ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2021-010: Hollymead ExtraSpace Storage Facility Initial Site Plan**
Review Type	Initial Site Development Plan and Preliminary Architectural Review
Parcel Identification	046B4-00-00-00300
Location	Along Worth Crossing, west of the Worth Crossing/Regent Street intersection, approximately 365' east of the Rt. 29 Entrance Corridor and 477' north of Timberwood Boulevard.
Zoned	Planned Development Shopping Center (PDSC)/Entrance Corridor (EC)/Airport Impact Area (AIA)
Owner/Applicant	JA-ZAN Limited Partnership/Shimp Engineering (Justin Shimp)
Magisterial District	Rivanna
Proposal	To construct a 105,726 sq. ft. self-storage building with associated site improvements on approximately 3.43 acres.
Context	The site is located within the Forest Lakes Planned Development and has frontage on both Rt. 29 and Worth Crossing. This portion of Route 29 is largely characterized by commercial development with nearby developments including a 7-Eleven gas station, Walgreens, Advance Auto Parts, Arby's, and the Forest Lakes Terrace Shopping Center directly adjacent to the EC to the west and the Food Lion/shopping center directly south. Residential properties are across Worth Crossing to the east and a vacant parcel is directly to the north (Fig. 1).
Visibility	This building will be visible from the Rt. 29 Entrance Corridor, rising above the one-story commercial buildings that are directly adjacent to the EC (and mentioned above).
ARB Meeting Date	March 1, 2021
Staff Contact	Khris Taggart

PROJECT HISTORY

The site of this proposal is currently vacant. A Zoning Map Amendment was approved by the Board of Supervisors on December 02, 2020 to allow for additional square footage beyond the 71,800 sq. ft. originally approved with ZMA1988-16 for the planned development and to revise building footprint locations.

Figure 1: Pictometry image showing project area along the Rt. 29 Entrance Corridor.

ANALYSIS

Gray highlight = means the guideline can't be reviewed at initial site plan stage, but recommendations can be provided for final

Yellow highlight = means the guideline can only be reviewed for location/configuration at the initial plan stage

Regular text = means the guideline can be reviewed at initial plan stage, can be made a condition of initial plan approval, and can be the basis for denial

REF	GUIDELINE	ISSUE	RECOMMENDATION
	Structure design		
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the	The design, while reflective of contemporary commercial design, displays a minimal connection to the historic architecture of the County through the use of tower-like elements, storefront windows topped with metal canopies and the use of varying materials with heavier ones at the base and lighter (visually) ones above. Brick is proposed as one of the primary building materials.	Revise the architectural design to increase the visibility of the brick proposed.

	designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	This would typically provide another visual connection to the historic architecture of the County. However, much of the brick is proposed along the base of the building, which, due to intervening development, will have reduced visibility from the EC. The EIFS in the upper parts of the building will have greater visibility from the EC and are less reflective of traditional architecture. Revising the mix of wall materials to increase the visibility of the brick from the EC street would be appropriate. An alternate base material could help with this, while reinforcing the base-middle-top pattern.	
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.		
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.		
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.		
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in		

	Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.		
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.	This portion of the Rt. 29 Entrance Corridor includes a mixture of small- and large-scale commercial buildings that achieve compatibility largely through the use of simple forms and similar building materials (brick with EIFS accents/sign bands). The design uses materials (brick and EIFS) and form (although at a larger scale) in an attempt to relate to its immediate surroundings. However, the amount of EIFS proposed in this design has the appearance of a primary material.	
10	Buildings should relate to their site and the surrounding context of buildings.		
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	A level of human scale is achieved by the use of storefront windows topped with metal canopies and cast stone bands at varying heights that run near the base of the elevations. The variation of materials shown in the design would typically provide another aspect of human scale. But at the height (16') the brick is proposed along the elevations, the scale is monumental in nature. Revising the height of the variation of wall materials could help to better establish a sense of human scale.	Revise the architectural design to better establish a sense of human scale.
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	Although the tower elements help the design connect to the historic architecture of the area and relieve some of the blankness, the lack of tower elements at the east end of the building results in a visual imbalance. Tower elements at the northeast and southeast corners would help to balance the design.	Revise the distribution of building materials and architectural elements to help establish a cohesive whole and better relieve the blankness that is present along the north, west, and south elevations. Provide perspective renderings from both directions on the EC street, with and without
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.	In the non-tower wall areas, just above the brick on the north, south and west elevations, window-sized EIFS panels are proposed in a color that is darker than the wall color. Above the panels, the EIFS is scored in a regular pattern. These methods are used to relieve blankness and add interest, but they do not offer sufficient relief given the length of the elevations (235' for the north and south, 158' for the west). Perspective renderings illustrating the view from both directions on the EC street, with	

		and without landscaping, would help clarify the impact of the windowless walls.	landscaping.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	A single building is proposed, so a connecting device is not necessary.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The building design does not have a strong trademark appearance.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.*	Window glass has not been addressed in this submittal.	Provide specifications for proposed window glass. Show that VLT will not drop below 40% and VLR will not exceed 30%. Glass should be clear, without tint. If tinted glass is proposed, provide a sample for review. Add the standard window glass note to the architectural plans.
	Accessory structures and equipment		
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	The location(s) of mechanical equipment is not labeled on the plan. Roof-mounted equipment is shown on the architectural drawings; however, it is elevated only slightly above the parapet, so it is unclear whether it will be visible from the EC. The site plan shows a dumpster pad and enclosure that, due to grading, is not expected to be visible from the EC. No details have been provided on the enclosure with this submittal. A brick enclosure matching the material of the main building would provide for a coordinated appearance.	Show the locations of all ground- and building-mounted equipment on the plans. Show how visibility from the ECs will be eliminated.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.		
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.		
21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be	The note does not appear on the plan.	Add the standard mechanical equipment note to the plan.

	eliminated.”		
22-31	**Lighting**	A lighting plan has not been provided with this submittal.	Provide a complete lighting plan with the final site plan.
	Landscaping		
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area’s significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	The frontage along Rt. 29 is limited to an existing 20’-wide accessway that leads into the site. No changes are proposed to this accessway with this site plan.	None.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.		
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive		

	of road right-of-way and utility easements.		
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	The required number of trees are shown along Worth Crossing, but the spacing is irregular due to the location of the site entrance and utilities.	None.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	The interior road trees proposed along Worth Crossing also serve as the landscaping for the multi-use pathway proposed along this frontage. Medium deciduous trees are also shown along the sidewalk that is adjacent to the east end of the south side of the building, connecting to the previously mentioned multi-use pathway at the required spacing.	None.
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	14 parking spaces are provided. One tree is shown at the south end of the parking row, which meets the interior tree requirement. Perimeter trees, that exceed the requirements, and evergreen shrubs are provided on the west side of the parking area.	
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru" windows; service	The proposed building design has long elevations that will be visible from the EC above the adjacent buildings. The trees provided along the northern, western, and southern perimeter of the site should eventually help to soften the appearance of the walls from the EC.	None at this time.

	areas; and signs. Shrubs should measure at least 24 inches in height.		
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.	The proposed plants are on the recommended species lists.	None.
38	Plant health: The following note should be added to the landscape plan: "All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."	The note is present on the landscape plan.	None.
	Development pattern, Site Development and layout		
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	The storage building is proposed in a location that aligns with the neighboring buildings. It is parallel to the Rt. 29 EC. The site would be accessed from an existing accessway along Rt. 29 and a new site entrance along Worth Crossing. A multi-use pathway is proposed along Worth Crossing. The development is located primarily in the northern portion of the site leaving an open space adjacent to the Food Lion to the south. There is a stand of mature trees visible from the Rt. 29 EC that would be removed to accommodate site elements. No views are expected to be impacted.	None.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street.		

	c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the *Albemarle County Zoning Ordinance* apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.		
	Site Grading		
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded landforms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten-foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	The existing site slopes gently down from 535' at the northwest to 518' at the southeast, and the proposed grading establishes a large level area for a FFE of 523', with steeper slopes at the NW and SE. The slopes at the NW terminate at a retaining wall that is not expected to be visible from the EC.	None.
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	There are no areas designated for preservation proposed.	None.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should	There are no areas designated for preservation proposed.	None.

	remain in place until completion of the development of the site.		
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.		
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	There are no above-ground stormwater features proposed.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	There are no above-ground stormwater features proposed.	None.
	SIGNS	Signage is reviewed and approved by a separate submission. However, the following preliminary comments are provided. The ARB may require that the color and scale of standard templates for trademarks, service marks, corporate logos, and graphics be modified. The green color shown for the letters 'ExtraSpace' appear very intense and may not be appropriate for the EC. Color samples will be needed for review.	Sign applications are required for all proposed signs. Provide with the sign applications a sample of the color proposed for the signs.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:
1. The architectural design of the storage building; the detailing of the long walls
2. The choice and distribution of building materials

Staff recommends that the ARB forward the following recommendations to the Agent for the Site Review Committee:

- Regarding <u>requirements</u> to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
  - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None. The ARB recommends approval of the Initial Plan without conditions.

- Regarding <u>recommendations</u> on the plan as it relates to the guidelines: None.

- Regarding conditions to be satisfied prior to issuance of a grading permit: None.

- Regarding the final site plan submittal:
  - A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:
    1. Revise the architectural design to increase the visibility of the brick proposed.
    2. Revise the architectural design to better establish a sense of human scale.
    3. Revise the distribution of building materials and architectural elements to help establish a cohesive whole and better relieve the blankness that is present along the north, west, and south elevations.
    4. Provide perspective renderings from both directions on the EC street, with and without landscaping.
    5. Provide specifications for proposed window glass. Show that VLT will not drop below 40% and VLR will not exceed 30%. Glass should be clear, without tint. If tinted glass is proposed, provide a sample for review. Add the standard window glass note to the architectural plans.
    6. Show the locations of all ground- and building-mounted equipment on the plans. Show how visibility from the ECs will be eliminated.
    7. Add the standard mechanical equipment note to the plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
    8. Provide a complete lighting plan with the final site plan.
    9. Sign applications are required for all proposed signs. Provide with the sign applications a sample of the color proposed for the signs.

ATTACHMENTS

- **Attach. 1: ARB2021-10: Hollymead ExtraSpace Storage Narrative**
- **Attach. 2: ARB2021-10: Hollymead ExtraSpace Storage Facility Initial Site Plan**
- **Attach. 3: ARB2021-10: Hollymead ExtraSpace Storage Facility Architectural Drawings**

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
C1	Initial Site Plan	-
C2	Landscape Plan	1/19/2021
PR1	Proposed Renderings	1/14/2021
PR2	Proposed Exterior Elevations (South and West)	
PR3	Proposed Exterior Elevations (North and East)	