Agenda Item: 4
BAR Meeting: 11/20/2019

# Board of Architectural Review

DATE: November 20, 2019
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief JDS
FROM: Tommy Scibilia, BAR Liaison TS
**SUBJECT: 9571 Fairfax Boulevard**

ATTACHMENTS:
1. Relevant Regulations
2. Plans Package
3. Lighting Specifications
4. BAR Meeting Minutes July 18, 2018

**Nature of Request**

| | | |
|---|---|---|
| 1. | Case Number: | BAR-19-00789 |
| 2. | Addresses: | 9571 Fairfax Boulevard |
| 3. | Request: | New commercial building and site improvements |
| 4. | Applicant: | 9571 Fairfax Boulevard, LLC |
| 5. | Applicant's Representative: | Stuart Schooler |
| 6. | Status of Representative: | Property owner |
| 7. | Zoning: | CG Commercial General, Architectural Control Overlay District |

## BACKGROUND

The property is located on Fairfax Circle at the intersection of Fairfax Boulevard and Old Lee Highway. To the northeast is a gas station and vehicle service garage, to the southeast is Stryker's Square shopping center, to the southwest is a McDonald's restaurant, and to the west across Old Lee Highway is a another gas station and vehicle service garage. The site currently contains the remnants of a former gas station constructed in 1970. The property owner has demolished the canopy and convenience store structures, leaving a field of asphalt, concrete, and gravel. The southeast property line, shared with Stryker's Square, contains natural vegetation and a steep grade change of approximately 12 feet. At the top of this grade, where the property is level with Fairfax Circle, is a board-on-board wooden fence. Hume Avenue runs along the subject property's northeast property line and descends into Stryker's Square as a service entrance and as a low traffic ingress/egress route to the shopping center. An existing sidewalk that connects the property to the two adjoining properties runs along Fairfax Circle.

The applicant is seeking several Special Exceptions in a concurrent land use case in order to construct a one-story commercial building with a basement level storage and loading area, and associated site improvements. The BAR must make a formal recommendation on the application for a major certificate of appropriateness to City Council. The applicant filed a similar land use case, including a request for a major certificate of appropriateness, in 2018. The BAR held a work session with the applicant on June 20, 2018 and provided positive feedback. On July 18, 2018, the BAR made a formal recommendation to City Council to approve the major certificate of appropriateness with conditions. See the complete meeting minutes from the BAR hearing in Attachment 4. City Council heard the land use case on November 13, 2018, and denied all requests, including the request for the major certificate of appropriateness, citing reasons including vehicular safety concerns and desire for property consolidation.

# PROPOSAL

The applicant has submitted a request for a major certificate of appropriateness for a one-story retail building with basement storage and loading, and associated site improvements including a parking lot along the southwest property line, landscaping, and sidewalks. Following discussions with Councilmembers, the applicant is filing a new land use request for an identical project on the subject site, including a request for a major certificate of appropriateness. The Zoning Ordinance requires a twelve-month period between denial of an application for a major certificate of appropriateness and reconsideration of "substantially the same" application (see Attachment 1). The hearing date for this application is over one year from the date of denial of the original application by City Council.

The proposed commercial building would be five-sided and situated in the property's northeast corner. Due to the grade change at the rear of the property, the building would have an exposed lower level for tenant storage and loading visible from Hume Avenue and the Stryker's Square parking lot. Off of Hume Avenue would be a service door and rollup garage entrance to the storage and loading area. A retaining wall faced with fluted concrete form-liners would surround the rear portion of the parking lot to make the entire surface level with Fairfax Circle. The main building material on all sides would be two colors of brick, a darker brown brick, "Autumn Blend #369" by Taylor Brick, as the field and a tan brick, "Autumn Blend #374" by Taylor Brick, in broken horizontal bands randomly interspersed. The base of the building as well as the exposed lower storage level would be "Arctic White" split-face CMU beneath a matching cast stone water table. Other architectural elements include:

- 13-foot-tall storefront with aluminum framing painted "Charcoal" by Sherwin Williams
- Metal lintels with bolts, designed to resemble I-beams, painted "Charcoal" above the storefront
- Metal cornices in a similar style to the lintels but scaled larger, also painted "Charcoal"
- A raised roofline at the western corner
- Metal reveals painted "Charcoal" between storefronts to create bays
- Rectangular recesses in the lower CMU portion of the southeast elevation

- 10-inch-tall, cylindrical, building-mounted, LED lighting fixtures in a dark gray finish and 3000K color temperature by Contech, mounted within the reveal recesses to provide a wall wash (see Attachment 3 for specifications)

The applicant has proposed two build options, which would depend on tenancy of the building. Option 1 would include a deck for outdoor seating at the northeast portion of the building. It would have a base of horizontal 2x6 wood boards painted a medium brown color called "Otter" by Sherwin Williams, and a decorative metal railing painted "Charcoal". Option 1 also includes a rooftop deck above the same tenant space, most of which would be screened from view in the right-of-way by parapet walls that vary in height from approximately seven to ten feet. Vertical rectangular openings, approximately 4'2" by 7'0" are proposed on the northeast elevation to allow rooftop guests an eastward view. The bottom 3'6" of the openings would be fitted with clear glass for safety purposes. Option 2 does not include either of these outdoor seating areas, nor does it include the rectangular openings on the northeast elevation. In 2018, the BAR recommended a condition of approval that would require the building to be constructed in a manner that would allow for conversion from build Option 2 to build Option 1 at a future date if a new tenant were to lease the space and want outdoor seating. This condition has been duplicated in staff's recommended conditions below.

Proposed landscaping includes:

- Three London planetrees and a hedge of Otto Luyken laurel shrubs in a grass strip between Fairfax Boulevard and the sidewalk
- A row of feathered reed grass along the inner side of the sidewalk
- Two willow oaks and a row of Virginia sweetspire shrubs along Hume Avenue
- A row of yew shrubs planted against the southeast base of the building
- Three October glory red maples and clusters of inkberry shrubs in the parking lot islands
- Two ornamental trees, a forest pansy redbud and a fringetree, and shamrock inkberry shrubs along the southeast edge of the parking lot at the top of the retaining wall
- A forest pansy redbud is proposed to be planted next to the bike rack pad (see below)
- In Option 1 (with the deck) a row of skip laurels planted along both sides of the base of the deck with a cluster of oak leaf hydrangeas in front
- In Option 2 (no deck) a row of skip laurels against base of the building, with a larger cluster of oak leaf hydrangeas in front

The landscape exhibit in Attachment 2 includes photographs of the various plant species proposed.

Two circular black metal bike racks by Landscape Forms are proposed on a small concrete pad off of the parking lot sidewalk. An eight-foot dumpster enclosure is proposed on the southeastern side of the parking lot, to be composed of 2x6 wooden board-on-board walls and swing gates painted "Otter" brown to match the base of the deck in build Option 1.

No site lighting is proposed with this application. Outdoor furniture has not been included with this application, and if there is outdoor deck seating (Option 1), the applicant will be required to receive a minor certificate of appropriateness for this prior to placement onsite.

# ANALYSIS

***City of Fairfax Design Guidelines:***
The following excerpts from the Design Guidelines are relevant to this application.

*Architectural Control Overlay District Overview, ACOD-1*

*ACOD Goals, ACOD-1.2*

*1. Strengthen the street edge with buildings and landscape on major corridors.*

*2. Maintain a human scale in building design and outdoor spaces.*

*3. Where existing buildings or developments do not provide appropriate examples, new development should strive to implement the intended vision rather than repeat existing patterns.*

*4. Existing buildings or developments should be upgraded to a higher design quality as opportunities arise to reflect these guidelines.*

*5. Continue the emphasis on attractive and well maintained landscaping.*

*6. Preserve and enhance natural character of topography, streams, and mature trees.*

*7. Mask the utilitarian by screening equipment, loading areas, parking lots, and other uses that have adverse visual impacts.*

*8. Continue to create an inviting public streetscape realm with coordinated designs.*

Staff believes the proposed landscaping would enhance the street edge and site overall, however staff believes there is room to increase the number of street trees along Fairfax Circle. The applicant is requesting a special exception from the Zoning Ordinance requirements to have trees located further than 15 feet from the curb, and to have fewer than the number of street trees required along Fairfax Circle (see Attachment 1). While staff recognizes that the need to keep an unobstructed view triangle from the proposed entrance to the site and from Hume Avenue necessitates the trees being set back from the curb more than 15 feet, staff believes that the proposal will be closer in conformance with Zoning requirements and with the ACOD goals if additional street trees are added to the Fairfax Boulevard frontage. Staff finds the building

design to be of high quality with pedestrian-scaled design elements. The proposal is identical to what the BAR reviewed and recommended for approval last year. Discussion on appurtenances can be found below.

*New Construction, ACOD-3*

*Building Orientation, ACOD-3.3*

*Buildings should be sited so that their main entrances are facing the street on which they are located.*

*If a building has more than one orientation and needs more than one entrance façade, entrances should be designed to reflect this hierarchy. For instance, the prominent façade and the main entrance may face a major corridor while elevations facing local streets, parking, or adjoining developments can have secondary facades and entrances.*

*If a building and its main entry is oriented to a public space or a parking area, the street elevation should contain scale-reducing techniques for visual interest and should not be an unadorned blank wall. Its design should be integrated with the rest of the building.*

*Orient entrances for convenient access from adjacent buildings, sidewalks, parking, and bike paths.*

Although tenancy has not yet been determined, staff finds the orientation of the building to accommodate for multiple entrances on the northwest and southwest elevations that would be readily accessible from the parking lot and highly visible from the Fairfax Circle right-of-way. The design incorporates scale reduction techniques, such as reveals to create bays and the elevated roofline of the western corner to both establish hierarchy and modulate the building.

*Building Form & Articulation, Building Scale, ACOD-3.4 – ACOD-3.5*

*Use forms in new construction that relate to those of existing neighboring buildings on the street that are of quality design.*

*Reinforce the human scale of new design in ACOD by including different materials, textures or colors within a large building and/ or by dividing large facades and other elevations into different bays with different heights and planes.*

*Use other techniques such as varying rooflines and window patterns, articulating entrances, and adding cornices and string and belt courses to separate floor levels, and using other decorative features. Corner articulation, balconies, canopies, marquees, and awnings can all also help create a human scale.*

Staff believes that the use of reveals to create bays, the varied roofline, and the wall recesses would all help articulate the form of the building.

*Roof Form & Materials, ACOD-3.6*

> *Large-scaled buildings should have a varied roofline to break up the mass of the design and to avoid a visible monolithic expanse of roof. Use gable and/or hipped forms or different height of bays. Break the roof mass with elements such as gables, hipped forms, dormers, or parapets. Scale these features to the scale of the building.*
>
> *Consider using a special roof feature on buildings located at a prominent corner or to highlight entry bays on larger structures.*

Staff finds the elevated roofline of the western corner to give this portion of the building visual prominence. The flat roof form is a contemporary design treatment consistent with neighboring building forms.

*Opening Types & Patterns, ACOD-3.7*

> *The size and proportion, or the ratio of width to height, of windows of new buildings' primary facades may be vertical, horizontal or square. Their arrangement may be laid out in a pattern or in a more random fashion depending on the building's use and its overall design.*
>
> *Traditionally designed openings are generally recessed on masonry buildings and have a raised surround on frame buildings. New construction may use these methods in the ACOD, or they may have openings that are flush with the rest of the wall.*
>
> *Door selection should be integrated into the overall design vocabulary of the building and should be part of an entry element that is articulated and a visible part of the façade.*
>
> *Opaque spandrel glass panels may be used sparingly to conceal structural elements and/or where the design of a building's interior does not allow for the use of clear glass. Opaque spandrel glass panels should not be used as a decorative feature in place of clear glass.*

Staff believes that the entrances and storefront would be well-integrated and located in highly-visible locations on the building. The openings on the northeastern façade proposed for the Option 1 rooftop seating reflect the verticality of the other openings in the building design, and create additional transparency. Spandrel glass is not proposed.

*Building Foundations, ACOD-3.9*

> *Consider distinguishing the foundation from the rest of the structure by using different materials, patterns, or textures.*
>
> *Brick or stone veneer may be used over a block or concrete foundation if the applied veneer appears as a masonry foundation. Do not leave foundations of plain concrete block or poured concrete exposed when visible from public places.*

Staff finds the proposed white split-face CMU with the adjoining cast concrete water table to be an appropriate foundation treatment consistent with the above guidelines.

*Materials & Textures, ACOD-3.9*

> *The selection of materials and textures for a new building in the ACOD may include brick, stone, cast stone, wood or cementitious siding, metal, glass panels, or other materials as deemed appropriate by Staff and the BAR. In general, the use of stucco-like products such as EIFS should be limited and is most appropriate on higher elevations, not in the pedestrian realm.*
>
> *Use quality materials consistently on all publicly visible sides of buildings in the district. These materials should be long lasting, durable, maintainable, and appropriate for environmental conditions.*

The masonry products proposed on all sides of the buildings and the metallic accent materials are consistent with these guidelines and with materials of neighboring structures.

*Architectural Details & Decorative Features, ACOD-3.9*

> *Simple details such as brick patterns, varied materials, cornices, roof overhangs, window and door surrounds, belt or string-courses, and water tables can all add visual interest and human scale elements to new construction.*

The use of varied brick coloration, a materially-differentiated cornice, metal lintels, and water tables is consistent with the above guidelines for decorative features that add visual interest and human scale to the building design.

*Building-Mounted Lighting, ACOD-3.12*

> *Lighting for new structures should be designed to be an integral part of the overall design by relating to the style, material, and/ or color of the building.*

*Fixtures should utilize an incandescent, LED, fluorescent, metal halide, or color corrected high-pressure sodium lighting sources. Avoid overly bright or colored lights.*

*Fixtures should be the full cutoff variety to limit the impact of lighting on neighboring properties.*

*A combination of free-standing and wall-mounted fixtures is recommended to yield varied levels of lighting and to meet the intent of the zoning regulations.*

Staff finds the proposed LED sconces to be appropriate decorative lighting features that fit into the design language and color scheme of the building as a whole.

*Appurtenances, ACOD-3.13*

*Building service, loading, and utility areas should not be visible from public streets or adjacent developments, or from access drives within large developments. Such service areas should be located behind the main structure in the least visible location possible or screened if otherwise visible from the right-of-way or other public places.*

*Mechanical equipment on roofs or sides of buildings should not be visible from streets. It should be screened from public view on all sides if otherwise visible. The screening should be consistent with the design, textures, materials, and colors of the building. Another method is to place the equipment in a nonvisible location behind a parapet.*

*Items such as roof ladders, railings, roll-up doors, and service doors should be located on building elevations that are the least visible from public streets/corridors and adjacent developments or from access drives within large developments. Their colors should be coordinated among all these elements and blend with the rest of the building.*

*Dumpster enclosures should be constructed of either an opaque fence or wall made of the same material as the building.*

Mechanical equipment would be roof-mounted and screened from view in the right-of-way, and located in such a way as not to interfere with rooftop dining activities if build Option 1 is pursued. The loading area would likely not be visible from Fairfax Circle due to the severe grade change along Hume Avenue and the proposed landscaping in this area, however its design would be integrated into the materiality and color of the split-face CMU to blend and be as unobtrusive as possible. Downspouts and meters are not shown in the submitted elevations, however staff recommends a condition that the downspouts be located in the reveals and painted "Charcoal" to match the metal material in these areas, and that other building-mounted appurtenances be painted to match the adjacent wall surfaces. Discussion on the dumpster enclosure can be found below in "Appurtenances" in the "Private Site Design" section of the analysis.

*Painting, Color & Finishes, ACOD-4*

*Guidelines, ACOD-4.2*

*Brick is intended to remain unpainted; however, if the brick has been painted in the past or the brick is aesthetically unattractive, use a masonry paint product. Masonry is intended to breathe and inappropriate paint coatings can cause moisture issues.*

*Select a coordinated palette of colors for each property that includes site elements in addition to the building itself.*

*Set the color theme by choosing the color for the material with the most visible area, such as a brick wall area or a metal roof, and relate other colors to it.*

*Select natural tones instead of overly bright and obtrusive colors.*

*Treat similar elements with the same color to achieve a unified rather than overly busy and disjointed appearance.*

*For most buildings, the numbers of paint colors are typically limited to three: a wall or field color, a trim color, and an accent color for signs, doors, etc.*

No masonry products are proposed to be painted with this application. The colors of the proposed brick are both natural in tone and contemporary in nature, which staff finds appropriate for this part of the City. Most of the metallic elements proposed, including the storefront, reveals, lintels, and cornices would be painted or finished in a dark gray color, creating a consistent industrial palette.

*Private Site Design & Elements, ACOD-6*

*Parking, ACOD-6.2*

*Off-street parking lots should be designed, located, and buffered in order to minimize their negative visual impacts on surrounding areas. If parking lots cannot be screened from the public right-of-way by building mass, screen parking lots with berms, plant materials, or walls, or a combination of these materials. With any screening technique other than building massing, protect views from the public right-of-way into the site of building frontages and signage. Where needed, limb up canopy trees to open views. Limit the height of walls, berms, or shrub layer plantings to that of the height of the vehicles they are screening.*

*Break up the mass and scale of parking lots though physical separation of parking bays and the incorporation of landscaping, walls, or other features, within the parking lot.*

The applicant is requesting a special exception to allow more parking spaces in a row without a landscape island, in addition to a special exception to reduce the total number of parking spaces required. While parking layout and number of spaces are not items to be considered by the BAR as part of the review for a major certificate of appropriateness, this request is important for context. Staff understands the need to maximize parking on this small property, and believes that, from a design standpoint, the proposed landscaping along Fairfax Boulevard would help screen the parking lot from view. Consistent with the recommendation mentioned above, staff believes increasing the number of street trees along Fairfax Circle would help further screen this area from view.

*Paving, ACOD-6.2*

*Use materials that are stable, attractive, and reflect the adjacent building vocabulary and streetscape materials. Poured concrete is usually appropriate for sidewalks in the ACOD, though the use of brick, stone, or stamped concrete should be considered in areas of pedestrian interest as appropriate within the context of the site.*

Poured concrete is acceptable for the sidewalks onsite.

*Landscaping, ACOD-6.3*

*Use plant materials that are appropriate and hardy to this region and to harsh urban conditions. Select materials with concern for their longevity and ease of maintenance. From these selections, create a distinctive and visually attractive outdoor space.*

*Use landscape edges such as a row of street trees. Where trees cannot be installed due to utility or other restrictions, use a shrub layer or herbaceous planting to create a unifying edge or seam between adjacent developments and their face on the public right-of-way.*

*Enhance the site's appearance by incorporating a layered landscape with a variety of plant materials. Consider color, texture, height, and mass of plant selections in a planting composition.*

*Create well-defined outdoor spaces, delineate pathways and entries, and create a sense of continuity from one site to the next.*

*Use plant materials to soften large buildings, hard edges, and paved surfaces.*

*Refer to the plant list included in Appendix III for recommended plants for use in various site conditions and uses.*

Staff believes the proposed landscaping would enhance the street edge and site overall, however as mentioned above, staff believes there is room to increase the number of street trees along Fairfax Circle. The proposed species are intermixed to create a layered landscape treatment as outlined in the guidelines above, and most of the species proposed can be found recommended in Appendix III.

*Fences & Walls, ACOD-6.4*

> *Use brick or other natural stone materials for walls. When a wall is an integral part of, or an extension of a building, select wall materials that complement the building's materials.*
>
> *Avoid the use of modern, mass-produced fence materials such as diamond lattice panels, or synthetic materials such as plastic or fiberglass timbers. Stained wood board-on-board is usually appropriate.*
>
> *If a fence or wall spans an area longer than 1/3 of the property line, modulate and articulate the wall with techniques to provide visual interest from the public right-of-way. Examples to break up a long expanse include inserting vertical piers of a different material, height, or width in an intentional rhythm or by adding a vegetative layer(s).*

Staff finds the proposed fluted concrete form liner to be an acceptable treatment for the retaining wall proposed to face the Stryker's Square parking lot. Staff recommends it be painted a color to match the split-face CMU of the lower portion of the building.

*Lighting, ACOD-6.5*

> *Select light posts and fixtures that are sympathetic to the design and materials of the building and its neighbors.*
>
> *As a way to enhance design coherency on a private site in the ACOD, ensure that new exterior lighting elements—posts, fixtures, landscape, and other accent lights share at least one common element—color, material, form, or style, creating a coherent suite or assemblage of exterior lighting elements.*
>
> *Use exterior lighting to enliven and accentuate landscape and outdoor site features.*
>
> *Consider making use of adaptive lighting controls, allowing lighting levels to be reduced during off-peak periods.*

*When possible, consider the use of LED lights for outdoor lighting of all types. Choose LED lighting with the lowest emission of blue light possible. Shield all lighting to minimize glare and its effect on wildlife. Dim when possible, or shut-off completely when not needed.*

*Colored lighting should generally not be used outside of temporary seasonal displays.*

*Do not attach lighting elements in any way that will damage living elements such as trees or shrubs.*

*Lighting should illuminate parking lots and pathways to provide safe vehicular and pedestrian circulation and to minimize pedestrian/vehicular conflicts.*

As outlined above in "Building-Mounted Lighting", staff finds the proposed sconces to be in line with the design guidelines for lighting in the ACOD. No site lighting is proposed with this application.

*Furnishings, ACOD-6.6*

*Select site furnishings similar in appearance and quality to those at Old Town Square.*

*Encourage developments to brand their site through the use of select site furnishings and the use of color and materials, as long as their quality is comparable to those in Old Town Square.*

*Restaurants and other entities providing outdoor dining or table areas may select outdoor café tables and chairs that vary in color.*

*Private sites are encouraged to make individual choices as to the style and color of bollards, bike racks, and other site-specific furnishings.*

*All furnishings within a single private site or project should form a coherent suite or family of furnishings—with a consistent color, material, style, or form.*

*Furnishings should be of similar quality and value as those required for incorporation in the public right-of-way or similar to those located in Old Town Square.*

*Benches and trashcans should be located where useful—along pedestrian pathways, and at building entries, gathering areas, and plazas.*

*Bike racks should be placed near building entries and included in parking lots, garages, and structures.*

*The use of café seating and movable furnishings is highly encouraged in gathering spaces and plazas.*

Staff believes the proposed bike racks are an appropriate design and placed in a logical and appropriate location onsite. No benches or trashcans are proposed onsite, but because the site is so small, staff does not take issue with this. Outdoor dining areas associated with build Option 1 are consistent with these guidelines. Outdoor furniture has not been included with this application, and if there is outdoor deck seating (Option 1), the applicant will be required to receive a minor certificate of appropriateness for this prior to placement onsite.

*Appurtenances, ACOD-6.7*

*Examples of architectural interventions that are appropriate for screening appurtenances include masonry walls, fences with gates, landscape, or wood screens.*

*Dumpster enclosures should reflect the surrounding building materials and design.*

Staff finds the proposed dumpster enclosure to be consistent with the materials and colors proposed for use elsewhere on the building, specifically the "Otter" painted boards for the outdoor seating deck in build Option 1 and the "Autumn Blend #369" brown brick.

*Gathering Spaces, ACOD-6.8*

*Smaller and less formal than a plaza as defined in the Zoning Ordinance, gathering spaces may vary widely in type, size and amenities. At a minimum, a gathering space should accommodate six seated individuals and allow for a variety of seating options such as benches, seat walls, tables/chairs, or seating directly on lawn areas. Other amenities in these spaces may include outdoor dining, game tables, public art, or water features.*

Staff finds the outdoor dining areas associated with build Option 1 to be consistent with this guideline.

***Comprehensive Plan:***
The following excerpts from the 2035 Comprehensive Plan are relevant to this application.

*Chapter 2 – Land Use*

*Activity Center*

*The Activity Center Place Type, identified in purple on the Future Land Use Map, applies to locations in the City where pedestrian-oriented, mixed-use development is strongly encouraged. (Mixed-use development is pedestrian-oriented development that allows multiple activities to take place by layering compatible land*

*uses, public amenities, and active streets accommodating multimodal transportation, and community-serving commercial.) Uses should be integrated as a mix of commercial uses, multifamily housing, and townhouses, either in the same building (i.e., vertical mixed-use) or as a combination of single-use buildings featuring a range of complementary uses within the Activity Center (i.e., horizontal mixed-use).*

*Retail: Retail uses may be provided on the ground floor of mixed-use buildings, as stand-alone buildings, or on upper floors of buildings where larger tenant floor area requirements would detract from an active presence on the first floor. Retail uses are preferred along Commercial Mains but may be provided at other locations within an Activity Center.*

*Commercial Corridors and Activity Centers Goal 2 – Promote redevelopment in the City's Activity Centers.*

> *OUTCOME CCAC2.3: Old Town Fairfax, Northfax, and the other Activity Centers are well-designed and desirable places to live, work, shop, and dine.*
>
> > *ACTION CCAC2.3.2 Promote the orientation of buildings facing toward streets with architecture that engages street-level activity.*
> >
> > *ACTION CCAC2.3.3 Promote active streetscapes with minimal building setbacks, pedestrian amenities, street furniture, on-street parking, landscaping, and other features.*
> >
> > *ACTION CCAC2.3.4 Support land planning that balances connectivity for pedestrians, bicyclists, and motorists.*

*Community Design and Historic Preservation Goal 1 – Require high-quality, sustainable design.*

> *OUTCOME CDHP1.2: Attractive buildings, inviting public spaces, and welcoming gateways that contribute to our economic vitality and unique character. (64)*

The subject property lies in the Fairfax Circle Activity Center as outlined in the 2035 Comprehensive Plan Future Land Use Map. The Activity Center place type identifies standalone retail as one of the desired uses. Staff believes that the proposal generally adheres to the characteristics sought after for Activity Centers, including high quality design, an active and comfortable streetscape, and connectivity for multiple modes of transportation.

The building design has forms and design features that are similar to neighboring construction in the Activity Center, most notably the Scout on the Circle mixed-use development which is currently under construction across Fairfax Circle from the subject property. The proposed flat roof form, dark brick walls, metal accent features, and large swaths of transparent storefront are echoed in the larger-scale buildings of Scout on the Circle.

# RECOMMENDATIONS

Staff finds the proposal to be consistent with the provisions of the City's Design Guidelines and the Comprehensive Plan, and therefore recommends approval of the major certificate of appropriateness with the following conditions:

1. The applicant shall amend the landscape design to incorporate additional street trees along Fairfax Boulevard.
2. Downspouts shall be located in the building reveals and painted "Charcoal" by Sherwin Williams. All other building-mounted appurtenances shall be painted to match adjacent wall surfaces.
3. The fluted form liners of the retaining wall shall be painted a color to match the split-face CMU material of the lower level of the building.
4. Construction planning shall meet the requirements needed to support Option 1 in the planning stages, Option 1 being a rooftop restaurant, should that option be requested in the future, and not part of the original request.
5. The applicant shall receive a minor certificate of appropriateness for any outdoor furniture not reviewed as part of this application.
6. The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

ATTACHMENT 1

# RELEVANT REGULATIONS

§3.7.4. Architectural control overlay district

A. Applicability

Except as specified in §3.7.4.C, below, the architectural control overlay district shall apply city-wide to all development, including significant landscape features associated with such improvements to be erected, reconstructed, substantially altered or restored, outside the historic overlay districts of §3.7.2 and the Old Town Fairfax Transition Overlay District (§3.7.3).

B. Certificate of appropriateness required

Except as specified in §3.7.4.C, below, all development in the architectural control overlay district shall be subject to the approval of a certificate of appropriateness in accordance with the provisions of §6.5.

C. Exceptions

Unless otherwise specified, the architectural control overlay district shall not apply to the following:

1. Signs;
2. Demolition;
3. Single-family detached;
4. Single-family attached, after initial approval and construction;
5. Duplex dwellings, after initial approval and construction; and
6. Townhouses, after initial approval and construction.

D. Design guidelines and standards

1. All development regulated by the Architectural Control Overlay District shall be in accordance with the comprehensive plan, the City of Fairfax Design Guidelines and any other adopted design guidelines.

2. Each structure or improvement erected, enlarged, or reconstructed in the Architectural Control Overlay District shall be designed and constructed in a manner that will complement the unique character and atmosphere of the district with respect to building size, scale, placement, design and the use of materials.

§4.5.6. Tree requirements

B. Street trees

In all general districts except the RL, RM, RH and CU districts, a minimum ten foot wide landscaped strip shall be provided along all streets. Street trees shall be required along all streets at the rate of one canopy tree for every 40 linear feet and spaced a maximum of 50 feet part.

1. All street trees shall be planted no less than three feet or more than 15 feet from the back of the curb or edge of pavement.

2. No tree shall be planted within a safe sight triangle (§4.3.4) or closer than 10 feet from any fire hydrant.

§5.4.5. Powers and duties

B. Final decisions

The board of architectural review shall be responsible for final decisions regarding the following:

1. Certificates of appropriateness, major (§6.5)

§6.5.1. Applicability

Certificates of appropriateness shall be reviewed in accordance with the provisions of §6.5.

A. A certificate of appropriateness shall be required:

1. To any material change in the appearance of a building, structure, or site visible from public places (rights-of-way, plazas, squares, parks, government sites, and similar) and located in a historic overlay district (§3.7.2), the Old Town Fairfax Transition Overlay District (§3.7.3), or in the Architectural Control Overlay District (§3.7.4). For purposes of §6.5, "material change in appearance" shall include construction; reconstruction; exterior alteration, including changing the color of a structure or substantial portion thereof; demolition or relocation that affects the appearance of a building, structure or site;

§6.5.3. Certificate of appropriateness types

A. Major certificates of appropriateness

1. Approval authority

(a) General

Except as specified in §6.5.3.B.2(b), below, the board of architectural review shall have authority to approve major certificates of appropriateness.

(b) Alternative (in conjunction with other reviews)

Alternatively, and in conjunction with special use reviews, planned development reviews, special exceptions or map amendments (rezoning), the city council may approve major certificates of appropriateness.

§6.5.6. Action by decision-making body

A. General (involving other review by city council)

After receiving the director's report on proposed certificates of appropriateness, which do not involve other reviews described below, the board of architectural review (BAR) shall review the proposed certificates of appropriateness in accordance with the approval criteria of §6.5.7. The BAR may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the BAR may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

B. Other reviews

1. Prior to taking action on special use reviews, planned development reviews, and map amendments (rezoning), the city council shall refer proposed certificates of appropriateness to the BAR for review in accordance with the approval criteria of §6.5.7.

2. In conjunction with special use reviews, planned development reviews, special exceptions and map amendments (rezoning), the city council may review the proposed certificate of

appropriateness in accordance with the approval criteria of §6.5.7. The city council may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the city council may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

§6.5.7. Approval criteria

A. General

1. Certificate of appropriateness applications shall be reviewed for consistency with the applicable provisions of this chapter, any adopted design guidelines, and the community appearance plan.

2. Approved certificates of appropriateness shall exhibit a combination of architectural elements including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line and height conform to accepted architectural principles and exhibit external characteristics of demonstrated architectural and aesthetic durability.

§6.5.9. Action following approval

A. Approval of any certificate of appropriateness shall be evidenced by issuance of a certificate of appropriateness, including any conditions, signed by the director or the chairman of the board of architectural review. The director shall keep a record of decisions rendered.

B. The applicant shall be issued the original of the certificate, and a copy shall be maintained on file in the director's office.

§6.5.10. Period of validity

A certificate of appropriateness shall become null and void if no significant improvement or alteration is made in accordance with the approved application within 18 months from the date of approval. On written request from an applicant, the director may grant a single extension for a period of up to six months if, based upon submissions from the applicant, the director finds that conditions on the site and in the area of the proposed project are essentially the same as when approval originally was granted.

§6.5.11. Time lapse between similar applications

A. The director will not accept, hear or consider substantially the same application for a proposed certificate of appropriateness within a period of 12 months from the date a similar application was denied, except as provided in §6.5.11.B, below.

B. Upon disapproval of an application, the director and/or board of architectural review may make recommendations pertaining to design, texture, material, color, line, mass, dimensions or lighting. The director and/or board of architectural review may again consider a disapproved application if within 90 days of the decision to disapprove the applicant has amended his application in substantial accordance with such recommendations.

§6.5.12. Transfer of certificates of appropriateness

Approved certificates of appropriateness, and any attached conditions, run with the land and are not affected by changes in tenancy or ownership.

§6.5.13. Appeals

A. Appeals to city council

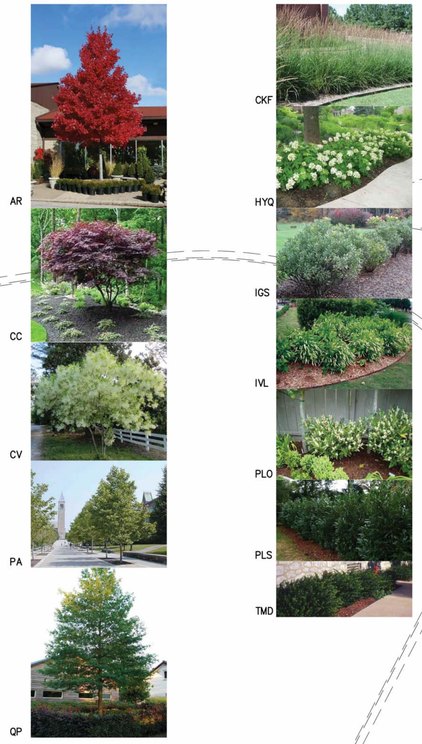
Final decisions on certificates of appropriateness made may be appealed to city council within 30 days of the decision in accordance with §6.22.

B. Appeals to court

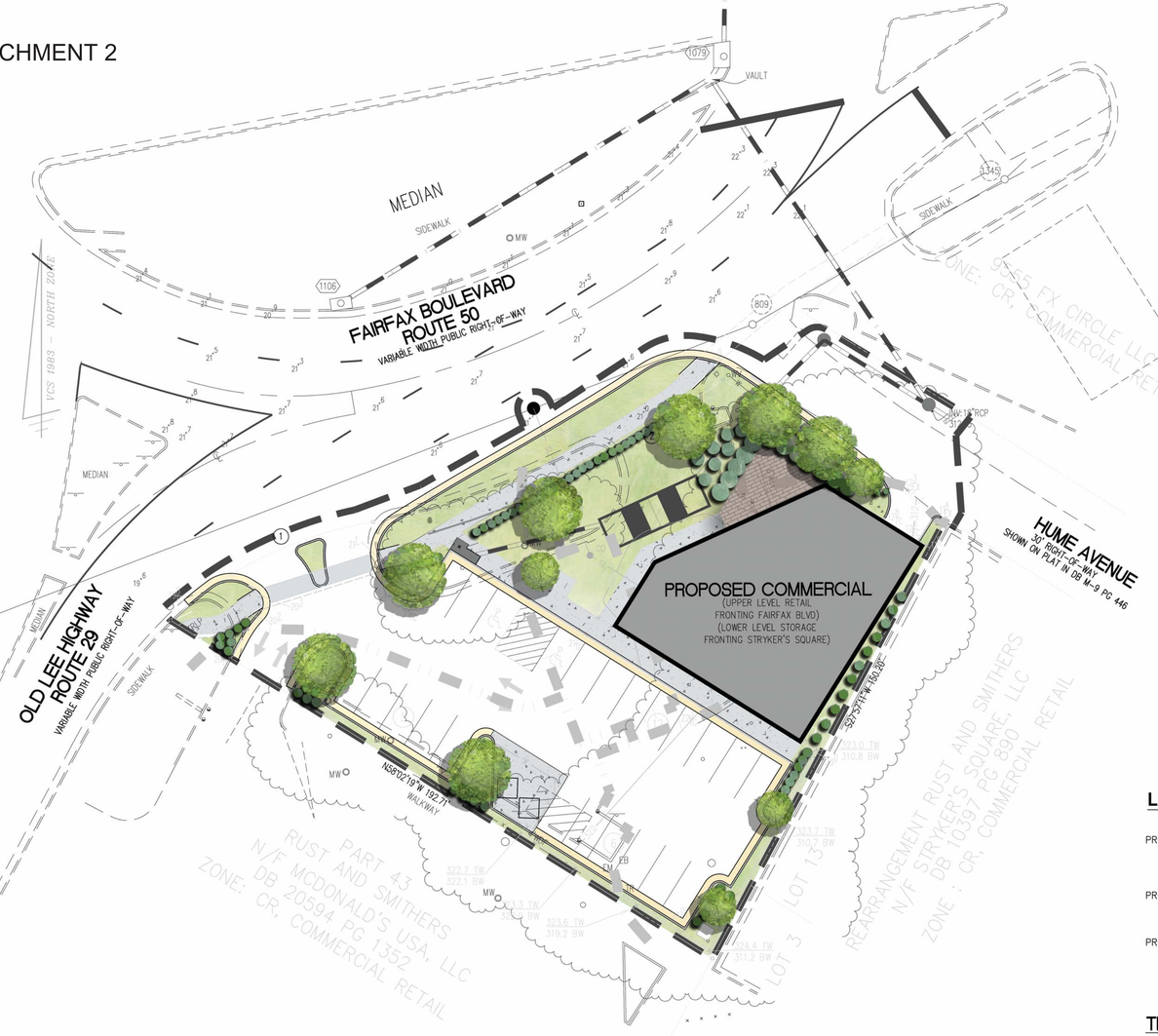
Final decisions of the city council on certificates of appropriateness may be appealed within 30 days of the decision in accordance with §6.23.

ATTACHMENT 2

EXAMPLE PLANT SPECIES IMAGES




EXAMPLE BIKE RACK
LANDSCAPE FORMS – RING BIKE RACK (OR SIMILAR)




## LEGEND

| PROPOSED | DESCRIPTION | EXISTING |
|---|---|---|
| EP | EDGE OF PAVEMENT | EP |
| MH | MANHOLE | MH |
| WV | WATER VALVE | WV |
| WM | WATER METER | WM |
| GM | GAS METER | GM |
| TCB | TRAFFIC CONTROL BOX | TCB |
| LP | LIGHT POLE | LP |
| LP/S | LIGHT POLE WITH SIGNALS | LP/S |
| | CURB & GUTTER CG-2 | |
| CG-6R CG-6 | TRANSITION FROM CG-6 TO CG-6R | CG-6 CG-6R |
| | SANITARY SEWER | S |
| SL | SANITARY LATERAL | SL |
| C.O. | CLEAN OUT | C.O. |
| | STORM SEWER | |
| | WATER MAIN | W |
| | FIRE HYDRANT | |
| | PLUG | |
| | OVERHEAD WIRES | |
| | UTILITY POLE | |
| UE | UNDERGROUND ELECTRIC | UE |
| T | TELEPHONE | T |
| G | GAS MAIN | G |
| E | ELECTRICAL | E |
| | TRANSFORMER | |
| | HANDICAP RAMP (CG-12) | |
| | GUARDRAIL | |
| | FENCE | |
| | TRAFFIC FLOW | |
| | LIGHT | |
| | DOOR | |
| | LIMITS OF CLEARING AND GRADING | |

## LANDSCAPE LEGEND

PROPOSED DECIDUOUS TREES

PROPOSED FLOWERING TREES

PROPOSED SHRUBS

**PLANT SCHEDULE : TREES**

| KEY | BOTANICAL NAME / COMMON NAME | SIZE | QUANTITY | COMMENTS | COVERAGE UNIT | COVERAGE TOTAL |
|---|---|---|---|---|---|---|
| AR | ACER RUBRUM ' OCTOBER GLORY' OCTOBER GLORY RED MAPLE | 3" CAL. B&B. | 3 | | 250.00 | 750.00 |
| CC | CERCIS CANADENSIS 'FOREST PANSY' 'FOREST PANSY' REDBUD | 6-7' TALL | 2 | | 100.00 | 200.00 |
| CV | CHIONANTHUS VIRGINICUS FRINGETREE | 2" CAL. B&B | 1 | | 100.00 | 100.00 |
| PA | PLATANUS x ACERFOLIA 'BLOODGOOD' LONDON PLANETREE | 3" CAL. B&B. | 3 | | 250.00 | 750.00 |
| QP | QUERCUS PHELLOS WILLOW OAK | 3" CAL. B&B | 2 | | 250.00 | 500.00 |
| | | | | | TOTAL: | 2300.00 |

**PLANT SCHEDULE: SHRUBS / GRASSES**

| KEY | BOTANICAL NAME / COMMON NAME | SIZE | QUANTITY | COMMENTS |
|---|---|---|---|---|
| CKF | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS | 1 GAL CONT | 51 | |
| HYQ | HYDRANGEA QUERCIFOLIA OAK LEAF HYDRANGEA | 24" SPREAD | 16 | |
| IGS | ILEX GLABRA 'SHAMROCK' INKBERRY | 24" SPREAD | 27 | |
| IVL | ITEA VIRGINIANA 'LITTLE HENRY' VIRGINIA SWEETSPIRE | 18" SPREAD | 24 | |
| PLO | PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL | 24" SPREAD | 18 | |
| PLS | PRUNUS LAUROCERASUS 'SCHIPKAENSIS' SKIP LAUREL | 24" SPREAD | 9 | |
| TMD | TAXUS MEDIA 'DENSIFORMUS' YEW | 24" SPREAD | 11 | |

## TREE COVER CALCULATIONS

| | | |
|---|---|---|
| SITE AREA | 20,371 | S.F. |
| PERCENT REQUIRED | X 10 | % |
| **TREE COVER REQUIRED** | **2,037** | **S.F.** |
| TREE COVER PROVIDED (PLANTED) | | |
| 8 DECIDUOUS TREES @ 250 SF | 2,000 | S.F. |
| 3 FLOWERING TREES @ 100 SF | 300 | S.F. |
| **TOTAL TREE COVERAGE PROVIDED** | **2,300** | **S.F.** |
| **TOTAL EXISTING TREE COVERAGE TO REMAIN** | **0** | **S.F.** |
| **TOTAL TREE COVERAGE PROVIDED** | **2,300** | **S.F.** |

NOTE: ALL PLANT SPECIES ARE EXAMPLES, LOCATIONS AND SPECIES TYPES MAY VARY.

20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

File No. FM-16 Tax Map No. 48-3 Job No. 10-020 Cadd Dwg. File: Q: \sdskproj\10020\dwg\Planning\SE\10020Y-0401_NoDeck.dwg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(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
ESTABLISHED 1945


SCALE: 1" = 20' DATE: 11/7/2017; REV. 2/28/2018; 5/9/2018 DRAWN: MW CHECKED: AV

REVISION APPROVED BY

| NO. | DESCRIPTION | DATE | REV. BY | APPROVED | DATE |
|---|---|---|---|---|---|
| | | | | | |

CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS

SPECIAL EXCEPTION PLAT

# 9571 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

SHEET: P-0401

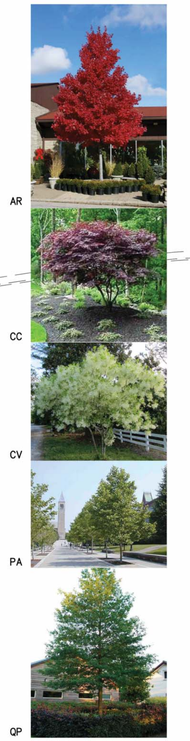
MAVEN GROUP
experts in real estate since 1991

9571 FAIRFAX BLVD,
FAIRFAX, VA 22031

SITE PLAN - OPTION 1 (DECK)
October 31, 2019

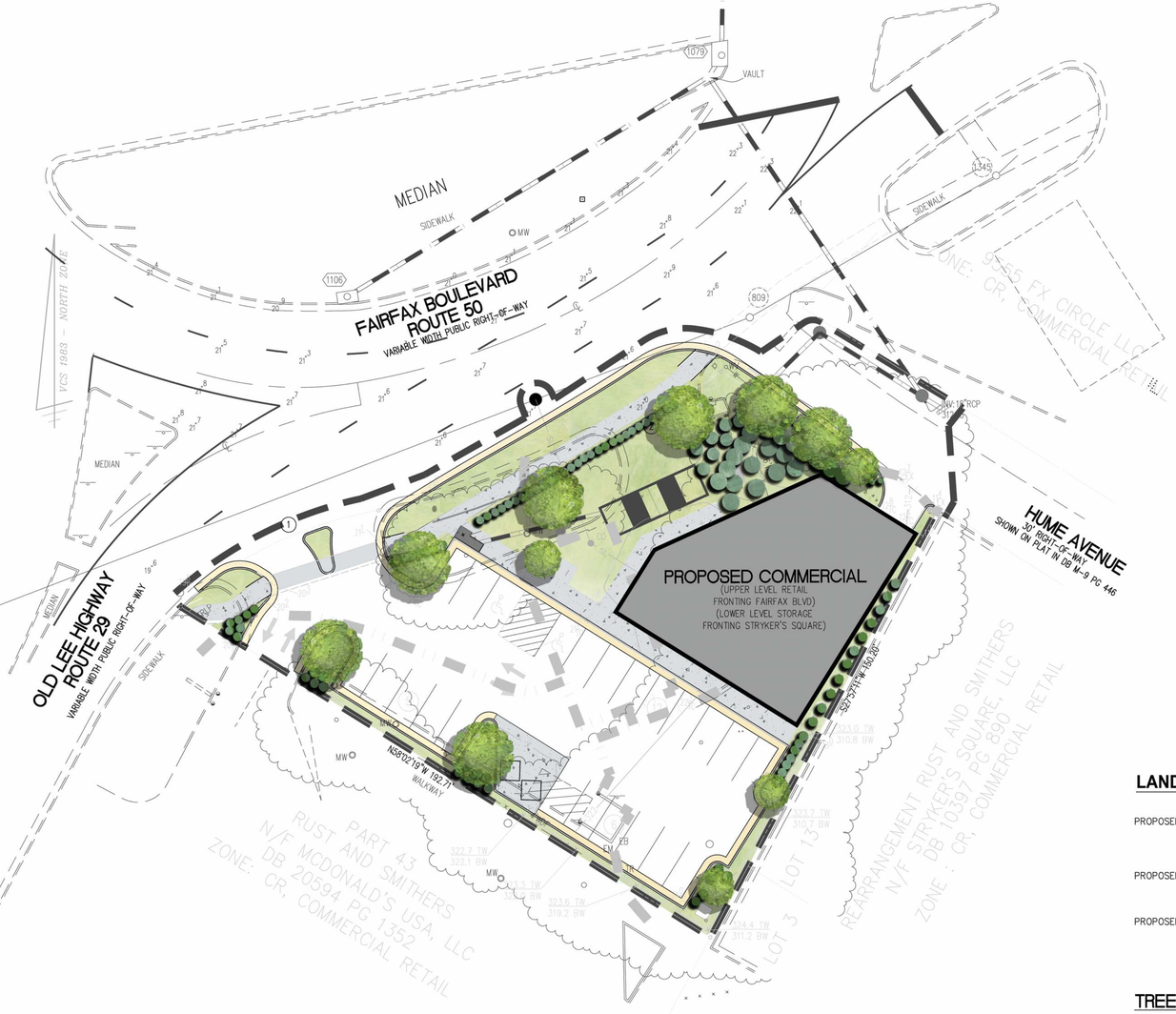
WINSTANLEY
ARCHITECTS & PLANNERS

EXAMPLE PLANT SPECIES IMAGES





EXAMPLE BIKE RACK
LANDSCAPE FORMS – RING BIKE RACK (OR SIMILAR)




## LEGEND

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## LANDSCAPE LEGEND

PROPOSED DECIDUOUS TREES

PROPOSED FLOWERING TREES

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20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

File No. FM-16 Tax Map No. 48-3 Job No. 10-020 Cadd Dwg. File: Q: \sdskproj\10020\dwg\Planning\SE\10020Y-0401_NoDeck.dwg


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(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com


SCALE: 1" = 20' | DATE: 11/7/2017; REV. 2/28/2018, 5/8/2018 | DRAWN: MW | CHECKED: AV

REVISION APPROVED BY

| NO. | DESCRIPTION | DATE | REV. BY | APPROVED | DATE |
|---|---|---|---|---|---|
| | | | | | |

# CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS

SPECIAL EXCEPTION PLAT

# 9571 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

SHEET: P-0401

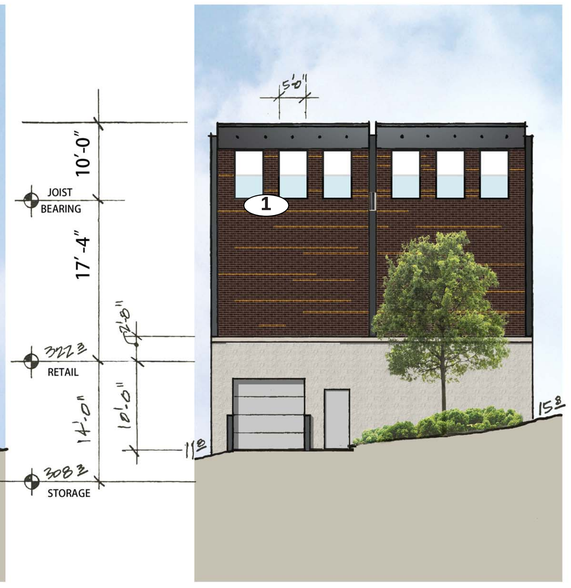

NORTHWEST ELEVATION

SOUTHWEST ELEVATION

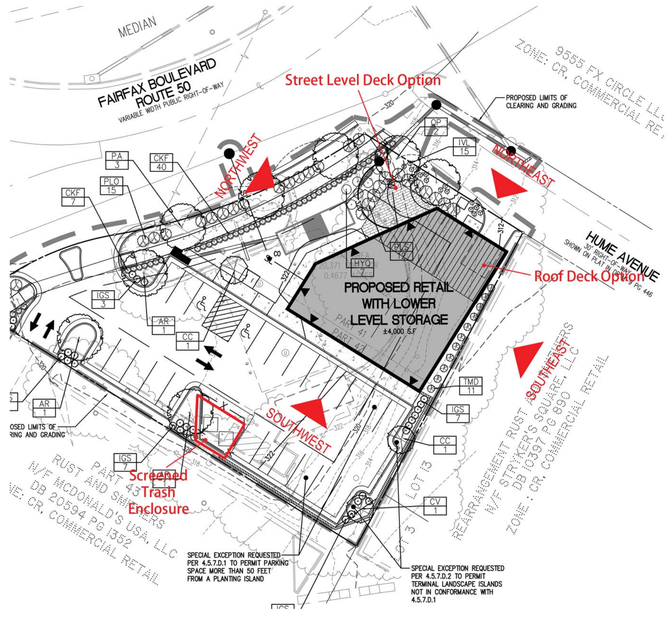
NOTES:

1. 42" GLASS GUARDRAIL IS INCLUDED EXCLUSIVELY WITH OPTION 1 (DECK).

SOUTHEAST ELEVATION

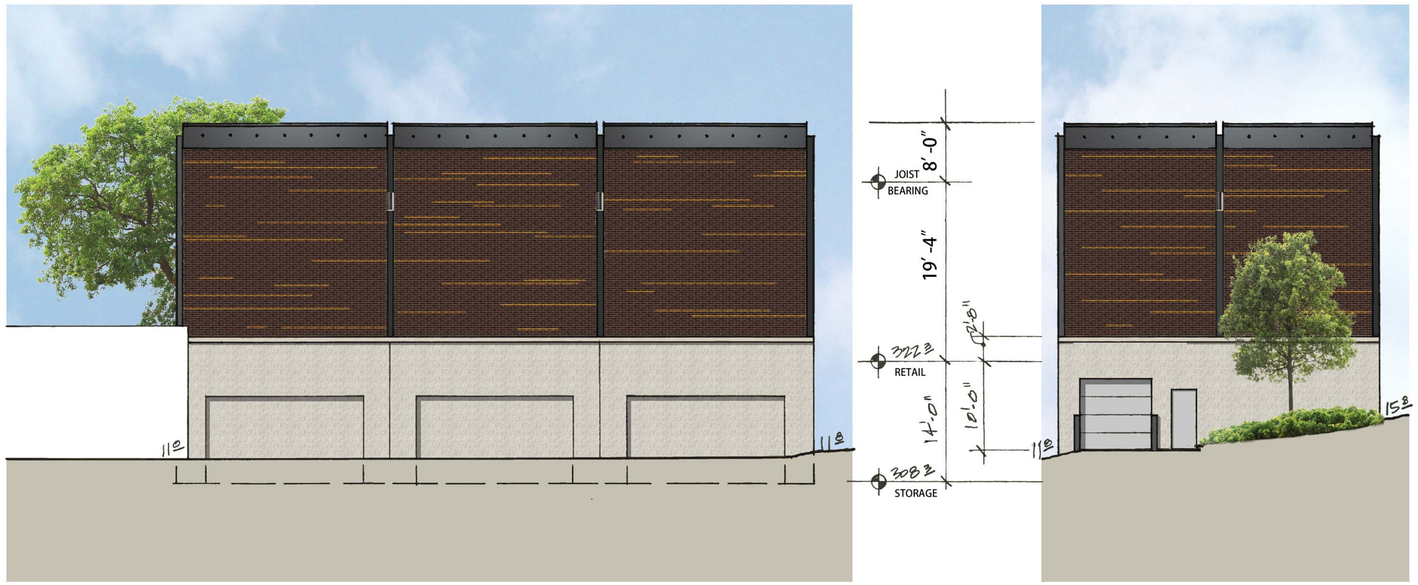



NORTHEAST ELEVATION



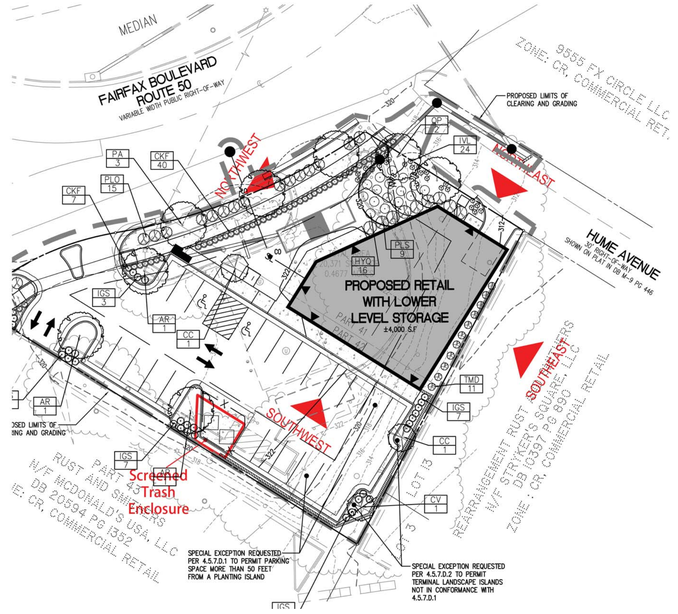

NORTHWEST ELEVATION

SOUTHWEST ELEVATION




SOUTHEAST ELEVATION

NORTHEAST ELEVATION




0 4 8 16
IN FEET

MAVEN GROUP
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FAIRFAX, VA 22031

# ELEVATIONS - OPTION 2 (NO DECK)

October 31, 2019

WINSTANLEY
ARCHITECTS & PLANNERS


**WD-1**
SHERWIN-WILLIAMS
SOLID STAINED
WOOD 2X6 - OTTER

**M-1**
SHERMAN-WILLIAMS
CHARCOAL FINISH

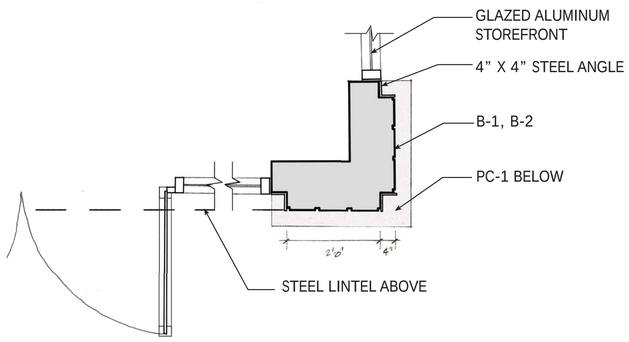
**L-1**
CONTECH WALL MOUNT
LIGHTING FIXTURE - CY3

**CMU-1**
YORK BUILDING PRODUCTS
SPLIT FACE - ARCTIC WHITE

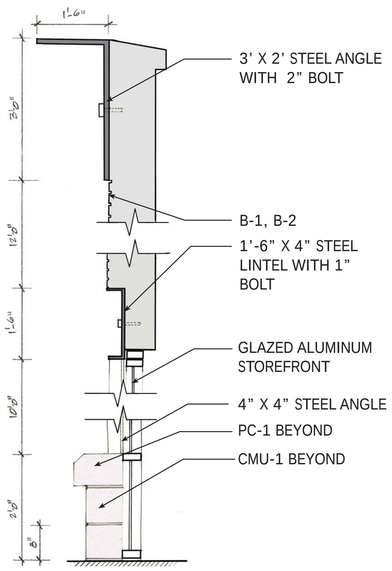
**PC-1**
PRECAST CONCRETE
WATER COURSE

**B-2 (ACCENT)**
TAYLOR BRICK
AUTUMN BLEND #374

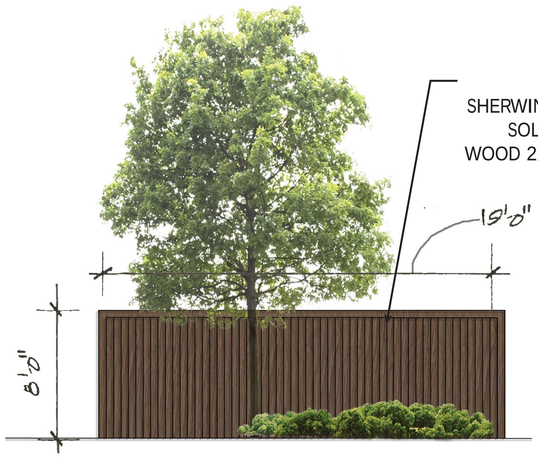
**B-1 (FIELD)**
TAYLOR BRICK
AUTUMN BLEND #369



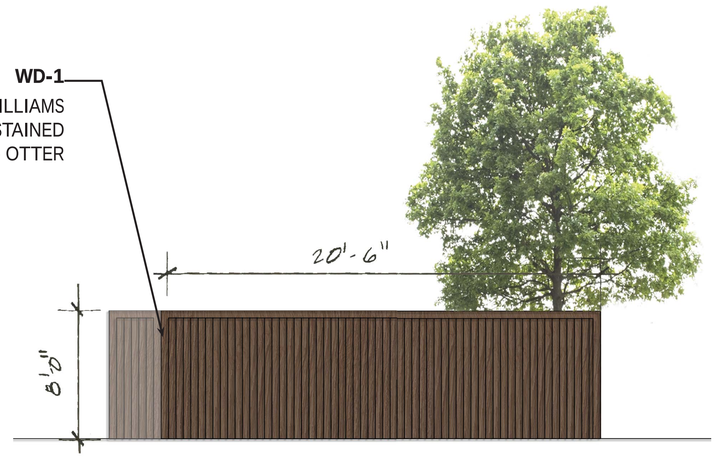

A — PLAN VIEW AT CORNER OF STOREFRONT, TYP.
SCALE: 3/4" = 1' - 0"




B — SECTION THROUGH STOREFRONT, TYP.
SCALE: 3/4" = 1' - 0"




C — TRASH ENCOLSURE - NORTHWEST ELEVATION
SCALE: 1/8" = 1' - 0"




D — TRASH ENCOLSURE - NORTHEAST ELEVATION
SCALE: 1/8" = 1' - 0"

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experts in real estate since 1991

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FAIRFAX, VA 22031

# FACADE MATERIAL FINISHES

October 31, 2019

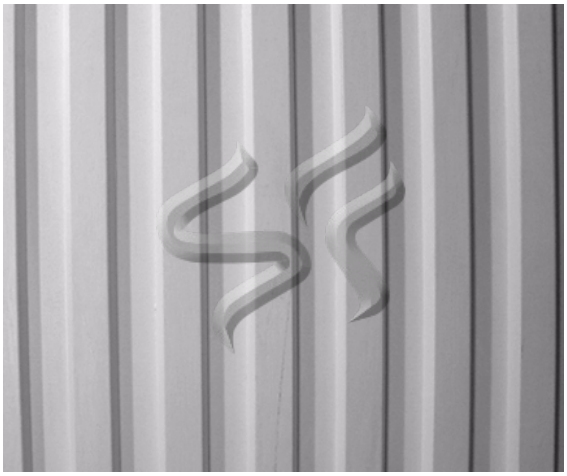
WINSTANLEY
ARCHITECTS & PLANNERS

Spec Formliners, Inc.
Impressive on Concrete

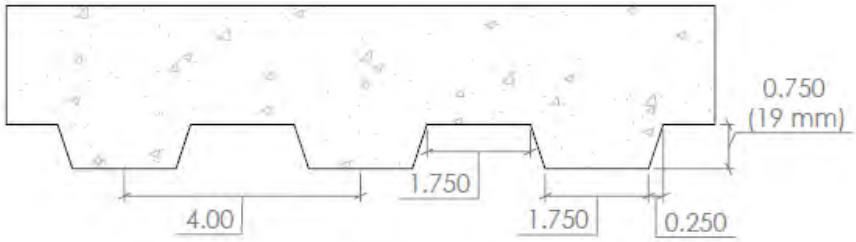
Pattern Number: **1734**

# Adrian Flute

**3/4"(19mm) depth**
**4" (102mm) pattern repeat**



**CONCRETE**




**Note: Requires backing**

Visit **www.specformliners.com** for application guides and technical information

## ThermoSpec$^{tm}$
**SINGLE OR MULTI-USE PLASTIC**

| Property | HIPS | ABS |
|---|---|---|
| Tensile D638 | 3700 | 5300 |
| IFlexural D7905 | - | 9300 |
| Hardness D786 | - | 105 |
| **Material Weights - lbs/ft$^2$** | | |
| 0.070 MIL | 0.110 MIL | 0.150 MIL |
| 0.393 | 0.621 | 0.843 |
| **Thicknesses Available** | | |
| 0.070, 0.090, 0.110, 0.145, 0.155, 0.180 | | |

## ElastoSpec Lite$^{tm}$ Semi-Elastomeric
**MULTI-USE MATERIAL**

| Property | ASTM | Rating |
|---|---|---|
| Shore A/D | D2240 | 40D/90A |
| Tensile | D412 | 1900 psi |
| Elongation | D412 | 300% |
| Tear Strength | D2370 | 23 MPa |
| **Material Weights - lbs/ft$^2$** | | |
| Varies by Pattern | | |
| **Maximum Thickness** | | |
| 1/4" + Relief | | |

## ElastoSpec$^{tm}$ 100% Solid Urethane
**BONDED TO 3/4" PLYWOOD**

| Property | ASTM | Rating |
|---|---|---|
| Shore A | D2240 | 55-65 |
| Tensile | D412 | 1400 psi |
| Elongation | D638 | 600% |
| Tear Strength | D624 | 200 pli |
| **Material Weights - lbs/ft$^2$** | | |
| Varies by Pattern | | |
| **Maximum Thickness** | | |
| 1-1/8" + Relief | | |

**Call for ThermoSpec$^{tm}$ Standard Panel Sizes on this pattern. Custom Sizes and Art Panels available**
**ElastoSpec$^{tm}$ Customized Panel Sizes and Art Panels**

**Spec Formliners, Inc.** 1038 E 4th Street, Santa Ana, CA 92701
www.specformliners.com - Phone: 714 429-9500 - FAX: 714 429-1460

CONTECH LIGHTING | a LEVITON company

Catalog No. _____

Type _____

Project _____

# CY3

## 3-1/2" Integrated LED Indoor and Outdoor Cylinders

### Specifications/Features

Specification grade 3-1/2" diameter aluminum housing for indoor and outdoor applications.
Six (6) mounting options available: ceiling, flexible cable, rigid stem, track, wall mount, or up/down mount.
Driver canopy for flexible cable option is cast aluminum.
Ceiling, pendant, up/down, and wall mount versions are available in either dry/damp (indoor) or wet (outdoor) location types. Flexible cable and track versions are only available in dry/damp location type.
Available in 6" and 10" high cylinders.
Available in matte white, matte black, matte silver, and satin bronze finishes. Black flexible cable with black or bronze cylinders, white with white and gray with silver.
Available in spot (12°), medium (28°), flood (36°), wide flood (65°), and wall wash distributions. Each molded TIR optic has been optically engineered to provide a smooth, uniform beam; maximizing output and minimizing glare.
Wall wash optic may be rotated 360° to aim distribution pattern.

### Mounting

Pendant mount cylinders feature a sloped ceiling canopy. Stem thread: 1/4-18NPS. Stem lengths ordered separately.
Ceiling and Pendant cylinders provide a hang support for hands-free wiring.
Flexible cable mount cylinders come with 120" of field adjustable cable.

### Lamp/Electrical

Light engine consists of a high output multi-chip LED array arranged into a single LED package, enabling precise optical control without requiring lensing to diffuse multiple LED sources.
Excellent fixture-to-fixture color consistency within a 3-step MacAdam Ellipse tolerance.
System designed and rated for 50,000 hours at 70% lumen maintenance.
UL8750 and Class 2 compliant: RoHS compliant, U.S. only.
Output over voltage, over current and short circuit protected.
Flexible cable cylinder utilizes 18/3 or 18/5 SJT cable.

### Dimming

All CY3 cylinders are available for non-dimming and dimming applications.

### Warranty

This complete fixture is covered by ConTech's full five (5) year replacement guarantee after date of purchase.

### Labels/Usage

cCSAus Certified for use in the U.S. and Canada.
Ceiling, Pendant, Up/down, and Wall mount models available as Damp/Dry or Wet location models. Flexible Cable mount only available as Damp/Dry location model. Wet location models must be installed per specific product installation instructions and all appropriate National Electrical Codes.
Energy Star Certified for all mounting options except the Up/Down Wall Mount.
Wet Location models achieve IP65 Rating.
Assembled in the U.S.A

***Ceiling Mount***

***Up/Down Wall Mount***

***Wall Mount***

***Pendant Mount***

*Line drawings and dimensions on page 2*

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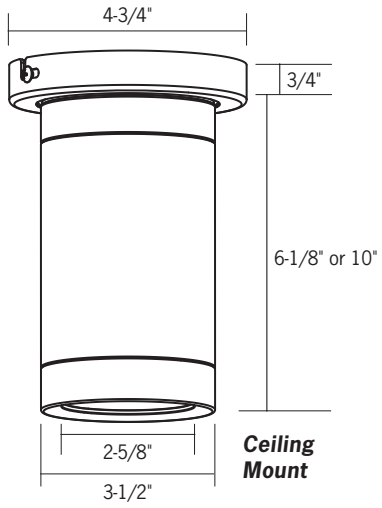
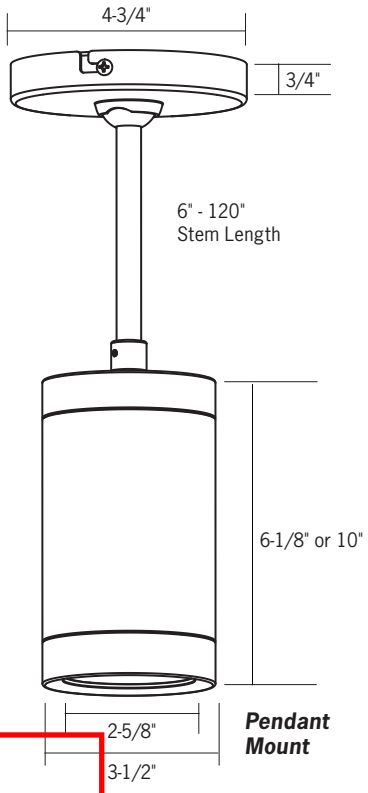
# CY3

## 3-1/2" Integrated LED Indoor and Outdoor Cylinders

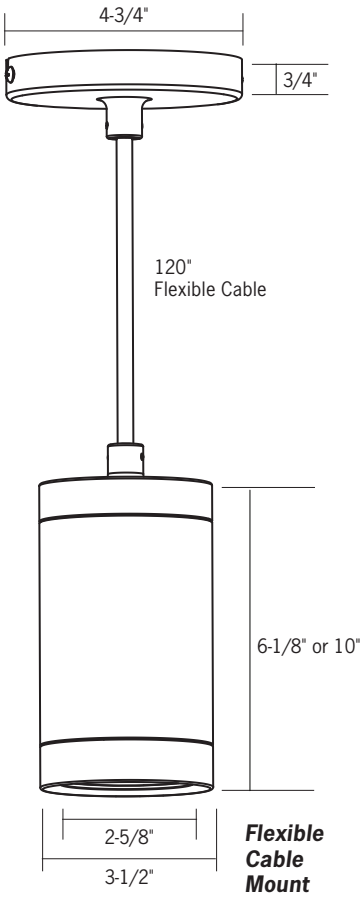
### Dimensions



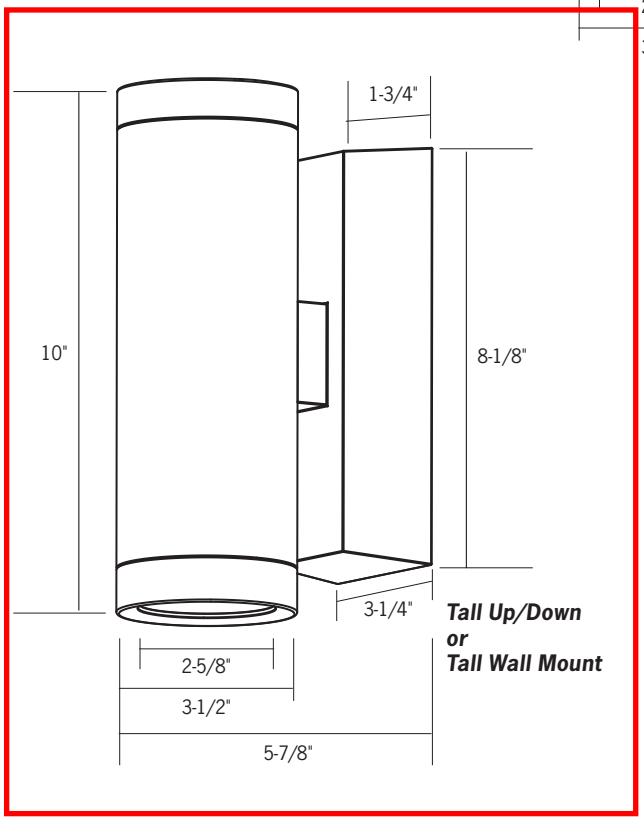

***Ceiling Mount***



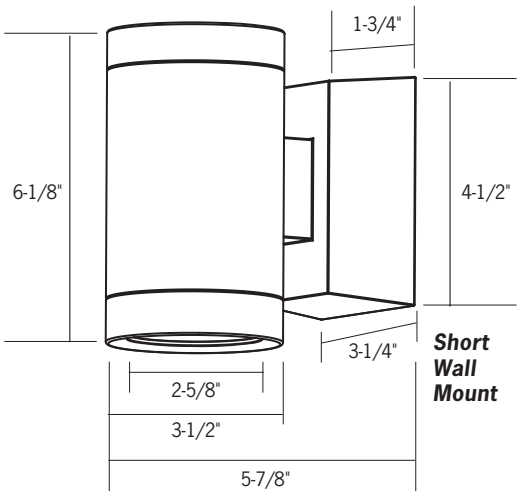

***Pendant Mount***




***Flexible Cable Mount***




***Tall Up/Down or Tall Wall Mount***




***Short Wall Mount***

**Wall mount cylinders include a 4-3/4"W x 5-1/8"H optional mounting plate for use with larger junction boxes.*

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# CY3

## 3-1/2" Integrated LED Indoor and Outdoor Cylinders

### Ordering Information

Example Order: CY3T227KMVD2UDXM – BZ

| Fixture | LED Series | Color Temp | Driver/Dimming | Mounting | Mounting Location | Beam | | Finish | | Battery and Remote Enclosure |
|---|---|---|---|---|---|---|---|---|---|---|
| CY3T | 1 | 30K | 12D3 | W | X | WW | – | CC | – | RD |

**CY3S**[2] - 6" Tall
**CY3T** - 10" Tall

**1** - 10W, 1100lm
**2** - 14W, 1400lm
**3** - 20W, 1800lm

**27K** - 2700K
**30K** - 3000K
**35K** - 3500K
**40K** - 4000K
**27KC** - 2700K, 90+ CRI
**30KC** - 3000K, 90+ CRI
**35KC** - 3500K, 90+ CRI
**40KC** - 4000K, 90+ CRI

**12D1** - 120V TRIAC/ELV Dimming
**12D3**[1] - Lutron HiLume 1%, 2-Wire LED Driver (120V Forward Phase Only)
**MVD2**[2] - 120V-277V, 0-10V Dimming
**MVD4**[1] - Lutron HiLume 1%, EcoSystem LED Driver Soft-On, Fade-to-Black

**C** - Ceiling Mount
**FC**[3] - Flexible Cable
**RS** - Rigid Stem
**W**[4] - Wall Mount
**UD**[5,7] - Up/Down Wall Mount
**TFC**[6] - Track Adapter

- Interior Dry/Damp (Leave Blank)
**X** - Exterior/Wet

**S** - Spot
**M** - Medium
**F** - Flood
**WF** - Wide Flood
**WW**[8] - Wall Wash

**B** - Matte Black
**BZ** - Satin Bronze
**P** - Matte White
**S** - Matte Silver
**CC**[9] - Custom Color

- None, Leave Blank
**RDB**[10] - Remote Driver & Battery Pack
**RD** - Remote Driver Enclosure

1. *Must use Remote Driver Enclosure (RD option)*
2. *6" Tall Series 1 fixtures are NOT available with MVD2 drivers for ceiling, flexible cable, or rigid stem mounting options*
3. *Flex Cable only available in interior (damp) location*
4. *Wall Mount fixtures may be installed in the up or down orientation*
5. *Up/Down mounting available in 10" height only*
6. *TFC Mounting is only available with 12D1 driver option*
7. *Consult factory when different lumen packages, color temperatures or beam spreads are required in a single up/down luminaire.*
8. *WW (Wall Wash) optic is not field interchangeable with the spot, medium, flood and wide flood optics.*
9. *Custom finish colors available. Consult factory for pricing, minimum order quantities and lead time.*
10. *Consult factory for RDB Option with up/down (UD) luminaires. Only available for dry/damp locations.*

### Accessories

Extra Optics

*Spot (S), medium (M), flood (F), and wide flood (WF) optics are not interchangeable with wall wash (WW) style housings.*

**2INOPTIC-S** - 2" TIR Optic, Spot Beam (12º)
**2INOPTIC-M** - 2" TIR Optic, Medium Beam (28º)
**2INOPTIC-F** - 2" TIR Optic, Flood Beam (36º)
**2INOPTIC-WF** - 2" TIR Optic, Wide Flood Beam (65º)

Stems for RS Mounting

*Each RS mount fixture includes one 6" Stem; order extra lengths and couplings as needed.*

**6" STEM(A)** - 6" Stem
**12" STEM(A)** - 12" Stem
**18" STEM(A)** - 18" Stem
**24" STEM(A)** - 24" Stem
**30" STEM(A)** - 30" Stem
**36" STEM(A)** - 36" Stem
**48" STEM(A)** - 48" Stem
**COUPLING** - Stem Coupling

Finish

**B** - Matte Black
**BZ** - Satin Bronze
**P** - Matte White
**S** - Matte Silver

Lenses and Accessory Holder

**FA-47** - Accessory Holder

**FA-16 60MM**
2-3/8" Dia. Black Honeycomb Louver. Requires FA-47 Accessory Holder.

**LF16-* 60MM**
2-3/8" Dia. tempered glass lenses and filters. 1/8" Thick, typ. Requires FA-47 Accessory Holder.

***Color/Pattern Legend**
**-A** (Amber), **-B** (Blue), **-CL** (Clear), **-DPE** (Dichroic Peach), **-G** (Green), **-LB** (Light Blue), **-R** (Red), **-RO** (Rose), **-Y** (Yellow), **-73** (Spread Lens), **-LS** (Linear Spread Lens), **-SL** (Soft Light), **-SOL** (Solite Lens),

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Catalog No. _____

Type _____

Project _____

# CY3

## 3-1/2" Integrated LED Indoor and Outdoor Cylinders

### Photometrics

Lumen output values fluctuate based on CCT and CRI. To estimate lumen output of the various CCT/CRI options, multiply 3000K (80 CRI min) results by the following:

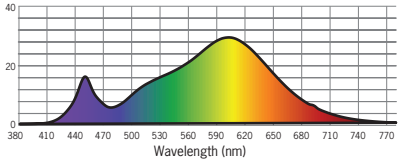
| CCT | Standard CRI | High CRI |
|---|---|---|
| 2700K | .935 | .703 |
| 3000K | N/A | .754 |
| 3500K | 1.0 | .812 |
| 4000K | 1.0 | .87 |

For 14W data, multiply results by .78; For 10W data, multiply results by .59. For Wet Location options, multiply results by 0.94.

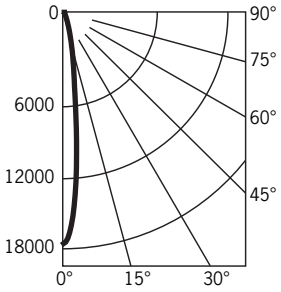
### 20W Spot Beam, 3000K: CY3S33K12D1CS

Designed for 50,000 Hour Lamp Life[1]; LM-63 Test No. G16122001

**Light Output (Fixture Delivered Lumens):** 1459
**Total Watts@120V:** 19.9; **Lumens Per Watt:** 73.3
**Center Beam Candle Power:** 17515
**Color Rendering Index (CRI)[2]:** 83
**Color Temperature (CCT)[3]:** 3131K
**Spectral Power Distribution Chart[4]**
*LM-79 Test No. 86373*




**Candela Curve**




**Candlepower Summary**

| FROM 0 | CANDELA | LUMENS |
|---|---|---|
| 0 | 17515 | |
| 5 | 10878 | 1143 |
| 15 | 1717 | 487 |
| 25 | 208 | 96 |
| 35 | 44 | 28 |
| 45 | 9 | 7 |
| 55 | 9 | 8 |
| 65 | 5 | 5 |
| 75 | 3 | 3 |
| 85 | 1 | 1 |
| 95 | 0 | |

**Intensity Distribution**

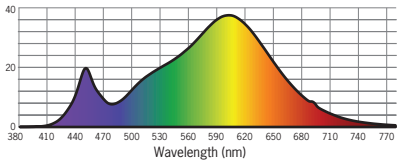
| DISTANCE (FT.) | FOOTCANDLES (FC) | BEAM DIAMETER (FT.) |
|---|---|---|
| 4' | 1094.7 | 0.9 |
| 6' | 486.5 | 1.3 |
| 8' | 273.7 | 1.7 |
| 10' | 175.2 | 2.1 |
| 12' | 121.6 | 2.6 |
| 14' | 89.4 | 3.0 |

**Beam Distribution:** 12°
**Spacing Criterion:** 0.23

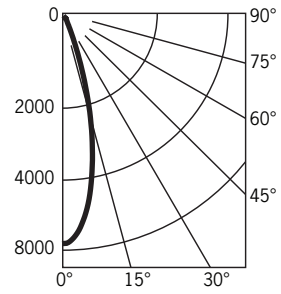
### 20W Medium Beam, 3000K: CY3S330K12D1CM

Designed for 50,000 Hour Lamp Life[1]; LM-63 Test No. G16122002

**Light Output (Fixture Delivered Lumens):** 1800
**Total Watts@120V:** 20; **Lumens Per Watt:** 90
**Center Beam Candle Power:** 7713
**Color Rendering Index (CRI)[2]:** 83
**Color Temperature (CCT)[3]:** 3106K
**Spectral Power Distribution Chart[4]**
*LM-79 Test No. 86374*




**Candela Curve**




**Candlepower Summary**

| FROM 0 | CANDELA | LUMENS |
|---|---|---|
| 0 | 7713 | |
| 5 | 6957 | 710 |
| 15 | 3397 | 693 |
| 25 | 340 | 157 |
| 35 | 73 | 46 |
| 45 | 21 | 16 |
| 55 | 8 | 8 |
| 65 | 4 | 4 |
| 75 | 1 | 1 |
| 85 | 0 | 0 |
| 95 | 0 | |

**Intensity Distribution**

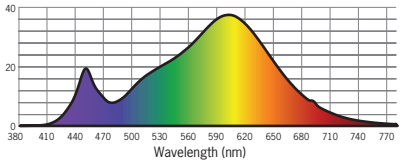
| DISTANCE (FT.) | FOOTCANDLES (FC) | BEAM DIAMETER (FT.) |
|---|---|---|
| 4' | 482.1 | 2.0 |
| 6' | 214.3 | 3.0 |
| 8' | 120.5 | 4.0 |
| 10' | 77.1 | 4.9 |
| 12' | 53.6 | 5.9 |
| 14' | 39.4 | 6.9 |

**Beam Distribution:** 28°
**Spacing Criterion:** 0.45

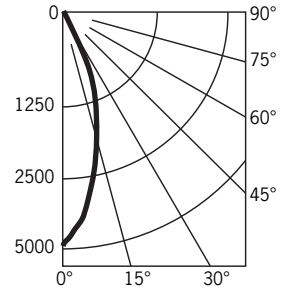
### 20W Flood Beam, 3000K: CY3S330K12D1CF

Designed for 50,000 Hour Lamp Life[1]; LM-63 Test No. G16122003

**Light Output (Fixture Delivered Lumens):** 1853
**Total Watts@120V:** 20; **Lumens Per Watt:** 93
**Center Beam Candle Power:** 4849
**Color Rendering Index (CRI)[2]:** 83
**Color Temperature (CCT)[3]:** 3114K
**Spectral Power Distribution Chart[4]**
*LM-79 Test No. 86375*




**Candela Curve**




**Candlepower Summary**

| FROM 0 | CANDELA | LUMENS |
|---|---|---|
| 0 | 4849 | |
| 5 | 4405 | 449 |
| 15 | 2848 | 807 |
| 25 | 1189 | 550 |
| 35 | 138 | 86 |
| 45 | 31 | 24 |
| 55 | 11 | 10 |
| 65 | 4 | 4 |
| 75 | 1 | 1 |
| 85 | 0 | 0 |
| 95 | 0 | |

**Intensity Distribution**

| DISTANCE (FT.) | FOOTCANDLES (FC) | BEAM DIAMETER (FT.) |
|---|---|---|
| 4' | 303.1 | 2.6 |
| 6' | 134.7 | 3.9 |
| 8' | 75.8 | 5.2 |
| 10' | 48.5 | 6.5 |
| 12' | 33.7 | 7.8 |
| 14' | 24.7 | 9.0 |

**Beam Distribution:** 36°
**Spacing Criterion:** 0.60

1. Dependent on surrounding temperatures
2. Accuracy of rendering colors
3. Color appearance of light source
4. Colors present within the light source

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Catalog No. _____

Type _____

Project _____

# CY3

## 3-1/2" Integrated LED Indoor and Outdoor Cylinders

### Photometrics

Lumen output values fluctuate based on CCT and CRI. To estimate lumen output of the various CCT/CRI options, multiply 3000K (80 CRI min) results by the following:

| CCT | Standard CRI | High CRI |
|---|---|---|
| 2700K | .935 | .703 |
| 3000K | N/A | .754 |
| 3500K | 1.0 | .812 |
| 4000K | 1.0 | .87 |

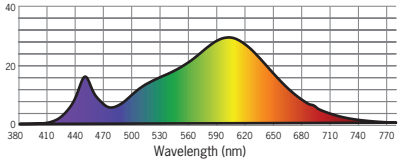
For 14W data, multiply results by .78; For 10W data, multiply results by .59. For Wet Location options, multiply results by 0.94.

### 20W Wide Flood Beam, 3000K: CY3S330K12D1WWF

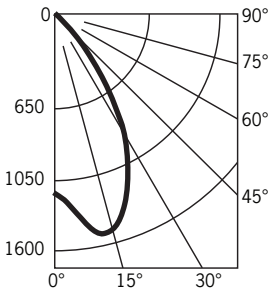
Designed for 50,000 Hour Lamp Life[1]; LM-63 Test No. G18021202

**Light Output (Fixture Delivered Lumens):** 1697
**Total Watts@120V:** 19.8; **Lumens Per Watt:** 86.2
**Center Beam Candle Power:** 1218
**Color Rendering Index (CRI)[2]:** 83
**Color Temperature (CCT)[3]:** 3131K
**Spectral Power Distribution Chart[4]**

*LM-79 Test No. 86373*




**Candela Curve**




**Candlepower Summary**

| FROM 0 | CANDELA | LUMENS |
|---|---|---|
| 0 | 1218 | |
| 5 | 1308 | 132 |
| 15 | 1505 | 427 |
| 25 | 1178 | 545 |
| 35 | 620 | 390 |
| 45 | 185 | 143 |
| 55 | 53 | 48 |
| 65 | 19 | 19 |
| 75 | 7 | 7 |
| 85 | 0 | 0 |
| 95 | 0 | |

**Intensity Distribution**

| DISTANCE (FT.) | FOOTCANDLES (FC) | BEAM DIAMETER (FT.) |
|---|---|---|
| 4' | 76.1 | 5.1 |
| 6' | 33.8 | 7.7 |
| 8' | 19.0 | 10.3 |
| 10' | 12.2 | 12.8 |
| 12' | 8.5 | 15.4 |
| 14' | 6.2 | 18.0 |

**Beam Distribution:** 65°
**Spacing Criterion:** 1.02

1. Dependent on surrounding temperatures
2. Accuracy of rendering colors
3. Color appearance of light source
4. Colors present within the light source

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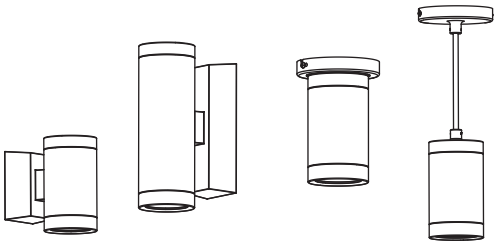
# DIMMING SPECIFICATIONS

For ConTech Lighting 3" LED Cylinders: **CY3 Series**

- Incandescent 120VAC dimmers adjust the light with “forward phase control,” where the dimmer “chops” the forward part of the AC wave to deliver less or more power to the light source. No neutral wire connection required.
- Electronic low voltage 120VAC dimmers adjust the light with “reverse phase control,” where the dimmer “chops” the back part of the AC wave to deliver less or more power to the light source. Neutral wire connection required.
- 0-10V DC low voltage dimmers operate using two low voltage dimming wires that are separate from the 120V or 277V AC power. The dimmer sends a variable output voltage to the fixture based upon the dimming level. 10V corresponds to undimmed operation, 5V to 50% and so on. Switching on/off is controlled with the line voltage power (120V or 277V AC) input to the dimmer and then dimming operation is controlled with the 0-10V DC low voltage wiring connection between the dimmer and the LED driver. The control signal runs on two low voltage control wires (color coded violet and gray).
- Lutron HiLume and EcoSystem drivers provide continuous dimming from 1%-100%. For a complete list of compatible dimmers and controls, please visit www.lutron.com
- Use DALI approved controls for dimming eldoLED MVD7 (1%-100%) and MVD9 (0.1%-100%) options.



| | | | **CY3*, CY3S*, CY3SQL***<br>Dimming Options 12D1, MVD2<br>Dimming Range |
|---|---|---|---|
| ***Manufacturer*** | ***Product*** | ***Model*** | ***Light Output*** |
| Lutron | Ariadni | TGCL-153P | 4%-100% |
| Lutron | Ariadni | TG-600P | 11%-100% |
| Lutron | Diva | DVCL-153P | 0%-100% |
| Lutron | Diva | DV600P | 0%-100% |
| Lutron | Diva | DVELV303P | 6%-100% |
| Lutron | Diva | DVTV | NA |
| Lutron | Faedra | FAELV500 | 12%-100% |
| Lutron | Lumea | LG600P | 5%-100% |
| Lutron | Maestro | MAELV600 | 11%-100% |
| Lutron | Nova | NFTV | NA |
| Lutron | Nova T | NTFTV | NA |
| Lutron | Skylark | S-603PG | 4%-96% |
| Lutron | Skylark | S600P | 1%-100% |
| Lutron | Skylark | SELV300P | 7%-100% |
| Lutron | Skylark | CT103P | 9%-100% |
| Leviton | IllumaTech | IPI06-1LZ | 1%-100% |
| Leviton | SureSlide | 6631-2 | 1%-100% |
| Leviton | Vizia | VPE06 | 9%-100% |
| Leviton | Trimatron | 6683-IW | 4%-100% |
| Leviton | Decora | 6161 | 15%-100% |
| Leviton | SureSlide | 6633-P | 0%-100% |
| Leviton | IllumaTech | IPE04 | 6%-100% |
| Leviton | IllumaTech | IP710-DLX | NA |
| Pass & Seymour | Titan | CD4FB-W | NA |
| Watt Stopper | Miro Decorator | DCLV1 | NA |
| Synergy | | ISD BC | NA |
| Cooper | Devine | DLC03P | 1%-100% |
| Cooper | Skye | SLC03P | 0%-100% |
| Cooper | Decorator | DAL06P | 0%-100% |

**277V Triac dimming is not available*

Notes
1. Testing was performed with a single fixture connected to dimmer.
2. Testing has been performed on these dimmers, but this does not imply any warranty of compatibility.
3. Dimming performance can be influenced by different loads, as well as variations in dimmer switches within the same model.
4. Dimmer maximum load rating with LED may differ from published traditional source dimmer ratings. Consult manufacturer for maximum dimmer information.
5. Consult factory for additional dimming information.

**Adopted: 9/5/18**

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF ARCHITECTURAL REVIEW CITY OF FAIRFAX CITY HALL, FAIRFAX, VIRGINIA July 18, 2018**

**Members Present:** Vice Chair Marie Cox, Paul Cunningham, Robert Kalmin, Robert Beaty, James Schroeder

**Member(s) Absent:** Chair Ryan Horner, Jagdish Pathela

**Staff Present:** Tommy Scibilia, Planner; Supriya Chewle, Planner

**Meeting called to order at 7:06 p.m.**

**1. Discussion of Agenda**

**MS. CUNNINGHAM MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. KALMIN, WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0.**

**2. Presentations by the public on any item not calling for a public hearing**

No one from the public came forward to speak.

**3. Consideration of the meeting minutes of July 11, 2018**

**MR. KALMIN MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MR. BEATY, WHICH CARRIED BY VOICE VOTE, 3-0-2, WITH MR. CUNNINGHAM AND MR. SCHROEDER ABSTAINING.**

**4. Consideration of the request** of Stuart Schooler, representative of applicant 9571 Fairfax Boulevard LLC, for a new commercial building and site improvements on a property located at 9571 Fairfax Boulevard, case number BAR-18-00405.

Mr. Scibilia presented the staff report, which has been incorporated into the record by reference.

**Board Staff comments**

Scibilia in response to Cunningham: If the tenancy changes and the exterior changes as a result (i.e. the deck or rooftop patio), architectural review would be required, and whether a Major or Minor Certificate of Appropriateness (COA) would be required would depend upon the significance of the modification.

George Eisenberger, representative of the applicant, and Schooler in response to Cunningham: The rooftop area, if occupied by outdoor seating, would have a stairwell that provides direct access. Any structures on the roof, including HVAC equipment, would be screened by the approximately eight-foot-tall parapets. HVAC would also be separated and screened from outdoor seating if that is the ultimate use. The stairway area would be designed to accommodate for both a simple roof hatch in the case that no outdoor seating is used, and also a full stairwell if it is. The parapet on the northeastern elevation would have the four-by-seven-foot parapet openings constructed as knockout panels if the building is initially constructed to not accommodate for rooftop seating, so that if it is converted in the future no significant restructuring of the parapet is needed.

Eisenberger in response to Cunningham: The deck in Option 1 would not require a retaining wall, and would be independent structurally from the building. It would be constructed using footers and 2x6 painted wood skirting.

Kalmin: This project is well thought out and will be an improvement for the City, and appreciate the flexibility of the proposal with two design options depending on tenancy.

Schooler in response to Kalmin: The ground floor deck area would be required by ADA if there is a rooftop deck as well. If the deck is removed in the future to accommodate for a different non-restaurant tenant, the area will be re-landscaped.

Scibilia in response to Cox: Staff does not believe the sample motion provided needs to be reworded, or that conditions need to be added to address the two build options. Both options are presented in the plans submitted to staff, and the recommended second condition of approval covers this, so that in essence, approval of the Major COA would allow for one option or the other to be constructed, with any modifications to the building after initial construction requiring further architectural review.

**MS. KALMIN MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE REQUEST OF STUART SCHOOLER, REPRESENTATIVE OF APPLICANT 9751 FAIRFAX BOULEVARD LLC, FOR A NEW COMMERCIAL BUILDING AND SITE IMPROVEMENTS ON A PROPERTY LOCATED AT 9571 FAIRFAX BOULEVARD, CASE NUMBER BAR-18-00405, WITH THE FOLLOWING CONDITIONS:**

1. The applicant shall return to staff for a Minor Certificate of Appropriateness for any outdoor furniture visible from the right-of-way not included in the review materials received by staff.
2. The proposed construction, materials, and landscaping shall be in general conformance with the review materials received by staff and modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, the Building Official, or Zoning.

**SECONDED BY MR. BEATY.**

**MR. CUNNINGHAM MADE A FRIENDLY AMENDMENT TO ADD A CONDITION AS FOLLOWS:**

3. Construction planning shall meet the requirements needed to support Option 1 in the planning stages, Option 1 being a rooftop restaurant, should that option be requested in the future, and not part of the original request.

**MR. KALMIN AND MR. BEATY AGREED TO THE FRIENDLY AMENDMENT.**

**THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0.**

**5. Work session** with Robert Brant, representative of applicant Capstone Collegiate Communities, LLC, for a multifamily housing development on a property located at 3807 University Drive.

Mr. Scibilia presented the staff report, which has been incorporated into the record by reference.

**Board and Staff comments**

Chewle: The applicant has held a series of meetings with the surrounding community, and has received mostly positive feedback so far. In addition to the rezoning and Comprehensive Plan Future Land Use Map amendment requests, the applicant is requesting three special exceptions, including:

- 58 feet building height in the Transition Overlay District where 48 feet is permitted.
- 20-foot building setback along University Drive, where a 50% build-to line of 10 feet or less is required in the Transition Overlay District.
- 6-foot-wide sidewalk along Democracy Lane where a 10-foot-wide sidewalk is required in the Transition Overlay District.

As part of the requested Planned Development rezoning, the applicant is also requesting three modifications from the provisions of Article 4 of the Zoning Ordinance, Site Development Standards, including:

- Providing less than the required 20% tree canopy coverage.
- Planting street trees more than 15 feet from the back of the curb along University Drive and Layton Hall Drive.
- Providing a landscape strip less than 10 feet in width along Democracy Lane and the future connector street between Layton Hall Drive and Democracy Lane.

Scibilia in response to Cox: The BAR, in addition to their recommendation to City Council on the Major COA, will also be making separate recommendations on each of the three requested Special Exceptions, which deal with provision of the Zoning Ordinance involving the Transition Overlay District. This was not made clear in the staff report, and was a staff error. Future reports will make this clearer.

Chewle and Scibilia in response to Cunningham: Staff has recommended undergrounding of utilities to the applicant, however it is not required unless the applicant disturbs or modifies the existing utility poles, which are outside of the proposed limits of disturbance.

Mohamed Mohsen, representative of the applicant, in response to Cunningham: The elevational change from north to south on University Drive is approximately 25 feet. The renderings misrepresent the

proximity of the medical office building to the road. In reality, this building is set back further and at a higher elevation.

Cunningham: The landscaping looks good overall. The open space shown at the top of the retaining wall of the medical office building parking lot (north elevation) could be a good opportunity for tree plantings to help reduce the scale of this façade.

Brant: Introduced the project and provided some background, including:

- Capstone is a developer and manager of purpose-built student housing communities throughout the country.
- The project addresses in-demand housing for commuters to George Mason University, as recognized by the City's Comprehensive Plan and by the University as well.
- The existing uses do not relate well to the surroundings and do little to activate this space.

Mohsen: Described the architecture and design in depth, including:

- The parking deck design has been changed since the outset of the project to have it nearly fully surrounded by residential uses for screening, based on community and staff feedback.
- The private road and courtyards on the east part of the site were added based on staff feedback.
- An open-air, covered plaza space acts as a connection between the western and eastern halves of the building and the parking garage, and provides a good opportunity for a gathering space.
- 11,000-12,000 square feet of amenity space is provided at the intersection of University Drive and Democracy Lane, including fitness space, leasing offices, study rooms, and meeting rooms.
- Mansard and flat roof designs at the southern end of the University Drive elevation were utilized in order not to add unnecessary height at the high end of the façade.
- A high proportion of masonry was used on the University Drive elevation and wrapping the corner onto Democracy Lane; less masonry and more cementitious product was used on elevations intended to be less visible from the public realm.
- Brick colors are proposed to be a dusty brown color for the base portions of the building, and red brick for the wall field.
- Gable roofs were used on University Drive to make a more gently stepping elevation as the building descends from south to north.
- Three stoops are proposed along University Drive, the center stoop provides an entrance to the building that also has access directly to the parking garage. This entrance includes steps that connect the inner and outer sidewalks along University Drive.
- The retaining wall at the rear of the medical office parking lot (north subject property line) is approximately 16 feet in height.
- The average grade of the site is at 399 feet in elevation. Using average grade to determine average building height was difficult and in some cases misleading due to the dramatic grade changes from one end of the site to another. The highest part of the building based off of the 399-foot average grade would be 58 feet. The tallest portion on University Drive would be 42 feet.
- The applicant will take staff's comment about the disproportion of the narrow bay and gable roof on the east end of the southern Democracy Lane elevation into consideration when making revisions.

- The existing berm along University Drive closest to the medical office building is proposed to be cut into to provide for a side entry and to allow for a shorter building height on this portion of the site.

Brant:

- The applicant most recently held a community meeting on Monday, and has been conducting them continuously since the fall.
- Discussion and explanation of the proposed special exceptions and modifications (see above).
- Undergrounding of utilities in not required, because the telephone poles lie outside the proposed limits of disturbance, however the applicant has expressed interest in partnering with the City to complete the work and share the cost.

Mohsen in response to Chewle: The faded background portions of the elevations shown on the University Drive elevation exhibit accurately depict the height of the eastern portion of the building beyond, but none of it will be visible from the street due to the bulk of the building.

Mohsen in response to Schroeder: The eastern portion of the proposed building would be five stories in height, while the office building to the east of the site is approximately two-and-a-half stories.

Angie Rawie, representative of the applicant, in response to Kalmin:

- The existing office space on site is 50% vacant. The City has an issue with office vacancy, and this space is not a prime location for new tenancy due to the old age of the buildings. The proposal would be a much better use for the site.
- Students living close to the downtown area will help invigorate businesses there.
- At community meetings, citizens expressed concerns about the management of the property. Capstone professionally leases and manages their properties.
- By-right development on this site could result in something much less useful to the City.

Kalmin:

- Are there comparable projects you can identify? What are the pros and cons of those projects?
- Have you considered ground floor retail here?
- Undergrounding of utilities would be a positive change to the site.

Beaty: The elevations visible from Layton Hall Drive need to employ more masonry into their design.

Cunningham:

- The applicant should consider a PD-M (planned development, mixed-use) zoning in place of the PD-R (residential) zoning to leave open the possibility of retail at the ground floor that would be attractive to students.
- Telecommunications equipment is less likely to be mounted on a tall building that has residential uses than on one that does not.
- Does not consider the height to be an issue if properly screened. See example at 10201 Fairfax Boulevard, a five story office building at the top of a hill that is well screened with mature landscaping.

- Agrees with Mr. Beaty's comments that more masonry is needed on the eastern portion of the building.
- Safety concern about the number of steps along University Drive for the young adult residents.
- Five stories of height is not an issue if not in the pedestrian realm.
- Discussion of the improper location of the transformer in front of the medical office building along University Drive.
- The bridging of the two halves of the building with a plaza is a good design element.

Mohsen in response to Cunningham: The HVAC units would be roof-mounted and fully screened from view.

Mohsen in response to Cunningham and Cox: The parking deck will be fully screened by the surrounding residential uses with the exception of the area at the bend in Democracy Lane where the entrance to the garage is. The garage will be four-and-a-half stories. At the northwest corner of the building, the top of the deck will be at the same height as the residential roofline. The deck itself will be a precast structure. The entrances to the garage from the connection plaza area and from University Drive will be more or less level, creating a strong connection through the building and site.

Mohsen in response to Cunningham: The jogs in the University Drive elevation as proposed are approximately four to five feet in depth. The applicant will explore bringing portions of the building face out further, closer to the street, to add articulation. Another method of adding articulation could be introducing more brick colors to create a less repetitive material rhythm along University Drive.

Cunningham: Look at Old Town Plaza, south on University from the site. During the design review process, the building was broken up visually by creating two deep cuts in the building wall to make one large building appear to be three buildings.

Mohsen: The applicant can explore the creation of a linear park along University Drive. The applicant had previously explored using deep setbacks along portions of this façade to create pocket parks as recommended in the staff report, but ultimately decided against this for safety reasons, i.e. providing a continuous pattern of street lighting along the road.

John Rinaldi, representative of the applicant, discussed the dimensions and reasoning behind the proposed setback along University Drive:

- Within the 20 foot setback between the building face and the property line are the required street tree plantings and an 18-inch proposed storm utility to outfall at the back of the site, which requires 15-foot easement. As a result, there is very little room for bringing the building forward. The applicant can explore rerouting the utility and easement to allow for this in certain places.
- The right-of-way condition along University Drive consists of:
    - Existing curb
    - Three-foot grass strip where utility poles are located
    - Existing six-foot-wide sidewalk that is proposed to be widened to 10 feet
        - Limits of clearing and grading at the edge of the proposed 10-foot sidewalk
    - Approximately seven more feet of grass to property line
- Proposed setback from property line is additional 20 feet, so total proposed setback from curb to building face is 40 feet.

Cunningham:

- The proposed use for the site would be beneficial to this part of the City.
- The City has generally in the past received negative feedback on large buildings in the City, however these projects can end up becoming very popular, e.g. Providence Square condominiums on Main Street, also located in the Transition Overlay District.
- This project would be a good precedent for redevelopment in this part of the City.

Cox: Concern about privacy for first floor residents on the University Drive side of the building, with the inner sidewalk and seating areas proposed so close to the building face. Is the inner sidewalk necessary?

Mohsen in response to Cox (above): The raised planters were intended to be used as a means of screening ground floor units. The applicant is open to exploring locating gathering areas along University Drive off of the outer sidewalk rather than the inner sidewalk, and having sidewalk connections to the entrances for this façade and the side entrance connect directly to the outer sidewalk.

Mohsen in response to Cox: Three sides of the western portion of the building would be single-loaded corridors. The HVAC units would be located on the roof above the corridor. Parapets and rooflines would fully screen them from view. The gable roofs do not extend all the way back across the living unit to the corridor, leaving space for the HVAC units and providing screening as well. The mansard roof dormers would be windows into living areas on the upper floors.

Mohsen in response to Cox: The blank wall shown in the faded background portions of the elevations shown on the University Drive elevation exhibit is not the parking garage but rather the inner corridor wall of the western portion of the building wrapping around the east side of the parking garage. The applicant will explore adding windows and other design elements to this wall, even though it will not be visible from the right-of-way.

Cox: Agrees with Beaty's earlier comment that more masonry product is needed on the eastern portion of the building.

Rawie in response to Cox: The applicant is hoping to appear before the Planning Commission in late September, and City Council in October, after which the site plan approval process would begin. According to their most up-to-date timeline, ground breaking would take place in summer 2019, with final delivery in fall 2021. The hope is that the next appearance before the BAR would be for a final recommendation to City Council on the Major COA and three special exceptions. Sticking to a timeline is essential for the reputation and operation of a student housing project.

Chewle: Based on when comments are due back to the applicant from staff in August on the land use case, it is unlikely that the applicant will have revised materials submitted in time for September hearings, unless the turnaround is very quick.

**6. Staff Report**

Mr. Scibilia discussed administrative approvals since the last meeting:

- Mosby Woods Pool shade structure – 3136 Plantation Pkwy

Mr. Scibilia discussed open administrative applications under review:

- No active and open cases

Mr. Scibilia discussed future BAR meeting dates:

- September 5:
    - Duplex and site improvements – 10642 West Dr – Final recommendation to City Council on the Major COA

Mr. Scibilia informed the BAR that the City of Fairfax Design Guidelines would be considered for adoption by City Council on Tuesday July 24, 2018.

Mr. Scibilia discussed training opportunities for the BAR as required by the Certified Local Governments program.

Mr. Scibilia asked for availability for the upcoming meetings.

**7. Closing Board Comments**

Kalmin: There was an issue with the dais monitors—they were displaying CityScreen 12 rather than the presentation computer screen.

Cunningham and Cox: Welcomed Mr. Beaty and Mr. Schroeder to the BAR.

Cox: Glad to see denser development in proximity to downtown for added vibrancy and retail patronage.

**8. Adjournment**

**Meeting adjourned at 9:51 p.m.**

ATTEST: _____

Tommy Scibilia, Secretary