



FINAL ARB ACTION MEMO/MINUTES

Date: May 16, 2022

Time: 1:00 PM

Meeting Room: Virtual Meeting

Members:

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

Staff:

Margaret Maliszewski
Mariah Gleason
Carolyn Shaffer

CALL TO ORDER

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

DISCLOSURES: None.

PUBLIC COMMENT: None.

Regular Review Items

a. ARB-2022-32: Chipotle Final Site Plan

Location: 109 Community Street in the Hollymead Town Center, on the west side of Rt. 29 North, between the Pet Smart and Target stores.

Proposal: To replace a vacant restaurant building with a new structure to house a Chipotle restaurant.

Staff Contact: Margaret Maliszewski

Representatives: Ryan Perkins, Eugene Thompson, Stephen McCray

Margaret Maliszewski gave a Power Point presentation summarizing the staff report. Mr. Hancock asked for clarification on the wall sign issues and staff responded with additional detail. The applicants addressed the Board, noting that they could revise the plans to address most of the comments in the staff report. A discussion about the color of the metal tubes followed, ending with the ARB confirming that the brand shade of red was acceptable for the metal tubes,

but lighting was not. The ARB also confirmed that the reduced visibility of the building as viewed from the EC street, due to grade change, landscaping, and screening wall, results in the sign design having minimal visual impact on the street, so deviating from the Comprehensive Sign Plan in this case was acceptable.

Motion: Mr. Hancock moved for approval of the Certificate of Appropriateness for ARB-2022-32: Chipotle Final Site Plan with the conditions listed in the staff report, amended as follows:

1. Consider lightening the metal tube and metal drive-thru tower colors (possibly with a corresponding change in material) for greater coordination with the colors of the rest of the building and the overall shopping center. The brand red for the tubes is acceptable.
2. Clarify on the plans that the metal tubes will not be illuminated.
3. Revise the plans and elevations to show the locations of building- and ground-mounted equipment and to show how the equipment will be screened. If there will be no equipment, note this on the plan.
4. Revise the screen wall elevation to show the existing windows.
5. Add the standard mechanical equipment note to the architectural drawings: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
6. Revise the lighting plan to indicate a bronze finish for light fixtures and poles.
7. Update the lighting plan to include details on the light fixtures proposed above the metal tube wall feature. If no lighting of this type is proposed, include a note stating this on the plan.
8. Revise the landscape plan to specify a more practical planting size for the Mount Vernon English Laurel.
9. Continue the tree protection fencing along the EC street side of the property.
10. Separate applications are required for wall and freestanding signs.

Mr. Matsuno seconded the motion.

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

WORK SESSIONS:

a. Entrance Corridor Design Guidelines: Template for Addenda

Staff: Mariah Gleason, Margaret Maliszewski

Margaret Maliszewski and Mariah Gleason gave a PowerPoint presentation to introduce the draft template design for the EC Guidelines addenda. ARB members commented on the design, complimenting the format and noting its flexibility and good graphic design. Mr. Hancock suggested that making space to note related documents might be helpful. He also suggested that it might be helpful for individual ARB members to meet with staff prior to creating presentation for the full ARB. Mr. Matsuno said that users would turn to the segment sections, so all required information should be available there. It was the consensus of the ARB that the template design looked good and that board members were willing to continue with the survey work. Staff said that the next step is to bring a completed (filled-in) template to the ARB for review, then the corridors that still required survey could be reassigned and any updates in process could be settled.

OTHER BUSINESS

a. Minutes Approval: May 2, 2022

Motion: Mr. Matsuno moved for approval of the minutes from the May 2, 2022, ARB meeting.

Mr. Henningsen seconded the motion.

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

b. Next ARB Meeting: Monday, June 6, 2022, 1:00 PM.

c. Other items from staff or ARB Members: None.

ADJOURNMENT

The meeting was adjourned at 2:08 p.m. to the next ARB meeting on Monday, June 6, 2022, at 1:00 p.m.