



County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

Architectural Review Board

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FINAL ARB ACTION MEMO

Date: October 3, 2022

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Absent
Frank Stoner: Absent
Dade Van Der Werf: Present
Taro Matsuno: Present

Staff:

Mariah Gleason
Vivian Groeschel
Margaret Maliszewski
Khris Taggart

CALL TO ORDER

Mr. Henningsen called the meeting to order at 1:01 p.m. and established a quorum.

DISCLOSURES: Mr. Henningsen disclosed that his firm designed Building A in the 5th Street Commercial development (ARB-2022-78).

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

REGULAR REVIEW ITEMS

a. ARB-2022-78: 5th Street Landing Self Storage

Location: On the south/east side of 5th Street, south of Moore's Creek, east of the Holiday Inn, west of Biscuit Run, and north of I-64

Proposal: To construct a 100,800 sq. ft. self-storage building with associated site improvements on approximately 4.07 acres. A Special Exception is requested to waive the requirement that the fourth story be stepped back 15' on the front elevation (west).

Staff Contact: Khris Taggart

Representative: Rachel Moon and Kelsey Schlein, Shimp Engineering; Barry Byrd, Byrd Architecture

The ARB offered the following comments on the proposal for the benefit of the applicant's next submittal:

1. Revise the architectural design of the non-tower walls to increase the visibility of the brick.
2. Consider revising the proposed brick to the one approved for the 5th Street Commercial development ("Rose Range Tudor" General Shale).
3. Revise the architectural design to better establish a sense of scale in the building design.
4. 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, east, south, and west elevations.
5. Provide perspective renderings from both directions on both EC streets (5th Street and I-64), with and without landscaping, to clarify visibility and potential impacts.
6. Revise the architectural drawings to clarify where branding colors are proposed. Note the ARB may require that the color and amount of branding colors be modified.
7. 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.
8. Show the locations of all ground- and building-mounted equipment on the site plan, roof plan, and elevations. Show how visibility from the ECs will be eliminated.
9. Revise the site plan to provide a detail of the proposed dumpster enclosure. A brick enclosure matching the brick used for the building would be appropriate.
10. Add the standard mechanical equipment note to the plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
11. Revise the lighting plan to provide cutsheets on the building-mounted fixtures and identify the color temperature. A color temp approximating warm white (2000K – 3000K) would be appropriate.
12. Revise the lighting plan to show fc values below 20 fc throughout the site.
13. Revise the lighting plan to note the fixture color for the pole- and building-mounted lighting. Lighting, where applicable, that matches the previously approved lighting would be appropriate.
14. Revise the lighting plan to show fixture locations and illumination values for the wall-mounted lights.
15. Revise the interior parking area tree to 2.5" caliper at time of planting.
16. Revise the ornamental trees shown in the planting area next to the windowless wall section of the north elevation to medium shade trees, 2.5" caliper at time of planting.
17. Revise the site plan to note the limits of work for the self-storage phase of the development and revise the existing landscaping to remain note to reference a phase of development.
18. Note sign applications are required for all proposed signs.
19. The ARB can support eliminating the step back requirement if sufficient alternate treatments are used to mitigate the building mass and improve the sense of scale.
20. Revise the design of the detailing of the middle tower on the east side to be consistent with the corner towers.
21. Add more trees on the east and south sides of the site, coordinated with required stormwater facilities.
22. Use a color contrasting brick for the false windows and recess the brick or use an alternate detail to define the recesses more.

23. Provide a more finished and coordinated appearance for the backs of any towers that are visible from the Entrance Corridors.
24. Verify visibility of the backs of the towers and the rooftop equipment with additional drawings.
25. Consider adding a tower at the undetailed corner that is visible from 5th Street.
26. Provide a detail elevation of the brick coursing and patterning at the false windows.

WORK SESSION:

a. Entrance Corridor Design Guidelines Addenda:

Staff: Mariah Gleason

The ARB held a work session on the draft addenda for the Rt. 29/250 Bypass corridor. The ARB members offered suggestions on images to add to the segment and on the organization of the information.

OTHER BUSINESS

a. Draft Rules of Procedure/Remote Participation:

ARB members discussed the rules, asked for clarification about the limits on remote participation due to personal matters, and noted that discussion with the full board was needed.

b. Approval of Minutes:

Motion: Mr. Matsuno moved for approval of the minutes from the September 19, 2022, ARB meeting.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0. (Hancock and Stoner absent)

c. Next ARB Meeting: November 7, 2022, 1:00 PM – Lane Auditorium

d. Other Items:

Khris Taggart asked the ARB for direction on murals proposed for portions of the walls in the Twentyninth Place shopping center. The ARB noted that the murals would have very limited visibility from the EC street and the change would be appropriate for staff level review.

ADJOURNMENT

The meeting was adjourned at 1:54 p.m. to the next in-person ARB meeting on Monday, November 7, 2022, at 1:00 p.m.