



## Board of Architectural Review

DATE: February 7, 2024  
TO: Board of Architectural Review Chair and Members  
THROUGH: Jason Sutphin, Community Development Division Chief JDS  
FROM: Anna Kohlbrenner, BAR Liaison AK  
SUBJECT: **Public Hearing: 10306 Eaton Place – Willow Wood**

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. The applicant has had two previous work sessions with the BAR in June and November of 2023. At the previous meeting in December of 2023, the Board of Architectural Review deferred action on the request with conditions stating that the applicant shall make changes to the

western façade and come back in February of 2024 for another public hearing recommendation to the City Council.

## 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 stained 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*, *medium gray*, and *gray*, and phenolic panel in wood tone and a green wall system.

Exterior lighting includes LED pole lighting. Building lighting includes upward and downward beam lighting at the proposed brick piers, a directed downlight at the proposed balconies, and pinhole star lighting at the main entrance ceiling. Hardscape features include trash receptacles, bike racks, benches, crosswalk, and accent pavers.

The city's Urban Forester is reviewing the landscaping plan. 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*.

Since the previous deferral meeting, the applicant has further broken up the western façade. Changes since the previous meeting along the western façade include an additional inset bay, changes in color locations of fiber cement in addition to an added color, inset balconies 1' on the two bays closest to Eaton, fiber cement soffit, additional brick along the retail portion, and increased metal coping along the roofline. Changes to other façades include staining the precast parking garage on all sides and inset balconies in the western corner along Eaton in the front elevation.

Please see below for a direct comparison of the western façade from the previous meeting.

PREVIOUS WESTERN FAÇADE AT DEFFERAL MEETING:



CURRENT WESTERN FAÇADE:



## 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 has increased interest along the western façade by adding breaks in the massing since the previous meeting with inseting the proposed balconies 1'.

*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.*

The proposed height is suitable for where the proposed building would be located, as surrounding buildings have existing height.

*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 applicant has added more brick to the pedestrian realm, increased the roofline along the western façade, and added varying bays.

*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 applicant has added a 10' metal coping along the roofline to add interest. Instead of the western elevation being very flat as seen at the previous meeting, the applicant has inset the roofline in some areas to add interest and has inset some balconies on the western façade and the corner of the southern façade.

*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.*

*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.*

The storefront portion is proposed on the first floor of the mixed-use building. The applicant has incorporated artwork on the east elevation and outdoor seating is seen along the frontage.

*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 mainly proposing brick along the foundation line up to the second story.

*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.

*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 applicant has added some detailing in the soffit of the inset balconies. The applicant has added another color of fiber cement to add more interest and has moved the colors around so the building does not appear so monolithic.

*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.

*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.

## **RECOMMENDATION**

Staff believes that the proposal complies with applicable provisions of the Zoning Ordinance stated under section 6.5.7. *Approval criteria* and is in general conformance with the Design Guidelines for the Architectural Control Overlay District, and therefore recommends that the Board of Architectural Review provide a conditional recommendation of approval to the City Council with the following conditions:

1. The proposed development shall be in general conformance with the plans and renderings received by staff in January 2024 and recommended for approval by the Board of Architectural Review as of February 7, 2024.
2. The applicant shall secure all required zoning approvals and permits prior to construction.
3. Landscaping is subject to change per urban forester comments at site plan approval stage.

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:



January 23, 2024

# **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.

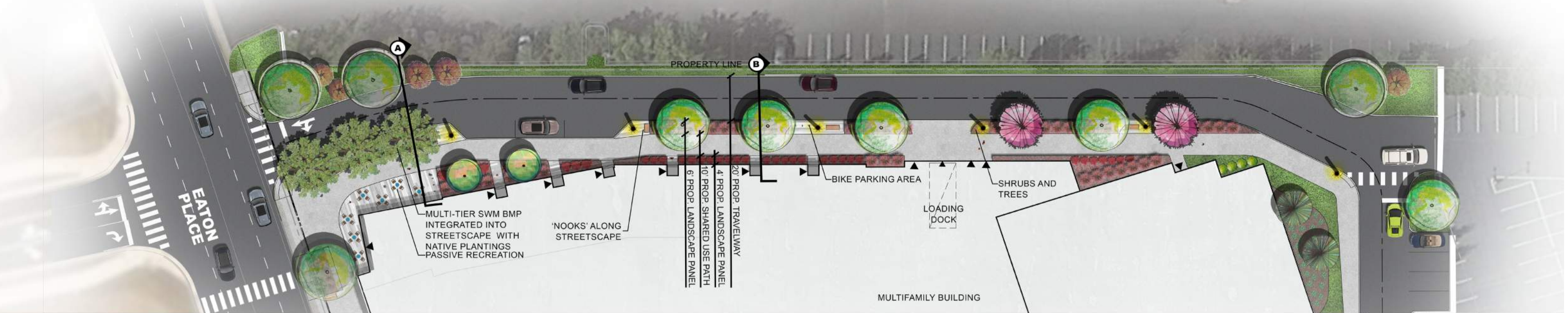
Adjacent to the site to the east and west are commercial office buildings and surface parking. To the north of the site is an existing parking structure (two levels).

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.



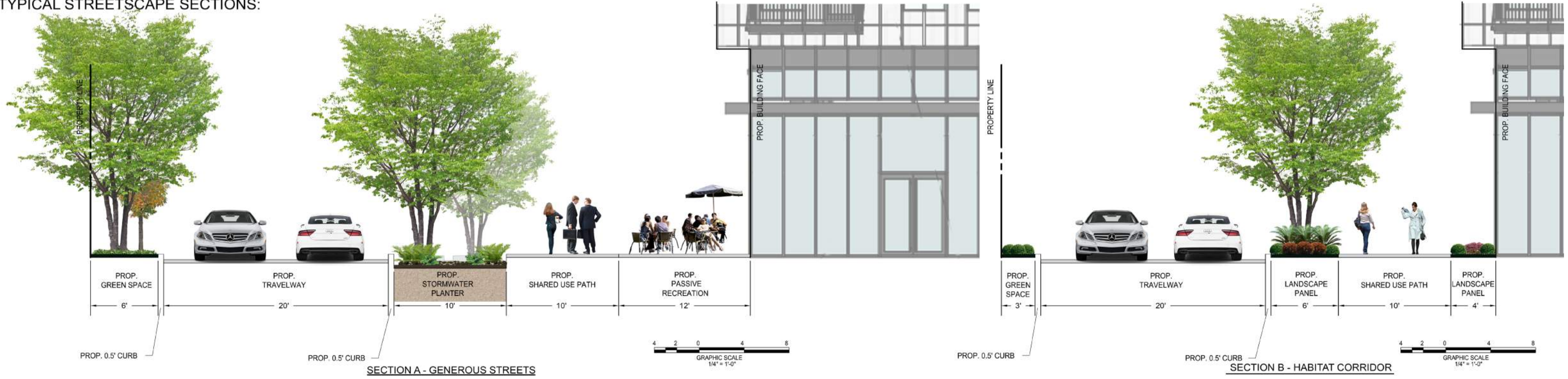
STREETSCAPE SCHEMATIC PLAN:

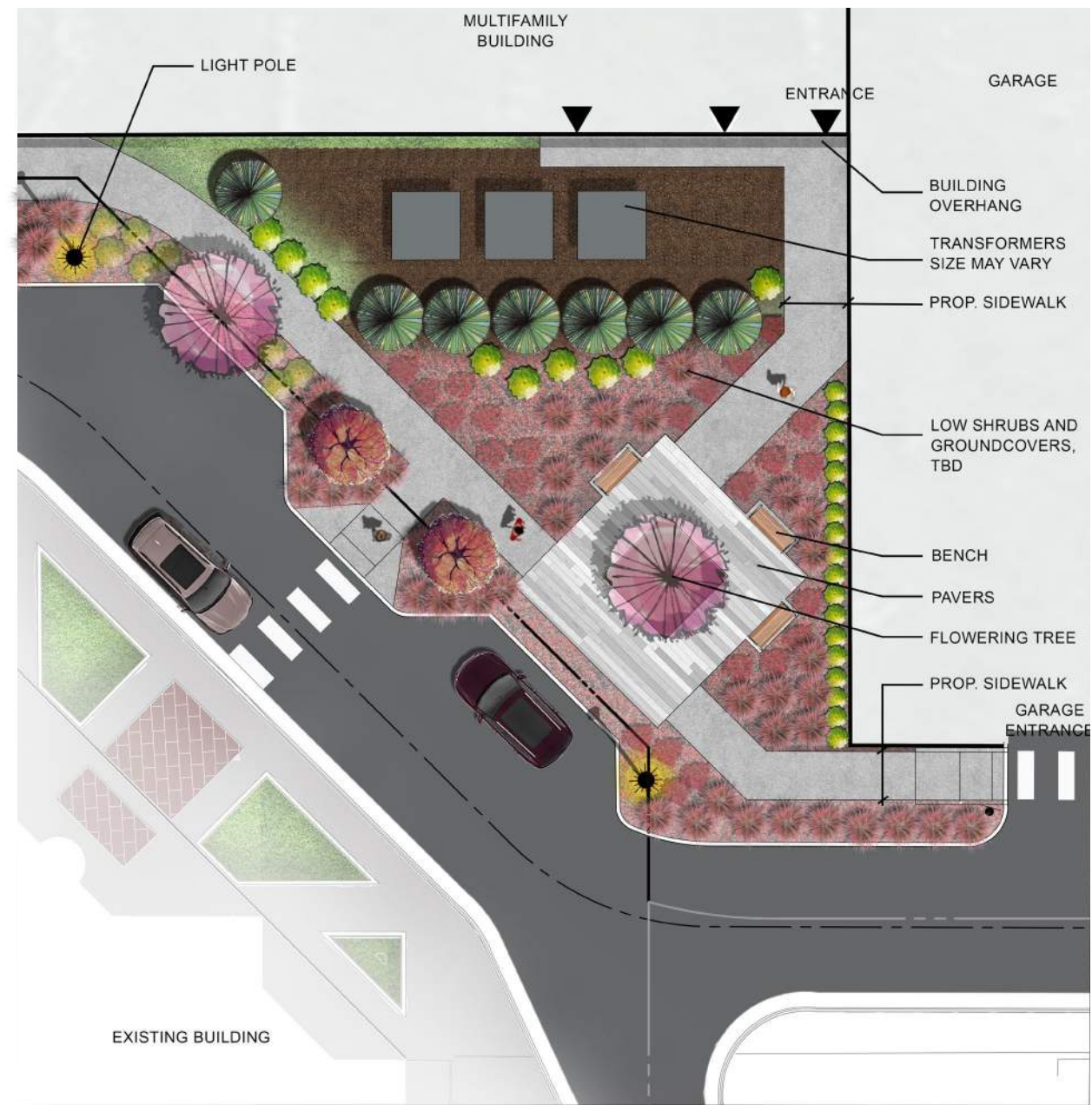
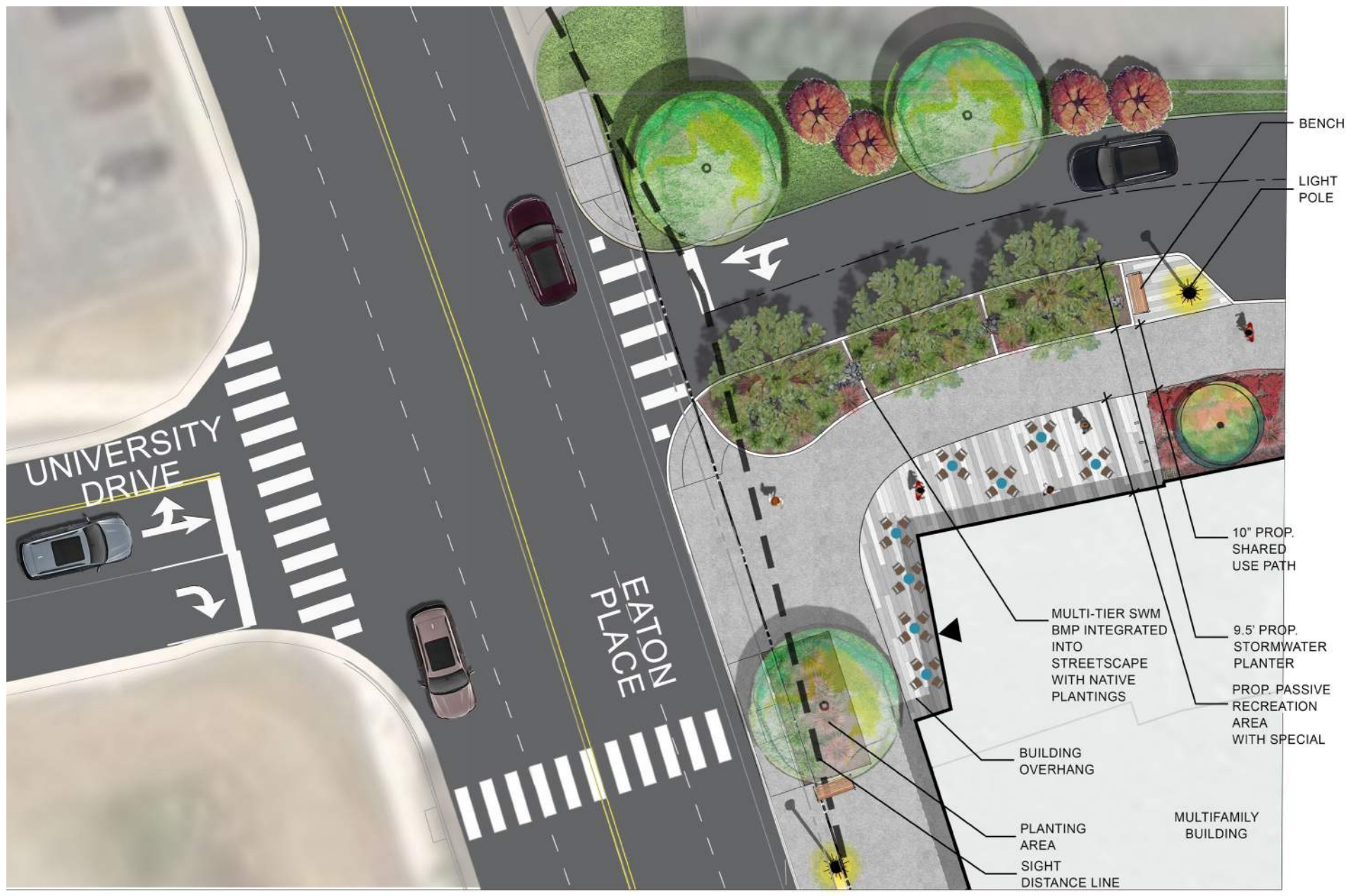


PRECEDENT IMAGERY:



TYPICAL STREETSCAPE SECTIONS:



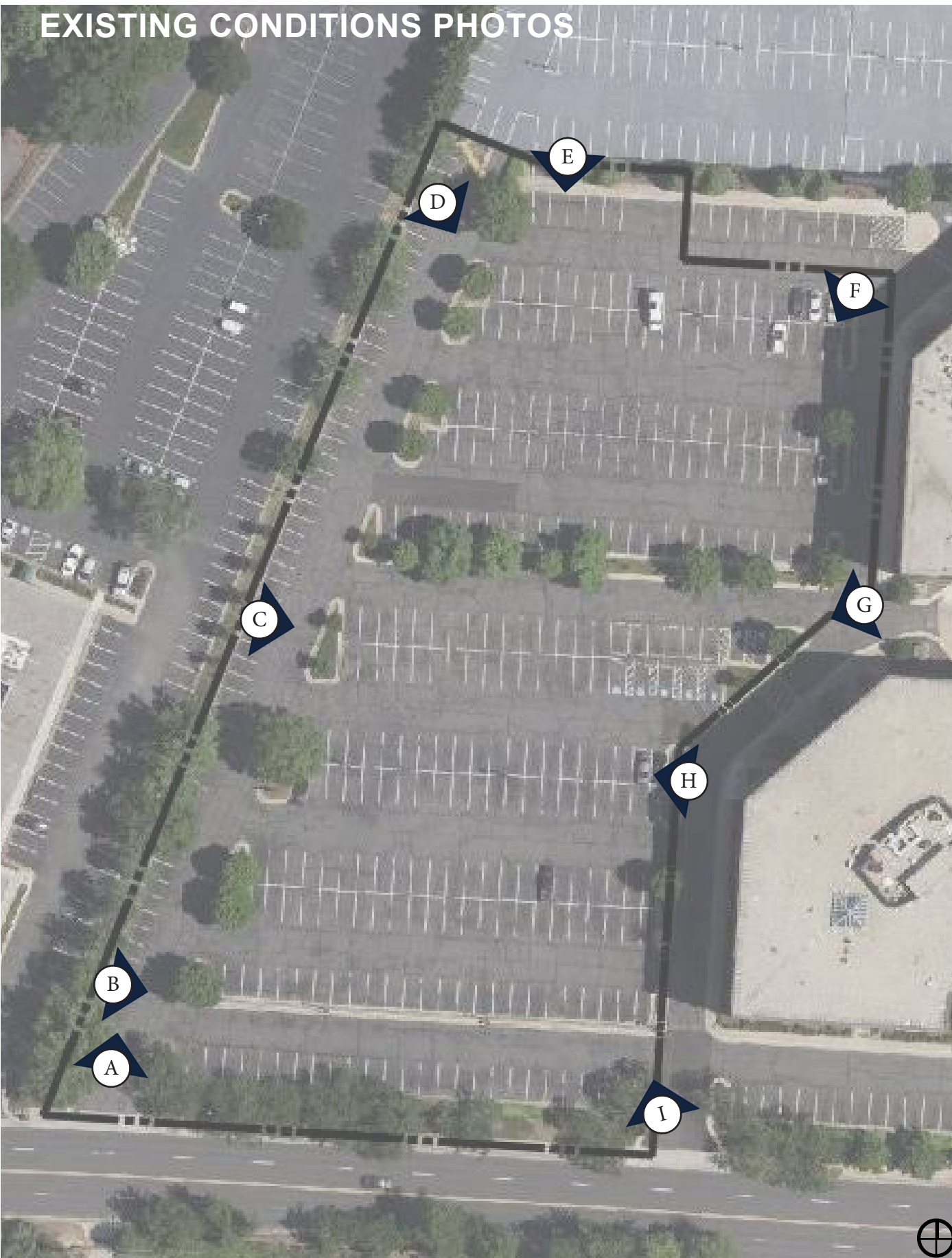


PRECEDENT IMAGERY:



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  
MEDIUM GRAY STAIN



FCP-2 ALT;  
FIBER CEMENT LAP SIDING  
WHITE



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



FCP-7;  
FIBER CEMENT PANEL  
MEDIUM GRAY

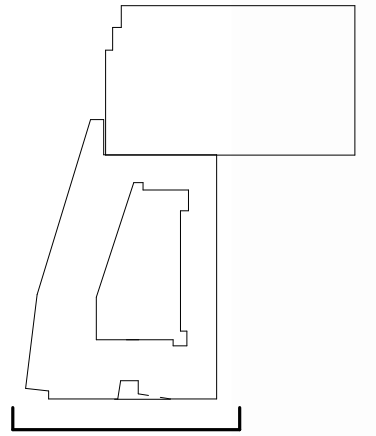


FCP-6;  
WOOD TONE PANEL



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  
MEDIUM GRAY STAIN



FCP-7;  
FIBER CEMENT PANEL  
MEDIUM GRAY



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



FCP-6;  
WOOD TONE PANEL



FCP-3;  
FIBER CEMENT PANEL  
WHITE



FCP-4;  
FIBER CEMENT PANEL  
GRAY

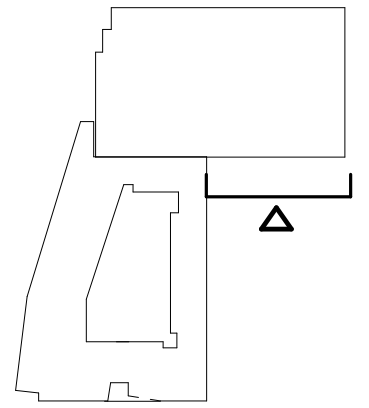


FCP-5; FCP-1 ALT  
FIBER CEMENT LAP SIDING  
DARK GRAY

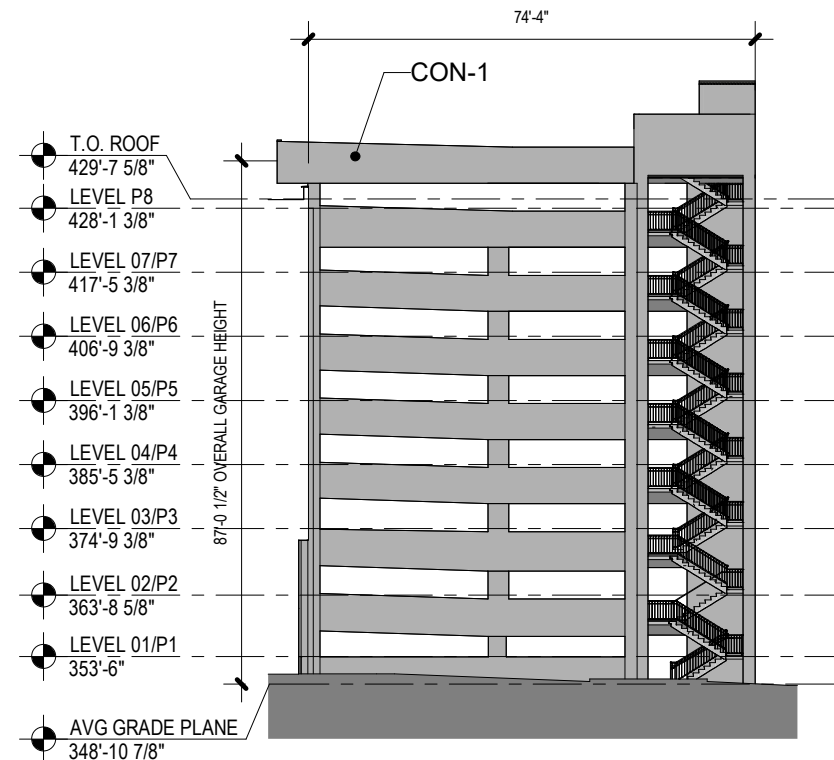


GW-1;  
GREEN WALL SYSTEM

## KEY PLAN



EATON PLACE



# 1 | SOUTH GARAGE ELEVATION

1/32" = 1'-0"

0 16' 32' 64'



# MATERIALS LEGEND

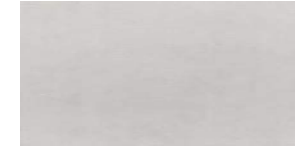
SUBJECT TO CHANGE



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  
MEDIUM GRAY STAIN



FCP-2 ALT;  
FIBER CEMENT LAP SIDING  
WHITE



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



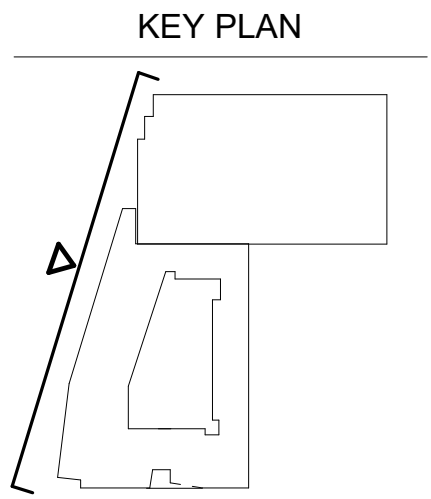
FCP-7;  
FIBER CEMENT PANEL  
MEDIUM GRAY



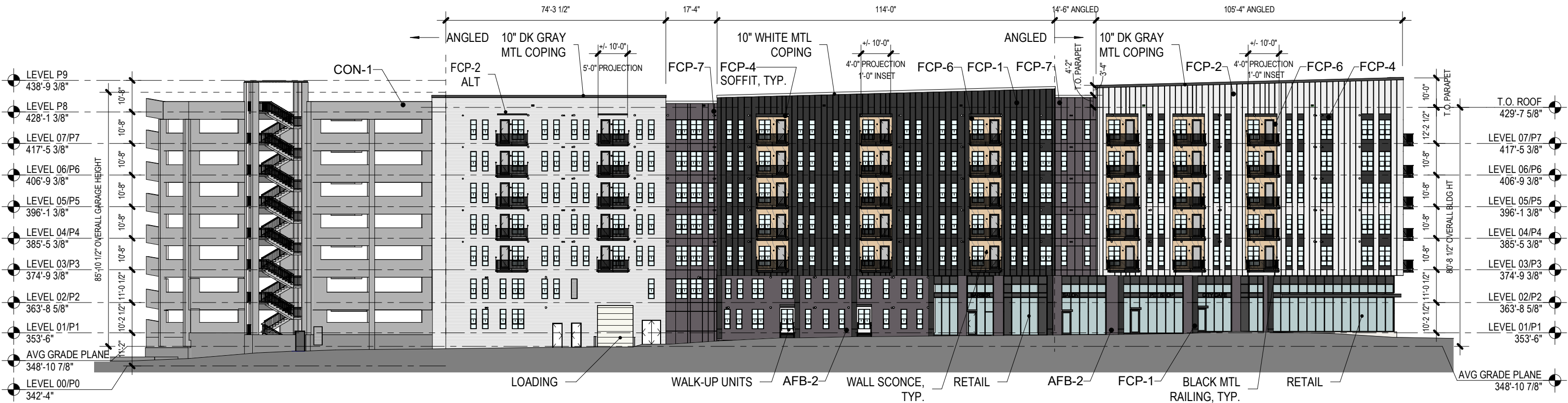
FCP-6;  
WOOD TONE PANEL



GW-1;  
GREEN WALL SYSTEM



EATON PLACE



## 1 WEST ELEVATION

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



N29 Apartments/Residences  
Board of Architecture Review  
City of Fairfax, VA

Date: 01-23-2024  
Drawn/Checked: HC  
Project #: 21082.002.00  
Drawing #: 112343

# 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  
MEDIUM GRAY STAIN



FCP-2 ALT;  
FIBER CEMENT LAP SIDING  
WHITE



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



FCP-7;  
FIBER CEMENT PANEL  
MEDIUM GRAY

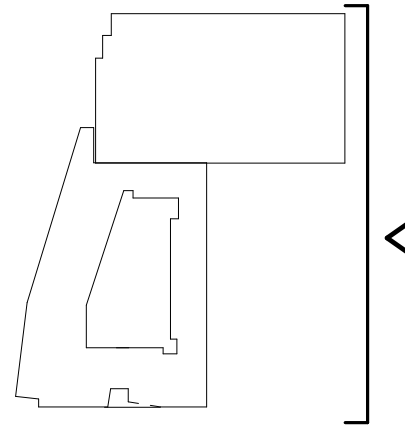


FCP-6;  
WOOD TONE PANEL

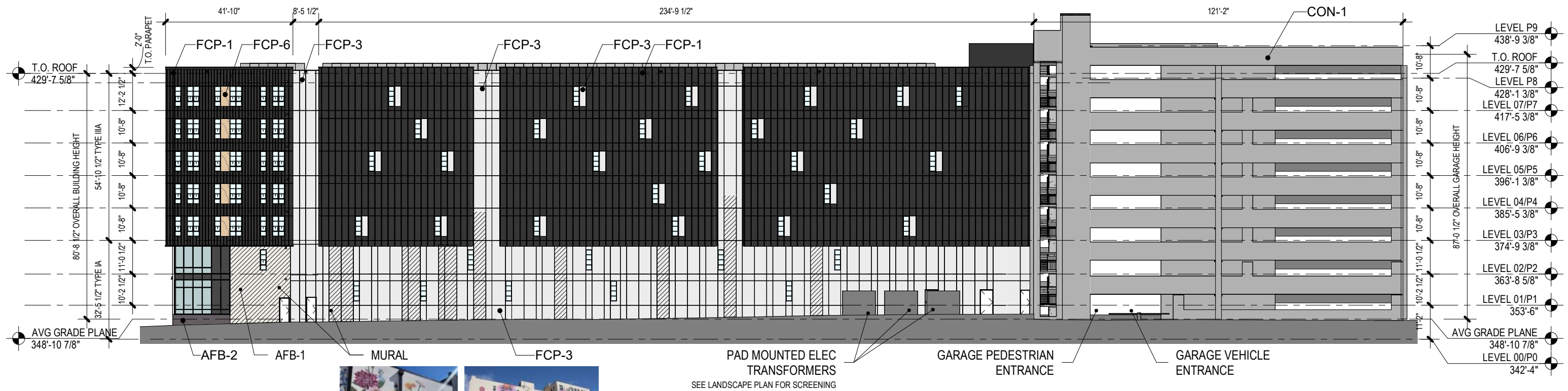


GW-1;  
GREEN WALL SYSTEM

## KEY PLAN



EATON PLACE



MURAL PRECEDENT

## 1 EAST ELEVATION

1/32" = 1'-0"

0 16' 32' 64'



**N29 Apartments/Residences**  
Board of Architecture Review  
City of Fairfax, VA

Date: 01-23-2024  
Drawn/Checked: HC  
Project #: 21082.002.00  
Drawing #: 112343

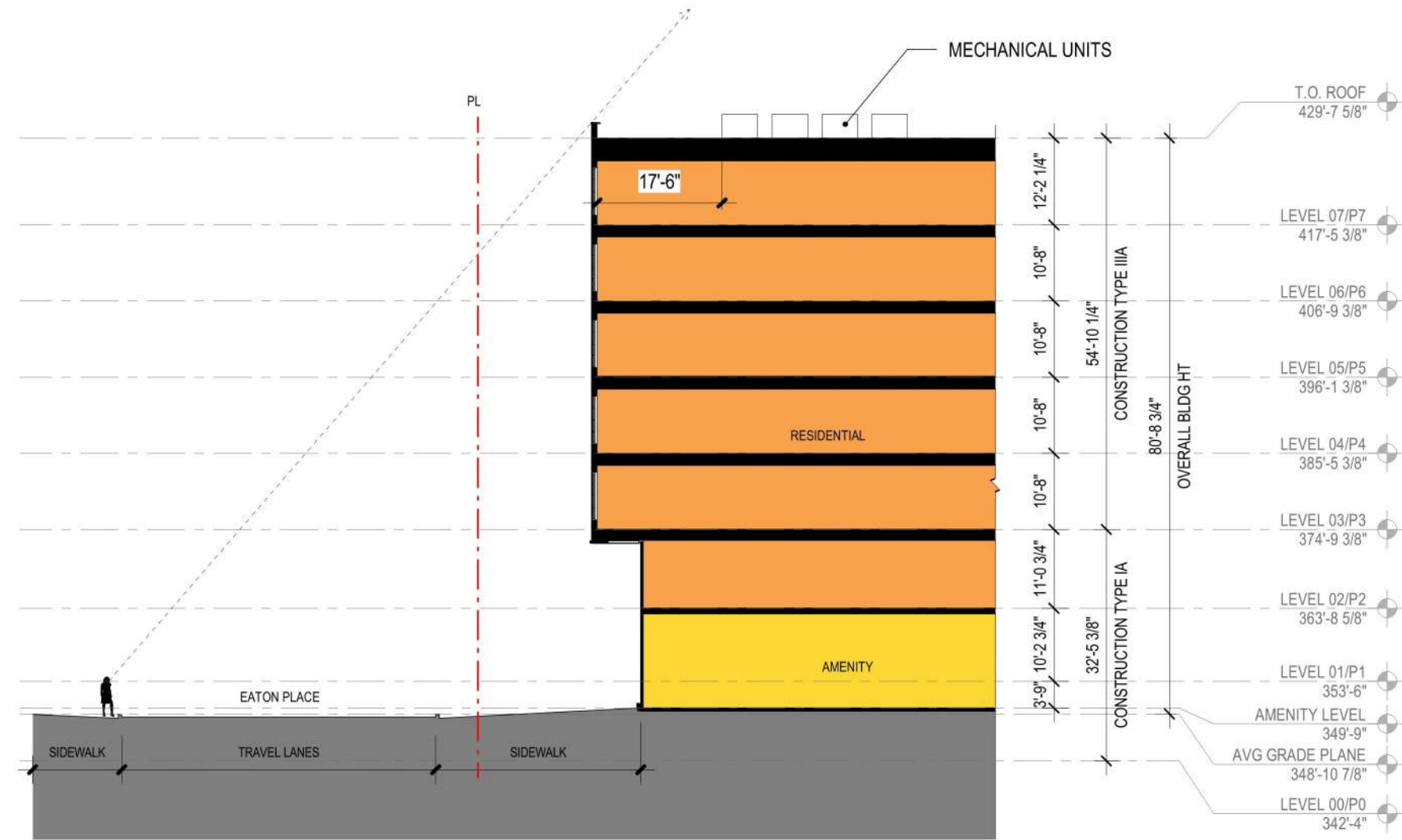
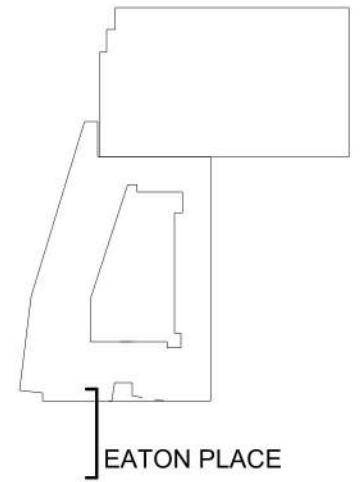


EXAMPLE MURAL CONTENT AND PLACEMENT

MURAL PRECEDENTS



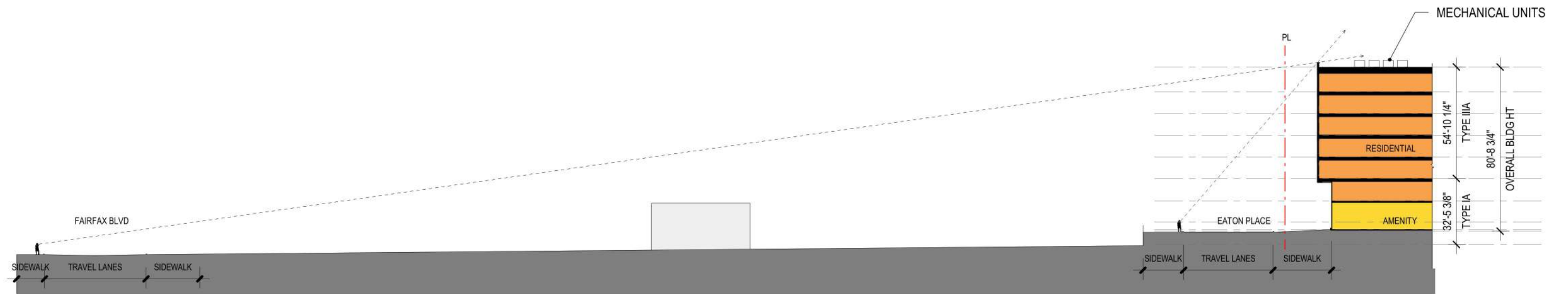
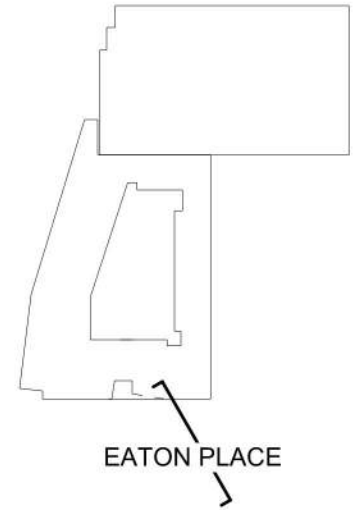
KEY PLAN



1 N-S SIGHTLINE SECTION



KEY PLAN

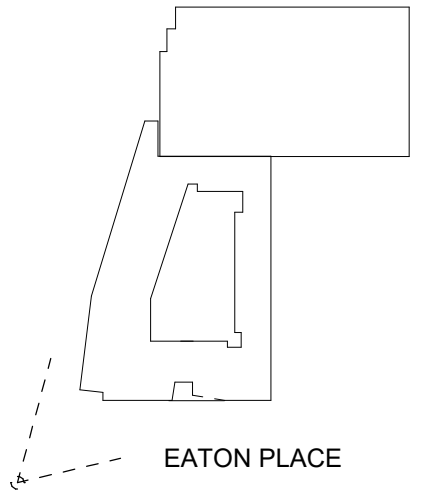


**1** N-S SIGHTLINE SECTION TO FAIRFAX BLVD

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



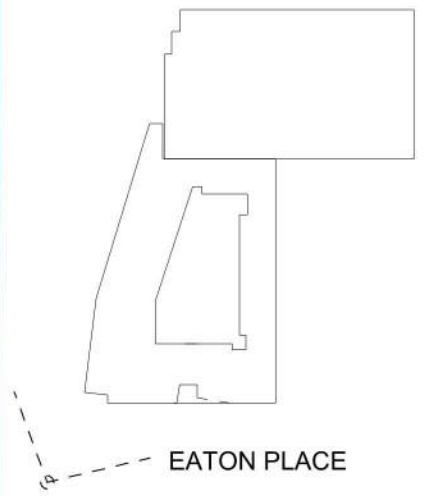
KEY PLAN



EATON PLACE

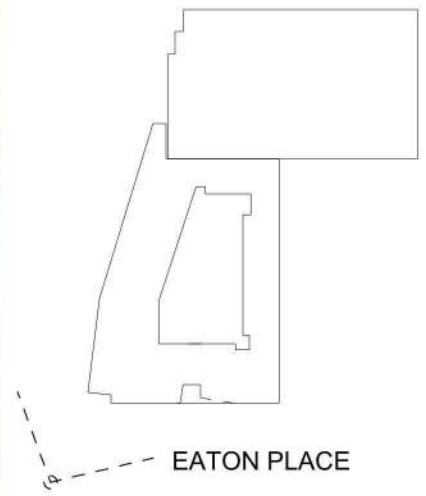


KEY PLAN



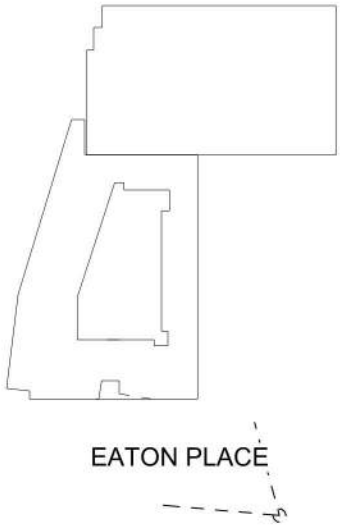


KEY PLAN



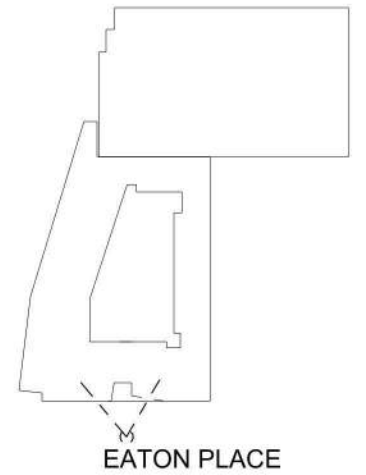


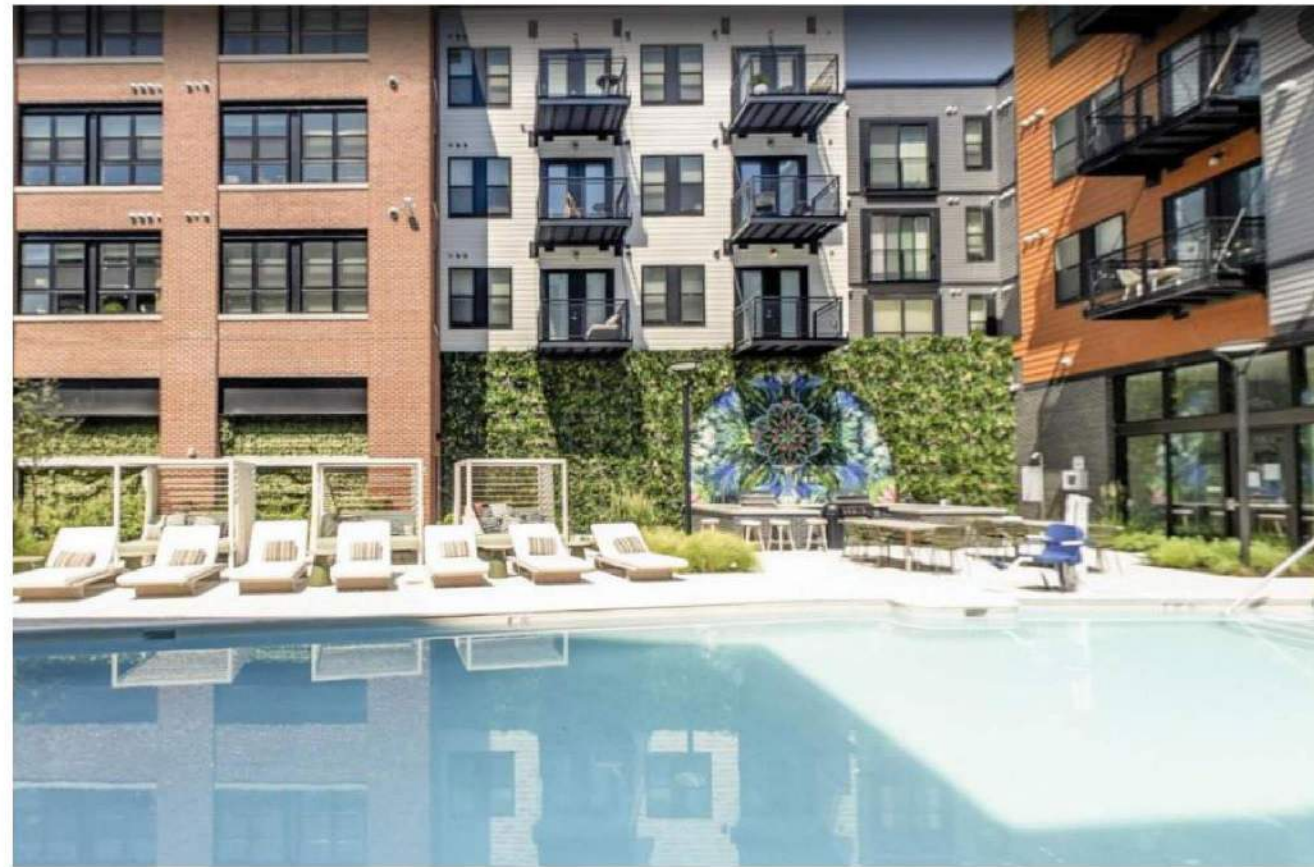
KEY PLAN





KEY PLAN





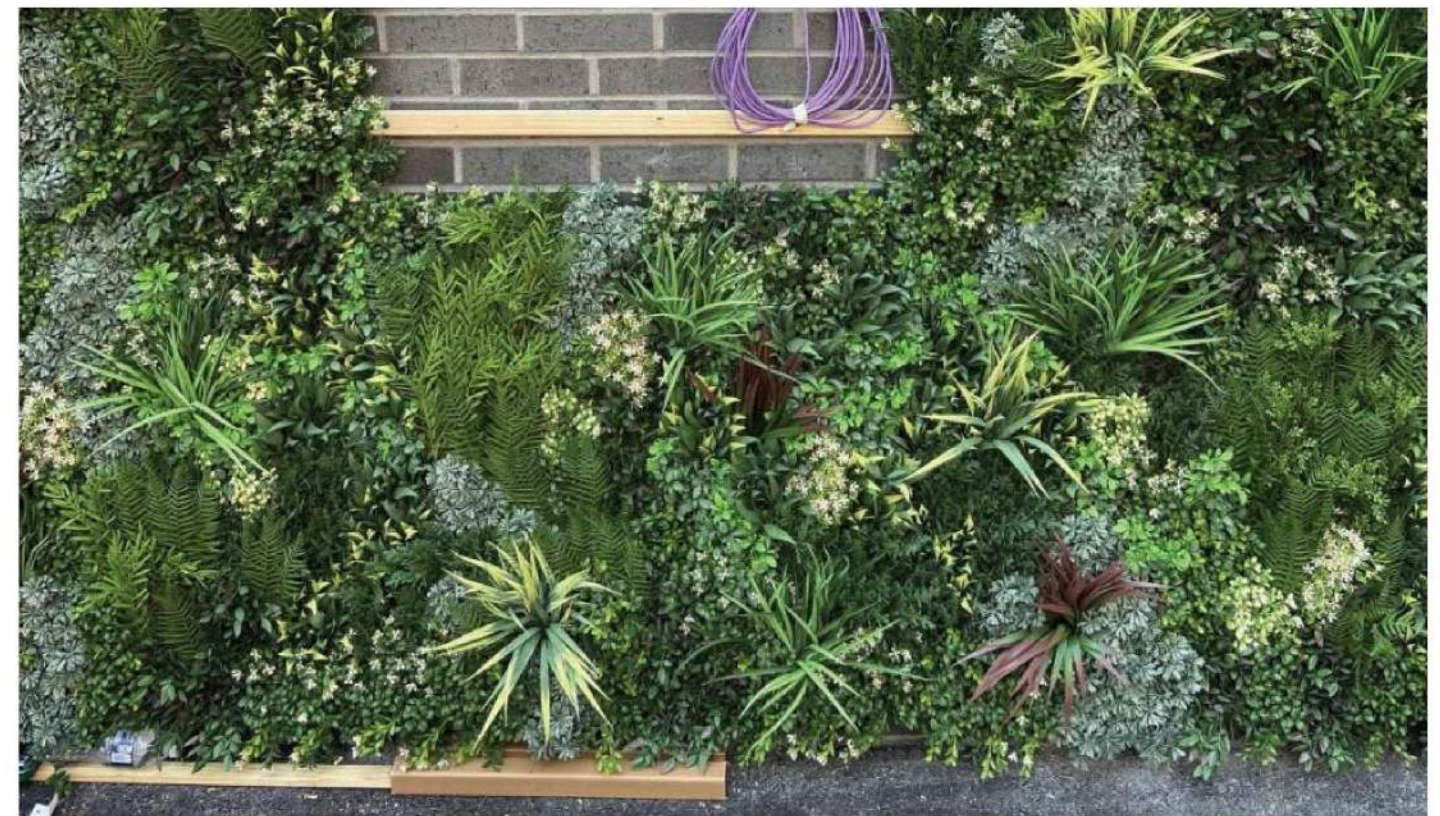
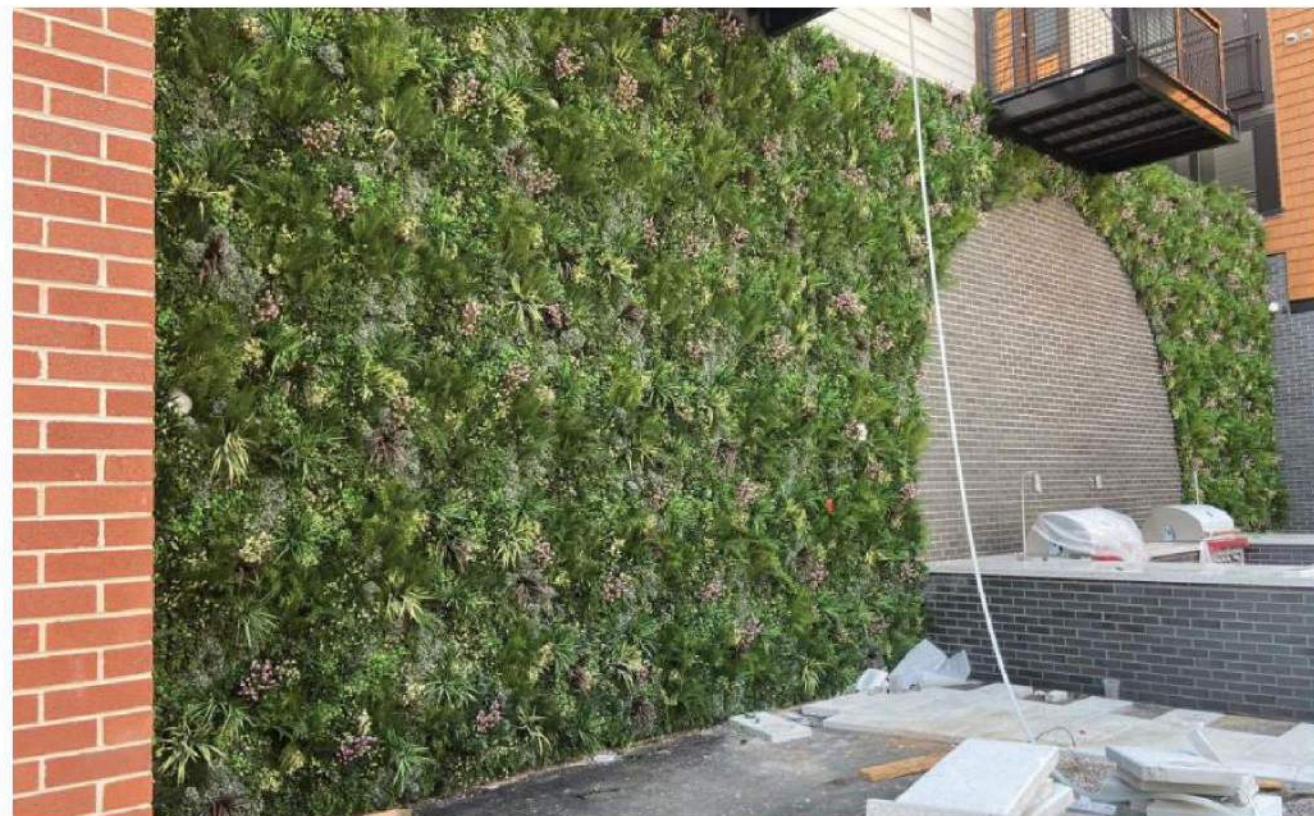
# BECKERT'S PARK

1350 E St, SE, Washington DC

Installed: Spring 2020

Product Info: Vistafolia Artificial Green Walls

- Suitable for all weathers
- No maintenance
- UV & IFR Technology
- Fully customizable in color, texture, and shape
- overlapping foliage to eliminate joins
- varying heights of planting



hickok cole



UPWARD AND DOWNWARD BEAM LIGHTS  
LOCATION: BRICK PIERS



DIRECTED DOWNLIGHT  
LOCATION: BALCONIES



PINHOLE STARLIGHTS  
LOCATION: MAIN ENTRANCE SOFFIT

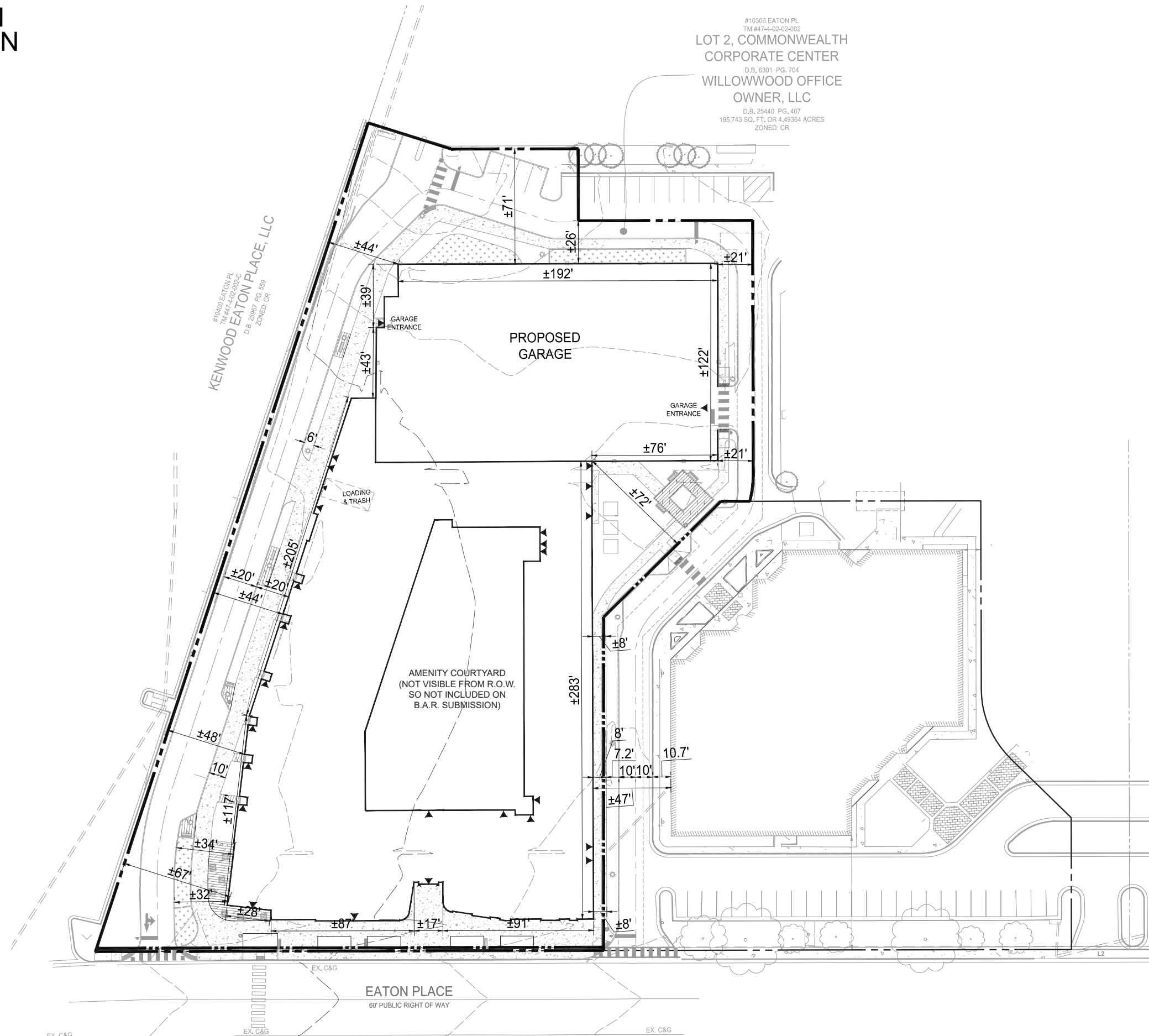
# SITE PLAN RENDERING/ LANDSCAPE PLAN



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



**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 liriopse  
*liriopse '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

# 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

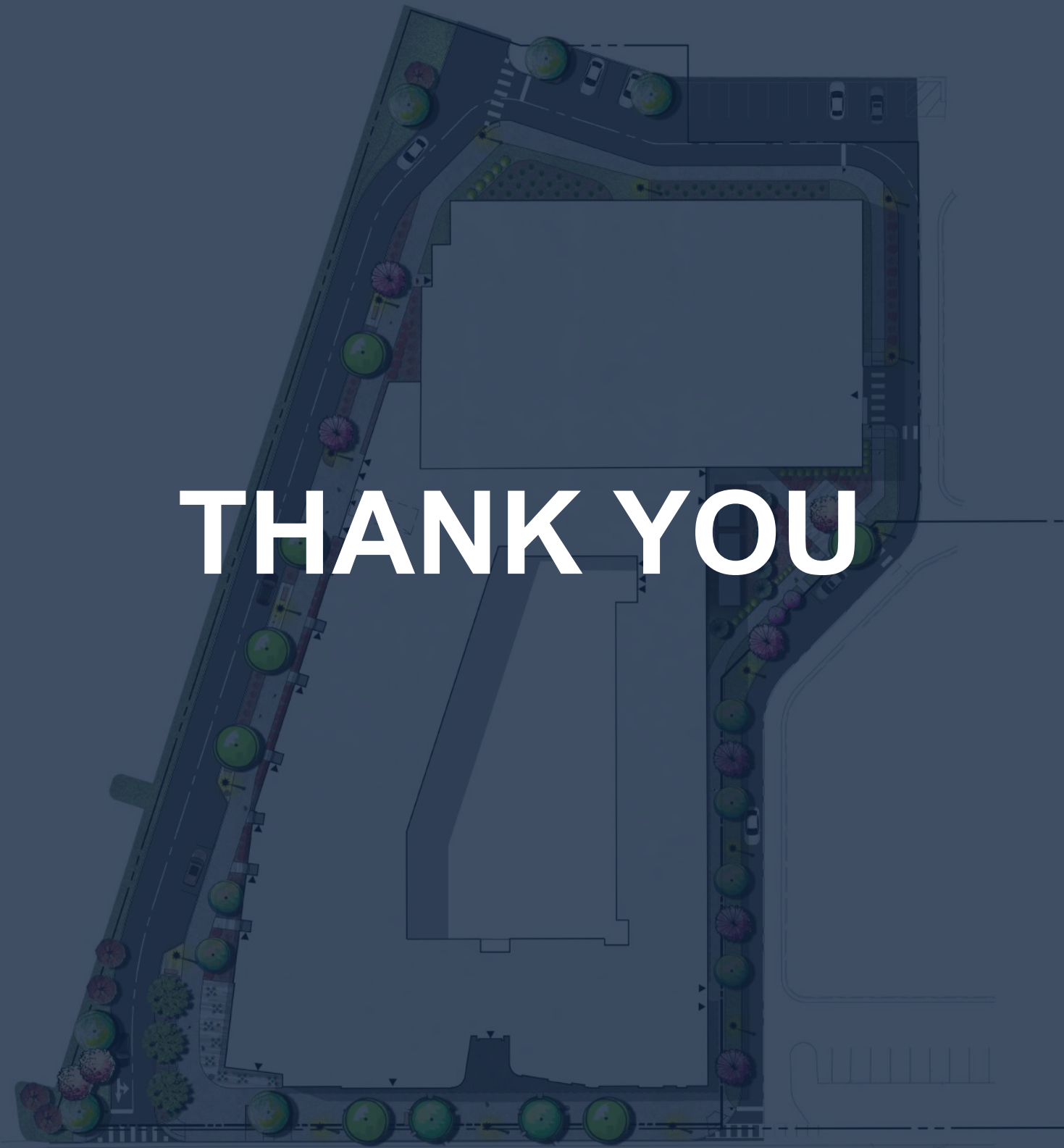
### ACCENT PAVERS

#### HANOVER PLANK PAVERS

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







**THANK YOU**

#10306 EATON PL  
 TM #47-4-02-02-002  
**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 #47-4-02-02-003  
**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**

<b>TREE CANOPY REQUIRED</b>		129130.81 SF		
<b>GROSS SITE AREA</b>		NO REQUIREMENT		
<b>TREE CANOPY PROVIDED</b>		5,950 SF		
<b>PLANT TYPE</b>	<b>STOCK SIZE</b>	<b>QUANTITY</b>	<b>CANOPY PER TREE</b>	<b>CANOPY PER TYPE</b>
CATEGORY IV-DECIDUOUS	3" CALIPER	14	250 SF	3,500 SF
CATEGORY III-DECIDUOUS	3" CALIPER	3	175 SF	525 SF
CATEGORY II-DECIDUOUS	3" CALIPER	8	125 SF	1,000 SF
CATEGORY I-DECIDUOUS	3" CALIPER	5	75 SF	375 SF
CATEGORY II-EVERGREEN	8' HT	2	100 SF	200 SF
CATEGORY I-EVERGREEN	8' HT	7	50 SF	350 SF
<b>SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING</b>				<b>5,950 SF</b>
<b>TOTAL CANOPY AREA PROVIDED</b>				<b>5,950 SF</b>
<b>TOTAL CANOPY COVERAGE PROVIDED</b>				<b>4.6 %</b>

**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.

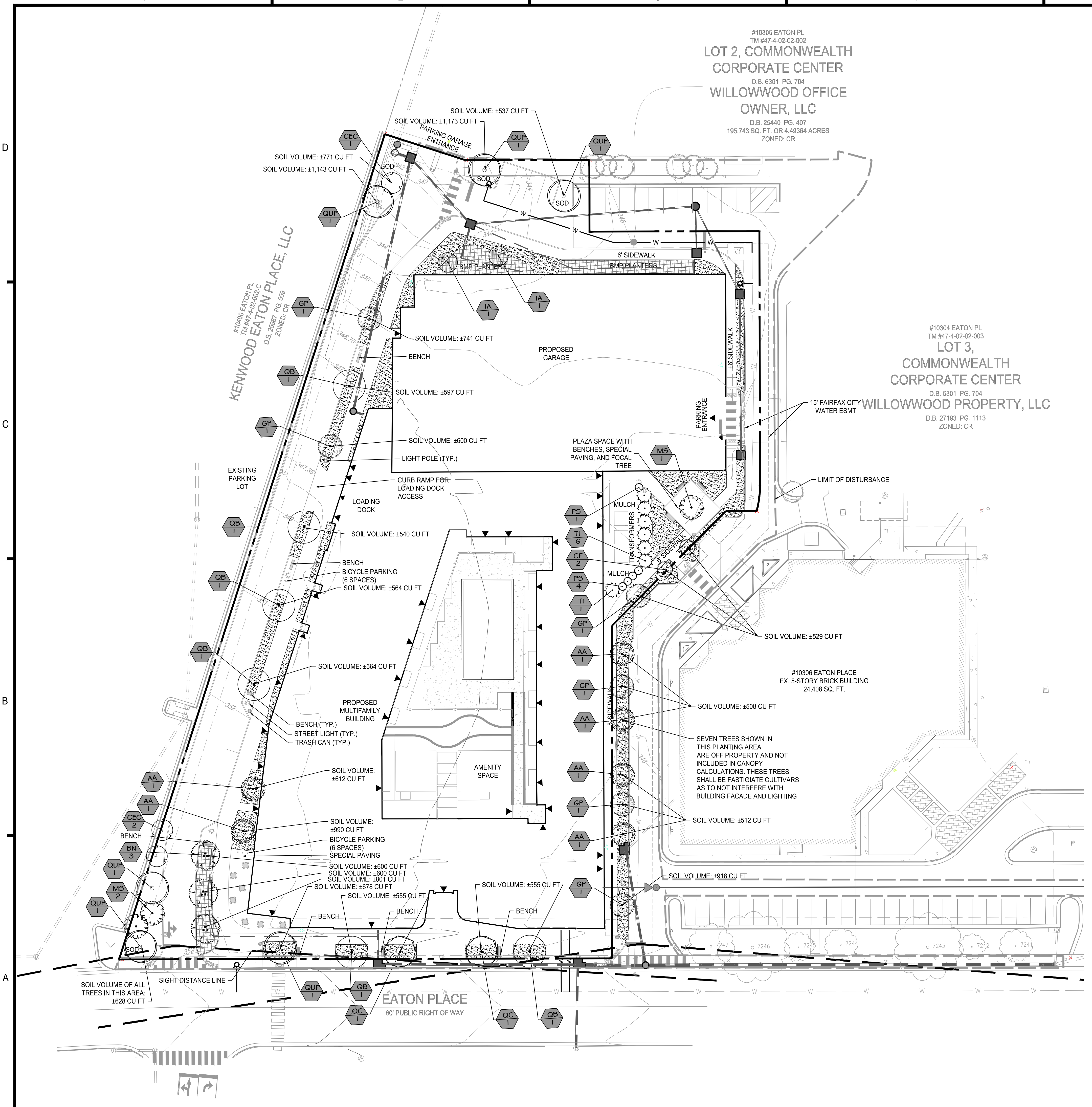
PLANTING SCHEDULE MAY CHANGE AT TIME OF SITE PLAN, WITH APPROVAL FROM CITY URBAN FORESTER.

FINAL DESIGN MAY VARY BASED ON FINAL ENGINEERING.

UNSPECIFIED PLANTING AREAS (SG) WILL CONSIST OF A MIX OF NATIVE AND NON-NATIVE PLANTS WELL-SUITED FOR THIS REGION. NO INVASIVE PLANTS SHALL BE USED.

**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'™	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	
	SG	LOW SHRUBS AND GROUNDCOVERS, TBD		TBD	
	SWM	STORMWATER BMP PLANTINGS, TBD		TBD	



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

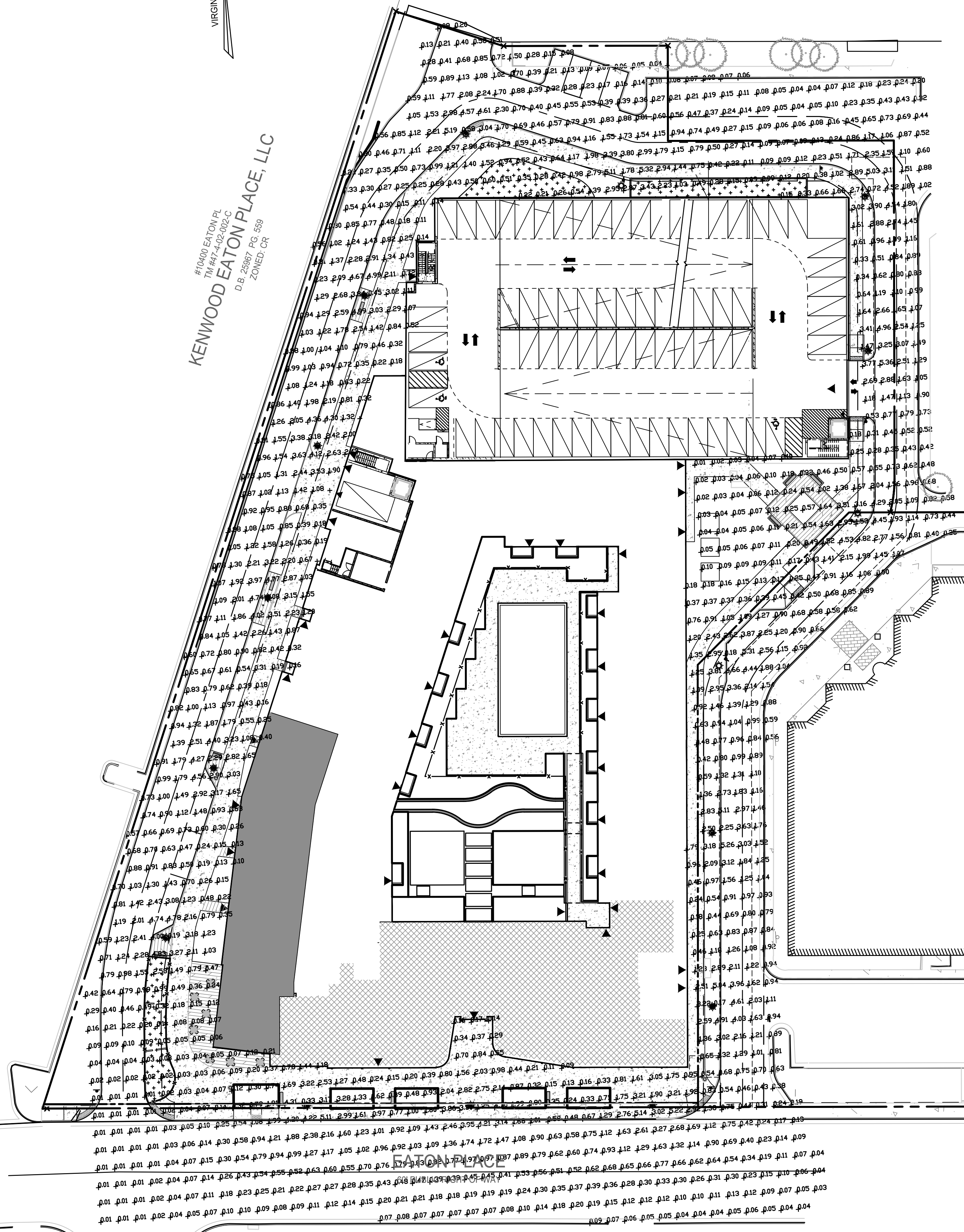
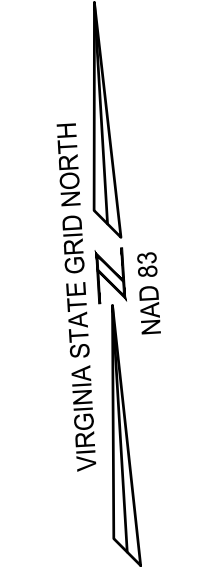
MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
2	04-28-2023	ADDRESSED PER CITY COMMENTS
3	08-11-2023	ADDRESSED PER CITY COMMENTS
4	10-16-2023	ADDRESSED PER CITY COMMENTS
5	01-12-2024	ADDRESSED PER CITY COMMENTS

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**

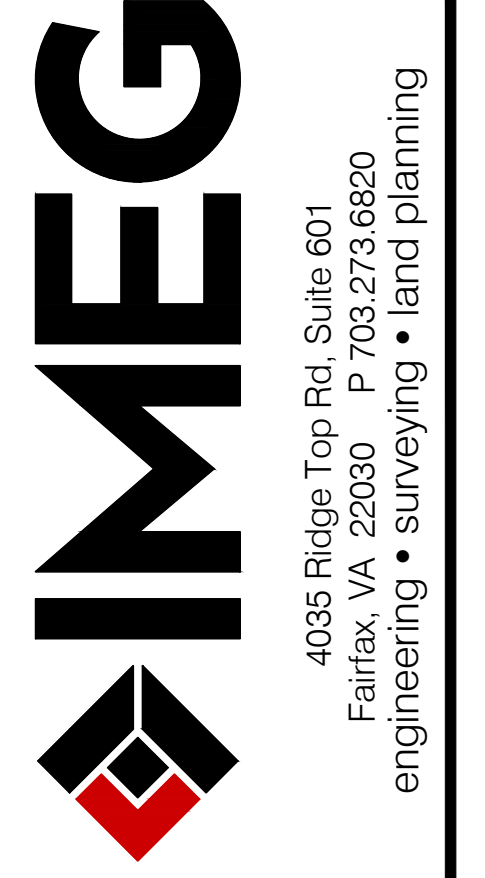
P:\Projects\21082\Willowood\00000111772\_MDP\PI\_910\_LANDSCAPE\_PLAN.dwg, 1/17/2024, 3:42:45 PM, Jina Morgan



#10400 EATON PL  
 #1147-432-002-C  
 D.B. 36387 PG. 559  
 ZONED: CR  
**KENWOOD EATON PLACE, LLC**

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

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



4035 Ridge Top Rd., Suite 601  
 Fairfax, VA 22030 P 703.273.6820  
 engineering • surveying • land planning

**N29 APARTMENTS**  
 GENERAL DEVELOPMENT PLAN

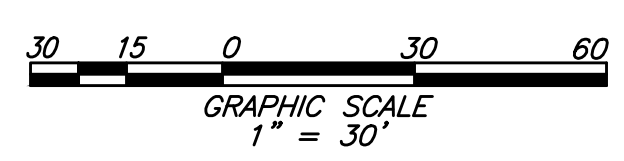
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2023	ADDRESSED PER CITY COMMENTS
2	04-25-2023	ADDRESSED PER CITY COMMENTS
3	06-11-2023	ADDRESSED PER CITY COMMENTS
4	10-16-2023	ADDRESSED PER CITY COMMENTS
5	01-12-2024	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

SHEET TITLE:  
**LIGHTING PLAN**

SHEET No.  
**PI\_950**





**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF ARCHITECTURAL REVIEW  
CITY OF FAIRFAX  
CITY HALL, FAIRFAX, VIRGINIA  
December 20<sup>th</sup>, 2023**

**Members who attended:** Chair James Schroeder, Jagdish Pathela, Robert Beaty, Jim Feather, Brian Singleton, and Heather Waye.

**Member(s) Absent:** Sucha Khamsuwan.

**Staff who attended:** Brooke Hardin – Director CDP and Anna Kohlbrenner - BAR Liaison

**Meeting called to order at 7:00 p.m.**

**1. Discussion of Agenda**

**MR. PATHELA MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. BEATY, WHICH WAS APPROVED UNANIMOUSLY, 6-0.**

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

None.

**3. Consideration of the December 6, 2023 meeting minutes.**

**MR. PATHELA MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MR. SINGLETON, WHICH WAS APPROVED UNANIMOUSLY, 6-0.**

**4. Public Hearings:**

- 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, recommendation to City Council.

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

**Staff comments**

Pathela asked if the applicant is providing solar panels on the rooftop.

Kohlbrenner stated no.

Feather asked which section of the Zoning Ordinance is referenced in the staff recommendation.

Kohlbrenner stated the Design Guidelines.

Feather stated in one of the detailed comments in the staff report, states that the applicant is not proposing different foundation material on the east and west sides of the building. He asked what foundation materials are referring to.

Kohlbrenner stated a few feet up from the foundation line, staff are requesting a change in the material.

Feather stated there are two different types of brick. He stated there is a mural in the east. He listed three different materials at the foundation line.

Kohlbrenner stated staff would like the foundation line distinguished.

### **Board and applicant comments**

Waye stated it would be nice to maintain a datum line on the retail storefront on the west elevation, because it looks like it drops down.

The applicant stated it should not be dropped down.

Waye stated she likes the wood panel that was added behind the balconies. She stated in the east elevation, she appreciates how the applicant is starting to break up the façade more. She stated she is on the fence about the green wall and stated she was curious about the day-to-day maintenance of it. She asked if birds nest in it.

The applicant stated he does not think so because it is tightly woven. He stated this green wall system is seen in DC and it is UV protected.

She stated she likes the night renderings and the addition of the building mounted lighting. She stated she is fairly happy with the building in this location.

Pathela stated he attended the first work session but was not able to attend the second one. He stated he has fundamental issues. He stated it does not meet the human scale issues and does not have basic architectural appeal. He stated it is a massive building and is missing character. He stated he appreciates the concept of the green wall but sees maintenance issues. He stated he mainly agrees with the comments from staff.

Singleton stated he is struggling on how the proposed building integrates with the surrounding buildings. He stated the building is very different in scale and color. He asked how it compliments the area.

The applicant stated they are facing the backside of the shopping center and there is minimal surrounding architecture to go from. He stated they do not want to match the surroundings, but address them in scale and shape while bringing new materials in without being offensive to the surrounding architecture.

Singleton stated he works a block away from Beckert's Park and he thinks that is a cohesive building with contrast and bump outs while being modern. He stated he is not getting the same with this proposal.

The applicant stated this is a difficult concept in referencing the Design Guidelines because they are in the back of a shopping mall and have very large buildings around it.

Singleton stated the murals proposed in the east elevation would make or break the project.

Feather stated there is a challenge in how the proposal fits in with the location. He stated they are not trying to match what surrounds the location and generally thinks it is appropriate. He stated he does have some questions about maintenance of the green wall.

Singleton stated the green wall at Beckert's Park in DC has been there for about three years and looks good still.

Beaty stated parts of the green wall looks plastically. He stated the south elevation has improved since the initial presentation. He asked the length of the building on the west elevation.

The applicant stated there is a bit of an angle.

Beaty stated the west elevation needs work to differentiate it as it all appears very uniform. He stated he likes the mural on the east elevation. He stated the applicant is heading in the right direction, but they are not there yet.

Schroeder stated he is comfortable with the south and east elevations, but he is really struggling with the west elevation. He stated the west elevation is very long with no breakup with the precast concrete parking garage. He stated there needs to be something to hide the garage better. He stated the applicant is close, but the west elevation needs work.

Waye stated there has been some discussion about context. She asked the timeline for the phase two project and if the building next to the lot would be demolished.

The applicant stated the office buildings would remain and phase two would be located in the parking lot.

Pathela stated this is a very challenging project but there is something missing as there is no character. He stated this project requires a lot more work to be proud to approve.

Feather asked about the Zoning Ordinance section stating the design should be in accordance with the Design Guidelines. He stated he looked at the Design Guidelines and they stated they are guidelines to give direction to design and are a set of principles and they are not a strictly to be followed set of laws.

Hardin stated the reference to the Zoning Ordinance references the Design Guidelines and stated overlays exist in the city and provide for design review. He stated the guidelines are guidelines and staff interprets those guidelines and makes recommendations based upon their interpretations and identify what is fundamental to those guidelines and the board makes the same interpretation. He stated staffs position thus far is that the design has not met the fundamentals of the Design Guidelines. He stated the BAR can take any action they so see fit.

Beaty stated he agrees with staff comments and thinks there needs to be more to break it up further and it feels overwhelming. He stated more building interest would be beneficial.

Public comments

None.

**MR. PATELA MADE A MOTION TO DEFFER ACTION 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, UNTIL A DATE TO BE DETERMINED.**

**Discussion of the motion**

None.

**SECONDED BY MR. BEATY.**

**THE MOTION FAILED, 3-3, WITH BEATY, FEATHER, AND SINGLETON AGAINST.**

Feather stated from a Planning Commission perspective, he is not sure that architectural design should hold up the SAP implementation. He stated on the other hand, Kohlbrenner stated there is still ways to go before the applicant has a complete application to address other elements of the application. He stated he does not know if deferral is the right thing to a date uncertain.

Hardin stated a date can be set by the BAR.

Feather stated he would like to know if the applicant is willing to change aspects of the design.

Pathela stated there is work that needs to be done but making some changes could bring it to a possible approval in the future.

Schroeder stated it would be some time before the applicant goes to the Planning Commission and the City Council. He asked if the applicant is willing to make changes.

The applicant stated they are trying to get to hearing sooner than later. He stated he is hearing some comments about the western façade and thinks they could break it up further.

Schroeder stated something to break up the western façade is needed with color variation.

Beaty stated the major problem is the long western façade.

Pathela stated it is the massing of the whole project and that applicant needs to play with the roofline. He stated the applicant should consider solar panels.

Kohlbrenner stated all of these comments were seen in the staff report and have been discussed multiple times with the applicant. She stated if the applicant is willing to work with staff, the BAR can recommend deferral.

Schroeder suggested a date in February.

The applicant stated they agree to make changes to the western façade with a target hearing in February.

Pathela asked the applicant to try to consider solar panels.

Kohlbrenner asked if there are any other comments from the board on the revisions.

Feather asked if the public hearing is still open.

Hardin stated no.

Feather clarified this action will be without public hearing. Feather stated installation of solar panels is not under the purview of the BAR.

**MR. FEATHER MADE A MOTION TO DEFFER ACTION 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, UNTIL A DATE IN FEBRUARY 2024 TO ADDRESS ARCHITECTURAL ELEMENTS ON THE WESTERN FAÇADE.**

**Discussion of the motion**

None.

**SECONDED BY MR. PATHELA.**



**THE MOTION PASSED UNANIMOUSLY, 6-0.**

**5. Work Sessions:**

- a. **Consideration of the request** of Robert D. Brant, representative of Olympus Pines, LLC, for the construction of a car wash, at the property located at 9917 Fairfax Blvd, case number BAR-23-00563.

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

**Staff comments**

Pathela asked about how the entry of the cars would work and how the customer would pay.

Kohlbrenner stated she is not sure because the canopy cashier only reaches one lane and to ask the applicant.

Feather asked if the proposal complies with lot coverage, building coverage, etc, of that zoning district.

Kohlbrenner stated the applicant has added the zoning compliance calculation table. She stated the applicant is moving forward with a special exception on the street tree requirements.

**Board and applicant comments**

The applicant stated two lanes would be license plate readers for monthly subscriptions.

Waye asked if there was a stone sample.

The applicant stated the stone samples are hard to transport, but it would match the neighboring complexes. He stated the stone is a manufactured veneer from Quality Stone which is more local.

Waye asked if the ceiling would let light in, and how it would be installed.

The applicant stated it is similar to a skylight system on how it would be installed. He stated it functions as a better alternative to a glass roof and would let light in and is translucent.

Waye asked if roof debris would collect.

The applicant stated they have used this material many times.

Waye stated she would go more with a gray color theme but that is up to the applicant.

Pathela stated he likes how the façades are handled. He asked if the license plate readers are needed for the vacuum areas.

The applicant stated they have the option to vacuum or not and all costumers are welcome.

Pathela asked how wide the street is between the vacuums.

The applicant stated there would be a 30' drive isle.

Pathela stated he likes the materials and how they are used. He asked how large the roof panels are.

The applicant stated the visual appearance is different from the actual panels, but they are a typical storefront grid. He stated they are ribbed, but he thinks they are a few feet wide.

Pathela asked how they are stacked together.

The applicant stated like a sky light system curved.

Pathela stated he likes the way the applicant tackled the project.

Singleton stated he likes the overall design. He asked if the stacked cars would reach the road.

The applicant stated they do not believe that would be a concern, as they have room for at least 25 vehicles.

Feather thanked the applicant for toning down the red. He stated stacking is covered by the Zoning Ordinance. He stated he likes the materials.

Beaty stated he likes it much better than he thought he would, and it is a huge improvement on the current car wash in the city. He asked the size of the red balls.

The applicant stated 33" diameter.

Schroeder stated he does not have any comments from a design perspective, and he really likes how the applicant adapted to the city.

## **6. Staff Report**

Administrative approvals since last meeting:

- 10640 Main Street Awnings
- 4290 Chainbridge ST 100 Signage

Open/active administrative applications since last meeting:

- 10970 Fairfax Blvd Lighting to remediate a zoning violation

**7. Closing Board comments**

- Kohlbrenner stated there will not be a meeting on January 3, 2024. She stated the elections will take place at the next meeting.
- Feather stated a Planning Commission member mentioned very bright lighting at the Toyota Dealership.

**8. Adjournment**

Meeting adjourned at 8:37 p.m.

ATTEST: *Anna Kohlbrenner*

\_\_\_\_\_  
Anna Kohlbrenner, BAR liaison.