ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2024-61: Holly Hills Development Phase I – Final**
Review Type	Final Site Plan and Preliminary Review of Architecture
Parcel Identification	04600-00-00-028A0, 04600-00-00-028B0, 04600-00-00-028E0, 04600-00-00-028F0, 04600-00-00-028I0, 04600-00-00-028J0, 04600-00-00-028K0, 04600-00-00-028L0
Location	East side of Rt. 29, south of South Hollymead Dr. (See Figures 1 and 2.)
Zoned	Planned Residential Development (PRD) / Entrance Corridor (EC)
Owner/Applicant	Frances B & Willard Howard Birckhead Family Trust Etal (46-28B,46-28I, 46-28J, 46-28K), Old Palmyra Hotel LLC (46-28F, 46-28L), Rebecca Wall (46-28E), Cynthia T Zoulis 46-28A / Collins Engineering (Chuck Rapp)
Magisterial District	Rivanna
Proposal	To construct the first phase of a residential development with approximately 318 apartments in 6 buildings, with associated site improvements.
Context	The properties are either occupied by houses and associated outbuildings or are vacant. 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 situated to the south across Ashwood Blvd. Forested properties are to the west across U.S. Route 29.
Visibility	A landscape buffer is proposed along the Rt. 29 frontage at a depth of 100’ (70’ undisturbed, 30’ landscaping). The vegetation in the 70’ portion appears sparse and the 30’ portion allows for grading. The updated landscape plan shows new trees being planted in both portions of the buffer; however, they will take years to mature, so the apartment buildings will be visible once built and for years to come. Buildings 1, 2, 3, and 4, at 3- to 4-stories tall, will be visible through and beyond the trees. Visibility of Buildings 5 and 6 will be available from the intersection of Rt. 29 and Archer Avenue. The Phase II and III 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.
ARB Meeting Date	November 4, 2024
Staff Contact	Khris Taggart

PROJECT HISTORY

The ARB recommended approval of the initial site plan (ARB2024-51) without conditions at its August 19, 2024 meeting.

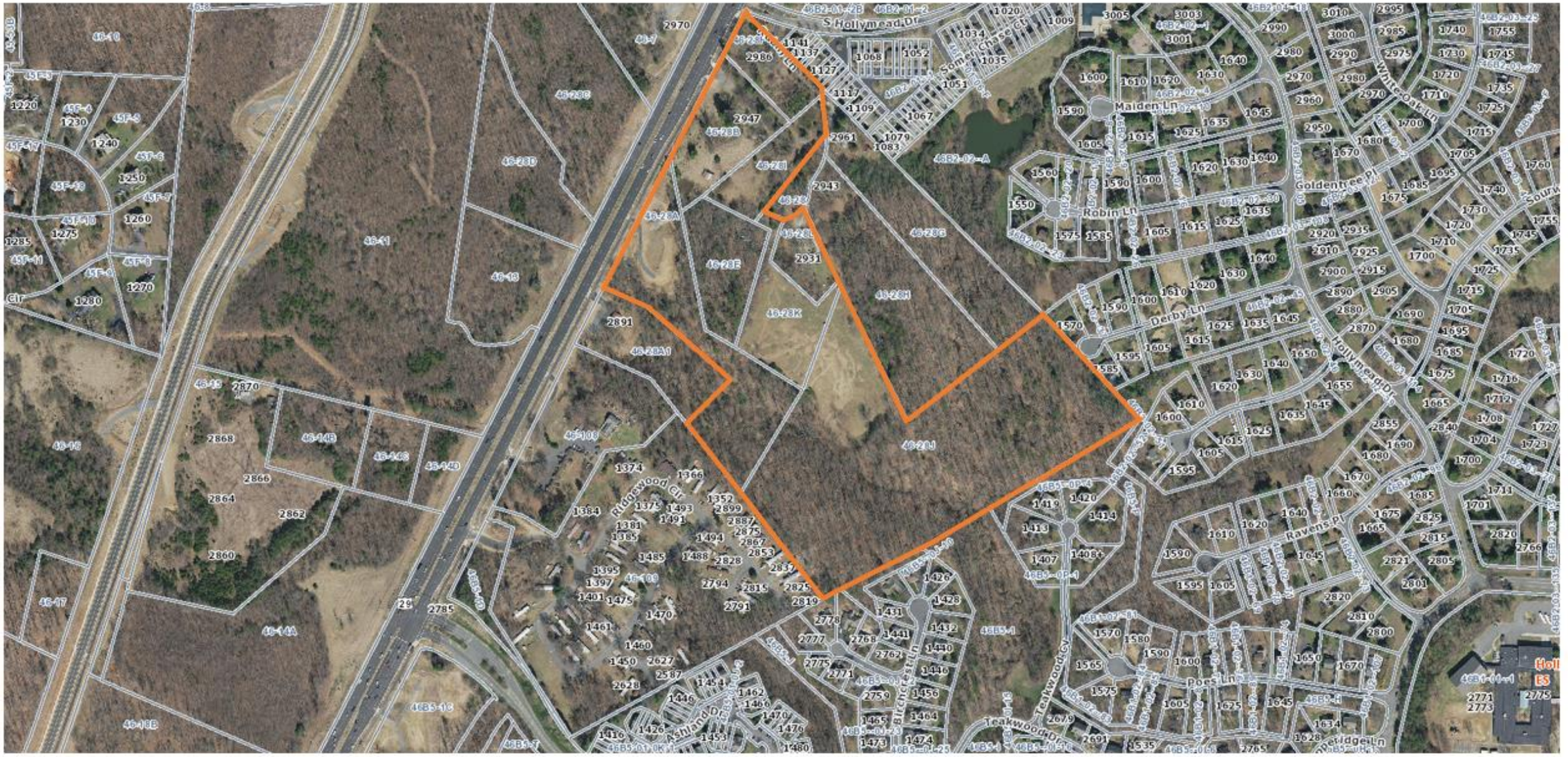

Figure 1: Project site near the intersection of Rt. 29 and South Hollymead Dr.

Figure 2: View looking south/southeast from Rt. 29 at South Hollymead Dr.

Figure 3: View looking east from Rt. 29 near the VDOT stormwater facility.

Figure 4: Proposed site layout (with apartment building #s highlighted).

ANALYSIS

REF	GUIDELINE	ISSUE 8/19/2024	RECOMMENDATION 8/19/2024	ISSUE 11/4/2024	RECOMMENDATION 11/4/2024
	GENERAL GUIDELINES				
	***Purpose; Compatibility with significant historic sites;* Structure design**				
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.	Architectural designs were not included with the Initial Site Plan submittal. A note on the site plan states that "buildings and houses shall include a variety of architectural materials and colors, porches, projections, and other elements that will create a cohesive appearance and will provide articulated features and detailing to add visual interest and eliminate blank walls. The building materials shall include brick and Hardie plank, or similar quality materials." The noted materials are expected to recall traditional building materials but the building designs are not likely to have a strong relationship to the historic architecture of the County. A 100' buffer is proposed along the EC frontage. However, the undisturbed portion (70') appears sparse and the portion that can be disturbed (30') will consist of new trees that will take years to mature, so the apartment buildings are expected to be visible once built and for years to come. Perspective drawings would help clarify the visibility of the apartment buildings from the EC. Elevations	Provide architectural drawings with the next submittal. EC-facing elevations must have the appearance of primary elevations. Provide material/color samples for review. Provide perspective views of the apartment buildings as seen from Rt. 29.	The design of the proposed apartment buildings is contemporary. The hipped roof forms, lap and board & batten siding, and entrances marked by columns are minimally reflective of local historic building traditions. Six apartment buildings are proposed. They range from approximately 175' to 316' long, 75' to 84' wide, and 3 to 4 stories tall. The buildings and the projecting bays have hipped roofs. The mass of the overall roof on the small apartment buildings is somewhat mitigated by the small roof forms clustered at the ends of the building. On the large apartment buildings, the length of the ridgeline of the main roof is broken up with additional roof lines which helps to reduce their mass as viewed from the EC. The townhouse blocks to be constructed in Phases II and III are not expected to have a significant visual impact from the EC street due to the intervening apartment buildings, distance, and topography.	See architectural and landscape recommendations, below. Due to the proposed phasing, distance, and topography, ARB review of the townhouse blocks in Phase II and III is not required.
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.	visible from the EC will need to include organization, hierarchy, and detailing that give them the appearance of primary elevations.			
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.			Building forms are simple rectangles featuring varying amounts of projections and recesses. The elevations use these design elements, changes in materials and color, and regularly spaced windows to establish rhythm and the appearance of primary elevations. The forms, material and color changes, and detailing help to create a cohesive design that sufficiently breaks down the height of the elevations. The projections and recesses help to break up the length of the building but there is little variation in color lengthwise. Contrasting color downspouts, like those used in the building designs for Rio Point, would provide visual breaks that would further reduce the appearance of the apartment buildings' massing. Proposed materials include asphalt shingles for roofs and walls clad in siding of various patterns: vertical board & batten, horizontal lap, and shake. Color and material samples have been provided for the wall cladding. The proposed siding is Hardie plank, and the color palette includes white, gray, light blue, and brown. The approved color palettes for developments within the EC predominantly feature earth tones. In contrast, the proposed light blue color reflects a sky tone that is not typically represented in the EC.	Revise the architectural drawings to indicate the proposed siding is Hardie/fiber cement. Consider revising the siding colors to earth tones. Consider revising the downspouts to a contrasting color.
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.				
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.				

13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.			Blankness is not a characteristic of the proposed design.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.			The buildings do not have the appearance of trademark designs but share similarities with the building designs approved for the Rio Point development.	None.
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.	Four-story buildings were approved for the RST Residences development directly south of the subject property and for various blocks of the Brookhill development located a short distance further to the south.	None.	The building heights are consistent with recently approved developments nearby. As the proposed plantings in the landscape buffer mature, they are expected to help further integrate the buildings into the surrounding context.	None.
10	Buildings should relate to their site and the surrounding context of buildings.				
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	The site layout is not conducive to connecting devices.	None.	The site layout is not conducive to connecting devices.	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: *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.*	Information on window glass was not provided.	Provide window glass specs with the next submittal confirming that VLT is not below 40% and VLR does not exceed 30%.	The standard window glass note has been added to the architectural drawings, but no specifications have been provided.	Provide window glass specs confirming that VLT is not below 40% and VLR does not exceed 30%.
	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.	A trash compactor is shown just east of the 30’ landscape buffer near the northwest corner of Building 2. The site plan notes that the 6’ enclosure will be an unspecified brick. However, in this location, the compactor and enclosure are expected to be highly	Provide a detail for the trash compactor enclosure in the site plan. Show an arrangement of landscaping that integrates the compactor and enclosure into the	The proposed grading and landscaping are expected to help integrate the trash compactor enclosure into the site as viewed from the EC, but the color of the enclosure could have an impact. A detail for the enclosure has not been provided.	Revise the site plan to provide a detail for the trash compactor enclosure. Revise the architectural drawings for the clubhouse to show the
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.	visible from the EC. Landscaping that integrates the compactor and enclosure into the surroundings would be appropriate. The site plan notes that roof-mounted mechanical equipment will be behind a parapet or similar feature so that it is screened from view. The plan also notes that ground-mounted equipment will be screened from view from public rights-of-way and adjacent residential properties. However, no details or locations have been provided.	surroundings as viewed from the EC. Revise the site plan to show the locations of the ground-mounted equipment and provide details on screening. Provide architectural drawings that show the locations for the roof-mounted mechanical equipment. Show how the equipment will be screened from view of the EC.	The site plan has been revised to show the locations of the ground-mounted mechanical equipment. The equipment that faces the EC is expected to be screened by landscaping in the buffer. The applicant has noted that roof-mounted HVAC units may be used for the clubhouse. The building is located behind Building 1 but the perspectives show clear views of the building from the intersection of Rt. 29 and Archer Ave. The clubhouse architectural drawings should be updated to show locations and heights for roof-mounted mechanical equipment to clarify the level of visibility from the EC.	locations and heights of the roof-mounted mechanical equipment. Show how the equipment will be screened from view of the EC.
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.				
21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”	The note does not appear on the plan.	Add the standard mechanical equipment note to the plan.	The standard mechanical equipment note has been added to the plan.	None.
	Lighting				
	General Guidelines				
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	A lighting plan has not been included with the initial site plan submittal.	Provide a lighting plan with the next submittal that addresses both site and building-mounted lighting. The plan should include decorative lighting, if proposed.	A lighting plan has been provided with this submittal. The spillover onto Archer Ave. exceeds the ordinance limits.	Revise the lighting plan so the spillover onto Archer Ave. is less than ½ footcandle.
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 proposed site lighting fixtures are full cutoff.	Revise the lighting plans to include information on building-mounted fixtures.
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.			Site lights are proposed with a 3000K color temperature, which will have a warm white appearance.	
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.			No building-mounted fixtures are shown on the plan.	

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.			Light levels reach a maximum of 4.8 fc, which is within the approvable range. However, the light loss factor (LLF) shown on the plans is less than 1.	Revise the lighting plan to use a light loss factor (LLF) of at least 1.0.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.			The lighting plan is unclear about the fixture color/finish, but the pole color is intended to match the fixture color.	Revise the lighting plan to clearly note the proposed color/finish of the light 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.			Fixtures are proposed at a mounting height of 14' and 20', but the plan doesn't indicate if a base is proposed.	Revise the lighting plan to note whether bases are proposed for the light poles and indicate the base height.
30-31	*Guidelines for the Use of Decorative Landscape Lighting*			No decorative lighting is shown on the plan.	Revise the photometric plan to show all decorative lighting or include a note that no decorative lighting is proposed.
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."	The note does not appear on the plan.	Add the standard lighting note to the plan.	The plan has been revised to include the standard lighting note. However, the spillover of lighting onto Archer Ave. exceeds ½ footcandle.	See lighting spillover recommendation, above.
	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	A landscape plan has not been provided with the initial site plan submittal. A landscape buffer is shown along the frontage between the EC and the proposed development. Some street trees	Show street trees (3½" caliper, 35' on center) on the east side of the shared-use path along the Rt. 29 frontage.	A complete landscape plan has been provided with this submittal. The plan has been revised to identify the trees that were planted with the construction of the shared-use path and the trees in the landscape buffer along the frontage that are to remain. The plan also shows the	None.

	buildings into the existing environment of the corridor.	exist between the shared-use path and Rt. 29 but are being removed to accommodate the turn lane. Providing a row of shade trees on the east side of the shared-use path between the path and the landscape buffer would be consistent with Entrance Corridor frontage landscaping requirements.	Revise the site plan to identify the trees to remain within the 70’ buffer.	arrangement of trees proposed to fill the gaps within the buffer. Due to existing utilities, a row of shade trees has not been provided on the east side of the shared-use path. The proposed landscaping within the buffer area exceeds the spacing requirements established by the ordinance for frontage landscaping and is anticipated to effectively integrate the site into the surrounding context.	
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.				
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.				
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	Sidewalks are provided along the public travelways (Archer Ave., Leyden Dr., Leyden Ct, Calyx Dr., and Calyx Way). Sidewalks are also provided along the apartment buildings. Trees provided in these areas would double as interior road and pedestrian trees. Trees along	Show interior road trees (2½” caliper, 40’ on center) along the public travelways within the site. Show pedestrian trees (2½” caliper, 25’ on center) along the sidewalks	The landscape plan shows trees along Archer Ave. and Viola Dr. but the spacing regularly exceeds 40’ on center and the proposed caliper size is 2” not the required 2½”. The site layout surrounding the apartment buildings includes private travelways with parking on both sides and sidewalks between the	Revise the landscape plan to show the interior road trees at 2½” caliper and 40’ on center along Archer Ave. Revise the landscape plan to provide interior
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.	Archer Ave. would help soften the appearance of the long elevations of Buildings 5 and 6 and integrate the site entrance into the EC. Pedestrians would benefit from trees along the other public travelways and along the apartment buildings.	beside the apartment buildings.	buildings and parking rows. In addition to utilities, the updated site plan now shows patios and ground-mounted mechanical equipment in the spaces between the buildings and sidewalks, limiting the space available for plantings. The landscape plan has been updated to show trees in the available planting space along the north sides of Buildings 5 and 6 and between the dog park and the south side of Building 4 but no landscaping has been provided along sidewalks near Buildings 1, 2, and 3.The provided pedestrian trees do not meet the required spacing and size specifications, but this is not expected to be noticeable from the EC due to their placement behind buildings and the landscape buffer.	pedestrian trees in the available planting area near Buildings 1, 2, and 3.
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.	It is expected that portions of the parking areas north and west of Building 2 and east and west of Building 3 will be visible until the trees in the 30' landscaping buffer are established and mature. Therefore, sufficient parking lot trees are necessary to mitigate visibility from the EC. Shrubs are not expected to have a significant visual impact as viewed from the EC.	Show perimeter trees (2½" caliper, 40' on center) along the north, west, and south sides of the parking lots near Buildings 2 and 3.	The landscape plan shows trees in the landscape buffer along the north and west sides of the parking lot near Building 2. Trees have also been provided near the south and along the west side of the parking lot near Building 3.	None.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory	The longer building elevations within this site (Building 4, 5, and 6) face away from the EC. Views of the south elevation of Building 4 may be available through the on- and off-site wooded areas and views of the south elevations of Building 5 and 6 will be available	See interior road landscaping recommendation, above.	The landscape plan shows trees along Archer Ave. and the south side of Building 4. The provided trees are expected to help soften the appearance of the long elevations of Buildings 4, 5, and 6.	See interior road landscaping recommendation, above.

	buildings and structures; “drive thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	from the intersection of Rt. 29 and Archer Ave. Trees along Archer Ave. will help soften the appearance of the south elevations of Buildings 5 and 6.			
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.	A landscape plan has not been provided with the initial site plan submittal.	Provide a complete plant schedule on the landscape plan. Include only plant species found on the approved plant lists.	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.”	The note does not appear on the plan.	Add the standard plant health note to the plan.	The standard plant health note has been included on the plan.	None.
	***Site Development and layout,* Development pattern, Site Grading**				
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.	Much of the existing natural landscape will be lost with the proposed development. New grading and retaining walls are not limited; a significant amount of grading and retaining walls are proposed to accomplish the development. Contours are rounded throughout the site; however, top-of-wall and bottom-of-wall notes indicate a retaining wall height of 15’ between Building 3 and the EC. This wall is not terraced and is expected to be highly visible from the EC. Terracing and planting this wall to help integrate it into the surrounding context would be appropriate. The proposal includes a new site entrance from Rt. 29 and a public	Revise the site plan to show the retaining wall between the frontage and Building 3 terraced and landscaped.	The retaining wall between the frontage and Building 3 has only been terraced where it turns the corner at the south end. The landscape plan shows a row of trees and shrubs between the wall and the parking lot, and existing trees to remain are located west and south of the wall. However, over 200’ of wall is unterraced and the maximum height of the lower wall is 12’. It is anticipated that the trees along the stream at the base of the wall will provide a minimal level of mitigation.	Revise the site plan to terrace the retaining wall located between the frontage and Building 3 so that no portion of the wall exceeds 6 feet in height.
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 *Albemarle County Zoning Ordinance* 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.	travelway connecting at the southern property line to Archer Ave. This would complete the connection (proposed under a separate site plan) to Ashwood Blvd. The layout of buildings along the travelways is generally organized. Sidewalks are provided along the primary travelways and connect with existing sidewalks on Rt. 29 and the proposed sidewalks in the development to the south. Buildings 1-4 have elevations parallel to the EC, two with their long elevations and two with their short elevations. The appearance along the EC will change significantly with this development, but there are currently no significant views from the street that will be affected.			
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.				
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.	A 100’ buffer is shown along the Rt. 29 frontage, 70’ of which is to remain undisturbed. The remaining 30’ may be disturbed for grading within the development but must be replanted with a mixture of deciduous and evergreen shrubs	Maintain grading outside the driplines of trees to remain. Show tree protection fencing for the trees to remain in the 30’ buffer on, and coordinated throughout, the grading,	The site plan has been revised to show tree protection fencing for the trees to remain in the 30’ landscape buffer. On TMP 46-28B south of the Rt. 29 stormwater drainage outfall, the existing conditions sheet shows four trees within the 70’ undisturbed	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.	and trees. The site plan shows tree lines; however, it is unclear whether there are trees that are to remain near the boundary between the 70' undisturbed buffer and the 30' landscape buffer.	landscaping, and erosion and sediment control plans.	landscape buffer being removed. However, the proposed landscaping with the landscape buffer is expected to offset the removal of these trees.	
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.	Between Rt. 29 and Building 3, and mostly within the 100' buffer, is an existing VDOT stormwater basin which will be expanded as part of the proposed site development. The facility is currently enclosed with chain link fencing. Notes on the site plan state that "the landscape buffer may be modified or reduced where the facility is located and that landscaping will be added around the facility as permitted by County, VDOT, and DEQ regulations." Replacement of the chain link fencing with a material that has less negative visual impact and an arrangement of plantings that integrate the facility into the surrounding context would be appropriate. The site plan shows a second above-ground stormwater facility in Phase II of the development, west of Ridge Crest Drive and lots 1-5. The Phase II facility is not expected to have a visual impact on the EC street.	Replace the chain link fence around the VDOT stormwater facility with a material that has less negative visual impact. If existing chain link fencing is to remain, revise the site plan to show it.	The site plan has been revised to show that the chain link fencing around the VDOT stormwater facility will be replaced with black decorative fencing. The landscape plan shows a combination of existing tree lines to remain and proposed landscaping that is expected to better integrate the facility into the surrounding context.	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. The architectural design, building mass, roof mass, and level of articulation.
2. The anticipated visibility of the townhouse blocks and need for future ARB review.
3. The visual impact of the retaining wall west of Building 3 on the EC; the need for terracing.
4. Landscaping: The plantings proposed for the landscape buffer, perimeters of parking lots, and along sidewalks.

Staff recommends approval with the following changes:

1. Due to the proposed phasing, distance, and topography, ARB review of the townhouse blocks in Phase II and III is not required.
2. Revise the architectural drawings to indicate the proposed siding is Hardie/fiber cement.
3. Consider revising the siding colors to earth tones.
4. Consider revising the downspouts to a contrasting color.
5. Provide window glass specs confirming that VLT is not below 40% and VLR does not exceed 30%.
6. Revise the site plan to provide a detail for the trash compactor enclosure.
7. Revise the architectural drawings for the clubhouse to show the locations and heights of the roof-mounted mechanical equipment. Show how the equipment will be screened from view of the EC.
8. Revise the lighting plan so the spillover onto Archer Ave. is less than ½ footcandle.
9. Revise the lighting plans to include information on building-mounted fixtures.
10. Revise the lighting plan to use a light loss factor (LLF) of at least 1.0.
11. Revise the lighting plan to clearly note the proposed color/finish of the light fixtures.
12. Revise the lighting plan to note whether bases are proposed for the light poles and indicate the base height.
13. Revise the photometric plan to show all decorative lighting or include a note that no decorative lighting is proposed.
14. Revise the landscape plan to show the interior road trees at 2½" caliper and 40' on center along Archer Ave.
15. Revise the landscape plan to provide interior pedestrian trees in the available planting area near Buildings 1, 2, and 3.
16. Revise the site plan to terrace the retaining wall located between the frontage and Building 3 so that no portion of the wall exceeds 6 feet in height.

ATTACHMENTS

- Attach. 1: ARB-2024-61: Holly Hills Development Phase I – Final Site Plan
- Attach. 2: ARB-2024-61: Holly Hills Development Phase I – Architectural Drawings
- Attach. 3: ARB-2024-61: Holly Hills Development Phase I – Perspectives