

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2024-25: Glenbrook at Foothills Phase IV Final Site Plan
Review Type	Final Site Development Plan
Parcel Identification	056A2-01-00-062R0, 056K0-00-03-1160, 056K0-00-03-11700, 0056K0-00-03-11800, 056K0-00-03-11900, 056K0-00-03-12000, 056K0-00-03-000A0
Location	South side of Three Notch'd Rd., west of 5466 Union Mission Ln. (Fig. 1)
Zoned	Residential (R6) / Entrance Corridor (EC)
Owner/Applicant	Glenbrook LLC / Collins Engineering (Scott Collins)
Magisterial District	Whitehall
Proposal	To construct a mix of 45 single family attached and detached residential units with associated site improvements.
Context	The north side of the project area is bordered by railroad tracks that run parallel to the Rt. 240 EC. The north side of Rt. 240 is occupied by single family detached residences. To the east of the site is the Union Mission church. Phase III of the Glenbrook at Foothills development is located to the south and west. The site has been partially cleared and graded.
Visibility	The two blocks of residences located closest to the railroad tracks are expected to have the most visibility from the EC. A berm and scrubby roadside vegetation (off-site features) are expected to help limit some views of the lower levels of the proposed townhouses. Evergreens proposed on site will also help filter views, and the buildings closest to the street will block the view of those located further south.
ARB Meeting Date	April 15, 2024
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

The initial site plan for Phase 4 of this development was reviewed by the ARB (ARB-2023-100) on December 18, 2023. Comments from that meeting are included in the Analysis section of this report. The Phase 4 plan includes some lots originally shown in Phase 3 of the development, which are not expected to be visible from the EC street.

ANALYSIS

REF	GUIDELINE	12/18/23 RECOMMENDATION	4/15/24 ISSUE	4/15/24 RECOMMENDATION
	Compatibility, Structure Design			
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	None at this time.	The proposed design of the townhouses has a minimal connection to the historic architecture of the County. Elevations facing the EC street are the backs and sides of the townhouses, with minimal architectural detailing. Evergreen screening and deciduous trees proposed between the houses and the EC are expected to help minimize visual impacts and help establish an orderly and attractive appearance 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 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.			
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.	None at this time.	The proposed townhouses have some basic similarities to some of the residences in nearby developments south of the railroad tracks. However, the massing of the attached townhouse form differs significantly from the detached residences on the north side of Rt. 240. Landscaping on the EC side of the development will contribute to unity and coherence along the corridor.	None.
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.			
9	Building forms and features, including roofs,		Although the proposed	None.

	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.		townhouses have a contemporary appearance, traditional residential building forms are present in the proposed design, including the simple rectangular footprints, gabled roofs, grouped windows, and wood-like materials. Each of the townhouse elevations facing the corridor is illustrated with a different siding color, including Boothbay blue, mountain sage, arctic white, grey slate, iron grey, Monterey taupe, light mist, aged pewter, and night grey. The variation in color can help break up the mass of the buildings. All roofs are illustrated with charcoal colored asphalt shingles. Shifts in elevation and setback will help break up the roofline of the townhouse blocks.	
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.		The rear elevations facing the EC incorporate significantly less detail than the front elevations that face the interior of the development. The rear elevations have a simple raised deck at the main level and a roof supported by brackets over the basement door. The EC elevations do not have the changes in materials and colors, or the ornamental forms and details that provide scale and interest on the front elevations. The footprints of adjacent units do shift forward and back approximately 3', which will help	Consider adding detail to the rear and side elevations of units 116-120 and 140-145 to add interest and relieve blankness.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.			

			break up the mass of the blocks. The side elevation of unit 120 has four windows and no architectural detailing. (The side elevation of unit 116 is not expected to be visible from the EC.) The side elevations of lots 140 and 145 have four windows and steps leading up to a small, covered porch at the main level. The porch roof and the blank upper walls of the building are expected to be visible from the street. The blankness could be relieved with additional detailing, though proposed landscaping (see below) is expected to filter views from the EC.	
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.		Other than the physical connection of the townhouse units, no connecting devices are proposed.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.		The townhouses do not have the appearance of typical trademark structures, but it is likely that the designs have been and/or will be built in other locations outside of this development.	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>		Window glass information was not included in the submittal.	Provide window glass specs on the plans. Provide a glass sample for review.

	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.	Indicate on the plan where mechanical equipment will be located.	Equipment locations are not shown on the plan. The site and architectural plans include the standard note. The architectural plan notes that mechanical screening shall be painted white to match the trim/siding color and shielded by landscaping.	Indicate on the plans where mechanical equipment will be located. For the equipment that will be visible from the EC, show related landscape screening and revise the note regarding screen color to clarify that the screen color will match the siding color.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.			
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.			
21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”	Add the standard mechanical equipment note to the plans.		
22-31	Lighting	Provide information on wall-mounted light fixtures with the next submittal.	A note on the plan says that no lighting is proposed. However, it is likely that the townhouses will have building-mounted fixtures at the entrances. Full cutoff fixtures would be appropriate.	Include a note on the site and architectural plans stating that any wall-mounted light fixtures will be full cutoff fixtures.
	Landscaping			
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	Include a landscape plan with the next submittal.	The CSX railroad tracks are located between the proposed development and the EC street. A 30’ deep band of open space and a 6’ deep landscape easement run along the property on the	Resolve tree/utility conflicts at the northwest corner of lot 140.

	(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.		development side of the tracks. The open space contains an existing water line, and the landscape easement includes a row of proposed emerald green arborvitae and green columnar juniper. The row of evergreen trees is an appropriate treatment given the proximity of the railroad tracks to the residences. A row of shade and ornamental trees is proposed between the landscape easement and the townhouse block. The evergreen and deciduous trees are expected to filter views of the townhouses from the EC. The linden tree proposed at the northwest corner of lot 140 is located over a pipe.	
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.		Trees are irregularly spaced along Leeham Street. Some trees are located very close to utility lines.	Resolve tree/utility conflicts along Leeham Street.
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.		Trees are proposed along the sidewalk located north of the townhouses on lots 140 through 145. Street trees double as pedestrian trees along Leeham Street.	None.
36	Landscaping of buildings and other structures:		The rows of screening and deciduous trees proposed along	Revise the plan to include the dog park, landscaping

	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.		the EC side of lots 140-145 will help filter views of the elevations that lack detail. Similar landscaping is proposed at lot 120 and a portion of lot 119. Additional trees are shown at lots 116 and 117 and around the dog park to the northwest on the Phase 3 plan; however, the site layout and planting arrangement is not entirely coordinated between the two plans. Planting like that shown on the Phase 3 plan would be appropriate and will help filter views of the units on lots 116-120.	at the dog park, and landscaping at lots 116 and 117. Show that the locations of all site features are coordinated.
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i>.		The plants are all found in the 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.”		The note appears on the landscape plan.	None.
	Development pattern			
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along	Revise the plan to provide landscaping along the full length of the north perimeter of the project area.	Townhouses on Lots 140-145 are oriented parallel to the EC. Townhouses on parcels 116, 117, 119 and 120 are oriented at an angle to the corridor. The design of the elevations facing the corridor, with raised decks and	See #36.

	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.		little to no architectural detailing, clearly identifies them as rear elevations.	
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.	Revise the plan to include trees on the north and west sides of the 7-space parking row.	Trees are proposed between townhouse units 140-145 and the railroad. There is a gap in the tree planting at the parking lot that separates lot 140 from lot 120. Only shrubs are proposed along the western half of the north side of the lot. The existing berm and vegetation at street level may help limit views of cars in the lot. Trees are proposed along the east and west sides of the lot. A mix of trees is proposed at the edge of the open space in the vicinity of lots 120 and 119. Landscaping proposed west of this location is currently shown on the Phase 3 plan. That landscaping is expected to help mitigate the appearance of the development.	
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	Provide trees between the railroad and lots 116-120.		

	should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the <i>Albemarle County Zoning Ordinance</i> apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.			
	Site Grading			
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading	None.	The proposed grading is not expected to have a significant visual impact on the EC street. No retaining walls are proposed.	None.

	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.	None.	The plan shows no existing trees within the project area.	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.	Stormwater facilities are not expected to be visible from the EC street.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.			

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Lack of architectural detail on the side and rear elevations of the townhouses.
2. Landscaping between the development and the railroad.

Staff recommends approval with the following conditions:

1. Consider adding detail to the rear and side elevations of units 116-120 and 140-145 to add interest and relieve blankness.
2. Provide window glass specs on the plans. Provide a glass sample for review.
3. Indicate on the plans where mechanical equipment will be located. For the equipment that will be visible from the EC, show related landscape screening and revise the note regarding screen color to clarify that the screen color will match the siding color.
4. Include a note on the site and architectural plans stating that any wall-mounted light fixtures will be full cutoff fixtures.
5. Resolve tree/utility conflicts at the northwest corner of lot 140 and along Leeham Street.
6. Revise the plan to include the dog park, landscaping at the dog park, and landscaping at lots 116 and 117. Show that the locations of all site features are coordinated.

POSSIBLE MOTIONS

Should an ARB member choose to recommend approval of the request:

I move to recommend approval of ARB2024-25: Glenbrook at Foothills Phase IV Final Site Plan with the conditions listed in the staff report.

Should an ARB member choose to recommend approval with revised conditions:

I move to recommend approval of ARB2024-25: Glenbrook at Foothills Phase IV Final Site Plan with the conditions listed in the staff report, amended as follows (state amendments).

Should an ARB member choose to recommend denial of the request:

I move to recommend denial of ARB2024-25: Glenbrook at Foothills Phase IV Final Site Plan for (state the reasons).

ATTACHMENTS

Attach. 1: [ARB2024-25: Glenbrook at Foothills Phase IV Final Site Plan](#)

Attach. 2: [ARB2024-25: Glenbrook at Foothills Phase IV Architectural Drawings](#)