



FINAL ARB ACTION MEMO / MINUTES

Date: August 21, 2023

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:

Margaret Maliszewski
Khris Taggart
Carolyn Shaffer

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:06 p.m. and established a quorum.

DISCLOSURES: Mr. Matsuno and Mr. Stoner disclosed that they would recuse themselves from the Flow CDJR review item.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

REGULAR REVIEW ITEMS

a. **ARB2023-64: Flow CDJR Amendment**

Location: On the west side of Routh 29 North, at the intersection of Hilton Heights Road and Route 29

Proposal: The applicant proposes to renovate the Flow CDJR showroom building by applying ACM (aluminum composite material) panels on the existing entrance tower element, painting the existing brick and EIFS gray, and refinishing the existing blue storefront framing to silver. No changes are proposed at this time to the southern portion of this building which houses the Honda dealership.

Staff Contact: Khris Taggart
Representative: Bruce Wardell

Mr. Matsuno and Mr. Stoner recused themselves from the discussion of this item.

Khris Taggart gave a PowerPoint presentation summarizing the staff report. ARB members had no questions for staff. Bruce Wardell, architect, represented the applicant. He stated that ownership of the business recently changed, that Flow representatives have chosen to withdraw the painted brick component of the proposal, that the entrance portico materials would be a combination of satin and reflective finishes, and that he understood the rejection of the raised vehicle display.

ARB members had no questions for the applicant. No members of the public spoke on the item. In discussion, Mr. Hancock noted that it was a nice proposal and that the major sticking points were resolved. Other ARB members agreed.

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

1. Revise the building design to maintain the red brick.
2. On-site landscaping must comply with the approved site plan.
3. The vehicle display podium shown in the renderings is not approved. Revise the submittal documents to remove the vehicle display podium from the renderings.
4. Sign applications are required for all proposed signs.

Mr. Van Der Werf seconded the motion.

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

WORK SESSION

a. **ARB2023-52: Cville Rio Road Apartments**

Staff: Khris Taggart

Representative: Scott Collins (Collins Engineering), Lyn Halabi (Land Design), Nicholas Gueterman (Heffner Architects)

Khris Taggart gave a PowerPoint presentation summarizing revisions proposed to address some of the required design changes. ARB members asked for clarification on the maintenance structure (the stand-alone structure has been added since the last ARB review), the tree distribution (site constraints and utilities are limiting factors), and the parking count (plan notes an approved parking reduction).

Scott Collins represented the applicant and reported that they had done everything they could to provide as many trees as possible given the utilities and other site constraints. Lyn Halabi addressed the landscape plan and stated that all requirements are being met and they've planted everywhere possible. Nicholas Gueterman addressed the equipment/utility structures, and the shed and gable roofs. ARB members asked about the door types and colors on the utility structures (swing, painted to match siding), and the dimensions of the structures (4-5' deep depending on purpose). The ARB members discussed the door color and type, the accuracy of the renderings, the roof form (shed has less impact), additional planting to soften the appearance of the structures, the appearance of the maintenance building (breaks up the edge, tucked into the corner, smaller scale, good detailing, reads as community building), the possibility of using the areaway to limit the visibility of the structure at Building 4, and the appropriateness of a group of ornamental trees as a substitute for interior/sidewalk trees. After discussion, the ARB provided the following direction:

1. Regarding the design of the equipment/utility structures on Buildings 1, 2, 3 and 4:
 - a. Add shrubs to soften the appearance of the utility structures at Buildings 1, 2 and 3.
 - b. Use the shed roof form instead of the gable.
 - c. Paint the shed doors to match the siding.
 - d. Revise the design to move the access to the utility structure at Building 4 to the lower level.
2. Regarding the added structure east of Building 4:
 - a. No additional changes are needed.
3. Regarding the distribution of interior parking trees
AND
4. Regarding the consistency of spacing of trees along sidewalks:
 - a. Make up for the deficiency by focusing additional trees in the breaks between the buildings and by increasing the caliper of trees.
 - b. The group of ornamentals at the east end of the site is fine as shown.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Van Der Werf moved for approval of the minutes from the August 7, 2023, ARB meeting.
Mr. Henningsen seconded the motion.
The motion was carried by a vote of 5:0.

b. Other items from staff or ARB members:

- i. Mr. Van Der Werf asked staff to report back on the lack of screening at the apartments located at I64 and the Rivanna near Martha Jefferson Hospital.
- ii. ARB members asked for additional information on the current cell tower regulation review. (Staff to email a link to the information.)
- iii. Mr. Van Der Werf asked if the ARB would review design criteria associated with the Countywide Certificate of Appropriateness ZTA that would be considered by the Planning Commission on August 22. (Yes, design criteria will be presented for review after ZTA approval.)

c. Next ARB Meeting: Tuesday, September 5, 2023, 1:00 PM – Lane Auditorium All ARB members stated that they could attend this meeting.

ADJOURNMENT

The meeting was adjourned at 2:15 p.m. to the next ARB meeting on Tuesday, September 5, 2023, at 1:00 p.m.