



ALBEMARLE BUSINESS CAMPUS
 NEW SITE DEVELOPMENT - BLOCK 5 SELF STORAGE / RETAIL
 Final ARB Design Review
 December 21, 2020



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.

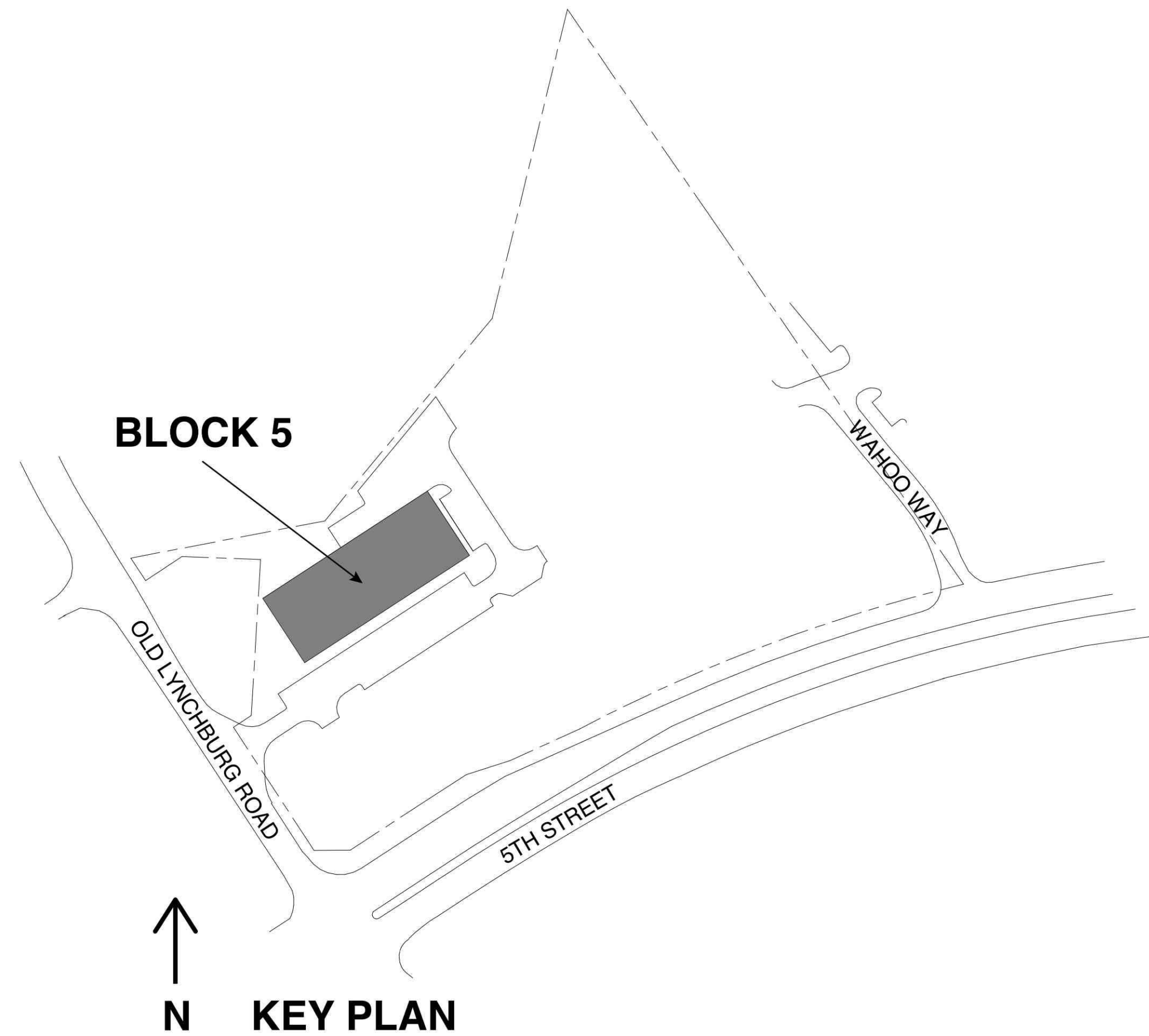
PROJECT PROPOSAL

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 1,000 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.







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

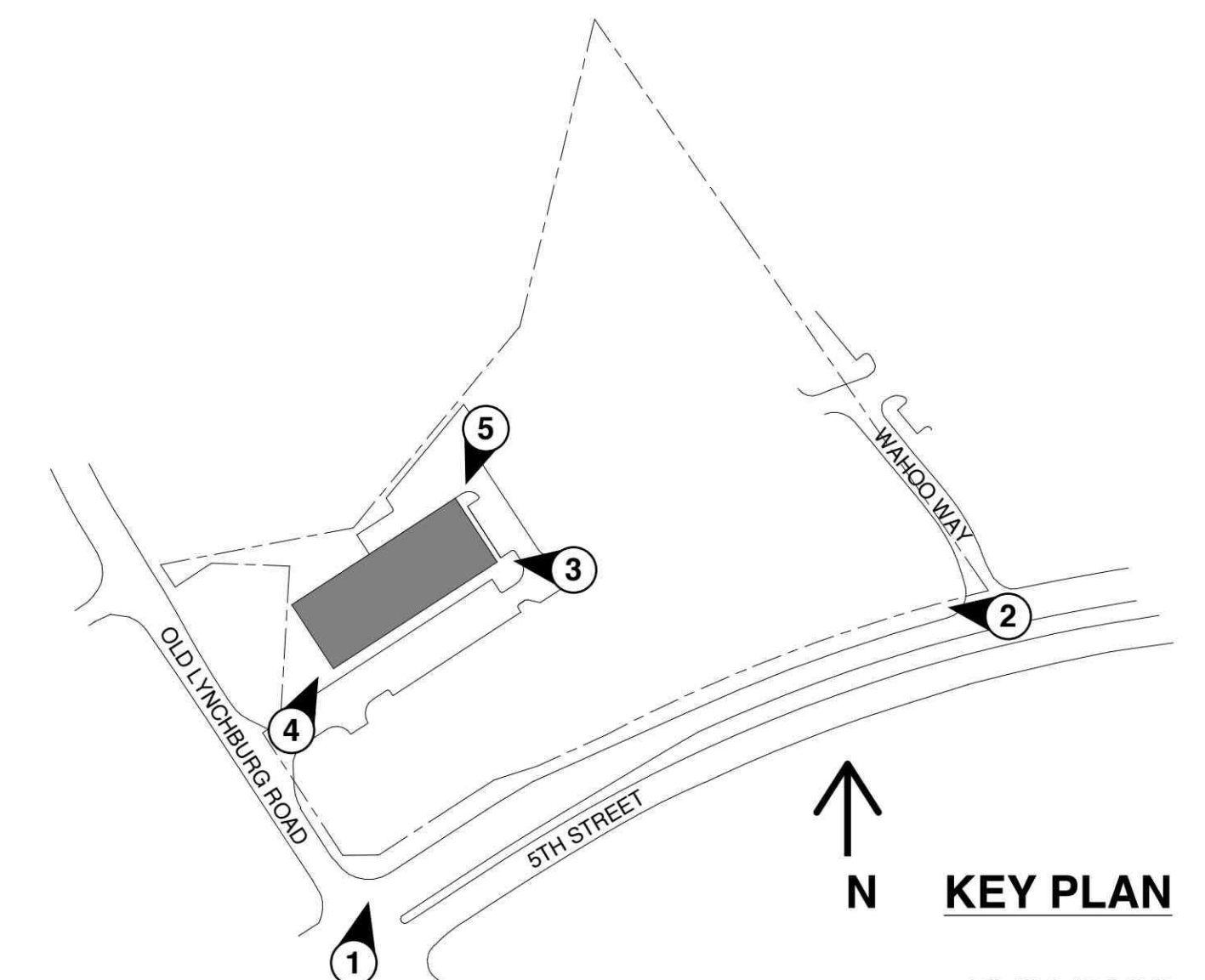


VIEW 4

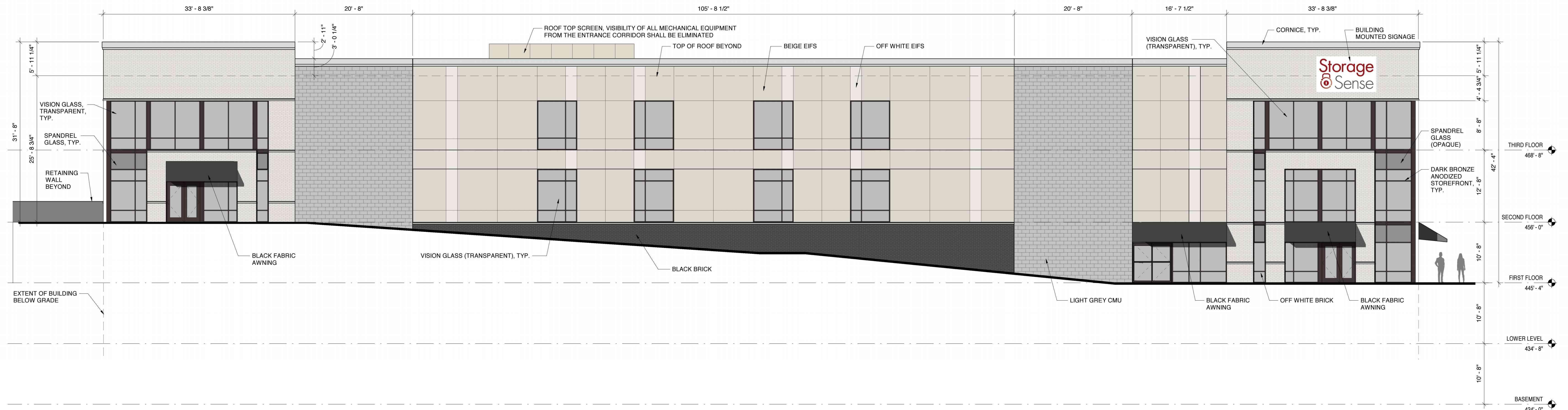


VIEW 5

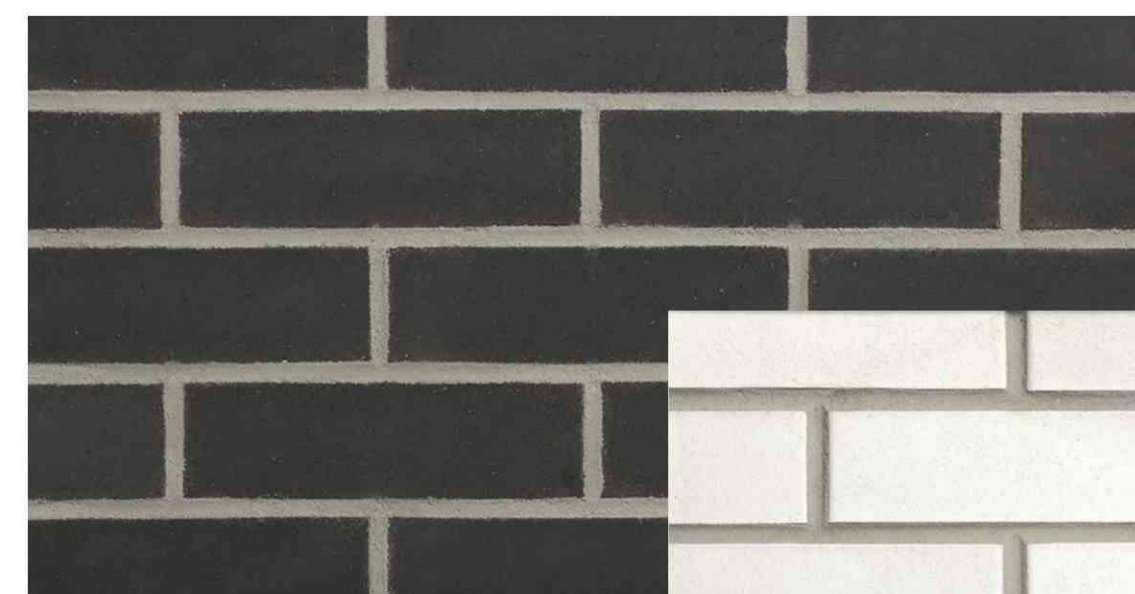
NOTE: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.



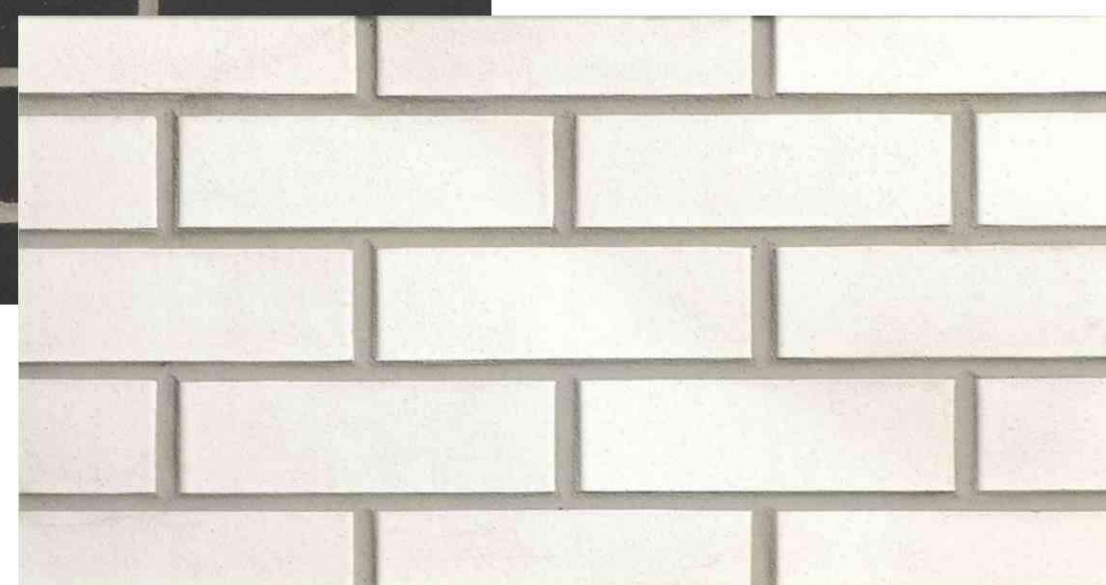
KEY PLAN



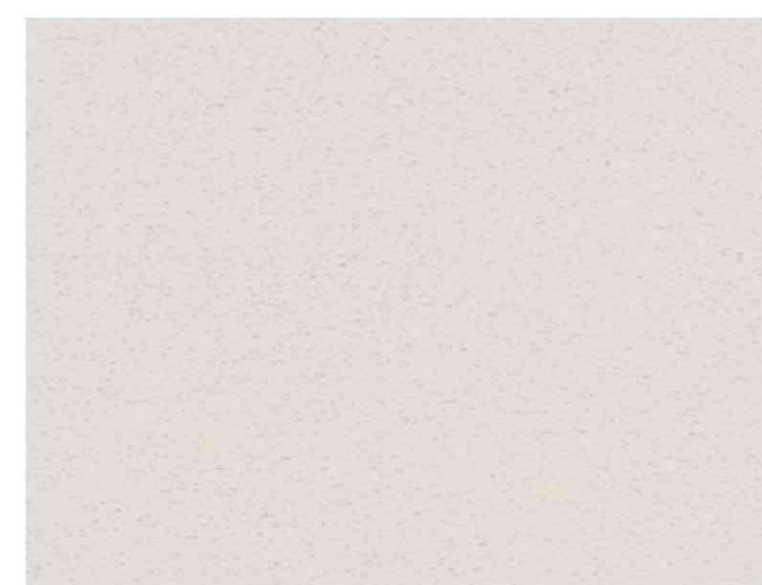
1 SOUTH EXTERIOR ELEVATION
A-201 SCALE: 1/8" = 1'-0"



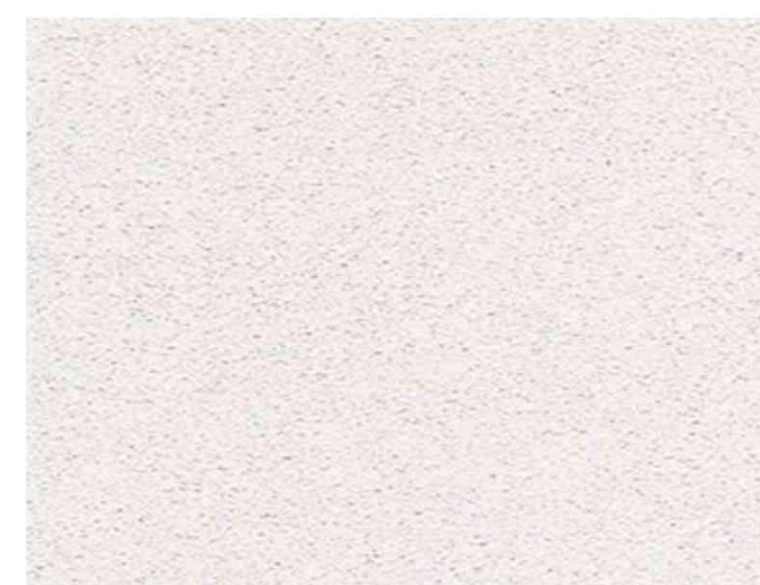
BLACK BRICK



WHITE BRICK



BEIGE EIFS



OFF WHITE EIFS



DARK GREY

LIGHT GREY



CONCRETE
MASONRY UNIT



STORAGE UNIT DOORS
VISIBLE FROM EXTERIOR

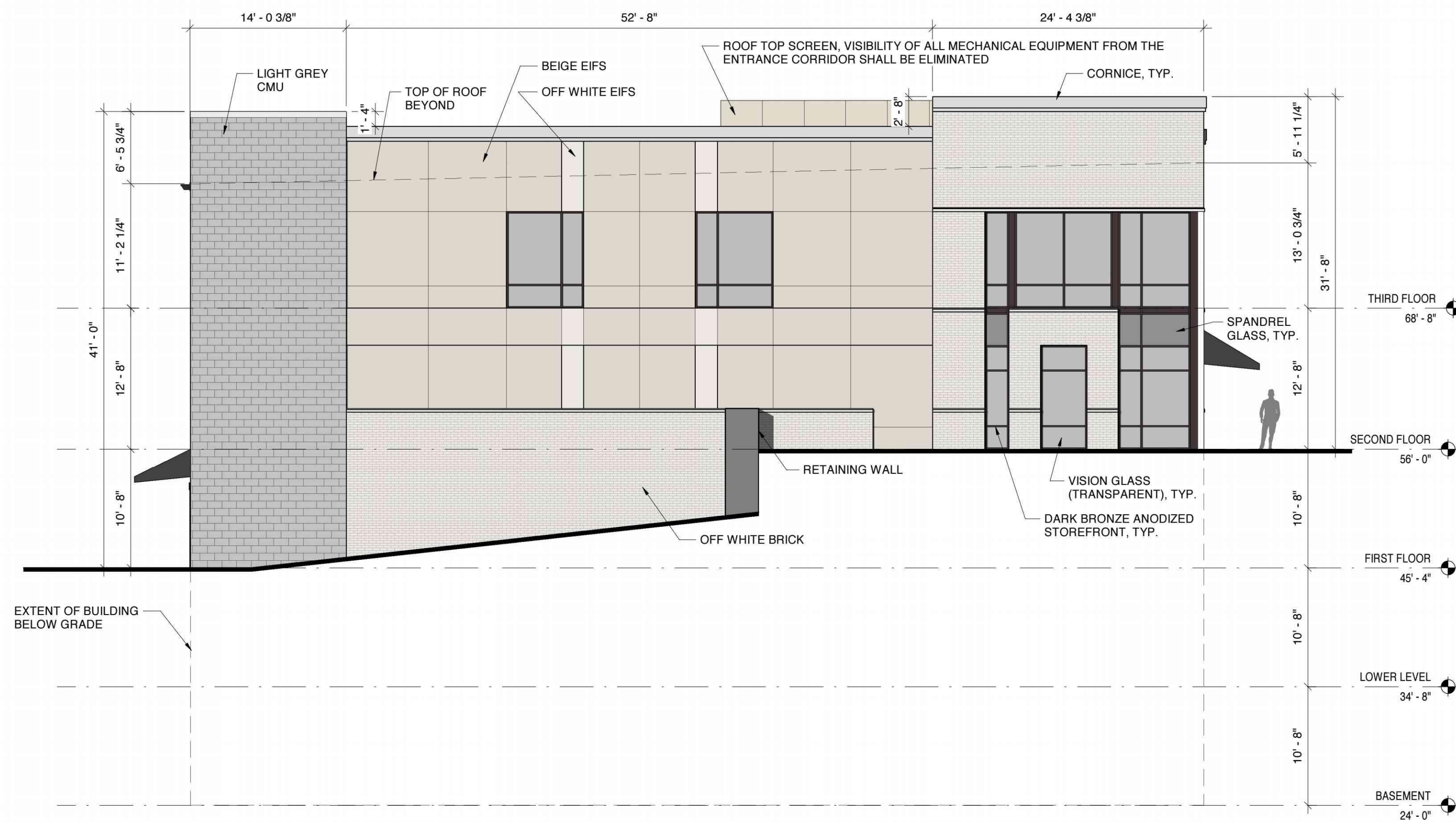
EXAMPLE IMAGE



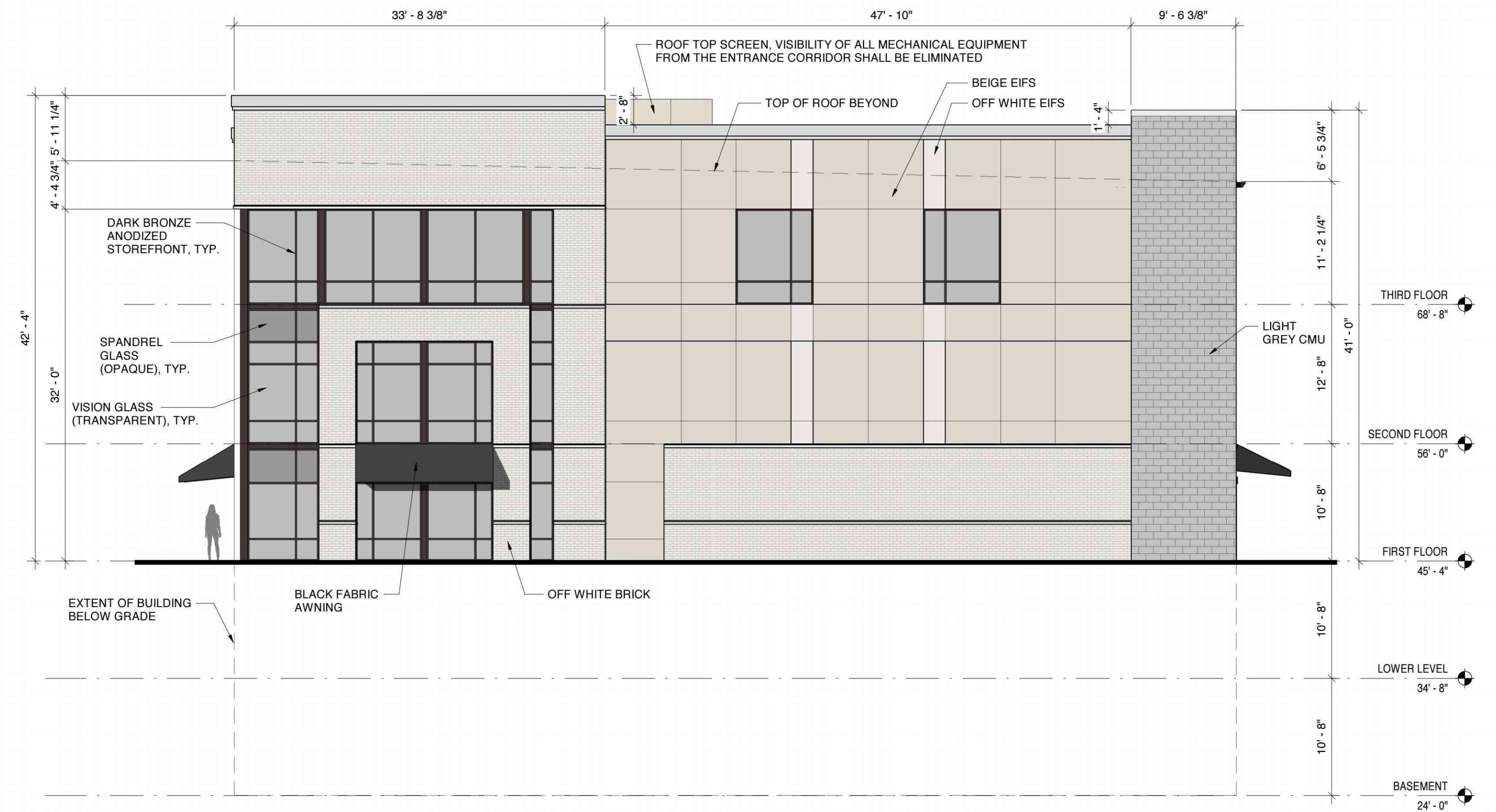
DARK BRONZE
ANODIZED
STOREFRONT



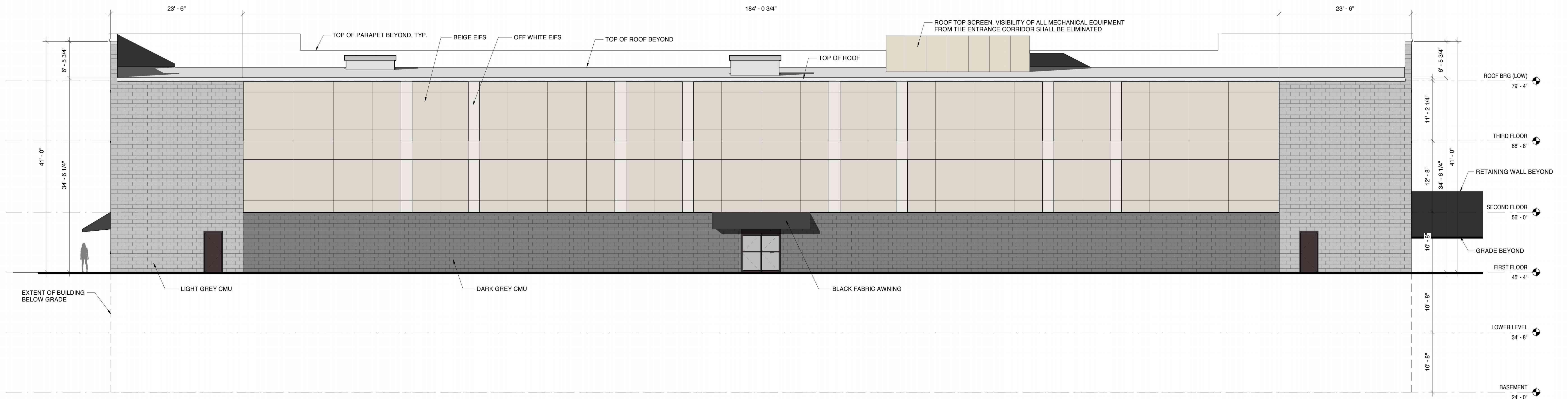
BLACK FABRIC AWNING



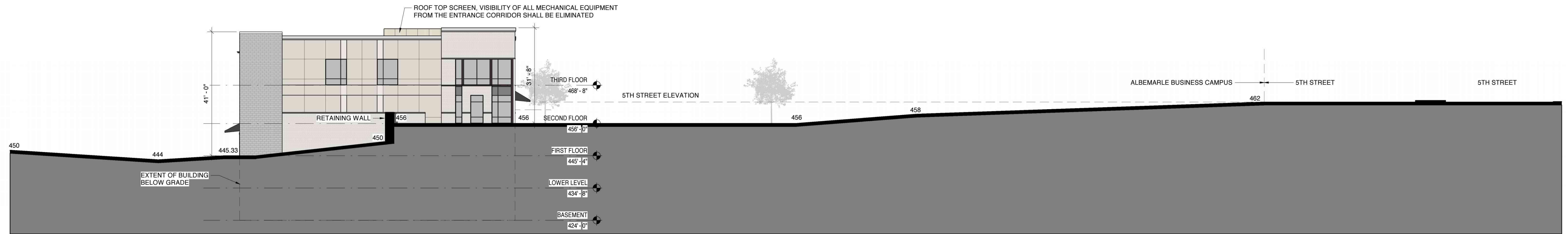
3 WEST EXTERIOR ELEVATION
A-202 SCALE: 1/8" = 1'-0"



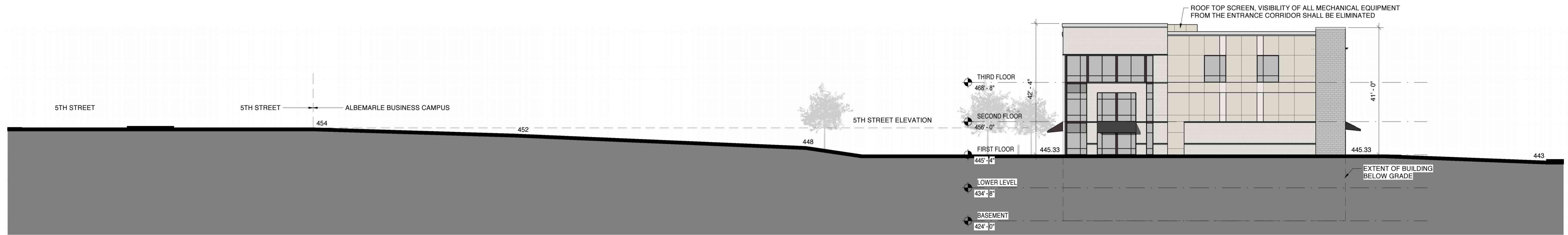
2 EAST EXTERIOR ELEVATION
A-202 SCALE: 1/8" = 1'-0"



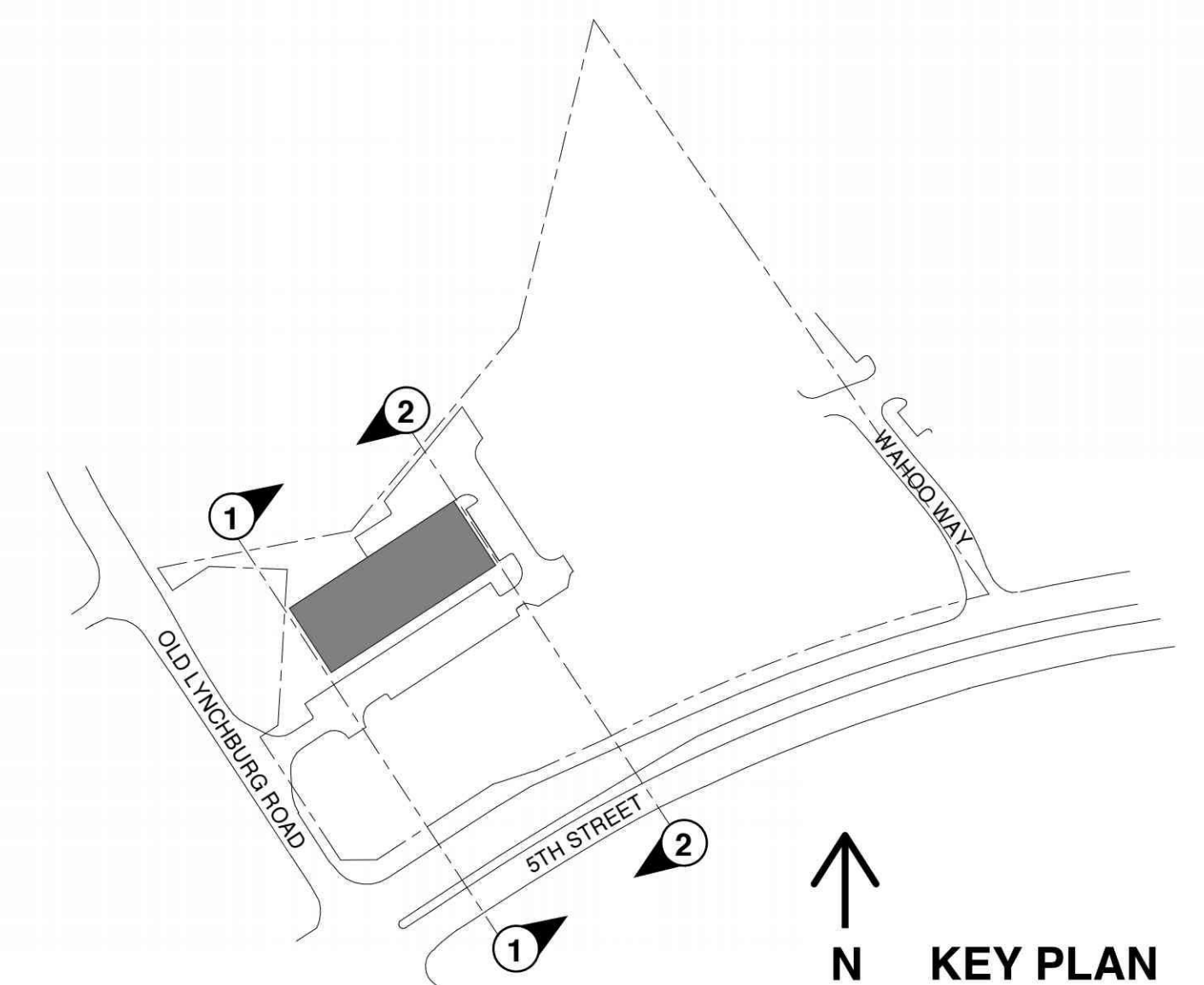
1 NORTH EXTERIOR ELEVATION
A-202 SCALE: 1/8" = 1'-0"

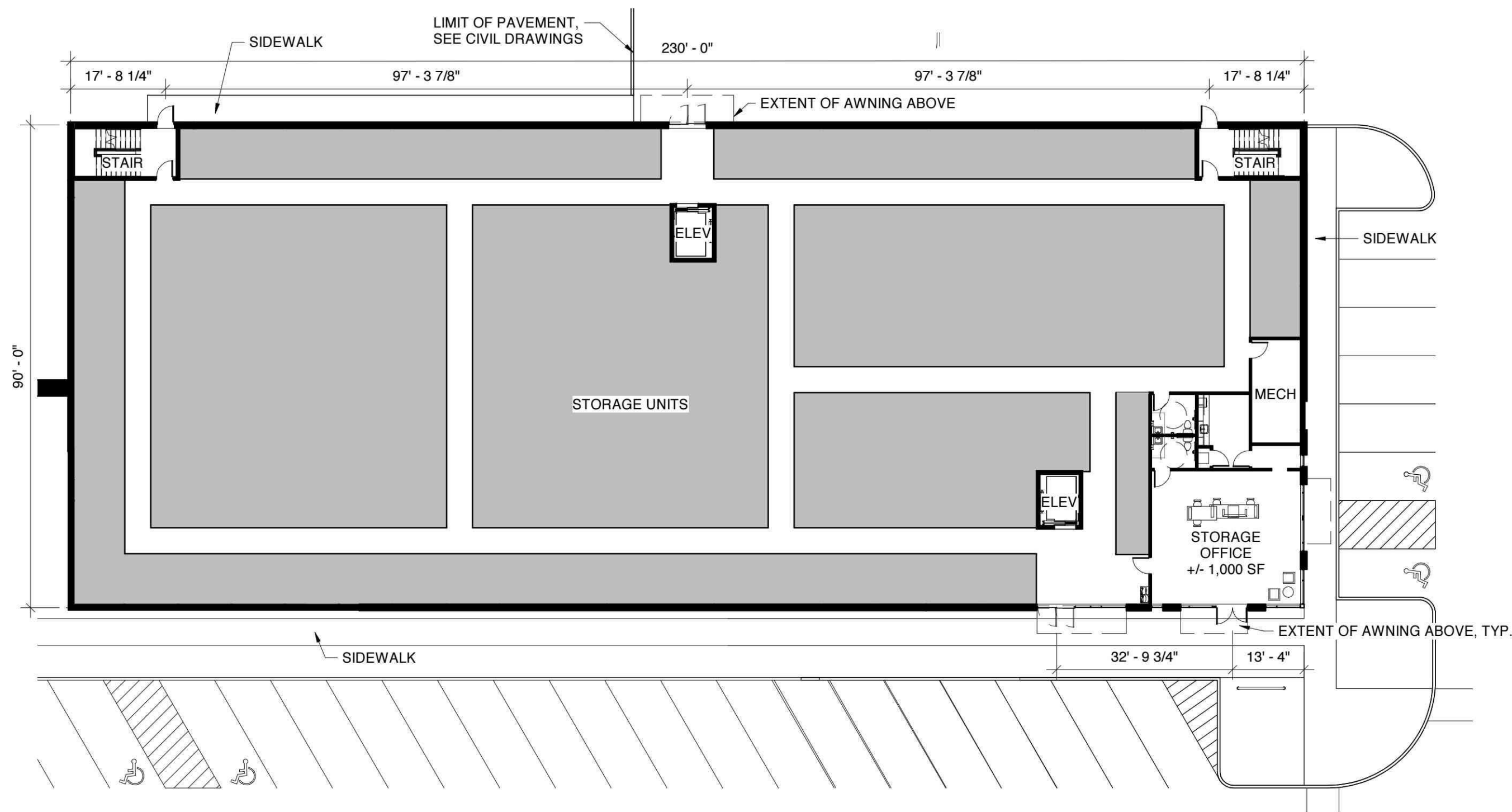


1 WEST SITE SECTION
A-203 SCALE: 1/16" = 1'-0"

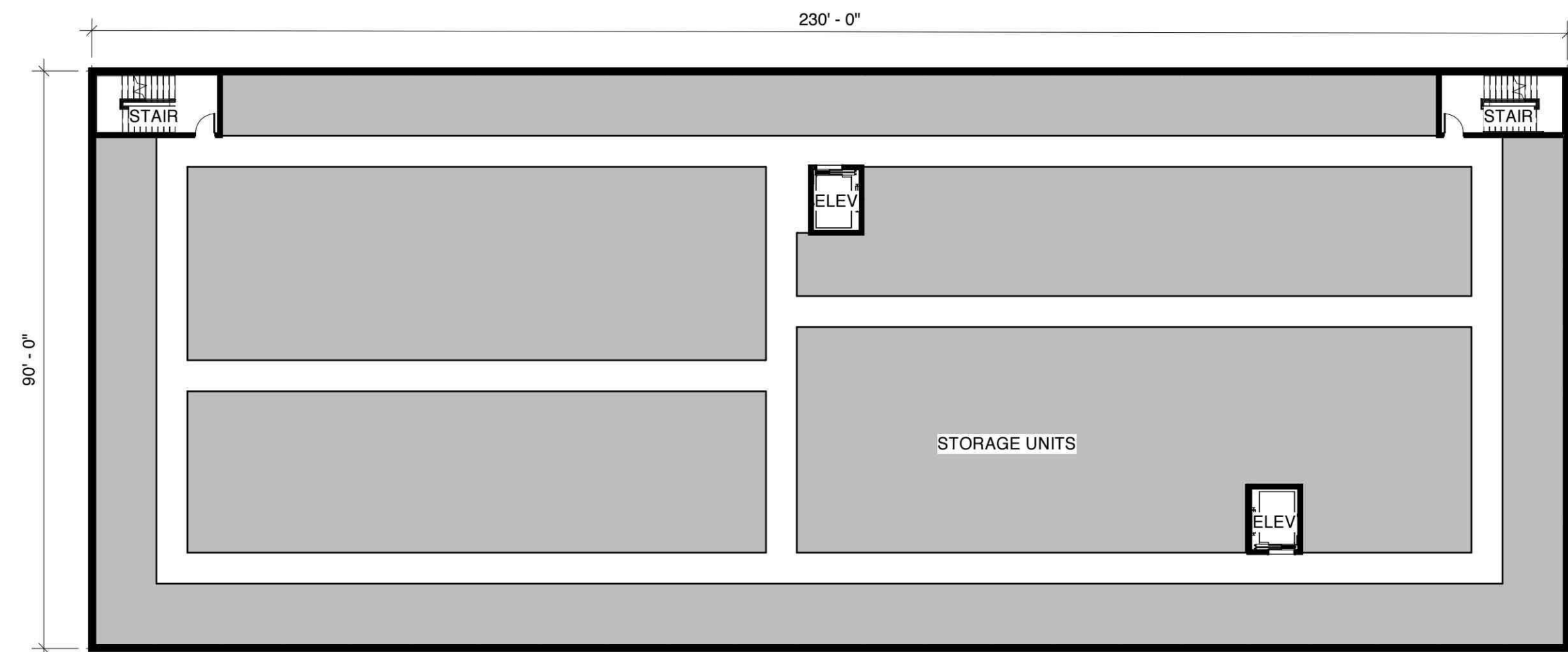


2 EAST SITE SECTION
A-203 SCALE: 1/16" = 1'-0"

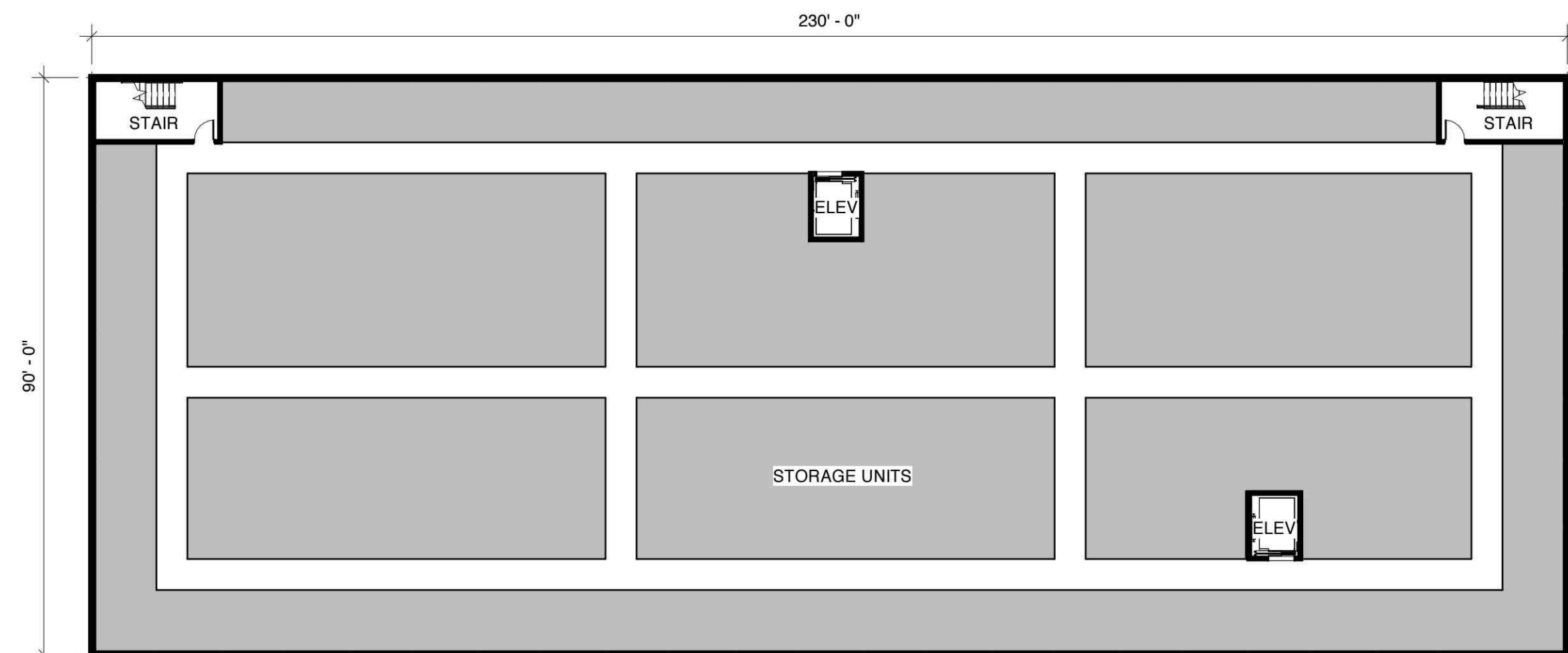




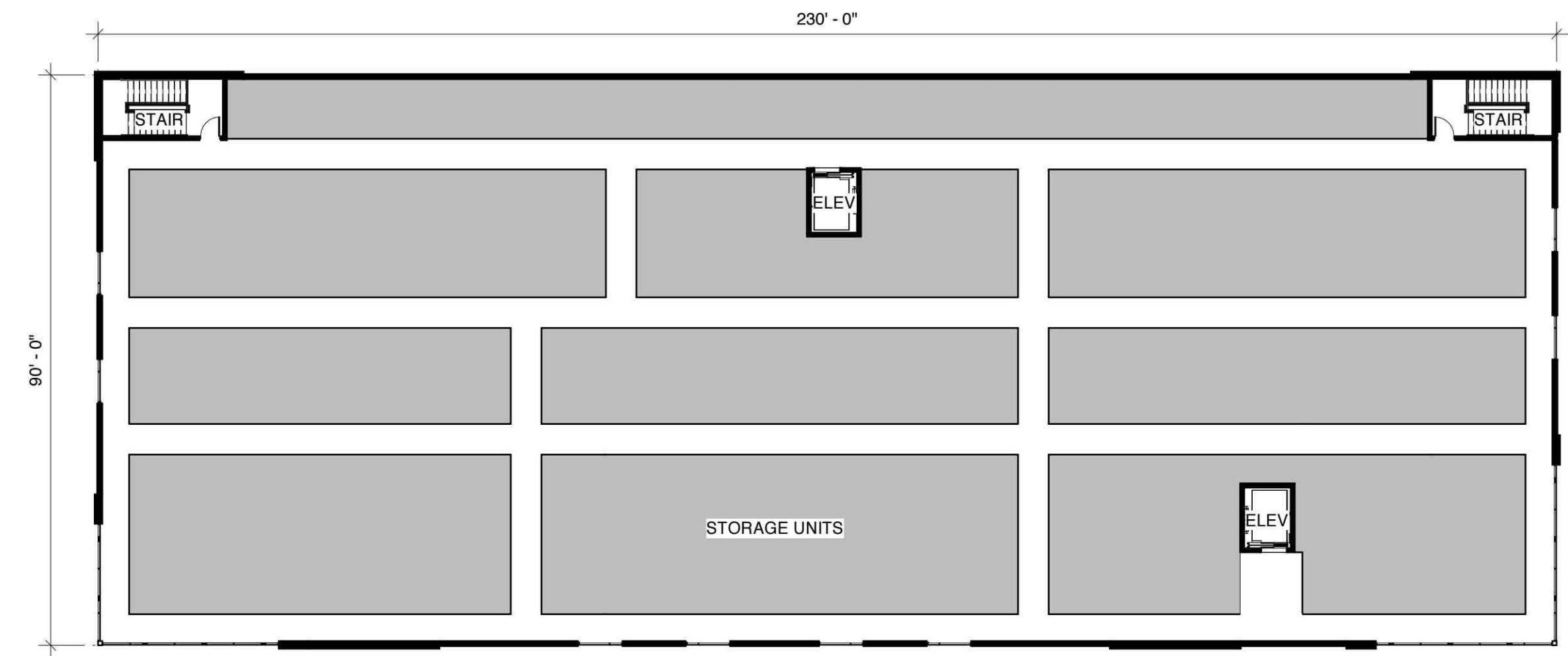
3 FIRST FLOOR PLAN - PARTIALLY BELOW GRADE
A-101 SCALE: 1" = 20'-0"



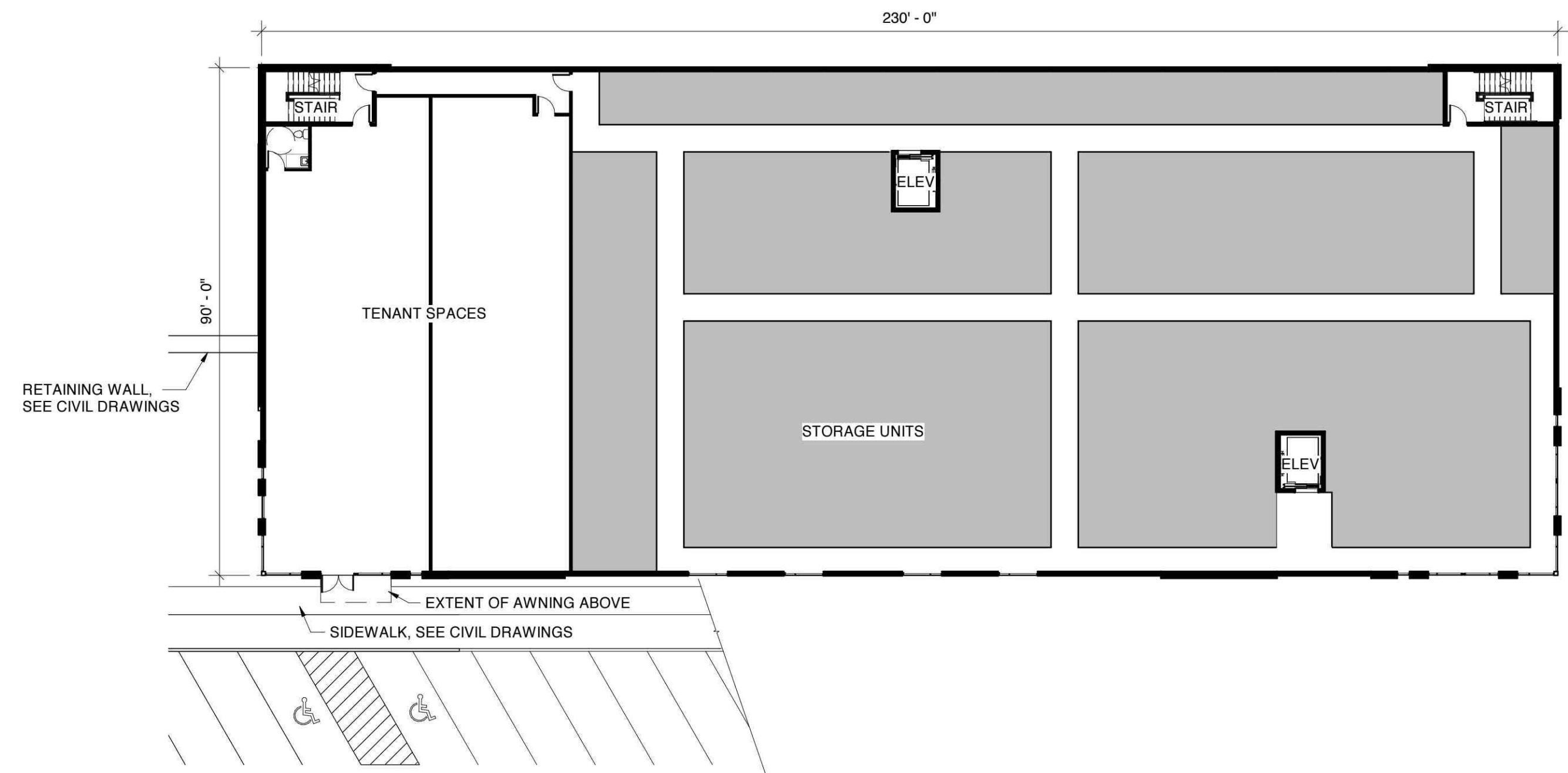
2 LOWER LEVEL - BELOW GRADE
A-101 SCALE: 1" = 20'-0"



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



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



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

OVERALL BUILDING EFFICIENCY (STORAGE)

BUILDING FOOTPRINT = 90'-0" X 230'-0" = 20,700 SF/FLOOR X 5 FLOORS = 103,500 GSF

STORAGE

98,935 GSF
RENTABLE SQUARE FOOTAGE = +/- 72,360 SF
EFFICIENCY = 73% RENTABLE

TENANT SPACES
4,565 GSF

