

1 October 2019

Ms. Melanie Clark
Town Clerk
Town of Vienna
Vienna, Virginia 22180

We, the undersigned residents, registered voters and qualified electors in the Town of Vienna, appeal to the Town Council the September 19, 2019 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code. Per Article 4-12, we are including a check for \$125 with this appeal.

The basis of our appeal is that the final architectural designs as approved by the BAR violate the Maple Avenue general design criteria as set forth in Article 4-15(d), and the Maple Avenue Commercial district design criteria as set forth in Article 18-19.14.E.4 and Article 18-95.14.G.1. Attached is a letter dated August 14, 2019 which lays out in more detail the specific reasons for this appeal. By this letter, we also incorporate into this appeal the elevations included in the record for BAR19-122, pdf entitled "Elevations w Edits_PF-21-19-BAR_Vienna Market_Sept2019.pdf" ("Final Elevations").

In brief, the three design criteria cited above require that the rear façades of any buildings on Maple Avenue, and/or any buildings that are being built under the Maple Avenue Commercial district provisions, be consistent with, or the same materials as, the front and side façades, as long as those rear façades are visible from public areas. As approved, the rear façades of four of the five townhouse rows along the proposed Vienna Market Lane consist almost entirely of siding material with no brick; whereas the front and side façades consist almost entirely of brick with no siding. *Compare* Final Elevations at E3 and E3A (front and rear façades of Pleasant); E4 and E4A (front and rear façades of units facing Bank of America); and E5 and E5A (front and rear façades of interior strips 1 and 2).

The specific reasons cited in the August 14 2019 letter and herein meet the "just cause" requirement of Article 4-12. Therefore, under Article 4-12, the Town Council must hold a public hearing within a certain number of days to consider this appeal. We ask that you inform the principal appellants listed below of the time of the public hearing, and that we be granted 20 minutes to present our case.

Respectfully submitted, Charles and Laura Anderson



Principal Appellants
125 Pleasant St., NW

Attachments (3):

Signatures of Qualified Electors
Anderson August 14, 2019 letter to BAR
Copy of Final Elevations

1 October 2019

Ms. Melanie Clark
Town Clerk
Town of Vienna
Vienna, Virginia 22180

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The specific reasons cited in the August 14 2019 letter and herein meet the "just cause" requirement of Article 4-12. Therefore, under Article 4-12, the Town Council must hold a public hearing within a certain number of days to consider this appeal. We ask that you inform the principal appellants listed below of the time of the public hearing, and that we be granted 20 minutes to present our case.

Respectfully submitted,

Charles and Laura Anderson
Principal Appellants
125 Pleasant St., NW
Vienna, Virginia 22180

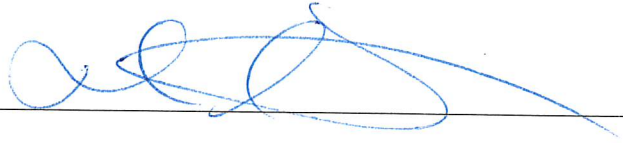


Attachments (3):

Signatures of Qualified Electors
Anderson August 14, 2019 letter to BAR
Copy of Final Elevations

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Signature



Name (print)

MICHAEL AHRENS

Date

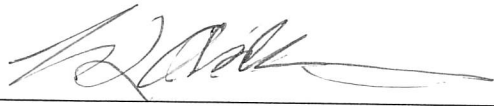
9/28/2019

Address

207 GLEN AVE SW

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

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Signature 

Name (print) Charles L. Anderson

Date 9/29/19

Address 125 Pleasant St. NW, Vienna VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature Laura K Anderson

Name (print) Laura K Anderson

Date 9/29/19

Address 125 Pleasant St, NW ; Vienna VA

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature Estelle O. Belisle

Name (print) ESTELLE O. BELISLE

Date 9/25/19

Address 200 CERET CT, SW, VIENNA, VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature Anna Benson

Name (print) ANNA BENSON

Date Sept 28, 2019

Address 349 Church St NE

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature Francis J. Biros

Name (print) FRANCIS J BIROS

Date 9/25/2019

Address 200 CERET CT SW VIENNA VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature



Name (print)

Laura C. Blish

Date

9/29/2019

Address

226 Glen Ave SW Vienna VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

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Signature 

Name (print) Jose R. Cardenas

Date 9-29-19

Address 214 Ceret Ct. SW Vienna, Va 22180

Currently Registered to Vote in the Town of Vienna? Yes ✓ No

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature

Tina S. Cardenas

Name (print)

Tina S. Cardenas

Date

9-29-19

Address

214 Ceret Ct. SW Vienna Va 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature Shelia L. Creswell

Name (print) Shelia L. Creswell

Date 9/28/19

Address 404 Millwood Ct SW, Vienna, VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature Jay S. Creswell Jr

Name (print) JAY S. Creswell, Jr

Date 28 Sept 19

Address 404 Millwood Ct, SW
28 Sept 19

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature Louise R. Davidson

Name (print) Louise R. Davidson

Date 9-26-19

Address 307 Windover Ave. NW

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature Sherry R. Dart

Name (print) Sherry R. Dart

Date Sept. 29, 2019

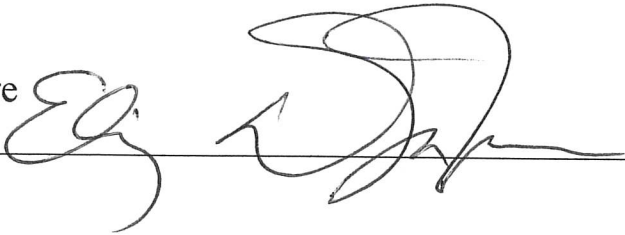
Address 331 Lewis Street, Vienna, VA. 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

125 Pleasant St., NW
Vienna, Virginia 22180

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature



Name (print)

Elizabeth D. Francisco

Date

9-29-19

Address

434 Knoll St NW

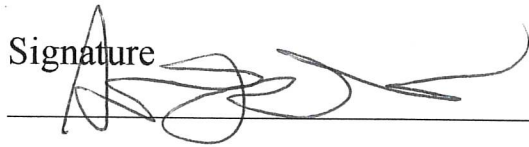
Currently Registered to Vote in the Town of Vienna? Yes ☒

No ☐

125 Pleasant St., NW
Vienna, Virginia 22180

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Signature



Name (print)

Katherine DiFrancisco

Date

9/29/19

Address


434 Knoll St NW Vienna, VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

125 Pleasant St., NW
Vienna, Virginia 22180

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Signature



Name (print)

MICHELLE DE FRANCO

Date

9/29/18

Address

439 KINGS ST 22180

Currently Registered to Vote in the Town of Vienna? Yes

No _____

X

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Signature 

Name (print) REBECCA L. EGGERS

Date 29 SEP 19

Address 130 WADE HAMPTON DR SW, VIENNA, VA 22180

Currently Registered to Vote in the Town of Vienna? Yes X No

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Signature 

Name (print) ALEXANDER GALLEGOS

Date 29 SEP 19

Address 130 WADE HAMPTON DR SW, VIENNA, VA 22180

Currently Registered to Vote in the Town of Vienna? Yes X No

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Signature Christopher Hogan

Name (print) Christopher Hogan

Date 9/29/2019

Address 226 Glen Ave SW Vienna VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

125 Pleasant St., NW
Vienna, Virginia 22180

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature



Name (print)

Samir Kanani

Date

9 / 30 / 2019

Address

129 Pleasant St. NW
Vienna, VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒
No ☐

125 Pleasant St., NW
Vienna, Virginia 22180

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Signature



Name (print)

Sharin Khan

Date

9/30/2019

Address

129 Pleasant St. NW Vienna VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒
No ☐

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Signature Joan L. Lillis

Name (print) Joan L. Lillis

Date 9/29/19

Address 313 Windsor Ave. NW

Currently Registered to Vote in the Town of Vienna? Yes X No

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Signature Nancy J Logan

Name (print) NANCY J. LOGAN

Date 9/27/19

Address 410 Millwood CT SW Vienna, VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

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Signature Michelle Magrants

Name (print) Michelle Magrants

Date 9/28/2019

Address 207 Glen Ave SW

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

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Signature

David Medwedeff

Name (print)

David Medwedeff

Date

9-29-19

Address

309 Windover Ave NW

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

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Signature Judi Medwedoff

Name (print) Judi Medwedoff

Date 9-29-19

Address 309 Windover Ave NW

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

125 Pleasant St., NW
Vienna, Virginia 22180

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Signature



Name (print)

J.L. Mernin Jr

Date

9/30/19

Address

204 Paris Ct SW, Vienna, VA 22180

Currently Registered to Vote in the Town of Vienna? Yes

☒


No

☐

125 Pleasant St., NW
Vienna, Virginia 22180

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Signature



Name (print)

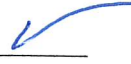
Cindy Miley

Date

9/29/19

Address

204 Paris Ct SW, Vienna

Currently Registered to Vote in the Town of Vienna? Yes 

No

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Signature Pennyellen Oszak

Name (print) Pennyellen Oszak

Date 9/29/19

Address 221 Nutley St NW

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature 

Name (print) C. J. Pott.

Date 9/25/2019.

Address 134, WADE HAMPTON DRIVE VIENNA SW.

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature Sharon H. Pott

Name (print) SHARON H. POTT

Date 25 Sept 2019

Address 134 Wade Hampton Dr. Vienna VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

125 Pleasant St., NW
Vienna, Virginia 22180

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature

Gloria J. Runyon

Name (print)

Gloria T. Runyon

Date

September 29, 2019

Address

315 Carthouse Road S.W. Vienna, VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒

No ☐

125 Pleasant St., NW
Vienna, Virginia 22180

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature



Name (print)

John R Runyon

Date

Sept 25 2019

Address

315 Court House Wd. S.W. Vienna VA 22180

Currently Registered to Vote in the Town of Vienna? Yes

No

✓

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature Michael Terrell

Name (print) Michael Terrell

Date 09/29/19

Address 311 Albrecht Circle Vienna V.A. 22180

Currently Registered to Vote in the Town of Vienna? Yes X No

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature Alison Walisko

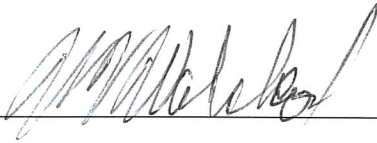
Name (print) Alison Walisko

Date 9/29/19

Address 314 Albrecht Cir. SW Vienna, VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature 

Name (print) William Walisko

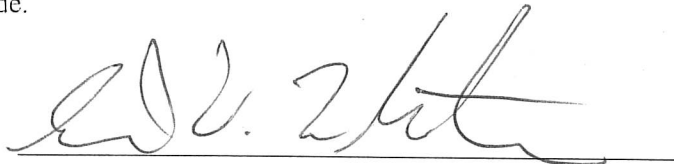
Date 29 Sept 2019

Address 314 Albrect Cir SW, Vienna, VA 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

We, the undersigned residents and registered voters in the Town of Vienna, appeal to the Town Council the September 19, 2109 final approval by the Vienna Board of Architectural Review ("BAR") of the rear architectural designs and plans for the property known as Vienna Market (*aka* Marco Polo), located at 245 Maple Avenue West (BAR19-122). This appeal is being made pursuant to Article 4-12 of the Vienna Town Code.

Signature



Name (print)

Gordon W. Whiteside

Date

09/29/2019

Address

311 Albrecht Cir SW Vienna, Va 22180

Currently Registered to Vote in the Town of Vienna? Yes ☒ No ☐

August 14, 2019

To Paul Layer, Chair, and Members of the Vienna Board of Architectural Review

We hereby submit written comments on **Item No. 4 - Docket No. 21-19-BAR**, *request for approval of a new mixed-use project, at the former Marco Polo restaurant site, Vienna Market, located at 245 Maple Avenue West*. At the outset, we wish to thank the members of BAR for their many hours in working to return the Vienna Market architectural to their originally-intended high level of detail and design integrity. As the first MAC mixed use project, it is vitally important that this project be of the highest quality. We do have one important issue with the proposed elevations; namely, the substandard materials and design for the rear of the townhouses that are oriented perpendicular to Maple and Church Streets (hereinafter “the perpendicular units”).

The 2D elevations appear to show that the rear of the perpendicular units are covered with some form of monochromatic siding, with very little trim, cornice work, or other detailing. The fronts and sides of the perpendicular units, by contrast, are adorned with elaborate brick designs of varying, rich colors, and substantial trim detail. The incongruity of the rear of the perpendicular units is heightened by their proximity to the higher quality materials and greater detailing of the rear of the units facing Maple Avenue. For some inexplicable reason, the plans show that some of those high quality elements found in the front and side façades, including lower level rustication and use of brick, has been carried over to the rear of the Maple Avenue facing units, but has not been applied to the rear of the perpendicular units.

We believe that Vienna Code requires that the rear of the perpendicular units at the least should have the same level of detail and use the same materials as the rear of the units facing Maple. Comparable treatment is required by both the general design criteria as set forth in **Article 4-15(d)**, and the MAC design criteria set forth in **Article 18-95.14.E.4** and **Article 18-95.14.G.1**.

Article 4-15(d) states:

The Board of Architectural Review, and, on appeal, the Town Council, shall use the following standards and criteria in considering applications filed under this chapter:

(d) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment *for all exterior walls*; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used *on all portions of all exterior walls exposed to public view*¹.

¹ Emphasis added/

Article 18-95.14.E.4. provides as follows:

Side and rear building façades, *if visible from public streets*, shall have a similar architectural treatment as used on the primary or front façade².

In addition, with respect to materials, **Article 18-95.14.G.1.** of the MAC states:

Façades of a building *visible from a public street or single-family detached dwelling* shall have consistent material and a similar architectural style³.

This requirement for consistency in material and architectural style is not limited to the primary façade, but applies to any façade that is visible from a public street.

Thus, both the general design provisions for Maple Avenue and the specific provisions for MAC are in agreement: if the rear of a building is visible from a public street or by the public (from a park, say), then the rear must be comparable in materials, color and detailing to the front of the building.

The rear façades of the interior units, as well as the units facing Pleasant Street and the Bank of America, will be visible from Church Street. Church Street is a public street. The 3D elevations clearly show that the rear of those units will be visible to any pedestrian walking along Church Street. In fact, the incongruity of the architectural detailing of the rear of those units with the rear of the units facing Maple Avenue will highlight the substandard level of materials and detailing. The rear of the perpendicular units will also be visible to visitors using the public plaza at the corner of Pleasant Street and Maple Avenue. Moreover, the rear façades will be visible from the undersigned's single-family detached dwelling.

To summarize, there is no question that both the general design provisions of Article 4 and the MAC specific provisions of Article 18-95 require high quality materials and design for any façade that is visible to the public. The current elevations for Vienna Market fall short of this requirement. We ask the BAR to withhold final approval of the elevations and 3D plans until they are brought in conformance with both the general architectural guidelines for Maple Avenue and the MAC.

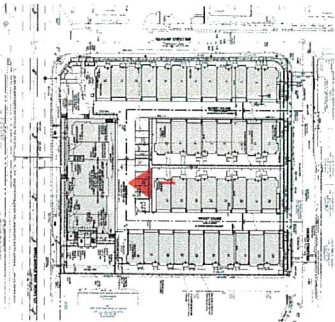
Sincerely,



Charles and Laura Anderson
Charles and Laura Anderson
125 Pleasant St., NW
Vienna, Virginia

² Emphasis added. Note that, although the MAC does not require the submission of elevations for inward facing facades as part of the rezoning application, the ordinance set forth definitive design standards for all elevations that are visible from public streets. The only way the Town can enforce the MAC standards is through the BAR final design approval process.

³ Emphasis added.



KEY PLAN



LOT 6
SCHEME #3

LOT 5
SCHEME #5

LOT 4
SCHEME #2B

LOT 3
SCHEME #2B

LOT 2
SCHEME #5

LOT 1
SCHEME #5

1. REAR MAPLE AVENUE - PROPOSED



8251 LEEBUNG PIKE, SUITE 200, VIENNA, VA 22182
P: 703.850.1860 | F: 703.850.1801 | LESARDDESIGN.COM

COLOR STREETScape

TOWNS OVER RETAIL

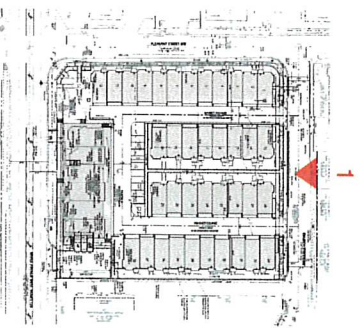
MARCO POLO DEVELOPMENT

DESIGN
NV/200

E1A

NVURBAN

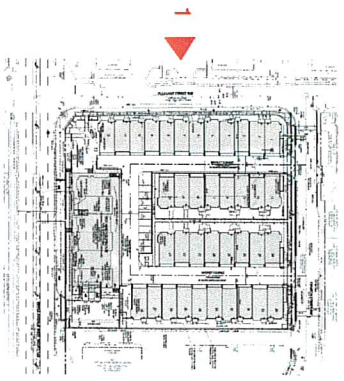
SCALE: 3/32" = 1'-0"



KEY PLAN



1. CHURCH STREET - PROPOSED



KEY PLAN

STORE FRONT DESIGN



BRICK
RUSTICATION

4 STORY
ANGLED BAYS

LOT 1
ELEV. 8
SCHEME #28

LOT 2
ELEV. 8
SCHEME #8

LOT 3
ELEV. 8
SCHEME #2

LOT 4
ELEV. 8
SCHEME #4

BRICK
RUSTICATION
MANSARD
ROOFS

LOT 5
ELEV. 8
SCHEME #28

LOT 6
ELEV. 8
SCHEME #1

NEW PAINTED
BRICK COLORS
BRICK
RUSTICATION

LOT 7
ELEV. 8
SCHEME #5

LOT 8
ELEV. 8
SCHEME #28

3 STORY
ANGLED BAYS

LOT 9
ELEV. 8
SCHEME #18

LOT 10
ELEV. 8
SCHEME #6

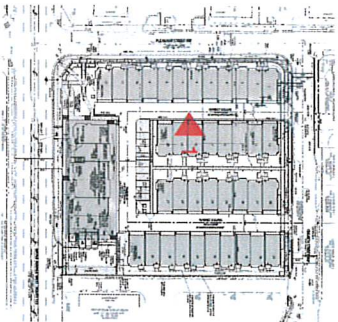
LOT 11
ELEV. 8
SCHEME #4

BRICK
RUSTICATION
ARCHED PARAPET

LOT 12
ELEV. 8
SCHEME #2

T.O.B. LOT 1
ELEV. 8
SCHEME #3

1. PLEASANT STREET - PROPOSED



KEY PLAN

LOT 12
ELEV. 72
SCHEME 72

LOT 11
ELEV. 74
SCHEME 74

LOT 10
ELEV. 76
SCHEME 76

LOT 9
ELEV. 78
SCHEME 78

LOT 8
ELEV. 80
SCHEME 80

LOT 7
ELEV. 82
SCHEME 82

LOT 6
ELEV. 84
SCHEME 84

LOT 5
ELEV. 86
SCHEME 86

LOT 4
ELEV. 88
SCHEME 88

LOT 3
ELEV. 90
SCHEME 90

LOT 2
ELEV. 92
SCHEME 92

LOT 1
ELEV. 94
SCHEME 94



1. PLEASANT STREET - PROPOSED



8251 LEEBURN PIKE, SUITE 700, VIENNA, VA 22182
P: 571.820.1800 | F: 571.820.1807 | LESSARDDESIGN.COM

COLOR STREETSCAPE

MARCO POLO DEVELOPMENT

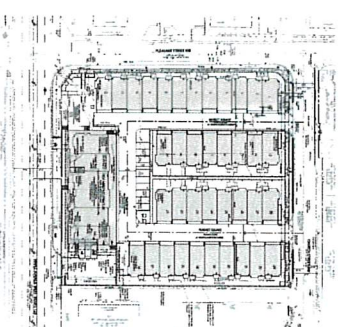
E3A

TOWNS OVER RETAIL

NVURBAN

SCALE: 3/32" = 1'-0"

08/03/19
NV/200



T OR LOT 6
ELEV 8
SCHEME 93

LOT 38
ELEV. 1
SCHEME #22

LOT 37
ELEV 2
SCHEME 06

LOT 36
ELEV. 3
SCHEME 03E

LOT 35
ELEV. 4
SCHEME 4

LOT 34
ELEV. 5
SCHEME 09

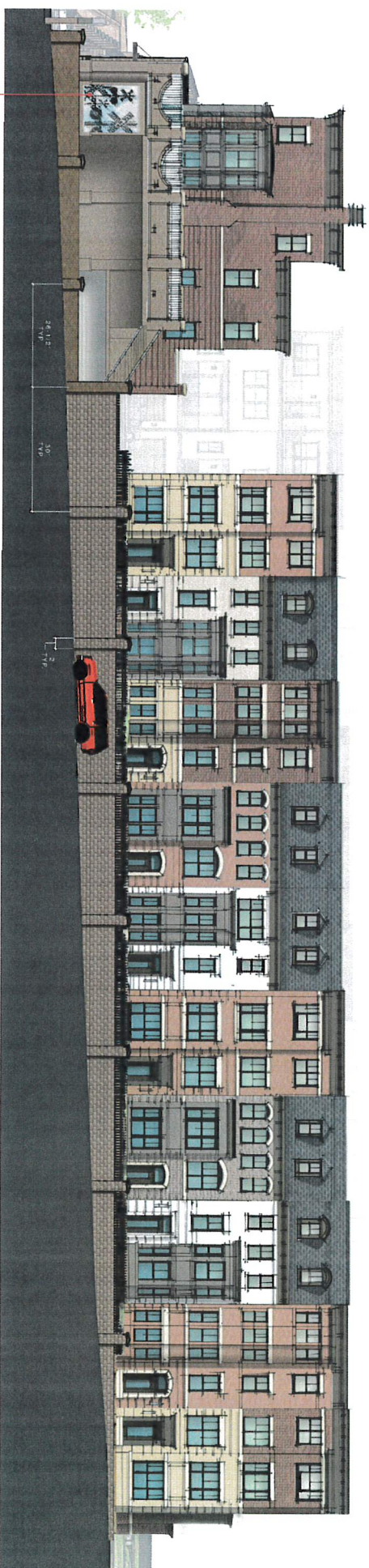
LOT 33
ELEV.
SCHEME

LOT 32
ELEV. 4
SCHEME

LOT 3
ELEV.
SCHEME

LOT:
ELEV:
SCHEM

LOT
ELE
SCHEM



1. BANK OF AMERICA VIEW - PROPOSED



DESIGN

8521 LEESBURG PIKE, SUITE 700, VIENNA, VA 22182
P: 571.630.1800 | F: 571.630.1601 | LESSARDESIGN.COM

COLOR STREETSCAPE

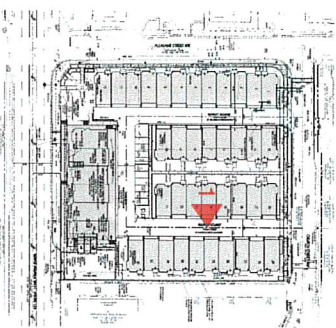
MARCO POLO DEVELOPMENT

08/05/19
NV.060

E4

NVURBAN

SCALE: 3/32" = 1'-0"



KEY PLAN



1. REAR BANK OF AMERICA STREET VIEW

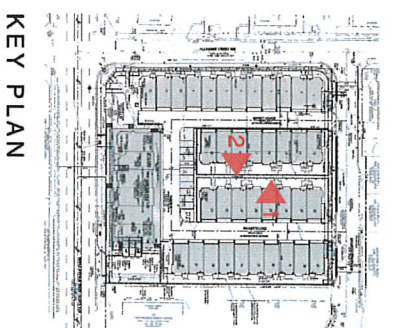


6521 LEEBURG PIKE SUITE 200, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | LESSARDDESIGN.COM

COLOR STREETSCAPE
TOWNS OVER RETAIL

MARCO POLO DEVELOPMENT
NWURBAN

DATE: 10/19
SCALE: 3/32" = 1'-0"
E4A



2. INTERIOR STRIP ELEVATION 2



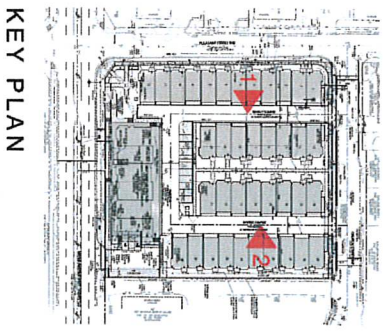
1. INTERIOR STRIP ELEVATION 1



1. REAR INTERIOR STRIP 1



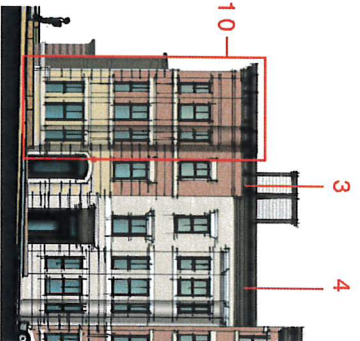
2. REAR INTERIOR STRIP 2



KEY PLAN



MAPLE AVE.

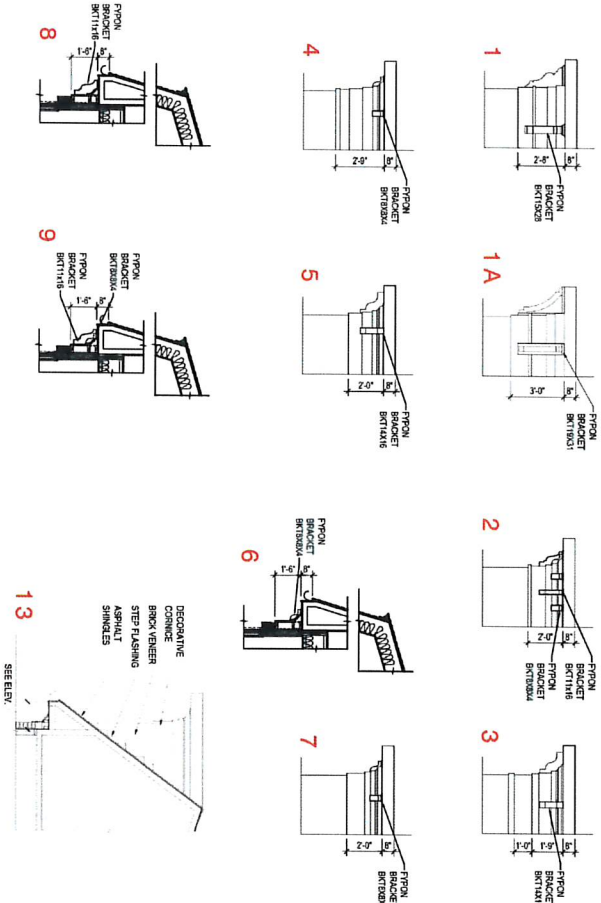


PLEASANT STREET

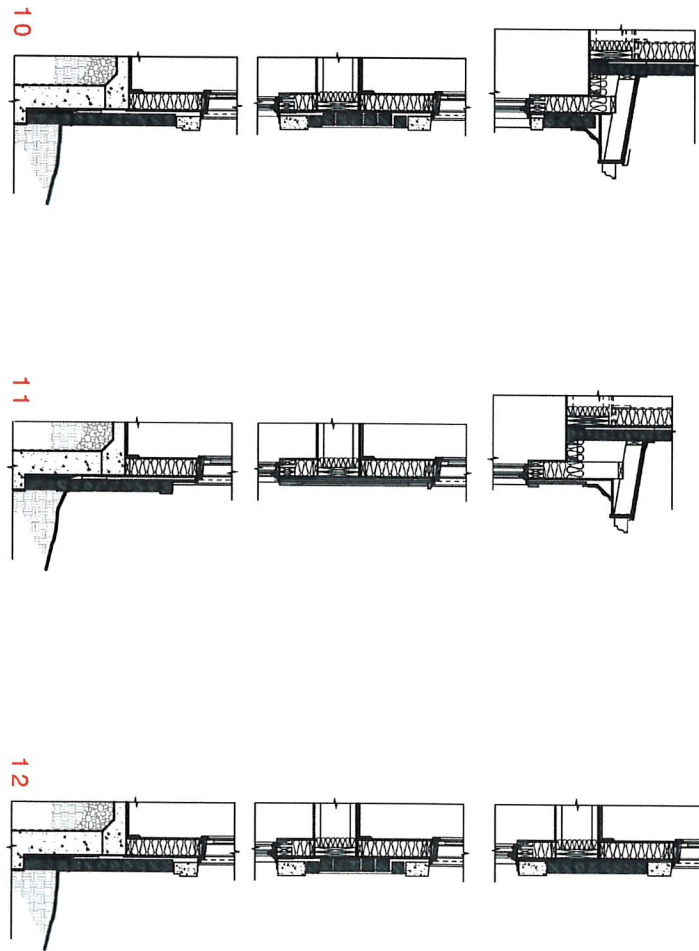


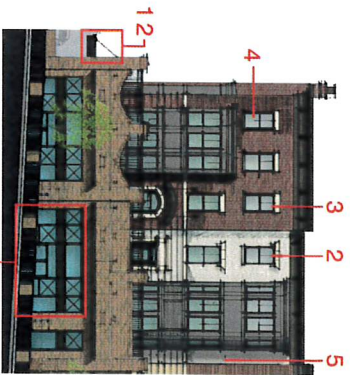
BANK OF AMERICA VIEW

PROPOSED CORNICE
PROFILES



PROPOSED BAY DETAILS





MAPLE AVE.



PLEASANT STREET



BANK OF AMERICA VIEW

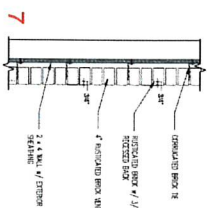
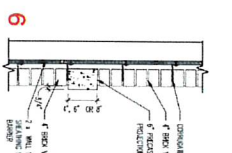
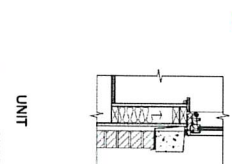
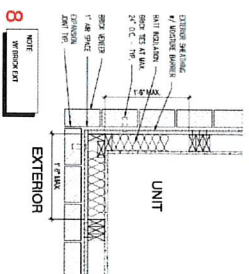
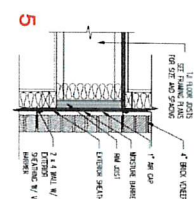
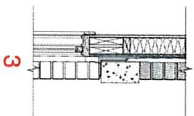
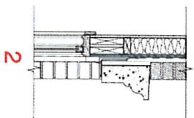
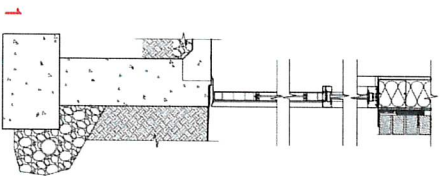


VIEW FROM BANK of AM

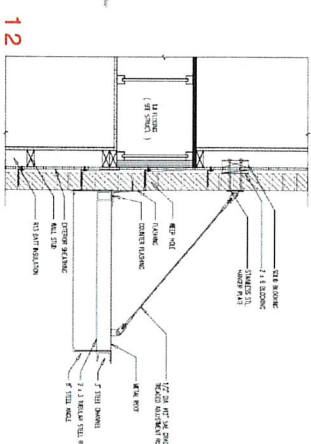
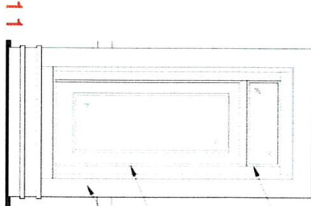
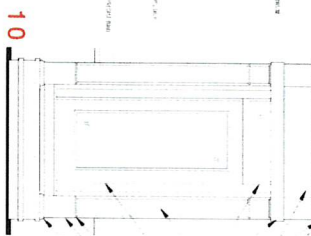
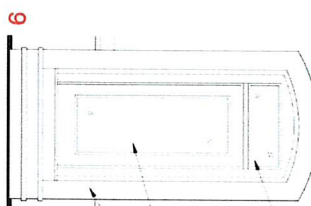
PROPOSED WINDOW SECTIONS

PROPOSED WALL SECTION DETAILS

PROPOSED ENTRY DETAILS

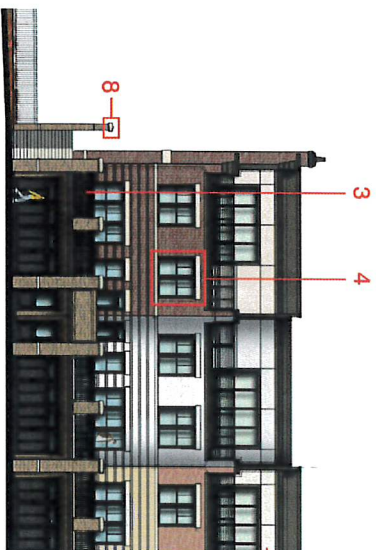


RUSTICATED BRICK EXAMPLE





BANK OF AMERICA VIEW



MAPLE AVE.

NOTE:
REAR PANELS
TO BE HARDIE



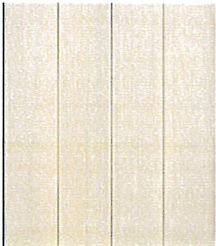
7. RETAINING WALL
VERTICA - DAKOTA BLEND



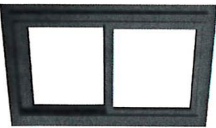
1. TREX SIGNATURE
ALUMINUM RAILING
- BLACK



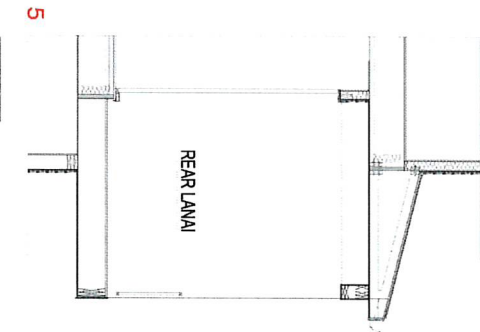
3. POWDER COATED
ALUMINUM RAILING
- BLACK



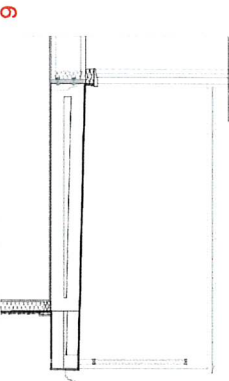
2. AMARR LINCOLN
FLUSH PANEL
GARAGE DOOR



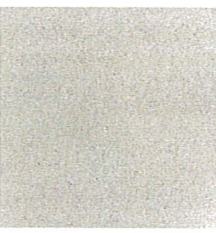
4. PLYGEM 2100 SERIES
- BRONZE



REAR LANAI



8. PRECAST CAP
WARM PRECAST COLOR





NORTH WEST PERSPECTIVE

TOWNS OVER RETAIL

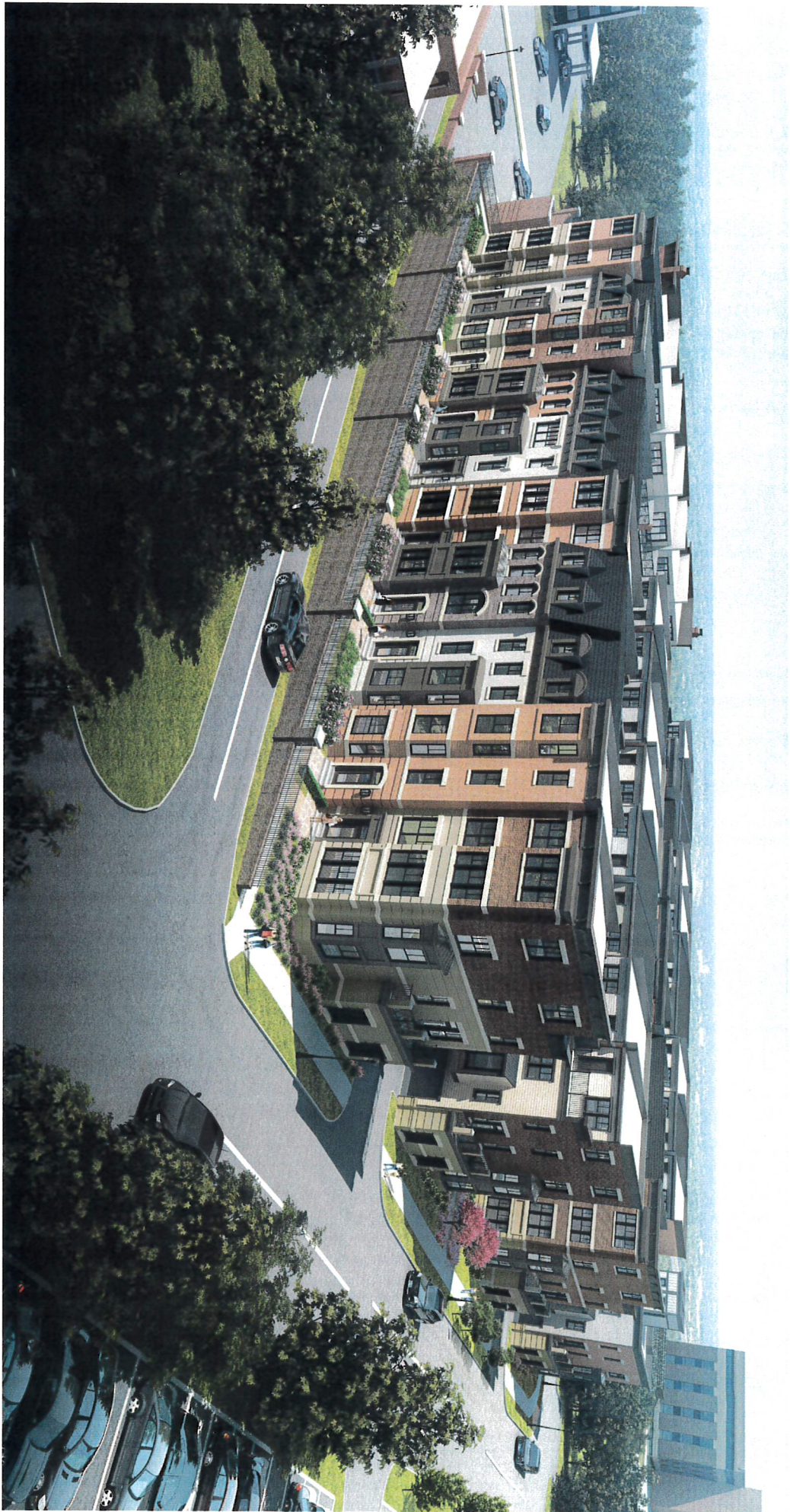
MARCO POLO DEVELOPMENT

08.05.19
NV.050

E9

NVURBAN

SCALE: NTS



NORTH EAST PERSPECTIVE
TOWNS OVER RETAIL

MARCO POLO DEVELOPMENT

08/25/19
NV/200

E10

NVURBAN

SCALE: NTS



SOUTH EAST PERSPECTIVE

TOWNS OVER RETAIL

MARCO POLO DEVELOPMENT

08/22/19
NV/200

E11

NVURBAN

SCALE: NTS



SOUTH WEST PERSPECTIVE

TOWNS OVER RETAIL

ARCHITECTURAL RENDERING FOR THE MARCO POLO DEVELOPMENT, A RESIDENTIAL DEVELOPMENT IN THE MARCO POLO AREA OF VIENNA, VA. THE RENDERING IS A REPRESENTATION OF THE PROPOSED DEVELOPMENT AND IS NOT A GUARANTEE OF THE FINAL DESIGN OR CONSTRUCTION. THE RENDERING IS THE PROPERTY OF LESARD DESIGN AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LESARD DESIGN.

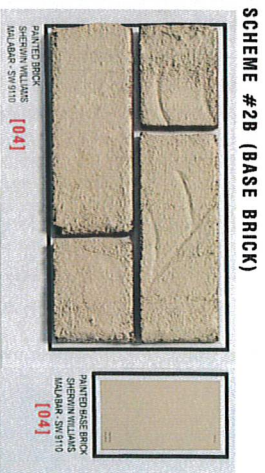
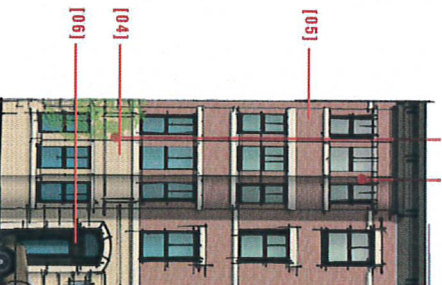
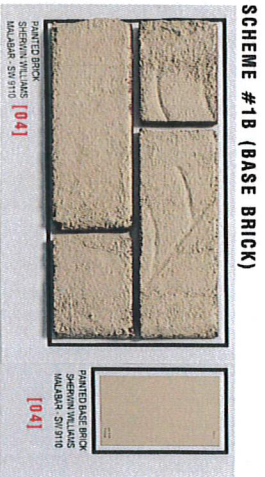
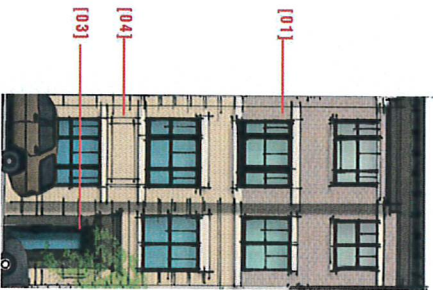
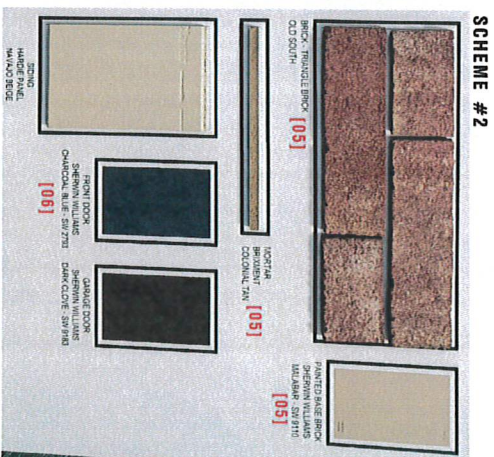
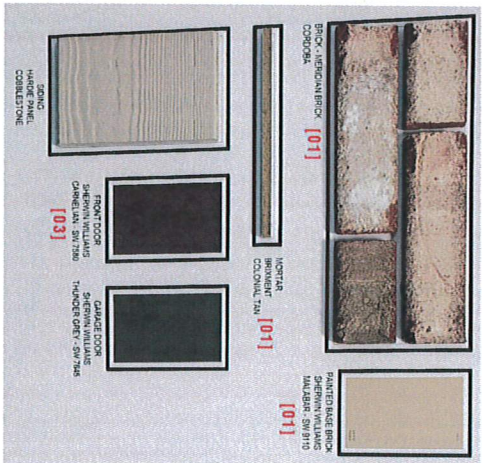
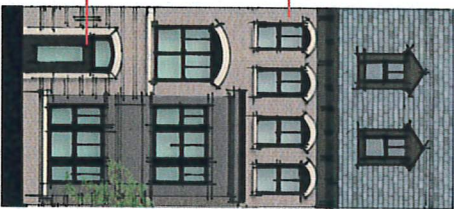
MARCO POLO DEVELOPMENT

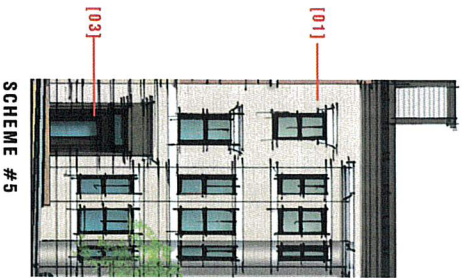
DATE: 1/19
REV: 000

E12

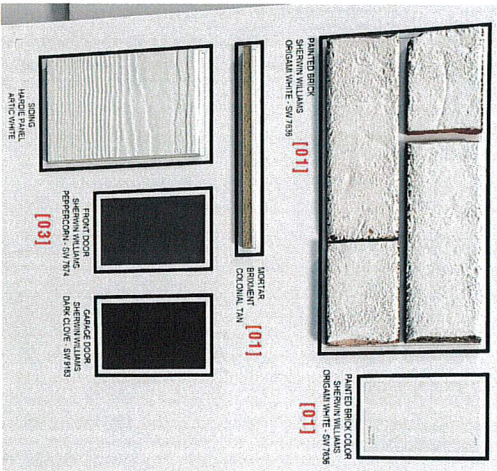
NWURBAN

SCALE: NTS

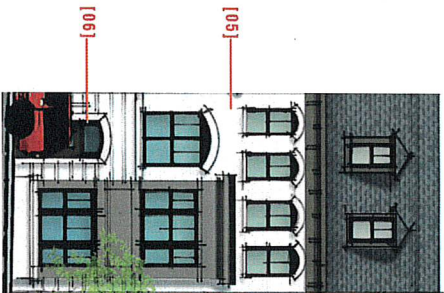




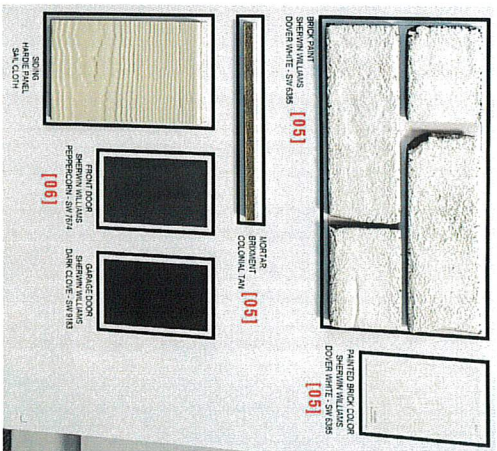
SCHEME #5



SCHEME #5



SCHEME #6



SCHEME #6

COLOR SCHEMES

TOWNS OVER RETAIL

MARCO POLO DEVELOPMENT

08/05/19
NV/AB