



FINAL ARB ACTION MEMO/MINUTES

Date: May 2, 2022

Time: 1:00 PM

Meeting Room: Virtual Meeting

Members:

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

Staff:

Khris Taggart
Carolyn Shaffer

CALL TO ORDER

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

DISCLOSURES

None.

PUBLIC COMMENT

None.

Regular Review Items

a. ARB-2022-29: TJACH Premier Circle Initial Plan

Location: 405 Premier Circle, on the west side of Rt. 29, approximately 300' north of Westfield Road

Proposal: To begin a three-phase development for Virginia Supportive Housing (VSH), Piedmont Housing Alliance (PHA), and the Thomas Jefferson Area Coalition for the Homeless (TJACH), the first phase of which involves constructing a four-story, 80-unit single room occupancy (SRO) building for VSH with associated site improvements.

Staff Contact: Khris Taggart

Representative: Jonathan Showalter, Whitney McDermott

Khris Taggart gave a PowerPoint presentation summarizing the staff report. Mr. Van Der Werf asked if staff considered the Entrance Corridor Guideline regarding buildings being orientated parallel to the EC. Staff confirmed that this guideline was considered but was less of a concern because the Phase I building is generally parallel to the EC, there is an existing building that is to remain between the proposed building and the EC, and the future frontage landscaping and Phase III building will provide a buffer between the Phase I building and the EC.

Whitney McDermott (BRW Architects) gave a presentation for the applicants which started with an overview of the phasing for the project. They then showed the revised landscape plan which addressed the utility/easement issues along the frontage followed by clarifying the interior layout of the building as it related to some of the blankness present in the exterior building design and changes made to the building design to address blankness. They lastly provided an updated perspective that clarified the level of visibility of the mechanical equipment and elevator tower from the EC. Mr. Stoner asked the applicant if they knew the building height of the Phase III building. Ms. McDermott was not sure about the height but stated she believed the maximum number of stories is 4. Mr. Van Der Werf asked the applicant if consideration was made regarding orienting the Phase I building parallel to the EC. Mr. Showalter (Timmons Group) stated that consideration was made but the layout of buildings within the site is limited due to the confines of the site and the need to save some of the existing building for present use. Mr. Henningsen asked if the small windows on the end elevation closest to the EC addressed a similar situation of interior building layout conflict. Ms. McDermott confirmed that was the case.

Mr. Van Der Werf stated that he had some slight concern with the orientation of the Phase I building to the EC but agreed with staff that there are existing and future site features that will mitigate this concern. Mr. Stoner and Mr. Henningsen agreed with Mr. Van Der Werf's comments and Mr. Henningsen added that they believed the small windows present in the current and updated design will help to address the blankness issues in the building design.

Motion: Mr. Van Der Werf moved to forward the recommendations outlined in the staff report to the Agent for the Site Review Committee, with the revisions as follows:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and Initial Site Plan approval:
 - The ARB recommends approval of the initial site plan based on the revised landscape plan presented at the May 2 meeting which resolves the easement and landscape conflicts along the frontage.
- 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:

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 material/color samples for review.
 2. Consider revising the windows along the south elevation, west of the courtyard area to match the scale of the windows present in the overall building design or otherwise relieve the blankness.
 3. Consider revising the design of the southern portion of the east elevation to add architectural details to relieve the blankness.
 4. Revise the site plan set to include a phased demolition plan.
 5. Revise the site plan set to include the limits of work for each phase of the development.

6. Revise the architectural drawings to note conformity with the updated window glass specifications. The updated specifications are visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.
7. Confirm that the visibility of roof-mounted mechanical equipment has been considered in the perspective drawings.
8. Revise the architectural drawings to show the finish (material, color, detailing) of the elevator tower and show the tower in the perspective drawings.
9. Add the standard mechanical equipment note to the architectural plans: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
10. 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.
11. Revise the plan to indicate the fixture heights will not exceed 20' including the base.
12. Revise the lighting plan to include fixture locations and illumination values for the wall-mounted lights.
13. 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."
14. Revise the landscape plan to provide additional trees to meet the interior parking area landscaping requirements (one tree for every 10 spaces evenly distributed).
15. Revise the site plan to show the limits of work for Phase 1 of the development. 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. (Hancock, Matsuno absent)

WORK SESSIONS: None

OTHER BUSINESS

a. Minutes Approval: April 18, 2022

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

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0. (Hancock, Matsuno absent)

b. Next ARB Meeting: Monday, May 16, 2022, 1:00 PM – VIRTUAL MEETING

ADJOURNMENT

The meeting was adjourned at 1:29 p.m. to the next Virtual ARB meeting on Monday, May 16, 2022, at 1:00 p.m.