

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2022-08: RST Residences – Final
Review Type	Final Site Plan and Architectural Review
Parcel Identification	04600-00-00-10800, 04600-00-00-10900
Location	East side of Rt. 29, north of Ashwood Blvd. (See Figures 1 and 2.)
Zoned	Planned Residential Development (PRD) / Entrance Corridor (EC)
Owner/Applicant	Seminole Trail LLC C/O RST Development, LLC / Bohler (Ryan Yauger)
Magisterial District	Rivanna
Proposal	To construct a residential development with approximately 254 apartments in 4 buildings and 78 townhouses in 6 blocks, with associated site improvements.
Context	The property is currently occupied by a motel and the Ridgewood mobile home community. The Forest Lakes neighborhood, with a mix of single-family attached and detached dwellings, is located to the east and southeast. The Brookhill development is located to the south across Ashwood Blvd. Forested properties are to the west across U.S. Route 29 and to the north.
Visibility	The townhouse blocks at the back of the property are not expected to have a significant visual impact from the EC street due to distance and topography, and because most are located behind the apartment buildings as viewed from the EC. A vegetative buffer is proposed along most of the Rt. 29 frontage at a depth of 100’. Most of the buffer will consist of a mix of newly planted trees. Once these trees mature, the buffer will substantially limit visibility of the apartment buildings but building colors could increase noticeability through the buffer. Until the buffer is mature, Buildings 3 and 4, at 4-stories tall, will be visible through and beyond the trees. Visibility of Building 1 will be further mitigated by trees at the cemetery and the greater distance from the EC (approx. 440’). Tree buffers on the northeast property line will also help mitigate views, but it isn’t clear if there are more distant, elevated vantage points on the EC from which the buildings will be seen. (See Figures 3 – 6.)
ARB Meeting Date	March 21, 2022
Staff Contact	Khris Taggart

PROJECT HISTORY

A rezoning (ZMA 2020-07, R1 Residential to PRD Planned Residential Development) and Special Exception (SE2020-03, to waive some setback requirements) were approved for this property on 9/15/21. The ARB recommended approval of the Initial Site Plan and provided preliminary comments on the architectural design on November 15, 2021.

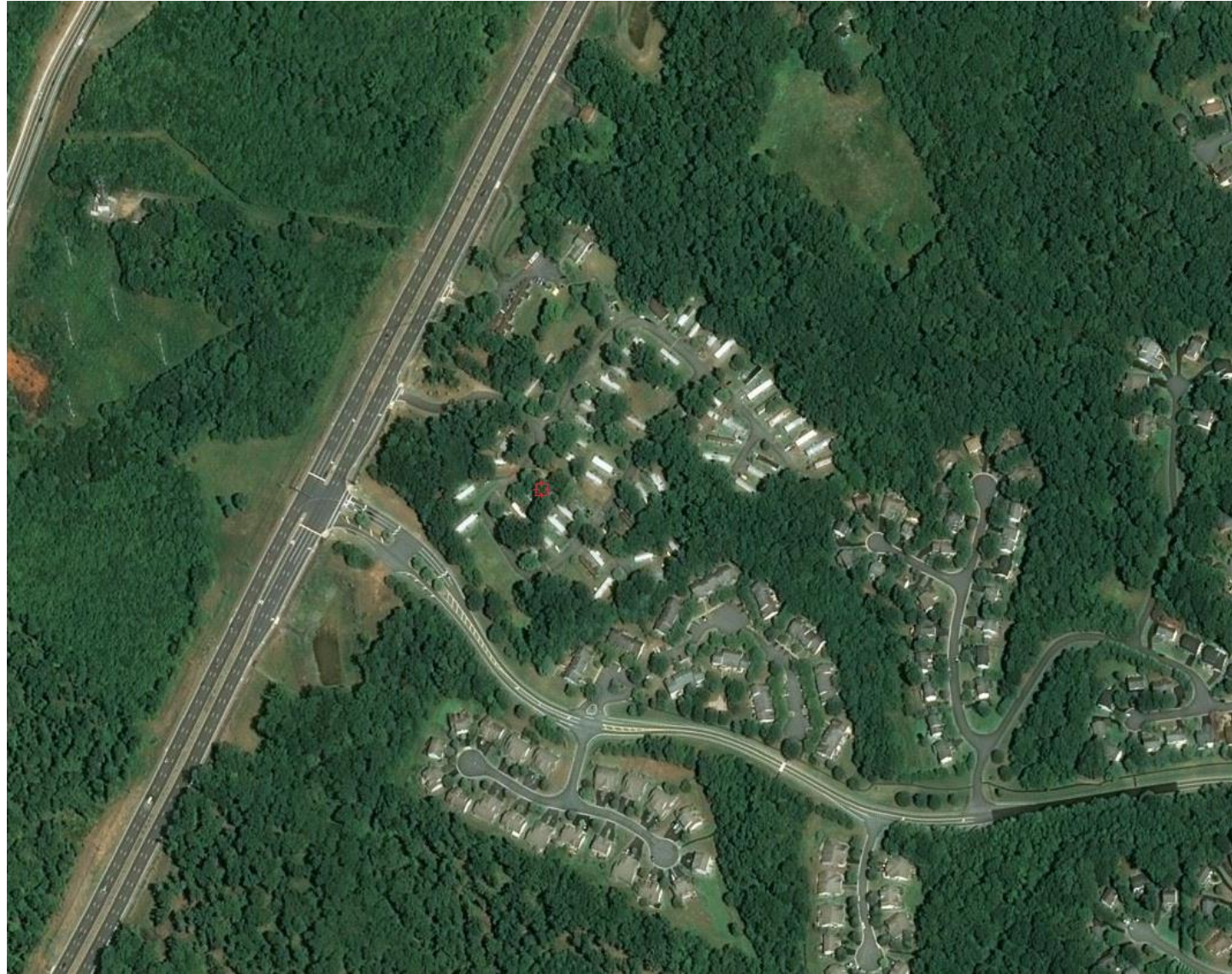


Figure 2: Pictometry view of the project area and surroundings.



Figure 3: View looking north/northeast from Rt. 29 at Ashwood Blvd.



Figure 4: View looking east from Rt. 29 at Ridgewood Drive.



Figure 5: View looking southeast from Rt. 29 near the motel entrance drive.

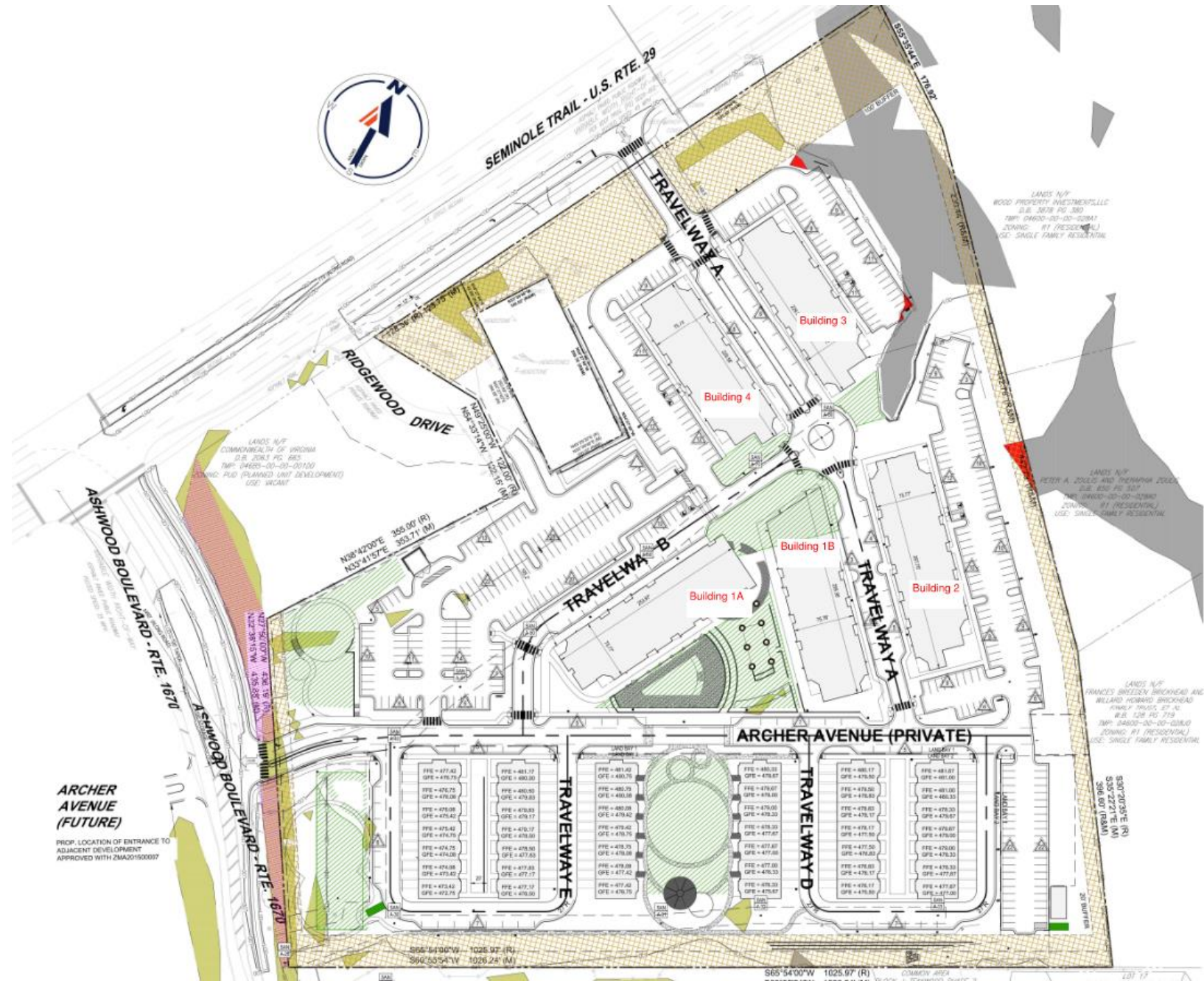


Figure 6: Proposed site layout.

ANALYSIS

REF	GUIDELINE	RECOMMENDATION 11/15/21	ISSUE 3/21/22	RECOMMENDATION 3/21/22
	GENERAL GUIDELINES			
	<i>Purpose; Compatibility with significant historic sites; Structure design</i>			
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.	Consider revising the west elevations of Buildings 3 and 4 so that these EC-facing elevations have the appearance of primary elevations. Provide material/color samples for review.	The proposed building design remains contemporary in style with no strong connection to the historic architecture of the County. Some changes have been made to the west elevations of Buildings 3 and 4. The changes include additional recesses and windows, a redesign of the stair tower, rearrangement of other forms, redistribution of materials, and the addition of a canopy over the entrances at the middle of these elevations. These changes help to further break up the mass of these elevations but overall, they still have the appearance of secondary elevations.	Consider a more muted color substitute for the white fiber cement. Revise the building elevation drawings to include a material and color schedule that is keyed to the sample board. Provide accurate material/color notations along the building elevations.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.	Consider a more muted color substitute for the white fiber cement. Provide perspective views of the apartment buildings.	A material sample board and perspective views have been provided. The colors shown on the material board include earth tone shades of fiber cement (BM CC542 and BM 1475), brick and mortar, which are expected to be compatible with the surroundings. However, the color samples for the white (BM 2125-70) and tan/copper (SW 7718) fiber cement panels appear brighter than what is shown in the elevations and perspectives. The applicant has indicated that the shade of white has been revised from the previous submittal, but the color is still expected to be conspicuous through the vegetated buffer. The elevations and materials board do not include a materials schedule that identifies manufacturers or color names or numbers.	
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.			
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area’s historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline’s standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.		The partial elevation and material/color notations shown on the material board do not appear to coordinate with the ones shown on the building elevation drawings (sheet DD101), and the canopy form shown over the west elevation entrances is not the same one shown on the elevation drawings and the perspectives.	
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.			
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.			
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.			
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.			
10	Buildings should relate to their site and the surrounding context of buildings.			
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	None.	No changes have been made to the design of the apartment building that will detract from the cohesive appearance of the development.	None.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	None.	The updated drawings no longer show a pedestrian bridge that connects the two parts of Building 1.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	None.	The buildings do not have the appearance of 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>	None.	Information on window glass was not provided. Given the distance from the street and the vegetated buffer, the type of glass is not expected to have a significant visual impact on the EC street.	None.



	Accessory structures and equipment			
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	None.	The site plan has been revised to show a dumpster enclosure along the western perimeter of the large parking lot south of Building 4. The detail in the plan notes that the enclosure will be a warm dark brown brick to match the one used in the apartment building. However, in this location the enclosure is reliant on existing offsite vegetation on the adjacent VDOT parcel to the west to provide screening. Revising the landscape plan to show shrubs along west side of the enclosure, 24” at time of planting, would be appropriate. A detail for the cemetery fence has been provided. The detail notes aluminum ornamental fencing in black which is expected to have an appropriate appearance.	See recommendation at #36.
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.	Provide a detail for the cemetery fence in the site plan. Chain link fence is not appropriate.		
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.			
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.	Underground stormwater facilities are proposed and are not expected to have a visual impact on the EC street.	None.
21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”	Add the standard mechanical equipment note to the plan.	The plan has been revised to include the standard mechanical equipment note.	None.
	Lighting			
	<i>General Guidelines</i>			
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	Revise the lighting plan to eliminate spillover in excess of .5 fc.	Spillover still exceeds .5 fc at the new entrance into the site from Rt. 29.	Revise the lighting plan to eliminate spillover in excess of .5 fc.
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.	Revise the lighting plan to include details on light fixture type and style.	The plan has been revised to show pole-mounted fixtures that are full cutoff. No details on the fixture type and style have been provided for wall-mounted lights.	Revise the lighting plan to include details on wall light fixture type and style.
24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.	None.	The plan shows a maximum illumination at the ground of 8.2 fc, which is expected to have an appropriate appearance; however, a LLF of less than 1.0 has been noted on the luminaire schedule.	Revise the lighting plan to indicate that the plan was calculated using an LLF of 1.0 for all fixtures and revise the photometrics accordingly.
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.	Revise the lighting plan to include information on light fixture color temperature. Warm	The lighting plan has been revised to include information of light fixture color temperature. All fixtures shown on the plan specify a color temperature approximating neutral white (4000K).	Revise the color temperature of the proposed lighting to indicate a warm white light with a

		white light is appropriate.		temperature in the range of 2000K-3000K.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	Revise the lighting plan to include information on light fixture color/finish.	The color of the pole-mounted light fixtures has been indicated as black on the cutsheets (sheet C-714) but not the luminaire schedule.	Revise the luminaire schedule to indicate the color of the pole-mounted fixtures.
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.	Revise the lighting plan to include proposed pole heights, with a maximum not to exceed 20’.	The lighting plan has been revised to indicate pole heights. The heights noted do not exceed 20’ but the plan does not indicate if the fixture heights shown include the pole base.	Revise the plan to indicate the fixture heights will not exceed 20’ including the base.
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.	Revise the lighting plan to include wall-mounted lights.	The lighting plan has not been revised to include wall-mounted lights. Fixture locations and illumination values will be needed to confirm appropriate site lighting.	Revise the lighting plan to include fixture locations and illumination values for the wall-mounted lights.
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 luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.”	Add the standard lighting note to the plan.	The standard lighting note has been added to the plan.	None.
30-31	<i>Guidelines for the Use of Decorative Landscape Lighting</i>	None.	No decorative landscape lighting is proposed.	None.
	Landscaping			
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area’s significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	Provide a complete row of street trees along the Rt. 29 frontage. (Fill the gap near the cemetery.)	The landscape plan has been revised to provide street trees in the gap along the Rt. 29 frontage near the cemetery.	Provide the frontage street trees at 3½” caliper.
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.	Resolve the cable line/tree conflict along the frontage while maintaining an organized planting pattern.	The trees in the vicinity of the existing cable line along the Rt. 29 frontage have been shifted slightly east to avoid conflict. The frontage street trees planting size (3” caliper) is still below the 3½” caliper EC requirement. A mixture of deciduous trees and shrubs has been added in the wedge located north of Ridgewood Drive and trees have been added in the planting area between the eastern perimeter of the	

32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.	Provide the frontage street trees at 3½” caliper. Add plants in the wedge located east of the VDOT parcel, and north of Ridgewood Drive.	adjacent VDOT parcel and the large parking lot south of Building 4.	
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	Consider adding trees along Travelway B and Private Road C.	The site plan has been revised to provide trees, in regular intervals, along Travelway B and Archer Avenue (Private Road C).	None.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.			
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area’s impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	Add perimeter trees (2½” caliper, 40’ on center) along the east, west and south sides of the large parking lot. Increase the planting size of interior parking lot trees to 2½” caliper.	Perimeter parking trees have been added along the east, west, and south sides of the large parking lot. However, these trees and the interior parking area trees are still smaller than the 2½” caliper requirement. Additionally, the parking lot relies on existing offsite vegetation on the adjacent VDOT parcel to the south and west to provide screening. Revising the landscape plan to show shrubs along the south and west sides of the large parking lot would be appropriate to minimize the parking area’s impact on the EC in the event that the existing vegetation on the VDOT parcel is cleared.	Increase the planting size of the exterior and interior parking lot trees to 2½” caliper. Revise the landscape plan to show shrubs, 24” at time of planting, along the south and west sides of the large parking lot.

36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; “drive thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	Consider adding trees along the west elevation of Building 1.	Three trees have been added along the west elevation of Building 1 near the intersection of Travelway A and B, but trees have not been provided along the full extent of Building 1. The site plan has been revised to show a dumpster enclosure along the western perimeter of the large parking lot south of Building 4. The detail in the plan notes that the enclosure will be a warm dark brown brick to match the one used in the apartment building. However, in this location the enclosure is reliant on existing offsite vegetation on the adjacent VDOT parcel to the west to provide screening. Revising the landscape plan to show shrubs along the west side of the enclosure, 24” at time of planting, would be appropriate.	Revise the landscape plan to show shrubs, 24” at time of planting, along the west side of the dumpster enclosure.
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i> .	None.	The plants are found on the various lists.	None.
38	Plant health: The following note should be added to the landscape plan: “All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.”	Add the standard plant health note to the plan.	The plan has been revised to include the standard plant health note.	None.
	<i>Site Development and layout, Development pattern, Site Grading</i>			
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.	Revise grading to provide rounded contours in the vicinity of the new entrance from Rt. 29.	The grading near the new entrance from Rt. 29 has been revised to provide rounded contours.	None.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street.			

	c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the <i>Albemarle County Zoning Ordinance</i> apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.			
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 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.			
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.	Resolve the conflict between grading and drip line of trees to remain in the vicinity of the cemetery and Rt. 29.	The grading has been revised so that there is no conflict with the drip line of the trees to remain near the cemetery and Rt. 29. Limits of disturbance are delineated on the plan, but tree protection fencing has not been added to the plan.	Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.	Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.		
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.			
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	None.	Stormwater facilities are not expected to be visible from the EC street.	None.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The revisions to the architectural design of the apartment buildings.
2. The planting size of EC frontage trees.
3. The planting size of exterior and interior parking area trees.
4. The need for shrubs along the west side of the dumpster enclosure and the south and west sides of the large parking lot.

Staff recommends approval of the Final Site Plan with the following revisions:

1. Consider a more muted color substitute for the white fiber cement.
2. Revise the building elevation drawings to include a material and color schedule that is keyed to the sample board. Provide accurate material/color notations along the building elevations.
3. Revise the lighting plan to eliminate spillover in excess of .5 fc.
4. Revise the lighting plan to include details on wall light fixture type and style.
5. Revise the lighting plan to indicate that the plan was calculated using an LLF of 1.0 for all fixtures and revise the photometrics accordingly.
6. Revise the color temperature of the proposed lighting to indicate a warm white light with a temperature in the range of 2000K-3000K.
7. Revise the luminaire schedule to indicate the color of the pole-mounted fixtures.
8. Revise the plan to indicate the fixture heights will not exceed 20' including the base.
9. Revise the lighting plan to include fixture locations and illumination values for the wall-mounted lights.
10. Provide the frontage street trees at 3½" caliper.
11. Increase the planting size of the exterior and interior parking lot trees to 2½" caliper.
12. Revise the landscape plan to show shrubs, 24" at time of planting, along the south and west sides of the large parking lot.
13. Revise the landscape plan to show shrubs, 24" at time of planting, along the west side of the dumpster enclosure.
14. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.

ATTACHMENTS

- Attach. 1: ARB-2022-08: [RST Residences Final Site Plan](#)
- Attach. 2: ARB-2022-08: [RST Residences Architectural Drawings](#)