



Department of Planning and Zoning
Town of Vienna, Virginia
127 Center Street South
Vienna, VA 22180
Phone: (703) 255-6341
Email: DPZ@viennava.gov

Project Overview

#570706

Project Title: 444 Maple Avenue

Jurisdiction: Town of Vienna

Application Type: Board of Architectural Review: Exterior Modifications

State: VA

Workflow: 1. Initial Review

County: Fairfax

Project Contacts

Contact Information: Applicant

Lindsey Minkoff
KTGY Group
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Indicate which of the following additional project contacts are to be included on project correspondences.: Architect

Contact Information: Owner

Chris Bell
Hekemian and Co.
505 Main Street, Suite 400
Hackensack, NJ 07602
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Contact Information: Architect

Brian Fraser
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Tysons, VA 22182
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Project Address

Project Address: 444 MAPLE AVE W

Town Limits: Address/Parcel

- 444 MAPLE AVE W: IN TOWN OF VIENNA

Resource Management Area: Resource Management Area

- 444 MAPLE AVE W: LOCATED OUTSIDE RMA

Future Land Use Plan: Address/Parcel

- 444 MAPLE AVE W: MIXED-USE

Resource Protection Area : Resource Protection Area

- 444 MAPLE AVE W: LOCATED OUTSIDE RPA

Current Zoning: Address/Parcel

- 444 MAPLE AVE W: MAC

Windover Heights Historic District: Address/Parcel

- 444 MAPLE AVE W: LOCATED OUTSIDE WINDOVER HEIGHTS

Project Description

Project Description:

444 Maple Ave is a mixed-use building with 3 stories of 150 wood-framed residential units over 18,800 SF of retail space, an open parking garage for retail, and a residential lobby and leasing office. The 2nd Floor has 2 courtyards containing a pool and outdoor

Amenity areas, as well as indoor fitness and club room off of the pool courtyard. There is an additional level of below grade parking for residents and street parking for prospective tenants. The building is broken up along the ground floor by 2 large plazas, connecting retail and inviting pedestrians to utilize the space.

Exterior Modifications Information

Nature of Proposed Work: New Development/New Construction

Describe proposed improvements (including dimensions as necessary):

This design had been reviewed by the BAR previously. Minor changes to the facade are adaptations for constructability as CDs progressed. See attached documentation outlining proposed changes.

Are any Fairfax County Building Permit application numbers associated with this application?: Yes

Fairfax County Building Permit Number(s): 202170088

Business/Development Name: 444 Maple Ave

Exterior Modifications Information

Proposed construction materials (include manufacturer, identification numbers, and size), colors, and finish types (include specifications and color numbers):

See material schedule in uploaded drawings.

Lighting & Awning Information

Will your project include lighting?: Yes

Please describe the lighting elements to be used (including kelvins, lumens):

See attached photometrics and cut sheets.