

Development Review Committee Government Center Complex Conference Room, Building A

June 26, 2013 - 4 p.m.

1. Roll Call

2. Minutes

May 29, 2013

3. Consideration(s)

A. C-0029-2013, New Dawn Assisted Living Regional Office - Scott Whyte

B. C-0028-2013, New Town Shared Parking - Chris Johnson

4. DRC Discussion(s)

A. C-0031-2013, Lightfoot Marketplace - Scott Whyte

5. Adjournment

Development Review Committee Report
June 27, 2013

C-0029-2013 New Dawn Assisted Living Regional Office

DRC Action: The application was presented to the DRC to make a master plan consistency determination for a proposed regional office building accessory to the assisted living center buildings. The DRC voted 5-0 to recommend that the proposed office building was consistent with the master plan.

C-0028-2013 New Town Shared Parking

DRC Action: The shared parking update is reviewed bi-annually by the Planning Commission. The current update included the introduction of a limited amount of time limited parking spaces, primarily along Main Street, which was recommended by the New Town Commercial Owner's Association. The time limited parking is intended to be flexible and can change over time based on owner/tenant feedback and would involve a variety of time limits in selected areas ranging between 30 minutes to 4 hours. The DRC recommended approval of the shared parking update and implementation of time limited parking within selected areas within the Town Center.

C-0031-2013 Lightfoot Marketplace

DRC Action: The proposal was presented to the DRC for their consideration to solicit feedback, comments and questions in advance of a formal SUP application. The proposal is a redevelopment of the 230,000 sq. ft. Williamsburg Outlet Mall property at the corner of Centerville Rd. and Richmond Rd. to a retail shopping center with five buildings totaling approximately 120,000 sq. ft. anchored by a grocery store and a pharmacy. A preliminary concept plan and elevations were presented and feedback and comment was offered by DRC members.

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 4:00 P.M. ON THE 26th DAY OF JUNE TWO THOUSAND THIRTEEN.

ROLL CALL

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

STAFF

Mr. Scott Whyte
Mr. Chris Johnson

MINUTES

Following a motion by Mr. Basic, the DRC unanimously approved the minutes from the May 29, 2013 meeting.

C-0029-2013, New Dawn Assisted Living Regional Office

Mr. Scott Whyte presented the staff report stating that this case was before the DRC for a master plan consistency determination. The subject property is subject to the adopted conditions of multiple Special Use Permit applications from 1998, 1999 and 2005. The property is permitted to allow an assisted living facility of up to 30,000 sq. ft. Staff has determined that the proposed regional office building is an accessory use that is permitted but the office building is not shown on the adopted master plan; therefore requires the review of the DRC to determine consistency with the master plan. If determined to be consistent, the office could not be sold or leased to a third party and must be operated in association with the assisted living facility. Mr. Whyte stated that staff recommends the DRC find the proposed office building consistent with the master plan. Mr. Whyte then introduced the applicant, Mr. John Patnode, who was participating in the meeting via a conference call.

Mr. Patnode outlined the purpose and need for the proposed office building and stated that the building would be used exclusively by the Regional Director for New Dawn Assisted Living and staff.

Mr. Krapf asked whether the proposed office building would utilize existing parking spaces or require the installation of new spaces.

Mr. Patnode responded that the office building would require its own parking spaces and would comply with all County ordinance requirements.

Mr. O'Connor asked if the facility would be fenced and whether elevations would be submitted to the Planning Director for review.

Mr. Patnode stated that the assisted living facility would be fenced to ensure safety for residents with dementia and to comply with all applicable requirements and ordinances. He stated that he did not foresee the need to fence the area around the proposed office building but would if required to do so. He confirmed that elevations for the proposed office building would be submitted to the Planning Director for his review and approval.

Mr. Maddocks made a motion to recommend approval of the proposed addition of an accessory office building as being consistent with the adopted master plan.

C-0028-2013, New Town Shared Parking Update

Mr. Chris Johnson presented the staff report stating that the DRC voted in 2009 to allow bi-annual updates in lieu of quarterly updates and the last shared parking update review occurred on November 30, 2011 when the DRC recommended approval to the Planning Commission. An updated shared parking report was not reviewed in 2012 as there were no changes to either the amount or location of parking spaces or to the tenants or buildings in the Town Center area in Sections 2 & 4 and the DRC deferred the update and review. Mr. Johnson noted that there have not been any significant changes to the supply or shifts in demand for parking spaces within the Town Center area; however, Mr. Larry Salzman of New Town Associates has requested DRC approval of time limited parking along Main Street and within portions of Blocks 2, 5 and 10. Time limited parking is intended to serve as a tool to be used in conjunction with shared parking to encourage a higher turnover of the parking spaces that are in the highest demand, which furthers the goals of the shared parking plan. Mr. Johnson stated that the applicant and the commercial owner's association intend to keep the time limited parking as flexible as possible with initial limits of between 30 minutes and 4 hours and amend the limits and location over time. He stated that staff recommended approval of the shared parking report and the implementation of time limited parking of durations between 30 minutes and 4 hours within designated locations within Town Center. Staff recommended that the next shared parking update occur on January 8, 2014 and that it include an update on the status of the time limited parking plan.

Mr. Krapf asked if the proposed time limited parking would have uniform time limits along all of Main Street.

Mr. Salzman stated that Main Street would likely have initial time limited parking with 2-3 hour limits but noted that the plan was intended to remain flexible and adaptable to owner and tenant needs and could be changed over time based on feedback received from the owners association.

Mr. Krapf asked how New Town would handle enforcement of time limited parking.

Mr. Salzman stated that time limited parking generally doesn't require significant enforcement to be successful and noted efforts that New Town has successfully undertaken over the past decade to encourage individuals from not leaving vehicles unattended for extended periods of time. He noted that an important element to any successful shared parking plan is public transportation and introduced Jamie Jackson from WATA to provide an overview of their efforts within New Town.

Ms. Jackson stated that WATA had been running two trolleys within New Town on 40 minute loops but had recently cut back the number of trolleys from two to one. The \$2 all day family pass for residents has been successful but has been revised to a 30 minute loop given the reduction in the number of trolleys. She highlighted planned changes which will allow users to utilize a new tracking system using the cell phones to better determine when the trolley will be near their location to reduce long waits at designated stops.

Mr. Drummond asked whether there was any plan to return to using two trolleys in the future.

Ms. Jackson stated that it is always an option but that WATA wants to continue to evaluate the effectiveness of the 30 minute loop before making any decision on increasing the number of trolleys in the future.

Mr. Maddocks stated that he heard a similar presentation of a recent Regional Issues Committee meeting and agreed that the provision of public transportation is essential to a successful mixed use area such as New Town.

Mr. Basic made a motion to recommend approval of the shared parking update and the implementation of time limited parking within designated areas within the Town Center.

C-0031-2013, Lightfoot Marketplace

Mr. Whyte presented the staff report stating that Mr. Paul Gerhardt of Kaufman & Canoles and Mr. Tom Tingle of Guernsey-Tingle Architects, on behalf of Vistacorp Realty Group and Bonstra Haresign Architects, requested the opportunity to present a preliminary concept plan and elevations for the proposed redevelopment of the Williamsburg Outlet Mall at the corner of Centerville Rd. and Richmond Rd. The existing 230,000 sq. ft. retail building would be demolished and replaced by a series of five retail buildings totaling approximately 130,000, anchored by a grocery store and a pharmacy. Mr. Whyte stated that the proposed redevelopment project would trigger the need for a Special Use Permit under Section 24-11 and a master plan, traffic impact study, architectural elevations and other supporting documentation would need to be submitted.

Mr. Johnson noted that the proposal was a consideration item and would not require a vote. The applicant was seeking comments and feedback in advance of submitting an application in late July for the September Planning Commission public hearing.

Mr. Maddocks asked whether the proposal would be mixed use and include any residences.

Mr. Gerhardt stated that some early iterations of the project included the possibility of residences but that there were no plans at this point to be anything other than commercial redevelopment.

Mr. Tingle summarized the architectural context for the project and elements of the plan including sustainable design, green building options, greenspace, stormwater management, traffic management and pedestrian accommodations. Mr. Tingle discussed several of the proposed buildings in greater detail and emphasized the need to incorporate four-sided design and break up continuous blank walls with color, articulation and landscaping.

Mr. Maddocks stated that he liked the conceptual elevations that were presented and appreciated the variety of materials and architectural elements that were proposed.

Mr. Krapf stated that he was pleased to hear mention of the focus on sustainable design at this point in the design process. He stated that when the project comes forward for public hearing, he will be looking for elements such as the use of geothermal heating and cooling, green roofs, rain gardens, underground cisterns, LEED certification possibilities and landscaping along the two Community Character Corridors.

Mr. Basic stated that he was interested in seeing how the retail building located along Centerville Road could hide the access road and utility boxes to make the rear of the building as attractive as possible.

Mr. O'Connor stated that he agreed with Mr. Basic and hoped that the architectural elements that would be utilized along the sides of the building could be incorporated along the rear as well, suggesting that faux windows would help create the appearance of a street front rather than the back of a building.

Mr. Basic added that he understood the architectural challenges posed by designing four sided buildings and stated that he hoped that the project team could relate architectural elements between all of the buildings to create more uniformity in the overall design.

Mr. O'Connor echoed Mr. Basic's comments and stated that he would like the design team to focus on one or two styles throughout the development.

Mr. Maddocks stated that he liked the modern look to the conceptual renderings and viewed a wider mixture of styles as a positive.

Mr. Krapf asked if there was any possibility of adding residential development into the proposal.

Mr. Tingle stated that the project team had thoroughly investigated their options but had decided against attempting to create a mixed use project.

Mr. O'Connor asked if there was any possibility to provide vehicular or pedestrian connectivity to the adjacent residential development within Liberty Crossing.

Mr. Gerhardt stated that the project team would reach out to the Liberty Crossing Association and investigate whether the possibility of providing such a connection was possible.

Mr. Basic stated that it was very likely that traffic flow would increase as a result of the proposed development as it would produce higher traffic volumes than the existing Outlet Mall development, even with a significant reduction in the overall retail square footage. He cited the Williamsburg Pottery rezoning having agreed to proffer road improvements in the direction of Route 199 and hoped that the applicant for this project would not be expected to shoulder the bulk of necessary road improvements on the surrounding road network by themselves.

Mr. O'Connor asked if conceptual elevations were available for the proposed pharmacy along Richmond Road.

Mr. Tingle stated that they were still being developed and were not ready at this time.

Mr. O'Connor asked the project team to look at providing some form of pedestrian promenade between the restaurant building and the building along Centerville Road and connectivity throughout the development as a whole.

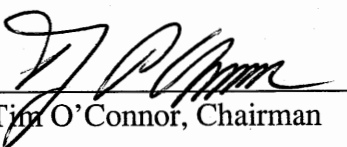
Mr. Basic supported that idea and added that a pedestrian connection could provide an opportunity for a bio retention area and incorporate other green building techniques.

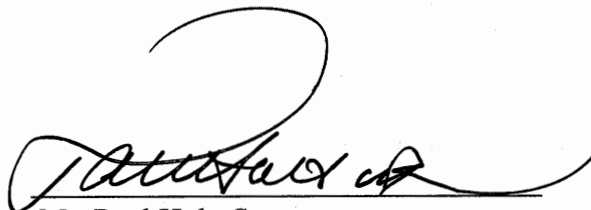
Mr. Maddocks agreed that such an idea would be viewed positively and be an improvement to the plan.

No vote was taken since it was a consideration item. Mr. Maddocks made a motion to adjourn.

ADJOURNMENT

The meeting was adjourned at 5:10 p.m.


Mr. Tim O'Connor, Chairman


Mr. Paul Holt, Secretary