

MEMORANDUM

TO: Mayor and Town Council

FROM: Roy J. Baldwin, Vice Chairman, Town of Vienna Board of Architectural Review

DATE: January 6, 2020

RE: Request for recommendation to Town Council regarding compliance with requirements of Town Code Article 13.1 for the proposed Sunrise of Vienna mixed-use building with assisted living and restaurant/café space, located at 374-380 Maple Avenue, West, as part of Maple Avenue Commercial (MAC) Zone application (Docket No. BAR-PF-57-19-MAC) in the C-1A Special Commercial zoning district, pending approval for rezoning to the Maple Avenue Commercial Zone; filed by Sara Mariska on behalf of Sunrise Development, Inc.

Application History: The BAR met with the applicant in a work session on November 8, 2019 (Board Chairman Paul Layer recused himself and did not participate). Board members shared a number of concerns with the applicant and made several recommendations.

The application was considered by the BAR at its regularly scheduled meeting on December 19, 2019 (Board Chairman Paul Layer recused himself and did not participate). The BAR considered the staff report and the revised application, including the Draft Proffer Statement as amended December 12, 2019, the revised architectural plans, and the revised landscaping and lighting plans.

Public Comments were received from the following citizens:

Rebecca Eggers – 135 Wade Hampton Dr SW: Several meetings amongst neighbors regarding the back of the building and the consensus with the neighbors was the brick on the back wall giving a townhouse feel was preferred. Sunrise has been a great partner to work with and has addressed the concerns regarding lighting and traffic.

John Pott - 134 Wade Hampton Dr SW: Not happy with the industrial look of the car park on Wade Hampton and hopes it could be softened a bit. Wanted to know if the corridor / stairway windows at the back of the building would be lit at night. The applicant's architect explained that there were no corridor's/stairways on the exterior building and the windows on the back are residents' rooms. Mr. Pott stated that Sunrise had done a great job making the integrity of the building interesting with a coherence that makes it stand on its own. He also stated it was a huge improvement and the neighborhood was grateful for what Sunrise had done, but still felt it was big, but that was an issue that could not be addressed by Sunrise.

A motion was made to recommend to the Town Council that this application complies with the requirements of Article 13.1 of the Town Code, specifically with regard to Section 18-95.12 (Landscaping standards), Section 18-95.13 (Open space set-asides), Section 18-95.14 (Site development standards), Section 18-95.15 (Exterior lighting), Section 18-95.16 (Neighborhood

compatibility), Section 18-95.17 (Nameplates and signs)(not applicable at this time), and Section 18-95.18 (Fences), with the following provisos:

- Allow for revision of the water table at the secondary entrance on Wade Hampton.
- Replace or remove extra street lamps along Wade Hampton and replace with bollard lights as used on Glen Avenue if approved by Department of Public Works.
- Right-size transformer enclosure or screen with mixture of hardscape and landscape to be determined at site plan review
- Have the Department of Public Works review trees along Maple Avenue, as they appear to be in conflict with vehicular site line.

This motion was seconded and approved by a vote of 4-0 (Mr. Layer did not vote).