



## Board of Architectural Review

DATE: November 7, 2018  
TO: Board of Architectural Review Chair and Members  
THROUGH: Jason Sutphin, Community Development Division Chief *(JS)*  
FROM: Tommy Scibilia, BAR Liaison *(TS)*  
SUBJECT: Capstone

ATTACHMENTS: 1. Relevant regulations  
2. Meeting Minutes Excerpt, July 18, 2018  
3. Landscape Plans  
4. Renderings and Elevations

### Nature of Request

1. Case Number:	BAR-18-00720
2. Address:	3807 University Drive, 10366, 10368, 10370, 10372, 10374, 10378, 10380, 10382, 10386, 10388, 10390, 10392, 10394, 10396, 10398 Democracy Lane
3. Request:	Multifamily development
4. Applicant:	Capstone Collegiate Communities, LLC
5. Applicant's Representative:	Robert Brant
6. Status of Representative:	Agent
7. Current Zoning:	CR Commercial Retail
8. Proposed Zoning:	PD-R Planned Development Residential, Old Town Fairfax Transition Overlay District

## BACKGROUND

The subject property is 6.15 acres located within the block bounded by University Drive, Layton Hall Drive, and Democracy Lane. The existing uses on the site include low-rise, one- and two-story office buildings and surface parking. There are two standalone buildings, and three sticks of office condominiums designed in a residential townhouse style. The surrounding uses include a medical office building to the north and Layton Hall garden apartments across Layton Hall Drive, additional townhouse-style office condominiums and Courthouse Plaza Shopping Center to the south, office uses

and surface parking along Democracy Lane to the east, and the Olde Fairfax Mews townhouses to the west across University Drive.

In a concurrent land use case, the applicant is requesting a Comprehensive Plan Future Land Use Map amendment as well as a Rezoning request from CR Commercial Retail to PD-R Planned Development Residential and the Old Town Fairfax Transition Overlay District (TOD). The applicant is requesting one Special Exception from the Zoning Ordinance standards of the TOD on which the BAR must make a recommendation to City Council in addition to the recommendation on the Major Certificate of Appropriateness. See more information on the Special Exception request in the Proposal and Analysis sections below.

The BAR held a work session with the applicant on July 18, 2018. Comments and questions by the BAR included:

- The landscaping looks good overall. The open space shown at the top of the retaining wall of the medical office building parking lot (north elevation) could be a good opportunity for tree plantings to help reduce the scale of this façade.
- The elevations visible from Layton Hall Drive need to employ more masonry into their design.
- The height of the building would not be an issue if properly screened. See example at 10201 Fairfax Boulevard, a five story office building at the top of a hill that is well screened with mature landscaping.
- Safety concern about the number of steps along University Drive for the anticipated young adult residents.
- The bridging of the two halves of the building with a plaza (central breezeway) is a good design element.
- A method of adding articulation could be introducing more brick colors to create a less repetitive material rhythm along University Drive.
- Look at Old Town Plaza, south on University from the site, as a design precedent. During the design review process, the building was broken up visually by creating two deep cuts in the building wall to make one large building appear to be three buildings.
- The City has generally in the past received negative feedback on large buildings in the City, however these projects can end up becoming very popular, e.g. Providence Square condominiums on Main Street, also located in the Transition Overlay District.
- This project would be a good precedent for redevelopment in this part of the City.
- Concern about privacy for first floor residents on the University Drive side of the building, with the inner sidewalk and seating areas proposed so close to the building face. Is the inner sidewalk necessary?

See Attachment 2 for an excerpt of the meeting minutes from the work session for more detail.

Since the work session, staff met internally with the applicant to review interim architectural submissions. Staff made a variety of recommendations to make the proposal more in line with the City of Fairfax Design Guidelines, and more appropriate for the TOD. Comments included:

- The elevation of the building along Layton Hall Drive at the top of the medical office building property retaining wall is very tall. Consider redistributing the units on the fifth floor to elsewhere in the development (see further explanation in the Proposal section of the report).
- Group together sections of building that have a residential style (imitate the appearance of townhouses, traditionally proportioned openings, materials such as lap siding, gable roofs, dormers) and those that have a commercial style (brick and panel, flat rooflines) rather than alternating them along a single façade (see further explanation in the Proposal section of the report).
- Eliminate or widen residential style sections of the building that are overly narrow and create an awkward proportion that is not reflective of an actual townhouse.
- Add articulation or ornamentation to the eastern legs of the building.
- Some metal canopies are suspended two stories above the pedestrian realm. Make sure canopies are not higher up than the first story.
- Do not use bright white for any of the building elements, as this color will readily show weathering and residue buildup.

The applicant further revised the design following this round of staff comments and submitted for final consideration by the BAR.

## PROPOSAL

The BAR will be reviewing the proposal for a recommendation to City Council on the Major Certificate of Appropriateness and the Special Exception discussed below. The Major Certificate of Appropriateness covers the portions of the site that would be visible from the right-of-way. Democracy Lane and the two proposed private streets are not public rights-of-way, although as part of the concurrent land use case, the applicant is proposing public access easements on these roads and associated sidewalks. Anything in the proposal that would be visible exclusively from these roads and not from University Drive or Layton Hall Drive should not be considered when reviewing the project for a recommendation to City Council.

The applicant and contract purchaser of the site, Capstone Collegiate Communities, LLC, proposes to replace the existing low-rise office buildings and all associated structures currently located on the 6.15-acre site with a four- and five-story multifamily building with up to 275 units, marketed primarily to college students for off-campus housing, but also available for rent by non-students. The development would include approximately 11,000 square feet of resident amenity space, and between 708 and 783 parking spaces, most of which would be located in a five-story parking structure, and the rest of which

would be on-street parking on the private streets and surface parking in an existing surface lot at the eastern edge of the site.

*Site and Special Exception:*

The building would have two main sections connected by a covered breezeway on the ground floor. The western portion, with frontage on University Drive and Democracy Lane, would be rectangular in form with residences surrounding the parking structure and an internal courtyard. The eastern portion, with frontage on Layton Hall Drive and Democracy Lane, would be shaped like an "E", with three legs that create two courtyard spaces. Access to the site would be located off of University Drive at Democracy Lane, and off of Layton Hall Drive from two proposed private streets, one that is an extension of the driveway into the medical office building parking lot that would provide access to the garage, and one new road proposed along the eastern edge of the property that would connect Layton Hall Drive to Democracy Lane. Democracy Lane would provide interparcel access to the neighboring properties. Sidewalks would run around the majority of the building perimeter. At the July 18 BAR work session, two parallel sidewalks were proposed along University Drive, one along the road and one closer to the building that contained stairs and seating areas. The sidewalk closer to the building has been eliminated from the design in response to privacy and safety concerns raised at the work session (see list above in Background). The main entrance to the building and the amenity space would be located at the corner of University Drive and Democracy Lane. Secondary entrances would be located throughout the building. A covered central breezeway at the bend in Democracy Lane would provide entrances and a covered outdoor space connecting the two halves of the building on the ground floor. It would also provide pedestrian access from Democracy to the private road from Layton Hall Drive that services the garage entrance.

Pursuant to §6.17.1.B.3 of the Zoning Ordinance, the applicant is requesting one Special Exception from the provisions of §3.7.3 for the Transition Overlay District (TOD), to exceed the maximum 48-foot height limit. The height exhibit included in Attachment 4 shows a breakdown of the building based on where fire walls are located, into Buildings A, B, C, D.1, D.2, and E. The maximum height from average grade for each portion of the building is indicated and also included in the elevations of Attachment 4. The maximum heights range from 47.7 feet to 64.0 feet, the tallest portion being at the entrance to the parking structure off of Layton Hall Drive, and the shortest being the exposed portion of the garage along Democracy Lane. The building would be primarily four stories facing toward University Drive (Buildings C and D.1) and would be 55.5 feet tall on the northern half and 50.7 feet on the southern half. The building would be five stories along the eastern portion of Layton Hall Drive and would be approximately 56 feet in height (Building A). The maximum building height for this portion of the building is 61.1 feet, but this maximum comes from a portion of the façade around the corner facing the eastern private drive. The building would be primarily four stories or 48 feet in height along the western portion of Layton Hall drive, most of which would be located at the top of the retaining wall of the neighboring medical office building. The maximum height for this portion of the building, 64 feet, is again derived from another part of the building over the breezeway. This entire elevation was originally proposed to be five stories, but staff recommended that the applicant redistribute the units

from the top level to a less conspicuous location in the project, which they did, settling on the eastern half of the first Democracy Lane elevation and wrapping the corner to the parking structure (Building D.2). See Attachment 1 for the provisions of the Zoning Ordinance dealing with building height and how it is measured. See the height exhibit and elevations of Attachment 4 to better understand the various height maximums for the different portions of the building.

*Architecture:*

As discussed, the building would be four and five stories, with the four story portions concentrated along University Drive and the western portion of the Layton Hall Drive. The façades are proposed to be broken up approximately every 20 to 40 feet using a combination of material changes, roofline variation, height differences, façade jogs, stoops, and foundation planting beds. The façade along University Drive contains two approximately 12-foot-deep recesses to visually break the building into three distinct pieces, so that when viewed at an angle, it appears as three buildings. See the renderings in Attachment 4. Other architectural features include projecting window bays, soldier coursing, decorative piers, Juliet balconies with black metal railings, metal canopies, and storefront windows at the amenity space and leasing office. The building has two distinct architectural styles, which staff has referred to as “residential” and “commercial”. The residential style imitates the appearance of townhouses, with traditionally proportioned openings, materials such as lap siding, side-facing gable roofs, and dormers. The commercial style includes brick and flat panel, and flat rooflines with 30- and 42-inch parapets and simple decorative cornices. These two styles are grouped together per staff’s recommendation to the applicant (see list above in Background) so that residential style portions of the building are grouped more centrally along the façades, with the commercial style sections on the ends.

Materials include red brick and white washed brick, fiber cement panel in “Worldly Gray” (beige) and “Cityscape” (gray), beige and gray fiber cement lap siding, black architectural shingles for the residential style roofs, and white metal suspended canopies above entrances to the building. Brick is the primary material for the first floor of the building. Some building sections are entirely brick on all levels, and others are brick up through the first few floors with fiber cement elements on the upper levels.

*Landscaping:*

Alternating category II and IV deciduous trees are proposed along the inside of the sidewalk along University Drive, between the road and the sidewalk on Democracy Lane, and along one side of the private streets connecting Layton Hall Drive to Democracy Lane and to the parking structure. Category IV trees are proposed in the right-of-way on Layton Hall Drive to continue the regularly spaced pattern of street trees along this street. Category II, III, and IV deciduous trees are proposed within the two courtyards of the eastern portion of the building. A combination of deciduous trees and evergreen shrubs are proposed to be clustered beside Democracy Lane against the building around the corner from the amenity space to screen the proposed transformer in this area, as well as at the building’s northwest corner. A hedge of evergreen shrubs is proposed along the property edge shared with the medical office building property to the north. Foundation plantings are shown along the base of the Layton Hall Drive elevations. Raised brick planters tied into the building façade would be located at the

bases of the building, most of which would be used to provide visual relief and contribute to the pedestrian scale along University Drive. Tree species include red maple, ginkgo, white oak, willow oak, American linden, American elm, river birch, honeylocust, black gum, paperbark maple, American hornbeam, eastern redbud, flowering dogwood, Sweetbay magnolia, eastern hophornbeam, flowering cherry, and crabapple. In the illustrative concept sketches of the open spaces (Attachment 3, sheets 5-7), various shrubs and ground plantings are shown in the courtyards and in the planters along the bases of the building, however this level of detail has not yet been applied to the overall technical landscape plan (sheets 16-17). Shrub species are not directly called out in the landscape plan, but the conceptual landscape notes sheet (sheet 18) lists a variety of species for deciduous and evergreen shrubs including pepperbush, dogwoods, hollies, laurels, and junipers.

*Hardscape:*

The perimeter sidewalks would be scored concrete. The sidewalks along University Drive and Layton Hall Drive would be located within the right-of-way and are not within BAR purview. Red brick pavers are proposed in certain locations, such as at the corner plaza outside the resident amenity space at the corner of University Drive and Democracy Lane, in two small gathering spaces in front of the building along University Drive, and within the central breezeway. See examples of the proposed pavers in Attachment 3, sheet 8.

*Lighting:*

The City standard acorn light would be used along University Drive, Layton Hall Drive, Democracy Lane, and the two private drives from Layton Hall drive. The lights proposed along University Drive and Layton Hall Drive would be located within the right-of-way and are not within BAR purview. A decorative black gooseneck pole fixture is proposed in the two eastern courtyards, although these spaces would not be within view of the right-of-way and should not be discussed in detail for this review. Decorative black cylindrical wall sconces are proposed at areas of pedestrian interest, including the various entrances to the building, along the entirety of the University Drive façade, and within the central breezeway. Landscape accent well and up-lights in a black finish would be located in the open spaces including the two eastern courtyards and central courtyard (not visible from the right-of-way), and the central breezeway. These would be directed upward toward tree canopies. See details on the proposed fixtures and a plans showing where these fixtures are proposed in Attachment 3 sheets 11-15. Note that the exhibit on sheet 11 does not show the extent of wall sconces on the University Drive façade.

*Amenities:*

Benches and trash receptacles, both of which would have a matching black finish (Attachment 3, sheet 9) would be located on inset areas of the perimeter sidewalks and at the various gathering spaces including the two seating areas along University Drive and the amenity area at the corner of University Drive and Democracy Lane. Other amenities include the central breezeway which would have at-grade and raised planters, built in seating around support piers, and a large wall-mounted lighted sculpture, the final design of which has not been selected and which would not be visible from the public right-of-

way. The north and south courtyards would have a variety of furniture and features for residents, but would not be visible from the right-of-way as evidenced in the rendering in the Layton Hall Drive rendering in Attachment 4, and so they are not within BAR purview. Bike parking would be located inside the garage and the amenity areas and would therefore also not be visible from the right-of-way.

*Appurtenances:*

The applicant has included the location of two transformers on the landscape plans, located in the landscaped area around the corner from the amenity space on Democracy Lane which would not be visible from the public right-of-way. HVAC units would be roof-mounted toward the inside of the building closest to the parking structure and would not be visible from the right-of-way, due to their placement, the height of the building, and the gable roofs and flat roof parapets. Trash collection would take place within the parking structure.

*Signage:*

Signage is shown illustratively on the elevations as a ground-mounted monument sign at the corner of University Drive and Democracy Lane, which is integrated into the retaining walls and planting bed walls at this location. Specifics on the signage material and mounting method have not been provided at this time.

## ANALYSIS

*City of Fairfax Design Guidelines:*

The land use request would place this development into the Old Town Fairfax Transition Overlay District (TOD), and so the following excerpts from the Design Guidelines pertaining to the TOD are relevant to this application.

*Transition Overlay District Overview, TOD-1*

*Transition Overlay District Goals, TOD-1.1*

- 1. Build on the existing character of the neighboring HOD without copying it when designing new buildings in the TOD.*
- 2. Maintain and strengthen the TOD street "wall" at properties adjacent to the HOD, and strengthen the street edge with buildings and landscape throughout the district.*
- 3. Respect the boundary between the commercial areas and surrounding neighborhoods.*
- 4. Undertake changes that will improve pedestrian routes between the TOD and surrounding neighborhoods.*

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

*6. Respect the existing physical street patterns and lot orientation of the HOD when redeveloping sections of the TOD.*

Staff believes that the proposal is generally in conformance with these goals for the TOD. The building is much larger than what is found in the Old Town Fairfax Historic Overlay District (HOD), however the proposal's scale is comparable to Old Town Plaza south of the subject property on University and immediately outside of the HOD boundary. Its built form is focused on engaging the street and pedestrian realm while the articulation in the building design helps to visually reduce the scale, and while the materials relate to both a contemporary aesthetic and a more traditional aesthetic that is respectful of the nearby HOD. Staff believes the landscaping along Layton Hall Drive could be enhanced to strengthen the street edge in this location (see discussion below in the landscape section).

#### *New Construction, TOD-3*

##### *Building Types, TOD-3.3*

*5. Residential: Depending on the zoning designation of the site or of an application for rezoning, there is an opportunity to construct townhouses or mixed-use apartment or condominium buildings on some sites in the TOD. These designs should take their cues from similar townhouse forms or from other more recent, larger mixed-use buildings that are located closer to the street and have scale-reducing techniques employed in their design to reduce the appearance of their larger size.*

The proposal, although larger in scale than the townhouses across University Drive, incorporates scale-reducing techniques and architectural features that relate to the proportion, form, and materiality of the Olde Fairfax Mews.

##### *Building Siting, Form, Size & Footprint, Height & Width, and Scale, TOD-3.4-3.7*

*Consider using outdoor seating, plazas, and open space to create small setback variations.*

*Draw design cues from forms found in the neighboring HOD.*

*Institutional and multi-lot buildings by their nature will have large footprints. Therefore, the massing of these large-scale structures should be reduced so they will not overpower the traditional scale of the neighboring HOD. Techniques could include varying the surface planes of the building, stepping back the building as the structure increases in height, and breaking up the roofline with different elements to create smaller compositions.*

*The maximum height of new buildings in the TOD can allow for a height of four stories. In some instances, four stories may be inappropriately tall.*

*Many commercial buildings in the neighboring downtown area average 30 feet in width. If new buildings are wider than this size, their primary facades should be divided into bays to reflect the predominant width of the existing buildings. Buildings that front on two or more sides should use this bay division technique on all appropriate facades. These bays also should have varied planes within the overall façade.*

*Reinforce the human scale of new design in the TOD by including different materials or colors, or elements such as entrance and window trim, cornices, string and belt courses to separate floor levels, pilaster-like elements to separate bays, and other decorative features.*

The proposal incorporates a variety of plazas, setbacks, material and color variation, and decorative architectural features that reduce the scale of the building. The height of the building is taller than what is typical for the TOD and what the Zoning Ordinance allows by-right, but there are other precedents in the TOD which are taller. Old Town Plaza commercial development just south of the subject property was approved for a maximum height of 48 feet when previously the Zoning Ordinance allowed for 43 feet in the TOD. The most visible portions of the Capstone proposal along University Drive and Layton Hall Drive would be limited to four stories, which staff finds to be consistent with the intent of the four story 48-foot height maximum for the TOD in the Zoning Ordinance.

#### *Roof Form & Materials, TOD-3.8*

*Neighborhood transitional buildings should use roof forms that relate to the nearby residential forms instead of the flat or sloping commercial form.*

*Multi-lot buildings or large-scaled buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms or different height of sloped bays.*

*For new construction in the TOD use traditional roofing materials such as metal or slate, artificial slate, or architectural shingles that may resemble slate.*

*If using composition asphalt shingles, do not use light colors. Consider using darker textured type shingles that resemble slate or wood shingles.*

*If roof-mounted mechanical or other equipment is used, it should be screened from public view on all sides. The design of the screen or mechanical penthouse should relate to the overall building form and design; avoid a roof box appearance. The screening material should be consistent with the textures, materials, and colors of the building. Another method is to place the equipment in a*

*nonvisible location behind a parapet wall or to setback the equipment enough from the edge of the roof so that it cannot be seen from public-right-of-way below.*

Staff believes that the proposal uses an appropriate combination of traditional residential roof forms and commercial style flat rooflines, both of which have many precedents in the TOD and relate to roof forms in the HOD, to add variation and help break up the building visually. Staff believes that the roof material and color are consistent with these guidelines, as is the placement of roof-mounted appurtenances.

*Window Types & Patterns, and Entry Features, TOD-3.9-3.10*

*The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should be somewhat compatible with more traditionally designed facades. Most existing buildings in Fairfax's HOD have a higher proportion of wall area than void area except at storefront level. New buildings in the TOD may have a larger proportion of window voids than examples in the HOD.*

*Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the TOD as opposed to designing openings that are flush with the rest of the wall.*

*Many entrances of Fairfax's historic buildings have special features such as transoms, sidelights, and articulated elements framing the openings. Consideration should be given to incorporating similar elements in new buildings in the TOD.*

*Darkly tinted glass is not an appropriate material for windows in new buildings within the TOD.*

*When designing new storefronts in the TOD, continue with the concept of display windows, but the design may have more glass and a wider range of materials than the traditional storefronts of the HOD.*

*Many of Fairfax's historic houses have some type of porch or portico. There is much variety in the size, location, and type; and this variety relates to the different residential architectural styles. Since this feature is such a prominent part of the residential areas of the HOD, strong consideration should be given to including a porch in the design of any new residence in the TOD.*

The proposal contains windows with more traditional proportions for the majority of the building, while the southwest corner of the building where the leasing office and amenity space is proposed has larger fenestration and a more contemporary transparent ground floor that intentionally draws attention to this active corner of the project. The project has a several simple stoops at building entrances as well as the more intricate plaza, breezeway, and courtyards that act as more formal entrances.

*Building Foundations, TOD-3.11*

*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.*

The building uses brick veneer for all of the building foundations and for the raised planters that are tied into the building façades as well.

*Materials, Textures & Colors, TOD-3.11*

*The selection of materials and textures for a new building in the TOD should be compatible with, and complement, the neighboring historic buildings. Brick, stone, and wood siding or cementitious siding are the most appropriate materials for new buildings. Most new brick buildings currently use a brick facing over a frame instead of a solid brick wall.*

*Large scale multi-lot buildings whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings may vary materials, shades, and textures.*

*While synthetic sidings are not historic cladding or trim materials, their use in new construction is becoming more common and is appropriate in the TOD. Cementitious siding and composite elements for trim may, depending on the style selected, have a similar appearance to authentic wood trim and siding, and may be appropriate for the TOD. Avoid the use of aluminum and vinyl siding in the TOD.*

*The selection and placement of colors for a new building in the TOD should reflect traditional shades and placement locations. Brighter colors are more appropriate as accents on signs and awnings. Placement of color is another important factor in defining a building's appearance.*

Staff believes that the proposed materials are consistent with these guidelines.

*Architectural Details & Decorative Features, TOD-3.12*

*Cornices are a common element on most of Fairfax's historic buildings from past eras. Their inclusion in some form in new construction will help relate the new design to existing structures. In commercial buildings, there may be some sort of cornice above the storefront as well.*

*Other details may highlight window and entrance surrounds, or divide building levels with different textured or colored masonry, to name just several of many possibilities. These and other decorative elements also may help to create a human scale to the exterior design.*

The proposal includes simple cornices at the commercial style flat rooflines and has elements such as soldier coursing, sills and lintels, decorative piers, window bays, Juliet balconies, and material variation that add quality to the design of the building and help it relate aesthetically to the architecture of the HOD.

*Building-Mounted Lighting, TOD-3.13*

*Lighting for new structures in the TOD 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.*

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

*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.*

*Building-mounted accent lighting should be shielded and directed toward the building.*

Staff finds the proposal to be generally consistent with these guidelines, however staff believes that wall sconces should be incorporated into the Layton Hall elevation of the western portion of the building. The absence of lighting here could create an unsafe condition, and the building could benefit from accent lighting along this façade. Staff believes that the sconces would not produce inappropriate light spill onto the medical office property. Staff also recommends that all light fixtures should have LED light sources and emit light with a soft white color temperature.

*Signs, TOD-5*

*Number & Size, TOD-5.4*

*The number of signs used should be limited to encourage compatibility with the building and to discourage visual clutter.*

*Design & Execution, TOD-5.4*

*Signs should be designed by a graphic or environmental designer or a sign company, and be executed by sign professionals. All signs should be compatible with and relate to the design elements of the building including proportions, scale, materials, color, and details. No single lettering style is preferred and changes to text is not subject to architectural review.*

*Shape, TOD-5.4*

*Shape of signs for commercial buildings can conform to the area where the sign is to be located.*

*Materials, TOD-5.4*

*Use traditional sign materials such as wood, glass, gold leaf, raised individual metal, or painted wood letters on wood, metal, or glass. More recent changes have created lettering and signs made of composite, acrylic and vinyl materials that may be appropriate as well. Wall signs should not be painted directly on the surface of the wall. Window signs should be painted or have flat decal letters and should not be three-dimensional.*

*Color, TOD-5.5*

*Use colors that complement the materials and color scheme of the building, including accent and trim colors. A limit of three colors is recommended for signs, although more colors may be appropriate in exceptional and tastefully executed designs.*

*Illumination, TOD-5.5*

*Signs can be indirectly lit with a shielded light source directed toward the building or internally illuminated. Internally illuminated signs should not be overly bright. Halo lighting is a type of lighting where a hidden light source behind the individual letters creates a lit glow around the letters; and this application should have a dimming capability. Halo lighting may be considered on a case-by-case basis by planning staff and the BAR in the TOD.*

Staff believes that the conceptual sign design on the elevations and renderings of Attachment 4 appears to be generally consistent with these guidelines, however the applicant does not have a final proposal in for review. At the time of permanent sign review, the applicant would be required to receive a Minor Certificate of Appropriateness for the sign as well, bearing in mind the above provisions of the Design Guidelines for signs in the TOD.

*Painting, TOD-6*

*Color & Placement, TOD-6.2*

*For most buildings, the numbers of colors should be limited to three: a wall or field color, a trim color, and an accent color for doors, sign backgrounds, and any shutters.*

*Treat similar building elements to achieve a unified, rather than overly busy and disjointed, appearance.*

*Paint unpainted aluminum-frame storm windows and doors to match surrounding trim.*

*Avoid bright and obtrusive colors.*

The proposal uses a neutral palette of natural red brick, grays, beiges, and off-whites which staff finds appropriate and in conformance with these guidelines.

#### *Awnings, TOD-7*

##### *Materials, Color, and Canopies & Marquees, TOD-7.2-7.3*

*Some contemporary designs executed in metal or a combination of metal, glass or fabrics can be successfully used on newer buildings.*

*Coordinate colors with the overall building color scheme.*

*Canopies and marquees may be appropriate on non-historic or new commercial buildings depending on their use. They should fit within the overall architectural design and not obscure important elements such as transoms or decorative glass.*

Staff believes that the proposed canopies are consistent with these guidelines

#### *Private Site Design & Elements, TOD-8*

##### *Parking and Paving, TOD-8.2*

*Hide or screen parking from view of the public right-of-way or public site 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.*

*Above grade elements of parking garage or lot such as fences, walls, gates, lighting, signage, bollards, and chains should not detract from the architectural character of the surrounding buildings.*

*Use paving materials that are respectful of surrounding traditional building and paving materials, patterns and unit size.*

Staff believes that the parking structure, which is surrounded on all sides with residential uses and not visible from the right-of-way, is consistent with these guidelines. Staff believes that the use of scored concrete is acceptable in the TOD in combination with the use of brick pavers in areas of pedestrian interest, which are consistent with the paving materials found in the HOD and parts of the TOD.

*Landscaping and Fences & Walls, TOD-8.3-8.4*

*Use landscape edges such as a row of street trees or, 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 another.*

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

*Screening/buffering should be used to create attractive views from streets and to minimize noise and visual impacts.*

*Fences, walls, and gates should be appropriate in materials, design, and scale to the period and character of adjacent structures.*

*Masonry, wood, and metal are traditional building materials for fences and walls.*

Staff believes that the landscaping proposed is generally consistent with these guidelines. The perimeter of the site and its pedestrian paths are well defined by street trees, while shrubs and raised planters are used at the foundation of the building throughout the site. The raised planters are proposed to be brick to match the façade materials, which is an appropriate treatment. Staff recommends that the applicant prepare a full detailed landscape plan that includes shrubs and groundcover prior to a City Council hearing, bearing in mind the above provisions of the Design Guidelines for signs in the TOD. Staff also believes that there is a good opportunity to create a more layered landscape arrangement along Layton Hall Drive, and recommends that where practicable, understory trees and additional shrubs and groundcover be planted between

the property line and the depicted foundation plantings. There is an easement located in this area and so certain plantings may not be advised.

*Lighting, TOD-8.4*

*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 TOD, ensure that new exterior lighting elements- posts, fixtures, landscape, and other accent lights- share at least one common element, color, material, form, or style, creating a coherent suite or assemblage of exterior lighting elements.*

*Use exterior lighting to enliven and accentuate landscape and outdoor site features such as handrails, steps, and bollards.*

*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.*

*Lighting should illuminate parking lots and pathways to provide safe vehicular and pedestrian circulation and to minimize pedestrian / vehicular conflicts. Incorporate lighting in pavement, railings, and steps to illuminate the pedestrian way and walking surfaces.*

Staff finds the proposal to be generally consistent with these guidelines, however staff believes that wall sconces should be incorporated into the Layton Hall elevation of the western portion of the building. The absence of lighting here could create an unsafe condition, and the building could benefit from accent lighting along this façade. Staff believes that the sconces would not produce inappropriate light spill onto the medical office property. Staff also recommends that all light fixtures should have LED light sources and emit light with a soft white color temperature.

*Furnishings, TOD-8.5*

*Site furnishings should be made of metal, wood, or concrete. Plastic or other synthetic materials are not acceptable.*

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

*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.*

*Arbors and planters should be made from natural wood, metal, fiberglass, or concrete; and should be of a consistent vocabulary in color, material, and form to complement a suite of furnishings such as benches, tables and chairs, and trashcans.*

Staff believes that the proposed furnishings for the site are consistent with these guidelines.

*Appurtenances, TOD-8.6*

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

The roof-mounted appurtenances would be screened from view due to their height, setback and roofline/parapet screening, and although the transformers would be located on a portion of the site not visible from the right-of-way, the proposed landscaping here would screen them sufficiently from view on Democracy Lane.

*Gathering Spaces, TOD-8.7*

*Incorporate a variety of small public spaces, ranging in size from 100 to 2,000 square feet in size, to provide opportunities for informal interactions and public outdoor access.*

*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 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 believes that the gathering spaces proposed are generally consistent with these guidelines. Consideration should be given to installation of public art in these various areas (see further discussion below).

*Private Roads, TOD-8.8*

*Provide for a pedestrian scaled and shaded environment by planting street trees on both sides of private streets.*

*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 that is traditional in style.*

*Site furnishings provide the opportunity to 'brand' a development through the use of color, materials, and style of furnishings. 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. Site furnishings materials should be of natural wood, metal, or concrete. Plastic or other synthetic materials are not acceptable.*

Staff believes that the design of the private streets, which include Democracy Lane and the two private drives off of Layton Hall Drive, are consistent with these guidelines, bearing in mind that only half of Democracy Lane is located on the subject property and subject to review. Street trees are proposed along all pedestrian walkways on these streets, the asphalt material proposed is consistent with the existing street materials of University Drive and Layton Hall Drive, and the proposed site furniture is of high quality materials and a unique design that contributes to the branding of the development.

*Public Art, TOD-8.9*

*Public art installations should not damage or obscure important architectural features of a building.*

*Wall murals to be painted directly on unpainted brick or other masonry walls will be reviewed on a case-by-case basis.*

The applicant should consider the installation of public art to enhance the development and its pedestrian interest. Public art could be installed in areas visible from the right-of-way, including the seating areas along the University Drive and the plaza outside of the leasing office and amenity space at the corner of University Drive and Democracy Lane. If visible from a public place, these installations would need a Minor Certificate of Appropriateness for size and placement, and review by the Commission on the Arts for content. Due to the various wall planes, abundance of windows, and the presence of architectural features such as Juliet balconies and window bays, staff does not believe a mural would enhance the development.

***Comprehensive Plan:***

The following excerpts from the 2012 Comprehensive Plan are relevant to this application.

*Community Appearance strategy CA-1.4: Reduce the visual dominance of the automobile by emphasizing pedestrian accessibility and significant landscaping.*

The proposal contains many pedestrian amenities and has contained the majority of its parking in a structured garage that is completely hidden from view in the public right-of-way. The sidewalk network makes the site walkable and the various entrances are enhanced by gathering areas and stoops with furniture and decorative lighting that help make the spaces on all sides of the building welcoming. Staff believes that the conceptual landscaping proposed would create an attractive pedestrian realm, however there is room for improvement along Layton Hall Drive (see discussion above in the landscape section).

*Community Appearance objective CA-3: Encourage exemplary site and building design, construction, and maintenance (105).*

Staff finds the proposed architecture to be of high quality, using stable and attractive materials and decorative features that enhance the look of the building. Staff believes the standard of design used in this proposal will serve as a strong precedent for future development in the TOD and citywide.

## **RECOMMENDATIONS**

***Major Certificate of Appropriateness:***

Staff finds the design proposal to be in conformance with the relevant provisions of the Design Guidelines and the Comprehensive Plan, and therefore recommends that the BAR recommend to City Council approval of the Major Certificate of Appropriateness with the following conditions:

1. Prior to City Council hearing, the landscape plan shall be completed to include shrubs and groundcover throughout the site, and consistent with the provisions of the City of Fairfax Design Guidelines for landscaping in the TOD.
2. Understory trees and additional shrubs and groundcover shall be planted between the property line along Layton Hall Drive and the depicted foundation plantings where practicable.
3. Additional wall sconces shall be installed across the northern elevation of the western portion of the building.
4. All light fixtures shall have an LED lighting source and emit light with a soft white color temperature.
5. All exterior vents, pipes, downspouts, and similar features shall be painted to match the surrounding wall surface.

6. Consideration should be given to installation of public art in the seating areas along the University Drive and the plaza outside of the leasing office and amenity space at the corner of University Drive and Democracy Lane, to be reviewed by staff for a Minor Certificate of Appropriateness for size and placement, and by the Commission on the Arts for content.
7. The applicant shall secure a Minor Certificate of Appropriateness for signage on the subject property visible from the public right-of-way which is consistent with the provisions of the City of Fairfax Design Guidelines for signs in the TOD.
8. The proposed construction, materials, and landscaping shall be in general conformance with the review materials received by staff and modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, the Building Official, or Zoning as necessary.

*Special Exception:*

Staff finds the request of the applicant, pursuant to City Code Section 110-6.17.1.B.3, for a Special Exception from the provisions of City Code Section 110-3.7.3.C.2 to exceed the maximum allowable height of 48 feet in the Old Town Fairfax Transition Overlay District to be appropriate, and recommends that the BAR recommend to City Council approval of the request.

## RELEVANT REGULATIONS

- Attachment 1-

### §1.5.11. Height

#### A. Buildings and structures

##### 1. Measurement

Height is the vertical distance from grade plane, as defined in §9.3.1, to the highest point of the roof line of a flat roof, to the deck line of mansard roof, and to the mean height level (midpoint) between eaves and highest ridge point for gable, hip or gambrel roof; as specified in the Virginia Uniform Statewide Building Code (USBC).

##### 2. Exceptions

(c) Parapet walls may extend above the maximum height specified in the respective district by up to five feet.

### §3.7.3. Old Town Fairfax Transition Overlay District

#### A. Applicability

1. No structure or improvement in the Old Town Fairfax Transition Overlay District, including signs and significant landscape features associated with such structure or improvement, located on land within the district shall be erected, reconstructed, substantially altered or restored until the plans for architectural features, and landscaping have been approved in accordance with the provisions of this article and §6.5.

2. The provisions of §3.7.3 shall not apply to regular maintenance of a structure, improvement or site; however, changes to the exterior color of a structure, or substantial portion thereof, shall be deemed an alteration and not regular maintenance. Further, the provisions of this district shall not apply to single-family detached residences after such residences have been initially erected.

#### C. Dimensional standards

##### 2. Height, maximum: 48 feet

Decorative architectural elements not used for human habitation, such as towers and spires, may extend an additional eight feet above the maximum height specified above.

### §3.8.2. General provisions (Planned Development Districts)

#### F. Design guidelines and dimensional standards

1. Each planned development shall provide a comprehensive set of design guidelines that demonstrate the project will be consistent with the comprehensive plan. All dimensional standards shall be established by the city council at the time of approval.

2. Each applicant will be required to propose a master development plan to include design guidelines and all changes relative to the applicable, current general district. The city council can modify that plan in the review process; only city council can approve a planned development rezoning.

§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;
2. To install, relocate or modify any sign not expressly exempt in a historic overlay district or in the Old Town Fairfax Transition Overlay District.

§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.

§6.17.1. Applicability

B. Special exceptions may be approved modifying:

3. All standards applicable to overlay districts (§3.7);

§6.17.5. Action by zoning administrator (Special Exceptions)

B. Applications on historic district and the transition overlay district properties will be submitted to the board of architectural review for recommendation prior to action by the decision-making body.

§9.3.1. General terms

**GRADE PLANE:** A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building, between the building and a point six feet from the building.

**ROOF LINE:** The top edge of the roof, which forms the top line of the building silhouette, which includes the parapet, but not including equipment structures.

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

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

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

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

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

**Board and Staff comments**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Brant:

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

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

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

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

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

Kalmin:

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

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

Cunningham:

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

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

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

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

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

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

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

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

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

Cunningham:

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

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

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

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

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

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

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

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

## 6. Staff Report

Mr. Scibilia discussed administrative approvals since the last meeting:

- Mosby Woods Pool shade structure – 3136 Plantation Pkwy

**CAPSTONE COLLEGIATE COMMUNITIES**  
**CERTIFICATE OF APPROPRIATENESS**

**DEMOCRACY LANE**  
**CITY OF FAIRFAX, VIRGINIA**

DATE OF FIRST SUBMISSION: JUNE 22, 2018  
DATE OF THIRD SUBMISSION: OCTOBER 10, 2018  
DATE OF THIRD SUBMISSION: OCTOBER 31, 2018

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**COVER SHEET**

DEMOCRACY LANE  
CITY OF FAIRFAX, VA

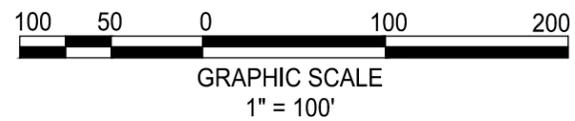
DATE: OCTOBER 31, 2018  
PROJECT #: 17081.002.00  
DRAWING #: 108624  
SCALE: N/A

**SHEET**  
**1 OF 21**



# EXISTING CONDITIONS AERIAL

DEMOCRACY LANE  
CITY OF FAIRFAX, VA



DATE: OCTOBER 31, 2018  
PROJECT #: 17081.002.00  
DRAWING #: 108624  
SCALE: 1"=100'



**A** LOOKING NORTH ON DEMOCRACY LANE NEAR THE INTERSECTION WITH UNIVERSITY DRIVE



**B** LOOKING WEST ON DEMOCRACY NEAR THE INTERSECTION OF PRIVATE STREET

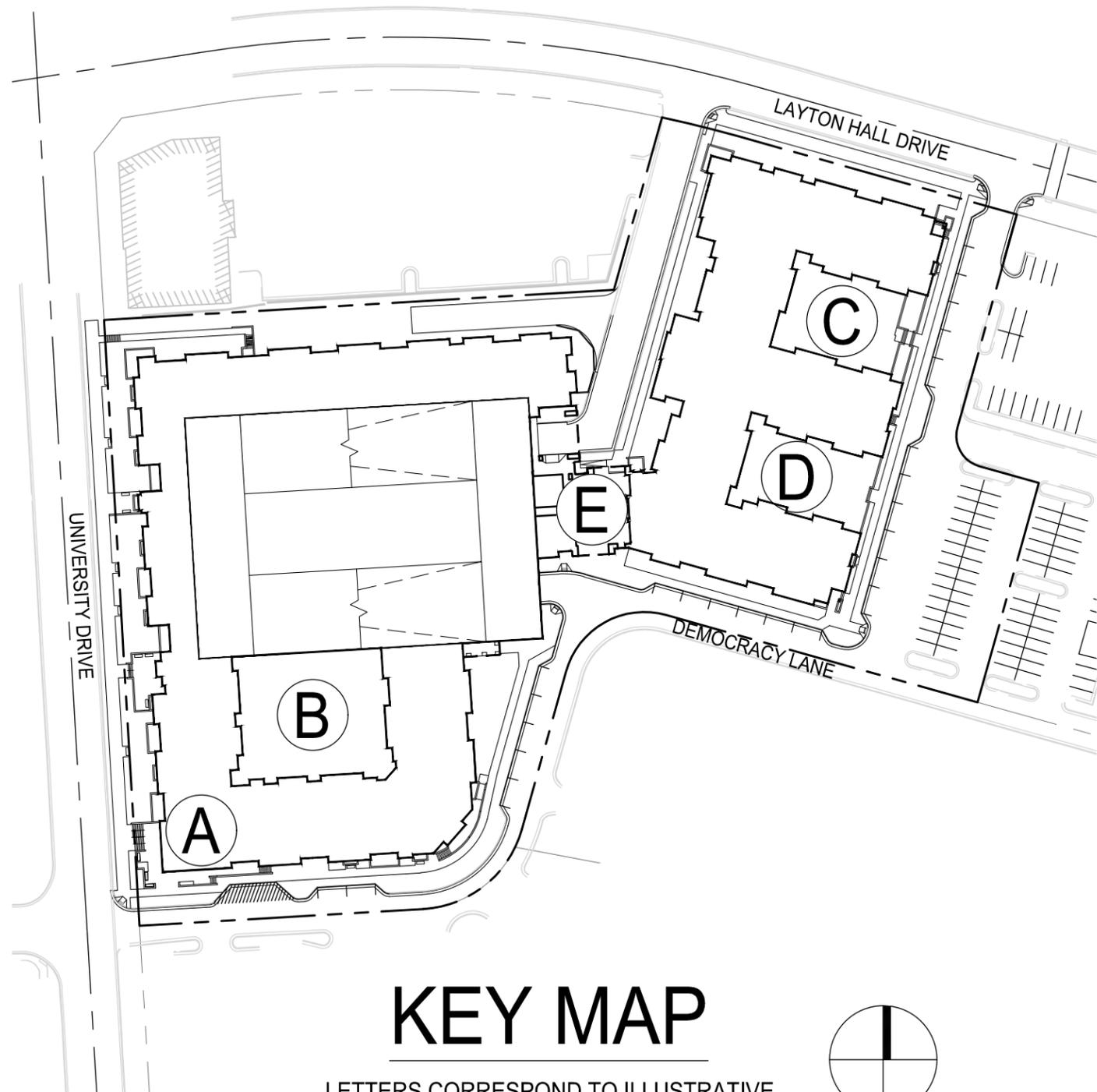


**C** LOOKING EAST FROM SITE INTERIOR TOWARDS ADJACENT PROPERTY



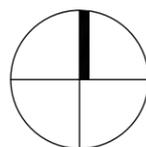
**D** LOOKING WEST FROM SITE INTERIOR



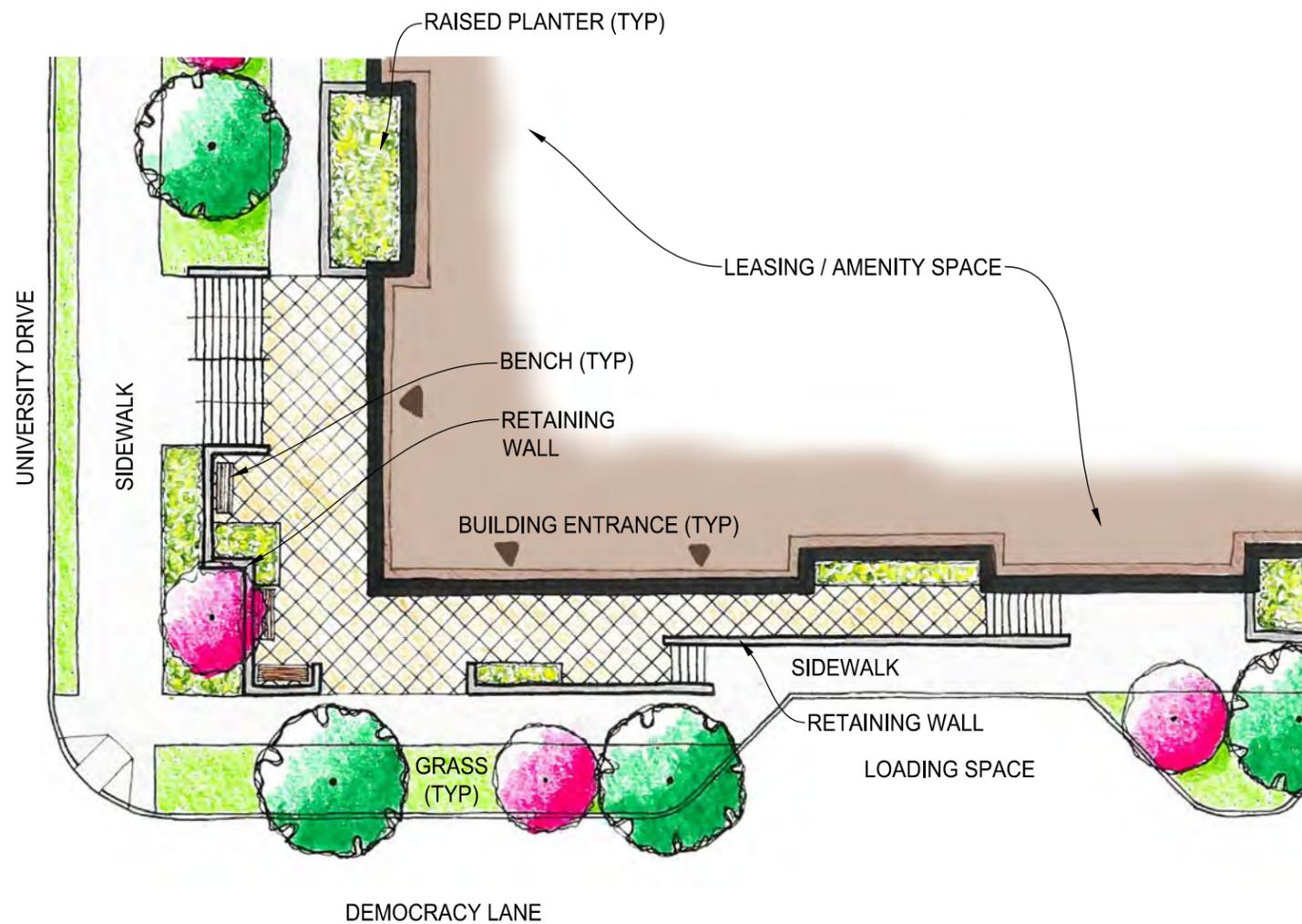


# KEY MAP

LETTERS CORRESPOND TO ILLUSTRATIVE  
CONCEPTS SHOWN ON THIS SHEET

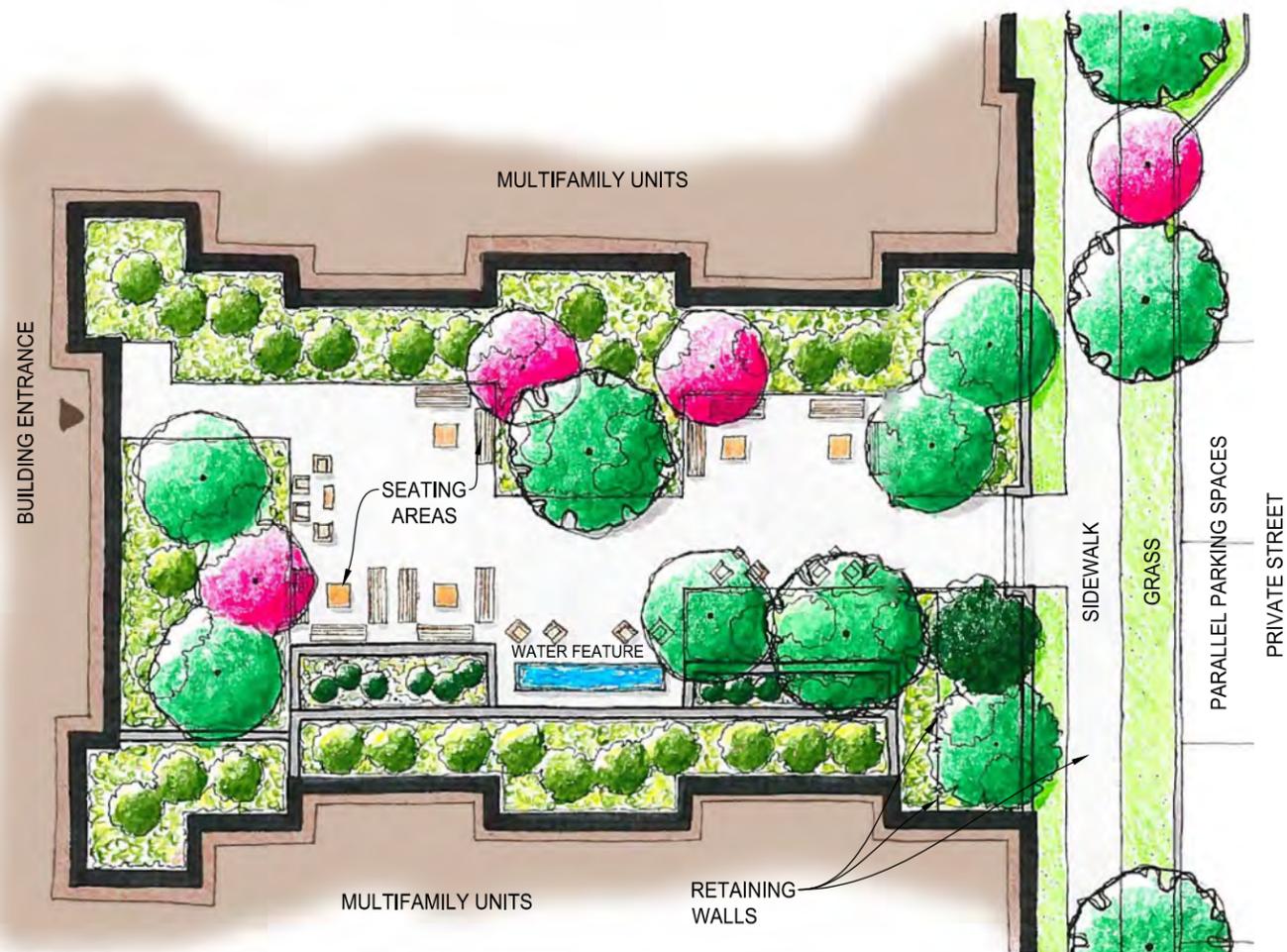


## A MAIN BUILDING ENTRANCE UNIVERSITY DRIVE & DEMOCRACY LANE

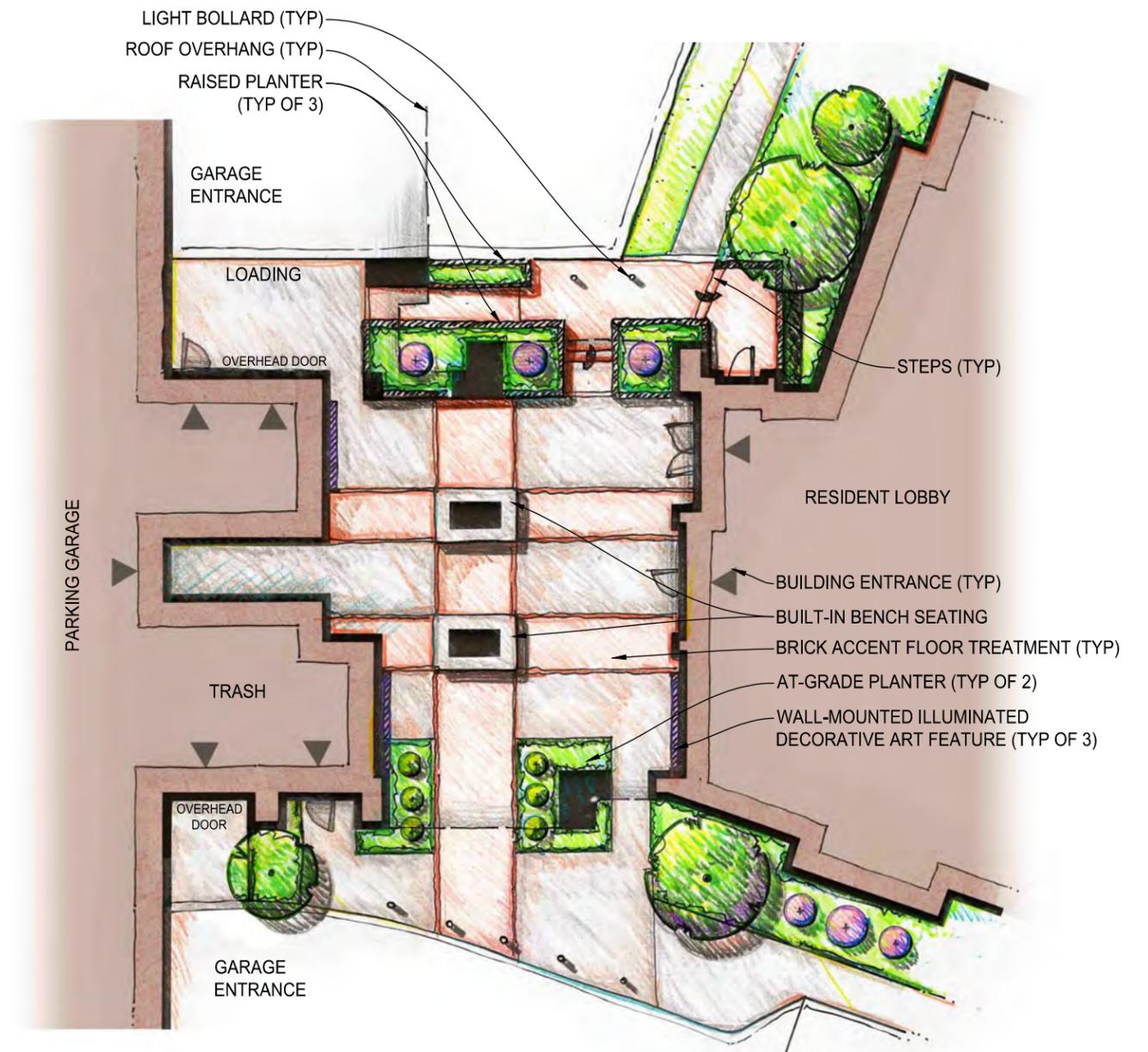




④ SOUTH COURTYARD



⑤ CENTRAL BREEZEWAY



## DESIGN NARRATIVE

### OVERVIEW

THE CONCEPT FOR THE DEMOCRACY LANE LANDSCAPE BORROWS FROM THE FORMALITY OF THE FAIRFAX ARCHITECTURE, LENDING A SLIGHTLY MORE FORMAL DESIGN LAYOUT. MODERN TOUCHES SUCH AS OUTDOOR KITCHENS, POOL CABANAS, AND FURNITURE WITH CLEAN LINES HAVE BEEN ADDED TO ACCOMMODATE THE EXPECTATIONS OF THE ANTICIPATED STUDENT DEMOGRAPHIC, HOWEVER TIMELESS MATERIALS SUCH AS BRICK PAVING, STEEL PICKET FENCES, AND ARBORS WITH SWINGS REMIND THE RESIDENTS THAT THEY ARE STILL IN A HISTORICAL SOUTHERN TOWN.

### OPEN SPACE AMENITIES

THERE ARE FOUR OPEN SPACES LOCATED WITHIN THE SITE, ONE COURTYARD IN THE WEST BUILDING, TWO COURTYARDS IN THE EAST BUILDING, AND ONE COVERED OPEN SPACE THAT LINKS THE WEST AND EAST BUILDING. THE WEST BUILDING COURTYARD WILL ACCOMMODATE A POOL, SPA, LARGE TANNING DECK, AND OUTDOOR KITCHEN. IT WILL BE ACCESSED FROM TWO POINTS THROUGH THE LEASING/AMENITY SPACE. THE EAST BUILDING COURTYARDS WILL CONSIST OF ONE ACTIVE GATHERING SPACE WITH MULTIPLE SITTING AREAS AND DECORATIVE PAVING FOR ENTERTAINMENT ACTIVITIES SUCH AS BAG TOSS AND PING PONG. THE OTHER COURTYARD WILL BE A MORE PASSIVE SPACE WITH AN OPEN LAWN, BENCHES, AND A PERGOLA WITH SWINGS. BOTH OF THE EAST COURTYARD BUILDINGS WILL BE ACCESSED FROM THE PERIMETER SIDEWALK. THERE WILL ALSO BE ACCESS POINTS FROM THE BUILDING CORRIDORS. THE CENTRAL BREEZEWAY BETWEEN THE EAST AND WEST BUILDING WILL SERVE AS A PEDESTRIAN GATEWAY THAT PROVIDES ACCESS TO THE RESIDENCES, PARKING GARAGE AND TRASH ROOMS. IN ADDITION, THE AREA WILL SERVE AS A MEETING SPOT FOR QUICK PICK-UP AND DROP-OFF. BRICK PAVERS, PLANTER CUTOUTS, AND BENCHES WILL UNIFY THE SPACE WITH THE ADJACENT STREETSCAPES. LIGHTING WILL BE IN THE FORM OF RECESSED CEILING LIGHTS AND WALL-MOUNTED SCONCES.

### PEDESTRIAN CIRCULATION

PEDESTRIANS MAY ACCESS THE BUILDINGS VIA THE PERIMETER SIDEWALK OR SEVERAL PAVED PLAZAS CONNECTING THE BUILDINGS TO THE SIDEWALK. CURB CUTS FOR ADA ACCESSIBILITY ARE LOCATED AT CORNER OF UNIVERSITY AND DEMOCRACY, ENTERING THE PARKING LOT, AND DRIVEWAY CROSSINGS THAT BISECT THE SIDEWALK. CONNECTIVITY TO EXISTING SIDEWALKS IS MADE ALONG LAYTON HALL DRIVE. THE TWO COURTYARDS LOCATED IN THE EAST BUILDING WILL HAVE DIRECT CONNECTIONS TO THE PERIMETER WALK. THE COURTYARD IN THE WEST BUILDING WILL BE ACCESSED THROUGH THE BUILDING CORRIDORS.

### SITE FURNISHINGS

BENCHES AND TRASH RECEPTACLES WILL BE LOCATED ALONG THE PERIMETER WALK AT THE BUILDING CONNECTIONS AND PLAZAS. PEDESTRIAN SCALE LIGHTING WILL ALSO BE LOCATED ALONG UNIVERSITY AND DEMOCRACY. DEEP SEATING WILL BE PROVIDED IN THE POOL AND ACTIVE COURTYARDS WHILE ADIRONDACKS AND SWINGS WILL BE FOUND IN THE PASSIVE COURTYARD AREA. LIGHTING WILL BE LOCATED IN COURTYARDS AT KEY AREAS FOR SECURITY AS WELL AS AMBIENT LANDSCAPE LIGHTING IN THE SURROUNDING PLANT BEDS.

### SIGNAGE

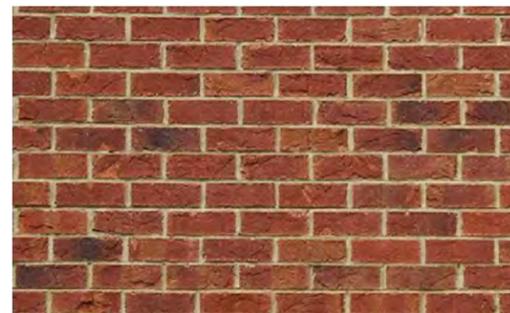
THE MONUMENT SIGNAGE WILL BE LOCATED IN THE VICINITY OF THE LEASING OFFICE ENTRY AND PROVIDE A STRONG VISUAL IDENTITY FROM THE CORNER OF UNIVERSITY DRIVE AND DEMOCRACY LANE. SIGNAGE STYLE WILL BE CONSISTENT WITH THE SURROUNDING ARCHITECTURE AND CONFORM TO THE LOCAL SIGNAGE ORDINANCES.

### PLANTINGS

STREET TREES ARE ADDED ALONG UNIVERSITY AND DEMOCRACY IN ACCORDANCE WITH CITY REQUIREMENTS. ADDITIONAL PLANTINGS OF TREES AND EVERGREEN SHRUBS ALONG THE PERIMETER WILL SOFTEN THE BUILDING WALLS AT LAYTON HALL DRIVE AND PROVIDE A BUFFER FOR ADJACENT PROPERTIES. THE PLANTINGS FOR THE SITE ARE SELECTED FROM SPECIES PRIMARILY NATIVE TO THE FAIRFAX AREA AND WILL PROVIDE SEASONAL INTEREST WHILE ALSO PROVIDING SHADE FOR THE OUTDOOR AMENITY AREAS.

### PLANTERS AND RETAINING WALLS

THROUGHOUT THE SITE THERE ARE RETAINING WALLS AND PLANTERS TIED INTO THE BUILDING FACADE. THESE WILL BE FACED WITH A BRICK VENEER TO MATCH THE ARCHITECTURE (SEE EXAMPLE BELOW) AND CAST IN PLACE CONCRETE WALL CAPS TO MATCH THE WINDOW LINTELS.



TYPICAL BRICK FACADE SAMPLE



TYPICAL BRICK PAVER SAMPLE

## SPECIALITY PAVING PRECEDENTS



PLEASE NOTE: THIS IMAGERY IS PROVIDED FOR CONCEPTUAL AESTHETIC DIRECTION ONLY, ACTUAL PATTERNS AND MATERIALS WILL BE SPECIFIED IN SITE PLAN SUBMITTAL

# SITE FURNISHINGS PRECEDENTS



SITE BENCH SAMPLE



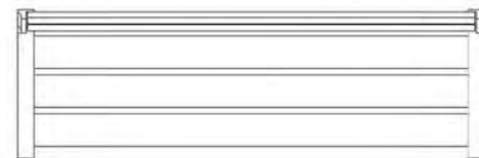
**EVERETT BENCH WITH BACK**  
Bench with back and flat bench are covered by patent no. des. D794,971. Litter receptacle is Exclusive By Design™.

**KEYSHIELD® METAL FINISH**  
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used

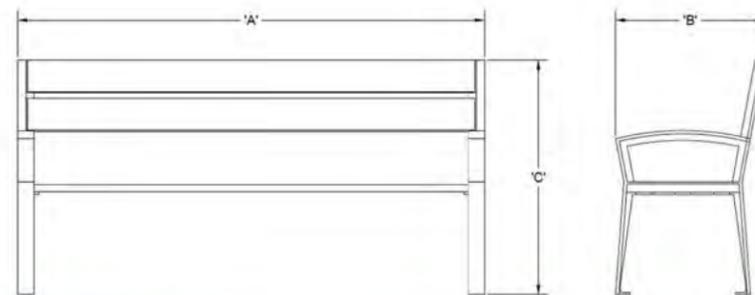
exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

**FULLY ASSEMBLED UNIT**  
The Everett bench with back is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

**MATERIALS**  
Fully-welded commercial-grade aluminum construction.



	EV24	EV26	EV28
LENGTH (A)	4ft	6ft	8ft
WIDTH (B)	23"	23"	23"
HEIGHT (C)	36 1/16"	36 1/16"	36 1/16"
SEAT HEIGHT	17"	17"	17"
WEIGHT	90 lbs.	105 lbs.	120 lbs.



**PROPRIETARY STATEMENT**  
Keystone Ridge Designs, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services,

we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs' products will be rigorously protected.



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Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253  
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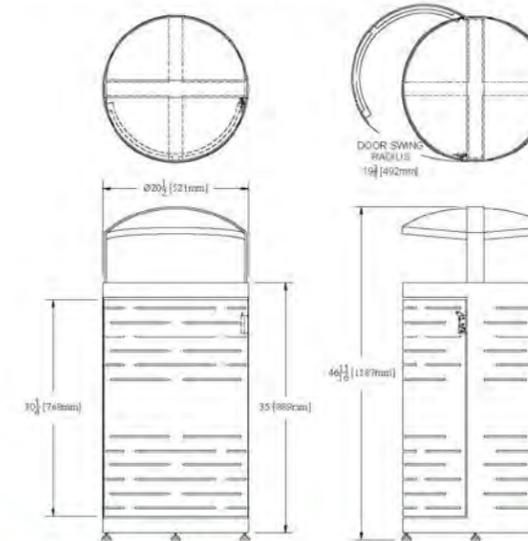
**EVERETT LITTER RECEPTACLE**  
Bench with back and flat bench are covered by Patent No. Des. D794,971. Litter receptacle is Exclusive By Design™.

**KEYSHIELD® METAL FINISH**  
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applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

**FULLY ASSEMBLED UNIT**  
The Everett litter receptacle is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

**MATERIALS**  
Fully-welded commercial-grade steel construction.



	EV3-24	EV3-32
WIDTH	24 gal.	32 gal.
ELEVATED LEG	20 1/2"	25"
ADJUSTABLE LEG	47 11/16"	45 11/16"
WEIGHT	145 lbs.	170 lbs.

**PROPRIETARY STATEMENT**  
Keystone Ridge Designs, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services,

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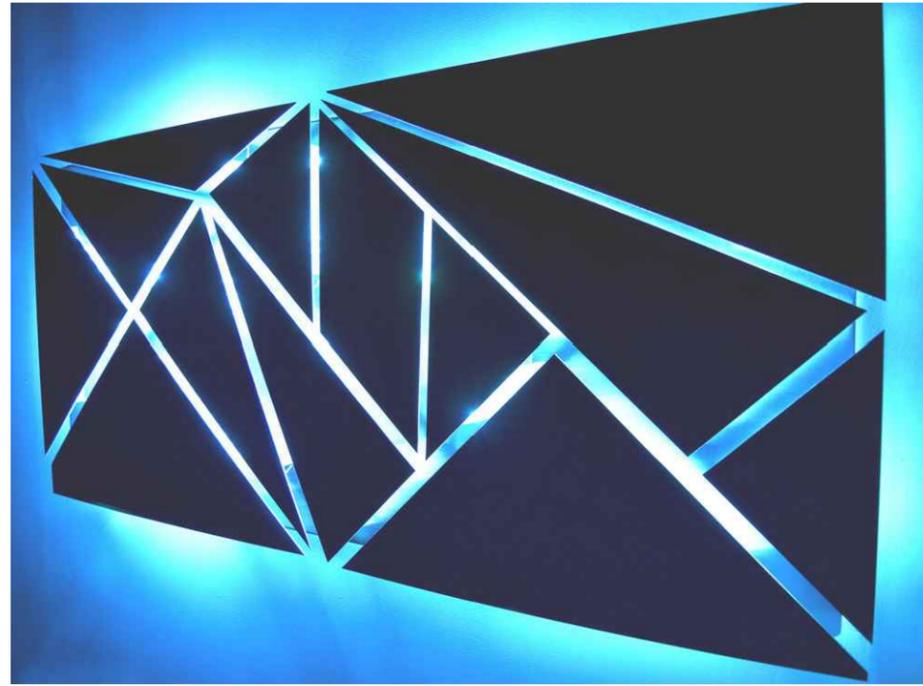


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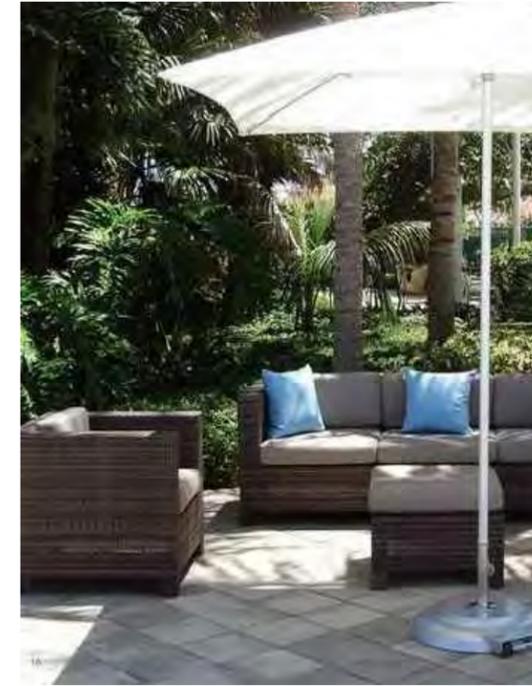


SITE RECEPTACLE SAMPLE

PLEASE NOTE: THIS IMAGERY IS PROVIDED FOR CONCEPTUAL AESTHETIC DIRECTION ONLY, ACTUAL PATTERNS AND MATERIALS WILL BE SPECIFIED IN SITE PLAN SUBMITTAL



EXAMPLE OF WALL-MOUNTED ILLUMINATED DECORATIVE ART FEATURES IN CENTRAL BREEZEWAY

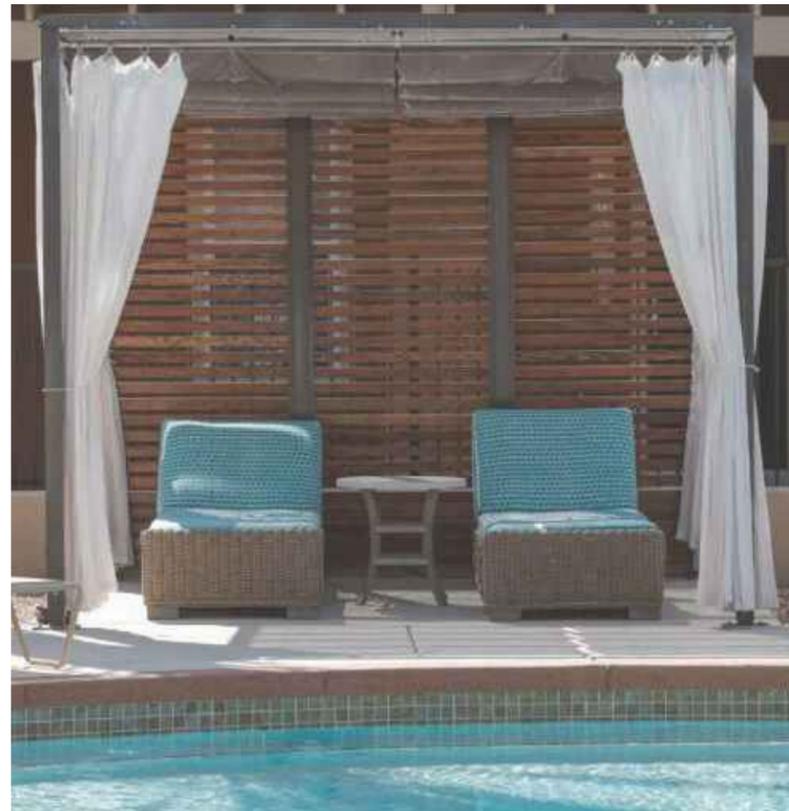


EXAMPLE OF SITE FURNISHINGS FOR SOUTH COURTYARD



SWING ARBOR AT LAWN EXAMPLE

PLEASE NOTE: THIS ITEM WILL BE IN THE NORTH COURTYARD AND NOT VISIBLE FROM THE PUBLIC R.O.W.



POOL CABANA EXAMPLE

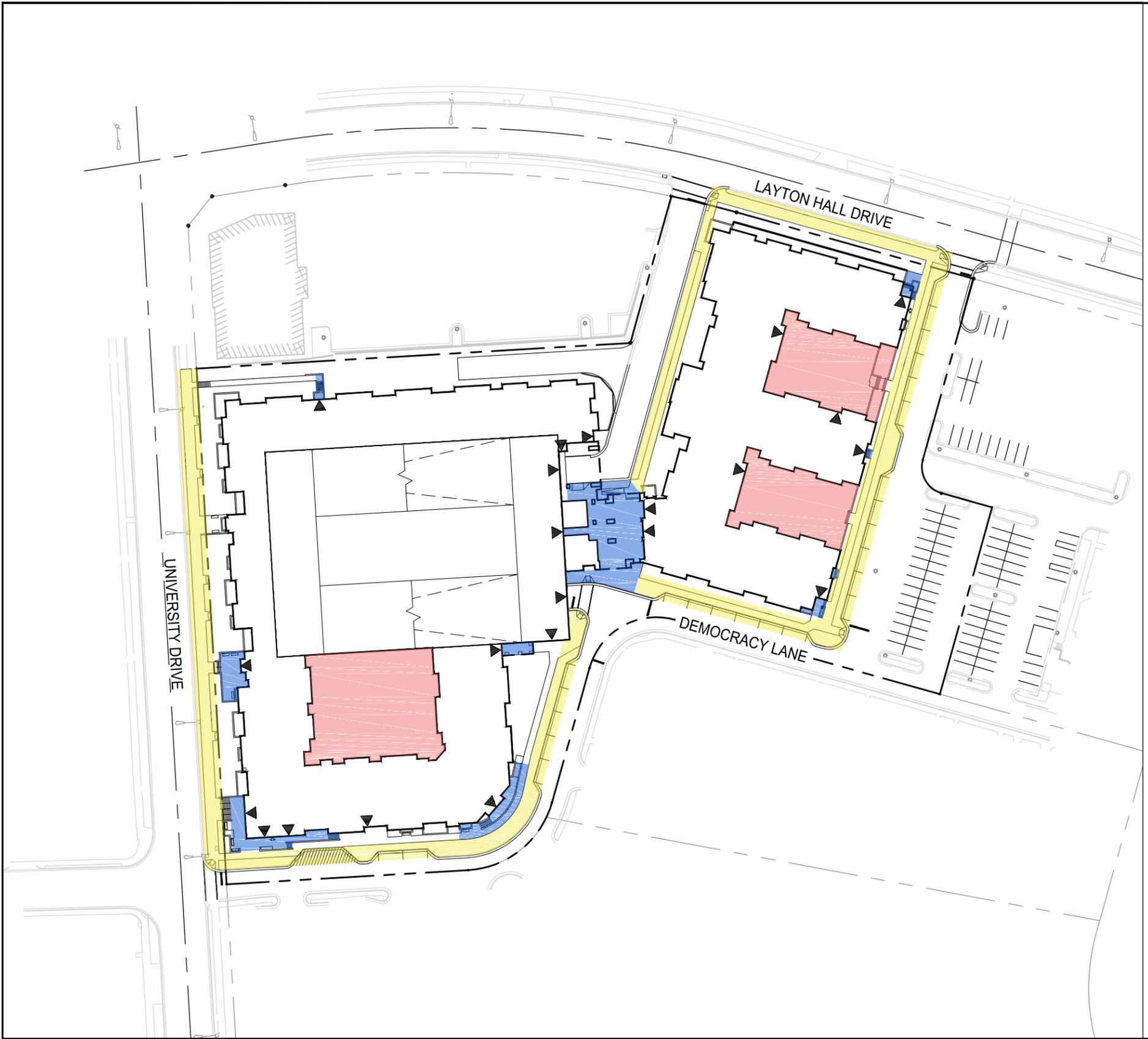
PLEASE NOTE: THIS ITEM WILL BE IN AN ENCLOSED PRIVATE COURTYARD AND NOT VISIBLE FROM THE PUBLIC R.O.W.



OUTDOOR KITCHEN EXAMPLE

PLEASE NOTE: THIS ITEM WILL BE IN AN ENCLOSED PRIVATE COURTYARD AND NOT VISIBLE FROM THE PUBLIC R.O.W.

PLEASE NOTE: THIS IMAGERY IS PROVIDED FOR CONCEPTUAL AESTHETIC DIRECTION ONLY, ACTUAL PATTERNS AND MATERIALS WILL BE SPECIFIED IN SITE PLAN SUBMITTAL



CITY OF FAIRFAX STANDARD ACORN STYLE FIXTURE ON PEDESTRIAN HEIGHT POLE LOCATED IN STREETScape ALONG PROPERTY PERIMETER



WALL-MOUNTED ARCHITECTURAL UP/DOWN SCONCE LIGHT LOCATED AT BUILDING ENTRANCES



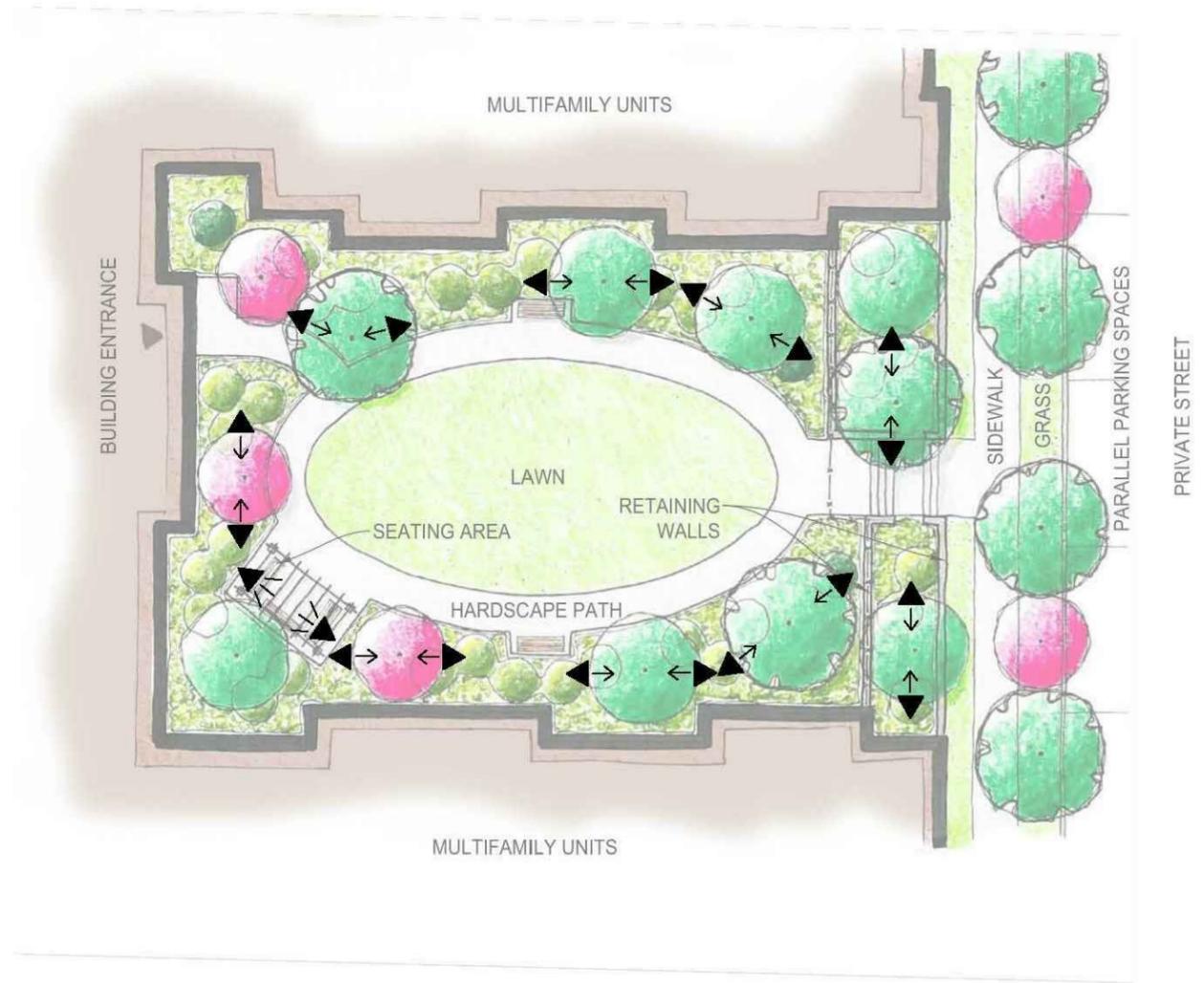
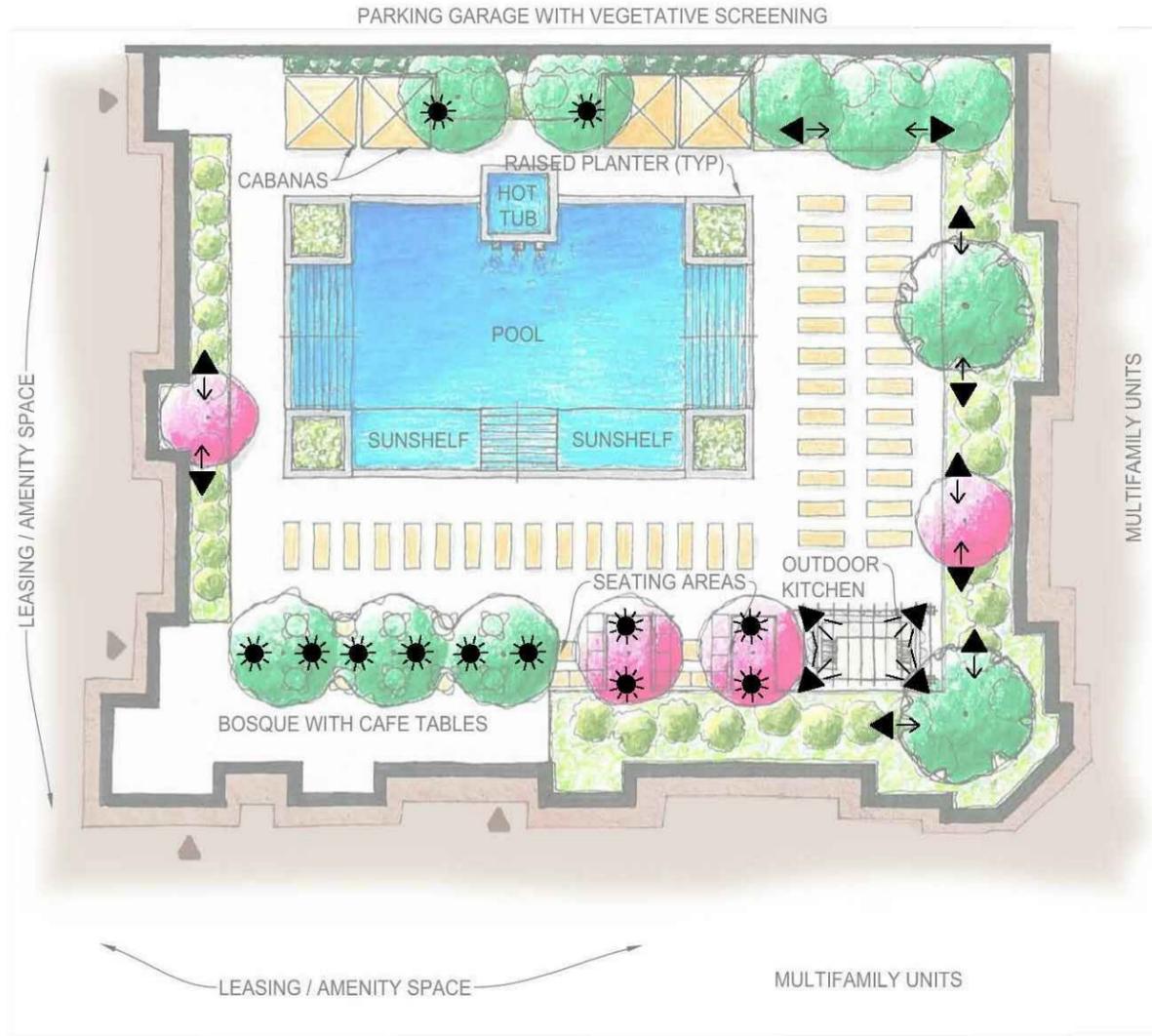
KIM CROOK NECK FIXTURE (SEE SPECS) LOCATED ON POOL DECK AND ALONG WALKWAYS. LANDSCAPE ACCENT LIGHTING LOCATED IN PLANT BEDS AND ALONG PERIMETER OF COURTYARD



**B** INTERNAL COURTYARD

**C** NORTH COURTYARD

**NOTE: LIGHT LOCATIONS SHOWN MAY VARY IN FIELD DUE TO TREE LOCATIONS.**



LIGHTING SCHEDULE									
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	FINISH	LAMP	WATTS	COLOR TEMP	LENS	OPTICS/GLARE	MOUNTING
↔	FX LUMINAIRE JB UPLIGHT	28	BRONZE METALLIC	3LED	4W	2700K	CLEAR	WIDE FLOOD	SUPER SLOT SPIKE
↙	FX LUMINAIRE JB DOWNLIGHT	6	BRONZE METALLIC	3LED	4W	2700K	CLEAR	WIDE FLOOD	WALL MOUNT WITH MINI J-BOX
*	FX LUMINAIRE FC WELL LIGHT	12	BRONZE METALLIC	3LED	4.2W	2700K	(C) CLEAR TEMPERED	WIDE FLOOD	IN-GROUND



**CONCEPTUAL LANDSCAPE LIGHTING PLAN**  
 DEMOCRACY LANE  
 CITY OF FAIRFAX, VA

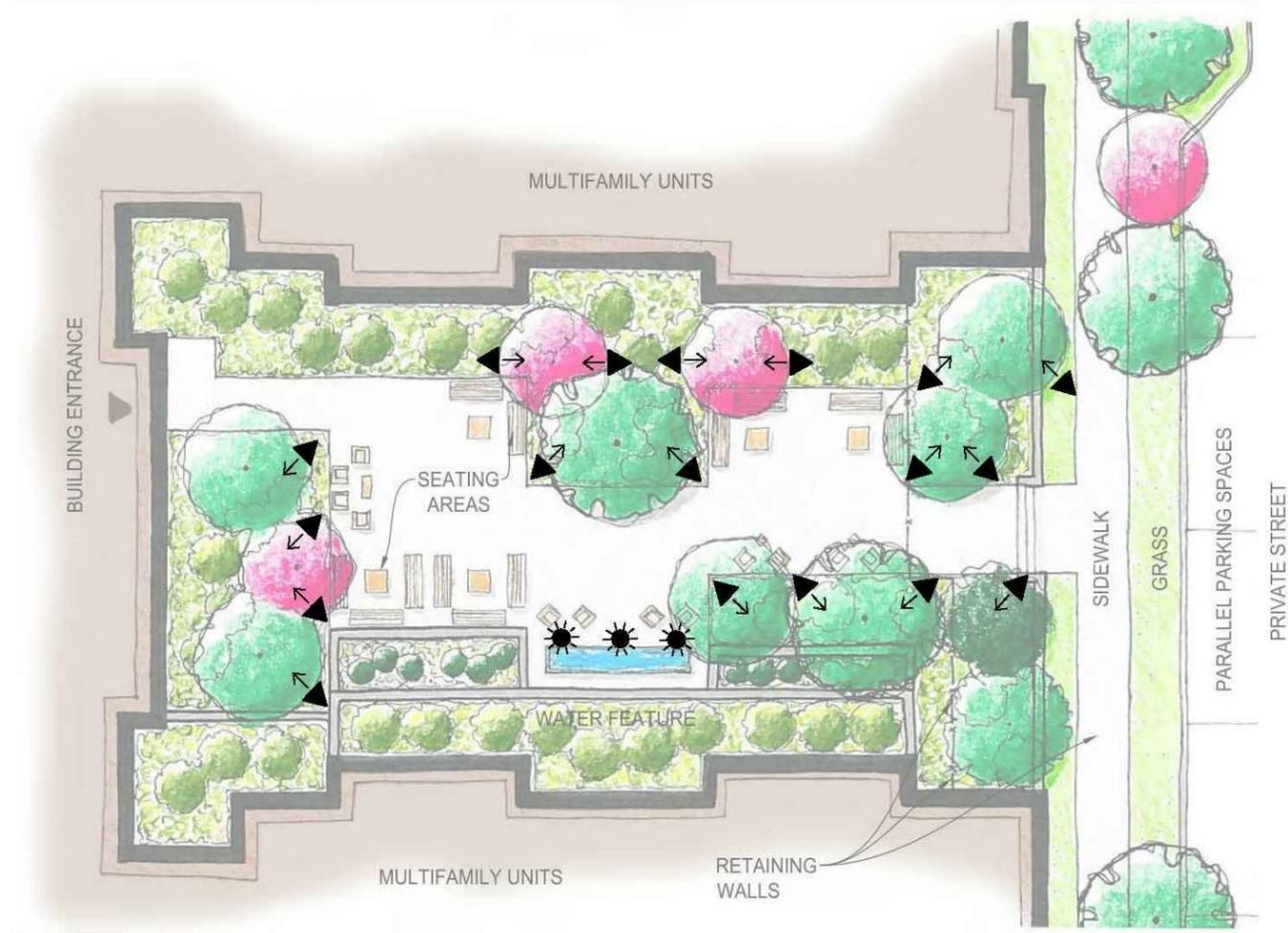


DATE: OCTOBER 31, 2018  
 PROJECT #: 17081.002.00  
 DRAWING #: 108624  
 SCALE: NTS

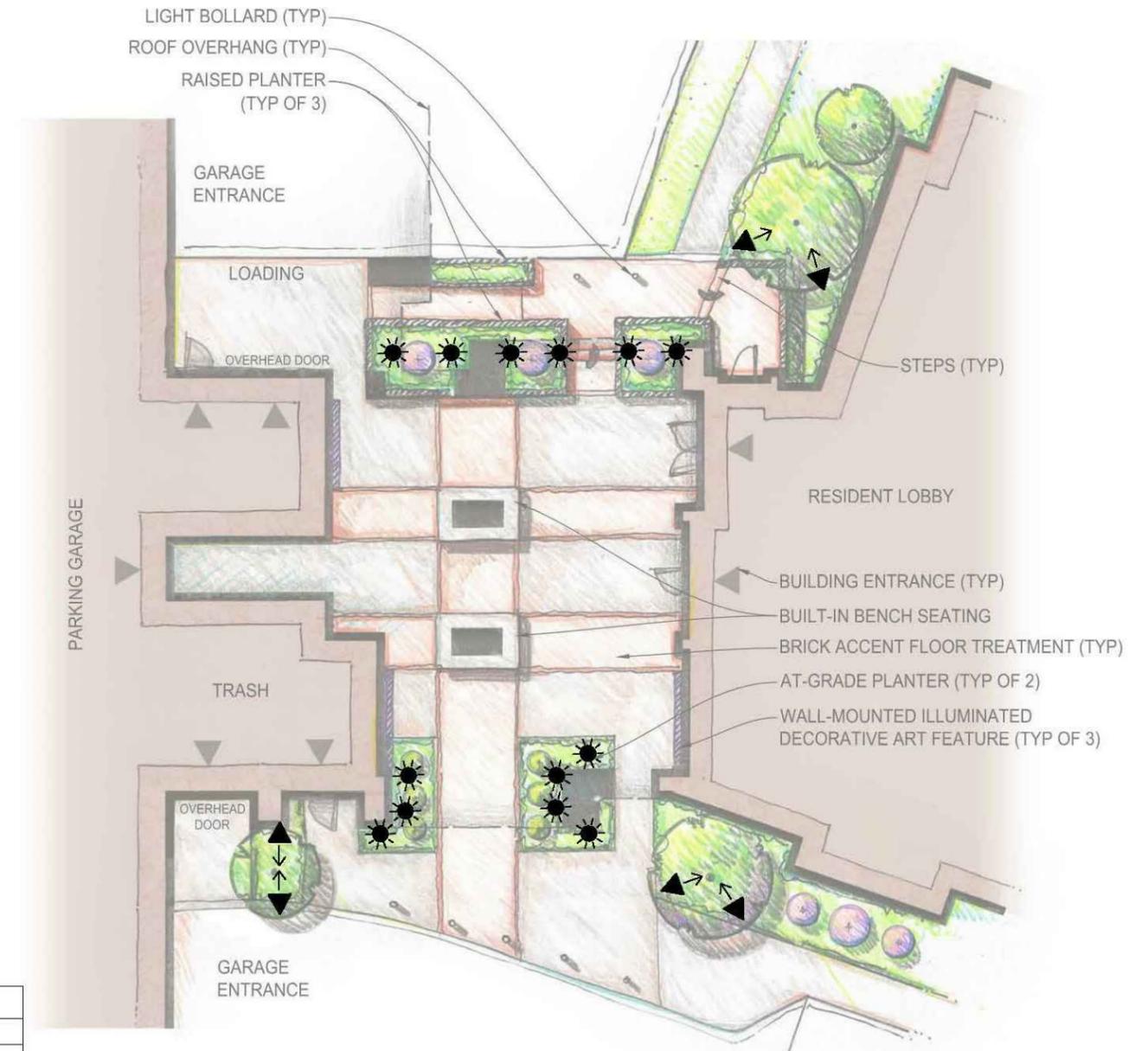
**SHEET**  
**12 OF 21**

④ SOUTH COURTYARD

NOTE: LIGHT LOCATIONS SHOWN MAY VARY IN FIELD DUE TO TREE LOCATIONS.



⑤ CENTRAL BREEZEWAY



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	FINISH	LAMP	WATTS	COLOR TEMP	LENS	OPTICS/GLARE	MOUNTING
↔	FX LUMINAIRE JB UPLIGHT	24	BRONZE METALLIC	3LED	4W	2700K	CLEAR	WIDE FLOOD	SUPER SLOT SPIKE
*	FX LUMINAIRE FC WELL LIGHT	16	BRONZE METALLIC	3LED	4.2W	2700K	(C) CLEAR TEMPERED	WIDE FLOOD	IN-GROUND





**SPECIFICATION SHEET**

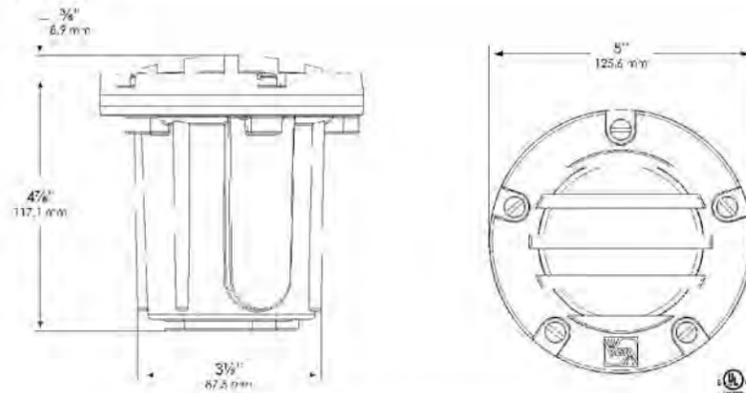
**MODEL 5260-LED Landscape Series • In-Ground & Well Lights**

**FIXTURE SPECIFICATIONS:**

**HOUSING:** Die-cast, copper-free aluminum with a silicone O-ring gasket – providing a superior weather-tight seal.  
**FINISH:** Polyester powder-coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.  
**LENS:** Clear, convex, tempered, shock & heat-resistant, soda-lime glass lens. Optical effect lenses are available; see accessories column on fixture ordering information chart.  
**EMITTER TYPE:** High Output LED with Vista exclusive smart-driver, powered to operate for 50,000 hours.  
**OPTICS:** Integral high-efficiency optics available in spot through flood beam spreads.

**ELECTRICAL:** Input voltage range 10.5-15V AC, regulated to achieve uniform illumination throughout the cable run of fixtures. Integral surge & reverse polarity protection.  
**MOUNTING:** In-grade. Mounting accessories not required.  
**FASTENERS:** All fasteners are stainless steel.  
**WIRING:** Pre-wired with a three-foot pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.  
 All Vista luminaires are MADE IN U.S.A.

**DIMENSIONS:**



Vista Professional Outdoor Lighting. See the company website for the complete list of accessories.  
 1525 Sully Avenue • 101 W. 14th St. • Richmond, VA 23261 • (804) 771-0507 • (800) 764-6142  
 FAX: (804) 624-1270 • www.vistaprof.com



**SPECIFICATION SHEET**

**MODEL 5260-LED Landscape Series • In-Ground & Well Lights**

**FIXTURE ORDERING INFORMATION**

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example:

EXAMPLE: GW-5260-B-W-LF3SP-SL

MOUNTING	MODEL	FINISH	COLOR TEMP	LAMP	ACCESSORIES
GW - In-grade	5260	B - Black G - Verde BR - Architectural Brick Z - Architectural Bronze LZ - Light Bronze DZ - Dark Bronze GT - Granite P - Pewter TC - Terra-cotta R - Rust HG - Hunter Green M - Mocha WB - Weathered Bronze WI - Weathered Iron W - White	W - Warm C - Cool	LF3SP - 3 emitter, 3W, Spot LF3MF - 3 emitter, 3W, Medium Flood LF3WF - 3 emitter, 3W, Wide Flood LF5SP - 5 emitter, 10W, Spot LF5MF - 5 emitter, 10W, Medium Flood LF5WF - 5 emitter, 10W, Wide Flood LF9SP - 9 emitter, 17W, Spot LF9MF - 9 emitter, 17W, Medium Flood LF9WF - 9 emitter, 17W, Wide Flood  LED - Group F Emitter Qty - 3, 5, or 9 Temperature - Warm (W) or Cool (C) Operating voltage range - 10.5 to 15V.  <i>(Please see lamp order code column on lamp guide, Vista product catalog.)</i>	BL - Flat Cool Blue lens SL - Flat Spread lens FR - Flat Frosted lens DBL - Flat Dark Blue lens GL - Flat Dark Green lens RL - Flat Red lens YL - Flat Amber lens HL - Honeycomb louver

Fixtures shipped with standard lamp, unless otherwise specified.



**SPECIFICATION SHEET**

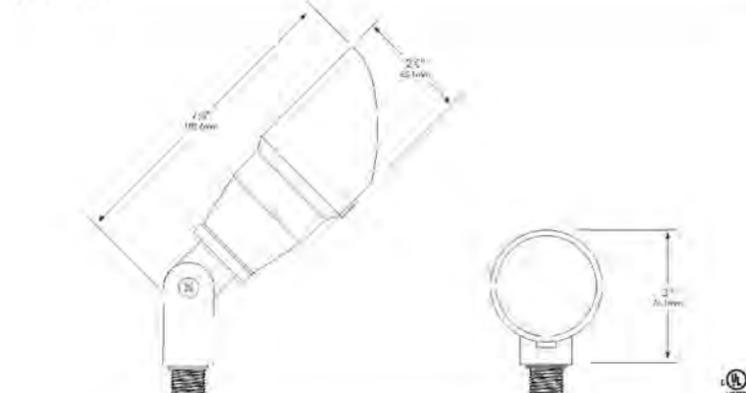
**MODEL 2216 Landscape Series • Up & Accent Lights**

**FIXTURE SPECIFICATIONS:**

**HOUSING:** Die-cast, copper-free aluminum.  
**SHROUD:** Die-cast, copper-free aluminum fitted to housing with dual silicone O-ring gaskets – providing a superior weather-tight seal.  
**FINISH:** Polyester powder-coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.  
**SOCKET/LAMP HOLDER:** Top-grade ceramic socket with nickel contacts, stainless steel springs and Teflon-padded wire leads.  
**LENS:** Clear or frosted convex glass lens. Optical effect lenses are available; see accessories column on fixture ordering information chart.  
**LAMP TYPE:**  
 • MR-16 Halogen - 35W maximum, 1 N 20 PAR (20W) Standard.  
 • MR-16 LED Lamp - 36° Flood, 4.5W is standard.

**MOUNTING:** Injection-molded, Noryl GDM6 adjustable knuckle with 1/2" NPS stem. Fixture may be mounted into threaded hole in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (MC).  
**FASTENERS:** All fasteners are stainless steel.  
**WIRING:** Pre-wired with a three-foot pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.  
**CERTIFICATION:** UL listed to U.S. and Canadian safety standards for low-voltage landscape luminaires (UL 1639). Maximum wattages allowed by Underwriters Laboratories (UL) for U.S. and Canadian markets may vary. Maximum wattages specified are Underwriters Laboratories U.S. standard. Please contact Vista for any questions about maximum wattages allowed by UL Canadian standards.  
 All Vista luminaires are MADE IN U.S.A.

**DIMENSIONS:**



Vista Professional Outdoor Lighting. See the company website for the complete list of accessories.  
 1525 Sully Avenue • 101 W. 14th St. • Richmond, VA 23261 • (804) 771-0507 • (800) 764-6142  
 FAX: (804) 624-1270 • www.vistaprof.com



**SPECIFICATION SHEET**

**MODEL 2216 Landscape Series • Up & Accent Lights**

**FIXTURE ORDERING INFORMATION**

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example:

EXAMPLE: GR-2216-B-BAB-CFR

MOUNTING	MODEL	FINISH	LAMP	ACCESSORIES
GR - In-grade stake WR - Wall-mount canopy TR - Tree-mount junction box	2216	B - Black G - Verde BR - Architectural Brick Z - Architectural Bronze LZ - Light Bronze DZ - Dark Bronze SB - Special Bronze GT - Granite P - Pewter TC - Terra-cotta R - Rust HG - Hunter Green M - Mocha WB - Weathered Bronze WI - Weathered Iron W - White	BAB - 35W MR-16 Halogen 35W maximum 1 N 20 PAR (20W) Standard  LED MR-16 7.5, 4, 4.5, 5, 5.5  L176-4.5-W-36-LED  <i>(Please see lamp order code column on lamp guide, Vista product catalog.)</i>	RL - Flat Cool Blue lens SL - Flat Spread lens CFR - Frosted Frosted lens LSL - Linear Spread lens DBL - Flat Dark Blue lens GL - Flat Dark Green lens RL - Flat Red lens YL - Flat Amber lens HL - Honeycomb louver S - 5' Wire Lead  <b>NOTE:</b> • If fixture to be used with Extended Arm Mount (EAM), must order with extended wire length.

Fixtures shipped with standard lamp, unless otherwise specified.  
 Fixtures shipped with specified mounting hardware.

PLEASE NOTE: THIS IMAGERY IS PROVIDED FOR CONCEPTUAL AESTHETIC DIRECTION ONLY, ACTUAL PATTERNS AND MATERIALS WILL BE SPECIFIED IN SITE PLAN SUBMITTAL

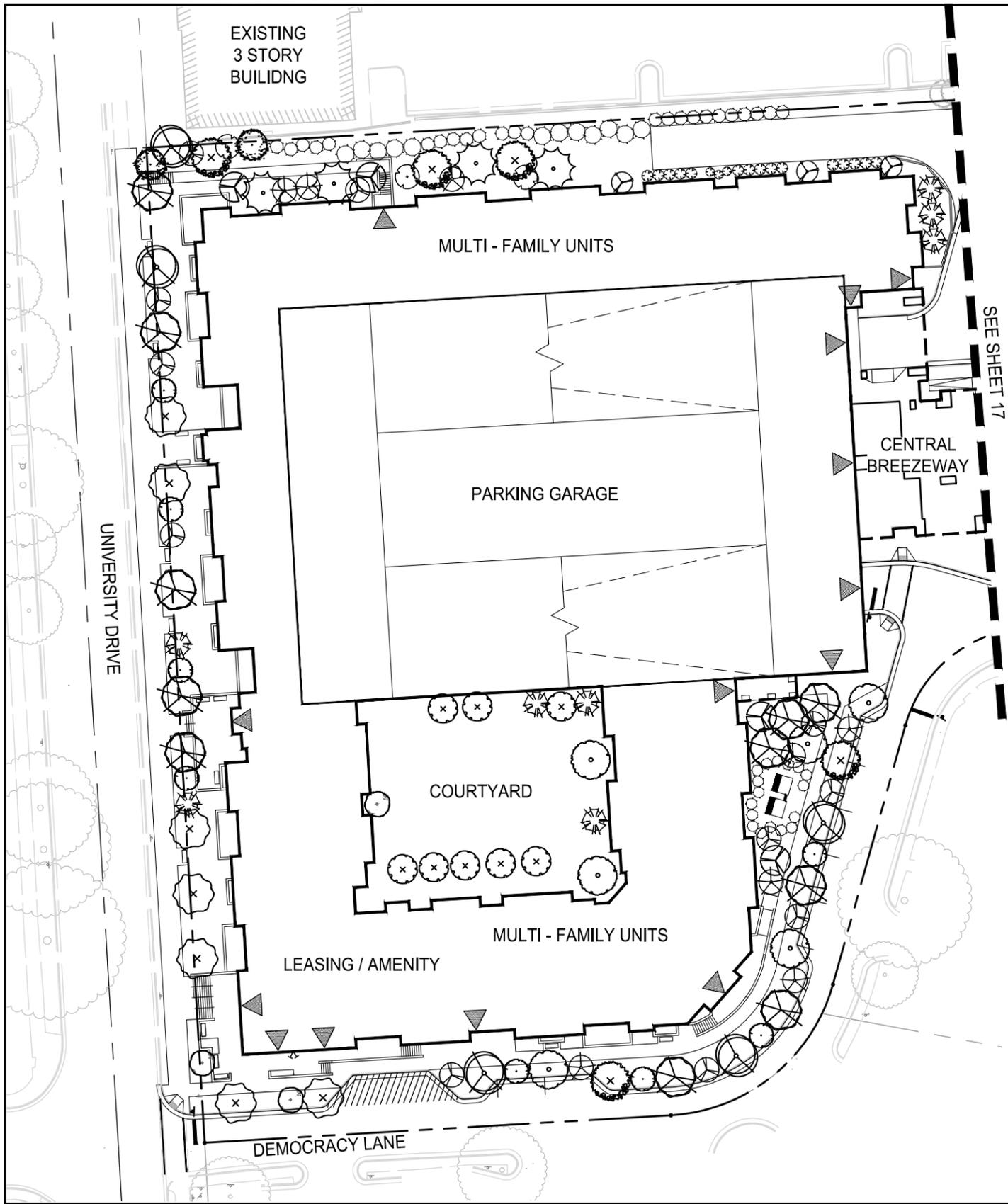


**CONCEPTUAL LIGHTING DETAILS**  
 DEMOCRACY LANE  
 CITY OF FAIRFAX, VA



DATE: OCTOBER 31, 2018  
 PROJECT #: 17081.002.00  
 DRAWING #: 108624  
 SCALE: N/A

**SHEET**  
**15** OF **21**



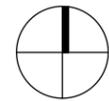
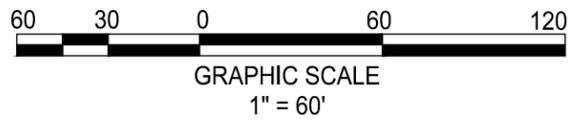
- NOTES:
1. PROPOSED TRANSFORMERS WILL BE SCREENED WITH SHRUBS AS SHOWN ON THIS PLAN.
  2. DETAILED LANDSCAPE PLANTINGS, HARDSCAPE DESIGN, AND LIGHTING FOR THE PROPOSED OPEN SPACE AREAS SHOWN WILL BE PROVIDED AT THE TIME OF SITE PLAN.

LEGEND	
	STREET TREE ALONG LAYTON HALL DRIVE (NOT COUNTED TOWARDS 10-YR TREE CANOPY)
<b>DECIDUOUS TREES - CATEGORY IV</b>	
	ACER RUBRUM - RED MAPLE
	GINKGO BILOBA - GINKGO
	QUERCUS BICOLOR - SWAMP WHITE OAK
	QUERCUS PHELLOS - WILLOW OAK
	TILIA AMERICANA 'REDMOND' - AMERICAN LINDEN
	ULMUS AMERICANA - AMERICAN ELM
<b>DECIDUOUS TREES - CATEGORY III</b>	
	BETULA NIGRA - RIVER BIRCH
	GLEDITSIA TRIACANTHOS INERMIS - THORNLESS HONEYLOCUST
	NYSSA SYLVATICA - BLACK GUM
<b>DECIDUOUS TREES - CATEGORY II</b>	
	ACER GRISEUM - PAPERBARK MAPLE
	CARPINUS CAROLINIANA - AMERICAN HORNBEAM
	CERCIS CANADENSIS - EASTERN REDBUD
	CORNUS FLORIDA - FLOWERING DOGWOOD
	MAGNOLIA VIRGINIANA - SWEETBAY MAGNOLIA
	OSTRYA VIRGINIANA - EASTERN HOPHORNBEAM
	PRUNUS x INCAM - FLOWERING CHERRY
<b>DECIDUOUS TREES - CATEGORY I</b>	
	MALUS SPP. - FLOWERING CRABAPPLE
<b>EVERGREEN TREES - CATEGORY IV</b>	
	MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA
<b>SHRUBS (SEE PROPOSED VEGETATION FOR SPECIES)</b>	
	SCREENING SHRUBS
	SHRUBS

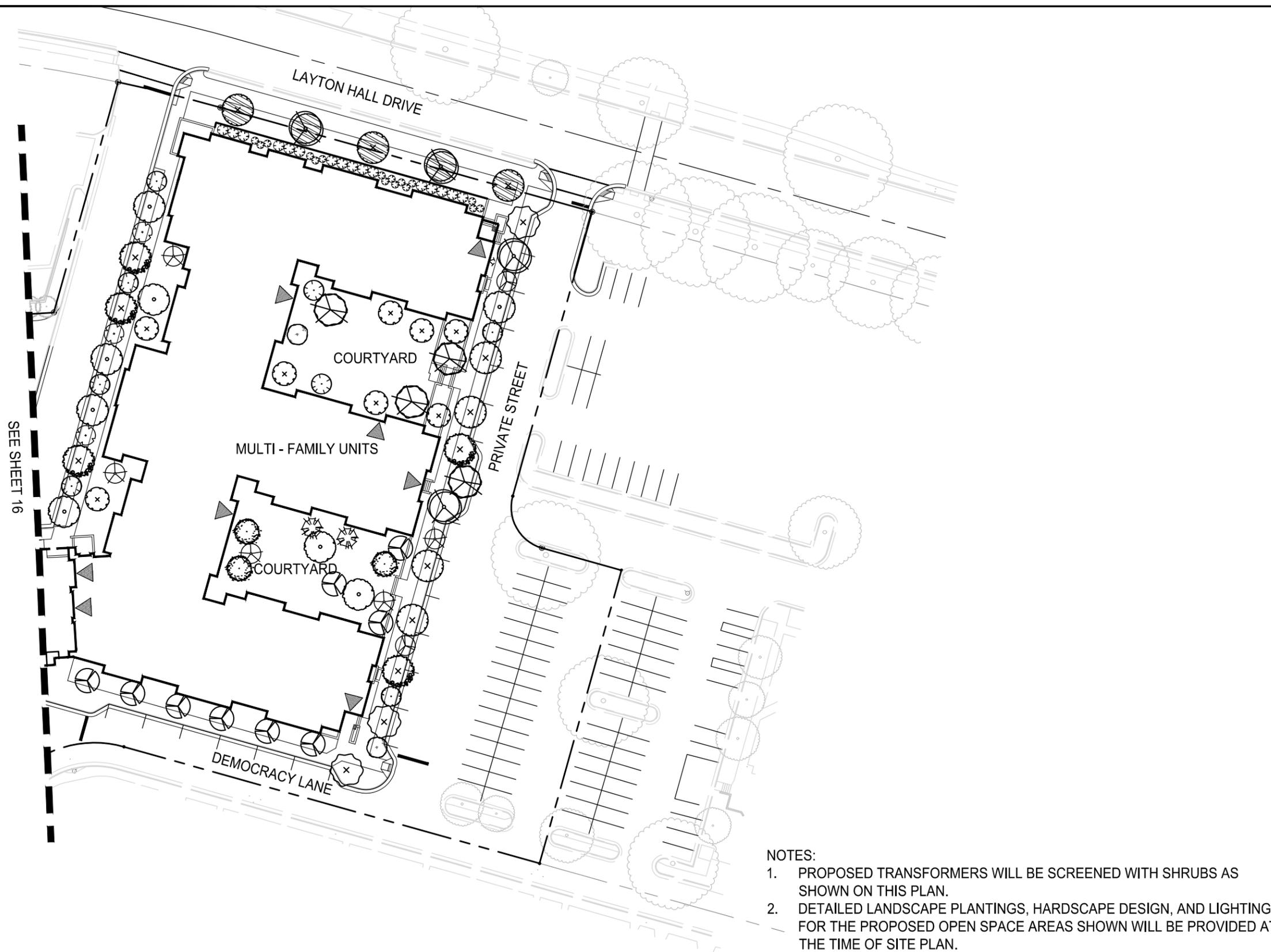


# CONCEPTUAL LANDSCAPE PLAN

DEMOCRACY LANE  
CITY OF FAIRFAX, VA



DATE: OCTOBER 31, 2018  
PROJECT #: 17081.002.00  
DRAWING #: 108624  
SCALE: 1"=60'



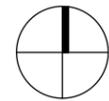
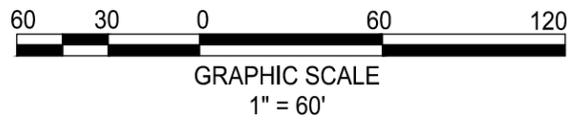
**LEGEND**

	STREET TREE ALONG LAYTON HALL DRIVE (NOT COUNTED TOWARDS 10-YR TREE CANOPY)
<b>DECIDUOUS TREES - CATEGORY IV</b>	
	ACER RUBRUM - RED MAPLE
	GINKGO BILOBA - GINKGO
	QUERCUS BICOLOR - SWAMP WHITE OAK
	QUERCUS PHELLOS - WILLOW OAK
	TILIA AMERICANA 'REDMOND' - AMERICAN LINDEN
	ULMUS AMERICANA - AMERICAN ELM
<b>DECIDUOUS TREES - CATEGORY III</b>	
	BETULA NIGRA - RIVER BIRCH
	GLEDITSIA TRIACANTHOS INERMIS - THORNLESS HONEYLOCUST
	NYSSA SYLVATICA - BLACK GUM
<b>DECIDUOUS TREES - CATEGORY II</b>	
	ACER GRISEUM - PAPERBARK MAPLE
	CARPINUS CAROLINIANA - AMERICAN HORNBEAM
	CERCIS CANADENSIS - EASTERN REDBUD
	CORNUS FLORIDA - FLOWERING DOGWOOD
	MAGNOLIA VIRGINIANA - SWEETBAY MAGNOLIA
	OSTRYA VIRGINIANA - EASTERN HOPHORNBEAM
	PRUNUS x INCAM - FLOWERING CHERRY
<b>DECIDUOUS TREES - CATEGORY I</b>	
	MALUS SPP. - FLOWERING CRABAPPLE
<b>EVERGREEN TREES - CATEGORY IV</b>	
	MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA
<b>SHRUBS (SEE PROPOSED VEGETATION FOR SPECIES)</b>	
	SCREENING SHRUBS
	SHRUBS

- NOTES:**
1. PROPOSED TRANSFORMERS WILL BE SCREENED WITH SHRUBS AS SHOWN ON THIS PLAN.
  2. DETAILED LANDSCAPE PLANTINGS, HARDSCAPE DESIGN, AND LIGHTING FOR THE PROPOSED OPEN SPACE AREAS SHOWN WILL BE PROVIDED AT THE TIME OF SITE PLAN.



**CONCEPTUAL LANDSCAPE PLAN**  
 DEMOCRACY LANE  
 CITY OF FAIRFAX, VA



DATE: OCTOBER 31, 2018  
 PROJECT #: 17081.002.00  
 DRAWING #: 108624  
 SCALE: 1"=60'

**PROPOSED VEGETATION:**

PLANT SPECIES AND LOCATIONS ARE SUBJECT TO CHANGE AT TIME OF SITE PLAN AND FINAL ENGINEERING.

A VARIETY OF DECIDUOUS AND EVERGREEN SHRUBS WILL BE PLANTED THROUGHOUT THE SITE TO PROVIDE YEAR ROUND INTEREST WHILE MAINTAINING VIEWS INTO THE SITE AND FROM WITHIN THE BUILDING INTERIOR. ALONG UNIVERSITY DRIVE, SHRUBS WILL BE PROVIDED AROUND THE THREE POCKET PARKS TO DEFINE THE SPACES AND PROVIDE SOME PRIVACY FOR ADJACENT RESIDENTIAL UNITS. NO SHRUBS WILL BE PLANTED IN BETWEEN THE SIDEWALK AND PARALLEL PARKING SPACES FOR THE CURVING PORTION OF DEMOCRACY LANE TO PRESERVE SITE DISTANCE IN THIS AREA. ALONG LAYTON HALL DRIVE SHRUBS WILL BE SELECTED TO FURTHER DEFINE THE ARCHITECTURAL DETAILS AND CREATE A FINISHED LOOK WHERE THE BUILDING MEETS THE GROUND PLANE. ANY PLANTINGS SELECTED FOR THE PLANTERS ALONG THE BUILDING FACADE WILL BE LOW GROWING TO PRESERVE WINDOW ACCESS.

**DECIDUOUS SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:**

- |                                   |                           |
|-----------------------------------|---------------------------|
| <i>CLETHRA ALNIFOLIA</i>          | SWEET PEPPERBUSH          |
| <i>CORNUS SERICEA 'KELSEYI'</i>   | DWARF RED OSIER DOGWOOD   |
| <i>HAMAMELIS VIRGINIANA</i>       | WITCH-HAZEL               |
| <i>ILEX VERTICILLATA</i>          | WINTERBERRY HOLLY         |
| <i>ITEA VIRGINICA</i>             | VIRGINIA SWEETSPIRE       |
| <i>LINDERA BENZOIN</i>            | NORTHERN SPICEBUSH        |
| <i>RHODODENDRON 'ROBLEZ' PPAF</i> | AUTUMN FIRE ENCORE AZELEA |
| <i>RHUS AROMATICA 'GRO-LOW'</i>   | FRAGRANT SUMAC            |

**EVERGREEN SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:**

- |  |                       |
|--|-----------------------|
| <i>JUNIPERUS VIRGINIANA 'GREY OWL'</i> | GREY OWL JUNIPER      |
| <i>KALMIA LATIFOLIA 'MINUET'</i>       | DWARF MOUNTAIN LAUREL |
| <i>PICEA ABIES 'NIDIFORMIS'</i>        | BIRD'S NEST SPRUCE    |
| <i>RHODODENDRON MAXIMUM</i>            | ROSEBAY RHODODENDRON  |

SCREENING SHRUBS WILL BE PROVIDED TO BLOCK VIEWS OF THE TRANSFORMERS (LOCATED NEAR DEMOCRACY LANE) FROM DEMOCRACY LANE AND FROM WITHIN THE BUILDING INTERIOR. EVERGREEN SPECIES WILL BE SELECTED TO PROVIDE MATURE HEIGHTS BETWEEN 5' AND 8'. SCREENING SHRUBS WILL ALSO BE PROVIDED ALONG THE NORTHERN PROPERTY BOUNDARY (BOUNDARY WITH EXISTING OFFICE BUILDING AND FACING LAYTON HALL DRIVE). EVERGREEN SHRUBS WILL SCREEN VIEWS FROM LAYTON HALL DRIVE FOR A PORTION OF THE BUILDING NOT SCREENED BY TREES DUE TO UTILITY AND FIRE ACCESS CONFLICTS. SCREENING SHRUB SPECIES IN THIS AREA WILL BE SELECTED TO MAXIMIZE THE AMOUNT OF THE BUILDING THAT IS SCREENED WITH A MINIMUM MATURE HEIGHT OF 10'. SCREENING SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

- |  |                        |
|--|------------------------|
| <i>ILEX VOMITORIA</i>                      | YAUPON HOLLY           |
| <i>MYRICA CERIFERA</i>                     | WAX MYRTLE             |
| <i>PRUNUS CAROLINIANA</i>                  | CAROLINA CHERRY LAUREL |
| <i>PRUNUS LAUROCERASUS 'SCHIPKAENISIS'</i> | CHERRY LAUREL          |
| <i>RHODODENDRON CATAWBIENSE</i>            | CATAWBA RHODODENDRON   |
| <i>RHODODENDRON MAXIMUM</i>                | ROSEBAY RHODODENDRON   |
| <i>THUJA OCCIDENTALIS</i>                  | EASTERN ARBORVITAE     |

# PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	STOCK SIZE (CALIPER /HEIGHT)	STOCK TYPE	QUANTITY	10-YEAR CANOPY (SF)	TOTAL CANOPY COVER (SF)
<b>DECIDUOUS TREES - CATEGORY IV</b>							
ARM	<i>ACER RUBRUM</i>	RED MAPLE	3.5" CAL.	B&B	14	275	3,850
GBA	<i>GINKGO BILOBA</i>	GINKGO	3.5" CAL.	B&B	10	275	2,750
QB	<i>QUERCUS BICOLOR</i>	SWAMP WHITE OAK	3.5" CAL.	B&B	10	275	2,750
QH	<i>QUERCUS PHELLOS</i>	WILLOW OAK	3.5" CAL.	B&B	7	275	1,925
TCR	<i>TILIA AMERICANA</i>	AMERICAN LINDEN	3.5" CAL.	B&B	15	275	4,125
UAP	<i>ULMUS AMERICANA</i>	AMERICAN ELM	3.5" CAL.	B&B	4	275	1,100
					<b>SUBTOTAL</b>	<b>60</b>	
<b>DECIDUOUS TREES - CATEGORY III</b>							
BN	<i>BETULA NIGRA</i>	RIVER BIRCH	3.5" CAL.	B&B	5	188	940
GTK	<i>GLEDITSIA TRIACANTHOS INERMIS</i>	THORNLESS HONEYLOCUST	3.5" CAL.	B&B	16	188	3,008
NS	<i>NYSSA SYLVATICA</i>	BLACK GUM	3.5" CAL.	B&B	13	188	2,444
					<b>SUBTOTAL</b>	<b>34</b>	
<b>DECIDUOUS TREES - CATEGORY II</b>							
AG	<i>ACER GRISEUM</i>	PAPERBARK MAPLE	3.5" CAL.	B&B	5	138	690
CR	<i>CARPINUS CAROLINIANA</i>	AMERICAN HORNBEAM	3.5" CAL.	B&B	6	138	828
CC	<i>CERCIS CANADENSIS</i>	EASTERN REDBUD	3.5" CAL.	B&B	12	138	1,656
CFC	<i>CORNUS FLORIDA</i>	FLOWERING DOGWOOD	3.5" CAL.	B&B	14	138	1,932
MV	<i>MAGNOLIA VIRGINIANA</i>	SWEETBAY MAGNOLIA	3.5" CAL.	B&B	10	138	1,380
OV	<i>OSTRYA VIRGINIANA</i>	EASTERN HOPHORNBEAM	3.5" CAL.	B&B	6	138	828
PCO	<i>PRUNUS x INCAM 'OKAME'</i>	FLOWERING CHERRY	3.5" CAL.	B&B	10	138	1,380
					<b>SUBTOTAL</b>	<b>63</b>	
<b>DECIDUOUS TREES - CATEGORY I</b>							
	<i>MALUS SPP.</i>	FLOWERING CRABAPPLE	3.5" CAL.	B&B	3	88	264
					<b>SUBTOTAL</b>	<b>3</b>	
<b>EVERGREEN TREES - CATEGORY IV</b>							
MGE	<i>MAGNOLIA GRANDIFLORA</i>	SOUTHERN MAGNOLIA	10-12' HT.	B&B	4	275	1,100
					<b>SUBTOTAL</b>	<b>4</b>	
					<b>TOTAL TREE QUANTITY</b>	<b>164</b>	
						<b>TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING</b>	<b>32,950</b>
<b>DECIDUOUS TREES - CATEGORY IV (LAYTON HALL DRIVE STREET TREES NOT COUNTED TOWARDS 10-YR TREE CANOPY)</b>							
QH	<i>QUERCUS PHELLOS</i>	WILLOW OAK	3.5" CAL.	B&B	2		
UAP	<i>ULMUS AMERICANA</i>	AMERICAN ELM	3.5" CAL.	B&B	3		
					<b>SUBTOTAL</b>	<b>5</b>	

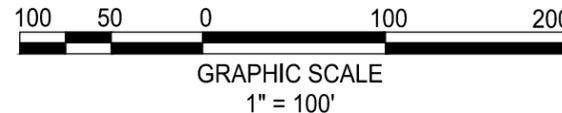
**NOTES:**

- PROPOSED TRANSFORMERS WILL BE SCREENED WITH SHRUBS AS SHOWN ON THIS PLAN.
- DETAILED LANDSCAPE PLANTINGS, HARDSCAPE DESIGN, AND LIGHTING FOR THE PROPOSED OPEN SPACE AREAS SHOWN WILL BE PROVIDED AT THE TIME OF SITE PLAN.



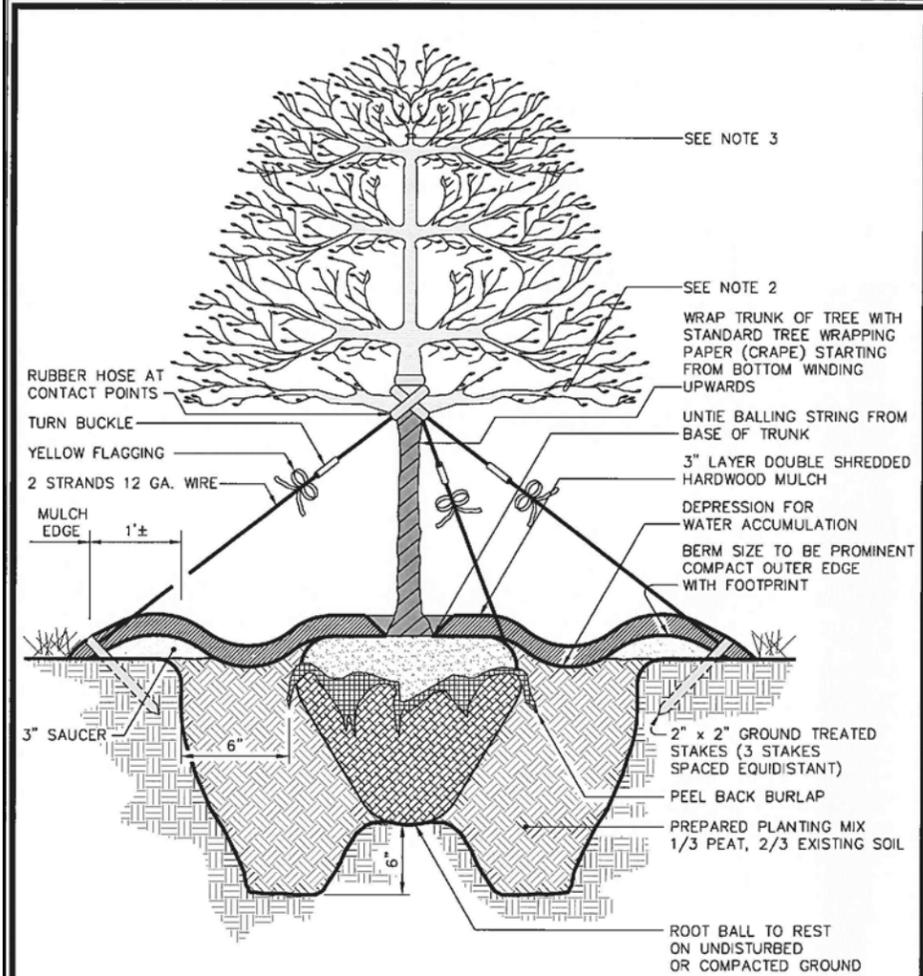
## CONCEPTUAL LANDSCAPE NOTES

DEMOCRACY LANE  
CITY OF FAIRFAX, VA



DATE: OCTOBER 31, 2018  
PROJECT #: 17081.002.00  
DRAWING #: 108624  
SCALE: N/A

SHEET  
**18** OF **21**



- NOTES:**
1. See detail 921.06 for planting notes
  2. Prune lower branches of tree back to main trunk so that remaining head is approx. 1/2 of total tree height.
  3. Never prune the leader.

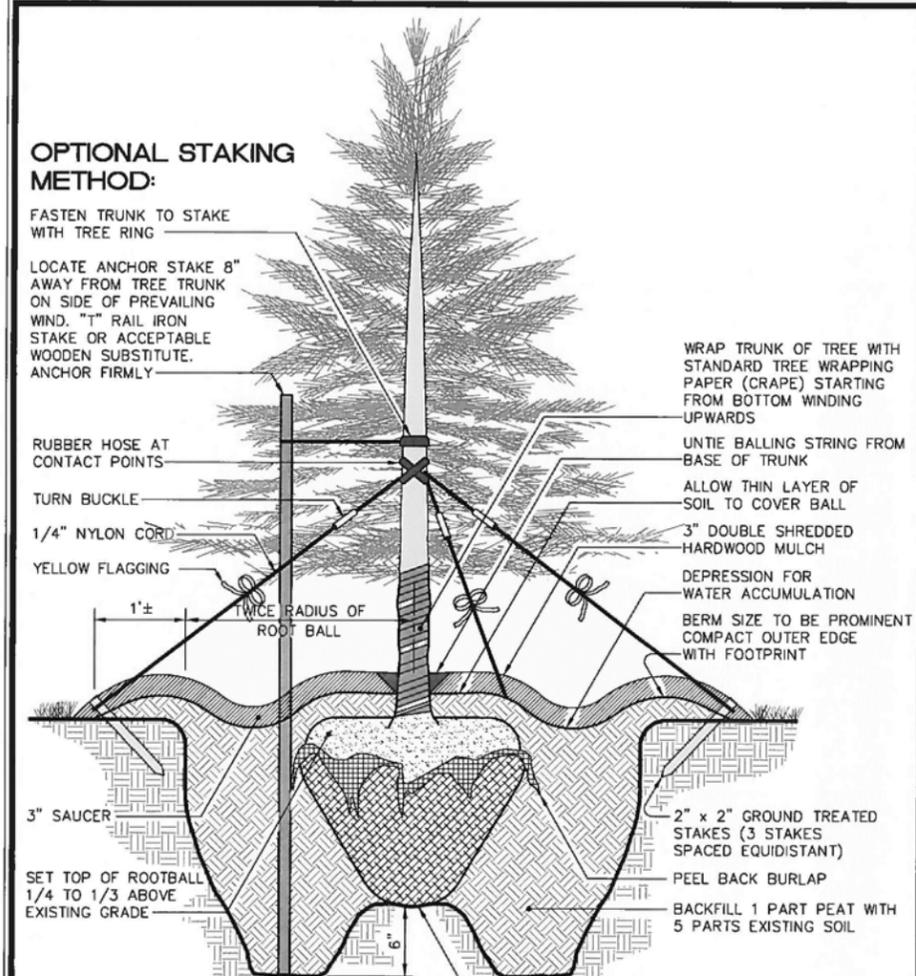
Department of Public Works  
10455 Armstrong Street  
Fairfax, VA 22030-3630

**CITY of FAIRFAX**  
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY

Voice (703) 246-6330  
FAX (703) 591-5727  
www.fairfaxva.gov

**SINGLE-STEM TREE PLANTING  
and STAKING DETAIL**

SCALE: Not To Scale	DETAIL # 2921.01
REVISION DATE: July, 2005	SHEET #: 1 of 1



- OPTIONAL STAKING METHOD:**
- FASTEN TRUNK TO STAKE WITH TREE RING
- LOCATE ANCHOR STAKE 8" AWAY FROM TREE TRUNK ON SIDE OF PREVAILING WIND. "T" RAIL IRON STAKE OR ACCEPTABLE WOODEN SUBSTITUTE. ANCHOR FIRMLY
- WRAP TRUNK OF TREE WITH STANDARD TREE WRAPPING PAPER (CRAPE) STARTING FROM BOTTOM WINDING UPWARDS
- UNTIE BALLING STRING FROM BASE OF TRUNK
- 3" LAYER DOUBLE SHREDDED HARDWOOD MULCH
- DEPRESSION FOR WATER ACCUMULATION
- BERM SIZE TO BE PROMINENT COMPACT OUTER EDGE WITH FOOTPRINT
- RUBBER HOSE AT CONTACT POINTS
- TURN BUCKLE
- 1/4" NYLON CORD
- YELLOW FLAGGING
- 1'±
- TWICE RADIUS OF ROOT BALL
- 3" SAUCER
- SET TOP OF ROOTBALL 1/4 TO 1/3 ABOVE EXISTING GRADE
- 2" x 2" GROUND TREATED STAKES (3 STAKES SPACED EQUIDISTANT)
- PEEL BACK BURLAP
- PREPARED PLANTING MIX 1/3 PEAT, 2/3 EXISTING SOIL
- ROOT BALL TO REST ON UNDISTURBED OR COMPACTED GROUND

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**EVERGREEN TREE PLANTING  
and STAKING DETAIL**

SCALE: Not To Scale	DETAIL # 2921.03
REVISION DATE: July, 2005	SHEET #: 1 of 2

- I. General**
1. Landscape Specifications: Landscape specifications shall be as outlined below. Any item or procedure not mentioned below shall be as specified in the Landscape specification guidelines published by the landscape Contractors Association (latest edition).
  2. Plant Materials: The landscape Contractor shall furnish and install and/or dig, ball, burlap, and transplant all of the plant materials called for on the drawings and/or listed in the plant schedule.
  3. Plant Names: Plant names used in the plant schedule shall be identified in accordance with Hortus Third, by L.H. Bailey, 1976.
  4. Plant Standards: All plan materials shall be equal to or better than the requirements of the "American Standard for Nursery Stock," latest edition, as published by the American Association of Nurseryman (hereinafter referred to as AAN standards). All plants shall be typical of their species and variety, shall have a normal habit of growth, and shall be first quality, sound, vigorous, well branched, and with healthy, well-furnished root systems. They shall be free of disease, insect pests, and mechanical injuries.
    - (A) All plants shall be nursery grown and shall have been grown under the same climatic conditions as the location of the subject project for at least two years before planting. Neither heeled-in plant, nor plants from cold storage will be accepted.
    - (B) Collected plants or transplanted trees may be called for by the landscape architect and used, provided, however, that locations and soil conditions will permit proper balling.
  5. Materials for Planting:
    - (A) Stakes for buying trees shall be sound oak or other approved hardwood. Three stakes spread 120-degrees apart shall be used near tree. See details.
    - (B) Wrapping materials for tree trunks: Clean burlap of 8-oz. weight cut in 8-inch to 10-inch wide strips of water resistant paper or tape for this purpose. Twine for tying shall be medium jute twine.
    - (C) Tree Guys: Provide wire ties and guys of 2-strand, twisted, pliable galvanized steel wire not lighter than 12-gauge with zinc coated turnbuckles. Provide w-ply garden hose not less than 0.5-inch hose size, cut to lengths to protect tree trunks from damage by wires.
    - (D) Mulching: Mulch shall consist of double shredded hardwood mulch.
  6. Planting Schedule: A professional horticulturist/nurseryman shall be consulted to determine the proper time, based on plant species and weather conditions, to move and install particular plant materials to minimize stress to the plant. Planting of deciduous material may be continued during the winter months provided there is no frost on the ground and frost-free soil planting mixtures are used.

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**PLANTING NOTES  
DETAIL**

SCALE: Not To Scale	DETAIL # 2921.06
REVISION DATE: July, 2005	SHEET #: 1 of 2

3" DOUBLE SHREDDED HARDWOOD MULCH

LOOSEN BURLAP AND CUT WIRE OR REMOVE CONTAINER

SCARIFY BALL AND SEPERATE ROOTS PRIOR TO PLANTING

REMOVE BURLAP OR CONTAINER

BACKFILL 1 PART PEAT, WITH 3 PARTS EXISTING SOIL

ROOT BALL TO REST ON UNDISTURBED SOIL

6"

**NOTES:**  
1. See detail 921.06 for planting notes

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<b>SHRUB DETAIL</b>		
SCALE: Not To Scale	DETAIL # 2921.04	
REVISION DATE: July, 2005	SHEET # 1 of 1	

**NOTES:**

- See detail 921.06 for planting notes
- All trees are be nursery grown, burlap and ball(b&b).
- Remove all treated or plastic-coated burlap, strapping, wire or nylon twine from root ball. After setting in hole, cut away top and sides of wire basket, if any.
- Install top of plant ball 1/4 to 1/3 above existing grade.
- Set tree in vertical position prior to staking.
- Soak plant ball and pit immediately after installation. Place 4-6" of double shredded hardwood mulch around base of tree, 3' diameter minimum.
- Wrap trees from ground to lowest branches with burlap or tree wrap paper (optional). Secure near top and bottom with hemp string only.
- Tree bracing straps are optional, use polypropylene webbing only no wire or rope to be in contact with trunk. Remove all tree straps and trunk wrap after one growing season.

Department of Public Works 10455 Armstrong Street Fairfax, VA 22030-3630	CITY of FAIRFAX USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY	Voice (703) 246-6330 FAX (703) 591-5727 www.fairfaxva.gov
<b>EVERGREEN TREE PLANTING</b>		
<b>and STAKING DETAIL</b>		
SCALE: Not To Scale	DETAIL # 2921.03	
REVISION DATE: July, 2005	SHEET # 2 of 2	

**II. Planting Execution**

- Excavation of Plant Pits
  - Circular Pits, with vertical sides shall be excavated for all plants. The diameter of the holes shall be 12-inches greater than the diameter of the ball for trees, or 1.5 times the diameter of shrubs, balls, and container stock pots.
  - The depth of pits for all plants shall be 6-inches deeper than the ball or container depth.
  - Obstructions encountered in excavated or planted areas shall be removed or plants relocated as approved.
  - Plants shall be planted plumb, at the same grade as in the nursery (in relation to finished grade); tamp topsoil under and around base of ball to fill all voids. Remove all burlap, ropes, and wires from sides and tips of balls, but do not remove burlap from under ball. Thoroughly water when hole is two-thirds full of topsoil. After watering, 3" of mulch shall be applied over a 4" earth berm to create a shallow watering basin around the tree.
  - All shrubs to be planted in conformance with deciduous shrub planting detail 901.04.
- Staking, Guying and Wrapping
  - Each tree or evergreen shall be immediately staked or guyed.
    - Deciduous tree 2-2.5" caliper or larger and all evergreen trees shall be staked and guyed with three 2" x 2" x 6' hardwood staked per tree, spread 120-degrees apart. All hardwood stakes are to be driven no less than two feet below planting grade and at ten feet from the tree. A double strand of 12-gauge galvanized wire shall be twisted and threaded through 0.5-inch garden hose to protect the tree trunk and secured to the hardwood stake.
    - The 12-gauge galvanized wire shall be placed at a 45-degree angle from the tree to the stake. See deciduous tree with typical guying planting detail.
  - Wrap all deciduous trees. Wrapping shall extend from ground line to second branch. Overlap tree wrap by 50 percent.

**IV. Plant Pruning, Edging, and Mulching**

- Pruning shall be by experienced landscape contractors. Remove broken or damaged branches and roots. Cut back and thin deciduous material to retain two-thirds of the initial branches. Cut back evergreens to give compact uniform appearance. Damaged or pruned tree leaders shall be cause for rejection.
- If foliage is present on deciduous plant material, they shall be sprayed with an anti-desiccant, which slows down the transpiration process, through reducing the danger of dehydration.
- The areas around isolated plants shall be edged and cultivated to the full diameter of the pit.
- After cultivation, all plant materials shall be mulched with a three-inch layer of double shredded mulch over the entire area of the bed or saucer.

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<b>PLANTING NOTES</b>		
<b>DETAIL</b>		
SCALE: Not To Scale	DETAIL # 2921.06	
REVISION DATE: July, 2005	SHEET # 1 of 2	

FAIRFAX, VIRGINIA

**ELEVATIONS AND HEIGHT  
SPECIAL EXCEPTION EXHIBIT**

OCTOBER 30, 2018

A RESIDENTIAL COMMUNITY DEVELOPED BY  
CAPSTONE COLLEGIATE COMMUNITIES

**NILES BOLTON ASSOCIATES**

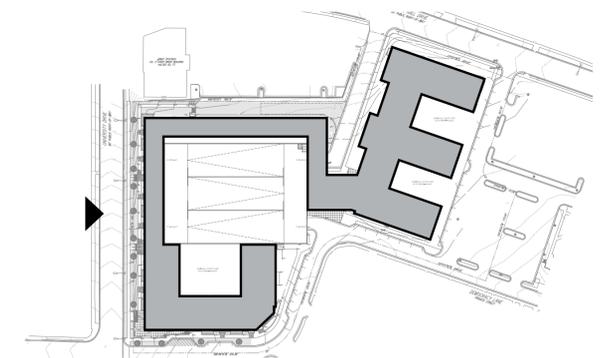
# University Dr Elevation

Fairfax, VA



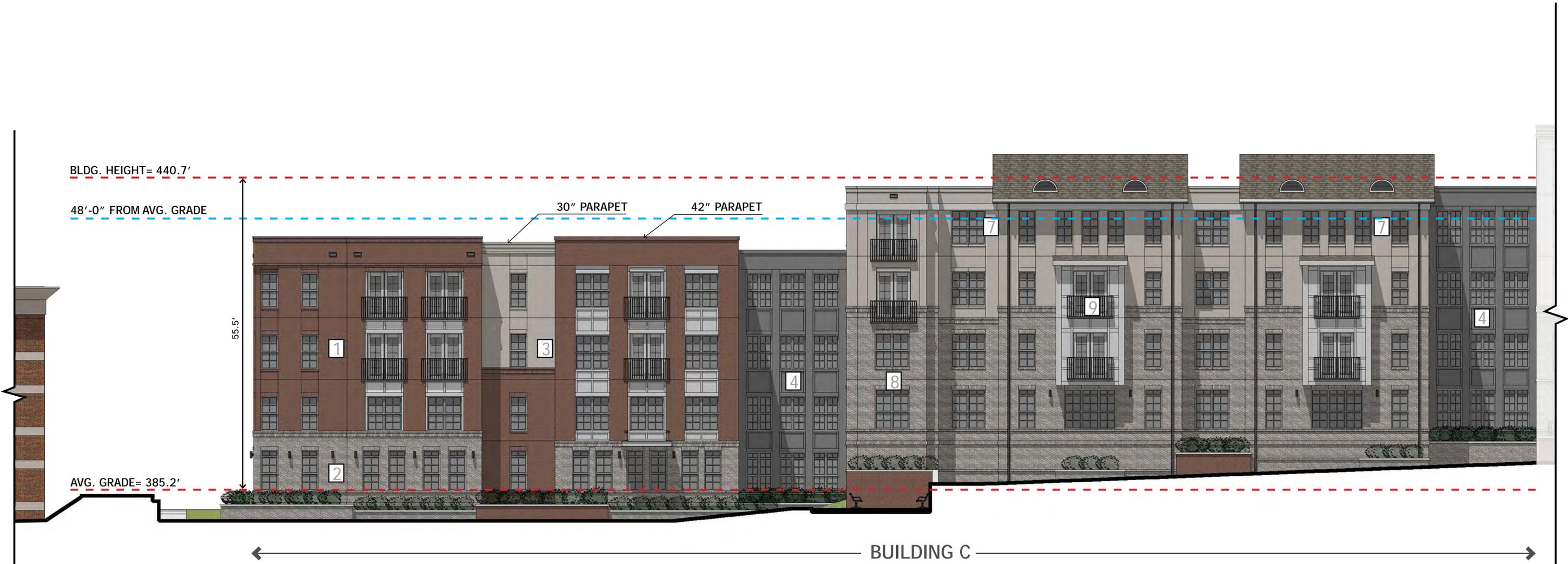
COMPARTMENT "C"

COMPARTMENT "D.1"

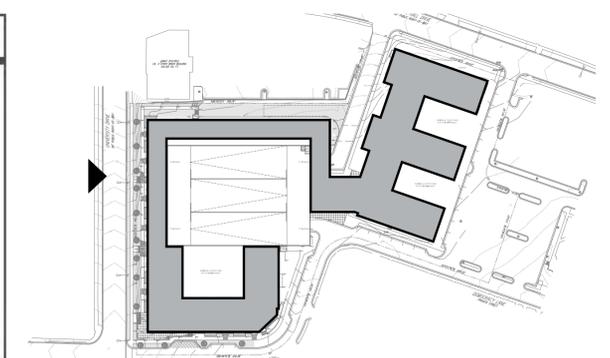


# University Dr Elevation - Compartment "C"

Fairfax, VA



MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony

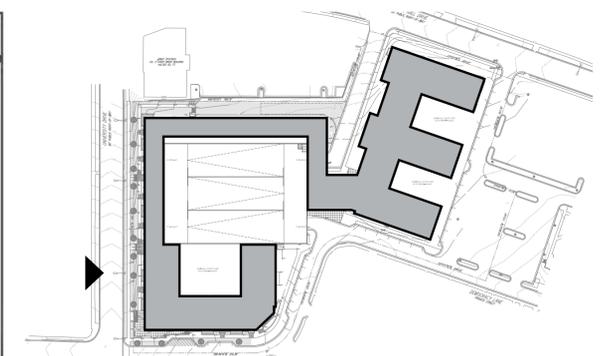


# University Dr Elevation - Compartment "D.1"

Fairfax, VA



MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony

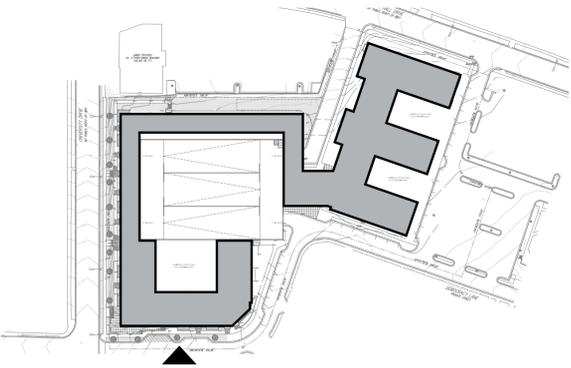


# Democracy Lane - Compartment "D.1"

Fairfax, VA



MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony

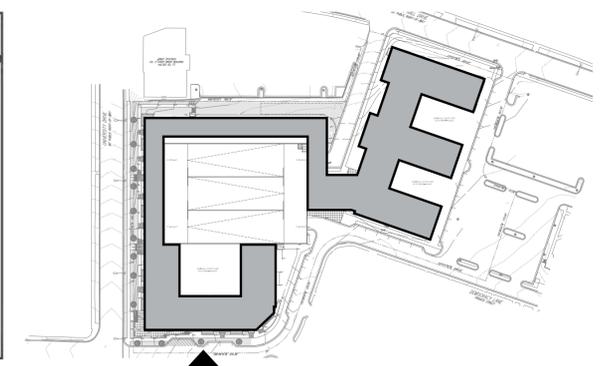


# Democracy Lane - Compartment "D.2" South

Fairfax, VA

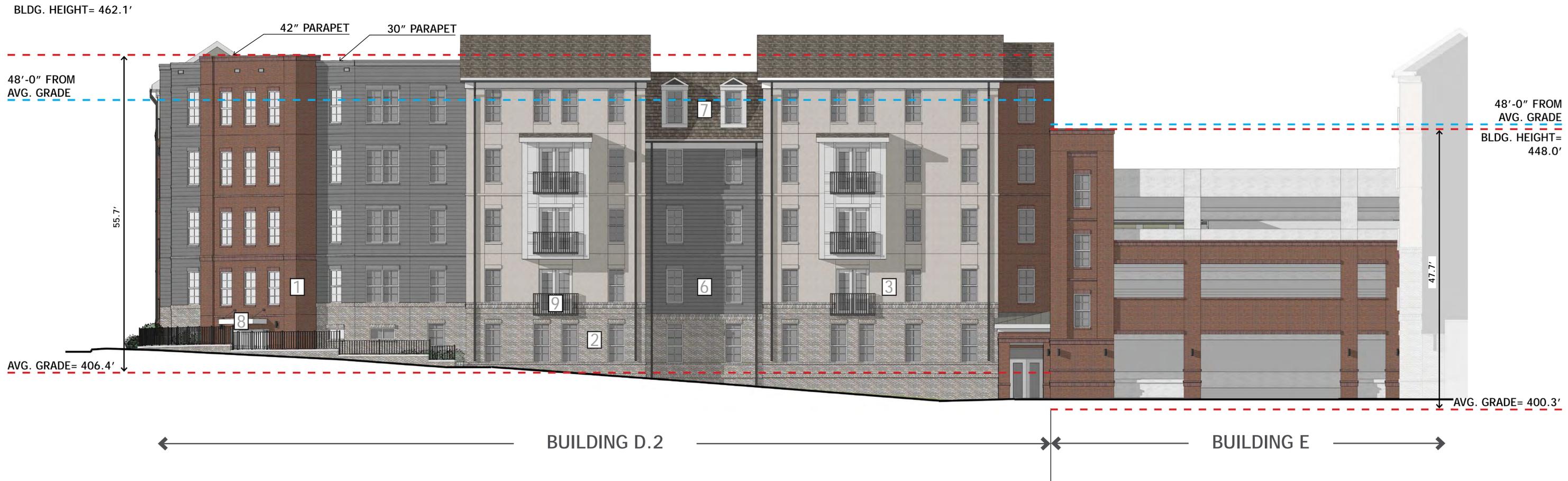


MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony

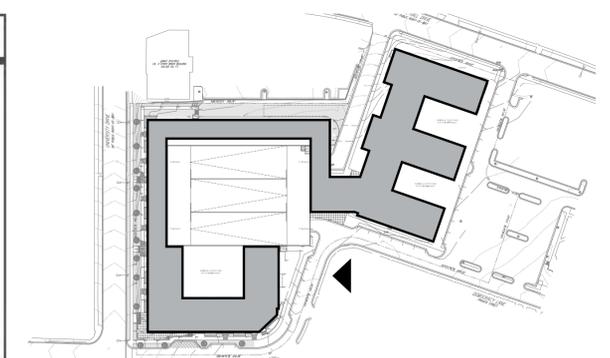


# Democracy Lane - Compartment "D.2" East

Fairfax, VA



MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony

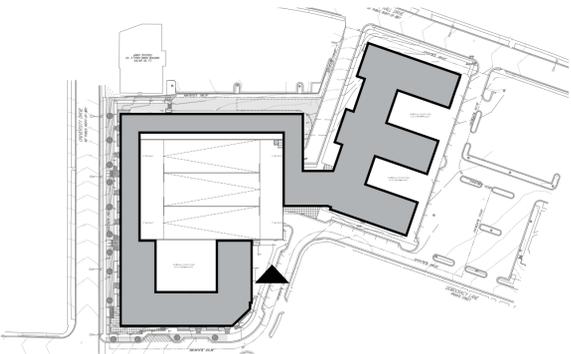


# Democracy Lane - Compartment "E"

Fairfax, VA



MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony

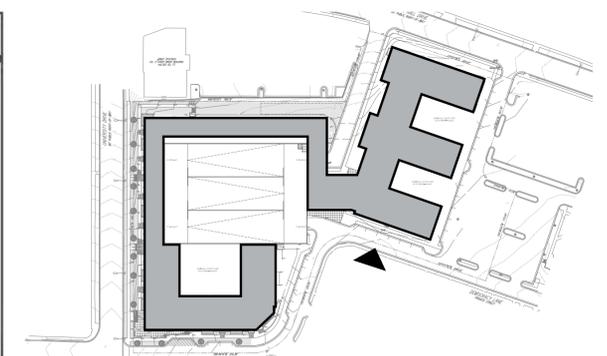


# Democracy Lane - Compartment "B"

Fairfax, VA



MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony



# East Private Drive Elevation

Fairfax, VA

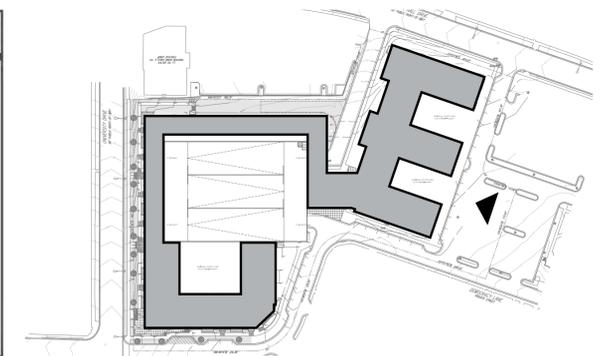


COMPARTMENT "B"

COMPARTMENT "A"

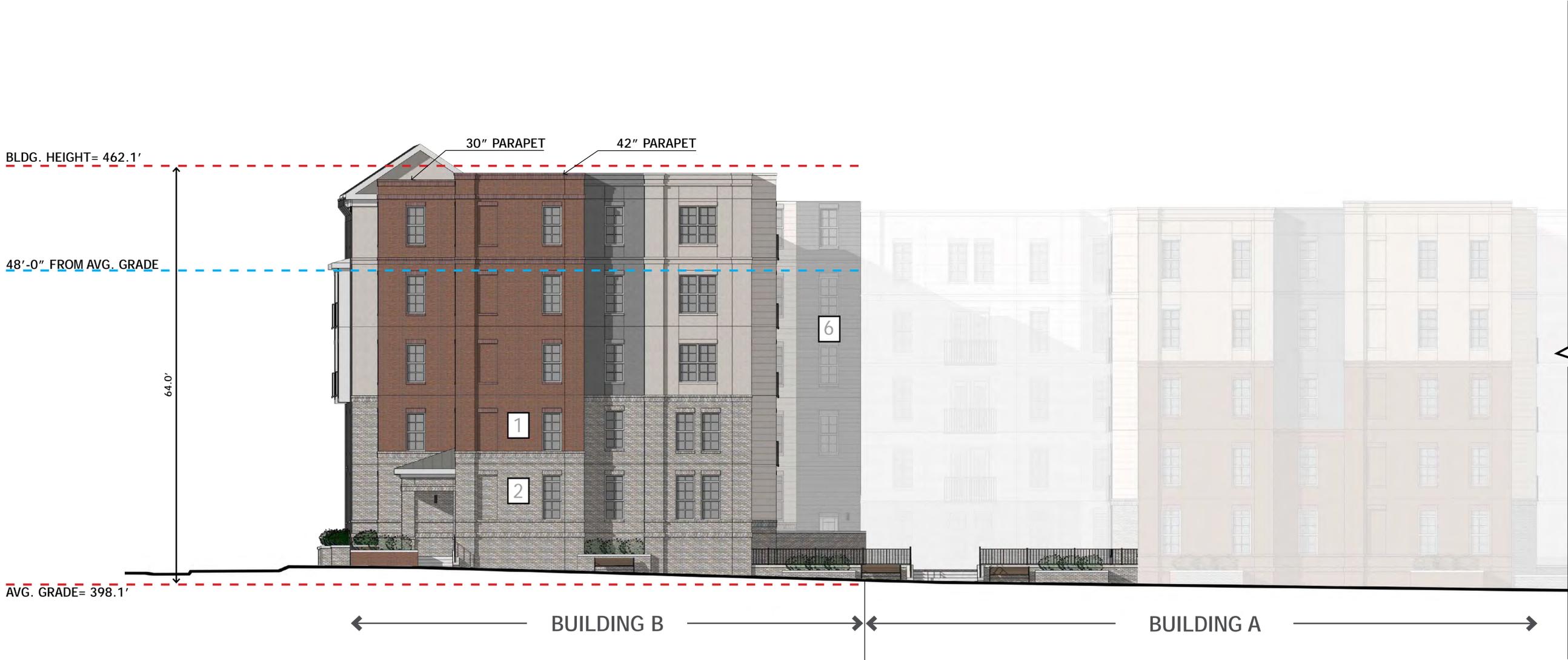
## MATERIALS LEGEND

- 1 Brick Color 1
- 2 Brick Color 2
- 3 Fiber Cement Panel - Color 1
- 4 Fiber Cement Panel - Color 2
- 5 Lap Siding - Color 1
- 6 Lap Siding - Color 2
- 7 Architectural Asphalt Shingles
- 8 Metal Awning
- 9 Juliet Balcony

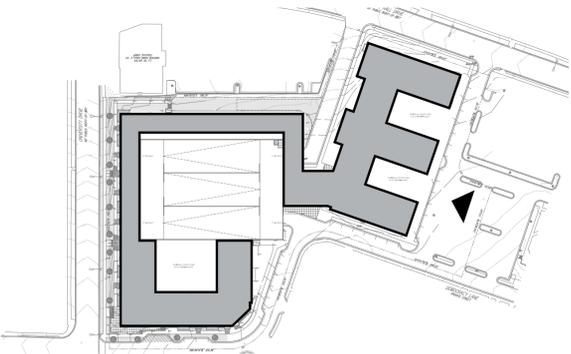


# East Private Drive Elevation - Compartment "B"

Fairfax, VA



MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony



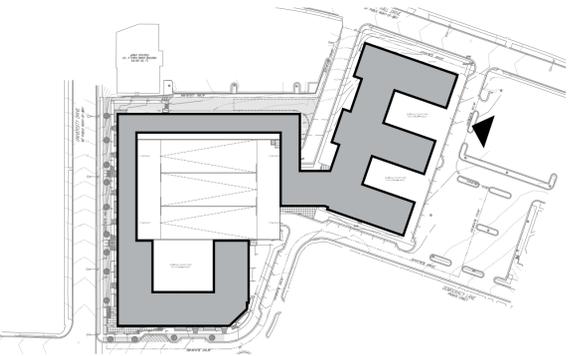
# East Private Drive Elevation - Compartment "A"

Fairfax, VA



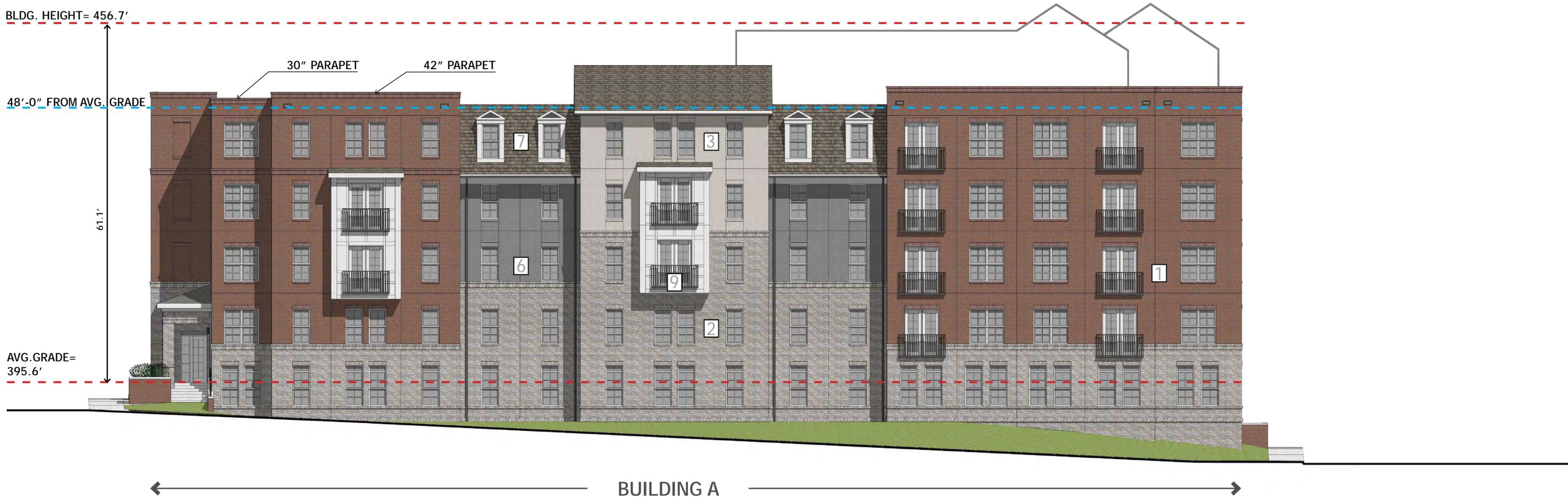
← BUILDING A →

MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony

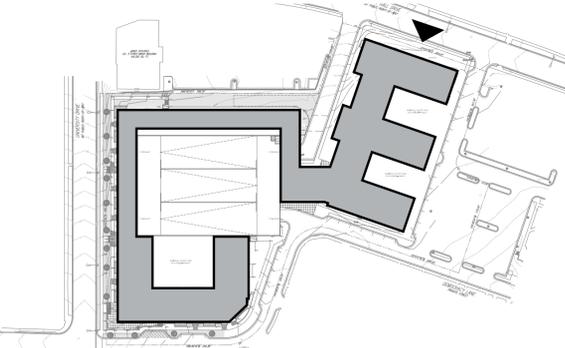


# Layton Hall Dr - Compartment "A"

Fairfax, VA



MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony



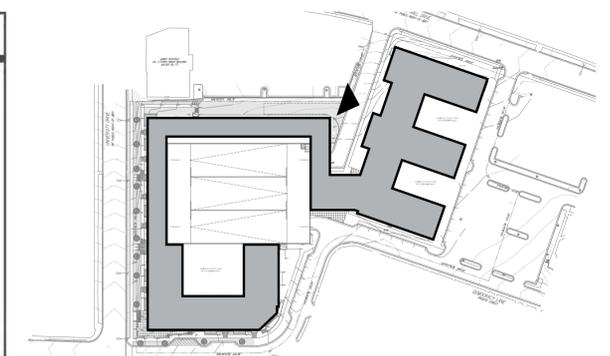
# Garage Private Drive - Compartment "A"

Fairfax, VA



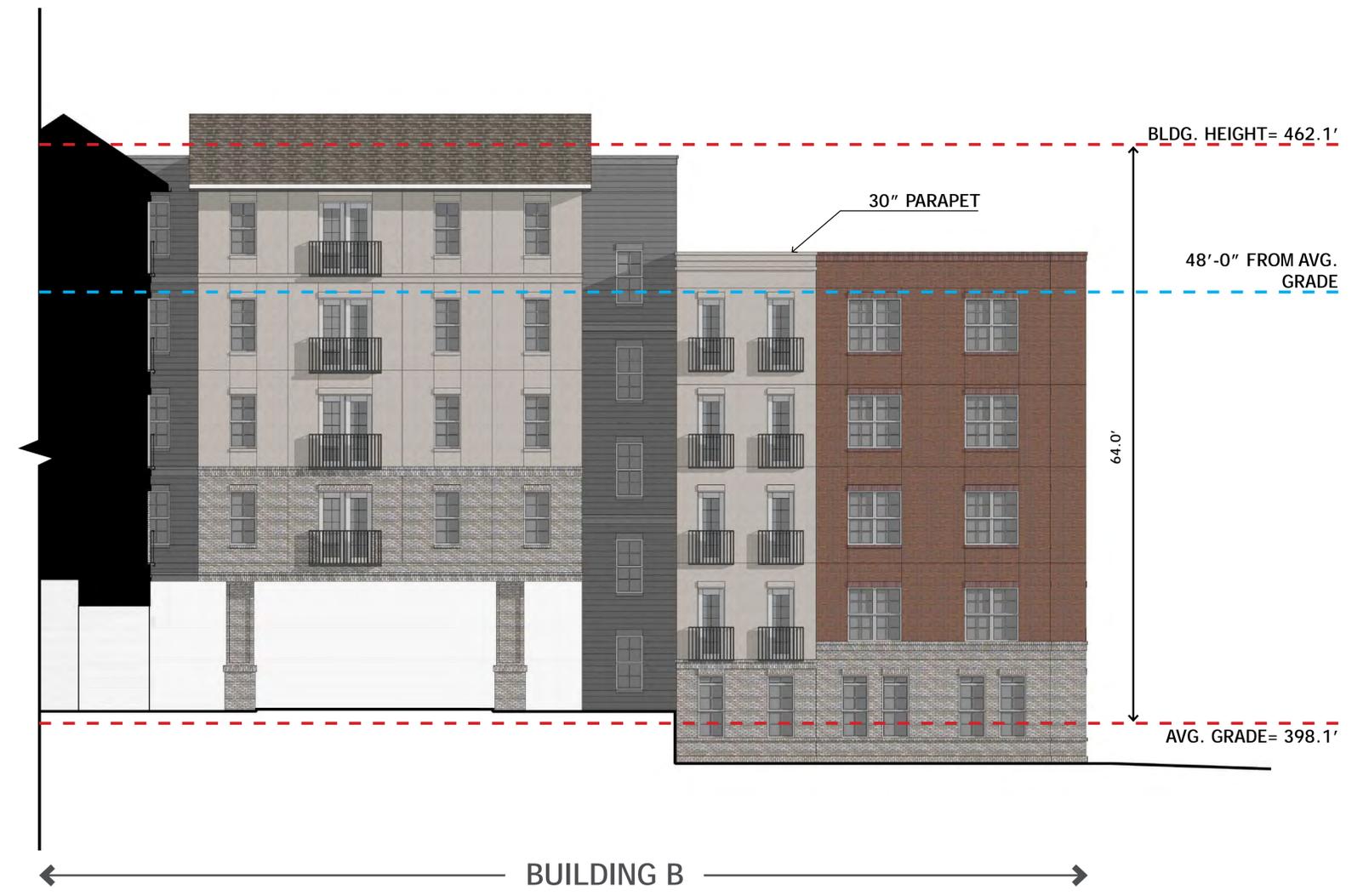
BUILDING A

MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony

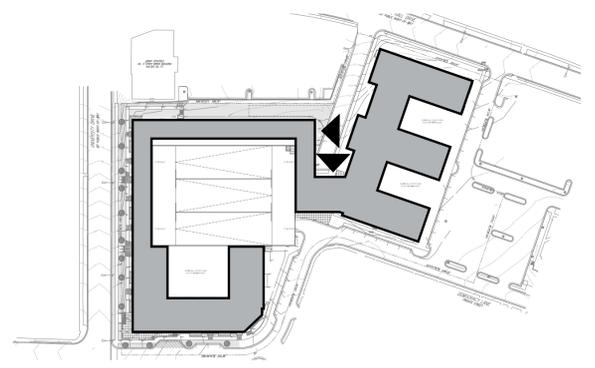


# Garage Private Drive - Compartment "B" East & Layton Hall Dr Compartment "B"

Fairfax, VA



MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony



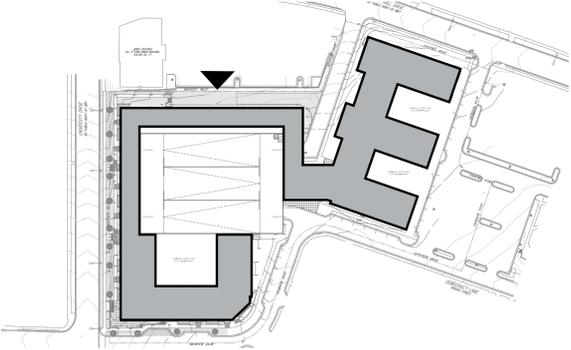
# Layton Hall Dr Elevation

Fairfax, VA



COMPARTMENT "B"

COMPARTMENT "C"

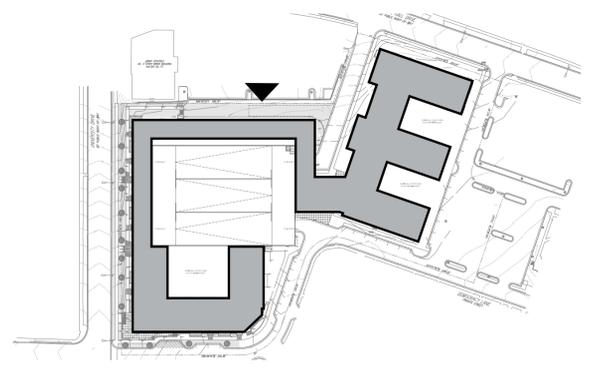


# Layton Hall Dr Elevation - Compartment "B"

Fairfax, VA

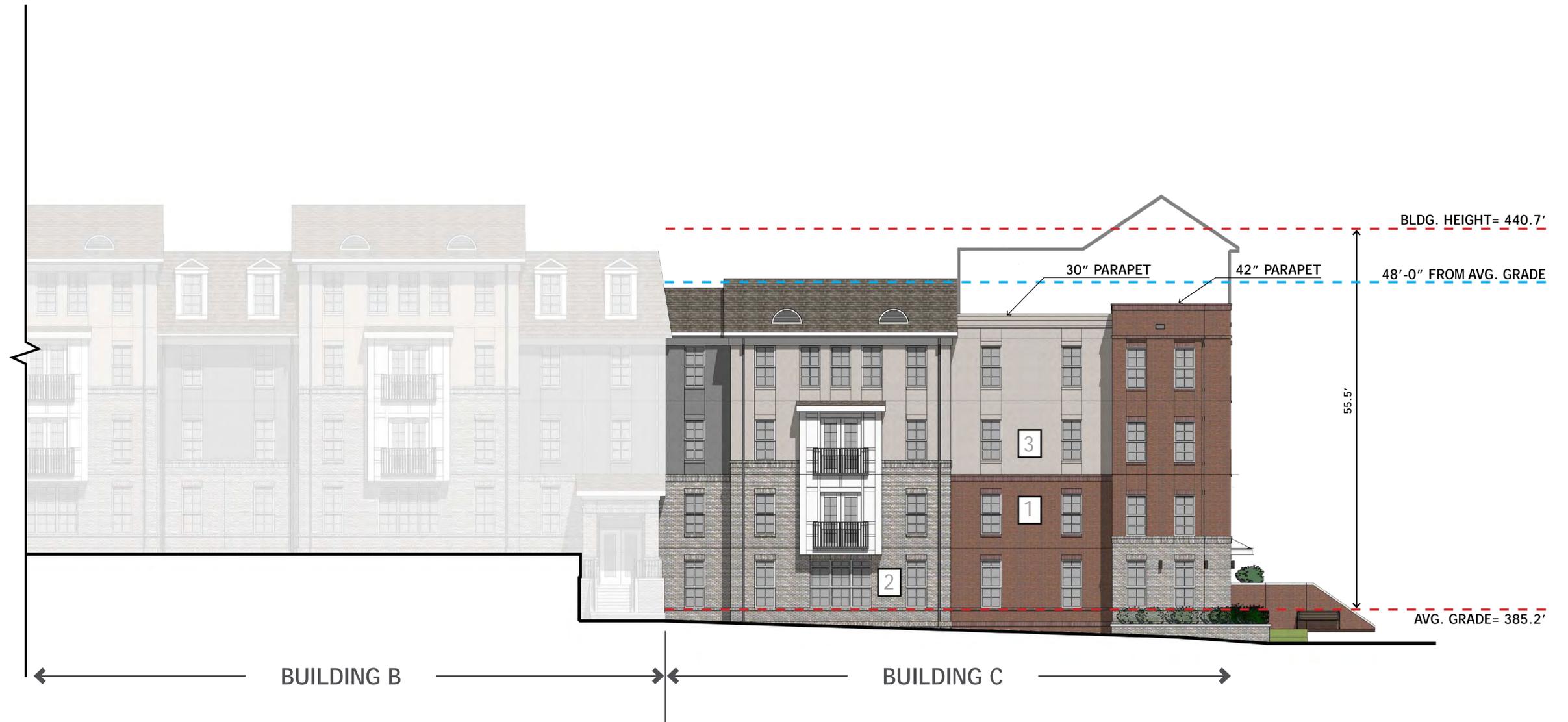


MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony

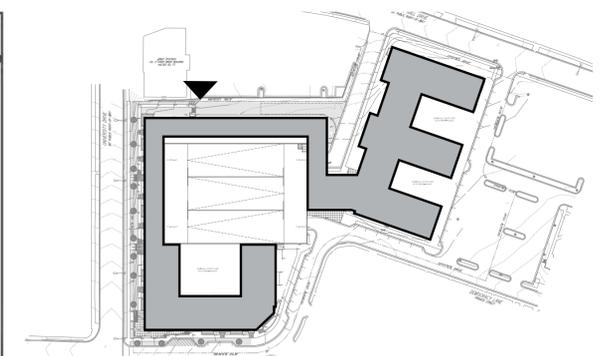


# Layton Hall Dr Elevation - Compartment "C"

Fairfax, VA



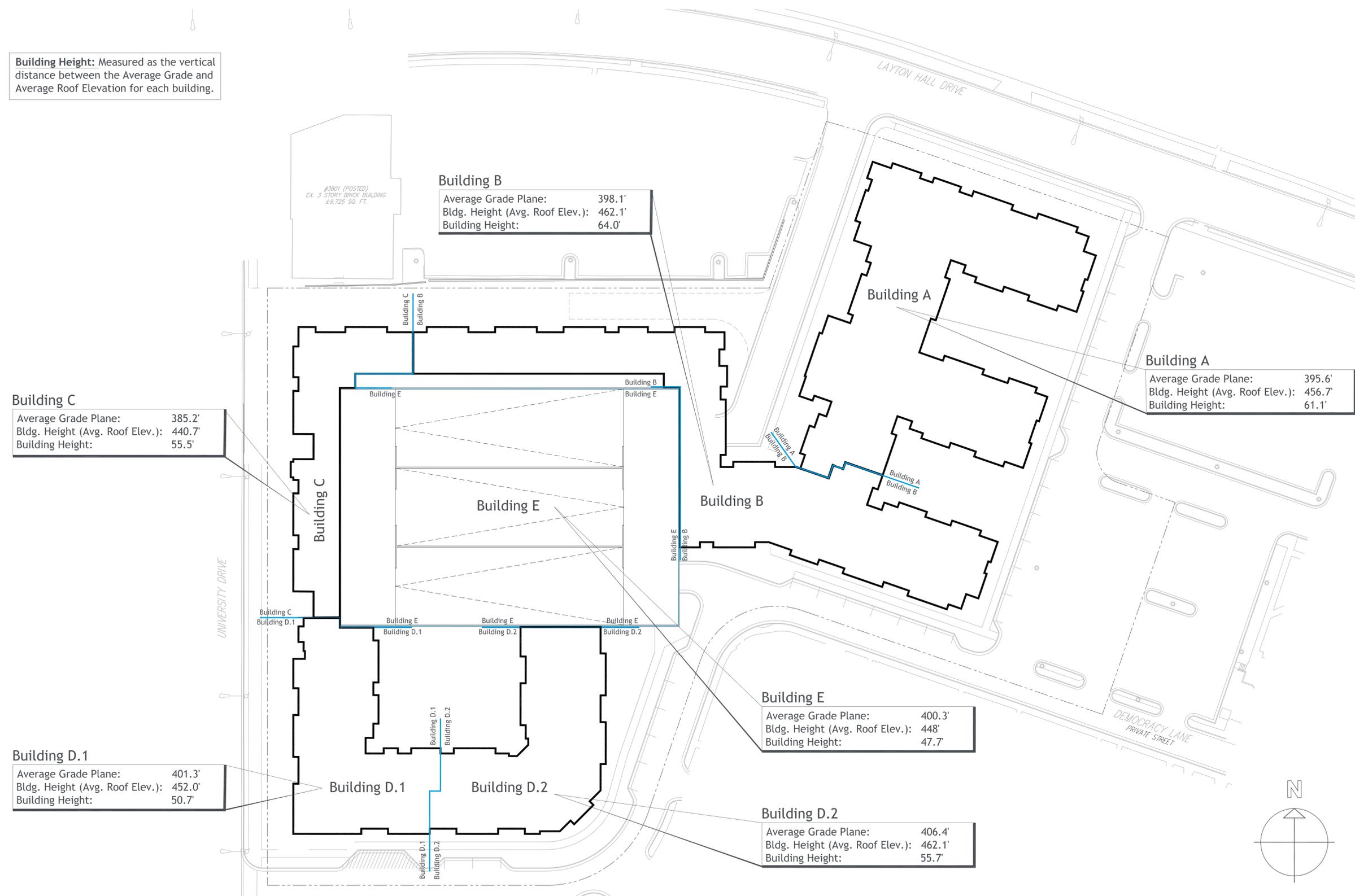
MATERIALS LEGEND	
1	Brick Color 1
2	Brick Color 2
3	Fiber Cement Panel - Color 1
4	Fiber Cement Panel - Color 2
5	Lap Siding - Color 1
6	Lap Siding - Color 2
7	Architectural Asphalt Shingles
8	Metal Awning
9	Juliet Balcony



# Height Exhibit

Fairfax, VA

**Building Height:** Measured as the vertical distance between the Average Grade and Average Roof Elevation for each building.



# University Drive & Democracy Lane

Fairfax, VA



# University Drive & Layton Hall Drive

Fairfax, VA



# Layton Hall Drive

Fairfax, VA



# Layton Hall Drive & Private Drive

Fairfax, VA

