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June 5, 2023

RE: Rivanna Water & Sewer Authority
Moores Creek Administration Building
SEH No. RIVAN 170197 14.00

Margaret Maliszewski
Chief of Planning/Resource Management
Albemarle County Department of Community Development
County of Albemarle
401 McIntire Road
Charlottesville, VA 22902

Dear Ms. Maliszewski:

Enclosed is the application for Albemarle County Architectural Review Board (ARB) initial review for the construction of an addition to the existing Administration Building located on the Moores Creek Campus of the Rivanna Water and Sewer Authority. The ARB Application and ARB Initial Review of a Site Development Plan Checklist are provided in Enclosures A & B, respectively.

The Rivanna Water and Sewer Authority (RWSA) is proposing to construct an approximately 15,000 square foot addition to the west of the existing Administration building to provide space for future growth. The construction is proposed on Parcel 07700-00-00-038B0. This letter provides background to the project and outlines the proposed changes to the site as well as the projects compatibility with the surrounding area and Entrance Corridor.

Project Background

Building Addition

The project includes interior renovations to the 2-story existing Administration Building as well as a 3-story addition to the west façade of the existing building. The existing building exterior façade, roofing and fenestrations will be minimally impacted by the proposed project with no major alterations proposed. The building addition will house office, meeting, Lab, and support spaces and will be clad in similar brick and metal panel materials to closely match the existing building.

Site

The proposed building addition will be constructed largely in the existing adjacent parking lot located to the west of the existing building. As can be seen on the enclosed site plan drawings, additional parking is proposed to the south of the existing building along with parking islands along the entry drive and in the location of the current engineering trailers (temporary office spaces). The existing temporary engineering trailers will be removed as part of the proposed project to accommodate the additional parking areas.

Stormwater basins will also be constructed to the south of the building additions and proposed new parking areas. Storm water management also includes the use of permeable pavers in the parking areas.

Engineers | Architects | Planners | Scientists

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Lighting

Site lighting is proposed to be accomplished in the parking and pedestrian areas of the site using pole mounted, full cut-off fixtures. Building lighting will be minimal and include wall mounted egress lighting. A preliminary photometric plan is included for review.

Compatibility with the surrounding area and the Entrance Corridor

The development site is adjacent to Interstate 64, which is an Entrance Corridor. The components of the project are separated from the Entrance Corridor by approximately 250 feet of mature deciduous forest. The submitted photographs illustrate that the existing parking lots, internal roadways, and buildings are not visible from the Entrance Corridor when the trees have leaves. In winter, some of these existing elements can be detected in still photographs from very specific gaps in the forest. The submitted photographs were specifically selected from the few areas where one can see an element of the existing site from the highway. It is very difficult to see any of the existing development at highway speeds, even in winter.

The team does not expect the proposed development to alter the existing tree line in any significant manner, and the proposed components of the development are all in previously developed areas. We therefore do not expect the new development to be more visible than the existing development.

Proposed parking areas will be screened from the Entrance Corridor, as will any significant retaining walls which face the Entrance Corridor. We expect that new loading areas or mechanical items, if any, will be screened as well.

Though not visible from the Entrance Corridor, the architecture of the addition respects the rich legacy of the local built environment while taking important cues from the existing building. The material palette is similar to the existing building—consisting of brick, dark metal panels, and glass. In the addition, these elements are arranged to offer an improved sense of scale, rhythm, hierarchy, and proportion.

The addition's roof massing varies from the existing building's pitched metal roof. The roof of the addition is primarily a low-slope membrane roof, combined with a modestly sloped shed roof which overhangs the north side (opposite the Entrance Corridor). This approach keeps the roof line much lower than it would otherwise be. The shed roof form offers a visible shadow-line analogous to the existing hip roof and provides a sense of arrival and permanence to staff and visitors, all of whom approach from the north side. The roof form of the addition also allows the team to maximize rooftop solar production while avoiding the need for a large ground-mounted solar array in the vicinity of the Entrance Corridor. We expect that a small part of the existing roof (surfaces with adequate solar exposure) will also be used for solar production, though we do not expect this to affect the visibility of the existing building from the Entrance Corridor.

Concluding Remarks

We trust that this letter describing the proposed site changes and the enclosed documents are sufficient to complete your initial review of our application. If you have any questions or require any additional information, please contact me at bbergstrom@sehinc.com or by phone at 952.215.8118.

Sincerely,



Brian Bergstrom, AIA
Principal / Project Manager

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Enclosures:

Enclosure A: ARB Application

Enclosure B: ARB Initial Review of a Site Development Plan

Checklist Enclosure C: ARB Review Drawings Set

Enclosure D: Viewshed Analysis

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