

CITY PLANNING COMMISSION MEETING AGENDA
August 25, 2016

12:30 PM Lunch

1. Call to Order/Roll Call

2. Architectural Review Board Items Action

A. Public Projects

1. 539 W. 21st Street—Xenith Bank

Applicant: Randy Appel, Talley Anchor Sign Co.

Project Request: Business sign encroachment

Project Summary: The applicant is proposing to install a sign that projects out over the city right-of-way at the corner of W. 21st Street and Manteo. The sign measures fifty-one inches out from the building by twenty-eight inches in height and three inches in depth. The sign face is aluminum routed out with acrylic push through individual letters on both sides. The sign is internally illuminated and flush mounted to the building above the first floor storefront windows. The existing awning shall be removed.

ARB Recommendation: By a vote of 7-0, the ARB recommends approval for the proposed sign encroachment as presented.

2. 601-609 W. 36th Street—Newport Manor

Applicant: Sarah McInerney, Walter Parks Architect

Project Request: Design review for a multi-family residential

Project Summary: The applicant is building a fifty unit apartment building and came before the ARB for “Discussion” on June 6, 2016. The building is pulled to the northeast corner of the property with an L-shaped footprint. The main entrance fronts Newport Avenue. This is a four story building with full access by stair and elevator. The ground floor is single loaded with parking and loading behind the units. The second through fourth floors are double loaded and cantilever over the parking, loading and drive aisles at the ground level. The massing is horizontal but it is broken up with vertically aligned window and balcony bays that break the roof line. The exterior of the ground level uses aluminum storefront window systems that give the appearance that the building is commercial at the ground level. There are integrated planters located in front of each unit on at this level. The 36th Street side has patios in front of the units. The second through fourth floor levels have recessed balconies that line up vertically. The windows are aluminum clad, double hung and the patio/balcony doors are double, full lite, French door style with transoms above. The balcony guardrails switch off between horizontal steel and clear glass. This is a brick veneer building with cementitious siding trim.

An angled, steel tube shaped, canopy spans the entrance bay. This canopy encroaches into the city right-of-way on one side. There are individual cut steel letters attached to the top of the canopy that read, "NEWPORT MANOR APARTMENTS". A double-sided blade sign is attached to the northeast corner of the building on the 36th Street elevation. This is a metal sign with raised metal letters. Neither sign is illuminated. No dimensional information has been included for the signage.

The applicant has not included information related to the dumpster enclosure.

ARB Recommendation: By a vote of 7-1-0, the ARB recommends approval for the new construction multi-family as presented with the following condition:

- The blade sign be eliminated.

3. 1425 Norchester Avenue—Broad Creek Public Library

Applicant: Michael Schnekser, Tymoff + Moss Architects

Project Request: New construction of the Broad Creek Public Library branch

Project Summary: This is the first design-build project that the city of Norfolk has issued. This \$10,000,000 project that was awarded to the design-build team of Tymoff + Moss and Hourigan Construction on May 24, 2016 with a completion in the summer of 2017. The applicant came before the ARB at the May 23, 2016 meeting as a discussion item. The ARB supported the design and directed the applicant to bring back the material and signage information.

Per the "Architectural Design Narrative" in their technical proposal the applicant has designed a "masonry boundary wall that is articulated with a similar rhythm of columns and beams as the main entry of the school and curved as an echo of the arcing southeast wing of the school." The main structure is a detailed metal box. To break the building into smaller component parts, the metal skin is profiled in some locations and flat in other locations. The commercial glass and glazing systems offer transparency between the interior and exterior to encourage interaction. The exterior materials include a brick veneer to be similar in color to the red brick of the school and neighboring homes; profiled and flat metal panels to match the school as much as possible; and warm gray aluminum storefront and curtain wall systems. The glazing upper area will be high-efficiency, ultra-clear glass and the rest of the building will have light solar gray tint for increased energy performance. The building is placed to the south side of the site to encourage interaction use by the school. The parking lot and main entrance are located to the north to separate school vehicular traffic from the library traffic.

ARB Recommendation: By a vote of 7-0, the ARB recommends approval for the proposed library design as presented with the following conditions:

- The landscape plan come back if it changes.
- The first handicap parking space be moved down so that vehicles do not back into the traffic circle upon exiting.

3. Public Hearing Preview

4. Director's Comments

A. Council Actions

5. Comments from Commissioners

6. September 2016 Meeting Schedule

Wednesday, September 7, 2016

1:00 PM Zoning Field Trip

Thursday, September 8, 2016

1:00 PM Regular Meeting

Thursday, September 22, 2016

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