

Harbor Area Review Board

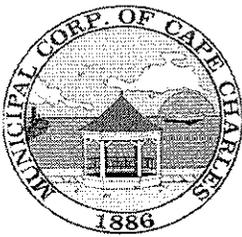
Meeting Agenda

February 17, 2011

6:00 P.M.

1. **Call to Order; Roll Call**
2. **Invocation and Pledge of Allegiance**
3. **Consent Agenda**
 - A. Approval of Agenda Format
 - B. Approval of Minutes
4. **Old Applications**

None
5. **New Business**
 - A. Overview of the Harbor master Plan
 - B. Review of the individual projects
 - C. Review of the Bath Houses for the Harbor Renovation
6. **Other Business**
 - A. None.
7. **Announcements**
8. **Adjourn**



DRAFT
Harbor Area Review Board
Regular Meeting
Town Hall
April 15, 2010
6:00 p.m.

At 6:00 p.m. in the Town Hall, Chairman Ralph Orzo called to order the Harbor Area Review Board (HARB) Meeting. In attendance were Board members Laurie Klingel, Steve Michel and Joan Natali. Board members Steve Bennett, Russ Dunton and Eileen Cobb, who resigned from the Board, were not in attendance. Also present were Town Planner Tom Bonadeo and Town Clerk Libby Hume. There were no members of the public in attendance.

Steve Michel was welcomed as a new member of the Board. It was also announced that Eileen Cobb was moving out of the area and had tendered her resignation and another Planning Commissioner will be named to fill her vacancy.

CONSENT AGENDA

Motion made by Joan Natali, seconded by Laurie Klingel and unanimously approved to accept the agenda as presented.

The Board members reviewed the minutes for the September 17, 2009 Regular Meeting.

Motion made by Joan Natali, seconded by Laurie Klingel and unanimously approved to accept the minutes for the September 17, 2009 Regular Meeting as presented.

OLD APPLICATIONS

Tom Bonadeo stated that there were several old applications but they would not be reviewed at this meeting. The purposed of this meeting was to review the draft of the Harbor Design Guidelines which was the next step in the process of obtaining a Harbor Certificate.

Steve Michel asked regarding the mission of the HARB. Tom Bonadeo explained that the Town's requirements were outlined in the Zoning Ordinance. The HARB would review applications for development in the Harbor District, like the Historic District Review Board does for applications in the Historic District. A Harbor Development Certificate must be obtained in order for any type of development to begin in the Harbor District. The HARB reviews the applications to determine whether the required criteria are met by the proposed development and their recommendations are forwarded to the Council.

NEW BUSINESS

Review of Draft Design Standards

Tom Bonadeo explained that there was a Steering Committee which provided guidance on the development of this document. Once the HARB reviews the document, the changes will be reviewed with the Steering Committee who will make their recommendations to the Council. Tom Bonadeo requested that the Board take a close look at the pictures and drawing details. Laurie Klingel suggested the Board review the document page by page to allow all members to express their opinions.

Laurie Klingel pointed out that the title of the document, *Cape Charles Design Standards*, was inaccurate and the Board agreed that it should be entitled *Cape Charles Harbor District*

Design Guidelines. Laurie Klingel also mentioned that the document refers to Cape Charles as a whole vs. the Harbor District. Tom Bonadeo also added that most of the pictures were “in Town” photos vs. harbor photos.

Joan Natali questioned the terminology in the Introduction referring to the “Central Harbor District.” Tom Bonadeo explained that the architects that developed this document took it upon themselves to divide the Harbor District into three (3) zones – The Mason Avenue Transition Zone, Central Harbor Mixed-Use District and Central Harbor Waterfront District and went on to inform the Board that he would have all references to the zones changed to refer to the Harbor District as a whole since the Town does not treat the waterfront area any differently than non-waterfront within the District.

The Board went through the document by page and pointed out numerous areas / statements that needed to be corrected and several paragraphs were deleted. Tom Bonadeo stated that the “Land Use Standards” section was to be deleted since it is a duplication of the standards outlined in the Zoning Ordinance. The Board noted that many of the photographs were not appropriate for Cape Charles and asked that they be replaced with more “small town” photographs. Many of the photographs contained in the document were of franchise businesses and not appropriate for inclusion in this document.

Tom Bonadeo stated that he would meet with the architects regarding the changes discussed this evening and more discussions were needed with the Planning Commission and the Historic District Review Board regarding appropriate signage.

OTHER BUSINESS

There was no other business to review.

ANNOUNCEMENTS

There were no announcements.

Motion made by Joan Natali, seconded by Laurie Klingel and unanimously approved to adjourn the Harbor Area Review Board meeting.

Chairman Ralph Orzo

Town Clerk

Harbor Area Review Board Staff Report

From: Tom Bonadeo
Date: February 17, 2011
Item: Review of Harbor Redevelopment Plan and Bath House – 5 A, B, C
Attachments: Architectural drawings for bath houses

Redevelopment Plan Specifics

The Town Harbor Redevelopment Plan was presented in 2008 and approved by the Town Council February 12, 2008. This plan was divided into phased projects and Phase I was given the go ahead at this meeting.

The project was divided into phases because the funding for this project comes from multiple sources such as grants, loans and matching funds.

Phase I was bid to include the floating slips, bath house and upland development including a larger waterline to service this and future projects. The existing waterline will not meet the fire protection requirements of the new dock space. During this process the total bids received were higher than expected and a new bid was issued separating the slips in the water from the upland development. The waterline is being dealt with separately as well.

During this process it was requested by Council that the Harbor Area Review Board look at the plans for the bath house even though they were previously approved by Council.

Discussion

The bath house plans are included for your review. The architectural and site elements are made up of:

1. The location of the building in relation to the master site plan and other current and future buildings.
2. The architecture of the proposed building
 - a. Shape and massing
 - b. Roof and roofing materials
 - c. Windows and doors
 - d. Siding
 - e. Micro-climates, if any
 - f. Exterior lighting and landscaping features.

Review each of these areas and note possible modifications to the plan.

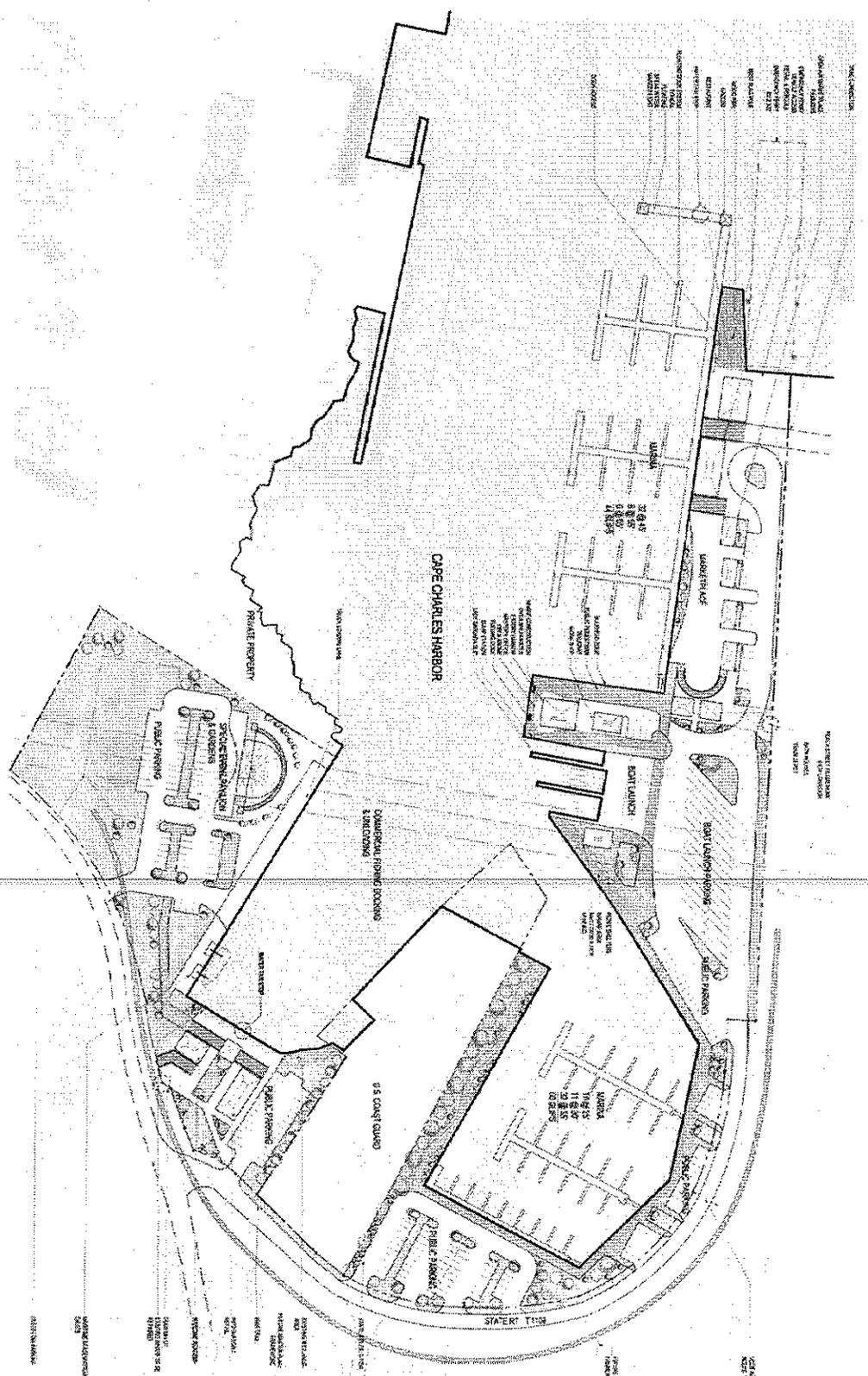
Recommendation

This portion of the overall project is expected to go out to bid later this spring. Additional funding sources could be identified soon. Review and comment on the existing architectural features.

L/M/ECH, JV

TOWN OF CAPE CHARLES
CAPE CHARLES, VIRGINIA

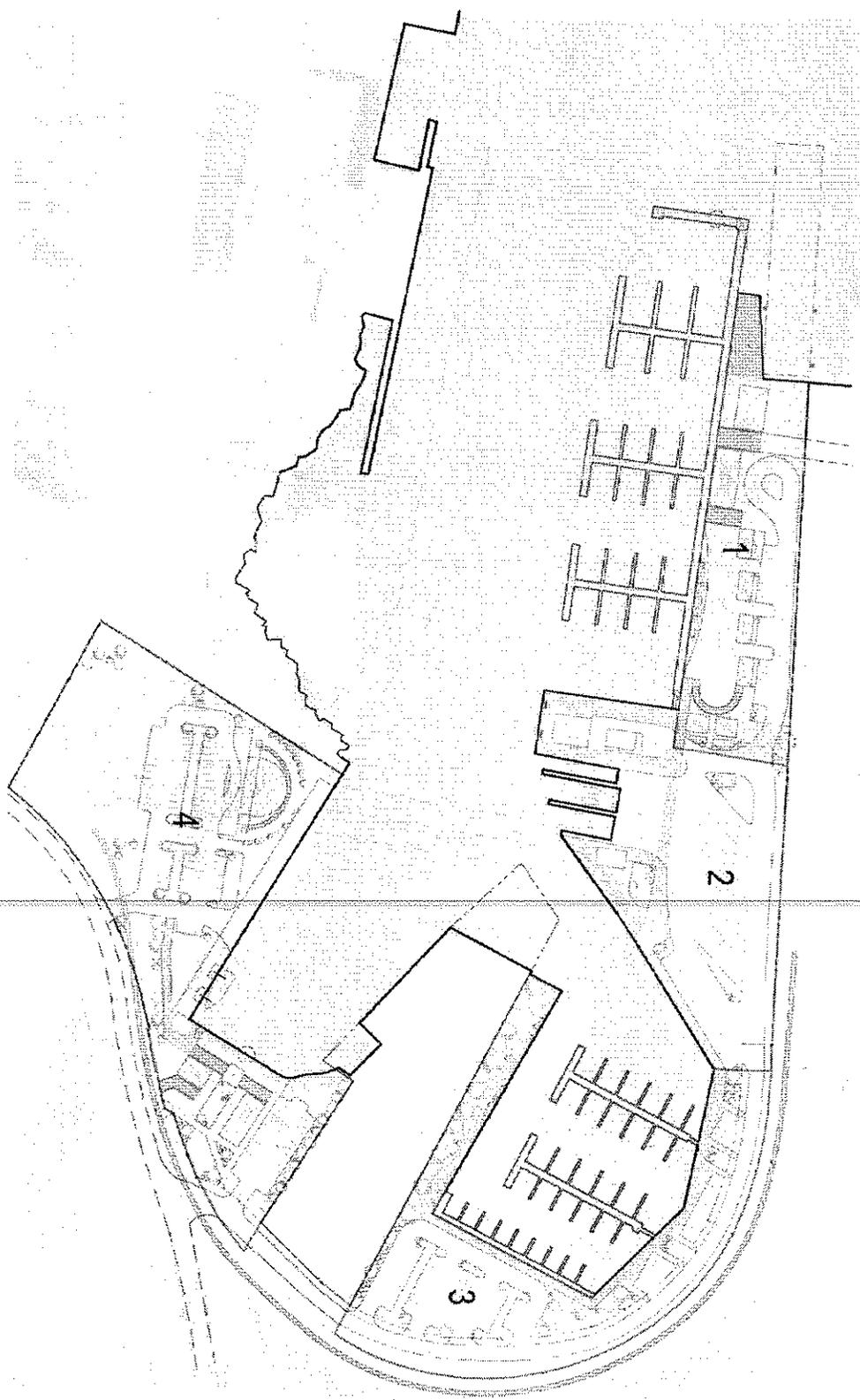
HARBOR MASTER PLAN



FINAL MASTER PLAN

L/M/ECH, JV
 ARCHITECTURAL FIRM
 1000 W. BROAD ST.
 SUITE 100
 CHARLOTTE, NC 28202
 TEL: 704.375.1111
 FAX: 704.375.1112
 WWW.LMECH.COM

LM/ECH, JV



TOWN OF CAPE CHARLES
CAPE CHARLES, VIRGINIA

HARBOR MASTER PLAN

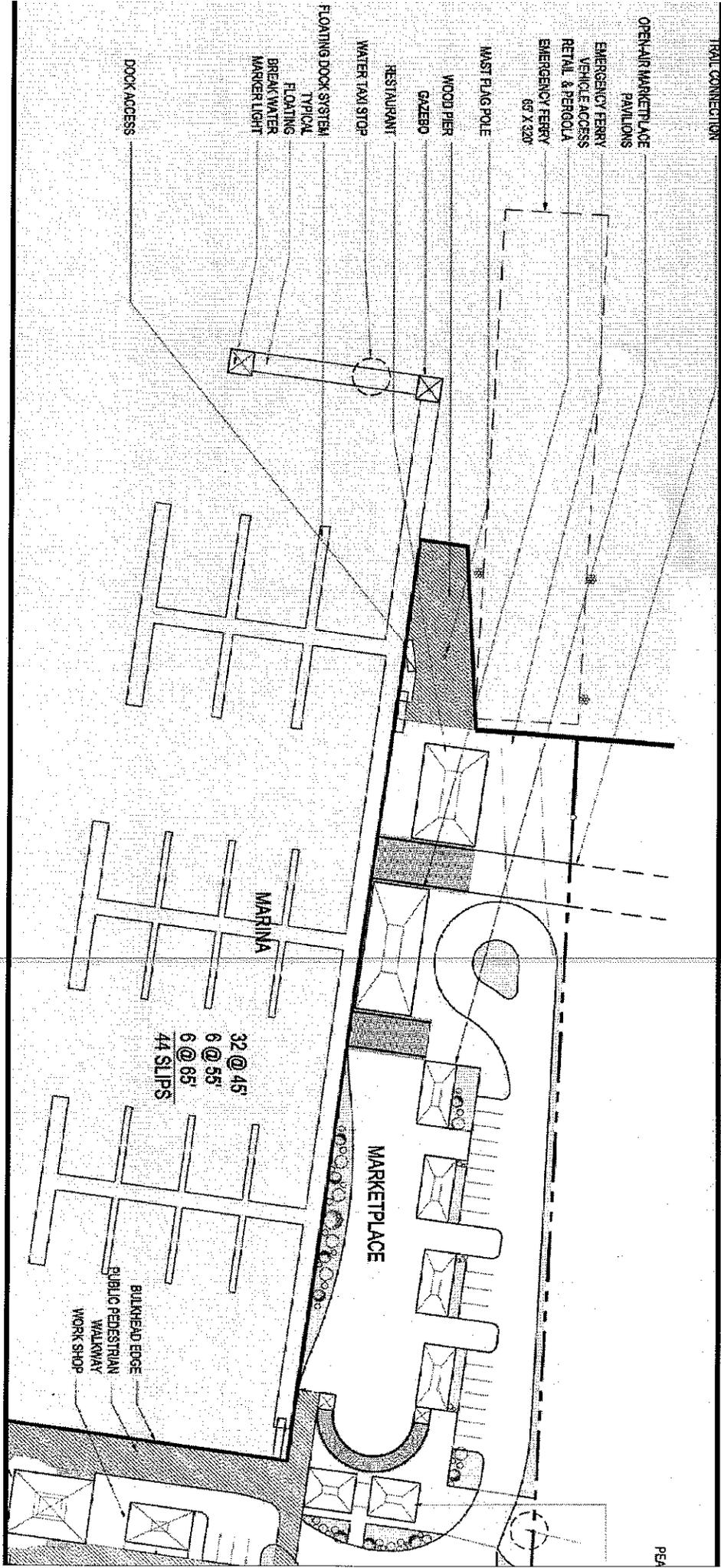


7/18/07 PHASING PLAN
REVISED 10/20/07
BY: [illegible]
DATE: 10/20/07



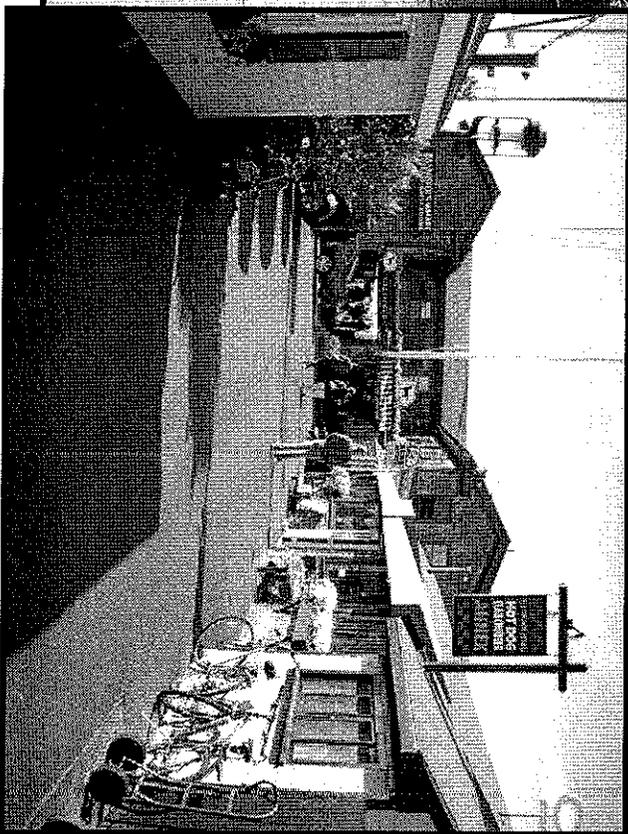
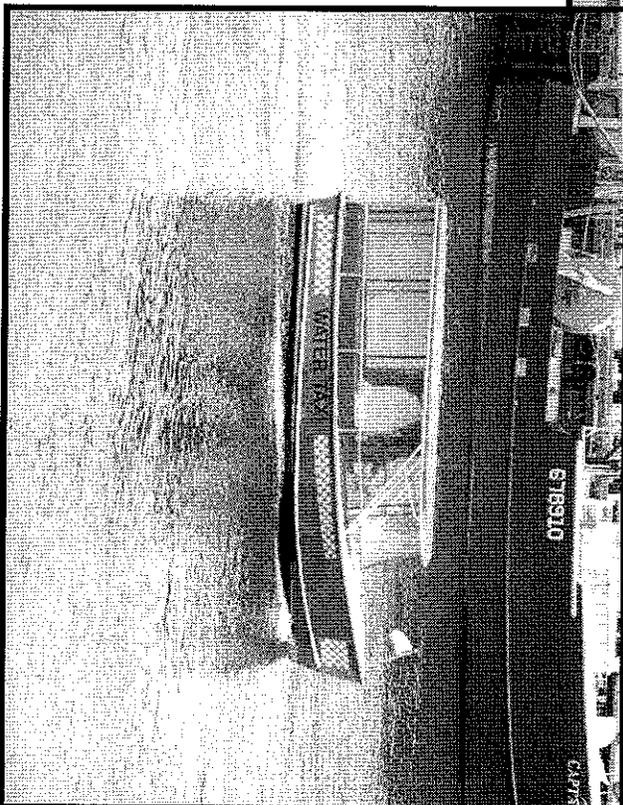
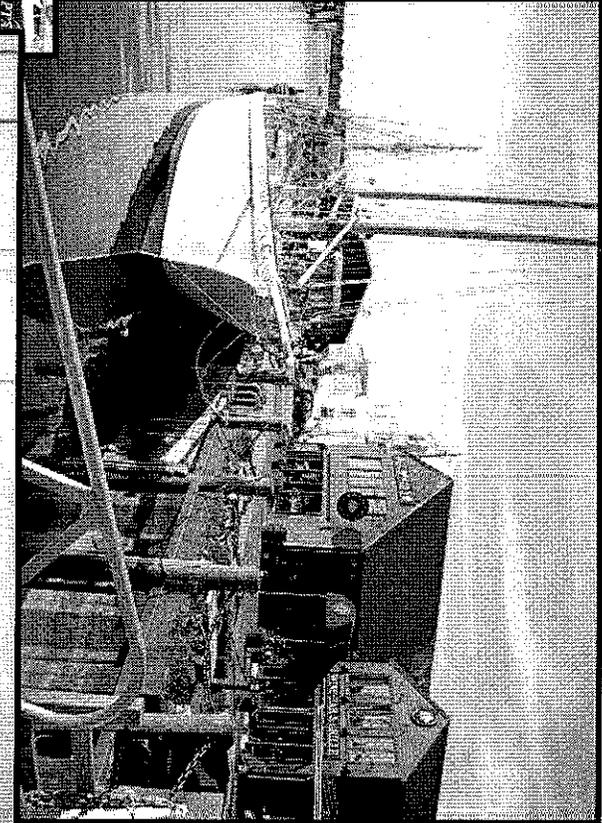
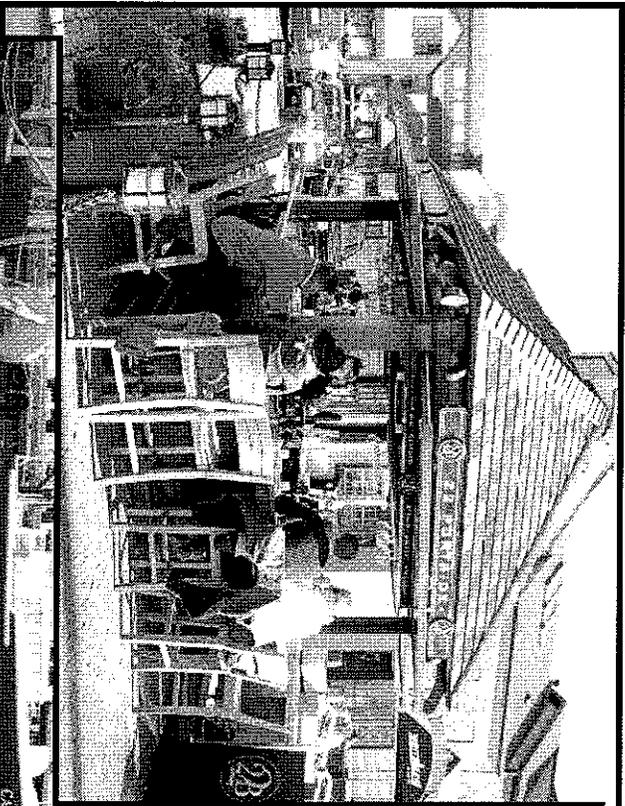
FINAL PHASING PLAN

LM/ECH, JV



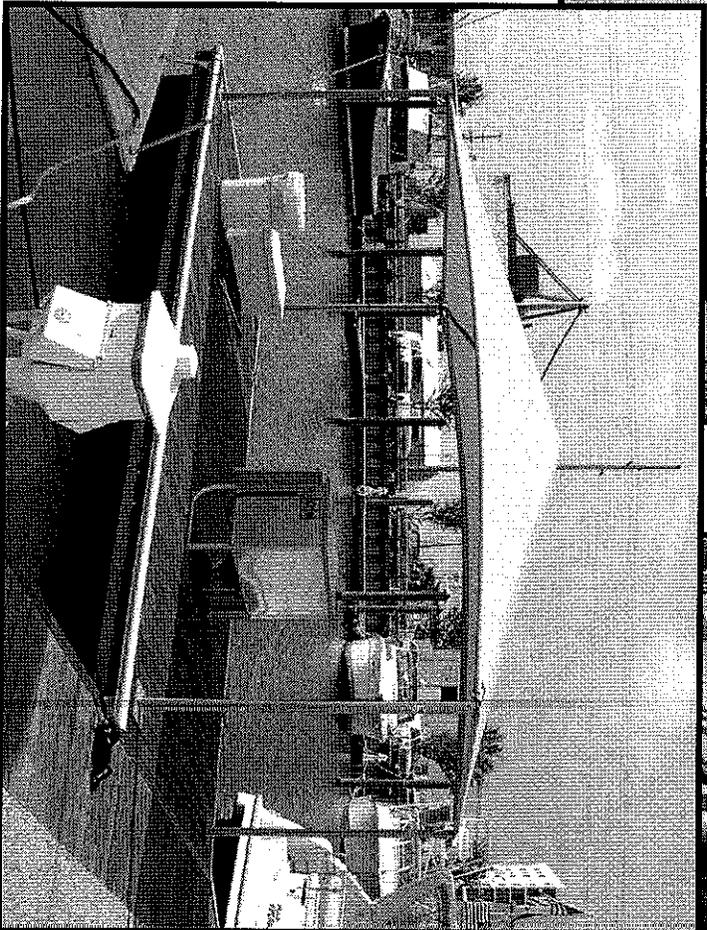
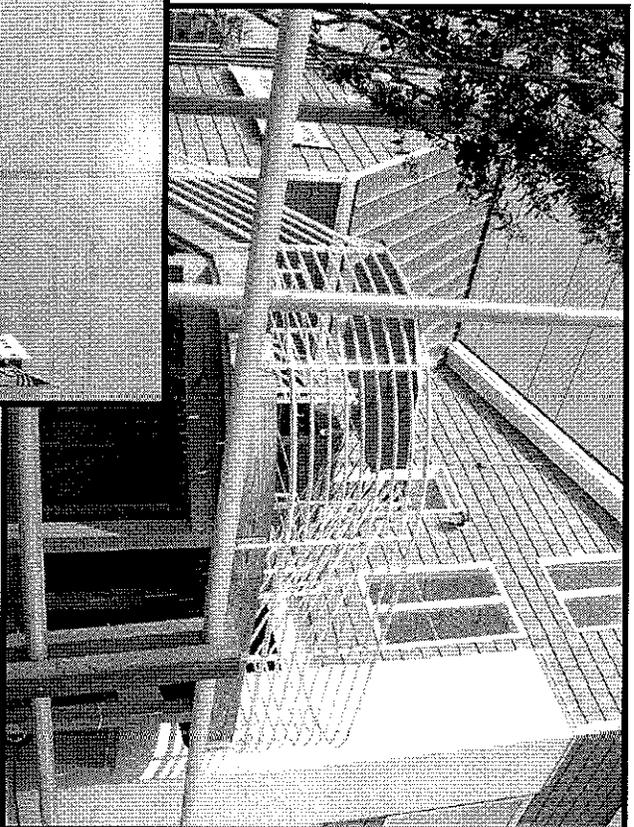
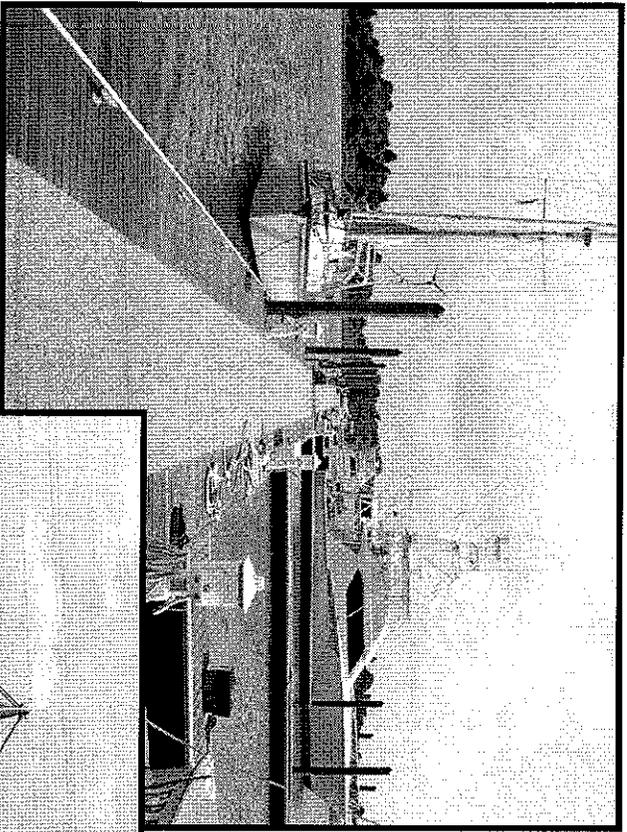
FINAL MASTER PLAN - PHASE I

LM/ECH, JV



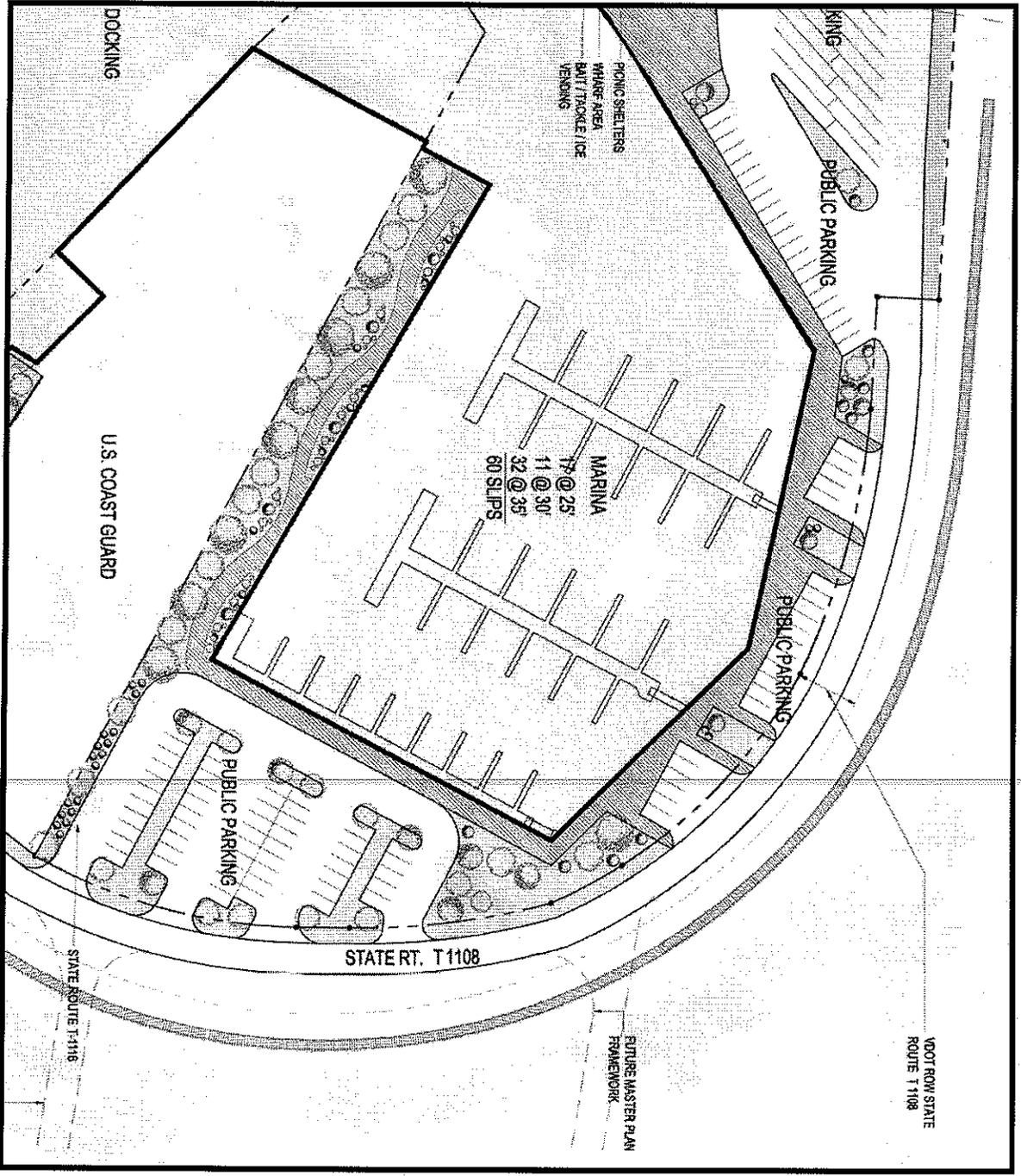
NEWPORT, RI

LM/ECH, JV



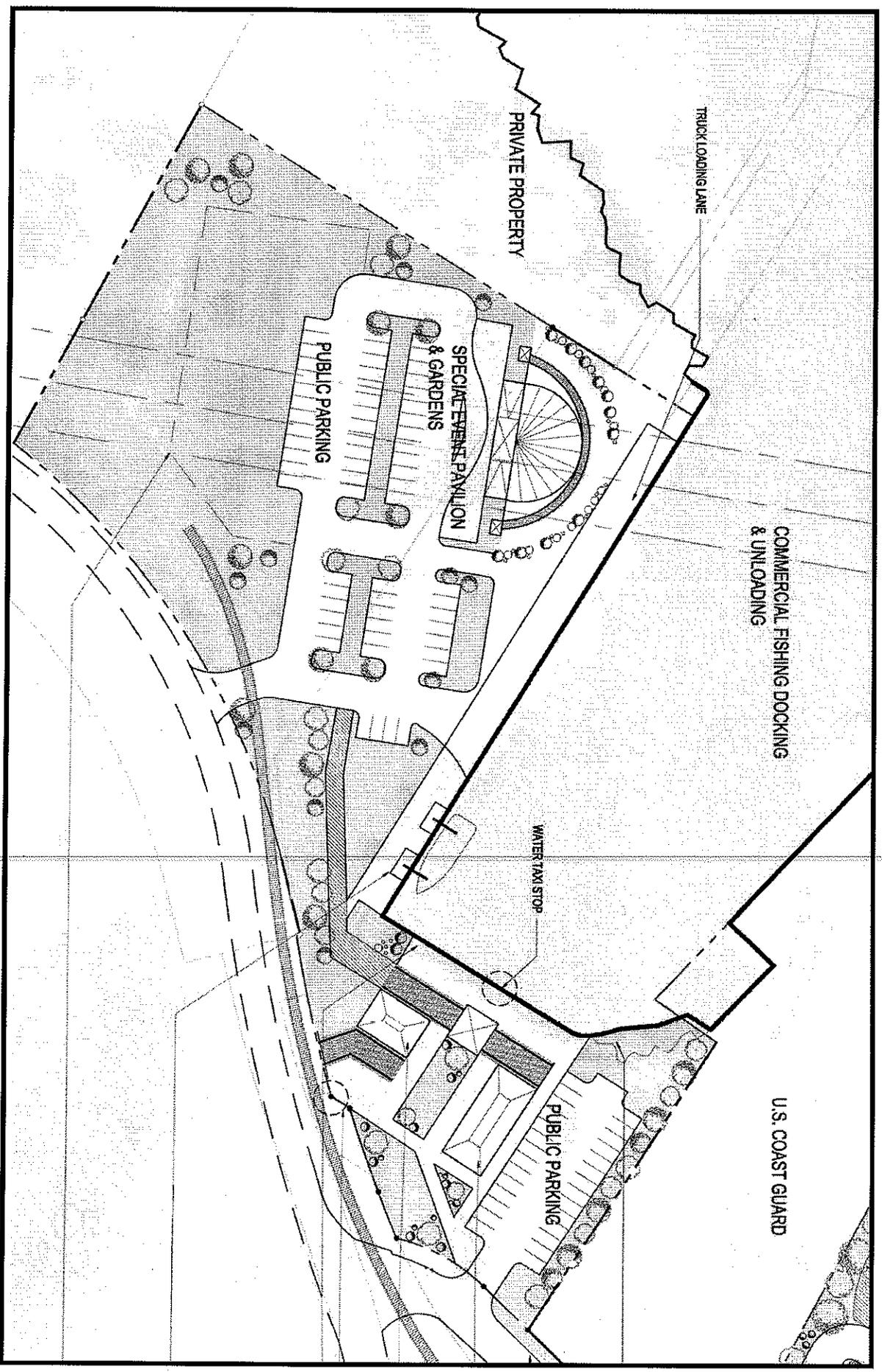
FLOATING DOCKS - AMENITIES

LM/ECH, JV

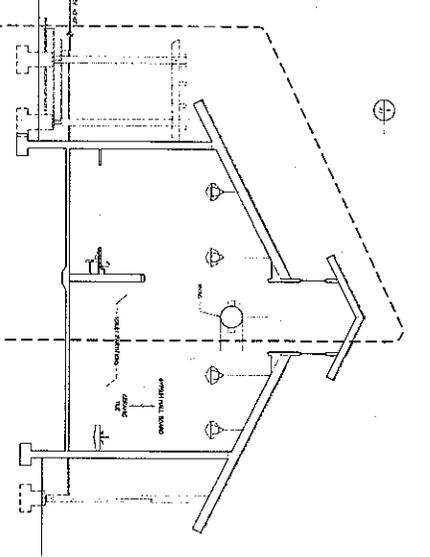
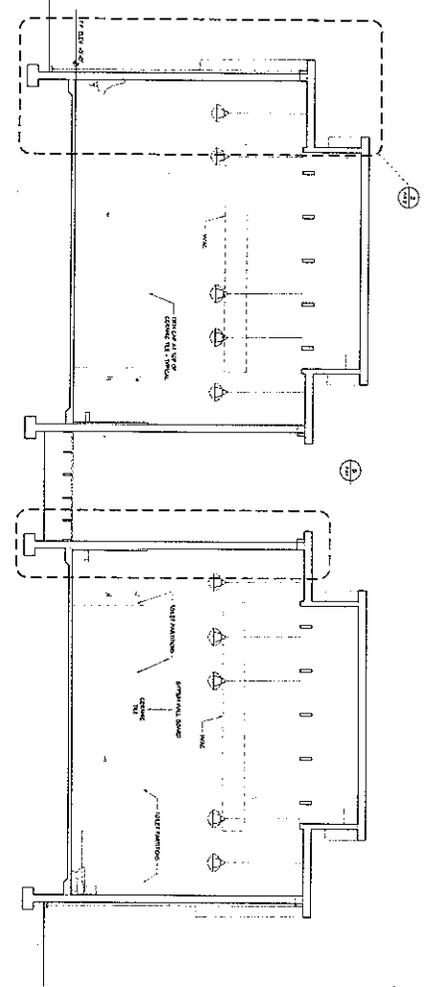


FINAL MASTER PLAN - PHASE III

LM/ECH, JV

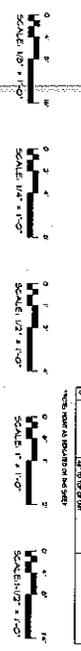
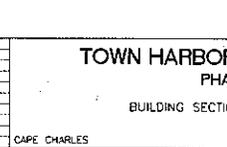
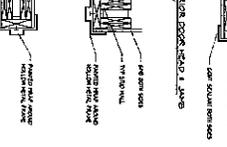
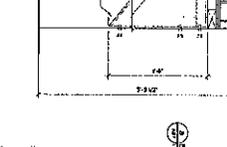
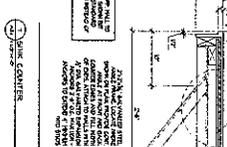
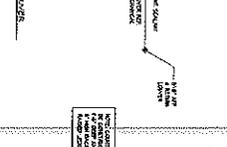
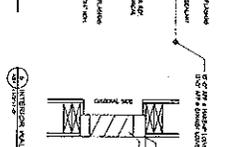
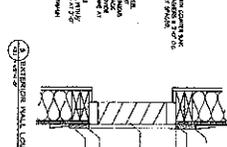
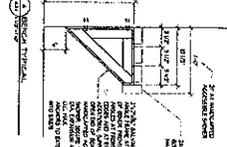
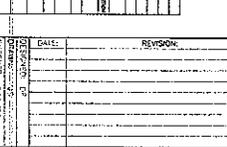
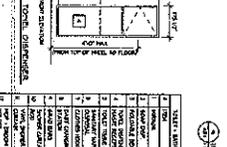
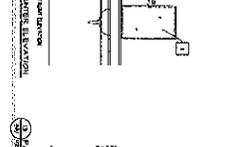
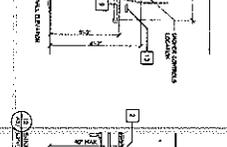
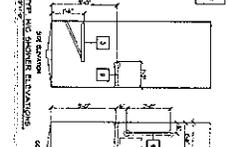
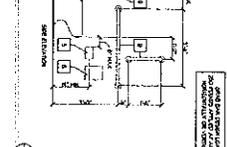
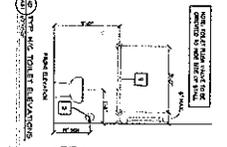
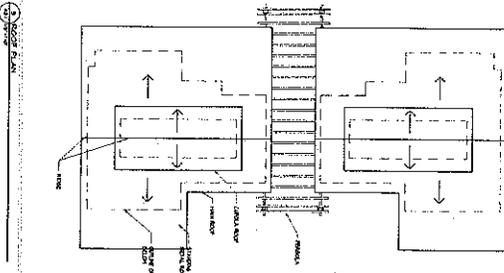


FINAL MASTER PLAN - PHASE IV



DOOR SCHEDULE

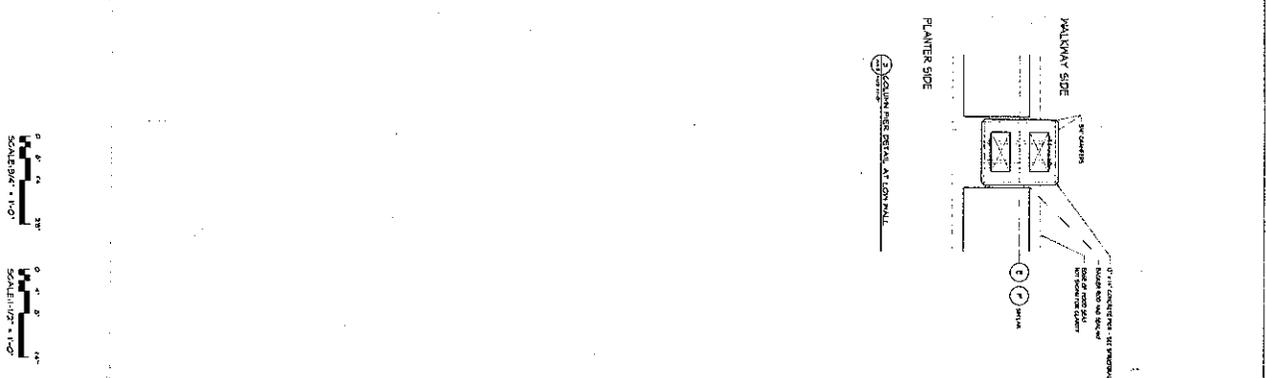
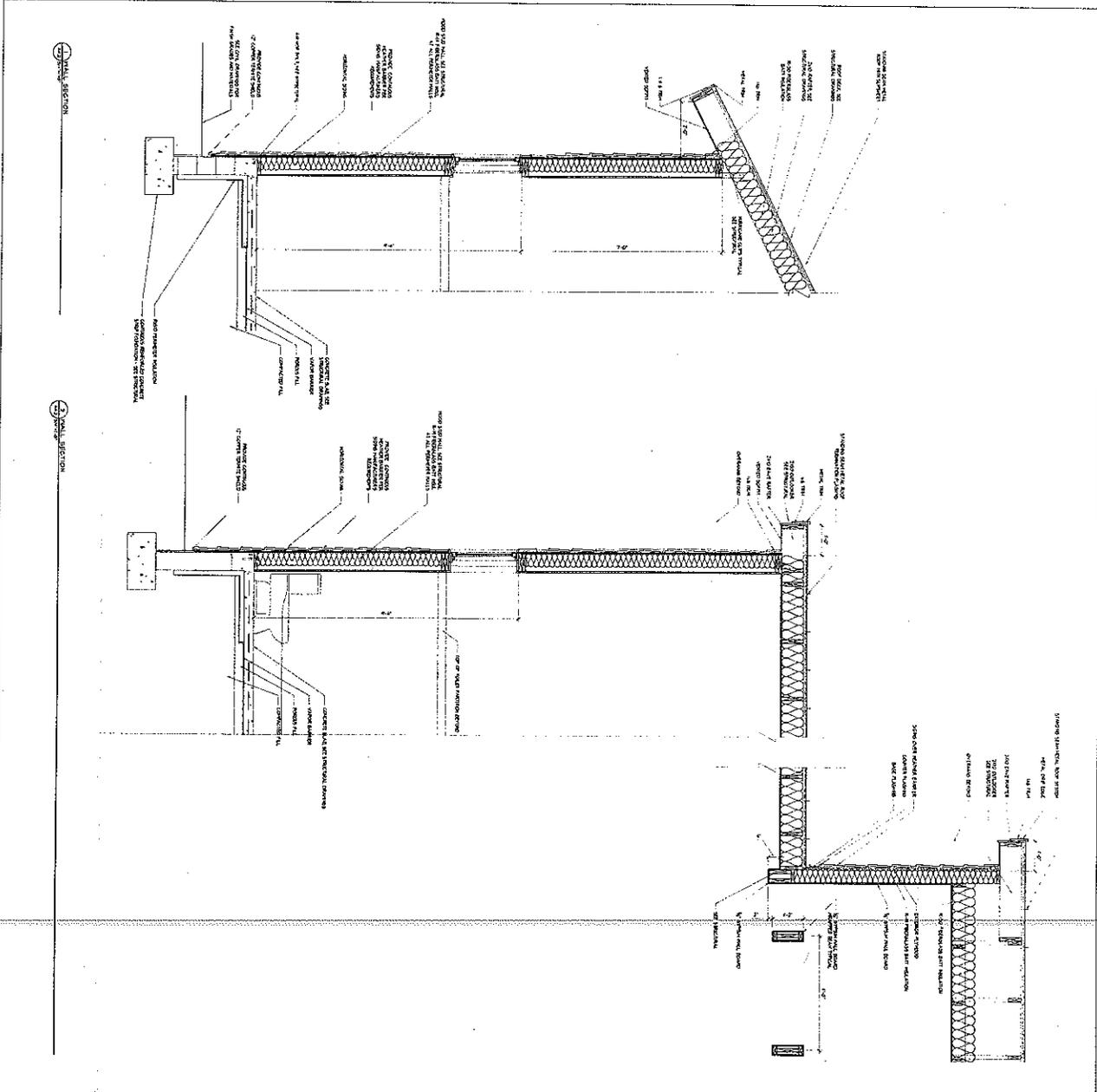
ROOM NO.	SIZE (IN X IN)	REMARKS	HISTORIC	FINISH	NOTES & FINISHES
1	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
2	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
3	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
4	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
5	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
6	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
7	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
8	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
9	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
10	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
11	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
12	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
13	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
14	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
15	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
16	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
17	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
18	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
19	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
20	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
21	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
22	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
23	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
24	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
25	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
26	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
27	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
28	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
29	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES
30	12'0" X 12'0"	DOOR	NO	WOOD	SEE FINISHES



NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

TOWN HARBOR REDEVELOPMENT PLAN
PHASE I - BATHHOUSES
 BUILDING SECTIONS, ROOF PLAN & MISC DETAILS
 FOR
 TOWN OF CAPE CHARLES

VIACORP architects pc
 1000 N. 10th Street
 Norfolk, VA 23510
 Phone: 757-261-1111
 Fax: 757-261-1112
 www.viacorp.com



NO.	DATE	REVISION
1	11-10-2010	ISSUED FOR PERMIT
2	05-10-2011	REVISED PER COMMENTS
3	08-10-2011	REVISED PER COMMENTS
4	11-10-2011	REVISED PER COMMENTS
5	02-10-2012	REVISED PER COMMENTS
6	05-10-2012	REVISED PER COMMENTS
7	11-10-2012	REVISED PER COMMENTS
8	02-10-2013	REVISED PER COMMENTS
9	05-10-2013	REVISED PER COMMENTS
10	11-10-2013	REVISED PER COMMENTS
11	02-10-2014	REVISED PER COMMENTS
12	05-10-2014	REVISED PER COMMENTS
13	11-10-2014	REVISED PER COMMENTS
14	02-10-2015	REVISED PER COMMENTS
15	05-10-2015	REVISED PER COMMENTS
16	11-10-2015	REVISED PER COMMENTS
17	02-10-2016	REVISED PER COMMENTS
18	05-10-2016	REVISED PER COMMENTS
19	11-10-2016	REVISED PER COMMENTS
20	02-10-2017	REVISED PER COMMENTS
21	05-10-2017	REVISED PER COMMENTS
22	11-10-2017	REVISED PER COMMENTS
23	02-10-2018	REVISED PER COMMENTS
24	05-10-2018	REVISED PER COMMENTS
25	11-10-2018	REVISED PER COMMENTS
26	02-10-2019	REVISED PER COMMENTS
27	05-10-2019	REVISED PER COMMENTS
28	11-10-2019	REVISED PER COMMENTS
29	02-10-2020	REVISED PER COMMENTS
30	05-10-2020	REVISED PER COMMENTS
31	11-10-2020	REVISED PER COMMENTS
32	02-10-2021	REVISED PER COMMENTS
33	05-10-2021	REVISED PER COMMENTS
34	11-10-2021	REVISED PER COMMENTS
35	02-10-2022	REVISED PER COMMENTS
36	05-10-2022	REVISED PER COMMENTS
37	11-10-2022	REVISED PER COMMENTS
38	02-10-2023	REVISED PER COMMENTS
39	05-10-2023	REVISED PER COMMENTS
40	11-10-2023	REVISED PER COMMENTS
41	02-10-2024	REVISED PER COMMENTS
42	05-10-2024	REVISED PER COMMENTS
43	11-10-2024	REVISED PER COMMENTS
44	02-10-2025	REVISED PER COMMENTS
45	05-10-2025	REVISED PER COMMENTS
46	11-10-2025	REVISED PER COMMENTS
47	02-10-2026	REVISED PER COMMENTS
48	05-10-2026	REVISED PER COMMENTS
49	11-10-2026	REVISED PER COMMENTS
50	02-10-2027	REVISED PER COMMENTS
51	05-10-2027	REVISED PER COMMENTS
52	11-10-2027	REVISED PER COMMENTS
53	02-10-2028	REVISED PER COMMENTS
54	05-10-2028	REVISED PER COMMENTS
55	11-10-2028	REVISED PER COMMENTS
56	02-10-2029	REVISED PER COMMENTS
57	05-10-2029	REVISED PER COMMENTS
58	11-10-2029	REVISED PER COMMENTS
59	02-10-2030	REVISED PER COMMENTS
60	05-10-2030	REVISED PER COMMENTS
61	11-10-2030	REVISED PER COMMENTS
62	02-10-2031	REVISED PER COMMENTS
63	05-10-2031	REVISED PER COMMENTS
64	11-10-2031	REVISED PER COMMENTS
65	02-10-2032	REVISED PER COMMENTS
66	05-10-2032	REVISED PER COMMENTS
67	11-10-2032	REVISED PER COMMENTS
68	02-10-2033	REVISED PER COMMENTS
69	05-10-2033	REVISED PER COMMENTS
70	11-10-2033	REVISED PER COMMENTS
71	02-10-2034	REVISED PER COMMENTS
72	05-10-2034	REVISED PER COMMENTS
73	11-10-2034	REVISED PER COMMENTS
74	02-10-2035	REVISED PER COMMENTS
75	05-10-2035	REVISED PER COMMENTS
76	11-10-2035	REVISED PER COMMENTS
77	02-10-2036	REVISED PER COMMENTS
78	05-10-2036	REVISED PER COMMENTS
79	11-10-2036	REVISED PER COMMENTS
80	02-10-2037	REVISED PER COMMENTS
81	05-10-2037	REVISED PER COMMENTS
82	11-10-2037	REVISED PER COMMENTS
83	02-10-2038	REVISED PER COMMENTS
84	05-10-2038	REVISED PER COMMENTS
85	11-10-2038	REVISED PER COMMENTS
86	02-10-2039	REVISED PER COMMENTS
87	05-10-2039	REVISED PER COMMENTS
88	11-10-2039	REVISED PER COMMENTS
89	02-10-2040	REVISED PER COMMENTS
90	05-10-2040	REVISED PER COMMENTS
91	11-10-2040	REVISED PER COMMENTS
92	02-10-2041	REVISED PER COMMENTS
93	05-10-2041	REVISED PER COMMENTS
94	11-10-2041	REVISED PER COMMENTS
95	02-10-2042	REVISED PER COMMENTS
96	05-10-2042	REVISED PER COMMENTS
97	11-10-2042	REVISED PER COMMENTS
98	02-10-2043	REVISED PER COMMENTS
99	05-10-2043	REVISED PER COMMENTS
100	11-10-2043	REVISED PER COMMENTS

TOWN HARBOR REDEVELOPMENT PLAN
 PHASE 1 - BATHHOUSES
 WALL SECTIONS
 TOWN OF CAPE CHARLES
 CAPE CHARLES
 VIRGINIA

VIA Design Architects, Inc.
 1000 W. 10th Street, Suite 100
 Cape Charles, VA 23042
 Phone: 757-338-1111
 Fax: 757-338-1112
 www.viadesign.com

Engineering & Construction
 1000 W. 10th Street, Suite 100
 Cape Charles, VA 23042
 Phone: 757-338-1111
 Fax: 757-338-1112
 www.viadesign.com

SCALE: 1/4" = 1'-0"
 SCALE: 1/2" = 1'-0"
 A42
 11/10/2010