



FINAL ARB ACTION MEMO MINUTES

Date: August 1, 2022

Time: 1:00 PM

Meeting Room: Virtual Meeting

Members:

Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Present
Frank Stoner: Present
Dade Van Der Werf: Absent
Taro Matsuno: Present

Staff:

Margaret Maliszewski
Mariah Gleason
Khris Taggart
Carolyn Shaffer

Attendees:

Kim Roeser, Whitney McDermott, Elliot Warsof, Julie Anderson, C. Simmons, Elizabeth Nice, Hitesh Patel, Neil Bhatt, Neil Williamson, Sahil Patel, A. Kumar

CALL TO ORDER

Mr. Henningsen called the meeting to order at 12:59 p.m. and established a quorum.

DISCLOSURES

Mr. Matsuno disclosed that he would recuse himself from the TJACH Premier Circle application because his firm is associated with the project. Mr. Stoner disclosed that he is indirectly involved with the TJACH application but would not need to recuse himself from the discussion. Mr. Hancock disclosed that he worked on both regular review items when he was employed by Timmons, but he no longer works for that firm and can review the applications fairly.

PUBLIC COMMENT: None.

Regular Review Items

- a. **ARB-2022-61: TJACH Premier Circle**

Location: 405 Premier Circle LLC

Proposal: To construct a single room occupancy building for Virginia Supportive housing, with associated site improvements, as part of a larger multi-phase development.

Staff Contact: Khris Taggart

Representative: Whitney McDermott, BRW Architects

Khris Taggart gave a PowerPoint presentation summarizing the staff report. ARB members asked questions about the retaining wall (lower elevation on the building side) and guard rail (chain link is not desired). In discussion, ARB members asked if material samples were submitted (yes; the “painted brick” look was expected to be appropriate for the EC), suggested that the applicant negotiate with the adjacent neighbor to eliminate the need for the retaining wall, agreed that the development would be a good addition and that the building would not overwhelm the site.

Motion: Mr. Hancock moved to approve the application with the recommendations outlined in the staff, as follows:

1. Revise the overall phasing plan to include the parking area and landscaping within Phase I of the development.
2. Revise the drawings to coordinate the elevator height and orientation. If the elevator will be visible from the street, add the materials and colors to the elevation drawings.
3. Revise the site plan to provide cutsheets on the building-mounted fixtures.
4. Revise the lighting plan to indicate that the plan was calculated using an LLF of 1.0 for all fixtures and revise the photometrics accordingly.
5. Revise the plan to indicate the fixture heights will not exceed 20’ including the base.
6. Revise the lighting plan to clearly show fixture locations and illumination values for the wall-mounted lights.
7. Add the standard lighting note to the site plan: “Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.”
8. Revise the landscape plan to include the interior road trees that are within the Phase I limits of work.
9. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans where needed.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 3:0. (Van Der Werf absent, Matsuno recused)

a. **ARB-2022-63: Towneplace Suites**

Location: At the southeast corner of Town and Country Lane and Olympia Drive

Proposal: To construct a hotel with associated site improvements.

Staff Contact: Margaret Maliszewski

Representative: Neil Bhatt

Margaret Maliszewski gave a PowerPoint presentation summarizing the staff report. Mr. Stoner asked for clarification about the butterfly roof. Mr. Bhatt explained that it is a decorative parapet roof. In discussion, the ARB discussed the building design, colors, setback and visual impact. Mr. Hancock noted that the color palette was appropriate considering the development on the corridor more globally and agreed with staff that the up-lighting was not wanted. Mr. Matsuno and Mr. Stoner agreed. Mr. Stoner noted that he was comfortable with the architecture

given the location and modern buildings nearby. Mr. Henningsen agreed and noted that the applicant did a good job addressing the previous concerns.

Motion: Mr. Matsuno moved to approve the application with the recommendations outlined in the staff, as follows:

1. Revise the photometric plan to note that the LLF used to calculate the photometrics is 1.0.
2. Prepare a single, coordinated photometric plan that includes all proposed lighting.
3. Revise the lighting schedule to indicate the total lumens emitted by the LED fixtures.
4. Eliminate the decorative up-lights. Limit illumination to that which is needed for safety or security.
5. Revise the luminaire schedule to spec "730" for 3000K color temperature for the site lights.
6. Revise the lighting schedule to include the bronze finish for the site lights.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 4:0. (Van Der Werf absent)

WORK SESSIONS:

a. Entrance Corridor Design Guidelines Addenda:

Staff: Mariah Gleason, Margaret Maliszewski

The ARB held a work session on the draft addenda for the Rt. 250 West and Rt. 151 corridors. The ARB members offered comments on the format (there was some preference for the second photo layout for Rt. 151), discussed the appropriateness of including views of buildings not available from the street, suggested that emphasis be given to certain recent buildings (F&R and 2871 Ivy Rd.), questioned how recent buildings with scale and setback that differ greatly from pre-Entrance Corridor buildings would be captioned, and suggested that the sheets might be updated regularly to include recently completed construction.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Hancock moved for approval of the minutes from the July 18, 2022, ARB meeting.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 3:0. (Van Der Werf absent, Stoner abstained)

b. Next ARB Meeting: Monday, August 15, 2022, 1:00 PM – VIRTUAL MEETING

c. Other Items: Mr. Hancock asked staff to email the schedule of corridor survey work.

ADJOURNMENT

The meeting was adjourned at 1:59 p.m. to the next Virtual ARB meeting on Monday, August 15, 2022, at 1:00 p.m.