



FINAL ARB ACTION MEMO/MINUTES

Date: November 7, 2022

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

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

Staff:

Mariah Gleason
Margaret Maliszewski
Khris Taggart
Carolyn Shaffer

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

DISCLOSURES: Mr. Stoner disclosed that he would recuse himself from the discussion on ARB-2022-83.

PUBLIC COMMENT: None.

Regular Review Items

a. ARB-2022-83: Forest Lakes Self Storage

Location: Along Worth Crossing, west of the Worth Crossing/Regent Street intersection, approximately 365' east of the Rt. 29 Entrance Corridor and 477' north of Timberwood Boulevard.

Proposal: To construct a 105,726 sq. ft. self-storage building with associated site improvements on approximately 3.43 acres.

Staff Contact: Khris Taggart

Representatives: Rachel Moon and Kelsey Schlein, Shimp Engineering; Barry Byrd, Byrd Architecture

Khris Taggart gave a Power Point presentation summarizing the staff report. Mr. Hancock confirmed that the application was for a final review and asked if the Board would see the architectural design again (not as currently recommended). Rachel Moon (Shimp Engineering)

and Barry Byrd (Byrd Architecture) summarized the project. Mr. Van Der Werf asked if the applicant had considered adding the contrasting brick and increased relief of the 5th Street project and asked about the trademark design issue. The applicant stated that the changes suggested for the 5th Street design would also be undertaken for the Forest Lakes design. Mr. Matsuno and Mr. Henningsen noted that the context, location, size and shape of the buildings were different enough to diminish the trademark appearance. Mr. Hancock noted the distance from the EC and the topography also helped mitigate impacts. Mr. Henningsen added that perspective views would help clarify whether the backs of the towers would need additional treatment.

Motion: Mr. Matsuno moved for approval of the Certificate of Appropriateness for ARB-2022-83: Forest Lakes Self storage with the conditions listed in the staff report, amended as follows:

Staff recommends approval of the final site plan with the following revisions:

1. Provide samples for all materials and colors.
2. Provide perspective renderings from both directions on the EC street, with and without landscaping, to help clarify the visual impact of the upper windowless walls and the visibility of the rear of the towers.
3. Provide a complete site plan that includes the standard mechanical equipment note.
4. Revise the lighting plan to provide cutsheets on the building-mounted fixtures and identify the color temperature. A color temperature approximating warm white (2000K – 3000K) would be appropriate.
5. Revise the lighting plan to note the fixture color for the pole- and building-mounted lighting.
6. Revise the lighting plan to show fixture locations and illumination values for wall-mounted lights.
7. Please note separate sign applications are required for all proposed signs.
8. Consider adding contrasting brick colors and increased recesses at the false windows.

Mr. Hancock seconded the motion.

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

WORK SESSIONS:

a. Entrance Corridor Design Guidelines Addenda: Rt. 250 East (Richmond Rd.)

Staff: Mariah Gleason

The ARB held a work session on the draft addenda for the Rt. 250 East corridor. The ARB members suggested adding images to the 250 East segments, a note regarding the Monticello viewshed, a reference to the landscaping and screened parking at 2151 Richmond Rd., and clarification of the numbers on sheet 10. Mr. Stoner asked about the Comp Plan recommendation for the area northeast of Westminster Canterbury. Board members and staff discussed the possibility of identifying additional precedent buildings on the maps and how best to address segments of similar character on different corridors.

OTHER BUSINESS

a. Draft Rules of Procedure/Remote Participation

Mr. Henningsen noted that the policy could be adopted at the current meeting. Mr. Matsuno asked if the question posed at the previous meeting had been answered. Staff clarified that the

limit of 2 meetings is just for personal matters described in item “d” and it is calculated for each individual member.

Motion: Mr. Van Der Werf moved to adopt the remote participation policy as discussed.
Mr. Matsuno seconded the motion.
The motion was carried by a vote of 5:0.

b. Minutes Approval:

Motion: Mr. Hancock moved for approval of the minutes from the October 3, 2022, ARB meeting.
Mr. Van Der Werf seconded the motion.
The motion was carried by a vote of 5:0.

c. Next ARB Meeting: Monday, November 21, 2022, 1:00 PM – In-person: Lane Auditorium

d. Other items

- i. Mr. Van Der Werf asked about the date for the Rio29 CAC meeting that he and Mr. Stoner were asked to attend as representatives of the ARB (December 8).

ADJOURNMENT

The meeting was adjourned at 2:03 p.m. to the next ARB meeting on Monday, November 21, 2022, at 1:00 p.m.