



FINAL ARB ACTION MEMO / MINUTES

Date: September 16, 2024

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

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

DISCLOSURES: Mr. Henningsen asked if any ARB member had anything to disclose. No one did.

PUBLIC COMMENT: No member of the public was present to make comments.

CONSENT AGENDA: None.

REGULAR REVIEW ITEMS:

- a. **SP2024-19 UVA CCU PWSF**

Location: 1201 5th Street

Proposal: To construct a new 165'-tall monopole tower approximately 400' to the northeast of the existing 155.5' tower on the same parcel, and to construct related features including an enclosed lease area at the base of the tower and associated equipment. The existing tower will be removed.

Staff Contact: Margaret Maliszewski

Representative: Valerie Long

Margaret Maliszewski summarized the staff report in a PowerPoint presentation. ARB members had no questions for staff. Valerie Long (Williams Mullen) represented the applicant and addressed the ARB, summarizing the proposal and explaining the anticipated visibility of the facility based on the balloon test and photo-simulations. ARB members had no questions for the applicant. In discussion, the ARB members noted the adequate screening of the ground equipment, the similarity of the existing and proposed appearances, the commercial development in the area, the effectiveness of the balloon test for assessing impacts, and general agreement with staff's recommendations.

Motion #1: Mr. Stoner moved to approve the Certificate of Appropriateness for the ground equipment and base station as presented in the submittal documents.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 5:0.

Motion #2: Mr. Matsuno moved to forward the recommendation outlined in the staff report to the Agent and the Board of Supervisors, as follows:

The ARB finds that the proposed location of the facility is expected to result in similar visual impacts as are produced by the existing facility. No additional negative impacts on the general character of the area are expected.

Mr. Henningsen seconded the motion.
The motion was carried by a vote of 5:0.

b. ARB2024-54 Hyatt Studios (Overlook Hotel)

Location: The south side of Rt. 250 East approximately 250' west of the Hansen Rd./Rt. 250 intersection

Proposal: To construct a four-story hotel with associated site improvements.

Staff Contact: Khris Taggart
Representative: Kevin Schafer

Margaret Maliszewski summarized the staff report in a PowerPoint presentation. ARB members questioned the building orientation guideline (building parallel to the EC), relegated parking (guidelines don't specifically reference relegated parking but policy is to emphasize architecture over paved areas), and the stepback requirement. Kevin Schafer (Design Develop) represented the applicant and addressed the ARB, summarizing the proposal. He noted the revised building location, the reduction in grading available with the additional parcel and building setback, the minimized building height as viewed by westbound traffic, ongoing work with the landscape design, the air conditioning units, the location of egress stairs on the end elevations, and layered landscaping. He presented some revised building elevations showing more brick and a canopy on the EC-facing wall. The ARB members asked the applicant about landscaping at the retaining walls (more will be proposed), alternate colors for the retaining walls (a color other than white will be proposed), the possibility of providing perspectives with landscaping at the retaining walls but without EC trees, the height of the retaining walls on the east side (6'), the possibility of wall signs on the EC elevation (yes), the color of the brick (charcoal), and the approximate grade difference between the EC and the FFE (approximately 8-9' depending on exact location). In discussion, the ARB thought the additional brick shown on the EC elevation was a positive change and that showcasing material on the EC elevation could be a positive feature. They noted the limited visibility of the brick base, the importance of landscaping along the retaining walls, the remaining blankness of the lighter EIFS wall, and the appropriateness of the building location and how it preserves distant views. They supported the waiver due to the building setback and grade change and said that the revised renderings are moving in the right direction.

Motion: Mr. Hancock moved to approve the initial site plan for ARB2024-54 Hyatt Studios Overlook Hotel, with the comments listed in the staff report to be addressed with the final site plan, amended 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. The ARB recommends approval of the Initial Site 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:
 - 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 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. Revise the architectural design to increase the visibility of brick from the EC. Consider further changes to the EC elevation to reduce blankness at the stair tower.
2. Revise the tower-like form on the entrance bay of the north elevation to match the form found on the entrance bay of the south elevation.
3. Due to the setback from the EC street and the grade change, the ARB supports the waiver of the setback.
4. Revise the architectural drawings 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.
5. Revise the site plan and architectural drawings to show the location of mechanical equipment. Show how the equipment will be screened from the EC.
6. Revise the architectural drawings to provide details on the hardscape, railings, lighting, etc. proposed for the patio.
7. Revise the landscape plan to show the frontage trees spaced at 35' on center consistently along the frontage.
8. Revise the caliper size under the "Landscaping Required" notes on Sheet C6 to note the correct caliper size required for frontage trees (3½").
9. Revise the row of trees between the entrance drive and the parking lot to align with either the drive or the lot and provide additional landscaping for a coordinated appearance.
10. Provide a large perimeter parking lot tree, 2½" caliper at planting, at the southern end of the 19-space parking row near the travelway into the site.
11. Revise the interior parking area trees to provide sufficient spacing to support tree health.
12. Revise the landscape plan to show shrubs along the northern, eastern, and southern perimeters of the parking lot.
13. Revise the landscape plan to match the previously approved landscaping in the landscape easement adjacent to the bank.
14. Provide landscaping to compensate for removed landscaping required to mitigate visual impacts of the bank site.
15. Revise the site plan to provide a sidewalk along the full length of the frontage for improved connectivity.
16. Provide additional perspectives, with and without landscaping, of the site from the EC, and show the landscaping at the retaining walls without the EC trees.
17. Revise the landscape plan to provide trees and shrubs at the base of the retaining walls near the western property line.
18. Indicate retaining wall material(s) and color(s) on the plan. An earth-tone color would be appropriate. A physical sample may be necessary for review.
19. Revise the landscape plan to provide shrubs at the base of the retaining walls along the travelway into the site.
20. Provide perspectives that show the site from the eastbound lanes of Rt. 250.
21. 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.
22. Revise the site plan to show the full parcel on the plan.

23. Please note separate sign applications are required for all proposed signs.

Mr. Van Der Werf seconded the motion.
The motion was carried by a vote of 5:0.

WORK SESSION: None.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Van Der Werf moved for approval of the minutes from the September 3, 2023, ARB meeting.

Mr. Hancock seconded the motion.
The motion was carried by a vote of 5:0.

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

c. Next ARB Meeting: Monday, October 7, 2023, 1:00 PM – Lane Auditorium

Mr. Stoner said that he would miss the October 7 meeting. The other members said they planned to attend.

ADJOURNMENT

The meeting was adjourned at 2:05 p.m. to the next ARB meeting on Monday, October 7, 2023, at 1:00 p.m.