

**ARB Number Pending Forest Lakes Self-Storage
Application Narrative**

Submitted: May 16, 2022

Project History

Forest Lakes Self-Storage (formerly referred to as Hollymead ExtraSpace Storage Facility) has undergone Architectural Review Board preliminary review procedures in 2021, under the file number ARB2021-10, and had obtained preliminary approval at that time. No substantial changes are proposed with this submission and this current submittal is provided due to the expiration of the initial site plan approval.

Project Proposal

Forest Lakes Self-Storage is a proposal in Albemarle County for a 105,726 gross square foot structure on TMP 046B4-00-00-00300, a 3.426-acre parcel (the “property”). This development would be a part of the Forest Lakes Planned Development Shopping Center, which currently provides a variety of commercial services, and is directly adjacent to the Forest Lakes Townhomes along Worth Crossing. Through the approved ZMA2020-09, the development will enhance the existing Worth Crossing streetscape through specific architectural features and the installation of a multi-use path. The self-storage building will feature two façade treatments, have a minimum 6% transparency, and a minimum first floor ceiling of 12’. The structure is proposed to be 3 stories, with an interior vehicular drive-through.

Entrance Corridor Compatibility

The Route 29 corridor is a primary thoroughfare into Albemarle County. The transect of the corridor features commercial spaces and associated parking areas immediately adjacent to the state highway with residential and office uses set behind. TMP 046B4-00-00-00300 is part of the Forest Lakes Planned Development Shopping Center, located between Timberwood Boulevard and Proffit Road. The shopping center is adjacent to the Forest Lakes residential area, with Hollymead Town Center and the Charlottesville-Albemarle airport across Route 29. The structure will be approximately 450’ from Route 29 and visibility from the Entrance Corridor may be low due to this distance and the existing landscaping adjacent to Route 29. The 3-story structure will incorporate brick, which is predominately utilized by the Forest Lakes Shopping Center. Architectural details such as two façade treatments, a minimum 6% transparency, and a minimum first floor ceiling of 12’ will contribute to providing human scale and appropriate form in this area, especially as the development is immediately adjacent to the Forest Lakes neighborhood. Additionally, a portion of the outdoor area will be designed for public use, featuring landscaping and seating areas further integrating the self-storage facility to the surrounding context.