



## **Ocean Shore Condominium (OSC) and other area property owner's concerns re: Westminster Canterbury on the Chesapeake Bay expansion.**

03/05/20 – Ocean Shore. Condominium (OSC) and other area property owner's concerns re: Westminster Canterbury on the Chesapeake Bay (WC) expansion plans.

1. FYI, in accordance with the City Zoning Code, WC needs a Conditional Use Permit from the City to build on the Casa del Playa and Lynnhaven Fishing Pier sites. The underlying zoning classification for these sites is B-4.
2. FYI, the lots abutting Casa del Playa and Lynnhaven Fishing Pier sites are also zoned B-4, thus none of the residential zone restrictions apply to this site.
3. All WC parcels are within the boundaries of the City's Shore Drive Corridor Overlay District. **Required:** Comply with those commendation for size and scale of the new WC buildings.
4. A 4+ story parking garage has been proposed to provide the required parking similar to the existing WC parking garage at the west side of the site. To fit the site, some very tight and awkward turning movements, ramps and traffic drive aisles are proposed for the garage. Thus the attractiveness to WC residents of covered parking is reduced taking additional parking from Ocean Shore Ave. **Required:** Reduce the height of the tower, thus reducing the units served by parking spaces required to meet code.
5. The traffic light at Shore Drive and Starfish Road doesn't address traffic issues caused by the new buildings. **Required:** Perform a Traffic Study.
6. City Code, Appendix A - Zoning, ARTICLE 9, Section 901, Senior Housing is limited to a height of 165 feet. "Housing for seniors and disabled persons or handicapped, including convalescent or nursing; maternity homes; day-care centers other than covered under permitted principal uses herein above, provided that the maximum height shall not exceed one hundred sixty-five (165) feet;" The independent living tower in the proposed project significantly exceeds this limitation. **Required:** reduce the height of the tower to comply.
7. Tower: Proposed independent living tower needs modification in accordance with adjacent property owners' concerns:
  - a. Incompatible with City's Shore Drive Corridor Overlay District. This wasn't addressed in the planning staff's comments.
  - b. Beach shading: The tower casts a long shadow across the Chesapeake Bay beach in front of OSC from 1:30 PM to 6:00 PM. **Required:** move the tower away from the Chesapeake Bay and closer to the western side of the Casa del Playa site.
  - c. Chesapeake Bayfront scale and livability: The tower sets an unwelcome precedence

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for the height of other developable properties along the Bayfront.

- d. Wind Scour: The close proximity between the OSC and WC site increases the local wind speed, wind scour and turbulence between these Bayfront buildings resulting in more drifting sand, damaged vegetation and damage to the roofing of the westernmost OSC buildings. **Required:** Construct wind breaks at the dune line. This wasn't addressed in the planning staff's comments.
- e. Reflective Glass Hazard: According to preliminary drawings prepared by WC's architect, approximately 80% of the exterior walls on the east, south and west walls of the tower are proposed to be floor-to-ceiling reflective glass (some walls are depicted as all glass). This reflective characteristic increases the solar radiation (heat) reflected from WC windows toward the east and south onto the buildings at OSC and other residential buildings and streets to the east and south of the WC sites. This condition creates a serious glare hazard to drivers, summertime vehicle damage for some residents and for others it will raise cooling costs in the summer.  
**Example:** See the damage that results from reflected heat from reflective glass on



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multi-story buildings as it hits roofs and wall surfaces. These buildings demonstrate what will become a problem for OSC and the other adjacent homes and condos. This wasn't addressed in the planning staff's comments. **Required:** reduce the glazed area to less than 30% of the exterior wall area accordance with the designs for other high-rise residential buildings such as the Hilton at 30<sup>th</sup> Street at the oceanfront (glazed area 26%) and the Westin (glazed area = 24%) at the Town Center district in Virginia Beach.

- f. Noise Pollution: Though the presentation drawings weren't detailed enough to confirm this, when questioned, Mark said all the heating, ventilating and air conditioning (HVAC) equipment will be placed on the roof of the tower shielded from view behind a roof-top mechanical screen wall. **Required:** This is required to attenuate the noise generated by through-the-wall HVAC units used in a typical multi-story residential tower. This wasn't addressed in the planning staff's comments.
- g. Noise Pollution #2: The preliminary drawings show 2 emergency generators on the 1<sup>st</sup> floor in both the Memory Unit and the senior living tower. The emergency generators are powered by diesel engines that discharge their exhaust gases and noise into the intersection of Ocean Shore Ave. and Starfish Road. These four (4) emergency generators are run regularly (once a week) for about 15 to 30 minutes a piece to test their operating condition. **Example:** Westin emergency generator on Columbus St. across from Dick's Sporting Goods. **Required:** provide a sound attenuated enclosure around the generators, an exhaust muffler and/or an interstate type sound barrier between the common property line with Ocean Shore condominium to reduce the sound level to less than 65 dB daytime and 45 dB nighttime per generator at the southwest corner of the OSC property. This wasn't addressed in the planning staff's comments.
8. Beach Access: **Required:** Existing pedestrian access from Ocean Shore Ave. to the Chesapeake Bay beachfront must be preserved.
9. Solar shadow cast by the tower onto the beach and adjacent buildings will adversely impact the comfort of beach goers. **Required:** The tower must be relocated from the proposed eastern edge of the OSC site to the south west edge of the Casa del Playa site.
10. Parking garage screening: Regardless of the tower location, the single image presented of the east wall shows some sort of screen wall extending for (4) stories. This will be the predominate view to the west for most all OSC homeowners. **Required:** See Number 11.
11. Parking Garage Ventilation: The Building Code requires about 35% of the exterior garage wall area of the proposed parking garage shall be open to the outside for ventilation. It also



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requires illumination of the parking spaces and drive aisles throughout the night. In order to provide the minimum levels of illumination, a percentage of the parking garage light will spillover the exterior walls at each floor. Bathing the adjacent properties and beach with distracting light throughout the night. **Required:** Provide grilles or louvers at the perimeter of the parking garage to allow for ventilation and to block outward light at the exterior wall. This wasn't addressed in the planning staff's comments.

12. Stormwater run-off: There is no indication of stormwater retention on the preliminary drawings or how the stormwater requirements are to be met. **Required:** a net reduction in impervious surface area from the existing use(s).