Albemarle County Planning Commission
October 15, 2013

The Albemarle County Planning Commission held a public hearing on Tuesday, October 15, 2013, at 6:00 p.m., at the County Office Building, Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Ed Smith, Bruce Dotson, Thomas Loach, Richard Randolph, Don Franco, Calvin Morris, Chair; and Russell (Mac) Lafferty, Vice Chair. Julia Monteith, AICP, Senior Land Use Planner for the University of Virginia was present.

Other officials present were Trevor Henry, Director of Office of Facilities Development; Ron Lilley, Project Manager with Office of Facilities Development; Sharon Taylor, Clerk to Planning Commission; Wayne Cilimberg, Director of Planning; and Greg Kamptner, Deputy County Attorney.

Call to Order and Establish Quorum:

Mr. Morris, Chair, called the regular meeting to order at 6:00 p.m. and established a quorum.

Other Matters Not Listed on the Agenda from the Public:

Mr. Morris invited comment from the public on other matters not listed on the agenda. There being no public comments, the meeting moved to the next item.

Review of Board of Supervisors Meeting – October 9, 2013.

Mr. Cilimberg reviewed the actions of the Board of Supervisors meetings on October 9, 2013.

Consent Agenda:

Approval of Minutes: May 14, 2013, May 21, 2013, July 16, 2013, July 30, 2013, August 13, 2013, August 20, 2013, September 11, 2013, and September 24, 2013

Mr. Morris asked if any Commissioner wanted to pull this item from the consent agenda for further review.

Motion: Mr. Franco moved and Mr. Randolph seconded for acceptance of the consent agenda.

The motion carried by a vote of 7:0.

Mr. Morris noted the consent agenda item was approved.

Work Sessions

Northside Library
Update on Design and Site Plan for Northside Library and Storage Facility
(OFD Staff and Site Plan Consultants)

An update on the Northside Library and Storage Facility was given in a PowerPoint presentation by Trevor Henry, Director of Office of Facilities Development; Ron Lilley, Project Manager in Office of Facilities Development; and Eugene Ryang, landscape architect consultant from Water Street Studio Land Planning Design & Engineering.

Travis Henry, Director of Office of Facilities Development, explained that due to time constraints that their goal is to get through the design process this fall with bids in early 2014. There have been two focused meetings on August 22nd and September 12th. A work session was held last week with the Board of Supervisors. Prior to that work session an open house was held for the public. They met with the Architectural Review Board and had a favorable response on the elevations. They are on track for a site plan submittal in a week or so.

Ron Lilley reviewed the conditions of the existing site plan for the old Phillips building. He explained the overall building design proposal for the storage and library space. The storage function will be on the first floor, which will have a loading dock. The second floor will have the main library space with public meeting space associated with the library potentially after hours. A drive up feature is planned for drop off and pick up of materials with a service window adjacent to the service areas. He reviewed the proposed layout of the building and the different use areas. Basically, they are significantly increasing the landscaping reducing the storm water runoff. They are creating a frontage that is more meaningful to pedestrian traffic. The parking is relegated to the rear of the site. There is a major entrance to both the rear and front entrance. It looks like they will be getting 80 to 85 parking spaces, which is approximately 1 per 375 gross square feet of the library space. If there are times when they need more parking they hope to work out some shared parking arrangement with the neighboring site and/or some overflow on our site.

Eugene Ryang discussed aspects of the proposed overall site development plan for Northside Library. The Neighborhood Model was emphasized through creating open space, respecting the terrain, pedestrian and bicycle connectivity, and also the relegated parking in the rear. In the front at the entrance off Rio Road the outdoor space can enhance the site as a community focal point especially with some interesting plantings. Potentially they are doing some storm water management with low impact development with a bio-filter/rain garden in the little median. There is book drop off in the front with also bookmobile servicing. A lot of the library staff will be in the northwest corner of the building. He explained the conceptual plan and how they plan to respect the terrain.

Mr. Henry pointed out they were still working through the access to the library and the storage. They are designing a serpentine wall to separate the functions in the space. They will have daily vans/box trucks that would be accessing the storage area. However, in the summer time it will often involve tractor trailers particularly with school projects moving large amounts of equipment. They are modeling a pull in and turn

around for a backing situation. However, they are still modeling those turning radiuses. That is the last piece they are trying to get figured out before they submit the final site plan. It is worth noting this part of the site plan is still a little bit under flux while they make sure they have the right radiuses. He pointed out the proposed pedestrian drop off and handicap parking in the front and rear.

Mr. Lilley reviewed the elevations and schematic images in terms of design assumptions, architectural treatment of the building, and landscaping. Although they don't anticipate a green roof or LEED certification, they do intend to apply LEED principles as much as possible in everything from efficient building systems to landscaping and pedestrian friendly measures. He did not think there is any kind of budget for a green roof.

The Planning Commission discussed the proposal and noted the following concerns or issues.

1. Parking Access including location of handicap spaces.
2. Question raised on the capacity of the public meeting space.
3. Daily flow of traffic particularly with truck traffic delivering materials to the storage area.
4. Access right-of-way or joint easement on the east side.
5. Traffic flow entering and exiting site particularly with second entrance regarding safety (stacking issues). *Mr. Lilley pointed out that VDOT has helped staff assess the adequacy of the entry width. They expect to have two exits with a right turn exit and left turn exit with one entry point. Staff will work with VDOT through the site plan process.*
6. There was a concern about the Neighborhood Model and the ambitions for the very important intersection and the community. Mr. Dotson suggested changing the facility name to the Library and Activity Center and not Storage Facility. He would like to think that the storage facility is a good thing right now, but it is not the long term best use of the balance of that building or at least not in the current proportions. He questioned what could be put in there along with the library to make it more of an activity center. He suggested using the Crozet Library model where there are compatible and complimentary uses worked into it. He would not like to see the floor plan of the building preclude the ability to do it in the future. One suggestion was a small visitor's center to promote the area and tourism potentially with a coffee shop. He suggested some brainstorming about other kinds of uses that could go in here in the future. It would be useful to have diverse activities in the building.
7. The additional landscaping provided is positive.
8. Mr. Randolph encouraged the Board to think hard about a name opportunity for this building associated with Albemarle County's history.
9. Questioned if the landscaping would create sight distance problems entering and exiting site. *(Mr. Ryang noted they would have to accommodate the sight line.)*
10. Due to the height of the building will there be tree material away from the roadways that will help with the scale of the building. *(Mr. Ryang replied that 10 percent of the site total acreage has to be in tree canopy. That is being done in the parking islands to have as much tree canopy as possible.)*

11. Storm water quality – Will there be a reduction in quantity achieved? *(Mr. Ryang replied it is going to be a reduction in the velocity of the water leaving the site.)*
12. One of the things that is nice about the existing facility is the bus service comes right to it. Mr. Franco asked where the closest bus stop is and if there a way to accommodate that in the front of the site. He asked if the taper lane was worth trying to consider a bus pull off lane. *(Mr. Lilley replied that he did not know if there was money that would allow an actual constructed pull off lane. There is a bus stop just immediately west at the Daily Progress building on the other side of West Rio Road. He agreed it would be nice to have a pull off right there. Since the bus system is amendable to ideas of where stops can be adjusted he would certainly take that suggestion to them for consideration.)*
13. Mr. Smith asked whether the turn off lane width could be increased. *(Mr. Lilley replied that he did not know due to costs, but would check into it.)*
14. Future interconnectivity potential to Berkmar. *(Mr. Henry replied the rear has not been designed for that future connectivity based off of the adjacent parcels and the conditions.)*

There was no public comment and no formal action was taken. The Commission's comments should be taken into consideration as the design work continues on the library.

Old Business

Mr. Morris asked if there was any old business. There being no old business, the meeting proceeded to the next item.

New Business

Mr. Morris asked if there was any new business.

- THE NEXT PLANNING COMMISSION MEETING WILL BE ON TUESDAY, OCTOBER 22, 2013 AT 6:00 p.m.
- Mr. Morris will be absent on October 22, 2013.

Adjournment

With no further items, the meeting adjourned at 7:03 p.m. to the Tuesday, October 22, 2013 meeting at 6:00 p.m. at the County Office Building, Second Floor, Auditorium, 401 McIntire Road, Charlottesville, Virginia.

V. Wayne Cilimberg, Secretary

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