

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2024-65: Albemarle-Charlottesville Regional Jail
Review Type	Major Site Plan Amendment
Parcel Identification	07700-00-00-011A0
Location	160 Peregory Lane at the southwest corner of the intersection of the Avon Street and I-64 Entrance Corridors. (Figure 1)
Zoned	Residential (R1) / Entrance Corridor (EC)
Owner/Applicant	Albemarle-Charlottesville Regional Jail / Timmons (Thad Rich)
Magisterial District	Scottsville
Proposal	To demolish a portion of the existing jail and build an addition.
Context	The site is in an area of mixed development with institutional, residential and commercial development in the area.
Visibility	The addition will be readily visible from the Avon Street corridor, but it is not expected to be visible from the Interstate.
ARB Meeting Date	December 2, 2024
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

The ARB has reviewed several proposals on this property, including the regional jail building in 1996 and 1997, an exterior stair addition in 2001, the fire training center in 2002, the sallyport addition in 2003, and telecommunications equipment in 2003 and 2015.

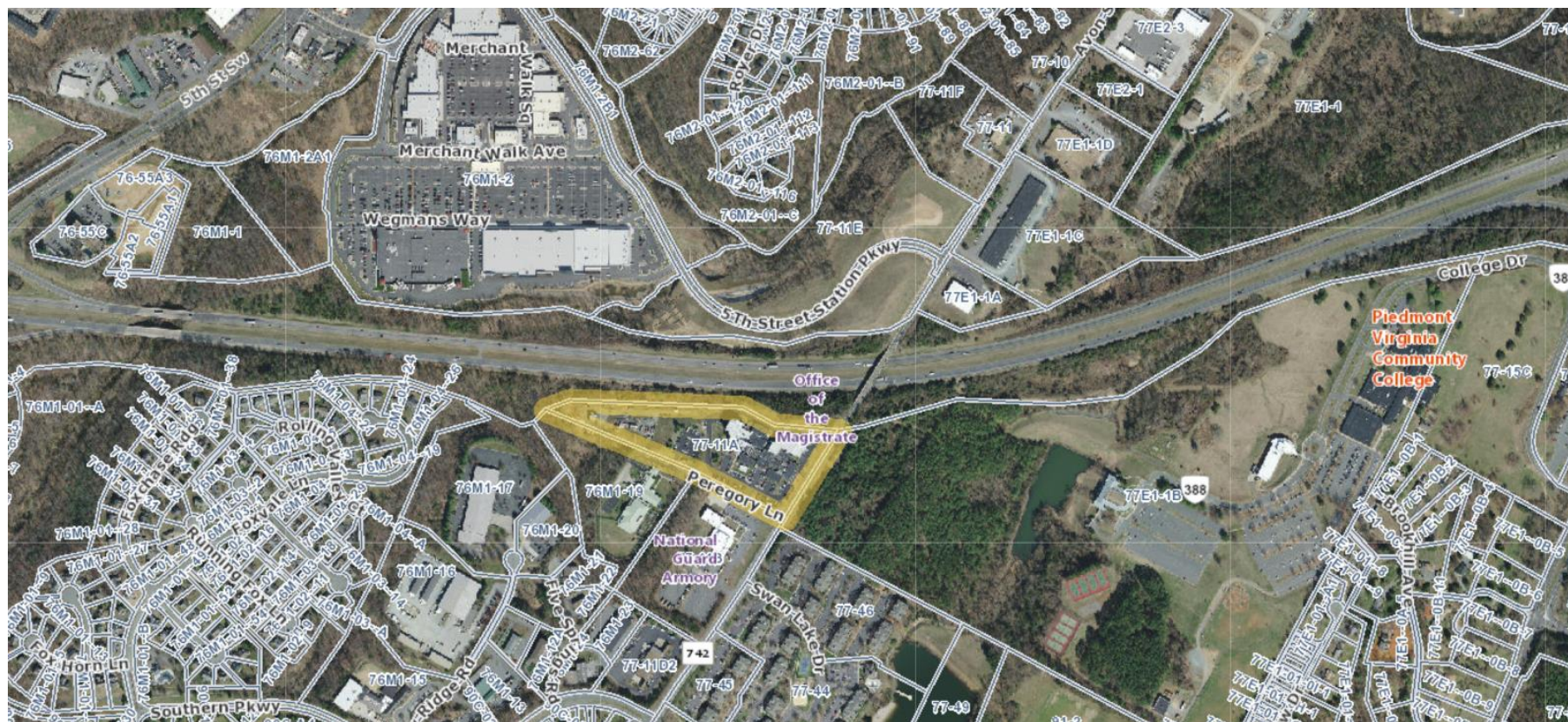


Figure 1: Project location.

ANALYSIS

REF	GUIDELINE	ISSUE	RECOMMENDATION
	GENERAL GUIDELINES		
	<i>Purpose; Compatibility with significant historic sites; Compatibility with the character of the Entrance Corridor</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 design does not reflect the traditional architecture of the area, but it is consistent with the existing building. The proposal includes minimal landscaping. Given the mass of the addition and its minimal setback from the street, additional planting would help mitigate visual impacts, integrate the site into the overall corridor, and better promote orderly and attractive development.	See recommendations below.
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.		
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 forms and features of the proposed addition do not have a strong relationship to the historic architecture of the County, but they are compatible with the existing building. Notes on the plan indicate that the proposed brick colors are intended to match the existing brick. Cast stone is proposed for the lower wall at the southeast corner of the addition. It partially encloses a mechanical space on the East elevation and turns the corner to run along the sidewalk leading to the visitor entrance. As illustrated in the drawings, the stone is a shade of white that is a distinct change from the earthier brick tones of the building. However, the color illustrated at the manufacturer's web site appears more muted. A physical sample would confirm the actual color.	Provide a sample of the Bur Ridge Blend cast stone for review. Add detailing to the upper wall of the addition to relieve blankness and mitigate mass.
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.		
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.	The design of the addition features blocky forms and upper walls with no windows. This blankness is inconsistent with the guidelines. It is compatible	

		with the existing building, but the upper part of the existing EC-facing wall has small windows, a color change, and a vertical scoring pattern that help relieve blankness.	
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	The cast stone wall, the alternating brick and stone colors, the setback of the upper wall of the addition, and the entrance canopy contribute elements of human scale. The mass of the upper wall of the addition could be relieved with additional detailing.	
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	The addition would be physically connected to the existing building to remain.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The proposal is not 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>	Window glass specs are included on Sheet 22. Proposed glass is identified as clear (grayish) with 62% VLT and 11% VLR. A physical sample would confirm that the gray tint is minimal.	Provide a sample of the proposed glass.
	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.	The building section and elevations on Sheet 21 show rooftop mechanical equipment that rises well above parapet height. It shows that a person standing on Avon Street directly across the street from the building won't see the equipment. It is anticipated that the equipment will be visible from vantage points on Avon Street south of the site. A mechanical area with a generator and a gravel access drive is proposed on the EC side of the addition. The area would be partially enclosed with a cast stone	Show how visibility of rooftop equipment will be eliminated from all vantage points on Avon Street.
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.		Show how visibility of equipment in the mechanical area on the Avon Street side of the building will be eliminated.
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.		Provide perspective

		wall. Views into the equipment area would be available to pedestrians and drivers traveling southbound on Avon Street. This area is expected to have a utilitarian appearance that isn't appropriate for a location so close to the EC street. A security fence composed of chain link and razor wire is shown along the proposed building addition. Previously, the ARB made an exception for this type of fence for this use.	views clearly showing the appearance of the mechanical area on the Avon Street side of the building. Show how it will contribute to an orderly and attractive appearance on the corridor.
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.	The submittal indicates that stormwater improvements are proposed to tie into the existing system with no need for new large features.	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 plans.	Add the standard mechanical equipment note to the site and architectural plans.
	Lighting		
	<i>General Guidelines</i>		
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	There is minimal excess spillover along the Avon Street side of the site. Adding shields to the fixtures might resolve the issue.	Resolve the excess spillover on Avon Street.
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.	All but the strip lights are full cutoff fixtures.	See recommendations below.
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 are noted as 7.9 in the luminaire schedule, but a reading of 26.2 fc is located at the corner of the cast stone wall.	Revise the photometric plan to show illumination not exceeding 20 fc.

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.	Lamps are proposed at 3000 Kelvin, which is a warm white light.	None.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	Pole and fixture colors are not identified.	Revise the lighting plan to indicate the proposed colors for light fixtures and poles. Bronze is standard in the ECs.
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.	Pole light height is noted as 20'.	None.
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.	-	-
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 lighting plan.	Add the standard lighting note to the plan.
<i>Guidelines for the Use of Decorative Landscape Lighting</i>			
30	light used for decorative effect shall: a. be compatible with the character of the Entrance Corridor. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, use, size, scale, color, and brightness. b. impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.	A strip light is shown along the mechanical equipment area wall. Its method of attachment and appearance are unclear.	Clarify the method of attachment and appearance of the strip light at the mechanical equipment area.
31	Where used for decorative effect, outdoor light fixtures shall: a. be equipped with automatic timing devices and shall be extinguished between the hours of 11:00 p.m. and dawn. b. be shielded and focused to eliminate glare. Glare control shall be		

	achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc. c. be cutoff luminaires, aimed so as not to project their output beyond the objects intended to be illuminated; or non-cutoff luminaires, equipped with glare shields, visors, barn doors, and/or other similar shielding accessories as required to meet the following criteria: Light distribution from all lighting installations shall be cut-off at all angles beyond those required to restrict direct illumination to within the perimeter of the landscape feature being illuminated. d. never exceed 3,000 lumens. Further restrictions on lumens may be imposed by the ARB. e. not be modified to reflect seasonal colors. f. be of a number that is compatible with the scale of the object and the development to be illuminated, such that the light emitted will not over-illuminate or overpower the site, as determined by the ARB.		
	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.	The full length of the parcel's frontage is 460', which would typically require 13 frontage trees. Only 3 frontage trees are proposed; no landscaping is proposed along the front of the addition. The frontage trees are River Birch located on the Avon Street side of the parking lot, spaced 25' on center, 6' tall at planting. A row of compact inkberry, 24" at planting, are also proposed along the EC side of the parking lot. A sanitary line is proposed along the Avon Street side of the addition, as is a security fence. Other utilities are in place on the property parallel to the street. These features limit the ability to plant trees along the street. Low-growing plants could be added to improve the appearance of the frontage.	Add low-growing landscaping along the Avon Street frontage where trees would conflict with utilities.
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.		
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.		
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.		
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.	Mature trees exist along Peregory Lane along the parking lot that is being renovated.	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.	Ornamental grasses are proposed along the sidewalk that leads to the entrance of the addition.	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	EC frontage trees double as perimeter parking lot trees on the east side of the parking lot. Mature trees that exist along Peregory Lane double as perimeter parking lot trees on the south side. Interior parking lot trees are proposed at the required size and quantity.	None.

	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.		
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 proposed plants appear on the County's plant list.	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 does not appear on the plan.	Add the standard plant health note to the plan.
	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 addition is oriented parallel to the EC street. The plan appears organized. There are no sidewalks along Avon or Peregrine. No pedestrian connections are proposed. There is no existing open space in the area of work. Views are not expected to be impacted.	None.
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.	Minimal grading is proposed.	None.
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.	No grading is proposed within the drip line of trees to remain, but tree protection fencing is needed for the trees located along Peregory Lane.	Show tree protection fencing for the trees located along Peregory Lane.
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.		

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Mass, scale and detailing of the building addition
2. The color of the cast stone
3. Rooftop equipment
4. Mechanical area on the Avon Street side of the building
5. Overall appearance of the EC frontage: minimal building setback, sidewalk, utilities, mechanical equipment, minimal landscaping

Staff recommends the following revisions to the proposal to be reviewed by the ARB in a future meeting:

1. Provide a sample of the Bur Ridge Blend cast stone for review.
2. Add detailing to the upper wall of the addition to relieve blankness and mitigate mass.
3. Add notes to the architectural plans confirming that VLT and VLR will meet guidelines requirements with untinted glass. *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
4. Show how visibility of rooftop equipment will be eliminated from all vantage points on Avon Street.
5. Show how visibility of equipment in the mechanical area on the Avon Street side of the building will be eliminated.
6. Provide perspective views clearly showing the appearance of the mechanical area on the Avon Street side of the building. Show how it will contribute to an orderly and attractive appearance on the corridor.
7. Add the standard mechanical equipment note to the site and architectural plans. : “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
8. Resolve the excess spillover on Avon Street.
9. Revise the photometric plan to show illumination not exceeding 20 fc.
10. Revise the lighting plan to indicate the proposed colors for light fixtures and poles. Bronze is standard in the ECs.
11. 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.”
12. Clarify the method of attachment and appearance of the strip light at the mechanical equipment area.
13. Add low-growing landscaping along the Avon Street frontage where trees would conflict with utilities.
14. Add the standard plant health note to the 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.”
15. Show tree protection fencing for the trees located along Peregory Lane.

Attachments

Attach. 1: [ARB2024-65 Albemarle-Charlottesville Regional Jail site and architectural drawings](#)

Attach. 2: [ARB2024-65 Albemarle-Charlottesville Regional Jail existing conditions drawings](#)