

Valley Center Design Review Board

Proposed Minutes: April 7, 2014

DRB Members Present: Montgomery, Moore, Splane, Herr, Robertson
Presenter: Jerry Gaughan and Erik Fox for Hatfield Center.

Visitors: Bill Miller, Susan Fajardo, Bob Franck, Jon Vick, Will Rogers, Jim Wold

There were no speakers for Open Forum

PROJECTS:

1. Hatfield Place Project:

Tentative Map and Site Plan Revision (TM 2013-21202 and STP 2013-011). Valley Center Road (at Woods Valley) in the South Village.

Jerry Gaughan presented a revised drawing that respected and worked better with the existing topography. The changes to the plan include:

- There is now a 16' Fire Department access road across the site connecting to Banbury. The road will be unpaved, will accommodate the weight of a fire truck will be closed to vehicle traffic except in emergency but open to the public as a walking path. This helps with The Sherwood Heights HOA issues with the schoolers not having a safe walking path from Woods Valley to Banbury.
- The Heritage trail will be extended from Woods Valley to Banbury, creating an additional access to Banbury.
- Previously, there was a 1:1 slope. The developer is now proposing to change that to a 2:1 slope by adding some fill.
- Removing one building (2100 sq. ft.) on the far south end of the property. This will be left as open space, no building.
- The second building (south end) has been reconfigured to be longer and narrower and moved away from the slope and closer to Valley Center Rd.
- The third building was reduced 1,000 square feet and moved closer to Valley Center Rd.. This also allows for less parking for that building. The retaining wall behind this building is also the wall of the building, where the roof joists sit.
- Most walls are 4' tall, and where walls are tiered, there is 5' between them for planting vegetation.
- There is more landscaping, and the parking has been rearranged to accommodate a strip of trees for shade. An above/below ground detention basin has been added for storm water runoff.

Jerry stated there has been a traffic study and that it was accepted with no conditions.

The DRB then reviewed the revised site plan against the ten (10) Site Design Goals and the sixteen (16) Site Design Standards that are listed in the VC Design Review Checklist. DRB members agreed that the revised site plan is accordant with Goals 1,2,4,6,7 and 8. The group felt that the treatment in the revised site plan of natural features and natural topography is much improved, scoring acceptable compliance on Goal 3. Goals 8 and 9 don't apply.

As for Site Design Goal 10 which addresses connecting parking lots and screening, the DRB asked the applicant to connect his northern most parking area with the parking on the adjacent commercial property to the north.

The DRB found the project to be in accord with Site Design Standards 2-8, and 12-16.

Obviously the project does not locate buildings at the street and parking behind, as required in Site Standards 1 and 11. However, the DRB felt that the new Site Plan did locate parking at the sides of buildings to the extent that this is possible given the narrow, steep site. The group felt that the project location at the far southern edge of the South Village, beyond the pedestrian-focused heart of the South Village (at the intersection of VC Road and Mirar de Valle) along with abundant landscaping to screen the site as well as soften the parking areas would adequately address this concern.

Susan commented that she appreciated there would be no drastic cuts in the existing slope up to Banbury, that with the additional soil being added to the slope to create a 2:1, that the existing oak trees will respond. Existing Oaks do not like their elevation changed, and in adding soil the roots close to the surface will not be able to function as they have in the past. Her other concern is that the existing Oak that will remain as part of the development has good construction protection instructions in the instructions. There was some conversation on transplanting the existing Engelmann Oak. Susan is researching and will get back to Jon Vick on the information found.

Based on the revisions to the Site Design, DRB members feel that the developer has addressed the fundamental problems that we had with the plan, and that we could move forward now to review wall design plans and materials, landscaping plans and architectural elevations. The DRB asked for the next presentation to include site cross sections through the middle of all four buildings. Also, we would like to see a materials board for all structures, and a planting plan. The DRB also requested an overlay of the existing plan that shows which existing plants will be removed and which will remain.

Jerry will forward to Lael information about the square footage difference for the buildings and parking. .

Lael adjourned the meeting at 6:00pm.