



DRAFT ARB ACTION MEMO / MINUTES

Date: August 19, 2024

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: Present

Staff:

Margaret Maliszewski

Khris Taggart

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:

Mr. Henningsen noted that there was a request to move the Kappa Sigma item to the consent agenda. No ARB member objected to the addition. Staff confirmed that the applicant agreed with the change.

Mr. Henningsen asked if any ARB member wanted to move the Holly Hills item from the consent agenda to the regular review agenda. Mr. Van Der Werf said that he did not want to move it from the consent agenda but suggested that a comment be added to require documentation of trees to remain in the landscape buffer. No ARB member objected to the addition.

Motion: Mr. Hancock moved for approval of the consent agenda, including **ARB2024-51: Holly Hills Apartments – Initial** and **ARB2023-48: Kappa Sigma International Headquarters Site Plan**, with the conditions listed in the staff reports, amended as discussed.

Mr. Van Der Werf seconded the motion.

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

a. ARB2024-51: Holly Hills Apartment – Initial

Location: East side of Rt. 29, south of South Hollymead Drive

Proposal: To construct a residential development in three phases with approximately 318 apartments in 6 building and 72 townhomes in 14 blocks, with associated improvements.

Staff Contact: Khris Taggart

Representative: Charles Rapp

- 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. The ARB recommends approval of the Initial Site Development Plan.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- 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 for the trees to remain in the 30' buffer on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
- Regarding the final site plan submittal:

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 drawings with the next submittal. EC-facing elevations must have the appearance of primary elevations.
 2. Provide material/color samples for review.
 3. Provide perspective views of the apartment buildings as seen from Rt. 29.
 4. Provide window glass specs with the next submittal confirming that VLT is not below 40% and VLR does not exceed 30%. Provide a detail for the trash compactor enclosure in the site plan.
 5. Show an arrangement of landscaping that integrates the compactor and enclosure into the surroundings as viewed from the EC.
 6. Revise the site plan to show the locations of the ground-mounted equipment and provide details on screening.
 7. Provide architectural drawings that show the locations for the roof-mounted mechanical equipment. Show how the equipment will be screened from view of the EC.
 8. Add the standard mechanical equipment note to the plan: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
 9. Provide a lighting plan with the next submittal that addresses both site and building-mounted lighting. The plan should include decorative lighting, if proposed.
 10. Add the standard lighting note to the plan: 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.
 11. Show street trees (3½" caliper, 35' on center) on the east side of the shared-use path along the Rt. 29 frontage.
 12. Show interior road trees (2½" caliper, 40' on center) along the public travelways within the site.
 13. Show pedestrian trees (2½" caliper, 25' on center) along the sidewalks beside the apartment buildings.
 14. Show perimeter trees (2½" caliper, 40' on center) along the north, west, and south sides of the parking lots near Buildings 2 and 3.
 15. Provide a complete plant schedule on the landscape plan. Include only plant species found on the approved plant lists.
 16. Add the standard plant health note to the 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.
17. Revise the site plan to show the retaining wall between the frontage and Building 3 terraced and landscaped.
 18. Maintain grading outside the driplines of trees to remain. Show tree protection fencing for the trees to remain in the 30' buffer on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
 19. Replace the chain link fence around the VDOT stormwater facility with a material that has less negative visual impact. If existing chain link fencing is to remain, revise the site plan to show it.
 20. Revise the site plan to identify the trees to remain within the 70' buffer.

b. ARB2023-48: Kappa Sigma International Headquarters Site Plan

Location: 1610 Scottsville Road

Proposal: To add a 6,001-sf northern wing to the existing Kappa Sigma headquarters and to complete associated site improvements on approximately 2.22 acres.

Staff Contact: Khris Taggart

Representative: Dustin Greene

- 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. The ARB recommends approval of the Initial Plan without conditions.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None.
- Regarding the final site plan submittal:

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 specifications for the proposed window glass.
 2. Revise the architectural drawing to include the standard window glass note: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.
 3. If proposed, show the location of mechanical equipment (building- and ground-mounted) on the site and architectural plans and show how it will be screened from the EC.
 4. Include the standard mechanical equipment note on the site and architectural plans: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
 5. Revise the lighting plan to note the color temperature of the proposed fixtures. A color temperature between 2000K and 3000K would be appropriate.
 6. 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.
 7. Revise the landscape plan to show the approved frontage landscaping.

8. Show the tree protection fencing for the landscaping that is to remain throughout the site plan set.

REGULAR REVIEW ITEMS

a. ARB2024-49: High School Center II – Preliminary

Location: 190 Lambs Lane

Proposal: To construct a new high school center (HSC) building with associated site improvements on a portion of the existing campus.

Staff Contact: Margaret Maliszewski

Representative: Kylan Shirley

Margaret Maliszewski summarized the staff report in a PowerPoint presentation. ARB members had no questions for staff. Kagan Squire with Albemarle County Schools introduced the project to the ARB. Kylan Shirley with Quinn Evans Architects addressed the ARB, summarizing the proposal in a PowerPoint presentation and noting the location of refuse and equipment areas and their lack of visibility, the proposed building materials and colors and the physical samples available for viewing, the metal panels and color for the rooftop equipment screen, and additional perspective views. ARB members asked the applicant about screening of the single exhaust fan and fume hood, a comparison of the proposed material palette with the existing campus, planting along Hydraulic to screen cars (steep hill and water line are challenges) and the gray metal panel used at the existing school. In discussion, the ARB noted that the previous plan was preferred with the building closer to the road, that the mountain view is important, that the layout makes sense with the existing campus, and that some low-level planting on the street would be appropriate. Some members agreed that an alternate color for the rooftop elements would be appropriate. Mr. Matsuno asked about the railing and suggested that additional detailing be added to mitigate its length.

Motion: Mr. Hancock moved to provide the applicant with the comments listed in the staff report, amended as follows, to be addressed with the next submittal:

1. Provide material and color samples for review.
2. Provide additional perspectives as viewed from the EC street, with and without proposed trees.
3. Consider a lighter color for the bronze metal.
4. Correct the 8.07 metal overhead coiling door key note on detail 6, sheet A202.
5. Provide specifications for the window glass showing conformity with the VLR and VLT limits.
6. Provide additional details showing the design of the rooftop equipment screen. Show how it will have an integrated appearance with the overall architecture of the building, and how it will be compatible with the mountain view.
7. Show the ground-mounted equipment on the north side of the building and provide a detail of the associated screen wall.
8. Indicate if refuse areas are proposed. If they are, show them on the plan and show how visibility from the EC will be eliminated.
9. Add the standard mechanical equipment note to the site and architectural plans: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
10. Submit a complete lighting plan showing both site and exterior building illumination with the next submittal.
11. Consider improving the appearance of the EC frontage with low-level landscaping that will not block the mountain view.
12. Revise the plans to include the existing trees located at the southeast corner of the property and note if the trees will remain or be removed.
13. Shift the inset drawing on C2.0 so that all existing trees are visible.

14. Add two trees to the interior of the renovated parking lot to account for the two trees to be removed.
15. Add shrubs to integrate the site and building.
16. Include a complete plant schedule in the landscape plan.
17. Add the standard plant health note to 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."
18. Show the existing trees located at the southern tip of the property on the plans and indicate if the trees will remain or be removed.
19. Show tree protection fencing on the plans
20. Note that separate building permit applications are required for all signs.
21. Provide a graphic comparison of proposed materials to those existing in the campus.
22. Document visibility of the fume hood and show screening options.
23. Consider providing additional detail to provide variation along the length of railings.

Mr. Henningsen seconded the motion.

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

WORK SESSION

a. **ARB2024-50: Flow Automotive of Charlottesville – Hyundai**

Staff: Khris Taggart

The ARB held a work session on the revised architectural design for the Flow Hyundai showroom. Khris Taggart gave a brief presentation highlighting the ARB comment from the previous review that read: *Revise the architectural design to reduce the top-heavy appearance of the fascia and incorporate more traditional elements and proportions*. Mr. Hancock asked if the metal color had changed (no). Kevin Schafer with Design Develop addressed the ARB, noting the change from the 8' overhang, the ACM piers, the added tree columns, the proportions of the addition, the outbuildings, and options for resolving the top-heavy appearance (stepping down the fascia, eliminating the step). ARB members asked for more information on the tree columns (4 clusters of 3 each, angled metallic silver), the plane of the ACM piers (almost flush with the fascia, 4" reveal), the design of the back wall of the interior as viewed from the exterior; the fascia and its possible relationship to local porch precedents, the possibility of expressing the tree columns on the exterior to make them more visible, and the need for the "step down" to go to the ground. After discussion, it was the consensus of the ARB that the following items should be addressed in the next submittal:

1. Revise the step down of the fascia to a consistent height.
2. Move the tree columns to the exterior; make them more visible.
3. Reduce the fascia height.
4. Consider the rear wall of the showroom as part of the composition visible from the EC if the fully glazed pavilion porch concept is pursued.

b. **Entrance Corridor Design Guidelines addenda**

Staff: Mariah Gleason

The ARB held a work session on the revised addenda for Rt. 29 North and Rt. 240. Members complimented staff on the revised addenda sheets and confirmed that the changes made to simplify and consolidate the information were successful.

OTHER BUSINESS

a. **Minutes Approval:**

Motion: Mr. Van Der Werf moved for approval of the minutes from the July 17, 2023, ARB meeting.
Mr. Matsuno seconded the motion.
The motion was carried by a vote of 4:0. (Stoner absent)

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

c. Next ARB Meeting: Tuesday, September 3, 2024, 1:00 PM – Lane Auditorium

Mr. Van Der Werf said that he may have a conflict with the September 3 date. Other members present said they could attend the meeting.

ADJOURNMENT

The meeting was adjourned at 2:23 p.m. to the next ARB meeting on **Tuesday, September 3, 2024, at 1:00 p.m.**