



FINAL ARB ACTION MEMO / MINUTES

Date: October 2, 2023

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

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

Staff:

Margaret Maliszewski
Mariah Gleason

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:01p.m. and established a quorum.

DISCLOSURES: Mr. Henningsen stated that his firm is working with Quinn Evans architects on a project unrelated to the High School Center.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

REGULAR REVIEW ITEMS

a. **ARB2023-78: Rio Point**

Location: 878 Rio Road

Proposal: To construct a multi-family development consisting of 328 units, with a trailhead park and associated site improvements.

Staff Contact: Margaret Maliszewski

Representative: Charles Rapp, Jonathan Beck

Margaret Maliszewski gave a Power Point presentation summarizing the staff report. ARB members had no questions for staff. Charles Rapp (Timmons) and Johathan Beck (Rule Joy Trammell Rubio) represented the applicant and reviewed details of the site and architectural designs. ARB members asked about the accuracy of the drawings regarding the building projections (will coordinate in future submittals), the visibility of the clubhouse (minimal), trailhead park connections (possible later by the County), the layering of building materials and colors (dark at bottom to light at top), and the uses at the corners of the buildings (bedrooms at the interior). No members of the public wished to speak about the proposal. In discussion, the ARB noted the strong horizontal emphasis of the building design which is further emphasized by the horizontal siding, the overly large and long buildings adjacent to the Parkway, the appropriate scale of Building 8, the need to investigate further breaking down of the mass and scale of the buildings including alternate treatment of the end pieces and mixing in treatments other than

horizontal bands, the impact of the buffer, and the opportunity to revise the cool colors to warmer tones to blend more with the surroundings.

Motion: Mr. Van Der Werf moved to provide the following comments to be addressed in the next submittal:

1. Revise the architectural design to incorporate more recesses and projections to break up the mass of the EC-facing elevations of Buildings 1 and 2, and the southwest elevation of Building 3.
2. Coordinate plans and elevations regarding recesses and projections.
3. Revise the architectural drawings to indicate the proposed siding material.
4. Revise the architectural drawings to indicate the proposed material colors. Provide samples.
5. Revise the architectural drawings to provide specs on the proposed window glass that meet the design criteria.
6. Add the standard window glass note to the drawings: "Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review."
7. Indicate on the plans where the building-related mechanical equipment will be located. Show how visibility of the equipment from the EC street will be eliminated.
8. Revise the lighting plan to clearly note the proposed color/finish of the light fixtures.
9. Revise the lighting plan to note whether bases are proposed for the light poles and indicate the base height.
10. Revise the lighting plans to include information on building-mounted fixtures.
11. Revise the photometric plan to show all decorative lighting or include a note that no decorative lighting is proposed.
12. Add trees along the sidewalk located southwest of Buildings 3 and 4, and along the sidewalk that leads from the Rio Rd. site entrance to the trailhead park.
13. Add large trees, 2.5" caliper at planting, at the perimeter of the recreational field lot to achieve 40' spacing.
14. Revise the plant schedule to eliminate trees and shrubs that do not appear on the County's Plant List.
15. Add the standard plant health note to the plan: "All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."
16. Add information to the plans to clarify the appearance of the proposed retaining walls (materials, colors). Add treatments to reduce the visual impact of the retaining wall located between Buildings 1 and 2.
17. Show tree protection on the grading, landscaping and E&S plans.

Mr. Hancock seconded the motion.

The motion was carried by a vote of 4:0. (Stoner absent)

b. ZMA2023-08: Albemarle High School Center 2

Location: 2775 Hydraulic Rd., between Lambs Rd. and Georgetown Green

Proposal: To rezone 9.9 acres of the Lambs Lane Campus from Rural Area to R10 Residential for the construction of a new High School Center with reduced setbacks and flexibility in building height.

Staff Contact: Margaret Maliszewski

Representative: Charles Tilley, Quinn Evans architects

Margaret Maliszewski gave a Power Point presentation summarizing the staff report. Mr. Matsuno asked staff about the rezoning process (ARB advisory comments are made available to the Planning Commission and Board of Supervisors; site plan review would follow an approved rezoning). The applicant stated that he had no presentation but was available for questions. The ARB asked about the R10 zoning (allows reduced setback and increased building height) and confirmed that the architectural

design was a work in progress. In discussion, ARB members commented that the scale and form of the building could fit into the surrounding context, maintaining the view of the mountains is important, placing a building where parking currently exists is a positive move that should activate the street, and that rezoning from RA is appropriate.

Motion: Mr. Van Der Werf moved to recommend no objection to the rezoning proposal and to provide the following comments to be addressed in the next submittal:

1. Note that the degree of reflectivity of the metal panels will be a point of discussion during site plan review. Details and samples should be provided with the ARB site plan submittal.
2. Provide details and samples of proposed window glass with the ARB site plan submittal.
3. Equipment screening should be designed as an integrated architectural element. Provide details with the ARB site plan submittal.
4. Provide a landscape plan with the Initial Site Plan submittal.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 4:0. (Stoner absent)

WORK SESSION

a. Entrance Corridor Design Guidelines Addenda – Route 29 South (Monacan Trail Rd.)

Staff: Mariah Gleason

The ARB members commented on the draft addenda, noting that designating the corridor as a single segment was appropriate, that the choice of images and their organization works well, that this corridor emphasizes the significance of rural character and natural beauty. Mr. Van Der Werf commented that he hoped the Comprehensive Plan update would provide an opportunity for greater protection of rural character. Neil Williamson (Free Enterprise Forum) commented that he couldn't see the ARB approving the buildings of the apple production facility that was illustrated.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Van Der Werf moved for approval of the minutes from the September 5, 2023, ARB meeting.

Mr. Matsuno seconded the motion.

The motion was carried by a vote of 4:0. (Stoner absent)

b. Other items from staff or ARB members: None.

c. Next ARB Meeting: Monday, October 16, 2023, 1:00 PM – Lane Auditorium

ADJOURNMENT

The meeting was adjourned at 2:03 p.m. to the next ARB meeting on Monday, October 16, 2023, at 1:00 p.m.