

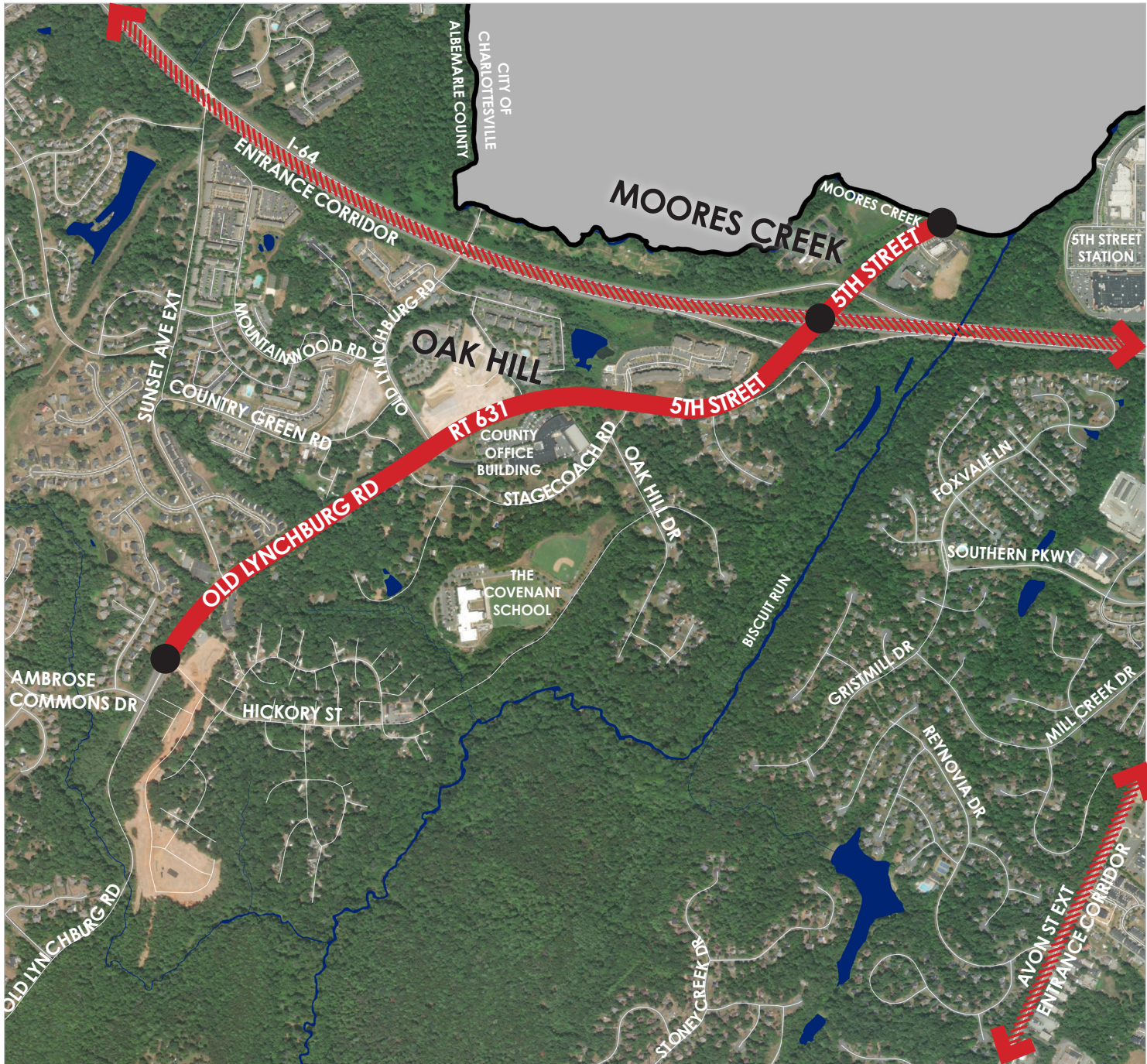
Entrance Corridor // Route 631 (Old Lynchburg Rd. and 5th St.)

From Hickory St. at the south to the City line (Moore's Creek) at the north

DRAFT



Last updated: 12.11.2023



LENGTH: 1.5 MILES

HISTORY

In 1970, I-64 opened from Crozet east through Albemarle County. With the construction of the interchange at 5th St., the current alignment of 5th St. Ext. was established. I-64 divides the more commercial northern section of this corridor from the more residential southern section. In 1993-94, the current alignment of Rt. 631 was established, having previously followed what is today's Country Green Rd. and a portion of Sunset Ave. Ext.

GENERAL CHARACTERISTICS OF PROGRESSION

The corridor is experienced in two distinct segments separated by a wide bridge that spans I-64 and allows open views east to Monticello and west to distant mountain ranges. South of the Interstate, the corridor is a 4-lane divided highway with a grassy median. The wooded buffers along this segment screen residential neighborhoods and individual residences but give way to tree-lined streets around the Old Lynchburg Rd./5th St. intersection where office parks and denser apartment complexes establish a more suburban character.

North of the I-64 interchange, the road narrows and development is more consistent with the suburban commercial character on the outskirts of the City of Charlottesville.

ZONING & LAND USE

Parcels south of the Interstate are mostly zoned in a mix of residential districts (R1, R2, R4 and R10), but also include mixed-use Neighborhood Model developments and a few commercially-zoned properties, including the County Office Building which provides many public services. Parcels adjacent to the northern segment of the corridor have Highway Commercial zoning, and exhibit a variety of forms and uses, for example the recently constructed strip mall at Fifth Street Landing and the hotel and office building adjacent to the Interstate.

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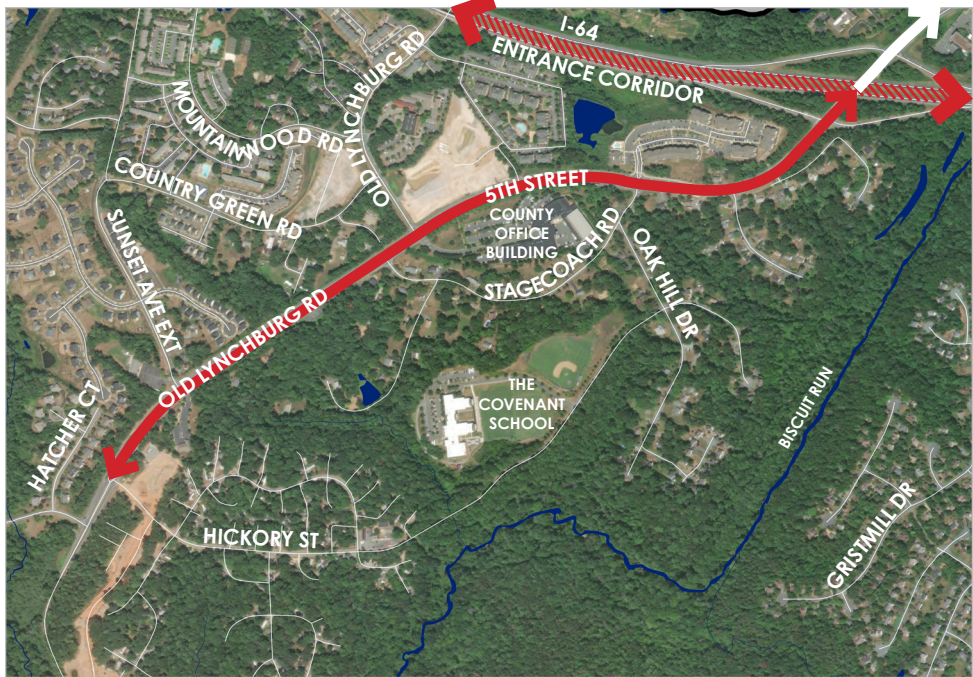
Entrance Corridor // Route 631 // Oak Hill

Between Hickory St. to the south and I-64 interchange to the north

DRAFT



Last updated: 12.12.2023



LENGTH: 1.2 MILE

GENERAL CHARACTERISTICS

Wooded frontages predominate from the southern end of this segment to the Old Lynchburg Rd./5th St. intersection. Breaks in the vegetation are present at the Southwood development and at Sunset Ave. Ext., where two churches that predate the ECDG exhibit a suburban development pattern of deep building setbacks and parking lots close to the street. Dense vegetation gives way to a rhythm of regularly spaced street trees at the Old Lynchburg Rd./5th St. intersection where the County Office Building and the Albemarle Business Campus are located. This larger scale of development continues northward on the west side of the corridor with apartment communities. On the east side, single family detached residences built in the 1960s and '70s predominate. A continuous pedestrian facility consisting of a combination of sidewalks and recreational paths are present along the north and west side of the street from Hickory St. to 1411 5th St.

STRUCTURES – PREDOMINANT FEATURES

- Form: Rectangular footprints with gabled and hipped roofs
- Scale: Small 1-2-story detached residences; large-scale 1-4 story office and multi-family residential
- Materials: Brick, siding, some stone and EIFS
- Colors: red, gray, tan/beige, white, blue

LANDSCAPE – PREDOMINANT FEATURES / ELEMENTS OF ORDERLY AND ATTRACTIVE DEVELOPMENT

- Wooded frontages or regularly spaced street trees

CHARACTERISTICS TO AVOID

- Un-landscaped frontages
- Un-relegated parking

Entrance Corridor // Route 631 // Oak Hill

Between Hickory St. to the south and I-64 interchange to the north

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PRECEDENT IMAGES

Last updated: 12.12.2023



Old Lynchburg Rd./Hickory Rd. Intersection (Looking South)

The southern end of this corridor is marked by the redeveloping Southwood residential development at the intersection of Old Lynchburg Rd. and Hickory St. Decorative stone walls and signage are seen at the entrance.



Old Lynchburg Rd./Sunset Ave. Intersection (Looking West)

Two churches at the intersection of Old Lynchburg Rd. and Sunset Ave. Ext. exhibit a suburban development pattern of deep building setback and parking lots close to the street that was popular pre-ECDG.



Vicinity of 1255 Sunset Ave. Ext. (Looking Northeast)

Wooded frontages are typical along Old Lynchburg Rd. A recreational pedestrian path, seen here on the left, runs parallel to the segment.



3030 Vision Ln.

Newer commercial and apartment structures are seen along the segment. These structures incorporate rectangular forms and massings, using a combination of materials, colors, and textures.



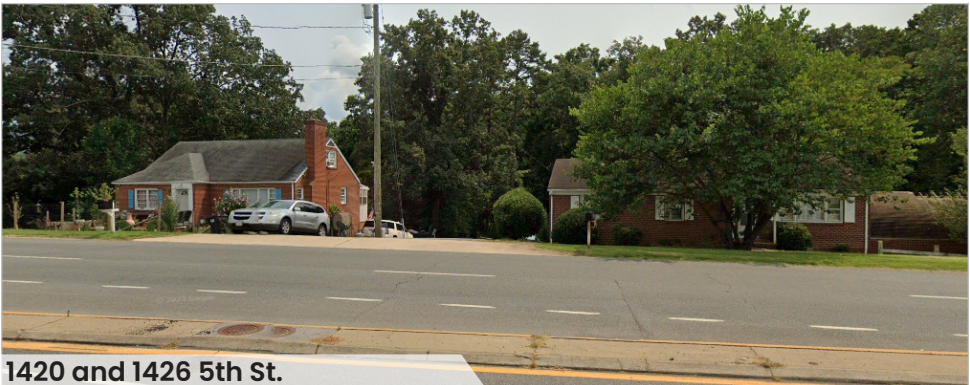
Old Lynchburg Rd./5th St. Intersection

Larger scale development stands at the Old Lynchburg Rd./5th St. intersection, where a regular rhythm of street trees replaces the wooded frontages.



5th Street Place Apartment Complex

The entrance to the 5th Street Place apartment complex provides a view to the I-64 Entrance Corridor. The apartment designs use changes in materials, varying colors, and recesses and projections to break down building mass and add interest and human scale.



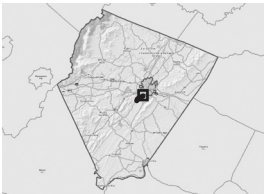
1420 and 1426 5th St.

Single family detached residences built in the 1960s and '70s maintain a suburban character on the east side of the north end of this segment.

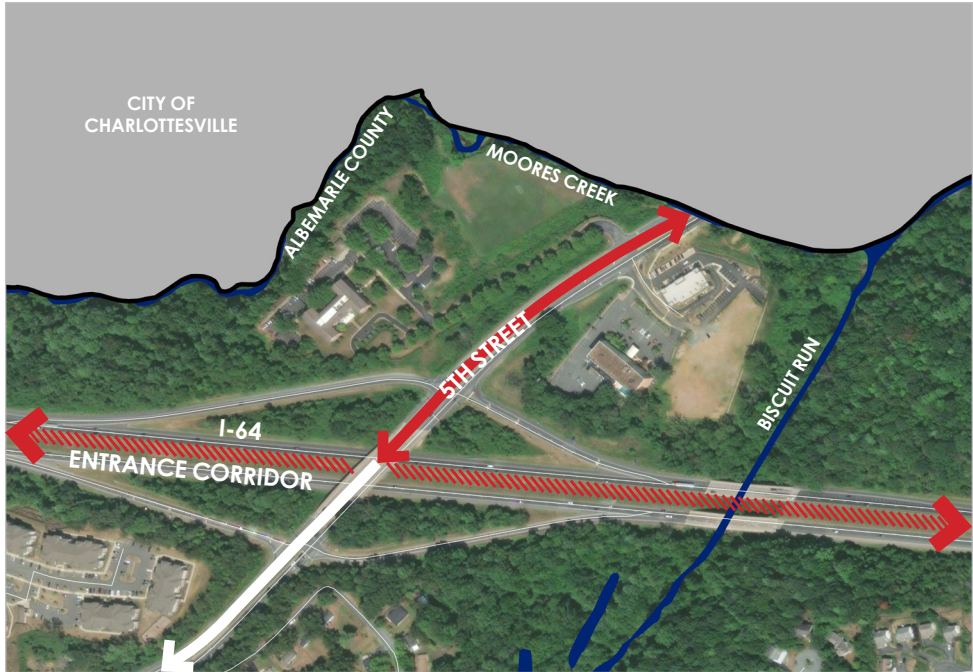
Entrance Corridor // Route 631 // Moores Creek

Between I-64 interchange to the south and the City line (Moores Creek) to the north

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Last updated: 12.12.2023



LENGTH: 0.3 MILE

GENERAL CHARACTERISTICS

Despite its short length, this northern segment of the corridor has a clear suburban commercial character evidenced by the hotel, office building and strip shopping center constructed along the eastern side. An institutional building and associated recreation field is located on the western side of the segment but visibility from the corridor is limited by landscaping and topography. Wooded frontages extend north from the interstate interchange to the hotel on the east side and along the full length of the County frontage on the west side. The rhythm of regularly spaced street trees marks the more recent development at the north end of the corridor on the east side.

STRUCTURES – PREDOMINANT FEATURES

- Form: Rectangular footprints and massing
- Scale: Typically 1-6 stories with medium to large footprints
- Materials: Brick predominates
- Colors: Red, gray, tan/beige

LANDSCAPE – PREDOMINANT FEATURES

- Wooded frontages
- Regularly spaced street trees

ELEMENTS OF ORDERLY AND ATTRACTIVE DEVELOPMENT

- Relegated parking, parking lots mitigated by landscaping

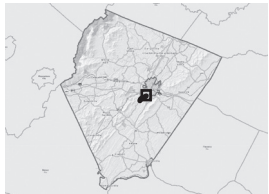
CHARACTERISTICS TO AVOID

- Frontages without landscaping

Entrance Corridor // Route 631 // Moores Creek

Between I-64 interchange to the south and the City line (Moores Creek) to the north

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PRECEDENT IMAGES

Last updated: 12.12.2023



Vicinity of the I-64 Interchange (Looking South)
Trees in the right-of-way at the I-64 interchange mark a transition in the character of the corridor from residential and office suburban at the south to commercial suburban at the north.



600 and 601 Fifth Street Lndg.
601 Fifth Street Landing (left) and Holiday Inn South (right) are prominent buildings at the more commercial area at the north end of the corridor. See below for individual images of each building.



601 Fifth Street Lndg.



600 Fifth Street Lndg.