

ARCHITECTURAL REVIEW BOARD MINUTES
November 18, 2013

The Albemarle County Architectural Review Board met on Monday, November 18, 2013, 1:00 p.m., Room 241, Second Floor, County Office Building, Charlottesville, Virginia. Those members present were John Quale, Marcia Joseph, Bruce Wardell, Charles T. Lebo, Vice Chair, and Fred Missel, Chair.

Staff members present were Margaret Maliszewski, Design Planner and Sharon Taylor, Clerk.

CALL TO ORDER

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

PUBLIC COMMENT

Mr. Missel invited public comment. There being none, the meeting proceeded.

DISCLOSURES

There being no disclosures, the meeting proceeded.

REGULAR ITEMS

- a) **ARB-2013-157: Stonefield Phase 2 (Costco) Final Site Plan and Building Plans;**
ARB-2013-158: Costco Fuel Center Signs
ARB-2013-159: Costco Building Signs

Staff Presentation:

Ms. Maliszewski summarized the staff report, noting the following highlights:

1. Building massing and scale, blankness of walls
2. Building colors
3. Is the amount of proposed landscaping sufficient to offset the impacts of the building design and the expanse of parking?
4. The Sperry screen wall – design, size
5. Illumination levels at the fuel pump canopy
6. Light pole height in the Costco parking lot
7. Rt. 29 frontage planting

Staff pointed out that the Board of Supervisors approved the rezoning request for the gas pump use.

Sign applications have been submitted. Signs are included in various illustrations. Staff can deal with the signs, but asked for ARB comments so if there are issues staff can take it into consideration during the technical review.

The applicant has been working on revisions to the plan and can update the ARB on progress they have been making. Staff offers comments on the proposal as shown in the staff report.

Applicant Presentation:

Chris Haine, Planning and Development Manager with Edens and Brian Kendall, Costco Architect presented a PowerPoint presentation to review the proposal, which included the following.

- Distance to Entrance Corridor
- Architectural renderings and site plan details
- Building lighting and signage
- Building Entrance
- Fuel pump canopy design

Others present for the requests were: Brad Dumont with Edens; Jeff Rutter, Real Estate Developer with Costco; and Paty Saternye, with WW Associates.

Board Discussion:

Following the review of the applicant's PowerPoint presentation, the ARB discussed the proposal with staff and the applicant focusing on the following issues:

- Visibility - Overhead (garage) doors in front facing the Entrance Corridor – deemphasize the overhead doors;
- Light pole height in Costco parking lot - too tall
- Stormwater Management Pond/Detention – View from Entrance Corridor - Concern with the detention pond and mounds of dirt and how to screen in future if detention pond has to remain (purpose is to ensure landscape is appropriate)
- Lighting levels at the fuel pump canopy
- Design Context - Costco should tie into Stonefield's overall development design context
- Northeast corner of the Costco building – needs emphasis
- Concern with the appearance of the four (4) acre undeveloped portion in front – future development
- Screening and visibility of buildings from Entrance Corridor
- Utilities along Entrance Corridor – possible conflict with plantings

Motion: Mr. Lebo moved for approval of the Certificate of Appropriateness for ARB-2013-157: Stonefield Phase 2 (Costco) Final Site Plan and Building Plans, with the conditions listed in the staff report, amended as follows.

1. Add a phasing line or a note regarding future development to the plan.
2. Add this note to the site and architectural plans: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
3. Clarify the photometric plan to show that spillover does not exceed .5 footcandles at the west end of the site where there are adjacent residential properties. Revise the photometric plan to include footcandle readings at the east end of the site. Be sure to

include the property line along Rt. 29 on the photometric plan and include readings out to zero or to the property line.

4. Provide confirmation from the manufacturer indicating that the Sign-View LED fixture emits no light above the horizontal plane.
5. Clearly identify in the lighting tables or notes that bronze is the proposed finish for all fixtures and poles.
6. Limit all pole lights to a maximum of 20' high, including bases.
7. Provide documentation from Dominion Virginia Power that there is no objection to the proposed planting in the Dominion easement.
8. Add a tree (GT) in the gap on the south side of the easternmost arm of District Avenue in the vicinity of the striped median.
9. Intersperse ornamental trees and shrubs in the row of GT trees on the north side of District Avenue, westward from the Rt. 29 entrance into the site.
10. Consider additional trees in the parking lots located between the Costco store and District Avenue to offset building and parking impacts.
11. Revise the plans to resolve all conflicts among trees, light poles, pipes, etc.
12. Add the green screen locations to the landscape plan.
13. Coordinate the landscape plan and elevation drawings regarding shrubs.
14. Consider reducing the length of the fuel canopy by 16'.
15. Reduce the light levels under the gas canopy to not exceed 30 footcandles.
16. Provide confirmation from the manufacturer indicating that the Sign-View LED fixture emits no light above the horizontal plane.
17. Provide a photograph of an installed example of the fuel canopy sign and light fixture for review.
18. Identify the heights of the Costco, Wholesale and Gasoline letters on the sign drawings.
19. Revise the color of the garage doors to more closely match the wall surrounding them.
20. Enhance the design of the northeast corner of the building to address the entrance corridor guidelines.
21. Mitigate the visibility of the overhead doors from the EC with additional evergreens.
22. If the SWM pond remains beyond completion of the stabilization of the Costco development, submit a landscape plan for review and approval.

Second: Mr. Wardell

The motion passed by a vote of 5:0.

The ARB took a break at 2:45 p.m. and the meeting reconvened at 2:51 p.m.

WORK SESSIONS

b) Mountaintop Montessori

The ARB held a work session on Mountaintop Montessori to discuss proposed revisions to the previously approved building.

Fred Wolf presented the proposal and distributed information for ARB review. Other representatives present were Dave Ackerman, Chris Mantle with McKee/Carson; and Wendy Fisher, Headmaster.

The ARB provided the following comments for the benefit of the applicant's formal submittal:

1. The white color of the base of the building feels too bright.
2. Show how the proposed building relates to the existing structures on site.
3. The amount of landscaping shown in the "Proposed Landscape Enhancement Illustration" could be toned down. Don't screen the building.

OTHER BUSINESS

Next ARB Meeting: Monday, December 2, 2013

- **Northside Library - Distribute library drawings**

Staff reported that the Northside Library proposal is scheduled for review at the December 2, 2013 ARB meeting and reminded board members to take the drawings with them.

- **Work session for HTC A1, Building J**

Staff reported that a work session for Building J in Area A1 of the Hollymead Town Center was added to the December 2 agenda.

ADJOURNMENT

The meeting was adjourned at 3:22 p.m. to the next ARB meeting on December 2, 2013 in Room 241, Second Floor, County Office Building at 1:00 p.m.

Fred Missel, Chairman

(Recorded and transcribed by Sharon C. Taylor, Clerk to Planning Commission & Planning Boards)