

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2020-131: White Gables Major Site Plan Amendment
Review Type	Major Amendment including site and architectural design
Parcel Identification	06000-00-00-02600
Location	On the north side of Ivy Road at White Gables Lane
Zoned	Commercial Office (CO) / Entrance Corridor (EC)
Owner/Applicant	White Gables Charlottesville LC c/o Robinson Dev Group Inc./Collins Engineering (Scott Collins)
Magisterial District	Samuel Miller
Proposal	To construct a total of 42 residential units in three condominium buildings (Pavilions 2, 4 and 6) with associated site improvements.
Context	The pavilions are proposed for the eastern side of the White Gables development, which is located across Rt. 250 from Birdwood Golf Course. The core of the development is the White Gables mansion, one of the large historic residences built along this segment of the Rt. 250 West corridor.
Visibility	When all buildings are constructed, only the southern ends of the southern pavilions (V which is already constructed and VI which would be amended with this application) are expected to be visible from the EC street. Trees between Pavilion VI and the street will filter the view, but the building will be visible, particularly in the winter months. Pavilion VI will block the view of Pavilions II and IV. However, Pavilion II is to be constructed first, followed by Pavilion IV. This earlier construction is expected to have minimal visual impact. (See Figures 1 and 2.)
ARB Meeting Date	January 19, 2021
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

The ARB reviewed plans for the White Gables development beginning in 2002. A Certificate of Appropriateness was issued for Phase 1 (Pavilions 1 and 3 in the northwest corner of the site) in November 2003. Pavilion 5 (west side, front) was approved in 2006. Pavilion 6 (east side, south end ARB-2006-111) was approved in June 2007. Pavilions 2 and 4 (northeast corner, ARB-2007-09) were approved in May 2008. Construction of the west side

buildings has been completed. Final site plan approval for the eastern buildings is now being pursued with this amendment. The amendment includes minor site changes compared to the designs previously reviewed by the ARB and more significant architectural changes. The overall building mass, materials and colors remain consistent with the previous approvals. Changes include: footprints are slightly different, buildings are now aligned parallel to each other, the curved fieldstone wall at the base of the southern building has been deleted, the elevation facing the street is no longer symmetrical and it has considerably less detail than the previous design.

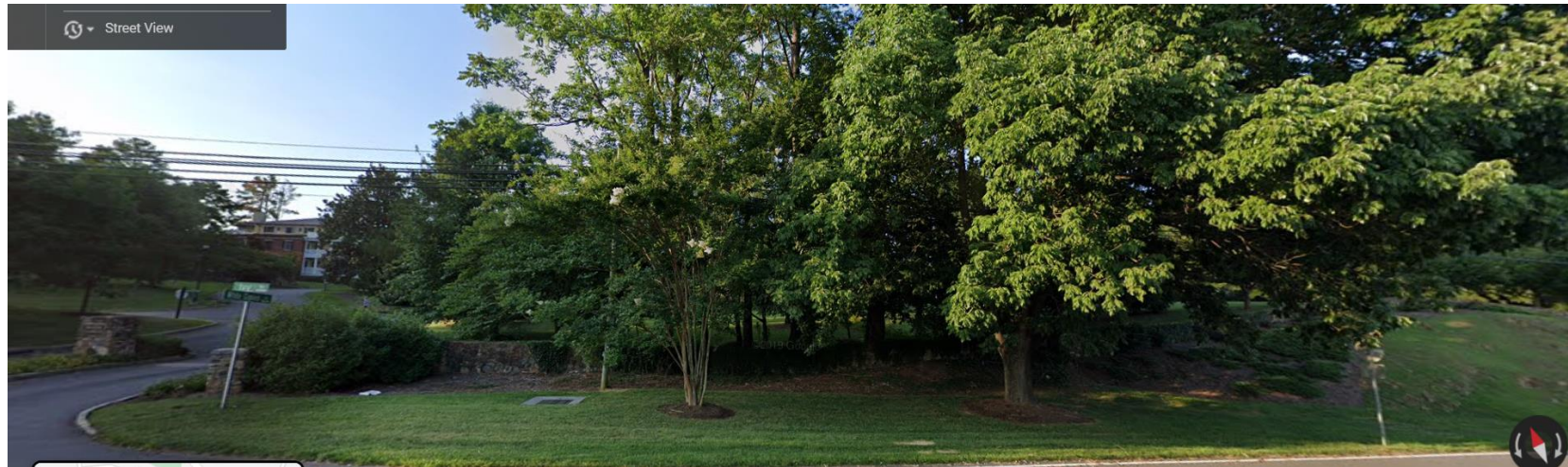


Figure 1: Google street view of the White Gables development from the Rt. 250 West Entrance Corridor.



Figure 2: Google street view of the White Gables development from the site entrance at Rt. 250 West.

ANALYSIS

REF	GUIDELINE	ISSUE	RECOMMENDATION
	<i>Purpose</i>		
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.	The proposed architectural designs reflect the traditional architecture of the area in their materials, colors, textures, forms and detailing.	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.		
	<i>Compatibility with significant historic sites; Compatibility with the character of the Entrance Corridor</i>		
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.	The proposed building designs incorporate elements of the area's traditional architecture and are compatible with the buildings already constructed in the development.	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.		

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.		
	Structure design		
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 proposed architectural designs use building forms, roof shapes, window forms, architectural details, materials and colors that are found in historic architecture of the area. The forms and features are compatible with those of the pavilions already constructed in the development, though the proposed designs are much simplified, particularly on the end elevations, including the one visible from the EC street. The original approved roof material was copper. The current proposal is for standing seam metal in a “copper brown” color. Given the degree of visibility, this is expected to have an appropriate appearance. The drawings show stucco and brick to match existing. The original design intent was to flank the White Gables manor house with buildings of the same design to establish a formal, balanced arrangement with a central focus on the manor house.	Consider adding detail to the south elevation of Pavilion VI to make it more consistent with the south elevation of Pavilion V.
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.		

		(See Figure 3.) Available views somewhat limit the perception of this arrangement from the street.	
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	The proposed buildings are large but incorporate material and color changes, and architectural details that help break down the mass of the building and provide elements of human scale.	None.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	Windows are regularly spaced across most of the elevation that will be visible from the street, but the easternmost bay of this elevation has no windows. This reinforces the appearance of this wall as a secondary elevation. The distance from the street and the filtering of the view provided by trees between the building and the street are expected to mitigate this.	Consider adding detail to the south elevation of Pavilion VI to make it more consistent with the south elevation of Pavilion V.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	The pavilions are not physically connected but appear visually connected through the use of similar massing, materials and details.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The proposed designs do not have the appearance of trademark designs.	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>	Window glass is identified as “clear glass”. Given the building design and the anticipated visibility, the window glass is not expected to have a significant visual impact.	None.
	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 or equipment are shown on the plan.	None.

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.	Loading zones are screened by the buildings. Trash receptacles are to be stored inside the buildings. Other features are not shown on the plan.	None.
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.		
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.	Stormwater features are located in areas that are not expected to be visible from the street.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.		
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."	The note does not appear on the plan.	Add the standard mechanical equipment note to the plan.
	Lighting		
	<i>General Guidelines</i>		
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	Spillover meets requirements.	None.
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.	The luminaire schedule states that Fixtures D, G and I emit less than 3000 lumens.	None.
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.	Maximum footcandles is 3.8 but the maintenance factor used to calculate the photometrics is not indicated on the plan.	Confirm that the photometrics were calculated using a maintenance factor of 1.0 and note the maintenance factor on the lighting plan.
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 proposed lamps are expected to be consistent in appearance with those already installed in the development.	None.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing	The post fixtures are proposed	None.

	pole mounted light fixtures in the Entrance Corridors.	with a black finish.	
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 height of the post fixtures is not indicated on the plan.	Indicate on the lighting plan that the height of the post fixtures will match the height of existing post fixtures.
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.	Ground-mounted up-lights are proposed along the front (west facing) elevations of the buildings. These walls are not expected to be visible from the EC street.	None.
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.”	The note does not appear on the plan.	Add the standard lighting note to the plan.
30-31	<i>Guidelines for the Use of Decorative Landscape Lighting</i>	Cut sheets are provided for a fixture H, but the fixture locations are not indicated on the plan, and H fixtures do not appear in the luminaire schedule.	Coordinate the H light fixture cut sheets with the lighting plan and schedule.
	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.	A more naturalistic distribution of trees along the EC frontage was established with previous approvals.	None.
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.	A stone wall runs along the frontage.	
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.		
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.	Large trees and ornamental trees are proposed along the interior road. They are spaced irregularly, which is appropriate given the character of the site, and the quantity meets the guidelines requirement.	None.
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.	n/a	None.
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.	There are a few on-street parking spaces, but most of the parking is within the building.	None.

	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.		
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.	Trees and foundation plantings are proposed on all sides of the buildings.	None.
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> .	The plants are found on the various lists.	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."	The note is on the landscape plan.	None.
	Site Development and layout		
	Development pattern		
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 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.	The curved fieldstone wall previously shown at the base of the southern building is no longer proposed. The wall was one of the elements that contributed to a formal organization and a symmetrical, balanced development around the manor house. The buildings are oriented parallel to the EC, though the elevation of Pavilion VI that faces the EC reads as a secondary elevation, more than in the previously approved design.	Provide the curved fieldstone wall as previously proposed south of Pavilion VI.
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 32.5.2.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.		
	Site Grading		
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 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.	The site wall previously proposed near the base of the southernmost pavilion has been eliminated from the plan. The wall was one of the elements provided to help balance the new development with the existing manor house.	Provide the curved fieldstone wall as previously proposed south of Pavilion VI.
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.	Tree protection fencing is shown on the landscape plan.	Show tree protection fencing on the grading and E&S plans.
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.		



Figure 3: South elevations of Pavilions V (left) and VI (right) approved in 2006 and 2007, and the White Gables Manor House (center).

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The sequence of construction and anticipated visibility of the various pavilions from the EC
2. The change in architectural design of Pavilion VI
3. The difference between the designs of the south elevations of Pavilions V and VI
4. Eliminating the curved stone wall south of Pavilion VI

Staff offers the following comments on the amendment:

1. Consider adding detail to the south elevation of Pavilion VI to make it more consistent with the south elevation of Pavilion V.
2. Add the standard mechanical equipment note to the plan. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
3. Revise the lighting plan to note that the maintenance factor used to calculate the photometrics is 1.0 and revise photometrics if necessary.
4. Indicate on the lighting plan that the height of the post fixtures will match the height of existing post fixtures.
5. Add the standard lighting note to the 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."
6. Coordinate the H light fixture cut sheets with the lighting plan and schedule.
7. Provide the curved fieldstone wall as previously proposed south of Pavilion VI.
8. Show tree protection fencing on the grading and E&S plans.

ATTACHMENTS

Att. A [ARB2020-131 White Gables - Site Plan](#)

Att. B [ARB2020-131 White Gables - Architectural Plans](#)

TABLE A This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing/Revision Date
1-12	Narrative, Vicinity map, Color architectural elevations; Photos of Pavilions I, III and V.	November 30, 2020
A1.0 – A1.11	Black and white architectural line drawings: floor plans, elevations for end building and center building	11-30-2020
1-8	Site Plan: Cover, Existing Conditions, Overall Phasing Plan, Layout & Utility Plan, Grading & Drainage Plan, Landscaping Plan, Lighting Plan, Lighting Details	11/30/20
-	Photos of site from Entrance Corridor street	-