

# **Three Notch'd Center**

Crozet, VA

## **Preliminary ARB Submission**

12 | 18 | 2023

PRESENTED BY:



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**A. Project Introduction**

Crozet has showcased impressive growth in the past years and is further expanding to host a diverse mixture of residents and visitors. The small-town charm meets the convenience of carefully planned residential areas and ever-expanding business communities.

The proposed project at 5370 Three Notch'd Road is a 23,120 gsf two-story mixed-use speculative office and restaurant building. The footprint proposed is 16,300 gsf, with a 6,820 gsf upper floor. The project's convenient location complements the historic structures and the town square along with the colorful mountain views that abound downtown and neighborhood areas, fostering growth characteristic to Crozet. By developing new options for shopping, dining, and gathering the project works to create a vibrant downtown corridor; a community space for everyone to enjoy and gather. It reflects Crozet's roots while satisfying the desires of new businesses and a modern community. The ultimate goal of the design is to preserve the charming and eclectic spirit of Crozet and enhance the attributes that make it unique.

**B. Compatibility to Surrounding Area & Entrance Corridor**

This project is situated on Three Notch'd Road along one of the main entrances to the town across from Musictoday and Starr Hill Brewery and in close proximity to the other businesses in downtown Crozet. Within less than a half mile west of the parcel, there are numerous businesses at The Square most of which are locally owned and operated. The design for the project takes cues from the scale, building form, and material palette of Crozet's historic commercial typologies and the retail addition is representative of other buildings in the Three Notch'd Road Corridor. With the hopes of a restaurant tenant, the project aims to provide a thriving community space to complement the populous downtown district..

Like its surrounding context, the proposed project is constrained by the limited availability provided by the railroad and it's adjacent buildings.. The project footprint is therefore oriented parallel to Three Notch Road, with parking located to the rear of the project. This gives it the unique opportunity to closely interact with the entrance corridor and screen it's utilities from sight.

Additional detailing, as outlined below helps further reinforce the compatibility of the project with the Entrance Corridor Guidelines.

**C. Human Scale**

The mass and scale of the project has been carefully considered in relation to human scale. The project has been broken down into five primary building forms with connectors between. Large canopies, storefront glass, and proportioned fenestration elements mark entrances along the pedestrian walkway facing Three Notch Road and break the perceived height of each building form. These features all contribute to horizon that is appropriate to the human scale at the street face.

**D. Cohesive Whole**

Consistent unifying materials such as brick and recognizable proportions create a cohesive whole, that is reciprocal of the context and is able to exist as a standalone project.

**E. Limiting Blankness**

Large, transparent windows and storefront glazing allow for direct visual connections to the interior at a pedestrian level. The entry canopies add to the glazing systems for distinguishing pedestrian entry and limiting the blank facade.

**F. Unifying Groups**

The overall scheme is broken down into 5 main forms with connecting elements to unify the forms. The central brick buildings are taller and bigger than the rest to establish hierarchy and break down the mass.

**G. Window Glazing**

Windows will not be highly tinted or highly reflective. All specified windows and doors shall be black metallic color to match the metal paneling and trim colors. Areas of glazing will be required to meet county entrance corridor requirements. Therefore visible light transmittance shall not drop below 40% and visible light reflectance shall not exceed 30%

**H. Mechanical**

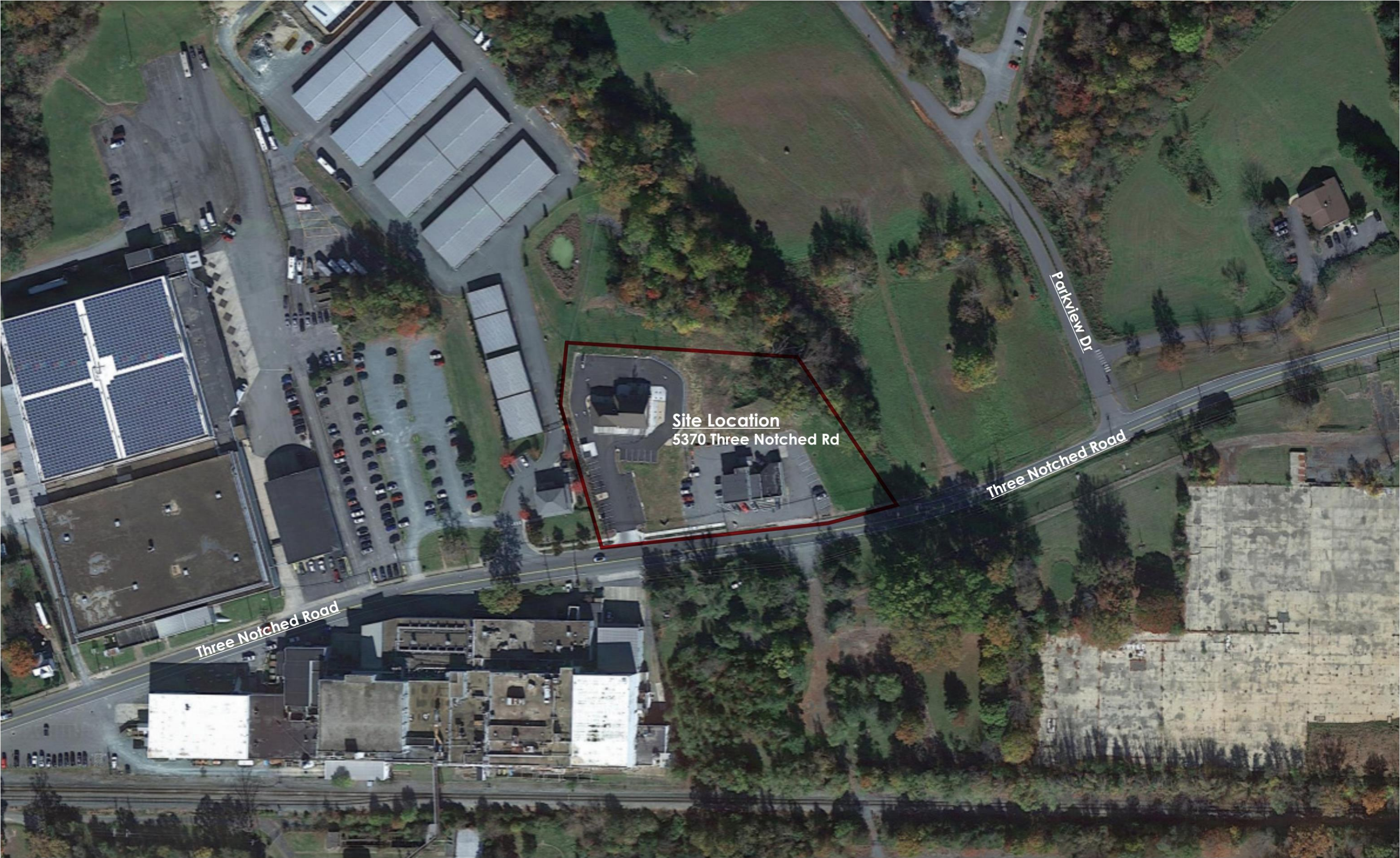
All mechanical units will be located on the roof and screened from view by the associated parapet. All service equipment will be located inside and at the rear of the parcel, screened and not visible from the Entrance Corridor.

**I. Landscaping**

The landscaping shown is in accordance with the County's requirements for large and medium shade trees, screening trees, ornamental trees, and signs with perennial plantings. Exterior site lighting is in compliance with the County's requirements.



2. Vicinity Map





3. Context Photographs

1 | Legacy Car Wash



2 | Piedmont Place Crozet



3 | Crozet Pizza



4 | Mudhouse



5 | Crozet Market



6 | Crozet Volunteer Fire Department



7 | Star Hill Brewery



8 | Musictoday



9 | Crozet Library





4. Existing Conditions

1 | View from Three Notched Road



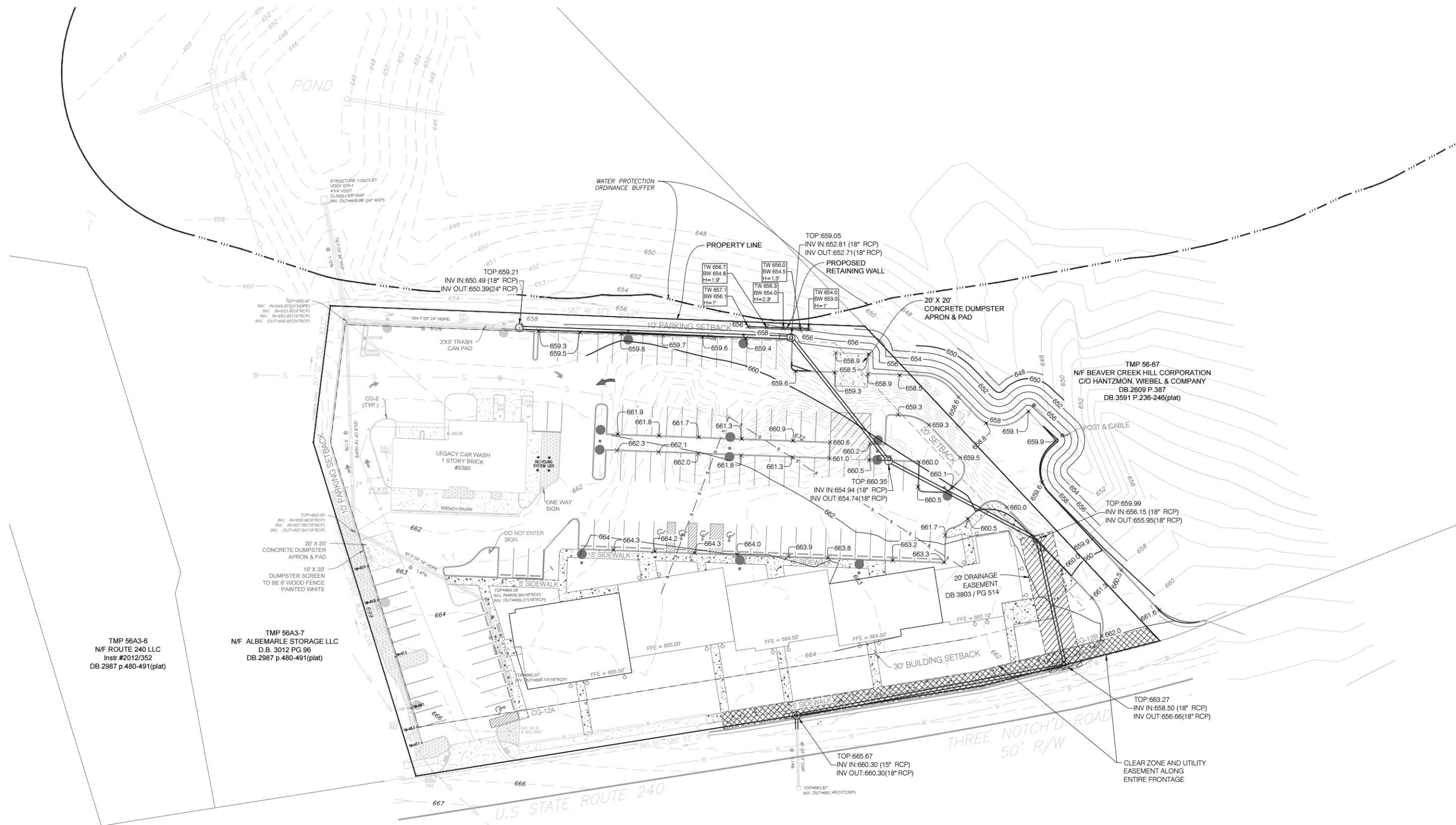


4. Existing Conditions



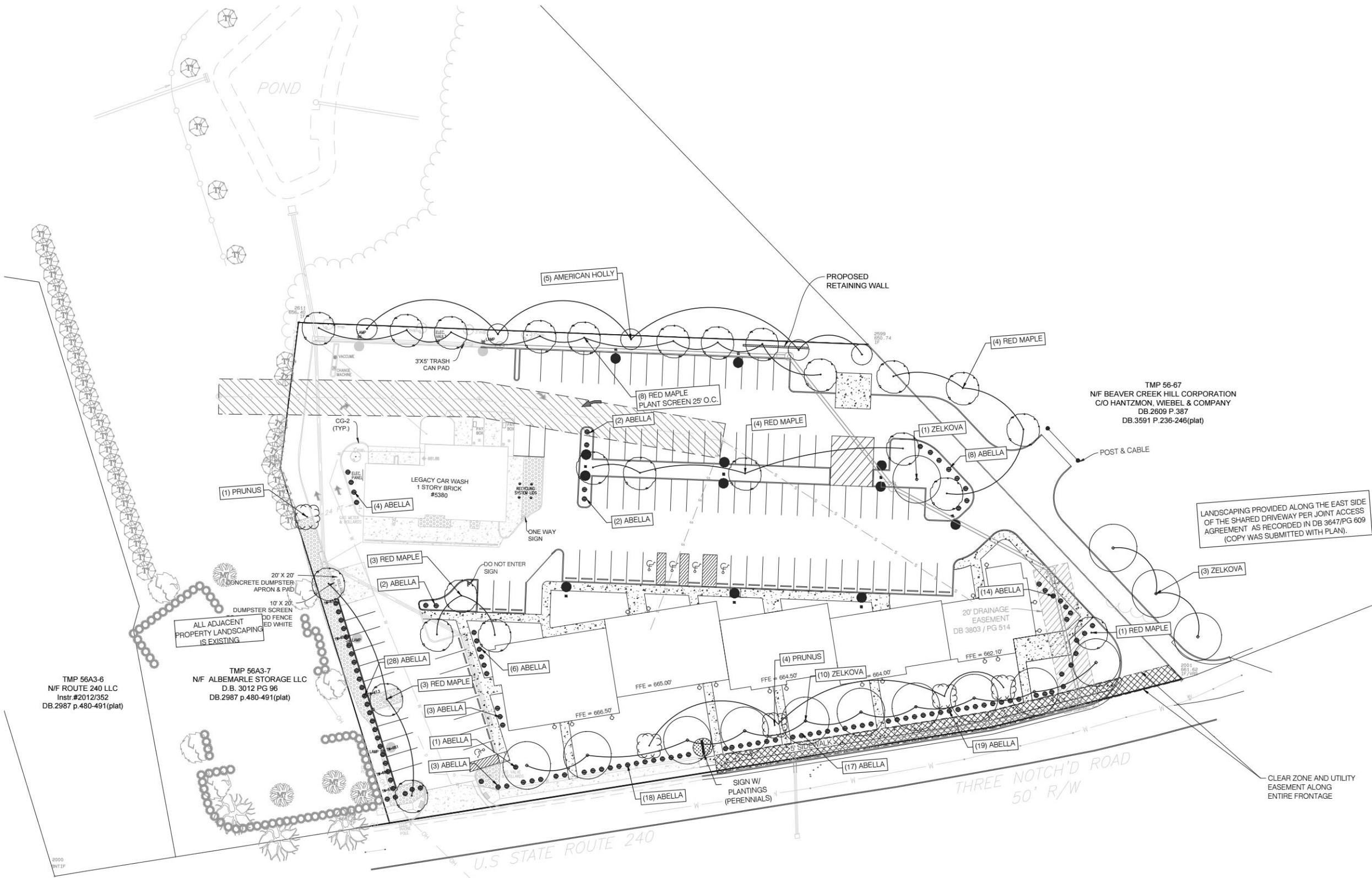


## 5. Proposed Site Plan





5. Proposed Landscaping Plan





5. Proposed Design





5. Proposed Design





5. Proposed Design





5. Proposed Design



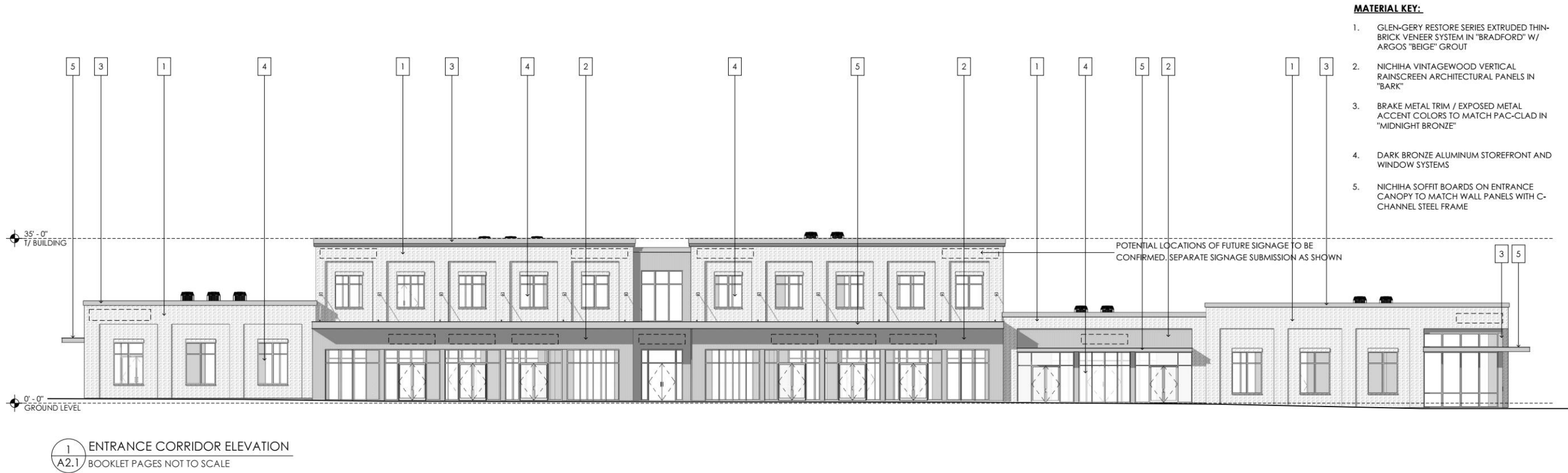


5. Proposed Design





6. Proposed Elevations

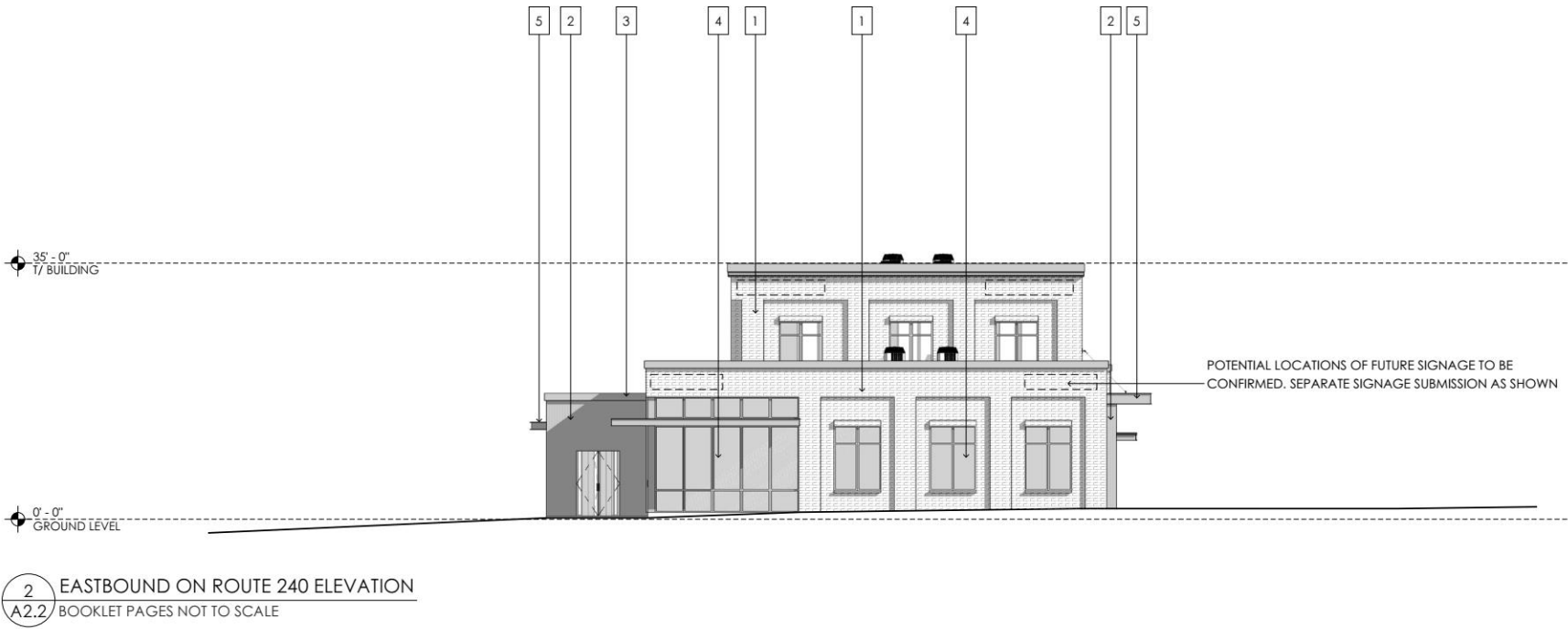




6. Proposed Elevations



- MATERIAL KEY:**
- 1. GLEN-GERY RESTORE SERIES EXTRUDED THIN-BRICK VENEER SYSTEM IN "BRADFORD" W/ ARGOS "BEIGE" GROUT
  - 2. NICHHA VINTAGEWOOD VERTICAL RAINSCREEN ARCHITECTURAL PANELS IN "BARK"
  - 3. BRAKE METAL TRIM / EXPOSED METAL ACCENT COLORS TO MATCH PAC-CLAD IN "MIDNIGHT BRONZE"
  - 4. DARK BRONZE ALUMINUM STOREFRONT AND WINDOW SYSTEMS
  - 5. NICHHA SOFFIT BOARDS ON ENTRANCE CANOPY TO MATCH WALL PANELS WITH C-CHANNEL STEEL FRAME





7. Exterior Finishes



Glen-Gery Extruded Facebrick Veneer in "Bradford" Style With Argos "Beige" Grout



Dark Bronze Aluminum Storefront and Window Systems (Typ.)



Nichiha Vintagewood Vertical Rain-screen Architectural Panels in "Bark"



Brake Metal Trim / Exposed Metal Accent Colors to Match Pac-Clad in "Midnight Bronze"



Nichiha Soffit Boards on Entrance Canopy to Match Wall Panels with C-Channel Steel Fram