

Planning Commission Meeting
March 29, 2012
Verbatim Excerpt

ARCHITECTURAL REVIEW OF BUILDING ELEVATIONS AND RENDERINGS OF
HILLTOP VILLAGE CENTER (PROFFER NUMBERS 9C AND 9G REQUIREMENTS
UNDER RZ 2008-MD-003)

During Commission Matters

Commissioner Migliaccio: And I have one other item, Mr. Chairman. It's an administrative item. If I can get, I believe, Mr. Clarke to come down. It's related to RZ 2008-MD-003, or as most people know it, the Wegmans Shopping Center off of Telegraph Road. There is a Proffer 9c and Proffer 9g – I handed it out to everybody at the Planning Commission up here – that specifically talks about the parking garage needs to be architecturally compatible with the Wegmans, which is already approved. The drawing – the rendering of that was approved by the Lee District Planning Commissioner and the Lee District Supervisor and we're using that as our basis to make certain that everything else is architecturally compatible with the rest of the shopping center. And I'll turn it over to Mr. Clarke to just put up a couple of items up on the screen for us to take a quick look at and if there's any questions.

Brent Clarke, C&E, Real Estate Services Company: Thank you. Mr. Chairman, members of the Planning Commission, my name is Brent Clarke. I reside in –

Chairman Murphy: Excuse me. I don't think – there's a microphone on there.

Mr. Clarke: That one on?

Chairman Murphy: Yes, that's better. Thank you.

Mr. Clarke: Okay.

Chairman Murphy: We're going to redesign all this stuff some time in the summer because the new system is kind of awkward so I apologize for that. We want to hear every word you have to say.

Mr. Clarke: That's quite all right. My name is Brent Clarke and I am a resident of Great Falls, Virginia, and I serve as the co-developer of the Hilltop Village Center which is owned by WRI Hilltop Village, LLC. It is also known as the Alexandria Wegmans. As indicated, we're here tonight in accordance with Proffer 9c and 9g of the zoning case to make sure that the buildings are architecturally compatible. As expressed earlier, the Wegmans was – the design of the Wegmans was previously approved - can you all see that? Because I have no idea how to work these – this.

Commissioner Migliaccio: It's on the info.

Mr. Clarke: Somebody back – is that it? Okay.

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Commissioner Alcorn: Yes, we can see it.

Chairman Murphy: There we go.

Mr. Clarke: Okay. The design of the Wegmans has been previously approved. Wegmans is doing construction documents now to try to be ready to build this. Overall, we have a view of the center. Building G, as in “girl,” is the Wegmans and Building E is the parking garage that’s subject to the proffer. And we have a rendering of the proposed elevation of the parking garage. They are the bottom two on this slide to show the architectural compatibility of the parking deck with the rest of the center. That’s all I have, sir, unless there are any questions.

Commissioner Migliaccio: Mr. Chairman, I would just like to note that County staff also took a look at this prior to this coming here and they had no issues with the elevations or the renderings.

Chairman Murphy: Okay.

Commissioner Flanagan: Mr. Chairman?

Chairman Murphy: Yes, Mr. Flanagan.

Commissioner Flanagan: Thank you, Mr. Chairman. I have one question. Previously, the – Fort Belvoir had expressed some concerns about the visual side of the side facing Fort Belvoir and the ability to – from the upper elevations be able to see some of the secure buildings within Fort Belvoir. Has this been – these elevations been reviewed by Fort Belvoir?

Mr. Clarke: Yes, sir. The elevations of – the design of the parking deck without the façade has been shown to Fort Belvoir and they have approved it.

Commissioner Flanagan: Did you have to provide anything special there to accommodate their concerns?

Mr. Clarke: No sir.

Chairman Murphy: Mr. Migliaccio.

Commissioner Migliaccio: Okay, thank you. If there are no other questions, I would like to move to my motion.

Chairman Murphy: Please.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION FIND THAT THE APPLICANT FOR RZ 2008-MD-003 HAS SATISFIED PROFFER 9C AND 9G, SPECIFICALLY THAT ALL BUILDINGS ARE ARCHITECTURALLY COMPATIBLE, INCLUDING THE STRUCTURED PARKING GARAGE SHOWN ON THE CDP/FDP.

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Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion as articulated by Mr. Migliaccio, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion carried unanimously with Commissioners Hall, Hurley, and Litzenberger absent from the meeting.)

JLC