



CITY OF FALLS CHURCH

Architectural Advisory Board Minutes

Location: George Mason High School Library, Room C120

February 7, 2018 7:30 p.m.

The meeting was called to order at 7:32 p.m.

1. Roll Call: Mr. Anderson, Mrs. Friedlander, Mr. Way were present. Mrs. Duggan and Mr. Wong were not present.
2. Petitions: There were no petitions
3. Consent Calendar: There were no consent calendar items
4. Other Business: There was no other business
5. Old Business:
 - a. Exterior elevation improvements for Aldi, at 155 Hillwood Avenue, RPC#53-108-008, of the Falls Church Real Property Records, zoned OD-HA/B-3, Official Design and General Business. Applicant presented updates to the elevations. Mrs. Friedlander commented that based on discussion with city staff, that the building does not fall into compliance with city guidelines for a unified façade and presence for the entire structure. Council Representative Ross Litkenhous suggested the City discuss the project with the current landlord to consider updating the entire plaza to better connect with the new tenant structure and identity. He also highlighted the fact that other Aldi locations have been designed to fit in with the context of existing properties and the applicant should consider doing the same with this location. City staff will review to discuss. Further discussion focused on the following recommendations:
 - i. Activating the pedestrian level wall where there are currently blank walls with changes in brick color shown to be better broken down to fit with the scale that is at the existing storefront windows remaining at the other tenant spaces to possible use of storefront system with opaque or spandrel glass (it is noted that these spaces would *not* be used for

additional branding signage or sale signage, but rather images/patterns/art that is scaled relative to the context).

- ii. Possibly continuing the existing parapet and railing feature all the way down to the divider between the second and third bays if the whole of the existing to remain structure does not receive a coordinated and matching 'facelift'.
- iii. Re-evaluating proportions of or removing the non-tower block that is at the bay adjacent to the existing to remain 'Tower Square' entry (central tower), to reduce the 'bookend' relationship of the Aldi tenant space to allow the lines of the existing building to carry through to the Aldi elevation.
- iv. Re-evaluating the relationship and detailing of the joint between the Aldi elevation and the rest of the existing structure to better transition details and proportions.
- v. Lighting along the front façade should be re-evaluated to be more consistent with that of rest of the structure to lessen the delineation between the Aldi tenant space and the rest of the existing structure.
- vi. The detail at the base of the columns should more closely match the columns on the existing structure that is remaining along the pedestrian loggia.
- vii. Turning the last portion of the parapet along the side parking area to eliminate the false wall perspective to give a sense of mass at the parapet line.
- viii. Including lighting along the side parking area for security and safety.

Mr. Anderson made a motion to deny the design as submitted with strong recommendation that the tenant (and staff and City Council) discuss the overall project plan with respect to consistency and center identity. The motion was seconded by Mrs. Friedlander and passed unanimously.

6. New Business:

- a. Approval of 2018 Rules of Procedure. The rules were approved.

7. Minutes:

- a. Minutes from the December 6, 2017/January 3, 2018 AAB meetings. The minutes were reviewed and will be tabled until incorporation of the full discussion from December occurs.

8. Adjournment: The meeting was adjourned at 8:42 p.m.