



FINAL ARB ACTION MEMO/MINUTES

Date: March 20, 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
Ben Holt
Carolyn Shaffer

CALL TO ORDER

Mr. Henningsen called the meeting to order at 1:04 p.m. and established a quorum.

DISCLOSURES: None.

PUBLIC COMMENT: None.

Regular Review Items

a. ARB-2023-17: Cville Rio Road Apartments Final Site Plan

Location: On the south side of Rio Road West, approximately 530' west of the intersection of Woodburn Road and Rio Road West.

Proposal: To develop five parcels totaling 8.23 acres with 250 multi-family residential apartment units in seven buildings and associated site improvements.

Staff Contact: Kris Taggart

Representative: Scott Collins (Collins Engineering), Nick Gueterman (Heffner Architects)

Khris Taggart gave a Power Point presentation summarizing the staff report. Scott Collins and Nick Gueterman summarized the proposal for the ARB focusing on previous coordination with staff on the site layout and the architectural design of the buildings. ARB members commented

positively on the architectural variation of the building design and the site plan. They questioned the mass of the building relative to the broad gable ends (the gable roof is the unifying element of the design), the rooftop condensing units (none face the corridor), the false windows (solid panels matching the wall color, trimmed out), the sheds (more expression may help them blend better), and the color palette (may be overly dark).

Motion: Mr. Hancock moved to approve the application with the conditions listed in the staff report, amended as follows:

1. Relocate or revise the design of the equipment/utility structures found on the east and west elevations of Building 1 and the west elevations of Building 2 and 3 so that they are less utilitarian in appearance and a more integral part of the building design.
2. Revise the design of the north elevation of Building 4 to remove or revise the bay of false windows.
3. Revise the architectural drawings to provide specs on proposed window glass that meet the design criteria.
4. Provide a perspective from the EC that shows the east elevation of Building 4.
5. Provide a detail of the roof well screens in the plans.
6. Revised the architectural drawings to include the standard mechanical equipment note: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
7. Revise the lighting plan to provide complete information on building-mounted lighting, including cut sheets, schedule information, fixture colors, lamp color temperature, etc. Lighting must emit less than 3000 lumens or be full cutoff. Building-mounted lighting with a color temperature approximating warm white (2000K and 3000K) would be appropriate.
8. Revise the lighting plan using a light loss factor of 1.0 and note the change in the schedule.
9. Revise the pole-mounted fixtures to show a color temperature approximating warm white (2000K – 3000K).
10. Revise the lighting plan to note the fixture color for the pole- and building-mounted lighting.
11. Revise the lighting plan to note that the height of the pole-mounted fixtures including the base will not exceed 20'.
12. Revise the lighting plan to include the standard lighting note: 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.
13. Revise the landscape plan to show 3½" caliper large shade trees along the EC.
14. Revise the landscape plan to key the drawing to the schedule.
15. Revise the landscape plan to provide trees along the sidewalks within the site that have more consistent spacing.
16. Revise the landscape plan to provide large shade trees, 40' on center and 2½" caliper at time of planting, along the perimeter of the site.
17. Revise the landscape plan to more evenly distribute the interior parking trees throughout the site.
18. Revise the landscape plan to eliminate conflicts between street trees and utilities/easements.
19. Revise the site plan to confirm the material and color for the retaining wall north of Building 4.
20. Revise the site plan show all retaining walls consistently throughout the plans.
21. Consider lightening the color palette.
22. Consider revising the gable end to further minimize scale.

Mr. Van Der Werf seconded the motion.

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

WORK SESSIONS:

a. Comprehensive Plan Update: Review of 2015 Goals and Objectives

Staff: Ben Holt, Mariah Gleason, Margaret Maliszewski

Staff summarized the Comprehensive Plan update process and the status of the project in a PowerPoint presentation, then asked the ARB members for comments on the goal and objectives of Chapter 5 of the 2015 Plan. The following comments were provided:

1. The goal and objectives are still relevant.
2. There should be a mechanism to protect what we want to protect; we should establish a review process for that (including historic resources and landscape character).
3. Use the word “natural” or “scenic” in the goal.
4. Tie the second sentence in the goal back to identity and the reason -- preserving or conveying that identity -- our uniqueness, why we are Albemarle County.
5. Rural character of corridors is fundamental to the character of the county – add “natural” emphasize landscape even more than structures. Many objectives align with this – visual quality of roads, corridors, streams, views. There might be a way to further emphasize that as a key resource of the county that we want to be protected and preserved.
6. Encourage implementing requirements to establish defense of landscape character along the corridors.
7. Objective 2 should say protection “regulations.”
8. A member preferred and voiced support for incentives for preserving resources/character.
9. Neil Williamson commented that the objectives could be streamlined by combining objectives 5 and 10 and considering all properties equally.
10. Members’ priority objectives included: #8, #2, #6 and: emphasize landscape as an overriding asset to be preserved – one that would ultimately support visual quality of many places (viewsheds, streams, etc.), and bind them all together.

b. Entrance Corridor Design Guidelines Addenda: Avon St. Ext.

Staff: Mariah Gleason

The ARB members made comments on the draft addenda, noting that including a photo of the Avinity townhomes was important because there will likely be additional development of that type on the corridors, acknowledging the views available from the corridor, and agreeing that a single segment was appropriate given the length of the corridor.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Van Der Werf moved for approval of the minutes from the March 6, 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, April 17, 2023, 1:00 PM – Lane Auditorium

c. Other items from staff or ARB members

ADJOURNMENT

The meeting was adjourned at 2:16 p.m. to the next ARB meeting on Monday, April 17, 2023, at 1:00 p.m.