



Board of Architectural Review

DATE: November 15, 2023
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief JDS
FROM: Anna Kohlbrenner, BAR Liaison *AK*
SUBJECT: **Work Session: 10306 Eaton Place – WillowWood**

ATTACHMENTS: 1. Relevant Regulations
2. Current plan
3. Previous Meeting Minutes

Nature of Request

1. Case Number:	BAR-23-00041
2. Address:	10306 Eaton Place
3. Request:	Mixed-use building
4. Applicant:	Capital City Real Estate LLC
5. Applicant's Representative:	Evan Pritchard
6. Status of Representative:	Attorney
7. Zoning:	CR Commercial Retail, Architectural Control Overlay District

BACKGROUND

The site is currently developed with a surface parking lot. The subject site is located north of Eaton Place and surrounded by four five-story office buildings. The site is located in the Northfax Small Area Plan boundaries.

The applicant is proposing a Zoning Map Amendment (Rezoning) from CR Commercial Retail to CU Commercial Urban, a Special Use Permit to allow an upper story residential/mixed use building, and Special Exceptions to allow the building height to exceed 5-stories/60 feet, to allow the maximum density to exceed 24 du/acre, to allow a reduction to the minimum square foot area of 75% on the ground floor with a nonresidential use in a mixed building, to exceed the 50% mandatory build-to line of 15 feet in the front yard and 10 feet on the side yard, to vary from the minimum parking requirements, and to eliminate the construction of sidewalks on both sides of all streets. The Board of Architectural Review would not make recommendations on the Special Exceptions. The Board of Architectural Review would make a recommendation to the City Council on the major certificate of appropriateness at a later date, as this meeting is a work session. The applicant is requesting their second work session, as the BAR met with them in June of 2023 for their first.

PROPOSAL

The applicant proposes to redevelop a surface parking lot with a seven-story building that consist of 260 units, approximately 5,000 square feet of ground floor retail, 676 parking spaces in an 8 level parking garage, and 10 surface parking spaces on 2.97 +/- acres. Building frontage along Eaton Place would be approximately 227'.

The applicant is proposing two types of brick in colors *white* with *arctic white* color mortar and *black* with *smoke* color mortar. The applicant is proposing precast concrete, fiber cement board and batten in color *dark gray* and *white*, fiber cement lap siding in color *dark gray* and *white*, fiber cement panel in color *white* and *gray*, and phenolic panel in wood tone and a green wall system.

Exterior lighting includes LED pole lighting. Building lighting is not proposed. Hardscape features include trash receptacles, bike racks, benches, crosswalk, and accent pavers.

The city's Urban Forester is reviewing the landscaping plan. A recommendation will be added at the time of public hearing stating, "Landscaping is subject to change per urban forester comments at site plan approval stage." Canopy species include: *scarlet oak*, *duraheat river birch*, *princeton sentry ginkgo*, *willow oak*, and *swamp white oak*. Evergreen species include: *green giant arborvitae*. Understory species include: *armstrong red maple*, *eastern redbud*, *saucer magnolia*, and *flowering dogwood*. Shrubs and groundcovers include: *gro-low fragrant sumac*, *otto luyken laurel*, *lemon lime heuchera*, *evergreen giant lirioppe*, and *shipka english laurel*.

Please see below, as proposed architecture is analyzed using the City of Fairfax Design Guidelines.

Main differences since previous meeting include:

- Adding an artwork area in the eastern elevation
- Changing lap siding color in some areas
- Extending the retail area on the first floor

Staff still would like the applicant further incorporate staff and board comments.

RELEVANT DESIGN GUIDELINES

City of Fairfax Design Guidelines:

The following excerpts from the Design Guidelines are relevant to this application.

New Construction, ACOD-3

Building Form & Articulation, ACOD-3.4

Larger mixed-use, office, or residential buildings should use form and articulation techniques to reduce their mass such as dividing the facades and other visible elevations into smaller bays, varying roof heights of bays, and varying planes of bays.

The applicant is not proposing varying bays to break up very large massing. The building is tall and boxy, with very little visual interest. Driving west down Eaton Place, the proposed building wall on the east has no interest at the pedestrian level with little to no windows, on the eastern building wall. The applicant has increased the retail portion on the proposed building since the previous work session along the western elevation.

Building Height & Width, ACOD-3.5

Commercial building facades should be divided into bays to reflect the predominant width of a typical storefront. Buildings that front on two or more sides should use this bay division technique on all appropriate facades. These bays should also have varied planes within the overall façade.

Building Scale, ACOD-3.5

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. Consider creating a threepart building design with a differentiated base, upper story, and roof or cornice line.

The human scale is not reinforced in this design. The building size appears overwhelming, without a change in material at the pedestrian realm. The building width along the east side is approximately 275' wall of fiber cement panel with little to no windows and a precast concrete parking garage, which does not engage pedestrians or drivers in any way. Portions of the parking garage are visible from Eaton Place. The applicant shall look at treatments to screen it. The building width along the west side is approximately 300', not including the parking garage section, which is a long wall of repetitive windows and fiber cement material and some brick from the first to second story. The western building wall shows repetitive utilitarian balconies. The building scale along Eaton place shows repetitive windows, with little character and sense of place.

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. On roofs that are visible, use quality materials such as standing seam metal, architectural shingles, slate, or artificial slate.

The roofline is not broken up to help reduce massing. The proposed roofline has a monolithic appearance as it appears unadorned.

Opening Types & Patterns, ACOD-3.7

Darkly tinted or mirror glass is not an appropriate material for windows or doors in new buildings within the ACOD.

Glass manufacturing information has not yet been provided in the plan set. The applicant plans to bring a material sample at the date of the meeting.

Entry Features: Storefronts, Porches & Porticoes, ACOD-3.8

In mixed-use buildings with upperstory residential or office use, consider placing first floor retail storefronts if the building faces a commercial corridor. Divide larger such buildings with storefront modules. When designing new storefronts, conform to the concept of creating a transparent wall and entrance with sign areas designed as a part of the overall composition. Any parking structure facing streets or on major pedestrian routes should contain storefronts or other forms of visual relief on the first floors of these elevations and should not have blank walls.

Storefront is proposed on the first floor of the mixed-use building. Large amounts of glass with little variation of material does not provide a storefront module. There is no visual relief at the storefront level, as the proposed architecture appears uninviting. Changes may include fenestration changes, installation of art, or experiential elements that may include creative landscaping.

Building Foundations, ACOD-3.9

On larger-scaled multi-story buildings, use a separate foundation material to create a visual base for the building.

The applicant is not proposing a different foundation material on the east and west sides of the building. Staff recommends using separate foundation material on east and west sides as well, in addition to continuing a different color brick or material along Eaton at the foundation line.

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. Larger-scale buildings whose primary facades have been divided into different bays, planes, and heights to reduce their visual impact also may vary materials and textures as well. 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. Avoid the use of aluminum or vinyl siding and plain concrete masonry units as exterior materials or painted metal siding. EIFS (artificial stucco) may be appropriate if used in small proportions above pedestrian level.

The applicant is proposing brick on the west and south sides of the building but only up to the second floor. The east side of the building does not have brick, only fiber cement and concrete. The applicant shall add varying material bays throughout while adding more masonry material.

Architectural Details & Decorative Features, ACOD-3.9

Traditionally styled buildings generally have some form of decorative details but many structures in the architectural control district do not. Copying historic decorative features to be pasted onto contemporary buildings is inappropriate. 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 building lacks decorative elements, appears flat and unadorned.

Appurtenances, ACOD-3.13

Mechanical equipment on roofs or sides of buildings should not be visible from streets.

Mechanical equipment would be located on the rooftop and would not be visible, according to submitted site line diagram. Would need to be hidden from Fairfax Blvd as well, as this building adds to the skyline of Northfax.

Private Site Design & Elements, ACOD-6

Lighting, ACOD-6.5

When possible, consider the use of LED lights for outdoor lighting of all types.

The applicant is proposing LED pole lights.

Furnishings, ACOD, 6.6

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

The site is located inside the Northfax Small Area Plan boundaries and categorized as activity center in the Comprehensive Plan for future land use.

ATTACHMENT 1

RELEVANT REGULATIONS

§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.

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.

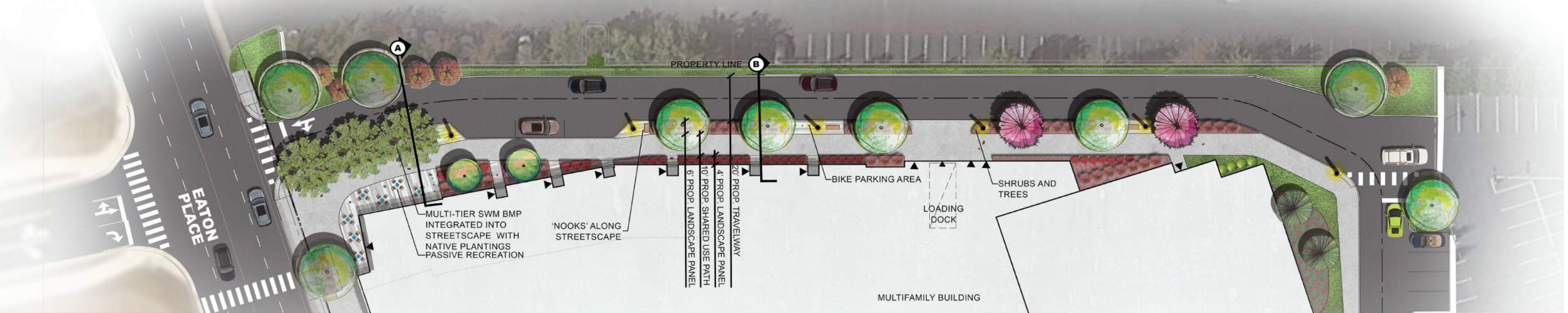
Adjacent to the site to the east and west are commercial office buildings and surface parking. To the north of the site is an existing parking structure (two levels).

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.



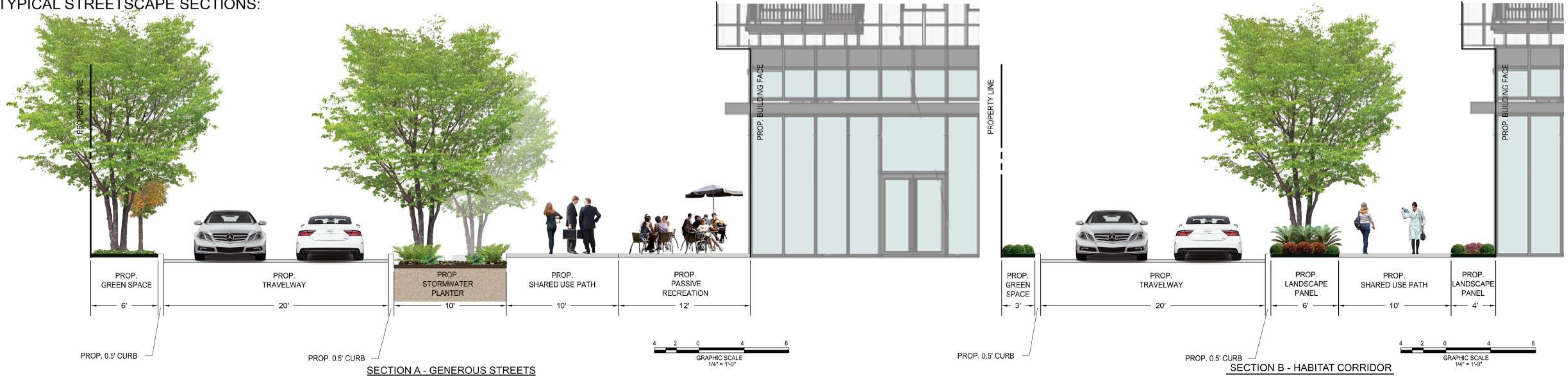
STREETSCAPE SCHEMATIC PLAN:

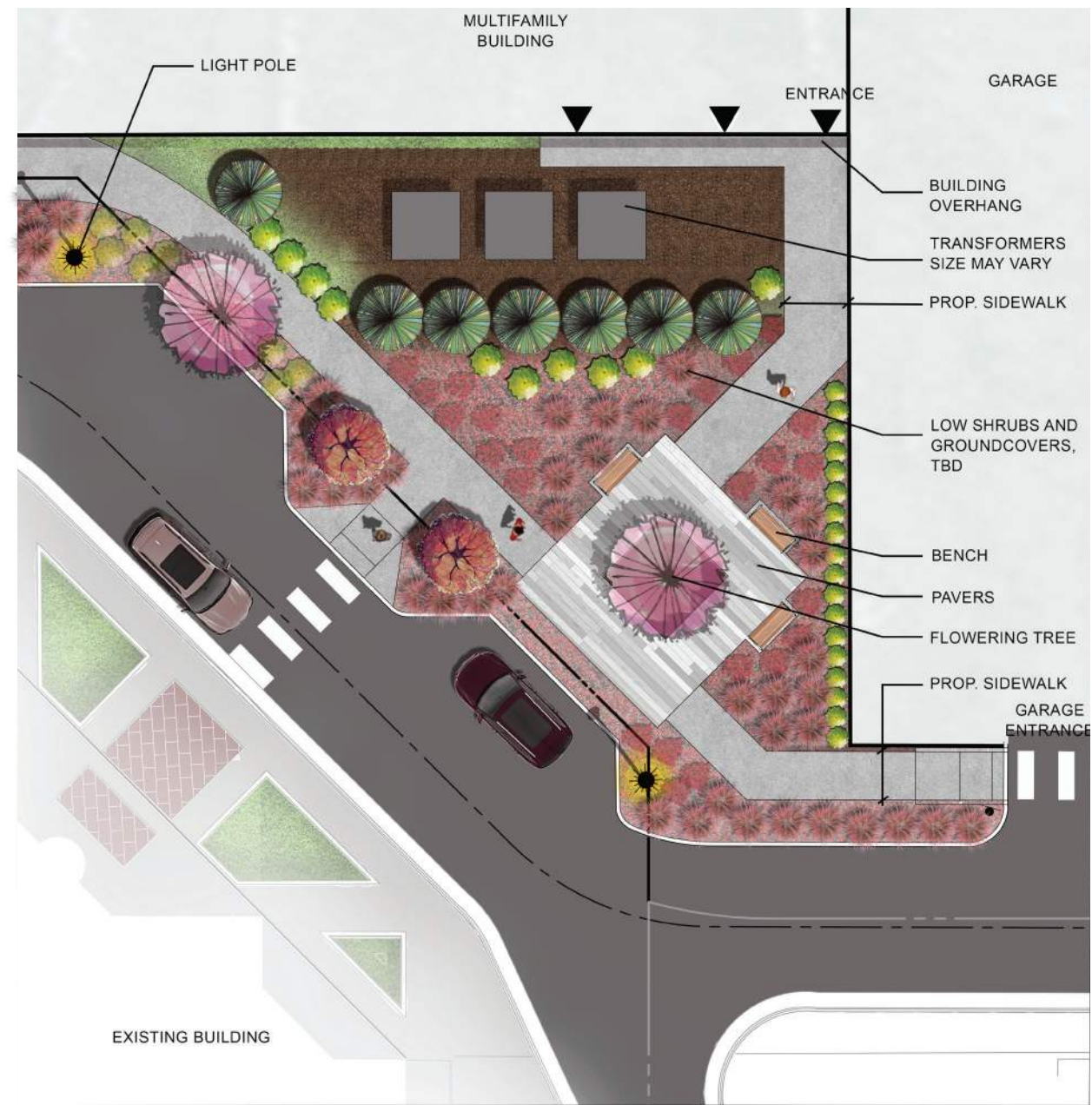
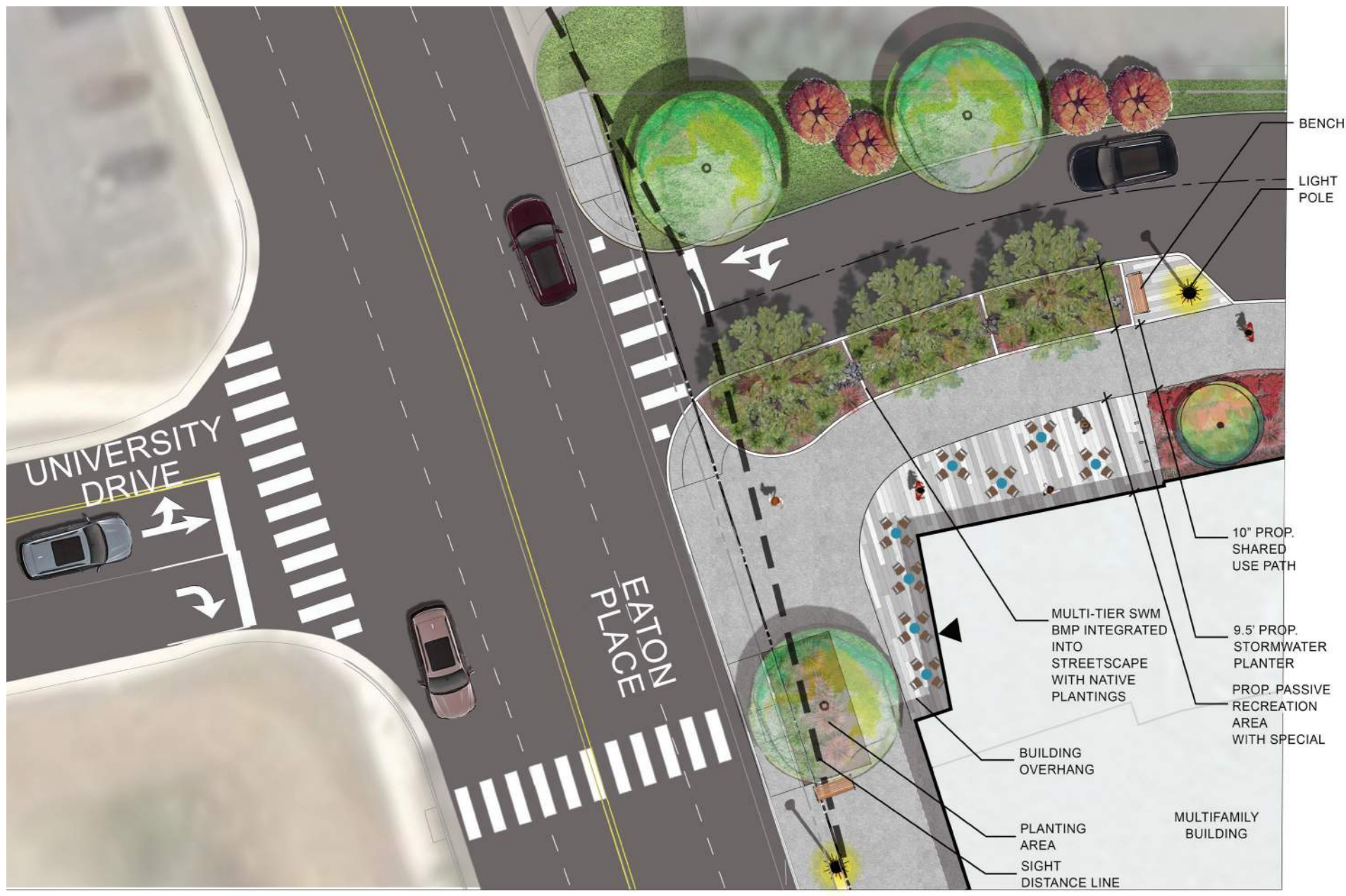


PRECEDENT IMAGERY:



TYPICAL STREETSCAPE SECTIONS:



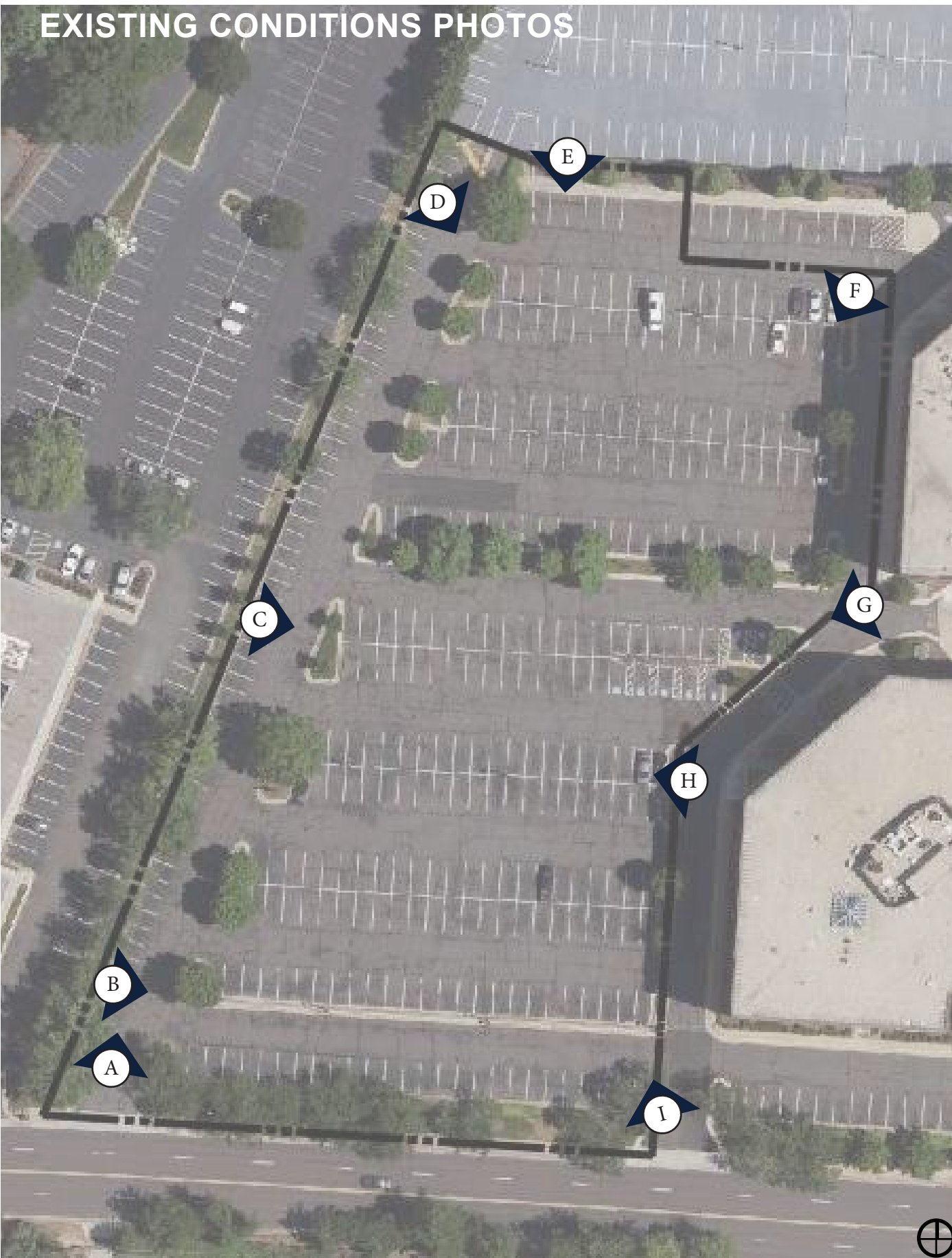


PRECEDENT IMAGERY:



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

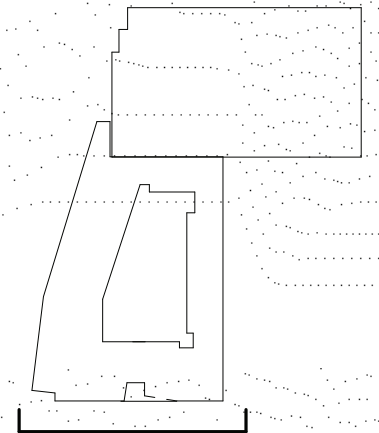


PRP-1;
PHENOLIC PANEL
WOOD TONE

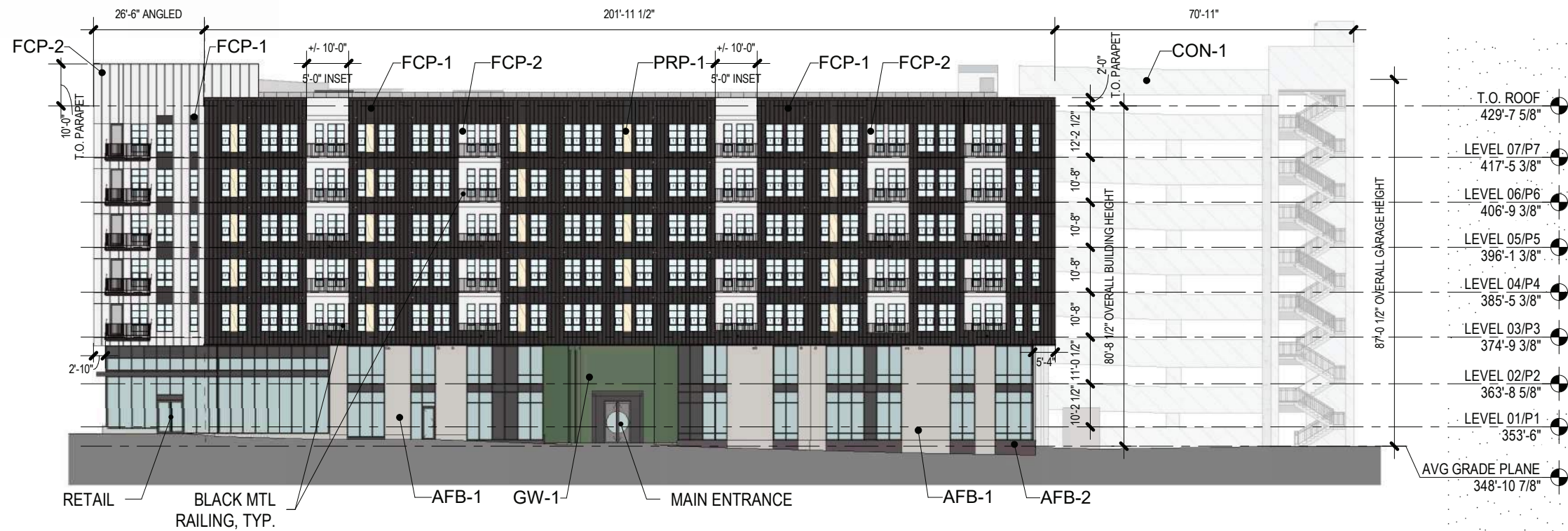


GW-1;
GREEN WALL SYSTEM

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



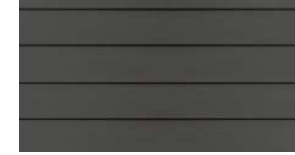
PRP-1;
PHENOLIC PANEL
WOOD TONE



FCP-3;
FIBER CEMENT PANEL
WHITE



FCP-4;
FIBER CEMENT PANEL
GRAY

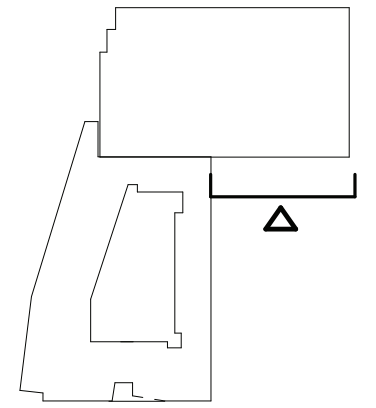


FCP-5; FCP-1 ALT
FIBER CEMENT LAP SIDING
DARK GRAY

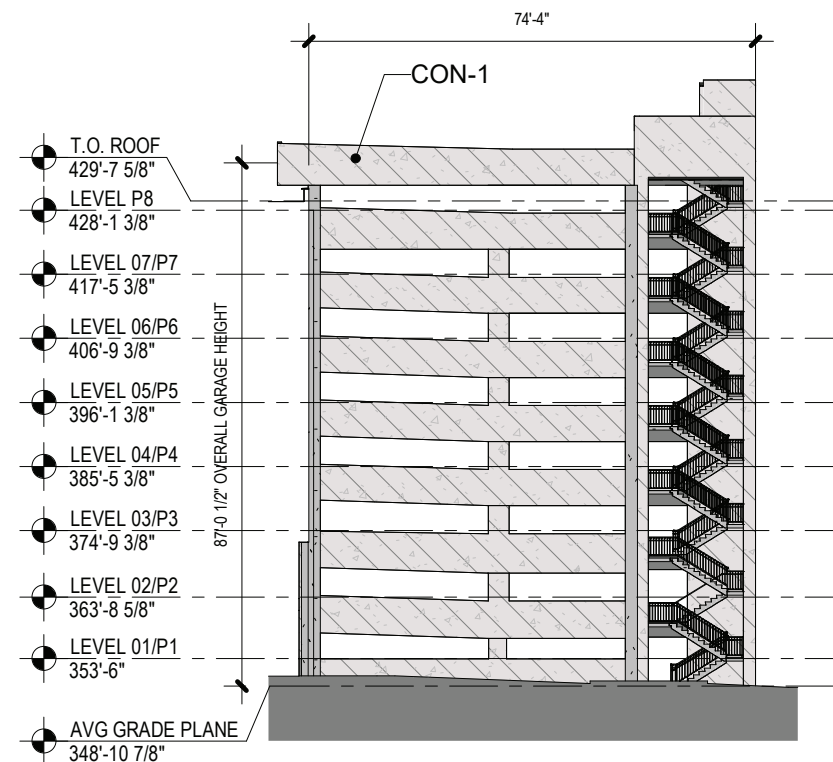


GW-1;
GREEN WALL SYSTEM

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

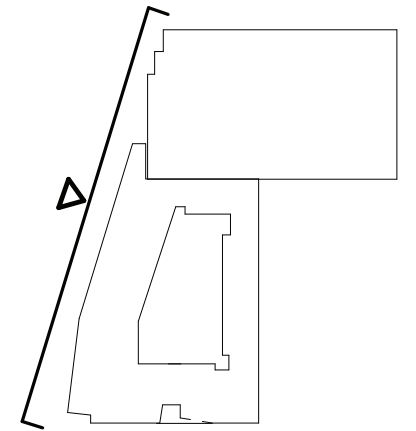


PRP-1;
PHENOLIC PANEL
WOOD TONE



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

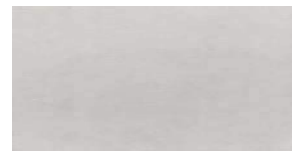
SUBJECT TO CHANGE



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

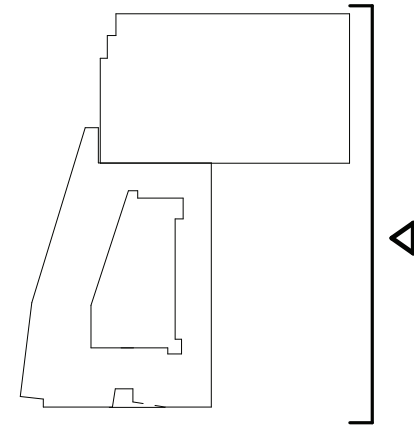


PRP-1;
PHENOLIC PANEL
WOOD TONE

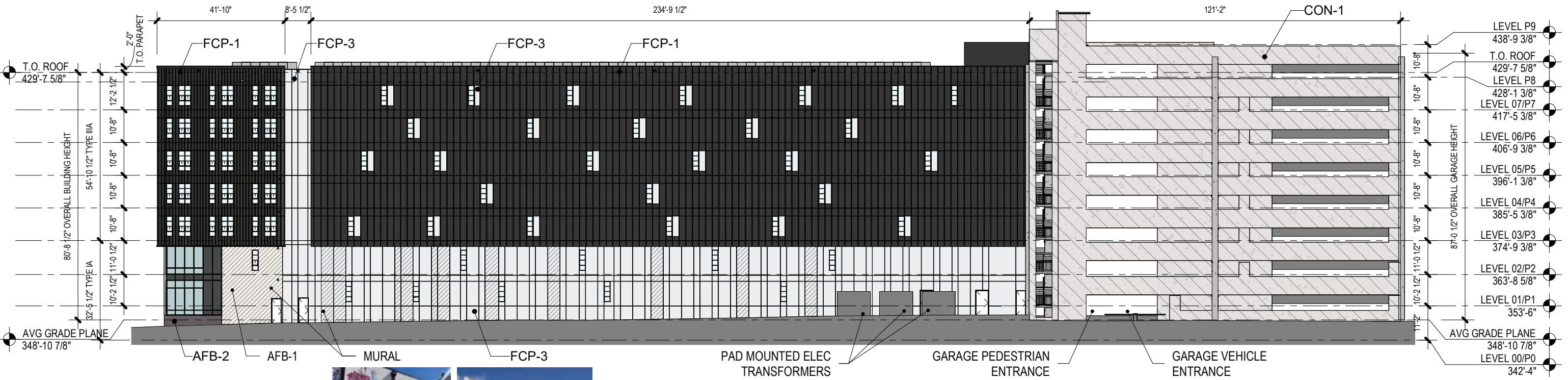


GW-1;
GREEN WALL SYSTEM

KEY PLAN



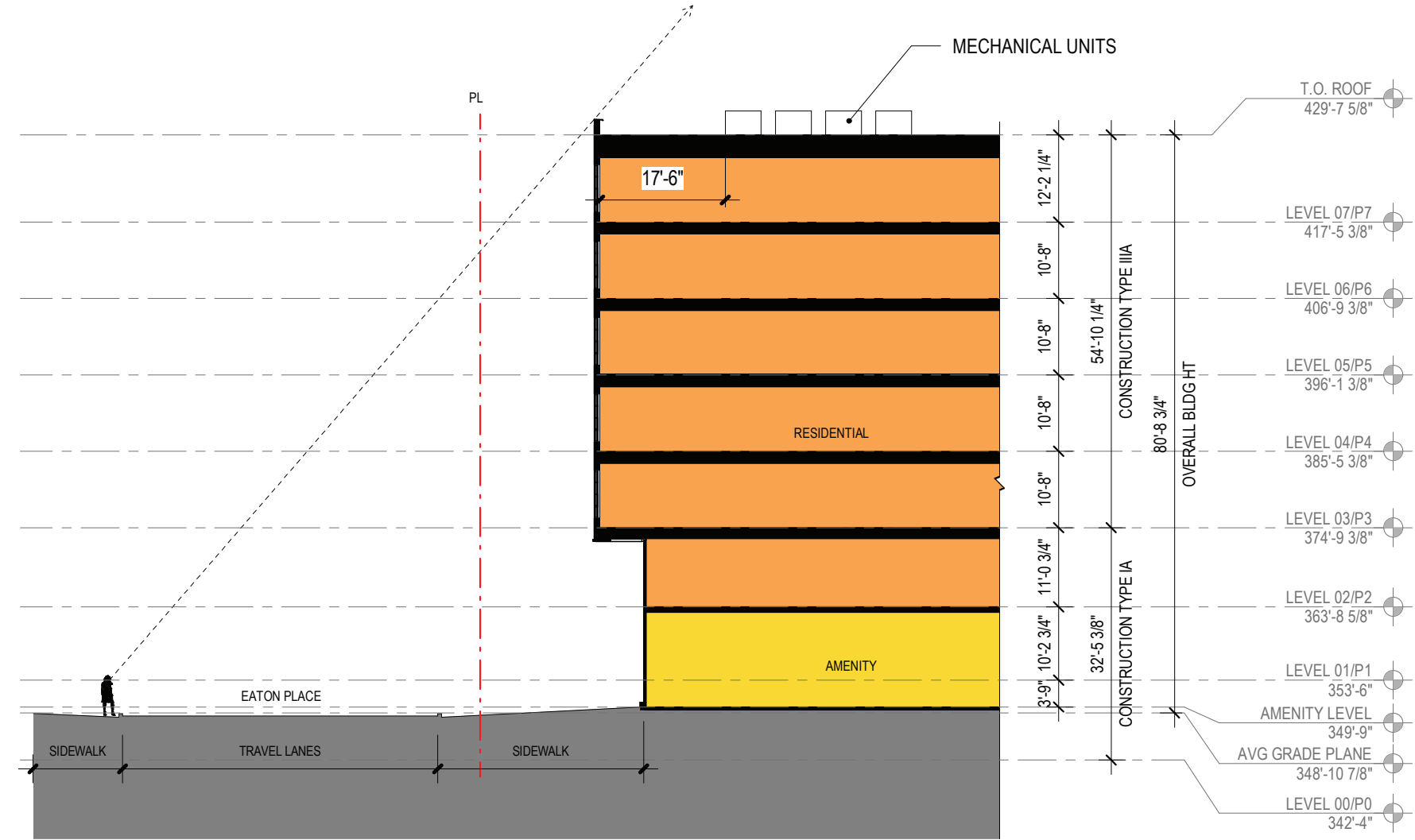
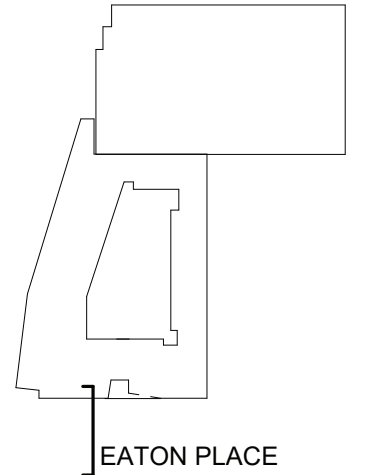
EATON PLACE



MURAL PRECEDENT

1 EAST ELEVATION

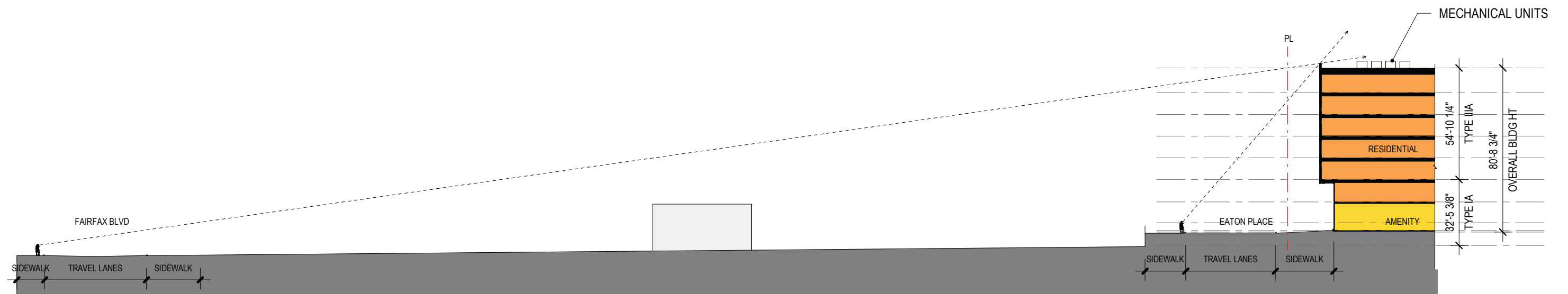
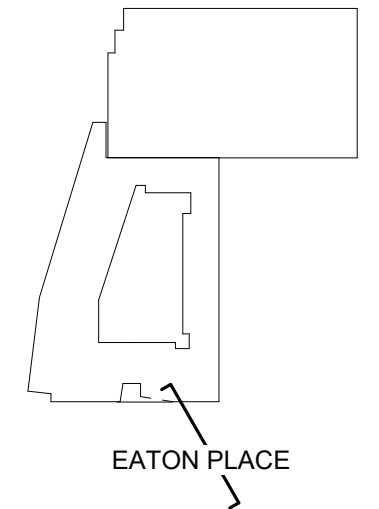




1 | N-S SIGHTLINE SECTION



KEY PLAN

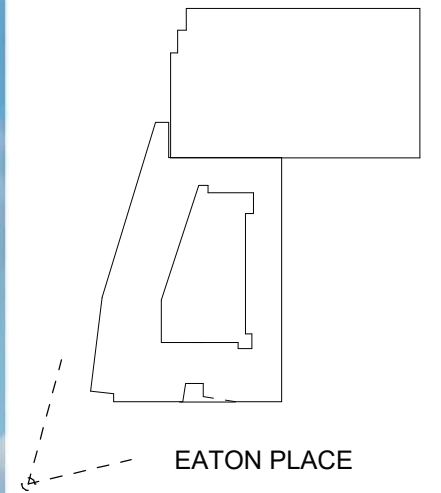


1 N-S SIGHTLINE SECTION TO FAIRFAX BLVD

1" = 50'-0" 0 50' 100'



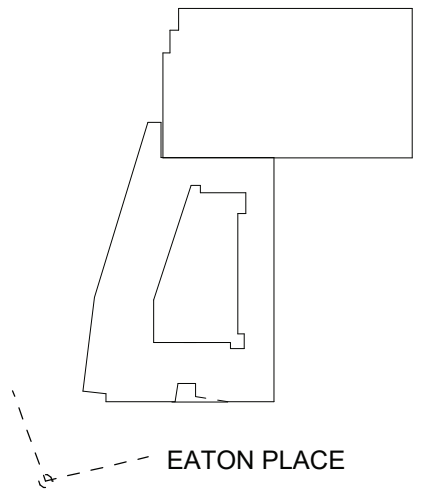
KEY PLAN



EATON PLACE

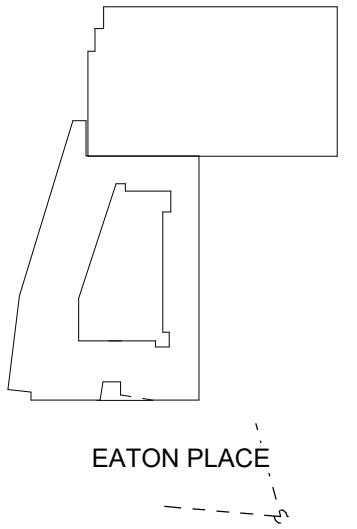


KEY PLAN

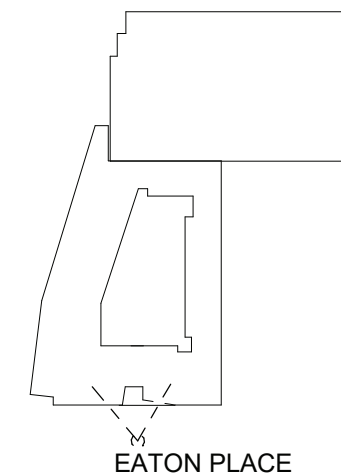




KEY PLAN



KEY PLAN



SITE PLAN RENDERING/ LANDSCAPE PLAN



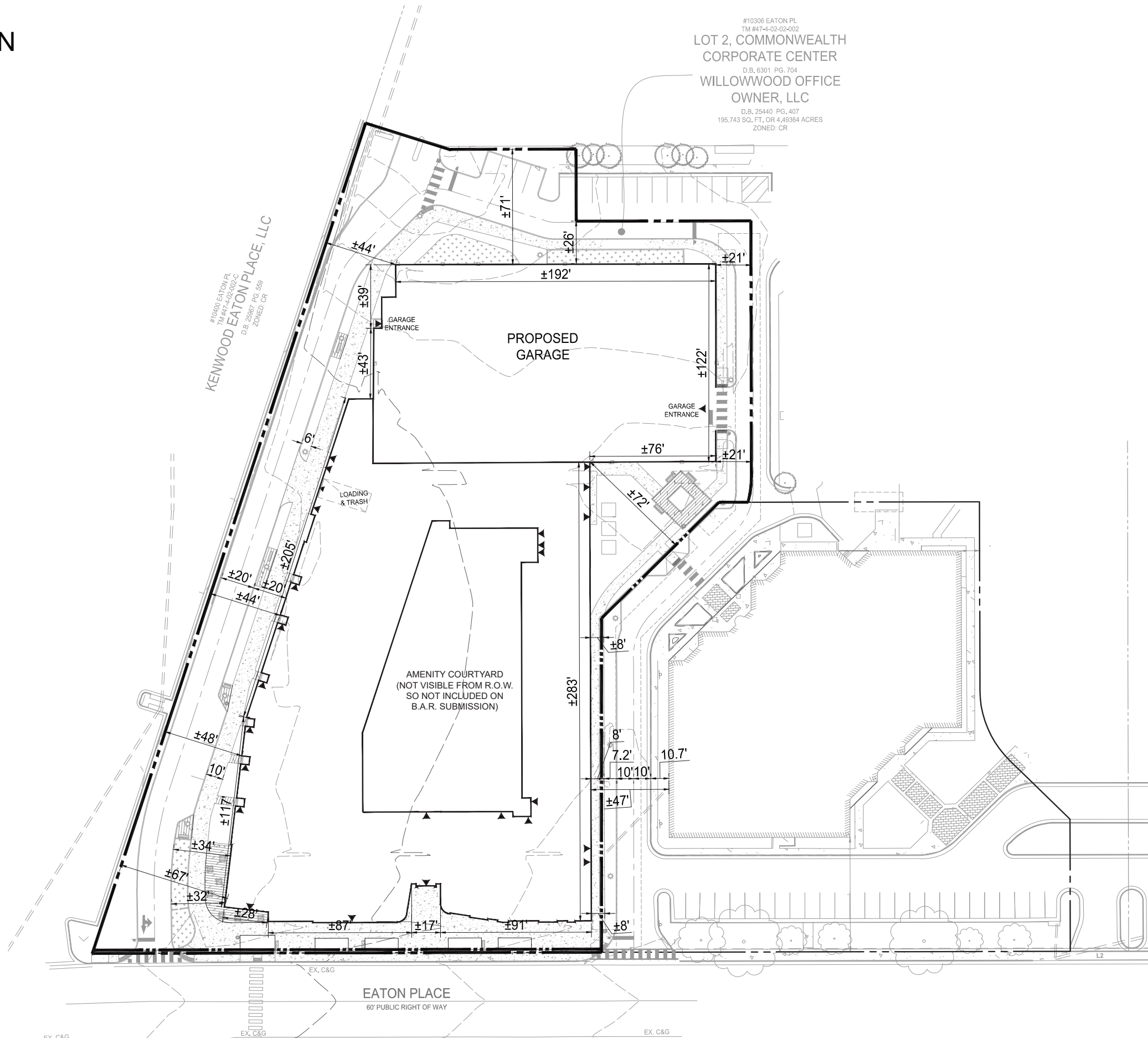
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY
	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	6
	<i>Betula nigra</i> 'BNMTF' TMT	Dura Heat River Birch	3
	<i>Cercis canadensis</i>	Eastern Redbud	3
	<i>Cornus florida</i>	Flowering Dogwood	2
	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair 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'



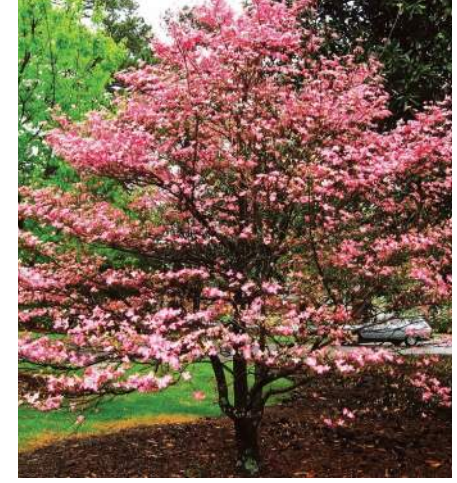
armstrong red maple
acer rubrum 'armstrong'



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

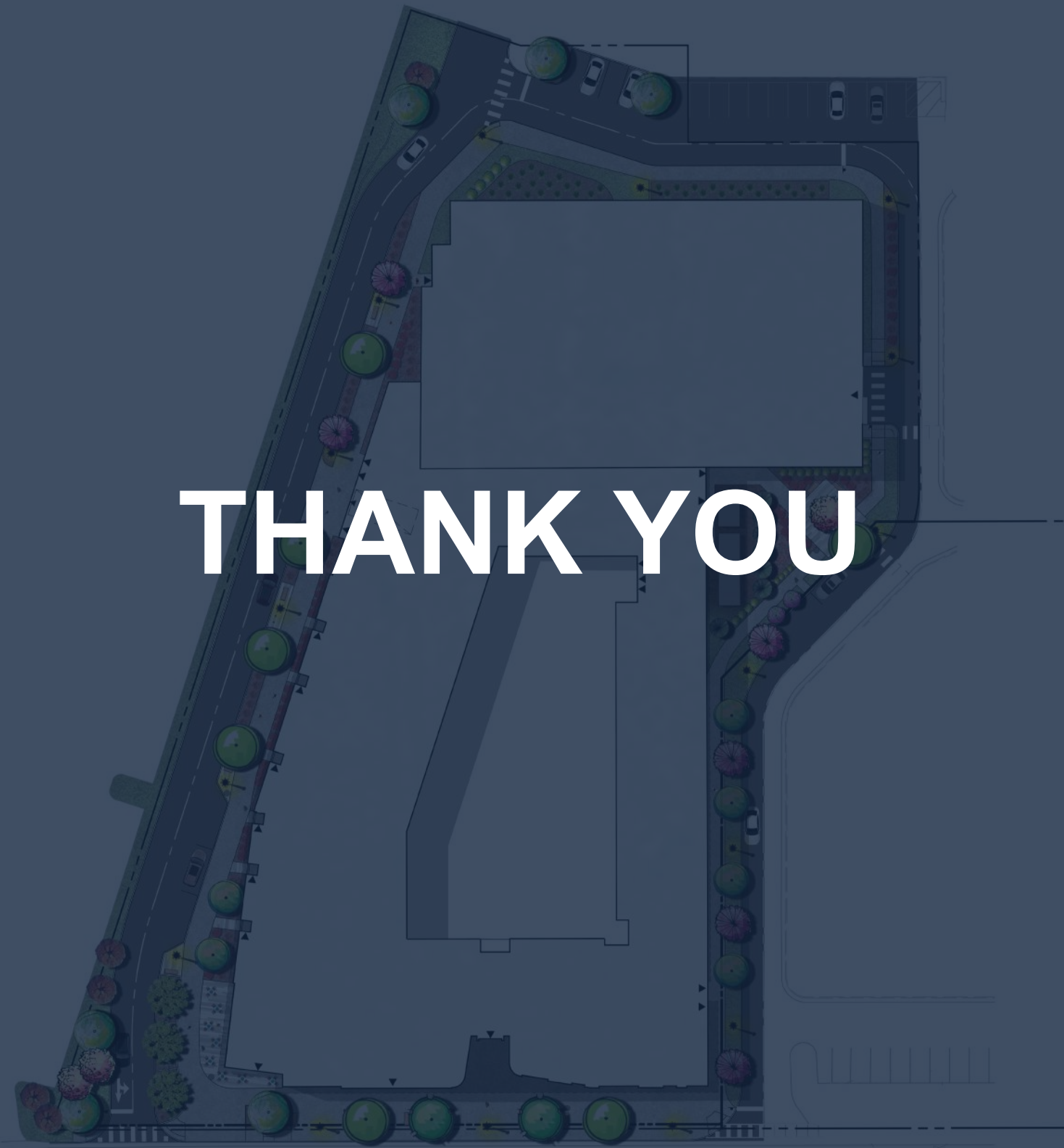
- COLOR: ALUMINUM TEXTURE
- VARIED CONFIGURATION OPTIONS
- OR EQUAL

ACCENT PAVERS

HANOVER PLANK PAVERS

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

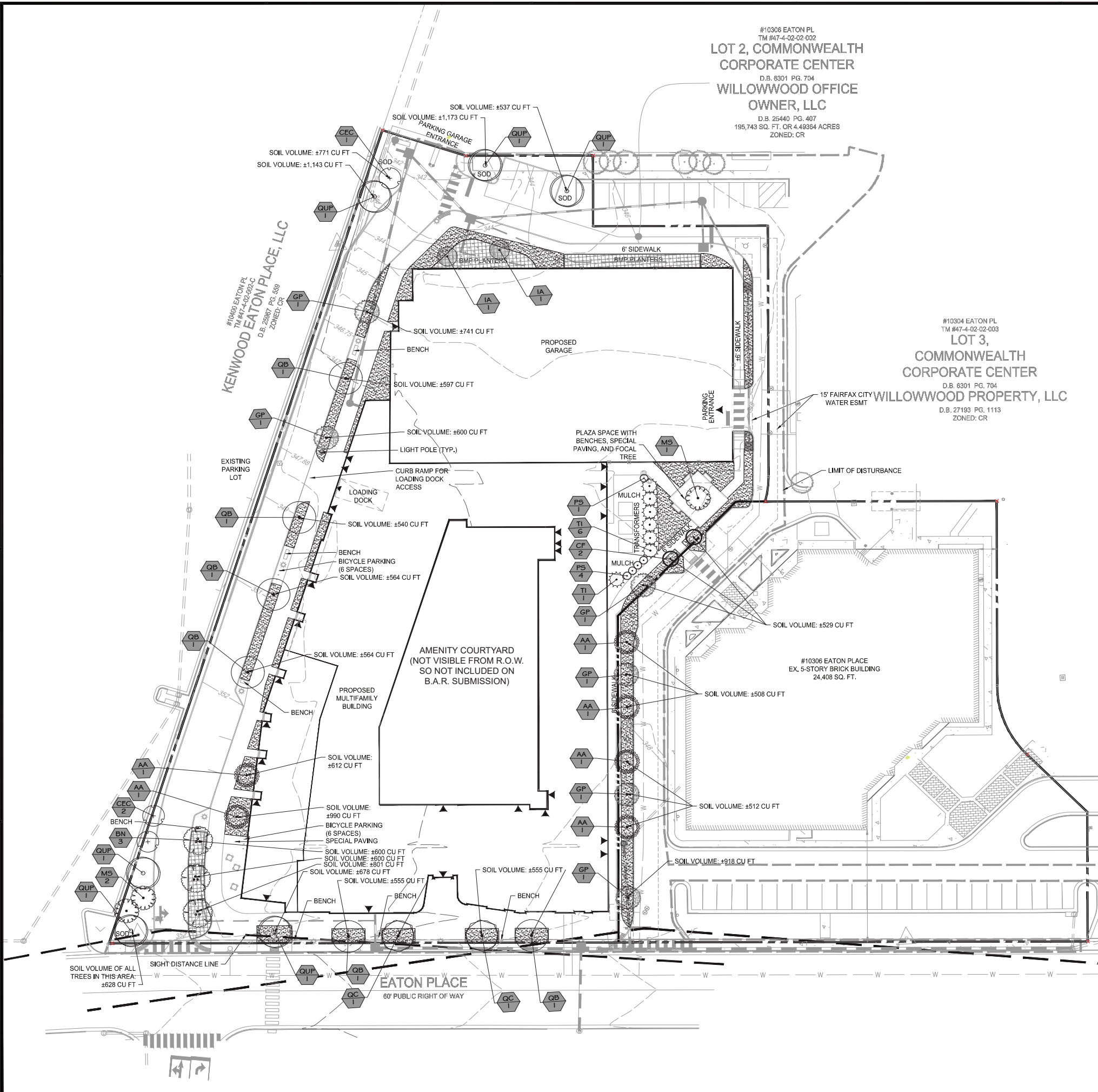




THANK YOU

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

#10304 EATON PL
TM #47-4-02-003
**LOT 3,
COMMONWEALTH
CORPORATE CENTER**
D.B. 6301 PG. 704
WILLOWOOD PROPERTY, LLC
D.B. 27193 PG. 1113
ZONED: CR



10-YEAR TREE CANOPY CALCULATIONS

TREE CANOPY REQUIRED				
GROSS SITE AREA		129130.81 SF		
TREE CANOPY COVERAGE REQUIRED		NO REQUIREMENT		
TREE CANOPY PROVIDED				
PLANT TYPE	STOCK SIZE	QUANTITY	CANOPY PER TREE	CANOPY PER TYPE
CATEGORY I-DECIDUOUS	3" CALIPER	14	250 SF	3,500 SF
CATEGORY II-DECIDUOUS	3" CALIPER	3	175 SF	525 SF
CATEGORY III-DECIDUOUS	3" CALIPER	8	125 SF	1,000 SF
CATEGORY I-DECIDUOUS	3" CALIPER	12	75 SF	900 SF
CATEGORY II-EVERGREEN	8' HT	2	100 SF	200 SF
CATEGORY I-EVERGREEN	8' HT	7	50 SF	350 SF
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING				6,475 SF
TOTAL CANOPY AREA PROVIDED				6,475 SF
TOTAL CANOPY COVERAGE PROVIDED				5.0 %

NOTES
STREET TREES ARE BEING PROVIDED TO EXTENT POSSIBLE AS DISCUSSED WITH CITY STAFF.

AS PER ZONING ORDINANCE §4.5.5.C.1, TRANSITIONAL YARDS ON THE WEST, NORTH AND EAST SIDE ARE NOT REQUIRED.

PLANTING SCHEDULE MAY CHANGE AT TIME OF SITE PLAN, WITH REVIEW BY CITY URBAN FORESTER.

FINAL DESIGN MAY VARY BASED ON FINAL ENGINEERING.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY
AA	6	Acer rubrum 'Armstrong'	Armstrong Red Maple	3" Cal.	75 SF
BN	3	Betula nigra 'BNMTF' TM	Dura Heat River Birch	3" Cal.	175 SF
CEC	3	Cercis canadensis	Eastern Redbud	3" Cal.	125 SF
CF	2	Cornus florida	Flowering Dogwood	3" Cal.	125 SF
GP	6	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3" Cal.	75 SF
IA	2	Ilex opaca	American Holly	8' HT	100 SF
MS	3	Magnolia x soulangeana	Saucer Magnolia	3" Cal.	125 SF
OB	6	Quercus bicolor	Swamp White Oak	3" Cal.	250 SF
OC	2	Quercus coccinea	Scarlet Oak	3" Cal.	250 SF
QUP	6	Quercus phellos	Willow Oak	3" Cal.	250 SF
TI	7	Thuja x 'Green Giant'	Green Giant Arborvitae	8' HT	50 SF

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
PS	5	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	4' HT

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
[Pattern]	SG	LOW SHRUBS AND GROUNDCOVERS, TBD		TBD
[Pattern]	SWM	STORMWATER BMP PLANTINGS, TBD		TBD



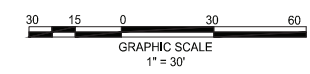
**N29 APARTMENTS
GENERAL DEVELOPMENT PLAN**
CITY OF FAIRFAX, VA

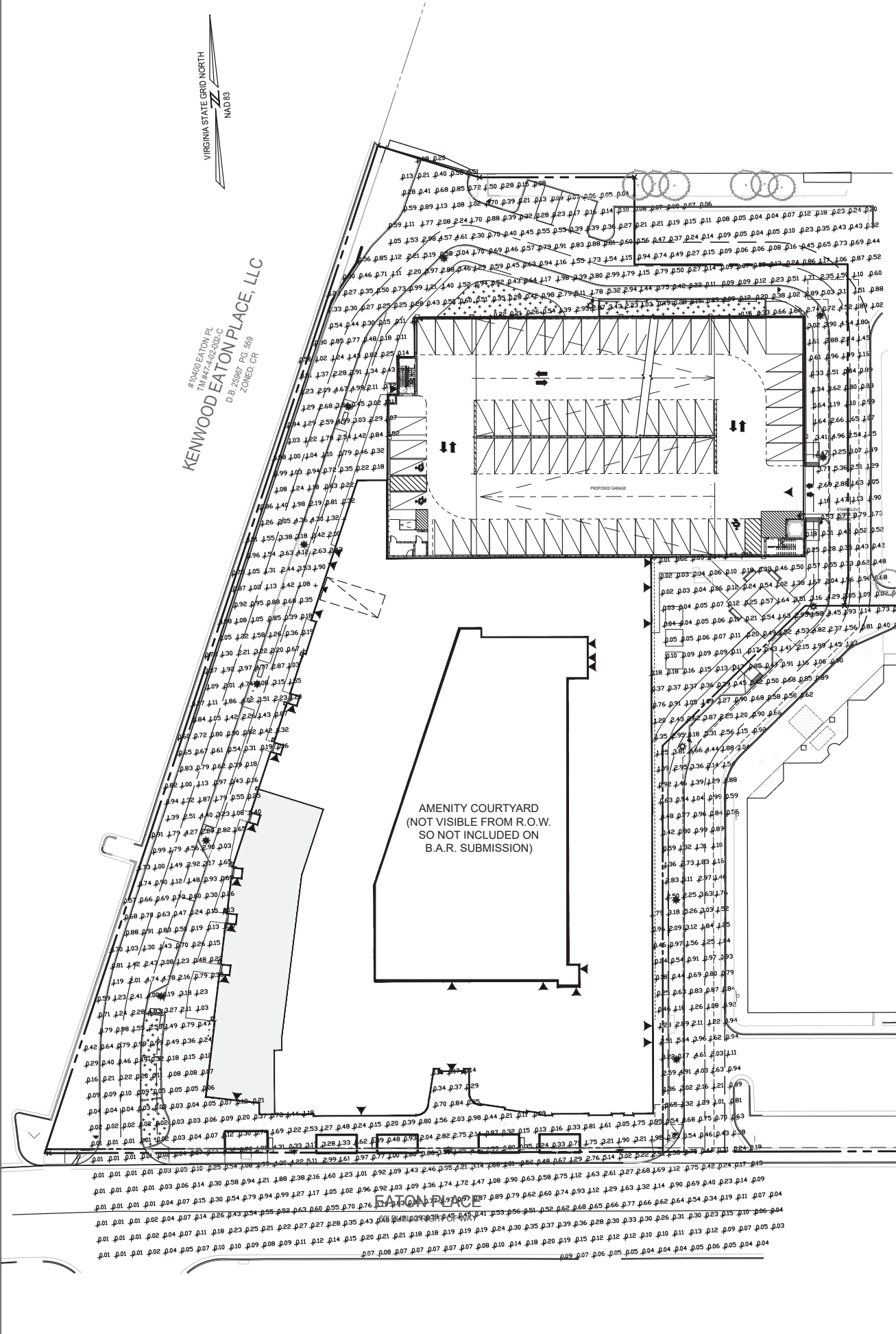
MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
2	04-28-2023	ADDRESSED PER CITY COMMENTS
3	08-11-2023	ADDRESSED PER CITY COMMENTS
4	10-16-2023	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
SCALE: 1" = 30'
DESIGN: CM/ZY
DRAWN: ZY
CHECKED: CM

SHEET TITLE:
LANDSCAPE PLAN

SHEET No.
PI_910





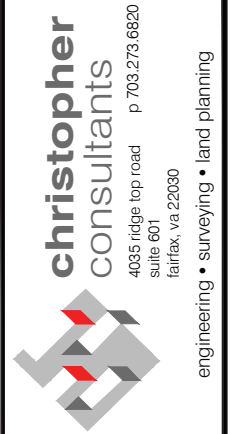
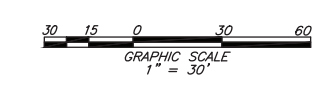
#19400 EATON PL
 TM 141.4-02-02-C
 ZONE: CR
 D.B. 2009 PG. 589

VIRGINIA STATE GRID NORTH
 NAD83

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

Adopted: 07/05/2023



**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ARCHITECTURAL REVIEW
CITY OF FAIRFAX
CITY HALL, FAIRFAX, VIRGINIA
June 21st, 2023**

Members who attended: Chair James Schroeder, Jagdish Pathela, Jim Feather, Heather Waye.

Member(s) Absent: Robert Beaty, Sucha Khamsuwan, Brian Singleton.

Staff who attended: Anna Kohlbrenner - BAR Liaison, Brooke Hardin – Director CDP, Jason Sutphin, CDP Chief, Albert Frederick – Senior Planner

Meeting called to order at 7:03 p.m.

1. Discussion of Agenda

MS. WAYE MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. FEATHER, WHICH WAS APPROVED UNANIMOUSLY, 4-0.

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

None.

3. Consideration of the May 17, 2023 meeting minutes.

MS. WAYE MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MR. PATHELA, WHICH WAS APPROVED UNANIMOUSLY, 4-0.

4. Public Hearings:

- a. Consideration of the request** of Kathryn R. Taylor, representative of Fair City HHH LLC, for the façade renovation, at the property located at 9666 Main Street, case number BAR-23-00332.

Ms. Kohlbrenner presented the staff report, which has been incorporated into the record by reference.

Staff comments

None.

Board and applicant comments

Waye asked if the grey Nichiha panels were for a specific brand.

Brant said yes.

Pathela stated he likes the proposal and looks forward to having the rest of the shopping center modernized.

Schroeder stated he looks forward to seeing other portions of the shopping center updated so it is more cohesive.

Public comments

None.

MR. PATELA MADE A MOTION TO APPROVE THE REQUEST OF KATHRYN R. TAYLOR, REPRESENTATIVE OF FAIR CITY HHH LLC, FOR THE FAÇADE RENNOVATION, AT THE PROPERTY LOCATED AT 9666 MAIN STREET, CASE NUMBER BAR-23-00332 WITH THE FOLLOWING CONDITIONS:

1. The proposed modifications shall be in general conformance with the plans and renderings received by staff in May 2023 and approved by the Board of Architectural Review as of June 21, 2023.
2. The applicant shall secure all required zoning approvals and permits prior to construction.

Discussion of the motion

None.

SECONDED BY MR. FEATHER.

THE MOTION CARRIED UNANIMOUSLY, 4-0.

- b. Consideration of the request** of Robert D. Brant, representative of Ox Hill Realty LLC, for the construction of a mixed-use building, at the property located at 10501, 10515, 10523 Main Street, case number BAR-22-00772, recommendation to City Council.

Ms. Kohlbrenner presented the staff report, which has been incorporated into the record by reference.

Staff comments

Feather asked if there is anything that obligates the applicant to reach out to the county and go to their architectural review board, as seen in request from the county comment letter.

Sutphin stated it is not a requirement per our Zoning Ordinance.

Feather stated seen in the staff report, it is mentioned that the Small Area Plan limits the height to 6-stories, he stated the SAP is a concept, not contract and it is a suggestion. He stated he would not list height as a limit, in reference to the SAP. Feather asked if advertisement included neighbors, like the county.

Sutphin stated certificates of appropriateness do not require advertisement but requires public posting on the website and in city hall. He stated rezonings and special exceptions do require formal advertisement, which does trigger posting to adjacent property owners.

Waye asked about the drive through use, and if it is still part of the application.

Sutphin stated the applicant is still requesting a Special Use Permit for the drive-through use.

Schroeder asked if we had any discussion with the State Historical Preservation Office on impacts to the historic district.

Kohlbrener stated no.

Schroeder asked if staff is concerned with any impacts to the historic district.

Sutphin stated the scale and intensity of the project was evaluated with the adoption of the SAP which envisioned a greater intensity for this site from what is currently there. He stated this proposal is taller than what the plan envisioned. He stated the applicant was looking at hotel and theater use in the past, in which the SAP recommended higher heights for those uses. Sutphin stated there is a need to differentiate the eastern part with building for brick color, as one simple technique and to better blend in with the historic district.

Board and applicant comments

The applicant asked if condition three could be removed from the staff recommendation, as they want the building to stand alone and believe the brick is compatible with the surrounding area. He stated he believes the fenestration along the ground floor has already been improved with the changes, referencing staff recommendation condition four.

Feather stated going with the red brick in the staff recommended condition seems forced and stated it does not go with the beauty of the building. He asked if there have been any updates regarding the special exception for cross-access and sidewalks with the neighboring property owner.

The applicant stated the neighboring property owner has not expressed any willingness to participate.

Feather asked how the HOA would have private access to private residences to maintain plants.

The applicant stated that would be established in HOA documents.

Feather asked what the benefit would be in that, instead of letting condo owners aware of planting needs.

The applicant stated to ensure consistency.

Feather referenced the public comment that was received through email, stating the project does not feel rushed, in his opinion. He stated he is concerned about the modification to the brick color.

Waye stated the red brick condition that was added by staff does not feel like an appropriate solution. She stated if the applicant looks at precedence in the surrounding geographical area, to immediate adjacent parcels to historic downtowns, you will not find a building like this. She stated she believes this building needs smaller scale and density. She stated she would heavily encourage the applicant to look at those design options from other areas. She asked the applicant why they have not made an effort to reach out to the county's architectural review board.

The applicant stated there is no requirement. He stated they have been in coordination with the county, but this building is in the City of Fairfax.

Waye stated they have asked in three separate letters. She stated it would be a good faith effort to comply. She asked why the architect stated it was impossible to have street access in the parking garage area locations along Main.

The applicant stated part of the floor would be below and above the ground, and it would be impossible for the fenestration to follow that.

Waye stated there are several buildings similar, for example in Arlington that she was the architect for, as they used interior slab steps to alter the floor level to be level with the street. She stated she would rather see the streetscape engaged and the applicant lose a few parking spaces.

The applicant stated some of the area is a single tenant and they have requested a single floor office for accessibility issues.

Waye stated she would encourage different solutions, as accessibility does not mean a single floor. She stated she believes the streetscape can improve and have more entrances. She stated in the area of outdoor dining in the corner of Main Street, there needs to be a space for clearance and a door swing, which does not leave much space for patio seating. She stated she would like to see this area larger, to hold more tables. She stated added lighting could enhance the pedestrian experience as

well. She stated she would like to see a more dedicated response to comments from the previous BAR meeting.

Pathela stated there were not many big changes from the previous work session. He stated the size of the project, massing, accessibility, and traffic is a concern. He stated in the area he lives, he sees a problem in yard maintenance with their HOA. He stated concerns with maintaining plantings through an HOA, and practicality is an issue. He stated there has to be middle ground, and stated he does not see middle ground in this project.

The applicant stated the site is a transition between the city and county. He stated the county is in the process to change the judicial complex, to install multiple new buildings, immediately south of the site. He stated two of the proposed buildings would be 100' in height. He stated the board must consider what is happening in the future to come.

Pathela stated he does not have an issue with the height but rather the way it is proposed architecturally with concerns to density and traffic.

The applicant stated they have submitted a detailed traffic analysis, and that traffic will not be problematic, as seen in the report.

Pathela stated the BAR is looking at what is in front of them. He stated he is looking at the project itself and it is a concern from a BAR standpoint.

Schroeder stated some areas do well with the pedestrian experience, but there needs to be changes from the bank entrance to the other custom entry as the pedestrian would be looking at metal planters. He stated plants would most likely die off in the winter. He asked if the bottom two floors of the building are intended to not line up with the upper floors.

The applicant stated that was correct.

Schroeder stated he could live with the height. He stated he would like to see more differentiation in the area facing the east. He stated red brick is not the color for this area. He stated he liked the added balconies at the west of the building. He stated the challenge for the board is how the building relates to the guidelines, but there are many other issues. He asked how the applicant would change recommended staff conditions three and four.

The applicant stated they are willing to explore different enhancements at the pedestrian realm, but they are not willing to change fenestration. They stated they do not agree with condition number three, they want a unified brick color that is cohesive across the building, and they said the proposed building is already a good transition to the historic district.

Public comments

Melody Bentley 3864 University Drive stated she is not in favor of the proposed height or density. She asked why we have standards if we will not enforce them. She stated her concern was having this building loom over the city, she stated she encourages the board to have the applicant scale the building down and to make it less dense. She stated the architecture appears too modern and does not blend in and looks like Crystal City. She stated the building does not enhance the downtown and is very monotone and is not compatible with the surrounding architecture.

Matt Baird 3878 University Drive asked if Fairfax has become an endless construction zone. He stated no one will want to live in Fairfax if the traffic gets much worse. He stated a lot of history is in Fairfax and this project will overwhelm Old Town Fairfax. He stated he would like to know if an environmental impact report has been filed for this proposal for noise and pollution. He stated it is not the town he grew up in and he misses the Old Town Fairfax feel. He stated the project should get denied immediately.

Sandra Chase 10418 Whitehead Street stated she has similar opinions to those who spoke before her. She stated the exceptions are rather remarkable. She stated the building would loom over the old jail and courthouse and that the board needs to choose if they want the city to look like Rosslyn.

Leigh Ann Solometo 3866 University stated she is really concerned about the height of the building and will loom over the city and is concerned about traffic. She stated the city is losing the small-town feel.

Patricia Robel 10411 Layton Hall Drive stated we need affordable housing. She stated the building is more for Reston Town Center, Crystal City, One Loudoun, but does not have place here. She stated she is concerned about height and traffic. She stated as Mr. Feather said, there should be creativity for the developer, but she stated there needs to be a blueprint for the direction for what we want the city to look like, while maintaining historic value and charm. She stated she does not agree with the red brick suggestion.

Rick Dickson 10417 Main Street (office) stated he moved to the city in 1955. He stated this is the normal progression of development in the country.

Randall Bentley 3864 University Drive stated he prefers the small town feel in the city. He asked the board to not approve any of the special exceptions and to stick with the standards.

Board Discussion

Feather stated he heard a number of public comments that appear more appropriate for the Planning Commission public hearing that would be held June 26, 2023, and stated he looks forward to seeing some comments there. He stated several of the special exceptions are inconsistent with the zoning district, but they are highly consistent with the vision from the small area plan, which was approved and adopted with ample public input. He stated staff and the Planning Commission shall continue to work on getting zoning consistent with the small area plans. He stated there can be more modern architecture in historic areas and be consistent. He stated buildings nearby are not reflective of Old

Town Fairfax. He stated the board should tweak some of the language seen in the staff recommendation. He stated he appreciated the input.

Heather stated there is a reason why recommendations in the small area plan exist. She stated there is room for some exceptions with good reason. She stated the volume of this proposal is 30% more than the recommended and is an issue. She stated setting precedent and breaking limits is problematic and other buildings would come in and think they can do the same. She stated they should be cautious.

Pathela stated he is for the changes, but the size and location will not serve the proper purpose and is not convinced.

Schroeder stated they must consider this in the context of the small area plan. He stated he is less concerned about the height of the building. He stated the TOD is not meant to look like the historic district. He stated there are some items to tweak, like the pedestrian realm.

MR. FEATHER MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE REQUEST OF ROBERT D. BRANT, REPRESENTATIVE OF OX HILL REALTY LLC, FOR THE CONSTRUCTION OF A MIXED-USE BUILDING, AT THE PROPERTY LOCATED AT 10501, 10515, 10523 MAIN STREET, CASE NUMBER BAR-22-00772 WITH THE FOLLOWING CONDITIONS:

1. The proposed development shall be in general conformance with the plans and renderings received by staff in June 2023 and recommended for approval by the Board of Architectural Review as of June 21, 2023.
2. The applicant shall secure all required zoning approvals and permits prior to construction.
3. The applicant shall consider further enhancing the ground floor along Main Street to engage the pedestrian realm with lighting additions, installation of art, material changes, and/or other experiential elements.
4. Landscaping is subject to change per urban forester comments at site plan approval stage.

Discussion of the motion

Pathela said they have already discussed it with the applicant.

SECONDED BY MR. SCHROEDER.

THE MOTION FAILED, 2-2 WITH PATHELA AND WAYE AGAINST.

MS. WAYE MADE A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL FOR THE REQUEST OF ROBERT D. BRANT, REPRESENTATIVE OF OX HILL REALTY LLC, FOR THE CONSTRUCTION OF A MIXED-USE BUILDING, AT THE PROPERTY LOCATED AT 10501, 10515, 10523 MAIN STREET, CASE NUMBER BAR-22-00772.

Discussion of the motion

Waye stated she does not believe the applicant has shown a good faith effort to work with the board. Pathela agreed, stating they made comments during the previous work session that were not addressed.

Schroeder asked the applicant if they would prefer denial or deferral.

The applicant stated he would prefer to approve the request. He stated the applicant has made many changes and has come a long way. He stated he does not know if they would be able to address Pathela or Wayes concerns. He does not believe they can alter the scale and massing of the building and stating the project is the embodiment of the small area plan. He stated where this proposal is located, it is the ideal location for the scale and massing. He stated if deferred, he does not know that they would be able to change the building to the degree that is preferred. He stated they are now willing to change the brick color if that gets to the heart of the comments.

SECONDED BY MR. PATHELA.

THE MOTION TO DENY WAS 2-1-1 WITH FEATHER AGAINST AND SCHROEDER ABSTAINING.

Question from the public on processes.

The board stated there would be two recommendations to the City Council.

MS. WAYE MADE A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL FOR THE REQUEST OF ROBERT D. BRANT, REPRESENTATIVE OF OX HILL REALTY LLC, FOR THE SPECIAL EXCEPTIONS, AT THE PROPERTY LOCATED AT 10501, 10515, 10523 MAIN STREET, CASE NUMBER BAR-22-00772.

Discussion of the motion

Schroeder stated he thinks the proposal is in compliance with the small area plan.

There was no second.

MR. SCHROEDER MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE REQUEST OF ROBERT D. BRANT, REPRESENTATIVE OF OX HILL REALTY LLC, FOR THE SPECIAL EXCEPTIONS, AT THE PROPERTY LOCATED AT 10501, 10515, 10523 MAIN STREET, CASE NUMBER BAR-22-00772.

Discussion of the motion

None.

SECONDED BY MR. FEATHER.

THE MOTION WAS APPROVED, 3-1 WITH WAYE AGAINST.

Additional questions from the public.

Schroeder stated there are two separate pieces to the recommendations and to please discuss with staff.

Hardin stated discussion with public attendance is out of order.

5. Work Sessions:

- a. **Consideration of the request** of Evan Pritchard, representative of Capital City Real Estate LLC, for the construction of a mixed-use building, at the property located at 10306 Eaton Place, case number BAR-23-00041.

Ms. Kohlbrenner presented the staff report, which has been incorporated into the record by reference.

Staff comments

Feather asked about staff comments along the proposed new street.

Kohlbrenner stated staff would like to see the rain garden area increase to 15' on the corner and the setback seating area.

Feather asked why that illustration from the SAP, compared to other in the SAP, and asked the page number the illustration is found.

Sutphin stated he would find it for him.

Board and applicant comments

Waye stated it is an appropriate area for the scale of the building. She stated making the renderings less conceptual would be beneficial in addition to adding better lighting. She stated she would like to see heavier coping on the roofline. She stated the brick on the lower levels do not come out in the renderings. She stated she liked the tall lobby area but to work on the white pillar areas to give more of a sense of place at the pedestrian level. She stated she would like to see more variation in the fenestration like linear windows for example. She stated the applicant should look at a warmer tone on the underside of the balconies. She stated she would like to see a canopy over the top balcony. She asked about road improvements.

The applicant stated no traffic lights would be added from the proposed private road to the point 50 connector road.

Waye asked how many units.

The applicant stated 268.

Waye stated push buttons on the crosswalk would be beneficial to calm traffic to get to the shopping center for pedestrians.

Pathela stated this proposal is a massive building and is missing character. Pathela stated there is no architectural appeal, he mentioned the applicant should play with the fenestration, materials, and façade. He stated the building appears dull and the roofline is monotonous.

Feather stated the proposal appears monotone. He stated he concurred with other board comments.

Schroeder stated the proposal appears to be missing opportunities of the SAP, like having a relationship with nature in this area. He stated the proposal is very blocky and institutional looking. He stated on the western elevation, it should be broken up more and the applicant should use more brick. He asked if the green wall system is living.

The applicant stated it is artificial.

Schroeder stated he did not like it. He stated he is really concerned about the view on the east and it needs work, to better enhance the building wall. He stated the coping along the roofline is too plain and needs work. He stated he was concerned about the SWM because they are going from a current parking area to a large, proposed building. He stated they may not have enough greenspace to make the SWM work. He stated he liked the building overhang in the front of the building. He suggested the applicant look at greenspace enhancement.

Pathela asked if the applicant had looked at solar panels on the building. He asked if the roof could be used for residents.

The applicant stated they are looking into solar panels. The applicant stated there could be structural issues with the roof being used for residents, but mentioned the interior courtyard area.

Pathela asked if there would be spaces for EV charging in the parking garage.

The applicant stated yes, and they will have an option for future expansion.

Schroeder stated rooftop mechanical needs to be screened from other viewpoints including Fairfax Blvd.

6. Staff Report

Administrative approvals since last meeting:

- 10427 North Street new signage

Open/active administrative applications since last meeting: None.

- Landscaping at Stafford Drive Stream Park

7. Closing Board comments

- Kohlbrenner mentioned a new BAR member was appointed and that there would be both BAR meetings in July.
- Feather stated there was a work session for WillowWood last week and a public hearing for City Centre West next week.

8. Adjournment

Meeting adjourned at 9:48 p.m.

ATTEST: *Anna Kohlbrenner*
Anna Kohlbrenner, BAR liaison.