

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2019-146: Beaver Creek – Medical Office Building Final Site Plan
Review Type	Final Site Development Plan
Parcel Identification	06000000003800
Location	2248 & 2246 Ivy Road, at the intersection with Twin Sycamores Lane (Figures 1-5)
Zoned	Highway Commercial (HC)/Entrance Corridor (EC)/Airport Impact Area (AIA)
Owner/Applicant	West End Shops-West LLC/Turner Enterprises (John Thier)
Magisterial District	Jack Jouett
Proposal	To construct a two-story 26,600 sf medical office building, underground parking and associated site improvements on approximately 1.42 acres.
Context	This portion of Ivy Road is primarily commercial in nature, with strip shopping centers and stand-alone businesses nearby (Figures 6-8). University Heights apartment complex is directly behind (to the south) the subject parcel. Many of the commercial buildings in the vicinity are two stories tall. A significant portion of the adjacent development along Ivy Road predates the establishment of the EC and, consequently, does not meet the requirements of the EC guidelines.
Visibility	Three sides of the building and site will be clearly visible from the EC (Ivy Road). The proposed building is 18’ from the right-of-way and approximately 32’ from the curb face along Ivy Road.
ARB Meeting Date	January 6, 2020
Staff Contact	Paty Saternye

PROJECT HISTORY

The existing buildings were built prior to the creation of the Entrance Corridor (EC) overlay district. Oral history holds that the structure at 2248 Ivy Road was constructed in 1780, though there has been no substantive proof of this. The Albemarle County Historic Preservation Committee will request permission to document the structure prior to demolition. That documentation may help pinpoint the date of construction. The ARB has reviewed a number of sign applications for this property since 1990. A preapplication conference was held in 2017 to discuss potential development of this site (according to a different plan). The ARB reviewed the initial site plan on October 7, 2019.

DATE	APPLICATION/REVIEW TYPE	RESULT
10/7/2019	ARB-2019-101: Beaver Creek Medical Office Building, Initial Site Development Plan review	ARB meeting & review comments (see attachment A for action letter).
1/6/2020	ARB-2019-146: Beaver Creek Medical Office Building, Final Site Development Plan review	The ARB will review this final site development plan.

ANALYSIS

REF	GUIDELINE	COMMENTS 10/7/2019	CURRENT ISSUE	RECOMMENDATION
	Structure design			
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	None at this time.	The applicant proposes to construct a building with a 13,300 sf footprint and two stories of office space over parking. The building is located approximately 18’ from the right-of-way and 32’ from the EC face of curb. The mass of the building is broken down into bays by varying materials, colors, textures and design elements. What at first glance in the color renderings appears to be brick, is a redwood Nichiha fiber cement rainscreen panel with a wood texture. Its color and texture, as shown in the renderings, appear coordinated with the brick buildings in the vicinity (southeast perspective and Figure 9). Other proposed materials include stone veneer, precast concrete, aluminum composite panels, and fiber cement rainscreen panels in “Ash” with wood texture and to match the precast concrete with a smooth texture.	Provide a perspective view showing the northeast corner of the building and the entrance to the underground parking as viewed from the EC. Provide information on the VLT and VLR ratings for the window glass. Ensure that the glass meets the required limits. Add the standard window glass note to the drawings with the next submission: <i>Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.</i>
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.			Provide a material sample for the aluminum panel mechanical roof screen.
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.		Stone veneer is provided along the full length of the base of the building, and a cornice is provided at the top, creating a base-middle-top historic pattern. Although the building is 160’ long, the color changes	Revise the east building elevation labels to clearly state the materials and colors of all components of the building, including spandrel glass, if proposed. Revise the materials information on the east building elevation to specify that all window glass is not tinted or provide window glass samples for review.

4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.		break up the wall mass, and the stone veneer and fiber cement rainscreen panels add texture. Also, the use of stone veneer for the full height of the projecting entrance bay, window variations and awnings break the building into smaller human scale sections.	
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.		The mass of the side elevations is broken down by projecting columns of stone veneer, which are slightly taller than the rest of the side facades. The width of the building is also broken up into bays that are distinguished by varying materials, colors, textures and design elements.	
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.		Two perspectives have been provided. They help clarify the mass and form of the building. However, the one showing the east elevation is taken from the southeast. A view from the northeast would further clarify the appearance of the underground parking entrance as seen from the EC.	
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.		Material samples have been provided for the majority of the materials, but the applicant is working on finalizing some of the materials. No sample has been provided for the metal screen for the mechanical equipment on the roof, but the applicant has stated that the finish will match the grey fiber cement rainscreen. The labels specifying the materials and colors on the east building elevation are not complete and clear.	
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.			
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.			
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. <i>Window glass in the Entrance Corridors should meet the following criteria: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.</i>		No information has been provided on the window glass tint, reflectivity or type. Ground level window openings on the EC elevation are openings into the underground	

			parking. The openings are not filled with glass. They are an integrated part of the design of the base of the building and are expected to have an appropriate appearance.	
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.	None at this time.	Many of the buildings in the area predate the establishment of the EC and, consequently, do not meet the requirements of the EC guidelines (Figures 7 & 8). The color palette and scale of the building is consistent with those of the buildings across the street, along Old Ivy Road (Figure 9). Note that the existing stone cottage (Figure 3) has historic significance. Consequently, the property should be thoroughly documented prior to demolition. The Albemarle County Historic Preservation Committee will request permission to do so. The applicant is also welcome to submit documentation.	It is requested that the applicant communicate with the Albemarle Historic Preservation Committee in reference to allowing them to document the stone cottage prior to its demolition.
10	Buildings should relate to their site and the surrounding context of buildings.			
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.			
	Accessory structures and equipment			
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	Include the type, manufacturer and color of the masonry material utilized in the dumpster enclosure in the dumpster detail. Show how visibility of all mechanical equipment will be eliminated from the EC.	A dumpster enclosure, and a detail for the enclosure, are shown on the site plan. However, the type, manufacturer and color of the material of the screening wall are not specified in the detail and are not included in the architectural plans or exhibits. No mechanical equipment is shown on the site plan but a “Mechanical Roof Screen” is shown on the elevations. This screen is not shown in the perspective views, suggesting that it won’t be visible from the street due to the height of the building, setback of the screen, and vantage point from the street. A roof plan has not been provided, but would be useful for showing the mechanical	Include the type, manufacturer and color of the material utilized in the dumpster enclosure in the dumpster detail. Provide a roof plan showing the location and height of the rooftop mechanical equipment. Revise the elevation views to include dashed lines for the rooftop mechanical equipment. Confirm the reason for not showing the roof screen in the perspective views.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.			
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.			

21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”		equipment locations and heights relative to the screen. Although adding a metal screen around mechanical equipment is not the preferred method for eliminating visibility (particularly at the length that is proposed), the material, color, and proportion of the proposed screen are coordinated with the building design and, minimize impacts. Breaking the screened area on the roof into smaller sections could draw more attention to the screening wall. The mechanical equipment visibility note is provided on the plan.	
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	None.	The proposed layout impacts the full parcel and no natural drainage patterns will be preserved. The majority of the stormwater runoff will be stored in underground storage facilities. No detention ponds are proposed.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.			
	Lighting			
	<i>General Guidelines</i>			
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	None at this time.	The maximum footcandles for the site is 8. The height of the pole-mounted light fixtures is specified at 20’ AFG (above finished grade). No building mounted lights have been specified.	Revise the plan to include all building mounted lighting and extend the lighting calculation grid to the EC. Ensure that the photometric plan was calculated using a Light Loss Factor (LLF) of 1.0 and note this on the plan.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.			
24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.			

25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.		The free-standing pole-mounted light fixtures appear to be full cutoff.	Revise the lighting plan to include the color of the light poles.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.		The color of the light fixtures is bronze, but the color of the light pole is not specified.	Revise the lighting plan to include the standard lighting note.
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.		The light fixture table does not include the maintenance factor.	.
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.		The standard lighting note is not provided on the Calculated Lighting Level Plan.	
29	The following note should be included on the lighting plan: “Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.”			
30-32	light used for decorative effect shall:		No decorative lighting has been proposed.	None.

	Landscaping			
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area’s significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	Consider replacing the Ginkgo with a large shade tree with a broader canopy. It is recommended that the sf of canopy specified for the Ginkgo be revised in the plant schedule.	The building has been shifted further back from the EC and sufficient planting area outside of the existing permanent easements has been provided. Conflicts between permanent utilities and proposed landscaping along the EC frontage have been eliminated. A “temporary easement for entrance” is shown along the EC. Its location conflicts with the EC landscaping. See issue 35 below in reference to conflicts elsewhere on the site plan.	Revise the plan to provide 3½ inch caliper large shade trees along the EC. Revise the label for the “temporary easement for entrance” in the site plan to indicate when the easement is to be vacated. Show how the easement will not conflict with the proposed building or landscaping.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.	Revise the plan to provide additional on-site planting area outside of easements to accommodate required frontage planting. Ensure that there are no conflicts between the utilities and the proposed landscaping.		See recommendation 35 below.
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.		Large shade trees of 2½ inch caliper are proposed along the EC at 35’ on center but 3½ inch caliper trees are required along the EC. Flowering ornamental trees are interspersed between the large shade trees along the EC.	

33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	Provide large shade trees, at least 2½” caliper in size at planting and a spacing of 40 feet on center, along Twin Sycamores Lane.	Seven large shade trees of 2½” caliper have been provided along Twin Sycamore Lane at a spacing of 40’ on center. Three of these trees are within 3 to 4’ of an existing gas line and 4’ of the proposed building. There is an additional shade tree 2’ from the gas line, adjacent to the parking area.	Revise the plan to provide a minimum of 5’ between proposed trees and the gas line. Shifting the sidewalk closer to the building and locating the trees closer to the curb may be an option.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	Depending on the architectural design, additional landscaping may be required along the length of the building.	Because of the proximity of the building to the EC right-of-way, street trees are shown close to the front of the building. No shrubs are proposed along the front of the building, which is over 160’ in length. However, on the right end of the north elevation there is sufficient variety in materials and patterns to soften the appearance of the exterior walls. Also, although there is a long expanse of low openings into the underground parking on the left end of the north elevation, the large shade trees and ornamental trees that are proposed along the EC will soften the appearance of that portion of the building.	None.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; “drive thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.			
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area’s impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	Provide large trees along the perimeter parking area at a spacing of 40’ on center and 2½” caliper. See recommendations 32 above.	There are sufficient trees on the west perimeter of the parking lot and within its interior. An additional large tree is required on the east perimeter of the parking lot. However, existing and proposed easements limit where trees can be planted in this area. There is insufficient space to plant another large shade tree without causing damage to other trees in the immediate vicinity. The existing parking lot extends to within 5’ of the southern property line with no screening to the adjacent residential use. The	Revise the site plan to increase the clearance between the large shade tree that is adjacent to the parking lot, and within 2’ of the gas line, and the gas line. Revise the site plan to add one small tree along the east perimeter of the parking area. Move the two large trees away from the dumpster to other interior islands within the southern parking row to avoid damage.

			layout of the parking lot has been revised since the initial site plan (Figure 10 & 11). The curb is now proposed 2' from the southern parcel boundary, and a screening fence is proposed between the curb and the property line, leaving no planting area for parking lot perimeter trees. This area is subject to an undisturbed buffer requirement. The applicant is requesting a special exception to disturb the area. The Planning Division considers the screening fence and interior parking lot trees to be an improvement over the existing condition. Given that finding, and the location of the parking behind the building, shifting the perimeter parking trees to interior islands along the southern edge of the parcel is acceptable in this instance. However, two parking lot trees are directly adjacent to the dumpster area and should be relocated to avoid damage.	
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i>.	None.	The proposed plant species are appropriate.	None.
38	Plant health: The following note should be added to the landscape plan: “All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.”	None.	The note is provided on the site plan.	None.
	Development pattern and site grading			
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the	Ensure that the proposed sidewalk connects to proposed County streetscape improvements.	The existing site has very little of its “natural setting” remaining. There is a slope from the EC up to a parking area and the existing old stone cottage (Figure 2).	See recommendation 32 above.

	trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	Ensure that the building does not conflict with easements. See recommendations 18 and 19 above.	Conflicts between permanent utilities and proposed landscaping along the EC frontage have been eliminated. A “temporary easement for entrance” is shown along the EC. It conflicts with the building. Adjacent to the stone cottage are two large shade trees and an open lawn area. The rest of the parcel includes a large commercial structure, a private street, parking areas and parking accessways (Figures 4 & 5).	
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.6.n of the <i>Albemarle County Zoning Ordinance</i> apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.		The proposed layout of the site plan is organized, with the proposed building parallel to Ivy Road and the parking located under and behind the proposed structure. The proximity of the building to the EC is much closer than any of the other developments in the immediate area. However, it meets the setbacks specified by County’s current zoning ordinance and, therefore, future buildings along Ivy Road should have a similar proximity. No sidewalks or bike lanes currently exist on this portion of Ivy Road. However, bike lane and sidewalk improvements are planned by the County in this section of Ivy Road, and the plan shows a sidewalk along the frontage. No retaining walls are proposed for the site.	
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing		No significant natural features exist on the site.	

	terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.			
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	None.	No existing trees are shown to be preserved. No existing trees are within the “undisturbed buffer” area that is required at the rear of the parcel.	None.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.			
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.			
	Signs			
			Signage is reviewed and approved by separate submission. However, the following preliminary comments are provided. A comprehensive sign plan is required for multi-tenant buildings. Approval of a comprehensive sign plan is required prior to final ARB approval.	Sign applications are required for all proposed signs. If this will be a multi-tenant building, submit a comprehensive sign plan for review. Note that ARB approval of a comprehensive sign plan is required for multi-tenant buildings prior to ARB approval of the final site plan.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Trees within parking islands, on the southern edge of the parcel, counting towards the parking lot perimeter tree requirement.
2. Trees along the east perimeter of the parking area. Allowing a small tree to be utilized, in place of a large tree, because of the limited planting area.
3. Roof screen
4. Entrance to underground parking

Regarding the Final Site Plan:

Staff recommends approval with the following required conditions:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4(2), (3) and (5):
A Certificate of Appropriateness is required prior to final site plan approval.
 1. Provide a perspective view showing the northeast corner of the building and the entrance to the underground parking as viewed from the EC.
 2. Provide information on the VLT and VLR ratings for the window glass. Ensure that the glass meets the required limits.
 3. Add the standard window glass note to the drawings with the next submission: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
 4. Provide a material sample for the aluminum panel mechanical roof screen.
 5. Revise the east building elevation labels to clearly state the materials and colors of all components of the building, including spandrel glass, if proposed.
 6. Revise the materials information on the east building elevation to specify that all window glass is not tinted or provide window glass samples for review.
 7. Include the type, manufacturer and color of the material utilized in the dumpster enclosure in the dumpster detail.
 8. Provide a roof plan showing the location and height of the rooftop mechanical equipment. Revise the elevation views to include dashed lines for the rooftop mechanical equipment. Confirm the reason for not showing the roof screen in the perspective views.
 9. Revise the plan to include all building mounted lighting and extend the lighting calculation grid to the EC.
 10. Ensure that the photometric plan was calculated using a Light Loss Factor (LLF) of 1.0 and note this on the plan.
 11. Revise the lighting plan to include the color of the light poles.
 12. Revise the lighting plan to include the standard lighting note. “Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.”
 13. Revise the plan to provide 3½ inch caliper large shade trees along the EC.
 14. Revise the label for the “temporary easement for entrance” in the site plan to indicate when the easement is to be vacated. Show how the easement will not conflict with the proposed building or landscaping.
 15. Revise the plan to provide a minimum of 5’ between proposed trees and the gas line. Shifting the sidewalk closer to the building and locating the trees closer to the curb may be an option.
 16. Revise the site plan to increase the clearance between the large shade tree that is adjacent to the parking lot, and within 2’ of the gas line, and the gas line.
 17. Revise the site plan to add one small tree along the east perimeter of the parking area.
 18. Move the two large trees away from the dumpster to other interior islands within the southern parking row to avoid damage.
 19. Sign applications are required for all proposed signs.
 20. If this will be a multi-tenant building, submit a comprehensive sign plan for review. Note that ARB approval of a comprehensive sign plan is required for multi-tenant buildings prior to ARB approval of the final site plan.

- Regarding recommendations on the plan as it relates to the guidelines:
 1. It is requested that the applicant communicate with the Albemarle Historic Preservation Committee in reference to allowing them to document the stone cottage prior to its demolition.

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
C0.0	Cover Sheet	11/25/2019
C1.0	Notes and Details 1	11/25/2019
C1.1	Notes and Details 2	11/25/2019
C1.2	Notes and Details 3	11/25/2019
C1.3	Notes and Details 4	11/25/2019
C2.0	Existing Conditions	11/25/2019
C2.1	Demolition Plan	11/25/2019
C4.0	Site Plan	11/25/2019
C5.0	Grading and Drainage Plan	11/25/2019
C5.1	Grading Spot Shot Plan	11/25/2019
C5.2	Sight Distance Profiles	11/25/2019
C7.0	Storm and Utilities Profiles	11/25/2019
C8.0	Easement Plan	11/25/2019
L1.0	Landscape Plan	11/25/2019
L2.0	Landscape Notes and Details	11/25/2019
SE1.0	Calculated Lighting Level Plan	11/25/2019
	Parking Level – basement architectural plan	11/25/2019
	First Floor – first floor architectural plan	11/25/2019
	Second Floor – second floor architectural plan	11/25/2019
	Dimension Plan – second floor architectural plan	11/25/2019
	East Building Elevation – Building Height	11/25/2019
	East Building Elevation – Building Materials	11/25/2019
	East Building Elevation	11/25/2019
	North Building Elevation	11/25/2019
	West Building Elevation	11/25/2019

	South Building Elevation	11/25/2019
	Concept Image Photo Rendering from Northwest	11/25/2019
	Concept Image Photo Rendering from Southeast	11/25/2019
	Existing Conditions Photo from Northeast	11/25/2019
	Existing Conditions Photo from Northwest	11/25/2019
	Material Samples: Cultured Stone Veneer – Aspen Country LedgeStone; Fiber Cement Rainscreen System – Vintage Wood - Redwood EPC765F; Fiber Cement Rainscreen System (lap siding)– Vintage Wood - Ash EPC764F; Fiber Cement Rainscreen System - color to match precast concrete; Precast Concrete; Aluminum Storefront System – Sunshades and Coving – BGY Grey – 4mm4BGY3.5; Aluminum Composite Panel – color to match precast concrete.	

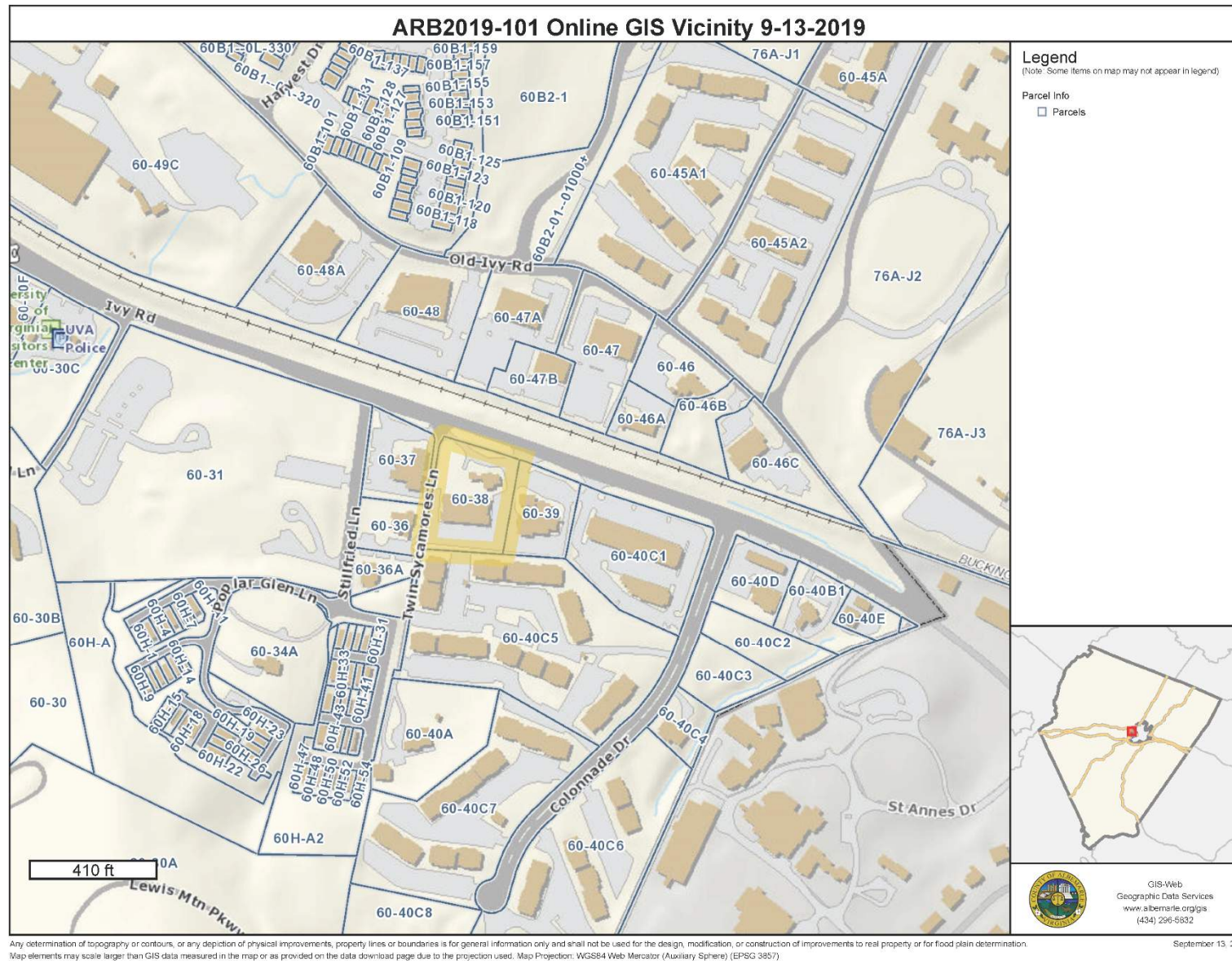




Figure 2: The view from Ivy Road (EC).



Figure 3: The stone cottage.



Figure 4: The existing commercial building.



Figure 5: Existing parking to the rear of the commercial building.



Figure 6: Existing Large Shade Street Trees along Ivy Road to the east.



Figure 7: Existing commercial use to the east.



Figure 8: Existing funeral home to the west.



Figure 9: Existing commercial buildings to the north, on Old Ivy Road.

LEGEND:

	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	MILL AND OVERLAY

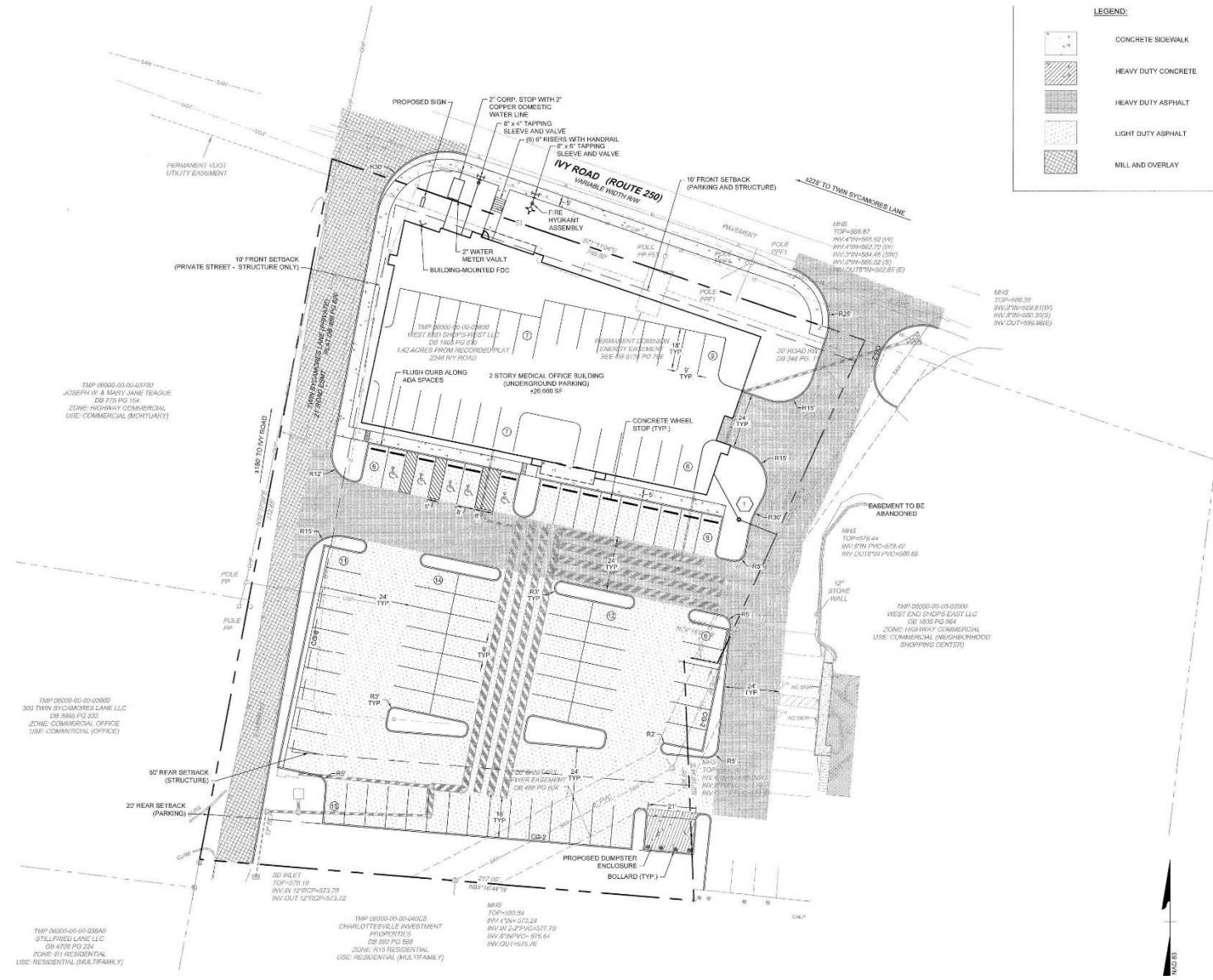


Figure 10: Initial Site Plan Layout.

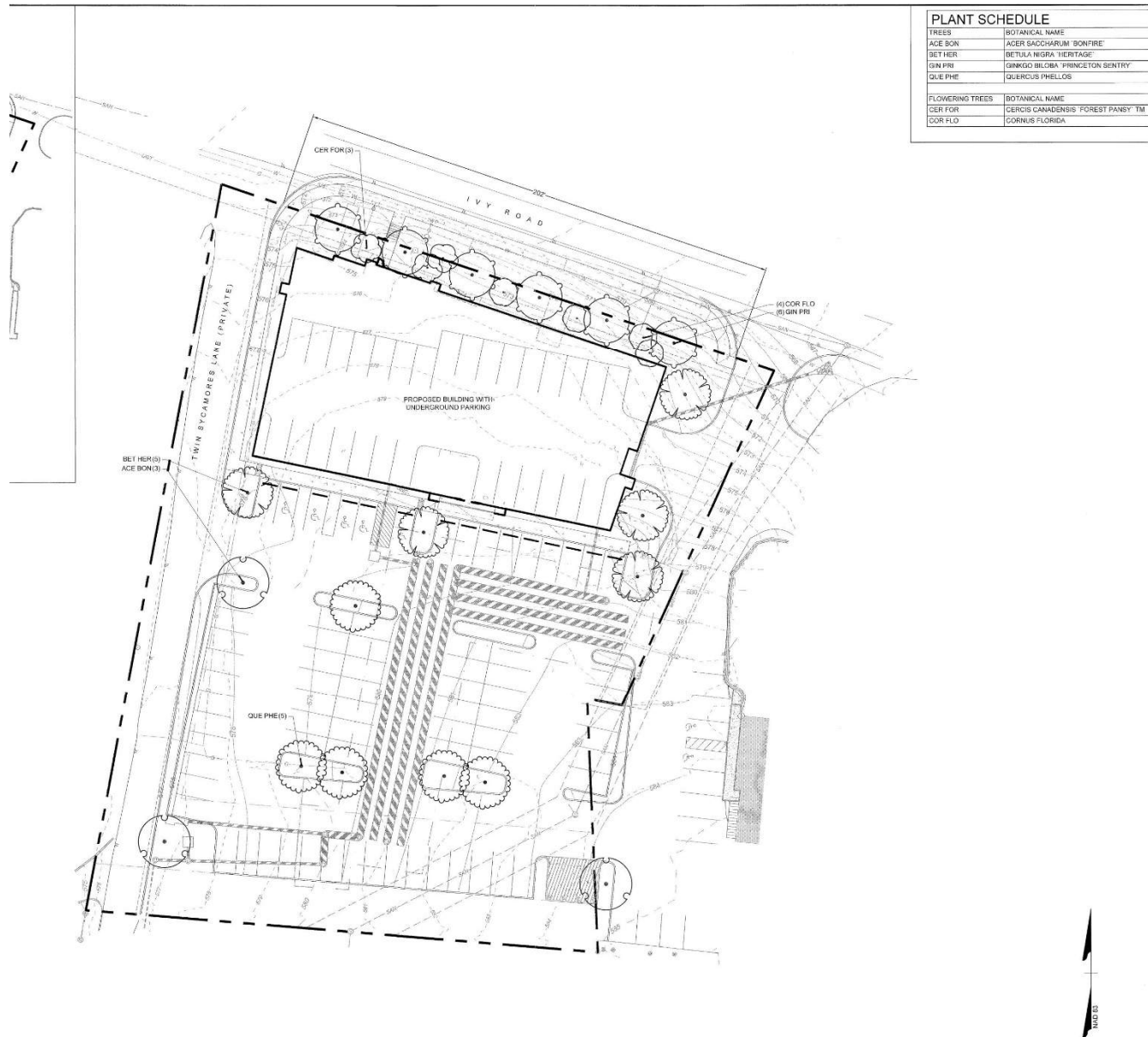


Figure 11: Initial Site Plan Landscape Plan.



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

October 8, 2019

Mr. John Thier
Turner Enterprises
230 West Main St, Ste 201
Charlottesville, VA 22902

RE: ARB-2019-101: Beaver Creek Medical Office (060000000003800)

Dear Applicant,

At its meeting on Monday, October 7, 2019, the Albemarle County Architectural Review Board unanimously voted to forward the following recommendations on the above-noted Initial Site Development Plan to the agent for the Site Review Committee:

Regarding requirements to satisfy the design guidelines as per § 18-30.6.4(2), (3) and (5):
A Certificate of Appropriateness is required prior to final site plan approval.

1. Include the type, manufacturer and color of the masonry material utilized in the dumpster enclosure in the dumpster detail.
2. Show how visibility of all mechanical equipment will be eliminated from the EC.
3. Revise the plan to provide additional on-site planting area outside of easements to accommodate required frontage planting.
4. Ensure that there are no conflicts between the utilities and the proposed landscaping.
5. Provide large shade trees, at least 2 ½" caliper in size at planting and a spacing of 40 feet on center, along Twin Sycamores Lane.
6. Depending on the architectural design, additional landscaping may be required along the length of the building.
7. Provide large trees along the perimeter parking area at a spacing of 40' on center and 2 ½" caliper.
8. Ensure that the proposed sidewalk connects to proposed County streetscape improvements.
9. Ensure that the building does not conflict with easements.

Regarding recommendations on the plan as it relates to the guidelines:

10. Consider replacing the Ginkgo with a large shade tree with a broader canopy.
11. It is recommended that the sf of canopy specified for the Ginkgo be revised in the plant schedule.

Regarding recommended conditions of initial plan approval:

Prior to Initial Plan approval

None

Regarding conditions to be satisfied prior to issuance of a grading permit:

None

You may submit your application for continued ARB review at your earliest convenience. Application forms, checklists and schedules are available on-line at www.albemarle.org/ARB. Please be certain that your ARB submittal addresses the above-noted issues.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Paty Saternye".

Paty Saternye
Senior Planner
434-296-5832 x3250
psaternye@albemarle.org

cc: West End Shops – West LLC
2246 Ivy Road, Ste 5
Charlottesville, VA 22903

ARB-2019-101