

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: Chad Hall
July 18, 2018

Project: The Pines - Expansion Projects (FYI)

- 1) Villas at Poplar Hill; and
- 2) Changes to existing buildings:
 - a. Health Center expansion
 - b. Community Center Additions
 - i. Davidson (Multipurpose) Room 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: Villas - The RBA Group (Dave Malushizky)
Healthcare and other expansions - SFCS Architects (Kerry Buck)

Planning Area: Special Use

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 included are two additions at the Community Center, with one being for a fitness center and the other as multipurpose space.

PROJECT A - Villas at Poplar Hill – RBA Group

There are two Villa Apartments proposed at 4-story, as measured from the front, and follow the base-middle-cap design approach with a brick veneer base, cementitious lap siding above and an asphalt shingle roof. These buildings are symmetrical with a 5-in-12 pitch hipped roof.

On the rear elevation, the brick will compose the basement and first floor level; there is also garage access indicated on the rear and west elevations. On the rear elevation, over the pedestrian access doors, there is a standing seam metal roof proposed. Wall louvers are also shown.

To add variety to the facades and to provide a preferred feature, sunrooms are incorporated throughout the design, which include fiber cement panels, columns and pilasters. Outdoor living

spaces are included on the rear elevation. Other details include 4" casing around windows and pre-finished aluminum guardrails for balconies. No lighting is shown as part of this request. Colors are indicated per the illustrative elevations and perspectives, with intent to match existing campus colors with a Hickory Crest color and finish palette. Brick will utilize what is available in the market today that will match existing brick on campus, as close as practical.

HVAC will be located on the ground; there will not be through-wall units.

Per the May DRB Minutes, it was mentioned that since the buildings may be visible from the greenway and Avinger Lane extension, the rear elevation should receive additional scrutiny due to visibility.

The Board also asked staff to review the master plan for any potential height restrictions. The following is Note 11 from the Approved MP; current review is for Buildings 1 and 2: *The new villa buildings will be a mix of heights not to exceed 5 stories. Buildings 1 and 2 will not exceed 4 stories in height.*

PROJECT B - Health Care Expansion (and other additions) – SFCS Architects

The skilled nursing wing is a 2-story expansion located south and west of the existing health care building, connected via a short enclosed corridor with a flat roof. This new wing is to be constructed with brick veneer, cementitious lap siding and architectural shingles. Window trim and columns are also to be cementitious board and appear to be white in color. Columns and guards are listed as being fiber cement wrapped with aluminum rails.

The design is somewhat symmetrical, as seen from the primary front (south facing). A proposed porte-cochere is also included on the east side of the existing health care facility.

As seen from the north (rear), mechanical is located on the roof behind a parapet screen wall. From front, it will be a mansard roof design to screen said mechanical.

For all of these additions of Project B, colors are to match existing to the closest extent practical. The perspective drawings clarify existing versus proposed new construction.

Davidson Room (Multipurpose) at Community Center

The multipurpose room is a 2-story volume (but one story internally) located on the back of the main building. It is characterized with "sawtooth" lighting, which face southwest. This addition is composed primarily of brick with some lap siding and PVC board-and-batten panels for the light monitors; monitors are proposed to feature standing seam metal roofing. Windows and doors are listed as prefinished aluminum storefront type.

As seen from the east, there is also a proposed second floor addition, enclosing an existing dining terrace. This addition features cementitious lap siding, prefinished aluminum storefront windows and an asphalt shingle roof.

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 (on drawings) from the south. It includes a prefinished white guardrail along the southern edge of the roof.

VILLAS, HEALTHCARE WING ADDITION, DAVIDSON ROOM EXPANSION, FITNESS CENTER AND OTHER MISCELLANEOUS

DAVIDSON PLANNING ORDINANCE:

4.3 GENERAL SITE DESIGN STANDARDS

Section 4.3.1 Standards

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

2. For large scale buildings, the front façade shall create repetitive bays, or the façade shall be divided into an asymmetrical, yet balanced, composition.

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.
3. Large building facades shall be modulated through the use of repetitive bays separated by piers or columns, the use of reveals or recesses in the surface of the wall itself, the placement of window and door openings, or the placement of balconies, awnings, canopies, and sunshades.

E. Materials

1. Materials shall be selected for suitability to the type of building and design for which they are used.
2. Piecemeal embellishment and frequent changes in material should be avoided.
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.*
- 3. Architectural elements like openings, sills, bulkheads, columns, and other architectural features shall be used to establish human scale at the street level.*
- 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.*