



FINAL ARB ACTION MEMO/MINUTES

Date: March 6, 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: Absent

Staff:

Margaret Maliszewski
Khris Taggart
Mariah Gleason
Carolyn Shaffer

CALL TO ORDER

Mr. Henningsen called the meeting to order at 1:02 p.m. and established a quorum.

DISCLOSURES: None.

PUBLIC COMMENT: None.

Regular Review Items

a. ARB-2023-18: Hickory Hope Apartments (Southwood Block 12)

Location: Northeast corner of the intersection of Old Lynchburg Rd. and Hickory St.

Proposal: To construct two 3-story apartment buildings providing a total of 70 residential units as part of a larger development.

Staff Contact: Margaret Maliszewski
Representative: Whitney McDermott

Margaret Maliszewski gave a Power Point presentation summarizing the staff report. Mr. Van Der Werf asked about trees along the parking lot (part of site plan review, not part of today's review). Whitney McDermott represented the applicant, presented images of the proposal and explained the project history, context, and design. Mr. Van Der Werf asked if the left side of the EC elevation could be increased in height and if the cornice could be extended without affecting unit types (yes). No members of the public

commented on the application. In discussion, Mr. Hancock said that it was unfortunate that the project got caught in the arterial status change, he noted that the design satisfies many of the guidelines, and he noted the importance of the buildings across Hickory Street to have a dialog. He also said that the pedestrian infrastructure helps establish human scale, and the break-down of the building mass is successful. Mr. Van Der Werf appreciated the scale, texture, and variety; he said that plants in the right-of-way help mitigate the parking lots; and he said he was sensitive to the frontality issue and consideration for stepping the EC façade differently to recognize its position. Mr. Henningsen noted the break-down of the facades, and the similarity in language between the short and long elevations.

Motion: Mr. Hancock moved to approve the building permit with the following conditions:

1. Consider revising the design of Building A to establish more of a “front” facing the EC street.
2. Add the window glass specs on VLR and VLT to the architectural plans.
3. Add the standard mechanical equipment note to the architectural plans: *“Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”*

Mr. Van Der Werf seconded the motion.

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

WORK SESSIONS:

a. Entrance Corridor Design Guidelines Addenda: Rt. 53

Staff: Mariah Gleason

The ARB members made comments on the draft addenda, noting the importance of this corridor and the need to highlight features to help guide applicants. Broad vistas, screening, the Simeon Market, similarity to the western corridors, the solar facility approved along the corridor, and the need to maintain the rural character of the roads approaching historic resources were all noted.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Van Der Werf moved for approval of the minutes from the February 28, 2023, ARB meeting.

Mr. Hancock seconded the motion.

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

b. Next ARB Meeting: Monday, March 20, 2023, 1:00 PM – Lane Auditorium

c. Other items from staff or ARB members: None

ADJOURNMENT

The meeting was adjourned at 1:40 p.m. to the next ARB meeting on Monday, March 20, 2023, at 1:00 p.m.