

SHIMP ENGINEERING, P.C.

Design Focused Engineering

CAP Storage Capital Circle – Submittal Narrative

Project Narrative:

This project is for a new self-storage facility at Fifth Street Landing just south of the City of Charlottesville (the “Project”) on a portion of what is currently tax parcel 76-55A in Albemarle County. The applicant, CAP Storage Capital Circle, L.L.C. (“CAP”), is a national development company from South Carolina that specializes in creating modern self-storage facilities designed to fit within their surrounding contexts.

CAP proposes for this site a new five-story self-storage facility with approximately 100,800 square feet of floor area. All customer loading and unloading will occur in the vehicle pull-through area (“Loading Area”) located inside and at the Project’s rear. The Loading Area will have an entrance and exit on the North and South sides of the building, respectively. Entry to the Loading Area will be access controlled and limited to customers only during set operating hours (typically 6:00am to 10:00pm). All storage units will be climate controlled and accessed from the interior of the building through the Loading Area. The Project will include a small leasing office at the Project’s northwest corner.

The Project’s facades include a variety of materials, textures, and patterns designed to represent a modern office building, including brick, stone, aluminum, and EIFS. The Project’s office entrance will include shade canopies to protect customers from the elements and clearly designate the entrance point. These colors will be highlighted by the branding colors of the end user, ExtraSpace Storage. The accompanying elevations and materials board provide additional façade details for the proposed structure.

Compatibility with the Entrance Corridor:

The Project is located near two Entrance Corridors: 5th Street and Interstate 64. The property is located at the boundary of the City of Charlottesville, north of the Interstate 64 interchange. This segment of 5th Street, between the City boundary and the I-64 interchange, is characterized by commercial and service uses. Holiday Inn, Starbucks, and Christian’s Pizza are located immediately adjacent to the site, with Christian Aid Mission located across Fifth Street. South of the I-64 interchange, the 5th Street Corridor features a range of residential forms and emerging commercial and service uses within the approved Neighborhood Model District, Albemarle Business Campus. The proposed self-storage use would align with the existing commercial fabric of 5th Street and the elevations propose a compatible materials and patterns with the neighboring buildings. Moreover, the new self-storage facility is to be located behind the existing Holiday Inn, Starbucks, and Christian’s Pizza structures. Because the proposed facility would be set back behind these existing structures, visibility of the ExtraSpace Storage would be somewhat limited from the 5th Street Corridor. The existing Starbucks and Christian’s Pizza building is nearly 30’, the Holiday Inn is six stories, and the self-storage facility is proposed to be five stories. While visibility from 5th Street would be fairly limited, the building would be visible from I-64, particularly in the winter. The building is approximately 200’ from the interstate and mature wooded areas beyond the existing retaining wall on the site would remain as a natural buffer between the building and I-64. New plantings are additionally proposed on the property along the I-64 Corridor to minimize any impacts. With the proposed architectural treatments, the new self-storage structure would align with the existing six-story hotel and would create a harmonic commercial site from the I-64 viewshed.