



FINAL ARB ACTION MEMO / MINUTES

Date: November 6, 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: Absent
Taro Matsuno: Absent

Staff:

Margaret Maliszewski
Mariah Gleason

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

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

REGULAR REVIEW ITEMS

a. **ARB2023-86: Old Ivy Residences Initial Site Plan**

Location: 2441 Old Ivy Road

Proposal: Request for initial site plan approval for a residential development consisting of 525 dwelling units on 35.37 acres, for a gross residential density of 14.8 units/acre. Dwelling units include a mixture of multifamily units, townhomes, and single-family detached residences with associated site improvements.

Staff Contact: Mariah Gleason

Representatives: Patrick Hill, Leadi Cole, Valerie Long

Mariah Gleason gave a Power Point presentation summarizing the staff report. ARB members asked for clarification regarding ARB review of single-family attached units (require ARB review) and single-family detached units (if on individual parcels, no ARB review required), and whether the Bypass on-ramps are included in the EC overlay (yes). Valerie Long represented the applicant and described the project, noting that the retaining walls will be well screened. ARB members had no questions for the applicant and no members of the public wanted to speak about the project. In discussion, ARB members commented on the appropriate orientation of buildings along Old Ivy Rd., the benefit of the resource protection areas and buffer along the EC, and the value of staff's retaining wall graphics.

Motion: Mr. Hancock moved to forward the recommendations outlined in the staff report to the Agent for the Site Review Committee, with the conditions listed in the staff report, as follows:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:

- Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None.
- Regarding recommendations on the plan as it relates to the guidelines:
 - Provide site sections and perspectives as a separate submittal to determine the level of ongoing ARB review that is needed.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
 1. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
- Regarding future submittals:

A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:

 1. Provide architectural designs and a landscape plan with future submittals. Demonstrate how architectural design elements that are characteristic of the corridor and larger regional context will be integrated into the development, how building shapes, scale, and materials will be used to provide continuity and compatibility throughout the development, and how landscaping, architectural details, and/or design features will create a sense of unity and cohesiveness throughout the development and along the corridor.
 2. If the single-family detached units will be on individual parcels, note that they are being shown on the plan for information only and add a line that defines the area associated with the single-family detached units.
 3. Revise retaining walls visible from the EC to not exceed 6 feet in height.
 4. Provide site sections and perspectives to clarify which areas of the development will be visible from the EC.
 5. Provide a landscape plan and site sections showing how the landscaping within the development will promote visual order and continuity along the corridor.
 6. Revise the site plan to show how refuse areas will be screened from the EC.
 7. Locate mechanical equipment to eliminate visibility from the EC and, on the site and architectural plans, show all equipment locations with complete details on proposed screening.
 8. Include the standard mechanical equipment note on the site plan and architectural drawings: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
 9. Provide a landscape plan with future submittals.
 - a. Include trees and plantings that can provide a dense, planted buffer between the EC and proposed structures.
 - b. Show compliance with the landscaping guidelines.
 - c. Include a plant list that aligns with the county’s approved plant list.
 - d. Include the standard planting note on the site plan: “All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.”
 10. Revise the plan to include tree protection fencing details and locations on the grading, landscaping, and erosion and sediment control plans.
 11. Consider using less severe grading and more blended landforms onsite and along property boundaries.

Mr. Stoner seconded the motion.

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

WORK SESSION

a. **Entrance Corridor Design Guidelines Addenda – Rt. 2500**

Staff: Mariah Gleason

The ARB members commented on the draft addenda and asked questions about zoning designations, ownership of parcels, and potential future development along the corridor.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Stoner moved for approval of the minutes from the October 2, 2023, ARB meeting.

Mr. Hancock seconded the motion.

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

b. Other items from staff or ARB members: None.

c. Next ARB Meeting: Monday, November 20, 2023, 1:00 PM – Lane Auditorium

ADJOURNMENT

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