

MINUTES  
PLANNING COMMISISON MEETING  
May 13, 2014  
CITY COUNCIL CHAMBERS

**Commissioners Present:**

Mr. Dan Rosensweig (Chairperson)  
Mr. Kurt Keesecker  
Ms. Genevieve Keller  
Ms. Natasha Sienitsky  
Ms. Lisa Green  
Mr. John Santoski  
Mr. Michael Osteen

**Staff Present:**

Ms. Missy Creasy, AICP, Planning Manager  
Ms. Mary Joy Scala, AICP, Preservation and Design Planner

**Also Present**

Ms. Lisa Robertson, Chief Deputy City Attorney  
Mr. David Neuman, Ex-officio, UVA Office of the Architect

Mr. Rosensweig called the meeting to order.

**A. Commissioner's Report**

Genevieve Keller attended a few PLACE Task Force meetings, the West Main subcommittee meeting and the presentation of West Main design scenarios. There has been a lot of public input and the scenarios are coming along from the consultants. The main concerns are parking for First Baptist Church and safe access for cyclists. Three members attended a subcommittee meeting for small area planning along with Richard Price. Mr. Keesecker presented a number of renderings which assisted in the discussion.

Natasha Sienitsky had nothing to report

Mr. Osteen attended the BAR monthly meeting where they approved the COA for World of Beer and another fraternity came forward with improvement plans. The BAR also discussed topics for future work sessions The Tree Commission held their regular meeting which he was unable to attend. The Tree Commission elected officers and there was a presentation by city staff on how trees relate to storm water.

Mr. Keesecker attended two committee meetings this month. The first was PACC Tech on April 17<sup>th</sup> and a presentation was given by Ms. Creasy and Ms. Echols concerning Area B. He attended the Master Planning Council on April 30<sup>th</sup> along with Mr. Neuman. There was a presentation on the West Main update.

Mr. Santoski had nothing to report

Ms. Green stated that the MPO policy board will meet on May 28<sup>th</sup> where they will have a public hearing and review unified planning and the transportation program for FY 2015. They will also be looking at the 2040 Long Range Transportation Plan documents as well as the FY 2015-2018 Transportation Improvement

Program. They will be taking edits to this and suggestions until May 19<sup>th</sup> and the vote will take place May 28<sup>th</sup> at 4pm.

## **B. University's Report**

Mr. Neuman announced that commencement exercises for the University will be taking place this weekend and he warned of the increase in traffic. This Thursday will be a PACC meeting and it will be held at the Emily Couric Cancer Center, followed by a tour of the new Battle Building. Discussion is now taking place on what will be done with the Kluge medical site once operations have moved to the Battle Building.

## **C. Chair's Report**

Mr. Rosensweig stated that the Housing Advisory Committee met in subcommittees this month and they will continue to work in subcommittees to finish drafting recommendations of allowable uses for housing funds and outlining rules governing those funds for the Charlottesville Affordable Housing Fund. HAC is anticipating having a recommendation for City Council by July, so that it can be discussed by Council at their August work session. At the last work session there was a panel discussion on regulations and innovation that consisted of representatives from different departments in the City of Charlottesville and members of the development and design community. This effort was to start a dialogue as we begin the code audit and look at updating the standards and design manual. It was also an opportunity to address some of the items we had put in the parking lot. He felt it was a good inaugural event and a great kick off to the conversation.

Mr. Rosensweig announced that Ms. Sienitsky will be ending her term on the Planning Commission. He expressed what she has meant to the Commission and the different committees she has served on. He also read a proclamation signed by Mayor Huja.

Ms. Sienitsky thanked everyone and was glad she was given the opportunity to serve on the Commission.

## **D. Department of NDS**

Ms. Creasy announced the agenda for the work session on May 27<sup>th</sup>. It will consist of a presentation on the Long Range Transportation Plan and then there will be a multimodal charette occurring that week. The Planning Commission will have an opportunity to meet with the consultants as well as having a focus group session on that evening at City Space. Ms. Creasy introduced the new Urban Designer Carrie Rainey.

## **E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA**

Alex Hancock, Eaton Rd, has concerns with homeowners being able to rent their homes out on graduation weekend and other events hosted by the University. He feels it increases traffic in residential neighborhoods and he would like to know if it is a zoning violation.

Bill Emory, 1604 E Market St, relayed the following statement:

“A year ago this Commission approved an SUP allowing the potential density of development at 1335 Carlton Avenue to increase to 21 du or 102 units. Staff identified increased traffic generation as the weightiest impact of the development made possible with the approved special use permit.

Just north of the 1335 Carlton site is what I call the “Franklin Street Gap” a three hundred and fifty foot section of Franklin Street, whose paved width averages 23 feet.

Railroad crossings create areas of heightened risk for pedestrians. This stretch of Franklin Street sees focused vehicular activity on a narrow paved slab which offers no refuge for pedestrians or people in wheelchairs.

During the SUP proceedings several of the Commissioners spoke with familiarity regarding Franklin Street but despite that awareness, I do not believe that our Council heard advice from you on the matter. The impact of the SUP, it increases the likelihood of a vehicle colliding with a pedestrian.

I am before you tonight to ask a favor.

The Franklin Gap is a hazardous place to walkers. This is a simple fact. Franklin is the route of choice for people from the south-east quadrant of the City walking to Meade or Riverview Parks. The swimming season starts shortly generating more pedestrian traffic on Franklin. Later in the year 2000 daily vehicle trips will begin to radiate from City Walk. There is an identified, low cost solution to radically lower the danger of vehicle on flesh impact occurring in the gap.

Council has shown a willingness to deal with complex issues of urban planning. They approved a comp plan and a strategic investment area and a multi-modal transportation review. They understand the importance of a code audit.

Advise our Council not to overlook the clear and present danger of machine on human collision in the Franklin gap. Make a motion; communicate to council the importance of rectifying this situation. (Bill Emory for WMNA Board).”

Ms. Creasy responded to Mr. Hancock questions by stating that staff is aware of the situation and working towards a solution. She noted she will keep him posted on this concern.

## **F. Consent Agenda**

1. Minutes - January 14, 2014 – Regular meeting
2. Minutes - March 11, 2014 – Regular meeting
3. Minutes - April 8, 2014 – Pre meeting
4. Minutes - April 8, 2014 – Regular meeting
5. Notes – April 22, 2014 – Panel Discussion

Ms. Keller made motion to approve the Consent Agenda with item #1 being pulled.

Ms. Green seconded the motion

All in favor

Motion passes.

## **G. Entrance Corridor Review**

- a. Country Inn & Suites (1600 N. Emmett Street)

Ms. Scala provided the staff report.

### **Questions from the Commission**

Ms. Green asked if the previous brick color was known because this one seems redder. Ms. Scala stated that the applicant stated last month that it would be red, but what they have submitted at this point is a pink color.

Ms. Green asked if Ms. Scala knew the color of the brick at Best Buy because she is unable to tell by the picture. Ms. Scala did not know the answer to that question.

The applicant, Cassidy Droski, a design associate with MJB Architectural, touched on a few things such as the color. They went back and looked at adjacent buildings, looking at their colors and working with historic preservation and a color pallet to try to pay honor to the history of Charlottesville and the historic nature of the area while introducing something new and fresh. The applicant stated that they did not have a previous brick color selected and they think that Best Buy tends to go with a rosier color brick. She stated that the pictures tend to show the brick as being redder than it is.

Mr. Osteen asked if the sidewalk added on the south side stops 5ft from the property line and 10ft from the landscape?

Julia Skare with Draper Aden, stated that the sidewalk originally ended on the property line and they have moved it over.

Mr. Osteen feels it would be better if the sidewalk actually reached a road.

Mr. Keesecker wanted clarification on the finish floor of the lowest level of the building to make sure he was reading it right (495) and that the corner of retaining wall on 29 is 500, so there is a 5ft difference. Ms. Skare stated that was correct. Mr. Keesecker asked with that much of a difference some sort of fall prevention is needed like a guardrail. Ms. Skare stated that was correct.

Ms. Green asked what type of material will be used for the guardrail and Ms. Skare stated that the material has not been determined yet, but they are opened to suggestions.

Ms. Keller asked how they determined what colors would be used, especially the blue being used since you were trying to be more in line with the historic side. Ms. Droski explained that the decision was mostly made through review of historic pallets from different paint companies.

### **Discussion and Concerns**

Mr. Osteen feels like the applicant has done a great job responding to past concerns. He feels the landscape plan is more robust and more nuance in the layout. He still has some concern with the sidewalk that has been debated. He feels the sidewalk should reach a road at both ends. He preferred the first set of colors, but either one of the color schemes would work. The brick color is an interesting discussion but he is not concerned.

Mr. Keesecker has concerns with the floor level difference. He suggested that maybe the guardrail has some sort of stairwell going down it.

Mr. Santoski feels that if the sidewalk is not going to be extended all the way down 250, aesthetically it looks better to have the site planted through the front and end up at the crosswalk. It tells people that the sidewalk ends here and this is where you cross.

Mr. Keesecker suggested that maybe having a sidewalk that loops around would not seem that dangerous because you can see where the sidewalk ends.

Ms. Skare informed the Commission that in that area there are a lot of utilities and it may encourage people go to the back of the building. They feel that having steps coming off of the 29 corridor could be dangerous leading to the back of the building.

Ms. Keller feels the colors are more muted than what is shown in her online packet. She has a concern with the blue coordinating with Best Buy and didn't see that in the spirit of the guidelines. There have been places in history where blue is used historically, but not in Charlottesville. She feels like this would set a standard with other developments in that corridor. She would rather see more timeless colors for basic body colors of buildings.

Ms. Green really disliked the previous version with the yellow and green. This looks really good.

Mr. Santoski moved to approve the Certificate of Appropriateness for the proposed Country Inn hotel located on Emmet St and the Route 250 bypass with the suggestions recommended by staff that the building plan and east elevation drawing be consistent with the color perspective of the east elevation and the retaining wall, material and design as needed before completion.

Mr. Osteen seconded the motion

Ms. Creasy called the role.

Keller Yes  
Sienitsky Yes  
Osteen Yes  
Keesecker Yes  
Santoski Yes  
Green Yes  
Rosensweig Yes

Motion Passes.

Mr. Rosensweig gaveled out of the Entrance Corridor Review Board meeting and back to the Planning Commission meeting.

Ms. Sienitsky made a motion to adjourn the second Tuesday in June which was seconded and approved.

