

ARCHITECTURAL REVIEW BOARD MINUTES
December 2, 2013

The Albemarle County Architectural Review Board met on Monday, December 2, 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. Mr. Quale left the meeting at 2:30 p.m.

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

ARB-2013-162: Northside Library – Site Plan Amendment (Tax Map/Parcel 061000000120K0)

Proposal: To renovate an existing building and construct an addition to accommodate a 29,000 sf library and 20,000 sf storage facility and to complete associated site improvements, including 84 parking spaces.

Staff Presentation:

Ms. Maliszewski summarized the staff report, noting the following as the primary points of discussion:

1. The current context of the site
2. The minimal ties to traditional architecture in the proposed architectural design
3. The strong contemporary character of the proposed architectural design; its suitability for setting a precedent for this section of the corridor
4. The location and appearance of the dumpster area
5. The trees and shrubs proposed along the EC frontage
6. Signage

Staff offered comments on the proposal as noted in the staff report. The applicant has addressed some of the concerns expressed at the prior meeting. The signs can be reviewed administratively when the permits come in. However, it would be useful to have ARB comments if any to use during the review.

Applicant Presentation:

Ron Lilley, Project Manager with Albemarle County Office of Facilities Development, introduced Peter Ballek, from HBM Architects in Cleveland, and Eugene Ryang and James Moore of Water Street Studio, consultants on landscape architecture.

Mr. Lilley pointed out the design had been refined since the work session. Regarding the dumpster area, they will use two of the larger roll out type cans instead of a dumpster that will be easier to screen. He hoped today to receive a Certificate of Appropriateness due to the project's time restraints.

Mr. Ballek and Mr. Ryang provided an overview of the proposal in a PowerPoint presentation regarding the design refinements. It included aspects of the site plan and landscaping.

Public Comment:

Mr. Missel opened the public hearing and invited public comment.

Gary Grant said he was a member of the Jefferson Madison Regional Library Board. Speaking as an individual he posed some questions for the ARB to think about concerning the exterior colors, which was his main concern. He did not have any problem with the architecture design, landscaping, interior or anything except the colors. He asked why in the heart of Virginia they are considering the exterior colors of blue and yellow.

Tony Townsend, past President of the Jefferson Madison Regional Library Board of Trustees, said he now serves on the Friends of the Library Board of Trustees. He was invited by the County to be part of the Northside Library Design Review Committee. He was very excited to see this project moving forward and did not want to hold up the process. They are under a time restraint with the lease for the current library. Therefore, he would like to move forward on the project. They have had a number of design committee meetings that he has attended. Speaking for himself, he felt this was a great design and had no trouble with the proposed colors. He thought this would be a great addition to the north side of town.

L.F. Wood said he was asked to serve on the design committee early on in this process and has attended all the design meetings and public hearings. He agreed with Mr. Townsend that the design the architects have come up with is the best possible and the proposed colors all blend in together. The library will serve a great purpose in the north end of the County.

Stephen Meeks supported Gary Grant's concern about the color scheme for the building. He attended one of the public open houses at Northside Library and the colors that were presented there were a little bit different tone than what they are seeing here. He was glad the colors had been toned down a little bit. However, he did share Mr. Grant's concern about the yellow and blue. It is an industrial building and the blue reminds him of a faded out paint job of an industrial building. He did not think it was really what the County needs. He was somewhat disappointed the front façade is losing so much of its original brick component since he thinks that would have really helped the design. He felt adding more metal emphasizes the fact that it is

a square metal industrial building at its core. If there was any way to investigate another color scheme without holding up the project he would encourage them to do so.

Neil Williamson, with the Free Enterprise Forum, said they have no position on this particular project since they are more about the process. There are a number of open questions he continues to hear. He understands there is a time deadline they see with every applicant that comes forward be it County related, community services related or commercial. He is hopeful the ARB will use the same mannerisms to allow staff to follow directives to meet deadlines, but to be clear whether it is the issue of the trees and if they can or cannot be planted. He believes the ARB can provide direction so staff can move forward with this. However, it is necessary to be consistent in that application.

There being no further public comment, Mr. Missel closed the public hearing to bring it back before the ARB for discussion and action.

Board Discussion:

The ARB discussed the proposal with staff and the applicant concerning the issues raised by staff in the report and provided comments. The ARB noted the following issues:

- Concern with the views to the parking. The perpendicular shrub rows are expected to mitigate the angled parking. Concern with the drive up service area and how well that has been resolved. Questioned if this should come back or be reviewed by staff with staff discretion. The next iteration of the drive up service window needs to address the sort of stuck on feel about it. It was suggested that some of the things described would go a long way in solving that. It does not have quite the same level of crispness and craft as the corner. Something that reinforces that is the scale of the letters and the “library” and “drive up service” signage. In the same way they are almost too much the same. A difference in scale of the lettering could reinforce the hierarchy of the entrance versus the drive in window. Suggested the drive up service could be a smaller scale. It could be brought back for staff review. It may be something staff might want to run by the ARB in a work session. Staff could certainly deal with that issue. The ARB felt the project needs a little work. The architect should bring back what they propose.
- Landscape works well,
- Reuse of the building is very positive and thoughtfully done.
- Overall presentation of the building is very good.
- Address the question of pole height. The ARB agreed to a reduction for the pole height to go from 20’6” to 20’ including the base.
- Address the front façade – needs to be livened up; concern with drive up service area, dumpster area enclosure, and clerestory glazing.
- Consistent drawings needed including signage.
- Concern expressed about brick removal on façade to be replaced with metal (brick more traditional)
- Landscaping along EC - why smaller trees proposed and not going with larger canopy trees 35’ spaced. It would be helpful to have the height of the overhead lines provided on the plan to document the reason. A letter is needed from Virginia Power about the easement location and if plantings are allowed.

- Colors – Areas of clarifications – exterior color palette. Question if blue and yellow colors are appropriate or sets precedent for this Corridor. Three ARB members spoke for and two against the colors as noted below. The landscaping around the building tones down the blue; the client authorized the design; and it does not set precedent for this Corridor.

Mr. Lebo agreed with the concerns expressed about the blue color. He pointed out in the past that a proposal for blue had been denied in Rio Hills Shopping Center. He did not want to affect the time line of the project, but would like to see a paler yellow or darker blue.

Mr. Wardell asked a technical question if over an extended period of time the blue metal siding color would fade.

Mr. Quale said he had no problem with the blue since there were other blue and yellow colors in the nearby vicinity.

Ms. Joseph and Mr. Missel said they had no problem with the blue color.

Motion: Mr. Wardell moved for approval of the Certificate of Appropriateness for ARB-2013-162, Northside Library with the conditions listed in the staff report, amended as follows:

1. Revise the design drawings of the drive-by, the clerestory glazing and the dumpster enclosure to more thoroughly integrate and be consistent with the detailing and design of the rest of the project. The signage shown on the drawings should reflect the hierarchy of the building elements.
2. Revise the plan to include all proposed lighting and related details.
3. Ensure the photometrics are calculated using a maintenance factor of 1.0. Indicate the maintenance factor on the plan.
4. Revise the plans to identify the color of the light poles and fixtures. Dark bronze is recommended.
5. Limit overall light pole height (including bases) to 20’.
6. Indicate the height of the overhead lines along the EC frontage for coordination. Show easement on the plan and related documentation from Virginia Power.
7. On the landscape plan, provide the quantity of the proposed species in the call-outs and/or use consistent symbols for each type of plant proposed.
8. Include proposed planting heights in the landscape schedule.
9. Coordinate all landscaping with utilities and easements.
10. Show how the grading will be accomplished to maintain the health of the white pines and mulberry identified as “to remain” on the west side of the building, or propose replacement landscaping.
11. Coordinate the various sheets of the plan regarding the sidewalk layout.
12. Add the standard equipment note to the site plan **and** the architectural drawings: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
13. Add the standard lighting note to the plan: “Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaries onto public roads and

property in residential or rural areas zoning districts shall not exceed one half footcandle.”

14. Add the standard landscape 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.”
15. Make all drawings consistent regarding the canopy.

Second: Mr. Quale

The motion passed by a vote of 5:0.

The ARB directed staff to bring revised drawings addressing condition #1 to the next available ARB meeting for review under “other business”.

Mr. Quale left the meeting at 2:30.

The ARB took a break at 2:32 and the meeting reconvened at 2:38 p.m.

WORK SESSIONS

a) HTC A1 Building J Re-design: Aldi Grocery Store

The ARB held a work session on the re-design of Building J in Area A1 of the Hollymead Town Center for an Aldi grocery store.

Fred Thompson, architect; Wendell Wood, representative for property owner; and Josh Wall, with Aldi Foods represented the proposal. Mr. Thompson explained the proposed changes.

The ARB provided the following comments on the architectural design for the benefit of the applicant’s formal submittal:

1. Further investigate the design of the northeast corner of the building; consider balance with the bank and framing entry to the development. Increasing the height of the corner may be appropriate.
2. Provide material samples.
3. Show the landscaping in relation to the building.
4. Show the bank in the illustration.
5. Provide photos of the shopping center from Rt. 29.

Regarding the variation request, the ARB had no objection to the site layout changes.

OTHER BUSINESS

a) ARB-2013-144: Crozet Running Sign: Lights

Staff reported that the Crozet Running applicant found that an alternate style light fixture would be needed for the wall signs because the originally approved fixtures each require a transformer,

which would result in an unsightly appearance. The ARB discussed the proposed fixtures and took the following action:

Motion: Mr. Lebo moved for approval of the revised light fixtures for the Crozet Running Sign and to update the Comprehensive Sign Criteria for the building with the new fixture.

Ms. Joseph seconded the motion.

The motion carried by a vote of 4:0. (Quale absent)

b) Approval of Minutes: 4-15-13, 11-4-13, and 11-18-13.

Motion: Mr. Lebo moved for approval of the minutes of 4-15-13, 11-4-13, and 11-18-13.

Mr. Wardell seconded the motion.

The motion carried by a vote of 4:0. (Quale absent)

Next ARB Meeting: Monday, December 16, 2013 (Mr. Quale noted that he cannot attend the December 16 meeting.)

ADJOURNMENT

The meeting was adjourned at 3:06 p.m. to the next ARB meeting on December 16, 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)