

An architectural site plan for the N29 Apartments project. The plan shows a large, irregularly shaped building footprint with multiple courtyards and parking areas. The building is surrounded by landscaping, including trees and shrubs. The plan is overlaid with a semi-transparent dark blue layer containing text and logos.

# N29 APARTMENTS

BOARD OF ARCHITECTURAL REVIEW  
MAJOR APPLICATION SUBMISSION  
CITY OF FAIRFAX

Prepared for:



Prepared by:



May 23rd, 2023



# N29 (at WillowWood) Eaton Place at University Drive Extension

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

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

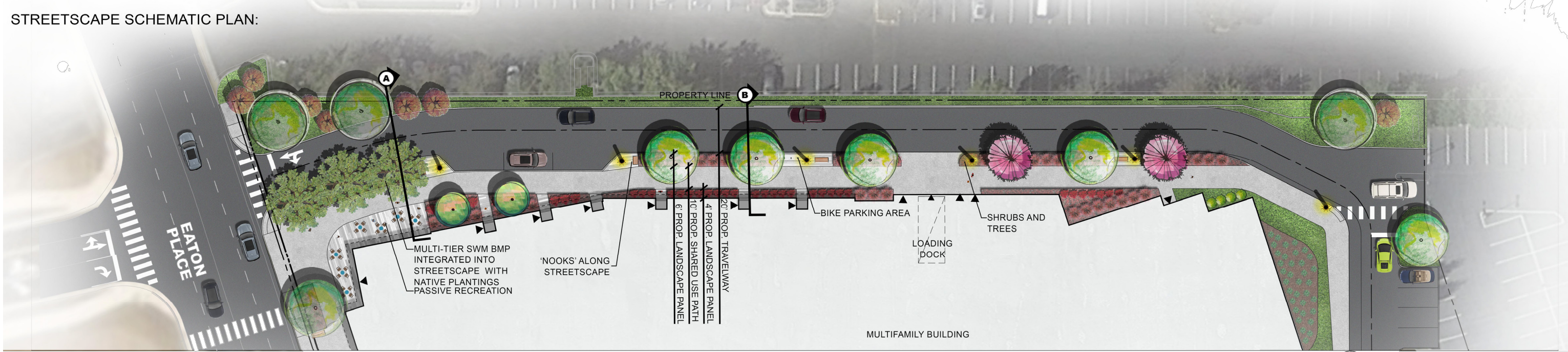
The proposed development involves removing the existing surface parking and the construction of a new multifamily mixed-use building and structured parking garage. The proposed multifamily building has a total area of 231,747 GSF with a total of 268 units. The structured parking garage has a total area of 184,393 GSF with a total of 635 parking spaces, which will be shared between the proposed multifamily building and one of the existing commercial office buildings at WillowWood Plaza.

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





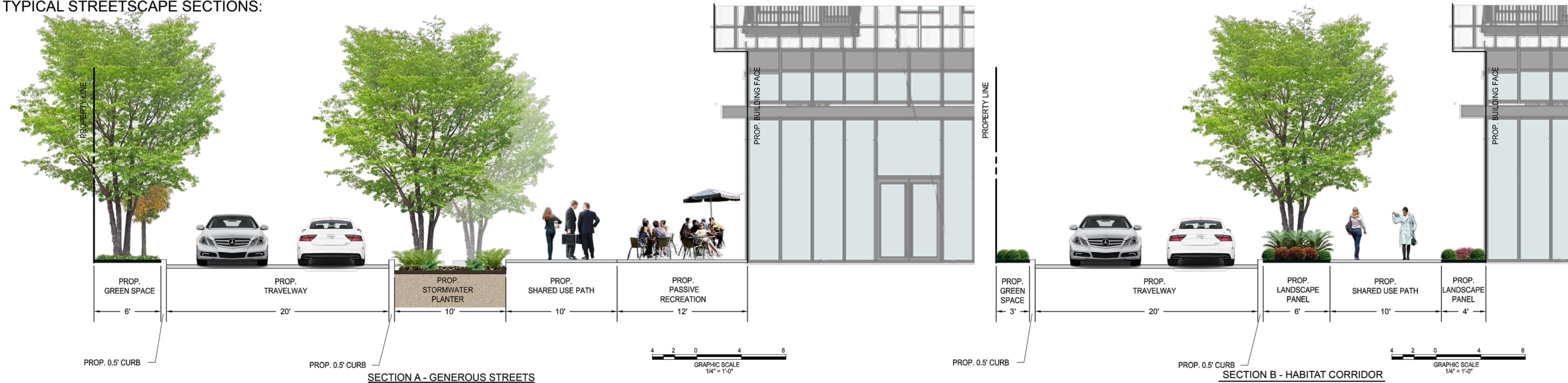
STREETSCAPE SCHEMATIC PLAN:



PRECEDENT IMAGERY:



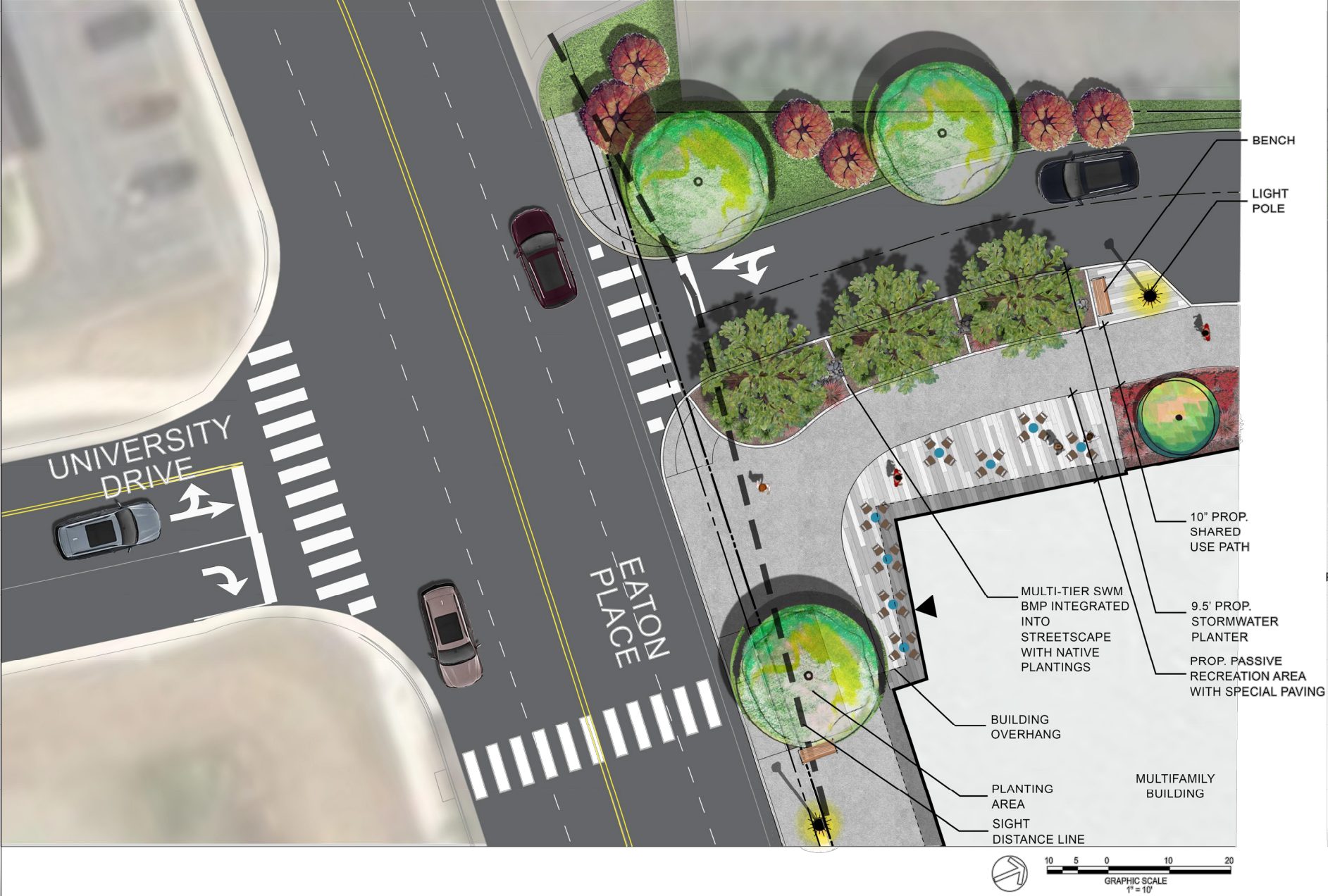
TYPICAL STREETSCAPE SECTIONS:



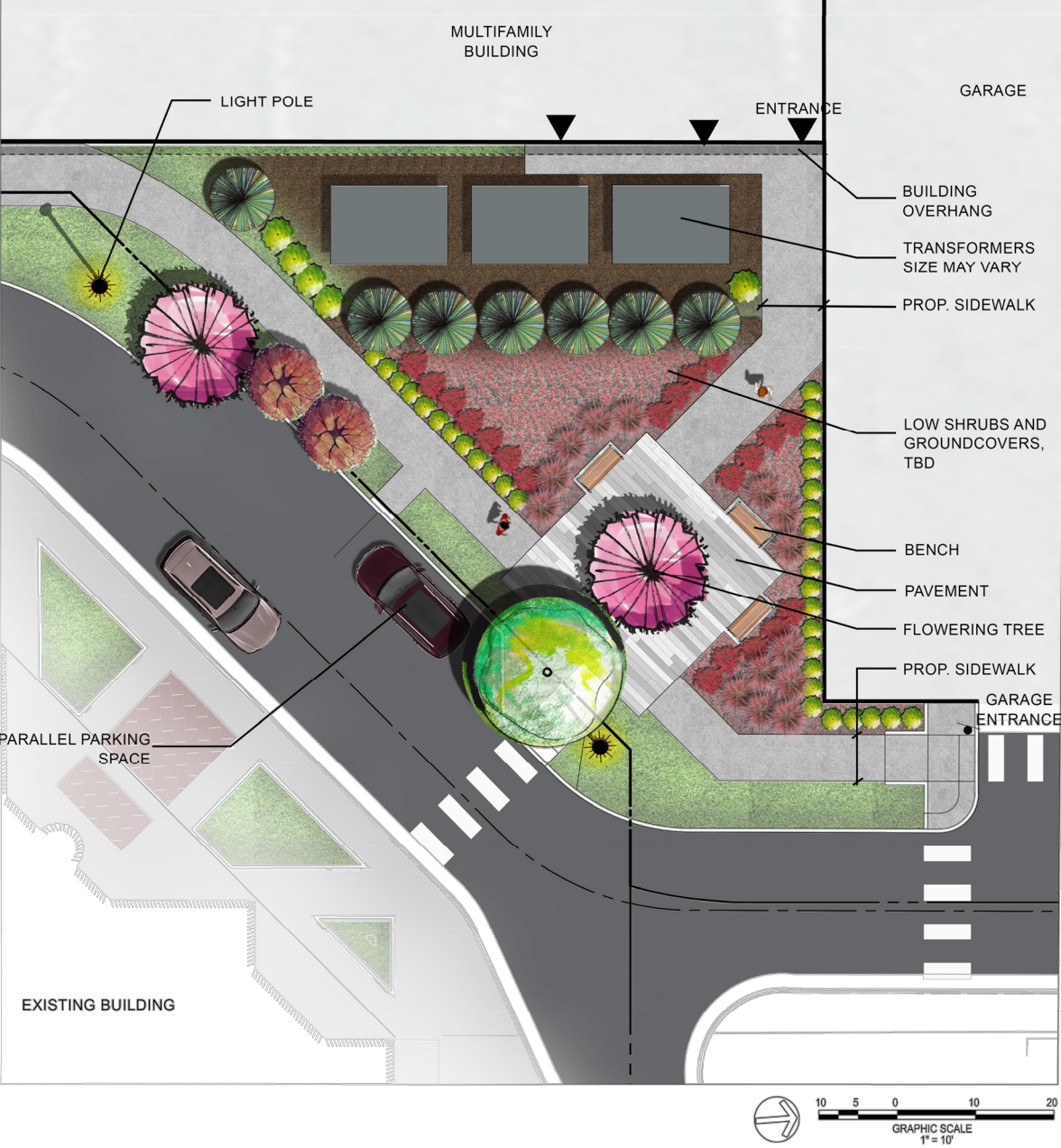
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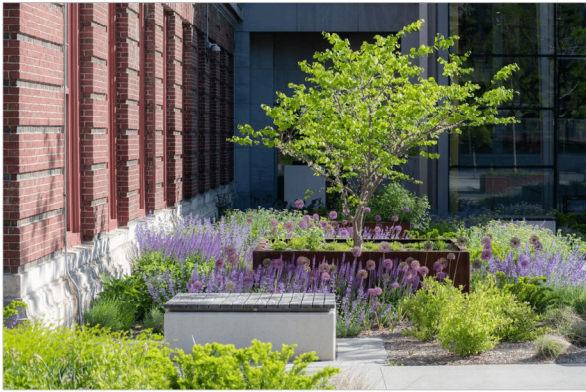
CORNER PLAZA AND INTERSECTION ALIGNMENT:



POCKET PARK:



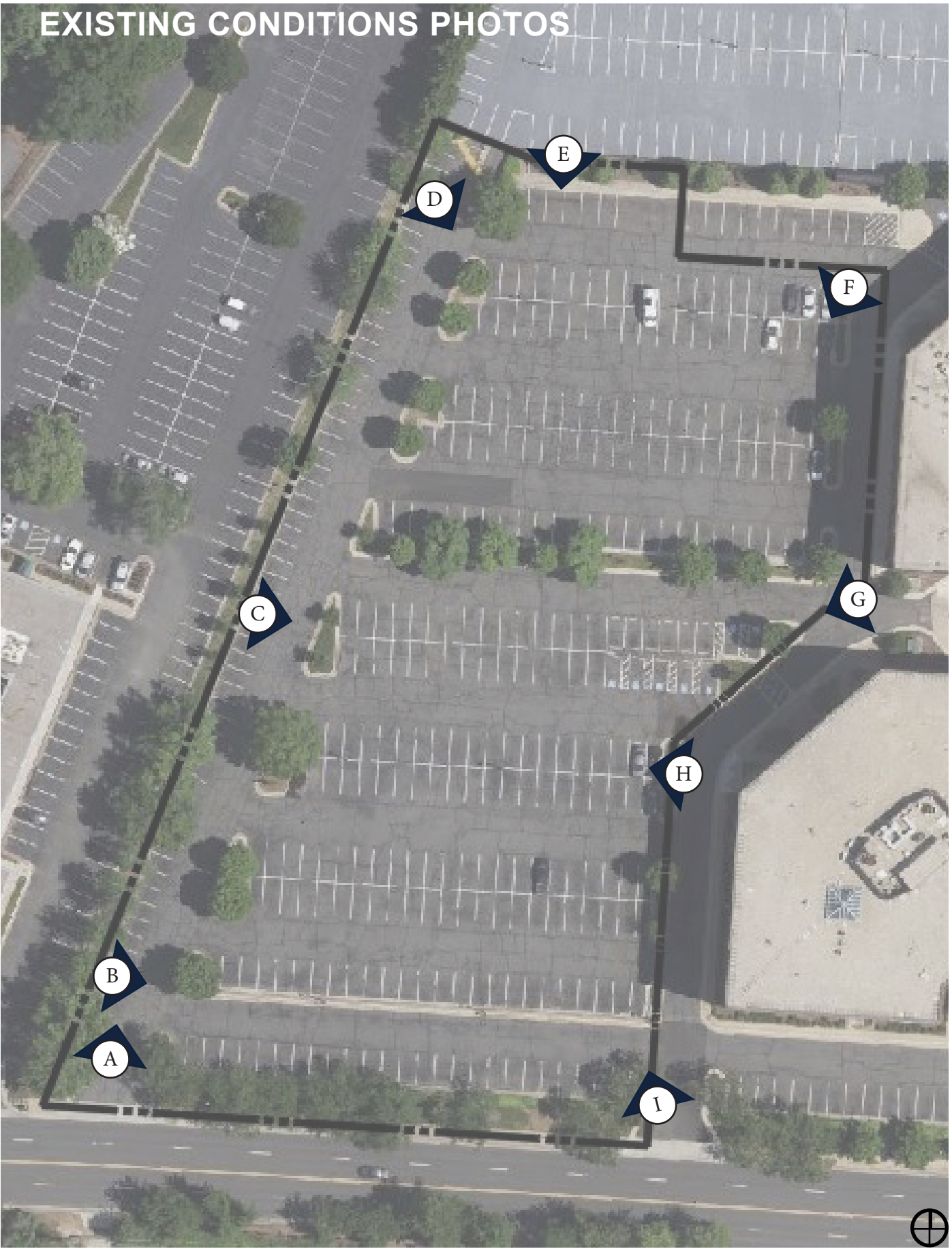
PRECEDENT IMAGERY:



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EXISTING CONDITIONS PHOTOS



(A) VIEW LOOKING NORTH FROM WEST SITE ENTRANCE



(B) VIEW LOOKING EAST FROM WEST SITE ENTRANCE



(C) VIEW LOOKING EAST FROM SITE INTERIOR



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



(E) VIEW LOOKING SOUTH FROM ADJACENT EXISTING PARKING GARAGE



(F) VIEW LOOKING SOUTH FROM NORTH EAST SITE CORNER



(G) VIEW LOOKING SOUTH WEST FROM ADJACENT OFFICE BUILDING



(H) VIEW LOOKING WEST FROM ADJACENT OFFICE BUILDING



(I) VIEW LOOKING NORTH FROM EAST SITE ENTRANCE



MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1;  
BRICK - WHITE



AFB-2;  
BRICK - BLACK



CON-1;  
PRECAST CONCRETE



FCP-1;  
FIBER CEMENT BOARD AND BATTEN  
DARK GRAY



FCP-1 ALT;  
FIBER CEMENT LAP SIDING  
DARK GRAY



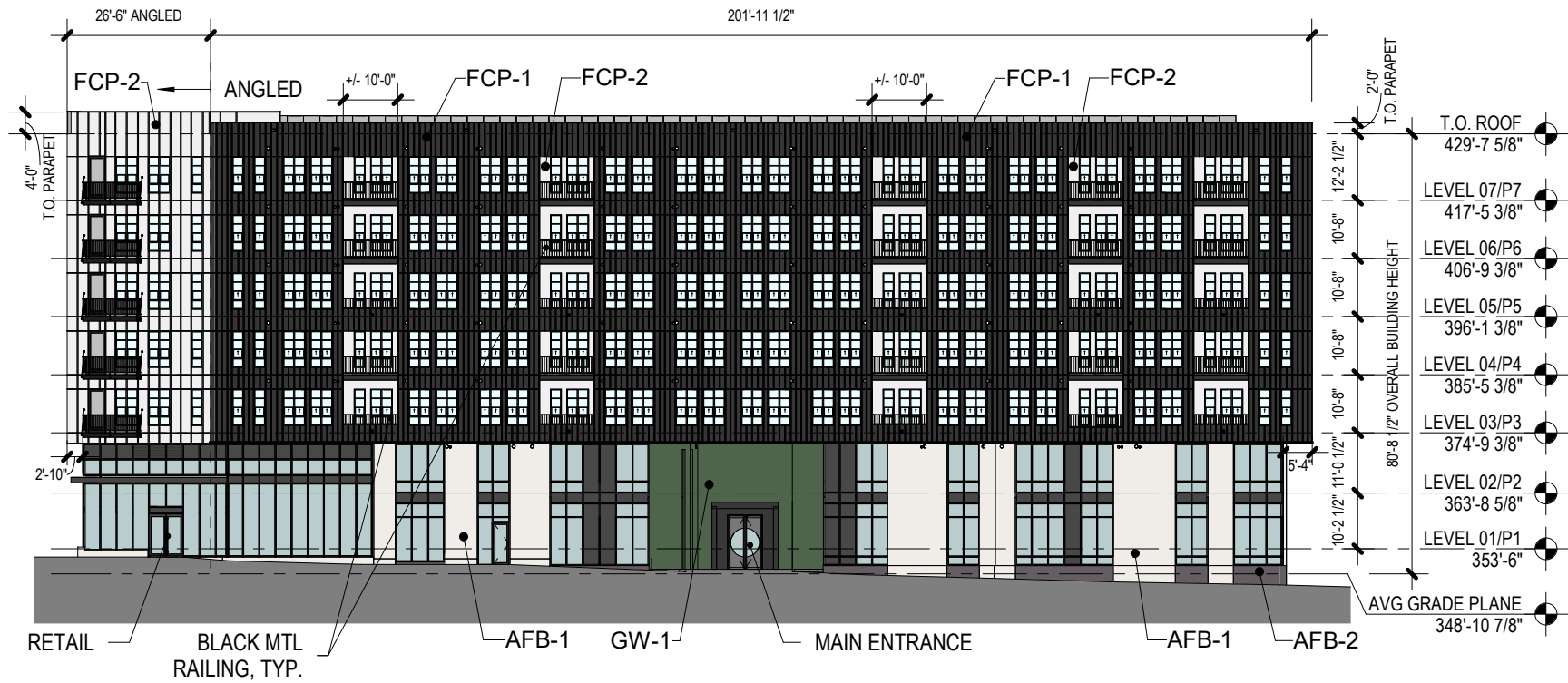
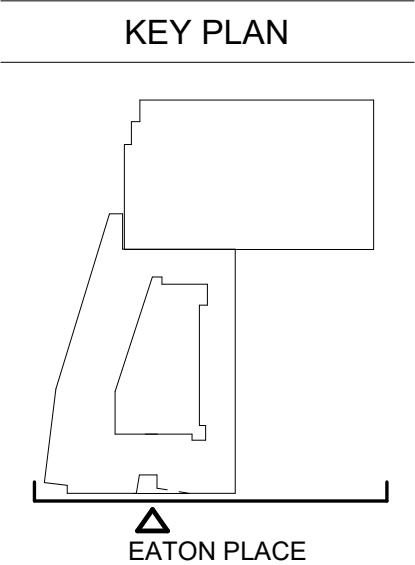
FCP-2;  
FIBER CEMENT BOARD AND BATTEN  
WHITE



FCP-2 ALT;  
FIBER CEMENT LAP SIDING  
WHITE



FCP-3;  
FIBER CEMENT PANEL  
WHITE



1 | SOUTH ELEVATION



MATERIALS LEGEND

SUBJECT TO CHANGE



AFB-1;  
BRICK - WHITE



FCP-1;  
FIBER CEMENT BOARD AND BATTEN  
DARK GRAY



FCP-2;  
FIBER CEMENT BOARD AND BATTEN  
WHITE



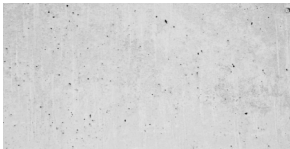
AFB-2;  
BRICK - BLACK



FCP-1 ALT;  
FIBER CEMENT LAP SIDING  
DARK GRAY



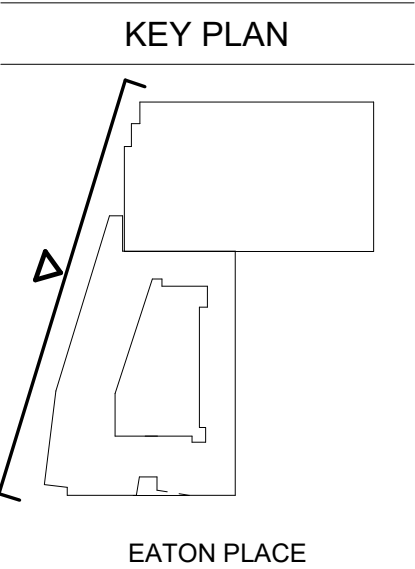
FCP-2 ALT;  
FIBER CEMENT LAP SIDING  
WHITE



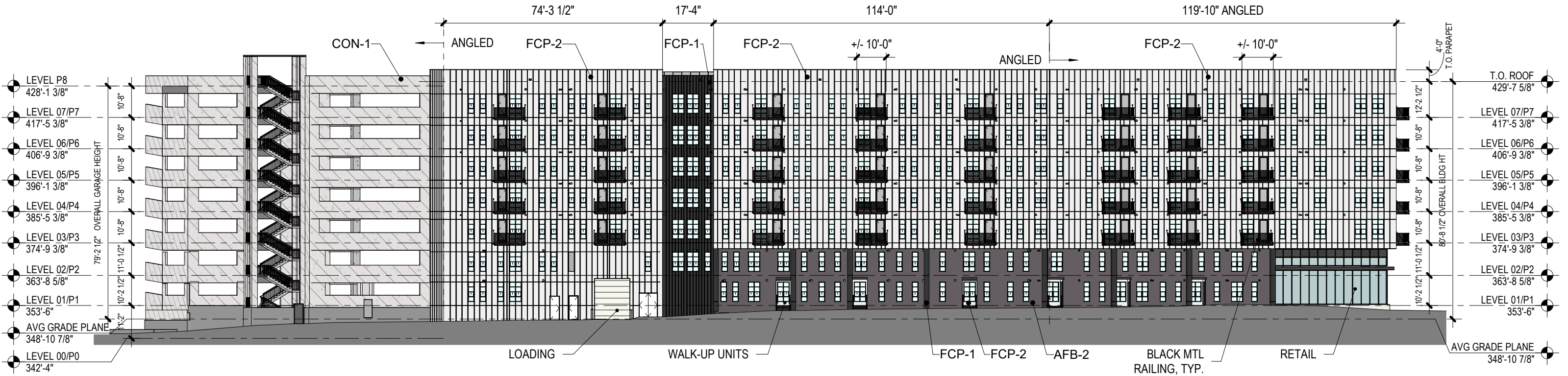
CON-1;  
PRECAST CONCRETE



FCP-3;  
FIBER CEMENT PANEL  
WHITE



EATON PLACE



1 | WEST ELEVATION



MATERIALS LEGEND

SUBJECT TO CHANGE



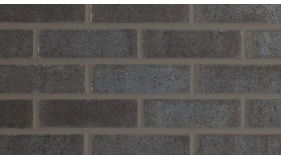
AFB-1;  
BRICK - WHITE



FCP-1;  
FIBER CEMENT BOARD AND BATTEN  
DARK GRAY



FCP-2;  
FIBER CEMENT BOARD AND BATTEN  
WHITE



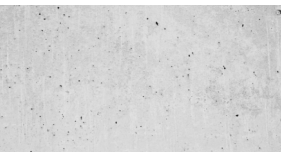
AFB-2;  
BRICK - BLACK



FCP-1 ALT;  
FIBER CEMENT LAP SIDING  
DARK GRAY



FCP-2 ALT;  
FIBER CEMENT LAP SIDING  
WHITE

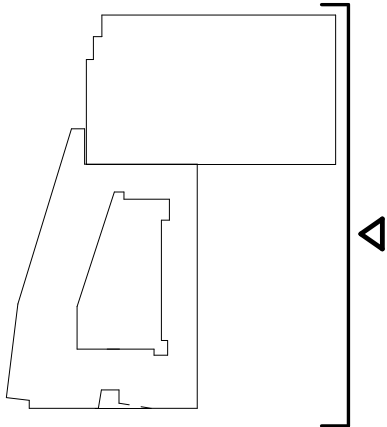


CON-1;  
PRECAST CONCRETE

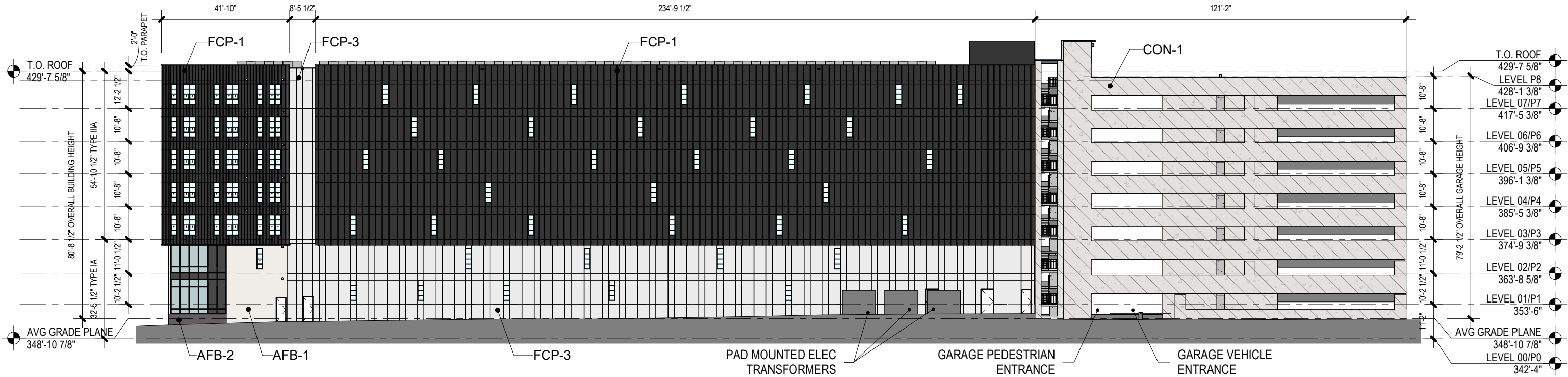


FCP-3;  
FIBER CEMENT PANEL  
WHITE

KEY PLAN



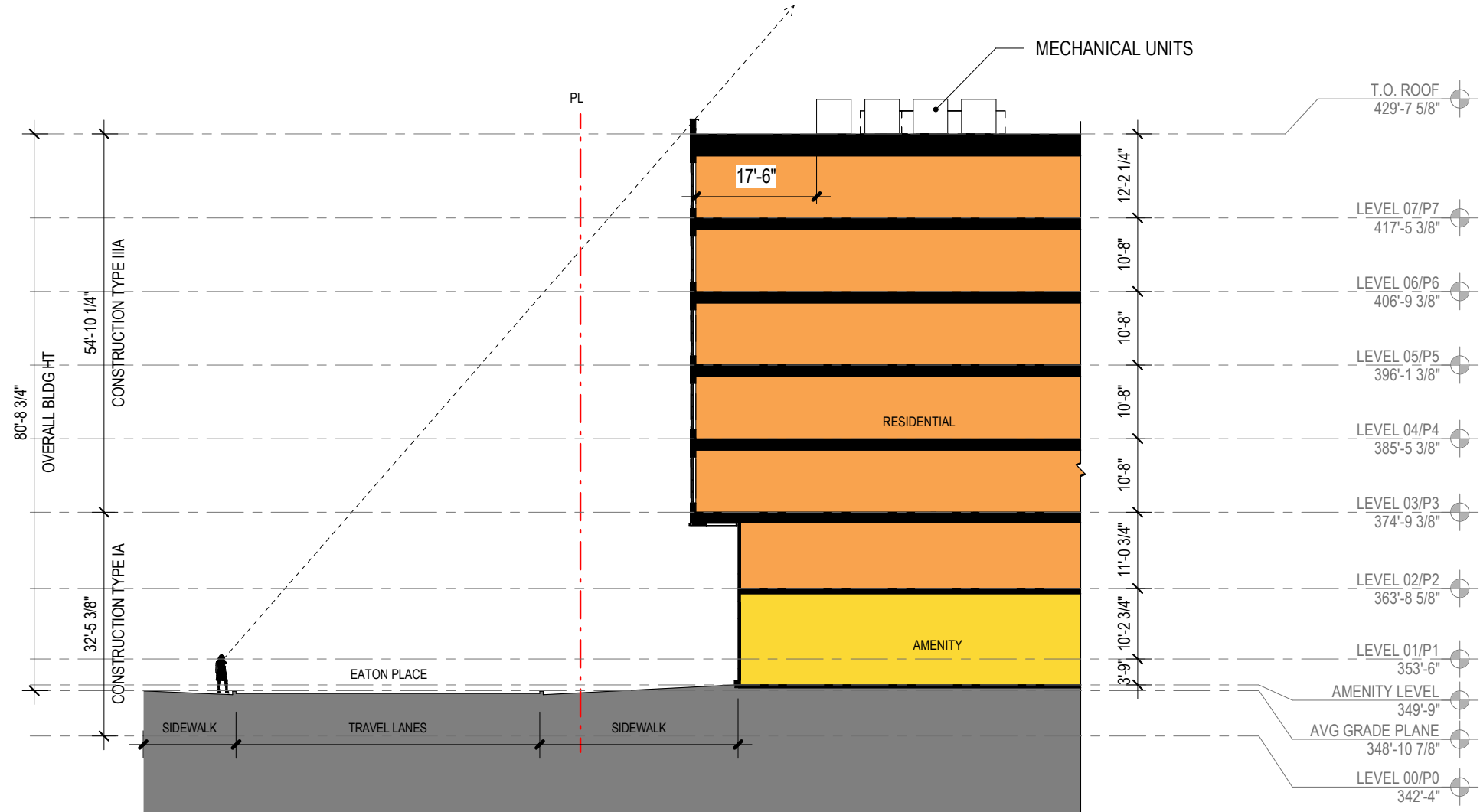
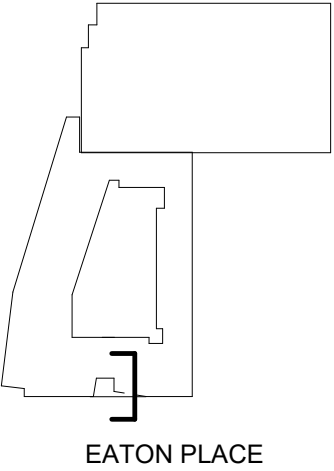
EATON PLACE



1 | EAST ELEVATION



KEY PLAN



1 | N-S SIGHTLINE SECTION





KEY PLAN

EATON PLACE











SITE PLAN  
RENDERING/  
LANDSCAPE PLAN

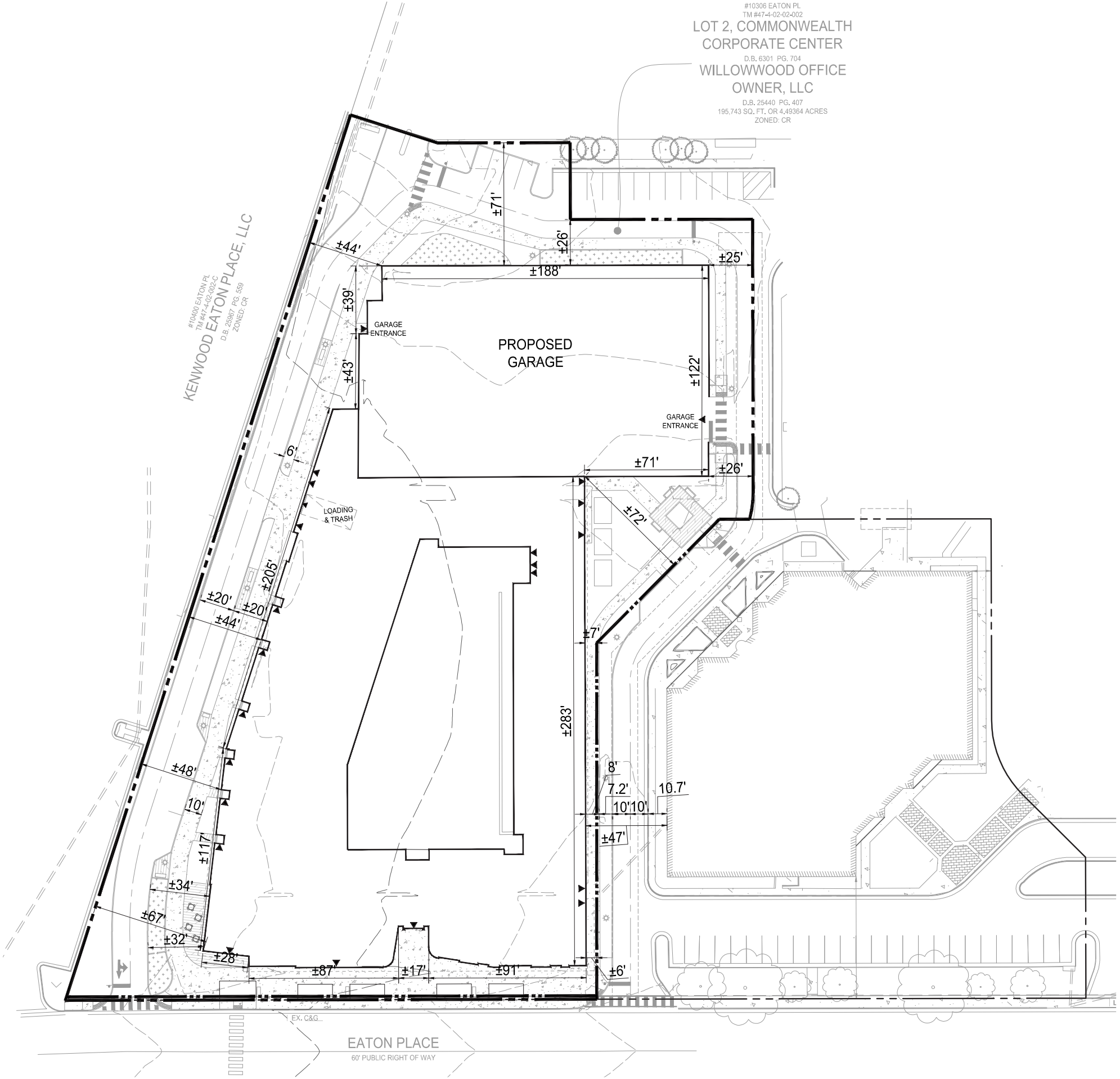


SYMBOL	BOTANICAL NAME	COMMON NAME	QTY
	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	6
	<i>Betula nigra</i> 'BNMTF' TMT	Dura Heat River Birch	3
	<i>Cercis canadensis</i>	Eastern Redbud	5
	<i>Cornus florida</i>	Flowering Dogwood	2
	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	6
	<i>Magnolia x soulangeana</i>	Saucer Magnolia	3
	<i>Quercus bicolor</i>	Swamp White Oak	7
	<i>Quercus coccinea</i>	Scarlet Oak	2
	<i>Quercus phellos</i>	Willow Oak	6
	<i>Thuja x</i> 'Green Giant'	Green Giant Arborvitae	7

SYMBOL	OBJECT	QTY
	BENCHES	10
	TRASH RECEPTACLES	4
	LIGHT POLES	16



SITE PLAN  
DIMENSION



LOT 2, COMMONWEALTH  
CORPORATE CENTER  
D.B. 6301 PG. 704  
WILLOWWOOD OFFICE  
OWNER, LLC  
D.B. 25440 PG. 407  
195,743 SQ. FT. OR 4.49364 ACRES  
ZONED: CR



PLANTS PALETTE  
CANOPY TREES - DECIDUOUS



scarlet oak  
*quercus coccinea*  
EVERGREEN TREES



duraheat river birch  
*betula nigra 'bnmtf'*  
UNDERSTORY TREES - DECIDUOUS



princeton sentry ginkgo  
*ginkgo biloba 'princeton sentry'*



willow oak  
*quercus phellos*



swamp white oak  
*quercus bicolor*



green giant arborvitae  
*thuga occidentalis 'nigra'*



armstrong red maple  
*acer rubrum 'armstrong'*



eastern redbud  
*cercis canadensis*



saucer magnolia  
*magnolia soulangiana*



flowering dogwood  
*cornus florida*

SHRUBS AND GROUNDCOVERS



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



otto luyken laurel  
*prunus laurocerasus 'otto luyken'*



lemon lime heuchera  
*heuchera x 'lemon lime'*



evergreen giant liriop  
*liriop 'evergreen giant'*



schipka english laurel  
*prunus laurocerasus 'Schipkaensis'*





STREET LIGHT FIXTURES

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

SITE FURNISHINGS/  
HARDSCAPE SELECTIONS

BENCHES

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



TRASH RECEPTACLES

FORMS+SURFACES

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

CROSSWALK

- WHITE 'LADDER-STYLE' CROSSWALKS, AS SHOWN



BIKE RACK

FORMS+SURFACES OLYMPIA

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

ACCENT PAVERS

HANOVER PLANK PAVERS

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





An architectural site plan of a building complex. The plan shows a large, irregularly shaped building with a central courtyard. The building is surrounded by a parking lot with several cars parked. There are also some trees and landscaping elements shown. The plan is oriented with the building's main entrance facing towards the top right.

THANK YOU



D  
C  
B  
A

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

#10400 EATON PL  
TM #47-4-02-002-C  
D.B. 25387 PG. 559  
ZONED: CR  
KENWOOD EATON PLACE, LLC

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

10-YEAR TREE CANOPY CALCULATIONS				
TREE CANOPY REQUIRED				
GROSS SITE AREA			128,100 SF	
TREE CANOPY COVERAGE REQUIRED			NO REQUIREMENT	
TREE CANOPY PROVIDED				
PLANT TYPE	STOCK SIZE	QUANTITY	CANOPY PER TREE	CANOPY PER TYPE
CATEGORY IV-DECIDUOUS	3" CALIPER	15	250 SF	3,750 SF
CATEGORY III-DECIDUOUS	3" CALIPER	9	175 SF	1,575 SF
CATEGORY II-DECIDUOUS	3" CALIPER	10	125 SF	1,250 SF
CATEGORY I-DECIDUOUS	3" CALIPER	6	75 SF	450 SF
CATEGORY I-EVERGREEN	8" HT	7	50 SF	350 SF
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING				7,375 SF
TOTAL CANOPY AREA PROVIDED				7,375 SF
TOTAL CANOPY COVERAGE PROVIDED				5.8 %

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

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

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY
AA	6	Acer rubrum 'Armstrong'	Armstrong Red Maple	3" Cal.	75 SF
BN	3	Betula nigra 'BNMTF'™	Dura Heat River Birch	3" Cal.	175 SF
CEC	5	Cercis canadensis	Eastern Redbud	3" Cal.	125 SF
CF	2	Cornus florida	Flowering Dogwood	3" Cal.	125 SF
GP	6	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3" Cal.	175 SF
MS	3	Magnolia x soulangeana	Saucer Magnolia	3" Cal.	125 SF
QB	7	Quercus bicolor	Swamp White Oak	3" Cal.	250 SF
QC	2	Quercus coccinea	Scarlet Oak	3" Cal.	250 SF
QUP	6	Quercus phellos	Willow Oak	3" Cal.	250 SF
TI	7	Thuja x 'Green Giant'	Green Giant Arborvitae	8' HT	50 SF
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
PS	5	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	4' HT	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	SG	LOW SHRUBS AND GROUNDCOVERS, TBD		TBD	
	SWM	STORMWATER BMP PLANTINGS, TBD		TBD	

N29 APARTMENTS  
GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

ADDRESSED PER CITY COMMENTS

1 11-30-2022

2 04-28-2023

SHEET TITLE:

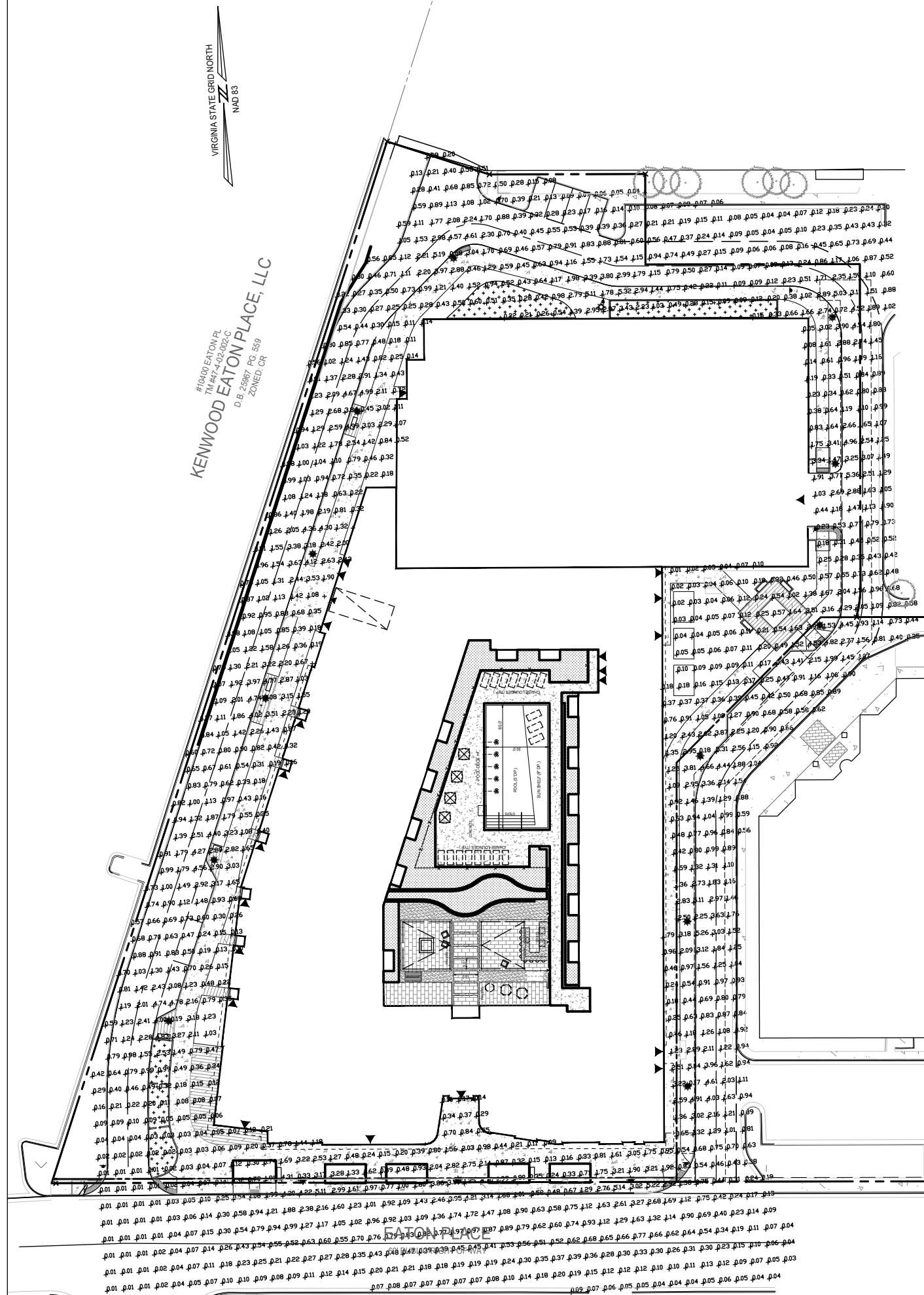
LANDSCAPE PLAN

SHEET No.


PI 910

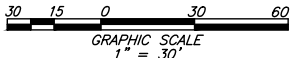
PLEASE NOTE, FINAL DESIGN MAY VARY BASED ON FINAL ENGINEERING.





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

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



**N29 APARTMENTS**  
**GENERAL DEVELOPMENT PLAN**

**CITY OF FAIRFAX, VA**

[illegible]

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

SHEET TITLE:

## LIGHTING PLAN

SHEET No.

PI 950