Board of Architectural Review

DATE: June 17, 2020
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief
FROM: Tommy Scibilia, BAR Liaison
SUBJECT: Northfax West Phases 1-3

ATTACHMENTS:
1. Relevant Regulations
2. Existing Conditions Aerial
3. Meeting Minutes March 4, 2020
4. Statement of Intent
5. Site Landscape Package
6. Townhouse Architectural Package
7. Senior Living Architectural and Landscape Package

Nature of Request

1.	Case Number:	BAR-20-00266
2.	Addresses:	3570, 3580, and 3590 Chain Bridge Road, 10505, 10507, 10508, 10509, 10510, 10511, 10512, 10513, 10514, 10515, 10516, and 10517 Orchard Street, and McLean Avenue
3.	Tax Map Parcels:	57-2-02-003, 57-2-02-005, 57-2-02-017, 57-2-02-018, 57-2-02-019, 57-2-02-020, 52-2-07-015-B, 52-2-08-005, 52-2-08-006, 52-2-08-007, 52-2-08-008, 52-2-08-010, 52-2-08-011, 52-2-08-012, 52-2-08-013, 52-2-08-014, 52-2-47-000-A
4.	Request:	56 townhouses, 7-story senior living facility with structured parking, site improvements
5.	Applicant:	Northfax JV LLC
6.	Applicant's Representative:	Lynne J. Strobel
7.	Status of Representative:	Agent
8.	Current Zoning:	CR Commercial Retail, RM Residential Medium, Architectural Control Overlay District
9.	Proposed Zoning:	PD-M Planned Development Mixed-Use, Architectural Control Overlay District

BACKGROUND

The subject site comprises 17 parcels/11.46 acres along Chain Bridge Road and Orchard Street in the Northfax Activity Center as defined by the 2035 Comprehensive Plan. Two entities own all of the parcels, while the City of Fairfax owns the existing Orchard Street right-of-way. The subject site comprises the following:

- Bombay Bistro restaurant, 3570 Chain Bridge Road, tax map parcel number 57-2-02-020
- Six parcels used for vehicle storage to the south and west of Bombay Bistro:
    - 3590 Chain Bridge Road, 57-2-02-017
    - 3580 Chain Bridge Road, 57-2-02-018
    - 10505 Orchard Street, 57-2-02-019
    - 10507 Orchard Street, 57-2-08-011
    - 10509 Orchard Street, 57-2-08-012
    - 10511 Orchard Street, 57-2-08-013
- Three parcels on the north side of Orchard Street also used for vehicle storage:
    - 10508 Orchard Street, 57-2-08-005
    - 10510 Orchard Street, 57-2-08-006
    - 10512 Orchard Street, 57-2-08-007
- Two parcels toward the western terminus of Orchard Street containing single-family homes:
    - 10514 Orchard Street, 57-2-08-008
    - 10513 Orchard Street, 57-2-08-013
- Five parcels of undeveloped forestland in the southwest and northwest portions of the site which include a stretch of the north fork of the Accotink Creek
    - 10516 Orchard Street, 57-2-02-003
    - 10517 Orchard Street, 57-2-02-005
    - McLean Avenue, 57-2-07-015-B
    - 10515 Orchard Street, 57-2-08-010
    - McLean Avenue, 57-2-47-000-A

Aerial photographs of the site can be found in Attachment 2, and onsite photographs can be found in Attachment 5.

To the north and east of the site are a Shell gas station, a four-story office building with surface parking (3554 Chain Bridge Road), and the Assembly townhouse community. To the south fronting Fairfax Boulevard are a used vehicle dealer, Tastee 29 Diner, a vehicle repair shop, and Brown's Mazda car dealership and vehicle service center. To the east across Chain Bridge Road is an Exxon gas station, a vacant restaurant building with surface parking, and a five-story hotel. To the west are single-family properties of the Fairfax Acres subdivision.

There is a land use application under review for the redevelopment of the Brown's Mazda property with a new car dealership building comprising a showroom, vehicle service bays, and a three-story parking

structure. The parking structure, to be constructed over a one-story vehicle service area, would be the closest built structure to the proposed development described in this report, and would be 53.0 feet from the property line and approximately 50 feet tall.

The BAR held a work session on the Northfax West proposal on March 4, 2020. The proposal included a seven-story senior living building with an integrated parking structure, and 56 townhouse units arranged along extensions of Orchard Street and Farr Avenue into the site as part of an anticipated City right-of-way project. Board members made the following remarks about the proposal:

- The senior living facility would appear as a big gray block. More material and color variation should be considered.
- Reconsider the use of faux wood panel.
- Corrugated metal as a cladding is perhaps too utilitarian.
- Consider how the street section relates to buildings on either side of Orchard Street and Farr Avenue.
- Concerns about the immediacy of the front stoops of the senior living facility to the public realm on the south side of Orchard Street.
- Enhance streetscapes and pedestrian experience with additional landscaping.
- Consider making a stronger distinction between public and private spaces in the courtyards.
- Show walkways into and around the senior living facility in the plans to better understand pedestrian circulation.
- Create human scale at the ground floor by playing with materiality.
- While the proposed architectural style of the senior living building is unique to the City, it is perhaps not unique to the region.
- The subtlety of the design of the senior living building is appreciated. It would be a very large structure but from a distance would not be overly visually dominant.
- Consider how the building will look from Fairfax Boulevard. It will likely be highly visible.
- High priority should be given to the design of the western portion of the garage due to its high visibility and potential high volume of pedestrian traffic that would pass right next to it.
- Overall strong design for the two courtyards of the senior living building.
- The townhouses look like "Anywhere, USA."
- Think of each stick of townhouses as one building, rather than five individual buildings.
- Differentiate the appearance of the end units in some way to give each stick a finished and thought-out end condition.
- Consideration should be given to a unique design for the townhouse units at the terminus of Orchard Street due to their unique positioning on the site and the direct approach of vehicles in the westward direction.
- Board members appreciated the integration of senior living into the community rather than isolating this use.
- Board members appreciated the transitional architectural style of the townhouses.
- Outdoor living spaces, especially the fourth floor terraces of townhouses, would be attractive amenities that would enhance the feel of the community.

- Concerns were expressed related to the location and size of the open space for the townhouse units, stating that the location was not accessible or large enough for the number of residences proposed.
- A three-dimensional physical model of the development would be helpful for understanding the spatial relationships on the site.
- Concerns were expressed about the proposed third- and fourth-floor outdoor amenity areas facing out onto the Brown's Mazda garage because of the elevation drop from the Brown's property to the subject site.
- The concept of scaling the development up in density toward the center and back down with townhouses closer to the surrounding residential development is a good design concept.
- The main entrance to the senior living facility is not immediately apparent. The design of this entrance should emphasize where this is located.
- Material samples are integral to a full understanding of the project.
- There is a lot of gray brick, which can be a beautiful material, but the applicant should explore ways to further break up wall sections with material and color variation.

The full meeting minutes from that meeting have been included as Attachment 3.

Following the work session, the applicant submitted an interim design to staff. Staff relayed a number of recommendations to work into the final design including:

- Stagger the setbacks of townhouse units along Orchard Street and Farr Avenue.
- Increase use of brick up through the second floor on all townhouse side elevations.
- Increase the use of brick on townhouse front elevations that do not contain window bays.
- Modify the design of the fourth floors of the townhouse units by pushing the indoor space to the rear of the building, by grouping the windows of each unit to correspond with the floors below on the front and side elevations, or some other type of modification to make these appear as integral to the building design and not afterthought features that are identical from unit to unit.
- Recess the senior living balconies on the outer elevations, especially the north elevation.
- Create a finished look at the roofline of the senior living building.
- Modify the large expanses of bright white fiber cement panel on the east and west elevations of the senior living building to break them up.
- Create an identifiable front for the senior living building. It is not clear where the main entrance is. This echoes a comment made at the work session.
- Modify the ground floor design of the senior living parking garage to add pedestrian interest. This may be done in a variety of ways, but one example would be to face the concrete in a brick veneer, and create the feel of storefront along the pedestrian realm. This echoes a comment made at the work session.

PROPOSAL

The applicant is requesting redevelopment of the site in four phases, including undergrounding of an onsite stream and new roadway construction (Phase 1), 56 townhouses (Phase 2), and a seven-story senior living facility with up to 200 units and structured parking (Phase 3). Phase 4 of the Northfax West development includes 3.31 of the 11.46 total acres in the eastern portion of the site. This area has not yet been programmed and will be the subject of separate future land use applications. Bombay Bistro is not proposed to be vacated and demolished as part of Phases 1-3, which are anticipated to be completed in 2023 if the project is approved. Phase 4 is anticipated to be completed by 2027. The applicant's statement of design intent has been included as Attachment 4.

This review for a major certificate of appropriateness is concurrent with a land use case for a rezoning of the property from CR Commercial Retail and RM Residential Medium to PD-M Planned Development Mixed-Use. The subject site is located in the City's Architectural Control Overlay District (ACOD).

Site
Site layout and design are not within the scope of a certificate of appropriateness review, but a description follows to provide context. Site design will be reviewed with Planning Commission and City Council reviews of the land use case. The landscape/site plan is included as Attachment 5.

As part of the redevelopment of the site, the applicant is proposing to underground the Accotink Creek in a box culvert through the site from the northwest portion of the property to the southeast corner property. Here it would tie into an existing storm water culvert constructed by the City and VDOT. This would result in removal of the floodplain and resource protection area (RPA) on a substantial portion of the site.

The proposal includes a realignment and extension of Orchard Street to the west. This would connect to an anticipated extension of Farr Avenue northward across Fairfax Boulevard, through the Brown's Mazda property, and into the subject site. Construction of these roadways are pending projects of the City's Department of Public Works, and would become City rights-of-way. There would be bike lanes, on-street parallel parking spaces, and sidewalks on either side of both roads. The sidewalks would be separated from the roads by a four-foot strip of either red brick or pavers made to look like red brick where street trees and street lights would be located. Rows of parallel on-street parking spaces would be separated by curbed bump-outs planted with groundcover. The sidewalk on the north side of Orchard Street would connect to the existing sidewalk of the office building property to the east. The sidewalk on the south side of Orchard Street would continue to Chain Bridge Road along the north side of the as-yet unprogrammed Phase 4 area. Eight off-street surface parking spaces would be provided near the intersection of Orchard Street and Farr Avenue, and six off-street parking spaces and additional parallel spaces would be located on the east side of the senior living building.

The townhouses are proposed on west side of Farr Avenue and north side of Orchard Street. The architecture of these buildings is described in more depth below. A private network of roadways, sidewalks, parallel parking spaces, and alleys would provide vehicular and pedestrian access to the townhouse units.

The senior living facility would be east of Farr Avenue and south of Orchard Street. The architecture is described in depth below. The footprint of the building would form an H shape. Two courtyards would be located on the east and west sides of the building. A two-story structured parking garage in the south portion of the building would have two points of vehicular access, one from Farr Avenue on the west side, and one from a roadway that would extend perpendicular from Orchard Street on the east side. A five-foot-wide pedestrian path would run along the south side of the senior living facility along the southern property line, connecting the Farr Avenue sidewalk to the sidewalk along the roadway on the east side of the building. Coordinated landscaping proposed as part of the Brown's Mazda redevelopment along their northern property line would add vegetation including canopy trees, understory trees, and shrubs along this path.

Since the work session, the main changes to the site design include:

- Rearrangement of the townhouses on the northern portion of the site so that more units would be oriented toward Orchard Street.
- Realignment of the vehicular entrance to the alley behind the townhouse units on Farr Avenue to be across from the west parking garage entrance.
- Addition of a pedestrian path along the southern property line and a sidewalk on the east side of the senior living building.
- Addition of outdoor amenities in the northwestern portion of the site discussed in the amenities section below.

Townhouse architecture

Attachment 6 contains elevations, materials, colors, and renderings of the proposed townhouse units.

The proposal includes two types of townhouses, 41 rear-loaded and 15 front-loaded. Rear-loaded units would be 20 feet in width and would be located along Farr Avenue and Orchard Street. Front-loaded units would be 24 feet in width and located closest to the north and east property edges. All units are proposed to be four stories and 44 feet in height. The two unit types would have the same materials, including face brick, fiber cement siding in different profile widths, fiber cement panel, synthetic trim, and metallic elements. Both unit types are shown with similar architectural features, including two-story projecting window bays, suspended metal awnings over the front entrances, decorative cornices above the window bays and along the top of the third story, fourth-floor outdoor terraces on the front portion of the unit, and rear decks on the second story faced in white synthetic trim and with white balustrades.

Three color schemes are proposed, differing by stick. No two of the same color schemes would be used on adjacent sticks located along Farr Avenue and Orchard Street. Proposed color schemes are as follows:

Scheme 1

- Brick: Cream
- Standard profile siding: Medium tan and medium dark gray
- Narrow profile bay siding: Dark blue
- Fourth story panel and garage doors: Light tan
- Trim: White
- Bay trim: Dark blue
- Metal elements: Charcoal gray

Scheme 2

- Brick: Red blended
- Accent brick (front-load units only): Solid orange
- Standard profile siding: Light tan and light gray
- Narrow profile bay siding: Dark gray
- Fourth story panel and garage doors: Medium gray
- Trim: White
- Bay trim: Dark gray
- Metal elements: Charcoal gray

Scheme 3

- Brick: Medium brown
- Standard profile siding: Medium brown and dark brown
- Narrow profile bay siding: Light tan
- Fourth story panel and garage doors: Light tan
- Trim: White
- Bay trim: Light tan
- Metal elements: Charcoal gray

Each unit would have a unique color for their front door, as can be seen in the elevations.

Since the work session, changes made to the townhouse architecture include:

- Increase in amount of façade brick.
- Adjustments to window groupings.
- One additional color scheme.

- End units in stick "F", which is the stick of rear-load townhouses closest to and perpendicular to Orchard Street, continue brick up through the second story on the rear elevations since the unit closest to the road would be quite visible from the right-of-way.
- Addition of screening for roof-mounted mechanical equipment, described in the appurtenances section below.

Senior living facility architecture
Attachment 7 contains perspective renderings and elevations of the senior living facility.

The seven-story facility would be H-shaped with two courtyards on the east and west sides. The northern leg and central connection would contain independent living residential units with amenity spaces on portions of the ground floor. The southern leg would include the parking structure on the first two floors, with amenity areas for assisted living residents on the third and fourth floors, and assisted living residential units on floors four through seven. The parking structure and third-floor amenities would have a larger footprint than the residential floors, extending toward the southern property line shared with Brown's Mazda. Although much of the roofline is shown at a constant height, different wall planes would create the appearance of a well-articulated volume as demonstrated by the street-level perspective renderings. The main roofline would be a maximum of 83 feet above grade. All roofline surfaces would be lined with metal coping to match the color of the adjacent material.

The east elevation would contain the main pedestrian entrance of the senior living facility from within the eastern courtyard. A porte cochere and covered walkway from the private road on this side of the building to the main entrance would comprise white painted metal posts supporting a flat canopy with white metal fascia. The top of this feature would contain planted green roof surfaces. The majority of this façade would be dark gray brick. Fenestration would include vertically-oriented paired windows, regularly spaced on floors two through seven, with corresponding full-height storefront on the ground floor. All storefront and windows would have dark gray framing and horizontal mullions near the top and bottom of each pane. A lighter gray metal accent panel would be used between the windows on every two floors and above the seventh-floor windows. Woodgrain metal panel would be used as an accent material near the main entrance and in narrow strips on the left side of the upper-floor window pairings. A single bay of recessed balconies with cantilevered extensions beyond the main wall plane and dark gray contemporary metal railings would be located near the center of this elevation. The east face of the north leg of the H would utilize the same material palette with three wall planes stepping back toward the north elevation, with a slightly different fenestration arrangement and an additional bay of balconies. A recessed area on the left side of the courtyard façade would have full-height windows on all seven levels with wall surfaces faced in medium gray metal panel. The roofline of this portion of the building would be taller than the main roofline, and the wall surfaces above the seventh floor would be faced in medium gray corrugated metal panel. The east façade of the assisted living residential units on floors four through seven of the south leg of the building would have two wall planes of white fiber cement panel with visible joints, with shorter windows on the left plane and taller windows with cantilevered balconies on the right plane. Woodgrain metal panel would be used as an accent. The area between the two white wall planes and beneath them at the third floor amenity space

would be medium gray metal panel with extruded horizontal bands between floor levels. The east façade of the parking structure would be angled vertical metal louvers in a woodgrain finish on the ground floor with perforated metal panel on the upper floor for the left half, and vertical louvers on both floors on the right half. The right half would contain the large rectangular opening for vehicular access to the garage, which would have a green metal surround.

The north elevation, facing Orchard Street, would have individual entrances to the ground floor residential units. These areas would include small stoops with dark gray contemporary metal railings, double-height divider walls faced in woodgrain metal panel, and cantilevered medium gray awnings. At-grade planters lined by vertical metal panel with woodgrain veneer would be located in the areas between each set of stoop stairs. The upper residential floors would contain much the same window arrangement and style as the east elevation described above, with the main wall material being dark gray brick with accents in woodgrain metal panel and medium gray metal panel used to break up expanses of brick. This elevation would have five bays of partially recessed and cantilevered balconies stacked above each of the ground floor entrances. The northwest and northeast corners would have additional windows.

The south elevation would contain two separate treatments for the exterior of the parking structure, which would wrap around to the corresponding east and west elevations. The eastern half would have angled vertical metal louvers in a woodgrain finish affixed to the outside of the ground floor of the parking structure, with perforated metal panel on the upper floor. The western half would have angled vertical metal louvers in a woodgrain finish affixed to the exterior of both stories of the structure. The area in the center of the two halves of the garage would be enclosed, faced in medium gray corrugated metal panel with windows accented with woodgrain metal panel. The third-floor would have a green roof on the eastern half, an indoor amenity area in the center, and an outdoor patio area on the western half. The fourth floor would contain another smaller outdoor amenity area above the enclosed amenity area on the third floor. The residential floors on levels four through seven would include vertically-oriented fenestration, similar to that proposed for the east and south elevations, but with slightly different pairings, one wider window paired with one narrower window of the same height. Two bays of cantilevered balconies would be located on the western end of this elevation. The four residential floors would be framed and visually separated from one another by white fiber cement banding. The center section of this elevation on floors four through seven would be faced in medium gray corrugated metal panel. As with the other elevations, woodgrain metal panel would be used as an accent material alongside and above windows.

The west elevation would contain the entrances to the ground floor from within the western courtyard. A green roof would be located above some indoor amenity areas on the ground floor. This elevation is treated similarly to the eastern elevation, although more woodgrain metal panel is incorporated into the façade of the ground floor. The west façade of the parking garage would be affixed with angled vertical metal louvers in a woodgrain finish. A double and single steel door and a rollup door all painted a medium gray would be incorporated into the design of the ground floor of the garage façade, providing access to service and loading areas near the loading parking space on Farr Avenue. The upper story of

the garage would contain window-proportioned openings with green metal surrounds to match the vehicular entrances to the garage would be used on the upper level.

Since the work session, changes made to the architecture of the senior living building include:

- Addition of visible joints to the white fiber cement panel of the east and west façades.
- Use of green metal panel for the entrance surrounds at the two garage entries.
- Incorporation of ground floor service entrances and upper story openings into the west façade of the parking garage.
- Partially recessing outdoor balconies.
- Addition of metal coping to the roofline.

Landscaping

The landscape plan in Attachment 5 shows canopy and understory trees in key locations throughout the site. Regularly spaced canopy trees are proposed in the four-foot strip between the road and the sidewalk on both sides of Farr Avenue extended and Orchard Street, including the street frontage on the south side of Orchard Street along the 3.31-acre Phase 4 portion of the site that is not yet programmed. These areas are anticipated to be rights-of-way and so are outside of the scope of the certificate of appropriateness review.

Additional canopy trees are shown with supplemental shrubs in the southwest corner of the site and in certain areas along the private roadways in the northern portion of the site.

An eight-foot-wide "linear park" is proposed along the north side of Orchard Street between the sidewalk and the front yards of the townhouses. This would comprise plantings of canopy trees, understory trees, shrubs, and ground cover. Certain portions would include visible storm water best management practice (BMP) facilities to allow natural areas for infiltration (see photo examples on sheet 13 of Attachment 5). A temporary linear park would be constructed inside the sidewalk on the south side of Orchard Street along the Phase 4 portion of the site.

Where possible, existing trees along the north property line between the proposed front-loaded townhouses and the Assembly neighborhood would be retained, with supplemental evergreen trees planted as needed to create a consistent landscape buffer. Rear yards of the front-load townhouses would be enclosed with wooden board-on-board fences, although it is unlikely these would be visible from the right-of-way.

The eastern and western property lines between the rear-loaded townhouses and adjacent office building and single-family properties, respectively, would be planted with a landscape buffer to include a mix of canopy trees, understory trees, evergreen trees, and shrubs.

The majority of the existing trees in the forested northwestern portion of the site would remain. A variety of canopy, understory, and evergreen trees are proposed in the open space around the above-ground portion of the Accotink Creek near the culvert headwall. A cluster of shrubs would be planted

between nearby parking and pedestrian areas and the headwall. The headwall and areas on either side of the creek would be lined with black powder coated picket railing to restrict access and enhance safety in this area.

A variety of landscape species are proposed, as shown on sheets 16 and 17 of Attachment 5, but individual plantings in the plan are not identified at this time. This would be reviewed at the site plan stage if the project is approved.

Individual townhouse yards would be planted as shown on sheet 13 of Attachment 6. Plantings for the rear-load units would include shrubs and perennials at the front and side foundations, and between driveways. Front-load units would have shrubs and perennials planted between their driveways and front walkways. Information on potential species selection for these plantings can also be found on sheet 13.

The landscaping of the courtyards of the senior living building can be seen in Attachment 7. The various outdoor gathering spaces and amenities, descried in more depth in the amenities section below, would be defined by plantings of canopy trees, understory trees, shrubs, and groundcover. The eastern courtyard incorporates a thick screen of plantings to soften the parking garage façade. The amenity area on top of the west side of the parking garage would also include trees that would likely be visible from the right-of-way. The species selected can be seen on sheet L13.

Four retaining walls are proposed: one at the southwest corner of the site, one along the west property line, one between Orchard Street and the closest stick of units perpendicular to the street (building F in Attachment 6), and one near the terminus of the private road on the east side of the senior living building. These walls would either be concrete with brick veneer to match the brick of building color scheme 1 (cream) or segmented block in a similar color. An example of what these walls would look like can be seen in the rendering on sheet 11 of Attachment 6.

Lighting

Street lights along Farr Avenue and Orchard Street, which would be in the right-of-way and are therefore outside the scope of a certificate of appropriateness review, would be the City standard cutoff LED acorn light. Private site lighting in the townhouse portions of the site would include decorative pole-mounted LED fixtures in a dark bronze finish with a 4000K color temperature, as depicted on sheets 18-22 of Attachment 6. Building-mounted lighting for the townhouses would include LED wall pack lights in a bronze finish with a 3000K color temperature (sheet 16) above the rear-load garage doors and decorative rectangular LED wall sconces in an architectural bronze finish with a 3000K color temperature (sheet 17) outside front doors and rear deck doors.

Site lighting for the courtyards of the senior living building include 14-foot candlestick fixtures, 2.5-foot bollard fixtures, landscape uplights, and strip lights to accentuate certain amenities. Building-mounted lighting for the senior living building would include cylindrical wall sconces on the north elevation to

illuminate the pedestrian path. All fixtures would be LEDs in a black finish with a 3000K color temperature. Details can be seen on sheet L09 of Attachment 7.

Amenities
A pocket park with gray decomposed granite walkways would be located near the intersection of Farr Avenue and Orchard Street. This area would be connected to more open space amenities to the northwest by a brick/paver sidewalk and crosswalk. Black powder-coated metal loop bike racks would be located on a small concrete pad near the culvert headwall in this area. The brick/paver path would tie into a new 8-foot asphalt trail that would run between the above-ground portion of the Accotink Creek near the box culvert and an open space that would include a mature canopy tree to remain and a small mulched tot lot. The asphalt trail would follow the creek through the wooded portion of the site and cross the creek near the northwest corner of the site where it would connect to Perry Street and Howerton Avenue in the Fairfax Acres neighborhood. The creek crossing would be a "fairweather" crossing, which would allow water to flow underneath the trail and over the trail when the water level is high. It would include round wooden stepping pegs.

Site benches would have wood slats with black metal frames. Trash receptacles throughout the site would be black metal with vertical wood slats. A special wooden bench would be installed around the trunk of the large canopy tree to remain in the green space near the tot lot.

The east courtyard, which would contain the covered entry canopy, would also include private patios for ground floor independent living units, a water feature with integrated seating, outdoor restaurant seating, and benches (see sheets L03-L04 of Attachment 7). The western courtyard would contain a plaza, outdoor fitness deck, lawn, feature wall, fire pit, various forms of seating, and outdoor dining patios (sheets L05-L06). Both courtyards would contain a variety of hardscaping to include stamped concrete, porcelain pavers, wood decking, and artificial turf (sheet L12). The outdoor area on top of the western half of the parking structure, for use by memory care residents, would include a variety of amenities and furnishings, which can be seen on sheets L07, L08, and L11, but this space would be screened by the louvers affixed to the outside of the parking garage, which would also act as safety barriers.

Appurtenances
All mechanical units associated with the townhouses and the senior living facility would be roof-mounted and screened by their placement and parapets, as demonstrated on sheets 14-15 of Attachment 6 and sheet 15 of Attachment 7. The roof-mounted mechanical units of the townhouses would be further screened by PVC lattice enclosures. Trash collection for the senior living facility would take place within the garage. No electrical transformers have been identified on the certificate plans, but if they are included onsite, they must be screened from view in the rights-of-way in some manner.

ANALYSIS

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

Architectural Control Overlay District Overview, ACOD-1

ACOD Goals, ACOD-1.2

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

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

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

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

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

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

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

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

Staff finds the proposal to conform to the above goals of the ACOD. The new public streets through the site would be lined with well-developed continuous landscaping on either side, including the more intensely landscaped linear park space on the north side of Orchard Street. It is important to note that the right-of-way portions of the project are not within the scope of this review, and staff believes that additional landscaping is warranted in certain portions of the site (see discussion in the landscaping section of the analysis below). Open space amenities such as trails and play equipment would be located in the northwestern portion of the site, increasing usable open space and connectivity in the City for residents and visitors. Staff believes that the proposed architecture of the townhouses and senior living facility are generally of high-quality and take reasonable design cues from neighboring development, although staff has specific design recommendations that can be found below for the senior living building. Appurtenances have been demonstrated to be screened from view in the right-of-way.

New Construction, ACOD-3

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

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

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

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

Staff finds the material variation and use of different planes in the design of the townhouse buildings to be consistent with the above guidelines. The sticks along Farr Avenue and Orchard Street would have varied setbacks. Architectural features such as decorative banding, cornices, projecting window bays, and awnings would also help add articulation to each stick of homes. The senior living building would use different wall planes, material variation, recesses, and projections to reduce the scale and create a well-articulated structure, despite its large size. Staff believes that more effective ways to articulate the north façade would be either to eliminate the cantilevered balconies and instead fully recess the them inside the main wall plane, or to enclose each cantilevered balcony bay with some sort of unifying architectural treatment (see recommendations below).

Roof Form & Materials, ACOD-3.6

Large-scaled buildings should have a varied roofline to break up the mass of the design and to avoid a visible monolithic expanse of roof. Use gable and/or hipped forms or different height of bays. Break the roof mass with elements such as gables, hipped forms, dormers, or parapets. Scale these features to the scale of the building.

Consider using a special roof feature on buildings located at a prominent corner or to highlight entry bays on larger structures.

Staff believes that the articulation created by using setback variations in the townhouse units along Farr Avenue and Orchard Street will help articulate the roofline from the pedestrian perspective. Likewise, the large plane in the façade planes of the senior living building would create a dramatic roofline from a pedestrian perspective, even though the roofline height is actually fairly consistent.

Opening Types & Patterns, ACOD-3.7

> *The size and proportion, or the ratio of width to height, of windows of new buildings' primary facades may be vertical, horizontal or square. Their arrangement may be laid out in a pattern or in a more random fashion depending on the building's use and its overall design.*
>
> *Traditionally designed openings are generally recessed on masonry buildings and have a raised surround on frame buildings. New construction may use these methods in the ACOD, or they may have openings that are flush with the rest of the wall.*
>
> *Door selection should be integrated into the overall design vocabulary of the building and should be part of an entry element that is articulated and a visible part of the façade.*

Staff finds the windows and doors proposed for the townhouse units to be consistent with their transitional design style, and those for the senior living facility to be consistent with its more contemporary aesthetic. The use of rowlock sills and headers would add a traditional design element to the townhouses that is familiar to buildings in the City. The accent materials alongside the windows of the senior living facility help articulate these openings in a contemporary way.

Building Foundations, ACOD-3.9

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

Masonry is the primary material at the foundation of all townhouse units, consistent with the above guidelines. The senior living building elevations show the use of cementitious products down to the ground plane in some areas. Staff believes that a masonry material should be used at the foundation level on all sides of this building, for both an enhanced aesthetic, and for protection of less durable fiber cement products. See recommendation below.

Materials & Textures, ACOD-3.9

> *The selection of materials and textures for a new building in the ACOD may include brick, stone, cast stone, wood or cementitious siding, metal, glass panels, or other materials as deemed appropriate by Staff and the BAR. In general, the use of stucco-like products such as EIFS should be limited and is most appropriate on higher elevations, not in the pedestrian realm.*

Use quality materials consistently on all publicly visible sides of buildings in the district. These materials should be long lasting, durable, maintainable, and appropriate for environmental conditions.

Staff finds the use of brick for a majority of the front elevations and side elevations of the townhouses to be consistent with the above guidelines. While a large proportion of the senior living building is proposed to be brick, staff believes that the above-mentioned recommendation to use masonry as the foundation material would bring the design closer into conformance with the intent of these guidelines and add durability and longevity to the built form. Fiber cement siding is acceptable on the rear and low-visibility side elevations of the townhouse units as proposed, and for accent materials of both the townhouse units and the senior living building.

Architectural Details & Decorative Features, ACOD-3.9

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

For the townhouse units, staff finds the use of varying wall materials, colors, and features such as decorative banding, headers, sills, cornices, window bays, and awnings to add articulation and architectural interest. For the senior living building, staff finds elements such as accent materials, varying wall materials and textures, and recessed/cantilevered balconies to have a similar effect on the structure's articulation.

Building-Mounted Lighting, ACOD-3.12

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

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

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

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

Staff finds the proposed building-mounted sconces for the townhouses to be cohesive with the aesthetic proposed for these residences. The sconces for use along the north side of the senior living facility are appropriate within the context of that structure's more contemporary aesthetic.

Appurtenances, ACOD-3.13

> *Building service, loading, and utility areas should not be visible from public streets or adjacent developments, or from access drives within large developments. Such service areas should be located behind the main structure in the least visible location possible or screened if otherwise visible from the right-of-way or other public places.*
>
> *Mechanical equipment on roofs or sides of buildings should not be visible from streets. It should be screened from public view on all sides if otherwise visible. The screening should be consistent with the design, textures, materials, and colors of the building. Another method is to place the equipment in a nonvisible location behind a parapet.*
>
> *Items such as roof ladders, railings, roll-up doors, and service doors should be located on building elevations that are the least visible from public streets/corridors and adjacent developments or from access drives within large developments. Their colors should be coordinated among all these elements and blend with the rest of the building.*
>
> *Dumpster enclosures should be constructed of either an opaque fence or wall made of the same material as the building.*

The applicant has submitted both a screening fence detail as well as a sight line diagram that can be seen on sheets 14-15 of Attachment 6 demonstrating that the roof-mounted mechanical units for the townhouses would be screened from view. Similarly, a sight line diagram on sheet 15 of Attachment 7 demonstrates that all roof-mounted mechanical equipment of the senior living building would not be visible from the right-of-way or from within the neighboring townhouses. No color is specified for the townhouse screen fence, and staff recommends this feature match the color of the fourth-story walls.

Building Types: Additional Considerations, ACOD-3.14 – ACOD-3.15

Townhouses

> *Residential townhouses, depending on the number that are abutting, should have varied setbacks.*
>
> *In townhome developments, avoid creating street front facades that are dominated by garage doors.*
>
> *Many townhouses have some type of entry porch or portico with much variety in the size, location, and form of these features. Since this element is such a prominent part of the residential areas, consider including it in residential design.*

Staff finds the varying setbacks of the rear-loaded townhouse units closest to Orchard Street and Farr Avenue, as well as their articulated front entrance areas, to meet the intent of the above guidelines.

Hotel

> *Some sort of entrance portico or canopy may be a part of this building type design to provide a sheltered drop-off area for its guests and visitors. This feature should be designed as a complementary element within the overall design of the building.*

Multi-family units

> *Elevate the ground floor of the building's design to maintain more private living spaces.*
>
> *Entry stoops (besides elevating the ground floor) also add visual interest, create a rhythm along the street, and provide an area of pedestrian activity.*
>
> *Common areas, entrances and lobbies may have higher transparency and provide a visual connection to the pedestrian realm.*
>
> *Articulate the facades with window patterns, projecting or recessed balconies, changes in materials, and other scale reducing techniques.*

While not necessarily a hotel or strictly a multifamily building, staff finds that the design of the senior living building meets the provisions outlined above, including the porte cochere/covered walkway to the front entrance, raised stoops along Orchard Street for the ground-floor residences, and storefront at the central amenity areas.

Awnings & Canopies, ACOD-5

Placement & Design, ACOD-5.2

> *Place an awning or canopy carefully within the storefront, porch, door, or window openings so it fits the building and does not obscure other important features or elements or damage materials.*
>
> *Choose designs that do not interfere with existing signs, street trees, or other elements along the street.*
>
> *Choose an awning shape that fits the opening in which it is installed. Use materials and forms that are compatible with the associated building.*

Materials & Color, ACOD-5.3

Coordinate color scheme of awnings and canopies with the overall building color scheme.

Use materials that are compatible with the associated building.

Staff believes that the proposed suspended metal awnings for the front entrances of the townhouse units and the walkway canopy to the main entrance of the senior living building are consistent with the above guidelines.

Painting, Color & Finishes, ACOD-4

Guidelines, ACOD-4.2

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

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

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

Select natural tones instead of overly bright and obtrusive colors.

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

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

Staff finds the three color palettes proposed for the townhouses to be cohesive among the community with enough variation to create unique identities for each stick and each home. The range of grays for use on the senior living building are consistent with a contemporary aesthetic, and are appropriately subdued for such a large structure. The limited use of white and wood color provide limited but effective accents.

Private Site Design & Elements, ACOD-6

Parking, ACOD-6.2

Hide or screen parking from view of the public right-of-way by locating it within the building mass.

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

Parking structures, garages or decks, fronting on public right-of-ways, or major pedestrian routes should contain storefronts or other forms of visual interest on the ground level. Consider incorporating public art, vertical plantings (green walls), or other architectural treatments to enliven the appearance of parking garage façades.

The vast majority of onsite parking would be located inside individual townhouse garages and within the senior living parking structure, consistent with the above guidelines. Staff believes the revised design of the parking structure does not do enough to address the human scale along Farr Avenue and the private road on the east side of the senior living building. Staff believes using materiality in the form of brick veneer to match the building on the ground floor of the east and west façades of the garage would be a simple and effective way of adding human scale to this feature (see recommendations below).

Paving, ACOD-6.2

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

Staff finds the use of the various hardscape materials for use in the courtyards of the senior living facility to be consistent with the above guidelines, creating interesting and inviting amenity spaces. The use of brick or pavers in the crosswalk and walkway of the open spaces near the intersection of Farr Avenue and Orchard Street would match the material proposed for use in the planting strip of the rights-of-way, and is an appropriate accent material that reflects the materiality of the townhouses. Scored concrete for the walkways throughout the development, decomposed granite for the pocket park pathway, and asphalt for the trail are acceptable for the ACOD.

Landscaping, ACOD-6.3

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

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

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

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

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

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

Staff believes the proposed landscaping would enhance the new streetscapes along Orchard Street and Farr Avenue (note that these areas would be in the right-of-way and are therefore not within the scope of this review). The linear park proposed alongside the north side of Orchard Street would further enhance this streetscape and create a pleasant pedestrian experience. Perimeter plantings on property edges would be relatively dense and provide an appropriate transition to surrounding properties. The typical townhouse yard landscape plan demonstrates a layered variety of foundation plantings to enhance the small yards. The landscaping proposed within the courtyards of the senior living facility have been especially well thought out and would add vibrancy and soft separations within these spaces. The open space in the northwestern portion of the site would be planted with an abundance of canopy and understory trees to create a wooded environment near the above-ground portion of the stream when the plantings mature. Staff believes there is an overall lack of shrubs proposed in this part of the site, and recommends additional shrubs be planted along the path and near the stream. Shrub plantings in the northwest portion of the site should be selected from Appendix III for shrubs, herbaceous plants, groundcovers, ferns, and grasses as listed in the section on Resource Protection Area (RPA) plantings, on pages 3.20-3.24.

Fences & Walls, ACOD-6.4

Use brick or other natural stone materials for walls. When a wall is an integral part of, or an extension of a building, select wall materials that complement the building's materials.

Avoid the use of modern, mass-produced fence materials such as diamond lattice panels, or synthetic materials such as plastic or fiberglass timbers. Stained wood board-on-board is usually appropriate.

If a fence or wall spans an area longer than 1/3 of the property line, modulate and articulate the wall with techniques to provide visual interest from the public right-of-way. Examples to break up a long expanse include inserting vertical piers of a different material, height, or width in an intentional rhythm or by adding a vegetative layer(s).

Staff finds the use of black powder coated metal picket railing around the above-ground portion of the creek near the box culvert to be an appropriate fencing type. Rear-yard board-on-board fences are appropriate for front-load townhouse units, although these will likely not be visible from rights-of-way. Staff finds the proposed materials for the retaining walls, either concrete with cream brick veneer to match townhouses in color scheme 1, or segmented block in a cream color, to be appropriate within the context of this development.

Lighting, ACOD-6.5

Select light posts and fixtures that are sympathetic to the design and materials of the building and its neighbors.

As a way to enhance design coherency on a private site in the ACOD, ensure that new exterior lighting elements—posts, fixtures, landscape, and other accent lights share at least one common element—color, material, form, or style, creating a coherent suite or assemblage of exterior lighting elements.

Consider making use of adaptive lighting controls, allowing lighting levels to be reduced during off-peak periods.

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

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

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

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

Staff finds the proposed private site lighting for the townhouse portions of the site to be an appropriate style that will be cohesive with the LED cutoff acorns to be used in the rights-of-way along Farr Avenue and Orchard Street. Staff also finds the various site lighting fixtures proposed for use in the courtyards of the senior living building to be cohesive with one another in color, form, and lighting output.

Furnishings, ACOD-6.6

> *Select site furnishings similar in appearance and quality to those at Old Town Square.*
>
> *Encourage developments to brand their site through the use of select site furnishings and the use of color and materials, as long as their quality is comparable to those in Old Town Square.*
>
> *Private sites are encouraged to make individual choices as to the style and color of bollards, bike racks, and other site-specific furnishings.*
>
> *All furnishings within a single private site or project should form a coherent suite or family of furnishings—with a consistent color, material, style, or form.*
>
> *Furnishings should be of similar quality and value as those required for incorporation in the public right-of-way or similar to those located in Old Town Square.*
>
> *Benches and trashcans should be located where useful—along pedestrian pathways, and at building entries, gathering areas, and plazas.*
>
> *Bike racks should be placed near building entries and included in parking lots, garages, and structures.*
>
> *The use of café seating and movable furnishings is highly encouraged in gathering spaces and plazas.*

Staff finds the site furnishings including benches, trashcans, and bike racks to be of high quality and cohesive design. The various furnishings for use within the senior living courtyards would provide a variety of attractive lounging choices in those spaces.

Appurtenances, ACOD-6.7

> *Examples of architectural interventions that are appropriate for screening appurtenances include masonry walls, fences with gates, landscape, or wood screens.*
>
> *Dumpster enclosures should reflect the surrounding building materials and design.*

No ground-mounted equipment was shown in the plans for this review, but any equipment would need to be screened from view in the rights-of-way.

Gathering Spaces, ACOD-6.8

> *Incorporate a variety of small public spaces, ranging in size from 100 to 2,000 square feet, to provide opportunities for informal interactions and public outdoor access.*
>
> *Smaller and less formal than a plaza as defined in the Zoning Ordinance, gathering spaces may vary widely in type, size and amenities. At a minimum, a gathering space should accommodate six seated individuals and allow for a variety of seating options such as benches, seat walls, tables/chairs, or seating directly on lawn areas. Other amenities in these spaces may include outdoor dining, game tables, public art, or water features.*
>
> *Orient buildings to form gathering spaces rather than isolating them in forgotten, unattractive portions of the site. Use trees, walls, topography, and other site features to define gathering spaces and to lend a human scale to the area. Shade is an important component and could be provided by a shade structure, trees, or overhang from an adjacent building.*

Staff finds the design of the various gathering spaces onsite, including the pocket park, tot lot, and senior living courtyards to be attractive amenities for residents and visitors that would enhance the community and streetscapes.

Private Roads, ACOD-6.9

> *Provide for a pedestrian scaled and shaded environment by planting street trees on both sides of private streets.*
>
> *Provide pedestrian friendly sidewalks that are ADA compliant.*
>
> *Use materials that are stable, attractive, and reflect the adjacent building vocabulary and streetscape materials.*
>
> *Use sturdy benches, trashcans, and pedestrian amenities with materials, styles, and quality similar to those in quality and appearance required for the public streetscape.*
>
> *Site furnishings provide the opportunity to 'brand' a development through the use of color, materials, and style of furnishing. All furnishings within a single project or site should be of a suite, with a consistent vocabulary in color, material, and form between various elements such as trash cans, benches, tables, chairs, bollards, etc. Branding is encouraged for large projects within the ACOD. No specific style, material, or vendor is required.*

Staff finds the design of the private roads throughout the site to be overall consistent with the above guidelines, although staff believes additional canopy and understory trees should be planted within the front and side yards of the townhouse units in the northern portion of the site to further enhance the streetscapes there. Benches and trashcans would be spread throughout the development and are proposed to be located in logical places.

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

Chapter 2 – Land Use

Activity Center

The Activity Center Place Type, identified in purple on the Future Land Use Map, applies to locations in the City where pedestrian-oriented, mixed-use development is strongly encouraged. (Mixed-use development is pedestrian-oriented development that allows multiple activities to take place by layering compatible land uses, public amenities, and active streets accommodating multimodal transportation, and community-serving commercial.) Uses should be integrated as a mix of commercial uses, multifamily housing, and townhouses, either in the same building (i.e., vertical mixed-use) or as a combination of single-use buildings featuring a range of complementary uses within the Activity Center (i.e., horizontal mixed-use).

Residential Multifamily: Residential multifamily uses are acceptable as components of mixed-use buildings or as stand-alone buildings. Ground floor residential uses in multifamily or residential mixed-use buildings, including accessory spaces and amenities but not including residential lobby areas, should not be provided along Commercial Mains. Where ground-floor residential units are located adjacent to Active Streets, direct exterior access should be provided to individual units.

Townhouse: Residential townhouses should only be considered to serve as a transitional use to existing development outside of the Activity Center.

The Northfax Activity Center ("Northfax") is considered the most appropriate location in the City to accommodate a regional mixed-use destination. Its location at the intersection of Fairfax Boulevard and Chain Bridge Road, with immediate access to Interstate 66 and a potential future Metro station, is more accessible than other Activity Centers. It is also equidistant from existing regional mixed-use destinations at Merrifield and Fairfax Corner.

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

> *OUTCOME CCAC2.3: Old Town Fairfax, Northfax, and the other Activity Centers are well-designed and desirable places to live, work, shop, and dine. (52)*

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

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

Staff believes that the architecture and landscape proposals are generally consistent with the considerations in the Comprehensive Plan dealing with the design of new development in the Northfax Activity Center. Staff finds the design the townhouses to be of high quality and responsive to the concerns of the BAR and staff. While improvements were made to the design of the senior living facility, staff believes changes as reflected in our recommended conditions will further enhance the design of this building.

RECOMMENDATION

Staff finds the proposal to conform to the City's design criteria and therefore recommends that the BAR recommend to City Council approval of the major certificate of appropriateness with the following conditions:

1. Cantilevered balconies on the north elevation shall be redesigned so that each bay is either fully recessed or joined together within a unified architectural projection. Final design shall be reviewed and approved by the Director of Community Development and Planning.
2. The precast concrete portions of the ground floor of the exterior of the east and west façades of the parking garage shall be clad in gray brick veneer to match the building.
3. Masonry shall be used as the foundation material on all sides of the senior living building, including parking garage elevations.
4. All canopy trees shall be 3.5-inch caliper consistent with the requirements of the Zoning Ordinance.
5. Additional canopy and understory trees shall be planted in the front and side yards of townhouses in the northern portion of the site where practicable.
6. Additional shrubs shall be planted along the path and near the stream in the open spaces in the northwestern portion of the site. Shrub plantings shall be selected from Appendix III of the Design Guidelines for shrubs, herbaceous plants, groundcover, ferns, and grasses as listed in the section on Resource Protection Area (RPA) plantings.
7. Lattice screens for roof-mounted townhouse mechanical equipment shall be in a color to match the fourth-floor wall surfaces.
8. All ground-mounted appurtenances shall be screened from view in the right-of-way.
9. The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

ATTACHMENT 1

RELEVANT REGULATIONS

§3.7.4. Architectural control overlay district

A. Applicability

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

B. Certificate of appropriateness required

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

C. Exceptions

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

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

D. Design guidelines and standards

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

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

§5.4.5. Powers and duties

B. Final decisions

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

1. Certificates of appropriateness, major (§6.5)

§6.5.1. Applicability

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

A. A certificate of appropriateness shall be required:

1. To any material change in the appearance of a building, structure, or site visible from public places (rights-of-way, plazas, squares, parks, government sites, and similar) and located in a

historic overlay district (§3.7.2), the Old Town Fairfax Transition Overlay District (§3.7.3), or in the Architectural Control Overlay District (§3.7.4). For purposes of §6.5, "material change in appearance" shall include construction; reconstruction; exterior alteration, including changing the color of a structure or substantial portion thereof; demolition or relocation that affects the appearance of a building, structure or site;

§6.5.3. Certificate of appropriateness types

A. Major certificates of appropriateness

1. Approval authority

(a) General

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

(b) Alternative (in conjunction with other reviews)

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

§6.5.6. Action by decision-making body

A. General (involving other review by city council)

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

B. Other reviews

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

2. In conjunction with special use reviews, planned development reviews, special exceptions and map amendments (rezoning), the city council may review the proposed certificate of appropriateness in accordance with the approval criteria of §6.5.7. The city council may request modifications of applications in order that the proposal may better comply with the approval criteria. Following such review, the city council may approve, approve with modifications or conditions, or disapprove the certificate of appropriateness application, or it may table or defer the application.

§6.5.7. Approval criteria

A. General

1. Certificate of appropriateness applications shall be reviewed for consistency with the applicable provisions of this chapter, any adopted design guidelines, and the community appearance plan.
2. Approved certificates of appropriateness shall exhibit a combination of architectural elements including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line and height conform to accepted architectural principles and exhibit external characteristics of demonstrated architectural and aesthetic durability.

§6.5.9. Action following approval

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

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

§6.5.10. Period of validity

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

§6.5.11. Time lapse between similar applications

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

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

§6.5.12. Transfer of certificates of appropriateness

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

§6.5.13. Appeals

A. Appeals to city council

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

B. Appeals to court

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