



Architectural Advisory Board Meeting Minutes

Wednesday October 13th, 2021 ❖ 7:30PM

NOTICE: This meeting will be held pursuant to and in compliance with the Virginia Freedom of Information Act, Section 2.2-3708.2 and state and local legislation adopted to allow for continued government operation during the COVID-19 declared emergency. All participating members will be present at this meeting through electronic means. All members of the public may view this electronic meeting via the meeting link listed above and in the City's website calendar.

Public comments may be submitted to jhollern@fallschurchva.gov until 7:30PM on October 13, 2021. All comments will be provided to the Architectural Advisory Board members and comments received by the deadline will be read during the meeting.

PLEASE NOTE: This meeting will be conducted using Microsoft Teams. Don't have the Teams app? You can still join a Teams meeting. **See the instructions attached to this meeting agenda.** Please email jhollern@fallschurchva.gov if you need assistance with installation. During the meeting, staff will likely not be available to assist with installation.

1. **Call to Order** – Meeting Was Called to order at 7:34PM
2. **Reading of Virtual Meeting Notice**
3. **Roll Call** – PRESENT: Albert Bitici, Victor Wong, Christopher Weir, Sharon Friedlander, Jeff Hollern, and Tim Stevens. ABSENT: Jim Way
 - The Board welcomes Landscape Architect Christopher Weir as a non-voting, non-resident consultant to the AAB
4. **New Business**
 - *Feedback requested on the Special Exception and Rezoning Application for the proposed Founders Row II mixed-use development project located at 1001 & 1003 W Broad St, RPC: 52-102-060, & 51-102-065 of the Falls Church Real Property Records. Includes presentation from staff.*
 - The AAB appreciates the opportunity to review the documents at this stage and looks forward to reviewing the further refinement and development of the project as it incorporates this round of review comments from the Boards and Commissions.
 - S.F. expressed concern that Founders Row 1 appears to be delivering their project with temporary plywood in lieu of a permanent storefront system and fully completed building enclosure as was originally submitted to the City. While it is unclear how this became accepted by the City on a prominent intersection of the City's main retail corridor to appear vacant/boarded up upon delivery, it puts undue strain on future retail tenants to bear this expense in the wake of the pandemic which has decimated many retail and restaurant establishments. The AAB also expressed concern that this type of vacant/boarded up

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aesthetic not be allowed to happen on future projects in the City by this applicant or any other pending or future applicant.

- S.F. noted that at this time in the construction industry, there are many supply chain disruptions impacting construction project delivery within the industry. Storefront systems, in particular, have a fabrication time that varies from 12-24 weeks at a minimum from shop drawing approval.
 - S.F. also noted that fabrication lead time does not take into account the duration of finding a feasible tenant and completing lease negotiations prior to the commencement of design services. Therefore, it is highly probable that the City will see a prominent intersection of the main retail corridor vacant and boarded up for at least 4-6 months.
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- It is noted that there were no renderings or site drawings included showing surrounding context. This is a common deliverable for developments of this size and civic prominence and being the same applicant as that of the adjacent Founders Row I is not a difficult deliverable to produce. The AAB recommends that City Staff request site plan, elevations and perspectives (inclusive of the topography in perspective views) demonstrating how this project relates to its surrounding neighborhood and its connectivity to adjacent commercial, residential and park areas as a minimum deliverable to get an understanding of the 'sense of place' that a development of this scale should create.
 - The AAB notes the development and improved massing along S. West Street elevation as it tapers down in height to Ellis Street and looks forward to further development of the landscaped areas to include stormwater management and/or a pollinator friendly environment.
 - The documents indicate that the open space/landscape areas in front of the Ellis Street units is included in public open space, however, this space is in front of private residential units and will be perceived as private landscape area. The AAB recommends creating open space for shared public use and activation along W. Broad Street.
 - The cornice line along Ellis appears to be more simplified and creates a straight line across the units along Ellis Street, making them appear as one long row of units rather than individual units.
 - The massing along W. Broad Street appears to be addressed only by changes in color but not in massing. This façade is repetitive and needs further development to create more volumetric interest in the façade and activation of space at the pedestrian level.
 - With the % of anticipated restaurant tenant space at +/-30% of the retail tenant space, AAB recommends more open gathering space at the sidewalk level to allow for people to meet/gather. In addition, with outdoor dining on the rise, the addition of exterior dining/gathering/public space along the W. Broad could facilitate activation of the sidewalk while also serving to break up the repetitive façade along the W. Broad Elevation.
 - Concern was expressed regarding the raised crosswalk at Ellis St. and S. West Street may produce a noise issue for the neighborhood when cars going southbound on S. West Street

slow down for the elevated crosswalk, then ‘gun it’ to pick up speed after they cross the raised crosswalk.

- Although the applicant reduced building height by 6’ from previous submission, the elevator penthouse is going to be highly visible and will be as highly it is currently on Founders Row I from the west end of W. Broad St. and also from Grove Avenue. (NOTE: AAB’s review/recommendation for Founders Row I contained the same recommendation that the elevator penthouse not exceed the variance height due to it’s location and being highly visible from the street approaches to Founders Row 1). City Staff to confirm if the requested variance to height of 75.85’ is to the cornice or to the top of the elevator penthouses. If the elevator penthouses are to pierce the 75.85’ height variance, consideration as to how they be incorporated into the overall design of the façade is necessary.

5. Adjourn – Meeting was adjourned at 8:37PM

Architectural Advisory Board Staff liaison: Jeff Hollern, jhollern@fallschurchva.gov, 571-395-0707