The Town of Tree Hill

A New Settlement for Tree Hill

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Tree Hill is one of the most important development sites in Varina and in Henrico. Only 5 miles from the center of Richmond, the site is rich in both scenic views and historical significance. The founders of the new Town of Tree Hill—Gray Land and Development Company—understand the importance of the work they will undertake on this site, and they pledge to follow four guiding principles throughout the process of building Tree Hill.

- *To Respect* Tree Hill's neighbors, Tree Hill's history, Tree Hill's natural topography, and the Varina District's long-term plan for the area's future.
- *To Create* a sense of place for Tree Hill's residents and for visitors from across Varina and the region at large.
- *To Enhance* the natural beauty of the site's river edge and provide access to residents and visitors to the James River.
- *To Celebrate and Preserve* the rich history that the site contains.

The remainder of this volume outlines how the founders intend to make this vision a reality, and is made up of four components:

- *Master Plan*
- *Design Code*
- *Thoroughfare Standards*
- *Landscape / Open Space Plan*

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Tree Hill Master Plan

Tree Hill Master Plan

The Tree Hill Master Plan is an illustration of the Tree Hill vision. Working within the framework of New Urbanism, a powerful town planning approach, the internationally acclaimed planning firm Duany Plater-Zyberk & Company has created a true community for Tree Hill's residents while also respecting the site's neighbors, celebrating the site's history, and enhancing and making accessible the waterfront for residents and visitors.

Pedestrian-Oriented

Because of a more traditional block structure and building styles that celebrate the streetscape, walking is an enjoyable and purposeful activity in Tree Hill. Tree Hill residents can walk to the town square, village green, or the elementary school and playground in 5 minutes or less, and to the 150 acre Nature Area or other neighborhood greenspace in 3 minutes or less.

Mixture of Uses

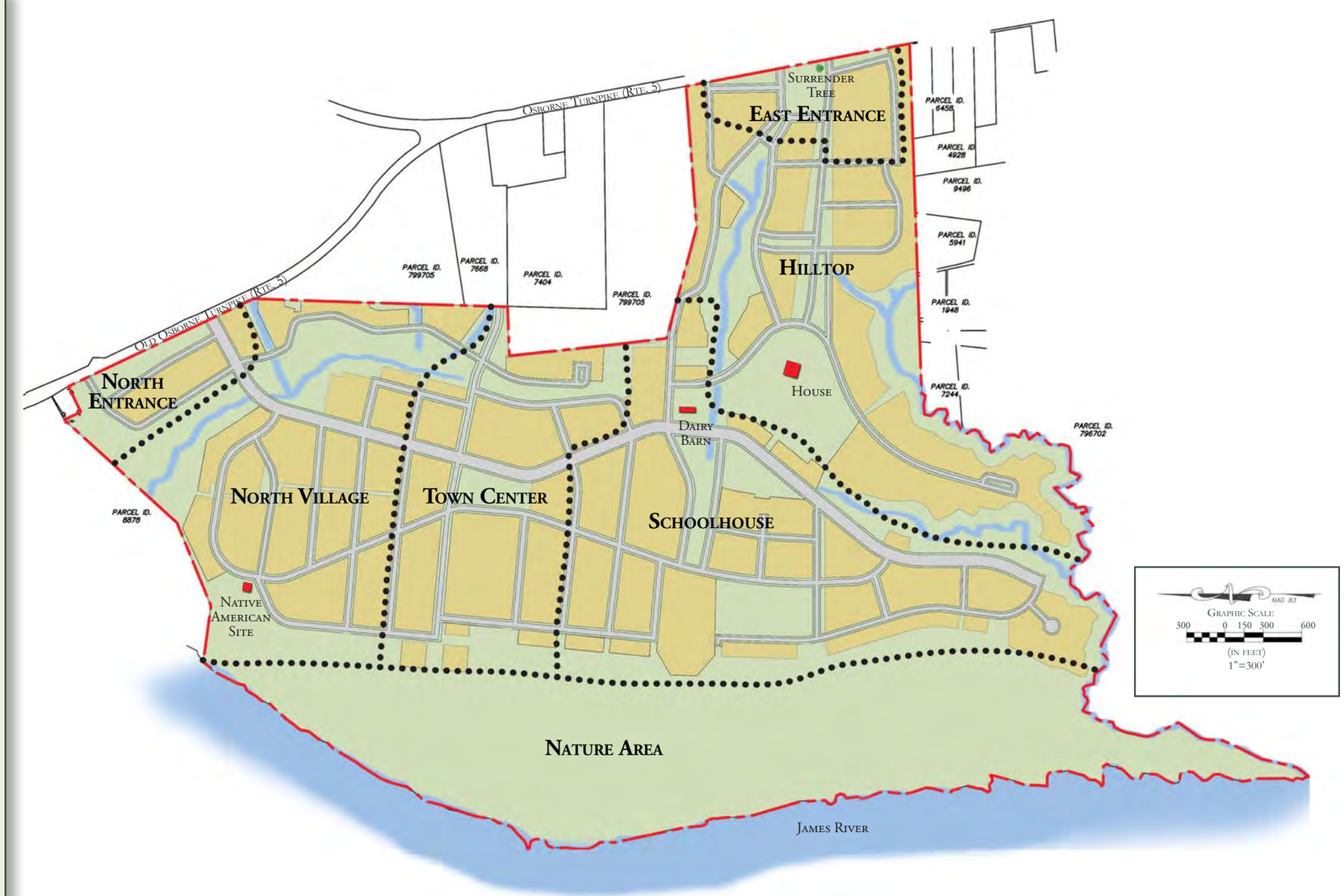
Tree Hill purposefully mixes office and retail space within residential areas, providing opportunities for residents to walk to shops and employment centers.

Distinct Neighborhoods

Within Tree Hill, distinct neighborhoods provide opportunities for very different lifestyles. From the more traditional, family-friendly Hilltop Neighborhood, to the energetic, mixed-use Town Center, Tree Hill will serve residents with very different lifestyles and ages.

Strong Visual Axes

The history and topography of Tree Hill influenced the Master Plan to include several visual axes. The first connects the historic Osborne Turnpike and Surrender Tree to the Tree Hill House; a second axis runs from the Tree Hill House to the restored 1920s Dairy Barn, through the Town Square and to the Native American Site, finally terminating visually at the skyline of Richmond in the distance.



Tree Hill Development Program

Tree Hill Development Program

Tree Hill will likely develop as a community over the course of 10 or more years. Given this extended timetable, the program for Tree Hill must provide flexibility for the town founders to respond to changing market demands. At the same time, Henrico County and its citizens require a relatively fixed understanding of what will be built on the site. To balance these two needs, a simple mechanism is proposed.

First, Tree Hill will have a maximum residential program of 2,770 dwelling units.

Second, each neighborhood within Tree Hill will have its own residential program. These neighborhood-level residential programs can be adjusted upward by no more than 25%. When a neighborhood's residential program is adjusted upward, the programs in other neighborhoods are reduced by a like amount, with the developer determining the amount of reduction for each neighborhood so affected.

Third, the commercial programs within the Hilltop, Schoolhouse and North Village neighborhoods will not exceed the amounts shown in the table to the right.

Finally, the overall program for Tree Hill (including commercial, residential and civic uses) is structured to generate no more than 6,200 PM peak hour trips, as defined by the Traffic Impact Analysis that accompanies this volume.

Note:

Civic uses may be placed within any Tree Hill neighborhood with the approval of the Town Architect.

Development Program

Neighborhood	Residential (Units)	Commercial (KSF)	Additional Requirements
East Entrance	45	185	
Hilltop	250	15	At least 75% of the units in the Hilltop Neighborhood shall be single-family detached dwellings.
Schoolhouse	575	15	No more than 30% of the dwelling units in the Schoolhouse Neighborhood may be multi-family. No more than 80% of the dwelling units may be of a single building type, as defined by the Design Code.
Town Center	975	620	
North Village	925	15	No more than 80% of the dwelling units within the North Village may be of a single building type, as defined by the Design Code.
North Entrance	0	310	While current program calls for no residential units in the North Entrance, as many as 150 dwelling units may be built, offset by reductions in other neighborhood programs.
Total Development	**2,770 max**	**1,160**	

Tree Hill Parking Summary

	Residential			Commercial				
NEIGHBORHOOD	DWELLING UNITS	COUNTY PARKING RQMT	OFF-STREET PARKING PROVIDED	SQUARE FOOTAGE (000s)	COUNTY PARKING RQMT	OFF-STREET PARKING PROVIDED	OVER/ (UNDER) COUNTY RQMT	AVAILABLE ON-STREET PARKING
East Entrance	45	60	60	185	680	450	(230)	250
Hilltop	250	480	480	15	60	30	(30)	500
Schoolhouse	575	775	775	15	60	30	(30)	350
Town Center—Mixed Use Blocks	870	1,220	1,220	320	1,280	240	(1,040)	1,170
Town-Center—Townhomes	105	145	145	N/A	N/A	N/A	N/A	N/A
Town Center—Corporate HQ	N/A	N/A	N/A	300	1,000	1,000	0	N/A
North Village	925	1,275	1,275	15	60	30	(30)	150
North Entrance	N/A	N/A	N/A	310	1,030	1,030	0	0
TREE HILL TOTAL	2,770	3,955	3,955	1,160	4,170	2,810	(1,360)	2,420

Notes:

· All residential parking will be provided off-street according to county requirements. The residential program assumed to calculate this parking summary includes 220 single-family detached homes, 1,900 2+ bedroom units (residential townhomes, live/work townhomes, or multi-family units) and 650 1 bedroom units (residential townhomes, live/work townhomes, or multi-family units).

· The East Entrance will contain a mixture of retail, office and residential uses, each with different peak hours. On-street parking shown includes parking on both sides of roads with frontage on East Entrance parcels.

· Some streets within the Hilltop, Schoolhouse and North Village neighborhoods are currently planned with a single lane of parking. These streets may be widened with a second lane of parking, thereby increasing on-street parking capacity.

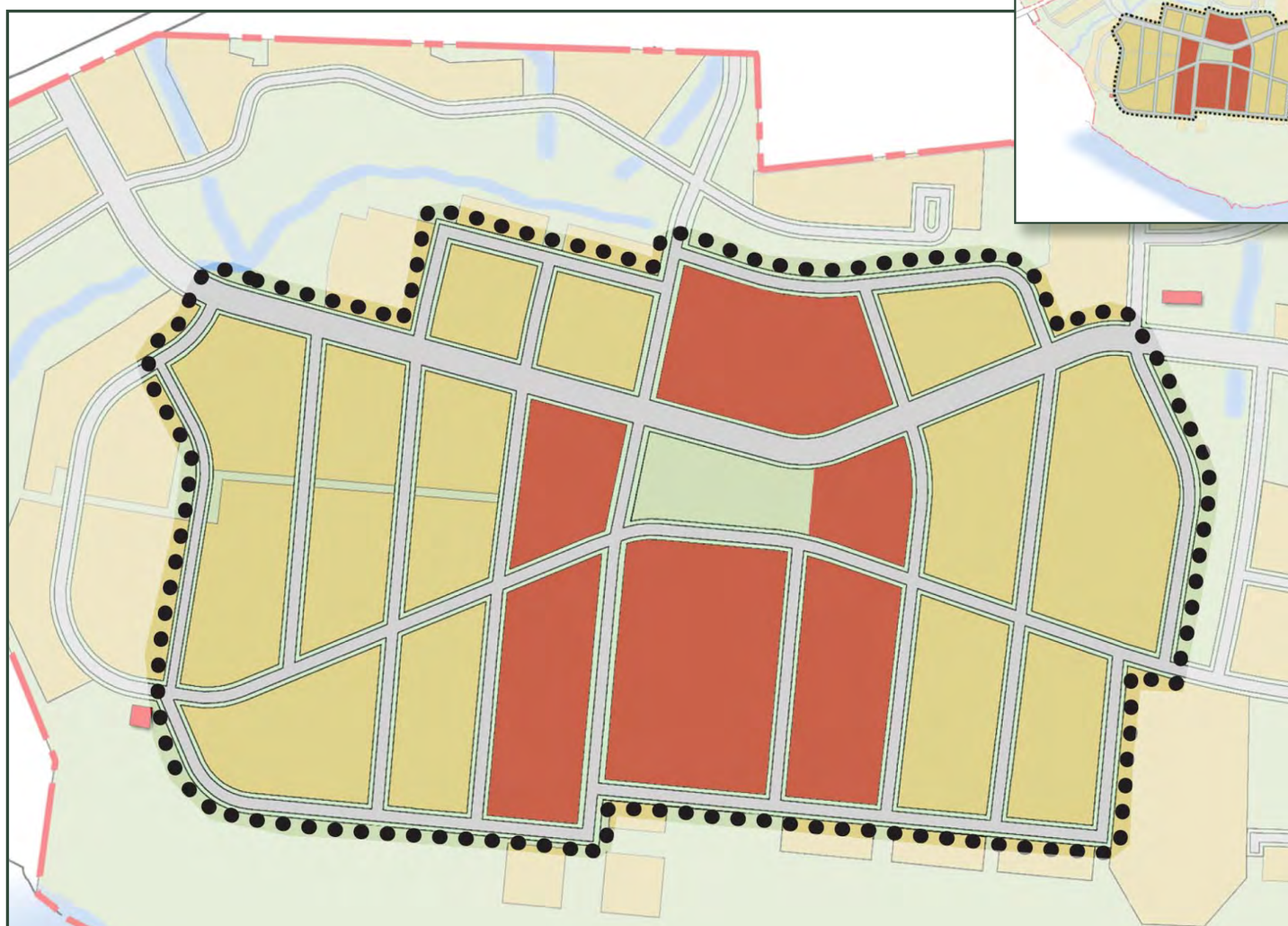
· In the three essentially residential neighborhoods (Hilltop, Schoolhouse, North Village), off-street parking has been limited in order to avoid "7-11" type parking lots and to promote "corner stores" that blend in with their surroundings and depend upon foot traffic. No individual commercial location in these neighborhoods may be greater than 5,000 sq. ft., and on-street parking is more than sufficient to meet overall parking requirements.

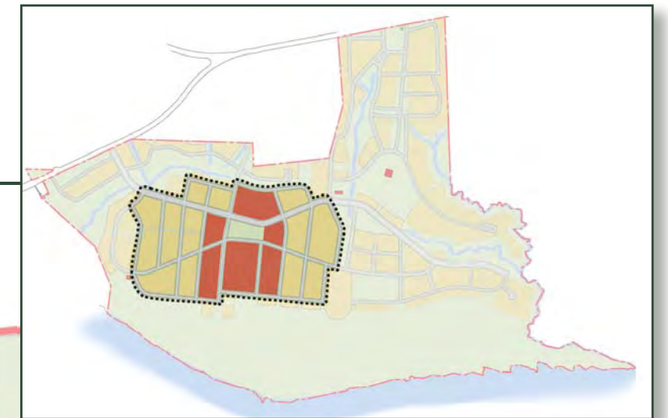
· On-street parking within 1000' of the Town Center has been counted within the Town Center. See Town Center exhibit on the following page.

Town Center Parking - Mixed-Use Blocks

Mixed-Use Blocks

1000' Range, adjusted for local conditions





Parking Strategy
Town Center Mixed-Use Blocks

Program and Parking Requirements

Residential:	870 units
	1,220 spaces
Commercial:	320,000 s.f.
	1,280 spaces
Total Parking Requirement:	2,500 spaces

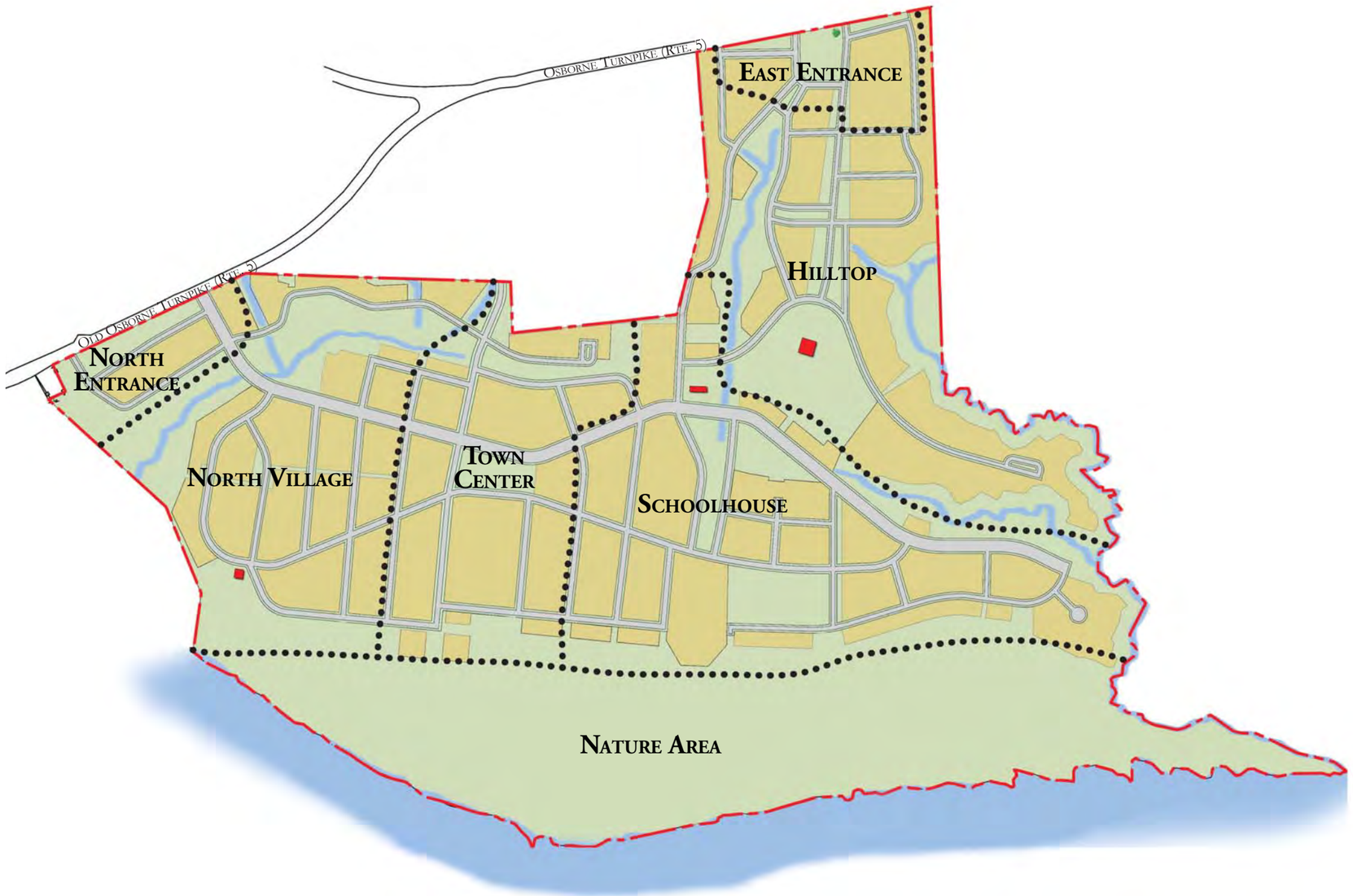
Parking Provided

Off-Street:	1,460 spaces
- Structured:	900 spaces
- Interior surface lot:	560 spaces
On-Street:	1,170 spaces
- Same block:	370 spaces
- Additional parking within 1000':	800 spaces
Total Parking Provided:	2,630 spaces

Notes:

- Assumes 80% of residential units are 2+ bedrooms.
- Assumes that commercial program includes 170,000 s.f. retail, 120,000 s.f. office, and 30,000 s.f. restaurant.

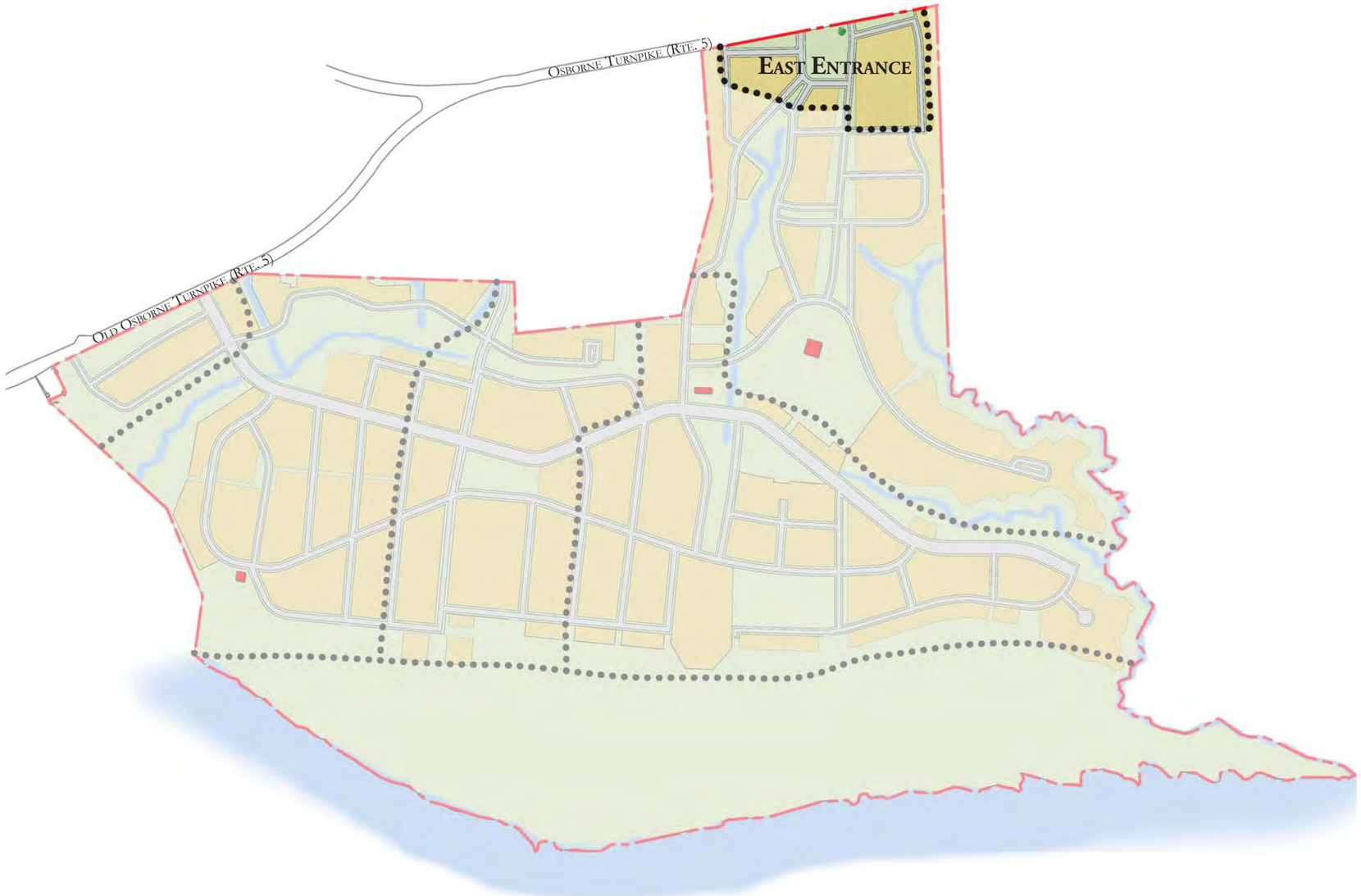
Tree Hill Development Summary



Gross Land Acreage	530.9	ac.
Rights of Way	82.6	ac.
Flood Plain	130.1	ac.
Gross Developable Blocks	318.2	ac.
Common Area / Open Space	119.6	ac.
Net Buildable Land Area	198.6	ac.
Proposed Development		
Residential Unit	2,770	du
Density	8.7	du/ac.
Retail	370,000	sf
Office	790,000	sf
Total Commercial	1,160,000	sf
Off-Street Parking	6,765	spaces
On-Street Parking	2,420	spaces
Building Footprint	51.8	ac.
Site Coverage	26%	

NOTE: Information shown represents one potential development scenario and is subject to change.

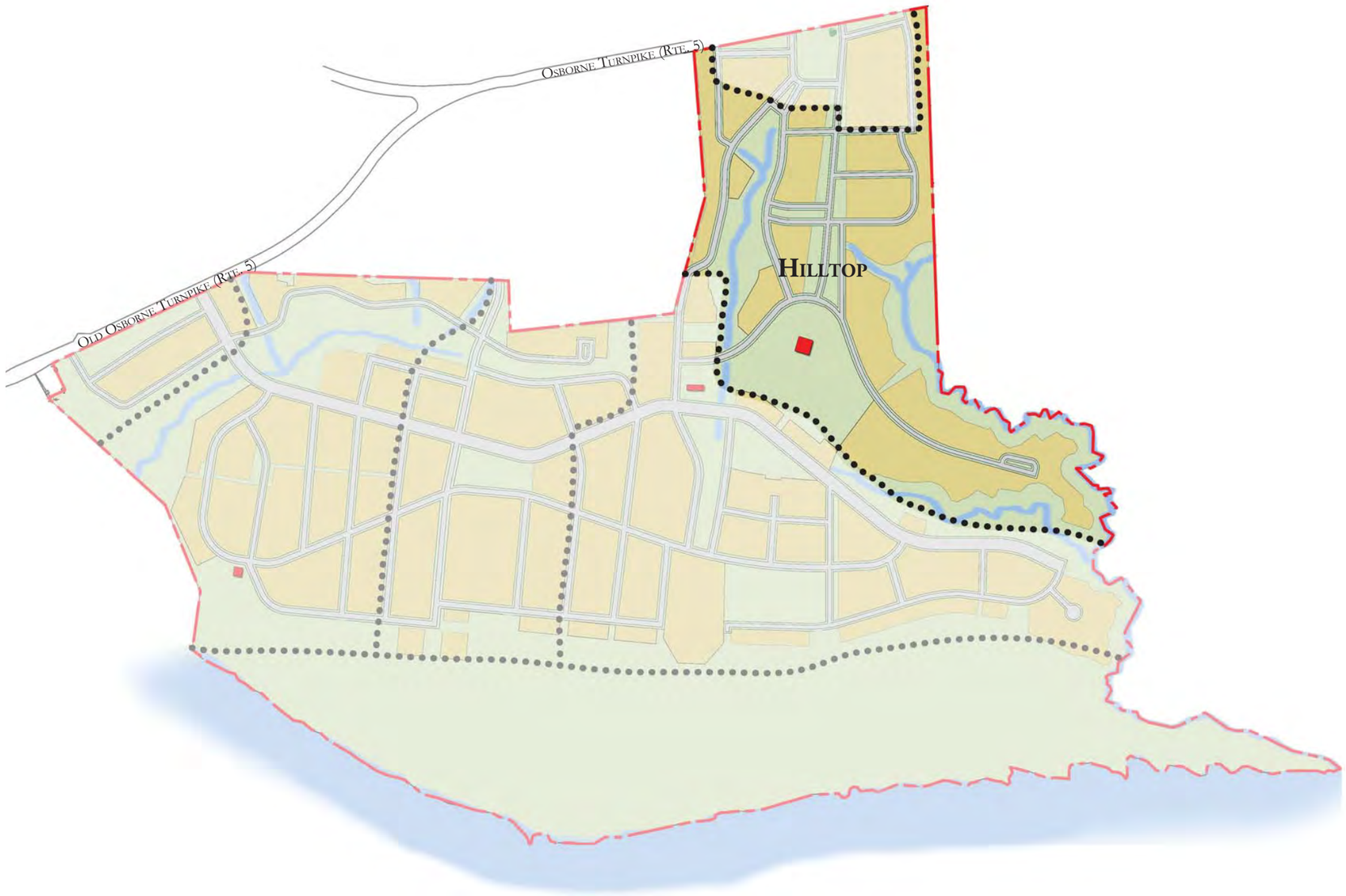
East Entrance Development Summary



Gross Land Acreage	15.8	ac.
Rights of Way	3.4	ac.
Gross Developable Blocks	12.4	ac.
Common Area / Open Space	3.8	ac.
Net Buildable Land Area	8.6	ac.
Proposed Development		
Live/Work Units	45	du
Density	3.6	du/ac.
Retail	125,000	s.f.
Office	60,000	s.f.
Off-Street Parking		
Residential	60	spaces
Commercial	450	spaces
On-Street Parking	250	spaces
Building Footprint	2.9	ac.
Site Coverage	34%	

NOTE: Information shown represents one potential development scenario and is subject to change.

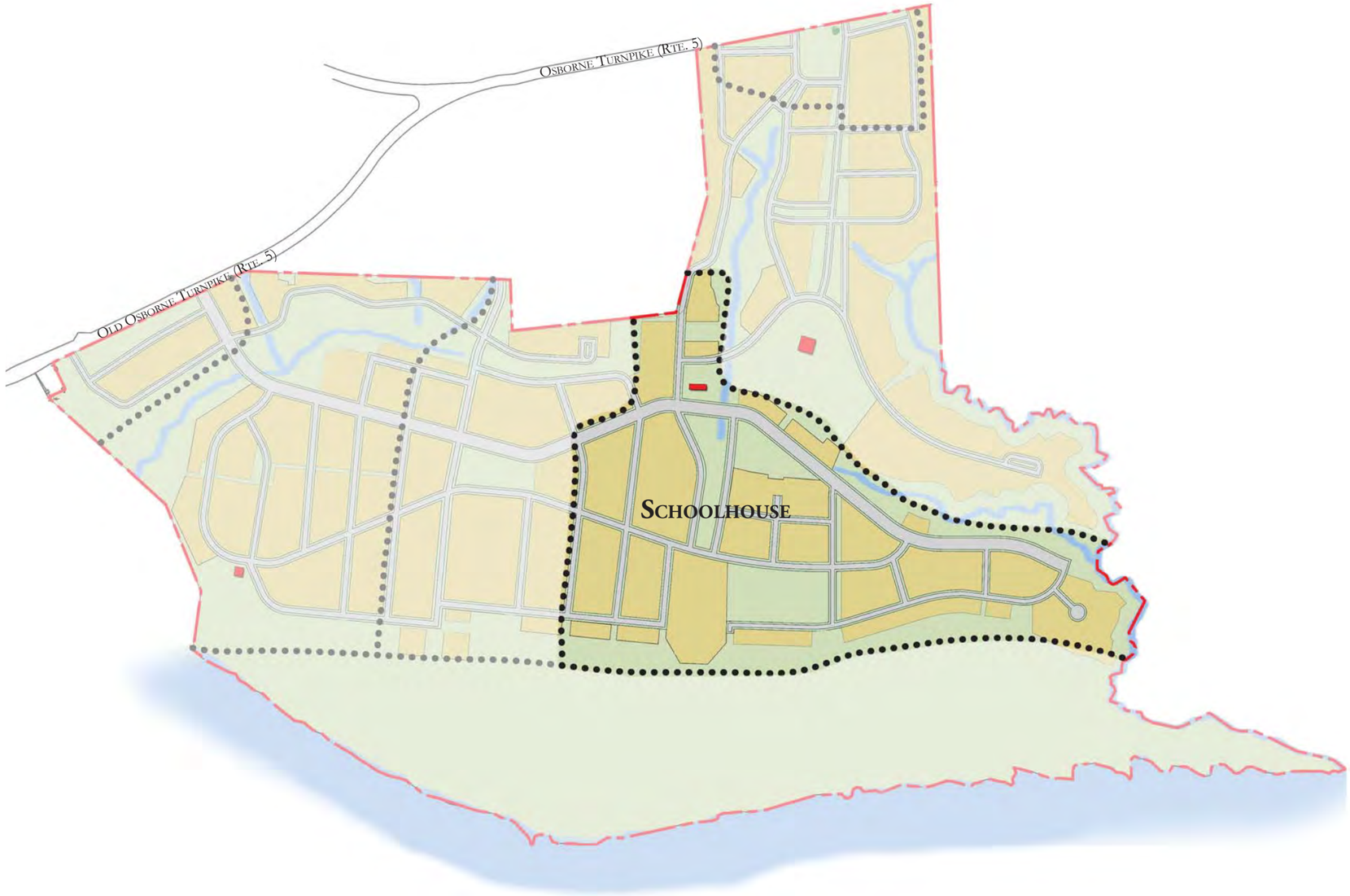
Hilltop Development Summary



Gross Land Acreage	100.1 ac.
Rights of Way	21.7 ac.
Gross Developable Blocks	78.4 ac.
Common Area / Open Space	28.7 ac.
Net Buildable Land Area	49.7 ac.
Proposed Development	
Residential Units	250 du
Density	3.2 du/ac.
Retail	15,000 s.f.
Off-Street Parking	
Residential	1 space per 1 bdrm unit 1.5 spaces per 2+ bdrm unit 2.0 spaces per sfd unit
Commercial	30 spaces
On-Street Parking	~500 spaces
Building Footprint	6.4 ac.
Site Coverage	13%

NOTE: Information shown represents one potential development scenario and is subject to change.

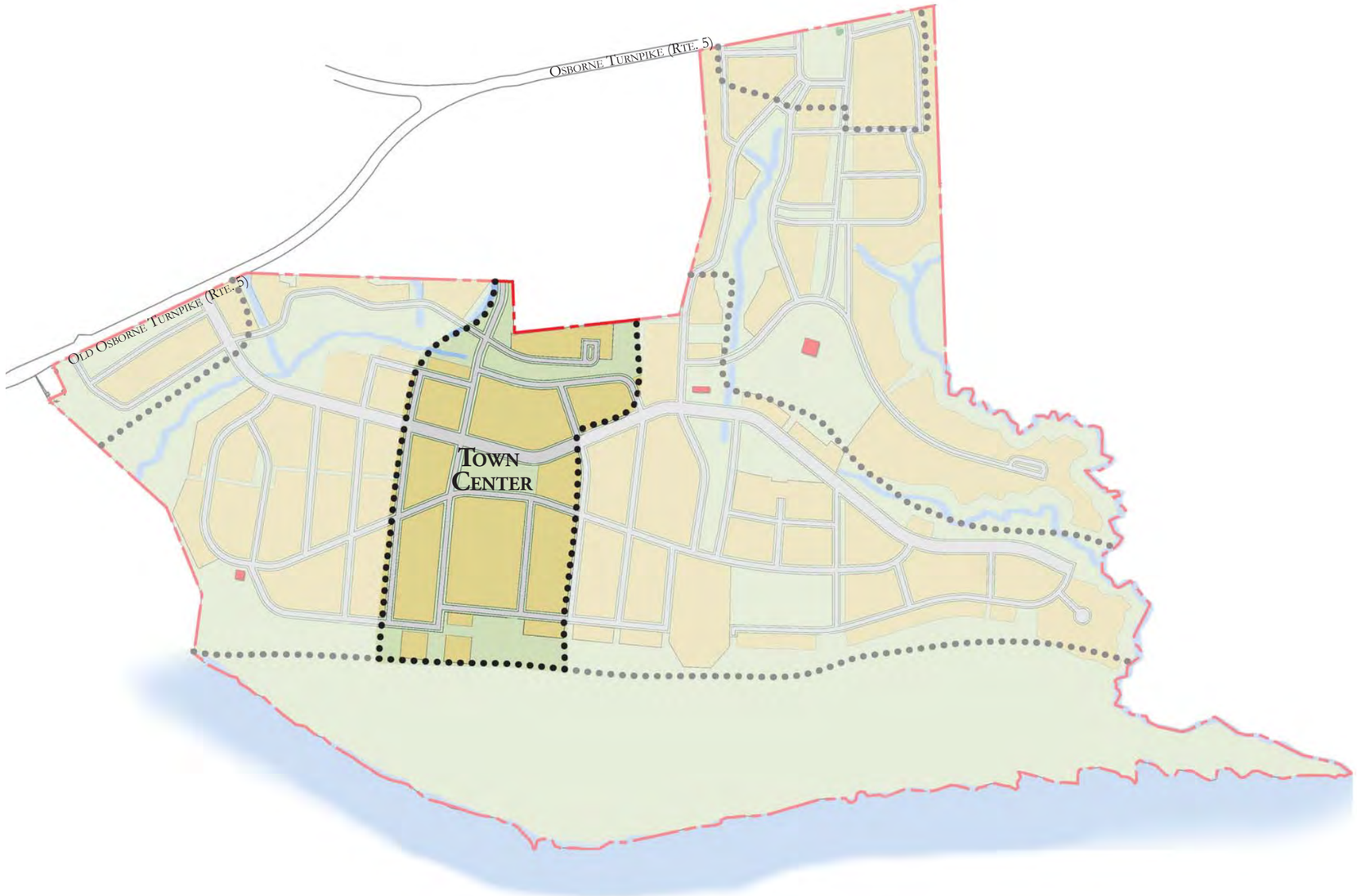
Schoolhouse Development Summary



Gross Land Acreage	107.2	ac.
Rights of Way	23.3	ac.
Gross Developable Blocks	83.9	ac.
Common Area / Open Space	29.4	ac.
Net Buildable Land Area	54.5	ac.
Proposed Development		
Residential Unit	575	du
Density	6.9	du/ac.
Commercial	15,000	s.f.
Off-Street Parking		
Residential	1 space per 1 bdrm unit 1.5 spaces per 2+ bdrm unit 2.0 spaces per sfd unit	
Commercial	30	spaces
On-Street Parking	~350	spaces
Building Footprint	12.1	ac.
Site Coverage	22%	

NOTE: Information shown represents one potential development scenario and is subject to change.

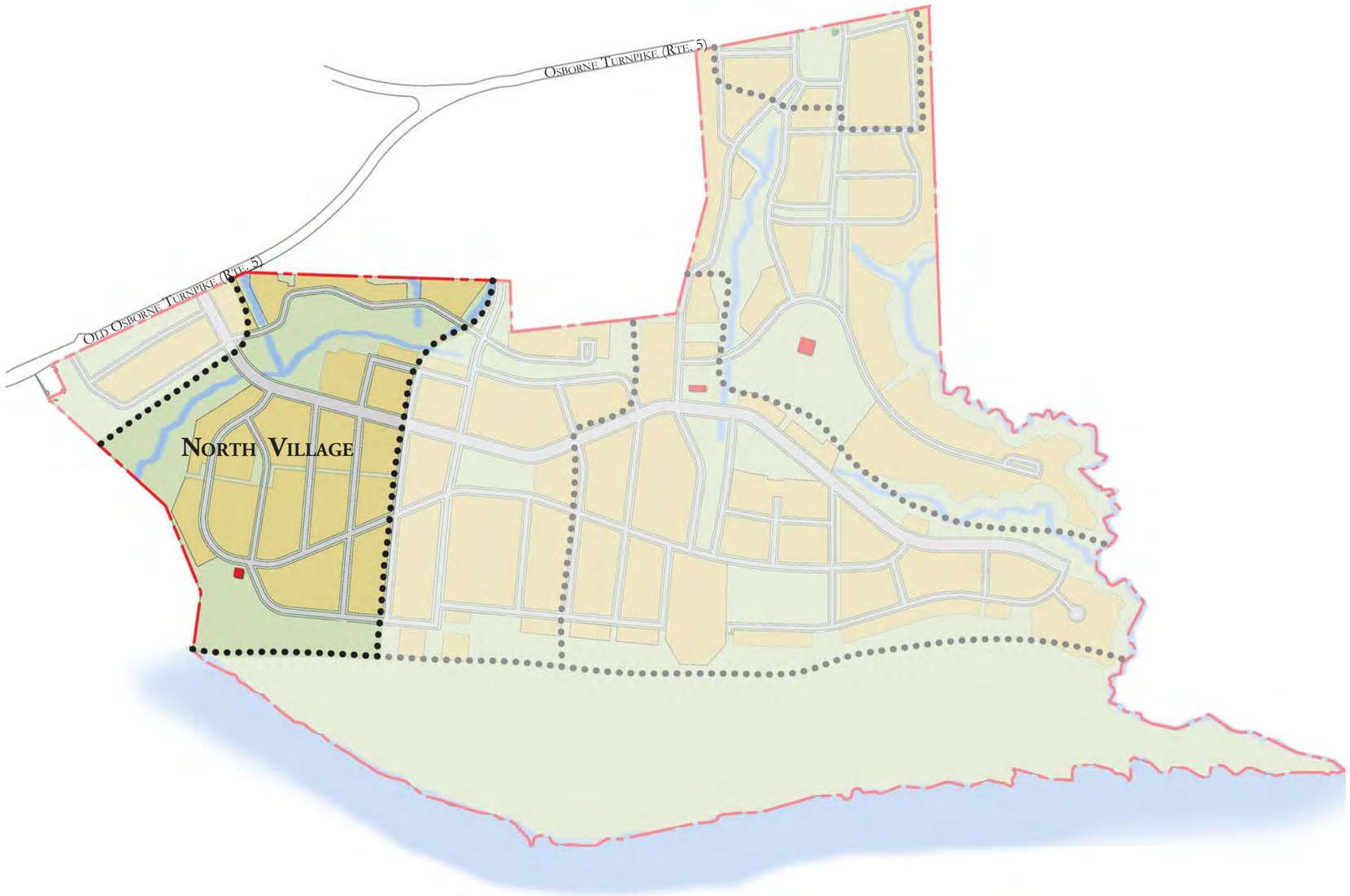
Town Center Development Summary



Gross Land Acreage	58.8	ac.
Rights of Way	12.8	ac.
Gross Developable Blocks	46.0	ac.
Common Area / Open Space	7.4	ac.
Net Buildable Land Area	38.6	ac.
Proposed Development		
Residential Unit	975	du
Density	21.2	du/ac.
Retail	200,000	s.f.
Office	120,000	s.f.
Corporate Headquarters	300,000	s.f.
Off-Street Parking		
Residential / Commercial	1,460	spaces
On-Street Parking	1,170	spaces
Building Footprint	14.0	ac.
Site Coverage	36%	

***NOTE:** Information shown represents one potential development scenario and is subject to change.*

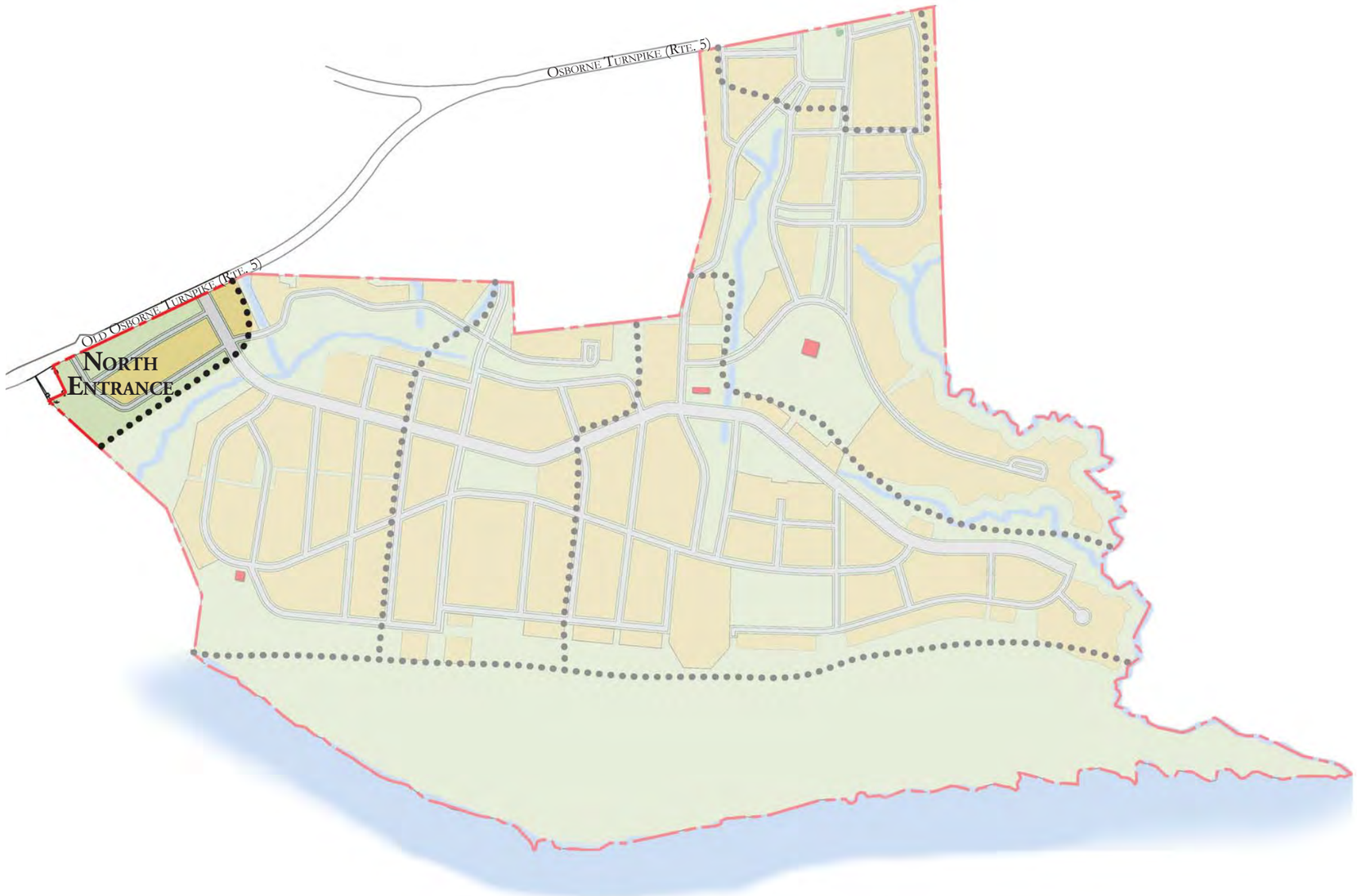
North Village Development Summary



Gross Land Acreage	81.1	ac.
Rights of Way	17.6	ac.
Gross Developable Blocks	63.5	ac.
Common Area / Open Space	25.2	ac.
Net Buildable Land Area	38.3	ac.
Proposed Development		
Residential Unit	925	du
Density	14.6	du/ac.
Retail	15,000	s.f.
Off-Street Parking		
Residential	1 space per 1 bdrm unit 1.5 spaces per 2+ bdrm unit 2.0 spaces per sfd unit	
Commercial	30	spaces
On-Street Parking	~150	spaces
Building Footprint	13.9	ac.
Site Coverage	36%	

NOTE: Information shown represents one potential development scenario and is subject to change.

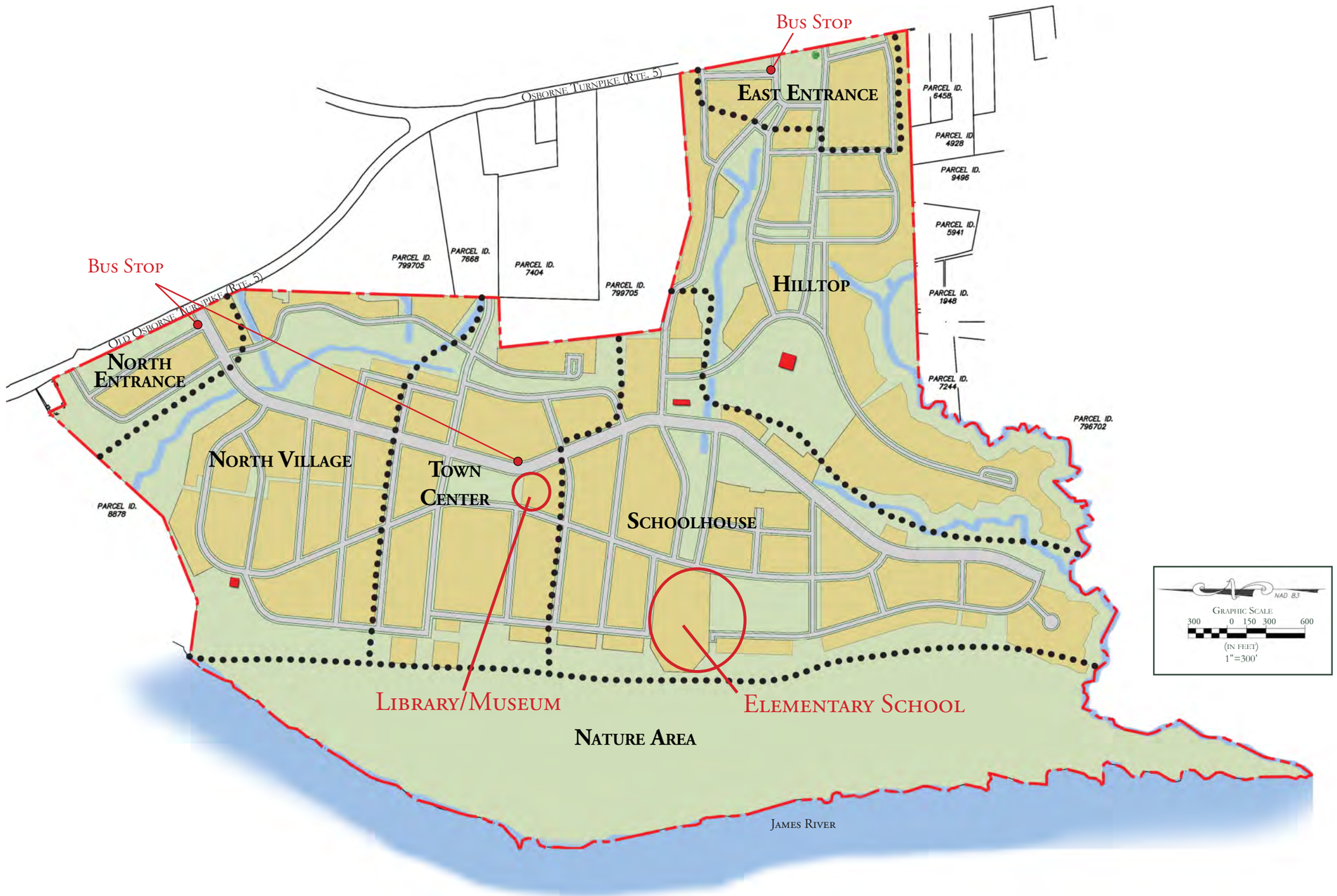
North Entrance Development Summary



Gross Land Acreage	17.4	ac.
Rights of Way	3.8	ac.
Gross Developable Blocks	13.6	ac.
Common Area / Open Space	4.7	ac.
Net Buildable Land Area	8.9	ac.
Proposed Development		
Commercial (Office and Retail)	310,000	s.f.
Off-Street Parking	1,030	spaces
Building Footprint	2.5	ac.
Site Coverage	28%	

NOTE: Information shown represents one potential development scenario and is subject to change.

Potential Civic Use Locations

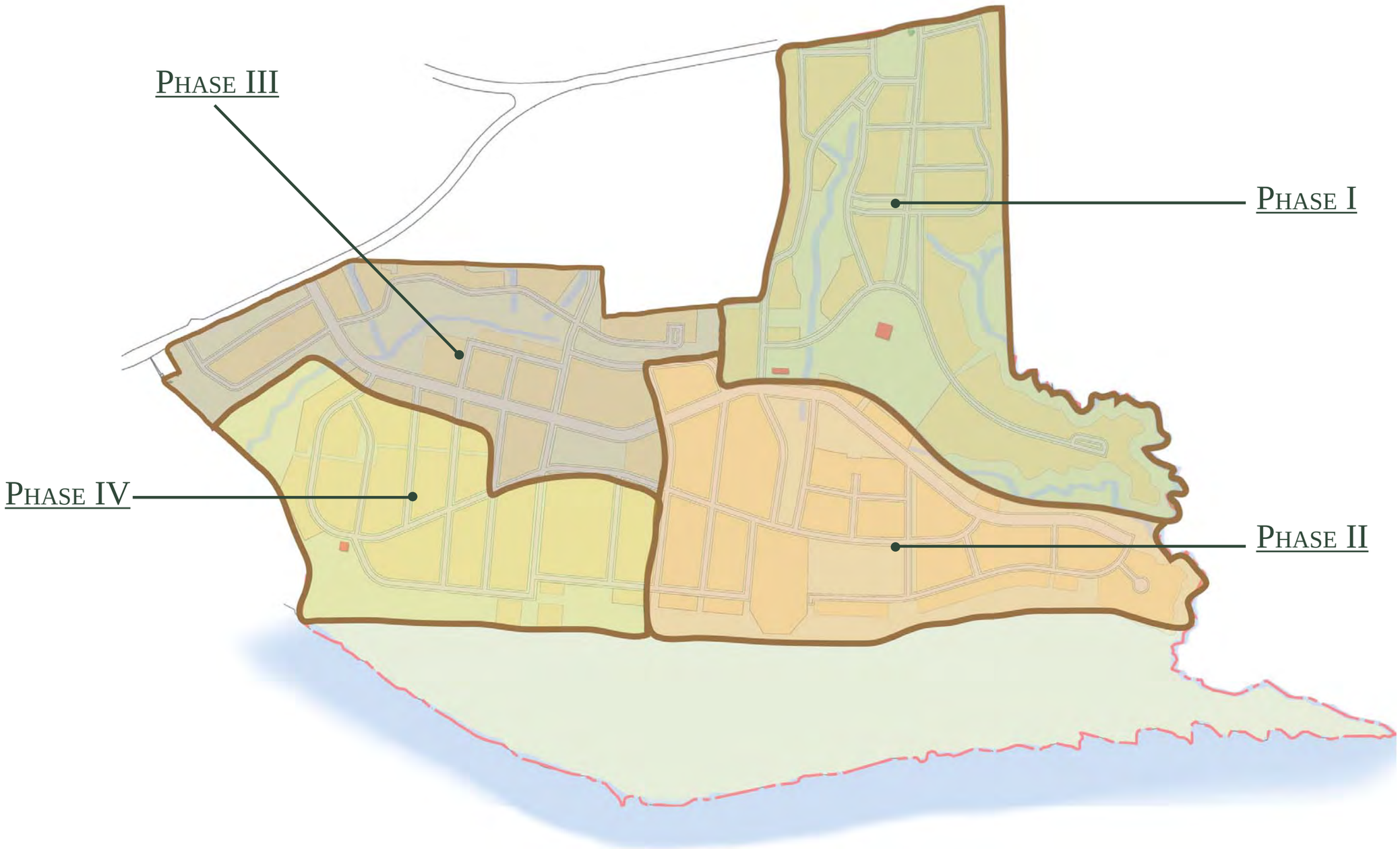


Proposed Elementary School Site

Note:

Conceptual elementary school site plan provided by BCWH for planning purposes.

Tree Hill Phasing Plan



Potential Vendor Areas

Note:

Circled areas may be used for permitted festivals or other special events.

Design Code

The Design Code brings the vision for Tree Hill to life, ensuring that all new buildings and other improvements are harmonious with each other and consistent with a unified design concept.

The Design Code establishes the character of each neighborhood within Tree Hill by outlining permitted building types, lot sizes and setbacks.

The Design Code also specifies materials and configurations for all buildings within Tree Hill and sets standards for lighting and signage.

Finally, the Design Code outlines a Design Review Process that will promote compliance with the Code.

Tree Hill Design Code
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Tree Hill Building Types

Tree Hill Building Types

The character of each neighborhood is established by the types of buildings permitted within it. These building types are, in turn, defined by several factors: the overall lot size; the relationships to frontages and lot lines; the existence, or lack thereof, of shared walls and private yards. As a large, New Urbanist community, Tree Hill utilizes numerous building types in order to create a varied spectrum of urban conditions.

Civic buildings - including churches, community clubhouses, and municipal uses such as a library - may be located within any neighborhood on the site.

House/Large House

A house is a single-family dwelling on its own lot, often shared with an outbuilding in the rear yard, which may contain a garage and/or an apartment. Depending on individual building designs, the house type can create a streetscape that ranges from sub-urban to more urban.

Houses will be a minimum of 1,500 finished square feet in size; Large Houses will be a minimum of 2,000 finished square feet in size.

Mansion

A mansion is a multi-family building type sharing a common entrance. Garages or surface parking are typically accessed from a rear alley or a side street, allowing the mansion's frontages to create a strong sense of pedestrian enclosure.

Mansion units will have minimum finished square footage as follows:

- Studio units: 500 s.f.
- 1 bedroom: 600 s.f
- 2 bedroom: 900 s.f.
- 3 bedroom: 1000 s.f.

Residential Townhouse

A townhouse is a single-family attached residence. With no sideyards other than end lots, the townhouse creates a streetscape with a pedestrian-friendly sense of enclosure.

Townhouses will be a minimum of 1,200 finished square feet in size.

Tree Hill Building Types

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Civic buildings - including churches, community clubhouses, and municipal uses such as a library - may be located within any neighborhood on the site.

Mixed-Use

A mixed-use unit combines residential and commercial spaces in a single structure, with commercial space occupying the first floor. While these units may take the form of a townhouse (where a single residential unit is placed over a single commercial unit), the individual commercial spaces may differ in footprint from the residential units above in order to allow for varied retail and office configurations.

Multi-Family

A multi-family building is a flexible building type. Parking areas are generally screened by the building. These buildings may contain both residential and commercial components; the commercial spaces are typically limited to the first floor, though in some cases, commercial uses will occupy the second floor as well. Residential uses will occupy the higher floors.

Multi-family units will have minimum finished square footage as follows:

- Studio units: 500 s.f.
- 1 bedroom: 600 s.f
- 2 bedroom: 900 s.f.
- 3 bedroom: 1,000 s.f.

Live/Work Liner

Live/work liner buildings are specifically designed to mask a parking lot or garage from public view. In Tree Hill, these buildings typically contain both a residential and a commercial component; commercial spaces are typically limited to the first floor, though in some cases, commercial uses will occupy the second floor as well. Residential uses will occupy the higher floors.

Live/work liner units will be a minimum of 1,200 finished square feet in size, including commercial space.

Dedicated Commercial

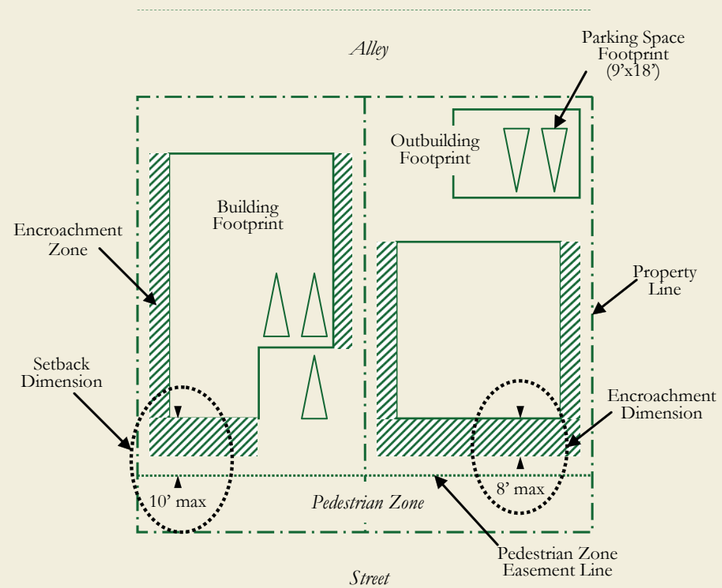
A dedicated commercial building is a building without a residential component, and may include office buildings and retail facilities.

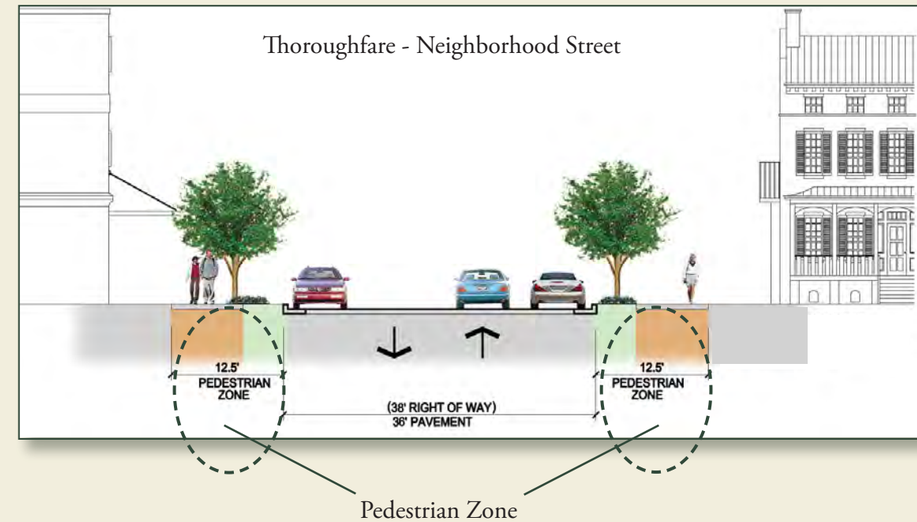
Tree Hill Development Standards - Overview

For each neighborhood within Tree Hill, the Design Code defines allowable building types, permitted materials and other design standards. One such set of standards, known as Development Standards, governs appropriate lot sizes, setbacks, building heights, and other related parameters. For each neighborhood, the Design Code also provides a diagram (similar to the one to the immediate right) of some of the potential building arrangements that might result from following the standards. The numerical Development Standards, rather than the diagrams, are the governing standards of the Design Code.

One key component of the Development Standards is the relationship between the buildings, the "pedestrian zone," and the right-of-way (ROW). For Tree Hill, ROW is defined as the street area between "back of curb to back of curb." The pedestrian zone represents a public access area between the edge of the ROW and the private property owner's buildable area. (Please see the diagram to the far right). This pedestrian zone would be managed in one of two ways: either as an easement granted by each property owner to the Tree Hill HOA, or as property owned outright by the HOA.

In the diagrams provided throughout the Design Code, the pedestrian zone is shown as an easement. Regardless of ownership of the pedestrian zone, all lot depth and setback information provided are taken from the edge of the pedestrian zone.





Notes:

- **Encroachments.** Under the Tree Hill Design Code, two types of encroachments are permitted. First, items that may encroach setbacks but may not cross into the pedestrian zone include porches, stairs, balconies, bay windows, stoops, overhangs, chimneys, rain barrels, gutters, utility meters and boxes, refuse containers, ramps, lights, and fences. Second, items that may encroach setbacks and the pedestrian zone, but may not encroach the curb, include eaves, awnings, dining areas, arcades, driveway or entrance aprons, signs, street light fixtures and flagpoles. For purposes of simplicity, this second type of encroachment is not shown on the illustrations throughout the Design Code.
- **Building Placement.** Lot lines that coincide with a pedestrian zone, a right of way or public space are designated frontage lines. A façade is an exterior building wall facing a frontage line, and an elevation is an exterior building wall not facing a frontage. Facades will be set back from frontages according to the standards described in subsequent pages. Facades shall be set parallel to straight frontage lines and parallel to the chord if the frontage line is broken or curved. For buildings with semi-enclosed forecourts, both the portion of the façade closest to the frontage line and the recessed portion will be counted toward the minimum building frontage required by the development standards.
- **Parking and Street Access.** Buildings need not have public street frontage, but must have dedicated, recorded access to a public street.

East Entrance Design Code

East Entrance

Overview

The East Entrance shares, along with the Hilltop Neighborhood, the upper plateau of the Tree Hill site. This plateau played host to a particularly rich historical period of Tree Hill's ongoing settlement, stretching from the Colonial period to the end of the Civil War. The neighborhood's eastern border runs along Route 5 and Osborne Turnpike, two of the oldest roads in the United States. The Marquis de Lafayette is said to have visited Tree Hill House and the farm's race track on his farewell tour in 1824. The house itself dates from 1770s and is on the National Register of Historic Places. The Surrender Tree is recognized as the place where Richmond negotiated the end of hostilities with Union forces.

In the current era, the East Entrance will act as a small-scale village center, serving the daily shopping and service needs of Tree Hill and other nearby residents. The neighborhood will consist primarily of 2- and 3-story buildings, with residential units and offices above ground floor retail and office space. A grocery store is also planned, with careful attention being given to the integration of this larger building into the more intimate East Entrance context.

The entire neighborhood will be centered around "Lafayette Park." Nearly 3 acres in size and anchored by the Surrender Tree, Lafayette Park will become a community focal point, especially for residents of the nearby Hilltop Neighborhood.

East Entrance

Neighborhood Character

Located on the upper tier of the site, the East Entrance is modeled on a traditional small town square. Taking cues from the Tree Hill House, buildings in this neighborhood will be guided by traditional architectural styles appropriate to the Colonial and post-Colonial periods.

Key Design Principles

- Buildings typically consist of simple, symmetrical volumes.
- Doors and windows are generally placed symmetrically along building frontages.
- Roofs are typically gabled and often include inhabitable dormers.
- Ground floors will be primarily commercial, with larger windows and traditional signage, including banner and blade signs that project from the building.

Building Types

- Residential Townhouse
- Mixed-Use
- House
- Dedicated Commercial

The conceptual image shown above represents a design possibility that is consistent with the intended character and the Design Code for the East Entrance.

East Entrance Design Elements

In addition to their overall form, buildings in the East Entrance will be distinguished by the use of materials generally consistent with Colonial and post-Colonial architecture.

Key Design Elements

- Exteriors will be clad in wood or fiber-cement board or shingles, or brick with tooled mortar joints.
- Windows will be vertical or square in proportion. Windows will typically be double hung with wide trim or stone or brick jack arch lintels.
- Roofing will be metal panels, slate or synthetic slate, wood shingles or shakes, or asphalt or fiberglass dimensional shingles.

Residential

External Cladding. No more than 2 wall materials should be visible on any exterior wall, not counting the foundation wall or piers. Vertical joints between different materials may occur only at inside corners. Permitted cladding includes wood siding or shingles, fiber-cement board or shingles, or brick with tooled mortar joints. Vinyl or aluminum siding is not permitted.

External Trim. Permitted trim materials include stucco, stone or cast stone, wood, fiber-cement board, or composite materials. Historic reproductions of polymer are also permitted.

Roofing. Metal roofing panels shall be flat between primary ribs with no striations or pencil ribs. Shingle roofing materials shall be slate or synthetic slate, wood shingles or shakes, or asphalt or fiberglass dimensional shingles. Asphalt or fiberglass shingles are not permitted for roofs below the eave of the primary building, e.g., porches and bay windows.

Gutter and Downspouts. Gutters shall be half-round with round downspouts or ogee profile with round or rectangular downspouts.

Foundations and Piers. Brick, stone or stucco on all sides is permitted. Exposed concrete block is not permitted. When used as a foundation material, stucco must be hand applied; "dryvit" and E.I.F.S. is not permitted.

Chimneys. Chimneys will match foundation material. No chimney or wall-vented fireplace enclosures shall be cantilevered.

Windows. Windows shall be built of wood, vinyl-clad wood, aluminum-clad wood, extruded aluminum or PVC. Where used, window muntins shall be consistent with the style of the building and consistent throughout the building. Muntins shall divide panes into divided lights, grills shall be applied to both the inside and outside surfaces, and a spacer should be placed between the panes.

Shutters. Shutters shall be built of cedar, redwood or solid PVC, will be sized to fit the associated window, and will have tie-backs.

Columns. Columns shall be built of materials that allow proper column design and include wood, stone, fiberglass or composites. All classical columns must have entasis.

Railings. Railings shall be built of wood, welded aluminum, metal, cast stone, or stone.

Porch Materials. Permitted flooring and step materials include brick, wood or composite board, stone, tile, pavers, or concrete. Permitted ceiling material includes composite board, PVC, plaster, wood, beaded-profile plywood, or cement board.

Commercial

Storefront Materials. Storefronts shall be built of wood, fiber-cement board, brick, stone, stucco, cast stone, or custom metal work. Storefront colors shall be compatible with the neighborhood. Mixed-use units may use materials consistent with residential buildings in the same neighborhood.

Glass. Storefront glass shall be clear; neither reflective, mirrored nor colored glass shall be permitted on any shopfront or window.

Windows. Ground floors with commercial uses shall be made up of not less than 50% windows. In addition to window types approved for residential buildings, commercial windows may also be extruded aluminum or hollow steel frame.

Encroachment. Awnings, lights, outdoor dining areas, and signs may encroach into setbacks and into the pedestrian zone, but not into private property.

Blank Walls. Walls at frontages may not be blank at the street level; first floor walls at frontages shall have at least one window per structural bay, in a pattern that suggests habitation. Exposed basement walls at frontages shall have at least one small window per structural bay as appropriate to an occupied foundation. Where building codes necessitate construction of a blank wall, the wall shall be articulated with inlaid brick details or other design materials, or screened with landscaping.

External Doors. Commercial doors may be wood, hollow steel frame or extruded aluminum.

East Entrance Development Standards

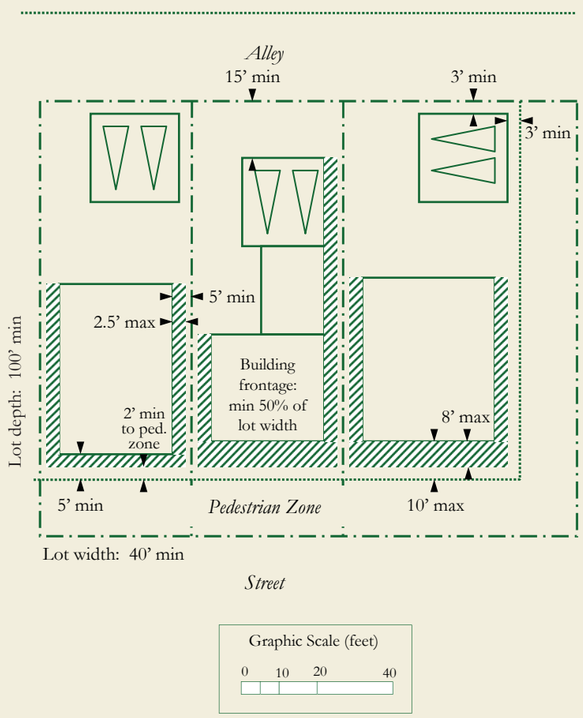
	House	Residential Townhouse	Mansion	Mixed-Use	Dedicated Commercial
Lot Size Minimum:	40' W x 100' D	16' W x 45' D	60' W x 70' D	16' W x 65' D	Varies
Lot Coverage Maximum (by roofs):	60%	90%	90%	90%	90%
Unit Size Minimum:	1,500 s.f	1,200 s.f.	500 s.f (studio) 600 s.f. (1 bedroom) 900 s.f. (2 bedroom) 1,000 s.f. (3 bedroom)	N/A	N/A
Setback					
...at building frontage (min/max):	5'- 10'	5'- 10'	5'- 10'	0'- 10'	0' - 12'
...at building side:	5' min	0' min	6' min	0' min	0' min
...at building rear:	15' min	6' min	20' min	24' min	0' min
...at outbuilding side:	3' min	0' min	6' min	0' min	N/A
...at outbuilding rear:	3' min	3' min	3' min	3' min	N/A
Building Frontage:	50% min	N/A	70% min	N/A	70% min
Encroachment Maximum					
...at building frontages:	8'	10'	8'	8'	10'
...at building side:	2.5'	N/A	3'	3'	10'
Height					
...of principal building (max):	55'	55'	55'	55'	55'
...of outbuilding (max):	25'	25'	25'	25'	N/A
...of 1st floor above grade:	1' min	1' min	1' min	0' required	0' required
Outbuilding Footprint:	625 s.f. max	625 s.f. max	3000 s.f. max	800 s.f. max	N/A
Parking Access:	Front or Rear	Rear	Rear	Rear	Front, Rear or Side

Other Standards:

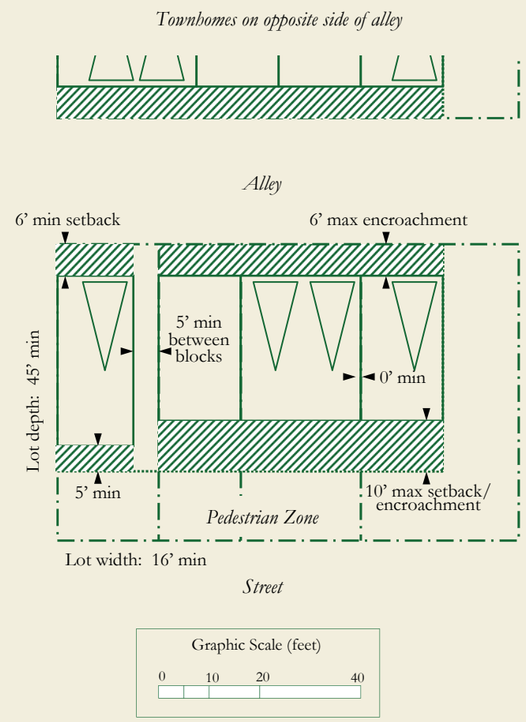
- **Corner Lots.** Corner lots may be up to 0-20 feet wider than midblock lots. For all corner lots, access to parking or a garage is permitted from the secondary or side frontage.
- **Setbacks.** Mixed-use buildings (including outbuildings) on corner lots have a minimum setback from the secondary frontage of 6', and may encroach this setback by 3'. Garages opening onto public streets must be setback from the front facade by a minimum of 18'; garages accessed from a side or secondary street are excluded from this standard.

East Entrance Development Standards - Illustrated

House

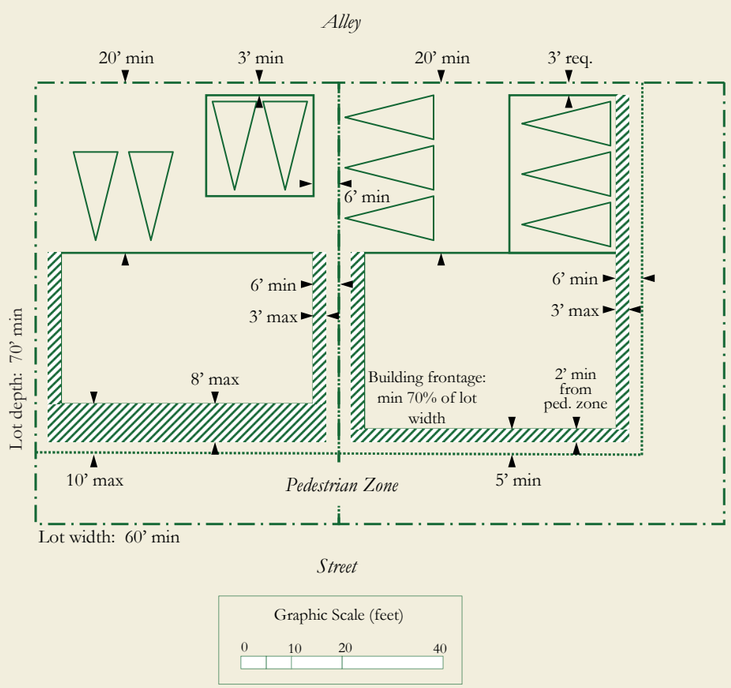


Residential Townhouse

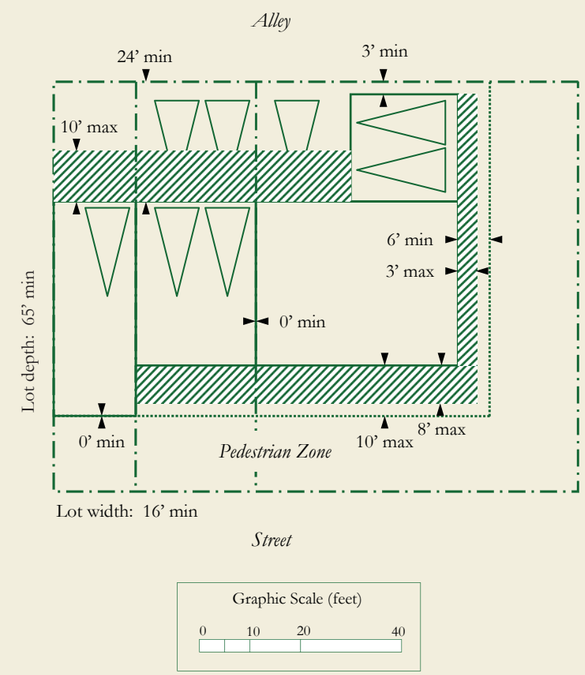


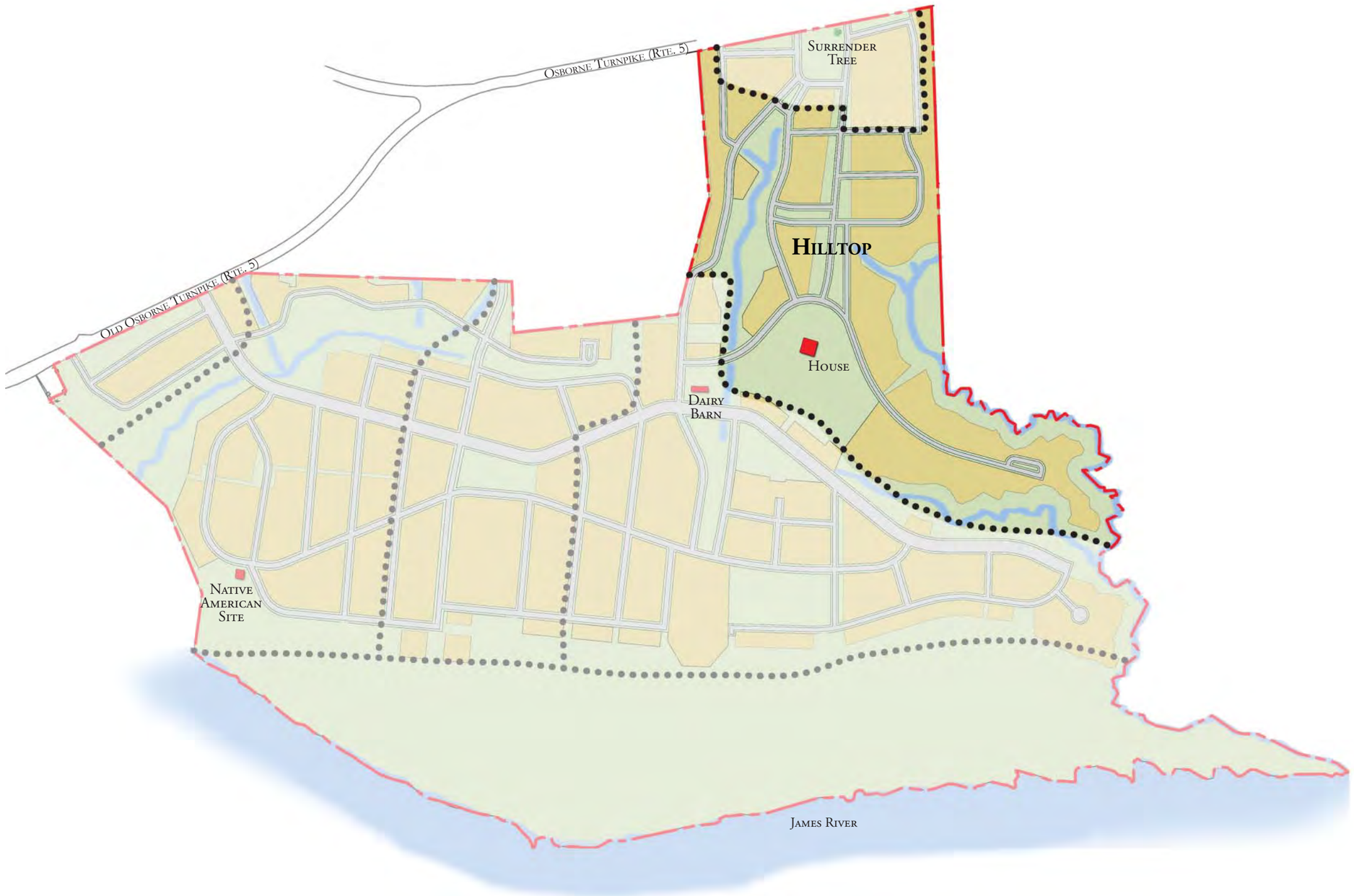
East Entrance Development Standards - Illustrated

Mansion



Mixed-Use




OSBORNE TURNPIKE (RTE. 5)
OLD OSBORNE TURNPIKE (RTE. 5)
SURRENDER TREE
HILLTOP
HOUSE
DAIRY BARN
NATIVE AMERICAN SITE
JAMES RIVER

The Hilltop Neighborhood

Overview

The Hilltop Neighborhood shares, along with the East Entrance, the upper plateau of the Tree Hill site. This plateau played host to a particularly rich historical period of Tree Hill's ongoing settlement, stretching from the Colonial period to the end of the Civil War. The neighborhood's eastern border runs along Route 5 and Osborne Turnpike, two of the oldest roads in the United States. The Marquis de Lafayette is said to have visited Tree Hill House and the farm's race track on his farewell tour in 1824. The house itself dates from 1770s and is on the National Register of Historic Places. The Surrender Tree is recognized as the place where Richmond negotiated the end of hostilities with Union forces.

In keeping with this rich history, and in deference to the predominantly single-family character of neighboring developments, the Hilltop Neighborhood is a traditional small-town residential setting, with tree-lined streets and generous sidewalks that become active places for people to walk and talk. Taking cues from the Tree Hill House, homes in this neighborhood will be guided by traditional architectural styles appropriate to the Colonial and post-Colonial periods. The majority of homes will be single-family, with some townhomes located beyond the crest of the hill or adjacent to the East Entrance.

The Tree Hill house will be connected to Lafayette Park by a wide green space, flanked on both sides by single family homes. The house itself, as well as several historic outbuildings, will be restored and utilized as another neighborhood gathering place - a community building, a small inn, a bed and breakfast or café - that provides residents and visitors with a sweeping view of the Richmond skyline, the James River, and the other portions of Tree Hill below.

Hilltop Neighborhood

Neighborhood Character

Located on the upper tier of the site, the Hilltop Neighborhood is a traditional small town residential setting with tree-lined streets and generous sidewalks that are active places for people to walk and talk. Taking cues from the Tree Hill House, homes in this neighborhood will be guided by traditional architectural styles appropriate to the Colonial and post-Colonial periods.

Key Design Principles

- Buildings typically consist of simple, symmetrical volumes.
- Doors and windows are generally placed symmetrically along building frontages.
- Roofs are typically gabled and often include inhabitable dormers.
- Buildings often have simplified Classical details and columns, especially on porches and stoops.

Building Types

- Large House
- House
- Residential Townhouse
- Mixed-Use

Conceptual images shown above and on the following page represent design possibilities that are consistent with the intended character and the Design Code for the Hilltop Neighborhood.

Hilltop Neighborhood Conceptual Images

Hilltop Design Elements

In addition to their overall form, houses in the Hilltop Neighborhood will be distinguished by their use of particular materials and distinctive architectural details.

Key Design Elements

- Exteriors will be clad in wood or fiber-cement board or shingles, or brick with tooled mortar joints.
- Windows will be vertical or square in proportion. Windows will typically be double hung with wide trim or stone or brick jack arch lintels.
- Doors will typically include sidelights and transom surrounds.
- Roofing will be metal panels, slate or synthetic slate, wood shingles or shakes, or asphalt or fiberglass dimensional shingles.

Residential

External Cladding. No more than 2 wall materials should be visible on any exterior wall, not counting the foundation wall or piers. Vertical joints between different materials may occur only at inside corners. Permitted cladding includes wood siding or shingles, fiber-cement board or shingles, or brick with tooled mortar joints. Vinyl or aluminum siding is not permitted.

External Trim. Permitted trim materials include stucco, stone or cast stone, wood, fiber-cement board, or composite materials. Historic reproductions of polymer are also permitted.

Roofing. Metal roofing panels shall be flat between primary ribs with no striations or pencil ribs. Shingle roofing materials shall be slate or synthetic slate, wood shingles or shakes, or asphalt or fiberglass dimensional shingles. Asphalt or fiberglass shingles are not permitted for roofs below the eave of the primary building, e.g., porches and bay windows.

Gutter and Downspouts. Gutters shall be half-round with round downspouts or ogee profile with round or rectangular downspouts.

Foundations and Piers. Brick, stone or stucco on all sides is permitted. Exposed concrete block is not permitted. When used as a foundation material, stucco must be hand applied; "dryvit" and E.I.F.S. is not permitted.

Chimneys. Chimneys will match foundation material. No chimney or wall-vented fireplace enclosures shall be cantilevered.

Windows. Windows shall be built of wood, vinyl-clad wood, aluminum-clad wood, extruded aluminum or PVC. Where used, window muntins shall be consistent with the style of the building and consistent throughout the building. Muntins shall divide panes into divided lights, grills shall be applied to both the inside and outside surfaces, and a spacer should be placed between the panes.

Shutters. Shutters shall be built of cedar, redwood or solid PVC, will be sized to fit the associated window, and will have tie-backs.

Columns. Columns shall be built of materials that allow proper column design and include wood, stone, fiberglass or composites. All classical columns must have entasis.

Railings. Railings shall be built of wood, welded aluminum, metal, cast stone, or stone.

Porch Materials. Permitted flooring and step materials include brick, wood or composite board, stone, tile, pavers, or concrete. Permitted ceiling material includes composite board, PVC, plaster, wood, beaded-profile plywood, or cement board.

Commercial

Storefront Materials. Storefronts shall be built of wood, fiber-cement board, brick, stone, stucco, cast stone, or custom metal work. Storefront colors shall be compatible with the neighborhood. Mixed-use units may use materials consistent with residential buildings in the same neighborhood.

Glass. Storefront glass shall be clear; neither reflective, mirrored nor colored glass shall be permitted on any shopfront or window.

Windows. Ground floors with commercial uses shall be made up of not less than 50% windows. In addition to window types approved for residential buildings, commercial windows may also be extruded aluminum or hollow steel frame.

Encroachment. Awnings, lights, outdoor dining areas, and signs may encroach into setbacks and into the pedestrian zone, but not into private property.

Blank Walls. Walls at frontages may not be blank at the street level; first floor walls at frontages shall have at least one window per structural bay, in a pattern that suggests habitation. Exposed basement walls at frontages shall have at least one small window per structural bay as appropriate to an occupied foundation. Where building codes necessitate construction of a blank wall, the wall shall be articulated with inlaid brick details or other design materials, or screened with landscaping.

External Doors. Commercial doors may be wood, hollow steel frame or extruded aluminum.

Hilltop Development Standards

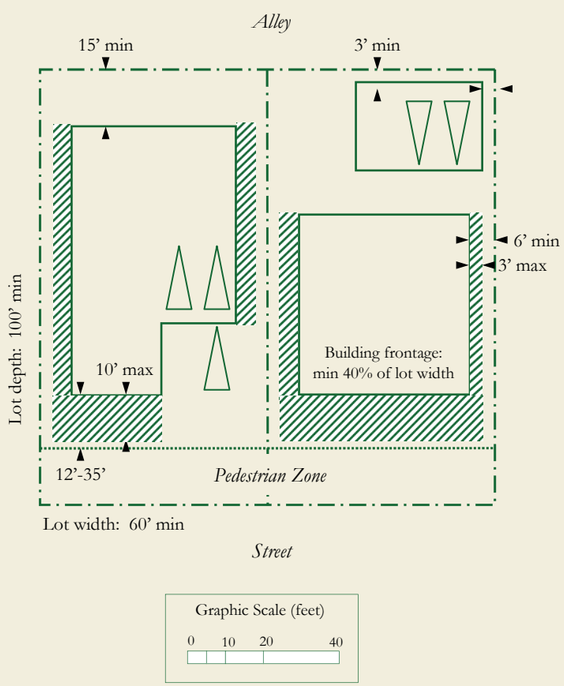
	Large House	House	Residential Townhouse	Mixed-Use
Lot Size Minimum:	60' W x 100' D	40' W x 100' D	16' W x 45' D	16' W x 65' D
Lot Coverage Maximum (by roofs):	55%	60%	90%	90%
Unit Size Minimum:	2,000 s.f.	1,500 s.f.	1,200 s.f.	N/A
Setback				
...at building frontage (min/max):	12' - 35'	5' - 20'	5' - 10'	0' - 10'
...at building side:	6' min	5' min	0' min	0' min
...at building rear:	15' min	15' min	6' min	24' min
...at outbuilding side:	3' min	3' min	0' min	0' min
...at outbuilding rear:	3' min	3' min	3' min	3' min
Building Frontage:	40% min	45% min	N/A	N/A
Encroachment Maximum				
...at building frontages:	10'	8'	10'	8'
...at building side:	3'	2.5'	N/A	3'
Height				
...of principal building (max):	55'	55'	55'	55'
...of outbuilding (max):	30'	25'	25'	25'
...of 1st floor above grade:	1' min	1' min	1' min	0' required
Outbuilding Footprint:	800 s.f. max	625 s.f. max	625 s.f. max	800 s.f. max
Parking Access:	Front or Rear	Front or Rear	Rear	Rear

Other Standards:

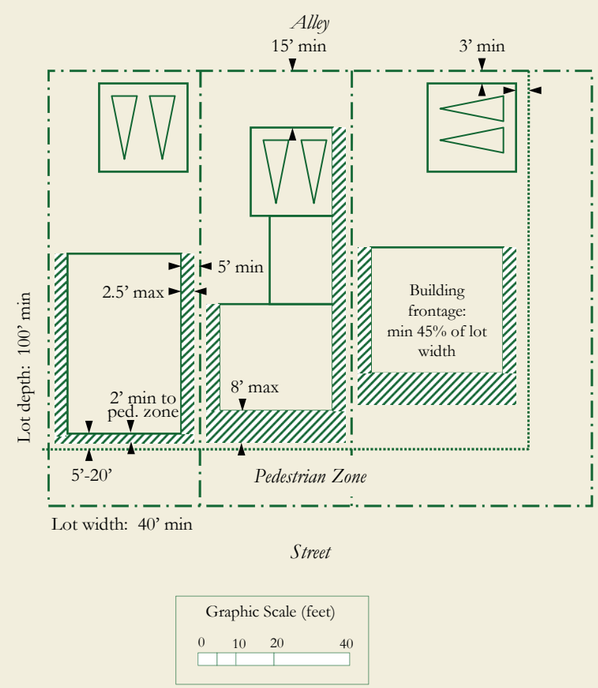
- **Corner Lots.** Corner lots may be up to 0-20 feet wider than midblock lots. For all corner lots, access to parking or a garage is permitted from the secondary or side frontage.
- **Setbacks.** Mixed-use buildings on corner lots have a minimum setback from the secondary frontage of 6', and may encroach this setback by 3'. Garages opening onto public streets must be setback from the front facade by a minimum of 18'; garages accessed from a side or secondary street are excluded from this standard.

Hilltop Development Standards - Illustrated

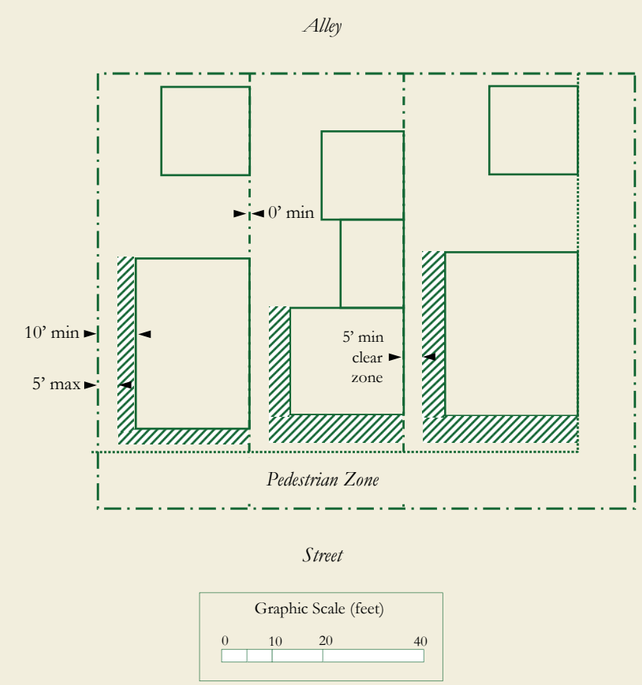
Large House



House



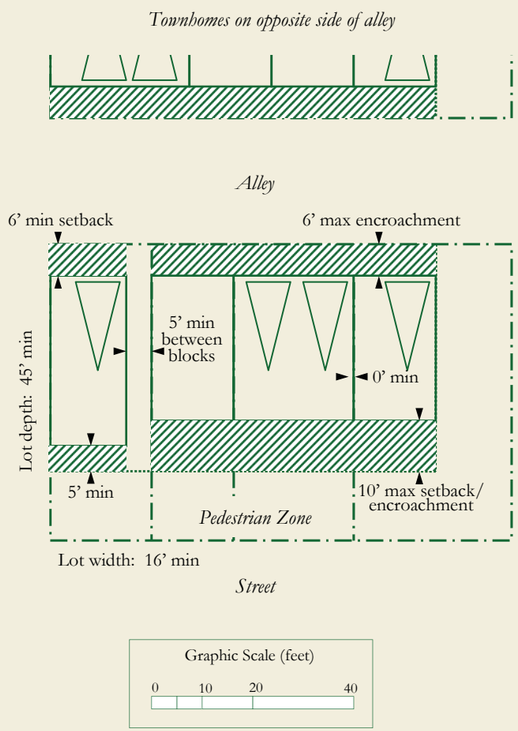
House - Zero Lot Line Alternative



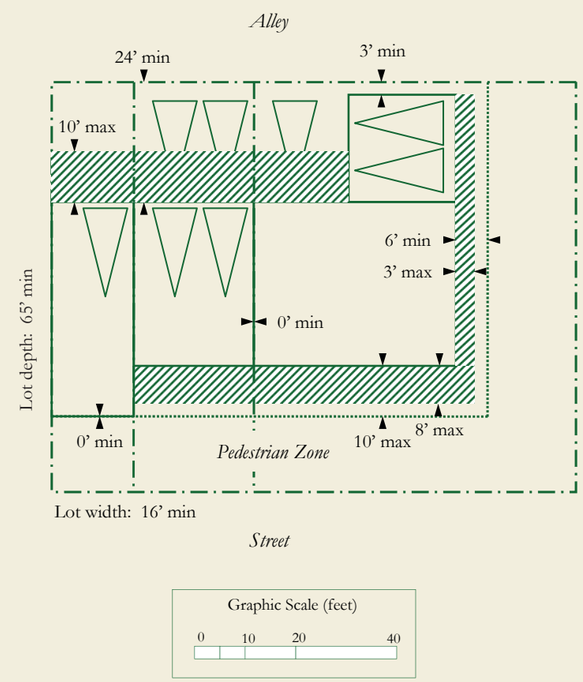
- 10' minimum cumulative side setback
- 5' maximum cumulative side encroachment
- 5' minimum clear zone between improvements

Hilltop Development Standards - Illustrated

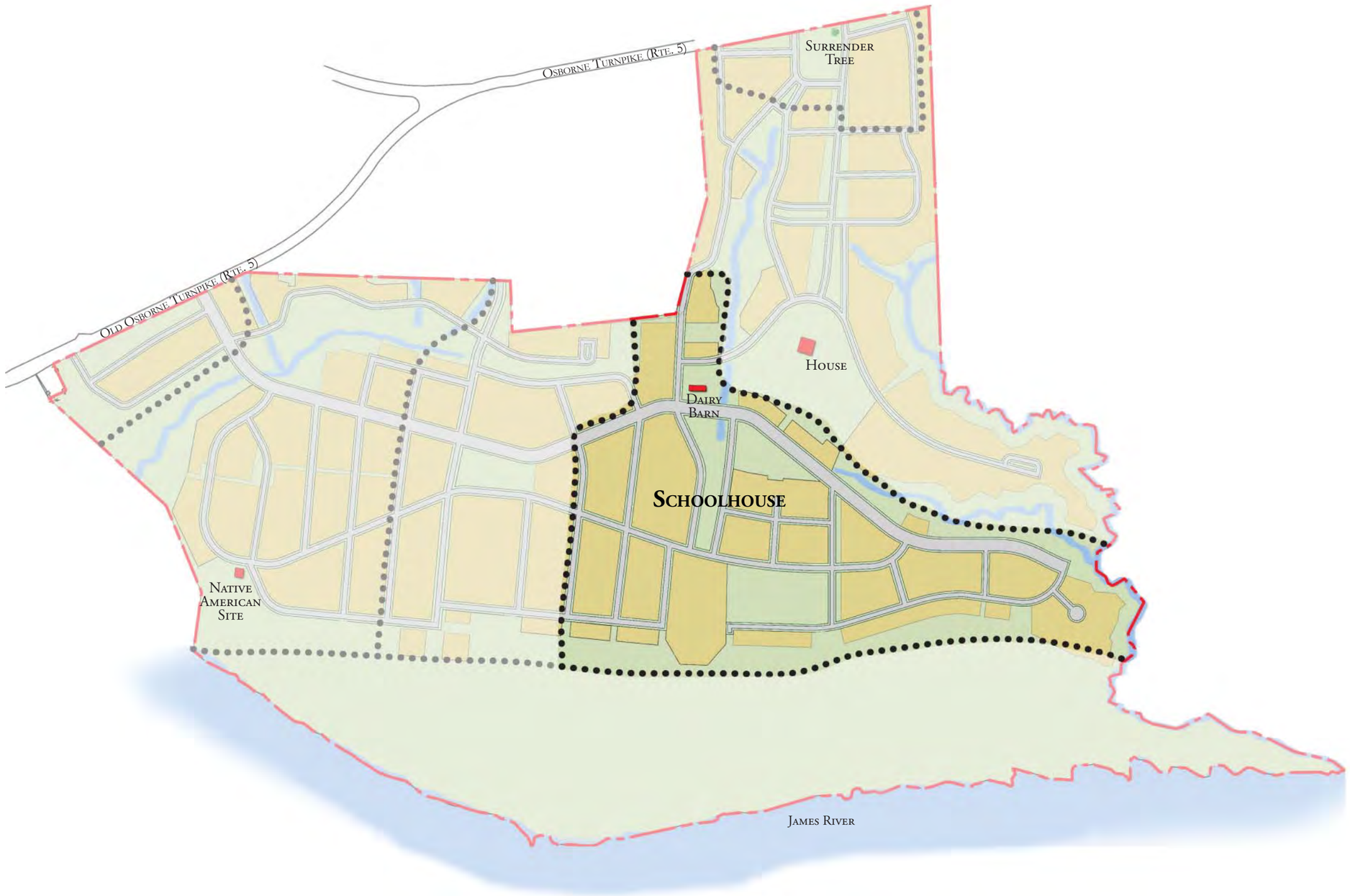
Residential Townhouse



Mixed-Use



Schoolhouse Neighborhood Design Code



Schoolhouse Neighborhood

Overview

The Schoolhouse Neighborhood reflects the ongoing settlement of Tree Hill into the 20th century. As Richmond continued to grow, buildings began to incorporate eclectic architectural styles, and as neighborhoods spread from the traditional city core, smaller neighborhood centers such as schools and parks gained new community importance.

During that period, a neighborhood elementary school was exactly that—located in the heart of the neighborhood. Parents could walk their children to school in the morning, and the school's fields could be centers of neighborhood activity throughout the day, the week and the entire year. The Schoolhouse Neighborhood is organized to provide this same feeling of small town comfort.

Townhomes will be the predominant building types within the Schoolhouse Neighborhood. Set close to generous sidewalks, and fronted by porches, stoops and garden walls, the streets of the neighborhood will become community meeting places. In addition, the primary street approach to the school itself will consist of several "mansion" buildings--small, multi-unit structures that create a sense of grandeur in a streetscape. These buildings are familiar to Richmonders who travel along the Boulevard and Monument Avenue. Finally, along the southern edge of the property, the Schoolhouse Neighborhood will contain mostly single-family homes.

While the residents of the Schoolhouse Neighborhood will have easy, walkable access to the energy of the Town Center, corner stores and restaurants, the heart of the neighborhood will be the local elementary school and its adjoining fields and playground. Within a 5 minute walking distance of everyone in the neighborhood, the school and playgrounds will be a place where Schoolhouse neighbors often meet.

Schoolhouse Neighborhood

Neighborhood Character

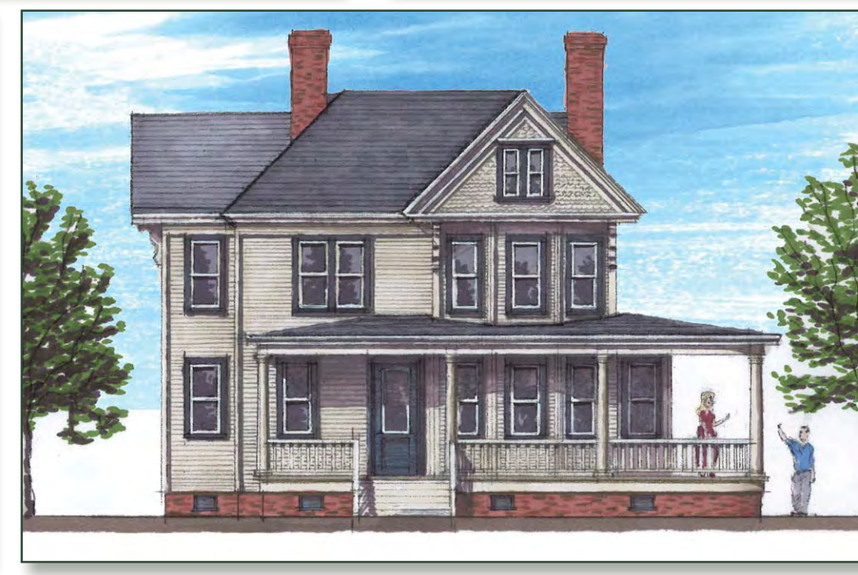
The character of the buildings in the Schoolhouse neighborhood will reflect a later stage in Tree Hill's settlement and will draw on several Richmond-inspired styles: the Craftsman and Victorian farmhouse styles of Ginter Park, the Italianate houses and mansions of the Fan, and the Federal-style townhouses of Church Hill. In each of these styles, the overarching design is typically fairly simple, with variety added through ornamentation on eaves and cornices and in porch detailing. In general, single-family homes will be clustered toward the southern edge of the neighborhood, with the more urban building types nearer the adjoining Town Center. Regardless of building type and architectural style, buildings within the Schoolhouse Neighborhood will contribute to a pedestrian streetscape with a variety of porches and stoops.

Key Design Principles

- Houses will typically have broad, open porches, often with unique ornamentation from a variety of styles. Townhomes and mansions will generally incorporate smaller porches or stoops.
- Roofs and cornice lines will be a key design element on many Schoolhouse buildings, and will range from the flat roofs and ornamented cornices of Fan-inspired townhomes to the low sloping roofs of the Craftsman style.

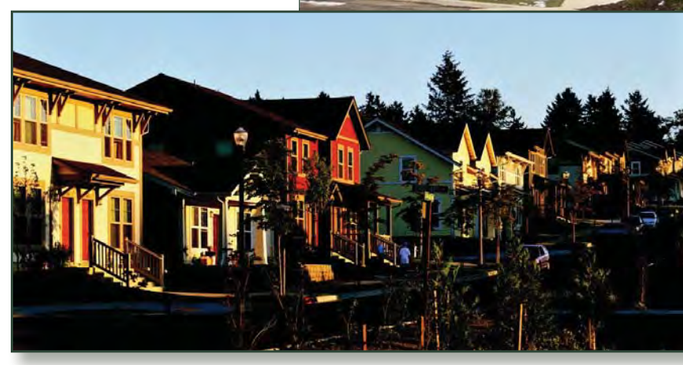
Building Types

- House/Large House
- Residential Townhouse
- Mansion
- Mixed-Use



Conceptual images shown above and on the following page represent design possibilities that are consistent with the intended character and the Design Code for the Schoolhouse Neighborhood.

Schoolhouse Neighborhood Conceptual Images



Schoolhouse Design Elements

In addition to their overall form, houses in the Schoolhouse Neighborhood will be distinguished by their use of particular materials and distinctive architectural details.

Key Design Elements

- Exteriors will be clad in wood or fiber-cement board or shingles, stucco or brick with tooled mortar joints.
- Windows will be vertical or square in proportion. Windows will typically be double hung with wide trim or stone or brick jack arch lintels.
- Roofing will be metal panels, slate or synthetic slate, wood shingles or shakes, or asphalt or fiberglass dimensional shingles.

Residential

External Cladding. No more than 3 wall materials should be visible on any exterior wall, not counting the foundation wall or piers. Vertical joints between different materials may occur only at inside corners. Permitted cladding includes wood siding or shingles, fiber-cement board or shingles, stucco or brick with tooled mortar joints. Vinyl or aluminum siding is not permitted.

External Trim. Permitted trim materials include stucco, stone or cast stone, wood, fiber-cement board, or composite materials. Historic reproductions of polymer are also permitted.

Roofing. Metal roofing panels shall be flat between primary ribs with no striations or pencil ribs. Shingle roofing materials shall be slate or synthetic slate, wood shingles or shakes, or asphalt or fiberglass dimensional shingles. Asphalt or fiberglass shingles are not permitted for roofs below the eave of the primary building, e.g., porches and bay windows.

Gutter and Downspouts. Gutters shall be half-round with round downspouts or ogee profile with round or rectangular downspouts.

Foundations and Piers. Brick, stone or stucco on all sides is permitted. Exposed concrete block is not permitted. When used as a foundation material, stucco must be hand applied; "dryvit" and E.I.F.S. is not permitted.

Chimneys. Chimneys will match foundation material. No chimney or wall-vented fireplace enclosures shall be cantilevered.

Windows. Windows shall be built of wood, vinyl-clad wood, aluminum-clad wood, extruded aluminum or PVC. Where used, window muntins shall be consistent with the style of the building and consistent throughout the building. Muntins shall divide panes into divided lights, grills shall be applied to both the inside and outside surfaces, and a spacer should be placed between the panes.

Shutters. Shutters shall be built of cedar, redwood or solid PVC, will be sized to fit the associated window, and will have tie-backs.

Columns. Columns shall be built of materials that allow proper column design and include wood, stone, fiberglass or composites. All classical columns must have entasis.

Railings. Railings shall be built of wood, welded aluminum, metal, cast stone, or stone.

Porch Materials. Permitted flooring and step materials include brick, wood or composite board, stone, tile, pavers, or concrete. Permitted ceiling material includes composite board, PVC, plaster, wood, beaded-profile plywood, or cement board.

Commercial

Storefront Materials. Storefronts shall be built of wood, fiber-cement board, brick, stone, stucco, cast stone, or custom metal work. Storefront colors shall be compatible with the neighborhood. Mixed-use units may use materials consistent with residential buildings in the same neighborhood.

Glass. Storefront glass shall be clear; neither reflective, mirrored nor colored glass shall be permitted on any shopfront or window.

Windows. Ground floors with commercial uses shall be made up of not less than 50% windows. In addition to window types approved for residential buildings, commercial windows may also be extruded aluminum or hollow steel frame.

Encroachment. Awnings, lights, outdoor dining areas, and signs may encroach into setbacks and into the pedestrian zone, but not into private property.

Blank Walls. Walls at frontages may not be blank at the street level; first floor walls at frontages shall have at least one window per structural bay, in a pattern that suggests habitation. Exposed basement walls at frontages shall have at least one small window per structural bay as appropriate to an occupied foundation. Where building codes necessitate construction of a blank wall, the wall shall be articulated with inlaid brick details or other design materials, or screened with landscaping.

External Doors. Commercial doors may be wood, hollow steel frame or extruded aluminum.

Schoolhouse Development Standards

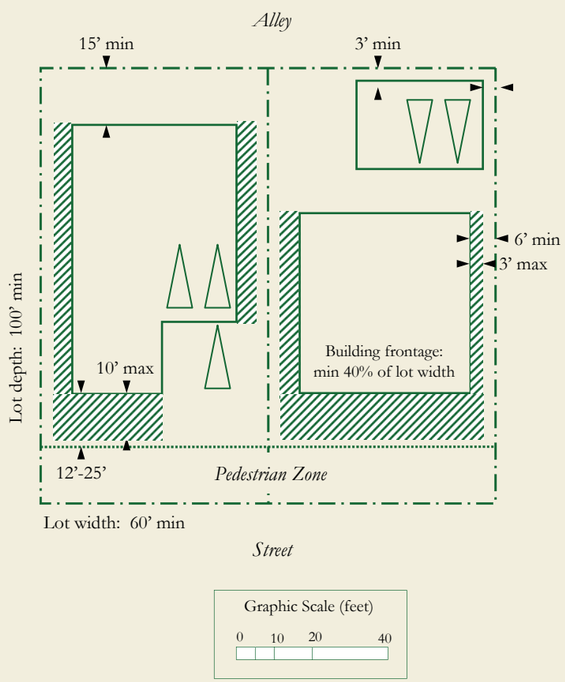
	Large House	House	Residential Townhouse	Mansion	Mixed-Use
Lot Size Minimum:	60' W x 100' D	40' W x 100' D	16' W x 45' D	60' W x 70' D	16' W x 65' D
Lot Coverage Maximum (by roofs):	55%	60%	90%	90%	90%
Unit Size Minimum:	2,000 s.f	1,500 s.f.	1,200 s.f.	500 s.f (studio) 600 s.f. (1 bedroom) 900 s.f. (2 bedroom) 1,000 s.f. (3 bedroom)	N/A
Setback					
...at building frontage (min/max):	12' - 25'	5' - 10'	5' - 10'	5' - 10'	0' - 10'
...at building side:	6' min	5' min	0' min	6' min	0' min
...at building rear:	15' min	15' min	6' min	20' min	24' min
...at outbuilding side:	3' min	3' min	0' min	6' min	0' min
...at outbuilding rear:	3' min	3' min	3' min	3' min	3' min
Building Frontage:	40% min	50% min	N/A	70% min	N/A
Encroachment Maximum					
...at building frontages:	10'	8'	10'	8'	8'
...at building side:	3'	2.5'	N/A	3'	3'
Height					
...of principal building (max):	60'	60'	60'	60'	60'
...of outbuilding (max):	30'	25'	25'	25'	25'
...of 1st floor above grade:	1' min	1' min	1' min	1' min	0' required
Outbuilding Footprint:	800 s.f. max	625 s.f. max	625 s.f. max	3000 s.f. max	800 s.f. max
Parking Access:	Front or Rear	Rear	Rear	Rear	Rear

Other Standards:

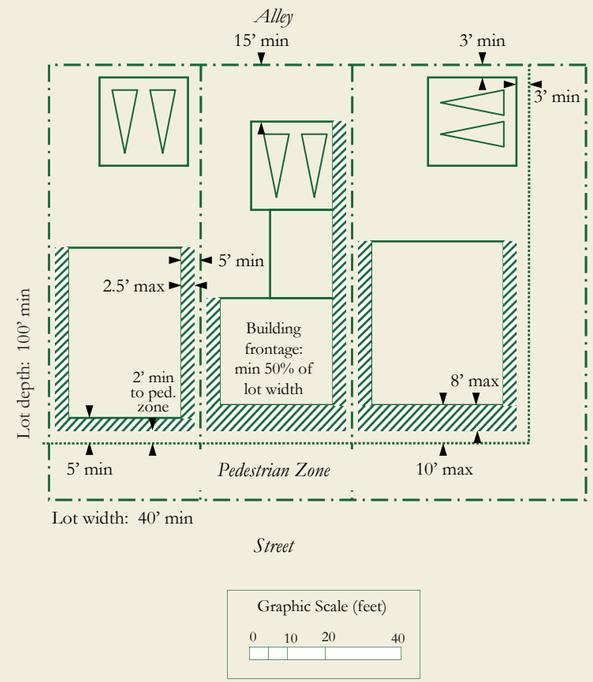
- **Corner Lots.** Corner lots may be up to 0-20 feet wider than midblock lots. For all corner lots, access to parking or a garage is permitted from the secondary or side frontage.
- **Setbacks.** Mixed-use buildings (including outbuildings) on corner lots have a minimum setback from the secondary frontage of 6', and may encroach this setback by 3'. When on a corner lot, the mixed-use building must have a continuous facade on the secondary frontage, as shown in the diagram. Garages opening onto public streets must be setback from the front facade by a minimum of 18'; garages accessed from a side or secondary street are excluded from this standard.

Schoolhouse Development Standards - Illustrated

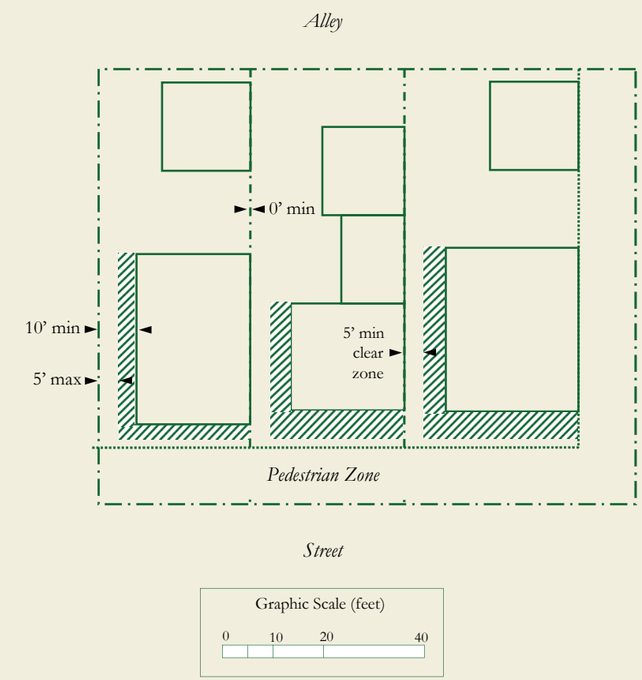
Large House



House



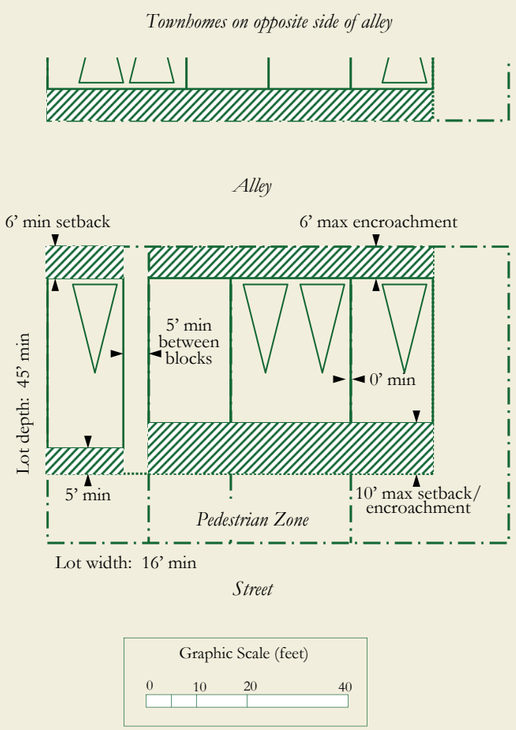
House - Zero Lot Line Alternative



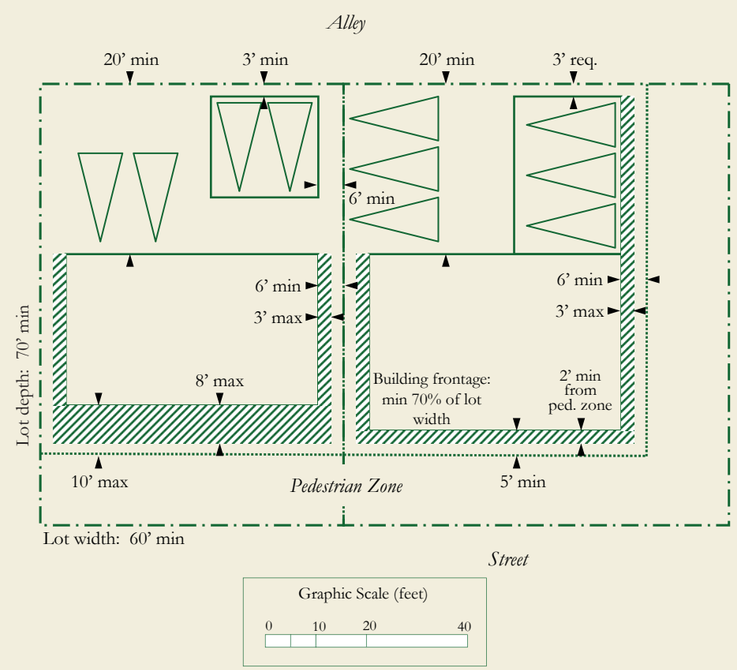
- 10' minimum <u>cumulative</u> side setback
- 5' maximum <u>cumulative</u> side encroachment
- 5' minimum clear zone between improvements

Schoolhouse Development Standards - Illustrated

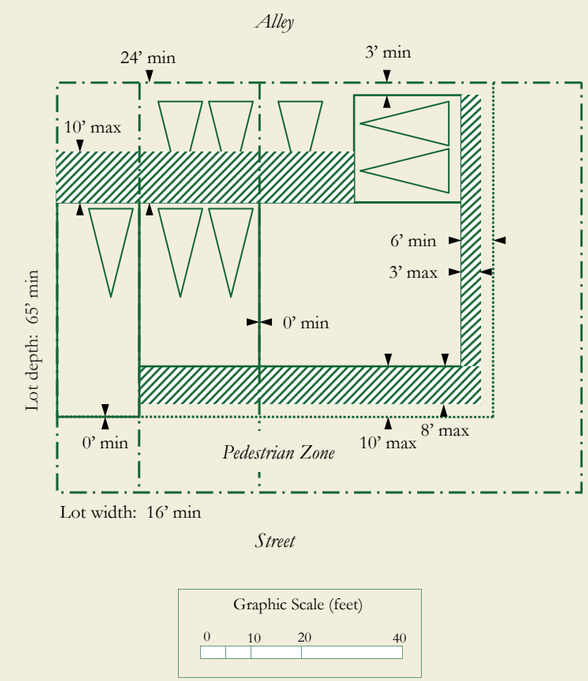
Residential Townhouse



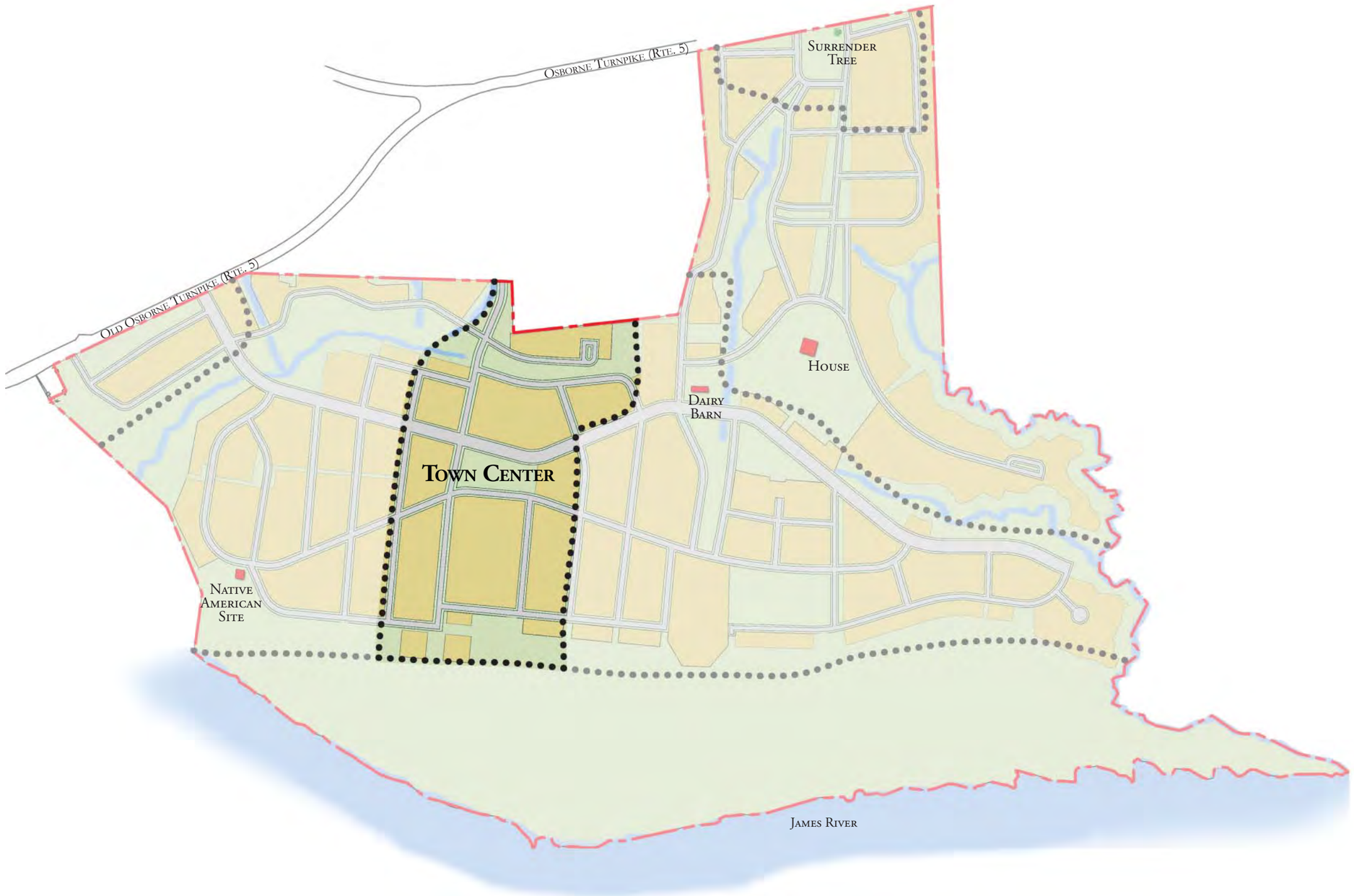
Mansion



Mixed-Use



Town Center Neighborhood Design Code



Town Center Neighborhood

Overview

Tree Hill Town Center will reflect Richmond's history at the turn of the 20th century, when the city began its rebirth from the aftermath of the Civil War. The Town Center will generally reflect the architecture of that time, exemplified by the Fan, the Boulevard, and Monument Avenue, with their classic masonry structures and commitment to creating a well-defined streetscape.

The guiding principle behind the Town Center is *energy*. The neighborhood mixes work, play and living environments to create a vibrant location that is friendly to pedestrians, whether residents or visitors.

The Town Center is focused on the Town Square, which will serve as a center for both commercial activity and maintenance-free residential living. The Town Square will be framed by a major civic building such as a library or assembly hall, and the square itself will host outdoor festivals throughout the year.

Within the Town Center, a parcel has been set aside for a corporate office building. Looking out over the Tree Hill Nature Area and with scenic views of downtown Richmond, this site would make an excellent location for a corporate headquarters or a major regional office.

Town Center Neighborhood

Neighborhood Character

The Tree Hill Town Center reflects the architecture of turn-of-20th century Richmond, with an emphasis on the solid masonry construction often visible in the outstanding buildings of the Fan, on Monument Avenue, and in downtown Richmond. Old Town Alexandria will act as an additional architectural precedent. Buildings in the Town Center will generally be close to the street to help create a welcoming pedestrian atmosphere and groundfloors will generally house commercial activity that supports a vibrant streetscape. Flat roofs with parapet walls will predominate, and masonry, stucco and other types of substantial construction will be common, especially on the lower floors of buildings.

Key Design Principles

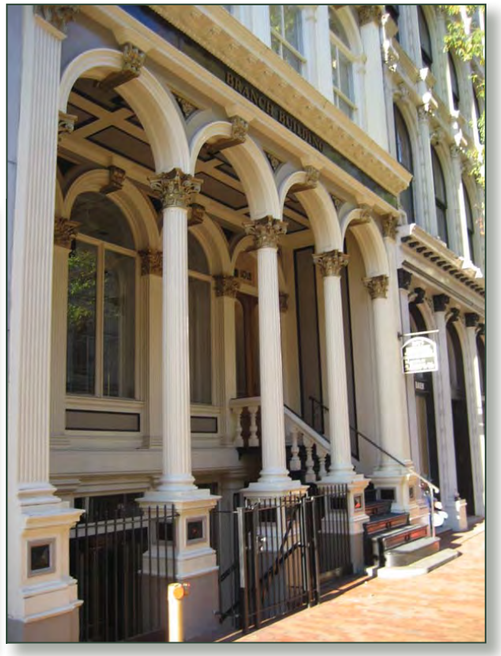
- Buildings will be sited close to the street.
- Ground floors will typically be occupied by retail activities. Substantial amounts of the facade will be occupied by windows and signage, including projecting banner and blade signs as well as window and wall mounted signs.
- Doors and windows will generally be placed in regular, rhythmic patterns.
- Roofs are typically flat with strong cornice lines, though gable, hip and mansard roofs will also be used.

Building Types

- Residential Townhouse
- Mixed-Use
- Mansion
- Multi-Family
- Live/Work Liner

Conceptual images shown above and on the following page represent design possibilities that are consistent with the intended character and the Design Code for Town Center.

Town Center Neighborhood Conceptual Images



Town Center Design Elements

In addition to their overall form, buildings in the Town Center will be distinguished by their use of particular materials and architectural details.

Key Design Elements

- Ground floor retail facades will be clad in stone, cast stone, stucco, brick, aluminum, custom metal work and glass.
- Retail activity will be celebrated on the ground floors, with large display windows, decorated awnings, and signage such as blade and banner signs.
- Residential floors may also incorporate fiber-cement board and will have windows with divided lights and vertical or square proportions.
- Any roofing visible from the street will consist of metal panels, or slate or synthetic slate.

Residential

External Cladding. No more than 3 wall materials should be visible on any exterior wall, not counting the foundation wall or piers. Vertical joints between different materials may occur only at inside corners. Permitted cladding includes wood siding, shingles, fiber-cement board or shingles, or brick with tooled mortar joints. Vinyl or aluminum siding is not permitted.

External Trim. Permitted trim materials include stucco, stone or cast stone, wood, fiber-cement board, or composite materials. Historic reproductions of polymer are also permitted.

Roofing. Metal roofing panels shall be flat between primary ribs with no striations or pencil ribs. Shingle roofing materials shall be slate or synthetic slate. Roofing hidden behind a parapet wall may have EPDM, built-up roofs, or "green" roofs.

Gutter and Downspouts. Gutters shall be half-round with round downspouts or ogee profile with round or rectangular downspouts.

Foundations and Piers. Brick, stone or stucco on all sides is permitted. Exposed concrete block is not permitted. When used as a foundation material, stucco must be hand applied; "dryvit" and E.I.F.S. is not permitted.

Chimneys. Chimneys will match foundation material. No chimney or wall-vented fireplace enclosures shall be cantilevered.

Windows. Windows shall be built of wood, vinyl-clad wood, aluminum-clad wood, extruded aluminum or PVC. Where used, window muntins shall be consistent with the style of the building and consistent throughout the building. Muntins shall divide panes into divided lights, grills shall be applied to both the inside and outside surfaces, and a spacer should be placed between the panes.

Shutters. Shutters shall be built of cedar, redwood or solid PVC, will be sized to fit the associated window, and will have tie-backs.

Columns. Columns shall be built of materials that allow proper column design and include wood, stone, fiberglass or composites. All classical columns must have entasis.

Railings. Railings shall be built of wood, welded aluminum, metal, cast stone, or stone.

Porch Materials. Permitted flooring and step materials include brick, wood or composite board, stone, tile, pavers, or concrete. Permitted ceiling material includes composite board, PVC, plaster, wood, beaded-profile plywood, or cement board.

Commercial

Storefront Materials. Storefronts shall be built of brick, stone, cast stone, stucco, aluminum or custom metal work. Storefront colors shall be compatible with the neighborhood. Mixed-use units may use materials consistent with residential buildings in the same neighborhood.

Glass. Storefront glass shall be clear; neither reflective, mirrored nor colored glass shall be permitted on any shopfront or window.

Windows. Ground floors with commercial uses shall be made up of not less than 50% windows. In addition to window types approved for residential buildings, commercial windows may also be extruded aluminum or hollow steel frame.

Encroachment. Awnings, lights, outdoor dining areas, and signs may encroach into setbacks and into the pedestrian zone, but not into private property.

Blank Walls. Walls at frontages may not be blank at the street level; first floor walls at frontages shall have at least one window per structural bay, in a pattern that suggests habitation. Exposed basement walls at frontages shall have at least one small window per structural bay as appropriate to an occupied foundation. Where building codes necessitate construction of a blank wall, the wall shall be articulated with inlaid brick details or other design materials, or screened with landscaping.

External Doors. Commercial doors may be wood, hollow steel frame or extruded aluminum.

Town Center Development Standards

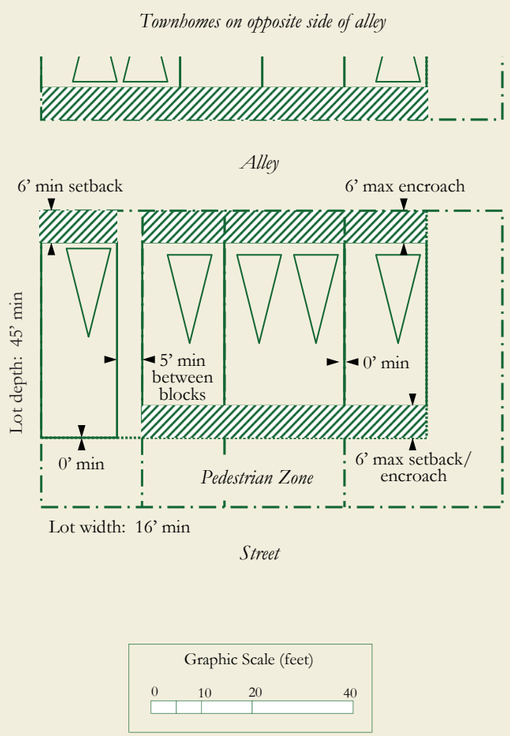
	Residential Townhouse	Mansion	Mixed-Use	Live/Work Liner	Multi-Family	Dedicated Commercial
Lot Size Minimum:	16' W x 45' D	60' W x 70' D	16' W x 65' D	48' W x 20' D	40' W x 100' D	Varies
Lot Coverage Maximum (by roofs):	90%	90%	90%	80%	80%	90%
Unit Size Minimum:	1,200 s.f.	500 s.f (studio) 600 s.f. (1 bedroom) 900 s.f. (2 bedroom) 1,000 s.f. (3 bedroom)	N/A	1,200 s.f	1,200 s.f.	N/A
Setback						
...at building frontage (min/max):	0' - 6'	0' - 6'	0' - 6'	0' req'd	0' min	0' - 12'
...at building side:	0' min	6' min	0' min	0' req'd	0' min	0' min
...at building rear:	6' min	20' min	20' min	0' - 10'	0' min	0' min
...at outbuilding side:	0' min	6' min	0' min	N/A	N/A	N/A
...at outbuilding rear:	3' min	3' min	3' min	N/A	N/A	N/A
Building Frontage:	N/A	70% min	N/A	N/A	90% min	80% min
Encroachment Maximum						
...at building frontages:	6'	6'	6'	10'	10'	10'
...at building side:	N/A	3'	3'	N/A	N/A	10'
Height						
...of principal building (max):	85'	85'	85'	85'	85'	85'
...of outbuilding (max):	25'	25'	25'	N/A	N/A	N/A
...of 1st floor above grade:	1' min	1' min	0' req'd	0' req'd	0' req'd (mixed-use); 1' min (residential)	0' required
Outbuilding Footprint:	625 s.f. max	3000 s.f. max	800 s.f. max	N/A	N/A	N/A
Parking Access:	Rear	Rear	Rear	Rear	Front, Rear or Side	Front, Rear or Side

Other Standards:

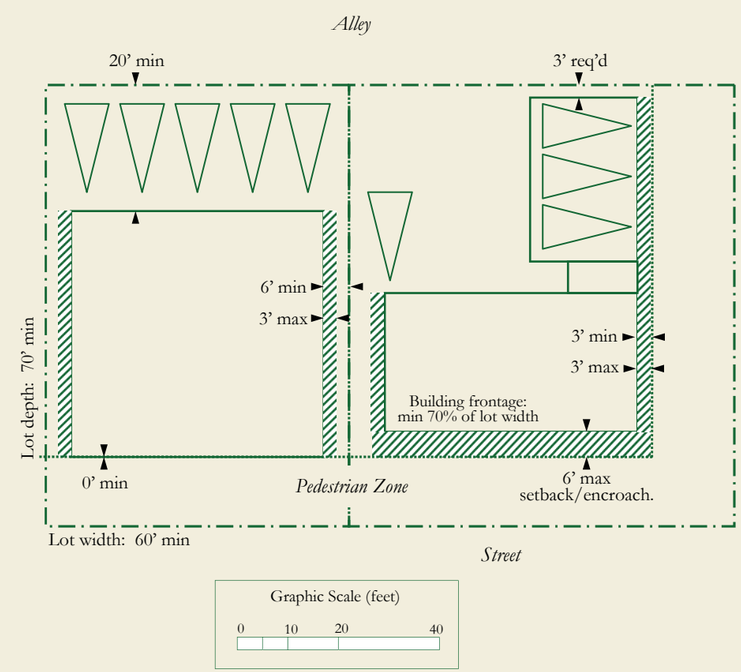
- **Corner Lots.** Corner lots may be up to 0-20 feet wider than midblock lots. For all corner lots, access to parking or a garage is permitted from the secondary or side frontage.
- **Building Height.** Height for the corporate headquarters site will be measured from its pedestrian frontage (structured parking will be built within the flood plain).
- **Setbacks.** Mansions and mixed-use buildings on corner lots have a minimum setback from the secondary frontage of 3', and may encroach this setback by 3'. When on corner lots, these building types must have continuous facades on the secondary frontage, as shown in the diagrams. Garages opening onto public streets must be setback from the front facade by a minimum of 18'; garages accessed from a side or secondary street are excluded from this standard.
- **Multi-Family.** Up to 40' of an individual multi-family lot's depth may be used for parking areas or alleys to be shared by multiple lots.

Town Center Development Standards - Illustrated

Residential Townhouse

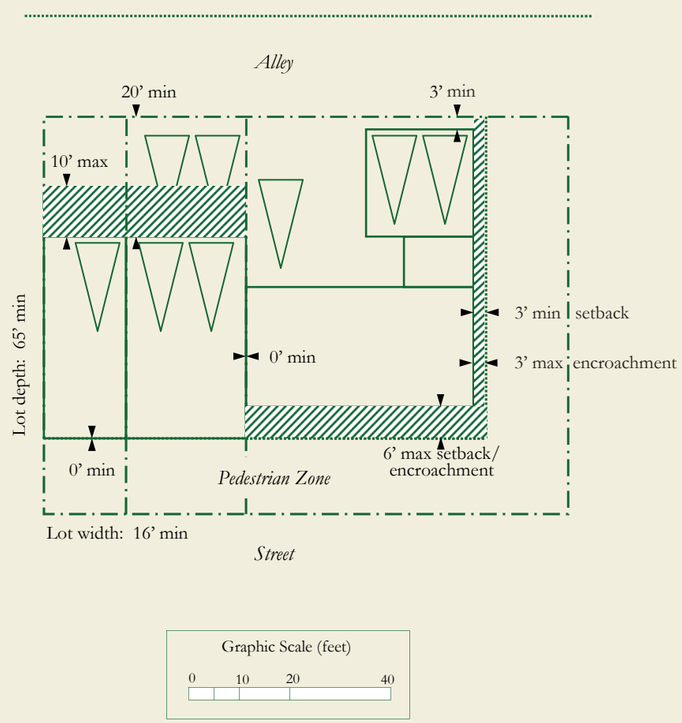


Mansion

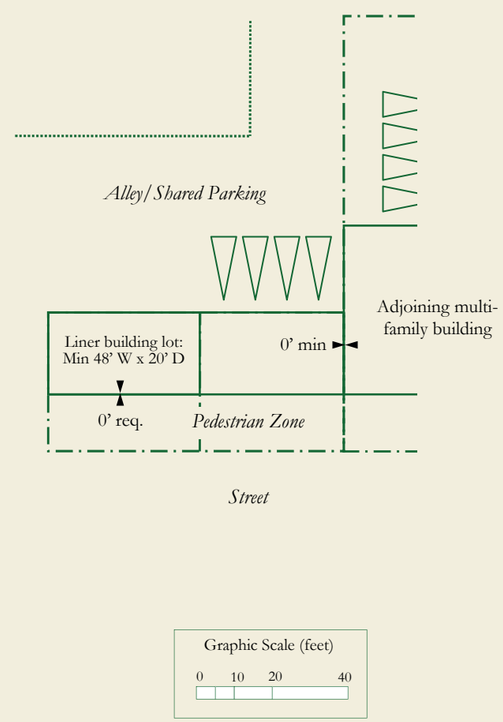


Town Center Development Standards - Illustrated

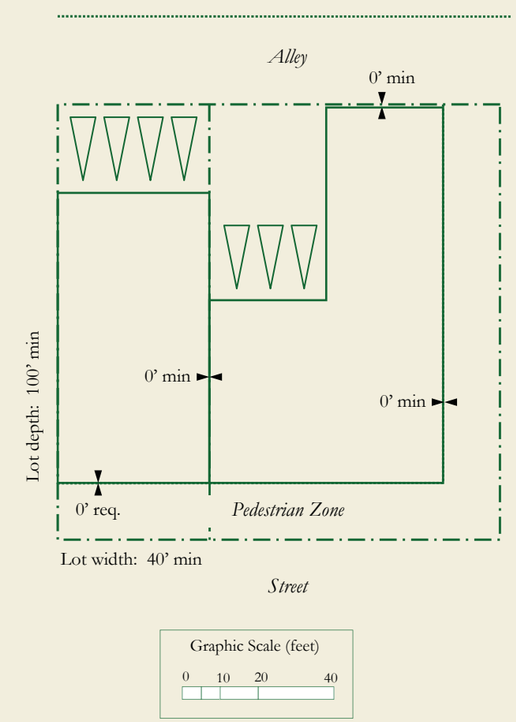
Mixed-Use

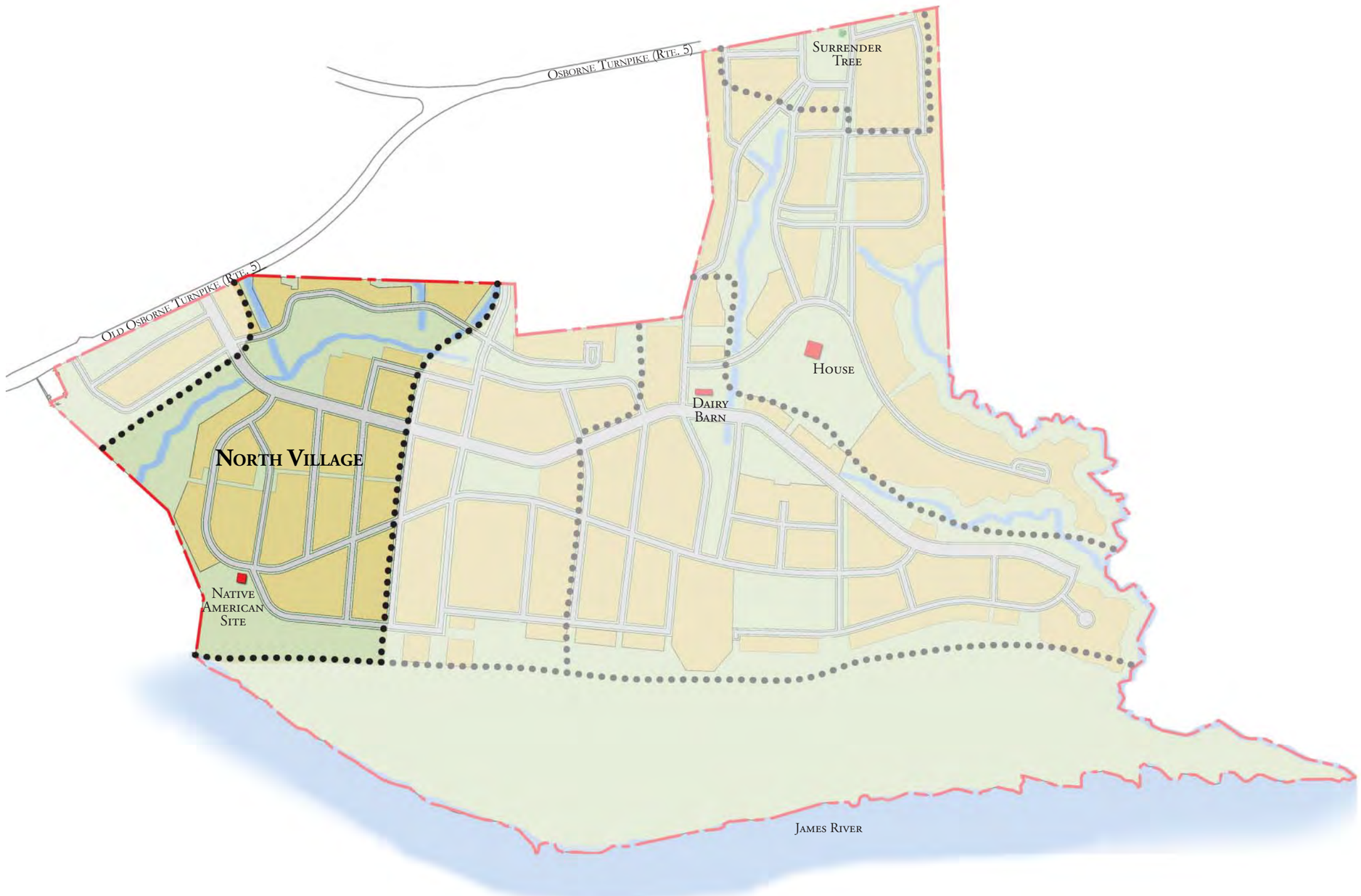


Live/Work Liner



Multi-Family




OSBORNE TURNPIKE (RTE. 5)
OLD OSBORNE TURNPIKE (RTE. 5)
SURRENDER TREE
HOUSE
DAIRY BARN
NORTH VILLAGE
NATIVE AMERICAN SITE
JAMES RIVER

North Village

Overview

Similar to the Town Center, North Village will represent Richmond's history at the turn of the 20th century and will reflect the architecture of that time, especially as exemplified by the classic structures of the Fan, Shockoe Slip, and Tobacco Row.

With less commercial activity than the Town Center, North Village will nonetheless establish an active pedestrian streetscape. The North Village will have the greatest diversity of housing types within Tree Hill, ranging from 3-story houses and townhouses within the central sections of the neighborhood to 4- and 5-story mansion and multi-family flats lining the primary roads.

While the neighborhood is within easy walking distance of the Town Center, residents will also find that the pedestrian-friendly streetscape, the corner store and the neighborhood restaurant help create North Village's own urban character.

North Village Neighborhood

Neighborhood Character

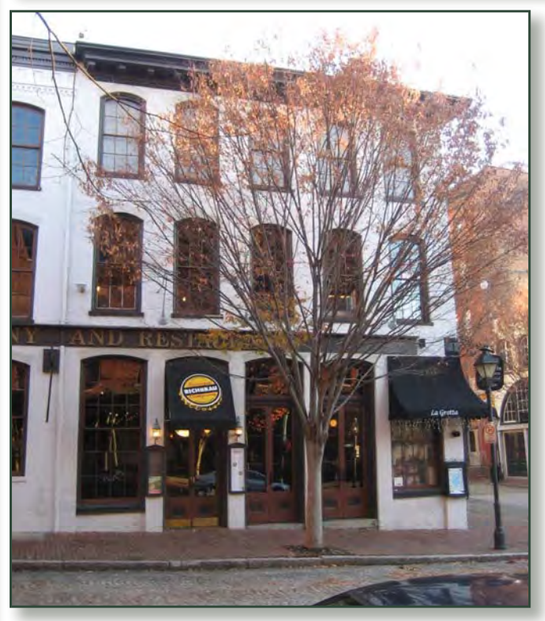
North Village reflects the architecture of turn-of-20th century Richmond, with an emphasis on the solid masonry construction often visible in the outstanding buildings of the Fan or the warehouses of Shockoe Slip. Buildings in this neighborhood will generally be close to the street to help create a welcoming pedestrian atmosphere and a vibrant streetscape. Flat roofs with parapet walls will predominate, and masonry, stucco and other types of substantial construction will be common, especially on the lower floors of buildings.

Key Design Principles

- Buildings sited close to the street.
- Doors and windows are generally placed in regular patterns.
- Flat roofs are typical, though gable and mansard roofs will also occur.

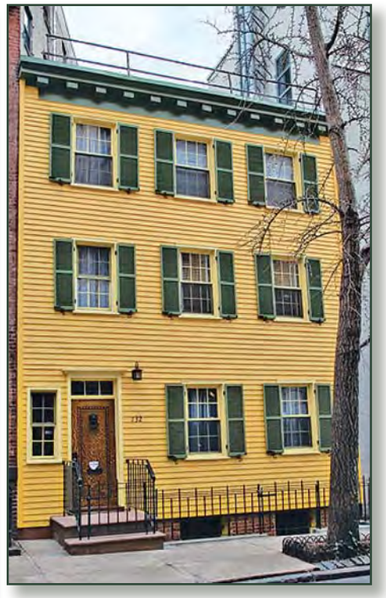
Building Types

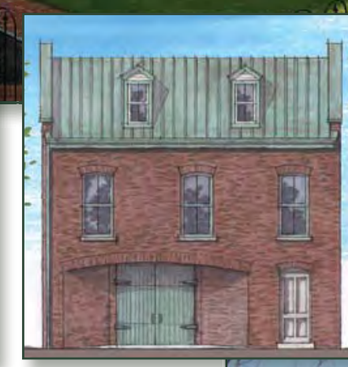
- House
- Residential Townhouse
- Mansion
- Mixed-Use

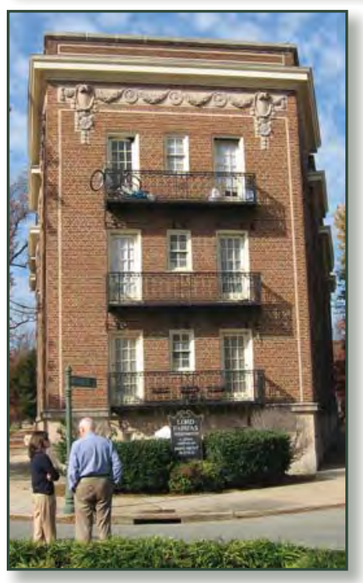


Conceptual images shown above and on the following page represent design possibilities that are consistent with the intended character and the Design Code for the North Village.

North Village Neighborhood Conceptual Images





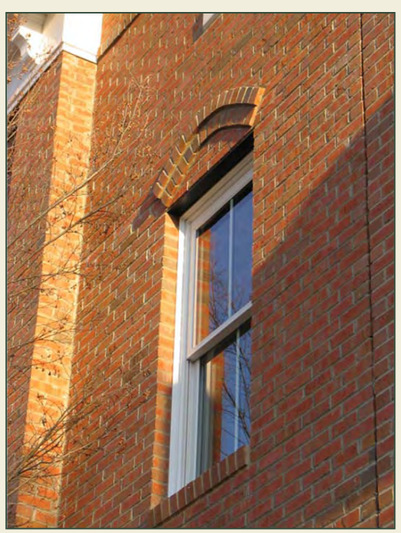


North Village Design Elements

In addition to their overall form, houses in the North Village will be distinguished by their use of particular materials and distinctive architectural details.

Key Design Elements

- Exteriors will be clad primarily in brick or stucco, though wood or fiber-cement board is also acceptable.
- Windows will be vertical or square in proportion. Windows will typically be double hung with wide trim or stone or brick jack arch lintels.
- Visible roofing will be metal panels, slate or synthetic slate or asphalt or fiberglass dimensional shingles.



Residential

External Cladding. No more than 3 wall materials should be visible on any exterior wall, not counting the foundation wall or piers. Vertical joints between different materials may occur only at inside corners. Permitted cladding includes stucco or brick with tooled mortar joints. Wood or fiber-cement board siding may also be used. Vinyl or aluminum siding is not permitted.

External Trim. Permitted trim materials include stucco, stone or cast stone, wood, fiber-cement board, or composite materials. Historic reproductions of polymer are also permitted.

Roofing. Metal roofing panels shall be flat between primary ribs with no striations or pencil ribs. Shingle roofing materials shall be slate or synthetic slate, wood shingles or shakes, or asphalt or fiberglass dimensional shingles. Asphalt or fiberglass shingles are not permitted for roofs below the eave of the primary building, e.g., porches and bay windows. Roofing hidden behind a parapet wall may have EPDM, built-up roofs, or "green" roofs.

Gutter and Downspouts. Gutters shall be half-round with round downspouts or ogee profile with round or rectangular downspouts.

Foundations and Piers. Brick, stone or stucco on all sides is permitted. Exposed concrete block is not permitted. When used as a foundation material, stucco must be hand applied; "dryvit" and E.I.F.S. is not permitted.

Chimneys. Chimneys will match foundation material. No chimney or wall-vented fireplace enclosures shall be cantilevered.

Windows. Windows shall be built of wood, vinyl-clad wood, aluminum-clad wood, extruded aluminum or PVC. Where used, window muntins shall be consistent with the style of the building and consistent throughout the building. Muntins shall divide panes into divided lights, grills shall be applied to both the inside and outside surfaces, and a spacer should be placed between the panes.

Shutters. Shutters shall be built of cedar, redwood or solid PVC, will be sized to fit the associated window, and will have tie-backs.

Columns. Columns shall be built of materials that allow proper column design and include wood, stone, fiberglass or composites. All classical columns must have entasis.

Railings. Railings shall be built of wood, welded aluminum, metal, cast stone, or stone.

Porch Materials. Permitted flooring and step materials include brick, wood or composite board, stone, tile, pavers, or concrete. Permitted ceiling material includes composite board, PVC, plaster, wood, beaded-profile plywood, or cement board.

Commercial

Storefront Materials. Storefronts shall be built of brick, stone, cast stone, stucco, aluminum or custom metal work. Storefront colors shall be compatible with the neighborhood. Mixed-use units may use materials consistent with residential buildings in the same neighborhood.

Glass. Storefront glass shall be clear; neither reflective, mirrored nor colored glass shall be permitted on any shopfront or window.

Windows. Ground floors with commercial uses shall be made up of not less than 50% windows. In addition to window types approved for residential buildings, commercial windows may also be extruded aluminum or hollow steel frame.

Encroachment. Awnings, lights, outdoor dining areas, and signs may encroach into setbacks and into the pedestrian zone, but not into private property.

Blank Walls. Walls at frontages may not be blank at the street level; first floor walls at frontages shall have at least one window per structural bay, in a pattern that suggests habitation. Exposed basement walls at frontages shall have at least one small window per structural bay as appropriate to an occupied foundation. Where building codes necessitate construction of a blank wall, the wall shall be articulated with inlaid brick details or other design materials, or screened with landscaping.

External Doors. Commercial doors may be wood, hollow steel frame or extruded aluminum.

North Village Development Table of Standards

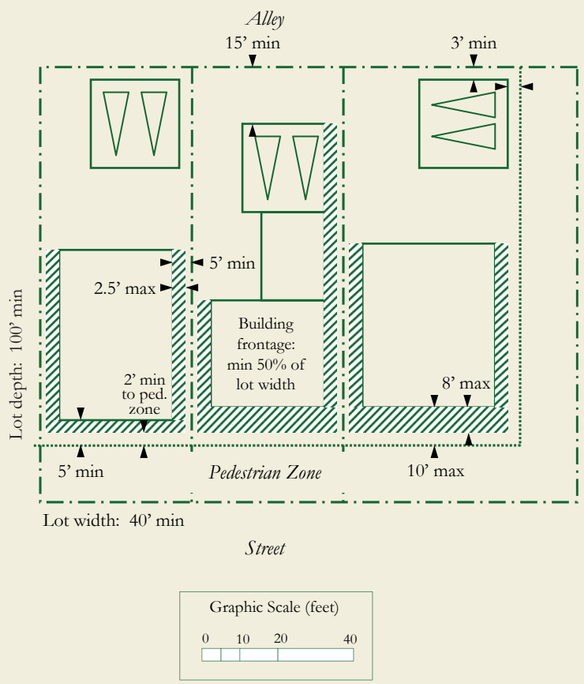
	House	Residential Townhouse	Mansion	Mixed-Use
Lot Size Minimum:	40' W x 100' D	16' W x 45' D	60' W x 70' D	16' W x 65' D
Lot Coverage Maximum (by roofs):	60%	90%	90%	90%
Unit Size Minimum:	1,500 s.f.	1,200 s.f.	500 s.f (studio) 600 s.f. (1 bedroom) 900 s.f. (2 bedroom) 1,000 s.f. (3 bedroom)	N/A
Setback				
...at building frontage (min/max):	5'-10'	5' - 10'	5' - 10'	0' - 10'
...at building side:	5' min	0' min	6' min	0' min
...at building rear:	15' min	6' min	20' min	24' min
...at outbuilding side:	3' min	0' min	6' min	0' min
...at outbuilding rear:	3' min	3' min	3' min	3' min
Building Frontage:	50% min	N/A	70% min	N/A
Encroachment Maximum				
...at building frontages:	8'	10'	8'	8'
...at building side:	2.5'	N/A	3'	3'
Height				
...of principal building (max):	70'	70'	70'	70'
...of outbuilding (max):	25'	25'	25'	25'
...of 1st floor above grade:	1' min	1' min	1' min	0' required
Outbuilding Footprint:	625 s.f. max	625 s.f. max	3000 s.f. max	800 s.f. max
Parking Access:	Front or Rear	Rear	Rear	Rear

Other Standards:

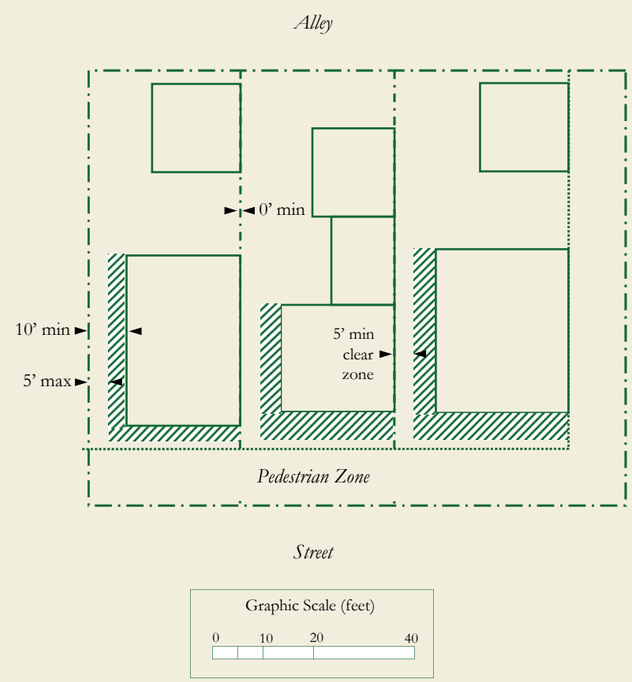
- **Corner Lots.** Corner lots may be up to 0-20 feet wider than midblock lots. For all corner lots, access to parking or a garage is permitted from the secondary or side frontage.
- **Setbacks.** Mixed-use buildings (including outbuildings) on corner lots have a minimum setback from the secondary frontage of 6', and may encroach this setback by 3'. When on a corner lot, the mixed-use buildings must have a continuous facade on the secondary frontage, as shown in the diagram. Garages opening onto public streets must be setback from the front facade by a minimum of 18'; garages accessed from a side or secondary street are excluded from this standard.

North Village Development Standards - Illustrated

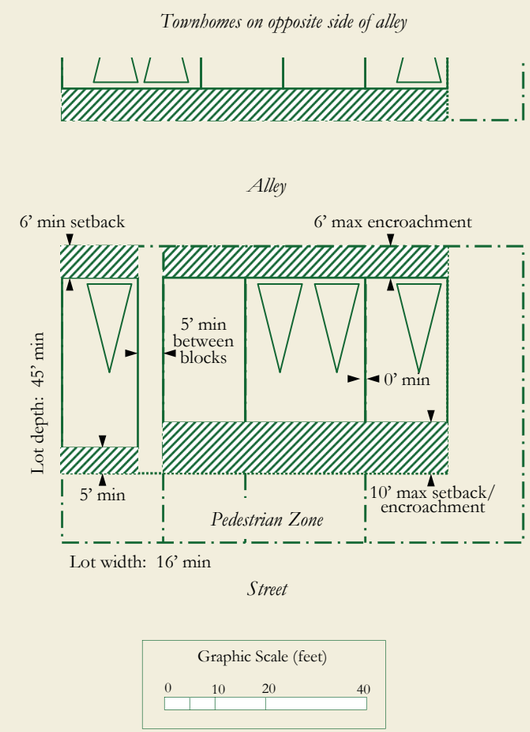
House



House - Zero Lot Line Alternative

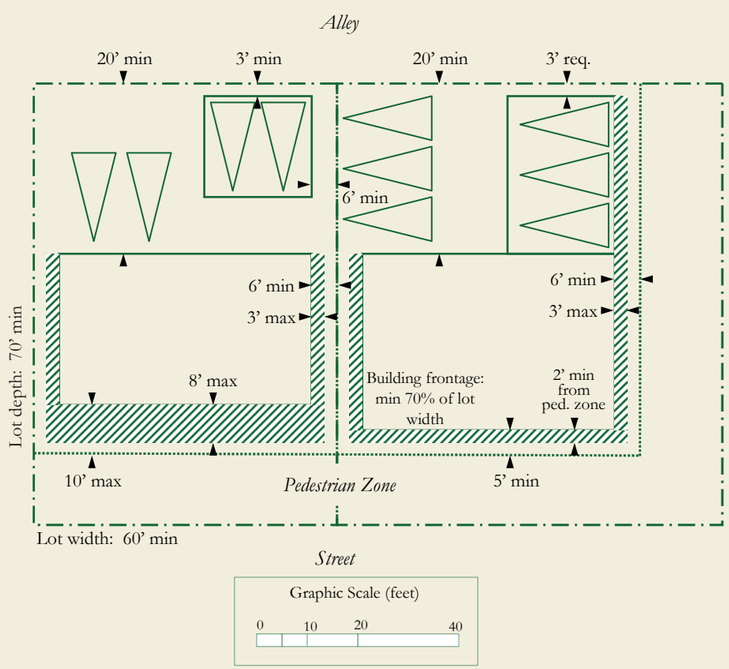


Residential Townhouse

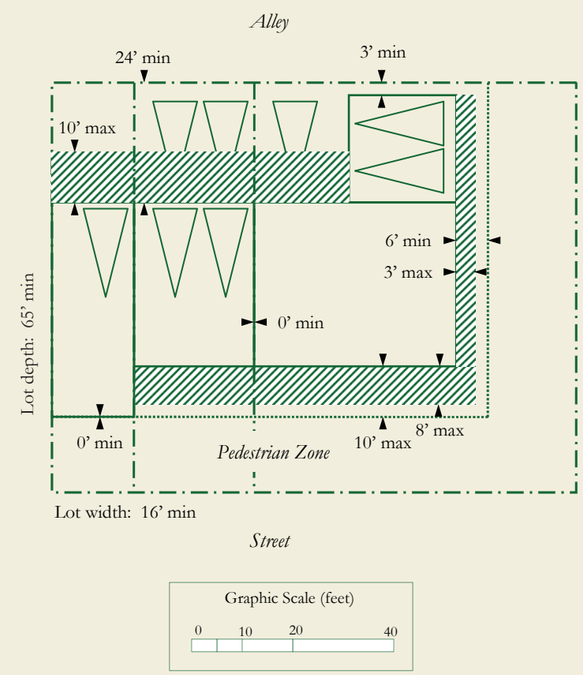


- 10' minimum cumulative side setback
- 5' maximum cumulative side encroachment
- 5' minimum clear zone between improvements

MANSION



MIXED-USE



North Entrance Design Code

North Entrance

Overview

Facing Rockett's Landing and downtown Richmond, the North Entrance will have an urban character that reflects the turn of the 20th century commercial districts of Richmond, and will reflect the architecture of that time, especially as exemplified by the classic structure of Tobacco Row and Shockoe Slip.

The North Entrance will be the most commercially intensive portion of the development, with office space provided to meet the needs of Tree Hill residents and the broader region. Some retail is also likely, serving the office population, and multi-family residential is also permitted.

In designing the North Entrance, significant emphasis will be placed on preserving the view of the Richmond skyline.

North Entrance

Neighborhood Character

The North Entrance reflects the architecture of turn-of-20th century Richmond, with an emphasis on the solid masonry construction often visible in the outstanding buildings of the Fan or the warehouses of Shockoe Slip. Flat roofs with parapet walls will predominate, and masonry, stucco and other types of substantial construction will be common, especially on the lower floors of buildings.

Key Design Principles

- Buildings typically consist of simple, symmetrical volumes.
- Buildings sited close to the street.
- Doors and windows are generally placed in regular patterns.
- Flat roofs are typical, though gable and mansard roofs will also occur.

Building Types

- Mansion
- Dedicated Commercial
- Residential Townhouse
- Mixed-Use
- Multi-Family

Conceptual images shown above represent design possibilities that are consistent with the intended character and the Design Code for the North Entrance.

North Entrance Design Elements

In addition to their overall form, buildings in the North Entrance will be distinguished by their use of particular materials and architectural details.

Key Design Elements

- Commercial exteriors will be clad in stone, cast stone, brick, stucco, aluminum, custom metal work and glass.
- Residential floors may also incorporate fiber-cement board. Residential windows will be vertical or square in proportion with divided lights.
- Roofing visible from the street will be metal panels, slate or synthetic slate, or asphalt or fiberglass dimensional shingles.

Residential

External Cladding. No more than 3 wall materials should be visible on any exterior wall, not counting the foundation wall or piers. Vertical joints between different materials may occur only at inside corners. Permitted cladding includes wood siding or shingles, fiber-cement board or shingles, or brick with tooled mortar joints. Vinyl or aluminum siding is not permitted.

External Trim. Permitted trim materials include stucco, stone or cast stone, wood, fiber-cement board, or composite materials. Historic reproductions of polymer are also permitted.

Roofing. Metal roofing panels shall be flat between primary ribs with no striations or pencil ribs. Shingle roofing materials shall be slate or synthetic slate. Roofs hidden behind parapet walls may have EPDM, built-up roofs, or "green" roofs.

Gutter and Downspouts. Gutters shall be half-round with round downspouts or ogee profile with round or rectangular downspouts.

Foundations and Piers. Brick, stone or stucco on all sides is permitted. Exposed concrete block is not permitted. When used as a foundation material, stucco must be hand applied; "dryvit" and E.I.F.S. is not permitted.

Chimneys. Chimneys will match foundation material. No chimney or wall-vented fireplace enclosures shall be cantilevered.

Windows. Windows shall be built of wood, vinyl-clad wood, aluminum-clad wood, extruded aluminum or PVC. Where used, window muntins shall be consistent with the style of the building and consistent throughout the building. Muntins shall divide panes into divided lights, grills shall be applied to both the inside and outside surfaces, and a spacer should be placed between the panes.

Shutters. Shutters shall be built of cedar, redwood or solid PVC, will be sized to fit the associated window, and will have tie-backs.

Columns. Columns shall be built of materials that allow proper column design and include wood, stone, fiberglass or composites. All classical columns must have entasis.

Railings. Railings shall be built of wood, welded aluminum, metal, cast stone, or stone.

Porch Materials. Permitted flooring and step materials include brick, wood or composite board, stone, tile, pavers, or concrete. Permitted ceiling material includes composite board, PVC, plaster, wood, beaded-profile plywood, or cement board.

Substitutions. Substitute materials may be used for materials noted here, but their appearance must be indistinguishable from the original at a distance of 3 feet or more. Substitute materials used at or above the second floor must be indistinguishable from the original at a distance of 10 feet. Materials standards will be subordinate to building and fire code requirements.

Commercial

Storefront Materials. Storefronts shall be built of brick, stone, cast stone, stucco, aluminum or custom metal work. Storefront colors shall be compatible with the neighborhood. Mixed-use units may use materials consistent with residential buildings in the same neighborhood.

Glass. Storefront glass shall be clear; neither reflective, mirrored nor colored glass shall be permitted on any shopfront or window. Reflective or tinted glass is permitted above first floor for office uses.

Windows. Ground floors with commercial uses shall be made up of not less than 50% windows. In addition to window types approved for residential buildings, commercial windows may also be extruded aluminum or hollow steel frame.

Encroachment. Awnings, lights, outdoor dining areas, and signs may encroach into setbacks and into the pedestrian zone, but not into private property.

Blank Walls. Walls at frontages may not be blank at the street level; first floor walls at frontages shall have at least one window per structural bay, in a pattern that suggests habitation. Exposed basement walls at frontages shall have at least one small window per structural bay as appropriate to an occupied foundation. Where building codes necessitate construction of a blank wall, the wall shall be articulated with inlaid brick details or other design materials, or screened with landscaping.

External Doors. Commercial doors may be wood, hollow steel frame or extruded aluminum.

North Entrance Development Standards

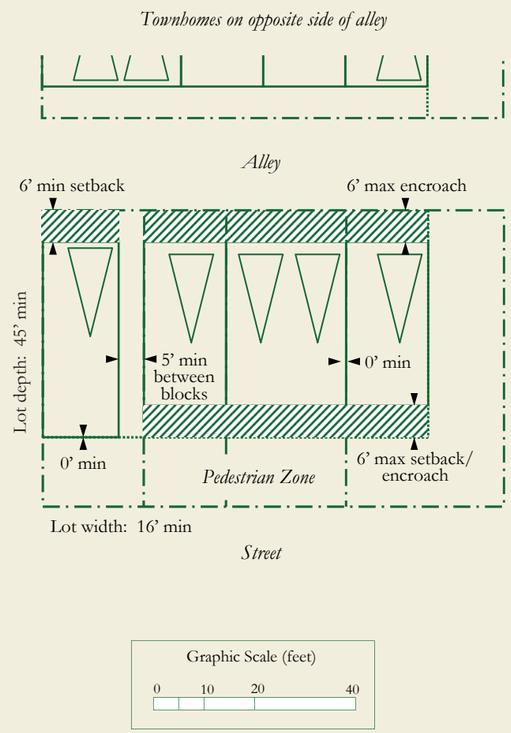
	Residential Townhouse	Mansion	Mixed-Use	Multi-Family	Dedicated Commercial
Lot Size Minimum:	16' W x 45' D	60' W x 70' D	16' W x 65' D	40' W x 100' D	Varies
Lot Coverage Maximum (by roofs):	90%	90%	90%	80%	90%
Unit Size Minimum:	1,200 s.f.	500 s.f (studio) 600 s.f. (1 bedroom) 900 s.f. (2 bedroom) 1,000 s.f. (3 bedroom)	N/A	500 s.f (studio) 600 s.f. (1 bedroom) 900 s.f. (2 bedroom) 1,000 s.f. (3 bedroom)	N/A
Setback					
...at building frontage (min/max):	0' - 6'	0' - 6'	0' - 6'	0' - 12'	0' - 12'
...at building side:	0' min	6' min	0' min	0' min	0' min
...at building rear:	6' min	20' min	20' min	0' min	0' min
...at outbuilding side:	0' min	6' min	0 ' min	N/A	N/A
...at outbuilding rear:	3' min	3' min	3' min	N/A	N/A
Building Frontage:	N/A	70% min	N/A	90% min	N/A
Encroachment Maximum					
...at building frontages:	6'	6'	6'	10'	10'
...at building side:	N/A	3'	3'	N/A	10'
Height					
...of principal building (max):	85'	85'	85'	85'	85'
...of outbuilding (max):	25'	25'	25'	N/A	N/A
...of 1st floor above grade:	1' min	1' min	0' required	0' req'd (mixed-use); 1' min (residential)	0' req'd
Outbuilding Footprint:	625 s.f. max	3000 s.f. max	800 s.f. max	N/A	N/A
Parking Access:	Front or Rear	Front or Rear	Rear	Front, Rear or Side	Front, Rear or Side

Other Standards:

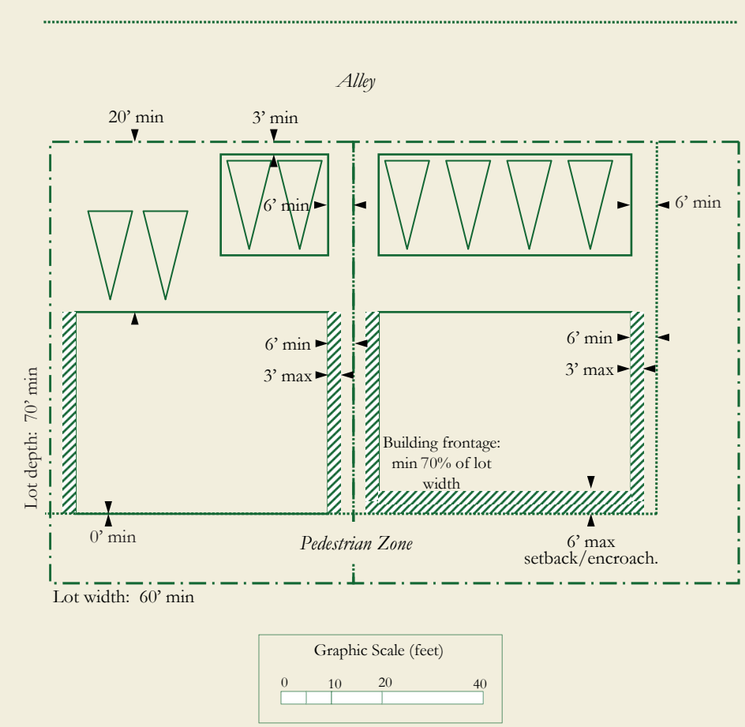
- **Corner Lots.** Corner lots may be up to 0-20 feet wider than midblock lots. For all corner lots, access to parking or a garage is permitted from the secondary or side frontage.
- **Setbacks.** Mixed-use buildings on corner lots have a minimum setback from the secondary frontage of 6', and may encroach this setback by 3'. When on a corner lot, the mixed-use building must have a continuous facade on the secondary frontage, as shown in the diagram. Garages opening onto public streets must be setback from the front facade by a minimum of 18'; garages accessed from a side or secondary street are excluded from this standard.
- **Multi-Family.** Up to 40' of an individual multi-family lot's depth may be used for parking areas or alleys to be shared by multiple lots.

North Entrance Development Standards - Illustrated

Residential Townhouse

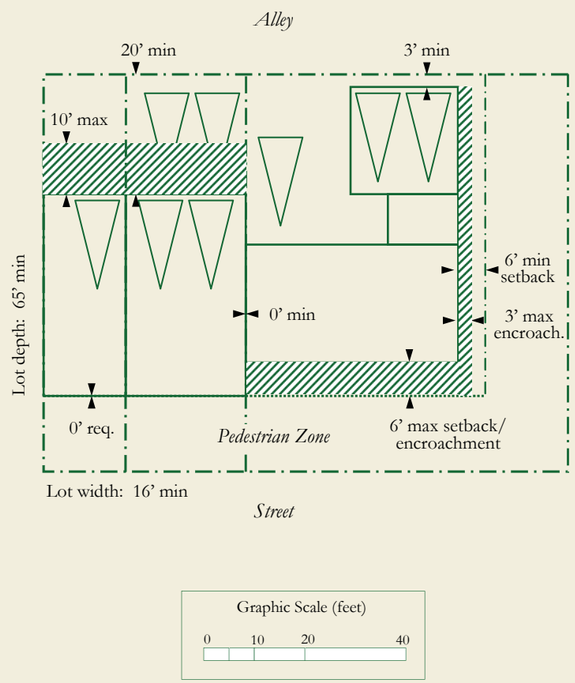


Mansion

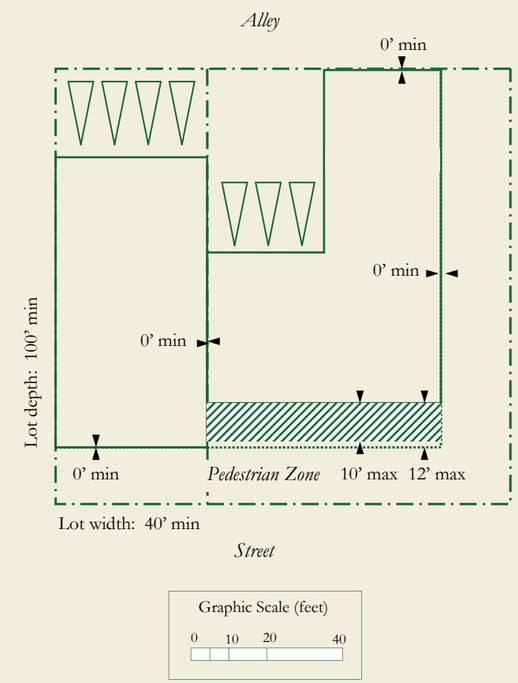


North Entrance Development Standards - Illustrated

Mixed-Use



Multi-Family

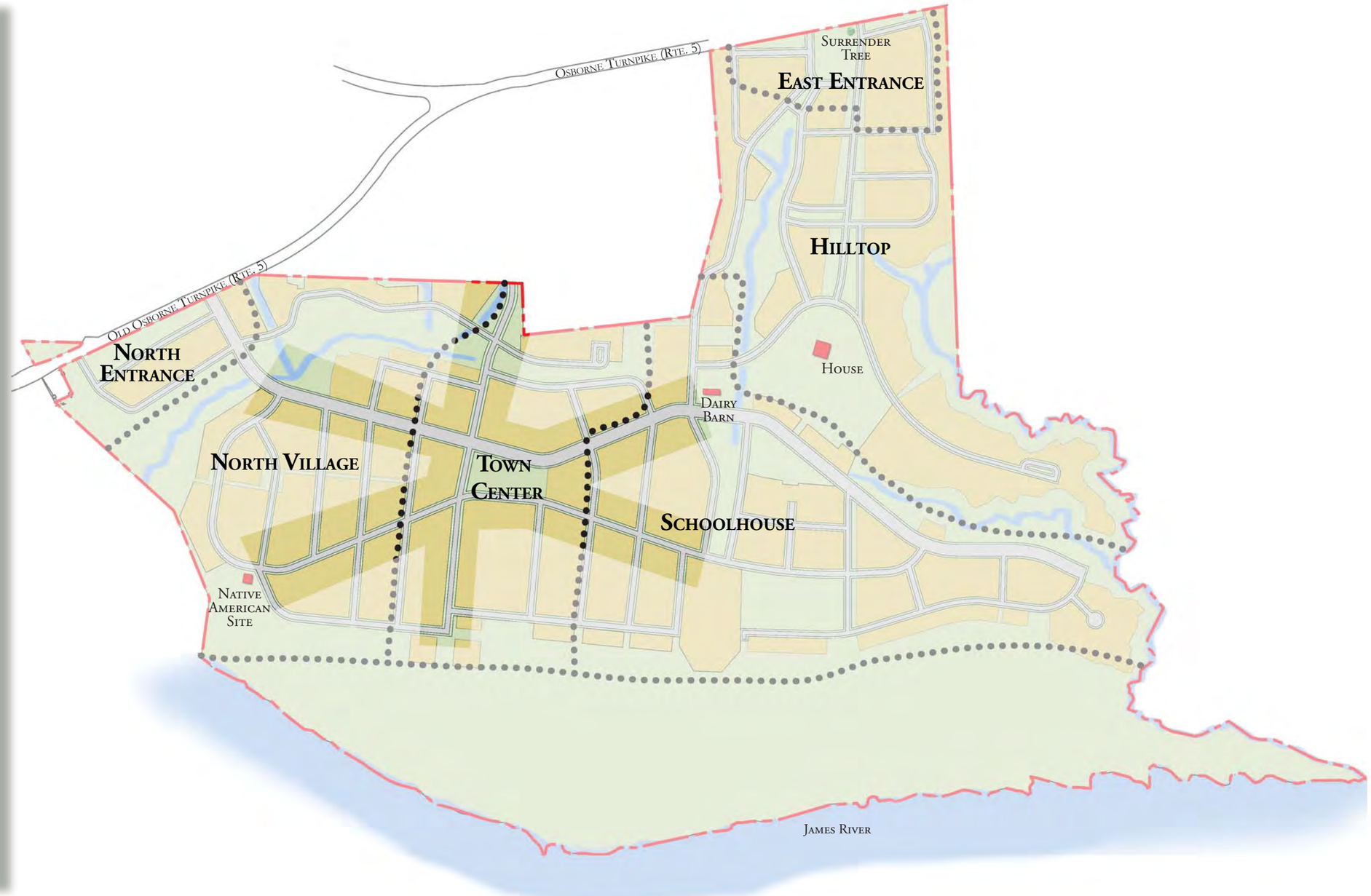


Key Thoroughfare Development Standards

Key Thoroughfare Development Standards

Several key thoroughfares help establish the character of Tree Hill, celebrating key vistas and landmarks within the community. These key thoroughfares include the urban section of the Concept Road, the avenues that connect the school and the Native American Site with the main square, and the east/west avenue that terminates at the potential corporate headquarters site. Consistent with New Urbanism principles, parcels that front onto these thoroughfares will have a slightly more urban character than neighboring parcels, as defined by the development standards shown on the following page.

Note:
For parcels within the Town Center itself, the Town Center Development Standards will supersede those of the Key Thoroughfare.



Key Thoroughfare Development Standards

	Residential Townhouse	Mansion	Mixed-Use	Multi-Family	Dedicated Commercial
Lot Size Minimum:	16' W x 45' D	60' W x 70' D	16' W x 65' D	40' W x 100' D	Varies
Lot Coverage Maximum (by roofs):	90%	90%	90%	80%	90%
Unit Size Minimum:	1,200 s.f.	500 s.f (studio) 600 s.f. (1 bedroom) 900 s.f. (2 bedroom) 1,000 s.f. (3 bedroom)	N/A	500 s.f (studio) 600 s.f. (1 bedroom) 900 s.f. (2 bedroom) 1,000 s.f. (3 bedroom)	N/A
Setback					
...at building frontage (min/max):	0' - 6'	0' - 6'	0' - 6'	0' - 12'	0' - 12'
...at building side:	0' min	6' min	0' min	0' min	0' min
...at building rear:	6' min	20' min	20' min	0' min	0' min
...at outbuilding side:	0' min	6' min	0' min	N/A	N/A
...at outbuilding rear:	3' min	3' min	3' min	N/A	N/A
Building Frontage:	N/A	70% min	N/A	90% min	N/A
Encroachment Maximum					
...at building frontages:	6'	6'	6'	10'	10'
...at building side:	N/A	3'	3'	N/A	10'
Height					
...of principal building (max):	85'	85'	85'	85'	85'
...of outbuilding (max):	25'	25'	25'	N/A	N/A
...of 1st floor above grade:	1' min	1' min	0' required	0' req'd (mixed-use); 1' min (residential)	0' req'd
Outbuilding Footprint:	625 s.f. max	3000 s.f. max	800 s.f. max	N/A	N/A
Parking Access:	Rear	Rear	Rear	Front, Rear or Side	Front, Rear or Side

Other Standards:

- **Corner Lots.** Corner lots may be up to 0-20 feet wider than midblock lots. For all corner lots, access to parking or a garage is permitted from the secondary or side frontage.
- **Setbacks.** Mixed-use buildings on corner lots have a minimum setback from the secondary frontage of 6', and may encroach this setback by 3'. When on a corner lot, a mixed-use building must have a continuous facade on the secondary frontage, as shown in previous diagrams. Garages opening onto public streets must be setback from the front facade by a minimum of 18'; garages accessed from a side or secondary street are excluded from this standard.
- **Multi-Family.** Up to 40' of an individual multi-family lot's depth may be used for parking areas or alleys to be shared by multiple lots.

Tree Hill Signage Standards

Signage within Tree Hill will be carefully controlled in order to enhance the character of the town and to promote the convenience and safety of persons travelling within the community.

Each occupant within a building will be allowed one square foot of signage per linear foot of occupant frontage, including frontage on primary streets, on secondary streets (for corner lots), and on rear alleys or parking areas.

This signage can be made up of one or more projecting or attached types. Sign area is measured by drawing a rectangle around all lettering and logos. All signs must be professionally made and must be approved by the THTA.

Signs may encroach into setbacks and across the pedestrian zone, but not onto private property or into the ROW.

Attached Signs

Band Signs. Consists of a band of lettering across the front of the building. Bands signs shall be a maximum of 36" tall, and the bottom of the band sign shall not be installed more than 12' or less than 8' above the sidewalk.

Board Signs. Consists of forged, cast, painted or vinyl graphics on a signboard attached flush with wall. Board sign dimensions will be controlled by the signage allowance standards.

Window Signs. May be neon behind the glass, or paint or vinyl applied directly to the glass. Neither shall be mounted on opaque signboards. The height of any window sign is limited to 1/3rd the height of the glass in the sash where the sign is installed, excluding muntins. The width of any window sign is limited to 90% of the width of the glass in the sash where the sign is installed.

Painted Wall Signs. May occur only on brick wall surfaces that are set back at least 25' from the edge of the pavement and shall not be the primary sign of the business they represent.

Security and Real Estate Signs. One sign providing notice of a security system is permitted at each frontage and shall be affixed to the building. A security sign shall be no more than 0.25 square feet in size. One real estate sign advertising property for sale or rent may be displayed at a frontage and shall be limited in size to no more than 4 square feet.

Projecting Signs

Blade Signs. Blade signs hung from an architectural element shall be centered on that element. Blade signs may project a maximum of 5'. The bottom of the sign shall be between 8' and 12' above the sidewalk. The sign shall be 32" tall maximum, and shall be no more than 4' wide nor project more than 5' from the wall. No blade sign shall exceed 6 square feet.

Vertical Corner Signs. Vertical corner signs are permitted at the corners of blocks. Vertical corner signs shall project perpendicular from the side of the building or at a 45° angle to the corner. The sign may be constructed of either signboards or metal, and they may be lit either with downcast gooseneck lights or with surface neon. The sign must be mounted a minimum of 12' above the sidewalk, measured to the bottom of the sign. Vertical corner signs shall be mounted a maximum of 12" away from the exterior of the building and shall be a maximum of 3' wide and 14' tall.

Awning Signs. Awning signage may be painted either on the fringe of an awning or in the center of the body of the awning. Awning signs shall be painted directly on the canvas; backlit awnings are prohibited. The total area of such signage is defined by the tenant's signage allowance.

Other Standards

Project Identification Signs. Two project identification signs may be created at each entrance to the project, not to exceed 200 square feet in the aggregate, unless otherwise approved by the Director of Planning.

Sign Lighting. Unless otherwise specified, signs may be lit internally from within the sign structure, or with surface neon, or with freestanding, downcast gooseneck lights. Temporary construction and for sale/for lease signs may not be illuminated. Animated neon signs are prohibited.

Entrances to Upper Floors. One sign of not more than 8 square feet shall be permitted on the ground floor at each principal entrance providing access to upper floor residential or office space.

Ground Signs. Ground signs may be permitted where a place of business is not close enough to the public thoroughfare to allow an attached sign that is readable from the thoroughfare. The bottom of the signboard should not be more than 12" above the sidewalk or finished grade. The height of the signboard shall not exceed 3' and its width shall not exceed 4'. Sign may be lit internally or from the ground.

Home-Based Business Signs. Signs advertising a home-based business shall be wood, PVC, or composite materials painted, and have a maximum size of 6 square feet. No more than one sign advertising a home-based business at each frontage.

Other. Traffic and street signs will be mounted on posts or other fixtures in a manner consistent with the neighborhood in which they are located. Historic markers are permitted throughout Tree Hill.

Tree Hill Signage Diagram

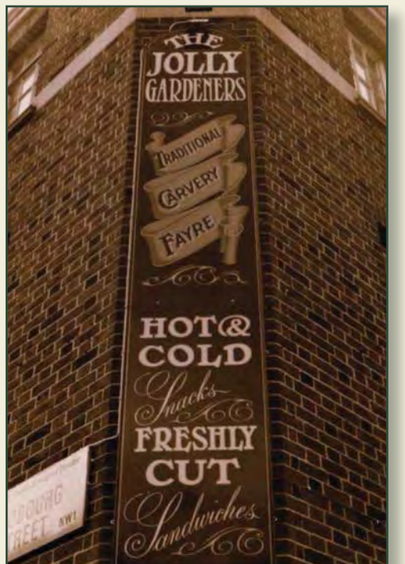
Note:

Diagram above illustrates multiple signage types and locations and shows a building with more signage than would be permitted under the Code:

Frontage, first floor: 125 linear feet
Signage permitted, first floor: 125 square feet
Signage shown, first floor; excluding Ground and Monument sign: 225 square feet

Frontage, second floor: 125 linear feet
Signage permitted: 125 square feet
Signage shown, second floor: 110 square feet

Signage Conceptual Images



Lighting Standards

The Master Plan for Tree Hill includes a set of standards for streetscape lighting that complements the character of each neighborhood within Tree Hill while also providing for the safety of residents and visitors. As these neighborhoods vary in character, from heavily urban to less urban, the appropriate lighting standards for these areas will vary as well.

Tree Hill is also committed to preserve and protect the nighttime environment and will follow "dark sky" practices in order to reduce glare and light trespass, and save energy. These practices include the use of shielded, downward-directed luminaries and appropriate illumination levels.

Street Light Illumination Levels

Tree Hill street lighting will provide illumination consistent with both neighborhood character and resident and visitor safety.

Along the urban section of the Concept Road illumination will average no less than 0.5 foot-candle. Along the less urban section of the Concept Road illumination will average no less than 0.2 foot-candle, consistent with the strictly residential character of the abutting neighborhoods.

Neighborhoods that are essentially residential in nature, such as Hilltop, Schoolhouse and the majority of the North Village, will have relatively low levels of required illumination, consistent with the quiet, lower density nature of the neighborhoods and the lower speed streets that run through them. In the Hilltop, Schoolhouse and North Village neighborhoods, illumination will average no less than 0.2 foot-candle, following recognized standards for local service residential roads.

More commercial districts, including the North and East Entrances and the Town Center, will have somewhat higher levels of illumination due to the higher levels of nighttime activity in those areas. Within the Town Center and the North and East Entrance districts, illumination will average no less than 0.5 foot-candle.

Alleys within Tree Hill will not have streetlights. Buildings that have frontage on an alley must have building-mounted lights powered by photocell.

Parking Area Illumination Levels

As a New Urbanist, pedestrian-oriented community, parking areas within Tree Hill will generally be enclosed within the interior of a block and may be multiple level; relatively few unenclosed surface parking areas are anticipated. In the case of such unenclosed surface parking areas, illumination will average no less than 0.5 foot-candle and shall not exceed 0.5 foot-candle ten feet outside the property line unless otherwise approved by the director of planning.

For parking provided within the interior of a block or within structured parking facilities, illumination levels will follow IESNA standards.

Street Light Fixture Standards

Tree Hill will use a coordinated palette of post, column and double column light fixtures, consistent with the overall character of the neighborhood. Fixtures may have mounting brackets to accept sign banners or hanging planters.

The height of freestanding lighting fixtures shall not exceed 20 feet, except up to four lighting fixtures may extend up to 35 feet at the intersection of public or private streets.

Light fixtures may encroach into setbacks and into the pedestrian zone, but not onto private property. Fixtures will be fitted with down-lighting heads and will not be permitted to spillover onto private property adjoining the Tree Hill development.

Lighting Conceptual Images

Fixtures shown represent the character of lights to be used in Tree Hill. Tree Hill is committed to using shielded and fully shielded lights throughout the development.

Tree Hill Design Review Process

THTA Design Review Policy

The Function of the Tree Hill Town Architect's Office (THTA). THTA exists to encourage architectural harmony and to ensure that all property owners adhere to the Development Standards. No structure or improvement shall be erected or altered until the approvals described in this document have been obtained.

Scope of Responsibility. THTA will review all improvements, including alterations and modifications to structures. Approval by THTA does not relieve an owner of the obligation to obtain government approval(s).

Limitations of Responsibilities. THTA does not assume responsibility for:

- Structural adequacy, capacity, or safety features.
- Non-compatible or unstable soil conditions, erosion, etc.
- Compliance with building codes, safety requirements, zoning, and governmental laws, regulations or ordinances.
- Performance or quality of work of contractors.

Administration. The THTA is appointed by the developer and may, in turn, appoint an administrator to handle day-to-day responsibilities of processing applications. Review fees may be established by the developer. The THTA reviews applications and either grants approval, grants approval with stipulations, or denies approval. The THTA may deny approval if an application is incomplete.

THTA Design Review Procedure

Before Construction

Schematic Design Review. This review confirms conceptual conformance with the Design Code. More than one scheme may be submitted. Submit two sets of lot plan, floor plans, and elevations at frontages (or photo of each elevation if improvement has been constructed previously on another lot).

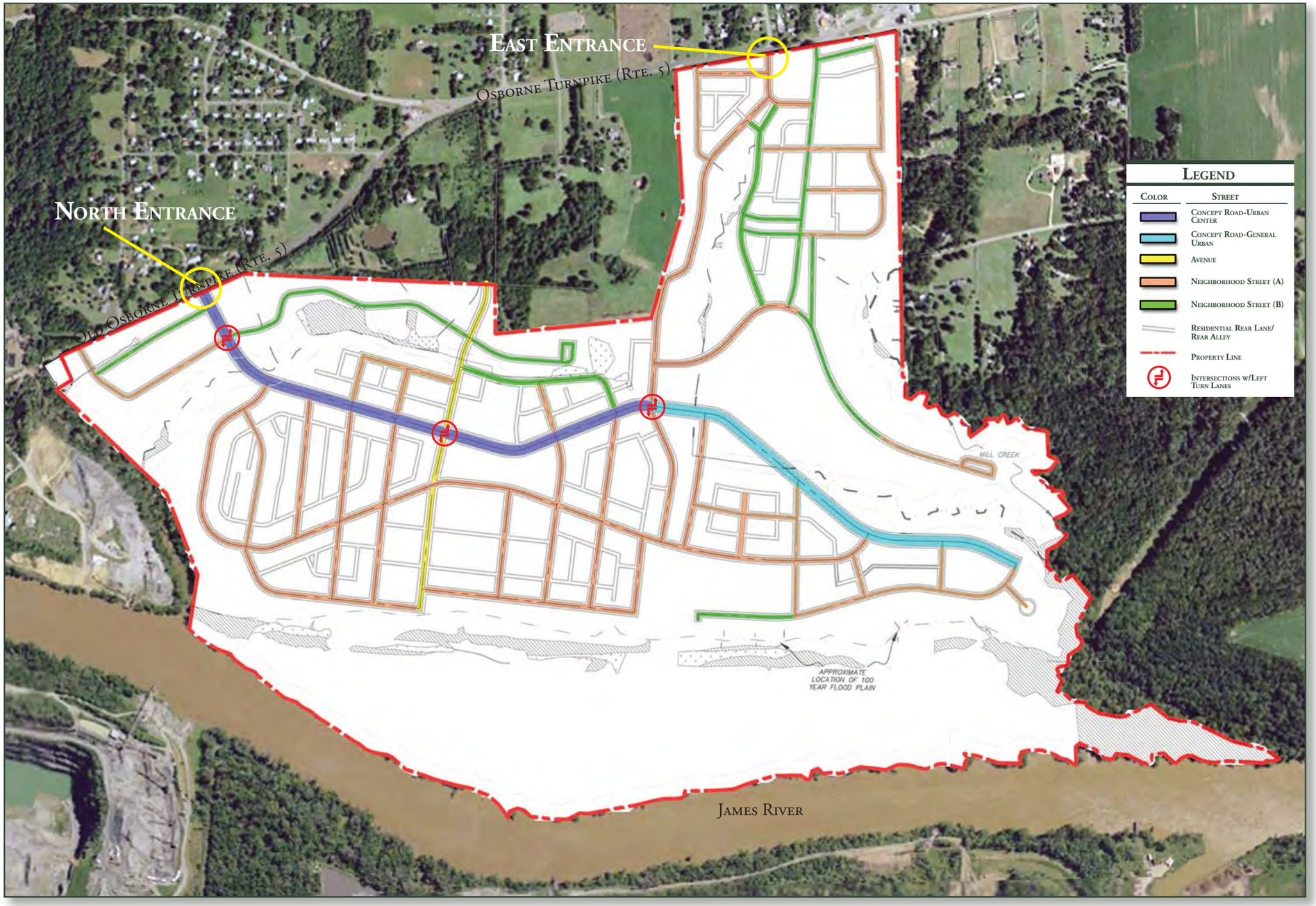
Design Review. This review confirms compliance of the design details with the Design Code and verifies that previous recommendations made by THTA have been incorporated. Submit two sets of lot plan, landscape plan, floor plans, all elevations, building section, wall section and detail, and a material list and samples. Following a successful Design Review, the THTA will notify the Henrico County Building Permit Department of design approval.

During Construction

Foundation Stakeout Inspection. This inspection verifies to THTA's satisfaction that proposed buildings are situated on the lot as approved.

Post-Construction Inspection. To be completed prior to issuance of a Certificate of Occupancy. This inspection confirms that built improvements comply with the Design Code. The Henrico County Building Permit Department will be notified by the THTA of an approved Post-Construction Inspection.

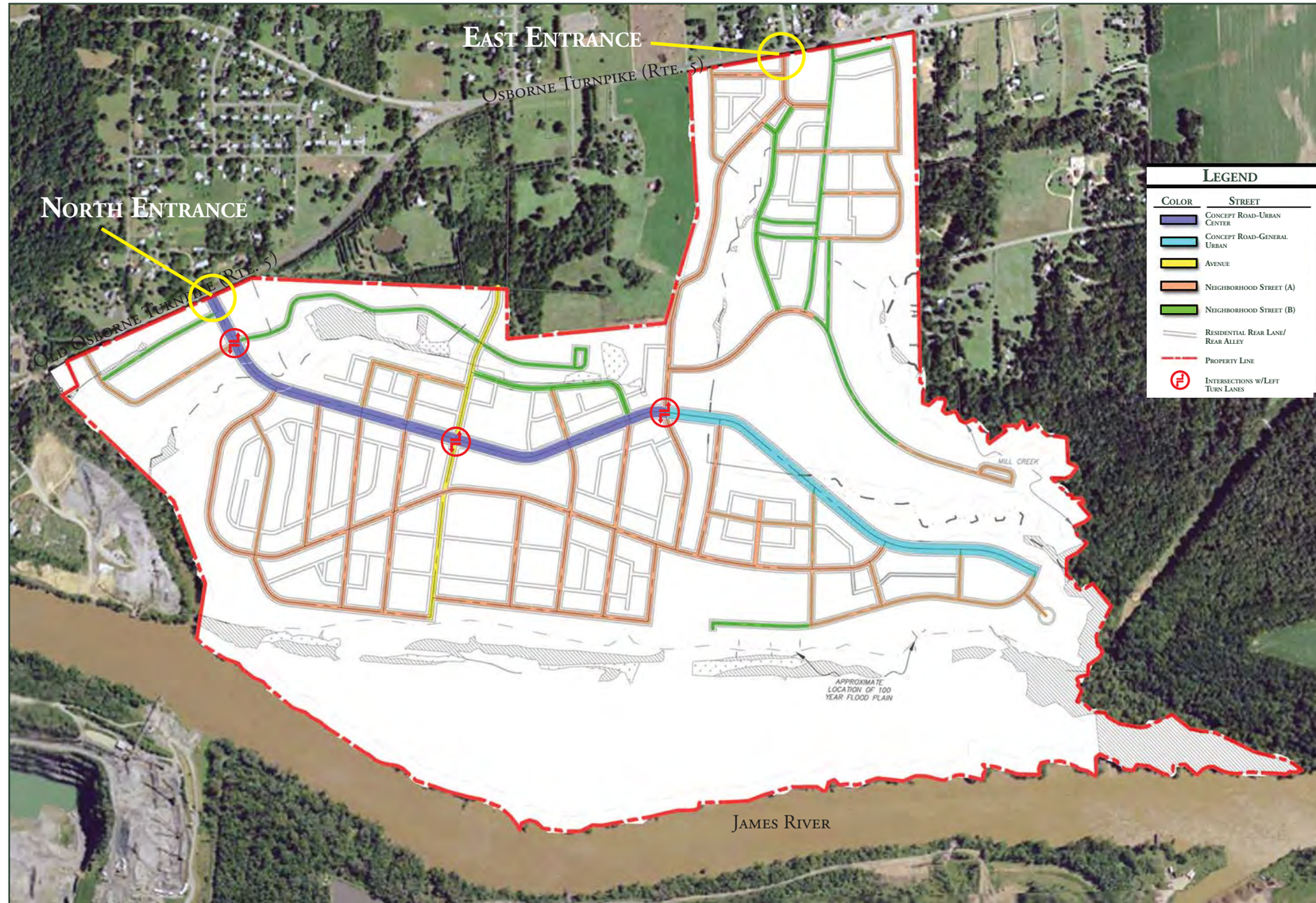
Thoroughfare Standards



Thoroughfare Standards

The Thoroughfare Standards outlines Tree Hill's hierarchy of planned roadways and sets the standards to which these roadways will be designed. The goal of the plan is to match each roadway within the hierarchy to the context in which it will be used. Unlike suburban roadway design – where adjacent land use is dictated by the road network – Tree Hill's roadways are a reflection of the neighborhoods through which they pass. This concept of contextual design is a theme that is repeated throughout Tree Hill.

The hierarchy of thoroughfares includes many sizes and characters to accommodate a range of vehicular traffic movements. The main thoroughfare of Tree Hill is the "Concept Road" – which appears on the County's DRAFT 2026 Major Thoroughfare Plan. The design of the Concept Road is similar to that of Richmond's famed Monument Avenue, a design that accommodates a relatively large volume of traffic through a decidedly urban environment. Further, the Thoroughfare Standards includes avenues, neighborhood and private streets, and rear alleys and residential rear lanes.



Thoroughfare Standards

As part of Henrico's proposed Vision 2026 Comprehensive Plan, the Major Thoroughfare Plan update includes a minor arterial road which parallels the James River through Tree Hill to Pocahontas Parkway and the Wilton on the James development to the south. This "Concept Road" is envisioned as a dual purpose roadway – as an alternative to Route 5 (New Market Road) and as the backbone for a new riverfront growth corridor in the Varina District. The land uses planned within this corridor include Urban Mixed Use (Tree Hill and Wilton), Traditional Neighborhood Development and Suburban Mixed Use zoning classifications. Densities in the corridor will be greatest in the north at Tree Hill and lightest in the south at Wilton on the James and in surrounding Suburban Mixed Use projects.

The "Concept Road" is being proffered as a contextually designed four lane divided roadway through Tree Hill from the Route 5 in the northeast portion of the site to the southern property line.

Legend

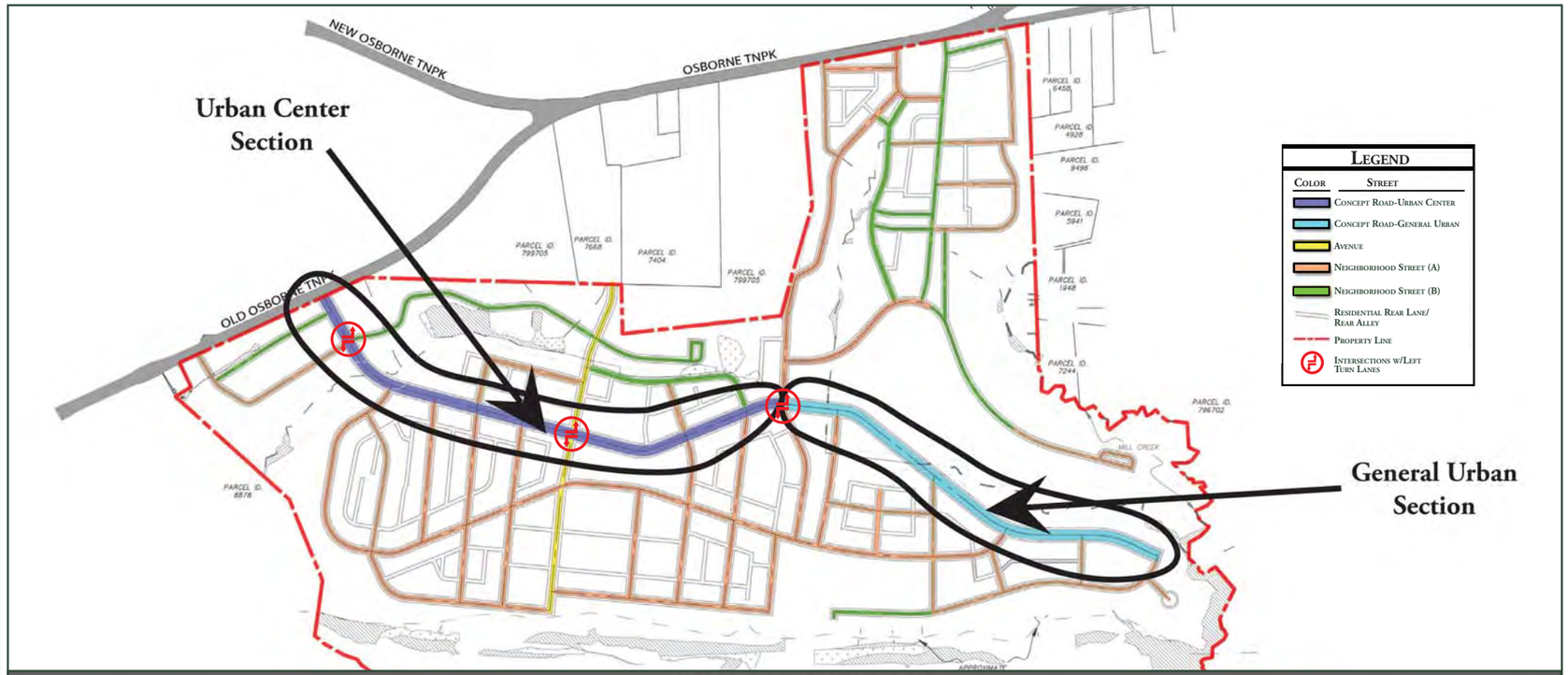
- Concept Road
- UMU
- TND
- Suburban Mixed-Use

* Source: Henrico County DRAFT 2026 Major Thoroughfare Plan

Thoroughfare Standards

Monument Avenue is synonymous with Richmond, Virginia. It is renowned as a prime example of urban design and is one of the most inspiring urban streets in the nation; in fact it is the only street in the country to be designated a National Historic Landmark. In recognition of Monument Avenue's place in Richmond's urban fabric – including its ability to carry significant traffic – it has been chosen as the model for the Concept Road through Tree Hill.

The Concept Road serves as the main north-south collector through the site, as well as a gateway into Tree Hill's Town Center and surrounding neighborhoods. Like Monument Avenue's westward march from downtown Richmond, land uses and densities along the Concept Road in Tree Hill will transition from more urban in the north to less urban in the south – conditions classified as "Urban Center" and "General Urban" at Tree Hill respectively. Differing design characteristics are employed for the two sections of the roadway – however, the design (as with all other roadways in the Thoroughfare Standards) is meant to create a sense of enclosure, thereby reducing travel speeds, honoring the pedestrian nature of Tree Hill and building visual interest along the way.



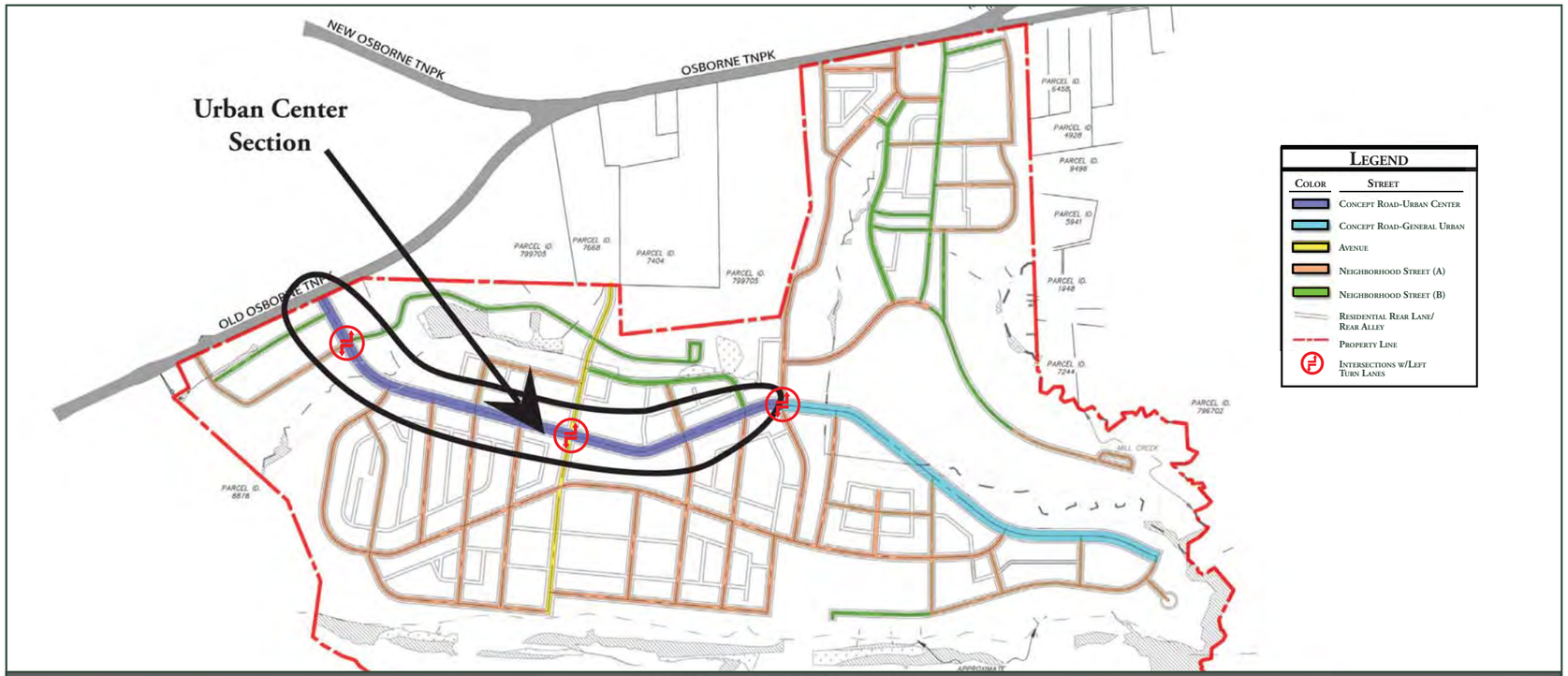
Monument Avenue

Sub-Urban | General Urban | Urban Center

Thoroughfare Standards

Concept Road - Urban Center

The Concept Road in Tree Hill's northern "urban center" neighborhood, will exhibit the characteristics of Monument Avenue from Stuart Circle to the Arthur Ashe Memorial near the Downtown Expressway. Monument Avenue in this location traverses a decidedly urban environment, with buildings set close to the street, no dedicated turn lanes, on-street parking and relatively short block lengths. The median of Monument Avenue is distinctly oversized along its entire length. In the case of the Concept Road-Urban Center, this characteristic will not be mimicked. A narrower planted median will be employed to reduce pedestrian crossing times.



Monument Avenue

Urban Center

Thoroughfare Standards

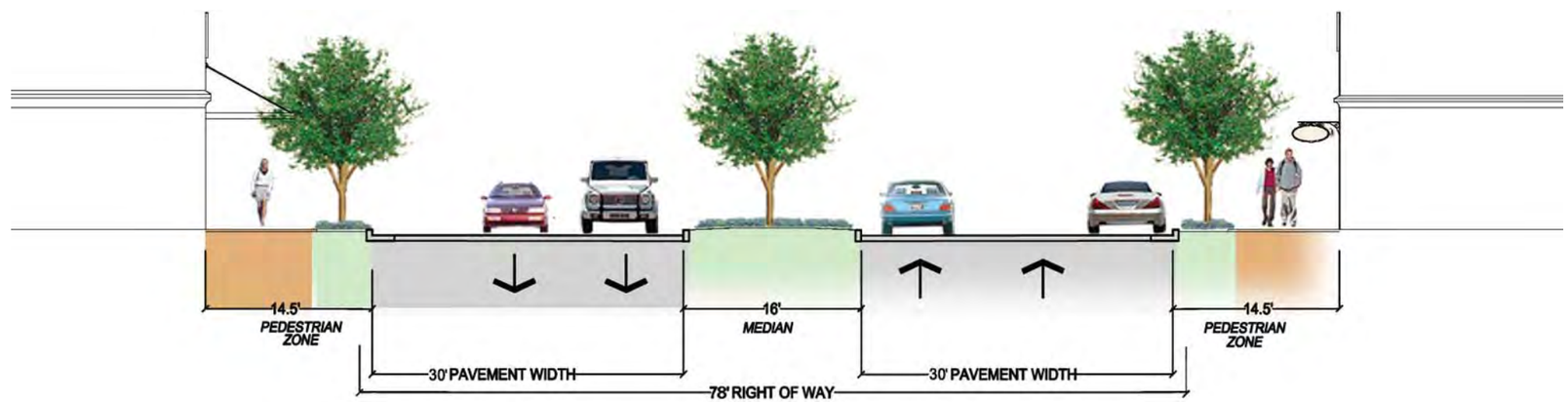
Concept Road - Urban Center

The Concept Road in Tree Hill's northern "Urban Center" neighborhoods will have the following specifications:

ROW Width *	minimum 78'
Pavement Width	30'
Design Speed	30 mph
Curve Specs	per VDOT Urban Low Speed (ULS) TC-5
Median Width	minimum 16'
Turn Lanes	right turn lanes prohibited; left turn lanes at select intersections (see Thoroughfare Standards page 1); minimum storage length of 150'; minimum taper lenth of 100'
Crossover Spacing	minimum 250'
Pedestrian Zone	minimum width 14.5' measured from back of curb, and includes 1' of ROW (see Landscape Plan page 13 for sidewalk and landscaping specifications)

* ROW width measured 1' from back of curb. Width may increase as needed to accommodate drainage structures, sight triangles, and slopes. Those not contained within public ROW shall be placed within an easement of appropriate width.

Concept Road - Urban Center

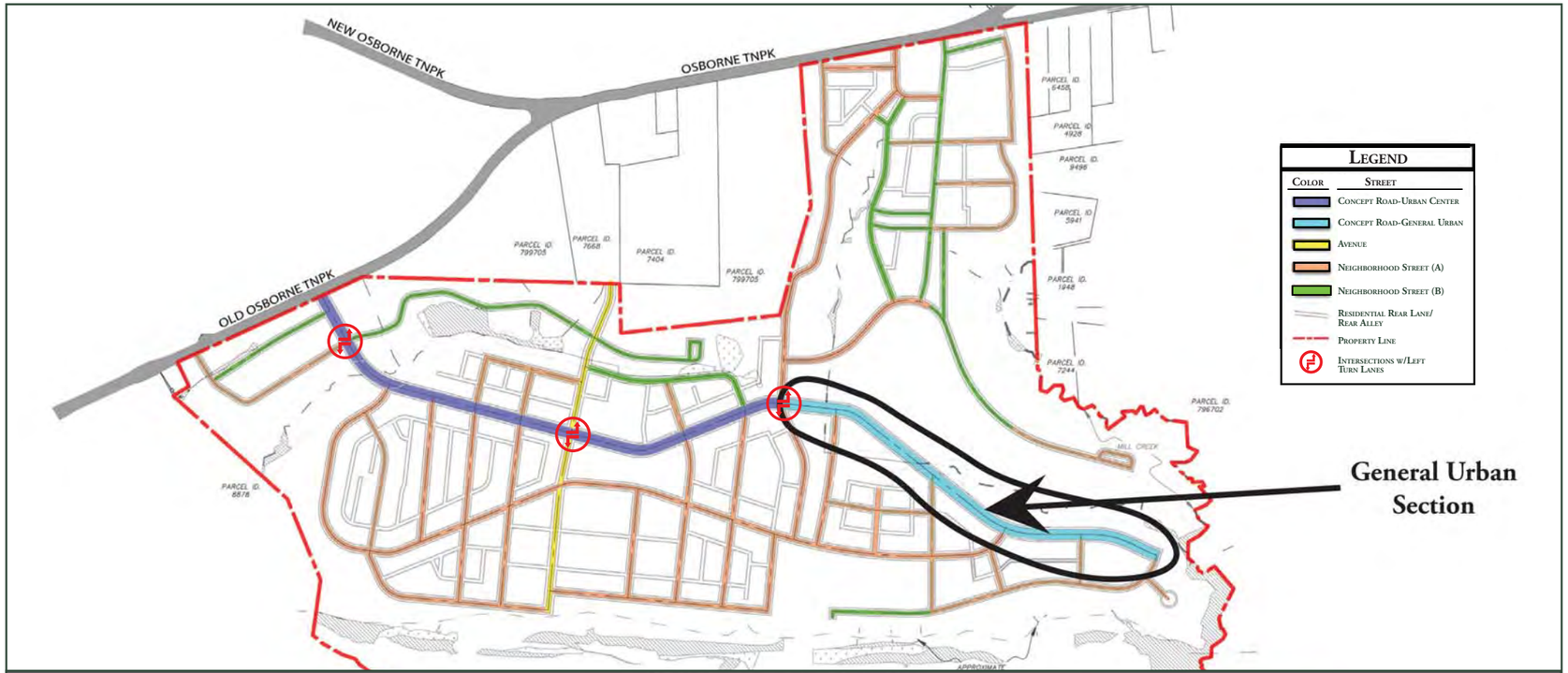


Thoroughfare Standards

Concept Road - General Urban

The Concept Road in Tree Hill's southern "general urban" neighborhoods will reflect the characteristics of Monument Avenue from the Downtown Expressway to Willow Lawn Avenue. Monument Avenue in this location is outside Richmond's urban core, though it does not exhibit the true suburban character found beyond Willow Lawn with its open section (i.e. lack of curb, gutter and sidewalk). Building setbacks are slightly relaxed and dedicated turn lanes appear at some intersections. On-street parking is provided on the southbound lanes to support adjacent buildings. Street parking is not provided on the northbound lanes to encourage a "parkway" feel adjacent to the greenway to the east.

Again, the median of Monument Avenue is distinctly oversized along its entire length. This oversized situation will not be mimicked. A narrower planted median will be employed to reduce pedestrian crossing times.



Monument Avenue

General Urban

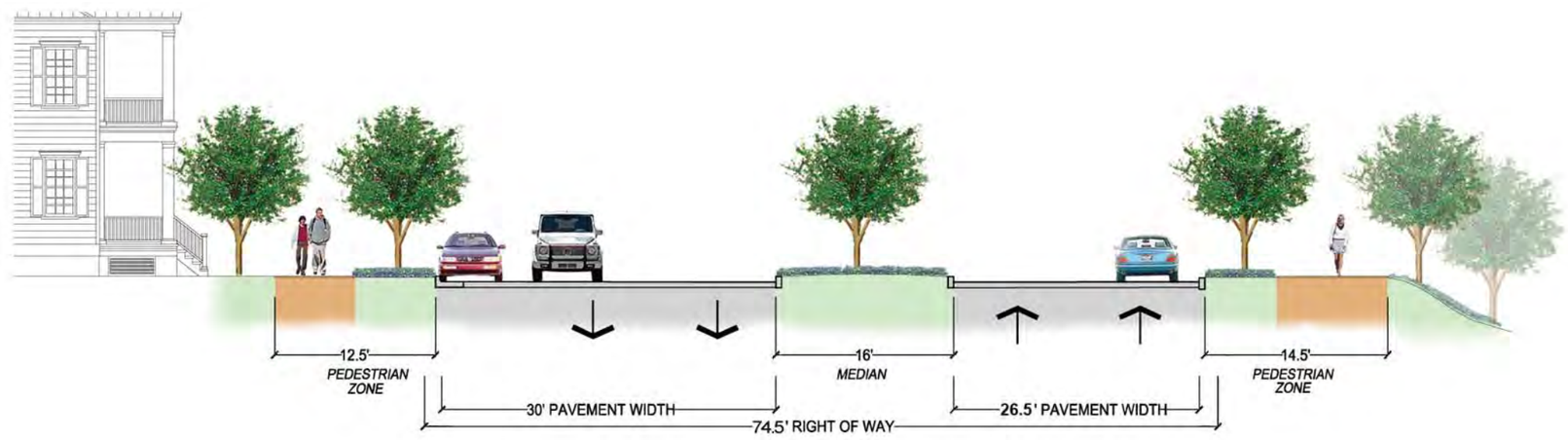
CONCEPT ROAD - GENERAL URBAN

The Concept Road in Tree Hill's southern "General Urban" neighborhoods will have the following specifications:

ROW WIDTH *	74.5'
PAVEMENT WIDTH	30' and 26.5'
DESIGN SPEED	30 mph
CURVE SPECS	per VDOT Urban Low Speed (ULS) TC-5
MEDIAN WIDTH	minimum 16'
TURN LANES	right turn lanes prohibited; left turn lanes at select intersections (see Thoroughfare Standards page 1); minimum storage length of 150'; minimum taper lenth of 100'
CROSSOVER SPACING	minimum 500'
PEDESTRIAN ZONE	minimum width 12.5' measured from back of curb, and includes 1' of ROW (see Landscape Plan page 13 for sidewalk and landscaping specifications)

* ROW width measured 1' from back of curb. Width may increase as needed to accommodate drainage structures, sight triangles, and slopes. Those not contained within public ROW shall be placed within an easement of appropriate width.

CONCEPT ROAD - GENERAL URBAN



Thoroughfare Standards

Avenue

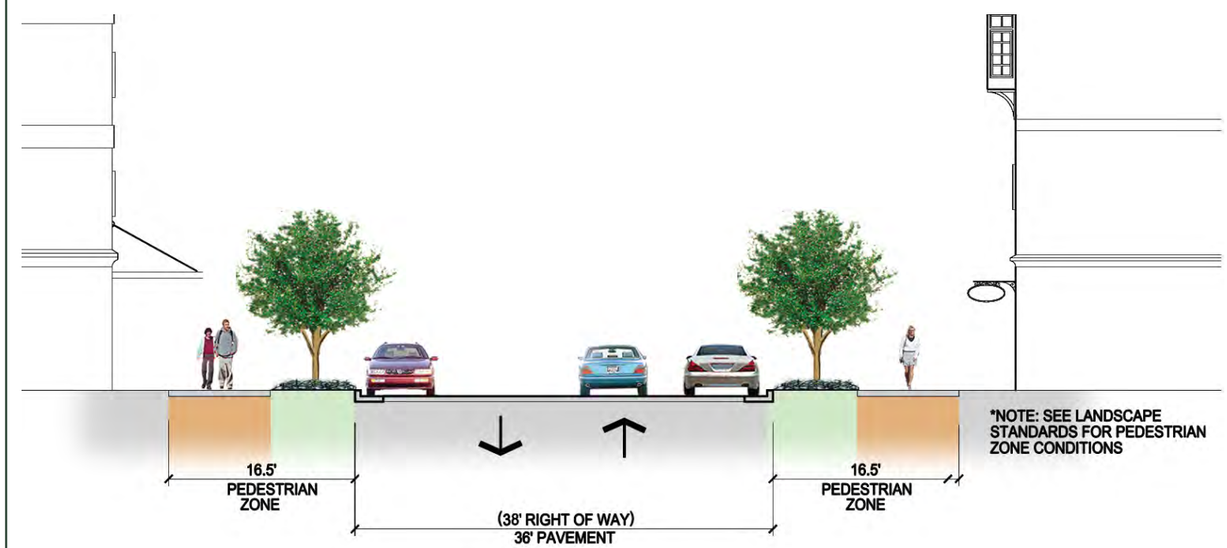
The Avenue serves to draw traffic off of the Concept Road and into Tree Hill's Town Center. Similar to the Concept Road in design (with the exception of a median), the Avenue is an urban road with buildings set close to the street and provides for on-street parking. The Avenue forms the northern edge of Tree Hill's central plaza and terminates at the planned Corporate Campus. The interactions between the Avenue and the Town Center elevate this roadway in the thoroughfare hierarchy. It becomes a spine upon which Tree Hill's Town Center can develop.

An eventual connection to the west, further emphasizes the importance of the Avenue within Tree Hill. Once extended, the Avenue will serve as a major access point to the Concept Road and points south along the James River. This connection – while not included as part of the plan for Tree Hill – is envisioned by Henrico County on the proposed 2026 Thoroughfare Plan.

ROW Width *	38'
Pavement Width	36'
Design Speed	25 mph
Curve Specs	per VDOT Urban Low Speed (ULS) TC-5
Turn Lanes	turn lanes prohibited except at the Concept Road (see Thoroughfare Standards page 1) minimum storage length of 150'; minimum taper lenth of 100'
Pedestrian Zone	minimum width 16.5' measured from back of curb, and includes 1' of ROW (see Landscape Plan page 13 for sidewalk and landscaping specifications)

* ROW width measured 1' from back of curb. Width may increase as needed to accommodate drainage structures, sight triangles, and slopes. Those not contained within public ROW shall be placed within an easement of appropriate width.

Avenue



Thoroughfare Standards

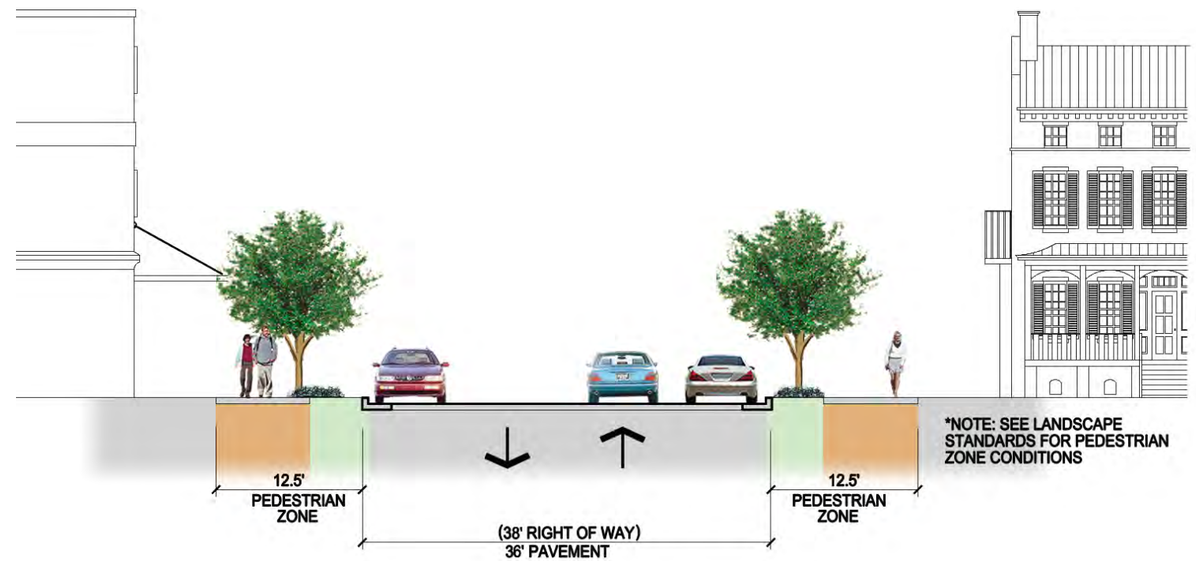
Neighborhood Street (A)

Neighborhood Streets (A) provide frontage for the types of buildings typically found in mixed use urban neighborhoods (i.e. offices, shops, apartment buildings and townhouses). Their character, while variable given location, continues to emphasize the dual functionality of Tree Hill's streets – as both vehicular and pedestrian ways. Varying building setbacks, sidewalk widths and landscaping will serve to differentiate one street from the next and to alleviate a homogeneous viewscape.

ROW Width *	38'
Pavement Width	36'
Design Speed	25 mph
Curve Specs	per VDOT Urban Low Speed (ULS) TC-5
Turn Lanes	turn lanes prohibited
Pedestrian Zone	minimum width 12.5' measured from back of curb, and includes 1' of ROW (see Landscape Plan page 13 for sidewalk and landscaping specifications)

* ROW width measured 1' from back of curb. Width may increase as needed to accommodate drainage structures, sight triangles, and slopes. Those not contained within public ROW shall be placed within an easement of appropriate width.

Neighborhood Street (A)



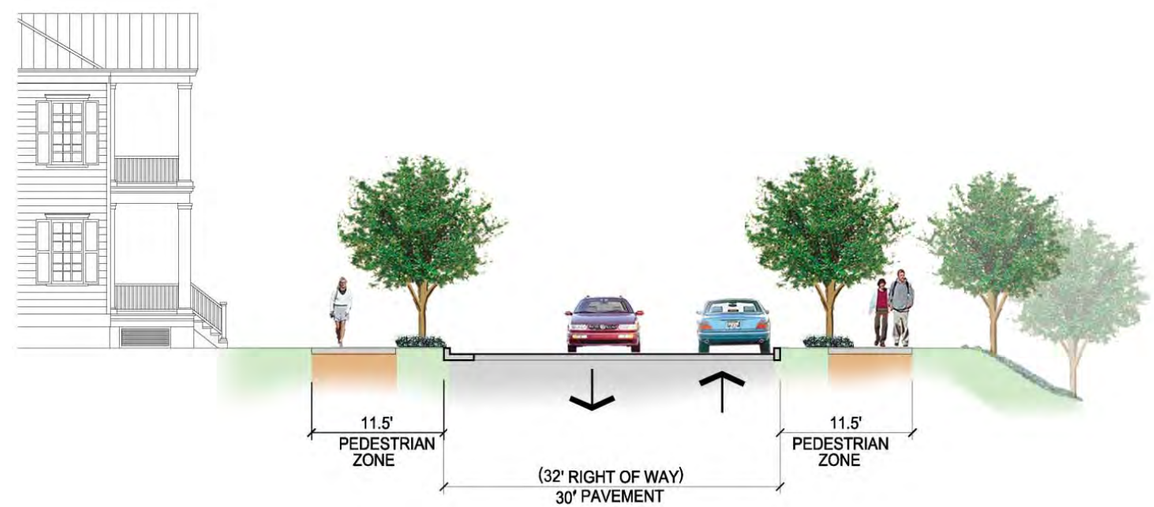
NEIGHBORHOOD STREET (B)

Neighborhood Streets (B) are in the domain of the less dense neighborhoods of Tree Hill. These single loaded streets – adjacent to open/civic spaces – mainly serve lower density residential units such as townhouses and single family homes. The roadway section has been narrowed at the expense of on-street parking on one side and sidewalks have been placed closer to the street. In downsizing the section, these streets become the most intimate public streets within Tree Hill – respecting the residential nature of the surrounding neighborhoods.

ROW WIDTH *	32'
PAVEMENT WIDTH	30'
DESIGN SPEED	25 mph
CURVE SPECS	per VDOT Urban Low Speed (ULS) TC-5
TURN LANES	turn lanes prohibited
PEDESTRIAN ZONE	minimum width 11.5' measured from back of curb, and includes 1' of ROW (see Landscape Plan page 13 for sidewalk and landscaping specifications)

* ROW width measured 1' from back of curb. Width may increase as needed to accommodate drainage structures, sight triangles, and slopes. Those not contained within public ROW shall be placed within an easement of appropriate width.

NEIGHBORHOOD STREET (B)

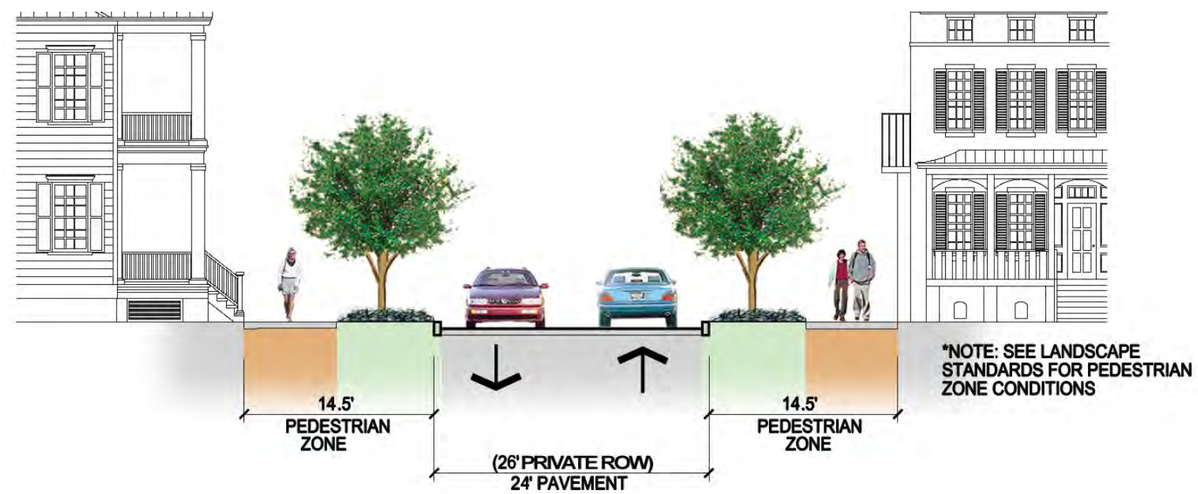


RESIDENTIAL STREET
(PRIVATE)

Private Residential Streets are designed to serve distinct locations within Tree Hill's lower density residential neighborhoods. With the design flexibility afforded by their private classification, the character of these streets will be highly variable by location. Private streets will be located either on commonly owned land or on private property within an easement.

PRIVATE ROW WIDTH	26'
PAVEMENT WIDTH	24'
PEDESTRIAN ZONE	minimum width 14.5' measured from back of curb, and includes 1' of ROW (see Landscape Plan page 13 for sidewalk and landscaping specifications)

RESIDENTIAL STREET (PRIVATE)



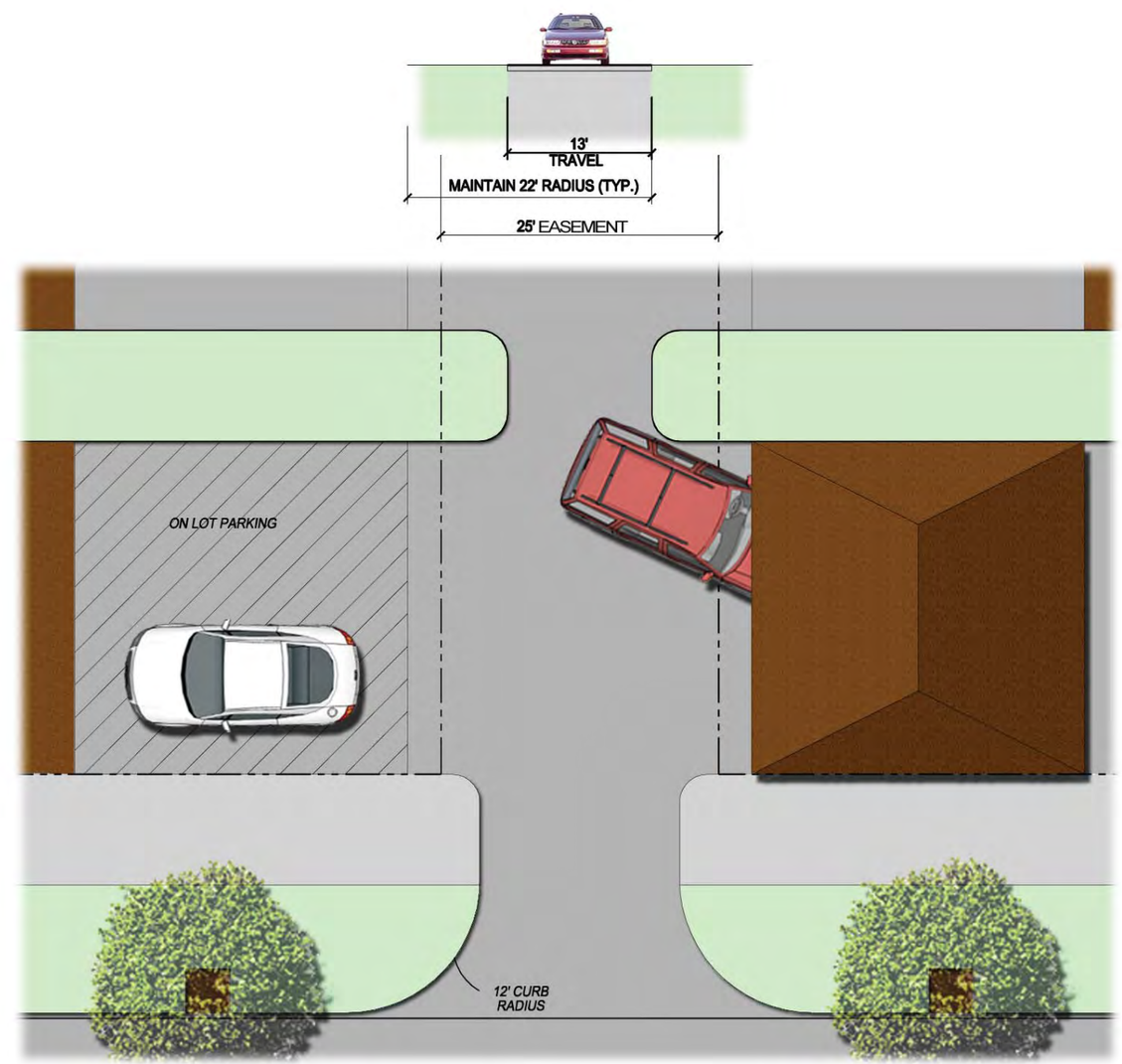
RESIDENTIAL REAR LANE

Residential Rear Lanes will serve the rear of single family and townhouse dwellings and lots throughout Tree Hill's neighborhoods. They provide vehicular access to on-lot parking, garages, utility easements, etc. Rear Lanes will be private and maintained in common by an owners association.

EASEMENT WIDTH *	25'
PAVEMENT WIDTH	minimum 13'
CURB RADIUS	12'
LOCATION	alley, or any portion thereof, may be located anywhere on the property
ACCESS	access to a public street shall be no closer than 50' from an adjacent street intersection (as measured at the radius point) and shall intersect the public street at a 90° angle
ENTRANCE APRON	concrete apron at the public street comparable to Henrico County Standard Entrance Apron
DRAINAGE	alleys shall be constructed so as not to impair drainage flow in the public right of way

* Residential rear lanes may also be placed within common space.

RESIDENTIAL REAR LANE



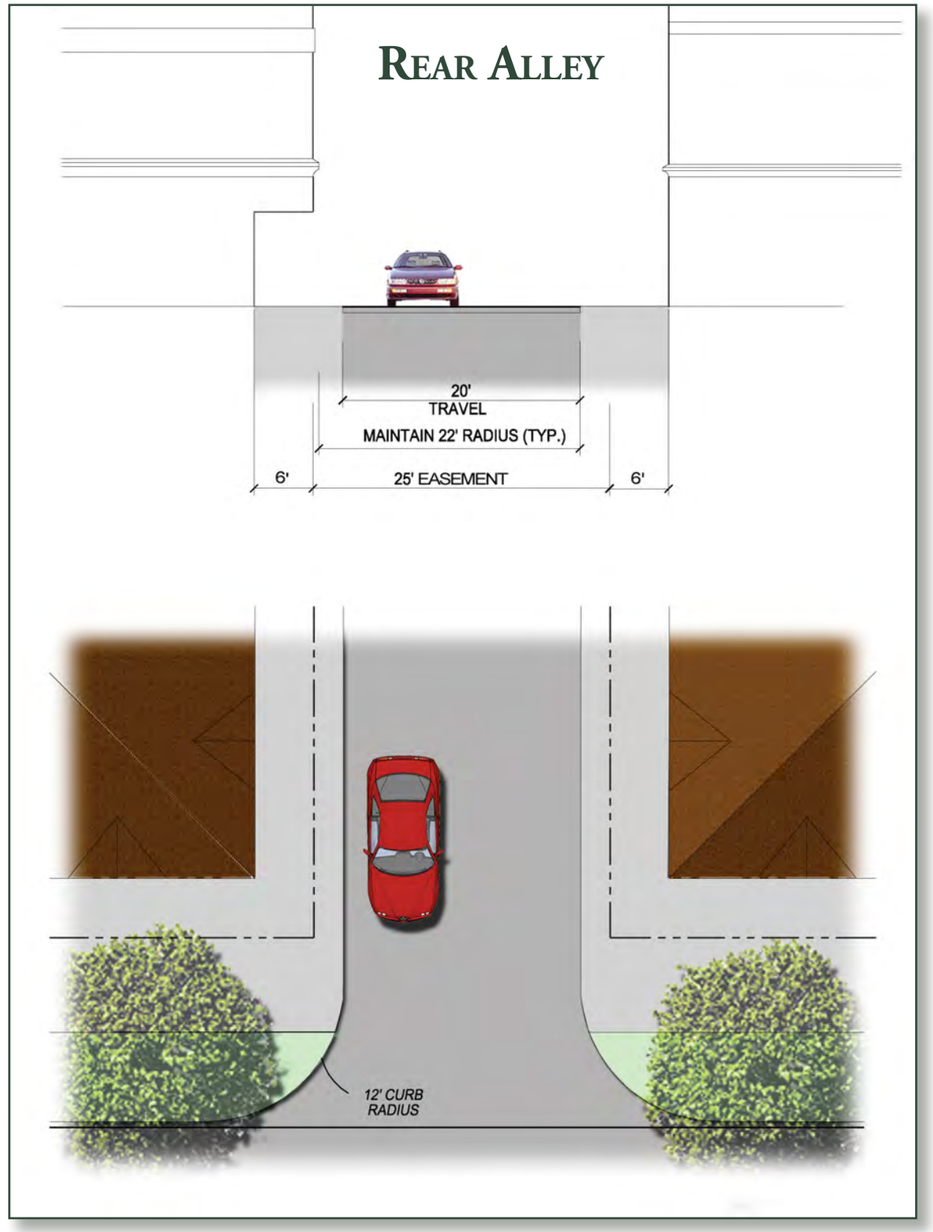
Thoroughfare Standards

Rear Alley

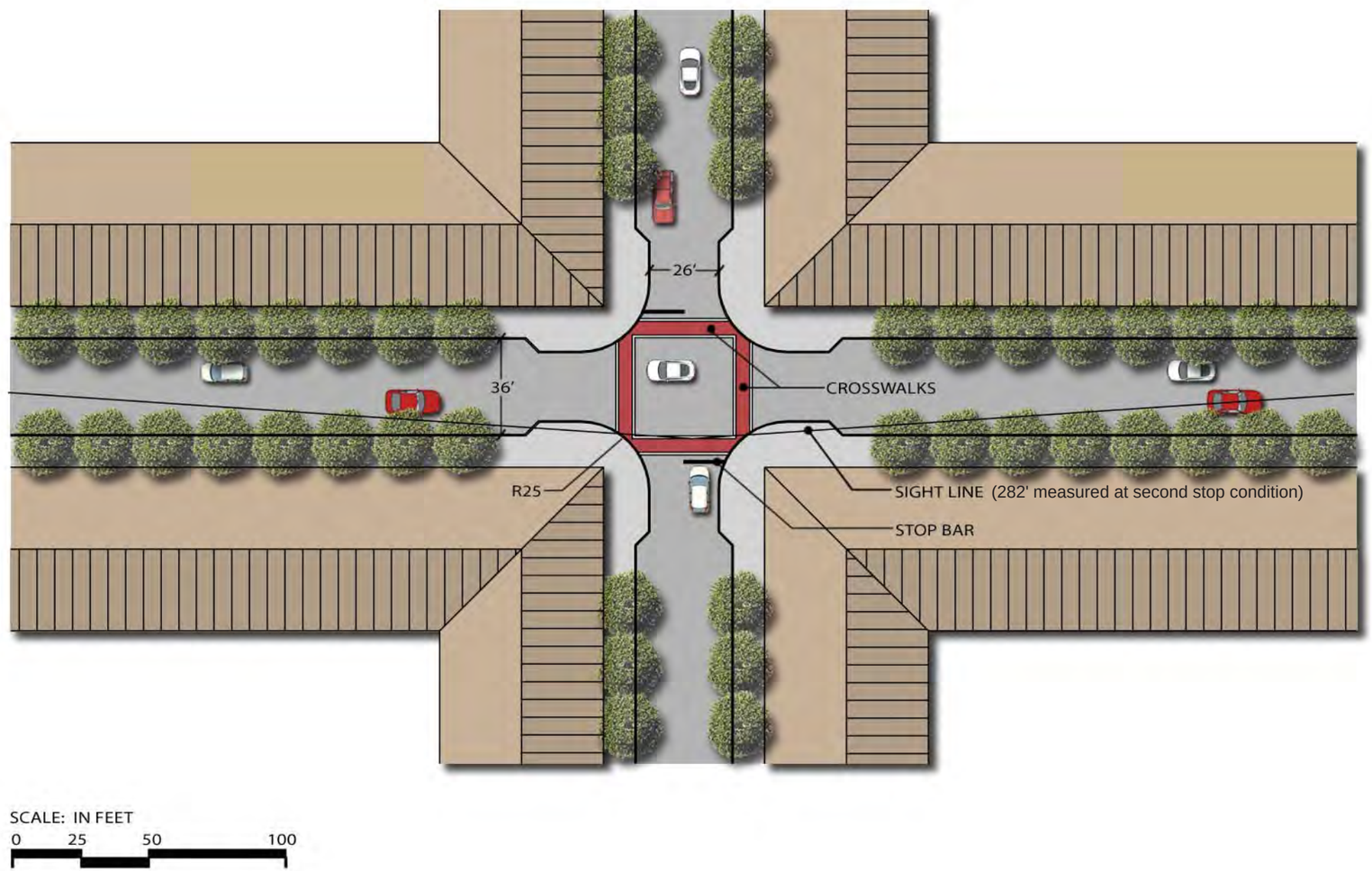
Rear Alleys will serve the rear of buildings and lots throughout Tree Hill's urban mixed-use neighborhoods. They provide vehicular access to parking, service courts, outbuildings, utility easements, etc. Rear Alleys will be private and maintained in common by an owners association.

Easement Width *	25'
Pavement Width	20'
Sight Distance	10'
Travel Lanes	2 lanes, 10' each
Curb Radius	12'
Location	alley, or any portion thereof, may be located anywhere on the property
Access	access to a public street shall be no closer than 50' from an adjacent street intersection (as measured at the radius point) and shall intersect the public street at a 90° angle
Entrance Apron	concrete apron of the public street comparable to Henrico County Standard Entrance Apron
Drainage	alleys shall be constructed so as not to impair drainage flow in the public right of way

* Rear alleys may also be placed within common space.



INTERSECTION DETAIL



Landscape / Open Space Plan

Open Space at Tree Hill

Tree Hill will provide open spaces throughout the community, ensuring that every resident can walk to a green space in three minutes or less. These green spaces will include: small-scale "pocket parks" located within neighborhoods; environmentally important areas surrounding creeks and wetlands; stormwater management facilities that will be integrated into the development as amenities; and, of course, the James River Nature Area, which has important roles to play in providing passive recreation opportunities and in stormwater management. Connecting these green spaces will be an extensive bike path network.

The following pages describe and illustrate many of the key open space areas within Tree Hill while also outlining key landscape standards that will apply to the overall development.

Open Space at Tree Hill

Tree Hill has nearly 250 acres of open space throughout the development, ranging from formal plazas such as the Town Square to the untouched preserved areas around streams and wetlands. This "green network" allows every resident in the development to reach open space by taking a short walk of no more than 3 minutes.

The pages that follow further describe Tree Hill's palette of open spaces, including the 150 acre James River Nature Area, the Schoolhouse Neighborhood ballfields, various neighborhood "pocket parks", the outdoor area around the preserved Dairy Barn, and the preserved wetlands in Tree Hill's stormwater management plan.

Open Space at Tree Hill

Tree Hill will have a very diverse network of green spaces, each playing a role in ensuring easy access for residents to natural and open spaces for relaxation and recreation.

Around the preserved Dairy Barn, the landscape will be shaped so that the entire area can serve as a central place for picnics and outdoor activities, in addition to hosting community events.

Several neighborhood "pocket parks" will be placed throughout the development. While relatively small in size, these parks are important elements in creating an enjoyable urban environment.

The Schoolhouse Neighborhood ballfield will be a prime location for children and adults looking to play a game of soccer, throw the frisbee, or simply relax. Enclosed by the school and townhouse buildings, this field will act as the Schoolhouse Neighborhoods focal point.

Tree Hill Bikeway Plan

James River Nature Area

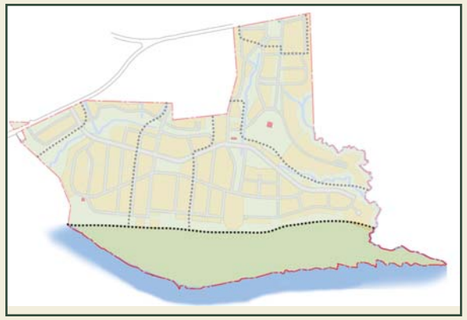
On the lower tier of the site, Tree Hill will create a nearly 150 acre nature preserve, dedicated to passive recreation—walking, jogging, and enjoyment of nature.

Despite its long river frontage, there are few places in Varina where residents and visitors have access to the river itself. The James River Nature Area will serve as one such place…

The James River Nature Area lies within a flood plain, which places significant constraints on improvements to the area. "Active" recreation, including lighted ballfields and hard surface parking are inappropriate for the flood plain and will not be permitted in the James River Nature Area.

In addition to its recreational role, the Nature Area also works to improve stormwater quality with a series of interconnected streams and ponds.

James River Nature Area



James River Nature Area
Potential Program

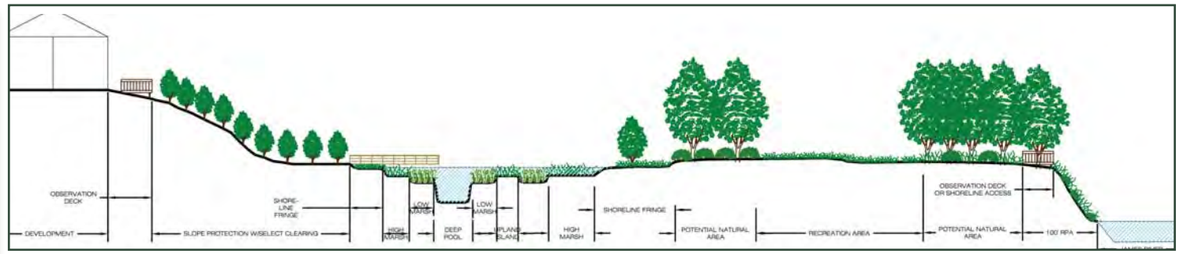
Total Acreage…….....…...150 ac
River Frontage.....approx. 8,000 ft
Miles of "soft trails"….....5 miles
Key Features…

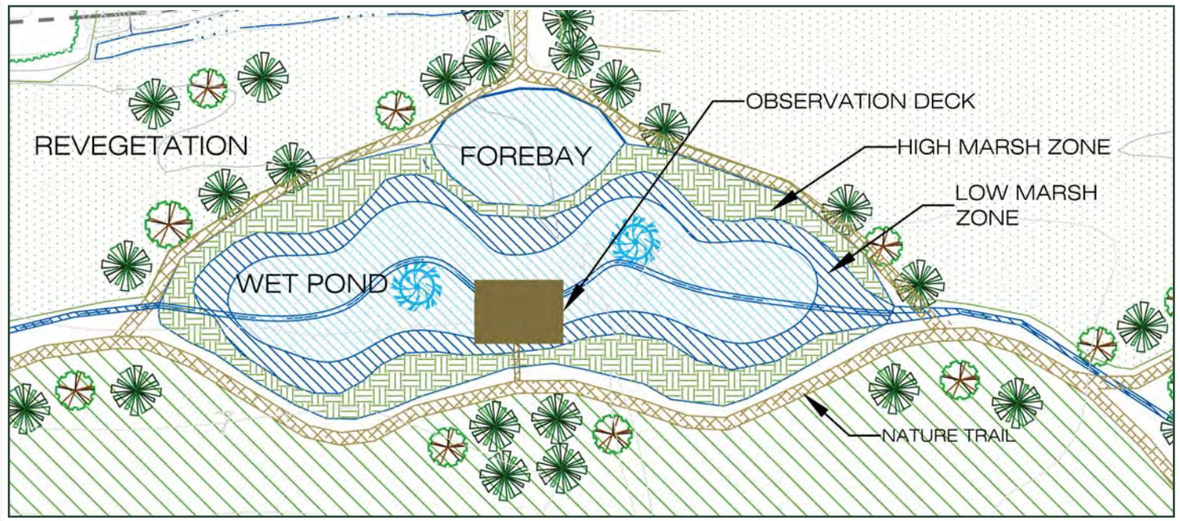
- 3 ponds
- Non-motorized boat landing (canoe, kayak)
- Outdoor gazebos
- Restored wetlands

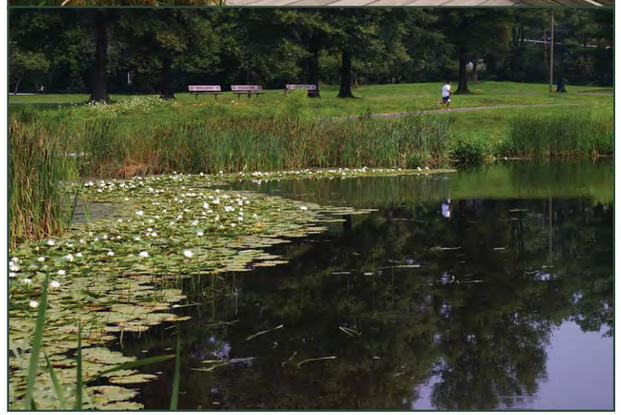
Stormwater Management at Tree Hill

Tree Hill has worked with Williamsburg Environmental Group to create a stormwater management plan which significantly exceeds minimum design standards. The facilities created under this plan will not only serve as stormwater best management practices (BMPs), but will also provide extensive ecological enhancement, assist in the re-vegetation of existing farmed areas and act as visual amenities for the development.

The BMPs will be integrated into the site. Nature trails will be created around the constructed wetlands, including observation decks and boardwalks, and passive recreational areas will be provided along the trails within designated open areas.



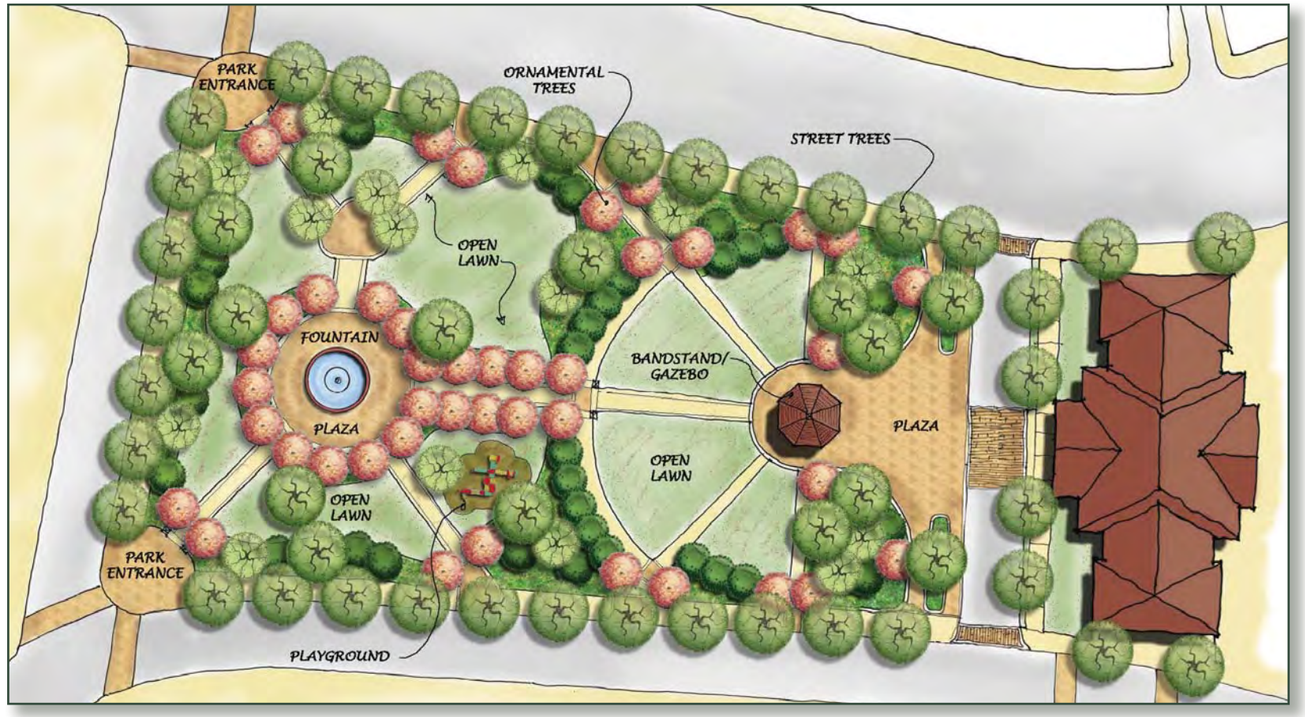




Tree Hill Town Square

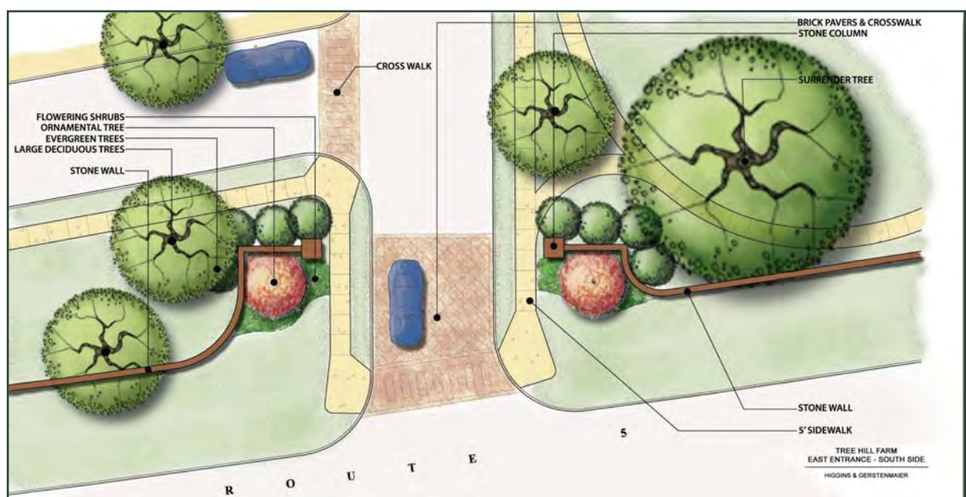
Town Square

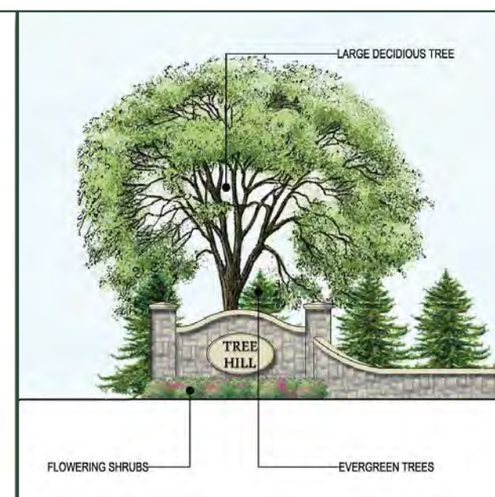
The Town Square is the single most important place for Tree Hill's residents and visitors to congregate and meet. Surrounded by Tree Hill's heaviest concentrations of both commercial and residential activity, the Town Square will be active 365 days of the year. With a combination of hardscape plaza and open lawn, the Town Square will be a perfect place for community festivals as well as more informal picnics and other family get-togethers.

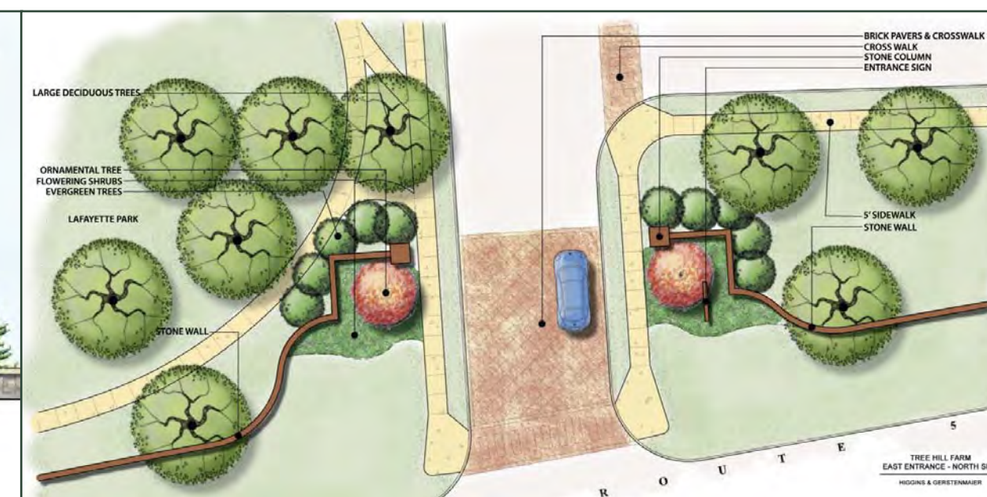


East Entrance Landscape Plan

Tree Hill's East Entrance has significant frontages alongside Route 5, one of the most historic roads in the country. This entrance also includes the Surrender Tree and the primary lane to the historic Tree Hill House. This entire frontage - Lafayette Park, the buildings that front the park and Old Osborne Turnpike, and the stone wall that runs along the frontage - will serve as an "entrance feature" for Tree Hill.

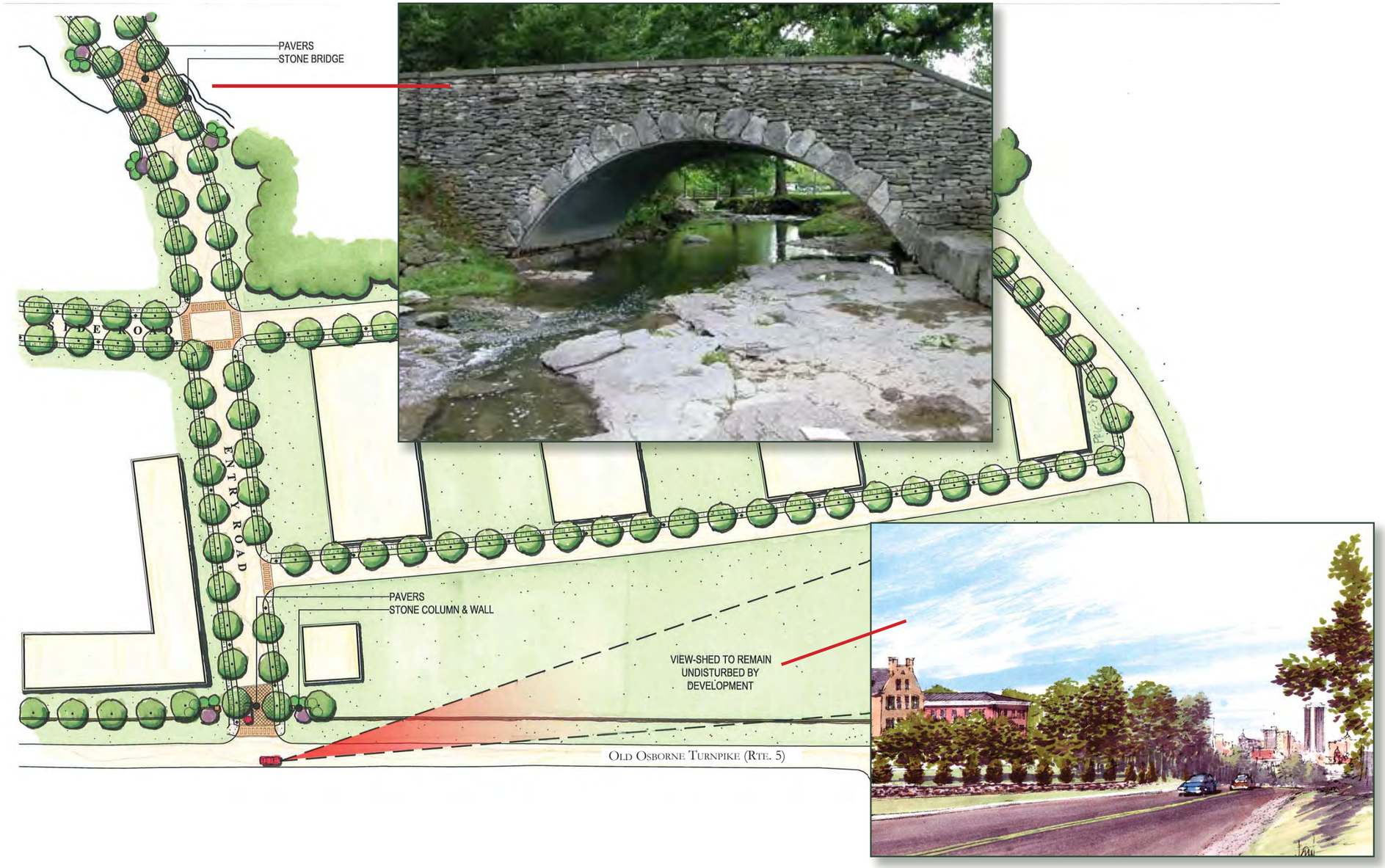






North Entrance Landscape Plan

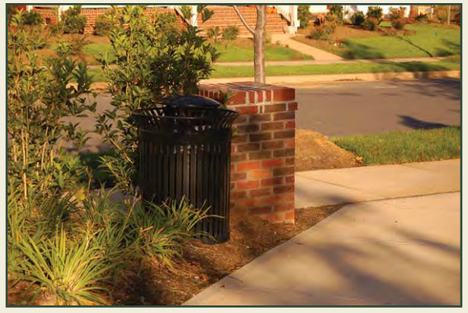
Similar to the East Entrance, the North Entrance to Tree Hill will consider the entire frontage on Route 5 as an entrance feature. In addition, the landscaping plan for the North Entrance has been carefully designed to preserve the historic viewshed of downtown Richmond, visible to drivers moving north along Route 5.



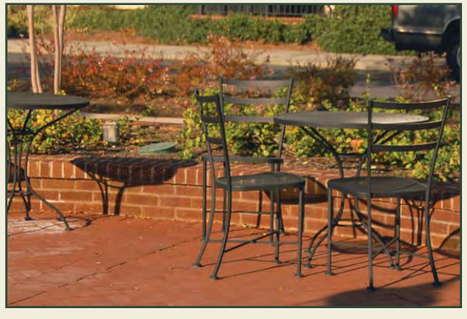
Landscaping Conceptual Images









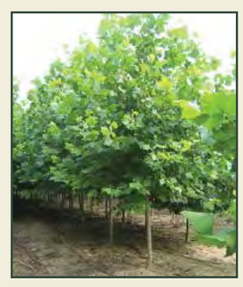



Tree Hill Landscape Standards

Approved Trees

Trees for Streetscape and Parking Lots

- Little Leaf Linden
- Red Maple *
- Thornless Honeylocust
- Willow Oak *
- Zelkova



Large Trees for Buffers

- Deodar Cedar
- Japanese Crypotomeria
- Loblolly Pine
- London Planetree
- Norway Spruce
- White Ash
- Willow Oak *

Small Trees for Buffers and Ornamentals

- American Holly
- Eastern Redbud *
- Flowering Dogwood *
- Japanese Maple
- Nellie Stevens Holly
- River Birch
- Saucer Magnolia

Approved Shrubs

Evergreen Shrubs for Streetscape and Parking Lots

- American Holly
- Inkberry
- Korean Boxwood
- Roundleaf Japanese Holly
- Schipka Laurel
- Winterberry

Shrubs for Buffers

- Camelia
- Common Witch Hazel
- Sweetbay Magnolia *
- Waxleaf Ligustrum
- Winterberry

Notes:

- Plants marked with an asterisk are native to Virginia
- This list represents a sample of approved plants only. Native species will be used wherever practical.

Landscape Standards

Streetscape Planting

Pedestrian Zone. Due to its New Urbanist approach to town design, Tree Hill will design streetscape planting to reflect the different urban environments within the community. Each street type within Tree Hill will have a Pedestrian Zone, which will run from the private frontage line to the curb. The Pedestrian Zones will represent an easement on a private lot, and will be maintained by the Tree Hill HOA; the dimensions of these zones are given in the Thoroughfare Plan. The Pedestrian Zone may contain both landscaping and sidewalks. Landscaping may be in the form of a planting strip, planter boxes, tree wells and other landscaping treatments, including street furniture. Sidewalks will be a minimum of 5 feet and may extend the entire width of the pedestrian zone for some portions of the streetscape. Street lights, mailboxes, traffic signals and signs, refuse receptacles, etc. may be located in pedestrian zone.

Route 5 Frontage. Route 5 streetscape, including sidewalks, lighting and landscaping will be treated essentially as shown in the previous drawings within the Landscape Plan.

Canopy Trees. Unless otherwise illustrated, canopy trees shall be planted a maximum of 35 feet on-center. The spacing may occasionally be adjusted for design and spatial definition purposes if approved by the director of planning.

Ornamental Trees and Shrubs. Unless otherwise illustrated, ornamental trees shall be planted a maximum of 12 feet on-center. The spacing may be adjusted for design purposes if approved by the director of planning. The use of ornamental trees as street trees shall be limited to areas with overhead constraints. Shrubs and ornamental grasses within the streetscape planting strip shall be maintained at a maximum height of 36 inches or 30 inches within a sight distance triangle.

Parking Lot Landscaping

Trees. For parking lots that abut public rights-of-way, the lot will be screened by an average of 4 trees for each 100 feet of road frontage, with the exception of driveways. Such trees shall be evenly spaced along the right-of-way frontage, located within 10' of the edge of roadway pavement, and placed between the edge of roadway pavement and sidewalk if sidewalks are constructed parallel to the roadway. This requirement may be satisfied if such trees are located within the right-of-way. Such trees shall be regularly trimmed so that the bottom 6' to 8' of the tree trunk remains clear of branches and vegetation.

Shrubbery. For parking lots that abut public rights-of-way, the lot will be screened by a continuous line of evergreen shrubbery planted along the entire perimeter of the parking lot not more than 10' behind the trees along the right-of-way frontage. The shrubbery must be at least 2' high when planted and shall be regularly trimmed for appearance and height not to exceed 3 ½'.

Internal Parking Lot Landscaping. If a parking lot is screened from public view by buildings or other opaque structures such as walls, then the interior space of the lot need not be landscaped. Otherwise, a minimum of 5% of the parking lot area will be landscaped.

Other Landscaping Standards

Service Area Screening. Where visible from public rights-of-way or from other properties, loading, service and trash collection areas, and utility and mechanical equipment areas will be screened with walls, fencing and/or plantings. When plantings are used as screening, the planting area width will be not less than 10'. When fences or walls are used as screening, no minimum widths are required, consistent with the desire to maintain a consistent frontage along Tree Hill streets. When walls are used, they will be made of material of comparable architectural treatment as the exterior of the adjacent building. Service areas located within the interior of a block or that are otherwise not visible from public rights-of-way, will not require additional screening.

Storm Water Management Area* (SWM) *Screening. The majority of stormwater management areas will be managed under BMP ("best management practices") and will be treated as an amenity and thus will not require screening. In cases where SWMs are not treated as an amenity, SWM areas will be screened similar to service areas, as described above.