

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2020-12: Brookhill Block 8B
Review Type	Final Site Plan
Parcel Identification	04600000001800 (portion) & 046000000019A2 (portion)
Location	East side of Seminole Trail (Rt. 29 N) and north side of Polo Grounds Road (Rt. 643). Forest Lakes Community is to the north and Montgomery Ridge is to the east.
Zoned	Neighborhood Model District (NMD)/Entrance Corridor (EC)
Owner/Applicant	Charles R. Haugh and E.J. Oglesby, Jr., Trustees (Crockett Corporation)/Scott Collins (Collins Engineering)
Magisterial District	Rivanna
Proposal	To develop Block 8B with 9 multi-family attached buildings (110 dwelling units) and associated improvements on a 7.4-acre, L-shaped site.
Context and Visibility	Block 8B lies east of Rt. 29, an EC [Figure 1]. Visibility of the development is expected to be limited by an existing tree line, a proposed landscape buffer, and other proposed development. Parcels to the west and south of Brookhill are rural in character, while parcels to the north and east are developed as the residential communities of Forest Lakes and Montgomery Ridge.
ARB Meeting Date	March 2, 2020
Staff Contact	Paty Saternye

PROJECT HISTORY

DATE	APPLICATION	RESULT
11/9/2016	ZMA-2015-07	Staff comments provided on the rezoning proposal.
8/20/18	ARB-2018-102	ARB provided comments on the initial site plan for Block 8B.
3/2/2020	ARB-2020-12	ARB will review the final site plan for Block 8B.

The ARB has also provided comments on the Initial Site Development Plans for Blocks 1A, 3, and Blocks 9, 10 & 11, and reviewed Initial and Final Site Development Plans for Blocks 4A, 4B, and 8A.

BACKGROUND

In 2015, the owners of abutting Tax Map Parcels 46-18, 46-18A, and 46-19 (a combined 277.5 acres) sought a Zoning Map Amendment (ZMA-2015-07) to rezone the rural properties (zoned R-1 Residential) into a Neighborhood Model District. [Figure 2] As per the approved ZMA, 19 blocks will be formed and developed as a Neighborhood Service Center (Block 1), with Urban Density Residential (Blocks 2 through 4) and Neighborhood Density Residential (Blocks 5 through 18) development. Block 19, a reduced three-acre curtilage around Brookhill house, will be preserved. [Figure 2]. The proffers were amended with ZMA-2018-11.

This proposal entails the portion of the development designated as Block 8B. [Figure 3] This final site plan shows 9 multi-family buildings, including 110 condominiums on the east side of Archer Avenue, an interior road that parallels Rt. 29 and accesses Polo Grounds Road to the south. Private streets provide access to the condominium buildings within the block. Those buildings in the southeast corner of the site are arranged around a courtyard. A large stormwater management facility is proposed for the southeast corner of the site, adjacent to Polo Grounds Road. A 20’ landscape buffer separates Block 8B from the historic Brookhill house to the northeast.

Brookhill’s approved Code of Development requires a 100’ tree buffer along Rt. 29 limiting visibility of the complex from the street. [Figure 4]. There is also open space, steep slopes and wooded area to remain at the corner of Rt. 29 and Polo Grounds Road [Figure 2 & 3] that limit visibility. However, the southwestern corner of Block 8B is expected to have some minimal visibility from the EC, in particular, portions of buildings #1 and #3.

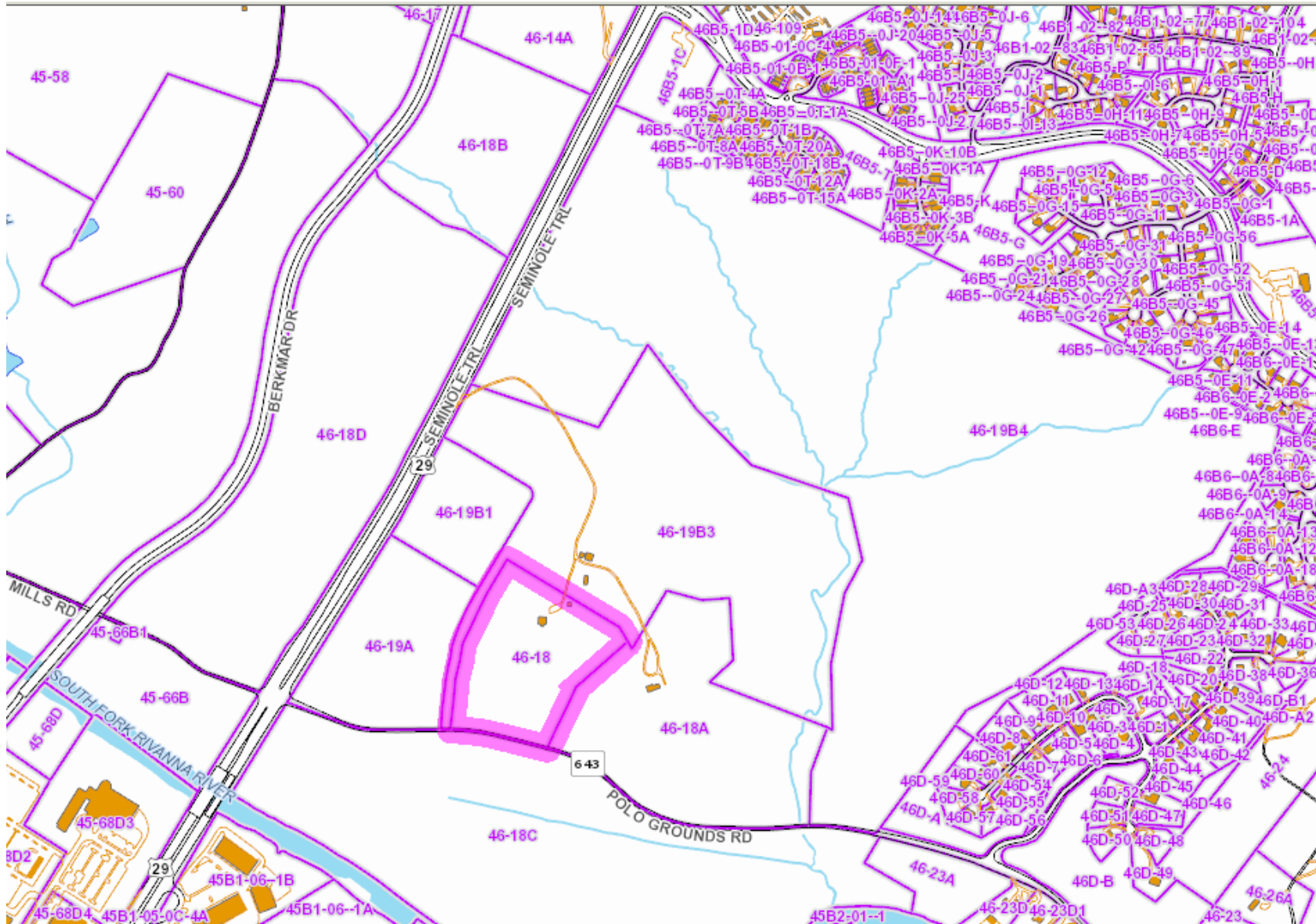


Figure 1: map showing TMP 46-18 (Brookhill property) and which contains Block 8B.

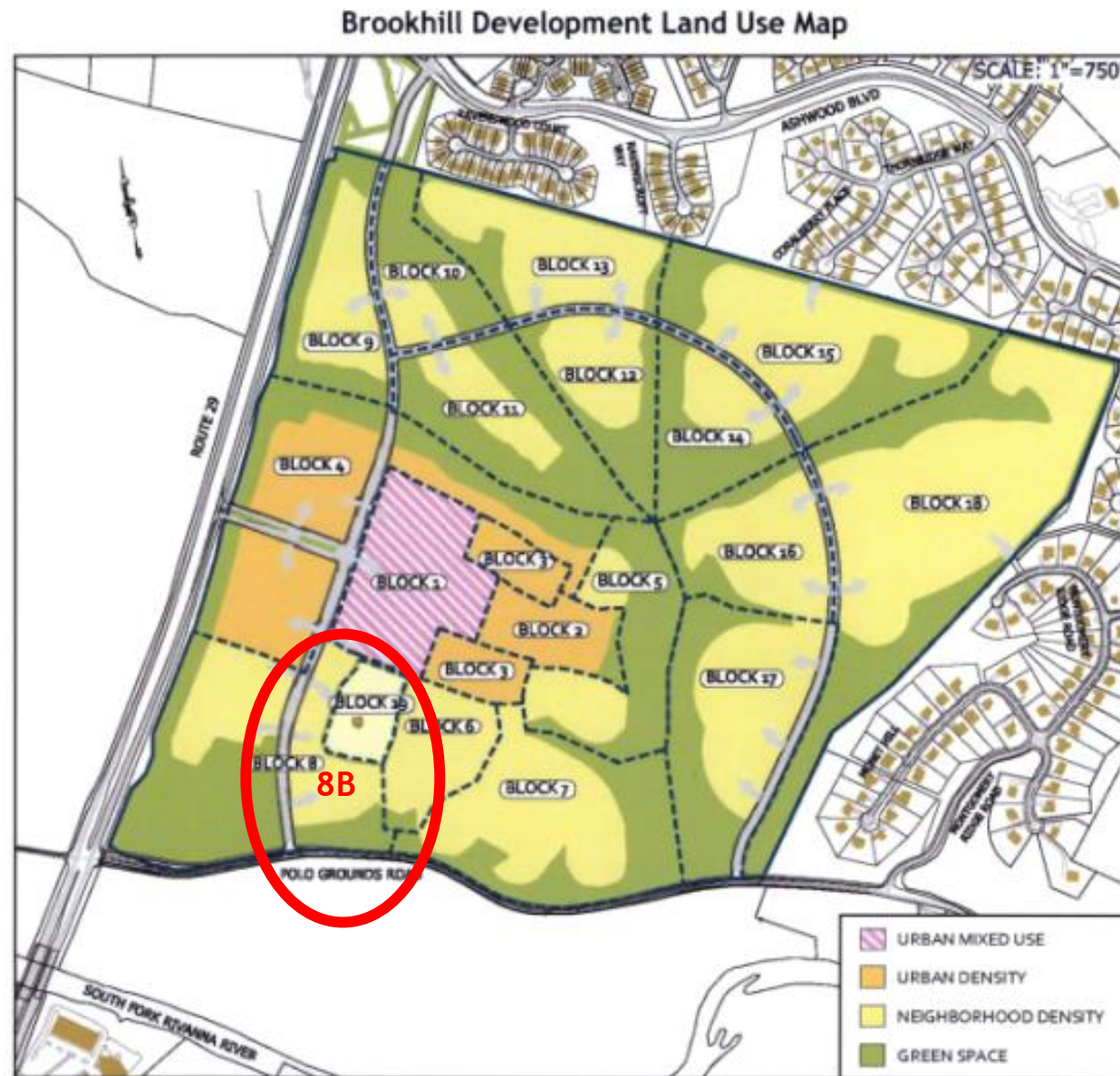


Figure 2: Brookhill Development Land Use Map, page 7 of the Code of Development “Brookhill Neighborhood Model”, approved 11/9/16. The 277.5-acre property has been rezoned as a Neighborhood Model District.

Brookhill Development Illustrative Conceptual Plan



Figure 3: Brookhill Development Illustrative Conceptual Plan, page 8 of the Code of Development “Brookhill Neighborhood Model”, approved 11/9/16.
 Note that the red boxes denote scope of work on this proposal, the L-shaped Block 8B.

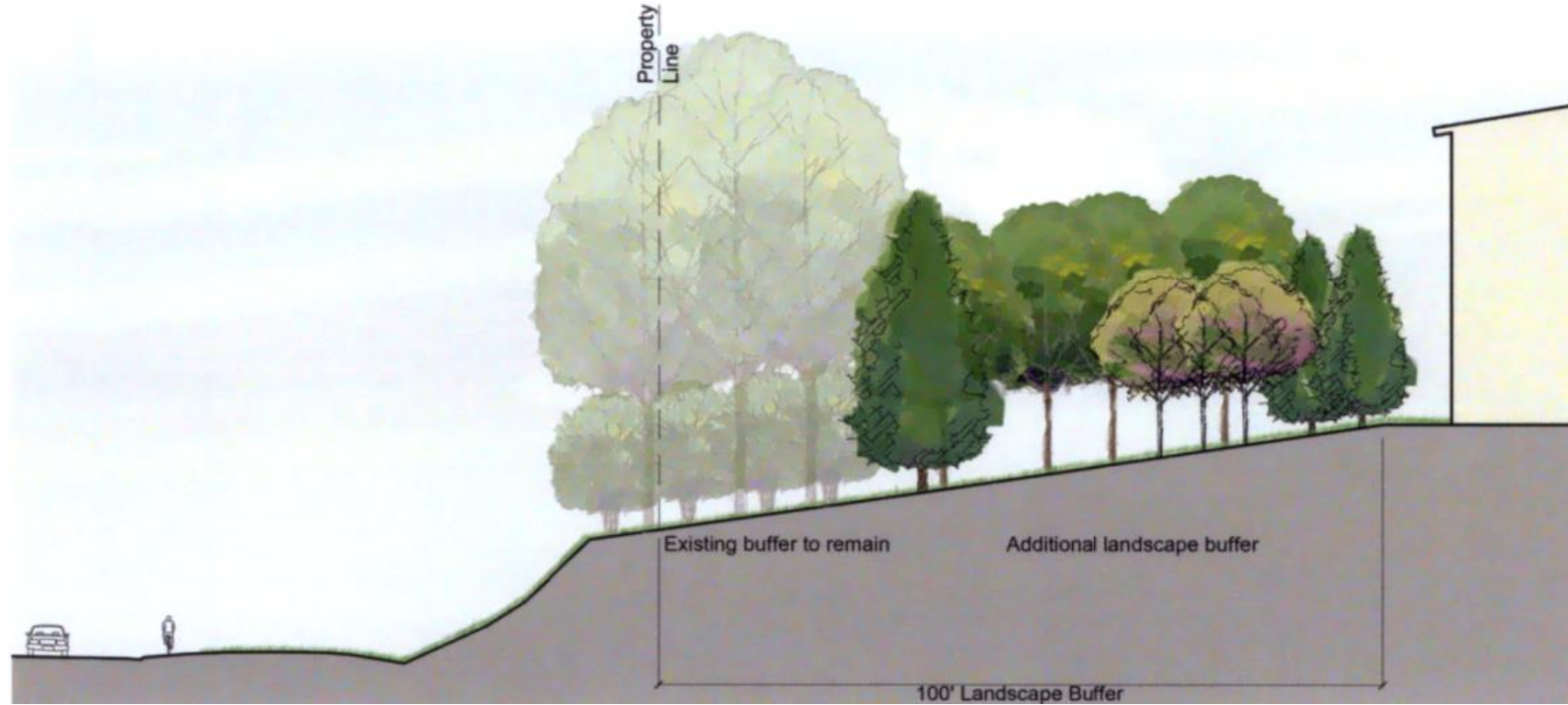


Figure 4: “Proposed 100’ Buffer along Route 29 corridor,” page 20 of the Code of Development “Brookhill Neighborhood Model”, approved 11/9/16.

ANALYSIS

REF	GUIDELINE	8/20/2018 COMMENTS	CURRENT ISSUE	RECOMMENDATION
Purpose				
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure 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 site sections of Block 8B from the EC to determine visibility of the proposed buildings and site structures.	The final site plan set exhibits 9 multi-family buildings containing 110 condominiums. The attached buildings are grouped in clusters of 4, 5, 6, 7 and 8 two-unit sections to create 9 building masses dispersed through the L-shaped parcel. The maximum building height is listed as 4 stories or 50 feet; the proposed heights of the buildings have not been provided. (The elevations are not dimensioned.)	Revise the scales specified on sheet 16 to match the scale of the drawing.
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.		Site Section Map and Profiles (site plan sheets 15 and 16) show three sections from Rt. 29 through Blocks 8A and 8B, illustrating that the proposed buildings will not be visible from these vantage points. Sections previously provided for the review of Block 4A & Block 8A [Figure 7 & 9] show that there will be no visibility through those blocks. Minimal visibility is expected from the Polo Grounds Road/Rt. 29 intersection [Figure 6], though no sections were provided from that vantage point. Note that the scale in the title block and the vertical scale bar on sheet 16 (Site Section Profiles) do not match the scale of the profiles.	
Compatibility with significant historic sites:				
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville	Submit material and color samples, dimensioned elevations of the façades, and floor plans of the attached multi-family buildings on	Material and color samples, elevations of the façades, and floor plans of the multi-family buildings have been	Revise the elevations to include dimensions including the proposed heights.

	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.	lots 1-15 and 38-55 for review.	provided. No dimensions or labels have been included on the elevations.	
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.		There is a broad range of colors proposed, some of which are consistent with Blocks 4A and 4B [Figure 8]. However, the colors for 8B branch out into darker shades and greens and browns. The darker shades are consistent with those colors approved for Block 8A [Figure 7]. The proposed architectural design is contemporary and does not utilize design components of the historic Brookhill house [Figure 5]. The proposed buildings resemble townhouse rows that were prevalent in many localities from the eighteenth century, but compatibility with Albemarle’s architecture, including the Brookhill house, is loosely achieved through the use of brick at the base of the units. The form of the buildings achieve a human scale by the breakup of the façade, both horizontally and vertically, and the use of different material colors, textures and details.	
Site development and layout				
6	Site development should be sensitive to the existing 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	None.	The proposed private streets run orthogonally, parallel and perpendicular to Archer Avenue, the public road that will provide access to the community. The proposed grading throughout the block is extensive and	None.

	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.		severe. Existing vegetation will not be retained within Block 8B, but street trees will be provided, and large portions of the overall development have, and will be, preserved.		
SPECIFIC GUIDELINES					
<i>Compatibility with the character of the Entrance Corridor</i>					
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.	See recommendation in #3.	Some material and color samples have been provided but they are not complete, and the materials and colors have not been called out on the elevations.	Revise the building elevations to label all materials. If colors will be selected by future owners, add a note to the architectural drawings stating that the same color cannot be used for adjacent units.	
<i>Compatibility with significant historic sites</i>			Owners of individual units will choose materials and colors from the list of options. The changes in materials and colors contribute significantly to the establishment of human scale in the buildings. Consequently, it would be appropriate to limit the use of the same colors on adjacent units. No brick samples have been provided and no colors have been specified.	Provide material and color samples for brick.	
	Structure design			The colors and materials selected for siding are the same as Blocks 9, 10 & 11, and are similar to Block 8A [Figures 7].	Revise the side elevations to include additional detail to avoid blankness at the third and fourth stories.
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.				
10	Buildings should relate to their site and the surrounding context of buildings.				
11	The overall design of buildings should have human scale. Scale should be integral to the building and site				

	design.			
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.			
13	Any appearance of “blankness” resulting from 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.			
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.			
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>	Provide the standard window glass note on the architectural elevations submitted for review.	Architectural information has been submitted but does not include the standard glass note. In this location, the window glass is not expected to have a significant impact on the EC.	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.	Provide a roof plan and architectural elevations that show the placement and proposed heights of mechanical units, if roof-mounted mechanical equipment is proposed. Show how all visibility of mechanical equipment from the EC will be eliminated.	No mechanical equipment is shown on the roof plan. Mechanical equipment is shown behind each residential unit, between the driveways, but no label is provided.	Ensure all mechanical equipment is shown and labeled on the site plan, roof plan, and building elevations.
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 areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.	If above-ground utilities are proposed, provide these and their easements on revised site plans.	There are no loading, service or refuse areas within the residential development. (A note states that each residence will have individual garbage cans for collection.) The only utilities depicted (sewer, water, and stormwater) are underground; if above-ground utilities are proposed, such as electric, telephone, cable, etc., they should be illustrated on the site plan set. No fencing is proposed.	If roof-mounted mechanical equipment is proposed, show the placement and proposed heights of mechanical units. Show how all visibility of mechanical equipment from the EC will be eliminated.
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.			If above-ground utilities are proposed, provide these and their easements on revised site plans. Provide details on the pergolas, label them in the elevations, and show them in the roof plan.

			A mail kiosk is proposed adjacent to the courtyard and will not be visible from the EC. The elevations show pergolas on the roofs; however, no labels or details are provided and only their posts are shown in the roof plan.	
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.	A large stormwater management facility is proposed for the southeast corner of the site, adjacent to Polo Grounds Road. It is not expected to be visible from the EC.	None.
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.”	Include the mechanical equipment note on the revised site plans and architectural drawings.	The note is not provided on the site plan set.	Include the mechanical equipment note on the revised site plans and architectural drawings.
	Lighting			
22-31		Provide in the site plan sufficient details to show that all proposed light fixtures meet the requirements of the lighting ordinance.	A single wall-mounted porch light is shown on the elevations and renderings for each residential unit, but a photometric plan, luminaire schedule, manufacturers’ specifications, cut sheets, and standard lighting note are not included in the site plan. The porch lights must meet the requirements specified in the standard lighting note. Given the location of the development, the porch lights are not expected to have a significant visual impact on the EC.	Include the standard lighting note in the site plan.
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	None.	The buffers required by the Code of Development have been provided. This includes a 100’ landscape buffer along Rt. 29 and a 30’ landscape buffer along Polo Grounds Road, which (when mature) will help screen	None.

	environment of the corridor.		the site from the Entrance Corridor.	
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	Landscaping along the frontage of Entrance Corridor streets should include the following: 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. 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. 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. 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.	Provide a landscape plan for review at a scale of 1" = 30'. Include utilities and their easements on the plan, as well as a plant schedule.	A landscape plan has been provided at 1" = 30'. Utilities and easements are shown on the landscape plan. As this parcel does not abut the EC, this guideline for frontage planting does not apply.	None.
33	Landscaping along interior roads: 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.	Provide street trees on the east and south sides of Road E/Wesley Circle.	Street trees have been added to the east side of Wesley Circle (previously Road E) and to the south side of Noush Court, which was Wesley Circle.	Provide one more large shade tree along the east side of Wesley Lane.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior		The eastern side of Wesley Lane does not have a sufficient number of large	

	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.		trees along its length and loblolly pines have been utilized in one location. Some trees have been provided along pedestrian ways where space is available.	
35	Landscaping of parking areas: 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. 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. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	Provide shade trees on the eastern edge of the site around the four parking spaces.	Shade trees have been provided along the eastern edge of the site. There are ten parking spaces adjacent to the courtyard. Small ornamental trees are provided along the perimeter of the parking area and large shade trees are provided along the other two sides of the courtyard. The combination of the two types of trees satisfies the requirements.	None.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along 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. 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.	See recommendation in #33.	Shrubs have been added along the southwestern corner of the site, where the buildings may be visible from the EC. Street trees, and trees within the 30' landscape buffer on Polo Grounds Road, will also soften the appearance of the proposed buildings. Plantings are provided on all sides of the proposed stormwater management facility in the southeastern corner of the site mitigating its appearance and integrating it into the overall landscape.	None.
37	Plant species: a. Plant species required should be as approved by the Staff	See recommendation in #32.	A landscape plan, including a plant schedule, is included in the site plan	None.

	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> .	Provide the standard plant health note on all landscape plans submitted for review.	and the plant species are appropriate.	
38	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.”		The standard plant health note has been included in the plan.	
Site Development and layout				
Development pattern				
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: 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.	See recommendation in #7.	The development exhibits an organized pattern of streets and sidewalks. The proposed buildings do not front the EC, but a majority of the lots are oriented parallel to an interior public road, Archer Avenue. Provisions have been made for connections to adjacent thoroughfares, such as Archer Avenue and Polo Grounds Road. The courtyard amenity and the stormwater management facility in the southeast part of the site are the only open spaces provided. Most of the vegetation currently on the site will be cleared for development, and significant grading is proposed.	None.
Site Grading				
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining	See recommendations in #1 and #7.	See current issues for #1.	None.

	walls and by shaping the terrain through the use of smooth, rounded land forms 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.		Extensive grading is proposed throughout the site, especially on the south side of the site, and along the perimeter of the Brookhill house parcel, including within the landscape buffers. Retaining walls are used extensively and reach heights of 6'. The terraces, with the exception of a small area behind building #8, are planted to blend with the landscape.	
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.	None.	Tree protection fencing has been provided in the landscape plan, but is not shown on the grading plan, for existing trees within the 20' landscape buffer around the Brookhill house parcel. A conservation checklist has been provided. Natural drainage patterns have not been preserved.	Provide tree protection fencing and labels in the grading plan.
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.			
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.			

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

- Materials and colors (no specific locations, insufficient information)
- Lighting
- Visibility of the proposed development.

Regarding the Final Site Plan:

Staff recommends approval with the following conditions:

1. Revise the scales specified on sheet 16 to match the scale of the drawing.
2. Revise the elevations to include dimensions including the proposed heights.
3. Revise the building elevations to label all materials. If colors will be selected by future owners, add a note to the architectural drawings stating that the same color cannot be used for adjacent units.
4. Provide material and color samples for brick.
5. Revise the side elevations to include additional detail to avoid blankness at the third and fourth stories.
6. Ensure all mechanical equipment is shown and labeled on the site plan, roof plan, and building elevations. If roof-mounted mechanical equipment is proposed, show the placement and proposed heights of mechanical units. Show how all visibility of mechanical equipment from the EC will be eliminated.
7. If above-ground utilities are proposed, provide these and their easements on revised site plans.
8. Provide details on the pergolas, label them in the elevations, and show them in the roof plan.
9. Include the mechanical equipment note on the revised site plans and architectural drawings: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
10. Include the standard lighting note in 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.*
11. Provide one more large shade tree along the east side of Wesley Lane.
12. Provide tree protection fencing and labels in the grading plan.

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date
1	Cover	1/21/2020
1A	Proffers	1/21/2020
1B	Proffers	1/21/2020
2	Brookhill Overall Master Plan	1/21/2020
3	Brookhill Overall Block Plan	1/21/2020
4	Existing conditions	1/21/2020
5	Layout Plan	1/21/2020
6	Layout Plan	1/21/2020
7	Utility Plan	1/21/2020
8	Utility Plan	1/21/2020
9	Grading & Drainage Plan	1/21/2020
10	Grading & Drainage Plan	1/21/2020
11	Site Distance Profiles	1/21/2020
12	Landscaping Plan	1/21/2020
13	Landscaping Plan	1/21/2020
14	Block 8 Landscaping Plan	1/21/2020
15	Site Section Map	1/21/2020
16	Site Sections Profiles	1/21/2020
B1.00	Foundation Plan (Left portion of foundation)	10/25/2019
B1.01	Foundation Plan (Right portion of foundation)	10/25/2019
B1.02	Elevation (Left portion of front)	10/25/2019
B1.03	Elevation (Right portion of front)	10/25/2019
B1.04	Elevations (Rear, left & right)	10/25/2019
B2.00	Floor Plan (Left portion of first floor)	10/25/2019
B2.01	Floor Plan (Right portion of first floor)	10/25/2019
B3.00	Floor Plan (Left portion of second floor)	10/25/2019

B3.01	Floor Plan (Right portion of second floor)	10/25/2019
B4.00	Floor Plan (Left portion of third floor)	10/25/2019
B4.01	Floor Plan (Right portion of third floor)	10/25/2019
B5.00	Floor Plan (Left portion of fourth floor)	10/25/2019
B5.01	Floor Plan (Right portion of fourth floor)	10/25/2019
B6.00	Roof Plan (Left portion of roof)	10/25/2019
B6.01	Roof Plan (Right portion of roof)	10/25/2019
	Rendering of Elevation	
	Brookhill Block 8B Final ARB Submittal (letter attached to submittal with three photos)	
	Material Samples: JamesHardie Siding Colors - Artic White, Cobble Stone, Timber Bark Night Grey, Pearl Grey, Grey Slate, Light Mist, Khaki Brown; Owens Corning TruDefinition Duration Shingles – Onyx Black.	



Figure 5: Historic Brookhill house.



Figure 6: Intersection of Rt. 29 and Polo Grounds Road before road improvements (left) and during road improvements (right – from ARB submittal letter) showing the impact on existing trees within open space.



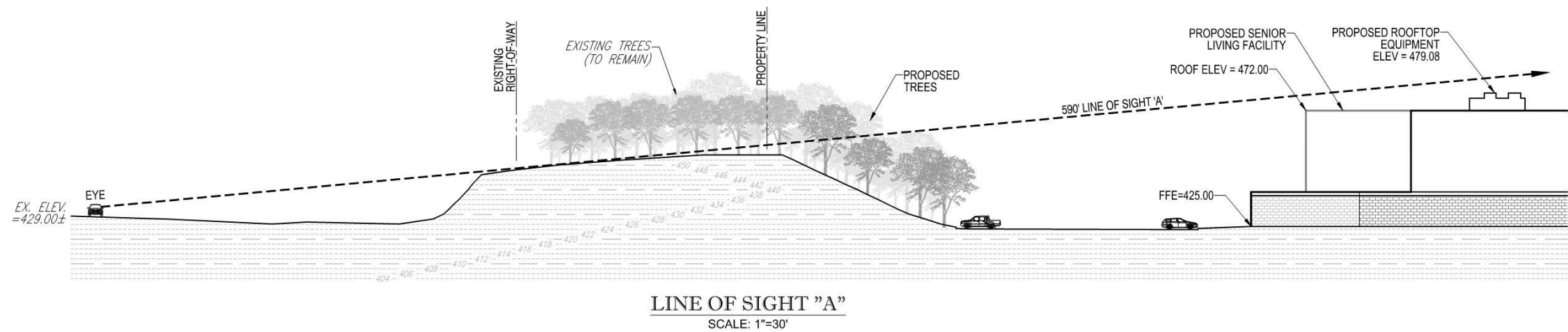


Figure 7: Block 8A of Brookhill. Site Section showing visibility of site from Rt. 29 (EC) and rendering of East Elevation.



Figure 8: Brookhill Block 4 – Building Type A - left and right elevations.



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE

Figure 9: Brookhill Block 4 – Site Sections.



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

August 24, 2018

Scott Collins
Collins Engineering
200 Garrett Street, Suite K
Charlottesville, Va 22902

RE: ARB-2018-102: Brookhill, Block 8B, Initial Site Development Plan

Dear Mr. Collins,

At its meeting on Monday, August 20, 2018, the Albemarle County Architectural Review Board unanimously voted to forward the following recommendations on the above-noted Initial Site Development Plan to the agent for the Site Review Committee:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 1. None. Note that a Certificate of Appropriateness is required prior to final site plan approval.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None.
- Regarding the final site plan submittal:
 1. Architecture and landscaping will be reviewed with a future submittal. A Certificate of Appropriateness is required prior to final site plan approval.
 2. Provide site sections of Block 8B from the EC to determine visibility of the proposed buildings and site structures.
 3. Submit material and color samples, dimensioned elevations of the façades, and floor plans of the attached multi-family buildings on lots 1-15 and 38-55 for review.
 4. Provide the standard window glass note on the architectural elevations submitted for review: *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%.*
 5. Provide a roof plan and architectural elevations that show the placement and proposed heights of mechanical units, if roof-mounted mechanical equipment is proposed. Show how all visibility of mechanical equipment from the EC will be eliminated.
 6. If above-ground utilities are proposed, provide these and their easements on revised site plans.
 7. Include the mechanical equipment note on the revised site plans and architectural drawings: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
 8. Provide in the site plan sufficient details to show that all proposed light fixtures meet the requirements of the lighting ordinance.
 9. Provide a landscape plan for review at a scale of 1" = 30'. Include utilities and their easements on the plan, as well as a plant schedule.
 10. Provide street trees on the east and south sides of Road E/Wesley Circle.
 11. Provide shade trees on the eastern edge of the site around the four parking spaces.
 12. Provide the standard plant health note on all landscape plans submitted for review: *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.*

You may submit your application for continued ARB review at your earliest convenience. Application forms, checklists and schedules are available on-line at www.albemarle.org/ARB. Please be certain that your ARB submittal addresses the above-noted issues.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather McMahon".

Heather McMahon
Senior Planner