

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2025-17: Northside Drive Industrial Final
Review Type	Final Site Development Plan and Third 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 Rt. 29 Entrance Corridor.
ARB Meeting Date	August 18, 2025
Staff Contact	Khris 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. On May 5, 2025, the ARB provided comments on the initial site plan and revised architecture (ARB-2025-05). Those comments are included in the analysis section of this report.



Figure 1: Aerial view highlighting the subject property.

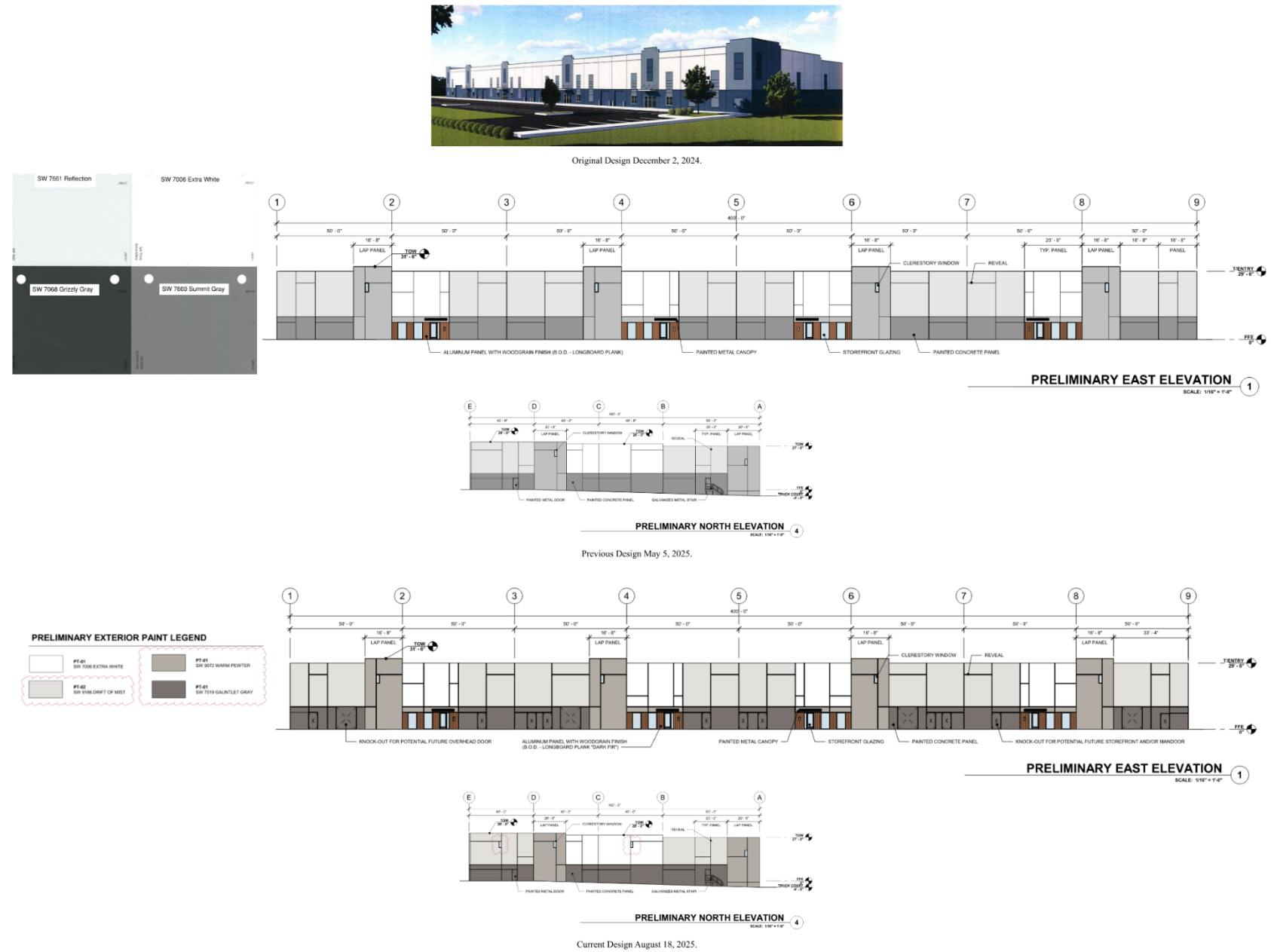


Figure 2: Building Elevations December 2, 2024, May 5, 2025, and August 18, 2025.

ANALYSIS

REF	GUIDELINE	ISSUE 05/05/2025	RECOMMENDATION 05/05/2025	ISSUE 08/18/2025	RECOMMENDATION 08/18/2025
	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 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 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.	Revise the building design to provide detailing that better reduces the building’s scale. Consider variations in the wall plane and precast texture. Explain the design process. Consider revising the building design to use warmer paint colors.	The proposed building design is consistent with the previous one, with two changes (Fig. 2): the addition of two clerestory windows on the north elevation and a change in paint color to warmer shades of gray. These are positive changes, but they do not reduce the scale of the building. The elevations also show locations for potential future overhead doors, dock positions, and person doors. With these located at the ground level, they are expected to have minimal impact on the EC. In the previous review (Attach. 3) staff recommended changes to address scale (corner treatments, variation in parapet height, integration of clerestory windows, detailing to relieve blankness), but the ARB eliminated them from the items to be addressed in the final plan. As currently proposed, minimal wall projections (8” as indicated on the floor plan), color changes, scoring (both horizontal and vertical) of the wall panels, and minimal small windows are the treatments used to address scale, mass and blankness, but the combination is only partially successful. The proposed landscaping, particularly when it is mature, will significantly soften the appearance of the building. Greater variations in the projections from the main wall surface would also have more visual impact.	Increase the depth of the wall projections for greater visual impact. Include a note on the elevation drawings identifying the location and depth of the wall projections.

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.	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.			
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.	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.			
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.				

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.				
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.	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			
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.				

		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 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.	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	Revise the design of the upper walls to provide detailing to help relieve their blankness.		

		mitigate the building's uniformity and mass. Revising the design to introduce additional detailing along these walls would be appropriate.			
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>	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.	The dimensions of the windows remain consistent with those shown in the previous design.	None.
	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 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.	The applicant has indicated in their response letter that no ground-mounted 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.	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.	The architectural drawings have not been revised to show equipment locations and heights but sight line diagrams have been provided that note the maximum equipment height and show the general location of the proposed equipment. Based on the sight line diagrams, the roof-mounted equipment is not expected to be visible from the EC.	

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 has been added to the site and architectural plans.	None.	The standard mechanical equipment note remains on 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 been provided with this submittal.	See lighting recommendations, below.	The proposed lighting does not spill over onto the adjacent parcels or streets.	None.
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.	The proposed fixtures remain full cutoff and maintain a 3000K color temperature.	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.	The lighting plan has been revised to note that the proposed fixture finish will be dark bronze.	None.
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.	Lighting levels have been updated to show a maximum of 16.5 fc, which is still 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	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	Revise the lighting plan to show wall fixture mounting heights that do not exceed 20 feet.	The lighting plan has been revised to show mounting heights for the wall fixtures that do not exceed 20 feet.	Revise the architectural drawings to show the proposed fixture locations.

	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.	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.	Ensure that the fixture locations are coordinated between the site and the architectural drawings.	The architectural drawings do not show the fixture locations so coordination with the proposed building elevations cannot be determined.	
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 plan includes the standard lighting note.	None.	The standard lighting note remains on the plan.	None.
30-31	<i>Guidelines for the Use of Decorative Landscape Lighting</i>	No decorative lighting is shown on the plan.	None.	No decorative lighting is shown on the plan.	None.
	<i>Landscaping</i>				
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	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	Revise the landscape plan to show a more irregular planting pattern north and south of the parking row. Revise the landscape plan to provide landscaping along the parking row	The landscape plan shows a more irregular planting pattern north and south of the parking row along the EC. The planting arrangement near the southern portion of the parking row along the frontage has been revised to replace the large shade trees with evergreen and ornamental trees. This change	None.

	into the existing environment of the corridor.	conflicting with the existing power line. This landscaping arrangement coordinates with the proposed grading, but there appear to be opportunities to introduce more irregularity in the landscaping just north and south of 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.	removes some of the regularly spaced large shade trees along the EC but reduces the potential for utility conflicts and aligns with the irregular landscaping arrangement 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.	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.			
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.				

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.	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.	The standard planting note remains on 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.	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 integrate the site into the surrounding context.	Revise the landscape plan to show large shade trees or small trees and shrubs in the planting area between Northside Drive and the stormwater facility.	Due to proposed utilities and associated easements, the landscape plan does not show large shade trees or small trees and shrubs in the area between Northside Drive and the stormwater facility. In place of trees or shrubs, ornamental grasses are proposed for the area between the road and the facility, while evergreen trees will be positioned to the south within the planting area between the facility and the building. This arrangement, combined with the plantings along the north portion of the frontage planting area, is expected to integrate the facility into the surrounding context.	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.	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.	The updated site plan now includes a sidewalk along a portion of Northside Drive. The landscape plan shows trees along a limited segment of the sidewalk situated to the west of the loading area entrance. Due to the site layout and easements related to the stormwater facility, no trees are provided along the sections of the sidewalk that extend between Northside Drive and the facility, or along the pathway leading to the parking lot. The planting between the stormwater facility and the sidewalk, along with the north frontage	None.

				landscaping, is expected to effectively integrate the sidewalk into the development.	
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 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.	The site plan has been revised to coordinate the number of parking spaces referenced throughout the plan set.	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.	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. 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	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. Incorporate evergreen trees into the landscape plan for better screening of the building.	The landscape plan has been revised to incorporate large trees in the planting area, where space permits, between the tree line bordering the southern perimeter of the site and the travelway leading to the loading area. The landscape plan has been revised to show evergreen trees interspersed throughout the frontage planting area and along the north side of the building. These plantings are expected to better integrate the building into the surrounding context.	None.

		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.	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.	Update the rendering with the revised architectural design for ARB review.	The perspectives have been updated to include the proposed building design. The proposed landscaping, once fully mature, is expected to filter the view of the building from the EC. See Guideline #1 for additional information.	See recommendations under #1.
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 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.	A grading plan was not provided with this submittal but is needed to ensure that the grading remains natural and coordinated with the proposed landscaping.	Revise the site plan to include a grading plan.
41	No grading, trenching, or tunneling should occur within the drip line of any trees or		None.	The tree protection fencing remains on the site plan.	None.

	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.	The site plan has been revised to show tree protection fencing along the southern perimeter of the site.			
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 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.	The landscape plan has not been updated to show interior road trees within the planting area situated between the stormwater facility and Northside Drive. However, it is anticipated that the plantings along the facility and in the frontage planting near the northeast corner of the site will effectively integrate the facility into the surrounding context.	None.
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 approval of the final site plan with the following conditions:

1. Increase the depth of the wall projections for greater visual impact.
2. Include a note on the elevation drawings identifying the location and depth of the wall projections.
3. Revise the architectural drawings to show the proposed fixture locations.
4. Revise the site plan to include a grading plan.

ATTACHMENTS

- Attach. 1: [ARB2025-17: Northside Industrial Site Plan](#)
- Attach. 2: [ARB2025-17: Northside Industrial Architectural Drawings](#)
- Attach. 3: [ARB2025-05: Northside Industrial Initial Site Plan ARB Staff Report](#)