

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2020-17: Stemmle Enterprises Inc.
Review Type	Building Permit Review
Parcel Identification	032000000017E0
Location	3669 Dobleann Drive, on the north side of Airport Road, approximately 280' west of Timberwood Blvd.
Zoned	Light Industrial (LI), Entrance Corridor (EC)
Owner/Applicant	Stemmle Enterprises LLC/Kennon Williams Landscape Studio (Mark Rylander)
Magisterial District	Rio
Proposal	To demolish an existing one-story building and to construct a one-story 6,000 sf building to accommodate office, warehouse and garage space along with associated site improvements on approximately .98 acres.
Context	The subject property is accessed by an internal road, Dobleann Drive, and is located within an industrial park. Three churches are located nearby, and a vacant, wooded parcel is located across Airport Road to the south.
Visibility	The proposed development will be readily visible from the Entrance Corridor.
ARB Meeting Date	March 2, 2020
Staff Contact	Khris Taggart

PROJECT HISTORY

The ARB has reviewed no previous proposals for this site. A pre-application conference was held on July 22, 2019. This submittal includes both architectural and site changes. However, as no changes are being made to the existing entrance and no additional parking is needed for the use, a site plan amendment is not required. Therefore, only recommendations (not requirements) can be made on the site plan as it relates to Entrance Corridor guidelines.

ANALYSIS

REF	GUIDELINE	ISSUE	RECOMMENDATION
	GENERAL GUIDELINES		
<i>Purpose, Compatibility with significant historic sites, Structure design</i>			
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	The building’s simple form, roof shape and canopy emphasizing the building entrance are features found in local historic buildings; however, the overall character of the proposed building is not reflective of the traditional architecture of the area. The proposed new building and added landscaping would help promote orderly and attractive development along the corridor.	Revise the architectural design to incorporate materials to better reflect the design characteristic of local significant historic structures.
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.	The character of this Entrance Corridor is mixed, with small scale industrial buildings nearby. The proposed building would be consistent with those structures, but, many of them were constructed before the establishment of the Entrance Corridors and therefore were not required to meet the guidelines. The proposed landscaping would bring the site more in line with the Entrance Corridor guidelines.	
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.	The use of concrete masonry, while compatible with the industrial character of the corridor, is not appropriate at the proposed scale for the EC. Incorporating another material would help break up the building mass. The storefront bays and garage bay doors help to break up the masonry façade, but the overhead doors are large and mostly opaque. Overhead doors that incorporate more glass would be appropriate. Increasing the glass to match the height of the storefront glass would help establish a visual line across the façade and enhance the scale and proportions.	Revise the architectural design to incorporate materials to better reflect the design characteristic of local significant historic structures, such as incorporating brick and/or revising some of the split face block to ground face block.
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.		Increase the amount of glass in the overhead doors on the south elevation, consistent with the storefront windows.
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.	The finish schedule lists asphalt shingles for the roof with standing seam metal as an alternative. The standing seam metal would have a more appropriate appearance; however, the asphalt shingles are not out of character.	It is recommended that the standing seam metal be used for the roofing material.
10	Buildings should relate to their site and the surrounding context of buildings.	Due to many of the buildings being built prior to the establishment of the EC guidelines, most of the existing buildings on this corridor were not subject to ARB review. The church to the east of the proposed site, which was approved by the ARB, uses brick to establish a tie to the significant historic buildings of the County.	

		The scale of the proposed building (1-story, 6,000 sf) and roof form (hipped roof) are cohesive with the rest of the Entrance Corridor. However, the use of brick on a portion of the elevations would further strengthen the relationship between the proposed building and other buildings on this corridor, including the church to the east and the MicroAire Surgical Instruments building to the southeast.	
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	The storefront bays and garage bay doors help to break up the façade of the building and create a sense of human scale.	None at this time.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	The east elevation, which is visible from Airport Road, has an awkward appearance resulting from a horizontal band of windows above a door creating a top-heavy appearance, and a significant degree of blankness across the elevation. Also proposed are four evergreen trees spaced across the elevation, a row of viburnum along the east end of the elevation, and a mechanical screening fence along the west end of the elevation. These features fill some of the blank area, but their placement tends to emphasize the awkward character. Additional design details and shade trees with a broader branching system would help mitigate the appearance.	Revise the east elevation to incorporate additional design details to relieve “blankness” and make landscaping changes to deemphasize the awkward character of the elevation.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	There are no architectural connecting devices proposed in this site. A single building is proposed, so connecting devices aren’t necessary.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The proposed building does not appear to be a trademark building.	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:	The visible light transmittance on the proposed glass drops below 40% (35%). The Visible light reflectance on the proposed	Revise the proposed glass so that the VLT does not drop below 40%.

	<i>Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.</i>	glass does not exceed 30%.	
	Accessory structures and equipment		
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	There is an existing transformer box and related equipment along the EC, as well as overhead and underground utilities.	Provide a dumpster fence detail in the plan.
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.	Ground-mounted mechanical equipment is located at the north end of the east elevation where it is screened by a fence with a gray stained finish. The fencing is integrated into the building through color coordination with the storefront, bay doors, and canopy along the elevations. A dumpster located at the northeast corner of the site is screened with evergreen landscaping. A fence detail has not been provided, but a fence appears to be shown on the lighting plan.	
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.		
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.	No new surface runoff structures or detention ponds are proposed.	None.
21	The following note should be added to the site plan and the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."	The note is not present on the site plan or the architectural plan.	Add the standard mechanical equipment note to the site and architectural plans.
	Lighting		
	<i>General Guidelines</i>		
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	The light does not exceed .5 foot-candles over any public roadways or properties zoned Rural Areas or Residential.	None.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.	The proposed lighting is shielded, recessed or flush-mounted. The proposed lamps emitting 3000 lumens or more are full cutoff	None.

		fixtures.	
24	Light levels exceeding 30 foot-candles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.	The maximum light level is 14.7 fc.	None.
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.	All fixtures are proposed with a color temperature of 3000K, which is typically a soft, warm white.	None.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	The proposed color for the free-standing pole mounted and building mounted light fixtures, as well as the proposed bollards, is dark bronze. The height of the proposed freestanding, pole-mounted light fixtures does not exceed 20 feet. However, it is unclear if this includes the base.	Include a note on the lighting plan indicating that the 20' maximum height of the pole-mounted light fixtures includes any concrete bases.
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.		
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.		
29	The following note should be included on the lighting plan: "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half foot-candle."	The note is on the lighting plan.	None.
30-31	<i>Guidelines for the Use of Decorative Landscape Lighting</i>	There is no decorative lighting proposed for the site.	None.
	<i>Landscaping</i>		
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of	A lawn with shade trees is not particularly appropriate for this use, but the proposed	None.

	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.	landscaping will increase the visual order along the corridor and bring the site closer to meeting the EC guidelines.	
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.	The landscaping plan has large shade trees proposed to be planted at 35' on center at 3.5" caliper. There are no ornamental trees along the EC shown on the landscaping plan. The addition of interspersed ornamental trees along the EC frontage would increase the continuity along the corridor.	It is recommended that the landscaping plan be revised to show interspersed ornamental trees along the EC.
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.	There is an existing interior road that has no existing planting area and the applicant proposes no changes.	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.	There are no interior pedestrian ways beyond the sidewalk provided at the building entrance.	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.	Large shade trees are proposed along the eastern perimeter of the parking area at 15' on center and 2.5" caliper. The trees along the southern end of the parking area serve as EC frontage trees and parking lot trees. Shrubs at the minimum planting height of 24" are proposed along both the eastern and southern perimeter of the parking area.	None.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru" windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	Along the east elevation there are four evergreen trees and a row of viburnum proposed. These features fill some of the blank area, but their placement tends to emphasize the awkward character of the building elevation. Shade trees with a broader branching system would help mitigate the appearance.	Revise the landscaping along the east elevation to deemphasize the awkward character of the elevation.
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i> .	The proposed plant species are on the recommend species lists.	None.
38	Plant health: The following note should be added to the landscape plan:	The note is on the landscaping plan.	None.

	“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.”		
	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 lone tree on site is being removed to construct the new building. However, landscaping is being improved along the EC and along the RA zoned property to the East. The site has been previously developed and the existing grading is not being significantly altered.	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 <i>Albemarle County</i>	The existing site layout is to remain. The building is parallel to the EC, the distance from the building to the EC and on-site circulation patterns are similar to the current conditions. An existing sidewalk runs along Airport Road and is to remain. The site has been previously developed. A single existing tree will be removed; however, the proposed new landscaping will compensate for the loss. Views are not expected to be negatively impacted.	None at this time.

	<i>Zoning Ordinance</i> apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.		
	Site Grading		
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded 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 grading is not being significantly altered.	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 trees on the site plan that are designated for preservation.	None.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.	There are no areas on the site plan that are designated for preservation.	None.
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.	There are no areas on the site plan that are designated for preservation.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	The site is already developed. Drainage patterns are not changing.	None.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Proposed building materials:
 - Concrete masonry units/brick
 - Asphalt shingles/standing seam metal
2. Garage bay doors along the south elevation.
3. Blankness of east elevation.

Staff recommends the following changes to the proposal:

- Regarding recommendations on the site plan:
 1. Provide a dumpster fence detail in the plan.
 2. Add the standard mechanical equipment note to the site plan.
 3. Include a note on the lighting plan indicating that the 20' maximum height of the pole-mounted light fixtures includes any concrete bases.
 4. It is recommended that the landscaping plan be revised to show interspersed ornamental trees along the EC.
- Regarding the architectural design:
 1. Revise the architectural design to incorporate materials to better reflect the design characteristic of local significant historic structures, such as incorporating brick and/or revising some of the split face block to ground face block.
 2. Increase the amount of glass in the overhead doors on the south elevation, consistent with the storefront windows.
 3. It is recommended that the standing seam metal be used as the roofing material.
 4. Revise the east elevation to incorporate additional design details to relieve “blankness” and make landscaping changes to deemphasize the awkward character of the elevation.
 5. Revise the proposed glass so that the VLT does not drop below 40%.
 6. Add the standard mechanical equipment note to the architectural plans.

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
T1.00	Title Sheet	01/17/20
L0.01	Existing Conditions and Demolition Notes	01/17/20
L1.00	Site Plan	01/17/20
L1.01	Landscape Plan	01/17/20
L1.02	Lighting Plan and Photometrics	01/17/20
L2.00	Elevations and Site Sections	01/17/20
L2.01	Site Sections at Property Line	01/17/20



Figure 1: South elevation facing Airport Road.



Figure 2: East elevation facing the LDS church.