



COUNTY OF ALBEMARLE
Department of Community Development
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MEMORANDUM

TO: Architectural Review Board
FROM: Margaret Maliszewski, Planning Manager
RE: **ARB-2020-69: Sleep Number: Proposed Material Change**
DATE: December 28, 2020

The above-noted Sleep Number proposal received final approval on November 30, 2020. After pricing with contractors, the applicant has contacted us to propose a change to bring the project closer to budget – replacing the composite metal panels with a Master Wall stucco product, retaining the approved color and joint articulation. Approved and proposed designs are attached for your review.

The Entrance Corridor Design Guidelines that are most pertinent to this requested change are listed on the following page. Staff notes the following factors to be considered:

- Replacing the metal with stucco makes stucco and glass the primary materials of the EC-facing elevation and the south elevation. Replacing the metal with stucco on the north elevation makes stucco the primary material on that elevation.
- EIFS and similar stucco-like products have typically not been considered appropriate primary building materials for buildings with easy visibility from the EC street.
- The approved metal color is a dark blue. There is some potential for darker color stucco-like products to fade.

ATTACHMENTS

- A** – [ARB-2020-69: Sleep Number – Approved architectural plans and landscape plan](#)
B – [ARB-2020-69: Sleep Number – Proposed changes](#)

Entrance Corridor Design Guidelines most pertinent to this requested change are:

1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure 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.
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....
4	... 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.
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.
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.
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.