

AT A SPECIAL MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 1:00 P.M. ON THE 13<sup>TH</sup> DAY OF NOVEMBER, TWO THOUSAND THIRTEEN.

ROLL CALL

Mr. Rich Krapf  
Mr. Tim O'Connor  
Mr. Chris Basic  
Mr. Mike Maddocks  
Mr. George Drummond

STAFF

Mr. Paul Holt  
Mr. Chris Johnson  
Ms. Ellen Cook

MINUTES

Following a motion by Mr. Basic, the DRC unanimously approved the minutes from the October 30, 2013 meeting.

SUP-0014-2013, Lightfoot Marketplace

Ms. Cook stated that this case had been before the DRC at two previous meetings for review and comment. The applicant has made some changes to the master plan and the case was therefore being brought forward again.

Mr. Paul Gerhardt, of Kaufman and Canoles, thanked the DRC for their reviews and noted that the applicant had made changes based on DRC comments and on the applicant's careful market analysis.

Mr. Tom Tingle, of Guernsey Tingle, described the changes to the master plan, as listed in a document prepared by the applicant. Mr. Tingle noted that the architecture hadn't really changed, and that a set of design guidelines had been prepared stating the design intent. Mr. Tingle presented the site section drawing, discussing landscaping and the building elevations along Centerville.

Mr. Krapf asked about the site and whether any pervious pavement was proposed. He asked for the square footage of the three largest buildings.

Mr. Tingle provided the square footage information per the master plan and noted the location of the possible pervious paving behind building 5. Mr. Tingle then further described the green building measures, starting with some information about how the separate ownerships on the site complicated the use of certification programs, such as LEED. He stated that they were committed to using the LEED scorecard system to document their measures, committing to 90% of LEED "Certified" points, and having these items verified by a LEED accredited professional.

Mr. Krapf asked about water use.

Mr. Tingle stated that he expects that tenants will want irrigation. He noted that the applicant is considering cisterns and will possibly need a shallow well if allowed by JCSA.

Mr. O'Connor asked about building 6, and whether the future owner of that building could be committed to LEED through provisions in the design guidelines.

Mr. Maddocks stated his appreciation of the project, noting that the project is a big improvement over existing conditions.

Mr. Basic asked about the note on the master plan that discusses the "special provisions" for landscaping and what those were.

Mr. Tingle indicated that the applicant had not yet worked out the proposed landscaping in detail.

Mr. Basic stated that he liked the interior park, but worried about interior connectivity.

Mr. Chris Odle, of Armada Hoffler, stated that the applicant team was also still looking at the interior traffic flow.

Mr. O'Connor followed up on this comment by noting his concern about the interior traffic flow from buildings 4 and 6 and the Opportunity Way/Centerville Road intersection, in order to avoid unnecessarily sending traffic through the Richmond Road/Centerville Road intersection which is projected to have some capacity issues.

Mr. Tingle used the master plan to illustrate the methods for getting from buildings 4 and 6 to Centerville Road, and general discussion with the DRC members of the internal traffic flow ensued.

Mr. O'Connor then moved on to discussion of how the proposed location of the buildings along Richmond Road related to Community Character Corridor standards.

Mr. Tingle stated that some parking between the buildings and road is included, but there is less than what the users would have ideally liked.

Mr. Basic asked that the applicant give some dedicated thought to the focal point at the end of Street D, adjacent to Richmond Road.

Mr. Krapf stated several concerns. He first expressed concern about whether what is being proposed is unique in its conception and uses, and tailored to the site and James City County, but noted he did not feel that was his purview. He then noted the Green Building Roundtable report's recommendations on green building certification based on building square footage, and enumerated the typical benefits of green building (savings in water and energy use, etc.) so cost could be recouped.

Mr. Drummond asked how certification related to codes enforced by the County's Building Safety office.

Mr. Holt clarified that the buildings codes are a minimum, and that certification would be above that.

The DRC members had a general discussion of LEED points and what can be done as part of the site work versus in each individual building.

Mr. Maddocks again noted that this project is an improvement as compared with the existing site.

Kr. Krapf noted the positive aspects of this development, but stated that he wanted to make sure the bar is set appropriately.

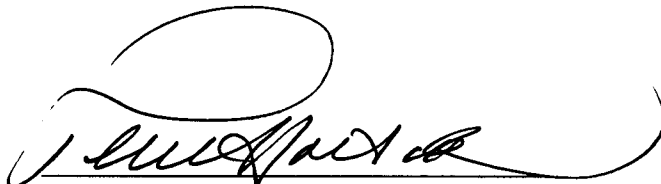
The DRC members concluded their discussion of this case, which did not require a vote or other DRC action.

ADJOURNMENT

The meeting was adjourned at 2:15 p.m.



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Mr. Tim O'Connor, Chairman



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Mr. Paul Holt, Secretary