

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

Project: The Pines - Expansion Projects (FYI)

- 1) Villas at Polar Hill; and
- 2) Changes to existing buildings:
 - a. Health Center Expansion
 - b. Community Center Additions
 - i. Multipurpose addition
 - ii. Fitness Center with rooftop patio
 - iii. Other small additions, including a small addition to the front and a small addition on the northeast side of the main building

Location: 400 Avinger Lane

Applicant: David Rainey c/o The Pines

Designer: The RBA Group (Dave Malushizky)

Planning Area: Special Use

Staff does not typically prepare a staff analysis for an FYI; this is the beginning of such an analysis, thinking that DRB would benefit from some additional detail about the project.

Two primary projects are proposed at The Pines. The first is a pair of residential buildings referred to as The Villas at Poplar Hill. The second is a series of additions/expansions, with the largest being a Health Care Expansion. Also, at the Community Center, there are two additions with one being for a fitness center and the other as multipurpose space.

Villas at Poplar Hill 20180418 (see Villa at Poplar Hill - site and exterior Package)

There are two Villa Apartments proposed at 4-story, as measured from the front, and follow the base-middle-cap design approach. These buildings are symmetrical with a hipped roof. To add variety to the facades and to provide a preferred feature, outdoor living spaces are incorporated throughout the design.

Colors are indicated per the illustrative elevations and perspectives. Materials are not listed, but are assumed to be brick veneer and cementitious lap siding to match other buildings on the campus. No lighting is shown as part of this request.

Health Care Expansion (see Sheet A5.1)

The skilled nursing wing is a 2-story expansion occurs to the west of the current health care facility, connected via a short enclosed corridor (flat roof). This new wing is to be constructed with brick, cementitious lap siding and architectural shingles. The design is somewhat symmetrical, as seen front the primary front. A porte-cochere is also included on the east side of the existing health care facility.

Materials are indicated as brick veneer Colors are not listed.

Multipurpose at Community Center (see Sheet A5.2)

The multipurpose room is a 2-story volume (but one story internally) locate on the back of the main building. It is characterized with “sawtooth” lighting. This addition is composed of brick with lap siding for the light boxes. Windows are listed as prefinished aluminum.

Fitness Center at Community Center

The fitness center is single-story addition, and includes a rooftop patio on the second level, accessed from the adjacent building. The fitness center is visible in one of the perspective drawings, but elevations have not been provided.

Other additions (see Sheet A5.2)

- The second-story addition to the front can be located as the top image on Sheet 20180418_A5.2. It will include lap siding and an architectural shingle roof.
- The secondary addition near the Multipurpose addition can be seen as the far left colored portion on the bottom image of Sheet 20180418_A5.2, and is brick with a flat roof.