

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	SDP-2025-00132: Gastro Health Clinic Initial Site Plan
Review Type	Initial Site Development Plan and preliminary architectural review
Parcel Identification	078000000020C8
Location	Approximately 600' south of the Route 250 East/State Farm Blvd. intersection (Figures 1a and 1b)
Zoned	Planned Development Mixed Commercial (PDMC), Entrance Corridor (EC)
Owner/Applicant	Worrell Land & Development (Andrew Dracopoli)/Timmons Group (Jonathan Showalter)
Magisterial District	Scottsville
Proposal	To construct a new medical office building with associated site improvements.
Context	The site is located approximately 380' south of Rt. 250 and 340' east of State Farm Blvd. in the Peter Jefferson Place development. A bank and an office building are located to the north, a museum is to the west, the Sentara Martha Jefferson Hospital is to the south, and the Hilton Garden Inn is to the east. The ground slopes down from west to east and overlooks a series of stormwater ponds.
Visibility	Views of the proposed building will be available between existing buildings and trees along Rt. 250.
ARB Meeting Date	December 8, 2025
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

This is the ARB's first review of this proposal. The ARB has reviewed and approved most of the nearby buildings in the Peter Jefferson Place development.

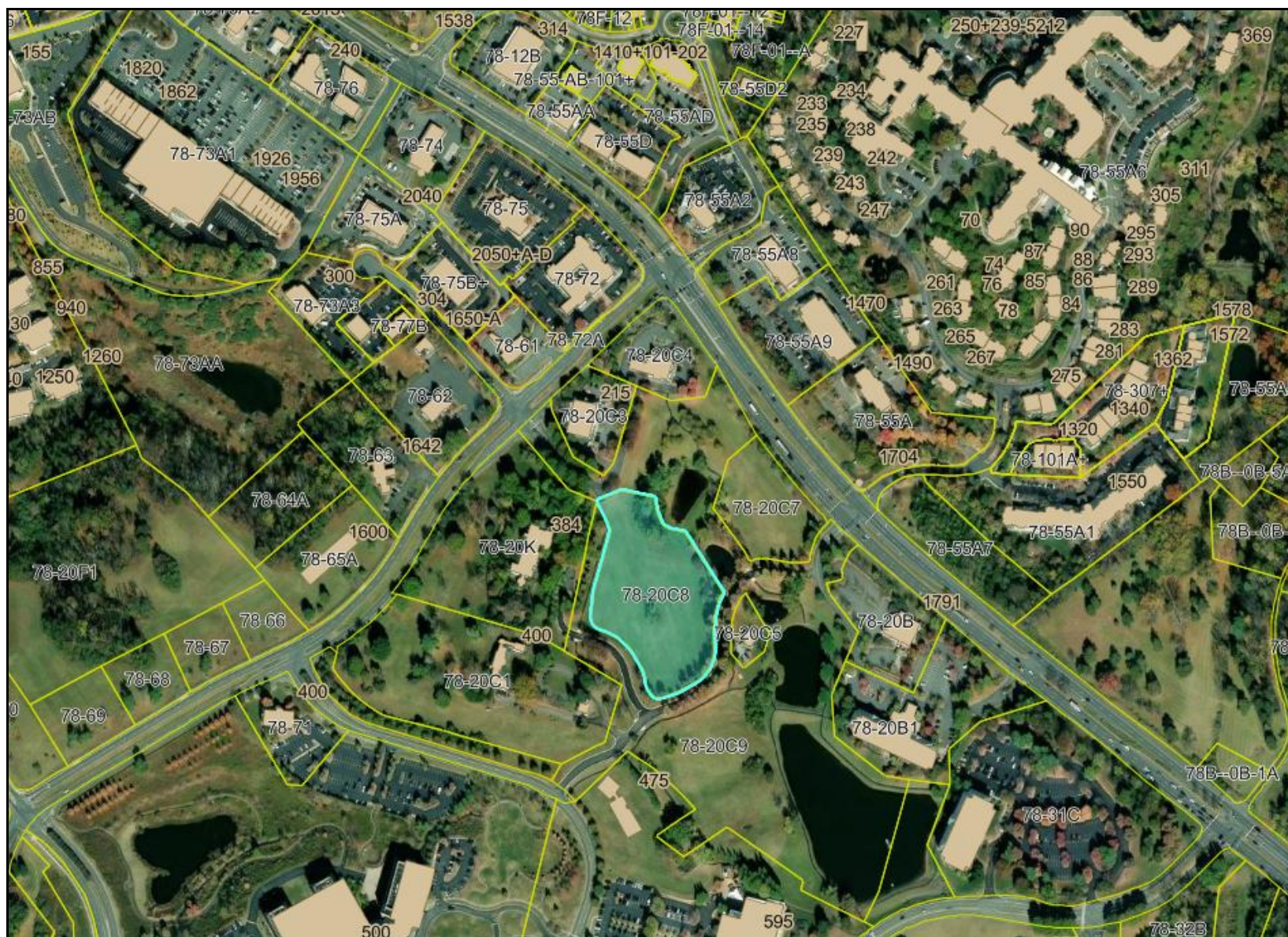


Figure 1a: Project location



Figure 1b: Aerial view of project location

ANALYSIS

Gray highlight = means recommendations on this guideline can be provided for the benefit of the final site plan submittal, but cannot be the basis for denial of the initial site plan

Yellow highlight = means the guideline can only be reviewed for location/configuration at the initial plan stage, and location/configuration can be made a condition of initial plan approval, and can be the basis for denial

Regular text = means the guideline can be reviewed at initial plan stage, can be made a condition of initial plan approval, and can be the basis for denial

REF	GUIDELINE	ISSUE	RECOMMENDATION
	<i>Purpose; Compatibility with significant historic sites; Structure design; Compatibility with significant historic sites</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.	The proposed design embodies the traditional concepts of balance, hierarchy, repetition and connection without replicating a historic design. Its materials and features are compatible with the architecture in the surrounding development and with the traditional architecture of the County. The building is expected to contribute to an orderly and attractive appearance 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.		
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.	Proposed materials include red brick, light colored masonry veneer, ashlar masonry veneer, cementitious siding in light gray, expansive glazing, and standing seam metal. Samples have not been provided but, as illustrated, the colors and materials appear compatible with those in the surrounding development and along the corridor.	Provide material/color samples for review.
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 proposed glazing includes some spandrel glass and a blue tint. VLT and VLR have not been provided. Given the distance from the EC street and the intervening trees, the tint and other glass specs are not expected to have a negative visual impact on the EC.	
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	The massing of the building, the material changes, the window divisions and the roof forms of the proposed design all contribute to a sense of human scale.	None.
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	The distribution of materials across the elevations, the central entrance/ colonnade element separating two building masses, and the single-story height of the building all contribute to a cohesive whole.	None.
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.	Blankness is not a characteristic of the proposed design.	None.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	The building's main masses are separated by a stylized colonnade.	None.
15	Trademark buildings and related features should be modified to meet	The proposal is not a trademark design.	None.

	the requirements of the Guidelines.		
	<i>Compatibility with the character of the Entrance Corridor</i>		
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 proposal uses red brick and stone in a contemporary design that is expected to be compatible with buildings along the corridor.	None.
10	Buildings should relate to their site and the surrounding context of buildings.		
	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 proposal includes screen walls to hide roof-mounted HVAC units and exhaust fans. The screens for the rooftop mechanical equipment are expected to appear coordinated with the architectural design if they are colored to match or otherwise coordinate with the other nearby roof elements.	Indicate on the drawings the color of the rooftop mechanical screens. Show how the screens will coordinate with the other rooftop elements.
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.	A dumpster and generator with enclosures are proposed adjacent to the parking lot and ambulance loop north of the building. Landscaping is proposed to the north and east to screen this area from view.	
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.	The proposed development will tie into the existing stormwater system.	None.
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 appears as General Note #34 on sheet 2 of the site plan.	None.

22-31	Lighting	A lighting plan shows the locations of proposed pole-mounted LED light fixtures in the parking lot. The project narrative states that wall-mounted LED fixtures will also be proposed at building entrances/exits. Details have not been included in the initial site plan but will be needed with the final.	Provide a complete lighting plan with the final site plan submittal.
	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 subject parcel does not have frontage along Rt. 250; frontage trees were established with previous developments. The proposed planting at the medical building adds layers of landscaping that will help integrate the building into the development and the corridor.	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.		
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.	Existing trees along Worrell Drive are to remain. Pin Oaks are proposed along the private drive at the western perimeter of the parcel.	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.	There are existing trees to remain along the existing walking trail.	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. 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.	80 parking spaces are proposed. Nine interior parking lot trees are provided, which meets the interior requirement. Perimeter parking lot trees are not provided along the northwestern part of the parking lot, but this location is behind the building as viewed from the EC, and trees provided in other locations make up for the quantities that are required.	None.
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.	A mix of trees and shrubs is proposed downslope on the EC side of the building, wrapping around the building to the north/west. Another group of trees is proposed off the east elevation. This planting is expected to integrate the new building into the overall development.	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</i>	Myrica cerifera is one of the proposed plants. Morella cerifera is the currently accepted genus name for this older	In the plant schedules, change Myrica cerifera to Morella cerifera.

	<i>Landscapes (Appendix D).</i>	classification.	
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 sloping terrain of the site will remain. A group of dead trees at the center of the parcel and a few trees at the perimeter of the parcel are to be removed for the project, but others are to remain and new trees are proposed. The development is expected to appear as part of a continuous landscape. The one-story building height is not expected to overpower the setting. The site is accessed from Worrell Drive and from State Farm Blvd. and the layout has an organized appearance. A walking trail winds through the development near the site. The proposed building is oriented with the back of the building facing and at a slight angle to Rt. 250. The angled orientation is not expected to have a negative impact because other nearby buildings have similar orientations and proposed landscaping will help integrate the building into the overall development.	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: - An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. - 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. - Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. - Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. - 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.	 Applicant's diagram showing proposed building orientation relative to the EC.	
	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 entire site is sloping, and though grading is proposed, the basic relationship of the site to the surroundings is expected to be maintained. The proposed grading is very regular, similar to the current condition, and most of the contours are rounded. Retaining walls are proposed on the EC side of the building. They are labeled with a maximum height of 5'. Trees proposed further down the slope will help mitigate the appearance of the walls.	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.	Trees to remain are located outside the limits of disturbance.	None.
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.		

44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	The proposed development will tie into the existing stormwater system.	None.
	SIGNS	Wall signs are shown on the buildings. They appear appropriately located and scaled, but separate applications are required for them.	Note that signs are not approved with the ARB or SDP applications. Sign require separate sign permit applications.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Window glass color
2. Rooftop mechanical equipment and screens
3. Overall building form, materials/colors

Staff recommends that the ARB forward the following recommendations to the Agent for the Site Review Committee:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
 1. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
- Regarding the final site plan submittal:

A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:

 1. Provide material/color samples for review.
 2. Indicate on the drawings the color of the rooftop mechanical screens. Show how the screens will coordinate with the other rooftop elements.
 3. Provide a complete lighting plan with the final site plan submittal.
 4. In the plant schedules, change *Myrica cerifera* to *Morella cerifera*.
 5. 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.”
 6. Note that signs are not approved with the ARB or SDP applications. Signs require separate sign permit applications.

ATTACHMENTS

Attach. 1: [SDP-2025-00123: Gastro Health Initial Site Plan](#)

Attach. 2: [SDP-2025-00123: Gastro Health Architectural drawings](#)

Attach. 3: [SDP-2025-00123: Gastro Health Narrative](#)

Attach. 4: [SDP-2025-00123: Gastro Health Site Photos](#)