County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

Architectural Review Board
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DRAFT ARB ACTION MEMO MINUTES

Date: February 5, 2024
Time: 1:00 PM
Meeting Room: Lane Auditorium
Members:
Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Present
Frank Stoner: Present
Dade Van Der Werf: Absent
Taro Matsuno: Present
Staff:
Margaret Maliszewski
Mariah Gleason
Khris Taggart

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:00 p.m. and established a quorum.

DISCLOSURES: Mr. Matsuno and Mr. Stoner disclosed that they would recuse themselves from the Flow Honda item.

PUBLIC COMMENT: None

CONSENT AGENDA: None

WORK SESSION: None

REGULAR REVIEW ITEMS

A. ARB2023-116: Three Notch'd Center

Location: 5368 and 5370 Three Notch'd Rd.
Proposal: To construct a 23,120sf two-story multi-tenant building on a 2.32ac site that will be shared with an existing car wash building.

Staff Contact: Mariah Gleason
Representative: Kevin Schafer

Mariah Gleason summarized the staff report in a PowerPoint presentation. ARB members had no questions for staff. Kevin Schafer (Design Develop) represented the applicant. He summarized the project, noting the pedestrian connections, service zones and access from the parking lot, interior walls for plumbing, storage, kitchens, etc., and 30' setback with landscaping. Mr. Matsuno asked if a floor plan was available. Mr. Schafer said there was not at this time, but one could be provided with a future application. In discussion, the ARB complimented the proposal, addressed the front of house/back of house issue, noted that the design was compatible with the context, and noted that visibility of the rooftop equipment should be eliminated (and might be resolved by moving all units to the higher roofs).

Motion: Mr. Stoner moved to approve the list of changes outlined in the staff report for ARB-2023-116: Three Notch'd Center Preliminary Architecture Plan to be reviewed at a future ARB meeting, amended as follows:

1. Submit an application for a minor site plan amendment to coordinate the site plan with the updated building design and other proposed site changes.
2. An approved Comprehensive Sign Plan for the building is required prior to final approval of the architectural design. Include a proposed plan with the next submittal.
3. Provide specifications for the proposed window glass.
4. Provide sections confirming that rooftop equipment will be screened from the EC.
5. Provide a design detail for the dumpster area located behind the new building.
6. Show the location of any required loading area(s) and provide details to indicate how it will be screened from view of the EC.
7. Include the standard mechanical note on the architectural drawings: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
8. Provide a lighting plan with future submittals that satisfies all guideline requirements.
9. Coordinate the locations of sidewalks in the renderings and proposed site plan layout.
10. Provide landscaping along interior pedestrian ways.
11. Replace the Green Vase Zelkova species with a large shade tree from the County's approved list, 3.5" caliper at planting. (Choosing a tree with a similar canopy will assist in meeting canopy coverage requirements.)
12. Include the standard planting note on the landscape 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."
13. Revise the plan to show proposed contour lines and tie-ins that are more rounded.
14. Revise the plan to include tree protection fencing details and locations on the grading, landscaping, and erosion and sediment control plans.

Mr. Hancock seconded the motion.
The motion was carried by a vote of 4:0. (Van Der Werf absent)

B. ARB2023-117: Flow Honda Renovation

Location: 960-A Hilton Heights Road, on the west side of Routh 29 North, at the intersection of Hilton Heights Road and Route 29.
Proposal: The applicant proposes to renovate the Flow Honda showroom building by removing the existing entrance tower and canopy, adding a layered frame around new storefront windows, and adding Honda branding colors to existing brick, EIFS, and trim.

Staff: Khris Taggart
Representative: Kevin Schafer

Khris Taggart summarized the staff report in a PowerPoint presentation. ARB members had no questions for staff. Kevin Schafer (Design Develop) represented the applicant. He summarized the project that was submitted for review and showed images that addressed some of staff's recommendations (not painting brick in the service area) and some additional changes (changing the blue roof to white). He also presented a new "cohesive campus" approach to the renovation that addressed both the Phase 1 and 2 buildings which painted all the brick white across the development and eliminated some branding elements. Mr. Hancock confirmed that the review was for the plan that was addressed in the staff report. Under "Comments from the Public" Neil Williamson (Free Enterprise Forum) stated that he was present when the original building was reviewed by the ARB, that the method of car storage was praised at the time, and he noted that we stand on the shoulders of those who come before us. In discussion, the ARB noted that they had no issues with the two-story storefront, that the storefront helps break up the building mass and horizontal plane, that the white paint on the service bay in the original proposal is incongruous,

and the updated roof color was an improvement. The ARB members noted that the consolidated campus was a completely different proposal, that considering the overall development is a positive move, that simplifying and making the development more cohesive is appropriate, but the amount of white paint tends to add new blankness. Mr. Schafer summarized that the board is open to a cohesive approach with fewer branding elements, but the proposal needs more work.

Motion: Mr. Hancock moved to approve the list of changes outlined in the staff report for ARB-2023-117 to be reviewed at a future ARB meeting, amended as follows:

1. Revise the building design to maintain the red brick on the service portion of the Honda building.
2. Provide material samples with the next submittal.
3. Clarify if the blue band at the top of the parapet wall will be retained or removed.
4. Provide details on how the white ACM panels are constructed, arranged, and attached to the blue frame.
5. Revise the architectural drawings to include the standard window glass note: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.
6. Indicate where building-mounted exterior lighting is proposed and provide a lighting plan with the next submittal.
7. On-site landscaping must comply with the approved site plan.
8. Sign applications are required for all proposed signs.

Mr. Henningsen seconded the motion.
The motion was carried by a vote of 2:0. (Stoner and Matsuno recused, Van Der Werf absent)

C. SDP2023-118: Home Depot Minor

Location: 1531 Rio Road East
Proposal: To demolish the Sears store and a portion of the north end of the Fashion Square Mall and build a new wall at the northern end of the mall, as a preliminary step to building a new Home Depot store.

Staff: Margaret Maliszewski
Representative: Valerie Long

Margaret Maliszewski summarized the staff report in a PowerPoint presentation. ARB members had no questions for staff. Valerie Long (Williams Mullen) represented the applicant and summarized the project for the ARB, focusing on the visibility and distance from the wall to the ECs. The board discussed the timing of the projects and whether the wall was temporary and confirmed that the wall would be in place until the rest of the site was redeveloped. Mr. Matsuno summarized the problem, noting that the wall design will not be an issue if the development moves forward as planned but it would be if the Home Depot does not move forward with the new store. He noted that he was not considering requiring the addition of architectural features. Some members noted a concern above approving something that would not be approvable on its own. The board discussed landscape provisions, the color proposed for the wall, the impact of the wall remaining in place if the larger project does not move forward, and the similarity of the proposed wall to the existing Sears wall.

Motion: Mr. Stoner moved to approve of the proposal with the revisions listed in the staff report, amended as follows:

1. Revise the architectural drawing to identify that the wall color will match the color of the adjacent mall wall.
2. Indicate if new lighting is proposed with the new mall wall. If it is, show it on the plan and provide details for review.
3. Show tree protection fencing at individual trees to remain.

Mr. Matsuno seconded the motion.
The motion was carried by a vote of 3:1. (Van Der Werf absent)

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Hancock moved for approval of the minutes from the January 16, 2024, ARB meeting.
Mr. Henningsen seconded the motion.
The motion was carried by a vote of 4:0. (Van Der Werf absent)

b. Other items from staff or ARB members: None.

c. Next ARB Meeting: Monday, February 19, 2024, 1:00 PM – Lane Auditorium

ADJOURNMENT
The meeting was adjourned at 2:39 p.m. to the next ARB meeting on Monday, February 19, 2024, at 1:00 p.m.