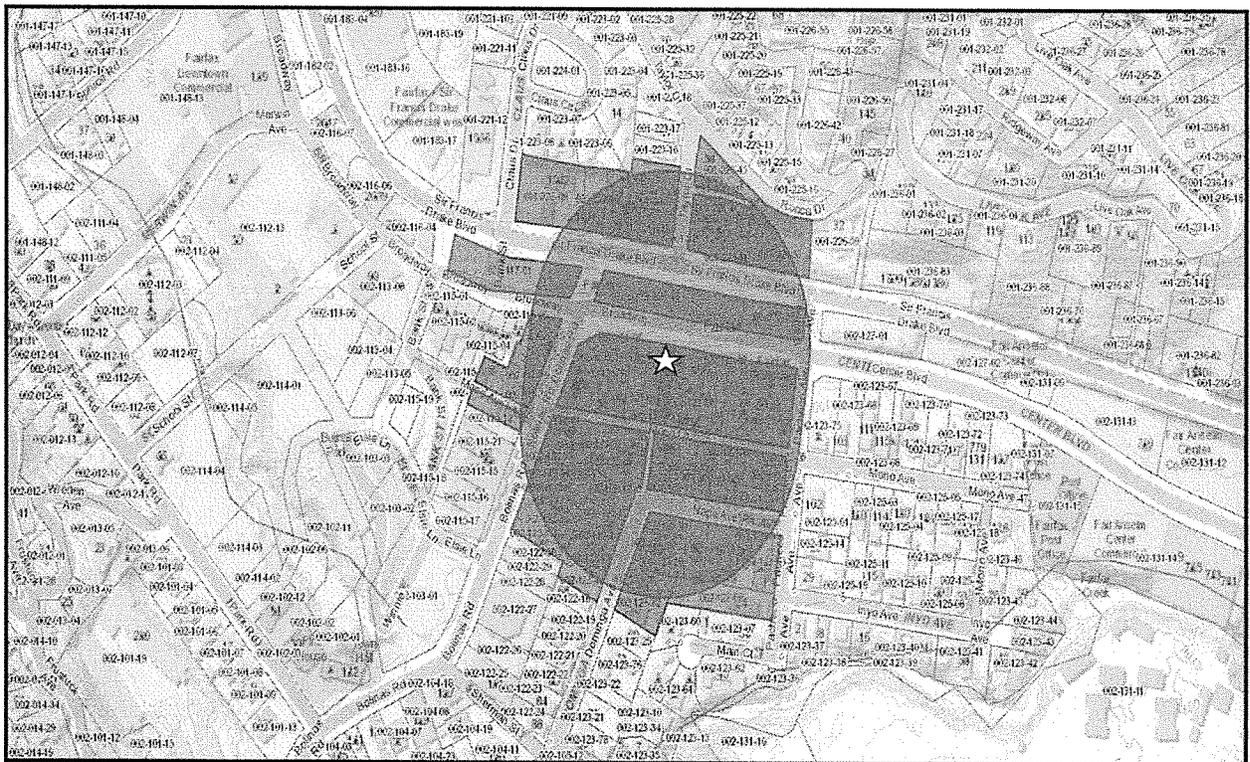


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: September 15, 2016
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Principal Planner
LOCATION: 23 Broadway; Assessor's Parcel No. 002-121-07
ZONING: Central Commercial CC Zone
PROJECT: Exterior changes to a commercial building
ACTION: Design Review; Application # 16-36
APPLICANT: Mike MacDonald
OWNER: 23 Broadway FLLC
CEQA STATUS: Categorically exempt, § 15301(a)



23 BROADWAY

AGENDA ITEM # 4

BACKGROUND

The building at 23 Broadway was built in 1915 after a fire destroyed the previous buildings at 23 and 25 Broadway. The building originally housed a real estate office.

DISCUSSION

The applicant is proposing to change the color palette of the front of the building from the cream façade with blue/green trim that was approved by the Design Review Board on June 11, 2008. He also is requesting approval to affix tiles beneath the front windows.

The proposal includes painting the façade an off white/cream color (Soft Wool, Sherman Williams I24-1B), the trim and doors black (Black Beauty, Sherman Williams 2128-10) and the tile beneath the windows would be black with a white zig-sag pattern.

The color scheme would be in keeping with the new urban color schemes that seem popular these days. The palette would complement and not clash with the colors of the surrounding buildings. The proposed tile detail below the windows would increase the visual articulation of the façade.

The proposal includes painting a 16.5-square-foot sign with the sign copy, "k" in black lettering, centered on the building above the front door and windows. The sign would comply with the sign regulations contained in Town Code Chapter 17.064 and would not require the approval of the Planning Commission.

RECOMMENDATION

1. Open the public hearing and take testimony.
2. Close the public hearing.
3. Move to approve application # 16-36 based on the following findings and subject to the following conditions of approval:

A. Recommended Findings:

- i. The proposed exterior changes and new color palette 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.
- ii. The proposed changes are of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.

- iii. The proposed exterior changes include sufficient variety to avoid monotony in the external appearance of the building.

B. Recommended Conditions

i. Any changes, modifications, additions or alterations made to the approved set of plans or the interim approved plans described above will require a modification of permit # 16-36. Any construction based on job plans that have been altered without the benefit of an approved modification of permit # 16-36, will result in the job being immediately stopped and red tagged.

ii. The applicants shall maintain the premises in a neat and attractive manner at all times. Such maintenance shall include, but not be limited to, exterior building materials, signage, windows, and the ground and the pavement surfaces.

iii. The applicants shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32. Clean Indoor and Outdoor Air and Health Protection – Smoking Regulations, Chapter 8.44 and the Americans with Disabilities Act.

iv. Any changes made to the exterior of the building, including but not limited to new lighting, new signs, planters, etc, shall comply with the design review regulations of the Town Code, Chapter 17.020, and be approved by the Planning Commission (when required).

ATTACHMENTS

Attachment A – Applicant’s supplemental information