**DESIGN REVIEW – STAFF REPORT ADDENDUM**

| **DP 23-12** | **Pre-Application** | **U-Haul at Robear Lot 2** |
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| PERMIT NUMBER | REVIEW PHASE | PROJECT NAME |
| 4946 Williston Road | 07-105-069-200 | AMERCO Real Estate Company |
| PROPERTY ADDRESS | PARCEL ID NUMBER | PROPERTY OWNER |
| January 24, 2023 | Owner c/o Jeff Vaine | Doug Goulette, Trudell |
| DRB HEARING DATE | APPLICANT | REPRESENTATIVE |

**HAAC REVIEW SUMMARY**

| January 3, 2023 | Yes |
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| HAAC REVIEW DATE | RECOMMENDATIONS |

The HAAC recommendations, as excerpted from table below:

- 22.3.6 Avoid Dead Walls - Provide roofline articulation and more materials on the east side (like west side), anticipating that it will be visible from public way when Lot 1 is developed).
- 22.3.7 Do Not Use Reflective Materials – Provide samples at DP.
- 22.4.1.2 Entrances and Site Plan - Provide a pedestrian pathway for employees from employee parking space to man door. Considering curbing or medians to differentiate the driveway easement to Lot 1
- 22.4.2.1. Protect Entrances from the Climate - No awning for the man door entries complies as proposed.
- 22.4.5 Shield Lightspill from Windows - Provide specifications at DP. The main U-Haul building has lighter spill from second story windows than was anticipated. Considered interior lighting placement or special glass.
- 22.7 Outdoor Lighting - Match the main U-Haul facility. Provide specifications at DP.
- 22.8 Signs - Provide a master sign plan at DP. Provide cohesive wayfinding signage plan between both buildings to direct customer to the appropriate entrances.
- 22.9.2 Build a strong street line, as appropriate for the area - The HAAC recommends to the DRB that the U-Boxes are outdoor storage, not sales. Outdoor storage is only permitted in side- and rear-yards per WDB 36.7.2. Provide a landscaped planting bed, at least 5’ in depth, along the northside of the building. Emulate the front yard landscaping required for DP 20-03 whereby, “Vary the 20-ft tree and landscaping spacing (15-25 ft range) on the east-west plane and stagger trees on the north-south plane for a more natural look. The HAAC and developer mutually agree on landscaping between the sidewalk and Williston Road ROW.” The HAAC notes that plantings at U-Haul do not comply with the conditions of approval for DP 20-03.

**Staff Notes:**
This is the first time the HAAC is reviewing this request. The HAAC may recall design review for U-Haul existing facility at 5010 Williston Road (Lot 3 of Robear subdivision, 7.25 acres) as DP 20-03. Lot 3 was reviewed as pre-application in 2019 and discretionary permit in 2020.

The proposed building on this parcel is an approximately 17,780 sf warehouse facility to be used to store U-Boxes. U-boxes are portable storage units measuring 5’ wide, 7’ tall and 8 ft long. This warehouse and site will be for U-Haul use only, and is not proposed for access by the public. U-boxes will be dropped off and picked up at two loading docks on the west side of the building.

**HAAC recommendations for projects within the Design Review District address the requirements of The Williston Unified Development Bylaw (WDB) Chapter 22:**

The project is located within the Industrial West Zoning District, which is part of the Design Review District and subject to the requirements of WDB 22. The following are staff's comments and proposed recommendations pertaining to the project's compliance with the standards of WDB 22:

**22.1 Purpose**

***22.1.1 What is the purpose of the design review districts and standards adopted in this chapter?*** Design review is intended to help ensure that new buildings and major additions to existing buildings along Williston's major roads make a positive contribution to the visual character of the community, and thus to its continued success as a place to live, learn, play, work, and conduct business.

***22.1.2 Does the town have the authority to regulate design?*** Yes. 24 V.S.A. 4414(1)(E) authorizes Vermont municipalities to create design review districts and require a detailed review of the design features of development within those districts. Policy 4.2 of the *Town Plan* states:

***22.1.3 Isn't design just a matter of preference or taste?*** No. While most design review standards cannot be made quantitative like the dimensional standards adopted in this bylaw, the standards adopted here address definite, easily identified elements of proposed developments and call for levels of performance with which compliance can be assessed in a way that is consistent and fair.

**22.2 Design Review District**

***22.2.1 What are the boundaries of the design review district?*** The design review district that is established in this chapter is not a separate zoning district (the zoning established in Chapters 31-42 of this bylaw applies everywhere in Williston). It is an overlay that includes the BPZD, GZDS, GZDN, MUCZD, MURZD, and TCZD, and all lots in the IZDW that abut Marshall Avenue or Route 2.

***22.2.2 Is all development in the design review district subject to the standards adopted here?*** No. The design review standards adopted in this chapter apply broadly: all new commercial, industrial, and institutional buildings and multiple-family dwellings, and major additions to those buildings are covered. The design review standards adopted in this chapter do not apply to one- and two-family dwellings or to accessory structures that are not visible from a public way.

***22.2.3 If these standards only say "should," do I really have to comply?*** Yes, to the extent feasible. The use of 'should' and similar formulations of standards in this chapter does not exempt anyone from compliance. This language is, instead, an acknowledgement of the wide range of building and site types, and contexts, and of the difficulty of writing design review standards that can address this diversity. 'Should' provides some flexibility for the DRB to accept practical solutions that are in the spirit of the *Town Plan* and these standards.

**22.3 Architectural Design: Form, Color and Materials.** The form (shape), colors, and materials used in the surrounding buildings are, after signs, the most noticeable feature of a streetscape. How well they are designed will be a major determinant of the success – both commercially and a part of the community – of a development.

***22.3.1 Respect the Context*** — Complies as proposed

RECOMMENDATION

BYLAW STATEMENT:

*The choice of building form, colors, and materials should be compatible with the surrounding landscape and built environment. It is especially important that the bulk and proportions (height, width, depth) not be a radical departure from the context, except in redeveloping areas where larger buildings are consistent with the Town Plan or an applicable specific plan.*

N/A

***22.3.2 Form Should Follow Function*** — Complies as proposed

RECOMMENDATION

BYLAW STATEMENT:

*Building facades should reflect true building form or to say it another way, the building's functions. False fronts are generally inappropriate.*

Warehouse, no public access proposed.

***22.3.3 Provide Enclosure*** — Not applicable

RECOMMENDATION

BYLAW STATEMENT:

*Streets and outdoor spaces like urban parks (greens, plazas, squares, whatever you call them) function best if the surrounding buildings are tall enough to provide a sense of enclosure. Construction of multiple story buildings is strongly encouraged in some zoning districts (BPZD, MUCZD, MURZD, TCZD), but this principle applies everywhere.*

N/A

***22.3.4 Size Outdoor Spaces Properly*** — Not applicable

RECOMMENDATION

BYLAW STATEMENT:

*Urban parks (the generic term for greens, plazas, squares, and similar outdoor spaces) are not comfortable for users if they are too large. These spaces should be sized appropriately so that a sense of enclosure is provided by the surrounding buildings and landscaping.*

*How Big is Too Big? A rule-of thumb is that the width of an urban park (the distance between the surrounding buildings, including sidewalks and streets, if any are present, as well as the urban park should be no more than about twice (2X) the height of the surrounding buildings. So, the maximum width of an urban park where there is a 36-foot height limit should not be much more than 72 feet. The performance standard adopted above provides designers and the DRB with some flexibility by not stating a number.*

N/A

***22.3.5 Use a Variety of Colors and Materials, but With Restraint*** — Complies as proposed

RECOMMENDATION

BYLAW STATEMENT:

*A variety of colors and materials with different textures should be used to create visual interest in buildings, but the variation in color and materials should not be simply for variety's sake. It should reflect the functions that must be served. For example, the sign band on a building or group of buildings could be used to introduce a different color and material. Likewise, different materials could be used to mark entrances, as required by WDB 22.4.1.*

N/A

**22.3 Architectural Design: Form, Color and Materials.** The form (shape), colors, and materials used in the surrounding buildings are, after signs, the most noticeable feature of a streetscape. How well they are designed will be a major determinant of the success – both commercially and a part of the community – of a development.

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| ***22.3.6 Avoid Dead Walls*** | Complies as proposed |
| BYLAW STATEMENT:<br>*Dead walls are prohibited in the most pedestrian-oriented zoning districts (MUCZD, MURZD, TCZD), but should be avoided in many other situations. At the least architectural features, including doors, windows, and detailing should offer some horizontal and/or vertical relief from monotonous walls.* | RECOMMENDATION<br>Provide roofline articulation and more materials on the east side (like west side), anticipating that it will be visible from public way when Lot 1 is developed). |
| ***22.3.7 Do Not Use Reflective Materials*** | Specific, see notes |
| BYLAW STATEMENT:<br>*Designers should choose building materials that do not generate glare. The DRB may require that roof, wall, or other materials be non-reflective. The DRB may also limit the glass area presented by a building to minimize glare. WDB 31.9.8.3 provides additional authority to limit the use of reflective materials in the ARZD and GZDS.* | RECOMMENDATION<br>Provide samples at DP. |

**22.4 Architectural Design: Doors and Windows.** Doors and windows connect a building to the community. How they are placed and spaced is an important element of the streetscape.

### 22.4.1 Mark Building Entrances

***22.4.1.1 Entrances and Architecture*** — Complies as proposed

BYLAW STATEMENT:

*Principal building entrances should be marked by architectural features that make their location readily visible from the parking areas, pedestrian ways, and streets that serve the building.*

RECOMMENDATION

N/A

***22.4.1.2 Entrances and the Site Plan*** — Specific, see notes

BYLAW STATEMENT:

*Way-finding to the principal entrances of the building should be reinforced by the site plan, including the placement of sidewalks, landscaping, outdoor lighting, signage, and the location of functional outdoor areas, which may relate to, but not obscure the entrance.*

RECOMMENDATION

Provide a pedestrian pathway for employees from employee parking space to mandoor. Considering curbing or medians to differentiate the driveway easement to Lot 1.

***22.4.1.3 Relationship to the Street*** — Not applicable

BYLAW STATEMENT:

*A strong, direct relationship between principal building entrances and the street is required in some zoning districts. See the BPZD, MUCZD, MURZD, and TCZD.*

RECOMMENDATION

N/A

### 22.4.2 Protect Building Entrances

***22.4.2.1 From the Climate*** — Complies as proposed

BYLAW STATEMENT:

*Principal building entrances must be provided with permanent overhead protection from the elements, including ice and snow falling from the roof.*

RECOMMENDATION

No awning for the mandoor entries complies as proposed.

***22.4.2.2 From Conflicts*** — Complies as proposed

BYLAW STATEMENT:

*Service areas, including dumpster and utility enclosures, must be separated from principal building entrances.*

RECOMMENDATION

N/A

**22.4 Architectural Design: Doors and Windows.** Doors and windows connect a building to the community. How they are placed and spaced is an important element of the streetscape.

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| ***22.4.3 Provide Airlocks*** | Not applicable |
| | RECOMMENDATION |
| BYLAW STATEMENT:<br>*Principal entrances to buildings must incorporate an airlock. This standard does not apply to entrances for vehicles, to loading doors, or to emergency exits used for that purpose only. The DRB may permit other exceptions to this standard for minor entrances.* | N/A. |

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| ***22.4.4 Use Doors and Windows to Provide a Strong, but Compatible Visual Pattern or Rhythm*** | Complies as proposed |
| | RECOMMENDATION |
| BYLAW STATEMENT:<br>*The placement and spacing of doors and windows should create a consistent rhythm and the size and design of doors and windows must be compatible with the building's overall size and bulk, and with the pattern of entrances and fenestration of neighboring buildings.* | N/A |

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| ***22.4.5 Shield Light Spill from Windows.*** | Specific, see notes |
| | RECOMMENDATION |
| BYLAW STATEMENT:<br>*Where the terrain does not provide it, landscaping shall be used to screen and diffuse the light emanating from large banks of windows. Compliance with this standard is especially important for proposed buildings on slopes. For the application of this standard in the GZDS see WDB 34.8.5.5.* | Provide specifications at DP. The main U-Haul building has lighter spill from second story windows than was anticipated. Considered interior lighting placement or special glass. |

## 22.5 Architectural Design: Roofs

### *22.5.1 Use Pitched Roofs*

Not applicable

RECOMMENDATION

BYLAW STATEMENT:

*Pitched roofs are preferred over flat, but it is acknowledged that a flat roof may be most practical for some types of building, especially in the IZDW. Pitched roofs are required wherever a height incentive is claimed under WDB 37.5.4, 38.5.4, or 41.5.4.*

N/A

### *22.5.2 Consider Sliding Ice and Snow*

Complies as proposed

RECOMMENDATION

BYLAW STATEMENT:

*Building entrances (see WDB 22.4.2.1), parking areas, and pedestrian ways must be protected from ice and snow sliding off roofs. This may be accomplished by a roof plan that directs ice and snow away from these areas and/or by structural protection.*

N/A

### *22.5.3 Use Compatible Colors, Forms, and Materials*

Complies as proposed

RECOMMENDATION

BYLAW STATEMENT:

*Roof colors, forms, and materials should be compatible with the colors, detailing, and materials used on the building and on neighboring buildings. Variations in roof form should reflect the building's function, reinforce the architectural detailing (for example, roof form could be used to help mark entrances, as required by WDB 22.4.1.1), and not be overly complicated.*

N/A

### *22.5.4 Hide Roof Drains*

Complies as proposed

RECOMMENDATION

BYLAW STATEMENT:

*Roof drains must be integrated into the design of the facade on which they are mounted, not added as an afterthought.*

N/A

### *22.5.5 Consider the View from Above*

Not applicable

RECOMMENDATION

BYLAW STATEMENT:

*There are a few places in Williston's design review district where a roof may be viewed from above. New development in those places must provide a rendering of the view of the roof in its application for a discretionary permit and the DRB may require modifications of the plans submitted (switching from roof-mounted to ground-mounted mechanical equipment for example) to minimize the impact on the view.*

N/A

**Lighting and Signs**

***22.7 Outdoor Lighting*** — Specific, see notes

BYLAW STATEMENT:

*Chapter 24 of this bylaw regulates the intensity and type of outdoor illumination that may be provided. Beyond those standards, design review will consider the choice of luminaires, pole, pole bases, and other elements of the outdoor lighting system, which should complement and be compatible with the other design features of the building and the site.*

RECOMMENDATION

Match the main U-Haul facility. Provide specifications at DP.

***22.8 Signs*** — Specific, see notes

BYLAW STATEMENT:

*Architectural and site design must anticipate the need for signs as required by Chapter 25 of this bylaw.*

RECOMMENDATION

Provide a master sign plan at DP. Provide cohesive wayfinding signage plan between both buildings to direct customer to the appropriate entrances.

**22.9 Site Planning. The functional aspects of site planning are covered in other chapters of this bylaw and additional site design standards apply in many zoning districts.**

***22.9.1 Respect the Terrain*** — Specific, see notes

BYLAW STATEMENT:

*Consistent with the watershed protection standards of Chapter 29 and the specific standards adopted in some districts, buildings, parking areas, and other site improvements should fit the terrain, rather than the land being fit to the building.*

RECOMMENDATION

Provide specifications at DP.

***22.9.2 Build a Strong Street Line, as Appropriate for the Area*** — Specific, see notes

BYLAW STATEMENT:

*Buildings, not parking areas, should dominate streetscapes in the commercial and mixed-use zoning districts, while an ample green planting strip and buffer should be provided in the industrial zoning districts.*

RECOMMENDATION

The HAAC recommends to the DRB that the U-Boxes are outdoor storage, not sales. Outdoor storage is only permitted in side and rear yards per WDB 36.7.2.

Provide a landscaped planting bed, at least 5' in depth, along the northside of the building.

Emulate the front yard landscaping required for DP 20-03. Vary the 20-ft tree and landscaping spacing (15-25 ft range) on the east-west plane and stagger trees on the north-south plane for a more natural look. The HAAC and developer mutually agree on landscaping between the sidewalk and Williston Road ROW.

***22.9.3 Leave Front Yards Open*** — Not applicable

BYLAW STATEMENT:

*Front yard (along the street) fencing is generally not permitted for commercial, industrial, institutional, or multi-family developments. The DRB may allow an exception to this standard for industrial developments where it finds that the*

RECOMMENDATION

No fencing proposed.

**22.9 Site Planning. The functional aspects of site planning are covered in other chapters of this bylaw and additional site design standards apply in many zoning districts.**

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| *presence of hazards or need for security outweigh the aesthetic value of an open streetscape.* | |
| ***22.9.4 Fencing and Screening*** | Not applicable |
| BYLAW STATEMENT:<br>*Where fencing is provided, it shall be of a type that is compatible with the surrounding landscape and uses. Traditional fencing patterns, like stone walls or picket fences, will be preferred. The DRB may permit security fencing of side and back yards where it is necessary to prevent public access.* | RECOMMENDATION<br>No fencing proposed. |