



ALBEMARLE BUSINESS CENTER OFFICE BUILDING

APPLICATION FOR PRELIMINARY DESIGN REVIEW
MAY 24, 2021



CONTEXT MAP

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ARB PRELIMINARY REVIEW APPLICATION

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Kyle Redinger (5th Street Forest LLC and Region Ten Community Services Board, Inc) and brwarchitects are seeking a preliminary design review for the construction of a new office building as part of the Albemarle Business Center. This submission is for the 4-story office building only.

Context and General Scope

The site is located on the north side of 5th street between Old Lynchburg Road and Wahoo Way. The overall site development was approved as part of the previous rezoning of this land. The site is currently being graded as part of this earlier approval and the construction of the first phase of the project. The initial grading is being prepared according to the site plan attached to this application for a preliminary discussion. The overall site plan has been developed by Shimp Engineering.

This preliminary discussion is specifically focused on the design of the office building and its specific surrounding landscape. The design of the building has been developed in accordance with the Entrance Corridor design guidelines and relates to the contemporary architectural styles already existing in the area. To maintain a human scale and support a pedestrian experience for the diverse uses on the site, the four-story building’s base is set below the level of Fifth Street presenting only 3 stories to the street. This reinforces the precedent set by the four-story apartment buildings along the Fifth Street extended area and respects the overall scale with its neighboring developments: the Wahoo Way apartment complex, Region 10’s community services offices, and the Albemarle County Fire Department extension across the street.

As the office building occupies frontage along 5th street, the scale of the façade is moderated both vertically and horizontally. The gray brick base provides a foundation for the three-story white brick and glass façade. The façade’s horizontal scale is mediated through the variation between the white brick rhythm of fenestration and the glazed corners of the building. This visually reduces the scale of the façade. It also allows for the visual impact of the upward fold of the roof form at the corner of the building which greets those travelling from downtown Charlottesville and Interstate 64. The easement along 5th street is also supported by landscaping and an improved bike path to support the pedestrian scale.

As the office building is also oriented away from 5th street and toward the interior of the site, landscaping plays a prominent role in the form of an office park to support the health and wellbeing of office workers. This park has access from street level but is not primarily visible from the street. The glass and brick facade create a light-filled connection between the office interior and the surrounding landscape, while referencing the region’s traditional material palette. Representative images of these materials is included on page 11.



Northwest view from 5th Street



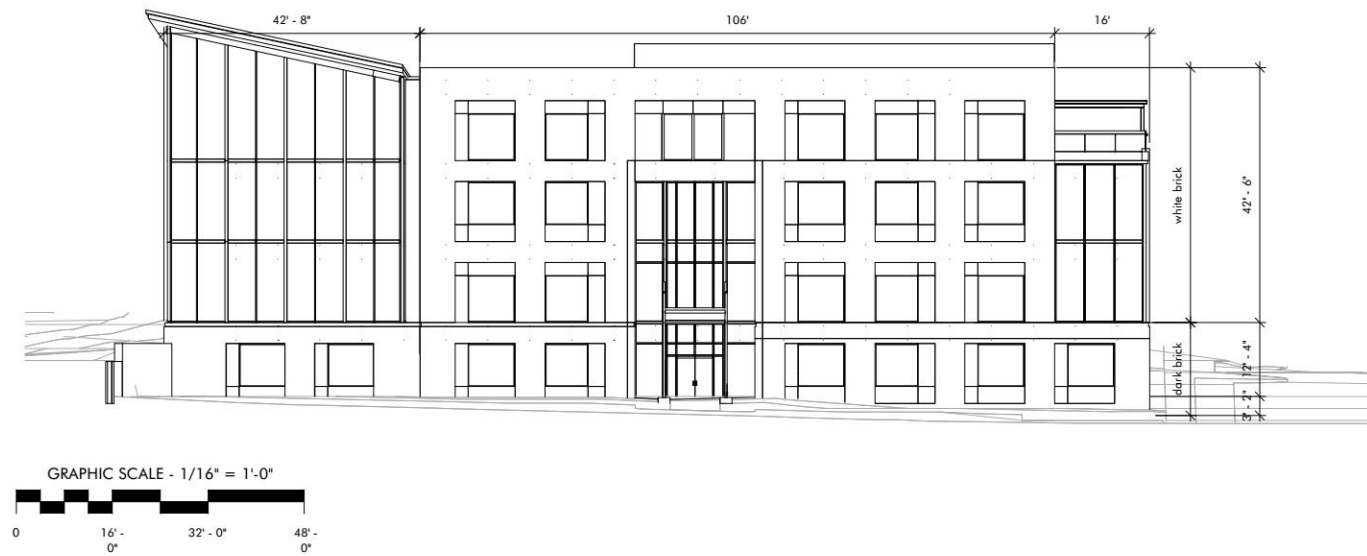
View from 5th Street before Wahoo Way

PROJECT NARRATIVE & VIEWS FROM STREET

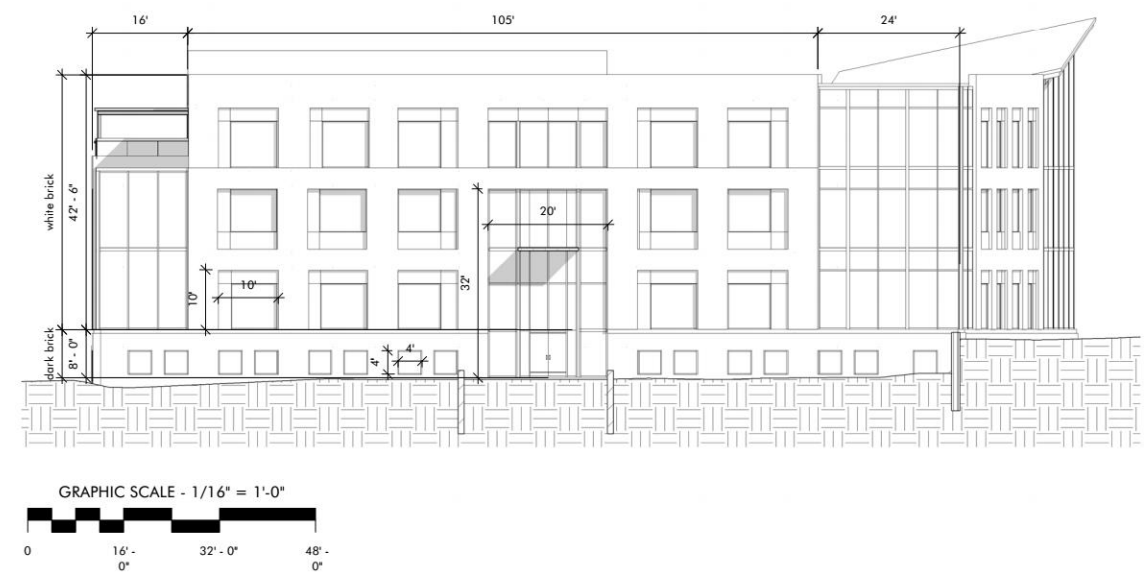
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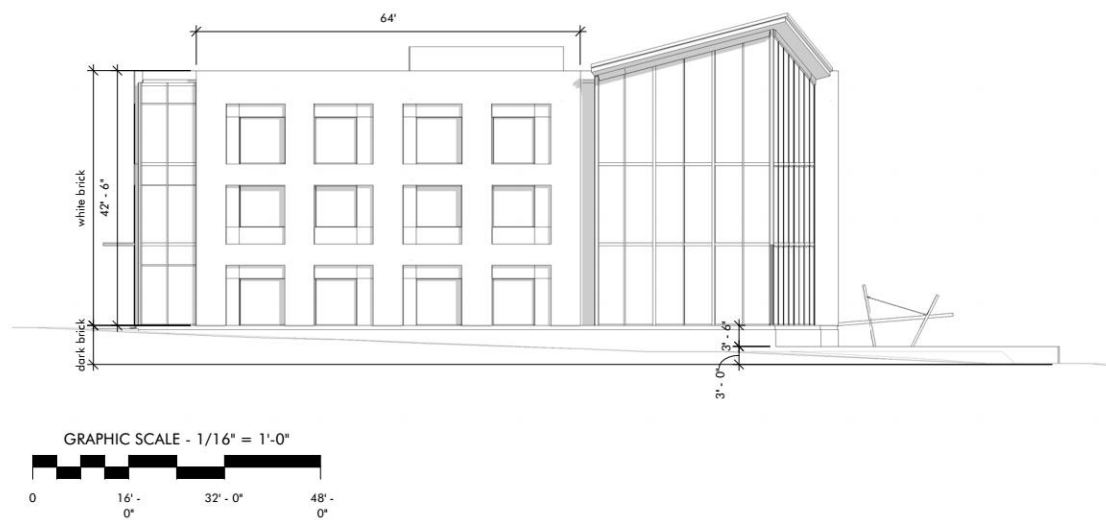
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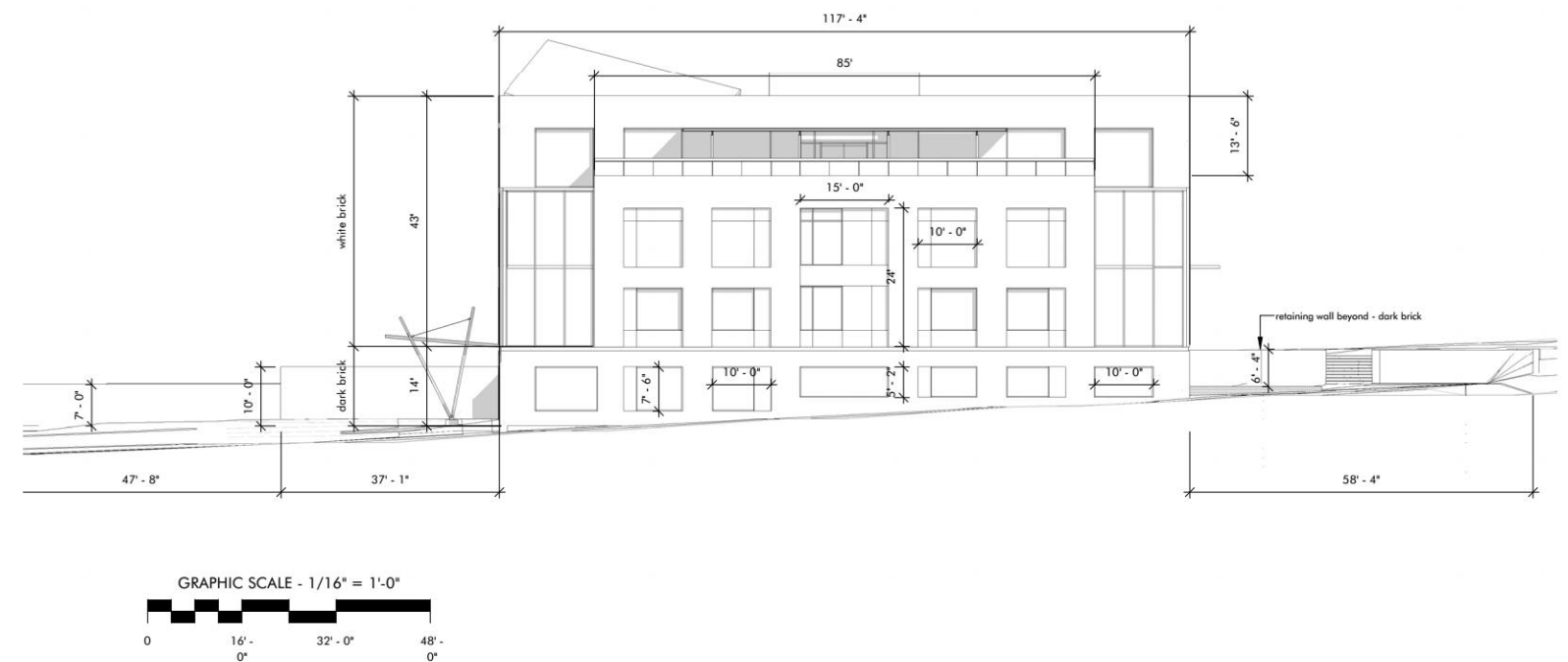
East Elevation



West Elevation



South Elevation



North Elevation

ELEVATIONS - OVERVIEW

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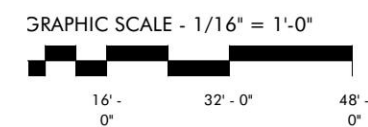
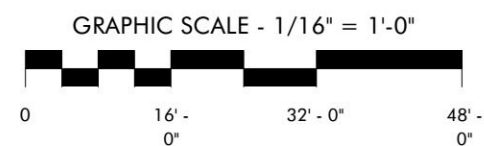
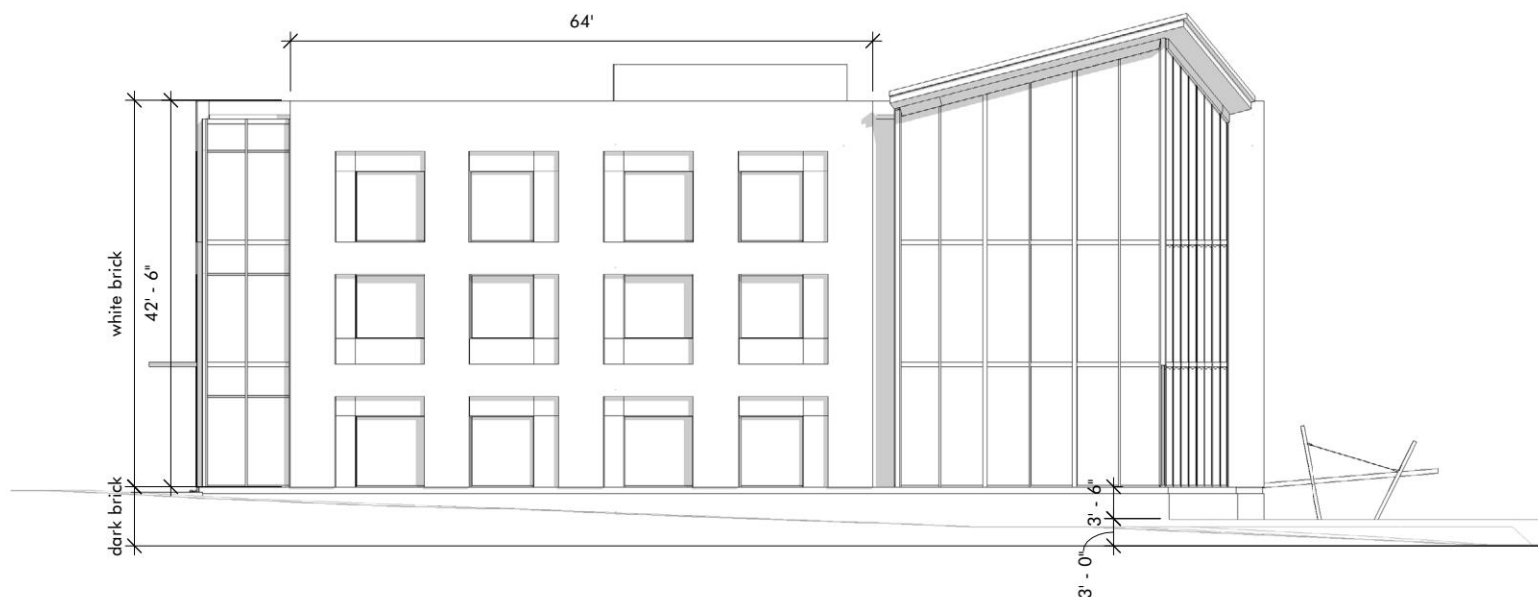


SOUTHEAST CONCEPTUAL RENDER

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SOUTH AND EAST ELEVATIONS

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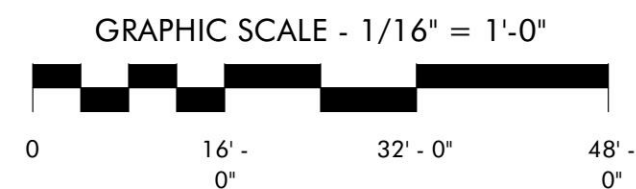
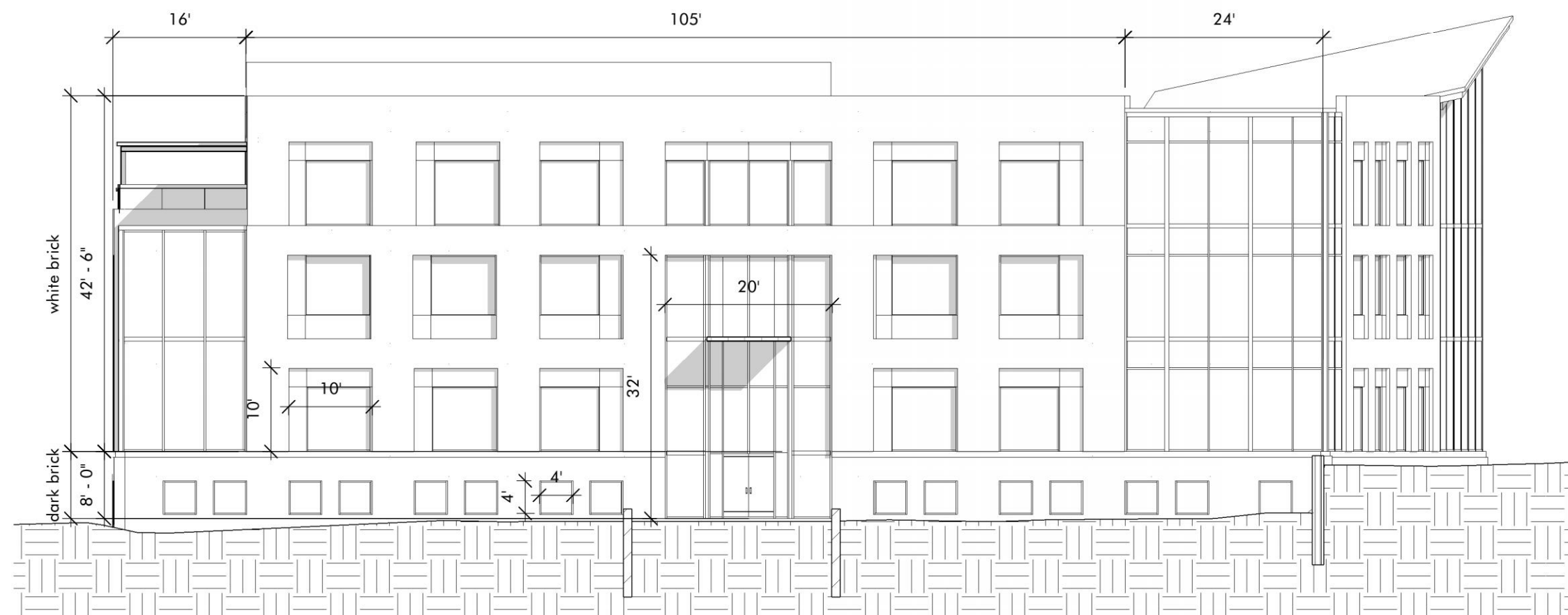


WEST CONCEPTUAL RENDER

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WEST ELEVATION

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CONCEPTUAL RENDERS - OFFICE PARK

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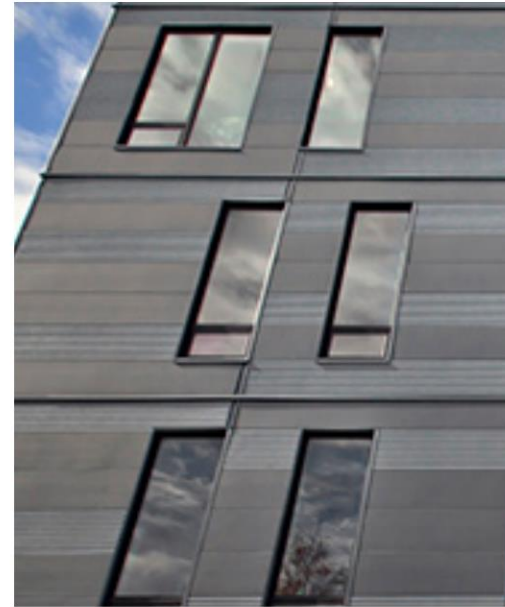
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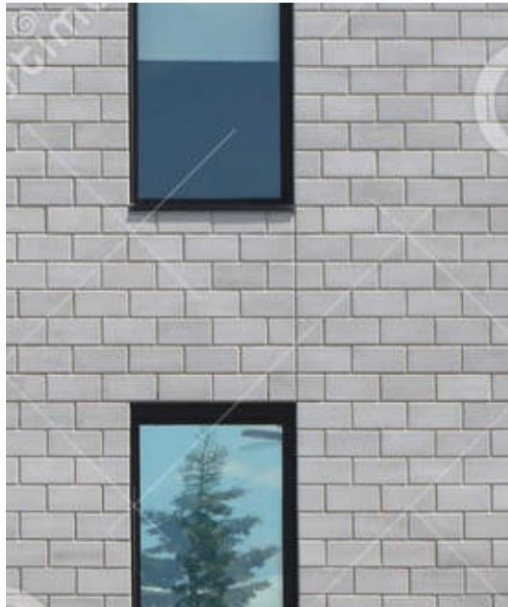
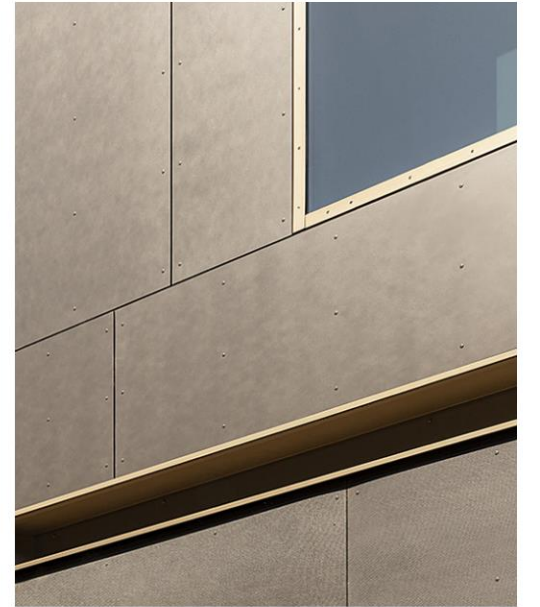
White brick frame



Clear glass Storefront System will meet entrance corridor guidelines



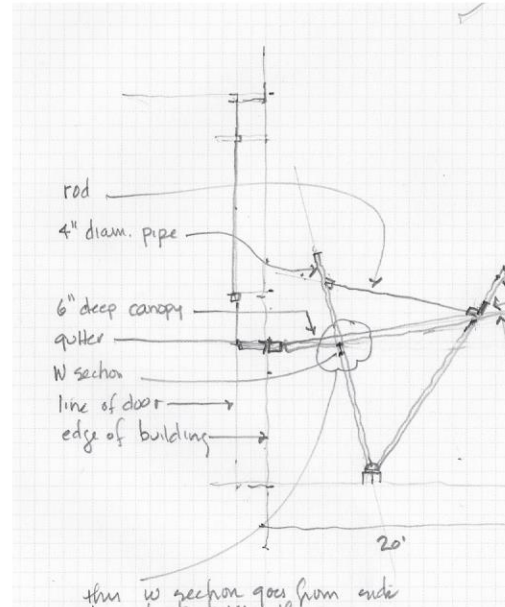
Nichiha panel /fiber cement window siding panel in dark grey



Grey brick base



Entry canopy - painted steel tubing with sips panel



REPRESENTATIVE MATERIALS AND FINISHES

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