

An architectural site plan for the N29 Apartments project. The plan shows a large, irregularly shaped building footprint with multiple wings and courtyards. The site is surrounded by landscaping, including trees and shrubs. A parking lot is visible on the right side of the plan. The background is a dark blue gradient.

N29 APARTMENTS

BOARD OF ARCHITECTURAL REVIEW
MAJOR APPLICATION SUBMISSION
CITY OF FAIRFAX

Prepared for:



Prepared by:



November 7th, 2023

N29 (at WillowWood) Eaton Place at University Drive Extension

The N29 project is located on the north side of Eaton Place between Fairfax Boulevard (to the East) and Chainbridge Road (to the West) and is to the northeast of the recently completed University Drive Extension. The existing site is comprised of all surface parking.

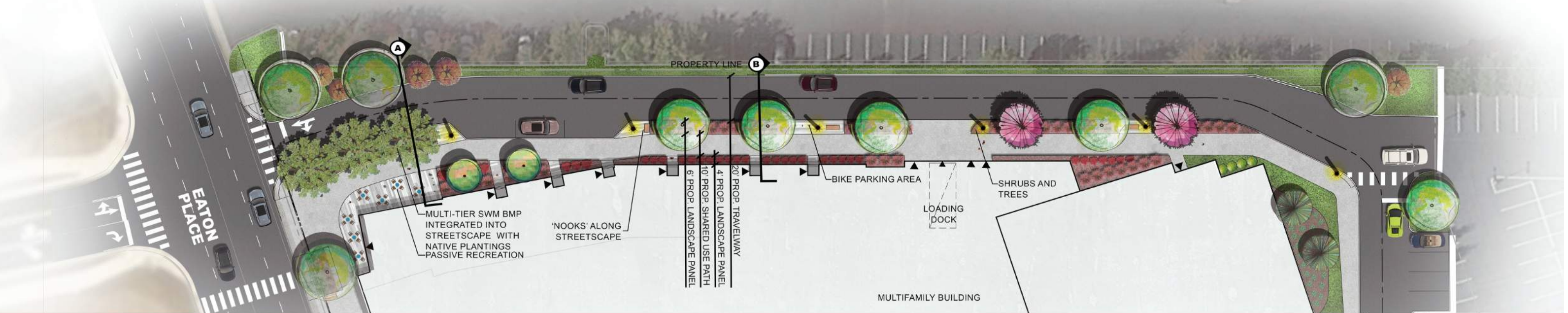
Adjacent to the site to the east and west are commercial office buildings and surface parking. To the north of the site is an existing parking structure (two levels).

The proposed development involves removing the existing surface parking and the construction of a new multifamily mixed-use building and structured parking garage. The proposed multifamily building has a total area of 289,542 GSF with a total of 260 units. The structured parking garage has a total area of 199,800 GSF with a total of 676 parking spaces, which will be shared between the proposed multifamily building and one of the existing commercial office buildings at WillowWood Plaza.

The architectural design for the proposed multifamily building consists of a clear and modest massing composition. The massing strategy incorporates a setback at the southwest corner, aligned across from the University Blvd intersection and creates an open plaza space. This primary corner is further accented with an increased height, change in color, and variation of material texture and will incorporate a retail space at the ground floor level. A variety of textures and materials further emphasize strong massing volumes, with a primarily masonry base providing a grounding effect and vertical fiber cement above implying a lightness floating above and extending vertically. The primary common and amenity spaces for the multifamily building are aligned to face along Eaton Place along with the corner retail space to create multiple layers of experiences, engagement, and activation.



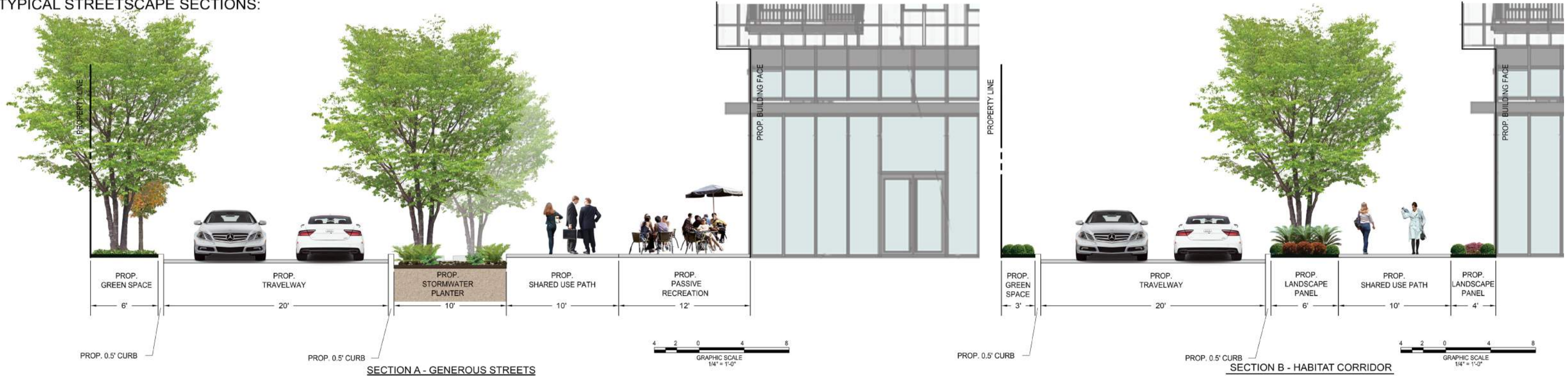
STREETSCAPE SCHEMATIC PLAN:

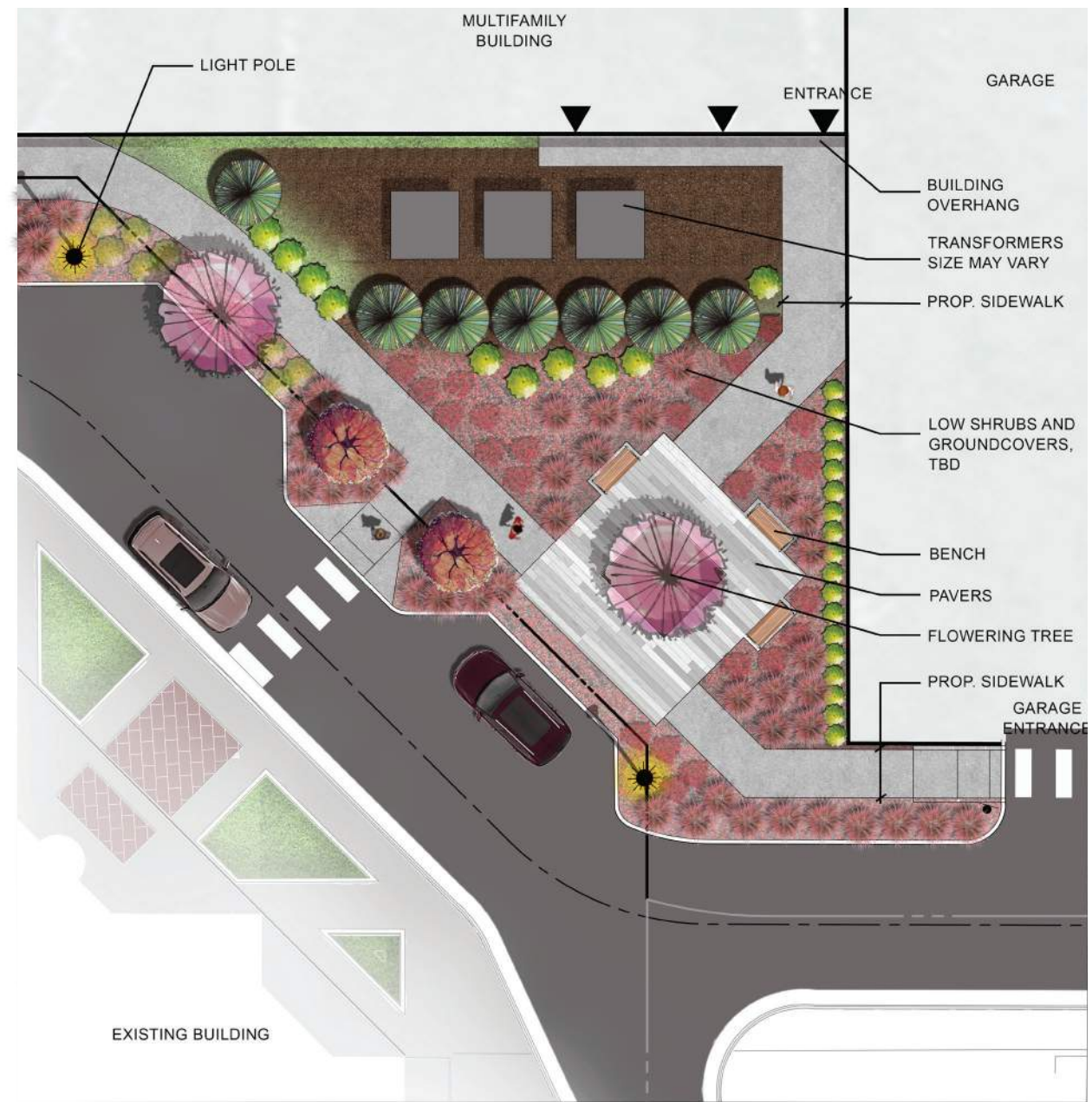


PRECEDENT IMAGERY:



TYPICAL STREETSCAPE SECTIONS:



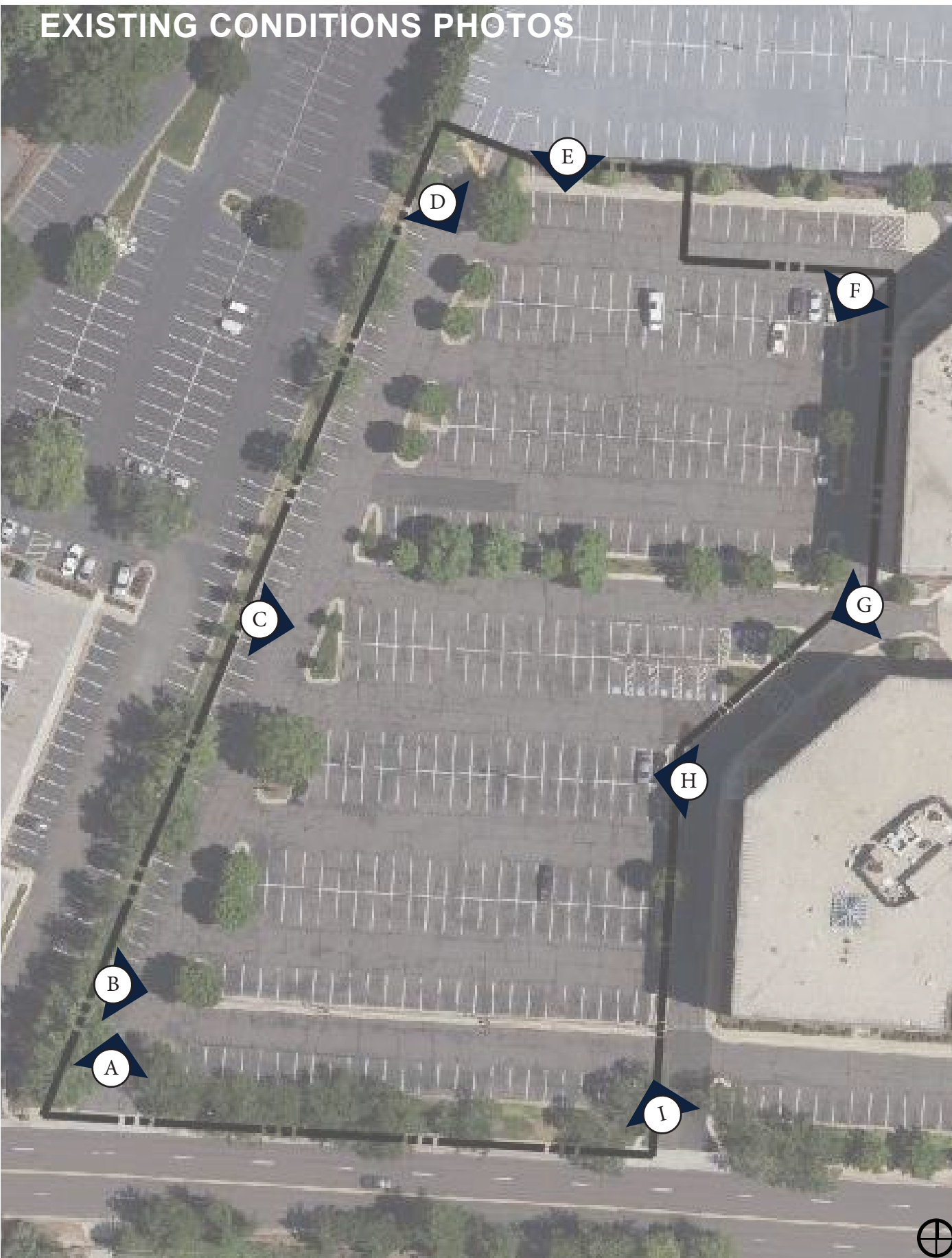


PRECEDENT IMAGERY:



PLEASE NOTE: ANY INFORMATION SHOWN ON THIS PAGE IS FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED TO DESCRIBE THE GENERAL CONCEPT OF THE DESIGN. FINAL DESIGN WILL LIKELY VARY FROM WHAT IS SHOWN ABOVE.

EXISTING CONDITIONS PHOTOS



(A) VIEW LOOKING NORTH FROM WEST SITE ENTRANCE



(B) VIEW LOOKING EAST FROM WEST SITE ENTRANCE



(C) VIEW LOOKING EAST FROM SITE INTERIOR



(D) VIEW LOOKING SOUTH EAST FROM EXISTING PARKING GARAGE ADJACENT ENTRANCE



(E) VIEW LOOKING SOUTH FROM ADJACENT EXISTING PARKING GARAGE



(F) VIEW LOOKING SOUTH FROM NORTH EAST SITE CORNER



(G) VIEW LOOKING SOUTH WEST FROM ADJACENT OFFICE BUILDING



(H) VIEW LOOKING WEST FROM ADJACENT OFFICE BUILDING



(I) VIEW LOOKING NORTH FROM EAST SITE ENTRANCE

MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1;
BRICK - WHITE
MORTAR - ARCTIC WHITE



FCP-1;
FIBER CEMENT BOARD AND
BATTEN
DARK GRAY



FCP-3;
FIBER CEMENT PANEL
WHITE



AFB-2;
BRICK - BLACK
MORTAR - SMOKE



FCP-2;
FIBER CEMENT BOARD AND BATTEN
WHITE



FCP-4;
FIBER CEMENT PANEL
GRAY



CON-1;
PRECAST CONCRETE



FCP-2 ALT;
FIBER CEMENT LAP SIDING
WHITE



FCP-5; FCP-1 ALT
FIBER CEMENT LAP SIDING
DARK GRAY

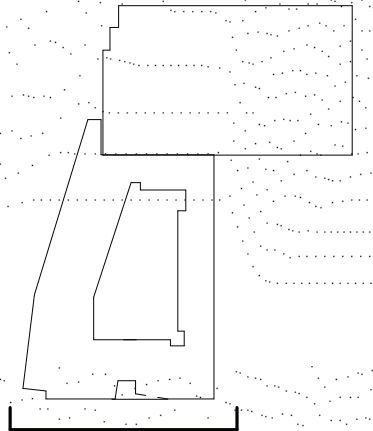


PRP-1;
PHENOLIC PANEL
WOOD TONE



GW-1;
GREEN WALL SYSTEM

KEY PLAN



▲ EATON PLACE



1 SOUTH ELEVATION

1/32" = 1'-0"

0 16' 32' 64'

MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1;
BRICK - WHITE
MORTAR - ARCTIC WHITE



AFB-2;
BRICK - BLACK
MORTAR - SMOKE



CON-1;
PRECAST CONCRETE



FCP-1;
FIBER CEMENT BOARD AND
BATTEN
DARK GRAY



FCP-2;
FIBER CEMENT BOARD AND BATTEN
WHITE



FCP-2 ALT;
FIBER CEMENT LAP SIDING
WHITE



PRP-1;
PHENOLIC PANEL
WOOD TONE



FCP-3;
FIBER CEMENT PANEL
WHITE



FCP-4;
FIBER CEMENT PANEL
GRAY

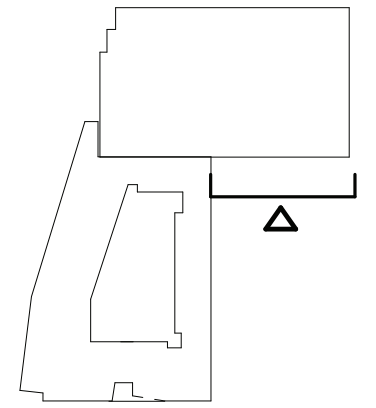


FCP-5; FCP-1 ALT
FIBER CEMENT LAP SIDING
DARK GRAY

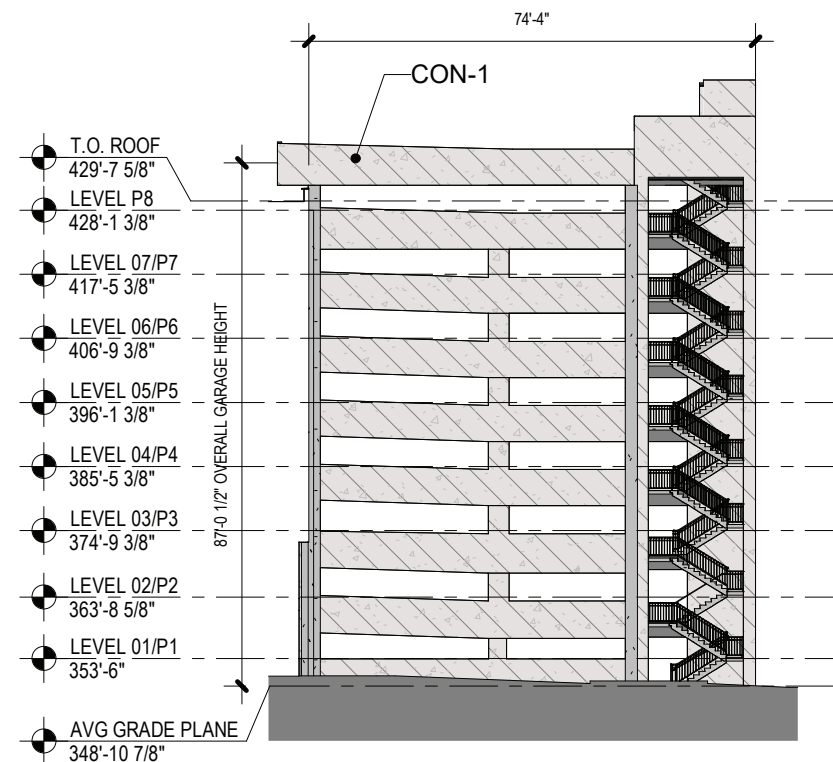


GW-1;
GREEN WALL SYSTEM

KEY PLAN



EATON PLACE



1 SOUTH GARAGE ELEVATION

1/32" = 1'-0"

0 16' 32' 64'

MATERIALS LEGEND

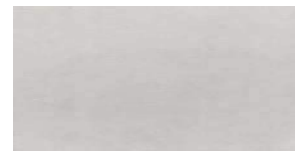
SUBJECT TO CHANGE



AFB-1;
BRICK - WHITE
MORTAR - ARCTIC WHITE



FCP-1;
FIBER CEMENT BOARD AND
BATTEN
DARK GRAY



FCP-3;
FIBER CEMENT PANEL
WHITE



AFB-2;
BRICK - BLACK
MORTAR - SMOKE



FCP-2;
FIBER CEMENT BOARD AND BATTEN
WHITE



FCP-4;
FIBER CEMENT PANEL
GRAY



CON-1;
PRECAST CONCRETE



FCP-2 ALT;
FIBER CEMENT LAP SIDING
WHITE



FCP-5; FCP-1 ALT
FIBER CEMENT LAP SIDING
DARK GRAY

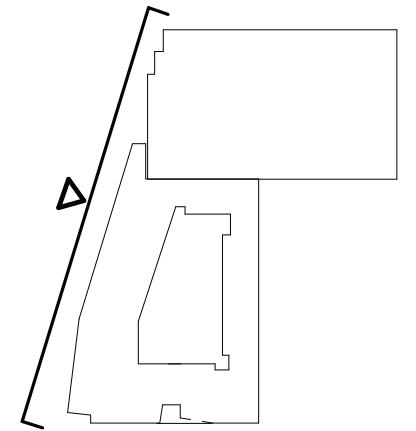


PRP-1;
PHENOLIC PANEL
WOOD TONE



GW-1;
GREEN WALL SYSTEM

KEY PLAN



EATON PLACE



NOTE: EXTERIOR VENTS WILL BE PAINTED TO MATCH WALL THAT THEY ARE INSTALLED ON

1 WEST ELEVATION

1/32" = 1'-0" 0 16' 32' 64'

MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1;
BRICK - WHITE
MORTAR - ARCTIC WHITE



FCP-1;
FIBER CEMENT BOARD AND
BATTEN
DARK GRAY



FCP-3;
FIBER CEMENT PANEL
WHITE



AFB-2;
BRICK - BLACK
MORTAR - SMOKE



FCP-2;
FIBER CEMENT BOARD AND BATTEN
WHITE



FCP-4;
FIBER CEMENT PANEL
GRAY



CON-1;
PRECAST CONCRETE



FCP-2 ALT;
FIBER CEMENT LAP SIDING
WHITE



FCP-5; FCP-1 ALT
FIBER CEMENT LAP SIDING
DARK GRAY

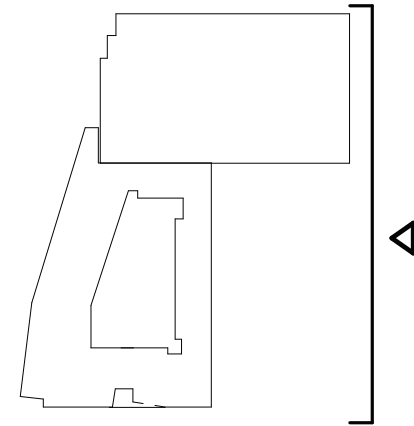


PRP-1;
PHENOLIC PANEL
WOOD TONE

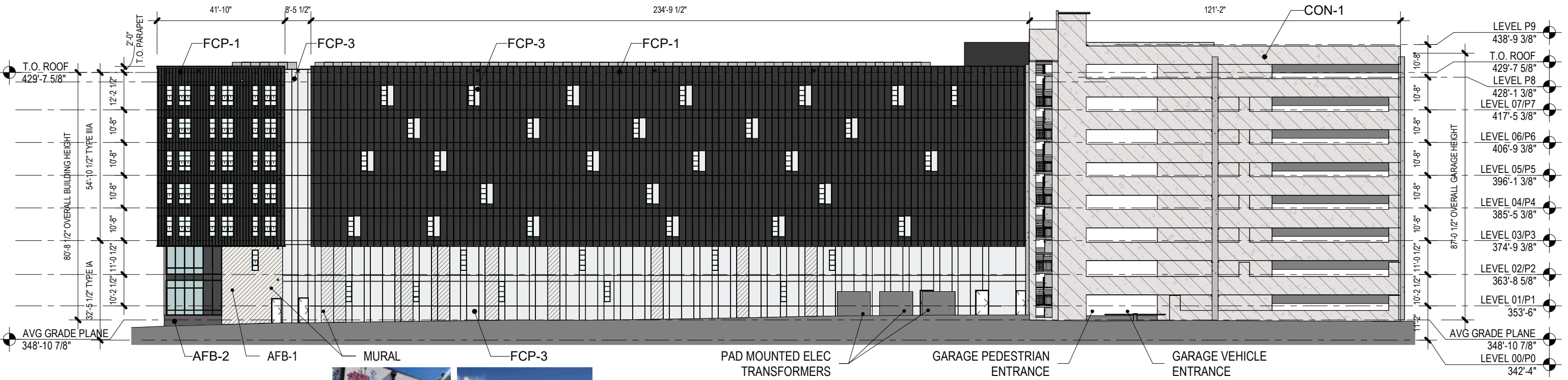


GW-1;
GREEN WALL SYSTEM

KEY PLAN



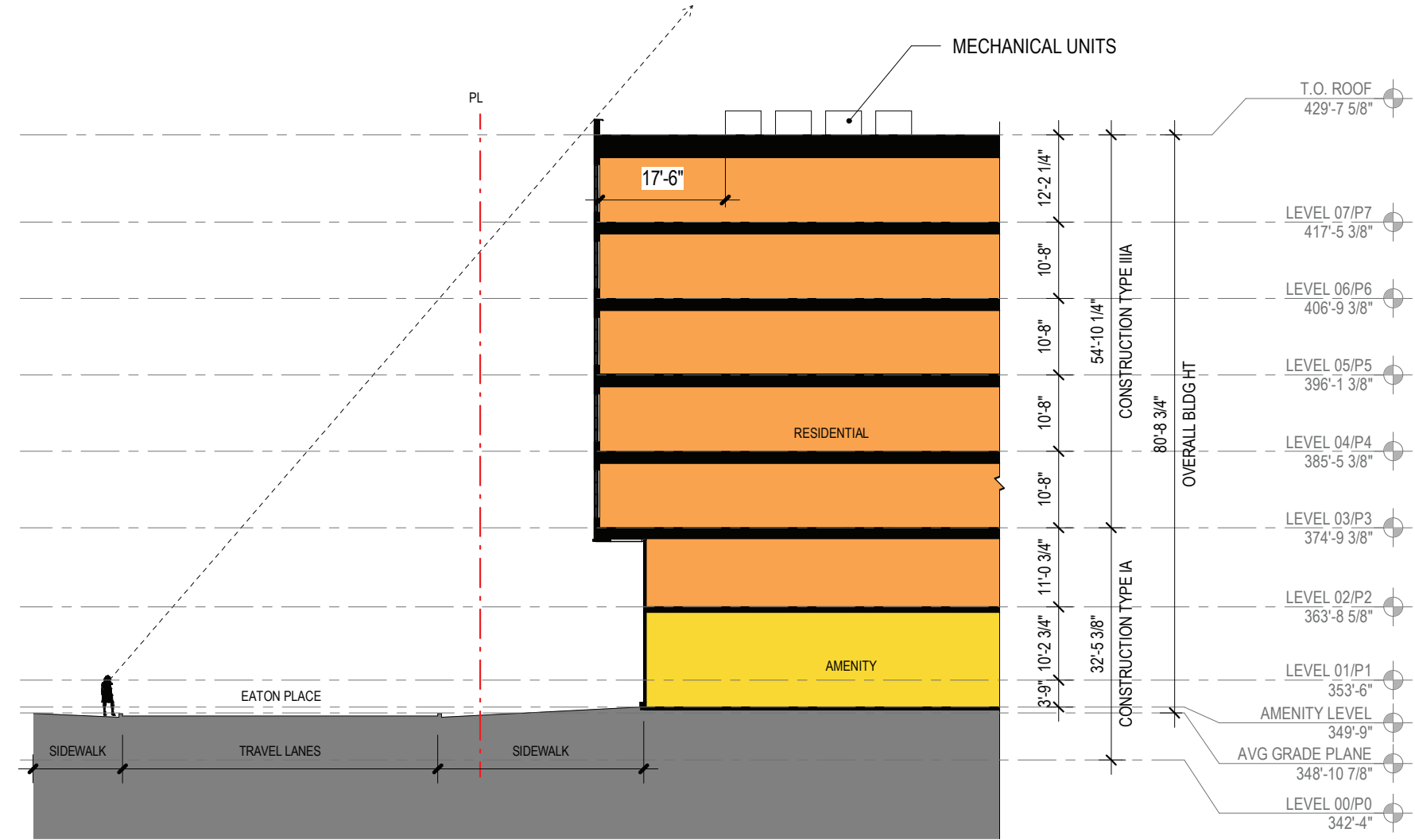
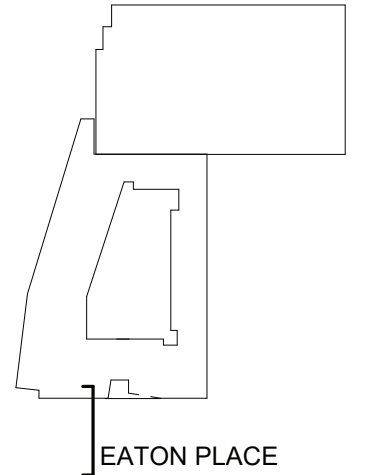
EATON PLACE



MURAL PRECEDENT

1 EAST ELEVATION

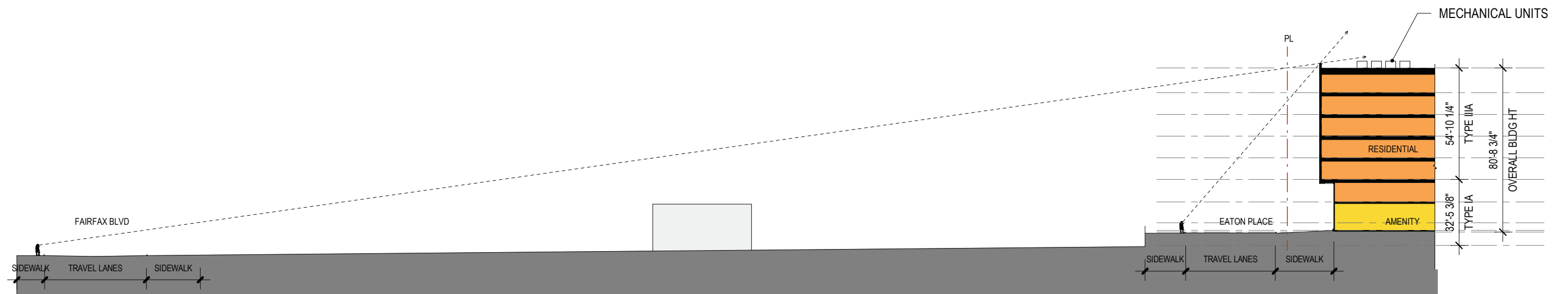
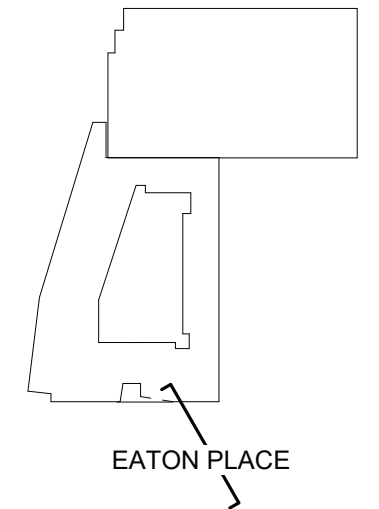




1 | N-S SIGHTLINE SECTION

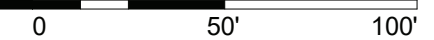


KEY PLAN



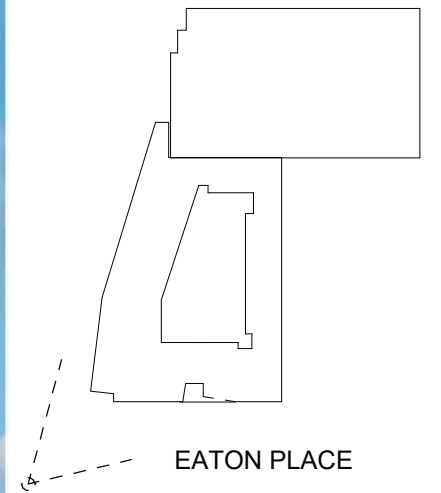
1 N-S SIGHTLINE SECTION TO FAIRFAX BLVD

1" = 50'-0"





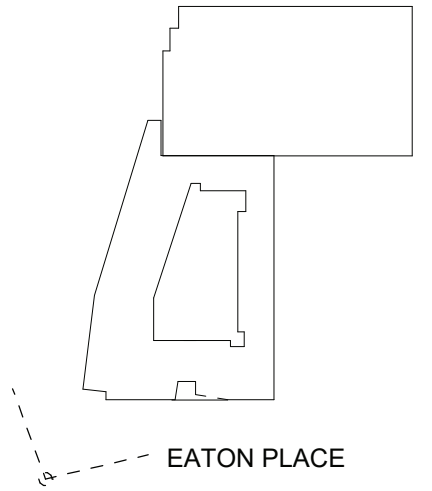
KEY PLAN



EATON PLACE



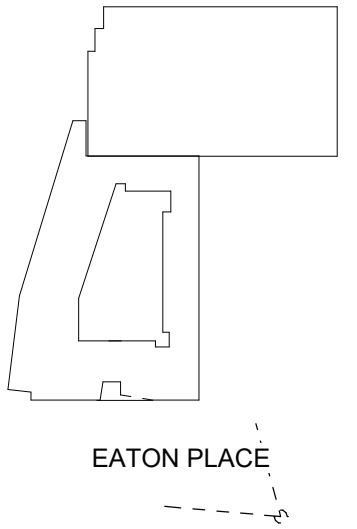
KEY PLAN



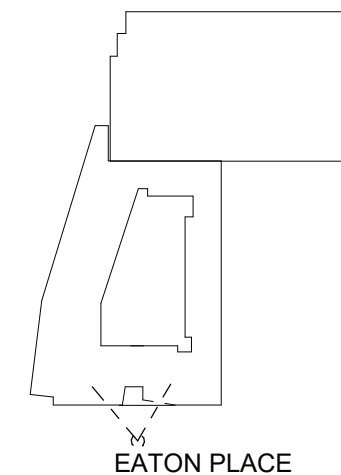
EATON PLACE



KEY PLAN



KEY PLAN



SITE PLAN RENDERING/ LANDSCAPE PLAN



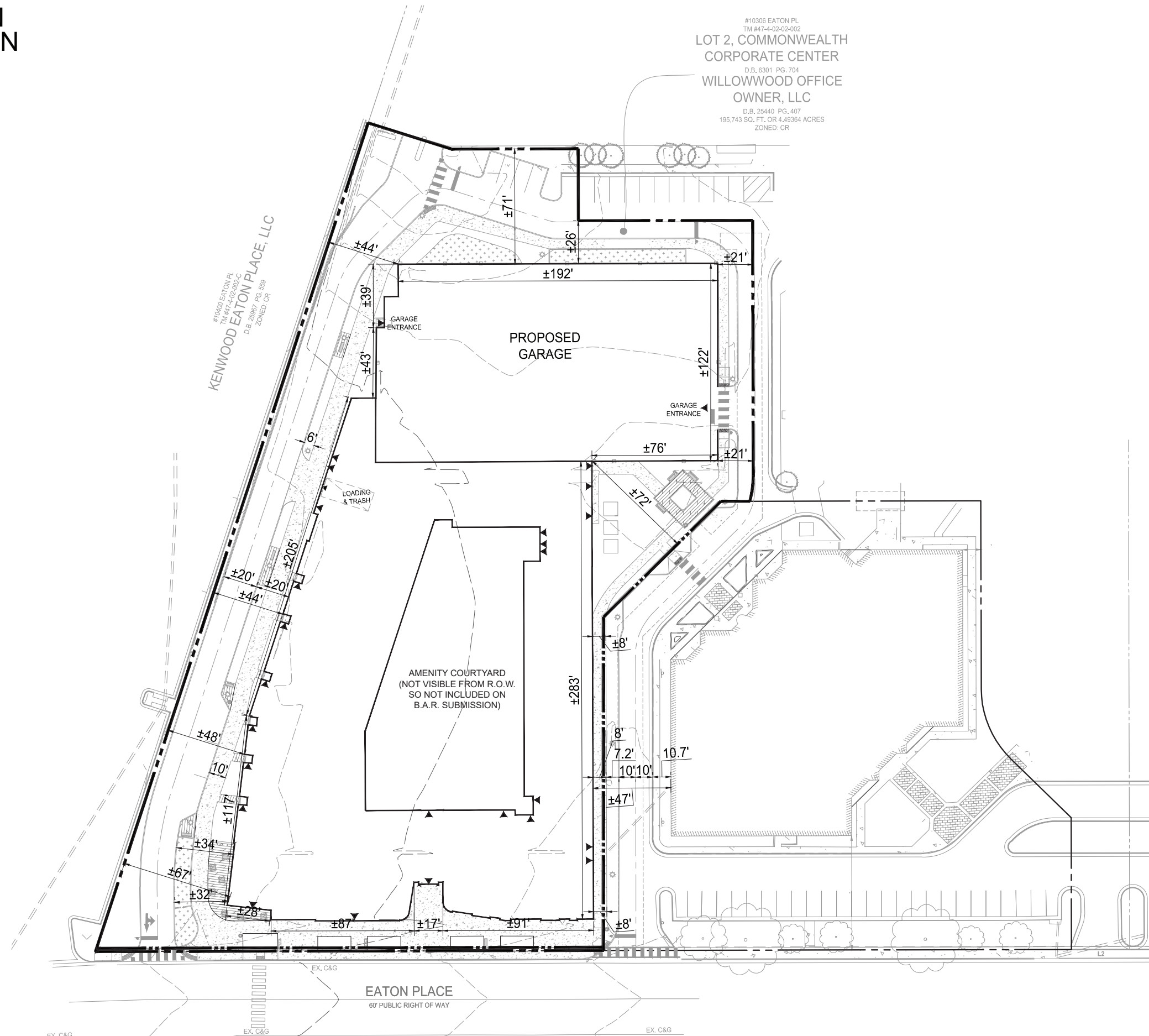
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY
	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	6
	<i>Betula nigra</i> 'BNMTF' TMT	Dura Heat River Birch	3
	<i>Cercis canadensis</i>	Eastern Redbud	3
	<i>Cornus florida</i>	Flowering Dogwood	2
	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	6
	<i>Magnolia x soulangeana</i>	Saucer Magnolia	3
	<i>Quercus bicolor</i>	Swamp White Oak	6
	<i>Quercus coccinea</i>	Scarlet Oak	2
	<i>Quercus phellos</i>	Willow Oak	6
	<i>Thuja x 'Green Giant'</i>	Green Giant Arborvitae	7
	<i>Ilex Opaca</i>	American Holly	2

SYMBOL	OBJECT	QTY
	BENCHES	10
	TRASH RECEPTACLES	4
	LIGHT POLES	16
	BIKE RACK	6 (12 SPACES)

SITE PLAN DIMENSION

#10306 EATON PL
 TM #47-4-02-002
 LOT 2, COMMONWEALTH CORPORATE CENTER
 D.B. 6301 PG. 704
 WILLOWWOOD OFFICE OWNER, LLC
 D.B. 25440 PG. 407
 195,743 SQ. FT. OR 4.49364 ACRES
 ZONED: CR

#10400 EATON PL
 TM #47-4-02-002-C
 D.B. 25967 PG. 559
 ZONED: CR
 KENWOOD EATON PLACE, LLC



PLANTS PALETTE
CANOPY TREES - DECIDUOUS



scarlet oak
quercus coccinea



duraheat river birch
betula nigra 'bnmtf'



princeton sentry ginkgo
ginkgo biloba 'princeton sentry'



willow oak
quercus phellos



swamp white oak
quercus bicolor

EVERGREEN TREES



green giant arborvitae
thuga occidentalis 'nigra'



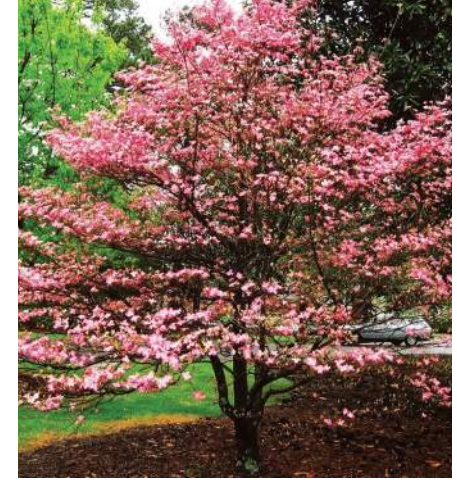
armstrong red maple
acer rubrum 'armstrong'



eastern redbud
cercis canadensis



saucer magnolia
magnolia soulangiana



flowering dogwood
cornus florida

UNDERSTORY TREES - DECIDUOUS

SHRUBS AND GROUNDCOVERS



gro-low fragrant sumac
rhus aromatica 'gro-low'



otto luyken laurel
prunus laurocerasus 'otto luyken'



lemon lime heuchera
heuchera x 'lemon lime'



evergreen giant liriop
liriop 'evergreen giant'



schipka english laurel
prunus laurocerasus 'Schipkaensis'



STREET LIGHT FIXTURES

- A MODERN DARK-SKY FRIENDLY LED FIXTURE WITH TRADITIONAL TOUCHES
- CITY RECOMMENDED FIXTURE LED POST-TOP ACORN LIGHT

NOTE: BUILDING MOUNTED LIGHT FIXTURES WILL BE BLACK TO MATCH AND COORDINATED WITH STAFF WHEN SELECTIONS ARE FINALIZED.

SITE FURNISHINGS/ HARDSCAPE SELECTIONS

BENCHES

- FORMS+SURFACES VECTOR BENCH
- MATERIAL: ALUMINUM
 - COLOR: ALUMINUM TEXTURE OR EQUAL



TRASH RECEPTACLES

FORMS+SURFACES

- MATERIAL: ALUMINIUM
- FINISH: POWDERCOAT
- COLOR: ALUMINUM TEXTURE OR EQUAL

CROSSWALK

- WHITE 'LADDER-STYLE' CROSSWALKS, AS SHOWN



BIKE RACK

FORMS+SURFACES OLYMPIA

- COLOR: ALUMINUM TEXTURE
- VARIED CONFIGURATION OPTIONS
- OR EQUAL

ACCENT PAVERS

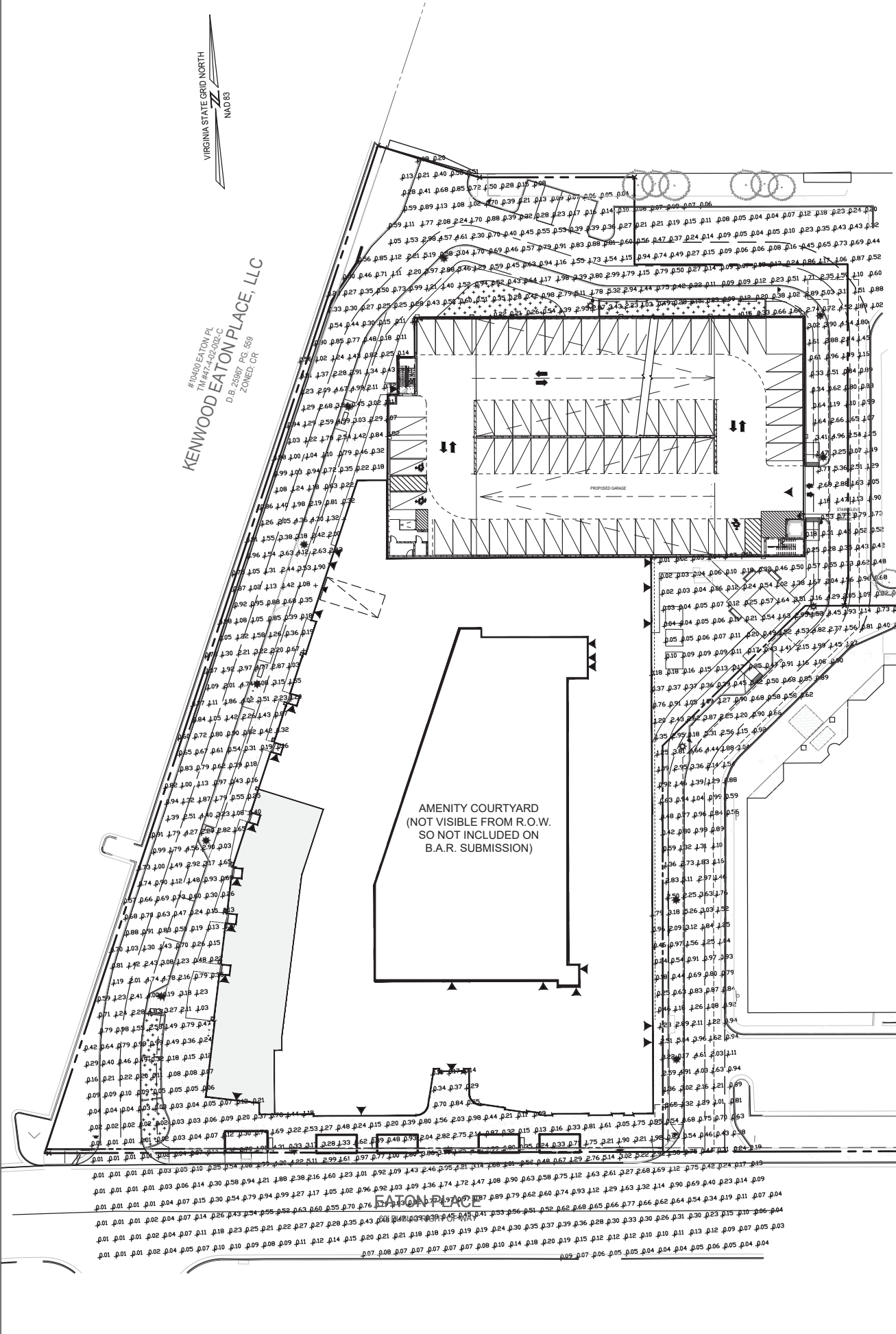
HANOVER PLANK PAVERS

- SIZE: 6' x 18'
- COLOR: CHARCOAL & LIMESTONE GRAY
- OR EQUAL





THANK YOU

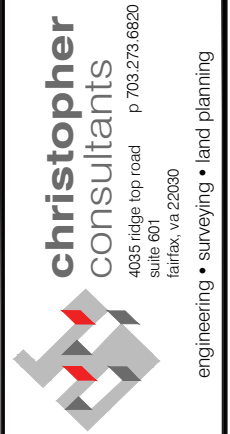
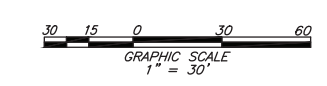


#19400 EATON PL
 TM 141-4-02-02-C
KENWOOD EATON PLACE, LLC
 D.B. 2009 PG. 589
 ZONE: CR

AMENITY COURTYARD
 (NOT VISIBLE FROM R.O.W.
 SO NOT INCLUDED ON
 B.A.R. SUBMISSION)

Numeric Summary							
Project: WILLOWOOD							
Label	Calc. Type	Units	Avg.	Max	Min.	Avg./Min.	Max/Min.
WEST	Illuminance	Fc	1.00	5.35	0.01	99.57	535.00
NORTH	Illuminance	Fc	0.57	5.28	0.04	14.33	132.00
EAST	Illuminance	Fc	0.57	5.36	0.01	57.38	536.00
SOUTH	Illuminance	Fc	0.56	5.31	0.04	14.07	132.75

Luminaire Schedule				
Project: Willowood				
Symbol	Qty.	Arrangement	Lumens (Nominal)	Description
	16	Single	11,500	Prop. LED Acorn - 14 ft Pole - Type III



christopher
 consultants
 4035 ridge top road p 703.273.6820
 suite 601
 fairfax, va 22030
 engineering • surveying • land planning

N29 APARTMENTS
 GENERAL DEVELOPMENT PLAN
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
2	04-28-2023	ADDRESSED PER CITY COMMENTS
3	08-11-2023	ADDRESSED PER CITY COMMENTS
4	10-16-2023	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00
 DRAWING No.: 111772
 DATE: 2022-07-15
 SCALE: AS SHOWN
 DESIGN: LBD,ZY
 DRAWN: ZY
 CHECKED: JR

LIGHTING PLAN

SHEET No.
PI_950