enhance the architectural feel of the units;
4. Resubmit options for the retail brick.

With the provision for the following items to be confirmed by staff:

5. The paint spec colors of the Hardie panels on the backs of the towns over retail;
6. The [painted] brick selection is provided to staff with a choice of like materials;
7. The pillar at the end of the retaining wall along Bank of America close to Church St. ends with a more substantial pillar;
8. Confirm the center steps along the front of the retail are eliminated;
9. Verify the color and the materials of the railing coming from the park plaza down into the retail sidewalk area be consistent with the materials of the [approved] railing.

Current Submission

The packet provided

1. *The lighting / photometric plan include all lights on the residential and commercial section be combined into one photometric plan with the specs as needed:*
 - a. The complete photometric plan has been provided.
2. *The landscape plan of sidewalk area in front of retail be developed and brought back before the Board:*
 - a. A detailed landscaping plan for the retail area has been provided, including the landscaping container.
3. *The brick on units 1, 13, 28, and 29 wrap around into the private street and a design is presented to further enhance the architectural feel of the units:*
 - a. The elevation drawings have been updated. The areas amended have been bubbled and the brick detail description added. **NOTE:** The 3D renderings were not modified as part of this resubmission. The renderings included within this packet are the same as those included within the August 2019 packet.
4. *Resubmit options for the retail brick:*
 - a. The applicant has provided four brick-types for the Board to review.

Process

Town Council approved the rezoning from C1-A to MAC Maple Avenue Commercial Zone on May 7, 2018. Before the issuance of any building permits, the Board of Architectural Review is charged with reviewing the proposed site plans and architectural elevations for substantial conformance with the approved concept plan (architectural design, landscaping, etc.) and the other items under the Board's purview as outlined in Chapter 4 of the Town Code.

The Board of Architectural Review has met with the applicants to provide feedback on the following dates:

- Meeting - April 8, 2019 - The Board reviewed the proposed elevations and requested the application be discussed at a work session after modifications were made;
- Work Session - May 24, 2019,
- Work Session - June 14, 2019,
- Work Session - June 28, 2019,
- Work Session - August 2, 2019 - The Board felt that the project had made satisfactory progression and that the scheduling of a hearing was feasible if the applicant made additional modifications,
- Meeting - ~~September 19, 2019~~ **August 15, 2019** - The Board reviewed the application materials and made the motion to approve the development with conditions, some conditions requiring further Board review, and others for staff verification at the time of permit submission.

Development Summary

The development is comprised of 4-story, 53'-7 15/16" tall, mixed-use building with retail space on the ground floor facing Maple Avenue West, townhouse condominiums above, and 3-to 4-story townhouse condominiums along Pleasant Street NW, Church Street NW and a new interior street, Market Street.

The applicant proposes to build 44 townhouse condominiums, with six located above the retail space, fronting Maple Avenue; thirty-eight units are located in four rows of behind the retail podium running perpendicular to Maple Avenue and Church Street. A U-shaped access drive, now called Market Street, around the two center rows connecting back to Church Street at each end. A 30-foot landscaped area with a 4-foot wide walkway is located between the two center rows of units.

The retail space is set back 20 feet from the face of curb, the minimum setback distance within the MAC zoning; 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 is below the grade of the sidewalk. The lower retail frontage sidewalk is between 7.5' to 9' in width between bays. The retail configuration has been modified from the approved concept plan; the concept plan severed the retail in the center of the block requiring stairs in the center of the lower sidewalk and interior retail space. The current configuration eliminates the stairs in the center, creating an ADA compliant slope on the eastern end of the walkway, and adding risers to the stairs on the western end of the walkway into the plaza.

A landscaped plaza with lead walk 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; a portion of the plaza can be utilized for outdoor table seating for the adjacent retail space.

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*Applicants must 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.*