

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: Chad Hall
May 16, 2018

Project: WestBranch Amenity Areas

Location: 1) Clubhouse/Amenity Building at 13450 Caite Ridge Lane; and
2) Mail Kiosk in Park block bound by Hudson Place, Claire's Creek Lane and Sawyer Glen Lane

Applicant: ColeJenest&Stone (Casey Werner) and Lennar (Griffin Query)

Designer: Pace Development Group (Scott McIntyre)

Planning Area: Neighborhood General

Two amenity projects are proposed at WestBranch. The first is a clubhouse and amenity area at 13450 Caite Ridge Lane. The second project is a mail kiosk within the park area bound by Hudson Place, Claire's Creek Lane and Sawyer Glen Lane. Both of these were presented to the DRB at the April 18, 2018 meeting; the project was continued to advance the designs.

The descriptions below have been updated to incorporate design modifications from the original submittal.

Amenity Building at 13450 Caite Ridge Lane

The proposed amenity building is a single story, symmetrical structure with a brick base, board and batten siding and hipped roofs. There are two wings to the building, with one being for mail kiosks and the other for pool mechanical. The central area of the building is a covered pool pavilion and restrooms.

Changes to the Amenity Building since the April 18 DRB meeting include:

- Reducing columns from double-posts to single 10"x10" posts at corners, while deleting some posts as well;
 - Note: gutters and downspouts are not illustrated.
- Adding beam/weight to the band around the primary body of the building;
- Appropriately sized shutters, though shutterdogs do not appear to be illustrated;
- The building now wraps the right corner and leaves a smaller opening for access to the mail kiosks.

The brick base is to be oversized southport with buff mortar. The board and batten siding is to be Iron Gray; gutters and downspouts are to match. Columns brackets are to be cedar and the shutters will be a special walnut, which will closely match the shutters. Trim is to be Cobblestone; window mullions and trim are to match. The roof is described as "weathered wood" asphalt shingle. Centered on the building is a cupola with black metal roofing; color of cupola is white.

Mail Kiosk in Park

A mail kiosk is proposed within the park bound by Hudson Place, Claire's Creek Lane and Sawyer Glen Lane, located on the south portion of the park. This is a square 16'x16' structure with three kiosks within it. It is open on the park side; privacy louvers screen the view of the kiosks on the other three sides. The structure has a brick column base with cedar posts; wood brackets are on each column. The structure is capped with a metal roof.

Changes to the Mail Kiosk in the Park since the April 18 DRB meeting include:

- Reduction from double columns to singular 10"x10" posts with brackets, with a reduction in brick base width;
- Adding vertical supports and horizontal privacy boards, previous proposed as lattice.

At the April 18 meeting, DRB asked for brick type and color to match the pool house building. This is shown, and the louvered screen, trim and gutters are indicated as Cobblestone.

AMENITY BUILDING (13450 CAITE RIDGE LANE)

DAVIDSON PLANNING ORDINANCE:

4.3 GENERAL SITE DESIGN STANDARDS

Section 4.3.1 Standards

B. Building Location and Orientation

- 3. Significant street vistas should terminate in a focal point, such as a distinct building, architectural or natural feature.*

E. Loading/Service Areas, Mechanical Equipment and Utilities

- 2. Mechanical equipment (except small items such as fans and vents), utility meters, storage areas, solid waste containers (including dumpsters, compactors, recycling containers, and solid waste and recycling handling areas), transformers, generators, HVAC units and similar features, or other utility hardware on the building, roof, or ground shall be screened from public view with materials similar to the structure; OR they shall be so located as not to be visible from a primary fronting public street.*

4.4 GENERAL BUILDING DESIGN STANDARDS

Section 4.4.1 Standards

B. Form and Massing

- 3. Buildings on a corner or axial termini should be designed with additional height or architectural embellishments to emphasize their location.*

C. Facade Articulation

All building facades visible from a public street or park/open space shall have:

- 1. A recognizable base, distinguished from the body of the building by features such as, but not limited to:*
 - a. Thicker walls, ledges or sills;*
 - b. Visually heavier materials (such as brick, stone, tile or other masonry) than those used on the body of the building; and/or*
 - c. Lighter or darker colored materials, mullions, panels or planters.*
- 2. A recognizable top, occupying the highest portion of the building and distinguished from the body of the building by features such as, but not limited to:*

- a. A dimensional cornice capping the top of a building wall;
- b. Different materials or differently colored materials;
- c. A roof overhang with brackets; and/or
- d. Stepped parapets.

E. Materials

- 1. Materials shall be selected for suitability to the type of building and design for which they are used.
- 3. All sides of the building should use materials consistent with those on the front if visible from public streets or neighboring properties, and should be carefully designed with similar detailing, comparable quality, and compatible materials.
- 4. Building materials and colors shall be:
 - a. Complementary to the materials already being used in the neighborhood, or
 - b. If dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that the building relates to the rest of the neighborhood.

F. Architectural Details

- 1. Windows and door openings shall be arranged and proportioned so that vertical dimensions dominate horizontal dimensions. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.
- 2. Architectural treatments which create the appearance of false entrances facing the street are prohibited. Faux windows and doors are prohibited. Visible false fronts are prohibited.
- 4. Fenestration shall be architecturally related to the style, materials, colors, and details of the building.
- 6. The main entry to a building should be emphasized at the street level. Appropriate methods include, but are not limited to:
 - a. Recessing the door within a larger cased opening.
 - b. Flanking the door with columns, decorative fixtures or other details.
 - c. An awning or canopy, providing a sheltered transition to the interior.

4.5 SPECIFIC BUILDING TYPE RECOMMENDATIONS

Section 4.5.1 Institutional Buildings

Institutional buildings are typically used for public or semi-public purposes. These buildings must be designed appropriately to fit within neighborhoods as integral parts of the community. Institutional buildings serve as places of assembly. They have a sense of prominence within their respective neighborhoods. Their uses may include churches, libraries, post offices, and schools. All institutional buildings are subject to the Individual Building process and Design Review Board approval.

- A. *The scale and architectural sophistication of these buildings should support their civic importance and complement Davidson's existing civic buildings.*

MAIL KIOSK IN PARK

4.4 GENERAL BUILDING DESIGN STANDARDS

Section 4.4.1 Standards

E. Materials

1. *Materials shall be selected for suitability to the type of building and design for which they are used.*

4.5 SPECIFIC BUILDING TYPE RECOMMENDATIONS

Section 4.5.1 Institutional Buildings

Institutional buildings are typically used for public or semi-public purposes. These buildings must be designed appropriately to fit within neighborhoods as integral parts of the community. Institutional buildings serve as places of assembly. They have a sense of prominence within their respective neighborhoods. Their uses may include churches, libraries, post offices, and schools. All institutional buildings are subject to the Individual Building process and Design Review Board approval.

- A. *The scale and architectural sophistication of these buildings should support their civic importance and complement Davidson's existing civic buildings.*

Section 6.3.2 Development Prohibitions

The following shall be prohibited from all types of development: E. Individual mailboxes.

Section 7.4.1 Standards for all Parks

F. Minimum Amenities

3. *Bicycle parking, appropriate to the use, as determined by the planning ordinance, is required. (See Section 8.6 for bicycle parking standards).*

BOTH STRUCTURES (Courtesy Information – Not for DRB review)

8.6 BICYCLE PARKING STANDARDS

8.6.1 General Design Principles

All non-residential and multi-family residential buildings shall include an area for parking bicycles. Bicycle parking standards are based on the number of users for each building type and the expected time needed to park the bike. All bicycle parking requirements (short- and long-term) should be demonstrated on site plans or final plats for the development.

The minimum number of bicycle parking spaces per any multi-family or non-residential use, when required is two or one rack. A single "inverted U" bicycle parking rack will count as two bicycle parking spaces. The maximum required short-term bicycle spaces shall be 20, or 10 racks for any single development. See Section 8.3 for numbers of spaces per type of use.

8.6.2 Short-term Bicycle Parking

A short term bicycle parking space is defined as a rack to which the frame and at least one wheel can be secured using varying types of bike locks (U-lock, wire cable, etc.). This type of parking is appropriate for short-term parking such as shopping areas, libraries, other places where the typical parking duration is less than two hours.