

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	SE2021-25 and -26: Stonefield Town Center Block C2-1
Application/Review Type	Special Exception (first review)
Parcel Identification	061W0-03-00-019A0
Location	In the Stonefield development at the northeast corner of Bond Street and District Avenue
Zoned	Neighborhood Model District (NMD), Entrance Corridor (EC)
Owner/Applicant	OCT Stonefield Property Owner LLC/WW Associates (John Beirne)
Magisterial District	Jack Jouett
Proposal	To increase the maximum number of stories from 5 to 7 and to transfer 73 residential units from Block E to Blocks A through D to construct a 112-unit multi-family residential building, including two stories of parking at the base.
Context	Block C2-1 is part of a mixed-use development with single-story retail buildings immediately to the east and south and the 6-story Hyatt Place hotel to the west. A 5-8-story apartment building with ground-floor commercial space has been approved for the site to the southwest. The Northrup Grumman industrial site is to the north. (See Figure 1.)
Visibility	A 7-story building in Block C2-1 will be clearly visible from Hydraulic Road until the building in Block D1 is constructed. Other buildings already constructed within the Stonefield development are expected to limit other views on Hydraulic to brief views of the upper stories of the building. The upper stories of the building are expected to have some limited visibility from Rt. 29 at a distance of approximately 800’.
ARB Meeting Date	July 19, 2021
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

- The ARB reviewed, and approved with conditions, a proposal for a Hyatt House hotel (ARB2019019) in this block of the Stonefield development in 2019. (See Figure 2.) The Board of Supervisors approved a Special Exception (SE) for an increase in height from 5 to 6 stories for that building. Revised drawings addressing the outstanding EC conditions were not submitted. A Certificate of Appropriateness has not been issued.
- A SE for increase in height was previously approved for the Block D1 apartment building with approved heights ranging from 5 to 8 stories. (See Figure 3.)
- The Hyatt Place Hotel was approved by the ARB. It is 6 stories tall. (See Figure 4.)

ANALYSIS

REF	GUIDELINE	ISSUE	RECOMMENDATION
	<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.	It is unlikely that a 7-story building will be a strong reflection of the historic architecture of the area. However, orderly and attractive development will be promoted with a contemporary building design that is visually compatible with the existing and approved Stonefield buildings, and a design whose mass is sufficiently broken down to an appropriate scale for the Entrance Corridors. The 7-story height (maximum 90') is expected to appear compatible with the Hyatt Place hotel and the Block D1 apartment building. The massing diagrams show that the form is broken down more on the Bond Street and District Avenue sides, and less so on the north elevation. Visibility from Rt. 29 would include the north elevation, but the distance from the street should help mitigate impacts.	With an appropriate break-down of the building mass, sufficient fenestration and architectural detailing, and appropriate use of materials and colors, it is anticipated that a 7-story building could have an appropriate appearance for the ECs.
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.		
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.	It is anticipated that forms and features of the 7-story building will have a contemporary character. This will be acceptable in those upper parts of the building that will be visible from the ECs if the building mass is sufficiently broken down, if sufficient fenestration is present, and if materials and colors are compatible with the surroundings. These features will be assessed with future site plan submittals.	
10	Buildings should relate to their site and the surrounding context of buildings.	It is anticipated that a building design that is compatible with the nearby Stonefield buildings will be achievable with a 7-story building, given the height of surrounding development. Compatibility of the architecture with the surrounding context will be assessed with future site plan submittals.	
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	Increased building height can result in a grander scale and greater visibility. This site is located approximately 800' from the Rt. 29 EC and 450' from the Hydraulic Rd. EC. It is anticipated that scale perceived at these distances can be successfully treated with breaking down of the building mass, sufficient fenestration and architectural detailing, and materials/colors. These design elements will be reviewed with future site plan submittals. The overall scale of the 7-story building is not expected to create a negative impact on the EC streets given the height and mass of existing and approved buildings in the town center, and distance from the streets.	
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive	A cohesive whole can be achieved with a building design that is compatible with both the	

	whole.	existing Stonefield buildings and the design approved for Block D1, and this is expected to be achievable for a 7-story building. The cohesive character of the design can be reviewed with future site plan submittals.	
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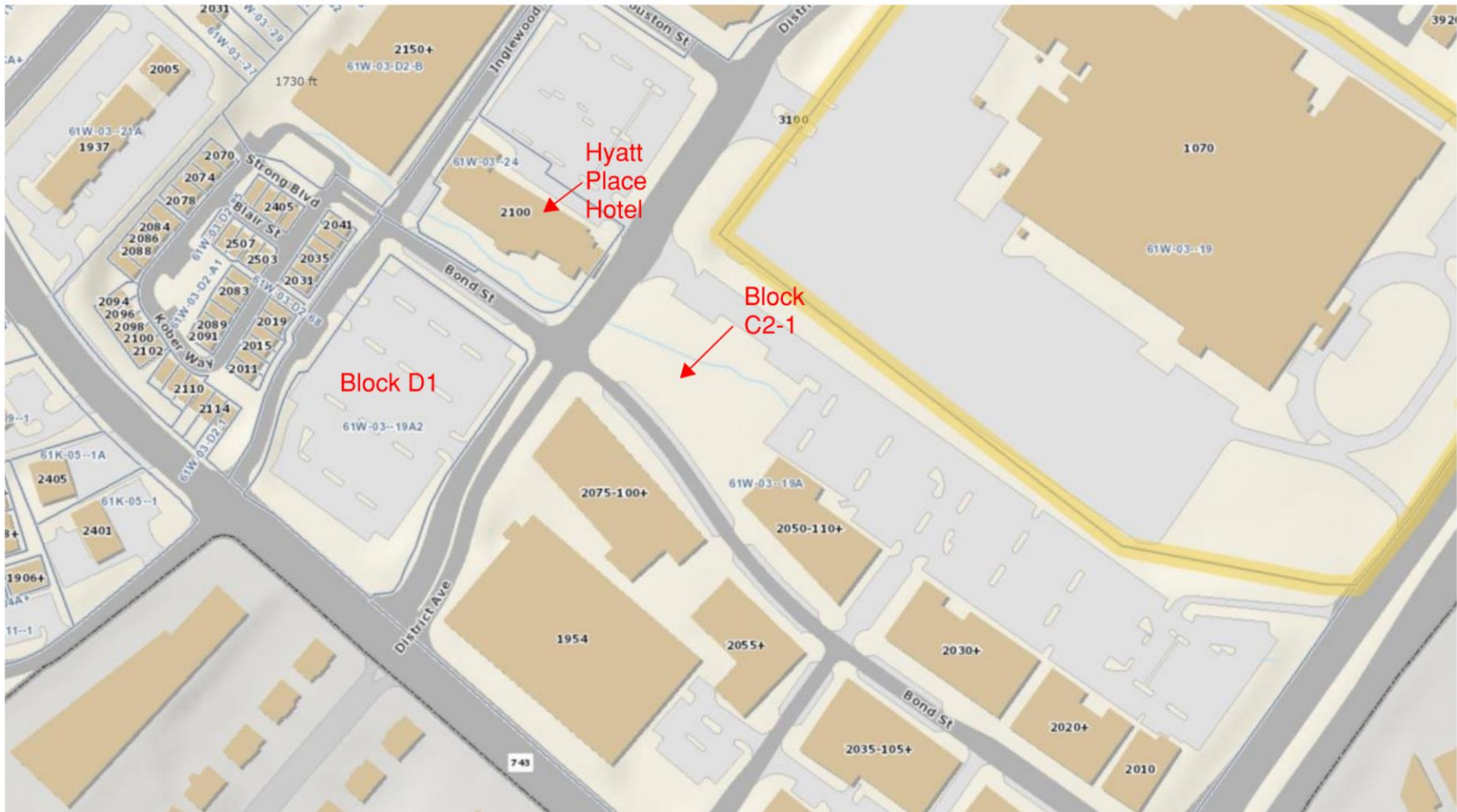


Figure 1: Map showing a portion of the Stonefield development with the subject property (Block C2-1), the existing Hyatt Place Hotel (6 stories tall), and Block D1 (the site of an approved apartment building with heights of 5 – 8 stories).



Figure 2: Design for a 6-story Hyatt House hotel in Block C2-1 that received ARB approval with conditions.



Figure 3: Approved design for an apartment building with heights ranging from 5 to 8 stories in Block D1 at the northwest corner of Hydraulic Rd. and District Ave.



Figure 4: The 6-story Hyatt Place hotel at the northwest corner of Bond Street and District Avenue.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

- The anticipated visibility of a 7-story building in Block C2-1 from the Entrance Corridors.
- The appropriateness of a 7-story building in this location.
- The anticipated visual impact of the increased building height.

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

The ARB has no objection to the Special Exceptions requested for Stonefield Block C2-1.

ATTACHMENTS

Attach. 1: [SE2021-25 and SE2021-26: Stonefield C2-1 Letters and Conceptual Studies](#)