



CITY OF FALLS CHURCH

DATE: April 15, 2009

TO: Chair Lawrence and Members of the Planning Commission

FROM: Wendy Block Sanford, Principal Planner *WBS*

SUBJECT: **SITE PLAN and SUBDIVISION 20090057 - 6607 Wilson Boulevard, BJ's Wholesale Club**

BACKGROUND

The JBG Companies have submitted site plan and subdivision applications for property located at 6607 Wilson Boulevard. The total site is 8.60 acres or 374,499 square feet, and contains three lots with the same RPC number: 53-218-002. The site plan parcels are zoned M-1 Light Industrial and are designated as "Business" on the adopted Future Land Use Map. The M-1 Zoning District permits B-3 (General Business) uses by-right.

The applicant seeks to consolidate the three lots and construct a new, by-right commercial development of a BJ's Wholesale Club on the property. The development would contain 89,016 square feet of space, which includes the retail store and a tire center. There is also a propane tank refilling station located in the parking lot. The site includes 359 parking spaces in a ground level, surface parking lot in front of the building.

TIMING

Routine.

PROCESS

The applicant first submitted the site plan in February, 2009. This is the applicant's third submission of the site plan and subdivision, which have been revised based on staff and Planning Commission comments. See Attachments 1 and 2 for the site plan and subdivision. The applicant met with the Planning Commission in a worksession on March 30, 2009.

The applicant is seeking preliminary and final approval of the site plan and subdivision from the Planning Commission. Staff recommends that the Planning Commission approve the site plan and subdivision, and that final administrative approval be granted by the Planning Director upon resolution of the 23 remaining technical items listed below. See Attachment 3 for sample motions, including the motion recommended by staff.

COMPREHENSIVE PLAN COMPATIBILITY

Overall, the project reflects compliance with the Comprehensive Plan. The Comprehensive Plan's Future Land Use Map identifies the future land use designation for this property as

“Business”. As envisioned by the Comprehensive Plan, this project will be commercial in character and will contain a single retail use. The Comprehensive Plan also calls for parcel consolidation in order to enable larger scale commercial redevelopment, which this project is achieving.

This site is located within one of the Planning Opportunities Areas cited in Chapter 4, Land Use and Economic Development. This site is listed as a potential redevelopment opportunity within the Southeastern End/Seven Corners Area. It was previously designated as “Light Industrial” on the Future Land Use Map, but was re-designated in the 1997 Comprehensive Plan as “Business” to facilitate the possibility for a more retail-oriented project.

DESIGN GUIDELINES REVIEW

The City’s Comprehensive Plan explains that redevelopment in the Southeastern End/Seven Corners Area should apply the following land use and design principles to any site design. Excerpts from the design principles are listed along an explanation of how the site meets/does not meet the goal.

- **Encourage development that will promote a positive image of the City as part of a gateway.** This project brings a new, large, retail development to the City. The site will be completely redeveloped and will incorporate a new streetscape – including the City’s gateway signage – that will improve pedestrian accessibility and the overall aesthetic of the site.
- **Increase pedestrian connections to adjacent areas.** As stated above, the site will feature a 14-foot streetscape that will improve pedestrian connectivity from adjacent sites.
- **Transform large areas of surface parking to at a minimum have them attractively integrated with landscaping, pedestrian features, local pedestrian networks, and the use of structured parking.** The site includes a large, at grade parking lot rather than a structured parking facility. The surface parking lot does integrate landscaping, including the use of some shade trees. In addition, the parking lot includes a pedestrian walkway from the streetscape to the main building entrance, which enhances the pedestrian network within the site. However, staff is recommending the relocation of the pedestrian walkway.
- **Minimize curb cuts using interparcel access.** The site is maintaining the two existing curb cuts. However, the applicant is providing easements on the east and west property lines for future interparcel access. These easements would be used upon the future redevelopment of the adjacent sites to allow for interparcel access. This potentially would allow the City to eliminate some of the curb cuts on adjacent sites.
- **Ensure compatibility with development on adjacent parcels in Fairfax County.** On the eastern property line, the site abuts a property in Fairfax County that currently contains a Jiffy Lube. The redevelopment of this site does not change the land use for this site, and does not impact the County. Also note that staff has met with Fairfax County Supervisor Penny Gross to discuss the site plan for this site. The promise of an interparcel access easement will facilitate both future redevelopment of the adjacent site and potential future redevelopment of the traffic signal at the eastern site entrance.
- **Ensure that adjacent residential areas are effectively screened and buffered.** This site abuts residential properties in both the City of Falls Church and Arlington County on the

north and northeastern property lines. The applicant is providing a 30-foot wide vegetated buffer in the rear and a 20-foot wide buffer on the east side of the property. The rear buffer exceeds the Code requirement and will mature to provide a visual screen between the residential properties and the redeveloped site. Arlington County has also commented on this and is supportive of the proposed landscaping plans in this area. The site plan also shows a 6 foot screening wall near the loading area. Staff has requested that the wall extend across the entire northern side of the parking lot and that it be increased in height. The taller, extended wall is necessary to augment the landscaped screen due to the topographic difference between the rear of the BJs project and the adjacent residential properties.

- **Utilize architectural goals including a specific and consistent theme for building materials, window types, roof overhangs, roof pitch, and other specifics.** This site has been designed using one of the BJs prototypes for their buildings. The architecture was reviewed twice by the City's Architectural Advisory Board (AAB), on February 4, 2009 for pre-review, and then on April 1, 2009 in a formal hearing. See additional information below about the AAB review.

SITE PLAN REVIEW

Parking Analysis

As a retail development, the BJs site requires a parking ratio of 1 space per every 250 square feet of gross floor area. The proposed development contains 87,708 square feet and therefore requires 351 parking spaces. The applicant is providing 359 parking spaces.

VDOT Chapter 527 Traffic Impact Review

The proposed development is subject to the Virginia Department of Transportation's Chapter 527 Traffic Impact Analysis (TIA) Review because it exceeds the VDOT threshold of 250 vehicles per hour on a locally maintained street that is located within 3000 feet of a state maintained highway.

After scoping the project report with VDOT, the applicant submitted a TIA to VDOT for review. VDOT provided the applicant with comments and requested a resubmission; the revised TIA was submitted to VDOT the week of March 20th and VDOT has reviewed the submittal and determined that the applicant has fulfilled the 527 requirements. In addition, staff feels that the applicant has adequately addressed all of the safety and access concerns that were evaluated as part of the TIA process.

Chesapeake Bay Preservation Ordinance Analysis

The site is located within a Chesapeake Bay Resource Management Area (RMA) as defined by the City's Chesapeake Bay Preservation Ordinance. The Chesapeake Bay Ordinance requires that each project conform to a set of general performance criteria that evaluate the amount of land disturbance, the type and amount of vegetation being removed and replanted, and the type of Best Management Practices being used on the site.

In addition, the Ordinance states that if the pre-development impervious land cover is greater than fifty (50) percent, the post-development pollutant load shall be reduced to ninety (90) percent of the pre-development pollutant load. In this case, the applicant is reducing the post-development load of the site by 10 percent through the use of manufactured underground BMP vaults (Filterra) located throughout the site and through a bioswale. In addition, the impervious area will be decreased from 85 % (7.2 acres) to 81% (7.0 acres) through the use of landscaping.

The applicant met with the Chesapeake Bay Interdisciplinary Team on April 15, 2009 to formally review the plan and ensure its conformance with the Ordinance's requirements. The team finds this application to be in compliance with the Chesapeake Bay Preservation Overlay District general performance criteria and pollutant load reduction requirements.

Site Plan Review Comments

The following section is a list of the additional site plan corrections that staff believes must be resolved prior to final administrative site plan approval.

1. Relocate the pedestrian walkway to the center of the parking lot, without reducing the amount of parking lot landscaping. Alternatively, staff would support the proposed location of the pedestrian walkway if the turn into the drive aisle were shifted approximately 80 feet north. This would provide a longer vehicular queuing area at the site entrance and would create a safe crossing further into the site. Staff does not support the current configuration, which puts pedestrians in conflict with vehicles where they have just entered the site.
2. Extend the privacy fence along the entire rear of the site, and ensure that the fence structure and location are compatible with stormsewer maintenance requirements. Also, increase fence height to 7 feet and change material to wood or a plastic/wood composite.
3. Provide pre-cast plan and section details of proposed 7X13 Filterra.
4. On Filterra unit chart, sheet C1, 4, provide invert elevations in addition to top elevations to ensure that proposed Filterra units will intercept drainage from designated drainage areas. For example, the top elevation of unit 29A is 374.4 feet which is higher than lowest elevation of designated drainage area of 374.0 feet.
5. Show locations of at least two observation wells for proposed bioswale on sheet C14A.
6. Calculate the discharge velocity of the proposed bioswale to determine if an outlet protection will be required.
7. With reference to storm sewer pipe computation on sheet C20, flow in storm sewer pipe from structure 31 to 30 exceeds capacity. Redesign the pipe with adequate capacity.
8. Revise the square foot and acreage of disturbed area in the E&SC narrative to be consistent with grading plan.
9. How will the underground pit be covered? It is located under bus stop area and must be structurally safe for people standing 5 feet above the pit. The cover shall be designed to support 5 feet of soil above the pit plus live loads to prevent sinking of the area in future.
10. Provide adequate detail to show the required storage volume. Clearly show height, width and length of the pit as well as void ratio of fill material to demonstrate to total volume of the pit.
11. Provide drainage computation to ensure that required volume will be provided for the drainage area. The drainage computation shall be based on soil infiltration rate and

associated time of infiltration of the pit. The soil infiltration rate shall be based on field test and not an assumed value.

12. Provide information for drainage gravel. Is that technically means 57 stone?
13. The City arborist requests that the "drain" function as an overflow. Consequently, the slope of the underground pipe should rise toward the pit (reverse slope).
14. Change the 4' drain pipe to a 6" drain pipe to reduce maintenance requirements in future.
15. Provide observation well for the pit complete with flush mount cap & cover.
16. On a separate drainage map, clearly show the intended drainage area and location of the pit.
17. In response to previous comments regarding the extension of the 8" waterline from the proposed waterline to the existing waterline in Roosevelt Boulevard through existing neighboring properties we received unsigned letters from BJs Wholesale Club and its fire protection consultant. The BJs letter indicated that they are declining the request to extend the water line to Roosevelt Boulevard due in part to the insignificant value the proposed extension would add per the fire protection consultant. While the consultant addressed the hydraulic benefits of the extension, which could be argued, they did not address the reliability issue. While technically the proposed water line is a looped system, the connections are located on the same water line in Wilson Boulevard and only 280 feet apart. If for any reason the water line in Wilson Boulevard is shut down, the store would be without domestic water and fire protection. We are requesting acknowledgement from BJs Wholesale Club that they are aware of the reliability concerns and are still declining the request to extend the water line to Roosevelt Boulevard.
18. In response to a previous comment requesting an additional easement, a 10' easement and water line was extended towards Roosevelt Boulevard. However, they were not in the requested location. After further review of the plans we are requesting the easement be located adjacent to the proposed fire hydrant easement located at Station 7+32, see sheet C11. The easement should be angled beginning near the end of the fire hydrant easement such that the easement is perpendicular to the property line at the property line. It should be noted that only an easement is required, no water line is required.
19. At the 8"x8" tee located at Station 8+52 provide three (3) 8" valves.
20. The attached calculations indicate the required length of restrained joint pipe required for the bends at Stations 10+86, 11+82, and 12+15 are 3' and 9' which is different from the lengths indicated on the plans. Either provide calculations showing how the indicated lengths were determined or revise the plans to indicate the lengths shown on the attached calculations.
21. Revise the sump pump note on Sheets C8, C12, and L8 to indicate the sump pump pit must be inspected by an Engineering representative and not a Public Utilities representative.
22. On the consolidation plat, revise the location of the easement for the future water line as indicated in Plan Comment 2.
23. Adjust interior parking lot landscaping calculations to account for the pedestrian walkway running through the planting islands.

PUBLIC COMMENTS

Adjacent property owners in the City, Arlington County, and Fairfax County were notified of the public hearing. Staff received written comments from Arlington County Planning Staff on this site, and has spoken with a number of adjacent property owners. See Attachment 4 for written public comments received on the site plan. In addition, see Attachment 5 for comments from

Rick Goff, Economic Development Director, summarizing the Economic Development Authority's comments on the proposed development.

ARCHITECTURAL ADVISORY BOARD

On Wednesday, April 1, 2009 the Architectural Advisory Board met and discussed the application for the BJ's Wholesale Club. The following motion was made:

Mr. Fritsch moved, and Mr. Way seconded, regarding item AAB2009-2518, to recommend approval of the application with the following recommendations:

1. To consider the presented Scheme B design for the pylon sign at the front of the site;
2. To consider moving the propane service area into the landscaped island to the west of the current location and screen with landscaping; and
3. To consider continuing the pedestrian access path across the parking field up to the building entrance on the eastern side of the property.

Upon voice vote, the motion passed unanimously. See Attachment 6 for the draft, unapproved minutes from the April 1, 2009 AAB meeting pertaining to the BJ's site.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the site plan and subdivision, and that final administrative approval be granted by the Planning Director upon resolution of the 23 remaining technical items listed above.

Attachments:

1. Site Plan 20090057, 6607 Wilson Boulevard
2. Subdivision 20090057, 6607 Wilson Boulevard
3. Sample Motions
4. Public comment received to date
5. Comments from Rick Goff, Economic Development Director
6. Draft Unapproved Architectural Advisory Board Meeting Minutes (Excerpts), April 1, 2009

**ATTACHMENTS 1 & 2
are not available electronically**

SAMPLE MOTIONS

FOR APPROVAL (Recommended by Staff)

I move that the Planning Commission **approve** site plan **20090057** with the condition that the Planning Director may grant final administrative approval upon resolution of the 22 items listed in the staff report.

I move that the Planning Commission **approve** subdivision **20090057** with the condition that the Planning Director may grant final administrative approval upon resolution of the items listed in the staff report that pertain to the subdivision.

FOR DENIAL

I move that the Planning Commission **deny** site plan (or subdivision) application **20090057** for the following reasons:

[Planning Commission to provide reasons].

FOR APPROVAL WITH PLANNING COMMISSION MODIFICATIONS

I move that the Planning Commission **approve** site plan **20090057** with the condition that the Planning Director may grant final administrative approval upon resolution of the 22 items listed in the staff report and the following additional modifications:

[Planning Commission to provide modifications/conditions.]

I move that the Planning Commission **approve** subdivision **20090057** with the condition that the Planning Director may grant final administrative approval upon resolution of the items listed in the staff report that pertain to the subdivision and the following additional modifications:

[Planning Commission to provide modifications/conditions.]

356 Fox Hill Road
Chatham MA 02633

6 April 2009

Ms Wendy Block-Sanford
Principal Planner,
Planning Division,
City of Falls Church
300 Park Avenue
Falls Church, VA 22046

RECEIVED

APR - 9 2009

City of Falls Church, VA
Planning

RE: 6607 Wilson Blvd, BJ's Wholesale Club

Dear Ms. Block-Sanford,

As the owners of one of the properties that abuts the north side of the proposed development (932 N. Quesada St.), we are strongly opposed to several aspects of the development as now proposed, and having met with the representative of BJ's, and the local Developer on 2 April 2009 to discuss these concerns, we would now like to notify you of our objections.

To illustrate the visual impact of the development, we are enclosing a composite photograph which depicts the anticipated view from the back door of our house as described to us by the developer. They proposed to clear cut all trees and vegetation from the 30' buffer zone that runs along the back of our lot. Some of the trees that they will cut down have a girth of 5 to 6 ft, and are probably hundreds of years old. The buffer zone provides an excellent buffer screen as it sits right now. We therefore ask that the plan to clear-cut the 30' buffer zone be rejected, and that buffer zone be left in an "as-is" condition. This area acts as a preferred wildlife habitat and should not be destroyed.

The second objection we have is that in order to screen the adjacent residential properties from the noise and lights of delivery trucks, (which apparently will drive all the way around the perimeter of the BJ property at all times of the night,) a solid wall of perhaps 10 to 12 feet in height ought to be constructed along the northern limit of their parking lots and the northern section of the truck driveway.

A third concern that we have is the risk of storm water flooding that may flow from their property onto ours. This could be mitigated by constructing an 8" curb along the northern limit of the parking spaces and the truck driveway and ensuring that all surface runoff is collected and directed into the storm sewers.

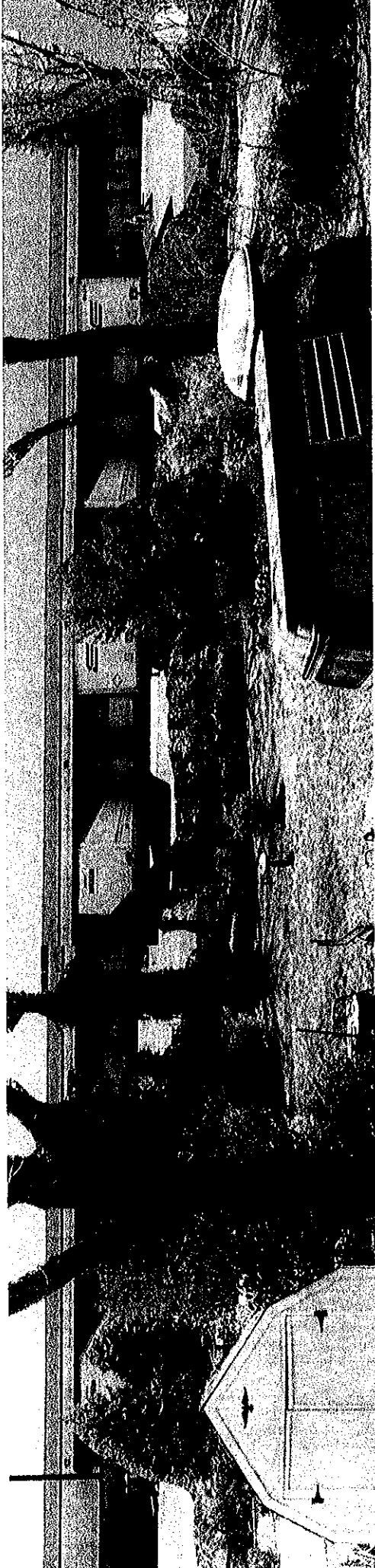
We hope that you, the Planning Commission, and BJ's are willing to adopt the above modifications to the development plan.

Thank you for your help and cooperation on this important matter.

Yours sincerely,

Walter J. Butler, TR

Walter J. Butler, Trustee
Butler Family Real Estate Nominee Trust
932 N. Quesada St.
Arlington, VA 22205



SIMULATED VIEW FROM THE BACK OF THE BUILDING
RESIDENCE AT 932 N. GUESADA ST.

April 14, 2009

TO: Wendy Block-Sanford, Principal Planner
FROM: Rick Goff, Economic Development Director
SUBJECT: BJ's Wholesale Club Project

This is to express my appreciation for the highly detailed and expeditious work accomplished by you and all those involved in the review of the BJ's site plan. This project has been a true team effort involving many areas of the city organization.

For the purpose of a quick recap, the Economic Development Authority Board of Directors in November endorsed the terms of a memo of understanding between property owner JBG Rosenfeld ("6607 Wilson Blvd., LLC") and the city that led to the development agreement approved in December by City Council, the EDA and JBG. This agreement is unique in the City of Falls Church and, as such, demonstrates the importance of the BJ's project to the city's overall economic development efforts.

Some of the compelling attributes of this project as stated by the EDA board and others during the earlier approval processes were and remain as follows:

- Achievement of greater tax base diversity and yield in the city by bringing a 100% commercial use to a large and under-producing, light industrial site.
- Greater shopping convenience and retail choices for city residents.
- The best and possibly only immediate retail option for site use in a very challenging retail industry climate.
- Public improvements to a site that currently lacks in aesthetics and environmental sensitivity.
- No upfront investment cost to city or out-of-pocket burden on taxpayers. No negative impact on the city's credit rating. Significant upside tax revenue potential for the city with shared private sector risk.

Thanks again for your work on the BJ's project leading to the Planning Commission's pending site plan decision on April 20.

CC: Planning Commissioners
Wyatt Shields, City Manager
Sue Cotellessa, Development Services General Manager

Regular Meeting of the Architectural Advisory Board
The Council Chamber
300 Park Avenue
Falls Church, Virginia, 22046
Wednesday, April 1, 2009
7:45 p.m.

1
2
3
4
5
6
7
8 1. **CALL TO ORDER:** Mr. Emmons called the meeting to order at 7:54 p.m.

9
10 2. **ROLL CALL:**

11 Members Present: Mr. Emmons
12 Mr. Fritsch
13 Mr. Way
14
15 Member Absent: Mr. Earley
16
17 Administrative Staff Present: Mr. Dennis Washington,
18 Senior Zoning Inspector
19
20

21 3. **PETITIONS:** None.

22
23 4. **CONSENT CALENDAR:** None.

24
25 5. **OTHER BUSINESS:**

26 Discussion of Minutes for Meetings in FY 2010.

27
28 Mr. Emmons indicated the Board members had received an e-mail from the City saying
29 due to budget cuts the AAB recording secretary position would be eliminated. In
30 considering what the AAB's options were for recording the votes and the motions,
31 Mr. Emmons expressed hope that the staff would be able to provide assistance for
32 development of the minutes and the Board could think about what other options were
33 available for recording votes in order to have a fairly accurate representation of
34 what was voted on and what the votes were.
35

36 6. **OLD BUSINESS:** None.

37
38 7. **NEW BUSINESS:** AAB 2009-2518 by BJ's Wholesale Club for site plan review of
39 6607 Wilson Boulevard (known as "the Noland Property") RPC #53-218-002, MUNIS
40 #20090057.

41
42 Mr. Emmons noted the applicants were present and asked them to sign in for the
43 record.
44

45 Ms. Karen Steen of Walter Phillips and Mr. Rich Loeschke of Bignell, Watkins and
46 Hasser, Architects, were present for the applicant.
47

48 Ms. Steen provided a site overview for the Board, noting the property's location on
49 Wilson Boulevard at the edge of the City line, with two existing curb cut entrances
50 on the existing Noland property. The building is set back with the parking in the
51 front area with interior parking lot landscaping that meets City requirements.
52

53 Ms. Steen noted one change from the last time they presented the site was that a

MINUTES OF THE 1 APRIL 2009 MEETING OF THE ARCHITECTURAL ADVISORY BOARD

UNAPPROVED DRAFT

54 bio-retention swale had been added on the eastern side of the property to collect
55 parking lot run-off and treatment of that water. The back of the site has a
56 retaining wall ranging from 5 to 10 feet in height, turning the corner at 2 to 5
57 feet in height. There is a 20 foot buffer which meets the code requirements and a
58 30 foot buffer adjacent to the single family homes. There is a 6 foot privacy
59 fence along the area to screen it from the loading area. Parking is along the
60 sides which meets the 10 foot buffer. A retaining wall was present ranging 5 to 10
61 feet in height along the indicated side of the property. The required 14 foot
62 streetscape is provided, with a 7 to 8 foot sidewalk with a planting strip.
63 Benches near the bus stop along with trash cans were also being provided. The
64 applicant was also providing a Welcome to Falls Church sign upon entering into the
65 City along with a pylon sign located at the intersection.

66
67 Run off is being reduced, increasing the pervious area, and they meet the water
68 quality requirements.

69
70 Mr. Loeschke noted one of the comments that was previously brought up was to do
71 something to screen the two compactors from the entrance. Landscaping had been
72 added to the island and although it was shown on the provided rendering, it is
73 moved over ten feet or so. While not completely screened, they are partially
74 screened by the landscaping. That was the only architecturally-related site plan
75 change.

76
77 Mr. Loeschke related another comment made last time dealt with the architectural
78 element at the main entrance feature. That had been changed to make it read more
79 as one unit. Instead of carrying the score lines up, they were centered and a
80 medallion added. There was also a comment whether the overflow scupper had been
81 made more balanced. The other concern expressed was about the thinness of the
82 pediment at the entrance as viewed from the side. The lower portion was widened to
83 match the pilaster.

84
85 Signage was shown accurately on the renderings. Added to the sheet was landscaping
86 on the rear, which included fairly heavy landscaping on all four sides. Mr.
87 Loeschke wanted to emphasize the rear landscaping screened the building from the
88 residential. He also pointed out the retaining wall on one side with a guard rail
89 on top of it and also a screened fence to help screen the loading dock from the
90 residential.

91
92 Mr. Emmons asked Mr. Washington if staff had any comments to make. Mr. Washington
93 noted that the sign package would be coming forward soon but there was a question
94 on the dimensions of the pylon sign. Mr. Loeschke indicated the pylon sign had
95 been reduced from the BJ's prototype which was 30 feet high, but he believed the
96 height of the sign was 14 feet and Ms. Steen added it was a 39 square foot sign.

97
98 Mr. Fritsch asked the applicants to explain what the paved area just outside the
99 garage was for. Mr. Loeschke described it as a concrete slab with a one thousand
100 gallon horizontal propane tank on its legs that by Code had to be surrounded by
101 bollards and a chain link fence with a locked gate, inaccessible to the public
102 with landscaping on one side.

103
104 Mr. Emmons asked for a review of the extent to which grading changes were made in
105 relation to the retaining walls and if there was a significant grade change. Ms.
106 Steen called attention to a section on the west side, Section AA, which was

MINUTES OF THE 1 APRIL 2009 MEETING OF THE ARCHITECTURAL ADVISORY BOARD

UNAPPROVED DRAFT

107 actually lower than the neighboring property and they were lowering the grade
108 there. The retaining wall on the east side, section DD, was on the high side and
109 they were raising the grade in that area. The wall was about ten feet at the
110 highest point and varied throughout. About ten feet of fill was added to the site
111 in that particular area. The wall was placed so the screening could be on the
112 residential side to screen the wall and the building as well. Landscaping was on
113 the low side around that wall.

114
115 The wall would be constructed of a gravity wall, a geo-grid wall, like a split face
116 block, an 8 inch vertical by 16 inch horizontal module, and had the depth and the
117 geo-grid fabric behind it. Both walls at the highest were ten feet but the average
118 height was closer to 5 or 6 feet because the grades varied along both walls.
119 Whenever the wall was over 30 inches between the top of the wall and existing grade
120 at the base, it would have a guard rail on top. Ms. Steen depicted where the grade
121 was being changed and the grade raised. Mr. Loeschke showed similar wall depths
122 but also showed how it was in relation to the building; the transverse section
123 showed how it sloped down to Wilson Boulevard towards the front of the building and
124 the rear of the building acted as a retaining wall with vehicular access.

125
126 Mr. Emmons inquired about Section BB and asked if the drawing showed the trees that
127 would be planted on Wilson Boulevard. Mr. Loeschke wasn't sure if it was shown but
128 it was part of the landscape plan. There was different landscaping up against the
129 curb and street trees by the sidewalk. Mr. Emmons commented it looked as if it was
130 showing buffer elevation.

131
132 Mr. Emmons further noted there was reference to a pylon sign and because he had
133 seen a pole sign, asked if that was the same. Ms. Steen acknowledged it was the
134 same, located near the planted area at the front entrance, behind the public
135 sidewalk. When asked what was the thought in placing the sign there, Ms. Steen
136 believed it was located at the main entrance to the site and set back to meet the
137 zoning requirements.

138
139 Mr. Loeschke added there were crosswalks planned for that intersection. That is
140 the side of the building where the main entrance was and they wanted to encourage
141 vehicular traffic to come in that way.

142
143 Mr. Emmons inquired if the design of the sign shown was standard for the company.
144 Mr. Loeschke replied that as far as the graphics and the way it's mounted it was,
145 but it's much lower than the prototype and had a feature at the top to pick up some
146 of the architecture at the top, the same pediment on the building.

147
148 Mr. Emmons commented the one reaction he had to that signage element was that the
149 pole made it feel like the sign would be relatively light and the pediment at the
150 top made it feel more like an architectural element that had the gravity of the
151 weight of it carried down to the ground. It struck him there was a contrast
152 between the way it's being supported and the design of the sign at the top. He
153 encouraged them to consider perhaps adding a pole at each side rather than a single
154 centered column so that it picked up some of the sensibility of the classic
155 architectural element at the top of it. Mr. Loeschke related they had anticipated
156 that comment to some degree and presented a proposed sign that tied better into the
157 building and addressed Mr. Emmons' concern.

158
159 Mr. Emmons expressed his appreciation that this possible revision seemed like a

160 sign that was more welcoming to pedestrians walking along, since they were trying
161 to encourage pedestrian traffic. Mr. Loeschke felt it a good compromise which kept
162 it open for vehicular traffic. He submitted maybe they needed to think about
163 either eliminating the base because there was a fair amount of landscaping there or
164 lowering it. That design was picking up the base of the pilasters across the front
165 of building, which were 2 feet 8 inches above the finished floor, the gray brick
166 where the pilaster was red or the red brick where the pilaster was gray at the main
167 entrance.

168
169 Mr. Emmons noted it struck him the general area indicated for the location of the
170 sign was set back enough as to not cause a serious traffic visibility issue. Mr.
171 Loeschke's recollection was it was 12 feet, at least. Ms. Steen added the sidewalk
172 was 14 feet so it was at least 16 feet from the curb.

173
174 Mr. Way inquired if there was any signage at all coming from the Seven Corners area
175 on Wilson Boulevard because it struck him that the signage was on a 45 degree angle
176 facing the intersection. Ms. Steen related that was incorrect and it was
177 perpendicular to the street and would be viewed from both directions.

178
179 Mr. Way noted there was indication of a privacy fence and a guard rail on top of
180 the wall. Ms. Steen said there was no color photo of that but the landscape plans
181 did show a small chain link, probably black in color, on top of the retaining wall.
182 Mr. Loeschke added it would only be on where the retaining wall was over 30 inches
183 high and mentioned the sign would be internally lit.

184
185 Mr. Way asked in regard to the water run-off bioswale, if everything at grade was
186 running away from that. Ms. Steen presented a plat which showed a portion of the
187 parking lot was going to drain directly into the bioswale into the scuppers and
188 that would drain into the swale, which was just for the front section of the
189 parking lot. Mr. Emmons assumed the grade of the road along the building on that
190 side would be a lower elevation and continue downward. Ms. Steen depicted where
191 the grade runs, towards the back of the site downhill. The water will run off
192 through a scupper in the curb and the water would run into the bioswale. Mr.
193 Emmons asked what portion of the paved area was high enough to drain into planted
194 area. Ms. Steen indicated it was basically the drive aisle area.

195
196 Mr. Emmons asked if the portion to the north of the swale along the building was
197 lower than the swale at that point, which Ms. Steen acknowledged it was. He also
198 inquired going east to west, how much of the parking lot would drain towards it.
199 Ms. Steen indicated on the plat that portion along with where the rest of the
200 parking lot drains.

201
202 Mr. Emmons asked why was it decided to have such a small amount of the surface area
203 drain to the bioswale. Ms. Steen explained they had been working with staff and
204 the City arborist. The original plan had a lot of filters in the area which they
205 were asked to remove and they added the bioswales.

206
207 Mr. Emmons asked about the landscape plan and if the trees planted along the front
208 facing Wilson Boulevard were all the same. Ms. Steen noted Sheet L-4 showed no
209 trees but they had been added back in and they had discussed with staff the site
210 distance issues. Serviceberry trees were at the street and the sidewalk and willow
211 oak were north of the sidewalk in the buffer. When asked why willow oak was
212 chosen, Ms. Steen explained it was the preference of the arborist.

213
214 Mr. Emmons inquired if they had looked at the visibility of the building from the
215 street in relation to the proposed planting. Ms. Steen acknowledged they had and
216 noted the building was probably about 8 to 10 feet lower than the street but they
217 thought it wouldn't be an issue. Mr. Loeschke added the sign was about 15 feet
218 above grade at the building so it's at eye level from the street.
219
220 Mr. Emmons thought it might be worthwhile to add that into the section to see the
221 relationship and to make sure they were comfortable with it.
222
223 Mr. Emmons recalled that lighting was gone over at the last meeting but didn't see
224 it recorded anywhere. Mr. Loeschke related there were two lights added on the
225 building to help light the parking area, one at the loading dock and one at the
226 rear. All the other lighting on the building that was not signage was simply
227 egress lighting required over each egress door.
228
229 Ms. Steen noted two wall lights were added on the side and there still might be
230 some lights shifted around because they were in the process of finalizing the
231 lighting.
232
233 Mr. Emmons inquired how were they able to insure that the lighting that was close
234 to the residential areas didn't provide too much spill on that property. Ms. Steen
235 replied they were providing a photometrics plan along with the application and
236 they had been going back and forth with the City on this. The City residential
237 zoning requirement is that 7 feet from the property line can't be greater than
238 point one foot candle. They were preparing a plan to show that and to make sure
239 they met that requirement, which was why they actually added more wall packs. They
240 also looked at adding wall packs in other areas to prevent spillage.
241
242 Mr. Emmons asked about a particular area in the back which Ms. Steen said wasn't an
243 issue because of the 30 foot buffer. Mr. Emmons asked if that would also apply to
244 the light on the building that was pointed back towards the residential. Ms. Steen
245 reiterated it was not an issue and they met the requirements there. Mr. Loeschke
246 noted the lights were designed like parking lot cut-offs which cuts the lights off
247 and forces it down as opposed to the wall packs which lets it project out.
248 Ms. Steen noted mounting it on the wall provided less light on the neighbors. Mr.
249 Loeschke indicated the plat showed they had eliminated a few of the poles at the
250 perimeter close to the residential and put them on the building with the same type
251 of head, and that did a better job of cutting off that light at the perimeter.
252
253 Mr. Fritsch asked why the propane tanks were located where they were. Mr. George
254 Goff, with BJs Wholesale Club, explained the people who service the tire center
255 were the same people that actually would refill the tanks that people bring. He
256 showed the bay area and sales area. A person would come out, unlock the gate and
257 refill the tank as needed, and the purchase would be made inside the building, not
258 outside. The customer could park there to get the tank refilled because it weighs
259 20 pounds. Mr. Fritsch's concern was the visibility of the tanks. He asked if it
260 was possible to put it in the island to the west. He thought they would be able to
261 landscape around that and also get more parking there. Mr. Goff thought they may
262 be able to relocate it back there and that it was a possibility. Mr. Emmons noted
263 the other advantage of that location was it's not part of the parking lot so
264 everyone wouldn't see it as they were walking towards the door.
265

266 Mr. Emmons asked if any efforts had been made towards providing a more clear
267 pedestrian path from the entrance area to the front of the building. Ms. Steen
268 explained that was something discussed with staff this week and they were looking
269 at that for their next submission. There was talk about adding a walkway through
270 the center island and they were looking at adding a path and connecting it to the
271 walk up front.
272
273 Mr. Emmons thought that would be an excellent addition and appreciated that review.
274 He personally wondered about the wisdom of putting it in the center. He understood
275 that would collect people from the parking lot but it didn't acknowledge the
276 location of the entrance of the building.
277
278 Mr. Emmons noticed in the Green Initiative Sheet that insulated sky lights were
279 identified, but he hadn't seen them on the plan. Mr. Loeschke explained there were
280 99 insulated sky lights and they weren't indicated because a floor plan was not
281 part of the package. They were shown on the plans developed for the building.
282 They were basically evenly distributed, with the exception of the service end of
283 the building, the back of the house functions, and went from front to back. The
284 tire center has its own glass. They were, for the most part, evenly distributed
285 and were 5 by 5 insulated sky lights. He noted not all, but many had light sensors
286 that dimmed the lights when the sun was out and artificial illumination was not
287 required. This was also tied in with the energy management system in the building.
288
289 Mr. Emmons deeply appreciated the efforts of taking advantage of natural lighting,
290 which not only made sense economically and environmentally, but made a more
291 pleasant shopping environment for people, which Mr. Loeschke agreed with.
292
293 In response to inquiry from Mr. Emmons, Mr. Loeschke indicated the sky lights would
294 not be visible from the exterior. The roof was completely surrounded with a
295 parapet which would screen the sky lights and roof top equipment from view. In the
296 store they were obviously very visible because they were centered in each of the
297 aisles. The aisles were typically ten feet wide so there would be plenty of
298 dispersion of daylight from the sky lights. Mr. Emmons thought it could be a very
299 attractive feature if the sky lights were a visible element from the exterior but
300 Mr. Loeschke noted the roof top equipment had to be screened and the cost would be
301 prohibitive.
302
303 Mr. Way asked about a section at the very northwest, a point of the property down
304 at the bottom left corner, which did not belong to the property. Ms. Steen said
305 they were not disturbing that area and the trees there were just being left alone.
306
307 MOTION: Mr. Fritsch moved, and Mr. Way seconded, regarding
308 item AAB 2009-2518, to recommend approval of the
309 application with the following recommendations:
310 To consider the presented Scheme B design for
311 the pylon sign at the front of the site;
312 To consider moving the propane service area
313 into the landscaped island to the west of the
314 current location and screen with landscaping; and
315 To consider continuing the pedestrian access
316 path across the parking field up to the building.
317
318 Mr. Emmons proposed a friendly amendment: To consider rather than saying "to the

MINUTES OF THE 1 APRIL 2009 MEETING OF THE ARCHITECTURAL ADVISORY BOARD
UNAPPROVED DRAFT

319 building," instead say "to the building entrance." Mr. Fritsch agreed.

320
321 Mr. Fritsch amended the motion as follows:

322 To consider continuing the pedestrian access
323 path across the parking field up to the building
324 entrance on the eastern side of the property.
325

326 Ms. Steen wanted to let the Board know she had talked to staff about that design
327 and there was concern about having pedestrians crossing that more heavily-used
328 drive entrance. The thought was to bring the pedestrian walkway to the center of
329 the site where there would be less traffic.

330
331 Upon voice vote, the motion passed unanimously.

332
333 **8. APPROVAL OF DRAFT MINUTES: February 4, 2009**

334 The minutes were approved as amended.

335
336 **9. ADJOURNMENT:**

337 The meeting was adjourned at 8:48 p.m.

338
339 Respectfully Submitted, Noted and Approved:

340
341
342
343
344 Ann Hieber
345 Recording Secretary

346 The City of Falls Church is committed to the letter and spirit of the Americans
347 with Disabilities Act. To request a reasonable accommodation for any type of
348 disability, call 703.248.5040 (TTY 711).
349