



ARB ACTION MEMO

Date: May 3, 2021

Time: 1:00 PM

Meeting Room: Virtual Meeting

Members:

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

Staff:

Margaret Maliszewski
Khris Taggart
Carolyn Shaffer

CALL TO ORDER

Mr. Van Der Werf called the meeting to order at 1:00 p.m. and established a quorum.

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA

a. ARB2021-33: Glennbrook Initial Site Plan

Location: In Crozet, on the south side of Route 240 and the railroad tracks, east of Hilltop Street and south and west of Union Mission Lane

Proposal: To construct 118 attached units as part of a larger development, including 20 detached residences, together with associated site improvements, on approximately 19.94 acres.

Staff Contact: Khris Taggart

Representative: Scott Collins

Motion: Mr. Stoner moved to forward the recommendations outlined in the staff report to the Agent for the Site Review Committee, as follows.

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None. The ARB recommends approval of the Initial Plan without conditions.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None
- Regarding the final site plan submittal:
A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:
 1. Provide architectural designs with the next submittal.
 2. Update the plans to include information on accessory structures and equipment.
 3. Indicate if fencing is possible for lots 116-121 and if it is, provide a fence detail in the site plan. Chain link and white vinyl are not appropriate fence material choices.
 4. Include the standard mechanical equipment note on the site and architectural plans: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
 5. Provide a lighting plan with the next submittal.
 6. Revise the landscape plan to provide a consistent row of large shade trees spaced 40' on center along the northern perimeter of the site.
 7. Revise the landscape plan to provide a consistent row of large shade trees spaced 40' on center along both sides of Park Ridge Drive.
 8. Revise the landscape plan to provide large shade trees 40' on center along the northern perimeter of the parking row located west of lot 116.
 9. Provide a complete plant schedule on the site plan.
 10. Add the standard plant health note to the site 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."

Mr. Henningsen seconded the motion.

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

Regular Review Items

a. ARB-2021-34: Keswick Wastewater Treatment Plant Improvements Amendment

Location: 960-964 Club Drive

Proposal: To construct a 100,000 gallon above-grade, open-top equalization tank with an electrical building, generator and pump station, and associated site improvements.

Staff Contact: Margaret Maliszewski

Representatives: Bruce Strickland, Matt Miller, Jonathan Showalter

Margaret Maliszewski summarized the staff report in a PowerPoint presentation. ARB members had no questions for staff. Bruce Strickland with Timmons Group summarized the proposal and

said that he had no exceptions with staff's recommendations. Mr. Missel asked if the screening trees could be revised to an alternating layout. Mr. Strickland said he thought it could be done, but he would check with Mr. Hancock. Mr. Van Der Werf asked if the railings color/finish could be revised to reduce visibility. Mr. Strickland indicated that was not standard practice, but a non-reflective finish might be possible. The ARB members agreed that the added evergreens would make the new development difficult to see from the corridor. Mr. Missel appreciated staff's comments on the lighting. Mr. Van Der Werf compared the character of the industrial site and the need for appropriate colors to cell tower sites and their color requirements.

Motion: Mr. Missel moved for approval of the Certificate of Appropriateness for ARB-2021-34: Keswick Wastewater Treatment Plant Improvements Amendment with the conditions listed in the staff report, amended as follows:

1. Provide in the site plan a cut sheet for the wall pack light fixture that shows it is a full cutoff fixture. Include a diagram and/or note on the plan indicating that the level of illumination at the ground emitted by the fixture does not exceed 20 fc and that the light color is in the range of 2000-3000K.
2. Confirm that no lighting other than the wall-pack on the electrical building is proposed.
3. Add the standard lighting note to the 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."
4. 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."
5. Show that grading will not impact trees to remain.
6. Include tree protection on the plan.
7. Consider alternating rather than grouping the holly and red cedar trees.
8. Consider an alternate finish for railings to minimize visibility and glare.

Mr. Henningsen seconded the motion.

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

b. ARB2021-35: Ivy Proper Final Site Plan

Location: On the north side of Rt. 250 across from Ivy Depot Lane.

Proposal: To construct a 6,500-sf office building and associated site improvements on approximately .87 acres.

Staff Contact: Khris Taggart

Representative: Kevin Schafer / Evan Philips

Khris Taggart summarized the staff report in a PowerPoint presentation. ARB members had no questions for staff. Evan Philips and Kevin Schafer of Design Develop reviewed the changes made to the design since the last review and reviewed their responses to the comments made at the last review. Mr. Missel asked if the gables were treated consistently throughout the design (the are). Mr. Stoner asked if a sidewalk was planned for the frontage in the future (unknown)

and how rainwater was being handled (some of the rainwater drains from the gabled roofs to the flat roofs; some falls to the river rock at the foundation and filters into the landscape). Mr. Van Der Werf noted that the parking lot elevations were more suited to the EC than the elevations currently facing the EC. Mr. Schafer noted that he considered this change but wasn't satisfied with the result. The ARB members discussed the balance between the more traditional form and scale of the building and the more contemporary use of color and detailing.

Motion: Mr. Stoner moved for approval of ARB-2021-35: Ivy Proper Final Site Plan with the conditions listed in the staff report, amended as follows:

1. Add the standard window glass note to the architectural drawings: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.
2. Include the standard mechanical equipment note on the architectural plans: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
3. Note the lumen levels for the bollard lighting on the plan. Fixtures that emit 3000 or more lumens must be full cutoff fixtures.
4. Include a note on the lighting plan that the wall fixtures will be down-lights only.
5. Reduce illumination so that the maximum footcandle value does not exceed 20 fc.
6. Revise the photometric plan using an LLF of 1.0 for all fixtures and indicate the LLF on the plan.
7. Revise the pathway bollards and pole-mounted lighting to soft, warm white (3000K).
8. Add the standard lighting note to the lighting 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."
9. Revise the plant schedule to specify a large shade tree with an upright, pyramidal shape.
10. Consider repeating the three-gable form seen on the parking lot side on the EC street side.

Mr. Missel seconded the motion.

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

WORK SESSIONS: None

OTHER BUSINESS

a. EC Guidelines Discussion: Next Steps

The board members discussed the outline presented by staff for content to be included in addendums to the Entrance Corridor design guidelines that would assist applicants, staff and board members interpret the design guidelines as they apply to new development in the corridors. They suggested some additions, asked that the outline be shared so they could study it further, acknowledged the suggestion to focus on content now and format later, and generally agreed to work toward gathering the content for the various western corridors.

b. Minutes Approval: April 19, 2021

Motion: Mr. Stoner moved for approval of the minutes from the April 19, 2021,

ARB meeting.

Mr. Henningsen seconded the motion.

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

c. Next ARB Meeting: May 17, 2021, 1:00 PM – VIRTUAL MEETING

Mr. Missel will be absent from the May 17 meeting.

ADJOURNMENT

The meeting was adjourned at 2:20 p.m. to the next Virtual ARB meeting on Monday, May 17, 2021 at 1:00 p.m.