

ALBEMARLE BUSINESS CAMPUS

NEW SITE DEVELOPMENT - BLOCK 5 SELF STORAGE / RETAIL

ARB PRELIMINARY REVIEW

October 26, 2020

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PROJECT PROPOSAL

5th St. Forest LLC (the "applicant") proposes to develop a 103,500 gross square feet storage/flex building on an approximately 1.54 acre portion of tax map parcel 07600-00-00-046A0. This building is the first of several proposed for construction within a neighborhood model district planned development known as "Albemarle Business Campus" ("ABC"). The development site is located within Block 5 of ABC which is approximately 320' north of the intersection of Old Lynchburg Road and 5th Street Extended and is just south of the Region Ten Community Services property. The storage/flex building will feature approximately 98,935 square feet of self-storage use, which includes a 1,200 square foot self-storage leasing office, and 4,565 square feet of tenant space which may be occupied by a variety of users that are allowed by-right per the Code of Development approved with ZMA2019-00003. The scale of the building will be diminished by utilizing the existing grade and building two stories of the building entirely below the proposed grade into the existing low point in Block 5; a portion of the third story will be below grade and so from the 5th Street Entrance Corridor, the building will appear to be three stories along its eastern façade and two stories along its western façade. The maximum height above grade will be 42'-4".

The applicant has submitted an initial site plan, SDP2020-66, for review by the County. This initial site plan lays out the general development plan for the entirety of ABC and the applicant intends to move forward with final site development plans on a per block basis. The applicant requests a preliminary review of the initial site development plan, specifically for Block 5, by the Architectural Review Board.

In addition to the storage/flex building, the development within Block 5 will feature the required landscape, amenity, and parking improvements per the approved Code of Development. A portion of the internal street will be constructed during the site development of Block 5 and this portion of the street will feature required sidewalk and landscape improvements on either side of the street.

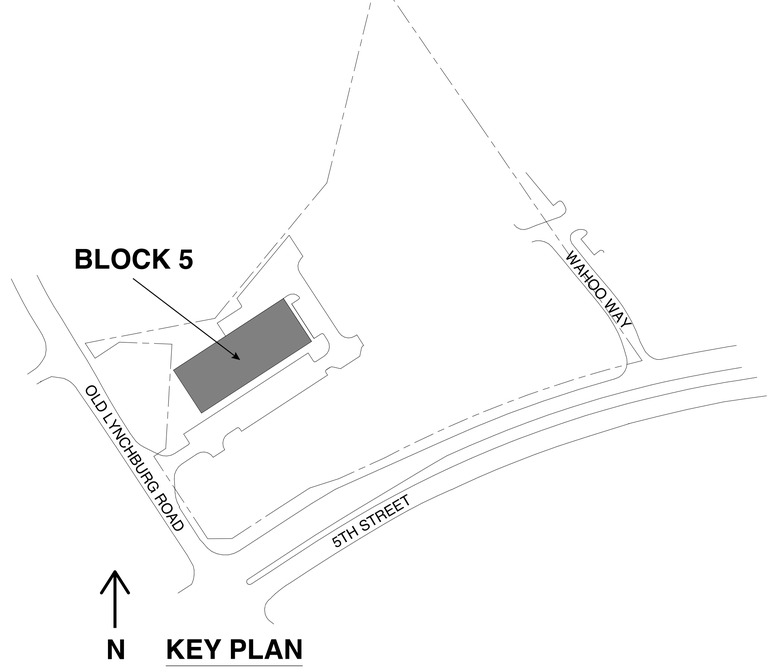
The entirety of the ABC property will be graded at one time, creating pad-ready sites within all five blocks and so although Block 5 is located at the rear of the overall planned development, and will be somewhat relegated from the Entrance Corridor by future development within Blocks 3 and 4, the interim condition will feature a building in Block 5 that will be directly visible from the Entrance Corridor.

ENTRANCE CORRIDOR COMPATIBILITY

The 5th St. Corridor is a developing corridor that is characterized by multi-family, limited commercial/office, and single family detached developments. The project site is opposite 5th St. Ext. from the 5th St. County Office Building which is characterized by a campus-style complex with uniform maturing landscape adjacent to the 5th St. corridor and a low-rise office building.

Block 5 is anticipated to be the first building under construction within Albemarle Business Campus. The building will feature varied materials including brick, EIFS, and CMU. The east and west façade corners will be anchored by commercial storefronts housing the storage leasing office and a commercial, office, or retail tenant. The fenestration rhythm and material patterns on the primary facades (South façade primary, East and West facades secondary) breaks up the overall scale of the building and creates a more typical office appearance. A parapet wall will be constructed on the primary facades to screen roof top equipment. Fabric awnings will be provided at all main entry points for both the self-storage use and the future tenant entry.

As the first building that is proposed in this master planned development, the self-storage/flex building in Block 5 will be the first visible structure within ABC to establish the overall program for the master planned development. The materials and tones of the self-storage/flex building complement the proposed future phases of Albemarle Business Campus. At full build-out, ABC will be anchored on the east side of Old Lynchburg Road by a Class A Office building and on the west side it will be anchored by a multi-family community. ABC will also be characterized by well-connected amenity areas including a central pocket park, dog park, robust pedestrian improvements, transit stop improvements, and a dynamic transport plaza that will take shape as each block builds-out in the future.



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ALBEMARLE SELF STORAGE

ALBEMARLE, VA

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HIGHLIGHTED AREA INDICATES EXTENT OF LANDSCAPING AND PAVING TO BE COMPLETE DURING BLOCK 5 DEVELOPMENT

EXISTING TREES ON SITE TO BE CLEARED AND RE-GRADING OF ENTIRE SITE TO BE COMPLETE DURING BLOCK 5 DEVELOPMENT

RETAIL
4,456 SF FOOTPRINT

SELF STORAGE
20,700 SF FOOTPRINT

51 PARKING SPACES

412 PARKING SPACES TOTAL

N79°07'49"E 230.90'

N39°33'16"E 307.36'

N08°09'52"E 402.25'

N47°18'04"E 424.32'

N67°01'43"E 111.46'

N23°13'02"W 156.97'

N40°29'20"W

348.03'

75.05'

EX. 20' ACSA SAN. ESMT TBR DB 1669 PG 706, 713 PLAT

SAN MH
TOP=428.64
INV=418.61

SAN MH TBR
TOP=425.84
INV=419.71

SAN MH TBR
TOP=437.73
INV=429.65

SAN MH
TOP=446.89
INV=437.40

DEMO 20.00 LF OF CULVERT

EX. 36" RCP

DI RIM=
420.82
INV.IN=
405.27

INV.IN=
405.97

DROP INLET TBR

ABANDON PIPE AND FILL WITH FLOWABLE FILL

MAG NAIL FOUN

EX. 42" RCP

EX. 36" MCP

DRAINAGE PIPE TR

MAG NS

MAG NS

PAVED PATH TBR

ALL FENCE TBR

GUARDRAIL TBR

DEMO 47.00 LF OF CULVERT

(D.B.4367-496, 501 & 502 PLAN)

DEMO 17.63 LF OF CULVERT

INV.OUT=
413.00

INV.IN=
412.74

PAVED PATH TBR

EX. 36" RCP

DI RIM=
445.08
INV.OUT=
425.22

WAHOO WAY
PRIVATE ROW
24' WIDTH PER PLAT
INST.# 201800013730

T.M. 76-54
5TH STREET FOREST LLC
D.B.4573-270
D.B.4431-372
D.B.4367-496,
501 & 502 PLAT
D.B.2168-106 THRU 109 PLAT
ZONE: NMD
USE: OPEN
2.88 AC

D.B.3089-209
D.B.1005-483 PLAT
D.B.722-518 PLAT
ZONE: COMMERCIAL OFFICE
USE: OFFICE
8.47 AC

STATE ROUTE 780 (OLD LYNCHBURG ROAD)
VARIABLE WIDTH R/W
D.B.1205-314
HWY.P.B.XI-257 THRU 262

STATE ROUTE 631(5TH STREET)
VARIABLE WIDTH R/W
D.B.1205-314
HWY.P.B.XI-257 THRU 262
D.B.4367-496,501 & 502 PLANS

FIBER OPTIC MARKERS

30 0 30 60 90
Scale: 1"=30'

SHEET 3 OF 8

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ALBEMARLE SELF STORAGE

ALBEMARLE, VA

SITE PLAN - PROPOSED DEVELOPMENT - BLOCK 5

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VIEW 1 EXISTING CONDITIONS

INTERSECTION OF OLD LYNCHBURG ROAD AND 5TH STREET



CONCEPTUAL RENDERING

INTERSECTION OF OLD LYNCHBURG ROAD AND 5TH STREET



VIEW 2 EXISTING CONDITIONS

INTERSECTION OF WAHOO WAY AND 5TH STREET



CONCEPTUAL RENDERING

INTERSECTION OF WAHOO WAY AND 5TH STREET



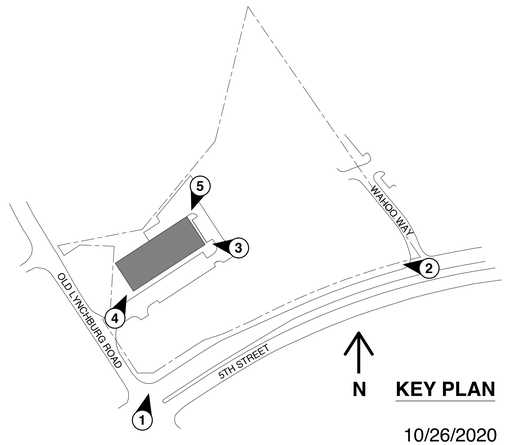
VIEW 3



VIEW 4



VIEW 5



KEY PLAN

SHEET 4 OF 8

10/26/2020

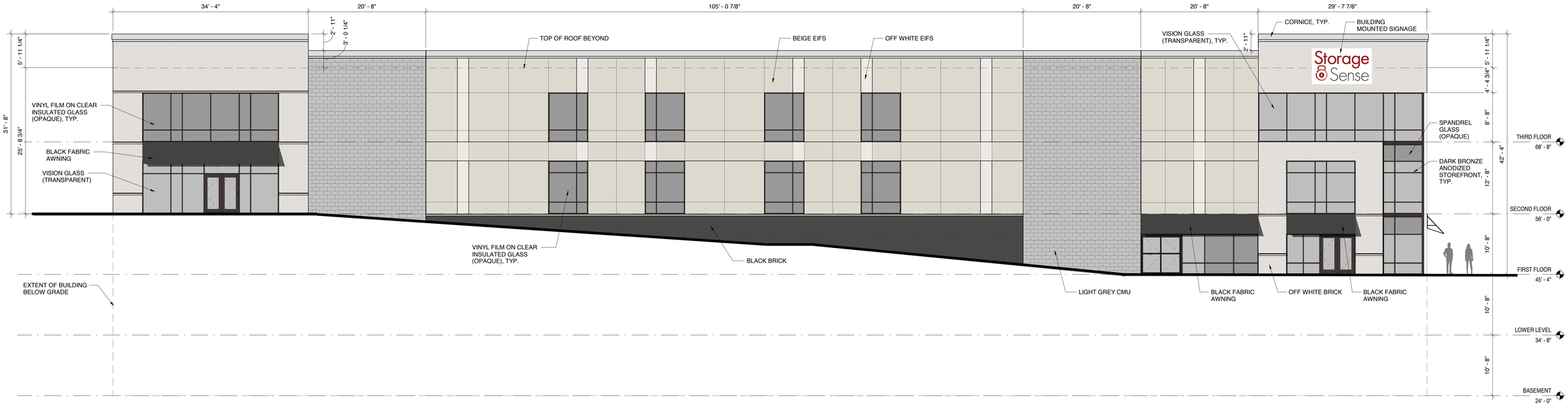
ALBEMARLE SELF STORAGE

ALBEMARLE, VA

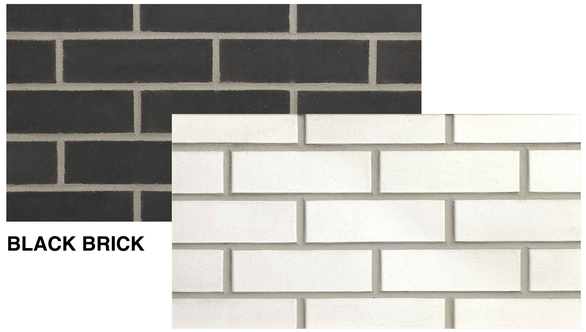
EXISTING SITE CONDITIONS VS NEW DEVELOPMENT

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1 / A-201 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



BLACK BRICK

WHITE BRICK



BEIGE EIFS

OFF WHITE EIFS



DARK GREY

LIGHT GREY

CONCRETE MASONRY UNIT



DISPLAY AREAS

EXAMPLE IMAGE



BLACK FABRIC AWNING



DARK BRONZE ANODIZED STOREFRONT



EXAMPLE IMAGE

WINDOW ALTERNATE OPTION

Windows are proposed in the Primary Option, some of which will have a vinyl film applied to the glass to mask the rear of the storage units from the exterior, similar to the glass at the floor levels at the southeast corner of the building. While this is not promoted in the design guidelines, this technique will permit the exterior design of the building to blend in with the future office and retail development on the adjacent sites. Alternatively, the windows can be substituted with EIFS wall panels to mimic the same pattern. This Alternative Option has been provided herein for consideration on sheet 7 of 8.

10/26/2020

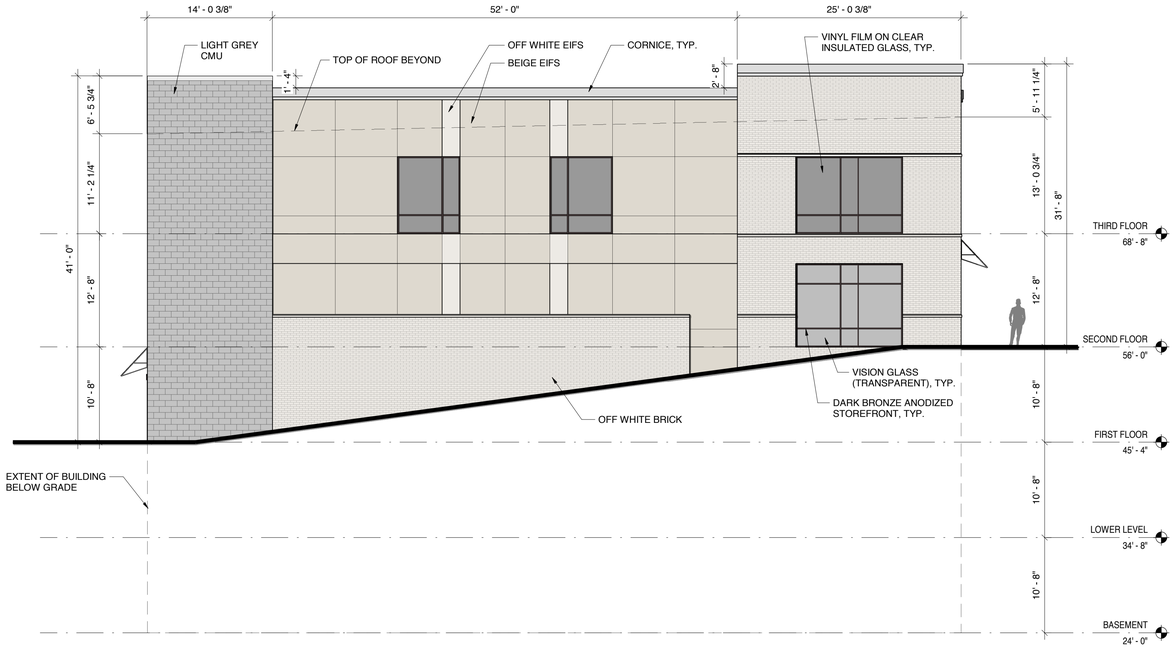
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EXTERIOR ELEVATIONS AND FINISH MATERIALS

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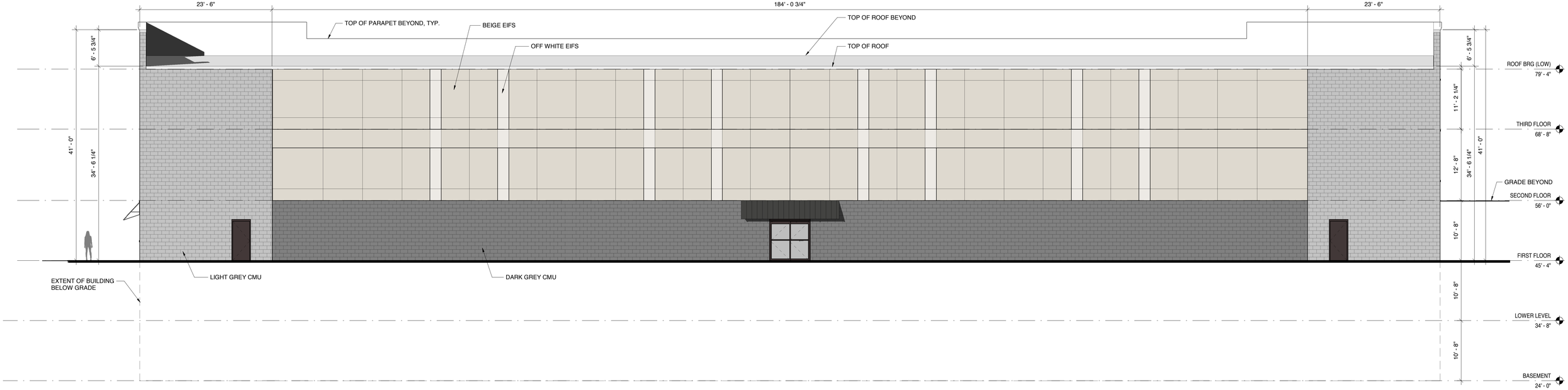
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2 A-202 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 A-202 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 A-202 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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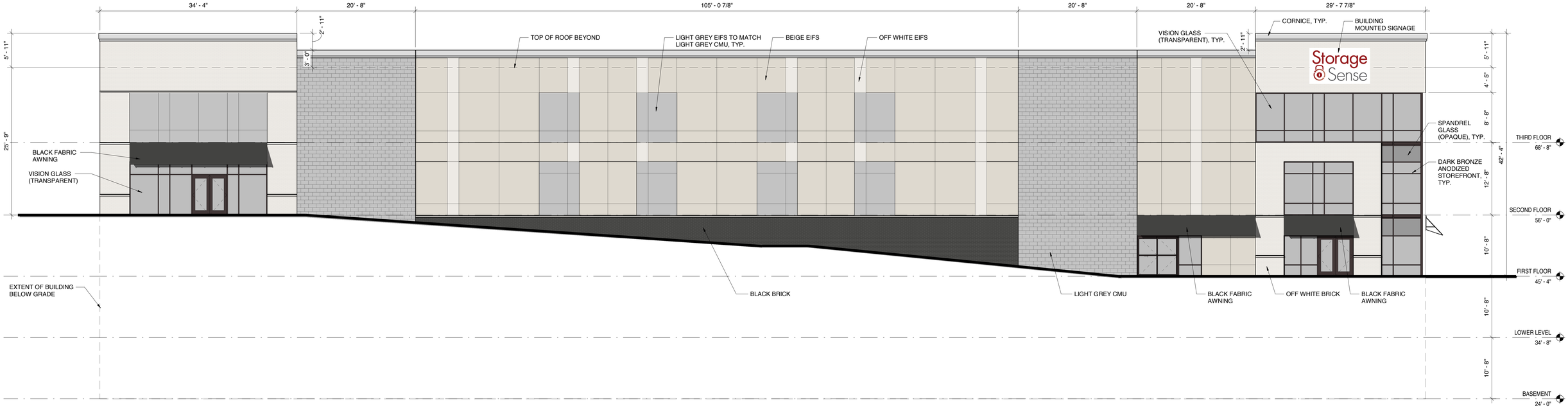
ALBEMARLE SELF STORAGE

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EXTERIOR ELEVATIONS

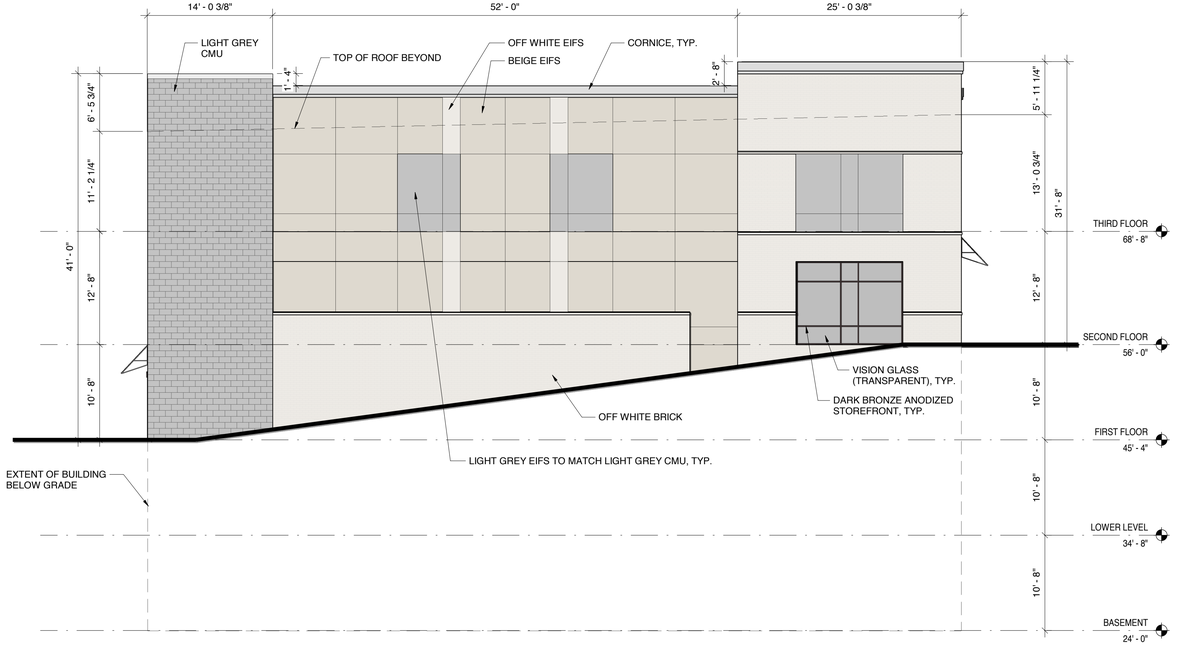
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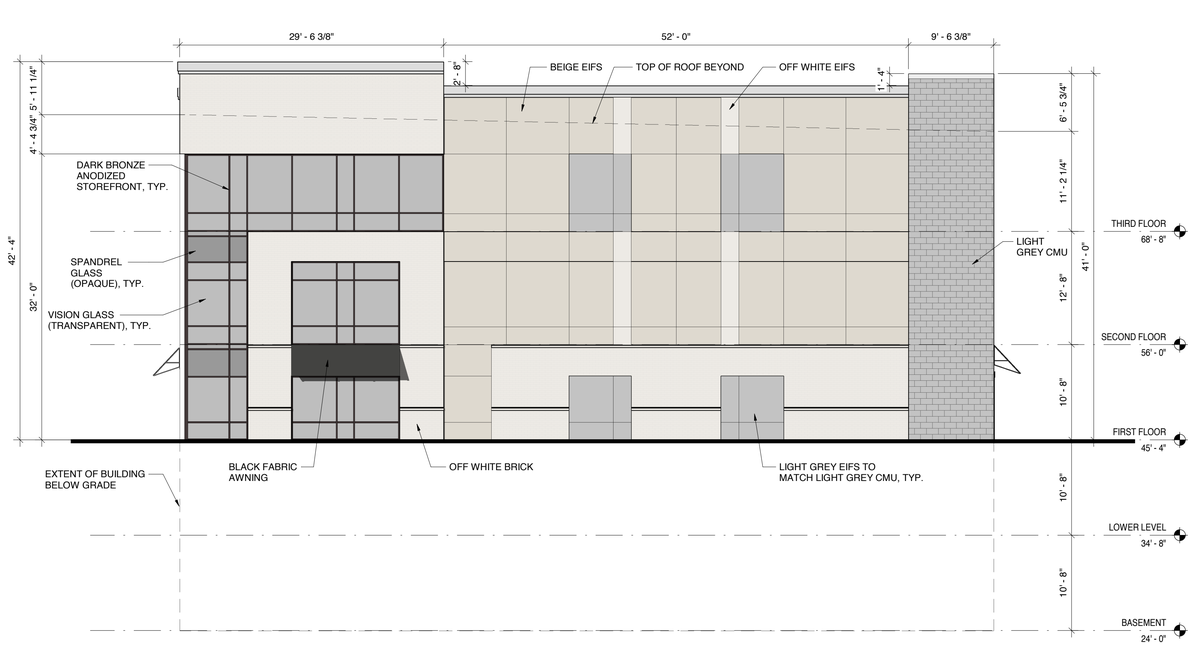
1 A-201 SOUTH EXTERIOR ELEVATION - ALTERNATIVE OPTION IN LIEU OF WINDOWS

SCALE: 1/8" = 1'-0"



2 A-201 WEST EXTERIOR ELEVATION - ALTERNATIVE OPTION IN LIEU OF WINDOWS

SCALE: 1/8" = 1'-0"



3 A-201 EAST EXTERIOR ELEVATION - ALTERNATIVE OPTION IN LIEU OF WINDOWS

SCALE: 1/8" = 1'-0"

10/22/2020

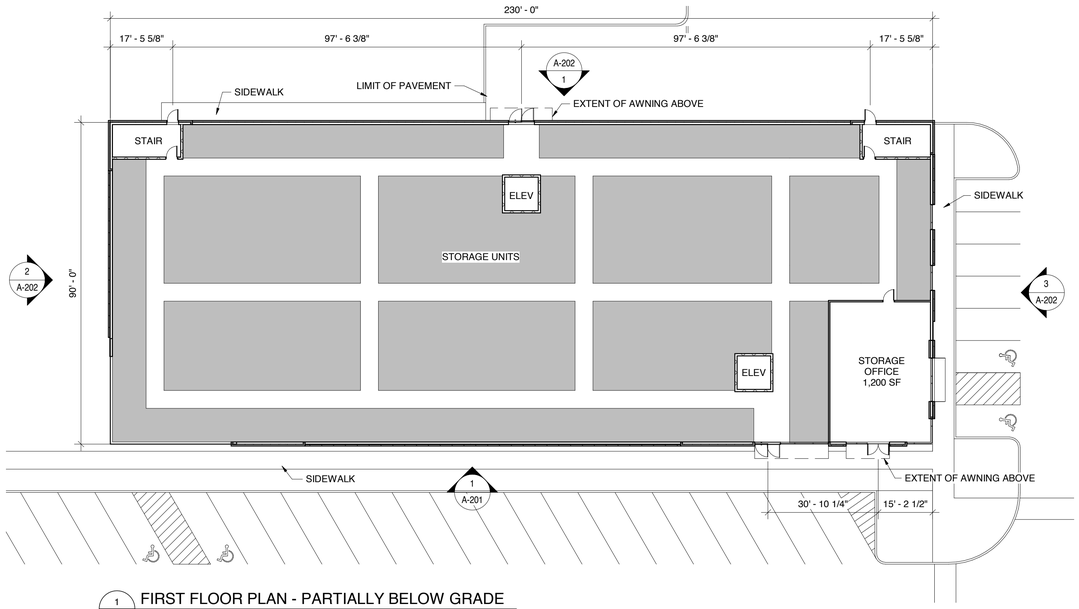
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ALBEMARLE, VA

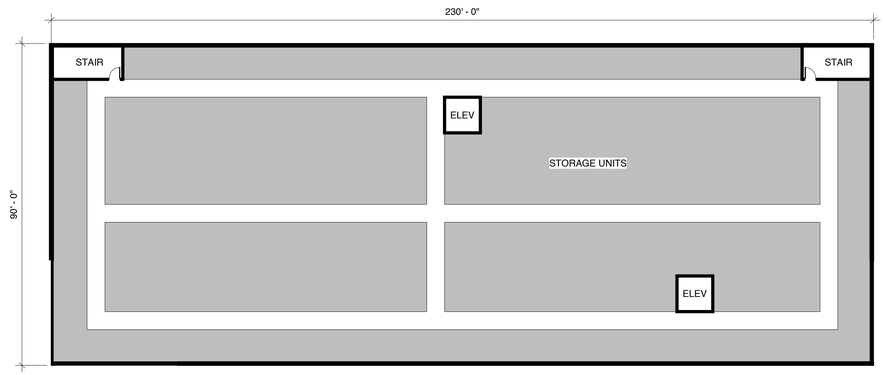
EXTERIOR ELEVATIONS - ALTERNATIVE OPTION

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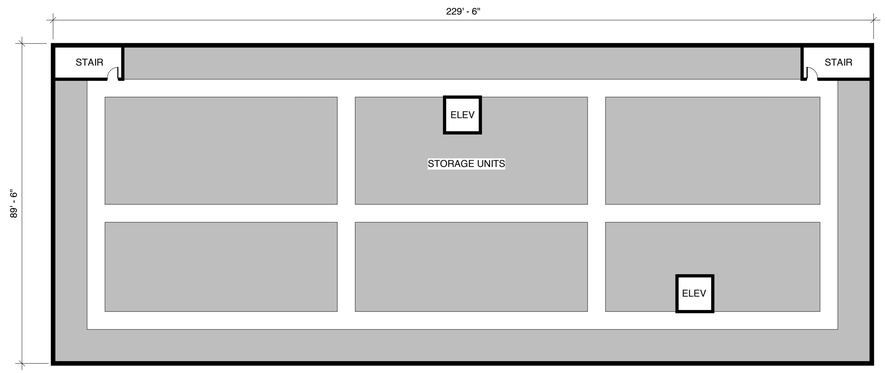
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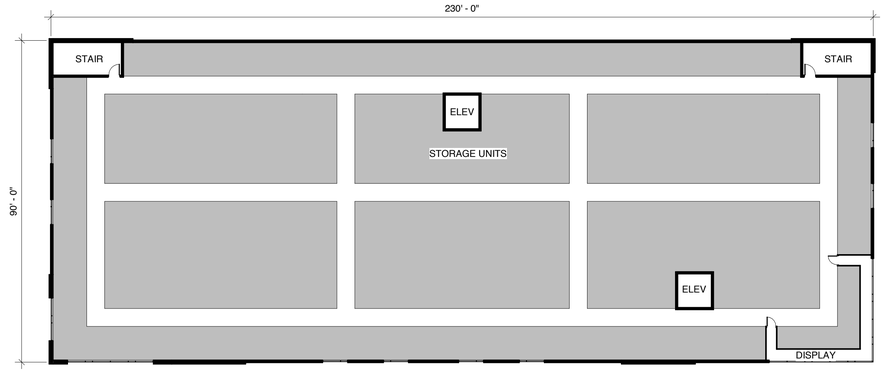
1 A-101 FIRST FLOOR PLAN - PARTIALLY BELOW GRADE
SCALE: 1" = 20'-0"



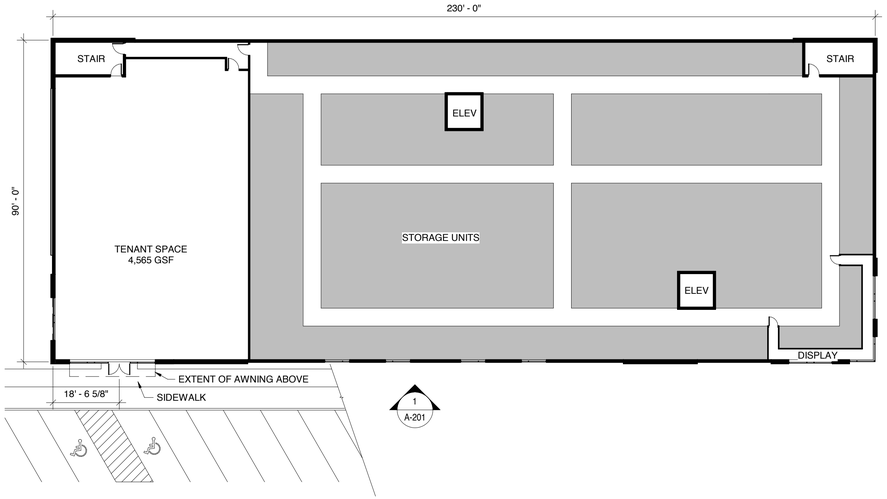
3 A-101 LOWER LEVEL - BELOW GRADE
SCALE: 1" = 20'-0"



4 A-101 BASEMENT - BELOW GRADE
SCALE: 1" = 20'-0"



5 A-101 THIRD FLOOR - ABOVE GRADE
SCALE: 1" = 20'-0"



2 A-101 SECOND FLOOR PLAN - ABOVE GRADE
SCALE: 1" = 20'-0"

OVERALL BUILDING EFFICIENCY (STORAGE)

BUILDING FOOTPRINT = 90'-0"X230'-0" = 20,700 SF/FLOOR X 5 FLOORS = 103,500 GSF

STORAGE
98,935 GSF
RENTABLE SQUARE FOOTAGE = 73,318 SF
EFFICIENCY = 74% RENTABLE

TENANT SPACE
4,565 GSF

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SCHEMATIC FLOOR PLANS

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