

Agenda
PLANNING COMMISSION REGULAR DOCKET
TUESDAY, September 13, 2016 – 5:30 P.M.
CITY COUNCIL CHAMBERS

I. Commission Work Session (Agenda discussion(s))

Beginning: 4:30 p.m.

Location: City Hall, 2nd Floor, NDS Conference

Members Present: Chairman John Santoski Vice-Chair Kurt Keesecker; Commissioners Genevieve Keller, Jody Lahendro, Lisa Green, Taneaia Dowell and Corey Clayborne; UVA representative: Brian Hogg

Commissioner Keller asked if the Planning Commission could consider having a preliminary Entrance Corridor discussion on applications such as the CVS site.

Commissioners noted how STW principles could apply to Emmet and Barracks.

It was noted that the staff recommendation for the CVS site was to defer the application to allow for addressing the application further. Mr. Hogg noted that the Commission should provide guidance to the applicant in preparation for it coming back. He also asked, in reference to the 1713 JPA application, if there was a consideration about how this relates to the historic property on Montebello. Commissioner Lahendro expressed concern about the drawings and how they show the adjacent properties.

Ms. Creasy explained the process for addressing the 1713 JPA applications in the meeting and Ms. Robertson provided further context on the order for the Entrance Corridor recommendation on the SUP request.

Commissioners noted confusion on how the accessory building on the site will be attached and will ask the applicant for further clarification.

II. Commission Regular Meeting

Beginning: 5:30 p.m.

Location: City Hall, 2nd Floor, Council Chambers

Members Present: Chairman John Santoski Vice-Chair Kurt Keesecker; Commissioners Genevieve Keller, Jody Lahendro, Lisa Green, Taneaia Dowell and Corey Clayborne; UVA representative: Brian Hogg

City Council Members: Councilors Bob Fenwick, Kathy Galvin, and Vice-Mayor Wes Bellamy

Staff: Missy Creasy, Matt Alfele, Mary Joy Scala, Carolyn McCray

Call to Order: The meeting was called to order by Chairman Santoski at 5:30

A. COMMISSIONERS' REPORTS

Commissioner Lahendro reported the Housing Advisory Committee met on August 17th and reviewed and discussed the sub-committee study of the RCL and Company comprehensive housing analysis and policy recommendations and sent them forward to City Council for their consideration. Kathy McHugh, Housing Program Coordinator has left the city and her replacement is Stacy Pethia. On August 17, the Parks and Recreation Advisory Board met at Tonsler Park. The splash pad CD's have been completed and they are getting bids now with plans to start construction in the spring and then they will get started on a design for a field-house. The McIntire Park ball field retrofitted the field lights with LED's and is the first such project in Virginia. At Ragged Mountain Natural area there are proposed trails. There will be a Parks and Recreation meeting on the 21st at Key recreation center, where we will get the staff report and have a board discussion. There will be no public discussion in regards to the natural area trails at that time. The comment period ended on August 20th. The Planning and Coordination Committee met on August 18th, where city representatives presented the West Main Street rezoning and streetscape plan as well as the HB2 projects; E. High Street, Lexington, Fontaine and Emmet. The county presented an update on its 29 Solutions project. He discovered that the City and the County have been in talks to study the Hillsdale Drive extension south of Hydraulic and are talking about combining that with a study of the 29 and Hydraulic intersection. On September 6th, he attended the Tree Commission meeting. The tree in Lee Park that came down has been approved to be replaced with an Elm tree, and because of the age of the existing trees, the commission would like to do a master plan for future tree planting which will be coordinated with the Blue Ribbon panel recommendations. For 10th and Page the commission had an informational table at the Westhaven Day event to talk about trees being planted in that neighborhood as that is our target neighborhood over the next year for increasing the trees. We are working with the Charlottesville Re-development and Housing Authority to plant trees in Westhaven. We have identified 36 specimen ash trees on city property for treatment for emerald ash bore and 15 are getting treated this year with the balance next year. The Monticello Gateway project, Route 20 entrance corridor was planted with oak trees last winter in the median strip. That is getting a gold medal award from the Mid-Atlantic International Society of Arborists. We are in the process of doing planting for a follow up project to add another 60 trees in that area this coming November which combines the efforts of the Tree Commission, The Charlottesville Area Tree Stewards, The Albemarle County National Guard, Monticello and the Hallowed Ground National Heritage Trail.

Commissioner Keller reported she attended the Place Task Force and the members of the task force are very interested in following what's going on with the code audit and small area planning, and want to know ways they can assist the Planning Commission and staff and others as those processes development. The Task Force is compiling their annual report to present to Council and possibly the Planning Commission as well at our invitation later this fall. She also attended the TJPDC meeting and we approved a resolution in support of Gov. Terry McAuliffe's Go Virginia initiative which is an economic development program that is designed to encourage regional cooperation in economic development. In our area that initiative will be staffed by the CVPED which is our regional economic development organization and the planning district commission will provide a supportive role in that.

Commissioner Dowell reported she has not had the chance to attend any meetings this month, but will be attending the 10th and Page Priority Task Force meeting tomorrow night at 6:00 p.m.

Commissioner Keesecker attended the BAR meeting on August 17th and, there were a few items of interest to the Planning Commission, 1. Application for the removal and replacement of the side porch of the Dinsmore House on West Main Street, near the Courtyard Marriot. The original conversation had a different approach to the replacement of the structure to the right and after the conversation with the BAR the applicant came back with a different approach and it seems to resonate well. Their intent is to have more access from West Main into their facility so they can serve as a bed and breakfast and a little café. They are really trying to engage West Main 2. Westminster Presbyterian on Rugby asked for permission to put solar panels on the rear portion of their church, as part of their general stewardship, 3. The other project was Phase II work for the William Taylor Plaza project at Ridge and Cherry Avenue. The reaction from the BAR during the preliminary discussion was a little more work needed to be done to fit into Ridge, and he supposes the applicant will be coming back soon. Lastly the BAR has homework for them coming up in the future to revisit the Historic Conservation District guidelines and the ADC guidelines to make them more in line with other zoning changes that are afoot in the city. That work will be ongoing for some time and one of those tasks within that has been an appointed discussion at the BAR to try to identify the areas where the BAR guidelines and the zoning by-right don't seem to mesh with the character of either the neighborhood or the district that they are in so they want to try to bring those to the attention of either the city or us to say that these areas may need some understanding to make the zoning and the BAR sensibilities more closely aligned.

Commissioner Green Attended the Citizens Transportation Advisory Committee on September 7th, where they discussed the Hydraulic, 29 and Hillsdale Dr. area and small area planning. There's funding in the budget to look at the south portion of Hillsdale Drive which we walked at our work session. We also discussed the smart scale application update that will be going forth this September which is HB2 for Virginia. For the city, Free Bridge congestion relief is part of that as well as West Main streetscape, Barracks Road and Emmet intersection improvements. They are trying to get this information together because the MPO is hosting the Free Bridge smart scale funding application meeting September 22nd from 6:30 – 8:30 at Burley Moran Elementary School. The next meeting for CTAC is November 2nd and there are still 2- 3 slots open for community members that are interested.

Commissioner Clayborne no report

B. UNIVERSITY REPORT –Brian Hogg reported that Friday at the Board of Visitors meeting we will be presenting a revised master plan for the re-development of Brandon Ave on the south side of Jefferson Park Avenue. He said those materials were shared with NDS staff about 10 days ago. He said Julia and Mary came down and met with Mr. Ikefuna and they are going forward with the plans to redevelop that street for future use by the University.

C. CHAIR'S REPORT – John Santoski – Belmont Bridge committee has not re-convened because they still working on negotiating the contract.

Report of the Nominating Committee – Vice-Chairman Lisa Green, Chairman – Kurt Keesecker
Election Motion passes 7-0 to accept the new officers.

Annual Meeting –Ms. Creasy provided a data report on the different activities the Planning Commission undertook throughout the last fiscal year and as part of the report that went out in the planning commissioners packets denotes the items that the commission has heard, as well as the work sessions that were held and the topics those encompassed. It also includes data on a number

of the application items that came forward. The city has an initiative called P3 to look at performance evaluation and there are a number of items that staff collects on a regular basis. The items that pertain more specifically to the planning commission and other boards and commissions have been included in this as well. We do have this posted on line now.

Commissioner Keesecker said it seemed like a weighty year of subject matter even more so than years past.

Commissioner Keller said she appreciated the bar graphs and asked how you determined capacity.

Ms. Creasy said those number were set a while ago. Capacity includes what we can handle with current staffing and was established a number of year ago. We are struggling a bit on the preservation side of things as we have a lot of new initiatives and new properties and we only have Mary Joy and part-time Camie. This data gives us some good feedback in numbers that helps support requests when something needs attention.

Commissioner Keller said for those that believe that historic preservation and designation might have a chilling effect on development in Charlottesville; it seems that it may be just the opposite. She was intrigued that there were so few ERB cases and wondered if that speaks to the character of our mixed use corridor where we intended for most of our development to occur and maybe that is not happening in the ways that we had anticipated.

Ms. Creasy said it comes in waves. She said we are in a wave right now with four pending applications in various stages. There are entrance corridor items that come up on a daily basis and someone is always trying to get a sign permit or simple changes that would fall within the administrative realm of things. This report indicates those applications that come forward to the commission but there are a lot of smaller scale things that get handled administratively.

Chairman Santoski said we had a lot of good information, and late nights as well as touring with the small area plan areas, lengthy discussion and wonderful public participation. Chair Santoski thanked Lisa Robertson and Missy Creasy because being a chairman was much harder than he thought it would be, and he wished Kurt (Mr. Keesecker) nothing but the best but he looks forward to moving over a few seats and let Lisa and Kurt handle this over the coming year. Thanks again to Ms. Creasy for all the information on the annual meeting.

DEPARTMENT OF NDS – Missy Creasy said they are working through the preliminary stages for the SIA zoning phase one area. As one of our early steps to this, we have to get the regulating plan refined before we jump into zoning changes. We just had our last of a series of meetings with owners within the SIA area. We mailed out to all of the folks who owned property there and we reached out to some of the larger property owners individually and had meetings to talk about what the SIA is as well as get some initial feedback and allow them some time to provide some additional feedback. We had an owners meeting today with about 15-20 folks and we hope to follow-up with all of the owners in hopes that they will provide us some additional feedback so we can get that in a format to you and to Council so we can get the regulating plan into the next phase. There is a Work Session on the 27th, and as of now PHA is scheduled to present on Friendship Court. Water Street and West Main code changes are also on that agenda.

Commissioner Keller said for the regulating plan, is that concentrating on the core SIA that we discussed in the work session?

Ms. Creasy said phase one is not the whole entire area. It includes area zoned downtown extended. The people we met with today talk to us about that and brought some really good things to the table. Staff had noticed that as well as regulating plan comments, it was noted that the major cemeteries are highlighted but the smaller cemeteries were not and we had some folks come to the meeting and talk with us about that today so that will be something else to bring up in a refined plan.

MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA FOR PUBLIC HEARING

Rebecca Quinn 104 4th St., said she wasn't able to attend the last meeting but watched on TV last month and for the most part people are using their microphone which means sitting at home, she can hear you. Just remember when you get into a discussion, it is not a discussion between yourselves but a discussion that the public wants to hear. She said you mention the AirBnB, Todd Divers made a report at the North Downtown Neighborhood Association Meeting while they have taken some steps to reach out to people who are listed on AirBnB, they have backed off some of that enforcement partly because there is action going on in Richmond which may end up effecting what the city can and cannot do. She said it may be back before the commission if indeed the state imposes different controls. She said she agrees that the planning commission dealt with a lot in this past year but doesn't think she is alone being concerned that Council has gone against some of your recommendations. She feels the planning commission has dealt with a lot of complicated things but you have certain perimeters you work from and she feels you apply those fairly. You do a lot of deliberation and it disturbs her that with the talent and resources sitting here and doing what you do on behalf of the city that sometimes your recommendations do not get carried forward. She said despite that carry on.

F. CONSENT AGENDA (Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Minutes - August 9, 2016 – Pre meeting and Regular meeting
2. Subdivision – Belmont Station

Motioned by Commissioner Keesecker and Seconded by Commissioner Clayborne, to approve the consent agenda, motion passes 7-0.

G. JOINT MEETING OF COMMISSION/ COUNCIL

Beginning: 6:00 p.m.

Continuing: until all public hearings are completed

Format: (i) Staff Report, (ii) Applicant, (iii) Hearing

Piedmont Development Group,

Agent for Property Owner Alpha Kappa Housing Corporation

Presented by Matt Alfele, City Planner, SP16-00009 - 1713 JPA -Piedmont Development Group, agent for Property Owner Alpha Kappa Housing Corporation, has submitted an application seeking approval of a Special Use Permit (SUP) to allow a fraternity house at 1713 Jefferson Park Avenue ("Subject Property"). The Subject Property is identified on City Real Property Tax Map 16 as Parcel 10. The zoning district classification of the Subject Property is R-3 (Multifamily) with Entrance Corridor overlay. A fraternity house was established on the Subject Property in 1978, and has never been discontinued; however, the fraternity house is a "nonconforming use" because current zoning regulations allow this use only with a Special Use Permit, per City Code 34-420. If an SUP is approved, the fraternity house will become a conforming use, as allowed by City Code 34-1144(b)(1). The application proposes increasing the number of residents and bedrooms from 5 to 8 in the near

term with a final build out of 12 residents and bedrooms. As part of the requested SUP, the applicant is also requesting a modification of required side yards from 1 foot per every 2 feet of building height to 3 feet minimum, and modification of parking standards. (8 on-site parking spaces would currently be required for the proposed expanded use; however, (i) an old variance granted in 1979 relieves the property owner from having to provide on-site parking, and (ii) applicant now wishes to provide 7 on-site parking spaces.

Staff recommends the Planning Commission focus on the following items during review: appropriate use, impact to the surrounding neighborhood (noise and trash), and onsite parking. The existing configuration of a 5 bedroom fraternity is allowed to remain.

Commissioner Keller said if there were no fraternity house on this site now and an application were to come in for that general vicinity would you think that would be a good use given the current development patterns and trends we are observing on Jefferson Park Avenue.

Matt Alfele said it is not a bad use but a lot of the ancillary parking issues would need to be addressed. If you had a site that you were doing a complete demo and you were going to build from scratch, he said the parking would need to be adequate for the site so you would not have any spill out onto the street.

Commissioner Keller asked Mr. Alfele what he thought the affects would be if a new fraternity house would apply and what range of conditions would you recommend to the commission and the Council.

Ms. Creasy said if we were to get a request for a new fraternity they would develop the site in a very different manner. She said if we were not working with the history of this site, it may be more valuable in a different format. The report provides some potential for what could be there from a by-right standpoint.

Commissioner Lahendro said one of the adverse impacts to consider is massing and scale of the project and under this the 3 foot setback that's being requesting the staff analysis is at the existing building with that 3 foot setback there would be no impact because it already exists. Did the staff do an analysis of what a replacement building might look like that's built up to 3 foot to the property line that is built to its by-right height. What kind of impact that would have?

Matt Alfele said there was not an exercise done to show that footprint but the property at 1725 was looked at which has a similar distance between the property line and the proposed building as far as the massing at the corner of Montebello and JPA.

Commissioner Lahendro said was that grandfathered situation where they built before the current setback requirements.

Matt Alfele said no, that came last year to increase the density and in part of that they increased setbacks to closer to one or two feet off the property line and that one is in the process of starting construction with plans approved.

Commissioner Lahendro said that is right next door to this.

Matt Alfele said it is about 3 parcels down right there on the corner and no one is living there now. That is one being torn down. The footprint takes up most of the site.

Commissioner Green said we discussed in pre-meeting about how the 3 feet for both sides and you said they are not being used off JPA on the left side but they wanted to be able to use attach the brick building to the structure together and that is why the setback exception would need to be.

Matt Alfele said correct, currently the storage building is non-conforming because it sits over the setback and the house is not because it is separate. Once they attached the out building it becomes part of the house making the house non-conforming.

Commissioner Green said she was confused about that because she did not see this on any of these plans. They show the new addition and the parking but they don't show any difference from the two-story building or the connection that you are discussing.

Matt Alfele said it might show in the elevations.

Commissioner Green said the plan that we are reviewing attached to this SUP that we are literally calling out 7/22/16 with the city comments 8/11/16 they don't show any of this so she is fearful to put this as an attachment to a SUP as it doesn't seem to match what they want to do.

Missy Creasy said this drawing does show that and maybe it's in the wording of clarification if you all decide to move forward to make sure that is accounted for.

Commissioner Lahendro said could you still provide the 2nd floor if the deck stayed 10 feet from the property line. Should you still connect the deck?

Applicant we are not getting any closer to 10-12 feet from the property line and the existing structure is a non-conforming brick shed.

Missy Creasy said if the setback is 8 feet and the building is, you all would be ok with that if he is not encroaching.

Commissioner Green said you are trying to make this conforming.

Missy Creasy said it sounds like you could frame that for seven parking spaces and one ADA accessible space if determined necessary.

Commissioner Keller said what would be your criteria for requiring the van space. Why isn't it an open and shut and why wouldn't we know that?

Matt Alfele said it was more complicated than he thought working with our ADA coordinator. He said there have been different opinions because it has to do with whether the public is using the site and there have been opinions that a fraternity is not public so they are exempt from the ADA requirements

Mr. Hogg said he doesn't see anything in the elevation for there is no drawing showing an exit from the second floor from the shed to the ground.

David Herrington – said he is the President of the Alpha Kappa Corp. He joined the fraternity in the 1980's and has been working on trying to improve the house and make it look better in the neighborhood because there are times over the last 35 plus years that things have not been maintained the way they should have been and we are trying to change. Alpha Ki Sigma is a professional co-ed chemistry fraternity. As a professional fraternity, it was founded in the 1920's and

we have been at the current house since 1979 a few years before his time even. Yes our members have social activities together but the point of the fraternity is to promote chemistry and our fraternity takes that obligation very seriously and does any number of things in the community, every year for instance at some local schools, they have what they call chem-fest. We are more than a Rugby Road social fraternity. We had no idea we needed a SUP until this past summer. We want to repair and improve it so we have a couple of more rooms to rent to members of the fraternity to have more money so we can do some yard maintenance work around the house to do what he thinks is beneficial for the neighborhood.

Public Hearing graveled in by the Planning Commission
Public Hearing graveled in by Council

Rebecca Quinn – She said she is puzzled as to why they need to attach an accessory structure. An accessory structure has specific uses and they are accessory to the primary use. Is there going to be an interior access to this thing? She saw one elevation where there was a doorway coming out of it which kind of makes sense. She said she also heard deck on top of this accessory structure. Are they planning to deck the entire area which she scales to be about 13 x 18 which is a pretty good party space? If they only need to do this for egress especially if it is over the setback maybe it should be limited to the area necessary for egress that may also address some of the concerns about noise because it would limit some of the outside partying.

Closed the Public Hearing by the Planning Commission
Closed the Public Hearing by City Council

Commissioner Santoski move to recommend deferral of this application for a Special Use Permit for a fraternity house with up to 12 bedrooms, at 1713 Jefferson Park Avenue, Seconded by Commissioner Dowell, motion passes 7-0.

IV. COMMISSION'S ACTION ITEMS

Beginning: upon conclusion of all joint public hearings

Continuing: until all action items are concluded

GAVELED INTO ENTRANCE REVIEW BOARD.

a) Entrance Corridor SUP Recommendation – 1713 Jefferson Park Avenue

b) SP16-00009 - 1713 Jefferson Park Avenue

Relevant Code Section: Sec. 34-157(7) When the property that is the subject of the application for a special use permit (SUP) is within a design control district, city council shall refer the application to the Board of Architectural Review (BAR) or Entrance Corridor Review Board (ERB), as may be applicable, for recommendations as to whether the proposed use will have an adverse impact on the district and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

Background: This site is currently occupied by a fraternity that has been in place since 1978, but is considered non-conforming because a special use permit is now required for a fraternity use. The applicant is requesting a SUP to allow a fraternity. There are currently 5 bedrooms, and they propose a rear addition that will add 3 bedrooms for a total of 8 bedrooms. In the future they

would like to allow up to 12 residents/bedrooms. They are requesting a parking modification to allow 7 parking spaces instead of the 10 required for 12 bedrooms. They are also requesting a side yard setback modification to allow 3 feet instead of 10 feet minimum.

Discussion and Recommendations: Before City Council takes action to permit the proposed use, they must consider the ERB's opinion whether there are any adverse impacts to the entrance corridor (EC) district that could be mitigated with conditions. A special use permit is an important zoning tool that allows City Council to impose reasonable conditions to make a use more acceptable in a specific location, and to "protect the welfare, safety and convenience of the public."

This property is located within Sub-Area C (Maury Avenue to Emmet Street) of the Fontaine Avenue/Jefferson Park Avenue Entrance Corridor. "The JPA section serves as a concentration of multi-unit apartment buildings for University students."

In staff opinion, the proposed SUP request to make the existing fraternity conforming, and to allow a rear addition with reduced parking and side yards will not have an adverse impact on the EC district. The addition will have minimal visual impact on the corridor; the reduced side yards will not appear out of character with the corridor; and requiring fewer parking spaces may be viewed as a positive impact.

Commissioner Santoski moved to find that the proposed special use permit to allow a fraternity use with modifications to parking and side yard setbacks at 1713 Jefferson Park Avenue will not have an adverse impact on the Jefferson Park Avenue Entrance Corridor district. Seconded Commissioner Green, motion passes 7-0.

GAVELED OUT OF ENTRANCE REVIEW BOARD.

Break for 10 minutes.

e) ENTRANCE CORRIDOR REVIEW BOARD

1). 1170 Emmett Street (CVS)

Mary Joy Scala gave the staff report – she said there are good aspects of this building design, including the transparent windows, but building details and features could be improved. Main issues are: the general design of the building that focuses (similar to many examples of franchise design) on making the whole building into a sign, rather than the architecture; the location of the primary entrance in relation to the entrance corridors; the lack of importance given to the prominent NW corner; and the lighting located above the twelve feet height limitation.

Three signs are permitted as shown, with a maximum aggregate area of 75 sq. ft. The small pharmacy drive-through sign on the rear canopy is considered directional, so does not require a permit. The red brick is recommended, and the aluminum transparent windows and canvas awning material are appropriate. EIFS should be avoided. Zoning requires lighting to be mounted at maximum 12 feet height because the site is adjacent to low density residential zoning. The applicant should confirm that all lighting will be dark sky compliant when installed.

The goals are to make the site function well for the users of this site and the entrance corridor, and to have an attractive development that is compatible with its surrounding context.

The site design will function as well as possible given it is a by-right development, and existing roadway and traffic constraints. Compared to other buildings and structures having frontage on the same EC street, this site is very prominent and deserves a statement building. Staff has suggested changes that will make it more compatible with the corridor, but the ERB may have additional suggestions.

Staff recommends deferral, so that the following revisions are considered before the entrance corridor certificate of appropriateness is approved:

1. Design the building so it is given the architectural attention that this site deserves;
2. In particular, give more importance to the NW corner of the building, and consider a corner entrance;
3. Make a better connection between the City sidewalk and the building, preferably at the corner;
4. All lighting should be 12' height maximum and should be confirmed as meeting the City's dark-sky requirements;
5. Consider replacing EIFS trim with a more sustainable material such as cultured stone;
6. Submit specifications for the clear glass in the windows. Consider dark aluminum storefront (windows and doors) with vertical orientation;
7. Verify that all mechanical units will be screened- submit screening design for rear;
8. The signage may be red during the day but it should be perforated type design that appears lit white at night;
9. Consider including some Magnolia trees in the site design to reference those on the other side of Emmet Street.

Ashley Davies, Williams Mullen, speaking for the applicant, The Rebkee Company, on behalf of CVS, proposes the construction of a new CVS store at the corner of Emmet Street and Barracks Road. Both streets are Entrance Corridors in the City of Charlottesville. The store will be located on Tax Map Parcels 10-40 & 10-41 in front of the existing Meadowbrook Shopping Center. The buildings that housed ALC Copies, Anderson Seafood and the Tavern will be demolished, and the site will undergo significant upgrades in parking, access control, auto and pedestrian circulation, stormwater quality, lighting and landscaping. Emmet Street has the potential to become more of an urban boulevard, with lively pedestrian activity and a greater mix and integration of uses. Locating the CVS at this important intersection helps define the shopping center as well as the intersection; creating a more urban and pedestrian friendly environment.

Retail uses, shared parking, consolidation of smaller parcels, and upgrades to existing building and site elements are all recommended in the Barracks Road Entrance Corridor. A variety of commercial uses have been located on this site. The CVS store will maintain the retail presence of this shopping center and replace the previous retail establishments. The result is a revitalization of this entire quadrant of the intersection.

CVS shares the City's goal to actively pursue strategies designed to keep the City a thriving and vital retail center of the region by providing high quality retail in this commercial corridor. The Entrance Corridor Guidelines also speak to the importance of infill development in the commercial corridors. CVS is happy to improve the pedestrian experience along Barracks Road and Emmet Street while providing options for walking, bicycling, and transit, promote healthy living and reduce dependence on automobiles and energy use. To this end, the proposed site improvements create a vastly safer and more enjoyable environment for pedestrians by:

- Reducing the number of auto access points from 9 to 2. (Avoid excessive curb cuts for vehicular access across pedestrian ways.)
- Rebuilding sidewalk along the frontages
- Providing ample green space and large shade trees along the sidewalk
- Providing convenient bike racks next to the store entrance
- Providing safe pedestrian connections to both of the buildings on the site as well as between the buildings

The site as it currently exists is almost entirely impermeable with very little landscaping. The proposed plan reduces impervious surfaces from 96% to 81% of the site. Large canopy trees will be planted throughout the site, providing a sense of enclosure, creating shade for the pedestrian and defining the edges of the site along both Entrance Corridors. Plantings are included to buffer the parking area and the internal service area.

The proposed CVS building is oriented towards Emmet Street and Barracks Road, creating an urban presence on the corner as envisioned in the Urban Corridor zoning district. The building entrance is located on a diagonal so it can be oriented towards the corridor and the parking lot. The building will help define the space of the intersection and provide a comfortable backdrop for the pedestrian. Convenient bike facilities are provided on Emmet Street next to the store entrance.

At 24 feet tall and approximately 13,000 square feet, the proposed building is comparable to others in the district in terms of height, scale and massing. Use quality materials consistently on all visible sides of commercial buildings. Durable building materials such as brick, wood, cementations siding, and metal roofs are economical and more compatible with the character of the community. The primary building material is brick in two complementary shades. EIFS is used sparingly for the building's cornice and entry feature.

The proposed CVS is architecturally compatible with other existing buildings in both the Barracks Road and Emmet Street Entrance Corridors. Most buildings along the corridors are one story brick structures with varying levels of glazing and detailing. Encourage the use of awnings at the storefront level to shield displays and entry and to add visual detail. Awnings are used to call attention to the building entrance. Mechanical equipment on the flat roof of building will be fully screened from the Entrance Corridors behind the parapet roof.

Use massing reduction techniques of articulated base, water tables, string courses, cornices, material changes and patterns, and fenestration to reduce the apparent height of a larger building. The building is broken down into components both vertically and horizontally. The side elevations show three primary bays with the cornice line stepping down for each bay. Each larger bay is divided into two smaller bays separated by brick pilasters. The front and the rear of the building has a consistent cornice line with the same rhythm of smaller bays. Two strings courses in the brick give the sense of three vertical zones that coincide with the base of the building, the storefront and the cornice. The lighter color brick in the top third of the building helps to define the cornice zone and differentiate the space from the area of red brick below.

Questions

Chairman Keesecker spoke concerning the sill height for the windows facing from Emmet to Barracks Road; do you happen to know where the bottom of the window is in relation to the slab inside? Ms. Davies said it's 5 ½ on the outside and 8 on the sides.

Commissioner Lahendro said there is 5 ½ foot elevational difference between the intersection and the finish floor so those windows become 10 feet or more from the sidewalk to the intersection to the bottom of the window.

Chairman Keesecker asked about the turning radius for the entry off of Barracks, is it site plan dictated radius related to the speed of cars, or the volume of cars, or something you have some design and flexibility, like pedestrians and cars, distance and speed.

Ms. Davies said the Barrack Road entrance is designed so a delivery truck can navigate that radius and it is something that we have worked a lot with the City traffic and engineering folks on, so she doesn't know how much flexibility is there. She said going from the nine entrances to two will create a much safer condition for anyone trying to access the site.

Chairman Keesecker said visually he compared the entrance on Barracks to the one on Emmet. He said it looked like the one on Barracks was a broader, sweeping curve than the one on Emmet. You are associated with more cars and more speed for some reason. He said addressing deliveries basically, is the answer.

Ms. Davis said there is a taper coming off of Emmet going into the site so cars are able to get out of traffic and there is a little more width there because there's an existing travel lane in front of the shops in the back and the one way that is going toward the CVS. When they first started the design process they both were going two ways and we came to the conclusion that that was way too much confusion and too close to that particular entrance. There had definitely been some negotiations along the way to update how that functions.

Chairman Keesecker said he can appreciate the wide sidewalks on Barracks but was there any conversation about the sequence about the street, sidewalk, curb, planting and having that in a different order. There will be more landscaping between the sidewalk and what could surmount to a relatively busy road. There are a lot of people who run up Barracks toward the neighborhood. He said there is a lot of activity on that side of the street. He said there is not another sidewalk going up into the neighborhood and Barracks is very canopy heavy once you have reached that tunnel of trees, but as we approach this corner it appears that it had to have been some conscious decision to bring that big broad sidewalk out to the street and pull the trees kind of against the building. Was it a technical decision or just an aesthetic decision to order them that way.

He is looking at Barracks at this point so he is thinking of the retaining wall and the sidewalk immediately next to the street with the trees squeezed between them, the broad sidewalk and the building. He said that order of pedestrian realm was dictated by a technical issue related to the site plan that he doesn't know about or just an aesthetic choice that you all had made.

Ms. Davies said on the Barracks Road side there is definitely a pinch point as you get to the back of the building and the retaining wall where there is not a lot of space to work with and right now we have that retaining wall following the back of the sidewalk and some of that has to do with the right of way dedication and what ends up in the City right of way versus not. That has to do with the structuring of where the sidewalk is located. She said she had a conversation with Amanda Poncy because of the Emmet Street plan to update all of the pedestrian features which are really important to the city so they have definitely been responding to all of the requirements given us, but not being an engineer she cannot remember if there was a particular reason why trees are placed on one side or the other. She said if you are providing a wide sidewalk and having the street trees, you are going

to have that shade but why there is a performance for one sidewalk versus the other she does not know the answer.

Commissioner Santoski said he is curious to know about the windows. He said you have the 5 foot windows on the Emmet Street side, but only the 3 foot wide windows partially down Barracks road. Why not go with 5 foot wide windows making it more appealing to pedestrian passing by or anyone driving by instead of seeing just that brick wall. Is that a deliberate decision?

Ms. Davies said that has to do with the layout of the pharmacy and the front area is where the checkout area is so the windows can go lower once you get into the building you have display on the wall so the windows are going above the display area.

Commissioner Santoski asked by cutting off the corner right at Barracks and Emmet Street, instead of having another entrance in there, that would seem to open up and lighten up the space to make it more attractive. He said you have the whole corner coming down Barracks and coming up Emmet toward the entrance and it feels so big box rather than being an inviting entrance to come into. He asked is there anything you can do or is what you see is what you get. Is it true that the city has told them that they can't come all the way out on Emmet and Barracks and we are stuck with that?

Ms. Creasy said there is maximum/minimum setback in that district so they have to follow within the guidelines but we also are working in partnership for potential traffic improvements so it is noted that they are providing some right of way so it can be taken into account in the future. The perspective from the drawings can appear to be a bit more extreme than it actually is.

Ms. Davies said you are referring to the corner where the larger window is.

Mr. Santoski said you have the larger window there, but when you go down either side of the building, you go to a much smaller window. He said he can understand perhaps all the way in the back where the loading dock areas are but the Barracks side just looks like a brick wall. What is so spectacular about this for Charlottesville.

Commissioner Green said it creates an unsafe environment.

Commissioner Santoski asked if that is deliberate to do that same way on the other side.

Brian McNeill Rebkeek Company, said the reason for the narrow window is the shelving to stock the merchandise on the interior of the store is up against those interior walls so the windows are above the shelving so if they were to be brought lower you would see the back of the shelving. He said they could bring the windows down and have nontransparent glass which is a consideration and we have done that before. He said yes that is the reason there is not an entrance at the corner because there is shelving that goes all the way through. He said that particular window is not transparent because it is looking directly in the back of the shelving.

Brian Hogg, UVA Representative, he said you noted earlier in your presentation about the slope of the site and that you were leveling the site by raising the corner. Did you look at the alternative by using the low point where ARC is, as the place to begin and lower the site going south rather than raising it going north. It seems like some of the issues we are identifying with the perceived monumentality of this building arise from the great change at that corner. That might have been a solution that addressed some of the concerns that you are hearing expressed.

Ms. Davies said what she is hearing from one side is that you want monumentality and something that is larger in a building and on the other hand hearing that is not a good thing, so it would be great to have clarity on that.

Brian McNeill said if we were to reverse the topography and use the hard-corner as the low point and cut the site, it would make all entrances on Emmet Street un-usable because the slope would be too much for a car or any vehicle to get down and we would not be able to capture that grade change in enough time.

Comments

Mr. Hogg said the staff is correct in keeping with the zoning guidelines with the one story building. In context with the last exchange maybe monumentality wasn't the right word. He said it summarizes the innuendo there is a general sense that a building which is somewhat more pedestrian friendly than what you have presented would be desirable and partly it's the perceived type from the corner, the height of the sills. This building seems more attuned to a suburban setting instead of a setting where a city's guidelines and goals have discussed creating a pedestrian friendly environment and he thinks that the guidelines and the goals began to talk about the pedestrian's ability to interact with the building and to enter the building and to that end the question of whether the façade is parallel to Emmet Street or not relates to how accessible it seems to a person walking by and that is something that is independent of the right turn lane or the other things because the setbacks are the setbacks and are drawn. Presumably the setbacks are more or less parallel to the property line because they are not out of square with the property line. He said the same is true with the windows, to engage a pedestrian passerby and understanding that every drug store in America now merchandises around the entire perimeter of their building and have shelves on it you still manage at your University Avenue location to work in an old store front where there is perfect visibility into this shop for most of its area. So there must be something between that historic storefront where you operate in to some modest degree or the one on the downtown mall although you have opaque most of the windows there as you have the one on Barracks Road. Something that provides engagement to a passerby even if it's in the form of a poster case, something that is a display in the manner of a storefront in a retail building and while the staff's point about the importance of the northwest corner, is important, it was particular disheartening at the tail end of the conversation to hear that that window is opaque. He could imagine it being a window, a window that a customer could walk up and look out and then it becomes a kind of event within the store and for the pedestrian. He said he doesn't get what the things on the corners are where you have the little wonky things or trellises. He recognizes that it is to add some visual interest to the building but particularly at the corner where you have the projecting eave, the wonky thing and the canopy, there is an awful lot of stuff going on there that seems to be redundant. He said he doesn't take particular issue with design. It is a little on the generic side, a little like every CVS, but it is also true that that stretch of Emmet Street is filled with relatively honest structures. He said as long as it is decently proportioned and decently scaled with appropriate materials it fills the criteria set in the guidelines.

Commissioner Lahendro said during the discussion period that a 10 or 12 foot wide concrete sidewalk next to a street does not make a nice pedestrian experience and it is important that this becomes pedestrian friendly. This is an important intersection. We are trying to get away from the auto-centric type of road that Emmet has been in the past because our urban environment is filling out. He said he asked the question about CVS and where it is now, he can see people wanting to walk across Emmet to get to this CVS and Lord knows we would like them to so they don't get into their cars from one place and drive to the other. We need to do everything we can to encourage people to walk around this building. East of Barracks Road you have large residential communities and they are

fighting CVS and these types of developments because they are turning their backs on the residential areas. In our guidelines for streetscapes, it states to place sidewalks on both sides of streets where feasible and separate them from the curb 5 feet landscape zone where possible. Having a landscape zone between the sidewalk and the street makes the pedestrian feel safer and gives them cover and context and he is surprised at the lack of the number of canopy trees you have in the site plan with as much planted area as you show. He is looking for a way that this corner and intersection can embrace the pedestrian experience and the neighborhoods around it.

Commissioner Green said the words she heard were try to have the building harmonious with existing and is that what we want, she said we are looking for an opportunity. She heard the words compromise, this is another corner where we are looking at wanting to compromise. We want something that is not status quo. The design guidelines for buildings 1) respect and enhance Charlottesville character...incompatible aspects of franchise design or corporate signature buildings must be modified to fix the character of this community. Maybe that is why these square corners are not working so well. Let's do something different. 4) New development should strive to implement the intended vision rather than repeat existing inappropriate development patterns. She said she does not want to repeat Cash and Go.

Commissioner Santoski said Jody and Lisa hit the nail on the head and he agrees with them both. We have to want to see something else on this corner other than a Merchant Tire Store which is what this remains. He asked why the trees aren't over the sidewalk instead of over the store. He said especially when you start going down Emmet Street and Barracks Road right across the street from it and down towards the University, here is a real chance to make this the entranceway to that whole stretch of street as it continues to develop over the years rather than it looking just like everything else that is on Emmet Street. This is a corridor that we should be proud of and we should have something that looks more unique.

Commissioner Keller said it is an area heavily used even after dark. She agrees with Jody, John and Lisa. From section 5, "On Route 29N from Barracks to Ivy Road a potential to become an urban boulevard" and there is nothing urban about this at all. It is really perpetuating the current corridor. The Wheeler Family were early developers in Charlottesville and as such they developed this little center to serve that community. We need a 21st century interpretation of what could be at that signature site. As she was looking at the site today, she was so struck that there were no through streets in the neighborhood until you get to University Avenue and Ivy Road. She asked to be cognizant of the plans for reworking the Emmet Street intersection. Really they are bookends, that is our entrance and the decision that has been made in recent weeks about the block just north of this that is destined to be automotive for the next couple of decades. This site will be semi automotive but should be the place where we introduce pedestrianism and embrace it for that retail center. The neighborhoods that are adjacent and are linked to it and the University because we are not far from that University expansion and re-interpretation of that entrance and this whole thing should reinforce itself and it's an opportunity and she knows you have a business and it is a big box model of putting single use pharmacies at signalized intersections, but please take an opportunity to make this an extremely good one for Charlottesville. She would call your attention to the building across the street that was designed pre-corridor guidelines and replaced an earlier building that we could debate that would have been better. That building does have a richness of material. It plays with traditional elements from Virginia with the brick and the slate and it does in some expectant ways for its time and has depressed parking that shields it from the parking lot. There is a lot of precedent there so she asks you to look at the good things across the street. Along with section 5 of the Route 29N vision, if possible character defining architecture should be incorporated into redevelopment plans and we need some character and we need some character to defining architecture at this site and as

dialectic as they are now, there are two iconic elements there, the roof top and tavern in its unusual form and the seven from the old seven day that was there, those are part of our automotive early suburban history and if there is any way to make reference to those it would make something that is uniquely Charlottesville and it marks that place.

Commissioner Dowell said she was looking at some of the pictures of other CVS stores and if you look at the one from Gainesville Florida, it is pedestrian friendly. There are windows and the shelving; she was wondering how you would accomplish that in the Gainesville Florida image that's in front of us. She said she could see light through the store.

Chairman Keesecker said we have a conflict of design drivers in that the design driver for the facility is floor plan and our guidelines are fortunately from the outside in and the conflict is at the perimeter of the building and the side immediately adjacent. So where there are square corners on the building and 150 x 120 makes perfect sense for the flow of the customer on the interior and it's orientation to the site. Our guidelines speak more directly to how that building perimeter engages the street and so this is where the basis of all our conversation is tonight is shelving vs. windows, square corners vs. engaging the corner of the street, the alignment to Emmet vs. the alignment to not even a great parking lot. He said they all can be sorted out. He said in the future when we talk about the context of Emmet Street and the entrance corridor, it would be helpful if the applicants material would include some references from the immediate site so we could understand that the corner line on Emmet does not change elevation either makes reference to another line somewhere else further up Emmet that does the same thing or chooses to say corner lines along Emmet Street are all over the place and we are going to unify on our building to make a statement. For whatever reason it would be nice to know why the corner line doesn't change on Emmet and it does change to the rear of the building or what does running bond brick or a different color above the window heads mean or this corridor or what reference does that have to our immediate context. We could go out and try to guess what the parallels are but it would be helpful just as we have that conversation in the future what your reasoning is for this pallet and these forms in that location 500 feet up and down the street either way because there are relatively interesting buildings that may or may not play nice with these one as we consider it.

Commissioner Keller moved to defer the Entrance Corridor Certificate of Appropriateness application for the new CVS pharmacy at 1170 Emmet Street so the applicant can address concerns, seconded Commissioner Green, motion passes 8-0.

Chairman Keesecker gaveled out of the Entrance Corridor Review and back into the Planning Commission.

Motioned by Commissioner Santoski, seconded Commissioner Dowell to adjourn (8:51) until the second Tuesday in October.