

Parham Circle Storage

Albemarle County, VA

ARB FINAL SUBMISSION

07 | 27 | 2026

PRESENTED BY:



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1. Project Narrative

A. Project Introduction:

Live Oak Capital Partners proposes Parham Circle Storage, a four-story self-storage facility on a 1.73-acre parcel along Parham Circle in Albemarle County's Scottsville District. The site falls within the County's Neighborhood 4 Community Mixed Use area and lies along the Avon Street Ext. Entrance Corridor. Currently a wooded, undeveloped parcel bordered by Mill Creek Drive and adjacent commercial and institutional uses, the site will be developed with a ±116,250 GSF climate and non-climate controlled storage building, along with associated parking, loading, and stormwater management improvements.

B. Compatibility with the Surrounding Area and Entrance Corridor

This stretch of Avon Street Ext. is defined by a mix of institutional, professional, and small-scale commercial buildings, including Carter Bank, Mill Creek Professional Building, Albemarle County Fire-Rescue Station 11, Southside Shopping Center, Albemarle Health and Rehabilitation Center, Mountain View Elementary School, and Monticello High School. Brick and masonry are the consistent material thread among these buildings, appearing as the primary facade material at the bank, the fire station, and the elementary school, and as a grounding base material elsewhere along the corridor.

Parham Circle Storage draws on this material tradition. A brick veneer base anchors the building at the pedestrian level, while CMU split-face block, stucco with reveals, and horizontal metal panel in complementary gray and white tones complete the upper stories. This palette allows the building to read as part of the corridor's established material language while accommodating the larger floor plate required by the storage use.

Though larger in scale than the single and two-story buildings nearby, the proposed building's mass is broken down through material banding, a stepped roofline, and articulated bays, so that its presence along Parham Circle does not read as a single, oversized volume, but as a building composed of legible, human-scaled parts consistent with its neighbors.

C. Human Scale

The entrance is defined by a storefront glazing system in anodized aluminum frames, positioned at the pedestrian level, with metal trim banding and brick base detailing that establish a clear, welcoming point of arrival distinct from the surrounding storage bays. A connected sidewalk ties the entrance to Parham Circle, reinforcing pedestrian access and a comfortable transition from the public way to the building interior.

D. Cohesive Whole

A consistent material and color palette carries across all four elevations: brick base, CMU split-face block, stucco with reveals, and coordinated metal panel colors (ash gray, slate gray, and polar white) with a brownstone metal roof and trim bands. This continuity, along with the repeated window rhythm and datum lines established by the trim bands, unifies the building into a single, legible whole rather than a collection of disconnected facades.

E. Limiting Blankness

Given the functional requirements of a storage building, the west and south elevations facing away from Parham Circle are necessarily less fenestrated than the entry facade. These elevations are treated with horizontal metal panel reveals, color banding, and applied shutter elements to break up the plane and introduce visual interest and shadow lines. A proposed tree line buffer along the west property line further screens these elevations from the adjacent right-of-way and residential areas beyond.

F. Unifying Groups

This guideline addresses the use of arcades, colonnades, or other connecting devices to unify multiple buildings within a development. Parham Circle Storage consists of a single structure with no accessory buildings on the site, so this guideline does not apply to the proposed development. Cohesion across the building's four elevations is instead achieved through the consistent material palette, repeated window rhythm, and datum lines established by the trim bands, as described under "Cohesive Whole" above.

E. Window Glazing

The entrance storefront utilizes a Kawneer Trifab 451UT storefront framing system in anodized aluminum, with insulated vision glazing at pedestrian-level openings and spandrel glass at concealed and structural conditions. The proposed glass is not highly tinted or highly reflective, and reflectance off the outside pane will be maintained below 7%, consistent with the Guidelines. Specifications on the proposed window glass and a sample will be submitted with this final review application.

F. Mechanical

Mechanical equipment, including rooftop condensing units serving the climate-controlled storage areas, is integrated into the overall building design in accordance with the Guidelines' requirement that accessory equipment be compatible with the building design used on the site. Units are organized into three equipment zones set back from the roof perimeter, out of the sight line from the Entrance Corridor street, consistent with the Guidelines' direction that mechanical equipment be sited to eliminate visibility from the Entrance Corridor. No ground-mounted mechanical equipment is proposed.

L. Landscaping

Existing landscaping remains and additional landscaping is in accordance with the County requirements for large shade trees, medium shade trees, ornamental trees, and shrubs.

2. Vicinity Map



3. Context Photographs

1 | Carter Bank



2 | The Market at Mill Creek



3 | Southside Shopping Center



4 | Albemarle County Fire-Rescue - Station 11



5 | Albemarle Health and Rehabilitation Center



6 | Mill Creek Professional Building



7 | Richard A. Oliva & Sons, Inc.



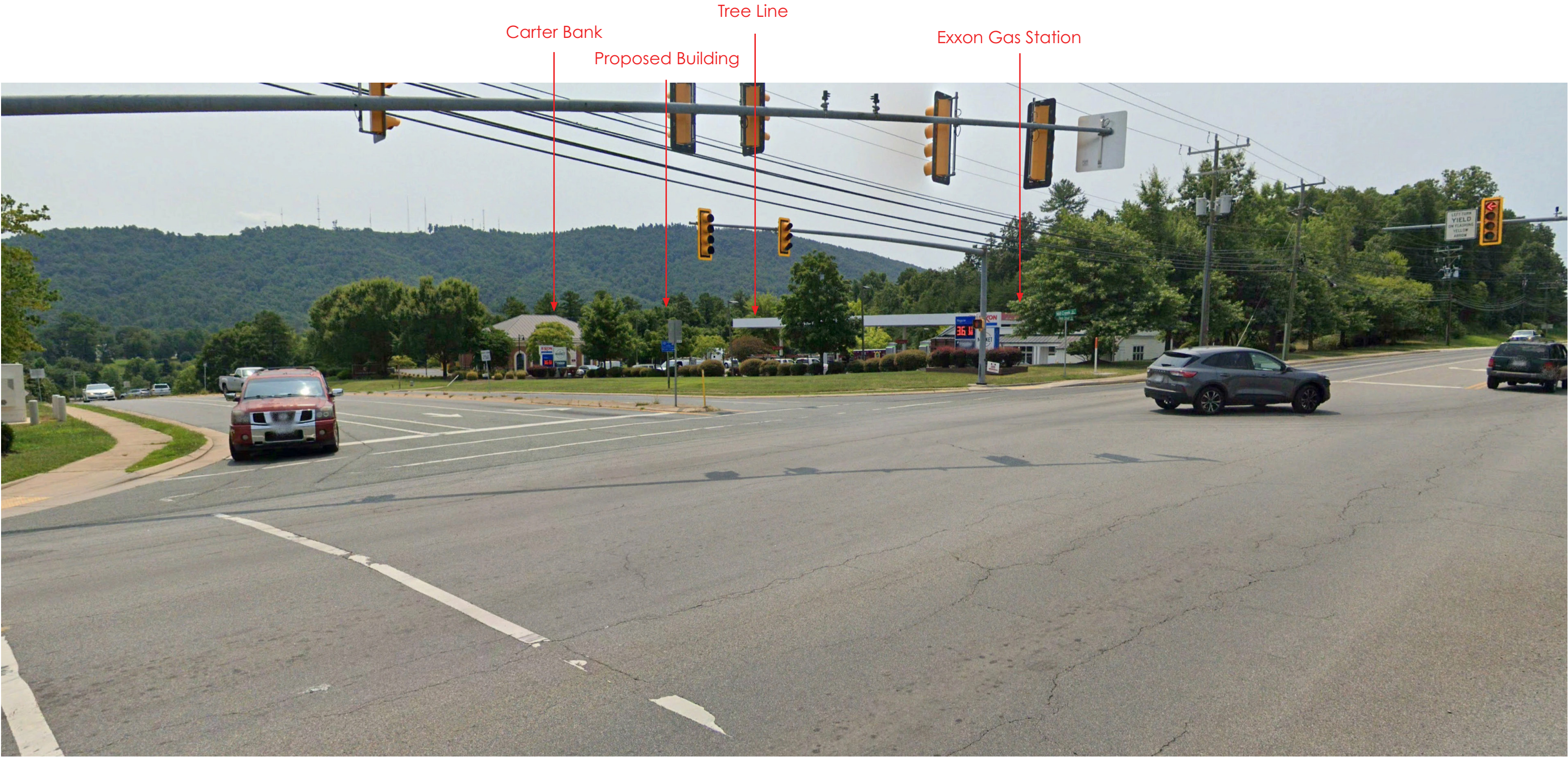
8 | Monticello High School



9 | Mountain View Elementary School



4. View From Entrance Corridor



4. View From Entrance Corridor

Proposed building is heavily screened with minimal visibility from this point on Avon Street Ext., Screened by the existing gas station and tree line.



4. View From Entrance Corridor

Dense street trees and a continuous hedge row provide significant visual screening along this stretch of Avon Street Ext.

Car Wash



4. View From Entrance Corridor

Aerial view illustrating the continuous tree canopy along Avon Street Ext. This canopy screens the site at pedestrian and vehicular eye level, as shown in the ground-level views below.

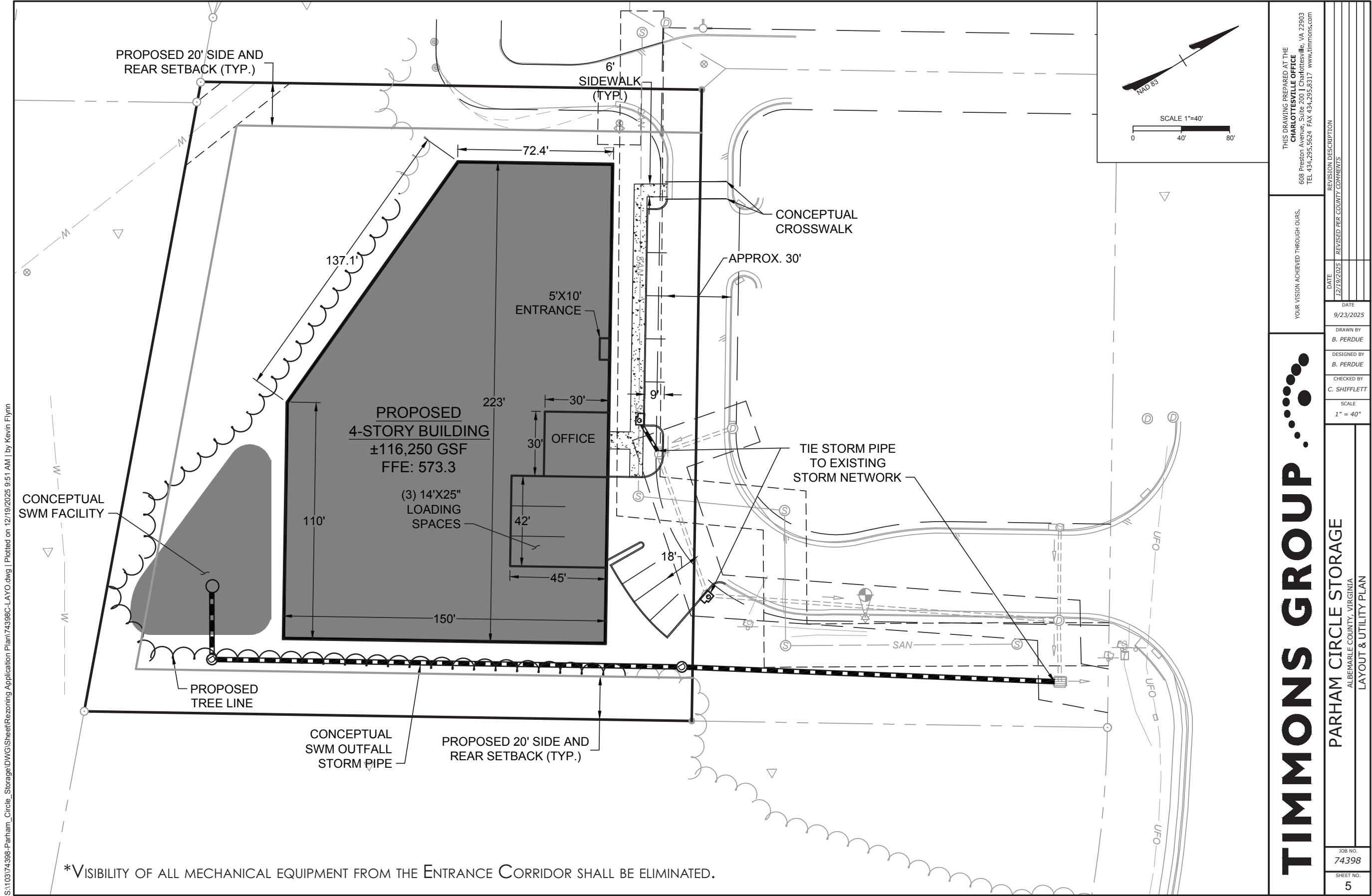


5. Existing Conditions

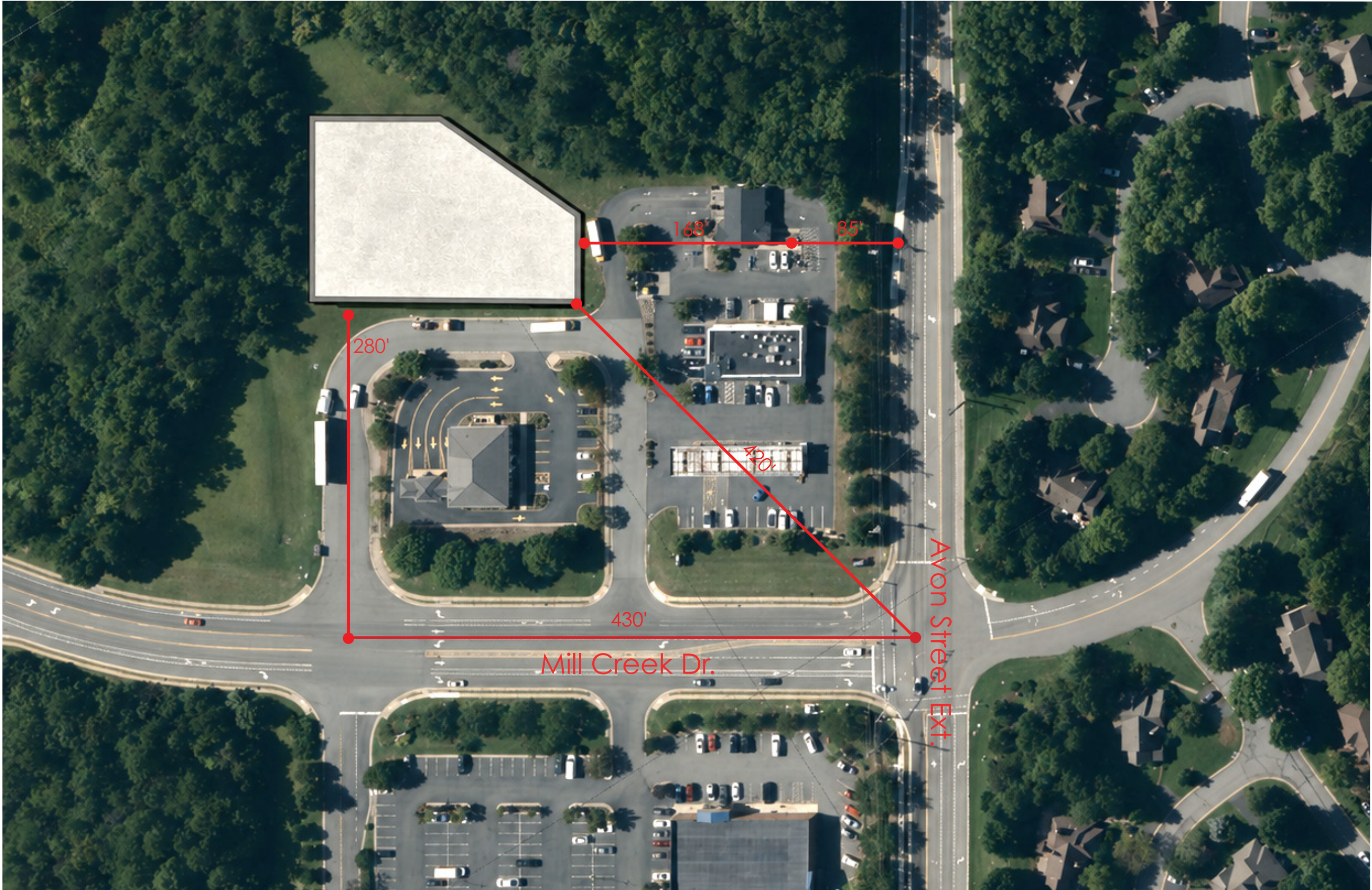
View from Avon Street Ext



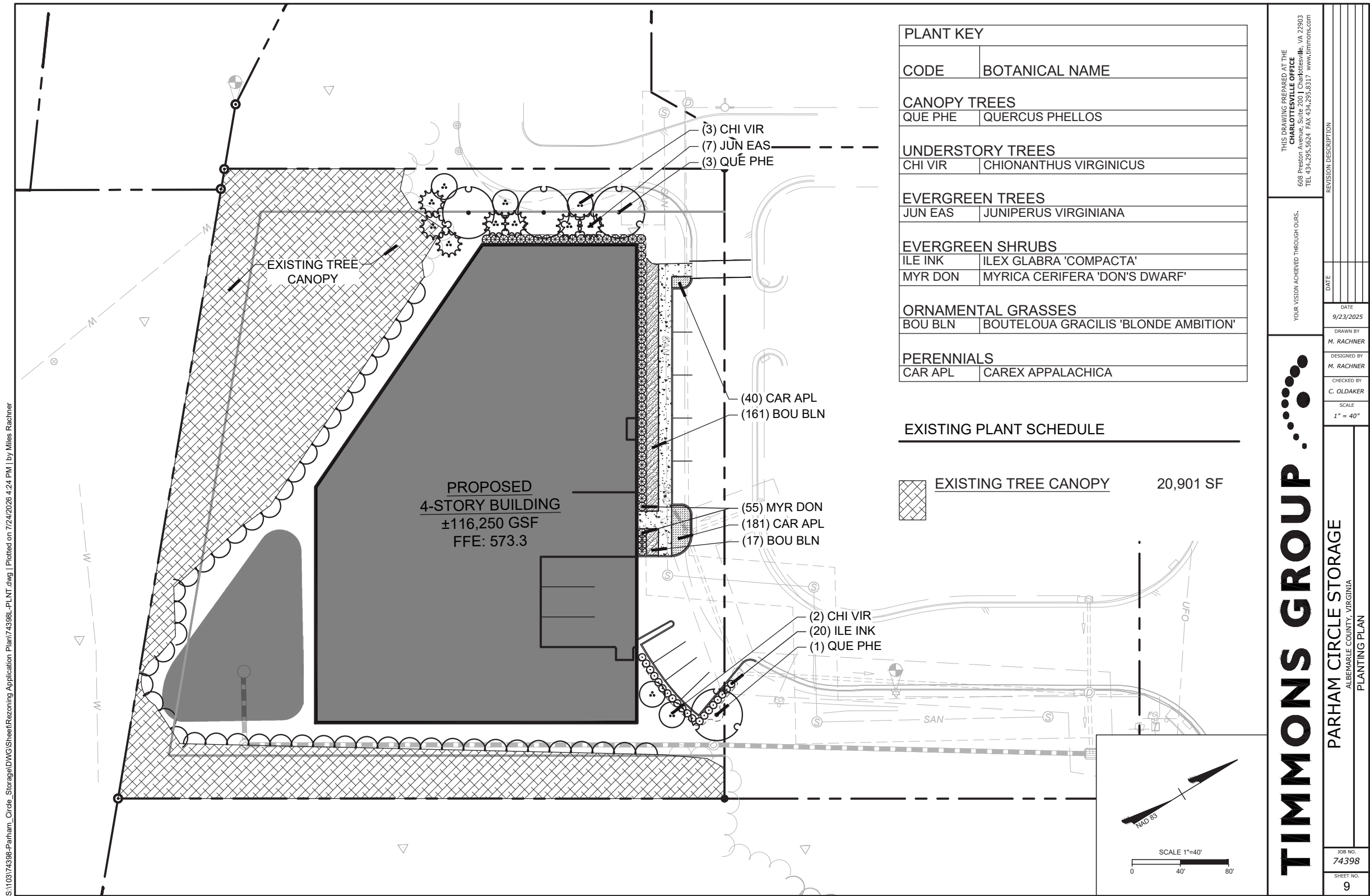
6. Proposed Site Plan



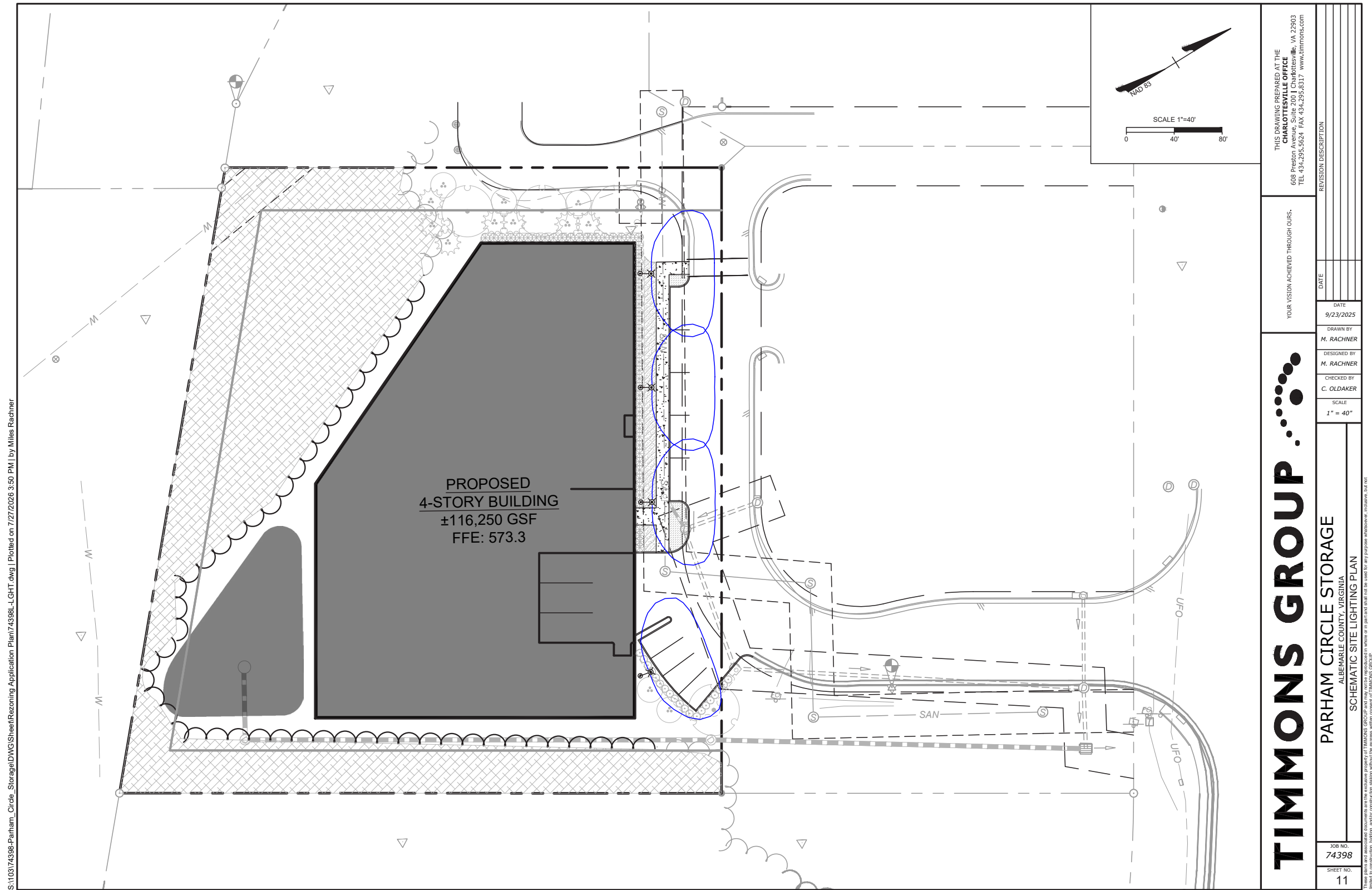
7. Distance to Entrance Corridor



8. Proposed Landscape plan



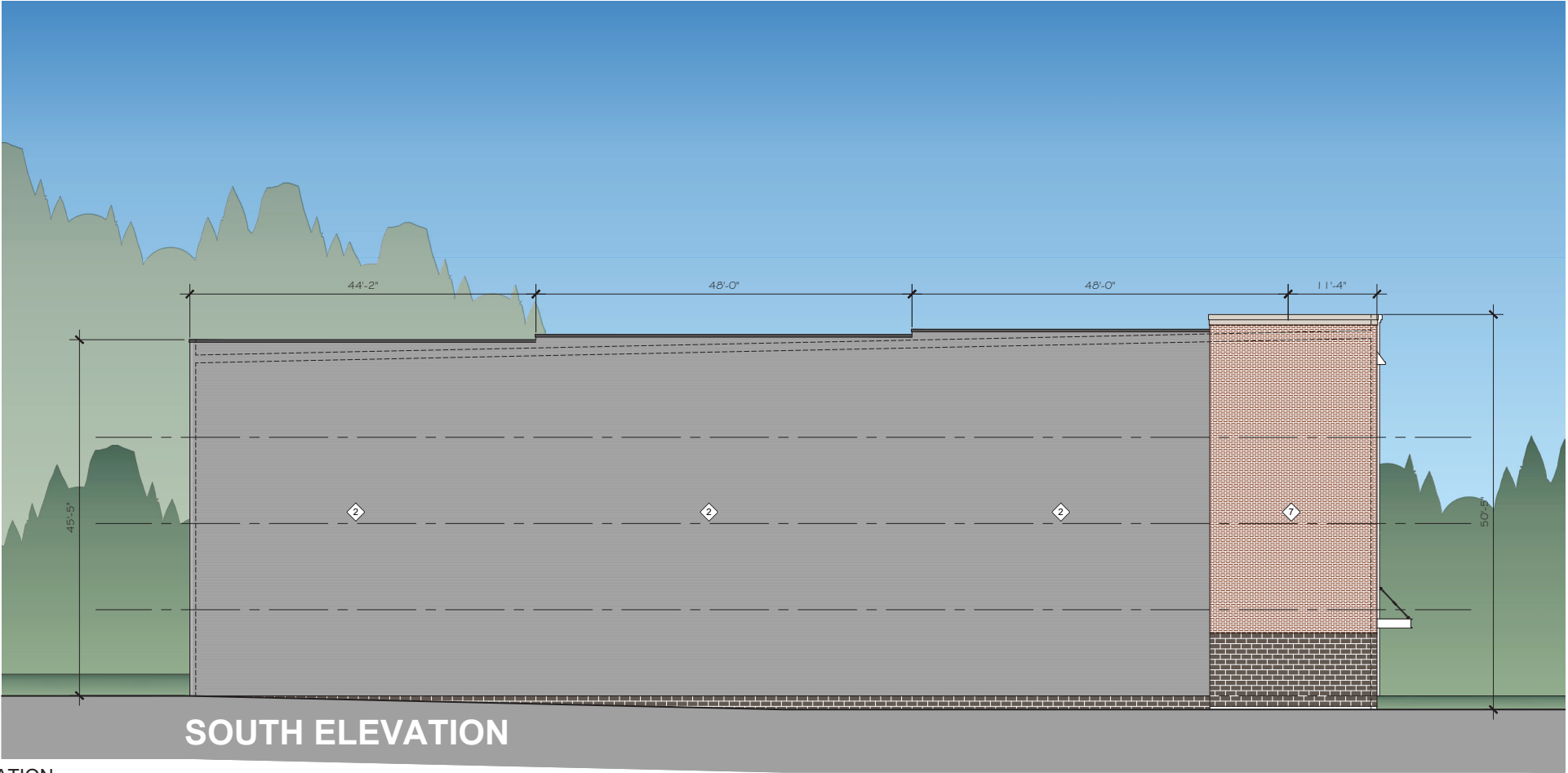
9. Exterior Lighting Plan



10. Proposed Elevations



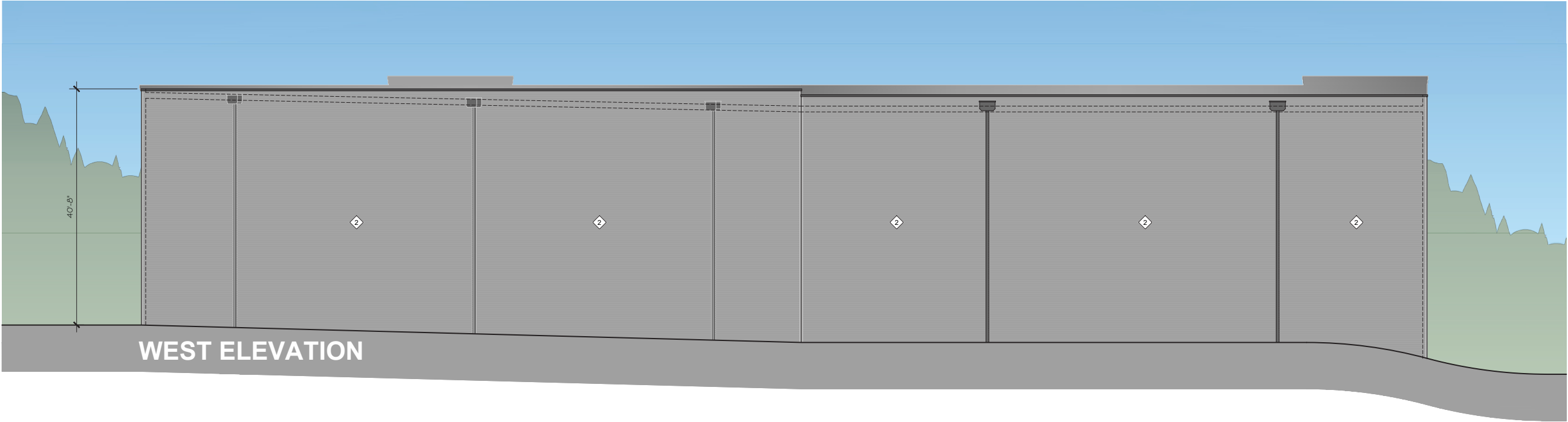
1 PARHAM CIRCLE STREET VIEW
A 5.0 SCALE: 1" = 10'-0"



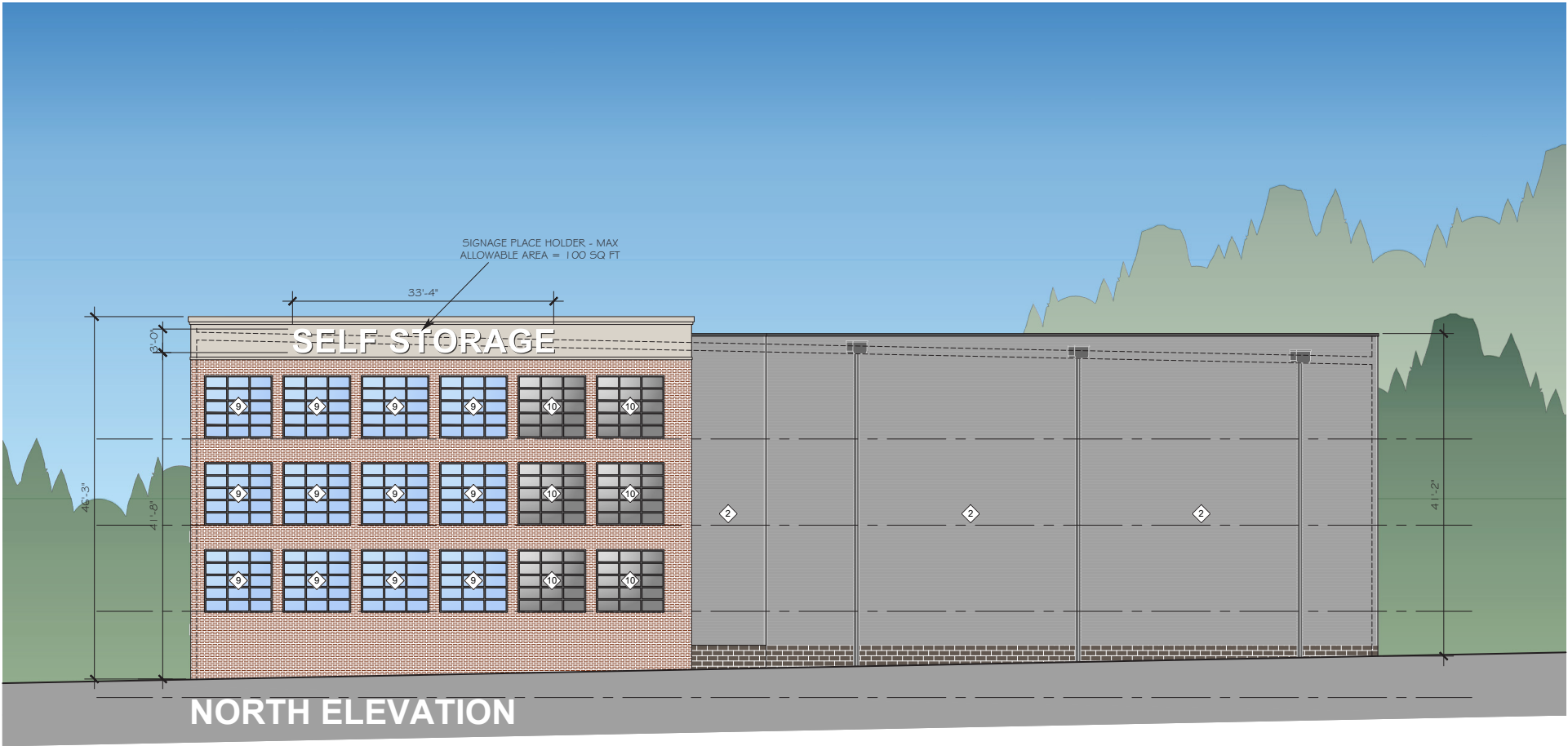
2 SOUTH ELEVATION
A 5.0 SCALE: 1" = 10'-0"

- PANEL #1 - HORIZONTAL METAL PANEL: "PBR" - ASH GRAY
- PANEL #2 - HORIZONTAL METAL PANEL: "7.2 PANEL" - SLATE GRAY
- PANEL #3 - HORIZONTAL METAL PANEL: "FW-120-3" - POLAR WHITE
- METAL ROOF: "PBC" COLOR - BROWNSTONE
- CMU SPLIT FACE BLOCK BASE
- STUCCO w/ REVEALS (FIELD COLOR)
- NICHIIHA PLYMOUTH BRICK - CRIMSON
- METAL TRIM BAND
- INSULATED GLAZING IN ANODIZED, ALUMINUM FRAMES
- SPANDREL GLASS IN ANODIZED, ALUMINUM FRAMES
- APPLIED SHUTTER

10. Proposed Elevations



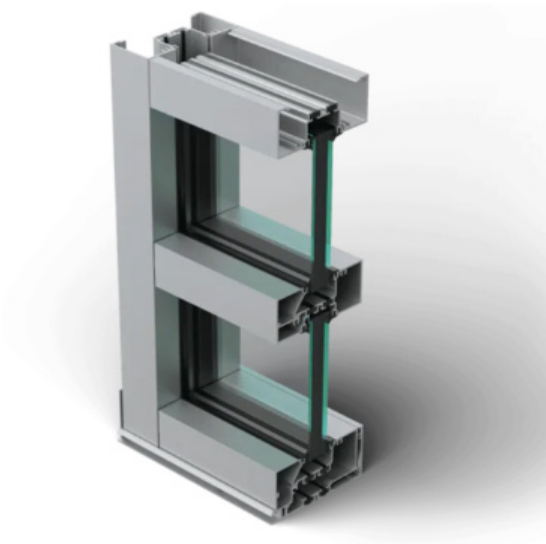
1 WEST ELEVATION
A 5.0 SCALE: 1" = 10'-0"



2 NORTH ELEVATION
A 5.0 SCALE: 1" = 10'-0"

- PANEL #1 - HORIZONTAL METAL PANEL: "PBR" - ASH GRAY
- PANEL #2 - HORIZONTAL METAL PANEL: "7.2 PANEL" - SLATE GRAY
- PANEL #3 - HORIZONTAL METAL PANEL: "FW-120-3" - POLAR WHITE
- METAL ROOF: "PBC" COLOR - BROWNSTONE
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- INSULATED GLAZING IN ANODIZED, ALUMINUM FRAMES
- SPANDREL GLASS IN ANODIZED, ALUMINUM FRAMES
- APPLIED SHUTTER

11. Exterior Finishes

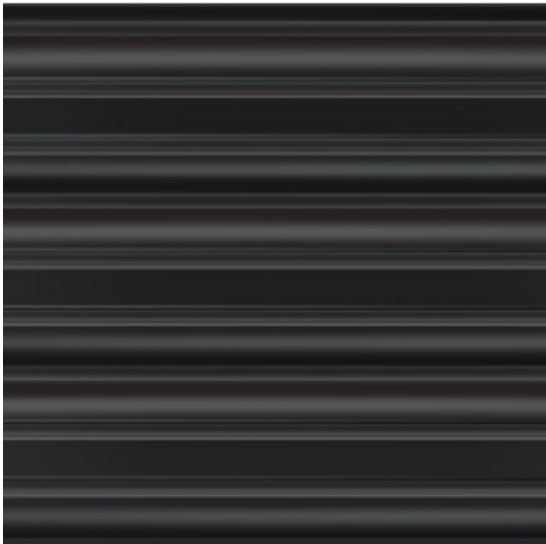


Glazing System:
Kawneer Trifab 451UT Storefront Framing System, Anodized Aluminum Insulated glazing a vision areas; spandrel glass at concealed/structural conditions

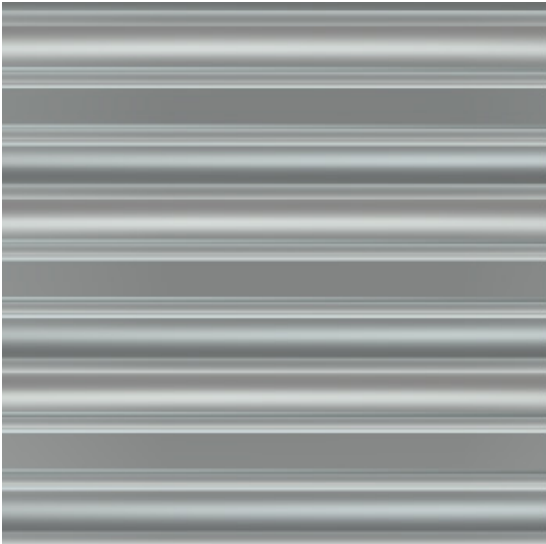
(anodized color and VLT/VLR values pending)



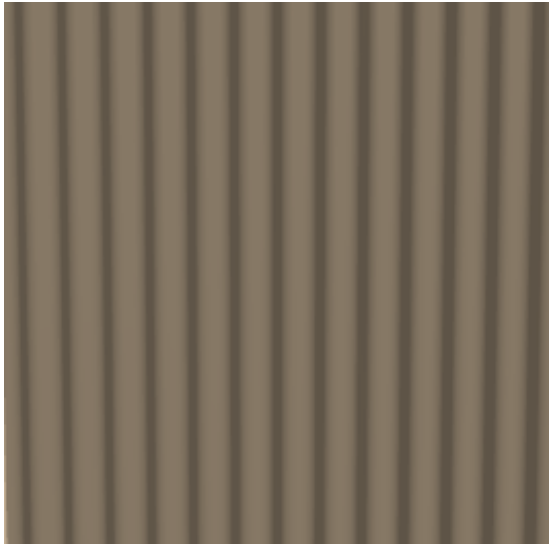
Metal Panel - Panel #1:
"PBR" Horizontal Metal Panel - Ash Grey



Metal Panel - Panel #2:
"7.2 Panel" Horizontal Metal Panel - Slate Grey



Metal Panel - Panel #3:
"FW-120-3" Horizontal Metal Panel - Polar White



Metal Roof Finish:
"PBC" Metal Roof - Brownstone



Base Finish:
CMU Split Face Block



Field Finish
Stucco w/ Reveals - Field Color



Brick Finish:
Nichiha Plymouth Brick - Crimson

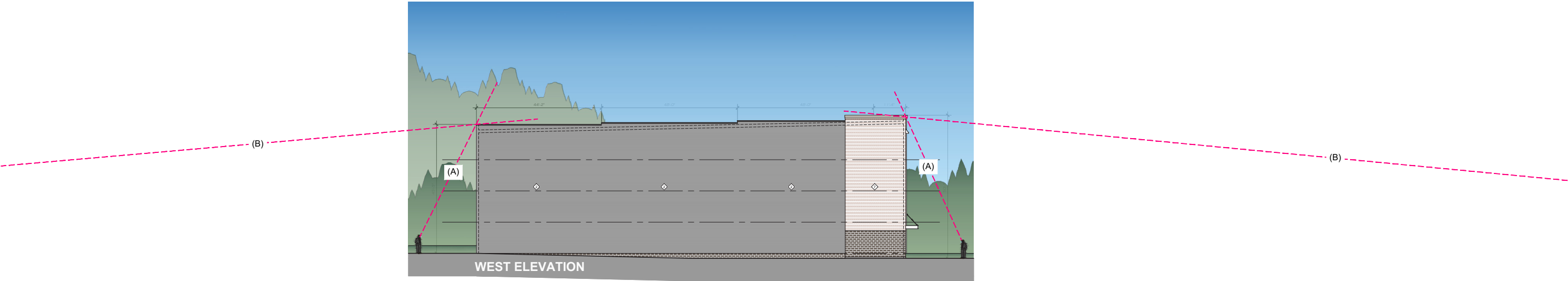


Trim Finish:
Metal Trim Band



Applied Shutter:
Timberland LBO Operable Louver Shutter - Endurian PVC

12. Line of Sight



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1333 Parham Circle
Albemarle County, VA 22902

A 5.2 | LINE OF SIGHT



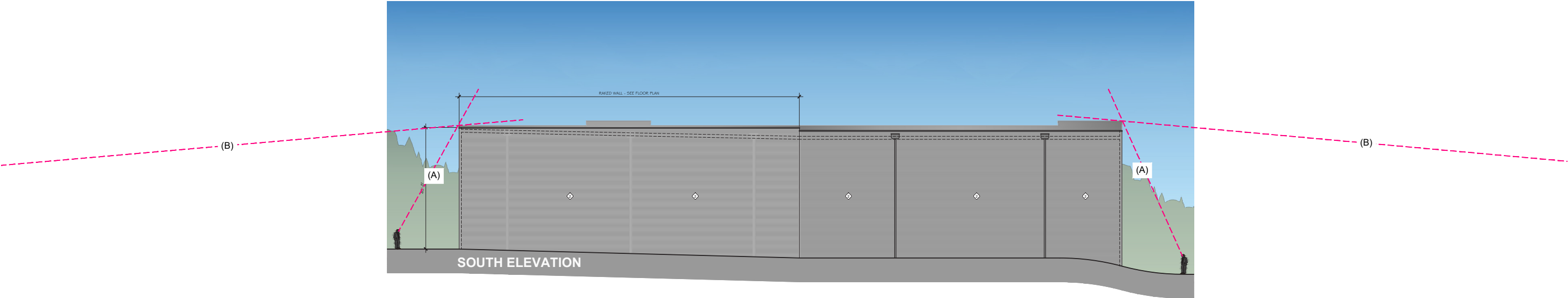
GAP 2079
June 25, 2026



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

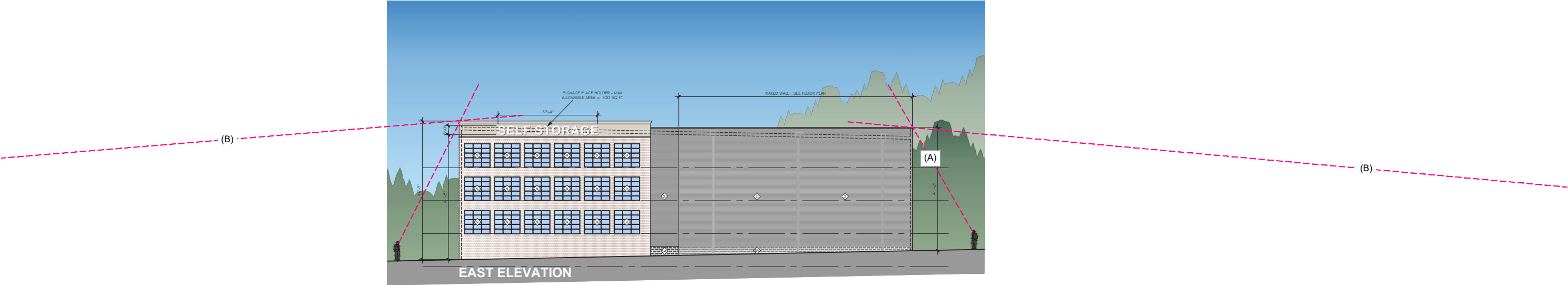


12. Line of Sight



1 SOUTH ELEVATION
A 5.3 SCALE: 1/16" = 1'-0"

LINE OF SIGHT IS TAKEN AT 6'-0" AFF.
(A) = LINE OF SIGHT @ 20'-0" FROM BUILDING.
(B) = LINE OF SIGHT @ 500'-0" FROM BUILDING.



2 EAST ELEVATION
A 5.2 SCALE: 1/16" = 1'-0"

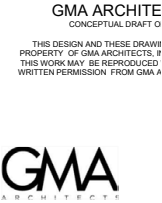
Charlottesville Self Storage
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A 5.3 | LINE OF SIGHT

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



GAP 2079
June 25, 2026



13. Existing and Proposed Condition

Existing



Proposed



14. Site Section



15. Proposed Design (Renderings)



15. Proposed Design (Renderings)



15. Proposed Design (Renderings)



15. Proposed Design (Renderings)



15. Proposed Design (Renderings)



15. Proposed Design (Renderings) - View From Intersection of Mill Creek Dr + Avon St Ext



15. Proposed Design (Renderings) - View from Parham Circle



15. Proposed Design (Renderings)

