ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2024-08: Old Ivy Residences Final Site Plan**
Review Type	Final Site Development Plan
Parcel Identification	06000-00-00-024C0, 06000-00-00-024C1, 06000-00-00-024C3, 06000-00-00-024C4, 06000-00-00-05100
Location	2441 Old Ivy Road, Charlottesville, VA and undeveloped land to the west and north (see Figure 1)
Zoned	Residential (R15), Entrance Corridor (EC). Site is subject to the proffers and general development plan of ZMA202100008.
Owner/Applicant	The Filthy Beast LLC, Father Goose LLC, and Beyer Family Investment Partnership L.P. / Dewberry (Pat Hill)
Magisterial District	Jack Jouett
Proposal	Request for initial site plan approval for a residential development consisting of 525 dwelling units on 35.37 acres, for a gross residential density of 14.8 units/acre. Dwelling units include a mixture of multifamily units, townhomes, and single-family detached residences with associated site improvements.
Context	The subject property is predominately comprised of undeveloped land, consisting of wooded and cleared areas as well as a pond. A 2-story Colonial Revival residence, built ca. 1937, and associated outbuildings are located near the southeastern edge of the subject property. East of the site are the Huntington Village townhouse community and the University Village condominiums. South of the site, across Old Ivy Rd., are large printing, storage, and distribution buildings that support the University of Virginia. The Rt. 29/250 Bypass and on-ramp are located west of the site, and additional undeveloped, wooded land is located north of the site.
Visibility	A work session with the ARB on January 16, 2024 determined expected visibility of the development. See “Project History” below.
ARB Meeting Date	March 18, 2024
Staff Contact	Mariah Gleason

PROJECT HISTORY

The Architectural Review Board (ARB) reviewed the initial site plan for Old Ivy Residences, under ARB-2023-86, on November 6, 2023 and voted 3:0 to recommend approval of the plan with recommendations and requirements.

On January 16, 2024, the ARB held a work session on the Old Ivy Residences Final Site Development Plan and voted unanimously that review of the final site plan and architecture will focus on the following parts of the development that are expected to be visible from the EC. A map delineating these areas is provided in Figure 2.

1. Apartment Building 1 requires ARB review.
2. Portions of Apartment Buildings 2 and 3, identified in yellow in Figure 2, require ARB review.
3. North and west building elevations of Apartment Building 4 require ARB review.
4. The EC guidelines should be met for the portions of parking areas between Apartment Buildings 1, 2, and 3 and west of Apartment Building 4 that will be visible from the EC to promote a coordinated and attractive appearance along the corridor.
5. The dumpster enclosure north of Apartment Building 1 and west of Apartment Building 4 requires ARB review.
6. Provide complete details, notes, and labels for the proposed recreation area west of Apartment Building 4.
7. Landscaping along the emergency access road should be consistent with EC guidelines for internal roads in areas where the existing tree buffer is located more than 10 feet from the road.
8. Regarding the nineteen single-family detached units located along the northwestern EC frontage and two units on the west end of the northernmost townhouse:
    a. These units require ARB review.
    b. More specificity is needed on the Yaupon Holly to understand its impact on visibility.
    a. The landscaping plan should show a denser mix of trees and shrubs within the 20-foot vegetated buffer area along the EC to promote a consistent appearance along the corridor and reduce the visibility of proposed buildings that will have their backs or sides oriented to the EC.
9. Regarding the dumpster enclosure in the northern corner of the site:
    c. The design of the dumpster enclosure requires ARB review.
    a. Landscaping around the dumpster enclosure should be coordinated with landscaping in the 20-foot vegetated buffer for a cohesive appearance along the EC.
10. The upper stories of Apartment Buildings 2, 3, and 5, identified in blue in Figure 2, require ARB review.

Figure 1: Project Location (shown bound in red).

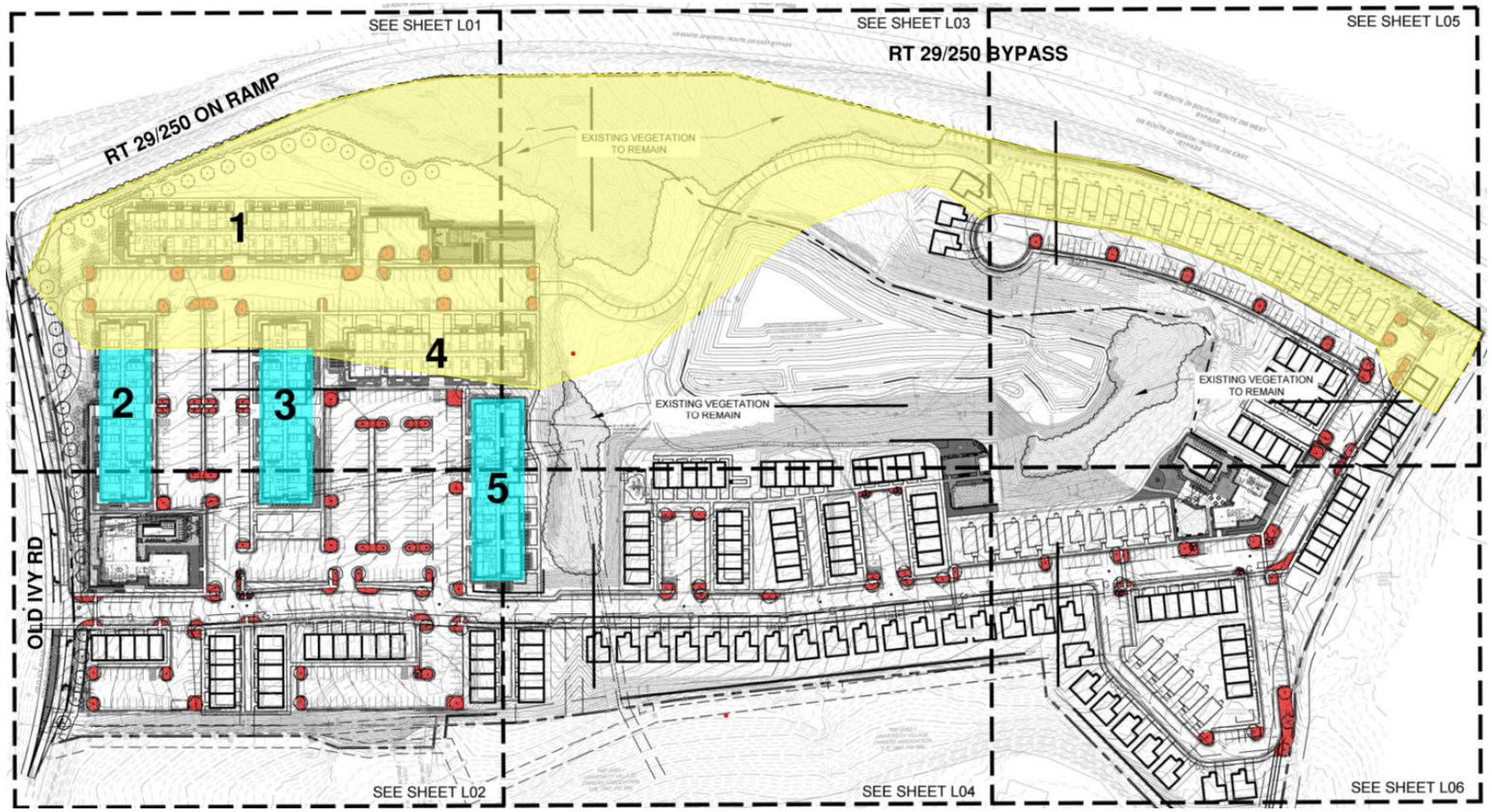

Figure 2: Parts of the Old Ivy Residences development that will be visible from the EC.
Yellow = visible; Blue = upper stories visible. (Note: Areas in red are part of the underlying site plan graphic.)

ANALYSIS

REF	GUIDELINE	ISSUE NOVEMBER 6, 2023	RECOMMENDATION NOVEMBER 6, 2023	ISSUE MARCH 18, 2023	RECOMMENDATION MARCH 18, 2023
	GENERAL GUIDELINES				
	Purpose				
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.	As noted during the rezoning process, the development is not organized into a predictable pattern. Townhouses are located in 3-4 pockets of the development, apartment buildings are oriented towards separate parking areas, and most buildings are oriented with their fronts away from the EC. The result may be a development with a disorderly appearance from the EC street. However, the impact on the EC may be reduced by wooded areas to remain, proposed landscaping, existing topography, and proposed grading. More information is needed to confirm which portions of the site and structures will be visible from the EC and their degree of visibility. Additionally, architectural designs were not provided with the initial site plan. It is not clear at this time how landscaping, architectural details, and/or design features will be used to create a sense of unity and cohesiveness throughout the development or how compatibility with historic sites will be established. Single-family detached units are proposed in multiple locations throughout the site. Although it is convenient to include them on the site	Provide architectural designs and a landscape plan with future submittals. The architectural designs should demonstrate how design elements that are characteristic of the corridor and larger regional context will be integrated into the development and how landscaping, architectural details, and/or design features will create a sense of unity and cohesiveness throughout the development. If the single-family detached units will be on individual parcels, note that they are being shown on the plan for information only and add a line that defines the area associated with the single-family detached units. Provide site sections to clarify which areas of the development will be visible from the EC.	Based on a work session with the ARB on January 16, 2024, Apartment Buildings 1 and 4, western portions of Apartment Buildings 2 and 3, single-family detached units 41-59, and townhouse unit 107 are expected to be visible from the EC in addition to associated site improvements. (See Figure 2 above.) Landscaping plans show dense landscape buffers that will considerably limit views to these structures, consistent with the existing character of the EC, wherein most structures have extremely limited visibility from the corridor. Proposed landscape buffers along the EC will use similar species and groupings. Also, color scheme option 1 for the apartment buildings and the colors for single-family detached and attached units show a coordinated color palette throughout the development. Together, the landscaping and building colors will promote a sense of unity and cohesiveness throughout the development. See architectural comments below.	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.				
	Compatibility with significant historic sites:				
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.	plan, they are not subject to EC requirements.			
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.				
	Compatibility with the character of the Entrance Corridor				
	Site development and layout				
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;	The concept plan approved with the rezoning included a conceptual grading plan. ARB staff comments during the rezoning noted that "the proposed grading is severe, suggesting that the rolling terrain that is typical of the area is not being preserved and that a continuous landscape will not be created" and recommended a layout that required less severe grading. Generally, the grading plan that was approved with the rezoning allows grading that would	Consider using less severe grading and more blended landforms onsite and along property boundaries. Revise retaining walls visible from the EC to not exceed 6 feet in height. Provide site sections and perspectives to clarify which areas of the	The applicant's comment response letter states that areas of steep grading have been limited to the extent practicable in areas that are visible from the EC. Grading plans show a softening of proposed contours between Apartment Building 1 and the EC. Revised retaining walls located along the EC have maximum heights of 4 and 5 feet, consistent with the EC guidelines. The proposed landscaping plan shows	None.

	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.	not typically be encouraged and, as a result, facilitates the placement and positioning of buildings that do not fully align with the EC guidelines. While some details of the conceptual grading plan have been improved to show greater consistency with the EC guidelines, others may intensify impacts on the EC. One improvement in the initial site plan is the tie-ins to existing contours that are more rounded than was previously shown. However, proposed retaining wall heights now reach a maximum of 10 feet compared to the 6 feet shown in the conceptual plan. The 10-foot walls are not terraced, and the plan does not demonstrate that they will be planted as prescribed by the EC guidelines. Overall, the combination of grading and retaining wall heights, lengths, and locations (10 feet high, 100-570 feet in length, and positioned along the edges of the subject property), show that the property will be disconnected from surrounding topography and unsupportive of a continuous landscape. The Rt. 29/250 Bypass is characterized by dense wooded buffers that limit views to buildings on both sides of the roadway. The right-of-way (ROW) along the subject property contains existing wooded areas and screening topography. Wooded areas are 20-90 feet deep with the narrowest areas	development will be visible from the EC. Provide a landscape plan and site sections showing how the landscaping within the development will promote visual order and continuity along the corridor.	existing vegetated areas to be retained along the EC. In areas where development is occurring along the EC, at the northern and southern ends of the property, the landscape plan shows informal, dense arrangements of a variety of layered evergreen and deciduous trees and shrubs that will considerably limit views of new buildings and features from the EC. Utilizing similar plant species and groupings in both areas will promote a cohesive, harmonious, and attractive appearance of the development from the corridor. Overall, the location of existing vegetated areas to remain and new landscaping is consistent with other developments located along the corridor.	
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.				
	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.				
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.	towards the northern property corner and widest areas at the EC on-ramp entrance along Old Ivy Rd. Topography and trees within the ROW will reduce visibility of the development. Onsite, the proposal preserves existing terrain and wooded areas along the southern half of the EC frontage, approximately 670 feet south of the northwestern property corner. Retained wooded areas will be approximately 15-280 feet wide, but generally 15 feet in areas abutting proposed apartment buildings, which will reduce the visibility of the development from the EC, consistent with the character of the corridor. In areas without onsite wooded buffers, the plan notes a 20-foot-wide vegetated buffer will be provided. The design of the vegetated buffer was not provided with this submission, but a dense planting scheme would be consistent with the character of the corridor and would reduce visibility of the proposed buildings, some of which are located approximately 30 feet from the EC ROW and have their backs and sides oriented to the EC. As the proposed combination of landscaping, grading, retaining walls, and building heights will impact the visibility of the development from the EC, more information is needed to confirm which features of the site and structures will be visible from the EC and their degree of visibility.			

	SPECIFIC GUIDELINES				
	Compatibility with significant historic sites				
	Structure design				
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.	Architectural designs were not provided with the initial site plan. Buildings around the subject property demonstrate a range of forms and scales. Building forms are generally rectangular but scales range from large format single-story printing, storage, and distribution centers, to 2- and 3-story attached townhomes, and 6-story condominium buildings. Across the EC, the St. Anne's-Belfield private school is developed as a campus, with large academic buildings clustered together, encircled by recreation and athletic facilities. Many surrounding developments use brick as part of the material palette.	None at this time.	Four- and five-story apartment buildings include or mimic traditional forms that are consistent within the local area. The vertical supports of the multi-story balcony structures, the shadows cast by the structures, and the rhythm of these features across the elevations recall the columns and colonnades found in much of the area's historic architecture. These features also help mitigate the mass of the buildings. Gabled roofs and dark shingles are also compatible with historic building forms and materials. Existing buildings along the EC use colors and materials that blend into wooded buffers. The color scheme offered in option 1 of the material board is consistent with this pattern of development. The use of the dark gray transitional material mimics natural shadows created in wooded areas and will allow the apartment buildings to blend more seamlessly and harmoniously into the backdrop of new and existing landscape buffers. Option 1 is also consistent with the color scheme of the rest of the development. Elevations for the single-family detached and attached structures show traditional forms, including the use of gabled roofs, consistent with other developments along the corridor.	Provide revised architectural drawings and elevations that align with color scheme option 1 for the apartment buildings. Provide complete material and color details for the roofs, sides, and backs of single-family detached units 41-59 and townhouse unit 107. Revise the design of the single-family detached and attached units to eliminate the use of arctic white siding on rear and side 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.	Architectural designs were not provided with the initial site plan so it is not known how form, shapes, scale, and materials will be used to provide continuity and compatibility throughout the development and relate to the local and regional contexts. Additional information is needed to confirm which features of the site and structures will be visible from the EC and their degree of visibility.	Provide site sections and perspectives to clarify areas of the development that will be visible from the EC. Provide architectural designs and a landscape plan with future submittals. Show how shapes, scale, and materials in visible areas will be used to provide continuity and compatibility throughout the development and relate		
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.		to the local and regional contexts.	Material and color information is provided for the fronts of single-family detached and attached units, but additional information is needed to understand proposed materials and colors for the roofs, sides, and backs of these buildings. Renderings of the single-family detached and attached buildings show the use of arctic white siding on the backs of some units. The arctic white color is expected to be noticeable through the landscape buffer. This is not consistent with the existing character of developments along the EC, which use colors that blend into wooded buffers. Building colors that blend into wooded buffers would be more appropriate.	
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.			The apartment building designs utilize windows, vertical elements that break up the length of the building, and color changes to promote a human-scaled design, avoid the appearance of blankness, and blend into the backdrop of proposed landscape buffers. Rear and side elevations of single-family detached and attached units use traditional forms and scales; however, many are generally blank, with few windows and minimal architectural detailing. Dense plantings in the proposed landscape buffer between these units and the EC, in addition to topography, will limit views to these units. The use of muted earth tone siding colors would further enhance this by blending structures into the backdrop of the proposed plantings, similar to existing buildings along the corridor.	None.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.				
14	Arcades, colonnades, or other architectural connecting devices should be used to unify			Architectural designs do not include arcades, colonnades, or similar architectural	None.

	groups of buildings within a development.			features.	
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.			Building forms are not representative of trademark buildings.	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 regarding window glass was not included in the submission materials. More information is needed to evaluate this criterion.	Provide information, materials, or notes demonstrating compliance with EC window glass criteria.
	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.	Although dumpster areas are located along the EC, a combination of existing wooded buffers in the ROW and proposed grading and landscaped buffers on the subject property may screen these features from view of the EC. The applicant has also indicated in conversations with staff that screening will be added around the refuse areas.	Provide materials detailing how refuse areas will be screened from the EC. Locate mechanical equipment to eliminate visibility from the EC and, on the site and architectural plans, show all equipment locations with complete details on proposed screening.	Although proposed landscaping in buffers along the EC will considerably limit views to dumpster enclosures, the enclosures may be intermittently visible in winter months and until proposed plantings mature. Details on the design of the dumpster enclosures are provided on Sheet C-503 of the plan, indicating that the sides of the enclosure will be painted to match exterior Hardie siding shown on the architectural material boards. However, multiple Hardie colors are shown on the boards – arctic white, pearl gray, and night gray. More clarity is needed to understand the paint color of the dumpster enclosure. Arctic white would not be an appropriate color for these features as the light color would draw attention to them instead of eliminating visibility. The layout for the active recreation area west of Apartment Building 4 is provided on Sheet L13 of the site plan. Map labels indicate the pickleball court and dog park	Revise the dumpster enclosure detail on Sheet C-503 to identify a paint color that is compatible with the color scheme of the development and the existing character of the corridor. Provide details for structural features, including but not limited to fencing, shade, and hanging features, proposed within the recreation area west of Apartment Building 4.
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.				

				areas will be fenced and that trellis and similar shade and hanging features will be incorporated into the design of the recreation area. Design details for these features are not included in the plan. More information is needed. Screening shrubs, densely vegetated buffer areas, and retaining walls are expected to eliminate views of compressor pads and proposed pad-mounted utility boxes from the EC.	
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 plan does not include the standard mechanical equipment note.	Include the standard mechanical equipment note on the site plan and architectural drawings.	The standard mechanical equipment note is provided on Sheets C-122 through C-127.	None.
	Lighting				
	General Guidelines				
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	A lighting plan was not included in the initial site plan.	Provide a lighting plan with future submittals that satisfies all guidelines requirements.	Along the EC, lighting will be contained on the site, except for an area near the dumpster enclosure in the northwest corner of the property. Light in this area will be 0.1-0.2 footcandles at the property line, which is inconsistent with the existing character of the EC. However, dense plantings proposed in this area are expected to mitigate this spillover onto the EC.	None.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.			Product descriptions in the Luminaire Schedule on Sheet SL102 indicate that lights will be full cut-off.	None.
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.			Lights levels shown on the plan do not exceed 15 footcandles.	None.
25	Light should have the appearance of white			Color temperatures for each of the three	Revise the lighting plan

	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.			light fixtures are not indicated on the plan.	sheets to show that the color temperatures for each of the light fixtures is between 2000 and 3000K.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.			Although the plan does not indicate the color of free-standing pole mounted light fixtures T3 and T3-2, these fixtures are available in bronze and black, either of which would be consistent with this guideline.	Revise the plan to identify a consistent color for free-standing pole mounted light fixtures within the development. Acceptable colors include dark bronze, black, and dark brown.
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.			Freestanding, pole-mounted light fixtures are proposed at a 25-foot mounting height, which exceeds the 20-foot maximum of this guideline and is taller than what is normally approved. In areas that are not visible from the EC or where structures impede their view from the EC, 25-foot pole heights may be acceptable. In areas that are visible from the corridor, such as areas west of Apartment Building 4 or south of Apartment Building 1, pole-heights should not exceed 20-feet, as portions of the EC are lower in topography than onsite areas, allowing potential views to the undersides of light fixtures, even though they are full cutoff fixtures.	Revise the site plan to limit free standing, pole-mounted light fixtures to a maximum of 20 feet in height in areas that are visible from the EC and not obstructed from view by buildings.
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.				
29	The following note should be included on the lighting plan: “Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining			The standard lighting plan note is provided on the site plan layout sheets (Sheets C-122 through C-127) but not the lighting plan sheets (Sheets SL101-SL103), where it is more contextually appropriate.	Revise Sheets SL101-SL103 to include the standard lighting note.

	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."				
	Guidelines for the Use of Decorative Landscape Lighting				
30	light used for decorative effect shall: a. be compatible with the character of the Entrance Corridor. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, use, size, scale, color, and brightness. b. impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.			Decorative lighting is not shown on the plan; however, the applicant has indicated that string lights are planned in the fire lounge portion of the recreation area west of Apartment Building 4.	Revise the lighting plan sheets to include lighting proposed in the recreation area west of Apartment Building 4. Provide details, notes, and specifications for proposed lighting within the recreation area west of Apartment Building 4, demonstrating compatibility with the EC guidelines.
31	Where used for decorative effect, outdoor light fixtures shall: a. be equipped with automatic timing devices and shall be extinguished between the hours of 11:00 p.m. and dawn. b. be shielded and focused to eliminate glare. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc. c. be cutoff luminaires, aimed so as not to project their output beyond the objects intended to be illuminated; or non-cutoff luminaires, equipped with glare shields, visors, barn doors, and/or other similar shielding accessories as required to meet the following criteria: Light distribution from all lighting installations shall be cut-off at all angles beyond those required to				

	restrict direct illumination to within the perimeter of the landscape feature being illuminated. d. never exceed 3,000 lumens. Further restrictions on lumens may be imposed by the ARB. e. not be modified to reflect seasonal colors. f. be of a number that is compatible with the scale of the object and the development to be illuminated, such that the light emitted will not over-illuminate or overpower the site, as determined by the ARB.				
	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 (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	A landscape plan was not included in the initial site plan, although the plan shows 15-20 foot wooded and vegetated buffers are provided between the EC street and adjacent residential developments. The locations of proposed buffers are consistent with the existing character of the corridor; however, the design of the vegetated buffer was not provided with this submission. A dense planting scheme would be consistent with the character of the corridor and would reduce visibility of proposed buildings, some of which are located approximately 30 feet from the EC ROW and have their backs or sides oriented to the EC.	Provide a landscape plan with future submittals. Include trees and plantings that can provide a dense, planted buffer between the EC and proposed structures.	Retained wooded areas along the EC are consistent with the existing character of the corridor. Areas where landscaping is proposed at the southern and northern ends of the development consist of dense, diverse varieties of evergreen and deciduous trees and shrubs, having a mix of heights, and organized in informal linear arrangements. Although proposed trees are smaller than 3½ inch caliper, the density of the planting and their layering exceeds the guideline requirements. The use of similar species and arrangements along the EC supports a consistent and attractive appearance of the development along the corridor.	None.

	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.	No interior roads are proposed.	None at this time.	Interior emergency access roads located along the middle portion and southern end of the EC frontage will use grass pavers. From the EC, these features will resemble grassy lawns instead of paved vehicular ways. Thus, landscaping along these roads is not necessary. If, during the course of the final site plan review, the surface material of the emergency access roads is altered, this guideline will need to be reviewed again. Other interior roads within the development are not expected to be visible from the EC.	None at this time.
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.	A landscape plan was not included in the initial site plan. It is anticipated that some of the proposed pedestrian ways, parking areas, buildings, and other structures will not be visible from the EC given proposed grading and landscaping. These guidelines can be assessed when visibility of these features is better understood.	None at this time.	Pedestrian paths that are expected to be visible from the EC, separate from those adjacent to parking areas, include sidewalks on the west and south sides of Apartment Building 1 and those north of Apartment Building 4. Landscaping west of Apartment Building 1 includes a dense mix of evergreen and ornamental trees. Although the trees are specified at a smaller planting size (½ inch), the 5-10 foot spacing will result in a greater quantity of trees, and the irregular planting pattern is appropriate for the context. Landscaping along the pedestrian way south of Apartment Building 1 lacks trees; however, a drainage pipe runs parallel to the sidewalk and other groups of trees are proposed nearby, limiting views of this feature from the EC.	Provide medium trees planted parallel to the pedestrian way along the northern side of Apartment Building 4 (approximately 110 feet). Trees should be at least 2½ inches caliper and located at least every 25 feet on center.

				The pedestrian way north of Apartment Building 4 also lacks trees and views to this feature are not hidden by nearby landscaping.	
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.			Regularly spaced interior parking lot trees are provided in visible parking areas between Apartment Buildings 1, 2, and 3 and west of Apartment Building 4 at the specified planting size and at a rate that exceeds the EC requirement (approximately one tree for every 7 parking spaces). The proposal does not include traditional parking lots – paved areas with back-to-back rows of parking spaces. Instead, parallel parking spaces are laid out on either side of an internal vehicular travelway. With this layout, parking perimeters coincide with the locations of buildings and emergency access road connections. Buildings, interior parking lot trees located at the corners of the parking lot area, and dense landscape buffers between the parking areas and EC will help limit views to parking areas from the EC.	None.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures;			Landscaping between the EC and visible apartment buildings consists of a diverse variety of evergreen and deciduous trees and shrubs. Groups of plantings are organized into informal linear tiers, often pairing evergreen species with ornamental trees and layering species that have different heights. This will effectively soften and limit views to the apartment buildings through all seasons.	None.

	dumpsters, accessory buildings and structures; “drive thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.			Single-family detached and attached units along the EC will use landscaping similar to that proposed around the apartment buildings, described above, in addition to other shrub species, promoting visual order and consistency along the development’s EC frontage. The variety of proposed landscaping will also soften and limit views to these residential units. Views from the EC to the dumpster enclosure north of Apartment Building 1 and to the recreation area west of Apartment Building 4 are limited by a mix of evergreen, large, and ornamental trees. Shrubs, located along retaining walls used to support the dumpster and recreation area, are unlikely to limit views to these features but will soften and screen the retaining wall structures. Around the dumpster enclosure in the northern corner of the site, proposed landscaping is predominantly comprised of evergreen species, with shade and ornamental trees nearby, limiting views from the EC throughout the year, particularly once shrubs and trees mature.	
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 was not included with the initial site plan.	Provide a landscape plan with future submittals. Include a plant list that aligns with the county’s approved plant list.	The planting lists contained on Sheets L07 and L07B propose tree species that align with the county’s approved planting list; however, more than half of the proposed shrub species do not align with the list. Also, the common name for the Ilex Opaca species should be identified as “American Holly” instead of “Foster Holly”.	Revise the landscape plan to use shrub species that align with the county approved planting list. Revise the common name for the Ilex Opaca species to “American Holly” in the Landscaping Schedules on Sheets L00

					and L07.
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 required note is not provided on the plan.	Include the standard planting note on the site plan.	This note has been added to landscaping sheets (Sheets L00-L06) as Note 6; however, there is a clerical error in the note, reading "…to be pruned manually…" instead of "…to be pruned minimally…". The note is also found on the site plan layout sheets (Sheets C-122 through C-127), using the correct language.	Revise Note 6 on landscaping sheets L00-L06 to align with the required plant health note.
	Site Development and layout				
	Development pattern				
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	Generally, the proposed development does not have a relationship with the EC. Roadways within the development are not arranged in an ordered or predictable pattern and many buildings turn their backs or sides to the EC. However, the layout of the roads and buildings is consistent with the concept plan that was approved with the rezoning. Sidewalks are provided around buildings and throughout the development. The development also proposes a new sidewalk along Old Ivy Rd., from the southeastern corner of the property, ending approximately 120 feet east of the EC on-ramp. A segment of the Rivanna Trail is also located on the property. It will be relocated in coordination with the Rivanna Trails Foundation and County Parks & Recreation staff. Open spaces on the property are generally located in the center of the	None at this time.	The organization of the structures and features within the development remains consistent with the concept plan that was approved with the rezoning and the initial site plan. Locations where existing vegetation is being retained and new landscape buffers are proposed are consistent with the existing character of the EC, providing continuity within the corridor.	None.

	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.	development around an existing pond and along the EC while proposed improvements and buildings are located along property edges. The plan retains existing wooded areas along most of the EC frontage, except for approximately 670 feet at the northern end. A 20-foot-wide vegetated buffer is labelled in this area, but details on its composition have not yet been submitted. No significant views or vistas have been identified to date on this property.			
	Site Grading				
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.	The development will retain portions of existing wooded areas on the property, although notes, locations, or tree protection details are not currently provided on the plan to ensure that these areas will not be harmed during construction.	Revise the plan to include tree protection fencing details and locations on the grading, landscaping, and erosion and sediment control plans.	The development will retain portions of existing wooded areas on the property. These areas are identified on plan sheets as "existing vegetation to remain". A tree protective fencing detail is provided in the final site plan. The grading plan includes notes on Sheets C-141 though C-146 indicating that "tree protection fencing shall be placed along the limits of disturbance adjacent to existing trees to remain". The language for preservation areas should be consistent throughout the plan to avoid confusion in whether trees or all vegetation is being preserved. Grading and landscaping sheets also show conflicts between grading and preservation areas. For example, Sheets C-141 and L00 show grading proposed beyond the limits of disturbance and within preservation areas and Sheet C-144 shows the limits of disturbance extending into a preservation	Revise notes on Sheets C-141 through C-146 to refer to areas being preserved as "existing vegetation to remain". Remove conflicts between areas of disturbance and tree preservation areas on Sheets C-141, C-144, L00 and wherever else conflicts occur.
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.				

				area.	
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	A large existing pond and two smaller, seasonal ponds are located near the center of the subject property. The grading plan shows steep slopes existing on the northern side of the pond. Proposed grading will significantly increase the slopes to extend around the northern half of the pond areas and create slopes ranging between 21.2% and 51.7%. Overall, the plan shows that the ponds will continue to serve as a natural drainage feature. The ponds are not expected to be visible from the EC.	None at this time.	Existing ponds near the center of the site will be used for surface drainage. These ponds are not expected to be visible from the EC.	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. Arctic white siding on single-family attached and detached units.

Staff recommends approval with the following conditions:

1. Provide revised architectural drawings and elevations that align with color scheme option 1 for the apartment buildings.
2. Provide complete material and color details for the roofs, sides, and backs of single-family detached units 41-59 and townhouse unit 107.
3. Revise the design of the single-family detached and attached units to eliminate the use of arctic white siding on rear and side elevations.
4. Provide information, materials, or notes demonstrating compliance with EC window glass criteria.
5. Revise the dumpster enclosure detail on Sheet C-503 to identify a paint color that is compatible with the color scheme of the development and the existing character of the corridor.
6. Provide details for structural features, including but not limited to fencing, shade, and hanging features, proposed within the recreation area west of Apartment Building 4.
7. Revise the lighting plan sheets to show that the color temperatures for each of the light fixtures is between 2000 and 3000K.
8. Revise the plan to identify a consistent color for free-standing pole mounted light fixtures within the development. Acceptable colors include dark bronze, black, and dark brown.
9. Revise the site plan to limit free standing, pole-mounted light fixtures to a maximum of 20 feet in height in areas that are visible from the EC and not obstructed from view by buildings.
10. Revise Sheets SL101-SL103 to include the standard lighting note.
11. Revise the lighting plan sheets to include lighting proposed in the recreation area west of Apartment Building 4.
12. Provide details, notes, and specifications for proposed lighting within the recreation area west of Apartment Building 4, demonstrating compatibility with the EC guidelines.
13. Provide medium trees planted parallel to the pedestrian way along the northern side of Apartment Building 4 (approximately 110 feet). Trees should be at least 2½ inches caliper and located at least every 25 feet on center.

14. Revise the landscape plan to use shrub species that align with the county approved planting list.
15. Revise the common name for the Ilex Opaca species to “American Holly” in the Landscaping Schedules on Sheets L00 and L07.
16. Revise Note 6 on landscaping sheets L00-L06 to align with the required plant health note: “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.”
17. Revise notes on Sheets C-141 through C-146 to refer to areas being preserved as “existing vegetation to remain”.
18. Remove conflicts between areas of disturbance and tree preservation areas on Sheets C-141, C-144, L00 and wherever else conflicts occur.

ATTACHMENTS

Attach. 1: ARB-2024-08 Old Ivy Residences - Final Site Plan Attach 1a Attach 1b

Attach. 2: ARB-2024-08 Old Ivy Residences - Site Sections, Perspectives, and Elevations

Attach. 3: ARB-2024-08 Old Ivy Residences - Material Board