

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB2022-83: Forest Lakes Self Storage Final Site Plan
Review Type	Final Site Development Plan and Review of Architecture
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 (Rachel Moon)
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. Its primary frontage is along Worth Crossing but it does have minimal frontage along Route 29. This portion of Rt. 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 adjacent 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	November 7, 2022
Staff Contact	Khris Taggart

PROJECT HISTORY

The site of this proposal is currently vacant. The ARB recommended approval of an earlier initial plan, ARB2021-10, on March 1, 2021. However, the approval of that initial site plan expired which necessitated the resubmittal of the initial site plan for the proposed development. The ARB recommended approval of the resubmitted initial plan at the July 5th ARB meeting.



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

ANALYSIS

REF	GUIDELINE	ISSUE 7/5/2022	RECOMMENDATION 7/5/2022	ISSUE 11/7/2022	RECOMMENDATION 11/7/2022
	<i>Purpose, Compatibility with significant historic sites, Compatibility with the character of the Entrance Corridor, 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 applicant presented revised drawings at the March 1, 2021, ARB meeting that showed changes to the building design to address staff’s comments on the distribution of materials, scale, and blankness. The changes to the elevations included revisions to the second-floor material (EIFS to brick) and adding architectural detailing to the first and second floors of the north, west, and south elevations to mimic the windows found in the tower elements and east elevation. In the opinion of the Board, the revised drawings presented at that meeting sufficiently satisfied comments on the distribution of materials, scale, and blankness. The elevations in the current submittal remain as presented at the March 2021 meeting. However, a color and material schedule has not been included in the architectural drawings. 	Revise the architectural drawings to include a color/material schedule. Consider providing perspective renderings from both directions on the EC street, with and without landscaping, to help clarify the visual impact of the windowless walls.	The architectural drawings have been revised to include a color/material schedule. Proposed colors appear to be a mix of red and brown brick, earth tone and off-white shades of EIFS, white EIFS for cornices, and gray cast stone for the wainscot sill. The materials are expected to be compatible with the surroundings. Sections and additional renderings have also been provided with this submittal. However, the renderings are perspectives from within the site, so they do not illustrate the extent to which existing buildings mitigate the visual impact of the windowless walls on the EC. Also, the section drawing suggests that the upper part of the building will be visible above some frontage buildings and between buildings. Since the March 2021 and July 2022 reviews of this Forest Lakes storage proposal, the ARB completed a review of an ExtraSpace Storage building in the 5th Street Commercial development. The 5th Street proposal (reviewed Oct. 3) was revised by the applicant	Provide samples for all materials and colors. Provide perspective renderings from both directions on the EC street, with and without landscaping, to help clarify the visual impact of the upper windowless walls. Provide a detail elevation of the brick coursing and patterning at the false windows.
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 characteristics 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.	 Original West and South Elevations. Reviewed March 1, 2021.			
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.	 Revised West and South Elevations. Reviewed March 1, 2021, and July 5, 2022. Perspective renderings from the EC have not been provided with this submission. The existing one-story buildings between the site and the EC are expected to filter the views of the building from the EC, but the visual impact on the EC of the windowless walls is still unclear. Providing perspective renderings that illustrate the view from both directions on the EC street, with and without landscaping, would help clarify this impact.			
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				to respond to staff comments, resulting in a design that is very similar to the current Forest Lakes proposal. At the October meeting, ARB members commented that brick added to the second and third stories of the 5 th Street design might make the building appear more massive when viewed from the 5 th Street EC. This is expected to be less of an issue at Forest Lakes because the building is one story shorter and there are more frontage buildings and landscaping to filter the view and soften the appearance. However, the proposed building is massive and most of the walls are relieved only by false windows with minimal recesses or projections. Providing perspective renderings that illustrate the view from both directions on the EC street, with and without the proposed landscaping, would help clarify any potential visual impacts on the EC.

	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.				
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.				
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.				
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.				
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.	An internet search of ExtraSpace Storage buildings shows a wide variety of building designs. Many of the buildings share corners that are emphasized with a material change, color, windows, and/or added height. These elements are evident in the current proposal. Also, the Albemarle County examples are similar in appearance, which may result in the appearance of a trademark look locally.	
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.	A single building is proposed, so a connecting device is not necessary.	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: <i>Visible light transmittance (VLT)</i>	The specifications on the window glass have 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	The architectural drawings have been revised to show that the specifications for the proposed window glass will meet EC requirements.	None.

	<i>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>		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 architectural drawings have been revised to note that the roof-mounted mechanical equipment will be screened by a parapet wall. However, no information on the height of the equipment has been provided to confirm that the parapet wall will sufficiently screen the units. No ground-mounted mechanical equipment appears to be proposed with this site plan; however, this has not been indicated on the plans.	Revise the architectural drawings to show dashed lines that indicate the height and location(s) of the roof-mounted mechanical equipment.	The architectural drawings have been revised to show dashed lines indicating the height and location(s) of the roof-mounted mechanical equipment. The equipment will be sufficiently screened by the parapet walls. The applicant’s response letter indicates that no ground-mounted mechanical equipment is proposed.	None.
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.		Indicate if any ground-mounted mechanical equipment is proposed.		
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 eliminated.”	The standard mechanical equipment note is present on the plan.	None.	A complete site plan that includes the standard mechanical equipment note has not been provided with this submittal.	Provide a complete site plan that includes the standard mechanical equipment note.
	Lighting				
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	A lighting plan has not been provided with this submittal.	Revise the final site plan to provide a complete lighting plan.	A complete lighting plan has been provided with this submittal. Spillover does not exceed ordinance	None.

				requirements.	
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 pole-mounted fixtures are full cutoff; however, no information has been provided on the building-mounted fixtures.	Revise the lighting plan to provide cutsheets on the building-mounted fixtures and identify the color temperature. A color temperature approximating warm white (2000K – 3000K) would be appropriate.
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 the pole-mounted fixtures shown on the plan specify a color temperature approximating a warm white (3000K). However, the color temperature of the building-mounted lighting has not been provided. A color temperature approximating warm white (2000K – 3000K) would be appropriate.	
24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.			The lighting levels (16.5 fc) are below the Guideline’s maximum.	None.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole-mounted light fixtures in the Entrance Corridors.			The color of the pole- and building-mounted fixtures has not been indicated on the lighting plan.	Revise the lighting plan to note the fixture color for the pole- and building-mounted lighting.
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.			A note is included in the lighting plan indicating that the height of the pole-mounted fixtures will not exceed 20’ including the base.	None.

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.			The fixture locations and illumination values for the wall-mounted fixtures are shown on the lighting plan.	Revise the lighting plan to show fixture locations and illumination values for wall-mounted lights.
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 footcandle.”			The standard lighting note appears on the plan.	None.
	<i>Guidelines for the Use of Decorative Landscape Lighting</i>	A lighting plan has not been provided with this submittal.	Revise the final site plan to provide a complete lighting plan.	No decorative landscape lighting is proposed.	None.
	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.	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.	No changes have been made to the landscaping of the interior road and pedestrian way.	None.	No changes have been made to the landscaping of the interior road and pedestrian way.	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.				
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. In the previous initial site plan, one tree was shown at the south end of the parking row; however, this tree has been removed from the landscape plan.	Revise the landscape plan to provide one interior parking area tree to satisfy the requirement.	The landscape plan has been revised to provide one interior parking area tree for the 14 parking spaces shown.	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.	The trees provided along the northern, western, and southern perimeter of the site function as building landscaping. As these trees mature, they are expected to help soften the appearance of the walls from the EC.	None.	The trees provided along the northern, western, and southern perimeter of the site function as building landscaping. As these trees mature, they are expected to help soften the appearance of the walls from the EC.	None.
37	Plant species: a. Plant species required should be as approved by the Staff based	The proposed plants are on the recommended species lists.	None.	The proposed plants are on the recommended species lists.	None.

	upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i> .				
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.	The note is present on the landscape plan.	None.
	<i>Development pattern, Site Development and layout</i>				
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.	No changes have been made to the layout of the site since the previous review.	None.	No changes have been made to the layout of the site since the previous review.	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 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.	Minor changes have been made to the grading of the site since the previous review; however, these changes do not negatively impact the site.	None.	Minor changes have been made to the grading of the stormwater facility since the previous review; however, these changes do not negatively impact the site.	None.

	Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.				
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.	None.	There are no areas 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.				
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.	The site plan has been revised to show a stormwater facility south of the building. However, due to distance and grading, this facility is not expected to have a negative impact on the EC.	None.	The site plan has been revised to show the stormwater facility south of the building in greater detail. Additionally, interspersed shrubs have been added between the shared-use path along Worth Crossing and the facility. Due to distance and grading, this facility is not expected to have a negative impact on the EC.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.				
	SIGNS	Signage is reviewed and approved by a separate submission. However, the comment provided in the previous review on the green color shown for the letters ‘ExtraSpace’ appears to have been addressed by revising the letter color to white.	Please note separate sign applications are required for all proposed signs.	The signage (ExtraSpace in white, Storage in black) shown on the building remains unchanged since the previous review.	Please note separate sign applications are required for all proposed signs.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The visual impact of the windowless walls on the EC.
2. The detailing of the false windows.

Staff recommends approval of the final site plan with the following revisions:

1. Provide samples for all materials and colors
2. Provide perspective renderings from both directions on the EC street, with and without landscaping, to help clarify the visual impact of the upper windowless walls.
3. Provide a complete site plan that includes the standard mechanical equipment note.
4. Revise the lighting plan to provide cutsheets on the building-mounted fixtures and identify the color temperature. A color temperature approximating warm white (2000K – 3000K) would be appropriate.
5. Revise the lighting plan to note the fixture color for the pole- and building-mounted lighting.
6. Revise the lighting plan to show fixture locations and illumination values for wall-mounted lights.
7. Please note separate sign applications are required for all proposed signs.

ATTACHMENTS

- **Attach. 1: ARB2022-83: [Forest Lakes Self Storage Final Site Plan](#)**
- **Attach. 2: ARB2022-83: [Forest Lakes Self Storage Architectural Drawings](#)**
- **Attach. 3: ARB2022-83: [Forest Lakes Self Storage Perspectives](#)**
- **Attach. 4: ARB2022-83: [Forest Lakes Self Storage Site Section](#)**