


ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2022-61: TJACH Premier Circle Final Plan
Review Type	Final Site Plan and Review of Architecture
Parcel Identification	061M0000000600
Location	405 Premier Circle, on the west side of Rt. 29, approximately 300' north of Westfield Road
Zoned	Neighborhood Model District (NMD) / Entrance Corridor (EC)
Owner/Applicant	PHA Premier Circle / Timmons Group (Jonathan Showalter)
Magisterial District	Rio
Proposal	To begin a three-phase development for Virginia Supportive Housing (VSH), Piedmont Housing Alliance (PHA), and the Thomas Jefferson Area Coalition for the Homeless (TJACH), the first phase of which involves constructing a four-story, 80-unit single room occupancy (SRO) building for VSH with associated site improvements.
Context	The site of the proposed development is surrounded by a mix of commercial development, including retail, restaurants, gas stations, banks, hotels, and motels to the north, south and east, and residential development to the west.
Visibility	The proposed development will be readily visible from the Entrance Corridor.
ARB Meeting Date	August 1, 2022
Staff Contact	Khris Taggart


PROJECT HISTORY

The ARB recommended approval of the initial site plan (ARB2022-29) for this development and provided preliminary comments on the architectural design on May 2, 2022. Those comments are included in the Analysis section of this report. The changes to the application since the previous review include the addition of windows to the southern portion of the east elevation of the building and revising the site plan to show only the proposed site changes in Phase I of the development.

ANALYSIS

REF	GUIDELINE	RECOMMENDATION 5/2/2022	ISSUE 8/1/2022	RECOMMENDATION 8/1/2022
	Structure design			
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.	Provide material/color samples for review. Consider revising the windows along the south elevation, west of the courtyard area to match the scale of the windows present in the overall building design or otherwise relieve the blankness. Consider revising the design of the southern portion of the east elevation to add architectural details to relieve the blankness.	Material and color samples have been provided. The brick sample matches the appearance described by the manufacturer of a weathered painted brick with red undertones. The other colors (dark bronze and black) in the building design are ones that are compatible with the brick and the surrounding context of the site. 	Revise the overall phasing plan to include the parking area and landscaping within Phase I of the development.
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.	Revise the site plan set to include a phased demolition plan. Revise the site plan set to include the limits of work for each phase of the development.	No changes to the scale of the windows along the south elevation, west of the courtyard area have been made. However, windows that have similar scale were added along the southern portion of the east elevation which helps to reduce blankness and establish greater continuity in the overall building design.	
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 demolition plan has been revised to show all site elements that will be removed in this phase. The site plan set has been revised to show the limits of work for this phase of the development. However, the overall phasing plan excludes some of the parking area and landscaping that is a part of the Phase I development.	
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.			
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.			
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.			
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.			
13	Any appearance of “blankness” resulting from			The elevation south of the stair tower has been revised to show windows that match the scale of windows along the south elevation, west of the courtyard area. The windows help to relieve some of the blankness and provide scale.

	building design should be relieved using design detail or vegetation, or both.			
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.		A single building is proposed in this phase with two additional buildings to be constructed in later phases. The site layout is not conducive to the use of physical connecting devices.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.		The building does not have the appearance of a trademark design.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. <i>Window glass in the Entrance Corridors should meet the following criteria: 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>	Revise the architectural drawings to note conformity with the updated window glass specifications.	The architectural drawings have been revised to note conformity with the Entrance Corridor window glass specifications, and the glass sample specifies a VLT of 50% and a VLR of 20%.	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.	Confirm that the visibility of roof-mounted mechanical equipment has been considered in the perspective drawings.	The submittal includes a note that the elevator and mechanical equipment will be visible from 21' above ground level and higher. Due to the grade of this portion of the EC street being below the site, this equipment will not be visible from the EC.	Revise the drawings to coordinate the elevator height and orientation. If the elevator will be visible from the street, add the materials and colors to the elevation drawings.
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	Revise the architectural drawings to show the finish (material, color, detailing) of the elevator tower and show the tower in the perspective	Sections have been provided for the elevator. The drawings note that the elevator roof is 1'4" above the parapet, which would render the elevator not visible from the street. However, the location of what looks like an elevator in the building elevation appears to be oriented differently than in the roof plan and it appears much taller than 1'4".	

	areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.	drawings.		
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.	None.	No above-ground stormwater facilities are proposed.	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.”	Add the standard mechanical equipment note to the architectural plans.	The standard mechanical equipment note has been added to the architectural plans.	None.
	Lighting			
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	None.	There is no excessive spillover.	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.	None.	The pole-mounted fixtures are full cutoff; however, no information has been provided to confirm if the building-mounted fixtures are full cutoff.	Revise the site plan to provide cutsheets on the building-mounted fixtures.
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.	None.	All the pole-mounted fixtures shown on the plan specify a color temperature approximating warm white (3000K). However, the color temperature of the building-mounted lighting has not been provided.	
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	None.	The color of the fixtures and poles has been indicated as dark bronze/bronze. However, the color of the building-mounted fixtures has not been provided.	
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.	Revise the lighting plan to indicate that the plan was calculated using an LLF of 1.0 for all fixtures and revise the	The lighting plan has been revised to show building-mounted fixtures but the LLF for this lighting is less than 1.0 and no LLF has been indicated for the pole-mounted fixtures.	Revise the lighting plan to indicate that the plan was calculated using an LLF of 1.0 for all fixtures and revise the

		photometrics accordingly.		photometrics accordingly.
.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.	Revise the plan to indicate the fixture heights will not exceed 20' including the base.	The applicant's comment letter indicates that the fixture heights will not exceed 20' including the base but no note has been added to the plan.	Revise the plan to indicate the fixture heights will not exceed 20' including the base.
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.	Revise the lighting plan to include fixture locations and illumination values for the wall-mounted lights.	The fixture locations and illumination values for the wall-mounted lights are not clearly legible on the lighting plan.	Revise the lighting plan to clearly show fixture locations and illumination values for the wall-mounted lights.
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."	Add the standard lighting note to the plan.	The standard lighting note has not been added to the site plan.	Add the standard lighting note to the site plan.
30-31	Guidelines for the Use of Decorative Landscape Lighting	None.	No decorative landscape lighting is proposed.	None.
	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 ARB recommends approval of the initial site plan base on the revised landscape plan presented at the May 2 meeting which resolves the easement and landscape conflicts along the frontage.	The site plan has been revised to show only the landscaping for Phase I of the development. The frontage landscaping requirements can be reviewed when an application for Phase II is submitted.	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	<p>Landscaping along the frontage of Entrance Corridor streets should include the following:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			
33	<p>Landscaping along interior roads:</p> <p>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.</p>	None.	No landscaping is shown along Premier Circle in this phase of the development. However, there are trees in the overall landscape plan along Premier Circle that are within the limits of work of Phase I. Revising the Phase I landscape plan to include these trees would be appropriate so that each phase meets EC landscaping requirements.	Revise the landscape plan to include the interior road trees that are within the Phase I limits of work.
34	<p>Landscaping along interior pedestrian ways:</p> <p>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.</p>		Sidewalks are provided along the north, east, and south elevations of the Phase I building. Along the sidewalks east of the building three trees have been provided.	
36	<p>Landscaping of buildings and other structures:</p> <p>a. Trees or other vegetation should be planted along</p>		There do not appear to be any long building elevations that will require landscaping in any phase of the development.	

	<p>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.</p> <p>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.</p>			
35	<p>Landscaping of parking areas:</p> <p>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.</p> <p>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.</p> <p>c. Shrubs should be provided as necessary to minimize the parking area’s impact on Entrance Corridor streets. Shrubs should measure 24” in height.</p>	<p>Revise the landscape plan to provide additional trees to meet the interior parking area landscaping requirements (one tree for every 10 spaces evenly distributed).</p>	<p>The site plan has been revised to show only the landscaping for Phase I of this development. The parking area for the Phase I building has 28 spaces. Three large trees are required and have been provided.</p>	<p>None.</p>
37	<p>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>.</p>	<p>None.</p>	<p>The plants are found on the various lists.</p>	<p>None.</p>
38	<p>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.”</p>	<p>None.</p>	<p>The standard plant health note appears on Sheet L2.1.</p>	<p>None.</p>
	<p><i>Site Development and layout</i></p>			
6	<p>Site development should be sensitive to the existing</p>	<p>None.</p>	<p>The site is already developed with a motel, travelways and parking areas.</p>	<p>None.</p>

	<p>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.</p>		<p>There are no existing open spaces, but the site does contain some mature trees. No views are expected to be impacted by the proposed development.</p> <p>The new building is shown behind the existing motel building adjacent to the frontage and is oriented nearly parallel to the EC.</p> <p>A new sidewalk is shown along Premier Circle that connects the Phase I development to the existing sidewalk along Rt. 29.</p>	
39	<p>The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows:</p> <ol style="list-style-type: none"> 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 32.5.6.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 landforms 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.	None.	A berm approximately 10' high exists along the EC frontage. No changes are proposed to this berm in any phase of the development. Retaining walls are proposed along the west side of the property and south of the Phase I building. Wall heights are not given but the walls are not expected to be visible from the EC. A note has been added to sheet C4.0 stating that the retaining walls will be topped with either a pedestrian guardrail or chain link fencing. Chain link fencing is not appropriate for the EC, but the fencing is not expected to be visible in any phase of this development.	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.	Revise the site plan to show the limits of work for Phase I of the development. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans where needed.	The site plan set has been revised to show the limits of work for Phase I of the development. However, no tree protection fencing is shown along the existing tree line that runs near the western perimeter of the site.	Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans where needed.
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. The addition of windows on the southern portion of the east elevation to relieve blankness.
2. The level of visibility of the guardrail/chain link fencing on the western perimeter of the site from the EC.
3. The level of visibility of the elevator tower from the EC.

Staff recommends approval of the Final Site Plan with the following revisions:

1. Revise the overall phasing plan to include the parking area and landscaping within Phase I of the development.
2. Revise the drawings to coordinate the elevator height and orientation. If the elevator will be visible from the street, add the materials and colors to the elevation drawings.
3. Revise the site plan to provide cutsheets on the building-mounted fixtures.
4. Revise the lighting plan to indicate that the plan was calculated using an LLF of 1.0 for all fixtures and revise the photometrics accordingly.
5. Revise the plan to indicate the fixture heights will not exceed 20' including the base.
6. Revise the lighting plan to clearly show fixture locations and illumination values for the wall-mounted lights.
7. Add the standard lighting note to the site 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."
8. Revise the landscape plan to include the interior road trees that are within the Phase I limits of work.
9. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans where needed.

ATTACHMENTS

- Attach. 1: [ARB-2022-61: TJACH Premier Circle Final Site Plan](#)
- Attach. 2: [ARB-2022-61: TJACH Premier Circle Architectural Drawings](#)