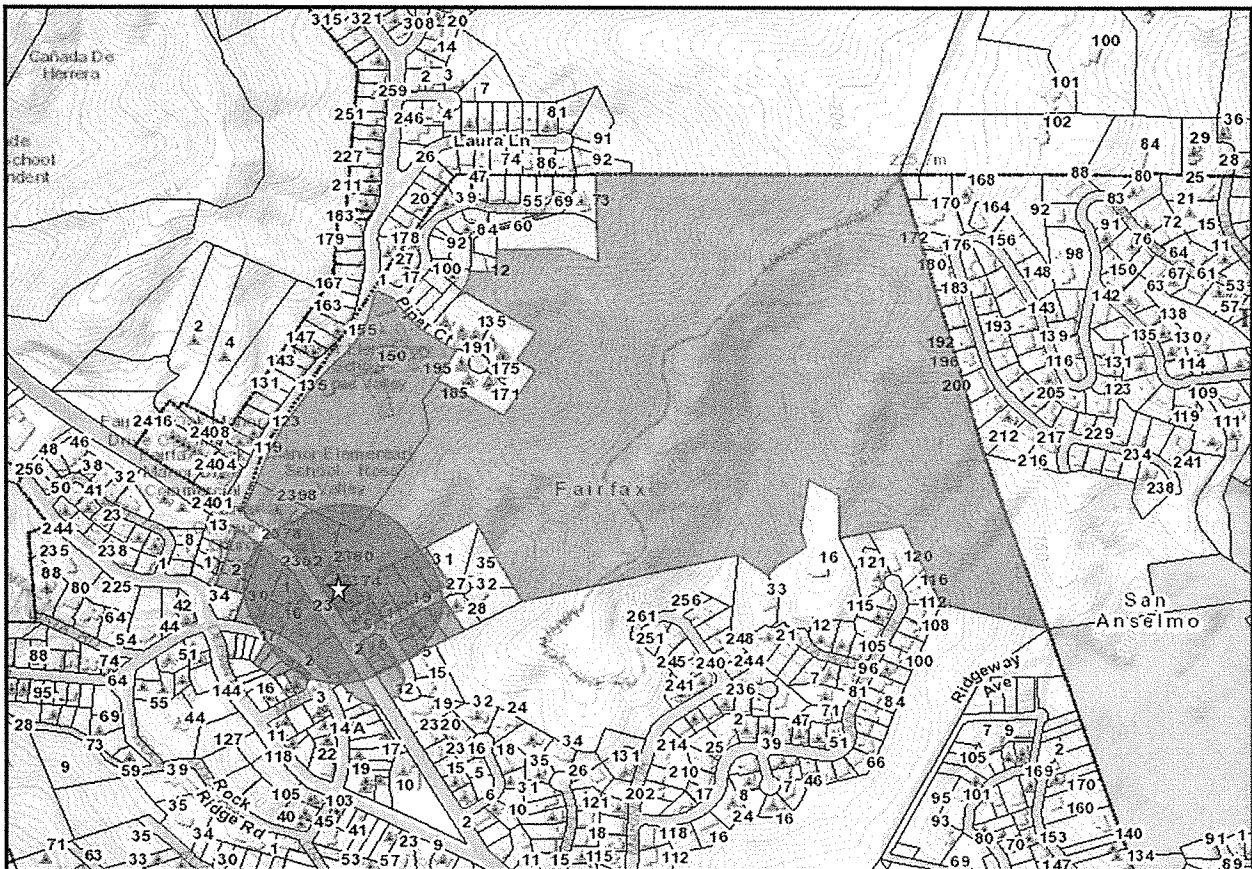


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: June 18, 2015
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Principal Planner
LOCATION: 2374-2378 Sir Francis Drake Blvd.: Assessor's Parcel No. 001-150-31
ZONING: Multiple Family RM Zone District
PROJECT: Exterior changes to an apartment building
ACTION: Design Review; application # 15-16
APPLICANT: David Carlos
OWNER: Anne Hiaring Hocking
CEQA STATUS: Categorically exempt. § 15301(a) and 15303(c)



2374 and 2378 SIR FRANCIS DRAKE BOULEVARD

BACKGROUND

The 14,667 square foot site is level at the front where the building is located and then it slopes up steeply at the rear of the property. The site is developed with a multi-unit apartment building that is roughly 8,600 square feet in size and three stories in height with parking bays on the first floor and two levels containing 8 apartments above the parking. The property was developed prior to the annexation of this area to the Town of Fairfax so there is not a record of when the structure was originally built.

DISCUSSION

The project encompasses removal of the existing deck railings which are currently sheets of plywood between support posts to replace them with new railings that will be made out of horizontal Accoya Wood planks that will be allowed to weather naturally to a grey color. The Accoya wood will also be used to construct 3 fenced garbage enclosures, one on each side of the building and one in the center of the building. A new planter will be created in front of the center enclosure that will be landscaped with a new olive tree.

Town Code § 17.020.030(B) requires design review approval for any new construction on properties located in the Multiple Family RM Zone where 2374-2378 Sir Francis Drake Boulevard is located. In reviewing a design review application the Commission must determine that the proposed changes comply with the Design Review Criteria set forth in Town Code § 117.020.040 as follows:

1. The proposed development shall create a well composed design, harmoniously related to other facilities in the immediate area and to the total setting as seen from hills and other key vantage points in the community.
2. Only elements of design which have significant relationship to exterior appearance of structures and facilities shall be considered; these elements may include height, arrangement on the site, texture, material, color, signs, landscaping and appurtenances.
3. The proposed development shall be of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.
4. The proposed development shall conform to all requirements for landscaping, screening, usable open space and the design of parking and off-street loading areas set forth in this title (note: the Town Code does not contain any landscaping, screening regulations and the project will not change the existing open space or parking on the site).
5. Where the proposed development is located in an area where a neighborhood plan or precise plan has been adopted by the town, the design of the

development shall conform in all significant respects with such plans (note: this property is not located in an area with a neighborhood or precise plan).

6. There shall exist sufficient variety in the design of the structures and grounds to avoid monotony in external appearance.
7. The size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has a balance and unity among its external features so as to present a harmonious appearance.
8. The extent to which the structure conforms to the general character of other structures in vicinity insofar as the character can be ascertained and is found to be architecturally desirable.
9. The extent to which ornamentation is to be used and the extent to which temporary and second-hand materials, or materials which are imitative of other materials, are to be used.
10. The extent to which natural features, including trees, shrubs, creeks and rocks, and the natural grade of the site are to be retained.
11. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets.
12. The reservation of landscaping areas for the purpose of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, separating or screening parking lots from the street and adjoining building sites, and separating building areas from paved areas to provide access from buildings to open space areas;
13. In the case of any commercial or industrial structure, the board shall consider its proximity to any residential district and shall consider the effect of the proposed structure upon the character and value of the adjacent residential district area.
14. The design review board may recommend design guidelines to the planning commission and town council for adoption in order to further the objectives of this section and to illustrate design criteria.

The replacement of the solid plywood sheet railings with horizontal Accoya wood plank railings will increase the articulation of the building frontage. The railings will not be painted and the contrast of the natural wood grain with the painted stucco of the building will improve the overall appearance of the structure. The enclosures proposed to screen the garbage bins out of the same Accoya wood and the new landscaping planter will freshen up the street façade. The street numbers 2374 and 2378 will be

erected on the second floor deck railings further adding articulation to the building façade and making the apartments easier to locate when traveling along Sir Francis Drake Boulevard.

Note: Accoya wood is wood treated with vinegar which improves the woods durability and makes it a good choice for outdoor improvements (Exhibit B – more information on Alcoy wood).

At this point the plans do not include adding signage with the complex name, “Fair Oaks Apartments” but staff recommends that the owners consider this at some point. The previous signs were removed quite some time ago and were never replaced.

RECOMMENDATION

Move to approve application # 15-16 based on the following findings and subject to the following conditions of approval:

Recommended Findings

1. The proposed project will create a well composed design, harmoniously related to other buildings in the immediate area and to the total setting as seen from hills and other key vantage points in the community.
2. The proposed materials for the railing replacement and garbage enclosures is of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.
3. The project includes installation of the landscaping planter and an olive tree which will soften the façade.
4. The proposed façade modifications have sufficient variety to avoid monotony in external appearance of the building.

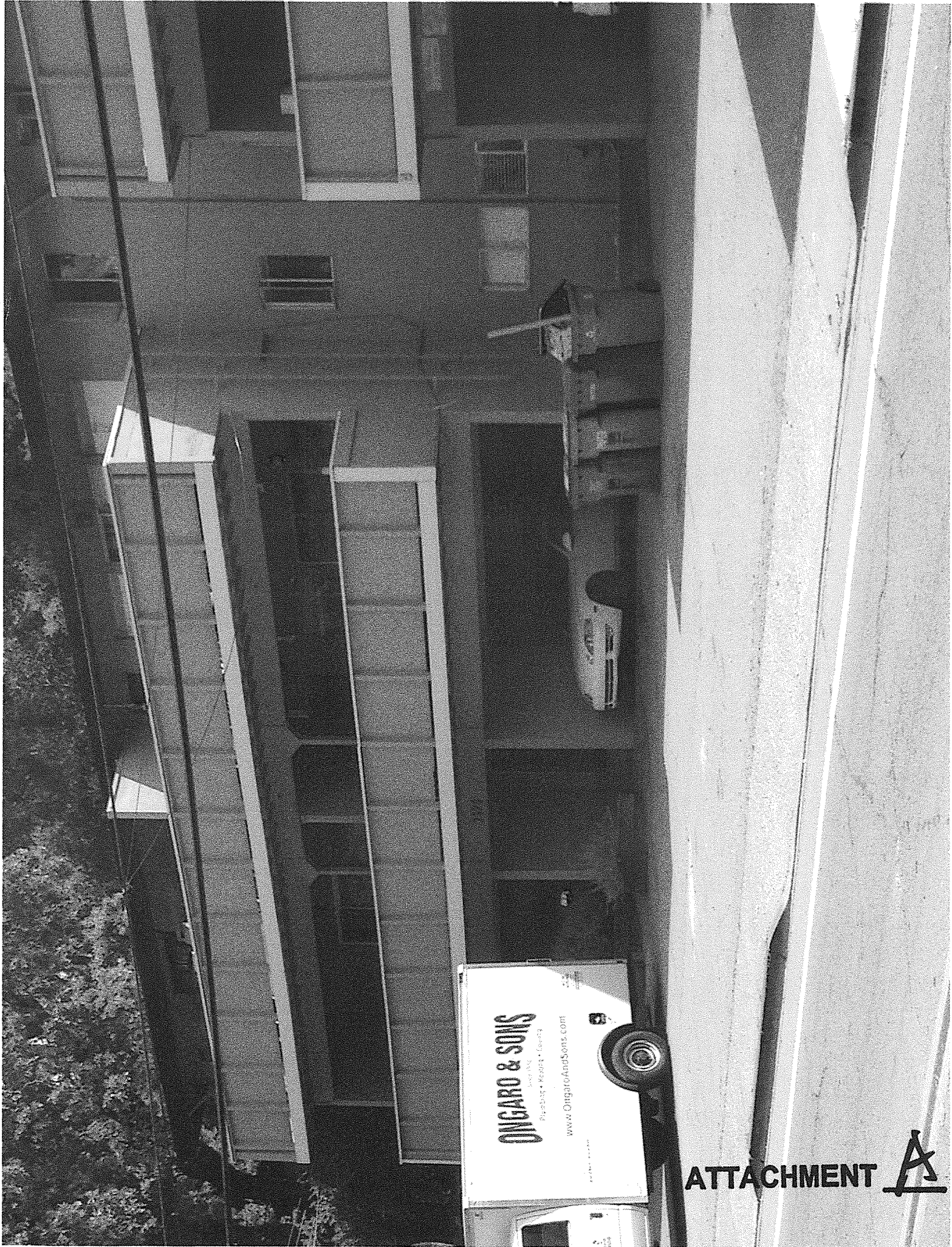
Recommended Conditions

1. Prior to issuance of the building permit the applicant shall provide a landscaping bond, letter of credit or cash deposit to the Town in an amount that will cover installation of no smaller than a 24 inch box olive tree and irrigation for the proposed planter. The deposit will be held for 18 months after the installation and inspection by the Town to ensure the tree becomes established.
2. The applicant shall obtain a building permit prior to the start of construction.

ATTACHMENTS

Attachment A – photographs of the project site

Attachment B – info on Accoya wood and wood acetylation treatment



ATTACHMENT 



FAQs

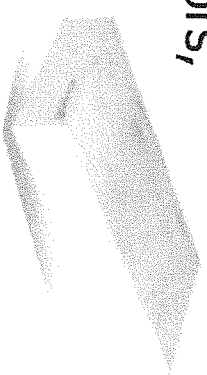
1. How is Accoya® wood made?
2. What benefits does Accoya® have over unmodified wood?
3. How does Accoya® differ from wood that has been impregnated or modified in other ways?
4. Does the process affect only the surface layer of the wood or does it penetrate into the middle of the board?
5. How can the quality of Accoya® be guaranteed?
6. What applications may Accoya® be used for?
7. Can Accoya® be used in marine applications?
8. Who sells Accoya®?
9. Why has no-one commercialised this process before?
10. Does wood need to be kiln dried before acetylation?
11. How is Accoya® disposed of at the end of its life?
12. Does Accoya® have different machinability and gluing?
13. Can acetylated wood be glue laminated or finger-jointed?
14. Does Accoya® have different paintability?
15. Does the strength of the wood change during the process?
16. Does the process affect the colour of the wood?
17. Can acetylation be achieved using standard vacuum / pressure impregnation equipment?
18. Further questions?

1. How is Accoya® wood made?

The technology behind Accoya® is based on wood acetylation, a process that has been studied by scientists for more than 75 years and proven to be an outstanding method of improving the technical properties of wood. The process essentially alters the actual cell structure of wood by transforming free hydroxyl groups into acetyl groups. Acetyl groups simply consist of hydrogen, oxygen and carbon and are already present in all wood (ranging from 1% to 8% by weight) and can be derived independently from acetic acid, i.e. vinegar. Thus, the process does not introduce anything to the wood that does not naturally occur in it.

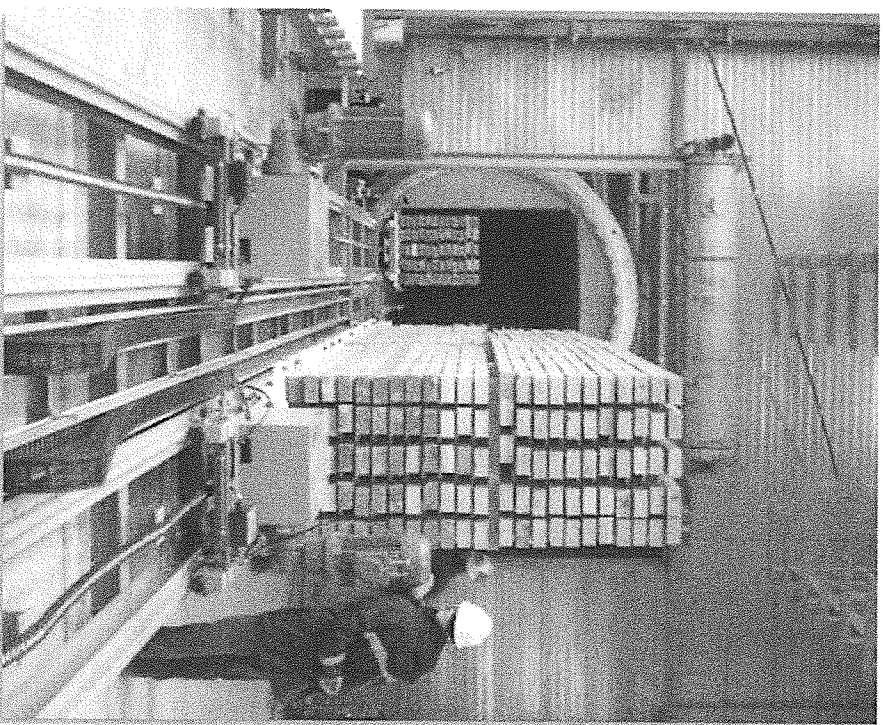
What is Acetylated Wood?

- Sustainably grown Radiata Pine from New Zealand and Chile which has been modified in by a process called acetylation
- Acetylation increases the amount of naturally occurring acetyl molecules and reduces the amount of hydroxyls
- Acetylation improves the timber's durability, stability, and service life
- Ideal for exterior applications such as windows, doors, siding, decking and outdoor furniture.



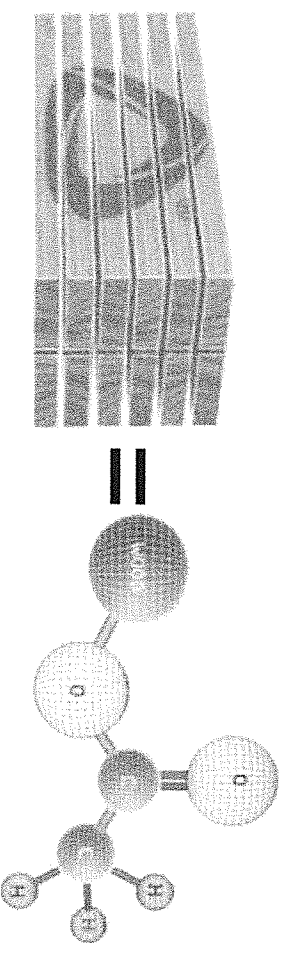
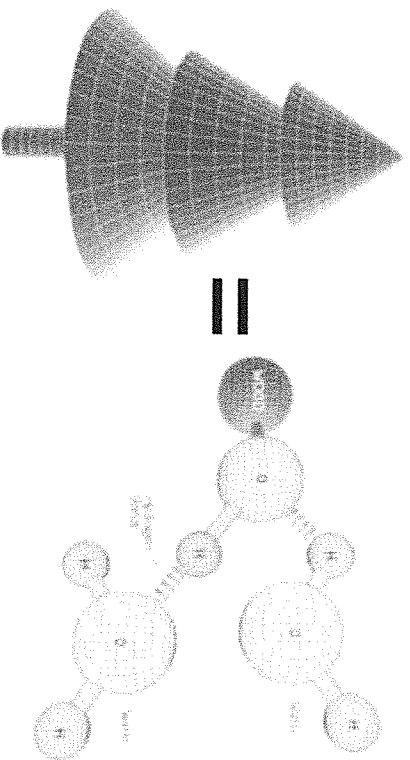
History of Acetylated Wood

- Has been studied by scientists around the world for more than 80 years
- First commercial attempt occurred in 1980
- Until recently, commercialization failed due to:
 - High cost of the “acetyl cycle”
 - Acetylation process design challenges
 - Abundant supply of quality tropical timbers
 - Unregulated chemical treatments
 - Lack of focus on sustainable forest management practices



The Acetylation Process

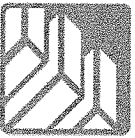
- Acetylation changes the balance of naturally occurring chemicals in wood
- An abundance of chemical groups in wood called “free hydroxyls” absorb and release water, causing unacetylated wood to shrink and swell
- Acetylation transforms hydroxyl groups to acetyl groups:
 - Greatly reducing water absorption
 - Making the wood extremely durable
 - Dimensionally stable
 - A barrier to insect decay



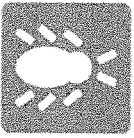
Performance of Acetylated Wood



Durability: lasting at least 50 years above ground and 25 years in-ground or fresh water



Outstanding dimensional stability & improved hardness



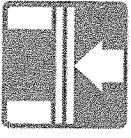
Improved insect barrier



Consistent supply from sustainably managed certified sources



Consistent measurable quality from surface to core



Retained natural strength and hardness

Sources of Acetylated Wood

- Sourced from responsibly managed plantation forests
- Average rotation from sapling to sawmill 28 years
- Acetylated Lumber is available in FSC Mixed Source

