



COUNTY OF ALBEMARLE
Department of Community Development
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ARB FINAL MEETING MINUTES

Date: April 1, 2019

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Frank Stoner: Present
Frank Hancock: Present
Bruce Wardell: Present
Stan Binsted, Chair: Absent
Dade Van Der Werf, Vice-Chair: Absent

Staff:

Margaret Maliszewski
Stephanie Banton
Marsha Cutright
Marsha Alley

Applicant Speakers:

Chris Elam, GMF & Associates Architects
Neil Bhatt, Architect for Hyatt House-Stonefield
Charles Macfarlane, Stonefield
John Byrne, WW Associates

CALL TO ORDER

Mr. Wardell called the meeting to order at 1:00 p.m. and established a quorum.

DISCLOSURES

Mr. Wardell invited disclosures. He stated that he had a project immediately adjacent to the Pantops Corner Self-Storage Building, but it did not rise to the level of him needing to recuse himself.

PUBLIC COMMENT

Mr. Wardell invited public comment. Hearing none, the meeting moved to the next item.

CONSENT AGENDA ITEMS

There were no Consent Agenda items.

REGULAR REVIEW ITEMS

a. ARB-2019-17: Pantops Corner Self Storage – Initial Site Development Plan (TM/Parcel 078000000005E0)

Proposal: To construct a self-storage building with associated site improvements.

Location: 1321 Stony Point Road

Staff presented information on the item ARB-2019-17:

- The proposed building would rise above the Flow Mazda and Goodwill buildings. Flow is planning to replace the two buildings near the intersection, applications expected in May 2019.
- Stands of mature trees would be removed to accommodate the storage building, which is proposed in a location that aligns with neighboring buildings parallel to Route 250.
- The proposed architectural design does not have a strong connection to the historic architecture of the area. It uses minimal architectural elements, but they appear to just be applied to the surface.
- Limiting blankness and providing scale are positive things, but the proposal has complicated elevations that read as busy and jumbled -- not a cohesive whole. The blockiness of the building mass will still be the primary impression of the structure as viewed from the Entrance Corridors.

The applicant's representative presented information:

- Architectural reference used is Virginia National Bank, selected because of adjacency and visual proximity to the proposed project, as well as the building character -- particularly the three-part composition of the elevations with layering of materials, and the corner tower element and two-toned red brick and split-face concrete block.
- Construction type and occupancy were driving design, and it is a very low-occupancy building with very little justification for windows on these buildings, which makes it challenging to design within existing architectural contexts. New development and grade changes would limit the visibility of anything more than the top floors of the building.
- Windows are proposed to have clear glass or possibly a blue-green tint, in keeping with the referenced projects. The two sections of storefront glass and the door under the canopy are the only parts of the building that need windows for the actual use of the building -- the retail

offices, reception, and loading area. Fake windows are often used in these buildings, but this proposal includes some non-functional and a few actual windows with space behind them.

- The retaining wall is proposed to be 10-feet high, with a transitional elevation rounding the corner to the south-facing elevation relating to VNB. Storage unit projects typically use bearing walls every 10 feet and a long-span standing seam metal roof; the low eaves of the building need to have an exposed gutter system.
- The brick detailing could be simplified, and the corrugated metal panel is part of the metal building manufacturer's system and is the most efficient.

The ARB had questions answered by staff and the applicant:

- The HVAC units could be put on the roof, but this was a challenge with a standing seam metal roof so the best options would be ground location with appropriate screening.
- The site was subject to EC review for both Route 250 and Route 20. There were three stories up to Route 250 and two stories underground, with the building totaling five stories becoming half exposed. It would be desirable to have trees in the parking lot, but that may not be feasible.
- A big issue is the 10-foot retaining wall, which was directly on the property line -- and it may be shared with the Volkswagen site. The retaining wall was unfortunate but may be unavoidable because of the grade change. This plan would not have impact or control over other properties to be developed, including use of retaining walls, landscaping, etc.
- Green screening would help bring down the scale of the building, and Flow Volkswagen may be interested in cooperative projects when their site is redeveloped.
- Elements of the nearby hotel site could be integrated in terms of color or other aspects. A warehouse-style building might better convey its true usage, with more examples found in the city than the county, and the current design conveys a bank or hospital.
- The architecture (especially the pilasters) conveyed as confused and busy, did not break up the scale, and didn't align with existing historical features or buildings. A lot of the brick and glass is not necessary, and corrugated siding may not be an appropriate material in the EC.
- The window placement was actually confusing in terms of identifying floor levels. The corners should be an indicator of how big the building is.

Motion: Mr. Stoner moved to approve **ARB-2019-17: Pantops Corner Self Storage** – Initial Site Development Plan and forward the recommendations outlined in the staff report for the Initial Site Plan to the Agent for the Site Review Committee, as follows:

- ◆ Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None.

- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
 1. Maintain grading and retaining walls outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
- Regarding the final site plan submittal:
 - A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:
 1. Revise the architectural design to more successfully use architectural forms and features, colors and materials, to reflect the historic architecture of the area. Simplify the design while relieving blankness and expressing human scale.
 2. Revise the distribution of building materials to help establish a cohesive whole.
 3. Provide specifications for proposed window glass. Show that VLT will not drop below 40% and VLR will not exceed 30%. Glass should be clear, without tint. If tinted glass is proposed, provide a sample for review. Add the standard window glass note to the architectural plans: *"Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%."*
 4. Show the locations of all ground- and building-mounted equipment on the plans. Show how visibility from the ECs will be eliminated.
 5. Add the standard mechanical equipment note to the plan: *"Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."*
 6. Provide a complete lighting plan with the final site plan.
 7. Provide planting area and trees along the west side of the parcel and the south side of the building.
 8. Revise the plan to maintain grading and retaining walls outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.
 9. Provide a large shade tree, 2½" caliper at planting, at the middle of the north side of the 4-space parking row.
 10. Provide large shade trees, 2½" caliper at planting, 40' on center, along the west side of the parking area. Revise the plan to provide sufficient planting area.
 11. Provide trees along the south and west sides of the building to help soften the building's appearance. Revise the plan to provide sufficient planting area.
 12. Provide a complete landscape schedule with the final site plan.
 13. Add the standard plant health note to the plan: *"All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."*
 14. Terrace the 10' retaining wall so that no wall exceeds 6' in height, and plant the terraces. Alternatively, revise the plan to provide trees at the base of the 10' retaining wall, and sufficient planting area for the trees. Provide views in context from Rt. 20 and 250 traveling west.
 15. Ensure that planting at the retaining wall terraces is sufficient to mitigate the height and length of the walls.

16. Indicate the retaining wall material on the plan. Provide a sample for review if other than Eagle Bay Anchor Diamond Pro James River.
17. Revise the plan to maintain grading and retaining walls outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.
18. Corrugated metal is not an appropriate material for this location in the EC. Alternate metal panel systems can be considered.

Mr. Hancock seconded the motion.

The motion carried by a vote of 3:0. (Mr. Binsted and Mr. Van Der Werf were absent.)

b. ARB-2019-19: Hyatt House at Stonefield Town Center - Final Site Development Plan (TM/Parcel 061W00300019A0 (portion))

Proposal: To construct a six-story (80 feet tall) hotel building encompassing 92,247 square feet and a single-story retail component encompassing 12,567 square feet on an undeveloped, 1.04-acre portion of this parcel.

Location: The site is situated approximately 475 feet north of Hydraulic Road and approximately 830 feet west of Seminole Trail (Route 29), within The Shops at Stonefield town center.

Staff presented information on the item ARB-2019-19:

- The site will have maximum visibility from Hydraulic Road and District Avenue through the surface parking lot south of the hotel; the Regal Cinema and retail buildings will block visibility of the lower stories from Hydraulic. The hotel will also be visible from the Commonwealth Drive and Hydraulic Road intersection when traveling eastward; upper portions of the east side and rear north elevations will be visible from Seminole Trail/Route 29.
- The preliminary design review suggested reducing the amount of EIFS used and increasing use of materials that reflect the traditional architecture of the area. The choice of wood in the current proposal is extremely light colored and alternative colors were recommended, coordinating them with the Hyatt Place Hotel.
- The last review recommended that the tower's flat and over-scaled roof be revised, but the width of the tower cap in current and previous drawings is nearly 53 feet and the width of the tower itself has remained at 42 feet. The color of the cap roof has changed to a lighter color, which may draw increased attention to its scale. The material of the tower roof has not been identified, and staff also recommends that the applicant eliminate the over-scaled roof.
- The applicant must seek a special exception for the proposed height of the hotel and undertake the site review committee process; an application for the exception has been submitted, but no site plan has been submitted for the SRC. Any site or architectural design changes resulting from these reviews would necessitate the applicant returning to the ARB or having the certificate of appropriateness amended if one is issued in the interim.

The ARB had questions answered by staff and the applicant:

- The materials used throughout are planking, including on the tower. The intention is to wrap the planking on the main tower, with EIFS material used where the front meets the gray color on the other side at the corner.
- There would be three tones of Nichiha fiber cement panels -- wood planking on the tower, gray on the accents, and white on the building, changing to EIFS where it meets gray. The wood planking was cited as a positive aspect of the building composition.
- There is 12,400 SF of retail on the first floor, and the intention is to build it as retail then sell it as a condominium to O'Connor, which will own, manage, and lease it as retail. The intent is to have the retail separate from Hyatt Place, so those materials proposed were different.
- The overhang was pulled back about two feet and was lightened to make it look less imposing, and the rendering shows it more yellow than it is in actuality; Nichiha has a grayer "smoke" wood.
- The windows shown are those included from the previous draft of the plan, additional windows were added, and a trellis was added to the rendering for context.
- The applicant did not have a complete enough lighting package to present it at this meeting but requested a conditional certificate of appropriateness and direction to resolve items of concern as identified by the ARB.
- Existing utilities are shown on the site plan as they currently exist in the parking areas, but connections to the building are not yet shown and would be part of the site plan review. The applicant agreed to conform with the direction provided on landscaping.
- The footprint of the building was not anticipated to be modified in a manner that would impact the ARB review process, and it still fits within the footprint shown on the approved site plan.

Motion: Mr. Hancock moved for approval of the Certificate of Appropriateness for **ARB-2019-19: Hyatt House at Stonefield Town Center** Final Site Development Plan with the conditions listed in the staff report, as follows:

1. Provide alternative colors for the synthetic wood planking that are warmer in tone, contain natural variation, and match more closely the submitted rendering.
2. Note that a separate sign application is required. Back-lit/halo-lit channel letter signs are consistent with the shopping center.
3. Identify the material of the tower roof on the drawings. Provide a sample for review.
4. Clarify the material of the port cochere canopy on the elevations and provide a material sample for review.
5. Provide a roof plan that shows all proposed mechanical equipment with their dimensions, including heights. Provide the profile of the proposed elevator tower on the elevations and renderings.
6. Show the sanitary sewer and water connections to the building on the site plan.
7. Revise the plant schedule so that the minimum height of all proposed shrubs at time of planting is 24".

8. Revise the plant schedule to include a majority of species that are native to this country and preferably native to this region. Eliminate the use of species that are considered invasive in Albemarle County, including *Nandina domestica*, *Ilex cornuta* 'dwarf Buford,' *Spirea japonica*, and *Miscanthus sinensis*. Provide plant species found in the County's list of approved and recommended plants.
9. Rectify all omissions and errors in the landscape schedule (L1.0).
10. Provide the standard plant health note on the landscape plan (sheet L1.0): *All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.*
11. Submit your proposal to the SRC for review. If changes to the site plan result from SRC comments, they will require further ARB review.
12. Note that additional pedestrian and bicycle amenities and connections, as well as the provision of open space on this lot, will likely be called for during the site plan review process to meet Code of Development requirements.
13. Ensure compliance with the approved site plan: if trees are lost as a result of construction, they must be replaced in kind.

Mr. Stoner seconded the motion.

The motion carried by a vote of 3:0. (Mr. Binsted and Mr. Van Der Werf were absent.)

WORK SESSIONS

a. ARB-2019-07: Pantops Corner Hotel

Following discussion on the modifications to the architectural design of the hotel, it was the consensus of the ARB that the architectural revisions were acceptable. No further architectural changes were required; however, the ARB encouraged the applicant to construct an on-site materials board to confirm the appropriateness of the selected colors.

b. ARB-2018-136: North Pointe Northwest Residential Area

Following discussion on the revised architectural elevations, it was the consensus of the ARB that the following revisions were required:

- Remove the dormers.
- Remove the closed gable and replace with an open gable.
- Remove the small windows in the open gables and replace with vents.

c. Guidelines update

The ARB postponed the work session on the Entrance Corridor Guidelines until the April 15 meeting.

OTHER BUSINESS

- a. **Next ARB Meeting:** Monday, April 15, 2019

ADJOURNMENT

The meeting was adjourned at 3:36 p.m. to the next ARB meeting on Tuesday, April 15, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.