

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2025-05: Northside Drive Industrial Initial
Review Type	Initial Site Development Plan and Second Review of Architecture
Parcel Identification	03200-00-00-022M0, 03200-00-00-02200 (partial)
Location	Southwest corner of Seminole Trail (Route 29) and Northside Drive (Figure 1)
Zoned	Heavy Industrial (HI), Entrance Corridor (EC), Airport Impact Area (AIA)
Owner/Applicant	Northside Drive LLC / Southern Development (Kevin Lancaster)
Magisterial District	Rio
Proposal	To construct a 72,000-sf warehouse in addition to associated site improvements.
Context	The site is part of an industrial-zoned area that extends to the north, west, and southwest. Residential developments are located to the south and across Rt. 29 to the east.
Visibility	The upper portions of the building’s north, east, and south elevations will be readily visible from the Route 29 Entrance Corridor.
ARB Meeting Date	May 5, 2025
Staff Contact	Khrista Taggart

PROJECT/SITE HISTORY

On December 2, 2024, the Architectural Review Board provided comments on the preliminary architecture and site plan (ARB2024-66) for the proposed warehouse building. Those comments are included in the analysis section of the report.



Figure 1: Aerial view highlighting the subject property.

CHANGES SINCE THE PREVIOUS REVIEW

Since the previous review, the design of the elevations visible from the entrance corridor has been revised. The original forms and details have mostly been eliminated and replaced with variations in paint color and scoring lines at different heights. Additionally, the tower-like structures that indicated the entrances have been repositioned, and the corner elements have been completely removed (Figures 2 and 3).



Figure 2: Original Design December 2, 2024.

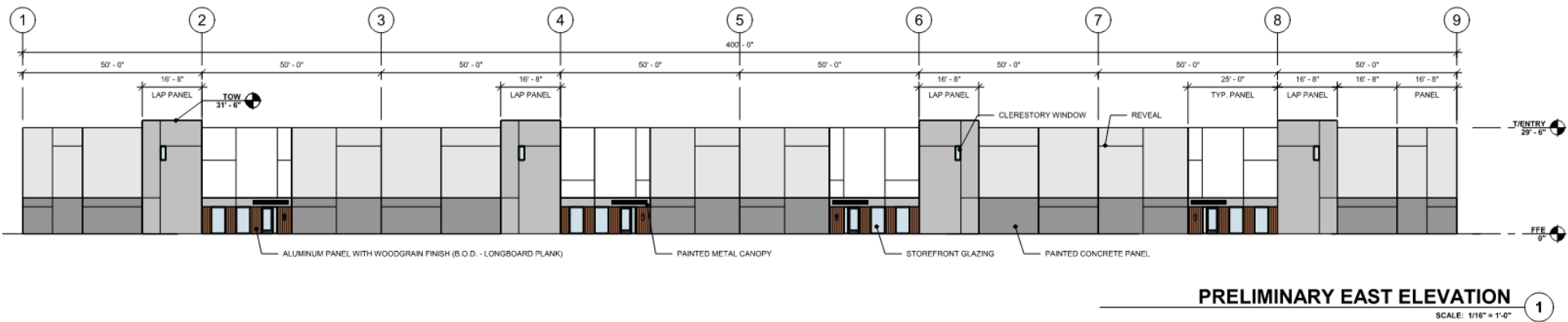


Figure 3: Current Design May 5, 2025

ANALYSIS

Gray highlight = means the guideline can’t be reviewed at initial site plan stage, but recommendations can be provided for final
Yellow highlight = means the guideline can only be reviewed for location/configuration at the initial plan stage, and location/configuration can be made a condition of initial plan approval, and can be the basis for denial
Regular text = means the guideline can be reviewed at initial plan stage, can be made a condition of initial plan approval, and can be the basis for denial

REF	GUIDELINE	ISSUE 12/02/2024	RECOMMENDATION 12/02/2024	ISSUE 05/05/2025	RECOMMENDATION 05/05/2025
	GENERAL GUIDELINES				
	<i>Purpose, Compatibility with significant historic sites and the character of the Entrance Corridor, Structure design, Site Development and layout</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 proposed building design uses concrete tilt-up construction, which can have limited flexibility in using design elements to relieve building mass and blankness. The result is a building with a strong contemporary appearance and no relationship to the historic architecture of the County. The immediate surrounding context is industrial; however, the industrial buildings of similar scale are located at the end of Northside Drive and are not visible from EC. The site plan shows grading to expand the existing berm the full length of the frontage and increase its height. This berm expansion is expected to limit the visibility of the lower portion of the building elevations from the EC. The landscaped berm could help promote orderly and attractive development along the corridor. The elevations visible from the EC are composed of a series of concrete	Consider revising the architecture to reflect vernacular forms, to break up length, to provide earth tones, and/or other methods to mitigate the building mass. Provide material samples with the next submittal.	The proposed building design maintains the concrete tilt-up construction and overall contemporary appearance. The overall character of the building’s façade has changed, though two key organizational strategies from the original design remain. The first is the presence of a dark-colored base which visually anchors the structure. The second is the use of a series of taller vertical panels that are rhythmically spaced along the length of the façade. Scoring now varies vertically and horizontally, creating a geometric pattern across the façade, though it remains unclear how effective the scoring will be in relieving blankness as viewed from the EC. The original design included vertical elements that extended upward from the base into the façade’s midsection. These elements previously contributed to a stronger sense of rhythm and helped with blankness. At the base of the EC-facing elevation, the overhead doors and narrow panels with contrasting scoring have been	See architectural recommendations, below.

		panels separated by vertical scoring. The building has a dark blue base, white upper walls, and light blue accents. At the base of the EC-facing elevation, each of the panels has a door with a canopy, an overhead door, windows, or a narrow panel with a contrasting color and scoring. These features eliminate blankness from this part of the building, but the base is expected to have minimal visibility from the street due to the berm.		removed. The entrances are now marked with a material change (aluminum panel with a woodgrain finish); however, the base of the building is still expected to have minimum visibility from the EC due to the landscaped berm.	
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.	Several light blue panels are spaced at intervals, above building entrances, and extend above the main roof line. The narrow decorative panels extend from the dark base into the white upper wall, and a horizontal score line accents the top of the wall. The forms, color changes, and detailing provide visual interest to the building's simple rectangular form and help reduce its mass and scale. However, the upper walls of the building remain largely blank and uniform, and it is unclear how effective the score lines will be when viewed at a distance. While the construction type may have some limitations, revising the design to incorporate additional/alternate elements at the middle and upper parts of the elevations that draw on local industrial or commercial precedents would be appropriate.		The forms and detailing have primarily been substituted with variation in paint color and the introduction of horizontal score lines at various heights. These changes are expected to result in the appearance of long uninterrupted wall planes as viewed from the EC. Additionally, the substitution of woodgrain-finish aluminum panels at the entrances, combined with the use of undersized clerestory windows, further emphasizes the lack of human scale. Revising the architectural design to introduce detailing that helps better reduce the building's scale would be appropriate.	Revise the building design to provide detailing that better reduces the building's scale.
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.			Material samples have been provided with this submittal. The proposed paint color scheme has shifted from blue to gray tones, which are still sky tones, not earth tones. The building's concrete panels will feature a textured surface similar to stucco. While textured surfaces can enhance visual interest and depth, it is unclear how effective this material treatment will be when viewed from a distance. Revising the design to introduce earth tones that have greater variation in shade may enhance the visual impact of this material treatment.	Revise the building design to use earth tone paint colors.
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.	Material samples have not been provided but images of colors and finishes from the manufacturer's website have been included with this submittal. The colors appear to be various shades of white, gray, and brown with varying levels of texture. Material samples will be needed to determine the visual impact of the proposed materials.			
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.				
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.	The proposed building is a 450' long by 160' wide by 35' tall rectangular block. The darker color at the bottom of the elevations visually creates a base but the proposed berm and required frontage landscaping are anticipated to limit its visibility. Above the darker color is a visually lighter color and horizontal scoring to divide the middle and top. However, the lack of variation in material and depth along the upper elevations results in a design with little definition between the middle and top of the building. Revising the building design to use detailing and changes in finish or color to provide a clear definition between the base, middle, and top of the building would provide a more cohesive design and a connection to historic building construction.			Due to zoning requirements related to side setbacks, the building's length has been reduced by 50 feet, while its width has increased by 20 feet. The design is grounded with a dark gray base; however, it eliminates the consistent horizontal scoring that previously differentiated the middle and upper sections. Additionally, the taller panels that were previously situated above the building entrances have been relocated to the sides of these entrances. The relocation of the panels removes a tie to historic precedents. The tower-like panels at both ends of the east elevation have been completely removed. These panels previously contributed visual interest and rhythm to the overall design. Additionally, the minimal variation in height between the tower panels and the intermediate panels results in long horizontal massing with little variation or articulation. Revising
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.				

				the design to reintroduce the tower forms at the northeast and southeast corners of the building, along with increasing the variation in parapet heights between the tower panels and the intermediate panels, would create a stronger connection to historic architecture and help to break up the building's massing. The revised design shows four small, narrow clerestory windows on the EC-facing elevations and one on both of the end elevations. While these windows introduce minimal breaks in the concrete panels, their size is not in proportion with the overall scale of the building. Revising the design to introduce groupings of larger windows may help to create rhythm and add scale to the building.	
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	Based on the anticipated visual impact of the windowless walls on the EC, design detail and vegetation will be necessary to relieve blankness.	See the architectural recommendations, above and the landscape recommendation in Guideline 36.	The walls of the proposed building remain largely windowless. The proposed landscaping will help break up the mass of the building's base, but the upper walls are expected to be visible above the landscaping. The horizontal and vertical scoring patterns on the building walls are intended to alleviate their blankness. However, scoring alone does not effectively mitigate the building's uniformity and mass. Revising the design to introduce additional detailing along these walls would be appropriate.	Revise the design of the upper walls to provide detailing to help relieve their blankness.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	A single building is proposed.	None.	A single building is proposed.	None.

15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The building does not have a trademark appearance.	None.	The building does not have a trademark appearance.	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) 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>	Specifications and samples of the proposed window glass have not been submitted at this time. However, the proposed berm is expected to limit the visibility of the building's base from the EC.	None.	The proposed berm is still expected to limit the visibility of the building's base from the EC. Near the top of the elevations, the design has been updated to show small clerestory windows. At the size proposed, these windows are not expected to have much of a visual impact on the EC. Larger windows may warrant review of specifications.	None at this time.
	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.	A large loading area and loading docks are shown along the west side of the proposed building, where they will be screened from the 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 smaller loading area on the east side of the building has been removed from this submission and replaced with a travelway that connects to the large loading area on the west side of the proposed building. This travelway is expected to be screened by the existing berm.	Revise the site plan to show the locations of ground-mounted equipment. Show how visibility from the ECs will be eliminated.
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.	A smaller loading area is shown on the east side of the building where it is expected to be screened by the existing berm.	Revise the architectural drawings to add the roof-mounted equipment locations and heights to the elevations.	The general location and maximum height of the building-mounted mechanical equipment have been added to the architectural drawings. However, the specific locations and heights of this equipment have not been indicated on the elevation drawings, and the locations of the ground-mounted mechanical equipment are missing from the site plan.	Revise the architectural drawings to add the roof-mounted equipment locations and heights to the elevations. Show how visibility from the ECs will be eliminated.
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.	The location(s) of mechanical equipment is not labeled on the plan.			
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 drawings.	Add the standard mechanical equipment note to the site and architectural plans.	The standard mechanical equipment note has been added to the site and architectural plans.	None.
	Lighting				
	<i>General Guidelines</i>				

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 the initial plan.	Revise the site plan to provide a complete lighting plan with the next submittal.	A lighting plan has been provided with this submittal.	See lighting recommendations, below.
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 fixtures are full cutoff.	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.			The proposed lighting is shown with a 3000K color temperature, which will have a warm white appearance.	None.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.			The lighting plan does not specify the proposed fixture color/finish.	Revise the lighting plan to note the proposed color/finish of the light fixtures.
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.			Light levels reach a maximum of 8.6 fc, which is within the approvable range.	None.
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.			The lighting plan shows building-mounted light fixtures, mounted at 28' and 30', that are to be attached directly to the wall on the front of the building and mounted on an arm on the rear. At the proposed heights, the lighting will serve as site lighting and illuminate the building walls. This type of illumination does not relate to the surrounding context and has historically not been considered appropriate within the EC. Additionally, some fixture locations on the lighting plan do not appear to coordinate with the building elevations. Revising the lighting plan to ensure mounting heights do not exceed 20 feet, the maximum height allowed for freestanding fixtures, would create a better relationship with the surrounding context.	Revise the lighting plan to show wall fixture mounting heights that do not exceed 20 feet. Ensure that the fixture locations are coordinated between the site and the architectural drawings.
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 footcandle.”	The note is not present on the site plan.	Add the standard lighting note to the lighting plan.	The plan includes the standard lighting note.	None.
30-31	<i>Guidelines for the Use of Decorative Landscape Lighting</i>	A lighting plan has not been provided with the initial plan.	Revise the site plan to provide a complete lighting plan with the next submittal.	No decorative lighting is shown on the plan.	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.	A landscaping plan has not been provided with this submittal. An existing berm runs along the frontage from the southern corner of the parcel to just past the middle of the parcel and existing overhead lines run along the full length of the frontage. The site plan shows grading to add to the height of the existing berm and extend it to the northern corner of the parcel. The site sections provided appear to show trees and shrubs to be planted on top of the berm; however, it is	Provide a complete landscape plan with the next submittal. Ensure the proposed species are on the recommended lists.	A complete landscape plan has been provided with this submittal. The plan shows an arrangement of mixed species along the frontage, exhibiting a more irregular pattern in the northern section. This irregularity transitions to a more regular pattern adjacent to the parking area situated between the EC and the proposed building, likely to avoid conflicting with the existing power line. This landscaping arrangement coordinates with the proposed grading, but there appear to be opportunities to introduce more	Revise the landscape plan to show a more irregular planting pattern north and south of the parking row.
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.		Provide an arrangement of mixed species along the Rt. 29 frontage in an irregular pattern coordinated with the proposed grading to help screen the building and integrate the development into the corridor.		Revise the landscape plan to provide landscaping along the parking row that meets EC frontage and interior parking requirements while avoiding utility conflicts. Parking islands

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.	unclear how the berm and landscaping will coordinate with the existing utilities along the frontage. The sections suggest that the landscaping at the berm will completely screen the building; however, this is unlikely both at time of planting and when the trees are mature. The frontage landscaping Guidelines call for plantings that integrate and harmonize the appearance of the building and development as viewed from the EC. A row of consistently spaced evergreens may provide screening, but that type of planning tends to draw attention to the fact that a feature needs to be screened. Providing an arrangement of mixed species in an irregular pattern coordinated with the proposed grading would be appropriate.	Revise the site section to show the property line and existing overhead line. Include the standard landscaping note on the landscape plan.	irregularity in the landscaping just north and south of the parking row. The site section has been updated to include the property line and existing overhead line. The proposed landscaping is shown on-site; however, considering the average spread of the tree species identified on the landscape plan, which ranges from 25 to 60 feet, the trees planted between the parking lot and the EC may interfere with the overhead lines once they reach maturity. Revising the landscape plan to provide parking islands that can accommodate large trees may allow the trees along the parking row to be species with smaller canopies.	that can accommodate large trees may be one way to satisfy both landscaping requirements and avoid utility conflicts.
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 plants are found on the various lists.	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, 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 standard plant health note has been added to the landscape plan.	None.
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.	Large shade trees, 2½” caliper at time of the planting and 40’ on center, are required along Northside Drive.	Provide trees along Northside Drive that meet the interior road landscaping requirements (2½” caliper and 40’ on center).	The landscape plan shows large shade trees along Northside Drive that meet the interior road tree requirement near the northeast and northwest corners of the parcel. However, no trees are shown in the planting area between the stormwater facility and Northside Drive. Easements restrict the available planting area but providing the required trees would help to further	Revise the landscape plan to show large shade trees in the planting area between Northside Drive and the stormwater facility.

				integrate the site into the surrounding context.	
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.	Other than the sidewalk along the front of the building, no interior pedestrian ways are proposed.	None.	In addition to the sidewalk at the front of the building, two short sidewalks have been added at the ends of the north side of the building. Some trees are located near these sidewalks.	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.	The parking lot is shown between the proposed building and the existing/proposed berm along the frontage. Trees provided along the frontage could double as perimeter parking trees. The grading along the frontage is expected to reduce the visual impact of the parking lot on the EC; however, some visibility of the lot is expected where the berm height dips near the north end of the area. Trees provided along the northern and southern perimeters of the parking area would help integrate the site and building design into the surrounding context. 82 parking spaces are proposed, requiring 8 interior parking lot trees.	Provide trees along the northern and southern perimeters of the parking lot that meet the perimeter parking area landscaping requirements (2½" caliper and 40' on center). Provide 8 interior parking lot trees at 2½" caliper.	The site plan shows trees along the northern and southern perimeters of the parking lot that meet parking area landscaping requirements. The number of parking spaces has been reduced from the 82 spaces proposed in the previous submission; however, the site plan shows 64 spaces, the cover sheet notes 62 spaces, and L2.0 notes 68 spaces. Based on these numbers, either six or seven trees are required. The landscape plan includes five trees designated as interior parking trees. Two of the perimeter trees could be counted as interior trees without reducing the perimeter tree count below requirements.	Revise the site plan to coordinate the number of parking spaces referenced throughout the plan set.
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 east (450') and north and south elevations (160') are long elevations that are anticipated to be visible from the EC above the proposed berm and required landscaping. The elevations use forms, color variation, and concrete scoring in a regular pattern to create visual interest along the elevations. Nevertheless, blankness predominates. Providing the	Provide large trees along the north and south elevations to help soften the appearance of the exterior walls.	A row of evergreen trees has been provided along the north elevation. This landscaping, along with the frontage landscaping, is expected to filter views of the lower portion of the north elevation from the EC. However, the upper portion of the north elevation is still anticipated to be visible above the berm and landscaping.	Revise the landscape plan to incorporate large trees in the planting area located between the tree line along the southern perimeter of the site and the travelway leading to the loading area.

		required interior parking area trees will help to soften the building's east elevation but large trees along the north and south sides of the building will be needed to soften the appearance of those walls.		Along the south elevation, a single large tree has been provided. The building's reduced length allows for more of the onsite tree line along the southern perimeter of the site to remain, but the south elevation is still expected to be visible through the tree line during the fall and winter when there is less foliage. Revising the landscape plan to provide large trees in the available planting area between the tree line and the travelway that leads to the loading area would be appropriate.	
	Site Grading				
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 site has already been cleared and graded; no natural landscape remains. The proposed development includes the expansion of the berm along the frontage, with the parking area, building, and stormwater facility to the west of the berm. The expanded berm is expected to limit the view of the site from the EC but perspective renderings from both directions on Rt. 29, with and without landscaping, would help clarify the impact of the building design on the EC.	Provide perspective renderings from both directions on Rt. 29, with and without landscaping, to clarify visibility and potential impacts.	Two site sections have been provided, each featuring the proposed frontage landscaping. The sections indicate that the proposed building will be most visible near the intersection of Rt. 29 and Northside Drive. The upper portions of the north and east elevations remain largely blank, with little vertical modulation or detail to break down the building's scale and add visual interest.	See architectural recommendations, above.
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.				
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. Proposed grading increases the scale of the existing berm along the frontage to decrease the building's visibility from the EC, but the upper elevations, which are largely blank, will remain visible. Proposed grading also creates a berm along the frontage that will have a man-made appearance. Revising the grading to establish a more natural appearance and revising the building design to reduce the blankness of the upper walls would be appropriate. The proposed slope west of the loading area will have an engineered appearance; however, it is unclear how visible this feature will be from the EC. Revising the site sections to include this grading would help clarify the impact on the EC. A retaining wall is shown along the east and south sides of the parking lot. No wall heights have been	Revise the grading along the frontage to establish a more natural appearance. Revise the site sections to include the slope west of the loading area behind the building.	The grading along the frontage has been revised to create smoother, rounded contour lines, which are expected to establish a more natural appearance and better coordinate with the proposed frontage landscaping. The site sections have been updated to include the slope west of the loading area behind the building. Based on the site section 8 (Attach. 3, sheet 6), this grading is expected to have limited visibility from the EC. The retaining wall that was shown along the east and south sides of the parking lot has been removed from this submission.	None.

		provided but based on the nearby grading the wall will face inward to the site and will not be visible from the EC.			
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 is a tree line along the southern perimeter of the site, but no tree protection is shown for the trees that are to remain.	Revise the site plan to show tree protection fencing along the southern perimeter of the site.	The site plan has been revised to show tree protection fencing along the southern perimeter of the site.	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 stormwater facility north of the proposed building is expected to have limited visibility from the EC. Trees provided along Northside Drive would further limit the visibility of this facility.	See interior road landscaping recommendation, above.	The landscape plan does not show the required interior road trees in the planting area between the stormwater facility and Northside Drive, creating a large gap between interior road trees. Revising the landscape plan to provide trees in this area would be appropriate.	See interior road landscaping recommendation, above.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.				

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The architectural design of the building; the mass, scale and detailing of the long walls.
2. Landscaping along Route 29, Northside Drive, and within the site.

Staff recommends that the ARB forward the following recommendations to the Agent for the Site Review Committee:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 - Prior to initial plan approval, the following items shall be resolved to the satisfaction of the ARB: None. The ARB recommends approval of the initial site plan.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None

- Regarding the final site plan submittal:

A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:

1. Revise the building design to provide detailing that better reduces the building's scale.
2. Revise the building design to use earth tone paint colors.
3. Revise the building design to provide additional treatment at the northeast and southeast corners of the building.
4. Revise the building design to provide greater variation in parapet heights.
5. Revise the architectural design to better integrate the clerestory windows into the overall design.
6. Revise the design of the upper walls to provide detailing to help relieve their blankness.
7. Revise the site plan to show the locations of ground-mounted equipment. Show how visibility from the ECs will be eliminated.
8. Revise the architectural drawings to add the roof-mounted equipment locations and heights to the elevations. Show how visibility from the ECs will be eliminated.
9. Revise the lighting plan to note the proposed color/finish of the light fixtures.
10. Revise the lighting plan to show wall fixture mounting heights that do not exceed 20 feet.
11. Ensure that the fixture locations are coordinated between the site and the architectural drawings.
12. Revise the landscape plan to show a more irregular planting pattern north and south of the parking row.
13. Revise the landscape plan to provide landscaping along the parking row that meets EC frontage and interior parking requirements while avoiding utility conflicts. Parking islands that can accommodate large trees may be one way to satisfy both landscaping requirements and avoid utility conflicts.
14. Revise the landscape plan to show large shade trees in the planting area between Northside Drive and the stormwater facility.
15. Revise the site plan to coordinate the number of parking spaces referenced throughout the plan set.
16. Revise the landscape plan to incorporate large trees in the planting area located between the tree line along the southern perimeter of the site and the travelway leading to the loading area.

ATTACHMENTS

- Attach. 1: [ARB2025-05: Northside Industrial - Site Plan](#)
- Attach. 2: [ARB2025-05: Northside Industrial - Architectural Drawings](#)
- Attach. 3: [ARB2025-05: Northside Industrial - Site Sections](#)
- Attach. 4: [ARB2025-05: Northside Industrial - Renderings](#)