

**CITY PLANNING COMMISSION MEETING AGENDA**  
**January 10, 2019**

**12:30 PM - Lunch**

**1:00 PM**

**1. Call to Order/Roll Call**

**2. Architectural Review Board Design Review Items – Action**

**A. 630 Tidewater Drive-New Multi-Family Project**

Applicant: Thomas F. Smith, AIA, TS3

Project Request: Design review for new construction multi-family

Project Summary: The proposed 164-unit, multi-family development has two buildings that are situated 30' to 45' from the curb with interior parking. Site design provides small landscaped areas between multi-purpose path to increase the buffer from heavy traffic of Tidewater Drive and Brambleton Avenue. There is a pedestrian plaza between Building 1 and Building 2 which creates a grand entrance leading to Tidewater Drive. Small-scale play areas, a dog park and a grilling area have been created on the eastern side of Building 1 and 2 next to the tenant parking area. Building 1 wraps the corner of Brambleton and Tidewater Drives. This building houses the amenities of a clubroom, fitness room and leasing office for both buildings. Building 2 wraps the southwest corner of the property and Tidewater Drive. The buildings are four stories with elevators. The exterior design is a mixture of brick and siding with predominately brick or siding areas to individualized smaller building to create a more residential image. The massing is horizontal with vertical window, balconies and boxed window fenestrations on the elevations. The roofs are flat and house the mechanical equipment.

The materials selection has brick bases; cast stone caps; textured fiber cement horizontal siding above the brick; aluminum railings, canopies and coping. The windows are single-hung white vinyl. There are two colors and textures of the brick for contrast, and a combination of three colors for the horizontal siding.

ARB Recommendation: By a vote of 8-0, the ARB recommends approval for the design, materials, and landscaping as presented.

**B. 1140 E. Princess Anne Road - New Multi-Family Project**

Applicant: Sharon Swanberg, SL Nusbaum Realty Co.

Project Request: Design Review for new construction multi-family

Project Summary: The proposed approximately, 120-unit, multi-family development has three buildings pulled to the sidewalk with interior parking. The unit's range in size from one to three bedroom. Building 1 fronts Princess Anne Road, Buildings 2 and 3 front Courtney Avenue. The development is sited with a single entrance/exit from Courtney Avenue. All three buildings are three-story walk-ups.

The massing is horizontal with vertical window/doorwall fenestrations on the elevations. The roofs are flat and house the mechanical equipment. The doorwall bays and corner sections are pulled out from the façade for interest and depth. The corners on each of the buildings are wrapped in brick. The brick is articulated to reflect elements from the historic Cigar Factory. There are brick quoins at the corners, arched top window openings, including blind windows, that have a historic factory feel. The top of the parapet on the corners has a brick cornice treatment.

The materials selection has brick bases; contrasting brick on the elevations that face the streets and a percentage on the parking elevations; cast stone caps; textured fiber cement horizontal siding is used above the brick in sections visible from the parking elevation; textured fiber cement panels are used on the boxed bays, panels below some of the windows and in recessed vertical areas; aluminum railings; metal entrance canopies and coping; and some prefabricated PVC column and trim. The windows are single-hung white vinyl in 1/1 and 4/4. There are three colors and textures of the brick for contrast, and a combination of two colors for the horizontal siding.

ARB Recommendation: By a vote of 8-0, the ARB recommends approval for the design, materials, and landscaping as presented.

**C. 1043-1045 W. 38<sup>th</sup> Street-New Multi-Family Project**

Applicant: Saunders & Crouse Architects

Project Request: Design review for multi-family

Project Summary: The applicant is building a four wing, four stories one hundred forty-seven-unit apartment building including an amenity building and pool. The buildings will be located between 38th and 37th Street with a rectangle footprint and a four-story site interior parking structure. The parking structure will enable residents to park adjacent to respective floors. All entrances will be accessible from the interior of site. The four-story building will be full accessible by stair and elevator. The massing is horizontal, but it is broken up with vertically aligned window and balcony bays that break the roof line. The ground floor units give the impression of patios but have Juliette patio window units and railing aligned along the elevations. The windows are aluminum clad, double hung and the patio/balcony doors are double, full lite, French door style. The balcony guardrails switch off between horizontal steel at corners and clear glass. This is brick veneer building on first floor with cementitious siding and metal panels.

Recommendation: By a vote of 8-0, the ARB recommends approval for the materials, design, and landscaping as presented, with the following suggestion to reduce the height of the parapet, if possible.

**D. 2829 Marlboro Avenue-New Construction pump station**

Applicant: Christine Morris, Office of Resilience

Project Request: Design review for a new construction pump station

Project Summary: This pump station is part of the Ohio Creek Watershed Project which is focused on reducing flooding and improving public space. This substation will discharge excess stormwater into the Elizabeth River. The building will face Ballentine Boulevard at the corner of Marlboro Avenue. The scale of this pump station is minimized due to the green infrastructure bioretention throughout the neighborhood. This building is intended to be demonstrative and educational by making the pumps and equipment visible from the street. The design of the pump station relates to the modern nature, of the city and institutional structures adjacent/nearby. The massing is horizontal, and the roof is flat. The north elevation is set up for loading with a dock with one rollup door. The doors are flush, two pedestrian doors and one double. The doors are steel. The stairs are steel and have galvanized tubular railings. The east elevation faces Ballentine Boulevard and has full height, storefront windows centered under a full width canopy. The canopy gives cover to those who want to view the pump station through the windows. The north elevation has four vertical windows, three have aluminum louver vents at the bottom and one has a glass panel. The west elevation or rear has no openings. The materials on the building are: smooth rubbed concrete foundation; brick clad walls; metal wall panels to screen the mechanical on the roof; metal gutters; storefront windows; cast stone sills and coping. The parapet wall screening is setback from the edge of the roof. Three hipped skylights poke up above the parapet wall. These skylights let in light and are designed to open to allow for crane access when needed. A brick screening wall is attached to the south side of the building.

Recommendation: By a vote of 8-0, the ARB recommends approval for the new construction pump station, materials, design, and landscaping as presented.

**E. 1901 E. Ocean View Ave-Exterior Alterations**

Applicant: Michael Schnesker, Tymoff + Moss

Project Request: Design review for building alterations

Project Summary: This application includes enclosing the south teller drive-thru and add an exterior covered stair for egress from the second floor. The enclosed drive-thru will maintain the existing roof, the siding material shall be continued from the existing horizontal siding. The south and west elevation will have “coastal compatible” casement, vinyl clad, windows installed. The grill pattern shall match the existing style and profile. The East elevation will have a “coastal compatible” style garage door system in wood, and a “French” style, double full-lite door added with a light fixture.

The east elevation has an exterior stair from the second-floor porch added. The stair rails and material will match the existing rail system. The Stairs and railing are proposed to be wood and an aluminum cover will be included.

Recommendation: By a vote of 8-0, the ARB recommends approval for the alterations and materials as presented.

**3. Annual Organizational Meeting (1:00 PM) Action**

- A. Elect 2019 Chair
- B. Elect 2019 Vice-chair
- C. Elect representative to the Architectural Review Board
- D. Elect representative to the Public Arts Commission
- E. Review CPC Policies and Procedures Handbook

**4. January 24, 2019 Public Hearing Preview**

**5. Director’s Comments**

- A. Council Actions

**6. Comments from Commissioners**

**7. Future Meeting Schedule**

Thursday, January 24, 2019	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting
Wednesday, February 13, 2019	1:00 PM Zoning Field Trip
Thursday, February 14, 2019	1:00 PM Regular Meeting
Thursday, February 28, 2019	1:00 PM Regular Meeting
	2:30 PM Public Hearing Meeting

**Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:**

[www.norfolk.gov/Planning/designreview.asp](http://www.norfolk.gov/Planning/designreview.asp)