

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
April 22, 2020
4:00 PM

A. CALL TO ORDER

1. This meeting will be held electronically pursuant to an Emergency Ordinance adopted by the Board of Supervisors on March 24, 2020. The meeting shall be accessible through a Zoom audio meeting. Please call 757-253-6750 and press option 3 for the meeting phone number and password. Citizen comments may be submitted via US Mail to the Planning Commission Secretary, PO Box 8784, Williamsburg, VA 23187, via electronic mail to community.development@jamescitycountyva.gov, or by leaving a message at 757-253-6750.
2. Zoom Meeting Instructions

B. ROLL CALL

1. Electronic Meeting Resolution

Mr. Jack Haldeman called the Development Review Committee (DRC) meeting to order at 4 p.m. He called the roll and read the electronic meeting resolution.

Ms. Julie Leverenz made a motion to Adopt the electronic meeting resolution.

Mr. Frank Polster seconded the motion, and the resolution was adopted by voice vote of 4-0.

Present:

Jack Haldeman, Chair
Rich Krapf
Julie Leverenz
Frank Polster

Absent:

Barbara Null

Staff in Attendance:

Alex Baruch, Principal Planner
Brett Meadows, Planner
Deirdre Wells, Stormwater and Resource Protection
Katie Pelletier, Community Development Assistant

C. MINUTES

1. April 1, 2020 Meeting Minutes

Mr. Rich Krapf motioned to Approve the April 1, 2020 DRC meeting minutes.

On a voice vote, the Motion passed 3-0-1. Ms. Julie Leverenz abstained from the vote since

she did not attend the April 1, 2020 meeting.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-20-0034. 3889 News Road Ford's Bluff

Mr. Brett Meadows addressed the Committee and stated that Frye Development, LLC applied for a conceptual plan to receive comments for a proposed master plan and proffer amendment for Ford's Bluff, previously referred to as The Villages at Ford's Colony.

Mr. Meadows explained that the previously approved proffers state that there shall be no more than 596 independent dwelling units, 83 assisted living/memory care rooms, and 60 skilled nursing rooms/beds and two auxiliary grant beds. He stated that the current, updated conceptual master plan now proposed by Frye Development envisions no more than 215 independent living homes in a mix of unit types.

Mr. Meadows told the Committee that the applicant requested the item be placed on the DRC Agenda to discuss the project and seek input and questions from the DRC members. He said no action by the DRC was required. Mr. Meadows said both he and the applicant were available for any questions.

Mr. Haldeman stated that staff noted there would be 206 independent living units which is significantly less than proposed in January of last year. He asked if that included independent apartments and independent, owner-occupied dwellings.

Mr. Rock Bell of Frye Properties stated there would be 215 independent cottages and 77 independent apartments, for a total of 292 independent of 430 total units. He noted their application failed to mention the 230 independent living units in the Continuing Care Retirement Community (CCRC). He said they would provide the DRC with a complete breakdown of unit numbers and type.

Mr. Vernon Geddy of Geddy, Harris, Franck, & Hickman, LLP gave an introduction and presentation. He said he represents Frye Properties, LLC. He introduced Mr. Bell and Ms. Allie Gorman from Frye Properties, and Mr. Bruce Hedrick from Retirement Unlimited, Inc.

Mr. Hedrick noted he met with the Committee in January 2019. He discussed his company's retirement programs and services and decision to work with Frye Properties.

Mr. Bell presented the cornerstones of Frye Properties, including property management, realty, construction, and land development. He then discussed their development of East Beach in Norfolk and the Cavalier Hotel and property in Virginia Beach. He said they used a variety of housing types in both projects and took great care to consider the pedestrian experience.

Mr. Bell showed the Committee the Master Plan diagrams. He noted items remaining the same, such as the location of the main entrance road, emergency access road, 150-foot buffer along News Road, and proffers. Mr. Bell discussed changes to the Master Plan, explaining that the CCRC units had been consolidated into one building from two and had been moved to the front of the property to reduce the footprint and to cut traffic through the independent units. He noted the clubhouse would be on the highest elevation of the property and said that parks and pedestrian trails would be located throughout the property.

Mr. Bell then discussed the thoroughfares of the development. He said the connection proposed would cut through wetlands to avoid the CCRC. He also pointed out the roads, alleys, pedestrian connectors, and retention ponds.

Mr. Bell discussed home types in the plan, including manor homes with multiple apartments; attached and detached mews houses; townhomes; bungalows around a courtyard; small two-story bungalow houses; and cottages with detached garages. He noted they will incorporate universal design for aging in place as much as possible, and green building standards in every home.

Mr. Bell noted specific areas for discussion. Regarding the bungalows, he discussed fire access and off-site parking considerations. He said the clubhouse would have minimal on-site parking, as most residents would walk, bike, or use golf carts. He also displayed alley cross sections and discussed undesirable and desirable widths and conditions for alleys. Mr. Bell detailed their drive-under gateway apartment concept and said they are still determining its feasibility.

Mr. Bell discussed additional concepts in the plan such as mews housing as a buffer to the CCRC, a walled courtyard of townhouses, and whimsical pedestrian gateways to outdoor spaces. Mr. Bell asked if the DRC had any questions or comments.

Mr. Krapf said he appreciated the analysis on the alley cross sections. He asked if there were plans to plant grasses around the retention pond in front of the CCRC.

Mr. Jason Grimes from AES Consulting Engineers stated there would likely be planting requirements for the perimeter.

Mr. Krapf suggested using pollinator plants if possible.

Mr. Bell said it was a great idea, and they would share the idea with their landscape architect.

Ms. Leverenz also agreed with such plantings, especially if irrigation is not allowed.

Mr. Bell said water from the ponds should be available for irrigation, but they would favor native plants.

Ms. Leverenz said she agreed with the narrow alley design and on-street parking for the clubhouse. She asked if the County regulated golf cart use in neighborhoods.

Mr. Meadows said he did not know but would find out.

Ms. Leverenz asked about aging in place in the two-story homes.

Mr. Bell said accessibility options include having an elevator, elevator shaft, or master bedroom downstairs.

Ms. Leverenz also suggested straight, wide stairs for potential chair lifts and doorways with allowance for wheelchairs. She asked about the availability of affordable units.

Mr. Bell said they will offer a range in square footage of high-quality units.

Mr. Hedrick noted the auxiliary grant program from the original proffers are only for assisted living beds. He said they recognize the need for below market rate units and suggested a subsidized program for a few other units.

Ms. Leverenz asked about their target market for the rental units next to the clubhouse.

Mr. Bell said they believe there will be a market for long- and short-term rentals for those visiting loved ones in the CCRC.

Ms. Leverenz asked if they were looking at an Airbnb concept.

Mr. Bell replied no.

Mr. Polster said he had submitted questions previously over email and asked if they could discuss them.

Mr. Bell spoke of the traffic analysis of News Road and the second entrance by the walled courtyard. He said they have commissioned a wetlands delineation, archaeological study, and endangered species study but expect similar results as the previous studies.

Mr. Polster noted much of the presentation focused on aesthetics, but the Planning Director would develop Design Guidelines. He asked if there were discussions with staff regarding Design Guidelines.

Mr. Bell said they will develop something unique, but they have suggested mirroring the architectural standards from their project in East Beach.

Mr. Alex Baruch said they would typically look at that in a proffer or in a Special Use Permit condition, for review prior to site plan approval or subdivision construction plan approval. He said this was typically done in the development stage, not necessarily before going through the legislative process. He said examples and elevations are good to show the Planning Commission and Board of Supervisors, but the full design guidelines are not yet required.

Mr. Polster addressed health and safety issues regarding the second entrance.

Mr. Bell said emergency service vehicles would have access.

Mr. Polster asked about any plans for green roofing, solar panels, or electric vehicle charging stations.

Mr. Bell said they would offer electric vehicle charging stations near the clubhouse and other public gathering locations.

Mr. Hedrick said they were not planning any green roofing, but they do consider the building orientation to maximize natural daylight and energy efficiency. He said they would also offer a few electric vehicle charging stations outside the CCRC building.

Mr. Polster asked if they will meet or amend the current proffer commitment of two assisted living beds to County Social Services.

Mr. Hedrick replied they do hope to have some below-market rent for their units. He said they do not know what that program or subsidy will be, but they have that commitment.

Mr. Polster asked stormwater-related questions, including stream monitoring and flooding across News Road.

Mr. Grimes said there have been studies of the watershed and corrections made by the County to help alleviate some of the concerns. He said News Road is upstream from the project, so they do not expect additional impacts or analysis requirements.

Mr. Polster said the studies will be updated due to changes in hydrology from impervious cover. He said the project area would be a storage area and therefore connected. He said changing rainfall periods will be a bigger issue in the future.

Ms. Deirdre Wells commented on the watershed plans. She said they will look at upstream impacts while reviewing the development plan.

Mr. Jack Haldeman said that his questions had been answered. He said the current plan is an improvement to the 2007 plan. He commented that he visited the Cavalier Hotel housing development recently and was impressed.

Mr. Krapf said he was impressed with the quality of the project, use of a pattern book, and universal design. He said he appreciates the green building techniques and innovative pedestrian walkways.

Mr. Hedrick spoke about the reduction to the CCRC. He said after market evaluation they are proposing a reduction from 320 units in two buildings to 230 units in one building. He said they would like to be able to exchange the number of units within a level of care, if they do not exceed the total number of 230 units. He said as dynamics change, they would like to have that flexibility. He noted the state controls the number of skilled nursing beds.

Mr. Baruch said they would need to consider and compare the impacts of the different levels of care, such as trip generations.

Mr. Hedrick said he would appreciate a dialogue about the idea and suggested a conversion ratio might be useful.

Mr. Baruch suggested a scoping meeting for traffic considerations or parking impacts.

Mr. Haldeman asked if there were any other comments or questions.


Mr. Bell added they are investigating a new water heater product with the technology and ability to sell energy back to the grid.

F. ADJOURNMENT

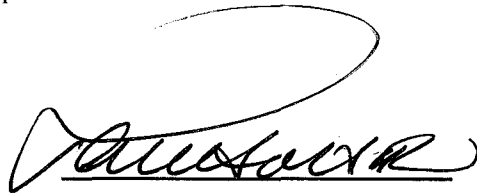
Mr. Haldeman thanked everyone for attending the meeting.

Mr. Krapf motioned to Adjourn the meeting.

Mr. Haldeman adjourned the meeting at 5:25 p.m. after a unanimous voice vote of 4-0.



Mr. Jack Haldeman, Chair



Mr. Paul Holt, Secretary