

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2020-128: Ivy Proper Preliminary
Review Type	Preliminary Review of Architecture
Parcel Identification	058A2-00-00-02000, 058A2-00-00-01400
Location	On the north side of Rt. 250 across from Ivy Depot Lane.
Zoned	Commercial (C1)/Entrance Corridor (EC)
Owner/Applicant	Lenvic LLC/Design Develop LLC (Evans Philips), Building Management Co. (Reid Murphy)
Magisterial District	Samuel Miller
Proposal	To construct a 6,500-sf office building and associated site improvements on approximately .87 acres.
Context	The subject property is comprised of two vacant parcels in the heart of the Ivy commercial area. Railroad tracks are located to the west, a residence converted to offices and a gas station are to the east and commercial uses are to the south and west of Owensville Road. Properties zoned Village Residential are to the north and southeast. Beyond the central commercial area, the Entrance Corridor is characterized by wooded frontages. (Fig. 1.)
Visibility	The proposed development will have maximum visibility from the Rt. 250 Entrance Corridor.
ARB Meeting Date	January 19, 2021
Staff Contact	Khris Taggart

PROJECT HISTORY

The ARB recommended approval without conditions of the initial site plan on November 16, 2020. A Final Site Development Plan application for the proposed development was submitted to the County on January 4, 2021 and is under review. An ARB Final Site Plan application addressing both site and architectural issues is also required.

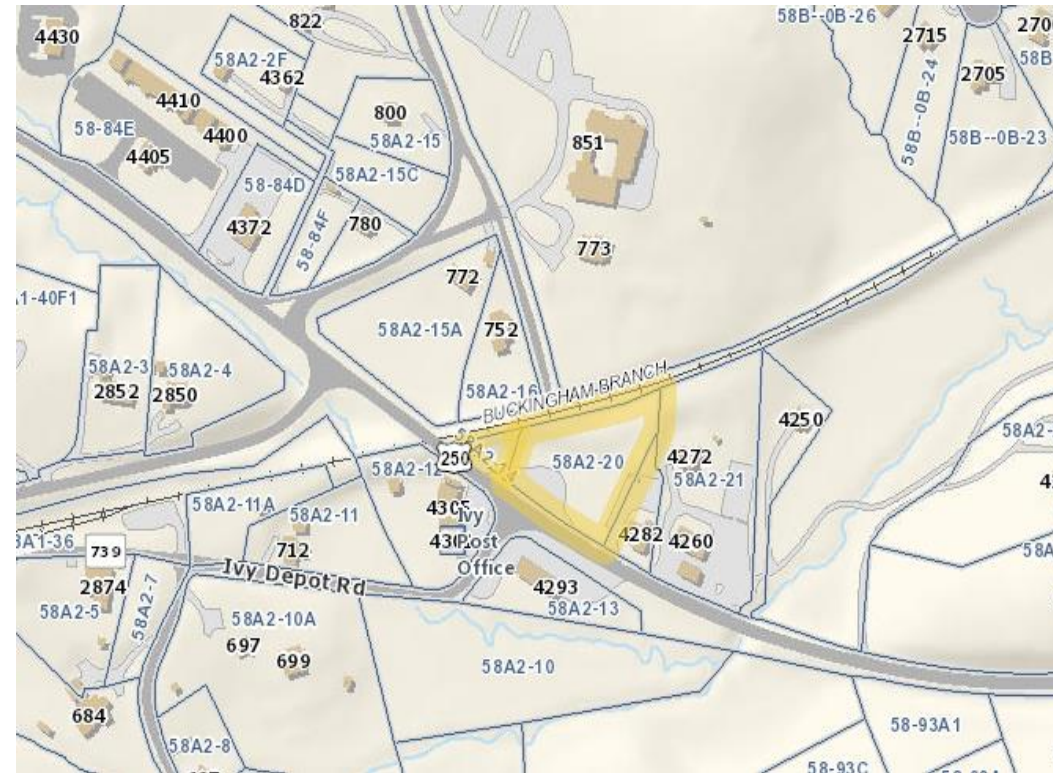
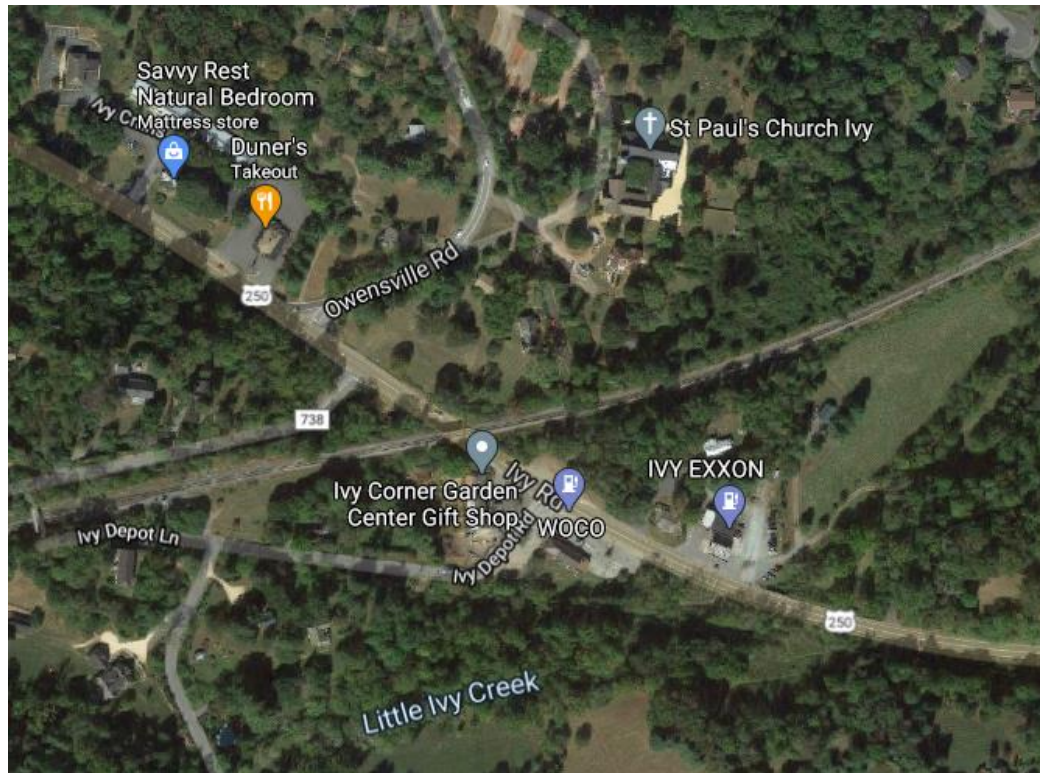


Figure 1: Google Image (left) showing project area along the Entrance Corridor and County GIS map (right) highlighting subject property.



Figure 2: Street view of the proposed site and the office building and gas station to the east.

ANALYSIS

REF	GUIDELINE	ISSUE	RECOMMENDATION
	GENERAL GUIDELINES		
<i>Purpose, Compatibility with significant historic sites and the character of the Entrance Corridor, Structure Design</i>			
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.	Although the proposed design uses some contemporary features and overall has a contemporary appearance, it reflects the historic architecture of the area through the use of a series of simple forms, symmetrical distribution of parts, gabled roofs, and entrances topped with canopies. Proposed materials were either used historically (standing seam metal) or resemble those that were used historically in the County (Hardie Panel, Nichiha Vintagewood). The design is expected to contribute to orderly and attractive development along the corridor.	None.
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.		
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.	Traditional architecture of the area is respected in the distribution of building parts, the building forms, the scale, and the orientation to the street.	None.
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.		
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 basic building and roof forms, the arrangement of those forms, and the proposed materials are compatible with historic buildings of the County. Although the rear of the building (south elevation) faces the EC, the windows and doors establish an appropriate appearance along the street. The two end building units group windows at the corners with Nichiha panels. The grouping has a non-traditional appearance. Providing versions of the perspective renderings without street trees would allow a clear view of the proposal. Hardie siding in vertical panels with a very light color - Arctic White - is proposed for most of the building exterior. This color will stand out in the immediate surroundings. A more muted, earth-tone color would coordinate more with the surroundings. In the elevations, the windows appear to be rendered in multiple ways, making the type of glass (clear or reflective) and the distribution of glass and other materials uncertain.	Provide samples for all proposed colors. Provide versions of the perspective renderings without street trees. Revise the Arctic White building color to a more muted, earth-tone color. Add notations to the line drawing elevations to clarify the distribution of windows and other materials.
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.	The one-story building height and gabled roof forms are compatible with the nearby commercial buildings.	None.
10	Buildings should relate to their site and the surrounding context of buildings.		

11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	As viewed from the EC street human scale is achieved by breaking the building length down into multiple parts of varying height and depth.	None.
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	The repetitive forms and symmetrical arrangement establish a cohesive appearance for the building.	None.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	The design includes gables that would traditionally have windows or architectural detailing. Without these elements, the gables appear somewhat blank.	Consider adding elements in the gable ends of the building.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	The building design uses two lower “hyphens” to connect the center gabled unit to the end units, resulting in an appropriate unified appearance.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The proposal does not appear to be a trademark design.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: <i>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>	The project description includes a statement that the Guidelines regarding the VLT and VLR will be met and the proposed windows will not be highly tinted or reflective. However, specifications on the glass have not been provided. The window glass note is not present on the drawings.	Provide specifications on the proposed window glass. Provide samples, if tinted glass is proposed. Add the standard window glass to the architectural drawings.
	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.	No accessory structures are proposed in this development. The location(s) of mechanical equipment is not labeled on the plan.	Show the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC.
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.	The color drawings show that the proposed dumpster enclosure materials will coordinate with the building. However, as with the building, the Arctic White color will stand out in its surroundings. A muted, earth-tone color that coordinates with that approved for the building would be appropriate. The note is not present on the architectural drawings.	Revise the color (Arctic White) proposed for the dumpster enclosure to a more muted, earth-tone color. Include the standard mechanical equipment note on the architectural plans.

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.”		
22-31	Lighting	A lighting plan has not been provided with the architectural drawings.	Provide a lighting plan with the next submittal.
7-8, 32-38	Landscaping	Some landscaping is shown on the color renderings provided with this submission. However, what has been provided is not a complete landscape plan. The landscape comments provided with the initial site plan review will need to be addressed with the final site plan submission.	Provide a complete landscape plan addressing all initial site plan comments with the next submittal.
6, 20, 39-44	Development pattern, Site development and layout, Site Grading	Comments were provided on the site layout and grading with the initial site plan review. The material proposed for the retaining walls has been identified in the architectural drawings as Techno-bloc Rocka in the color “Riviera”. As with the building color, the retaining wall block color is one that will stand out in its surroundings. A muted, earth-tone color that helps the retaining walls recede into its surroundings would be more appropriate. Additionally, shrubs at the base of the visible walls would help integrate them into the site.	Revise the proposed retaining wall color to a muted, earth-tone color that will help integrate the walls into the site. Provide landscaping at the base of the visible retaining walls to integrate them into the site.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The Arctic White color proposed for the building.
2. The window groupings with Nichiha panels.
3. The retaining walls: material and color.

Staff recommends the following changes to the proposal:

1. Provide samples for all proposed colors.
2. Provide versions of the perspective renderings without street trees.
3. Revise the Arctic White building color to a more muted, earth-tone color.
4. Add notations to the line drawing elevations to clarify the distribution of windows and other materials.
5. Consider adding elements in the gable ends of the building.
6. Provide specifications on the proposed window glass. Provide samples, if tinted glass is proposed.
7. Add the standard window glass to the architectural drawings.
8. Show the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC.
9. Revise the color (Arctic White) proposed for the dumpster enclosure to a more muted, earth-tone color.
10. Include the standard mechanical equipment note on the architectural plans.
11. Provide a lighting plan with the next submittal.
12. Provide a complete landscape plan addressing all initial site plan comments with the next submittal.
13. Revise the proposed retaining wall color to a muted, earth-tone color that will help integrate the walls into the site.
14. Provide landscaping at the base of the visible retaining walls to integrate them into the site.

TABLE A

This report is based on the following submittal items:

Ivy Proper Color Renderings Booklet		
1	Cover	11/23/2020
2-3	Table of Contents	11/23/2020
4-5	Project Description	11/23/2020
6	Vicinity Map	11/23/2020
7	Context Photos	11/23/2020
8	Existing Approach: Eastbound Ivy Road	11/23/2020
9	Proposed Approach: Eastbound Ivy Road	11/23/2020
10	Existing Approach: Westbound Ivy Road	11/23/2020
11	Proposed Approach: Westbound Ivy Road	11/23/2020
12	Existing Approach: Ivy Depot Road	11/23/2020
13	Proposed Approach: Ivy Depot Road	11/23/2020
14	Existing Site Conditions	11/23/2020
15	Proposed Project Site Plan	11/23/2020
16	Proposed Elevations (North and South)	11/23/2020
17	Proposed Project Elevation Perspective (North)	11/23/2020
18	Proposed Elevations (East and West)	11/23/2020
19	Proposed Project Elevation Perspective (East and West)	11/23/2020
20	Parking Perspective looking Southeast	11/23/2020
21	Aerial Front Façade looking Southwest	11/23/2020
22	Aerial Front Façade looking Southeast	11/23/2020
23	View from Ivy Road looking Northwest	11/23/2020
24	View from across Ivy Road looking Northeast	11/23/2020
25	Northwest (Parking) Perspective	11/23/2020
26	Entrance Corridor View looking West	11/23/2020
27	Entrance Corridor View looking East	11/23/2020

28	Proposed Landscape Plan	11/23/2020
29	Proposed Plantings	11/23/2020
30-31	Proposed Exterior Finishes	11/23/2020
32	Proposed Dumpster Enclosure	11/23/2020
Ivy Proper Elevation Drawings		
1	Entrance Corridor Elevation (South) and Parking Lot Elevation (North)	11/23/2020
2	Right (East) and Left (West) Elevation	11/23/2020
3	All Elevations	11/23/2020

ATTACHMENTS

Att. A [ARB2020-128 Ivy Proper Color Renderings Booklet](#)

Att. B [ARB2020-128 Ivy Proper Elevation Drawings](#)