

## ARCHITECTURAL REVIEW BOARD STAFF REPORT

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| <b>Project #/Name</b>        | <b>ARB-2021-35: Ivy Proper Final Site Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Review Type</b>           | Final Site Plan and Architecture Review                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Parcel Identification</b> | 058A2-00-00-02000, 058A2-00-00-01400                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Location</b>              | On the north side of Rt. 250 across from Ivy Depot Lane.                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Zoned</b>                 | Commercial (C1)/Entrance Corridor (EC)                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Owner/Applicant</b>       | Lenvic LLC/Timmons Group (Clint Shifflett), Building Management Co. (Reid Murphy)                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Magisterial District</b>  | Samuel Miller                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Proposal</b>              | To construct a 6,5000-sf office building and associated site improvements on approximately .87 acres.                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Context</b>               | The subject property is comprised of two vacant parcels in the heart of the Ivy commercial area. Railroad tracks are located to the west, a residence converted to offices and a gas station are to the east (Fig. 1) and commercial uses are to the south and west of Owensville Road. Properties zoned Village Residential are to the north and southeast. Beyond the central commercial area, the Entrance Corridor is characterized by wooded frontages. (Fig. 2.) |
| <b>Visibility</b>            | The proposed development will have maximum visibility from the Rt. 250 Entrance Corridor.                                                                                                                                                                                                                                                                                                                                                                              |
| <b>ARB Meeting Date</b>      | May 03, 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Staff Contact</b>         | Khrist Taggart                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

### PROJECT HISTORY

The ARB recommended approval without conditions of the initial site plan on November 16, 2020 and provided comments on the preliminary architecture during the January 19, 2021 meeting.



**Figure 1:** Street view of the railroad tracks to the west, the proposed site and the office building and gas station to the east.

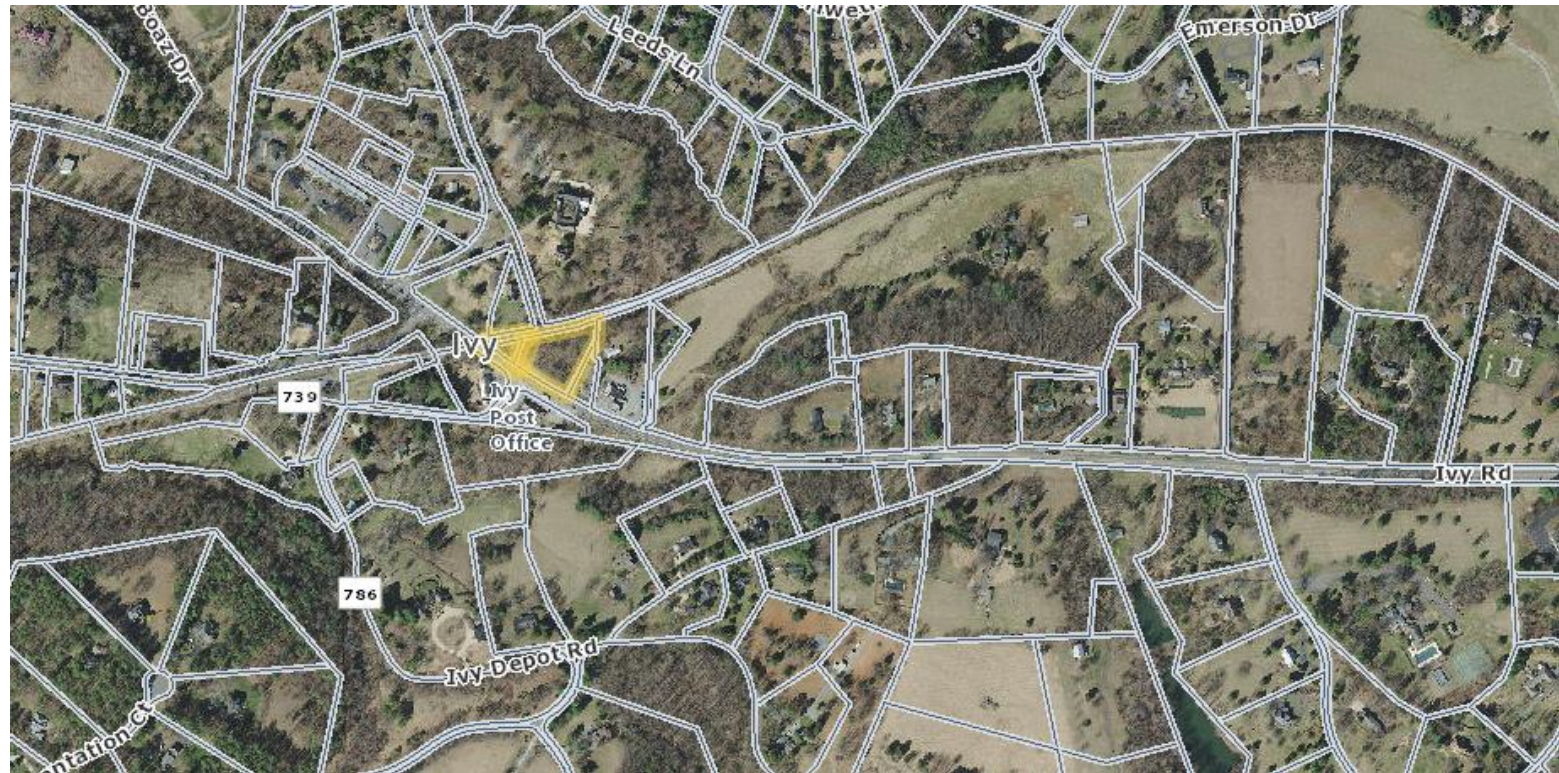


**Figure 2:** County GIS map highlighting subject properties.

ANALYSIS

| REF | GUIDELINE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | COMMENTS 11/16/2020 & 1/19/2021 | ISSUES 5/3/2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | RECOMMENDATIONS 5/3/2021 |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
|     | GENERAL GUIDELINES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |
|     | <b>Purpose</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |
| 1   | The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure 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. | None.                           | Although the proposed design uses some contemporary features and overall has a contemporary appearance, it reflects the historic architecture of the area through the use of a series of simple forms, symmetrical distribution of parts, gabled roofs, and entrances topped with canopies. Proposed materials were either used historically (standing seam metal) or resemble those that were used historically in the County (Hardie Panel, Nichiha Vintagewood). The design is expected to contribute to orderly and attractive development along the corridor. | None.                    |
| 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.                                                                                                                                                                                                  |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                          |
| 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                                                                                                                                                                                                                                                                                                                                                                      | None.                           | Traditional architecture of the area is respected in the distribution of building parts, the building forms, the scale, and the orientation to the street.                                                                                                                                                                                                                                                                                                                                                                                                         | None.                    |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                            |
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|   | 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. |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                            |
| 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.                                                                | <p>Provide samples for all proposed colors.</p> <p>Provide versions of the perspective renderings without street trees.</p> <p>Consider revising the Arctic White building color to a more muted, earth-tone color.</p> <p>Add notations to the line drawing elevations to clarify the distribution of windows and other materials.</p> <p>Further refine the detail between the wall and roof edge and consider it within the context of the roof pitch.</p> | <p>Material samples have been provided. The samples confirm the Arctic White <a href="#">color</a> proposed for most of the building exterior will starkly contrast with the colors proposed for the building’s roof, canopy, panels, and door and window frames (various shades of dark bronze/black and dark brown), and with the nearby buildings. The one-story building height and gabled roof forms are compatible with the nearby commercial buildings. The white color and the minimal detailing are non-traditional elements of the proposal that contrast with the more traditional form and scale of the building. A more muted color, such as the Cobblestone proposed for the dumpster enclosure, would be more consistent with the surroundings. (Fig. 3.)</p> <p>Perspective renderings without street trees have been provided, and notations have been added to the line drawing elevations to clarify the distribution of windows and materials. The renderings and notations allow a clearer view of the EC-facing elevation. Along the elevation there are vertically oriented windows, some of which are placed individually, and some of which are grouped into horizontal rectangular configurations with the Nichiha Vintagewood panels. In the building’s end units, these windows /Nichiha groups turn the southern corners.</p> <p>This grouping of elements does not have a traditional appearance.</p> | <p>Revise the window/Nichiha groupings to achieve a more traditional appearance.</p> <p>Further refine the detail between the wall and roof edge and consider it within the context of the roof pitch.</p> |
| 5 | It is also an important objective of the Guidelines to establish a pattern of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                            |

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|    | 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. |                                                                                                                                                                        | An eave detail has been provided on sheet 28 to clarify the relationship between the roof edge and the upper wall. At its furthest point, the standing seam roof extends 2½” beyond the face of the Hardie siding. A metal drip edge hangs below the standing seam and extends just below the top of a horizontal Hardie batten strip. The drip edge and batten strip provide approximately 4” of detail below the roof edge, which is minimal and doesn’t appear to provide much visual relief or refinement. Slight revisions have been made to the height and length of the hyphens and to the distribution of windows and doors. The fenestration of the center building bay facing the EC has been revised from a central door flanked by single windows to a door offset to the east and a window/Nichiha combination (similar to those in the end units) to the west. The off-center door placement is not traditional. The applicant notes that the break in symmetry draws the eye to the gable. Staff previously noted (see #13) the blank quality of the gable ends. |                                                                   |
| 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.                                                                                                                                                                                                                                                                                                                                                                                   | None.                                                                                                                                                                  | As viewed from the EC street human scale is achieved by breaking the building length down into multiple parts of varying height and depth.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | None.                                                             |
| 12 | Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.                                                                                                                                                                                                                                                                                                                                                                        | None.                                                                                                                                                                  | The repetitive forms and symmetrical arrangement establish a cohesive appearance for the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | None.                                                             |
| 13 | Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.                                                                                                                                                                                                                                                                                                                                                                          | Consider adding elements in the gable ends of the building.                                                                                                            | No elements have been added in the gable ends of the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | None.                                                             |
| 14 | Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.                                                                                                                                                                                                                                                                                                                                                                     | None.                                                                                                                                                                  | The building design uses two lower “hyphens” to connect the center gabled unit to the end units, resulting in an appropriate unified appearance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | None.                                                             |
| 15 | Trademark buildings and related features should be modified to meet the requirements of the Guidelines.                                                                                                                                                                                                                                                                                                                                                                                              | None.                                                                                                                                                                  | The proposal does not appear to be a trademark design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 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>                                                                                                  | Provide specifications on the proposed window glass. Provide samples, if tinted glass is proposed.<br><br>Add the standard window glass to the architectural drawings. | A window glass sample for the EC-facing elevation has been provided. Based on visual inspection of the sample, the glass has no tinting. The standard window glass note has been added to the color renderings, but this is not noted on the architectural drawings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Add the standard window glass note to the architectural drawings. |

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|    | <b>Accessory structures and equipment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                              |
| 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.                                                                                                                                                                                                                                                                                                  | Show the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC. | The architectural plans have been revised to show roof-mounted mechanical equipment in the two “hyphens”. Although the top of the units is higher than the top of the parapet wall, the difference is minimal and the lower street elevation is expected to compensate such that the equipment won’t be visible from the street.                                                                                                                                | 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. | Revise the color (Arctic White) proposed for the dumpster enclosure to a more muted, earth-tone color.                                                    | The color of the dumpster enclosure has been revised to an earth-tone color (Cobblestone) in the color renderings; however, the dumpster detail on sheet C1.2 specifies Arctic White for the enclosure. The location has also been revised on the site plan to the west end of the parking area. In this location the dumpster enclosure will be screened from the EC by the building, but the material and color chosen provides for a coordinated appearance. | None.                                                                                                                                                                                                                        |
| 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.”                                                                                                                                                                                                                                                                                                                   | Include the standard mechanical equipment note on the architectural plans.                                                                                | The note is not present on the architectural drawings.                                                                                                                                                                                                                                                                                                                                                                                                          | Include the standard mechanical equipment note on the architectural plans.                                                                                                                                                   |
|    | <b>Lighting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                              |
| 22 | Light should be contained on the site and not spill over onto adjacent properties or streets;                                                                                                                                                                                                                                                                                                                                                                                              | Provide a lighting plan with the next submittal.                                                                                                          | The lighting does not exceed .5 foot-candles over any public roadways or adjacent properties.                                                                                                                                                                                                                                                                                                                                                                   | None.                                                                                                                                                                                                                        |
| 23 | Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                           | The lumen level for the bollard lighting has not been noted on the plan. The bollard does not appear to be a full cutoff fixture. The manufacturer offers a cap for the wall-mounted fixtures to eliminate the up-light. Even with illumination less than 3,000 lumens, limiting the fixtures to down-lighting would be appropriate give the scale and character of the area.                                                                                   | Note the lumen levels for the bollard lighting on the plan. Fixtures that emit 3000 or more lumens must be full cutoff fixtures.<br><br>Include a note on the lighting plan that the wall fixtures will be down-lights only. |
| 24 | Light levels exceeding 30 footcandles are not appropriate for display lots in the                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                           | The photometric plan shows lighting levels that exceed 40 fc, well above the Guideline’s maximum. A 20 fc maximum would be                                                                                                                                                                                                                                                                                                                                      | Reduce illumination so that the maximum footcandle value does not exceed 20 fc.                                                                                                                                              |

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|    | Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.                                                                                                                                                                                                                                                                                                                                                                                                     |  | appropriate given the scale and character of the area. Also, the plan does not include the LLF of the proposed fixtures.                                                                                       | Revise the photometric plan using an LLF of 1.0 for all fixtures and indicate the LLF on the plan. |
| 25 | Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.                                                                                                                                                                                                                             |  | The building-mounted lighting is to have a color temperature approximating warm white (3000K) but the pathway bollards and pole-mounted lighting have a color temperature approximating neutral white (4000K). | Revise the pathway bollards and pole-mounted lighting to soft, warm white (3000K).                 |
| 26 | Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.                                                                                                                                                                                                                                                                                                                                                                   |  | The color of the pathway, wall and pole-mounted fixtures has been indicated as black on the cutsheets.                                                                                                         | None.                                                                                              |
| 27 | The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor. |  | A note on the lighting plan states that the maximum height (18') of the pole-mounted fixtures includes a 2' base.                                                                                              | None.                                                                                              |
| 28 | In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.                                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                                |                                                                                                    |
| 29 | The following note should be included on the lighting 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                                                                                                                                                         |  | The note is not present on the lighting plan.                                                                                                                                                                  | Add the standard lighting note to the lighting plan.                                               |

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|       | luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.”                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                           |
| 31-32 | <i>Guidelines for the Use of Decorative Landscape Lighting</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Provide a lighting plan with the next submittal.                                                                                                                | No decorative landscape lighting is proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | None.                                                                                     |
|       | <b>Landscaping</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                           |
| 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.                                                                                                                                                                                                                                  | Provide a complete plant schedule with the next submittal.<br><br>Provide confirmation that easements will not conflict with the proposed/required landscaping. | The frontage landscaping includes large shade trees (European Hornbeam) with ornamental trees (Eastern Dogwood) interspersed. The surrounding context of landscaping along this corridor is largely characterized by more natural and informal planting arrangements. The proposed planting, while more formal in nature, is more suited to the commercial uses in the immediate area and helps to integrate the building into the surrounding landscape.<br><br>The proposal includes relocating a portion of the existing overhead power line to run along a portion the southern and western perimeters of the site. The three Hornbeams shown near the southwest corner of the building may eventually conflict with the overhead lines due to their spread (30’-40’) once mature. A Hornbeam cultivar with an upright, pyramidal shape would potentially have less conflict with the overhead line. | Revise the plant schedule to specify a large shade tree with an upright, pyramidal shape. |
| 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:<br>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.<br>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 |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                           |

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|    | <p>trees. They may be planted among the large shade trees in a less regular spacing pattern.</p> <p>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.</p> <p>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.</p>                                                             |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                         |
| 33 | <p>Landscaping along interior roads:</p> <p>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.</p>                                                                                                                                                                                                                            | None.                                                                                                                                                                                                                                                                                                                | There are no interior roads in this site plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | None.                                                                                                                   |
| 34 | <p>Landscaping along interior pedestrian ways:</p> <p>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.</p>                                                                                                                                                                                                             | None.                                                                                                                                                                                                                                                                                                                | The site plan has been revised to show a walkway along the southern side of the building in addition to the walkways along the north and east sides shown on the previous plan. EC frontage trees double as pedestrian way trees on the south side, but no trees are proposed along the other paths.                                                                                                                                                                                                                                                                                                                                                                                        | None.                                                                                                                   |
| 35 | <p>Landscaping of parking areas:</p> <p>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.</p> <p>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</p> | <p>Provide a complete plant schedule with the next submittal.</p> <p>Adjust the site layout to provide sufficient planting area for large shade trees along the eastern perimeter of the parking lot.</p> <p>Submit a construction/landscape easement for any parking or landscaping that are proposed off-site.</p> | <p>A complete plant schedule has been provided.</p> <p>The planting area on the east side of the site has not been increased, but the ornamental tree at the middle of the row of shrubs – the one with the greatest potential for conflict with the neighboring building – has been eliminated. The full footprint of that neighboring building is not shown on the plan, but it appears that there will be sufficient space for the northern ornamental tree, and likely enough space for a large tree to replace the ornamental near the south end.</p> <p>The landscape plan has been revised to show a construction/landscape easement for the parking/landscaping shown off-site.</p> | Revise the landscape plan to replace the ornamental tree near the southeast corner of the site with a large shade tree. |

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|    | <p>should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing.</p> <p>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.</p>                                                                                                                                                                                                                                                                           | <p>Provide trees at the west end of the parking lot and shrubs at the base of the northern retaining wall.</p> | <p>Trees have been provided along the western perimeter of the site and shrubs have been provided at the base of the retaining walls.</p>                                                                                        |              |
| 36 | <p>Landscaping of buildings and other structures:</p> <p>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.</p> <p>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.</p> | <p>None at this time.</p>                                                                                      | <p>The building is set back approximately 11.2' to 15.4' from the property line along Rt. 250. Consequently, the EC frontage trees will be planted fairly close to the building and will also serve as building landscaping.</p> | <p>None.</p> |
| 37 | <p>Plant species:</p> <p>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>.</p>                                                                                                                                                                                                                                                                                                                                  | <p>Provide a complete plant schedule with the next submittal.</p>                                              | <p>The proposed plants are on the recommended species list.</p>                                                                                                                                                                  | <p>None.</p> |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                          |                                                                    |       |
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| 38 | Plant health:<br>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.”                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Add the standard landscaping note to the landscape plan. | The standard landscape note has been added to the landscape plan.  | None. |
|    | <b>Development pattern</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                          |                                                                    |       |
|    | <b><i>Site development and layout</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                          |                                                                    |       |
| 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. | Show existing trees on the existing conditions plan.     | The existing tree lines are shown on the existing conditions plan. | None. |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       |
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| 39 | <p>The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows:</p> <ul style="list-style-type: none"> <li>a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site.</li> <li>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.</li> <li>c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems.</li> <li>d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor.</li> <li>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.</li> <li>f. The placement of structures on the site should respect existing views and vistas on and around the site.</li> </ul> | None.                                                                                                                   | <p>The site is accessed from Rt 250. The travelway and parking areas have an organized pattern.</p> <p>The proposed office building is situated parallel to the EC. While the front of the building will face the interior of the site (north), the south side of the building has been designed to appear as a fully designed facade. In addition, both side elevations, which are visible from the EC street, achieve appropriate form and scale.</p> <p>There are no existing pedestrian ways along this frontage. The parking area is proposed to be connected to the adjacent parking area to east.</p> <p>The site is wooded and most of the wooded area will be removed to accommodate the development.</p> <p>Views around the site are not expected to be negatively impacted.</p> | None. |
|    | <b>Site Grading</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |       |
| 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 landforms that blend with the existing terrain. Steep cut or fill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Revise the proposed retaining wall color to a muted, earth-tone color that will help integrate the walls into the site. | The retaining wall material has been revised to an earth-tone color (James River) that helps to integrate the walls into the site. The length of the walls has also been revised so that they do not extend past the building. Landscaping has also been added to the base of the retaining wall located north of the parking area to integrate it into the site.                                                                                                                                                                                                                                                                                                                                                                                                                           | None. |

|    |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                 |                                                                                |       |
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|    | 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. | Provide landscaping at the base of the visible retaining walls to integrate them into the site. |                                                                                |       |
| 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.                               | Coordinate the tree line that is to remain throughout the site plan.                            | The tree line that is to remain has been coordinated throughout the site plan. | None. |
| 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.                                                           | None.                                                                                           | There are no above-ground stormwater features proposed.                        | None. |
| 44 | Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.                                                                                                                                                                                                                     |                                                                                                 |                                                                                |       |



Figure 3: Hardie Siding Colors.

## SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The Arctic White color proposed for the building.
2. Landscaping along the eastern perimeter of the parking area.
3. The detail between the wall and roof edge.
4. The visibility of the mechanical equipment from the EC.

Staff recommends approval of the final site plan with the following revisions:

1. Revise the window/Nichiha groupings to achieve a more traditional appearance.
2. Further refine the detail between the wall and roof edge and consider it within the context of the roof pitch.
3. Add the standard window glass note to the architectural drawings: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.
4. Include the standard mechanical equipment note on the architectural plans: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
5. Note the lumen levels for the bollard lighting on the plan. Fixtures that emit 3000 or more lumens must be full cutoff fixtures.
6. Include a note on the lighting plan that the wall fixtures will be down-lights only.
7. Reduce illumination so that the maximum footcandle value does not exceed 20 fc.
8. Revise the photometric plan using an LLF of 1.0 for all fixtures and indicate the LLF on the plan.
9. Revise the pathway bollards and pole-mounted lighting to soft, warm white (3000K).
10. Add the standard lighting note to the lighting 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. Revise the plant schedule to specify a large shade tree with an upright, pyramidal shape.
12. Revise the landscape plan to replace the ornamental tree near the southeast corner of the site with a large shade tree.

ATTACHMENTS

- Attach 1: [ARB2021-35: Ivy Proper Final Site Plan](#)
- Attach 2: [ARB2021-35: Ivy Proper Architectural Drawings](#)

TABLE A

This report is based on the following submittal items:

| Sheet # | Drawing Name                            | Drawing/Revision Date |
|---------|-----------------------------------------|-----------------------|
| -       | Ivy Proper Final Site Plan              | 3/16/2021             |
| CS.1    | Cover Sheet                             |                       |
| C0.0    | Cover                                   |                       |
| C1.0    | Notes and Details                       |                       |
| C1.1    | Notes and Details                       |                       |
| C1.2    | Notes and Details                       |                       |
| C2.0    | Existing Conditions and Demolition Plan |                       |
| C4.0    | Layout Plan                             |                       |
| C4.1    | Sight Distance Profiles                 |                       |
| C4.2    | Maintenance of Traffic Plan             |                       |
| C4.3    | Maintenance of Traffic Plan             |                       |
| C5.0    | Grading Plan                            |                       |
| C6.0    | Conceptual SWM Plan                     |                       |
| L1.0    | Landscape Plan                          |                       |
| E1.0    | Photometric Plan                        |                       |
| E2.0    | Lighting Cut Sheets                     |                       |
| A1.1    | Roof and Floor Plan                     |                       |
| A2.1    | Elevations                              |                       |
| A6.1    | Window and Door Schedule                |                       |
|         | Ivy Proper Color Renderings Booklet     | 3/22/2021             |
| 1       | Cover                                   |                       |

|     |                                                 |  |
|-----|-------------------------------------------------|--|
| 2-3 | Table of Contents                               |  |
| 4-5 | Project Description                             |  |
| 6   | Vicinity Map                                    |  |
| 7   | Context Images                                  |  |
| 8   | Existing Approach: Eastbound Ivy Road           |  |
| 9   | Proposed Approach: Eastbound Ivy Road           |  |
| 10  | Existing Approach: Westbound Ivy Road           |  |
| 11  | Proposed Approach: Westbound Ivy Road           |  |
| 12  | Existing Approach: Ivy Depot Road               |  |
| 13  | Proposed Approach: Ivy Depot Road               |  |
| 14  | Site Plan                                       |  |
| 15  | Landscape Plan                                  |  |
| 16  | View from Ivy Road looking Northwest            |  |
| 17  | View from across Ivy Road looking Northeast     |  |
| 18  | Illustrative Landscape Plan                     |  |
| 19  | Proposed Plantings                              |  |
| 20  | Proposed Exterior Finishes                      |  |
| 21  | Proposed Exterior Finishes                      |  |
| 22  | Views without Vegetation                        |  |
| 23  | Architectural Elevations                        |  |
| 24  | Proposed Mechanical Location and Screening      |  |
| 25  | Proposed Retaining Wall Materials and Plantings |  |
| 26  | Lighting Plan and Illumination Details          |  |
| 27  | Lighting Plan and Illumination Details          |  |
| 28  | Proposed Eave Detail                            |  |
| 29  | Dumpster Relocation                             |  |
| 30  | Revision to Architecture                        |  |