

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2020-13: Brookhill Blocks 9, 10 and 11 Initial Plan
Review Type	Initial Site Development Plan and Preliminary architectural review
Parcel Identification	046000000019B4 (part)
Location	On the east side of Rt. 29, approximately 550' south of Ashwood Blvd.
Zoned	Neighborhood Model District (NMD)/Entrance Corridor (EC)
Owner/Applicant	Crocket Corporation/Collins Engineering (Scott Collins)
Magisterial District	Rivanna
Proposal	To construct 85 attached townhouses in 23 blocks with associated site improvements.
Context	Blocks 9, 10 and 11 are located in the northwest section of the Brookhill development. Block 9 is adjacent to Rt. 29. Block 10 is to the east of Block 9, and Block 11 is to the southeast. (See Attachment A.) Brookhill Block 4B is to the south. Residential development (Forest Lakes and Montgomery Ridge) is to the north and east.
Visibility	The residential units of Block 9 will be the most visible from the EC street. Blocks 10 and 11 are not expected to have much visual impact on the EC due to their increasing distance from the street and the topography that falls away to the east. The visibility of Block 9 will be reduced by the landscape buffer that is required along Rt. 29. The lower portions of many of the Block 9 units will be below the grade of the EC street and shielded by topography as viewed from the street. The roofs and upper portions of the units will be visible through the trees of the wooded buffer and, in the future, through trees added to the buffer.
ARB Meeting Date	March 2, 2020
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

The ARB reviewed and recommended approval of an Initial Site Plan for these blocks on August 20, 2018 under ARB-2018-103. The corresponding Initial Site Development Plan (SDP-2018-52) was approved in September 2018; however, the applicant did not meet the 1-year deadline for submittal of the Final Site Plan, so a new Initial Site Plan submittal is required. Some changes have been made to the layout since 2018. The closest internal road (Koch Court) running roughly parallel to Rt. 29 has been reduced in length and the blocks of houses are distributed more completely along its length. A large stormwater management facility is proposed at the north end of this road where none was previously proposed. Retaining walls are proposed along the western and southern side of the lots adjacent to Rt. 29 and along the west and south sides of the stormwater facility. The layout of residential units differs in the center of the block, as well, but this area is not expected to have much visual impact on the EC street. Basic architectural designs have been submitted with this application.

ANALYSIS

Gray highlight = means the guideline can't be reviewed at initial site plan stage, but recommendations can be provided for final

Yellow highlight = means the guideline can only be reviewed for location/configuration at the initial plan stage

Regular text = means the guideline can be reviewed at initial plan stage, can be made a condition of initial plan approval, and can be the basis for denial

REF	GUIDELINE	ISSUE	RECOMMENDATION
	<i>Purpose; Compatibility with significant historic sites; Compatibility with the character of the Entrance Corridor; Structure design</i>		
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.	The proposed designs are for residences, so they incorporate basic architectural elements derived from traditional residential buildings, but the overall character of the residences has no specific connection to local historic architectural trends. Maximum building height is identified as 3 stories or 40'. The architectural elevations show two-story units, but no dimensions are provided. The ground elevation drops away from the EC moving eastward, effectively eliminating the visibility of the residences in Blocks 10 and 11 from the EC.	The architecture of Blocks 10 and 11 does not require ARB review due to anticipated lack of visibility. Provide dimensioned architectural elevations for review. Provide material call-outs on the elevations.
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.	Residential units closest to the EC have their rear elevations facing the EC. These elevations are largely devoid of architectural detail and character.	Eliminate Arctic white, woodland cream, cobblestone, sail cloth, pearl grey, and light mist from the color options for lots 1 and 20 – 33.
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville 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.		
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.	The materials list identifies primary building materials as Hardiplank and stone, though the elevations and renderings show no stone. Siding colors (Attachment B) range from white to tan, gray, green and brown. Some of these are light shades, including Arctic white, woodland cream, cobblestone, sail cloth, pearl grey, and light mist. The proposed colors are compatible with other Brookhill blocks but, given the character of the rear elevations, eliminating the lightest shades from the color options for the units closest to the EC could further ensure a coordinated appearance along the EC. Proposed roof material is "Onyx" Duration asphalt shingles by Owens Corning.	
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.	The required buffer along Rt. 29 is expected to reduce some of the visual impact of the development on the EC. As such, the buffer will also serve to promote orderly and attractive development.	
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.	The landscape buffer that is required along Rt. 29 will establish a level of unity and coherence along the corridor for the development. The buffer will also help reduce visibility of the residences.	See landscape recommendations.
10	Buildings should relate to their site and the surrounding context of buildings.		
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.		
11	The overall design of buildings should have human scale. Scale	The proposed residences are 2-stories tall,	None.

	should be integral to the building and site design.	with and do not appear over-scaled.	
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	The side elevations include a substantial amount of blank wall area, with only two single windows and two paired windows. Using muted colors on these elevations would help reduce visual impacts.	See #9.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	Connecting devices are not proposed.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The proposed buildings are not “trademark” in the traditional sense as it has been applied to the Entrance Corridors, but the villa design has likely been built elsewhere.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: <i>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>	Given the site conditions, 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.	Accessory structures and equipment associated with the residences in Block 9 are expected to be of the variety and scale typically seen in residential yards. Topography and the wooded buffer along Rt. 29 are expected to minimize visibility of these items to a sufficient degree.	None.
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.		
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.		
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.”	The note does not appear on the plans.	Add the standard mechanical equipment note to the site and architectural drawings.

	Lighting	A note on Sheet 1 states that no lighting is proposed. If exterior wall-mounted fixtures are proposed, sufficient detail is needed in the plan to show that the fixtures meet the requirements of the lighting ordinance.	Provide sufficient details in the site plan to show that all proposed light fixtures meet the requirements of the lighting ordinance. Add the standard lighting note to the 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 environment of the corridor.	The Brookhill Code of Development requires a 100'-deep buffer along the EC street, composed of a 30' planted buffer and a 70' natural undisturbed buffer. The plan shows trees added into bare areas of the 70' buffer, and in graded areas of the 30' buffer. The buffer requirement supersedes the 35'-spaced street tree requirement.	Revise the buffer planting to include a greater variety of trees and shrubs, both deciduous and evergreen.
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.	Trees added to the buffer include sweetbay magnolias, Shumard oaks, and redbuds.	
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	The tree selection is somewhat limited, and shrubs are required in the mix.	

	plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.		
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.	Sidewalks and street trees are shown along most of the streets.	None.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior 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.		
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.	Some limited on-street parking is provided throughout the development. A small parking lot is proposed at the south end of Flora Lane. It is not expected to be visible from the EC.	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	The residences in Block 9 are grouped in blocks of 3 and 4 units. The 4-unit blocks measure approximately 130' long. In most cases, the front and rear elevations of the individual units project forward/back from adjacent units. Although the rear elevations lack architectural character and detail, topography and trees in the buffer, and the use of muted colors, are expected to	See #9.

	least 24 inches in height.	sufficiently mitigate the appearance.	
37	Plant species: a. Plant species required should be as approved by the Staff 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> .	The Russian sage is not a native plant.	Recommendation: revise all non-native plants to native species.
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 note does not appear on the plan.	Add the standard plant health note to the plan.
	Site Development and layout/ Development pattern		
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 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.	The development exhibits an organized pattern of roads and sidewalks. The residences in Block 9 are not exactly parallel to the EC street; they are oriented along Koch Court, a new street located between Rt. 29 and Archer Avenue, which travels north/south through the western end of the development. Greenways, stream buffers, and wooded buffers border the blocks. Despite the wooded buffer along Rt. 29, the general view of the area will change; the development will be evident beyond the buffer.	None.
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 32.5.2.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.		
	Site Grading		
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining 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.	Significant grading is required to develop the property as proposed. Throughout the plan, grading generally has an engineered appearance, including that which is proposed into the 30' buffer along the EC. These areas will be replanted. The replanting and the 70' buffer are expected to sufficiently minimize the impacts of the grading on the EC.	None.
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.	Tree protection fencing is not shown on the plans, but is needed.	Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
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.		
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.	A stormwater management facility has been added to the north end of Block 9. It is not expected to be visible from the EC due to topography.	None.
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:

1. Anticipated visibility of blocks 9, 10 and 11
2. The need for review of the architectural designs for Blocks 10 and 11
3. The appropriateness of the proposed architectural designs and building colors

Staff recommends that the ARB forward the following recommendations 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:
 - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB:
 - The ARB recommends approval of the Initial Plan without conditions.
 - 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:
 - Revise non-native plants to native species.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
 - Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
- Regarding the final site plan submittal:

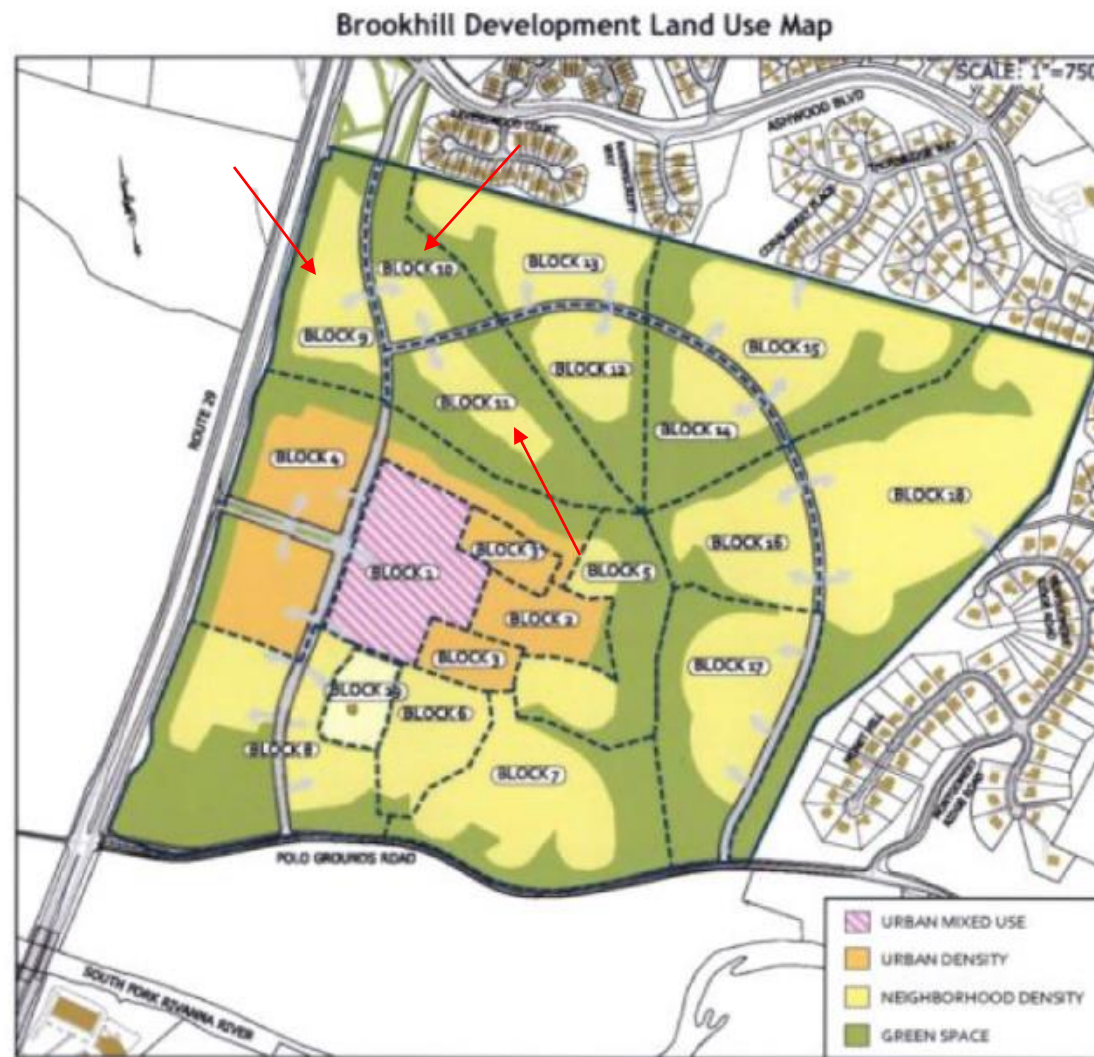
A Certificate of Appropriateness is required prior to final site plan approval. The following items must be addressed, in addition to all items on the Final Site Plan Checklist.

 1. The architecture of Blocks 10 and 11 does not require ARB review due to anticipated lack of visibility.
 2. Provide dimensioned architectural elevations for review. Provide material call-outs on the elevations.
 3. Eliminate Arctic white, woodland cream, cobblestone, sail cloth, pearl grey, and light mist from the color options for lots 1 and 20 – 33.
 4. Add the standard mechanical equipment note to the site and architectural drawings. “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
 5. Provide sufficient details in the site plan to show that all proposed light fixtures meet the requirements of the lighting ordinance.
 6. Add the standard lighting note to the 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.”
 7. Revise the buffer planting to include a greater variety of trees and shrubs, both deciduous and evergreen.
 8. Add the standard plant health note to the 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.”
 9. Revise the plans to show adequate tree protection fencing.

TABLE A This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
	ARB Plan	
1	Cover	1/21/20
1A	Proffers	1/21/20
1B	Proffers	1/21/20
2	Overall Master Plan	1/21/20
3	Overall Block Plan	1/21/20
4	Existing Conditions	1/21/20
5	Layout Plan	1/21/20
5A	Layout Plan	1/21/20
6	Utility Plan	1/21/20
6A	Utility Plan	1/21/20
7	Layout & Utility Plan	1/21/20
8	Layout & Utility Plan	1/21/20
9	Grading & Drainage Plan	1/21/20
9A	Grading & Drainage Plan	1/21/20
10	Grading & Drainage Plan	1/21/20
11	Grading & Drainage Plan	1/21/20
12	Landscaping Plan	1/21/20
13	Landscaping Plan	1/21/20
14	Site Section Map	1/21/20
15	Site Section Profiles	1/21/20
	Preliminary Plan	
12	Notes & Details	1/21/20
13	Notes & Details	1/21/20
14	Stormwater Management Plan	1/21/20
	Material samples: Owens Corning Duration Shingles: Onyx; Hardiplank siding: assorted colors (physical samples and color swatches, see Attachment B); Stone (color photocopy)	

ATTACHMENT A



Brookhill Blocks 9, 10 and 11 are located in the northwest corner of the development.

ATTACHMENT B**Applicant's proposed materials/colors table**

Brookhill Villas
Stanley Martin Homes

Material Table		
Feature	Color	Material
Siding	Various	<u>Hardiplank / Board & Batton / Stone</u>
Fascia / Trim	White	Aluminum
Doors	Various	Fiberglass
Windows	White	Vinyl
Roof	Onyx	Asphalt Shingles

<u>Siding Colors</u>
Artic White
Woodland Cream
Cobblestone
Sail Cloth
<u>Timberbark</u>
Night Grey
Sandstone Beige
Pearl Grey
Grey Slate
Rich Espresso
Heathered Moss
Light Mist
Khaki Brown