281 Fairway Drive

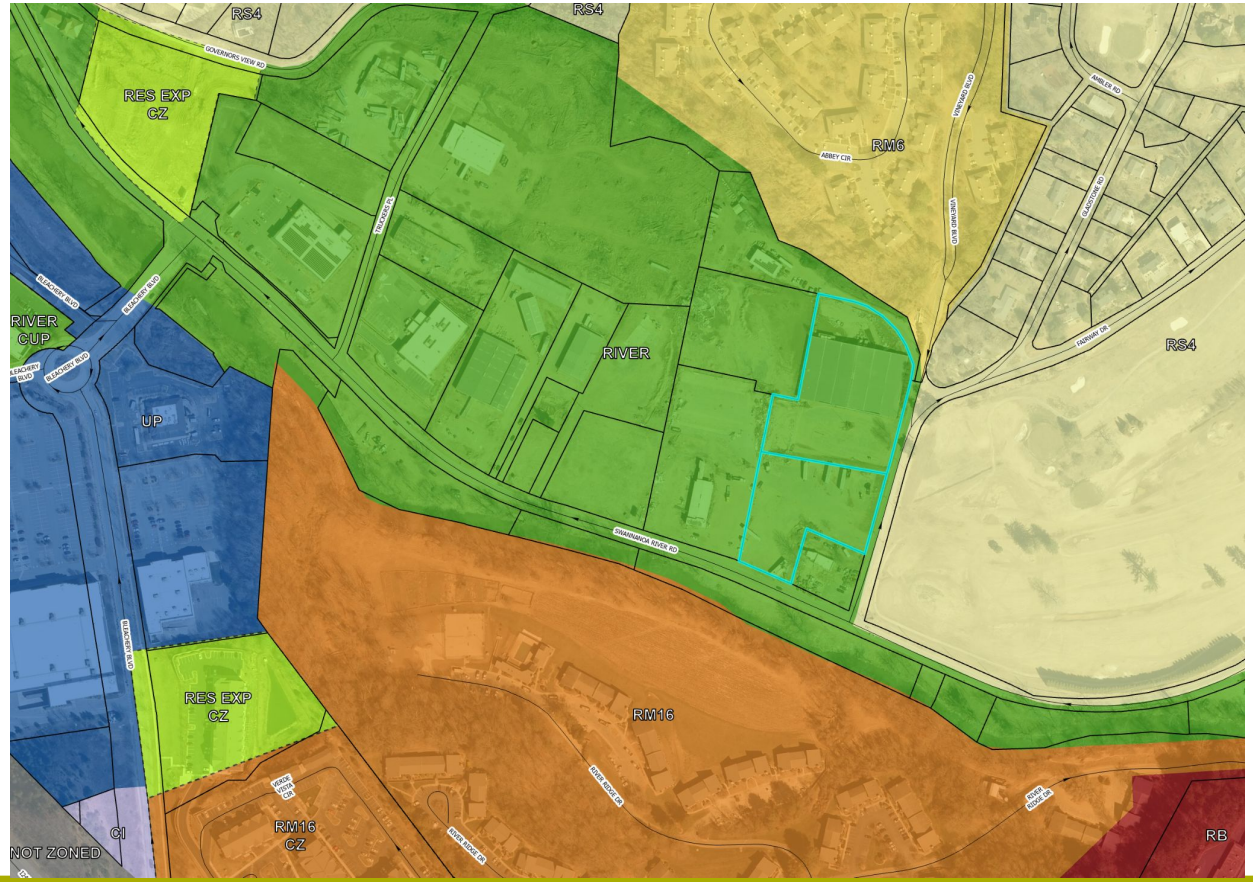
Design Review Committee

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Formal Review

THE CITY OF ASHEVILLE

Site Context



4.99 Acres

Riverfront Design Review

Swannanoa River East Sector

Existing Site (Pre-Helene)

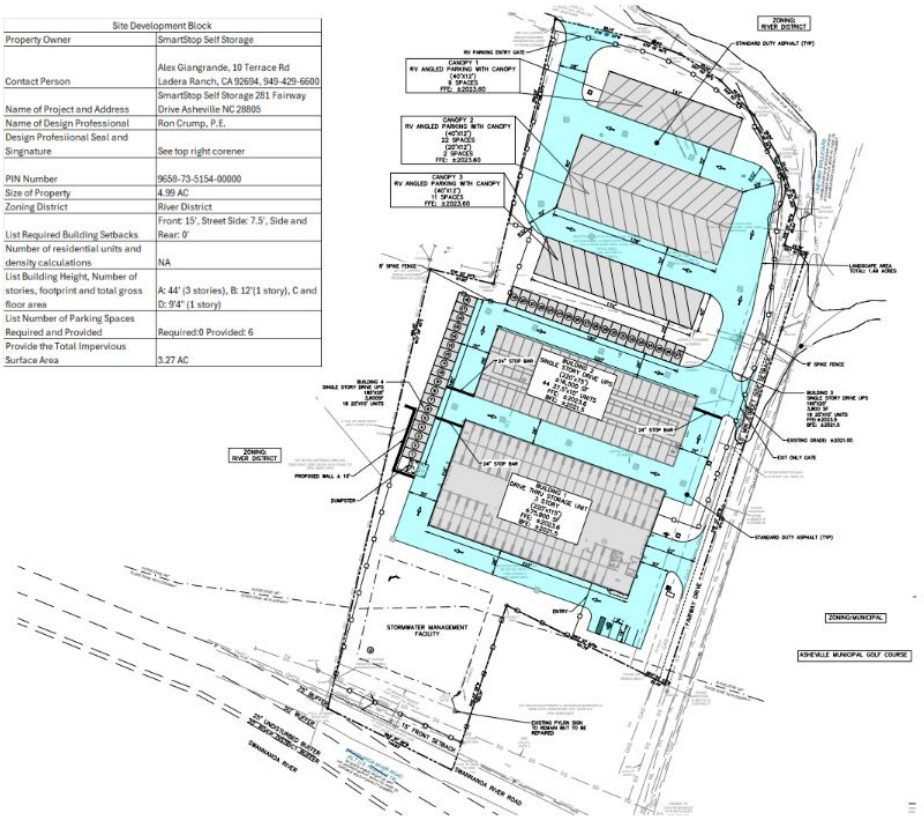


Existing Site (Post-Helene)



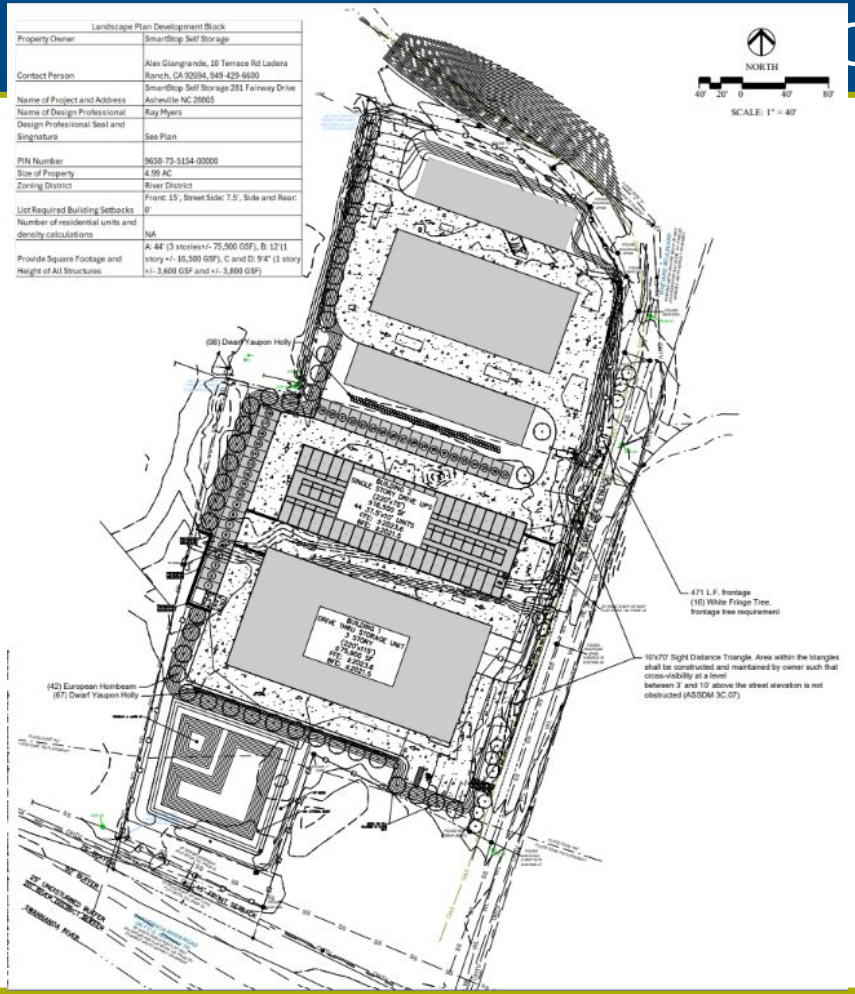
Proposed Changes-Site Plan

Site Development Block	
Property Owner	SmartStop Self Storage
Contact Person	Alex Giangrande, 10 Terrace Rd Ladera Ranch, CA 92694, 949-429-6680
Name of Project and Address	SmartStop Self Storage 281 Fairway Drive Asheville NC 28805
Name of Design Professional	Ron Crump, P.E.
Design Profesiional Seal and Sirgnature	See top right corener
PIN Number	9658-73-5154-00000
Size of Property	4.99 AC
Zoning District	River District
List Required Building Setbacks	Front: 15', Street Side: 7.5', Side and Rear: 0'
Number of residential units and density calculations	NA
List Building Height, Number of stories, footprint and total gross floor area	A: 44' (3 stories), B: 12'(1 story), C and D: 9'4" (1 story)
List Number of Parking Spaces Required and Provided	Required:0 Provided: 6
Provide the Total Impervious Surface Area	3.27 AC



dscape Plan

Landscape Plan Development Block	
Property Owner	SmartStop Self Storage
Contact Person	Alex Giangrande, 18 Terrace Rd Ladera Ranch, CA 92694, 949-429-6600
Name of Project and Address	SmartStop Self Storage 281 Fairway Drive Asheville NC 28805
Name of Design Professional	Ray Myers
Design Professional Seal and Singnature	See Plan
PIN Number	9638-73-5134-00000
Size of Property	4.99 AC
Zoning District	River District
List Required Building Setbacks	Front: 15', Street Side: 7.5', Side and Rear: 0'
Number of residential units and density calculations	NA
Provide Square Footage and Height of All Structures	A: 44' (3 stories+/- 75,500 GSF), B: 12'(1 story +/- 16,500 GSF), C and D: 9'4" (1 story +/- 3,600 GSF and +/- 3,800 GSF)

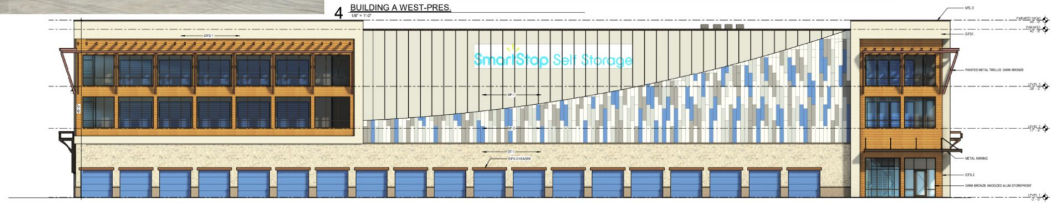


Proposed Changes-Elevations I

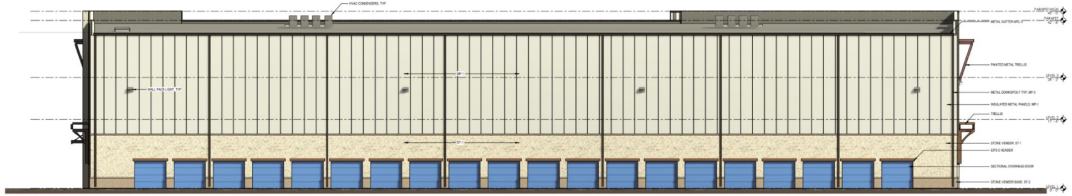




4 BUILDING A WEST-PRES.



3 BUILDING A SOUTH-PRES.



2 BUILDING A NORTH-PRES.

TRC CHECKLIST

BUILDING ELEVATIONS & PLANS

- ELEVATIONS HAVE BEEN DRAWN AT 1/8" IN ORDER TO FIT ON A SHEET (1/4" SCALE IS TOO LARGE)
- ADJACENT PROPERTIES ARE CURRENTLY DEMOLISHED DUE TO FLOOD AND HAVE NOT BEEN RESULT
- SEE MATERIAL LEGEND THIS SHEET FOR PROPOSED MATERIALS
- FENESTRATION CALCULATION IS NOT APPLICABLE FOR THIS SITE
- ROOF TOP HVAC UNITS ARE SMALL RESIDENTIAL SIZED UNITS ON THE ROOF. DUE TO THE HEIGHT AND DEPTH OF THE BUILDING THEY ARE NOT VISIBLE FROM STREET LEVEL. REFER TO THE SITE SECTION PROVIDED ON SHEET A203.2
- ALL EXTERIOR ELEVATIONS HAVE BEEN PROVIDED
- THE BUILDING IS 3 STORIES AND 45' TO THE TALLEST PARAPET. REFER TO ELEVATIONS
- ALL MATERIALS HAVE BEEN DELINEATED AND DIFFERENTIATED
- A GOOGLE EARTH IMAGE OF THE ADJACENT SITE HAS BEEN INCLUDED ON THIS SHEET. ALL BUILDING HAVE BEEN DEMOLISHED
- ALL EXTERIOR ELEVATIONS OF PROPOSED BUILDINGS HAVE BEEN PROVIDED. NO EXISTING STRUCTURES ARE TO REMAIN
- NO ADJACENT BUILDINGS EXISTS, ACROSS THE STREET IS THE MUNICIPAL GOLF COURSE.
- THE DESIGN AESTHETIC FOR THIS PROJECT IS MEANT TO REINFRENCE A CLEAN MOUNTAIN LOOK UTILIZING WOOD ACCENTS, STONE VENEERS AND INSULATED METAL PANELS IN EARTH TONES

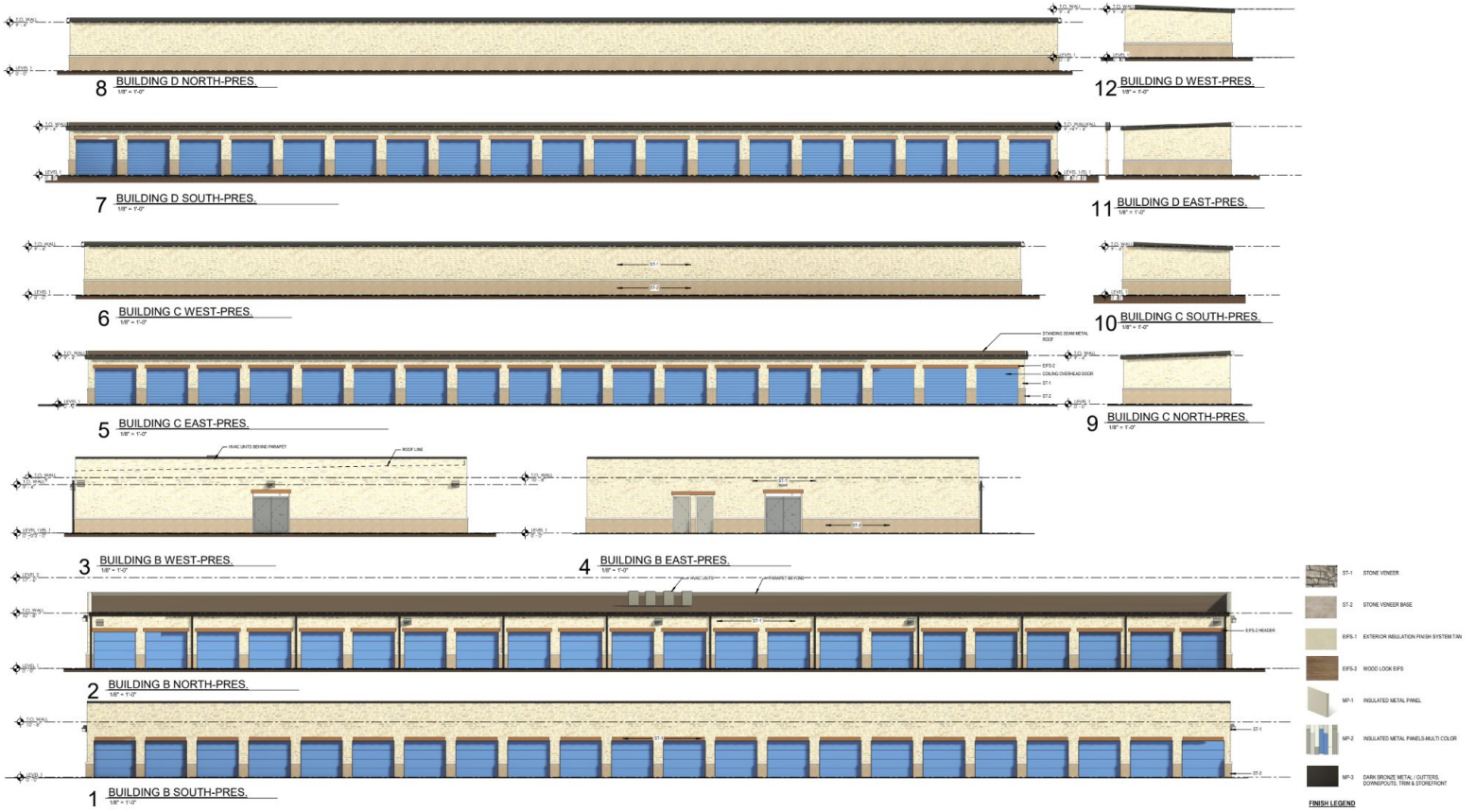


BUILDING AREA CHART		
BUILDING A	23,360 s.f. / floor	70,080 s.f.
BUILDING B		10,200 s.f.
BUILDING C		3,600 s.f.
BUILDING D		3,600 s.f.

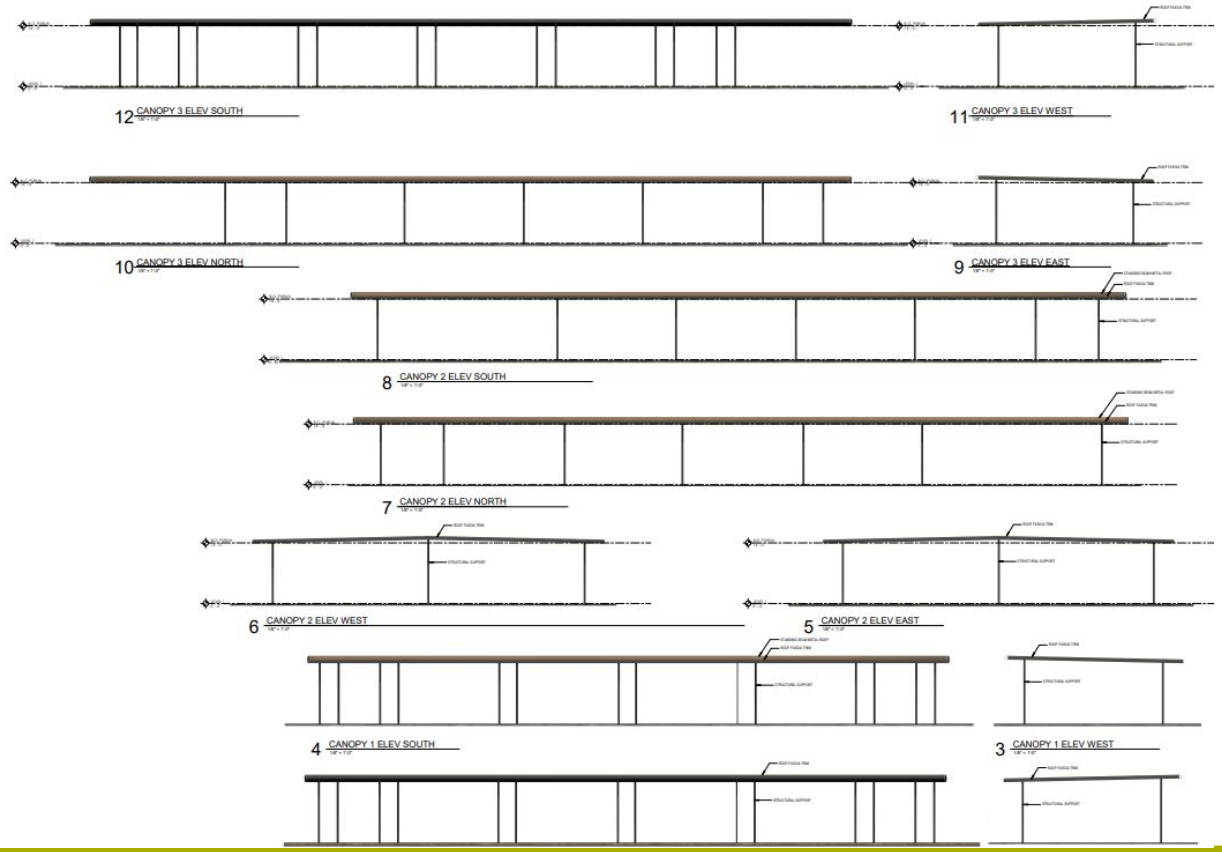


1 BUILDING A EAST-PRES.

Proposed Changes-Elevations II



Proposed Changes-Elevations III



Renderings I



Renderings II



Why is the structure elevated?

- Building was demolished after being substantially damaged in TS Helene.
- New construction must be elevated or protected to at least 2’ above BFE. Elevation to 4’ is recommended.

Swannanoa River East I

Swannanoa River East

This Remainder Design District encompasses a large area fronting both banks of the Swannanoa River, and extending along Swannanoa River Road beginning at the I-240 overpass at South Tunnel Road at the West end, to the Nature Center of Asheville

The area is characterized by a mixture of existing operating light industrial uses, retail, commercial, and warehousing.





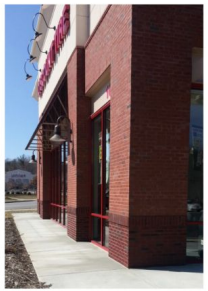


Swannanoa River East II









Images which could provide a visual cue as thematic inspiration for potential design concepts utilized in future redevelopment of this area.



Recommended Motion

I move to approve the self storage facility design at 281 Fairway Drive as presented based on elevations and materials submitted and discussions heard during this review and find that the project meets the intent of the Downtown Design Guidelines (subject to the following conditions, if any).