



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: March 20, 2025

Re: **Item No. 10 -Docket No. PF-1576050 -BAR**
820 Follin Ln SE - Navy Federal Credit Union
Exterior Modification

Request approval for exterior modifications to include: a transformer, switchgear, three new generators, increased landscaping, a 14-foot-tall chain link fence with AcoustiBlok, and enclosing two steel doors for the grounds keeping spaces. The requests are for Navey Federal Credit Union located at 820 Follin Ln SE, Docket No. PF-1576050-BAR, in the CP, Corporate Park Zoning district, filed by Rhiannon Schroth of Fentress Architects, project contact.

The applicant presented their proposal to the Board of Architectural Review at the January 10, 2025, BAR work session. The Board provided the comments listed below to the applicant at the end of the BAR work session:

- Include a labeled vicinity map to ensure we can see Mashie, Niblick, Follin Lane, and Wolftrap Creek.
- Include any nearby structure with dimensions.
- Include the scale with the elevations.
- Mark where the (flood) light fixtures will be located.
- The documentation for the fixtures follows the Dark Sky guidelines.
- Provide light fixture material for the BAR regular meeting.
- Document the baseline for the decibels and extend the analysis to include the residential home on Mashie Dr.
- Provide acoustic material for BAR regular meeting.
- Provide a picture of the brick sample against the brick building preferably in good light.
- Scaled elevation showing the height of transformer, generators, and fencing.

Applicants must attend the meeting and represent their application.

Failure to appear may result in the deferral of the item or amendments to the design.

Failure to appear will not relieve any pending violations.

- Dimension of the closest generator to the house on Niblick.
- Recommendation to eliminate the Daub Frosted Junipers from the landscaping plan.
- Have the planting straddle on either side of the fencing.
- Defining the edge of the concrete.
- The board would need to see the type of fencing (chain link) that the acoustic material will be on. As well as the mounting detail.
- Add fence on Landscaping plan.
- Consider moving plantings above the slope where the parking spaces are being eliminated but nothing is proposed to be installed.

The applicant has provided the following responses to the comments by the BAR as well as updated site plan documents:

1. A labeled vicinity map showing Mashie, Niblick, Follin Lane, and Wolftrap Creek has been added.
2. Dimensions are provided to nearby structures.
3. Elevations include a scale.
4. Light fixtures are modeled on the switchgear and fence to match the photometric plan.
5. The fixture has been changed to a Dark Sky compliant type.
6. The light fixture material sample has been provided.
7. The noise study documents the baseline for the decibels and extend the analysis to include the residential home on Mashie Dr.
8. The acoustic material sample has been provided.
9. A picture of the brick sample against the brick building in good light has been included.
10. The elevations include the height of equipment and fencing.
11. A dimension has been provided for the closest generator to the house on Niblick.
12. Landscaping recommendations have been incorporated.
13. The fencing now surrounds the entire generator yard, and landscaping is on the public-facing side of the fence.
14. The concrete is indicated with a speckle hatch on the landscape plan. The black shown on the renderings is asphalt.
15. A sample of the acoustic material that will be applied to the chain link fence has been provided. Mounting detail photos are also included.
16. Fence has been added to the Landscaping plan.
17. The fencing now surrounds the entire generator yard, and landscaping is on the public-facing side of the fence.

The applicant is also requesting the removal of the steel doors and frames at one of the entrances to the grounds equipment room, located at the current loading area, and for

these to be replaced with matching brick and mortar to maintain consistency with the surrounding structure

Attachments: 01 – Staff Report
 02 – Application and Authorization
 03 – Stormwater Basin Final Plans
 04 – Materials and Photos
 05 – Relevant Code Sections

Recommended motion:

I move to (approve/defer/deny) the request for exterior modifications to include: a transformer, switchgear, three new generators, increased landscaping, a 14-foot-tall chain link fence with AcoustiBlok, and enclosing two steel doors for the grounds keeping spaces. The requests are for Navey Federal Credit Union located at 820 Follin Ln SE, Docket No. PF-1576050-BAR, in the CP, Corporate Park Zoning district, filed by Rhiannon Schroth of Fentress Architects, project contact. (as submitted / with the following conditions....)

Process

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.