

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
April 17, 2019
4:00 PM

A. CALL TO ORDER

Mr. Polster called the meeting to order at 4:00 p.m.

B. ROLL CALL

Present:

Frank Polster, Chair
Jack Haldeman
Danny Schmidt

Absent:

Odessa Dowdy

Staff in Attendance:

Alex Baruch, Senior Planner
Katie Pelletier, Community Development Assistant
Juan Carlos Morgado, Stormwater and Resource Protection Division

C. MINUTES

1. February 20, 2019 Meeting Minutes

Mr. Frank Polster brought the meeting to order and asked if there were any comments regarding the minutes.

Mr. Jack Haldeman made a motion to approve the minutes.

Mr. Danny Schmidt seconded the motion, and the minutes were approved by a vote of 3-0.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-19-0030, Colonial Heritage Commercial Property Design Guidelines and Conceptual Plan

Mr. Alex Baruch addressed the Committee and stated that Mr. Mark Richardson and Mr. Ryan Kiss from the Timmons Group have applied for a conceptual plan to receive comments for a proposed assisted living facility at the commercial property in Colonial Heritage. He said the Colonial Heritage rezoning and master plans were approved in 2004 and included a commercial portion of the property along the Richmond Road frontage area as a part of the mixed-use development.

Mr. Baruch stated the current conceptual plan proposes an approximately 85,000-square-foot assisted living facility with 90 skilled nursing beds and 30 assisted living beds for a total of 120 beds. The conceptual plan also shows a future approximately 17,000-square-foot addition to

the assisted living facility.

Mr. Baruch told the Committee there is no decision or vote being made at the meeting about the application. He said the applicants have a presentation, and they are both available for any questions from the Committee.

Mr. Haldeman asked if the open space requirements for mixed use were incorporated on the property.

Mr. Baruch replied the open space requirement applies to the entire Colonial Heritage property and does not necessarily need to be shown on the parcels under consideration.

Mr. Polster asked Mr. Baruch to explain how the design guidelines for the assisted living facility are developed.

Mr. Baruch stated that the proffers specify different categories to be addressed within the design guidelines. He said the requirement for design guidelines is in the proffer document under the heading "Development Plans," and each phase of development must show how it meets the design guidelines. Mr. Baruch said the Planning Director, in conjunction with this conceptual plan and a 2017 conceptual plan for the same proposal, has given specific guidance for the design elements desired which might lead to approval of the overall design guidelines.

Mr. Polster asked whether the design guidance is part of the County Code.

Mr. Baruch answered no. He said that planning directors establish the overall design guidance for the County over time to provide developers a framework for building design guidelines into the proffers.

Mr. Polster asked if the applicants would provide design guidelines at a later meeting.

Mr. Baruch said design guidelines must first be approved by the Planning Director, but the Committee evaluates how the developers comply with the design guidelines.

Mr. Polster asked to view what is available regarding any preliminary design guidelines for the site. He then invited the applicants to speak.

Mr. Jeff Stodghill, President of PMA Architecture, stated that Virginia Health Services is under contract to purchase the property and hopes to ascertain how development could be located on the property, how it would serve their needs, and how they can meet County development requirements. He referenced conceptual illustrations which he said demonstrate their notion of massing, giving character, having traditional themes, and introducing a mixture of materials such as brick and siding.

Mr. Stodghill said that while they do not have a full and complete building design, there are portions submitted to give a strong sense of the size. He explained that the tall portion is the three-story assisted living wing. Mr. Stodghill stated they hope to create architecture of interest that has an identity and is visible and readable from Richmond Road. He said they hope to make it consistent with the character of James City County and themes of historic Colonial Williamsburg. Mr. Stodghill told the Committee they continue to develop the concept and hope to incorporate comments and feedback into the final development.

Mr. Stodghill stated that Virginia Health Services wants the facility to be identifiable from Richmond Road. He noted the rear property elevation is fairly low and said they are studying how grading might help increase the elevation. Mr. Stodghill acknowledged that the County

would prefer screening methods and minimum parking visible from Richmond Road. He said they have located the majority of parking in the rear and propose a landscaped berm along the front to screen visitor parking.

Mr. Stodghill said there are elements of the land development concept and architecture that are evolving. He said ultimately they will have a set of design guidelines that represent closely what Virginia Health Services wants to build and can act as the cornerstone for the overall parcel design guidelines.

Mr. Jesse Young, Vice President of Virginia Health Services, Inc., explained that their current effort and project is only covering a portion of the property under contract. He said the plan builds on 12-13 acres of the 23-acre parcel titled A-1, but the design guidelines would incorporate the entire property and define the design of future development. Mr. Young further stated that current development incorporates the rear area of Parcel A-1, and they have no detailed plan yet for the front portion of the parcel. He explained that Parcel A-2 would remain the property of Lennar Corporation.

Mr. Juan Morgado from the Stormwater and Resource Protection Division (SRP) asked about the undeveloped portion of the A-1 parcel.

Mr. Young said they have not yet defined how the front portion of the A-1 parcel on Richmond Road will be developed. He said the design guidelines will reference and identify parameters.

Mr. Morgado said there may be concerns from SRP with only a portion of the development defined.

Mr. Polster asked staff to clarify the types of land uses permitted.

Mr. Baruch stated there is a mix of different options and types of uses permitted.

Mr. Schmidt asked why the applicants stressed visibility of the facility as an important factor.

Mr. Young replied that from a business perspective, they do not want to be a hidden development but rather a recognizable, identifiable location for reference and ease of access for visitors or family members.

Mr. Schmidt asked how they might then use the front portion of the parcel.

Mr. Young responded that potential uses could include an accessory or complimentary use, medical offices, or some other community-wide use not solely associated with their facility.

Mr. Polster asked for clarification on permitted uses in Land Bay 6.

Mr. Baruch replied the use table would be referenced for any specific use category to determine whether a use is permitted or if a Special Use Permit process would be required.

Mr. Schmidt asked the applicants to consider incorporating and accommodating electric vehicles when developing parking plans. He also inquired about the number of parking spaces required.

Mr. Young said they are confident about the amount of parking required since they operate a very similarly-sized facility elsewhere.

Mr. Joseph Roque from Lennar Corporation said they toured the Newport News facility recently and the parking was widely used.

Mr. Young said they are looking very closely at requirements to ensure the right amount of parking.

Mr. Baruch said there would be over 100 parking spaces for 84 employees as well as visitors.

Mr. Young agreed, stating that the parking is primarily for employees and visitors with few residents requiring parking.

Mr. Schmidt complimented the layout of the facility and had no comments on the façade.

Mr. Haldeman asked if Lennar Corporation was comfortable with any buffering to the residential area.

Mr. Roque replied there is a buffer requirement already in place of 35 feet with berm.

Mr. Haldeman said he viewed the plan as an approved use with no height concerns.

Mr. Young stated there would be more than 1,000 feet between Richmond Road and the development.

Mr. Roque noted that the intersection and proffered street light are already in place from previous development.

Mr. Polster noted the benefits of a green roof from a design and environmental perspective, stating the concept was discussed recently during evaluation of a different assisted living facility plan. He then inquired about the common areas and dining spaces for the planned facility.

Mr. Stodghill described the layout of the facility, nexus of wings and location of nurse stations.

Mr. Polster said he liked that all residents will have a view from their window. He noted other facilities also have a larger gathering room with a view as well. He asked if there would be areas for residents to go outside and sit in the sun.

Mr. Stodghill said they will have a series of outdoor spaces managed by staff, including outdoor patios for both skilled nursing/convalescent and assisted living areas.

Mr. Polster highlighted staffing, transportation and affordable housing concerns and asked the applicants how they might address these issues.

Mr. Young stated they operate seven other skilled care facilities and two other assisted living facilities. He said they see the same struggles elsewhere. Mr. Young said they anticipate that some staff who already live in James City County will ask to relocate their positions to the new facility. He said they also have a very active recruiting process and develop partnerships with nearby schools such as Thomas Nelson Community College. He said they are already addressing staffing issues to be prepared and anticipate a two-year timeline.

Mr. Polster shared ideas previously suggested which include an in-house training program and transportation or bus routing considerations for the workforce.

Mr. Young said they opened an Employment, Enrichment and Education Center for that purpose about a year ago near their corporate facility in Newport News with full-time staff.

Mr. Polster complimented the landscaping of the roadway and any effort to mirror the

protected row of magnolia trees.

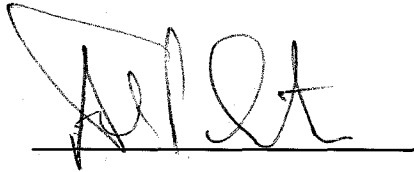
Mr. Baruch noted the Committee will have another opportunity to react to the conceptual plan and design guidelines at a future meeting.

F. ADJOURNMENT

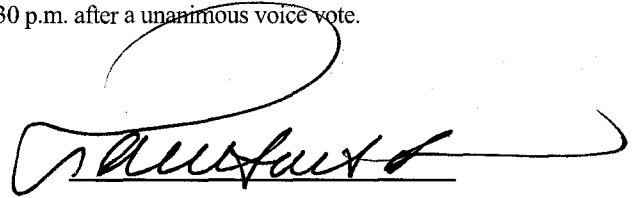
Mr. Polster thanked everyone for attending the meeting and asked for any additional comments.

Mr. Haldeman made a motion to adjourn the meeting, and Mr. Schmidt seconded the motion.

Mr. Polster adjourned the meeting at 4:30 p.m. after a unanimous voice vote.

Handwritten signature of Mr. Frank Polster in cursive, written over a horizontal line.

Mr. Frank Polster, Chair

Handwritten signature of Mr. Paul Holt in cursive, written over a horizontal line.

Mr. Paul Holt, Secretary