

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2023-36: Fifth Street Landing Self Storage Facility Major Amendment
Review Type	Major Amendment
Parcel Identification	07600-00-00-055A0
Location	On the south/east side of 5 th Street, south of Moore’s Creek, east of the Holiday Inn, west of Biscuit Run, and north of I-64
Zoned	Highway Commercial (HC), Entrance Corridor (EC)
Owner/Applicant	FTV Investments LLC/Shimp Engineering (Rachel Moon)
Magisterial District	Scottsville
Proposal	To construct a 100,800 sq. ft. self-storage building with associated site improvements on approximately 4.07 acres.
Context	The site is located in an area of mixed development. Building A (see Figure 2), from SDP2017-12 Fifth Street Commercial development, has been built and is located to the northwest. Two hotels are in the immediate area with a Holiday Inn located directly adjacent to the west and a Sleep Inn and Suites located northwest across 5 th Street. 5 th Street Station is located to the east and the Christian Aid Mission is located west across 5 th Street. Moore’s Creek borders the site on the north and Biscuit Run is nearby to the west. The border between the County and the City of Charlottesville is located just to the north. (Fig. 1).
Visibility	From the 5 th Street Entrance Corridor, the north and west elevations will be visible. From the I-64 Entrance Corridor, the south and east elevations will be readily visible even though there are some trees in the I-64 right-of-way.
ARB Meeting Date	June 5, 2023
Staff Contact	Khris Taggart

PROJECT HISTORY

The proposed building is located at the rear of the site with its footprint encompassing Building C and a portion of Building B in the approved site plan for the Fifth Street Commercial development. (Fig. 2). The ARB reviewed and provided preliminary comments on the initial site plan at the October 3, 2022, ARB meeting. At that meeting, the Board also provided preliminary comments on a revised building design brought by the applicant (Figs. 3 and 4). A Special Exception to waive the requirement that the fourth story be stepped back 15’ on the front elevation (west) was approved on November 2, 2022.

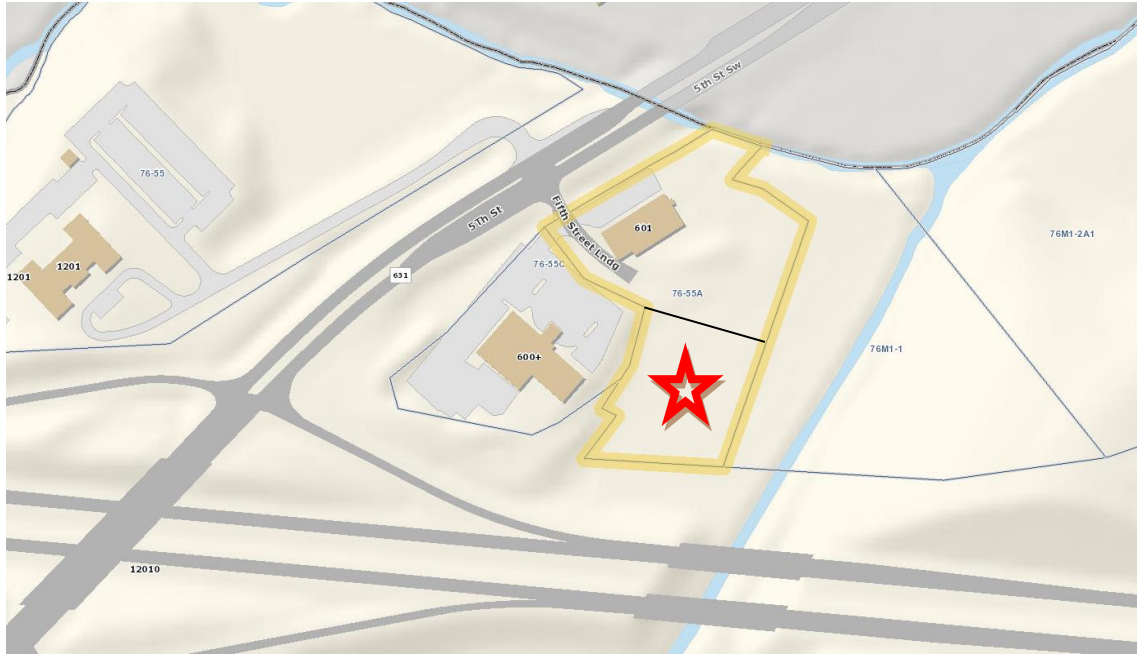


Figure 1: Images from County GIS (left) and Pictometry (right) showing the project area along the 5th Street and I-64 Entrance Corridors. The black line denotes the approximate project boundary.

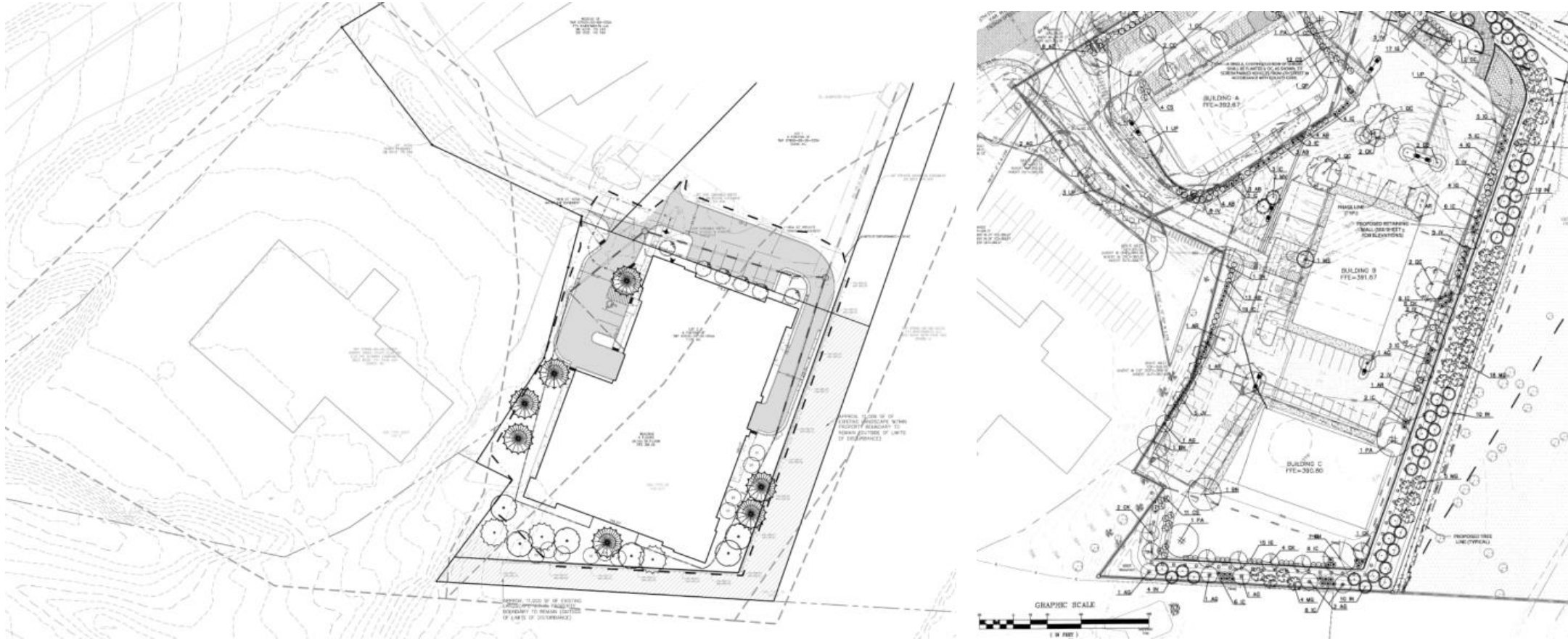


Figure 2: ARB2023-36 Fifth Street Landing Self Storage Landscape Plan (left) and SDP2017-12 Fifth Street Commercial approved Landscape Plan (right).



Figure 3: North and West elevations shown at the October 3, 2022 ARB meeting (top) and current North and West elevation (bottom).



Figure 4: South and East elevations shown at the October 3, 2022 ARB meeting (top) and current South and East elevations (bottom).

ANALYSIS

REF	GUIDELINE	ISSUE	RECOMMENDATION	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 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 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 visually heavier ones at the base and lighter ones above. The use of brick as a primary building material is a tie to the historic architecture of the County and facing the full height of the towers with brick helps emphasize this. However, the placement of the brick in the non-tower wall areas is limited to the first story which will have limited visibility and impact on the ECs. The EIFS in the upper parts of these areas will have greater visibility from the ECs and is less reflective of traditional architecture. Revising the mix of wall materials to increase the visibility of the brick from both ECs would be appropriate. An alternate base material could help with this, while reinforcing the base-middle-top pattern.	Revise the architectural design of the non-tower walls to increase the visibility of the brick. Consider revising the proposed brick to the one approved for the 5 th Street Commercial development (“Rose Range Tudor” General Shale).	The height of brick on the non-tower walls has been increased to the top of the third story and much of the EIFS detailing has been revised to brick detailing in a contrasting shade from the primary brick used.	None.
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	The design of the self-storage building uses materials (brick) and tower-like elements (although at a larger scale) in an attempt to relate to its immediate surroundings. However, the way the EIFS has been treated in this design does not relate to the surrounding context or the overall building design. The approved designs for Buildings B and C in the Fifth Street Commercial development included forms and materials found in Building A. Building A and the existing hotel are compatible at only the most basic level through the use of brick in the building design. At the		The amount of EIFS used in this design has been reduced such that it functions as an accent material, the amount of which is like that used in the surrounding context. The primary brick used in the building design has been revised to the "Rose Range Tudor" with "Old English Tudor" used as an accent brick.	

	significant historic sites in the area.	scale proposed, the self-storage building design relates more to the existing hotel building than to Building A (both buildings are shown below), but compatibility could be enhanced by matching the self-storage brick to the approved brick for Building A (“Rose Range Tudor” General Shale).			
10	Buildings should relate to their site and the surrounding context of buildings.	 5th Street Commercial Building A.  Holiday Inn Hotel.			
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	The scale of the storage building is broken down by a variety of architectural treatments, including material changes, storefront windows topped with metal canopies, and cast stone bands at varying heights that run near the base of the elevations. The variation and distribution of materials, however, has limited impact as viewed from the corridors due to the expanse and location of the EIFS. Spanning the upper three stories between the towers, the EIFS walls retain a monumental scale. Revising the design to limit the EIFS to an accent material could help to better balance the scale of the building.	Revise the architectural design to better establish a sense of scale in the building design. Staff can support eliminating the stepback requirement if sufficient alternate treatments are used to mitigate the building mass and	The architectural design of the building has been revised to extend the brick from the first to the third story and add an additional shade of brick as an accent to create window-sized panels. The amount of EIFS used in the design has also been revised to limit it to the non-tower wall areas of the fourth story. EIFS appears to be also used as an accent material on the tower elements, but	Revise the architectural drawings to identify the material used above and below the second and third-story windows on the tower elements.

		In this zoning district, this 4-story building requires a 15’ step back above the third story on the street-facing elevation. The applicant has requested a Special Exception to eliminate this requirement. Incorporating a step back could help to reduce the monumental scale of the EIFS as viewed from the EC. However, a design that does not include a step back but incorporates revisions to the distribution of materials and architectural elements could be appropriate.	improve the sense of scale.	this material is not identified on the architectural drawings. The changes to the building design detailed above sufficiently mitigate the building’s mass and sense of scale, eliminating the need for a stepback.	
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	The southern portion of the west elevation features a change in depth that helps break up the length of the elevation as viewed from the 5th Street EC. In the non-tower wall areas, at the second and third stories of each elevation, window-sized EIFS panels that appear to be recessed and scored are shown in a color that is darker than the wall color. At the fourth story of each elevation, the EIFS is scored in a regular pattern. These treatments appear to be used to relieve blankness and add interest, but the EIFS panels do not appear fully coordinated with the tower elements and do not provide sufficient relief given the length of the elevations (120’ for the north, 145.5’ for the south, and 209.5’ for the east and west). An online search of ExtraSpace Storage buildings found an example located in Manassas, Virginia (shown below) that features brick panels and detailing. Revising the building design similarly may result in a more cohesive overall building 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, east, south, and west elevations. 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. Revise the detailing of the middle tower on the east side to be consistent with the corner towers. Use a contrasting brick for the false windows and recess the brick or use an alternate detail to define the recesses more.	In the non-tower wall areas along the first story, brick detailing that mimics the storefront window openings on the corner towers has been added. At the second and third stories, the window-sized panels have been recessed into the wall and the material changed from EIFS to a brick that is darker than the brick used for the walls. The added brick detailing on the first story and the change in the material on the second and third stories increases the coordination of the non-tower wall areas with the tower elements and provides a more cohesive overall building design. The detailing of the non-tower wall areas at the fourth story of each elevation has been revised since the previous submittal. The scoring of the EIFS in a regular pattern has been changed to window-sized EIFS panels that appear to be recessed and are shown in a color that is darker than the wall color. This treatment of the EIFS coordinates with the brick detailing along the non-tower wall areas on the first through third	Provide a detail drawing of the brick coursing and patterning at the false windows.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.				



		ExtraSpace Storage 8130 Oak Street, Manassas, Virginia Perspective renderings illustrating the view from both directions on each EC street (5th Street and I-64), with and without landscaping, would help clarify the impact of the windowless walls.	Provide a more finished and coordinated appearance for the backs of any towers that are visible from the Entrance Corridors. Verify the visibility of the backs of towers and the rooftop equipment with additional drawings. Consider adding a tower at the undetailed corner that is visible from 5th Street. Provide a detail elevation of the brick coursing and patterning at the false windows.	stories. Perspective renderings from 5th Street and I-64 have been provided but the renderings do not show both directions. Based on these drawings, the revision of the distribution of materials is expected to have a coordinated appearance as viewed from both ECs. The middle tower along the east elevation has been revised so that the fourth-story windows are framed with brick detailing consistent with the corner towers. Based on the perspectives provided, the backs of the tower elements are not expected to be visible from the EC. A tower element has been added to the previously undetailed corner along the west elevation. This coordinates with the other towers in the overall building design and helps to add interest to the elevation. A detail of the false windows has not been provided with this submission. The brick within the false windows appears to be recessed but the depth of these recesses and the amount of detailing at these openings are not clear.	
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	A single building is proposed in this phase with potentially one additional building to be constructed in a later phase. The site layout is not conducive to the use of physical connecting devices.	None.	A single building is proposed in this phase with potentially one additional building to be constructed in a later phase. The site layout is not conducive to the use of physical connecting devices.	None.

15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The core building design shares similarities with the initial building design for the ExtraSpace Storage building proposed along Rt. 29 (shown below). After preliminary review the applicant revised the Rt. 29 design (shown below), increasing the height of the brick along the elevations and changing much of the EIFS detailing to brick. Similar revisions would be appropriate at 5th Street, where visibility is expected to be greater.  Rt. 29 ExtraSpace Storage initial rendering. 1/15/2021.  Rt. 29 ExtraSpace Storage revised rendering. 5/16/2022. One of the primary forms in the building design is the towers with windows that allow views into the storage areas. The applicant’s narrative notes the use of branding colors in the building design. The perspectives suggest that a bright green color will be visible through the tower windows, but it is unclear whether the branding colors are proposed in additional locations.	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.	The architectural drawings have been revised to confirm that a branding color (green) will be used for the interior doors that are visible through the tower windows. These are labeled “display doors” on the drawings. A specific color has not been identified but an online search of ExtraSpace Storage buildings reveals that the color appears very intense and may not be appropriate for the EC. The online search also revealed examples in which the display door areas are brightly lit at night, highlighting the intensity of the color. Revising the color to a green that is less intense could help to reduce the visual impact of these areas on the ECs.  Result from an online search of ExtraSpace Storage buildings. The applicant’s response letter indicates that branding colors associated with the building signage will be provided with the sign permit application.	Consider revising the green color of the display doors to a shade that is less intense.
16	Window glass in the Entrance Corridors should	Window glass has not been addressed in this submittal.	Provide specifications for	The architectural drawings have	None.

	not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: <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>		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.	been updated to note window glass specifications that meet EC Guidelines.	
	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 appears to be shown on the architectural drawings; however, it is unclear from the drawings whether the equipment will be visible from either EC.	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.	The applicant's response letter notes that all mechanical equipment will be located on the roof and the architectural drawings note that the parapet walls will obscure the view of roof-mounted mechanical equipment. However, the height of mechanical equipment has not been included on the drawings to confirm that they will be screened by the parapets.	Revise the architectural drawings to add the roof-mounted equipment locations and heights to the elevations.
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.	The perspective appears to show a dumpster enclosure along the east side of the building that may have some visibility through openings in the trees along the I-64 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.	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.	The applicant's response letter notes that a dumpster will not be provided for this site; however, the architectural drawings and perspectives show what appears to be a dumpster enclosure along the east side of the building.	Revise the architectural drawings and perspectives to remove the dumpster enclosure.
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 note does not appear on the plan.	Add the standard mechanical equipment note to the plan.	The note has been added to the site plan but not the architectural drawings.	Add the standard mechanical equipment note to the architectural drawings.
	Lighting				
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	The plan shows lighting levels that exceed .5 footcandles over the northern and western property lines, but as the adjacent properties are not residential or rural areas	None.	The plan shows lighting levels that exceed .5 footcandles over the northern and western property lines,	None.

		zoning districts, the spillover is acceptable.		but as the adjacent properties are not residential or rural areas zoning districts, the spillover is acceptable.	
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 building-mounted fixtures.	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.	The lighting plan has been updated to provide cutsheets for the building-mounted fixtures. The cutsheets specify fixtures with a color temperature approximating warm white.	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 the pole-mounted fixtures shown on the plan specify a color temperature approximating 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 exceed 20 fc (20.9) within the site. Lighting levels below 20 fc would be consistent with levels approved for similar developments within the County and the approved levels on the parcel.	Revise the lighting plan to show fc values below 20 fc throughout the site.	The lighting plan has been revised to show fc values below 20.	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 provided.	Revise the lighting plan to note the fixture color for the pole- and building-mounted lighting. Styles and colors matching the previous approval would be appropriate.	The applicant's response letter states that a note has been added to the lighting plan indicating that fixture colors for the site will be bronze. However, the lighting plan only notes that the pole-mounted fixtures will be bronze; no color specification has been made for the building-mounted fixtures.	Revise the lighting plan to indicate that the color for the building-mounted lighting will be bronze.
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 fixture heights will not exceed 20' including the base.	None.	A note is included in the lighting plan indicating that the fixture heights 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 lights are not shown on the lighting plan.	Revise the lighting plan to show fixture locations and illumination values for the wall-mounted lights.	The lighting plan has been revised to show fixture locations and illumination values for the wall-mounted lights. The illumination values are below 20 fc, consistent with the approved levels on the parcel and the values of the revised pole-mounted fixtures.	See the recommendation in Guideline 26.
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.	The standard lighting note appears on the plan.	None.
30-31	<i>Guidelines for the Use of Decorative Landscape Lighting</i>	No decorative landscape lighting is proposed.	None.	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 site is not directly adjacent to the 5 th Street EC frontage. Along the I-64 Entrance Corridor, an irregular row of large shade trees and ornamentals is shown that satisfies EC frontage tree size, spacing, and quantity requirements.	None.	The site is not directly adjacent to the 5 th Street EC frontage. Along the I-64 Entrance Corridor, additional ornamental trees have been added between the irregular row of large shade trees and ornamental trees shown in the previous landscape plan. This arrangement of landscaping satisfies EC frontage tree size, spacing, and quantity requirements.	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.	Ornamental trees are shown along the interior travelway near the north end of the building.	See the recommendation in Guideline 36.	The landscape plan has been revised to show medium shade trees, 2½ caliper at time of planting.	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.	3 parking spaces are provided. One tree is shown at the north end of the parking row, which meets the interior tree quantity requirement; however, the caliper size of the tree is 1.5” caliper, not the required 2.5” caliper.	Revise the interior parking area tree to 2.5” caliper at time of planting.	The site plan has been revised to show 11 parking spaces. The one tree shown at the north end of the 3-space parking row still meets the interior tree quantity requirement and has been revised to the required 2½” caliper at time of planting.	None.

	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.				
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 a short sidewalk connection to the existing development and a 5’ sidewalk along the western, northern, and eastern sides of the building.	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.	The landscape plan has been revised to show medium shade trees, 2½ caliper at time of planting, on the north side of the building. Two rows of trees, one with large shade trees and the other with ornamental trees, have been added along the southern half of the east side of the site. Along the south side of the site, ornamental trees have been added to the trees provided in the previous submittal. This landscaping is expected to soften the appearance of the elevations visible from the I-64 EC.	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 proposed building design has long elevations that will be visible from the ECs above the adjacent buildings and through existing vegetation. An irregular row of large shade trees and ornamentals is shown along the southern perimeter of the site. Ornamental trees are shown along the north end of the building and three large shade trees are shown along the west end of the building. Due to the scale of the proposed building, revising the ornamental trees in the planting area next to the windowless wall section of the north elevation to large shade trees may help to soften the appearance of the elevation from the 5 th Street EC.	Add more trees on the east and south sides of the site, coordinated with required stormwater facilities.		
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 plants are on the recommended species lists.	None.	The proposed plants are on the recommended species lists and have not been identified as invasive.	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,	The note is present on the landscape plan.	None.	The note is present on the landscape plan.	None.

	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.”				
	<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; ensuring 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 shown towards the rear of the site, oriented nearly parallel to the EC. The site would be accessed from 5 th St. along the existing accessway, with a short sidewalk connection proposed in the island between the entrances to the existing hotel and the proposed development. The site has been previously cleared as part of the redevelopment of the overall site. No views are expected to be impacted.	None.	Apart from the addition of an 8-space parking row along the north side of the building, the general layout of the site remains unchanged 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. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	The site has been previously graded as part of the redevelopment of the overall site. The proposed site plan shows existing landscaping to remain (hatched areas) at the base of the existing retaining walls along the eastern and southern perimeters of the site. These areas correspond to the ones in what appears to be Phase 1 on the approved landscape plan for Fifth Street Commercial (SDP2017-12); however, the approved landscaping in these areas has not yet been planted.	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.	The site plan has been revised to note the limits of disturbance. The applicant's response letter notes that coordination of the landscaping required at the base of the existing retaining walls is ongoing.	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.				
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.	There are no above-ground stormwater features proposed.	None.	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.				
	SIGNS	Signage is reviewed and approved by a separate submission. However, the following preliminary comment is provided. The ARB may require that the color and scale of standard templates for trademarks, service marks, corporate logos, and graphics be modified.	Note 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 architectural design of the storage building; the detailing of the long walls.
2. The choice and distribution of building materials.
3. Visibility of rooftop equipment and backs of towers

Staff recommends approval of the major amendment with the following revisions:

1. Revise the architectural drawings to identify the material used above and below the second and third-story windows on the tower elements.
2. Provide a detail drawing of the brick coursing and patterning at the false windows.
3. Consider revising the green color of the display doors to a shade that is less intense.
4. Revise the architectural drawings to add the roof-mounted equipment locations and heights to the elevations.
5. Revise the architectural drawings and perspectives to remove the dumpster enclosure.
6. Add the standard mechanical equipment note to the architectural drawings: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
7. Revise the lighting plan to indicate that the color for the building-mounted lighting will be bronze.
8. Please note separate sign applications are required for all proposed signs.

ATTACHMENTS

- **Attach. 1:** [ARB2023-36: Fifth Street Landing Self Storage Site Plan](#)
- **Attach. 2:** [ARB2023-36: Fifth Street Landing Self Storage Architectural Drawings](#)
- **Attach. 3:** [ARB2023-36: Fifth Street Landing Self Storage Perspectives](#)