

**CITY OF CHARLOTTESVILLE**  
**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES**  
**STAFF REPORT**

**APPLICATION FOR A SPECIAL USE PERMIT**

**PLANNING COMMISSION AND CITY COUNCIL JOINT  
PUBLIC HEARING**

**DATE OF HEARING: January 14, 2014**  
**APPLICATION NUMBER: SP-13-10-19**

**Project Planner:** Brian Haluska, AICP  
**Date of Staff Report:** November 20, 2013

**Applicant:** Campus Acquisitions Holdings, LLC  
**Current Property Owner:** University Station LLC; Ivy Land Trust

**Application Information**

**Property Street Addresses:** 1000 West Main Street, 118 11<sup>th</sup> Street SW

**Tax Map/Parcel #:** Tax Map 10, Parcels 68 and 70

**Total Square Footage/Acreage Site:** 1.277 acres

**Comprehensive Plan (Land Use Plan) Designation:** Mixed-Use

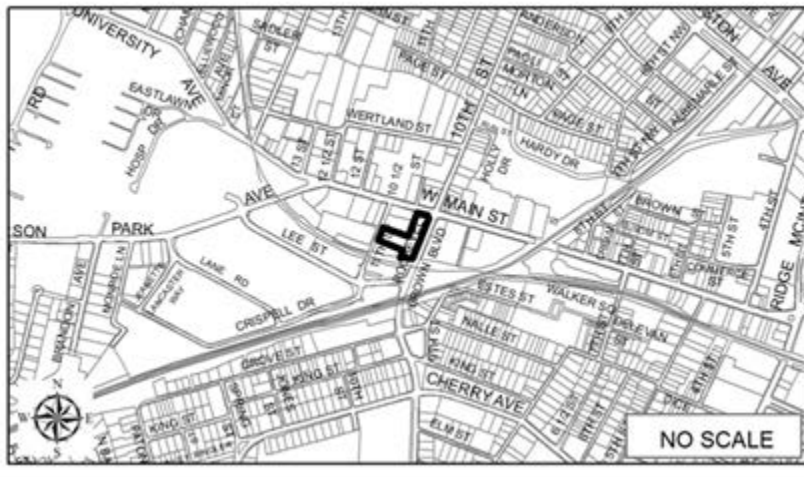
**Current Zoning Classification:** West Main South with Architectural Design Control  
District and Parking Modified Zone Overlays

**Tax Status:** The City Treasurer's office confirms that the taxes for the properties were current  
as of the drafting of this report.

**Applicant's Request**

Special Use Permit (City Code Sec. 34-637 and 34-641) for height up to 101 feet and density up  
to 193 dwelling units per acre, with a request for modification of setback and stepback  
requirements in Sec. 34-638.

## Vicinity Map



## Background/ Details of Proposal

Campus Acquisitions has submitted a special use permit in conjunction with a site plan for a new mixed-use building located at the corner of West Main Street and Roosevelt Brown Boulevard. The property has additional street frontage on 11<sup>th</sup> Street SW. The plan shows a 101 foot tall building with 246 residential units (192.638 du) and 9,670 square feet of commercial space. The building would have 648 bedrooms, and parking for 219 cars located in structured parking under the building. The applicant also shows parking for 205 bicycles.

The West Main South zoning permits a maximum height of 70 feet by right, and 101 feet by special use permit. The maximum density permitted by right is 43 units per acre, and 240 units per acre by special use permit.

## Land Use and Comprehensive Plan

### **EXISTING LAND USE; ZONING AND LAND USE HISTORY:**

Tax Map 10, Parcel 70 is currently vacant and undeveloped. Tax Map 10, Parcel 68 was the location of the old West Main Street Post Office. The Post Office was demolished and removed in 2009, so Parcel 68 is also currently vacant and undeveloped.

Section 34-541 of the City Code describes the purpose and intent of the West Main South zoning district

“Property on the south side of West Main Street are much deeper, and generally larger in size, than those to the north, and established non-commercial uses typically are separated from adjacent residential neighborhoods by railroad tracks and street rights-of-way. The purpose of this zoning district is to encourage pedestrian-friendly mixed-use development, at an intensity slightly greater than that to the north of West Main. The permitted uses and building heights, those

allowed by-right and by special permit, respect the scenic character of the West Main Street corridor.

**Zoning History:** In 1949, the property was zoned B-1 and B-2 Business. In 1958, the property was zoned B-2 Business as well as M-1 and M-2 Industrial. In 1976, the property was zoned B-3 Business and M-1 Restricted Industrial. In 1991, the property was rezoned B-5 Business. In 2003, the property was rezoned to its current zoning.

In 2008, City Council approved amending the West Main South corridor to raise the maximum density permitted by special use permit to 240 units per acre, while lowering the maximum by right density from 64 units per acre to 43 units per acre. The reasons given in the staff report presented to Council in connection with that amendment were as follows:

- To allow greater density in many cases than originally anticipated, but to do it through special use permit, in order to further our vision of a more dense urban core that supports transit, bike and pedestrian activity.
- To lower the by-right densities back to their pre-2003 levels in the mixed use districts in order to give us an opportunity to debate both the merits of increased density at a particular location and the suitability of infrastructure at that location. In many cases, the density is appropriate but there are infrastructure deficiencies that must be addressed in order to achieve the density in a way that it does not negatively impact the overall community.
- By requiring a special use permit for increased densities, this will create a more open process for the community and at the same time will allow conditional approvals that can mitigate some of the negative impacts.

## **SURROUNDING LAND USES AND ZONING DISTRICTS**

**North:** Immediately north of the property is several single-story structures that have been recently used for retail and offices uses. The University of Virginia-owned Stacy Hall is an office building that fronts on West Main Street across from the area proposed for development. The building that previously housed the Under the Roof furniture store, and the building that previously housed the Team Tire auto repair business are also directly adjacent to this property to the north. The Under the Roof building at 1003 West Main Street previously received a special use permit for additional height, but the permit was never implemented and is no longer valid. All of these properties are zoned West Main North. Further north is the low-density residential 10<sup>th</sup> and Page planning area.

**South:** Immediately south of the property is a single-story structure owned by the University of Virginia currently used for construction trailers, and the C&O Railroad tracks. These properties are zoned West Main South. Further south is the power transfer station that serves the University Hospital, and the University Hospital chiller plant.

**East:** Immediately adjacent to the east is a hotel zoned West Main South. Within 500 feet further east, two new mixed use developments were recently approved by City Council pursuant to special use permits: (1) The Flats at West Village (site zoned WMS District), which will contain 219 residential apartments and 11,944 SF of ground floor commercial uses. A final site plan has been approved, and construction has commenced. (2) The

Standard (site zoned WMN District), which will contain 203 residential apartments and 7,000 SF of ground floor commercial uses. A preliminary site plan has not yet been approved.

**West:** Immediately adjacent to the west is the historic Patton Mansion building, and the Core Lab that serves the University Hospital. Further west is the 11<sup>th</sup> Street Parking Garage that also serves the University Hospital, and the retail/office property known as Sycamore House. The new Children's Hospital building 500 feet to the west of the proposed project is being developed under a special use permit for additional height. These properties are zoned West Main South.

### **NATURAL RESOURCE AND CULTURAL FEATURES OF SITE:**

The site does not have any notable natural resources. The site is mostly grass, and slopes downhill from the frontage on West Main Street south towards the railroad tracks. There are no trees on the site.

The most notable cultural feature of the site is the proximity to Roosevelt Brown Boulevard. Roosevelt Brown was a Charlottesville native who was elected to the Professional Football Hall-of-Fame in 1975. A nearby historic marker details Brown's life, and the applicant's renderings of the building show some details honoring Brown that would be visible from the sidewalk along the street that bears his name.

### **COMPREHENSIVE PLAN ANALYSIS:**

The Comprehensive Plan is generally supportive of high density, mixed-use developments along the major corridors in the City, especially along West Main Street. The Economic Sustainability Chapter is specifically concerned about the implementation of the West Main Street plan, and encouraging private sector development along the corridor. The Comprehensive Plan also contains language that supports creation of housing opportunities for all residents of the City. Lastly, the Comprehensive Plan places a strong emphasis on supporting development that is multi-modal, particularly developments that encourage biking and walking.

Several concerns arise from a review of the project against the Comprehensive Plan. Primary among these is the Comprehensive Plan's preference for mixed-income housing and connections between residential development and employment opportunities.

Specific items from the Comprehensive Plan are as follows:

#### **Land Use**

- When considering changes to land use regulations, respect nearby residential areas. (Land Use, 2.1)
- Enhance pedestrian connections between residences, commercial centers, public facilities and amenities and green spaces. (Land Use, 2.3)



- Expand the network of small, vibrant public spaces, particularly in areas that are identified for higher intensity uses and/or potential higher density. (Land Use, 2.5)
- Enhance existing neighborhood commercial centers and create opportunities for others in areas where they will enhance adjacent residential area. Provide opportunities for nodes of activity to develop, particularly along mixed-use corridors. (Land Use, 3.2)

### **Economic Sustainability**

- Partner with University of Virginia and other adjacent property owners for continued implementation of the West Main Street Plan. (Economic Sustainability, 6.2)
- Continue to encourage private sector developers to implement plans from the commercial corridor study. (Economic Sustainability, 6.6)

### **Housing**

- Achieve a mixture of incomes and uses in as many areas of the City as possible. (Housing, 3.3)
- Consider the range of affordability proposed in rezoning and special use permit applications, with emphasis on provision of affordable housing for those with the greatest need. (Housing, 3.5)
- Promote housing options to accommodate both renters and owners at all price points, including workforce housing. (Housing, 3.6)
- Offer a range of housing options to meet the needs of Charlottesville's residents, including those presently underserved, in order to create vibrant residential areas or reinvigorate existing ones. (Housing, Goal 7)
- Ensure that the City's housing portfolio offers a wide range of choices that are integrated and balanced across the City to meet multiple goals including: increased sustainability, walkability, bikeability, and use of public transit, augmented support for families with children, fewer pockets of poverty, sustained local commerce and decreased student vehicle use. (Housing, Goal 8)
- Encourage mixed-use and mixed-income housing developments. (Housing, 8.1)
- Encourage housing development where increased density is desirable and strive to coordinate those areas with stronger access to employment opportunities, transit routes, and commercial services. (Housing, 8.3)
- Promote redevelopment and infill development that supports bicycle and pedestrian-oriented infrastructure and robust public transportation to better connect residents to jobs and commercial activity. (Housing, 8.5)

### **Transportation**

- Encourage a mix of uses in priority locations, such as along identified transit corridors and other key roadways, to facilitate multimodal travel and increase cost effectiveness of future service. (Transportation, 2.4)

- Promote urban design techniques, such as placing parking behind buildings, reducing setbacks and increasing network connectivity, to create a more pedestrian friendly streetscape and to reduce speeds on high volume roadways. (Transportation, 2.6)
- Work with University of Virginia officials to encourage students, faculty and staff to live closer to the University or to use alternative modes of transportation wherever they live. (Transportation, 5.2)
- Encourage the development of transit-oriented/supportive developments. (Transportation 6.6)

### **Urban Design and Historic Preservation**

- Facilitate development of nodes of density and vitality in the City’s Mixed Use Corridors, and encourage vitality, pedestrian movement, and visual interest throughout the City. (Urban Design and Historic Preservation, 1.3)

## **Public and Other Comments Received**

### **PUBLIC COMMENTS**

Staff has received two comments regarding this project at the time of the drafting of this staff report. The first comment, received from a citizen in the Fifeville neighborhood, was opposed to the development and the trend of large student–oriented residential projects as a whole, primarily citing the increase in traffic.

Staff also received a letter from the C&O Railroad Company, citing several concerns regarding the project. The company raised concerns regarding safety and the impact of the noise from the existing railroad service on the property. The railroad requested a 50 foot buffer between the development and the rail right-of-way, as well as fencing along the common property line. The letter is included in your packet. Subsequent conversations with a representative of the railroad have lead CSX to revise their request to one of the following two options:

1. An increased set back of 25 feet from the ROW.
2. Fencing the common property line.

### **COMMENTS FROM UNIVERSITY OF VIRGINIA**

The Architect for the University, speaking at the Planning Commission meeting on November 12, 2013, raised the following concerns:

1. **Operations of the medical center.** The project is adjacent to the University Medical Center, and the project could impact the Medical Center if not properly managed.
2. **Adjacency of the core laboratory.** The building behind the Patton Mansion is the Core Laboratory for the entire Medical Center campus, and operates 24 hours a day. The building has a backup generator directly adjacent to the proposed building which the University maintenance staff would need access to repair, test and fuel. There is added concern that the generator’s odors and noise could impact the residents in the building.

3. **Adjacency of the main generator plant.** Similar to the concern regarding the Core Laboratory's backup generator, the main generator plant for the Medical Center is across the tracks to the south of this project. Those generators must be tested and fueled on a regular basis and the noise from those generators when operating is substantial.
4. **Heliport.** The helipad that serves the hospital is located on the roof of the primary hospital building, and structures of the height requested have the potential to impact the flight path of incoming helicopters. The Architect for the University asked that staff incorporate review of the impacts on the flight path of helicopters, if any.
5. **Acoustic management regarding the emergency room.** The primary route that ambulances take to enter the Medical Center and deliver people to the emergency room is on Roosevelt Brown Boulevard, and the noise of those sirens could impact the quality of life of the residents.
6. **Air management study.** The building's shape, accompanied by the various uses surrounding the building that need access to air and ventilation brings up the concern of airflow in and around the site. The Architect of the University requested that an air flow study be completed as a part of the project.
7. **Servicing of retail.** Beyond the central concerns of the University, the Architect noted some issues with how the retail establishments in the building would be served. Deliveries along West Main frequently occur from the street, which can create traffic impacts, especially since many businesses in Charlottesville receive delivery from larger tractor-trailers rather than smaller panel trucks.

## COMMENTS/RECOMMENDATIONS OF THE BAR

The Board of Architectural Review considered the Special Use Permit request at their meeting on November 19, 2013, and took the following action:

The BAR recommended (7-0) that the proposed Special Use Permit will not have an adverse impact on the West Main Street ADC District. The BAR commended the applicant for a very accomplished design. They felt the additional density and height were appropriate; they liked the articulated voids and use of outdoor areas; that the building does not loom over adjacent neighborhoods, it is sufficiently deferential to the Patton House; sympathetic with the hospital district; the direction they are heading with bike and community uses along Roosevelt Brown is fine; the setbacks and stepbacks are a delight to see as a response to context in a formal way; they like the use here of different materials and non-traditional forms; they like the way they started with the site, then moved to the zoning.

## PLANNING COMMISSIONS COMMENTS AT PRELIMINARY DISCUSSION

1. **Unit mix.** The Commission expressed concern about the mix of units in the development, and whether the proposed mix would appeal solely to students, or whether the mix could incorporate units that would be attractive to employees at the Medical Center.
2. **Emergency Vehicles.** The Commission was also concerned about the impact of the building on the traffic surrounding the project, and whether those traffic impacts would have any effect on emergency vehicles' access to the University Medical Center.

3. **Frontage on Roosevelt Brown.** The Commission mentioned that the frontage along Roosevelt Brown Boulevard was not sufficiently oriented for pedestrian activity. There were limited means for a pedestrian to access the commercial areas along the street due to the difference in grade between the retail area and the sidewalk. Additionally, the Commission felt that the façade along the Roosevelt Brown right-of-way was imposing and detracted from the desired pedestrian quality of the street.

## **IMPACT ON CITY SERVICES:**

### **Public Works (Water and Sewer):**

The applicant has sent the projected impact of the structure on the City water and sewer services, and the loads have been passed on to the Rivanna Water and Sewer Authority for the required letter of acceptance. Staff does not anticipate any problems with serving the projected demands.

**Public Works (Storm Drainage/Sewer):** Development of the proposed site will change it from an unimproved lot of heavily compacted soil and gravel to a condition of being almost entirely impervious surface. Applicant will be required to prepare a stormwater management plan in accordance with state regulations and city requirements at a later date.

## **Staff Analysis and Recommendation**

### **ANALYSIS**

#### **Assessment of the Development as to its relation to public necessity, convenience, general welfare, or GOOD ZONING PRACTICE:**

The City has zoned West Main Street to encourage mixed-uses and higher residential densities. This is an attempt to create a vibrant commercial corridor between the University of Virginia Grounds, and Downtown Charlottesville. A corridor with abundant commercial activity would be more inviting to pedestrian traffic, and will hopefully make West Main Street a destination, in addition to a means to travel between the University and Downtown.

A major argument for increased density along the corridor is that the businesses attempting to operate along West Main Street will increase in numbers only if there is a residential population within walking distance of the businesses. While some commercial areas (like the Downtown Mall) can rely on persons who reside outside walking distance to drive in and park, many neighborhood-scale commercial areas rely on nearby residents (i.e. the restaurants on the Corner). One shortcoming that has been holding back West Main Street commercial developments is the lack of residents on the corridor.

Higher density additionally has an added impact of making multi-modal transportation systems more attractive to the residents in the area. As staff has previously pointed out, University students will not be inclined to drive to class during the days, and will most

likely use their cars during off-peak hours. In order to get to class, walking, biking, and taking mass transit will be more attractive to students because all of these methods will get a student closer to their destination in a more timely fashion than driving.

Recently, the operator of The Pavilion project at the corner of Arlington and Millmont confirmed with staff that of the 230 residential units that opened in August 2013, 93% of them were rented, while only 55-60% of the available parking was leased. Staff contends that Arlington and Millmont is a more car oriented project than any of the developments proposed along West Main Street.

### **Assessment of Specific Potential Impacts of the Proposed Development:**

#### **1. Massing and scale of the Project, taking into consideration existing conditions and conditions anticipated as a result of approved developments in the vicinity**

The massing of the project is roughly in line with similar massing approved at the Flats at West Village. The West Main façade is similar in height to the recently constructed Battle Building and the Flats. The bulk of the additional height of the building is situated on the southern portion of the property, near or adjacent to the railroad tracks – much like the Flats project. A notable difference between this project and the Flats is that while the Flats is adjacent to a residential area in Fifeville, The 1000 West Main street project is adjacent to the University Hospital campus that features many large, multi-story structures with institutional uses.

The existing structures along West Main Street, however, present a different point of comparison. The Patton Mansion and the structures across West Main are primarily one and two-stories. In particular, the concern with how the project addresses the adjacency to the Patton Mansion has been cited as a major point of emphasis. Throughout the review process, there has been a concern about the Patton Mansion being overshadowed by the buildings surrounding it. The BAR addressed this issue in their review of the SUP, and found the building was appropriately designed in how it responded to its proximity with the historic structure.

#### **2. Traffic or parking congestion on West Main and Roosevelt Brown**

The proposed project will impact traffic on the streets adjacent to the building. The applicant shows vehicular access on 11<sup>th</sup> Street and Roosevelt Brown Boulevard.

11<sup>th</sup> Street has been mentioned as suffering from a level of congestion that can, at times, impact the ability of persons to enter and exit businesses that exist on 11th Street near where the proposed structure's garage access would be. Some of this current issue can be attributed to the timing of the traffic lights at the intersection of 11<sup>th</sup> Street and West Main Street. The volume of traffic on 11<sup>th</sup> Street from this project and any hospital traffic cutting up 11<sup>th</sup> Street may necessitate the City modifying the timing of the traffic light to help clear the queue on 11<sup>th</sup> Street.

The Planning Commission raised a concern about the ability of drivers leaving the Roosevelt Brown exit and attempting to turn left during peak hours of traffic, as well as any impacts on emergency vehicles. To address this impact, staff has suggested the applicant perform a traffic study focusing on the streets adjacent to the development, as well as any impact on emergency vehicles accessing the Medical Center.

Additionally, several entities raised concerns about the ability of the commercial businesses in the development to load and unload without obstructing the flow of traffic on adjacent public streets. This is of a particular concern, because limits to the loading and unloading will limit the types of businesses that can locate in the new commercial space, and could possibly contribute to less variety in the commercial establishments along the West Main corridor. Staff has suggested a condition that would apply to the site plan and would require the applicant to demonstrate how the loading and unloading for the commercial space can be accomplished internal to the site.

### **3. Noise, lights, dust, odor, vibration**

The proposed project represents a fairly benign use when reviewed in the context of noise, lights, dust, odor and vibration. Vibration from parking cars will be internal to the site. The lighting external to the building will be required to meet the City's lighting regulations. The noise generated from this building will be in line with similar uses in existence along the West Main Corridor currently.

There is, however, the potential for serious conflicts between the existing generators, the core laboratory, and the new building with regards to fresh air intakes and exhaust output. To address this impact, staff has suggested a condition of an airflow study to guard against any future conflicts that arise because of the construction of the proposed building.

### **4. Displacement of existing residents or businesses**

The proposal would not displace any existing residents or businesses, as the properties are currently vacant.

### **5. Ability of existing community facilities in the area to handle additional residential density and/or commercial traffic**

Housing that is marketed heavily towards University students tends to offer a fairly small impact on community facilities. These projects tend to house young adults that do not have children. Thus, they create very little additional demand on schools and parks. The building will create additional commercial traffic through the creation of additional commercial space. The impact of this new space is offset somewhat by the residential space within the building that will provide a customer base for the commercial area in and around this project without adding automobile traffic to West Main Street.

## **6. Impact (positive or negative) on availability of affordable housing**

The proposed project would not directly impact the availability of affordable housing, as the property is currently vacant, and the applicant does not propose to include on-site affordable units to meet the requirements of the City's Affordable Dwelling Unit Ordinance.

The proposed project may have a positive impact on affordable housing by creating a greater abundance of student-oriented housing. It is possible that students will view this development more favorably than current residential housing stock, forcing the owners of units that can no longer attract student renters to market their properties to other populations – possibly at reduced rents.

## **RECOMMENDATION**

Staff finds that the proposal is supported by the City's Comprehensive Plan, that the increase in height and density is reasonable at this location, and that the impacts of the development can be addressed through conditions placed on the special use permit.

Staff recommends approval, subject to the following conditions:

1. The applicant will complete a traffic study that will take into account the cumulative effect of proposed developments on the streets immediately adjacent to the site, as well as addressing any impacts on emergency vehicle access to the University Hospital.
2. The applicant will complete an airflow study of the site and surrounding properties to ensure that the operation of the existing buildings adjacent to the proposed structure will not suffer because of the construction of the building. Additionally, the study should ensure that exhaust from the adjacent generators can be accommodated without impacting the residents of the proposed development.
3. The applicant will complete all required filings with the Federal Aviation Administration to ensure that the building does not interfere with the operation of the heliport at the University Medical Center.
4. The applicant shall in the preliminary site plan demonstrate how the loading and unloading of deliveries to support the commercial space can be accomplished internal to the site.

## **Attachments**

1. Copy of City Code Sections **34-157** (General Standards for Issuance) and **34-162** (Exceptions and modifications as conditions of permit)
2. Copy of City Code Section **34-541** (Mixed-Use Districts – Intent and Description)
3. Suggested Motions

## **Attachment 1**

### **Sec. 34-157. General standards for issuance.**

(a) In considering an application for a special use permit, the city council shall consider the following factors:

- (1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood;
- (2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan;
- (3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations;
- (4) Whether the proposed use or development will have any potentially adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts. Potential adverse impacts to be considered include, but are not necessarily limited to, the following:
  - a. Traffic or parking congestion;
  - b. Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;
  - c. Displacement of existing residents or businesses;
  - d. Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;
  - e. Undue density of population or intensity of use in relation to the community facilities existing or available;
  - f. Reduction in the availability of affordable housing in the neighborhood;
  - g. Impact on school population and facilities;
  - h. Destruction of or encroachment upon conservation or historic districts;
  - i. Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and,
  - j. Massing and scale of project.
- (5) Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed;
- (6) Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations; and
- (7) When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the BAR or ERB, as may be applicable, for recommendations as to whether the proposed use will have an adverse impact



on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.

(b) Any resolution adopted by city council to grant a special use permit shall set forth any reasonable conditions which apply to the approval.

**Sec. 34-162. Exceptions and modifications as conditions of permit.**

(a) In reviewing an application for a special use permit, the city council may expand, modify, reduce or otherwise grant exceptions to yard regulations, standards for higher density, parking standards, and time limitations, provided:

(1) Such modification or exception will be in harmony with the purposes and intent of this division, the zoning district regulations under which such special use permit is being sought; and

(2) Such modification or exception is necessary or desirable in view of the particular nature, circumstances, location or situation of the proposed use; and

(3) No such modification or exception shall be authorized to allow a use that is not otherwise allowed by this chapter within the zoning district in which the subject property is situated.

(b) The planning commission, in making its recommendations to city council concerning any special use permit application, may include comments or recommendations regarding the advisability or effect of any modifications or exceptions.

(c) The resolution adopted by city council to grant any special use permit shall set forth any such modifications or exceptions which have been approved.

**Attachment 2**

**Sec. 34-541. Mixed use districts—Intent and description.**

(1) *Downtown Corridor.* The intent of the Downtown Corridor district is to provide for a mixture of commercial and residential uses, and encourage such development by right, according to standards that will ensure harmony with the existing commercial environment in the city's downtown area. Ground-floor uses facing on primary streets should be commercial in nature. The area within this zoning district is the entertainment and employment center of the community and the regulations set forth within this district are designed to provide appropriate and convenient housing for persons who wish to reside in proximity to those activities. Within the Downtown Corridor district the following streets shall have the designations indicated:

*Primary streets:* All streets are primary.

*Linking streets:* None.

(2) *Downtown Extended Corridor.* Historically, the areas within the Downtown Extended district contained manufacturing uses dependent upon convenient access to railroad transportation. In more recent times, use patterns within this area are similar to those within the Downtown district.

The intent of this district is to encourage an inter-related mixture of high-density residential and commercial uses harmonious with the downtown business environment, within developments that facilitate convenient pedestrian and other links to the Downtown area. Within the Downtown Extended district, the following streets shall have the designations indicated:

*Primary streets:* Garrett Street, Monticello Avenue, 6th Street, Market Street, Carlton Road and 10th Street, N.E.

*Linking streets:* Avon Street, Dice Street, 1st Street, 4th Street, Gleason Street, Goodman Street, Oak Street, and Ware Street.

- (3) *North Downtown Corridor.* The Downtown North Corridor district is the historic center of the City of Charlottesville, and contains many historic structures. In more recent years this area has also developed as the heart of the city's legal community, including court buildings and related law and professional offices, and commercial and retail uses supporting those services. Within this area, residential uses have been established both in single-use and in mixed-use structures. Many former single-family dwellings have been converted to office use. The regulations for this district are intended to continue and protect the nature and scale of these existing patterns of development. Within the Downtown North Corridor district, the following streets shall have the designations indicated:

*Primary streets:* 8th Street, N.E. (between High Street and Jefferson Street), 5th Street, N.E., 1st Street, 4th Street, N.E., High Street, Jefferson Street, Market Street, 9th Street, 9th Street, N.E., 2nd Street, N.E., 2nd Street, N.W., 7th Street, N.E., 6th Street, N.E., and 3rd Street, N.E.

*Linking streets:* East Jefferson Street (east of 10th Street, N.E.), 8th Street, 11th Street, N.E., Lexington Street, Locust Street, Maple Street, Sycamore Street.

- (4) *West Main North Corridor.* The West Main North district is established to provide low-intensity mixed-use development at a scale that respects established patterns of commercial and residential development along West Main Street and neighborhoods adjacent to that street. When compared with the area further south along West Main Street, lots within this area are smaller and older, existing buildings (many of them historic in character) have been renovated to accommodate modern commercial uses. Within this district, established buildings are located in close proximity to the street on which they front, and one (1) of the primary goals of this district is to provide a uniform street wall for pedestrian-oriented retail and commercial uses. Within the West Main Street North district, the following streets shall have the designations indicated:

*Primary streets:* 4th Street, 14th Street, 10th Street, Wertland Street, and West Main Street.

*Linking streets:* Cream Street, Commerce Street, 8th Street, Elsom Street, 7th Street, 6th Street, 10½ Street and, 12th Street.

- (5) ***West Main South Corridor.* Property on the south side of West Main Street are much deeper, and generally larger in size, than those to the north, and established non-commercial uses typically are separated from adjacent residential neighborhoods by railroad tracks and street rights-of-way. The purpose of this zoning district is to encourage pedestrian-friendly mixed-use development, at an intensity slightly greater than that to the north of West Main.**

**The permitted uses and building heights, those allowed by-right and by special permit, respect the scenic character of the West Main Street corridor. Within the West Main Street South district, the following streets shall have the designations indicated:**

***Primary streets:* Jefferson Park Avenue, 9th/10th Connector, Ridge Street, 7th Street, and West Main Street.**

***Linking streets:* Dice Street, 11th Street, 5th Street, 4th Street, and 7th Street.**

- (6) *Cherry Avenue Corridor.* This zoning classification establishes a district designed to encourage conservation of land resources, minimize automobile travel, and promote employment and retail centers in proximity to residential uses. It permits increased development on busier streets without fostering a strip-commercial appearance. It is anticipated that development will occur in a pattern consisting of ground-floor commercial uses, with offices and residential uses located on upper floors. This district is intended to promote pedestrian-oriented development, with buildings located close to and oriented towards the sidewalk areas along primary street frontages. Within the Cherry Avenue Corridor district the following streets shall have the designations indicated:

*Primary streets:* Cherry Avenue, 9th/10th Connector.

*Linking streets:* 4th St., 5th St., Delevan St., Estes St., Grove St., King St., Nalle St., 9th St., 6th St., 6½ St., 7th St.

- (7) *High Street Corridor.* The areas included within this district represent a section of High Street that has historically developed around medical offices and support services, as well as neighborhood-oriented service businesses such as auto repair shops and restaurants. The regulations within this district encourage a continuation of the scale and existing character of uses established within this district, and are intended to facilitate infill development of similar uses. Within the High Street corridor district the following streets shall have the designations indicated:

*Primary streets:* East High Street and Meade Avenue.

*Linking streets:* 11th Street, Gillespie Avenue, Grace Street, Grove Avenue, Hazel Street, Moore's Street, Orange Street, Riverdale Drive, Stewart Street, Sycamore Street, Ward Avenue, and Willow Street.

- (8) *Neighborhood Commercial Corridor district.* The intent of the Neighborhood Commercial Corridor district is to establish a zoning classification for the Fontaine and Belmont commercial areas that recognize their compact nature, their pedestrian orientation, and the small neighborhood nature of the businesses. This zoning district recognizes the areas as small town center type commercial areas and provides for the ability to develop on small lots with minimal parking dependent upon pedestrian access. The regulations recognize the character of the existing area and respect that they are neighborhood commercial districts located within established residential neighborhoods. Within this district the following streets shall have the designations indicated:

*Primary streets:* Bainbridge St., Carlton Ave., Douglas Ave., Fontaine Ave., Garden St., Goodman St., Hinton Ave., Holly St., Lewis St., Maury Ave., Monticello Rd., and Walnut St.

*Linking streets:* None.

- (9) *Highway Corridor district.* The intent of the Highway Corridor district is to facilitate development of a commercial nature that is more auto oriented than the mixed use and

neighborhood commercial corridors. Development in these areas has been traditionally auto driven and the regulations established by this ordinance continue that trend. This district provides for intense commercial development with very limited residential use. It is intended for the areas where the most intense commercial development in Charlottesville occurs. Within this district the following streets shall have the designations indicated:

*Primary streets:* Bent Creek Road, Carlton Rd., Emmet Street, 5th Street, Harris Road, Hydraulic Road, Monticello Ave., and Seminole Trail.

*Linking streets:* Angus Road, East View Street, Holiday Drive, India Road, Keystone Place, Knoll Street, Linden Avenue, Line Drive, Michie Drive, Mountain View Street, Seminole Circle, and Zan Road.

- (10)*Urban Corridor.* The intent of the Urban Corridor district is to continue the close-in urban commercial activity that has been the traditional development patterns in these areas. Development in this district is both pedestrian and auto oriented, but is evolving to more of a pedestrian center development pattern. The regulations provide for both a mixture of uses or single use commercial activities. It encourages parking located behind the structure and development of a scale and character that is respectful to the neighborhoods and university uses adjacent. Within this district the following streets shall have the designations indicated:

*Primary streets:* Barracks Road, Emmet Street, and Ivy Road.

*Linking streets:* Arlington Boulevard, Cedars Court, Copeley Drive, Copeley Road, Earhart Street, Massie Road, Meadowbrook Road, Millmont Street and Morton Drive.

- (11)*Central City Corridor.* The intent of the Central City Corridor district is to facilitate the continued development and redevelopment of the quality medium scale commercial and mixed use projects currently found in those areas. The district allows single use development, but encourages mixed use projects. The regulations are designed to encourage use of and emphasize proximity to natural features or important view sheds of natural features. Development allowed is of a scale and character that is appropriate given the established development that surrounds the district. Within the Central Corridor district the following streets shall have the designations indicated:

*Primary streets:* East High Street, Harris Street, Long Street, Preston Avenue, Rose Hill Drive, 10th Street, Preston Avenue, and River Road.

*Linking streets:* Albemarle Street, Booker Street, Caroline Avenue, Dale Avenue, 8th Street, Forest Street, 9th Street, and West Street.

- (12)*Water Street Corridor District.* The intent of the Water Street Corridor District is to provide for a mix of commercial, retail and entertainment uses in a way that complements and supports the Downtown Pedestrian Mall area. As the Downtown Pedestrian Mall develops, the natural spillover will be to this area. While not a complete pedestrian zone, it contains many characteristics thereof. Development therefore should blend the pedestrian scale with a slightly more automobile oriented feel to achieve this supportive mixed-use environment.

*Primary streets:* All.

*Linking streets:* None.

(13)*South Street Corridor District.* Adjacent to the downtown area and wedged against the railroad tracks is a small grouping of large historic homes, many of which have been converted to offices and/or apartments. In order to preserve the rich character and style of these few remaining structures from another era, the South Street Corridor District has been created. This district is intended to preserve the historic pedestrian scale, recognizing the importance of this area to the history of the downtown area.

*Primary streets:* South Street.

*Linking streets:* None.

(14)*Corner District.* The Corner District is established to provide low-intensity missed-use development to primarily serve the area surrounding the University of Virginia. It encourages development at a scale that respects the established character of the historic commercial area adjacent to the central grounds of the University. Within the district two- and three-story buildings front the streets establishing a pedestrian scale for retail and commercial uses.

*Primary streets:* University Avenue, West Main Street, Wertland Street, Elliewood Avenue 13th Street and 14th Street.

*Linking streets:* Chancellor Street, 12th Street, 12½ Street and 13th Street.

### **Attachment 3**

1. I move to recommend approval of this application for a special use permit for additional height and density in the West Main South zone for 1000 West Main Street, with the conditions listed in the staff report.

OR,

2. I move to recommend denial of this application for a special use permit for additional height and density in the West Main South zone for 1000 West Main Street.

## PLEASE NOTE!

Due to the length, complexity and technical nature of the following document it is not being posted on the City website in an accessible format, but a screen reader accessible version of the Manual will be made available within 48 hours of request by calling **(434) 970-3182** or **[ada@charlottesville.org](mailto:ada@charlottesville.org)**.



December 12, 2013

The City of Charlottesville  
605 E. Main Street  
Charlottesville, VA 22902

**Re: 1000 West Main Street Mixed-Use Development**

Dear Mayor and Council:

In connection with the Preliminary Site Plan, Special Use Permit, and BAR applications submitted with the 1000 West Main Mixed-Use project, Campus Acquisitions Holdings and CA Student Living (“CA”) want to express our continued commitment to corporate social responsibility and serving the communities where we have developed the best-in-class projects near top-tier universities.

Since the Planning Commission work session, we have modified the plan to address and incorporate the suggestions and design-related comments we heard; subsequent to incorporating those changes, the Board of Architectural Review provided additional constructive comments in arriving at its unanimous vote in favor of the Special Use Permit on November 19, 2013.

Through Mitchell/Matthews, our local design partner, Ms. Valerie Long, our local counsel, and conversations with neighborhoods we have come to better understand the local planning dynamics and neighborhood fabric that mesh at this critical location along West Main Street and Roosevelt Brown Blvd. We continue to have productive conversations with each of them and have responded by searching for a grocery store to meet the need for convenient, healthy food in this area.

The 1000 West Main project is more than just another SUP, it will be the signature development at the “gateway-nexus” between Downtown and UVA as well as provide a significant economic benefit to the **Jefferson Area Board for Aging** (“JABA”), a local non-profit agency which, among other things, provides affordable housing, and which, as result of the generous gift of a community member several years ago, owns a stake in the land from which the benefit would be derived upon sale of the property.

As CA continues to receive thorough feedback from the Planning Commission and BAR, we are hereby furnishing the additional attached information in support of the Special Use Permit:

- [Market Outlook \(this project would only need to capture 3% of the market for full occupancy\)](#)
- [Local Community Contracting & Hiring Policy Statement](#)
- [Market Plan](#)
- [Community Outreach Plan](#)

Sincerely,  
CAMPUS ACQUISITIONS HOLDINGS, LLC

A blue ink handwritten signature, appearing to read 'S. Bus', is written over a faint blue circular stamp or watermark.

STEPHEN G. BUS, Senior Vice President – Acquisitions & Development

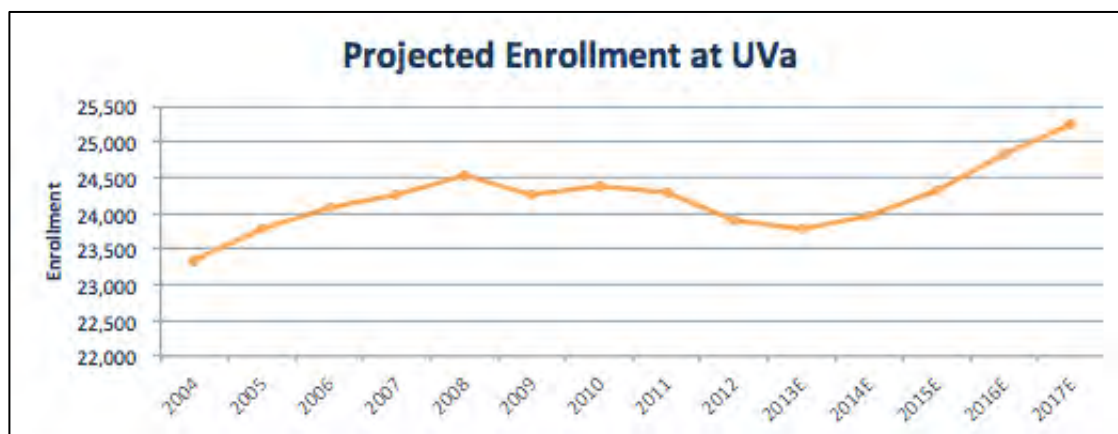
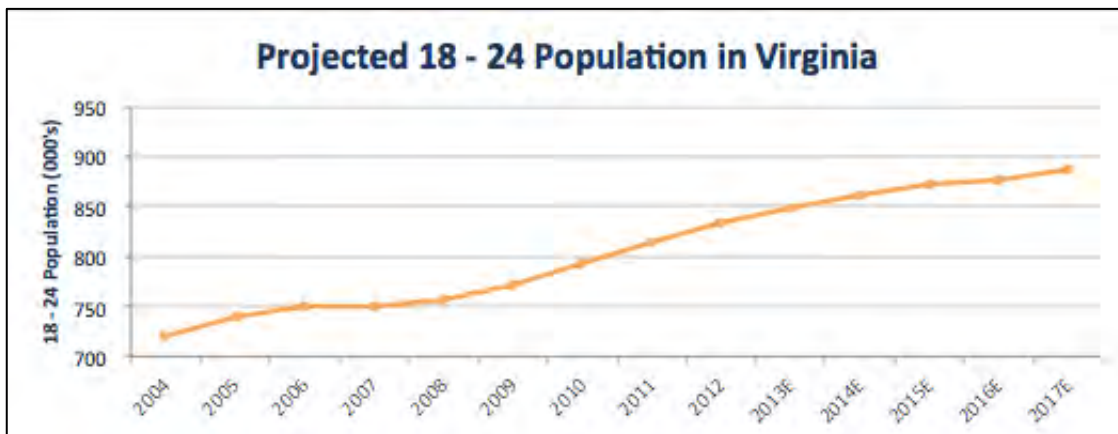


To: Mayor, City Council, & Planning Commissioners  
From: Campus Acquisitions Holdings, LLC :: Stephen Bus  
Date: December 12, 2013

Re: **MARKET OUTLOOK – Charlottesville, VA; UVa Sub-market**

The University of Virginia (UVa) is currently ranked 2<sup>nd</sup> among public institutions in the United States and, as such, presents one of the best values in higher-education in the world.

The UVa attracted over 27,000 applications in the fall of 2012, an increase of 12,500 (86%+) since 2003 and enrollment is **projected to grow by 1,500 students over the next five years** (2013-2017). Additionally the population of 18 to 24 year olds in Virginia has grown by 135,000 since 2003 and is expected to grow an additional 38,000 by 2017, meaning an increase in the number of Virginia college-age residents seeking higher education. This population and enrollment growth, coupled with UVa’s stature as a premier research institution, bodes well for long term investment and occupancy in Charlottesville.





**UVA SUB-MARKET STATS AT A GLANCE:**

<b>Estimate of Off-Campus Market Size</b>	<b>2013</b>	<b>2015 Estimated</b>	<b>2015 Market Capture Rate</b>
Total Enrollment	23,786	24,310	
less: On-Campus Occupied Beds	6,130	6,187	25.4%
plus: UVA Med Residents, Fellows, PNs	2,928	2,928	
Net: Off-Campus Market Size	20,583	21,051	
<b>West Main Projects (Flats, Standard, 1000 West Main St)</b>		<b>1,849</b>	<b>9%</b>

*(Enrollment includes part-time undergrad and part-time grad)*

<b>University Employment</b>	
Full-Time	12,990
Part-Time / Hourly	5,800
Medical Residents	700
<b>Total</b>	<b>19,490</b>

<b>UVA Medical Center</b>	
Full Time Faculty	751
Residents and Fellows	779
Professional Nurses	2,149
Full Time Equivalents	6,114
Volunteers	1,088
<b>Total UVA Medical Center</b>	<b>10,881</b>

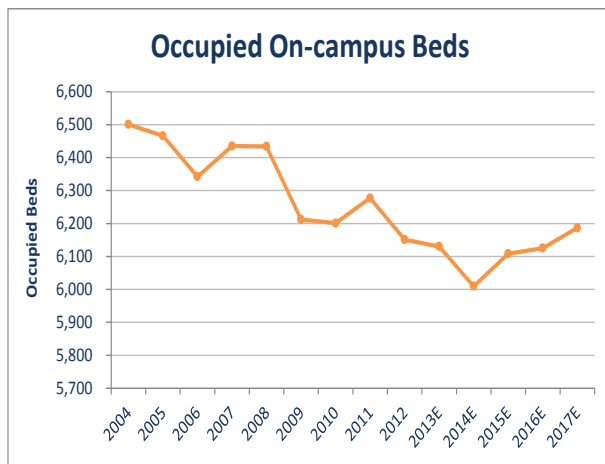
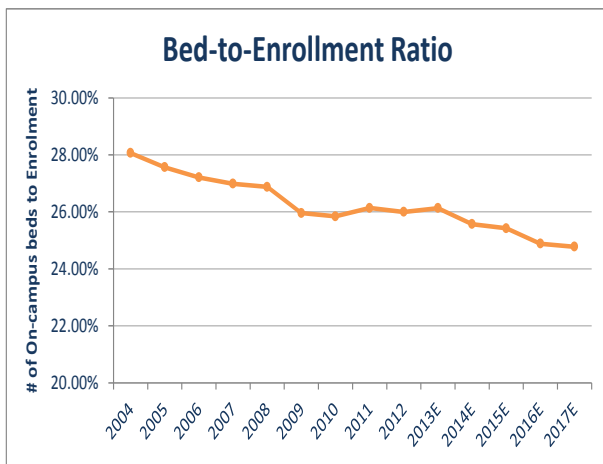
The sub-market near the UVA will continue to demand new residential housing as indicated by the decreasing number of on-campus beds and the limited number of off-campus options available (*and most if not all of the off-campus options are either older or in far inferior locations compared with West Main*).

From 2003 to 2012, UVA enrollment grew just over 3%, but in coming 5 year period from 2013 to 2017 it is expected to grow by 6%+.

**ON-CAMPUS HOUSING**

The University maintains just over 6,100 on-campus beds with a projected 5 year (2013-2017) average occupancy of about 99%.

While UVa does require freshmen to live on-campus, upperclassmen do show a preference to live off-campus, as illustrated by an on-campus bed-to-enrollment ratio (*see graph below*) which has been dropping over the past ten years and is projected to stabilize with the newly constructed housing and this ratio will continue to drop as the total enrollment grows coupled with a projected stabilization of the number of occupied on-campus beds.



The University’s replacement of older 1960’s era housing along Alderman Road is a positive sign for the total market demand as the on-campus residences are geared mostly for freshmen; **thus, growth in the capacity to house freshmen, corresponds to the positive growth trend of the overall enrollment with UVa’s high freshmen retention rate of 96-97% and overall university graduation rate of 93-94% (Source: Axiometrics and UVa).**

*Once students live in the newer on-campus facilities in their freshmen year, they will generally seek higher-quality housing in their upper classmen and graduate years.*

Students transition into off-campus housing primarily for independence, to associate with and live next to larger groups of friends, to be closer to social outlets, entertainment, restaurants, and still stay in proximity to campus.

*The average rates charged for on-campus double occupied bedroom has risen almost 90% since 2003. Most of the on-campus housing is about 0.7 – 1.0 mile from the Rotunda.*

**OFF-CAMPUS HOUSING**

As the “Market Stats at a Glance” section above shows, Total Enrollment at the UVA is expected to be about 24,310 students in 2015; factoring in the On-Campus Occupied beds of about 6,187 plus UVA Medical residents, fellows, and professional nurses, there is a potential market size in the immediate vicinity of the project (not counting the “general young professional” renter) of about **21,051 people**.

The three West Main projects (The Flats, The Standard, and 1000 West Main) are estimated (proposed) to house about 1,849 residents which only amounts to 9% of the “student and education-related” target market. **Each project alone would need to capture only 3% of the sub-market to get to full occupancy.**

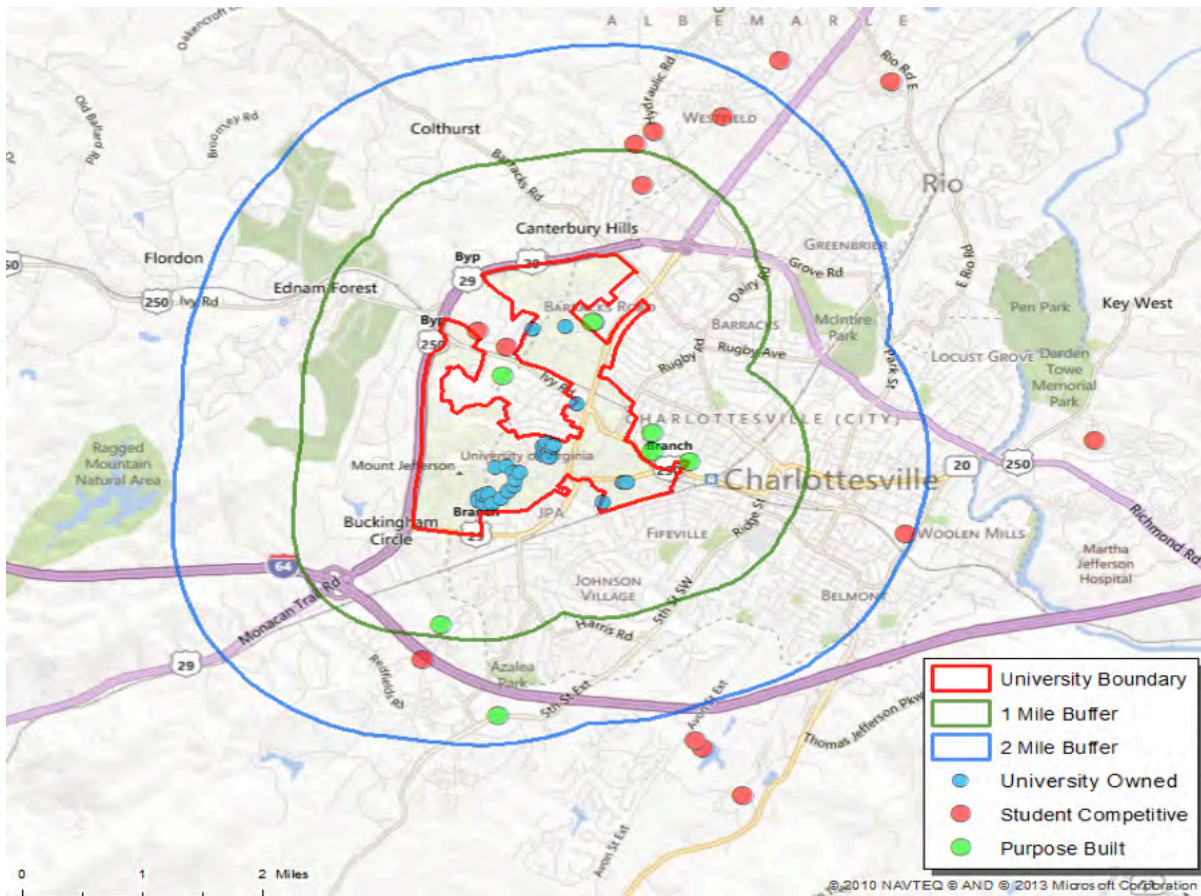
Source: Axiometrics, Inc.

Property Name	Beds	Year Built	Distance to Campus	Occupancy Fall 2013	Effective Rent
				<i>Estimated from Aug to Sept turnover</i>	
<u>Purpose-Built Student Housing</u>					
Eagle's Landing	756	2004	0.9	99.0%	\$ 521
GrandMarc at the Corner	641	2006	0.2	100.0%	\$ 780
Jefferson Commons	80	2008	0.0	100.0%	\$ 634
The Pavilion at North Grounds I	412	2013	0.1	95.0%	\$ 957
University Place	528	2003	1.7	99.0%	\$ 405
Wertland Square	152	2007	0.1	100.0%	\$ 822
	2012 Data:	< 0.5 Miles from University		97.5%	
		>0.5 and <1.0 Miles from University		92.0%	
		>1.0 Miles from University		98.0%	
<u>SH Competitive Stabilized</u>					
University Heights	991	1973		96%	\$491
Ivy Gardens	649	1979		100%	\$651
Huntington Village-SHI	152	1979		100%	\$631
The Woodlands	360	2007		100%	\$578
The Reserve at Belvedere	512	2012		99%	\$657
Barclay Place	280	1994		68%	\$577
Lakeside	637	1995/1997		93%	\$602
Westgate	392	1970		85%	\$625
Landmark at Granite Park	784	1970		93%	\$429
North Woods At The Four Seasons	622	1973/2000		98%	\$482
Abbingtion Crossing	935	1972		94%	\$520
	2012 Data:	< 0.5 Miles from University		95.0%	
		>0.5 and <1.0 Miles from University			
		>1.0 Miles from University		93.7%	



The table above substantiates what most people in Charlottesville see day-to-day: Occupancy rates remain high and have remained high even as new projects have come into the market.

Even older buildings, farther from campus than the 1000 West Main project still maintain relatively high occupancy rates. Given the irregular shape of UVA’s campus, the “Distance to Campus” stats can tend to be misleading, given the Lawn, nearby classrooms, and entertainment at the Corner tends to be the focal point of campus. The map below (*Source: Axiometrics, Inc.*) depicts the relative location of the UVA and the various UVA and off-campus housing relative to the campus boundary and distances to campus.



Other than The Pavilion and The Flats, no other significant projects have been built in this decade. The 1000 West Main project and other nearby projects are proposed to meet the existing demand for newer finishes, in-building amenities & services, and the additional demand.

The UVA enrollment is fully expected to grow due to increased Out-of-State demand on top of the In-State population growth metrics cited on page 1.



**Exhibits, References & Credits:**

- Axiometrics
- EXHIBIT A: PACC Tech: UVa Student Housing Report, October, 17, 2013
- EXHIBIT B: City of Charlottesville Comp Plan, pp. 67-67, “Dwelling Units Built” by decade
- EXHIBIT C: 2011 Land Use and Housing Survey
- EXHIBIT D: Torti Gallas and Partners: “West Main Street – Corridor Study”, dated **December 2000**
- Total Population Projections for Virginia and its Localities, 2020 – 2040
- The Economic Impact of the University of Virginia – “How a Major Research University Affects the Local and State Economies”, June 2007



# PACC Tech

- **UVa Student Housing Report**
  - **Current Land Use Planning Studies**
- 

*Office of the Architect  
for the University*

*October 17th, 2013*



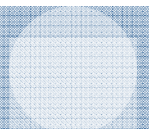
# On Grounds Occupancy

Fall 2012

Total Beds	Total Residents	%
6142	6115	99.56%

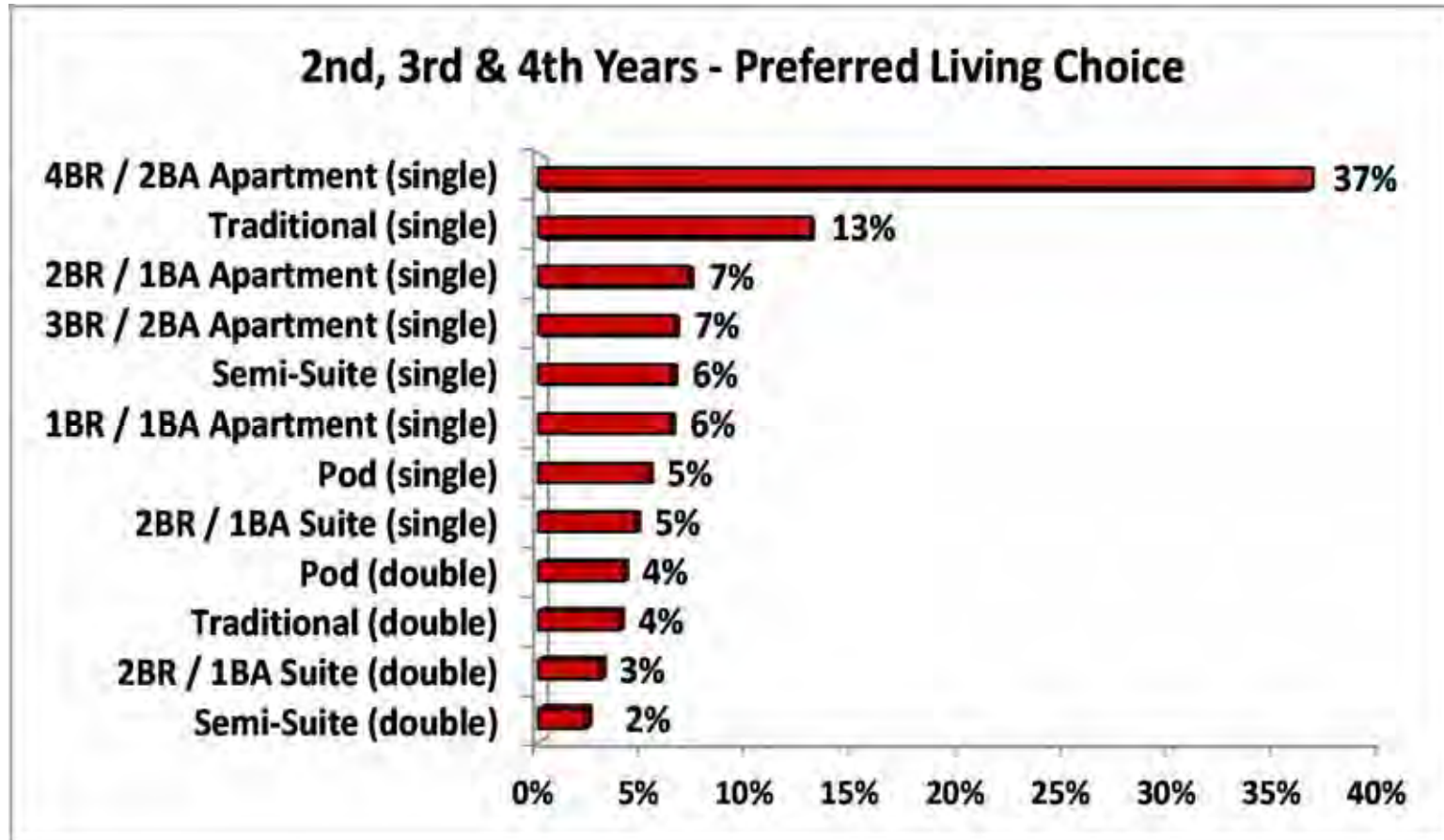
Spring 2013

Total Beds	Total Residents	%
6142	5951	96.89%





# What do our student prefer?





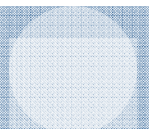
# Decision Making Factors

## Undergraduate

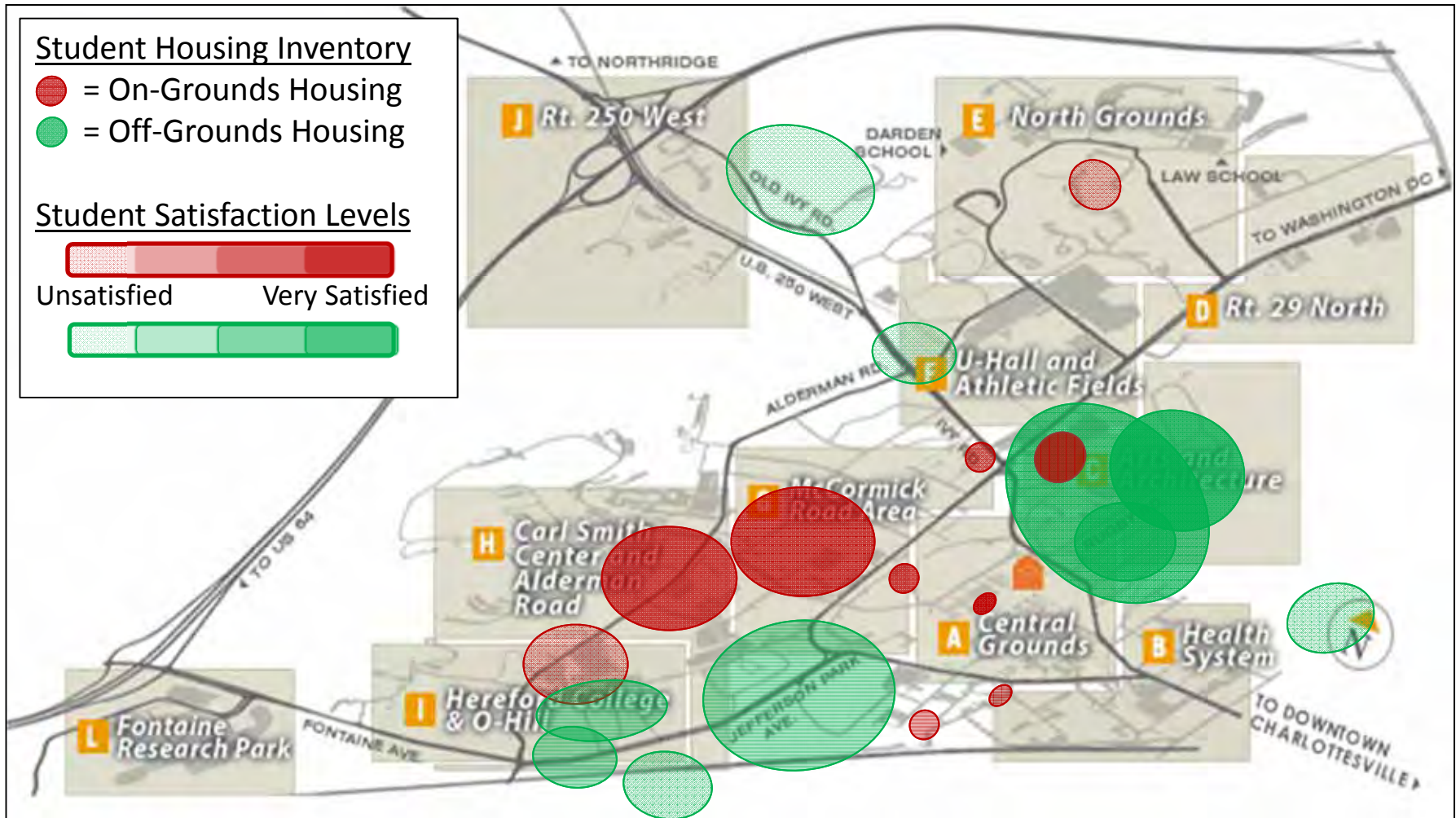
1. Proximity to Grounds (15 min walk)
2. Ability to Choose Roommate
3. Private Bedroom
4. Cost/Utilities

## Graduate

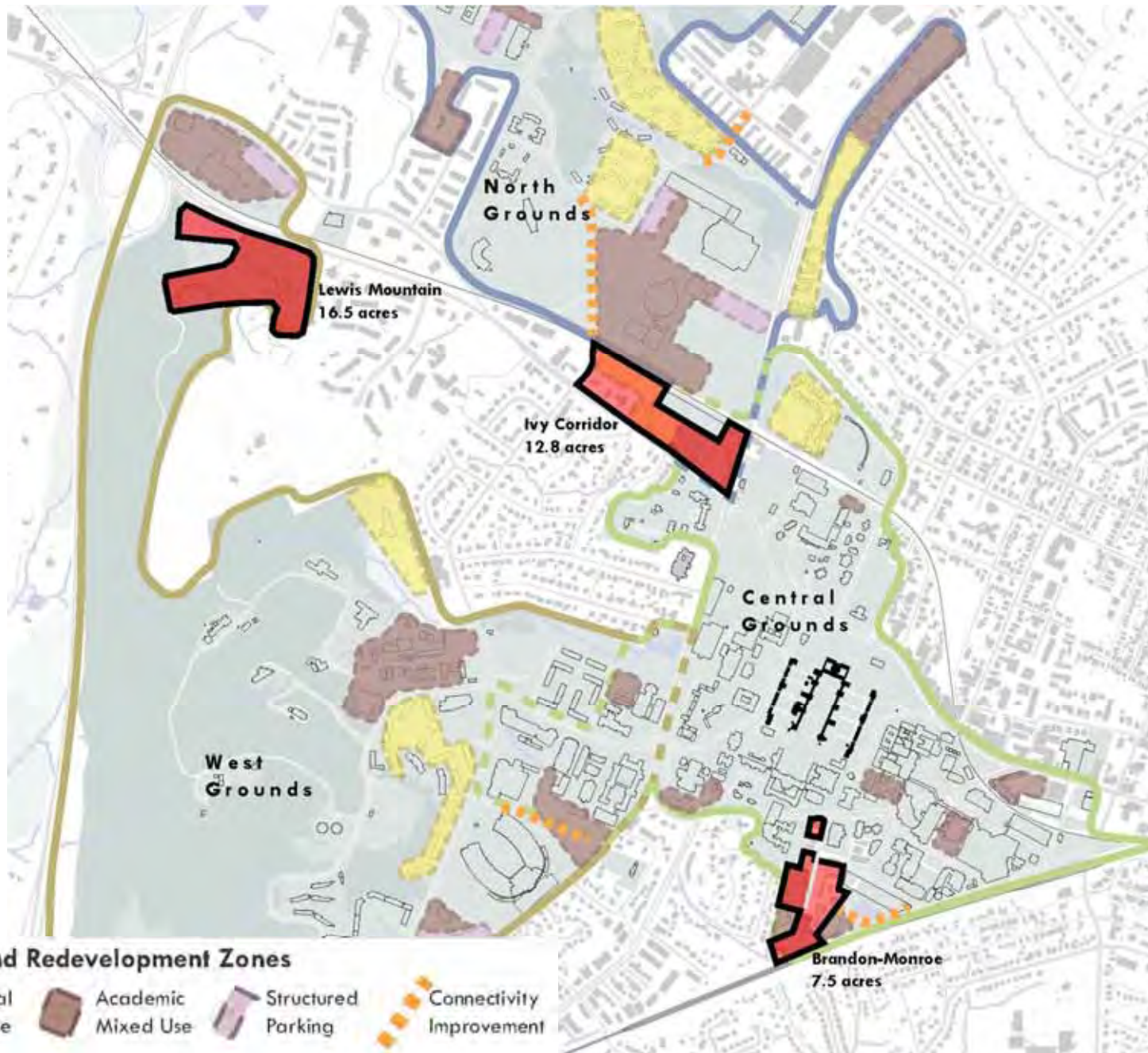
1. Kitchen Facilities
2. Cost/Utilities
3. Private Bedroom
4. Proximity to Grounds (15 min walk)



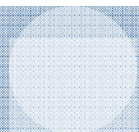
# On & Off Grounds Triangulation







# Current Planning for Redevelopment Zones

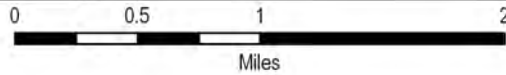




# Dwelling Units Built During 1980-1989

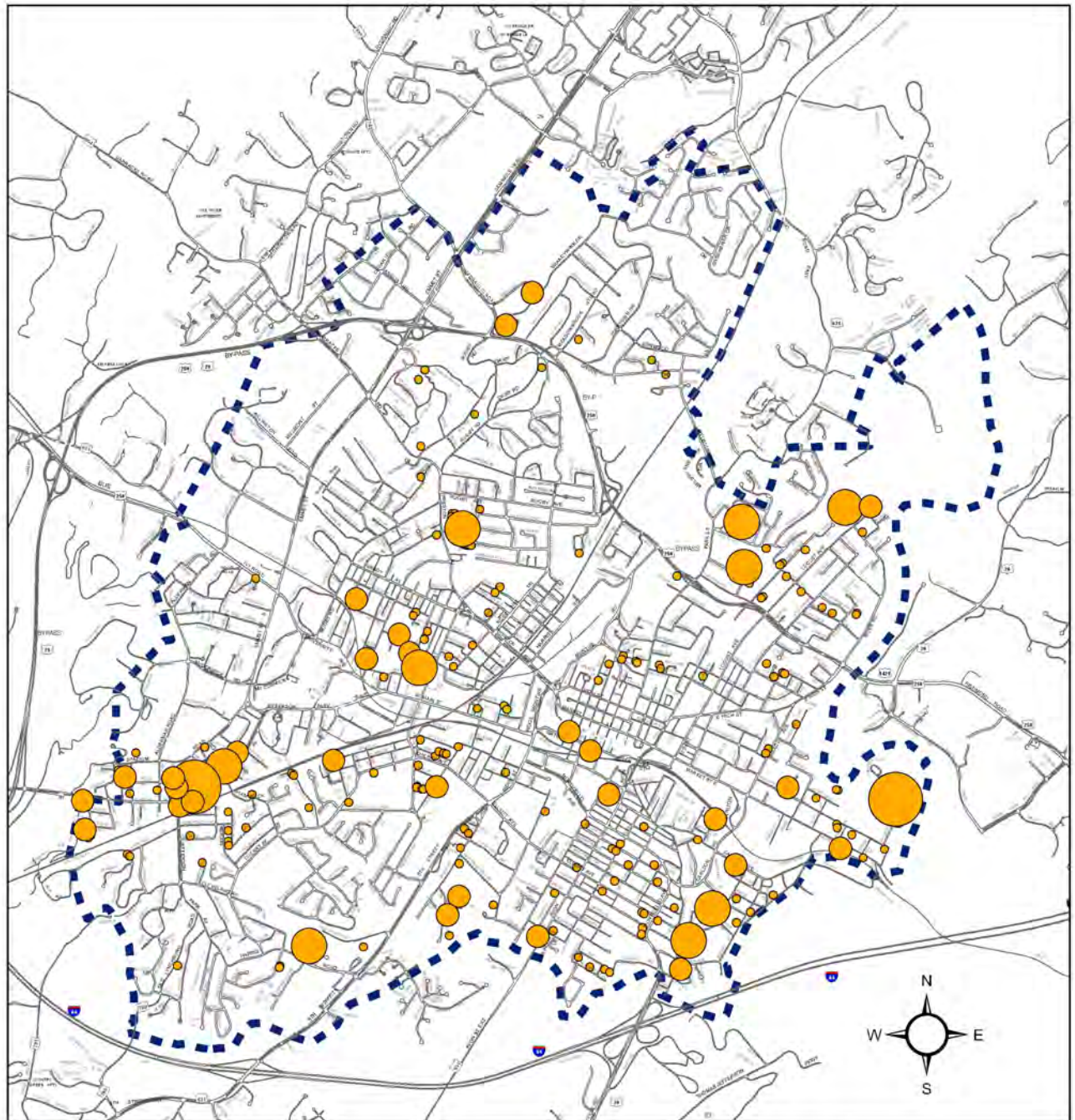






- 1 or 2 units
- 3 - 15 units
- 16 - 30 units
- more than 30 units

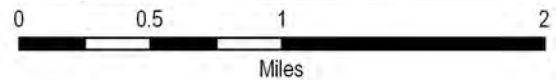




# Dwelling Units Built During 1990-1999



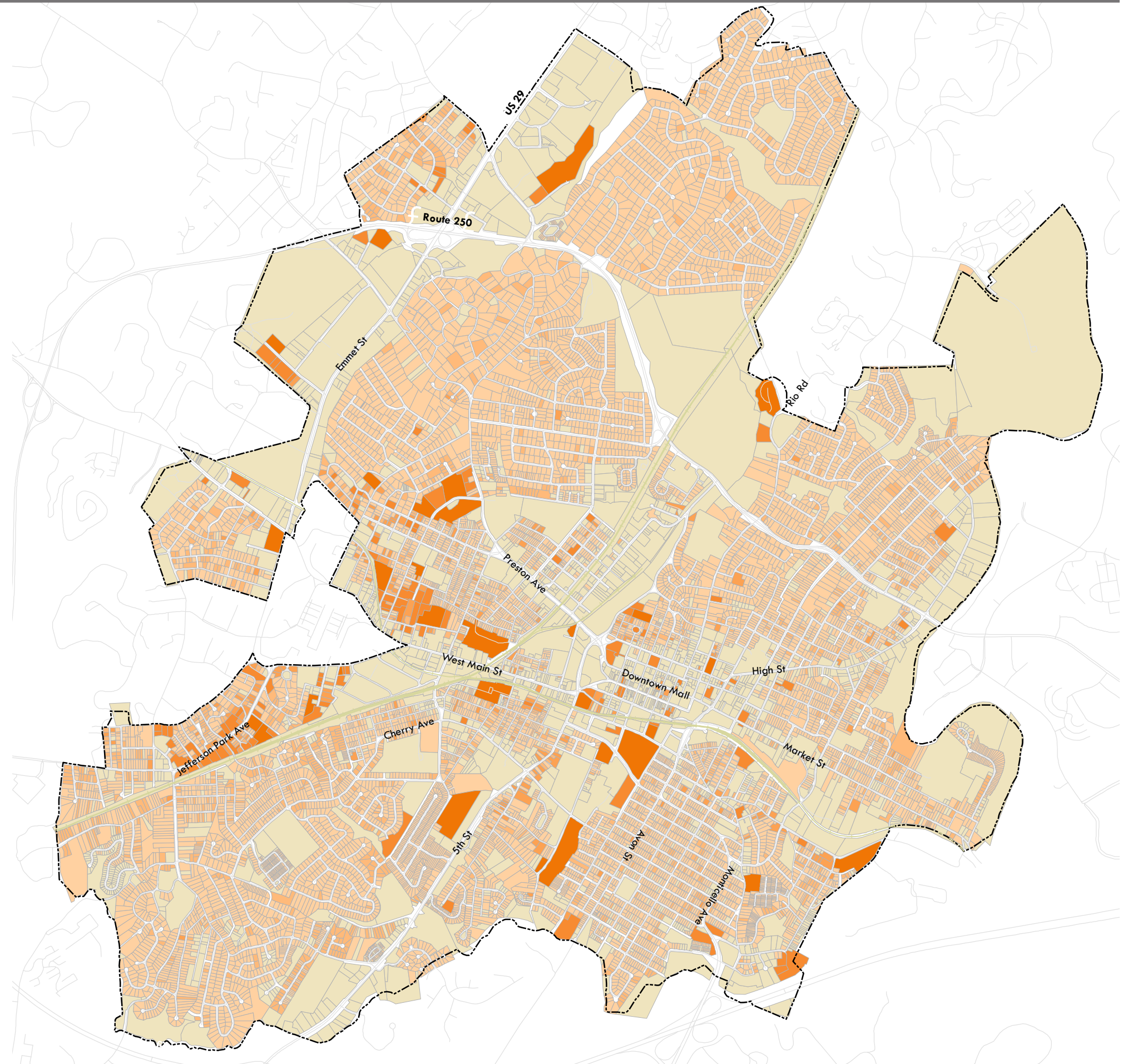
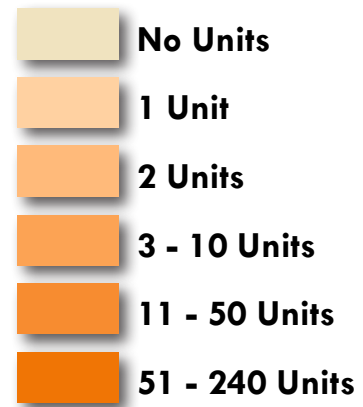
-  1 or 2 units
-  3 - 15 units
-  16 - 30 units
-  more than 30 units





# Housing Units

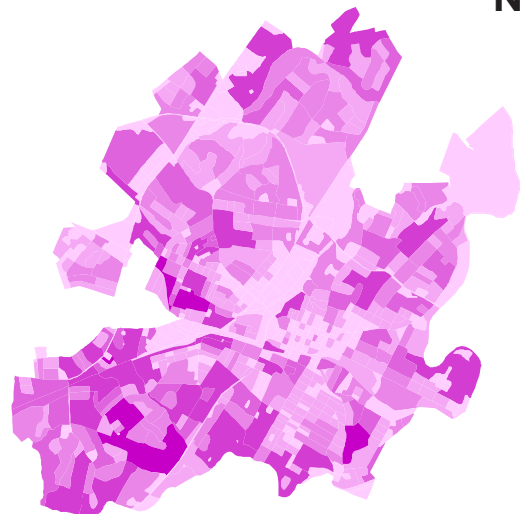
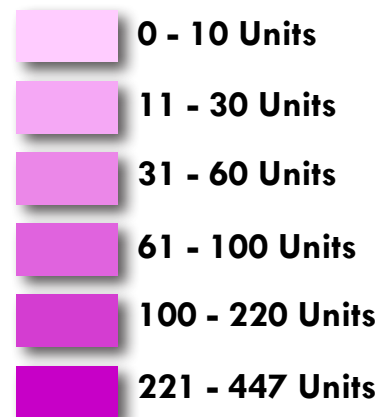
## Number of Units on Parcel



## 2011 Land Use and Housing Survey and the 2010 US Census

The housing unit count from the survey and the same count from the Decennial census were within 0.66% of each other, despite the very different methodologies used. The 2011 survey counted 19,062 units and the 2010 Census counted 19,189 units. Most of the variation is accounted for in neighborhoods around the University of Virginia.

## Number of Units per Block



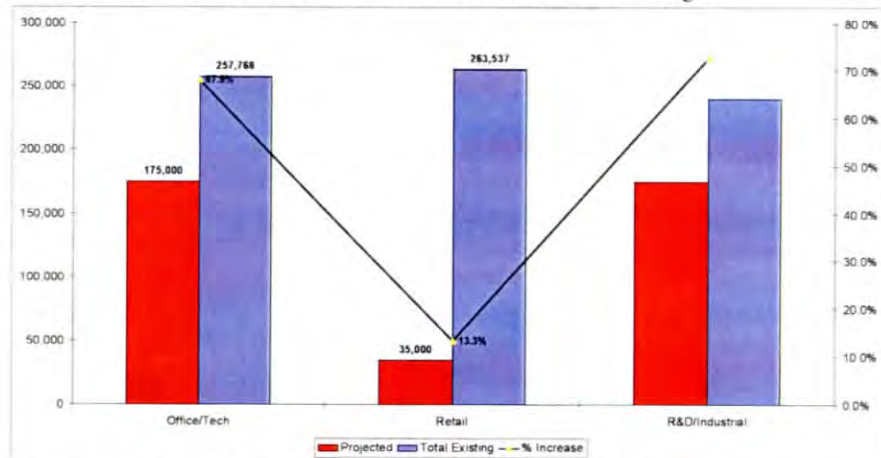


Charrette participants expressed their wish for a mix of uses along the corridor. The mix would serve the retail and residential needs of nearby residents and University students, and provide opportunities for office space serving the growing local industries. Support for such development to occur in a pedestrian friendly, urban manner was virtually universal. Participants asked to locate parking behind buildings and screened from view, buildings to be lined with retail visually open to the street, and new and renovated structures to be designed with careful attention to architectural detail appropriate to pedestrians.

**The Market**

The West Main corridor is the main link between Charlottesville’s two most prominent landmarks – the Downtown Mall and the University of Virginia (UVA). At present, the corridor is most associated with, and affected by, the University. The West Main corridor currently contains approximately 762,000 square feet of space, almost equally split among office, retail and industrial space. The office and retail markets are strong in the corridor; the office market is especially tight, with a 2% vacancy rate. Demand for office space is driven by high-tech users, users connected with UVA or its hospital, and traditional users seeking a price alternative to downtown. There is also very strong long-standing demand for R&D and lab space generated by the growing biomedical sector, which generally desires proximity to UVA.

Approximately 7% of retail space and 5% of restaurant space is vacant. The retail market generally serves the local student population, including bookstores, small furniture stores, and convenience markets. Retail space is predominantly lower-end, with no national tenants demanding space in this location. West Main is also an established restaurant and nightlife

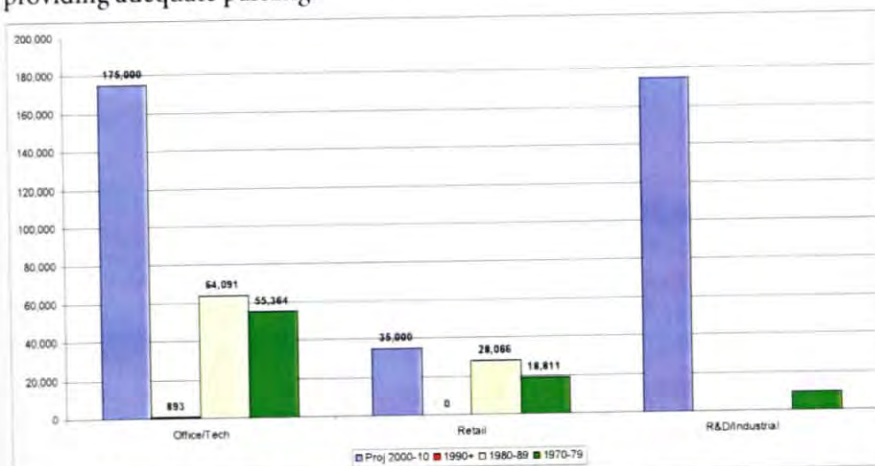


EXISTING SQUARE FOOTAGE AND PROJECTED DEMAND : West Main Street

destination, with the eastern end of the corridor generally able to attract a larger market. Significant activity has occurred in the hotel market along West Main in recent years, including the construction of the Hampton Inn and Courtyard by Marriott hotels. The corridor's central location between the downtown and UVA makes it an attractive destination for overnight visitors.

Demand for housing is very high in the corridor. The primary source of this demand is students, especially graduate students, along with university staff and faculty. In addition, young professionals are a growing source of demand, especially high-tech workers, who also require office space in this corridor. Demand is strongest for rental apartments, although there is also significant need for for-sale attached and multifamily housing that targets the younger professionals.

Overall, there exists a strong opportunity to establish the West Main corridor as a prototypical main street, with office, retail, live-work housing and hotels. Under this vision, the corridor would become a stronger destination for nightlife, drawing strength from the key attractions at each end of the corridor. Currently, the built environment has many of the characteristics that make such a transformation likely. However, there are also a number of vacant or underutilized industrial uses along the corridor that affect the aesthetic appeal of the streetscape. From a market perspective, these sites represent strong redevelopment opportunities. A number of these sites, including Union Station, the Peyton Pontiac building, and the Old MacGregor site, are slated for redevelopment. As in the downtown, the primary constraint to future development and redevelopment will be providing adequate parking.



EXISTING SQUARE FOOTAGE DEVELOPED BY DECADE : West Main Street



Based upon our analysis, the Team has projected that the following square footage of new space will be demanded in the West Main corridor over the next ten years: 175,000 square feet of office/tech space, 175,000 square feet of lab/R&D space, 35,000 square feet of retail space, and 380 market rate housing units. The majority of the housing will be multifamily units, primarily geared directly towards students. There is also significant demand from the surrounding neighborhoods for affordable housing. In addition, there is potential to attract a 150-room, moderately-priced hotel.

#### Recommended Alternative

**University Corner:** Local merchants have begun to develop plans for a 325 car parking garage, off University Avenue (behind the corner), to meet some of the area's parking needs. These plans were refined at the charrette to improve the structure's efficiency, which also resulted in reducing the number of land parcels required for this garage. A number of private financing strategies are being considered for construction but the City may be asked to participate financially.



Proposed parking garage at University Corner

To aid trucker awareness, a warning device activated by an infrared beam (similar to those in elevator doors) mounted at the clearance height should be located at least 300 feet west of Rugby Road. Approaching truck drivers whose trailers 'break' the beam would be warned with a flashing light 50 yards ahead to turn left at Rugby Road. Additional signage could provide directions for a truck route to downtown and to other sites beyond the bridge.

**West Main Street:** Enhancing West Main Street's pedestrian appeal will require comfortable sidewalk widths, especially as daytime population densities increase. A comfortable width allows adequate room for three people walking side by side, tree planting, café space and other outdoor seating areas. The strategy for achieving this improvement requires two-steps: 1) relocating the bikeway to a dedicated bike path within or adjacent to the CSX tracks; and 2) extending the existing sidewalk to include the existing, on-street bike lanes.

It is not clear whether CSX will welcome this use or provide space within their right-of-way for the bikepath. If not, it may be feasible to secure easements from adjacent private property owners along the railroad right-of-way to provide a path. Informal discussion with several of these owners at the charrette indicated such willingness. The imagined route follows the CSX line from the proposed City Market site at 1st and Garrett Streets, (see Monticello Avenue Section for the proposed site) west to the 9th/10th Connector. From there, one branch extends southwest to meet JPA at Fontaine Avenue, and

another west to meet JPA at West Main Street. A secondary route may extend northwest at Union Station following the Southern Railway right-of-way to Harris Street and McIntire Road.

The costs for the underground utility work required to consistently widen the sidewalks could be restrictive. This work would certainly be completed for redevelopment properties, but other areas may follow incrementally as funding is secured. As an alternative to a uniform widening of the sidewalks, a series of small expansions, i.e., “bulb-outs” between stormwater inlets, could be planned. By increasing sidewalk width only between inlets, the need for utility replacement can be reduced, and the projected costs lowered. This ‘bulb-out’ concept would increase sidewalk width only in front of cafes and restaurants (who might be willing participate financially in the work), and selected other sites to provide room for outdoor dining, seating or display. On-street parking could occur where the sidewalk width along West Main remains unchanged.

Areas of significant redevelopment should occur along a new setback line, with a 12-foot wide sidewalk from face of building to curb. This is especially necessary for the blocks on the south side of West Main, west of 11th Street extending to JPA, where an assemblage and redevelopment is being contemplated. As illustrated in the urban design plan, this proposed multiple-structure, mixed use development could serve the University’s needs for research and office space, while providing student-housing opportunities and street level retail along West Main. Parking for these facilities should be located behind the buildings with a parking structure along the CSX right of way.

Other conceptual plans have been exhibited for a mixed use development on the south side of West Main near Union Station, on what is currently a parking lot. This development proposal incorporates a multi-modal transit center, relocating the Greyhound Bus Terminal to this site. The consultant Team supports this concept (the plan shown here provides several modifications), acknowledging the funding challenges presented by this project (due to the expense of the structured parking required. This plan includes opportunities for additional public financial support: the structured parking with requirements for the transportation hub, and a tower at the Drewery Brown Bridge, with a staircase and elevator providing access to parking and the train station (possible Federal DOT - TEA21). This tower would also serve as a visual civic beacon on West Main Street, announcing the train station below.





## Local Community Contracting & Hiring Standards for CA Ventures companies

### 1000 West Main Project, Charlottesville, Virginia

The CA Ventures companies (including CA Student Living, “CA”) recognize the necessary healthy relationships required to be successful in constructing our projects. We seek out qualified contractors in each local and regional market and require all contractors to comply with our contracting procedures.

Local Community Contracting and Hiring helps to:

- Preserve local employment opportunities in construction
- Grow a skilled and reliable contractor and employment base
- Reduce the environmental impact of long-distance commuting
- Ensure employment and construction dollars are recycled back into the local economy

### **Construction Period Contractor and Supplier Opportunities:**

1. The Request for Proposals (Bids) is an opportunity to educate local contractors about the bid process and provide information on the scope of the project in terms of building trades, amount of each division of work, payment terms, insurance requirements, requests for information.
2. The following local agencies shall be notified of the bid opportunities and the job fairs discussed further below:
  - i. City of Charlottesville Department of Economic Development
  - ii. Chamber of Commerce
  - iii. Charlottesville Work Initiative
3. The GC shall advertise the bid opportunities and the date, time and location of a local pre-bidding conference through an on-line bid forum, a local newspaper, and the publication of one of the agencies in #2 above.
4. The GC shall engage local competitive contractors to meet the project requirements, assist competitive local contractors to divide subcontract bid packages, increase insurance or bonding limits as applicable, or merge smaller companies to manage bigger bid and work packages.



5. The GC, in concert with CA's project management team, shall provide sufficient notice and hold two (2) job fairs during construction: the first job fair for the "Core & Shell Work" which will include site work, structural steel/concrete, exterior framing, exterior facade, core MEP work; the second job fair is for the "Finish Work" which will includes final rough-in, flooring, millwork, and other finishes.
6. The GC shall give preference to local contractors whose pricing and qualifications as a whole are equal to or better than non-local contractors.

**Permanent Employment Opportunities:**

1. The CA companies hire full time property management and leasing staff including Property Manager, Facilities Manager, Maintenance Tech, Porter(s), Accounting (Assistant Property Manager and APM Assistants), Property Manager Assistants, Front Desk Manager and Assistants, and Community & Administrative Assistants for each property. CA anticipates it will have a permanent staff of 8-10 and about 12-14 rotating Community & Admin Assistants for the Project.
2. The CA Ventures Employee Handbook requires all employees to sign a receipt and acknowledgement of this corporate policy manual:
  - i. CA Employees shall comply with all applicable laws and regulations.
  - ii. CA officers, managers, and employees shall conduct business ethically and honestly and in accordance with applicable laws.
  - iii. CA is an equal opportunity employer and will provide equal employment and advancement opportunities to all individuals. Employment decisions will be based on merit, qualifications, and abilities.
  - iv. CA and its employees shall not discriminate in employment opportunities or practices on the basis of race, color, national origin, ancestry, sex, sexual orientation, family or marital status, age, religion, physical or mental disability, citizenship or military service status, and/or any other basis protected by applicable federal or state law.
  - v. CA employs only US Citizens and aliens authorized to work in the US and does not discriminate on the basis of citizenship or national origin.



To: Mayor, City Council, & Planning Commissioners  
From: Campus Acquisitions Holdings, LLC :: Stephen Bus  
Date: December 12, 2013

Re: **MARKET PLAN – 1000 West Main Project, Charlottesville, VA**

CA Ventures / CA Student Living's energy comes from a sincere motivation to impress our residents rather than simply compare our product to the competition, both older existing buildings and new. To be sure, many other owners are successful with providing the basic product of "shelter" to their residents, whereas CA takes a more customer-centric approach that is a defining hallmark of CA projects.

We are proactive in addressing services, lifestyle, student needs, and the sense of community as a part of the total "student living" package in our buildings. We are internally driven to improve our services, amenities, unit finishes, unit and bedroom furnishings, and overall designs before we have to; again, as this is motivated by staying at the cutting edge of customer wants and needs rather than by reaction to competition. It has been our experience that this approach earns more loyalty with customers who in turn provide further inputs to drive the customer experience.

For the **1000 West Main Project** (which has not yet been given a marketing name), we have adjusted the unit mix so that Studios, 1 Bedroom, and 2 Bedroom units (*that tend to remain in higher demand with graduate, professional, and medical students/staff*) are greater than 50% of the unit mix.

UVa remains a relatively close-knit school (in comparison with much larger public state universities) among the undergraduate, graduate, and professional community such that 3 Bedroom and 4 Bedroom units are still a simple reality, and an economical one, for renters seeking the amenities (fitness center, study & tech lounge, pool, active and passive recreation terraces, retail and restaurants) all in one location.

With a professional staff of almost 10,000 people, the UVa Medical Center presents a compelling market for the 1000 West Main project to provide housing for medical residents, fellows, nurses, technicians and other staff who seek housing near the Medical Center. At an hourly salary of \$24 per hour for an RN (see Exhibit A, which equals approx. \$49,920 per year at 2,080 hours/year), the cost of housing would be within the generally accepted standard of 25-30% of annual income at a rent of about \$1,040 - \$1,250 per month. We project that over 70% of the rentals at the 1000 West Main project would fall below or within this affordability bracket with a rent range from the \$800's for some 4 bedroom units to around \$1,500 per bedroom for a 1 bedroom.

One of the key features common in nearly all CA projects is providing fully furnished units including living room furnitures, flat panel televisions, desks, beds, couches, and washer/dryer in the unit. In short, tenants get the "full package" that most other properties in the market do not offer.

CA Student Living enforces a strict Rules & Regulations policy to ensure tenant accountability for the safety and well being of all residents and CA is an equal housing opportunity provider.



# Salary Range Spreadsheet

Job Code	New Job Titles	Salary Plan	Salary Grade	Min	Mid point
95179	Pharmacy Pt Medication Assist	MCR	013	\$ 12.86	\$ 16.40
95503	Pharmacy Technician 1	MCR	009	\$ 11.88	\$ 15.15
95616	Pharmacy Technician 2	MCR	011	\$ 12.36	\$ 15.76
95787	Phlebotomist	MCR	006	\$ 11.20	\$ 14.28
95968	Phlebotomist-Senior	MCR	008	\$ 11.65	\$ 14.85
95559	Physical Therapist Clin 1	MCR	048	\$ 25.72	\$ 33.44
95635	Physical Therapist Clin 2	MCR	050	\$ 26.76	\$ 34.79
95636	Physical Therapist Clin 3	MCR	052	\$ 27.84	\$ 36.19
95637	Physical Therapist Clin 4	MCR	054	\$ 28.96	\$ 37.65
95369	Physician Relations Representative	MCR	039	\$ 21.52	\$ 27.44
95492	Poison Control Center Specialist	NUR	202	\$ 22.00	\$ 29.21
95920	Polysomnographic Technologist	MCR	031	\$ 18.37	\$ 23.42
95642	Polysomnographic Technologist-Senior	MCR	033	\$ 19.11	\$ 24.37
95169	Positive Image Boutique Coord	MCR	033	\$ 19.11	\$ 24.37
95819	Pre-Certification Authorization Coordinator	MCR	025	\$ 16.31	\$ 20.80
95835	Production Cook	MCR	002	\$ 10.65	\$ 13.58
95462	Project Coordinator	MCR	026	\$ 16.64	\$ 21.22
95511	Prosthetics/Orthotics Clinical Technician	MCR	017	\$ 13.92	\$ 17.75
95344	Pt. Safety&Clinical Mgmt Coord	MCR	050	\$ 26.76	\$ 34.79
95591	PT/OT/SLP Pool	MCR	999	\$ 1.00	\$ 60.00
95463	Quality Improvement Analyst/Programmer	MCR	055	\$ 29.54	\$ 38.40
95997	Quality Improvement Coordinator	MCR	049	\$ 26.23	\$ 34.10
95464	Quality Info Mgt and Systems Analyst	MCR	050	\$ 26.76	\$ 34.79
95552	Radiation Therapist	MCR	049	\$ 26.23	\$ 34.10
95978	Radiation Therapist-Assistant Chief	MCR	054	\$ 28.96	\$ 37.65
95979	Radiation Therapist-Chief	MCR	058	\$ 31.35	\$ 40.76
95980	Radiation Therapist-Senior	MCR	051	\$ 27.29	\$ 35.48
95981	Radiation Therapy Prog Coord of Educ	MCR	049	\$ 26.23	\$ 34.10
95486	Radiology Clinical Assoc 1	MCR	002	\$ 10.65	\$ 13.58
95834	Radiology Clinical Assoc 2	MCR	004	\$ 10.87	\$ 13.83
95409	Radiology Customer Service Assoc 1	MCR	002	\$ 10.65	\$ 13.58
95410	Radiology Customer Service Assoc 2	MCR	006	\$ 11.20	\$ 14.28
95609	Radiology Program Coord of Education	MCR	039	\$ 21.52	\$ 27.44
95512	Recreation Therapist	MCR	021	\$ 15.07	\$ 19.21
95747	Recruiter	MCR	045	\$ 24.24	\$ 31.51
96089	Registered Nurse SEMMS	MCR	999	\$ 1.00	\$ 60.00
95566	Registered Nurse-MC Pool	NUR	202	\$ 22.00	\$ 29.21
95938	Registered Nurse-UB Pool	NUR	202	\$ 22.00	\$ 29.21
95661	Registered Nurse-UB Pool OR	NUR	298	\$ 20.00	\$ 40.00
95888	Reimbursement Analyst	MCR	040	\$ 21.95	\$ 27.99
95901	Respiratory Therapist - Pool	MCR	036	\$ 20.28	\$ 25.86
95509	Respiratory Therapist-Certified	MCR	028	\$ 17.31	\$ 22.07
95528	Respiratory Therapist-Registered	MCR	036	\$ 20.28	\$ 25.86
95970	Respiratory Therapist-Senior	MCR	038	\$ 21.10	\$ 26.90
95889	Revenue Cycle Coordinator	MCR	029	\$ 17.65	\$ 22.50
95085	Risk Management Coordinator	MCR	035	\$ 19.88	\$ 25.35
95561	RN Administrative Coordinator	MCR	053	\$ 28.40	\$ 36.92
95628	RN Anesthetist-Chief	NUR	276	\$ 70.96	\$ 88.70
95662	RN Bed Coordinator	MCR	050	\$ 26.76	\$ 34.79
95655	RN Care Coordinator Clinician 2	NUR	202	\$ 22.00	\$ 29.21
95985	RN Care Coordinator Clinician 3	NUR	205	\$ 24.20	\$ 32.13
95986	RN Care Coordinator Clinician 4	NUR	207	\$ 26.62	\$ 35.34
96005	RN Clinic	NUR	202	\$ 22.00	\$ 29.21
95521	RN Clinician 1	NUR	201	\$ 20.95	\$ 27.81

# Salary Range Spreadsheet

Job Code	New Job Titles	Salary Plan	Salary Grade	Min	Mid point
95987	RN Clinician 1 - OR	NUR	201	\$ 20.95	\$ 27.81
95581	RN Clinician 1 -Salaried Model	NUR	204	\$ 23.05	\$ 30.59
95543	RN Clinician 2	NUR	202	\$ 22.00	\$ 29.21
95988	RN Clinician 2 - OR	NUR	202	\$ 22.00	\$ 29.21
96036	RN Clinician 2 Ambulatory	NUR	200	\$ 20.18	\$ 26.79
95582	RN Clinician 2 -Salaried Model	NUR	205	\$ 24.20	\$ 32.13
95909	RN Clinician 2-PRSHFT	NUR	202	\$ 22.00	\$ 29.21
95557	RN Clinician 3	NUR	205	\$ 24.20	\$ 32.13
95989	RN Clinician 3 - OR	NUR	205	\$ 24.20	\$ 32.13
96037	RN Clinician 3 Ambulatory	NUR	203	\$ 22.20	\$ 29.47
95583	RN Clinician 3 -Salaried Model	NUR	207	\$ 26.62	\$ 35.34
95910	RN Clinician 3-PRSHFT	NUR	205	\$ 24.20	\$ 32.13
95568	RN Clinician 4	NUR	207	\$ 26.62	\$ 35.34
96038	RN Clinician 4 Ambulatory	NUR	206	\$ 24.42	\$ 32.42
95607	RN Research Coordinator	MCR	047	\$ 25.21	\$ 32.77
95701	Sanitation Assistant	MCR	002	\$ 10.65	\$ 13.58
95438	Scheduling Coordinator-OR	MCR	010	\$ 12.12	\$ 15.45
95275	Search Optimization Specialist	MCR	045	\$ 24.24	\$ 31.51
95346	Sign Language Interpreter	MCR	022	\$ 15.37	\$ 19.60
95767	Software Systems Engineer-Intermediate	MCR	048	\$ 25.72	\$ 33.44
95327	Software Systems Engineer-Sr	MCR	058	\$ 31.35	\$ 40.76
95966	Sonographer Vascular Technologist	MCR	050	\$ 26.76	\$ 34.79
95788	Specimen Management Technician	MCR	006	\$ 11.20	\$ 14.28
95485	Specimen Management Tech-Senior	MCR	008	\$ 11.65	\$ 14.85
95638	Speech-Language Pathologist Clin 2	MCR	046	\$ 24.72	\$ 32.14
95639	Speech-Language Pathologist Clin 3	MCR	048	\$ 25.72	\$ 33.44
95640	Speech-Language Pathologist Clin 4	MCR	050	\$ 26.76	\$ 34.79
96093	Sr HR Service Center Representative	MCR	028	\$ 17.31	\$ 22.07
96033	Sr Recruiter	MCR	046	\$ 24.72	\$ 32.14
95837	Sterile Processing Assistant	MCR	002	\$ 10.65	\$ 13.58
95338	Sterile Processing Coordinator	MCR	021	\$ 15.07	\$ 19.21
95711	Sterile Processing Technician	MCR	005	\$ 10.98	\$ 14.00
95839	Supply Chain Specialist	MCR	021	\$ 15.07	\$ 19.21
95399	Supply Control Coord System Tech	MCR	009	\$ 11.88	\$ 15.15
95850	Supply Control Coordinator	MCR	009	\$ 11.88	\$ 15.15
95844	Supply Control Coord-Inv Ctrl/Storeroom	MCR	007	\$ 11.41	\$ 14.56
95846	Supply Control Coord-StoreRm	MCR	007	\$ 11.41	\$ 14.56
95847	Supply Control Coord-Storeroom Receiving	MCR	007	\$ 11.41	\$ 14.56
95849	Supply Control Coord-Surgical Supply/Implant	MCR	009	\$ 11.88	\$ 15.15
95854	Supply Specialist -- Storeroom Receiving	MCR	002	\$ 10.65	\$ 13.58
95856	Supply Specialist Senior-Central Distrib	MCR	003	\$ 10.76	\$ 13.72
95857	Supply Specialist Senior-Storeroom	MCR	002	\$ 10.65	\$ 13.58
95851	Supply Specialist-Central Distribution	MCR	002	\$ 10.65	\$ 13.58
95852	Supply Specialist-Inv Control Surg Supply	MCR	003	\$ 10.76	\$ 13.72
95853	Supply Specialist-Storeroom (Night Shift)	MCR	003	\$ 10.76	\$ 13.72
95855	Supply Specialist-Surg Supply Case Cart	MCR	004	\$ 10.87	\$ 13.83
95108	Supv Accounts Payable	MCR	033	\$ 19.11	\$ 24.37
95107	Supv Admitting	MCR	033	\$ 19.11	\$ 24.37
96052	Supv Anesthesia Technicians	MCR	030	\$ 18.01	\$ 22.96
95159	Supv Bed Center Opers	MCR	029	\$ 17.65	\$ 22.50
95725	Supv Cafeteria	MCR	018	\$ 14.20	\$ 18.11
95276	Supv Call Center	MCR	021	\$ 15.07	\$ 19.21
96054	Supv Clinic	MCR	033	\$ 19.11	\$ 24.37
95445	Supv Clinical Engineering	MCR	040	\$ 21.95	\$ 27.99



To: Mayor, City Council, & Planning Commissioners  
From: Campus Acquisitions Holdings, LLC :: Stephen Bus  
Date: December 12, 2013

Re: **COMMUNITY OUTREACH PLAN – 1000 West Main Project, Charlottesville, VA**

CA Student Living (“CA”), in connection with the 1000 West Main project, is prepared to offer and integrate the following features as part of the conditions and commitments under the Special Use Permit:

1. **Community Room:** CA has designed into the 1000 West Main project a community room (with the intent to name it the “Roosevelt Brown Community Room”, subject to approval by Mr. Brown’s family) for use by approved non-profit groups. The Community Room would be about 600 square feet and would be furnished with a conference table, chairs, and outfitted with multimedia A/V equipment. The various non-profits that could use the space for no cost subject to CA’s use restrictions and Rules & Regulations include, but are not limited to:
  - i. Fifeville Neighborhood
  - ii. 10<sup>th</sup> & Page Neighborhood
  - iii. Monticello Little League
  - iv. Madison House
  - v. Boys & Girls Clubs of Central Virginia
  - vi. Potential link with tutoring programs at Johnson Elementary, Buford Middle, Venable, and Burnley-Moran Schools
  - vii. Center for Nonprofit Excellence (CNE) (Dialogue Among Nonprofits, Charlottesville Day of Giving, Affordable Care, etc.)
  - viii. Charlottesville Parks and Recreation
  - ix. Charlottesville Area Mountain Bike Club
  - x. Charlottesville Abundant Life
  - xi. United Way

The use of the Community Room would generally be limited to the hours of 7 AM – 9 PM on Weekdays and 9 AM – 7 PM on Weekends and would be subject to certain Rules & Regulations and standards of conduct (similar to those standards to which CA holds its tenants). Use of the Community Room would need to be reserved in advance by an authorized representative of such approved non-profit group contacting the property management office which will arrange access to the space.

2. **Art in Place:** CA will make a minimum 5 year commitment to provide the funds and a location on the 1000 West Main project for artists to install a work of art each year as selected by the local committee for Art in Place.
3. **Fifeville and 10<sup>th</sup> & Page Neighborhoods:** CA continues to consult with both of the adjacent neighborhoods on additional community needs that can be accommodated by the Community Room and other contributions.





REVISED SUP SUBMISSION 2

DECEMBER 17, 2013

3.11 PERSPECTIVE 11

**emArchitecture**

3.11 PERSPECTIVE 11

**1000** West Main  
STUDENT LIVING





REVISED SUP SUBMISSION 2

DECEMBER 17, 2013

3.12 PERSPECTIVE 12

**emArchitecture**

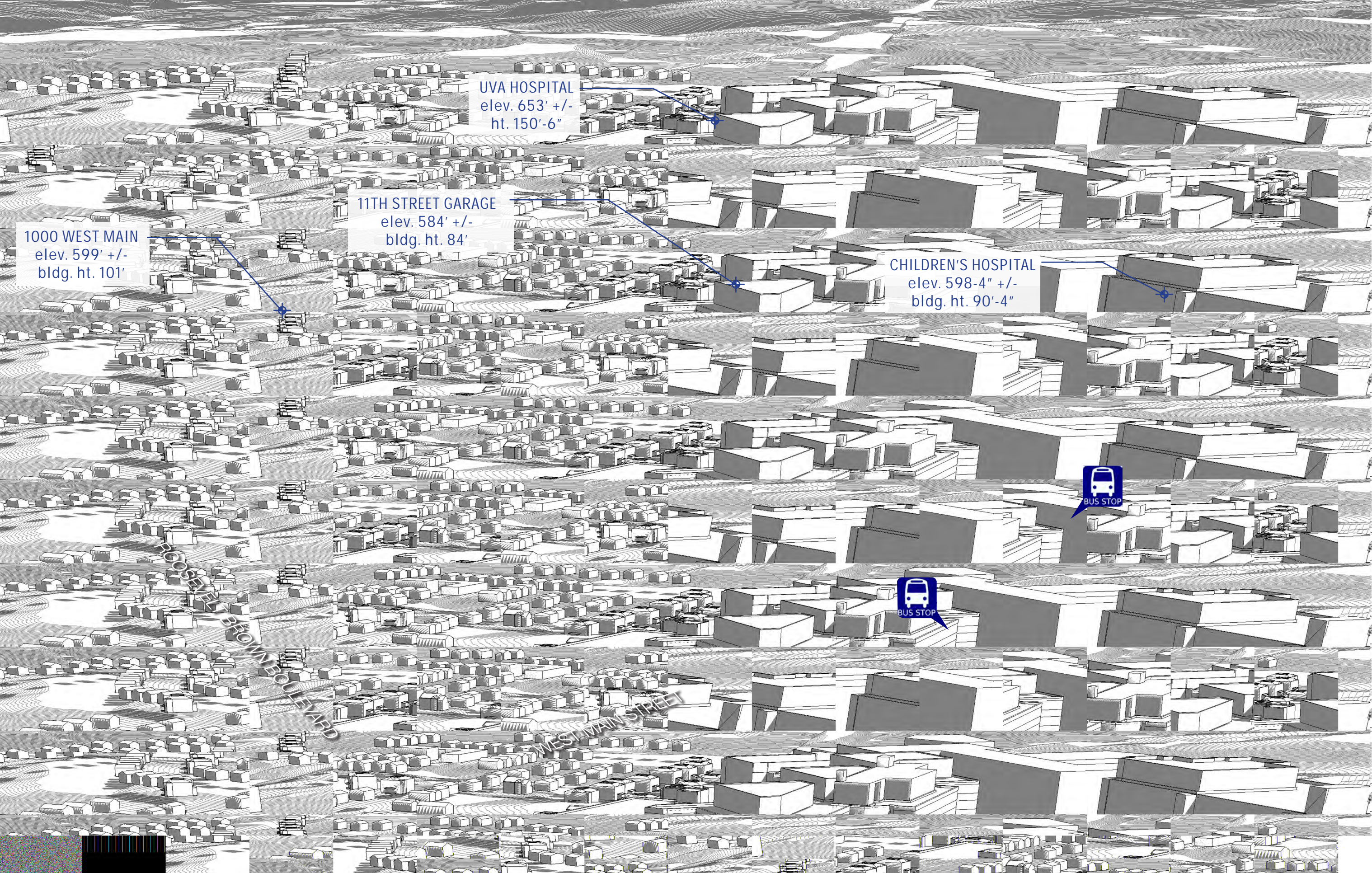
3.12 PERSPECTIVE 12

**CA** STUDENT LIVING  
**1000** West Main

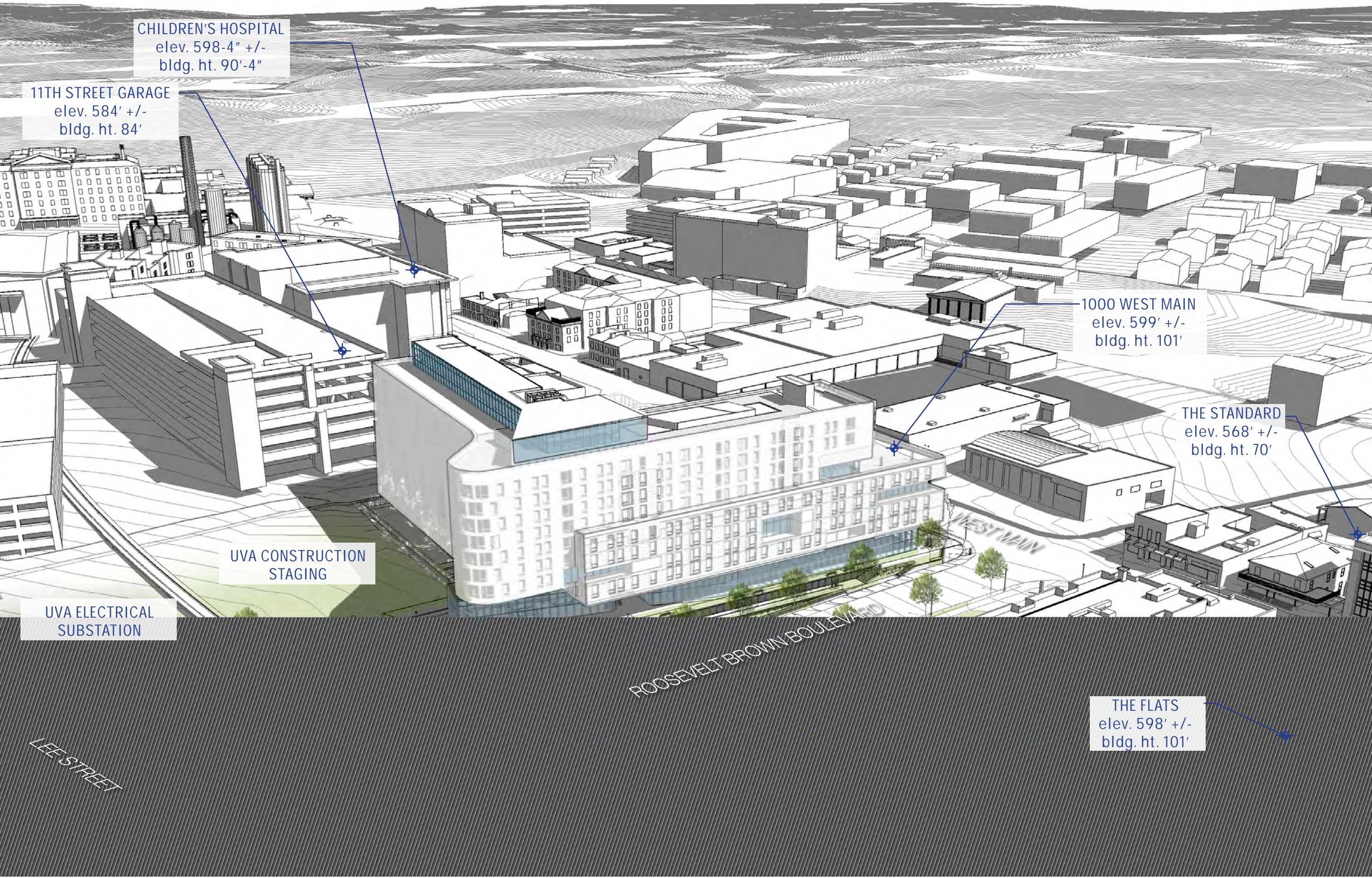












CHILDREN'S HOSPITAL  
elev. 598-4" +/-  
bldg. ht. 90'-4"

11TH STREET GARAGE  
elev. 584' +/-  
bldg. ht. 84'

1000 WEST MAIN  
elev. 599' +/-  
bldg. ht. 101'

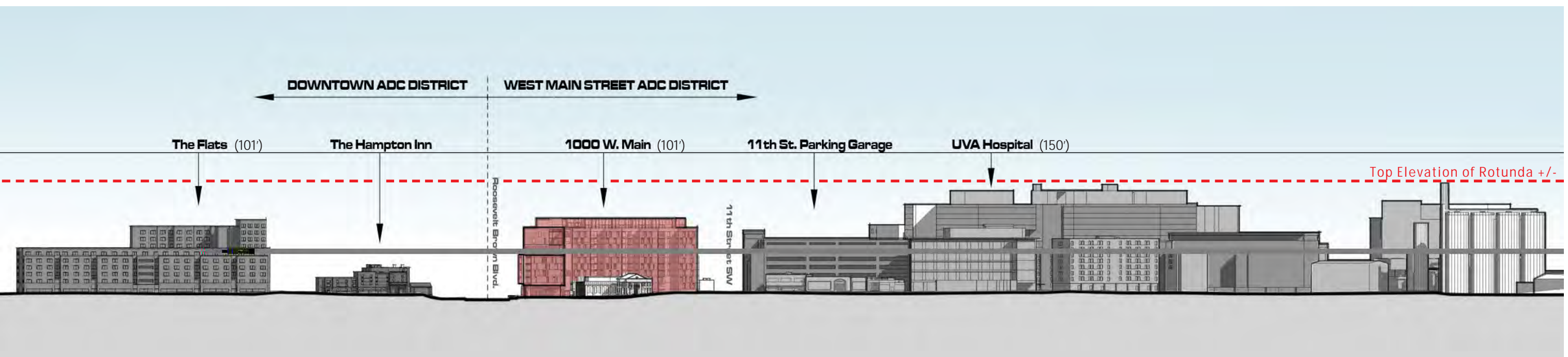
THE STANDARD  
elev. 568' +/-  
bldg. ht. 70'

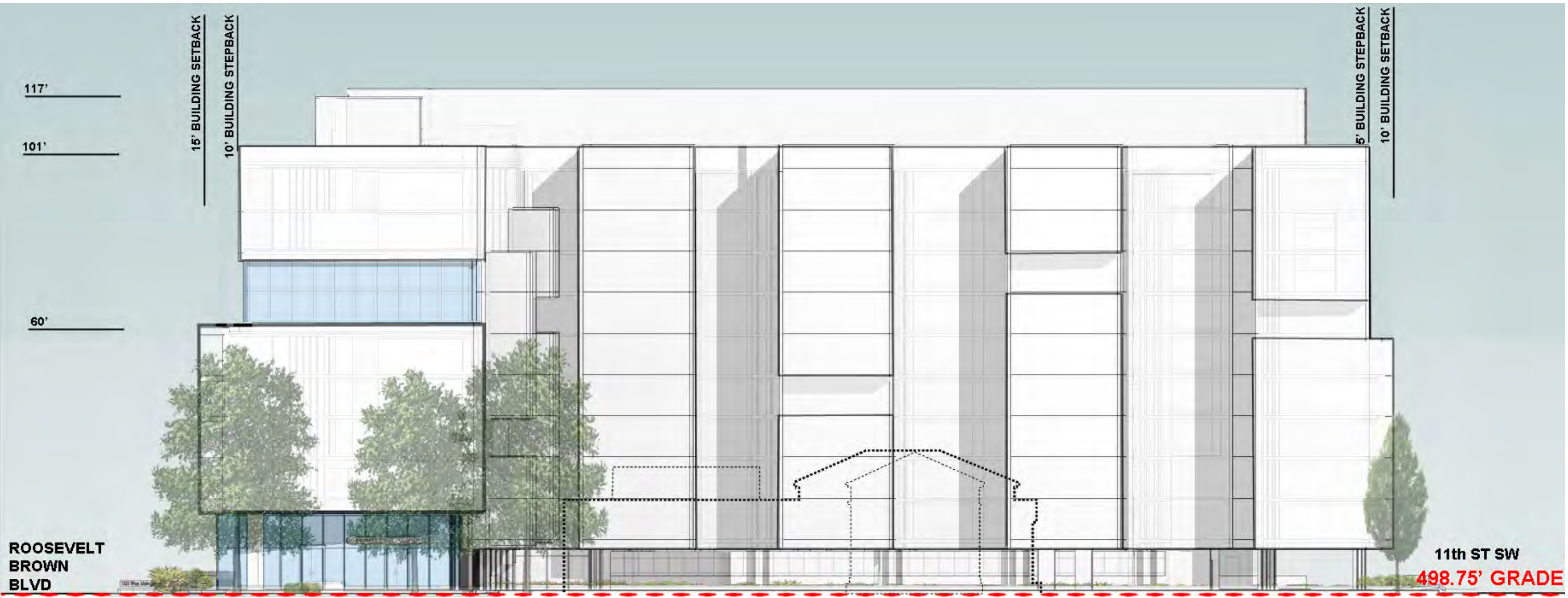
UVA CONSTRUCTION  
STAGING

UVA ELECTRICAL  
SUBSTATION

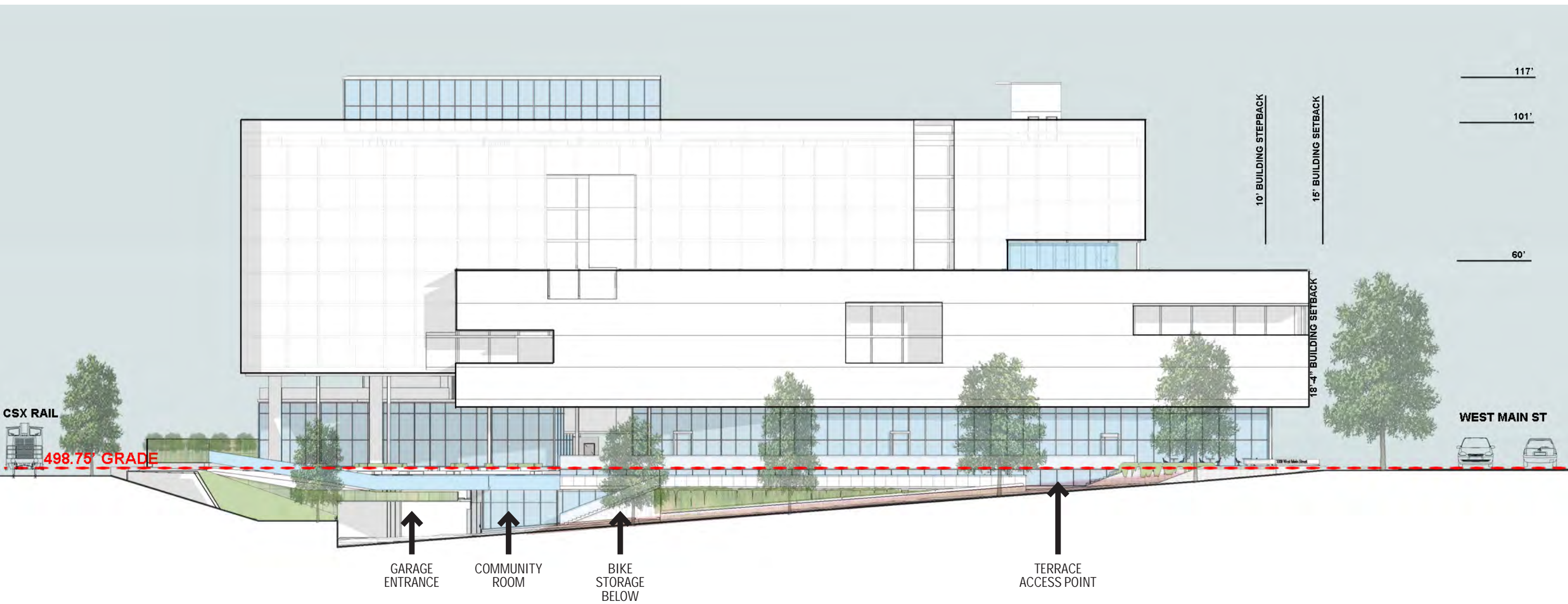
THE FLATS  
elev. 598' +/-  
bldg. ht. 101'







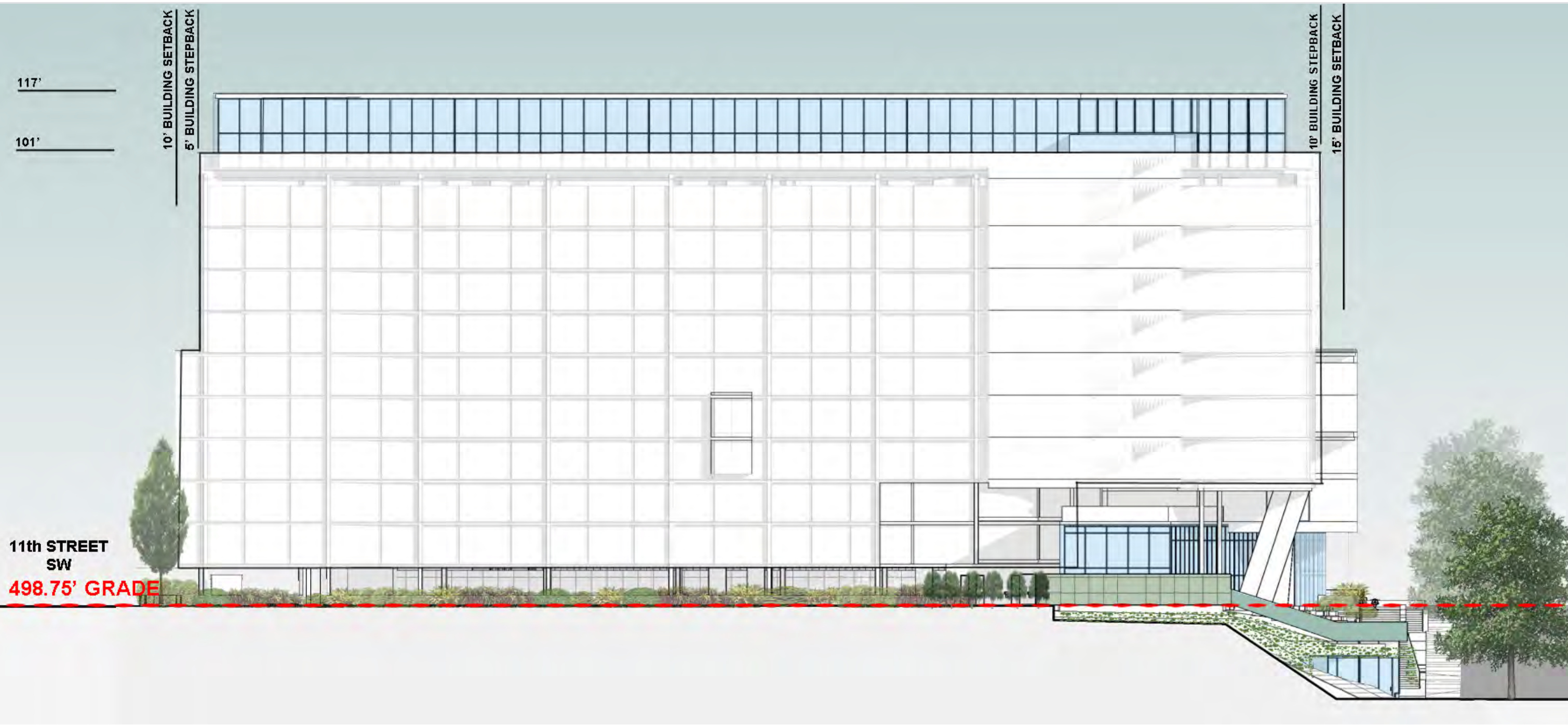




3.18 EAST ELEVATION  
(ROOSEVELT BROWN BLVD.)

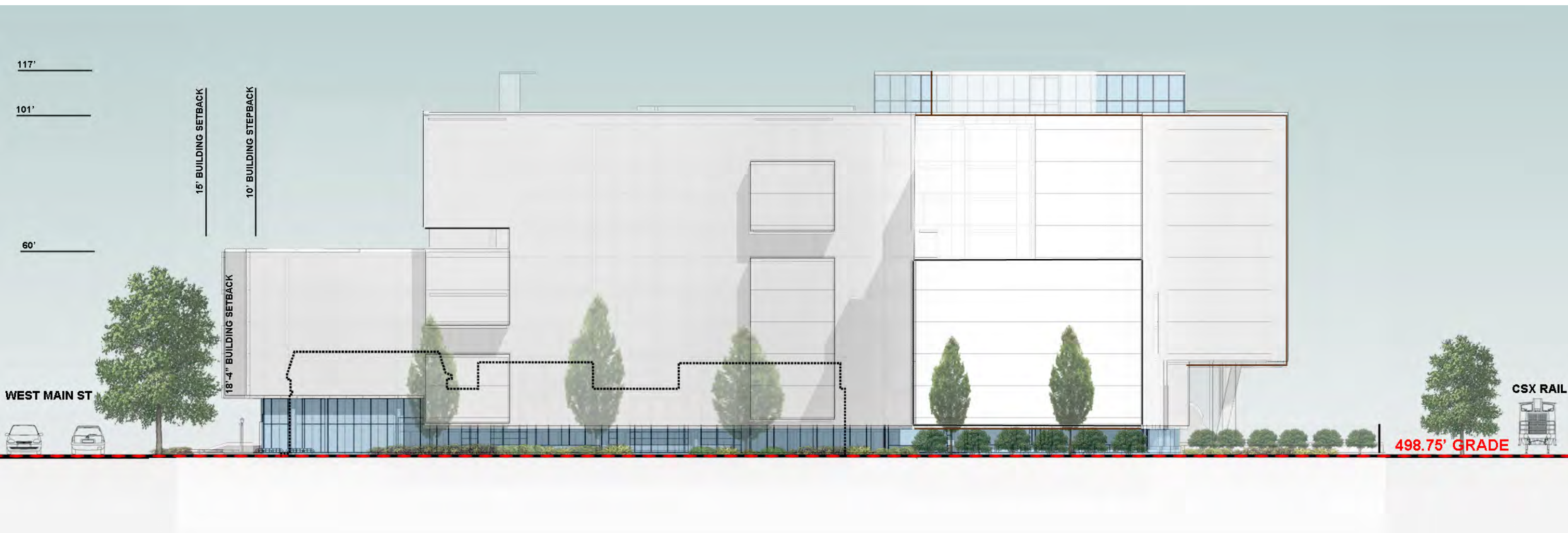
1000 West Main  
CA STUDENT LIVING





3.19 SOUTH ELEVATION

1000 West Main  
STUDENT LIVING



## 4 BUILDING HEIGHT CALCULATIONS

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**emArchitecture**



5' STEPBACK AT 11TH ST SW  
ABOVE 60 FT

SETBACK TAKEN = 10' - 0"

APPURTENANCE AREA = 10,775 SF  
25% ALLOWABLE

RESIDENTIAL BUILDING  
ABOVE = 31,730 SF

LOT AREA = 55,650 SF

BUILDING FOOTPRINT AREA = 43,100 SF  
(SHOWN BLUE)

LINE OF BLDG ABOVE

GROUND FLOOR = 15,250 SF

PLINTH ELEVATION = 498.75'

10' STEPBACK AT ROOSEVELT, BROWN BLVD ABOVE 60 FT

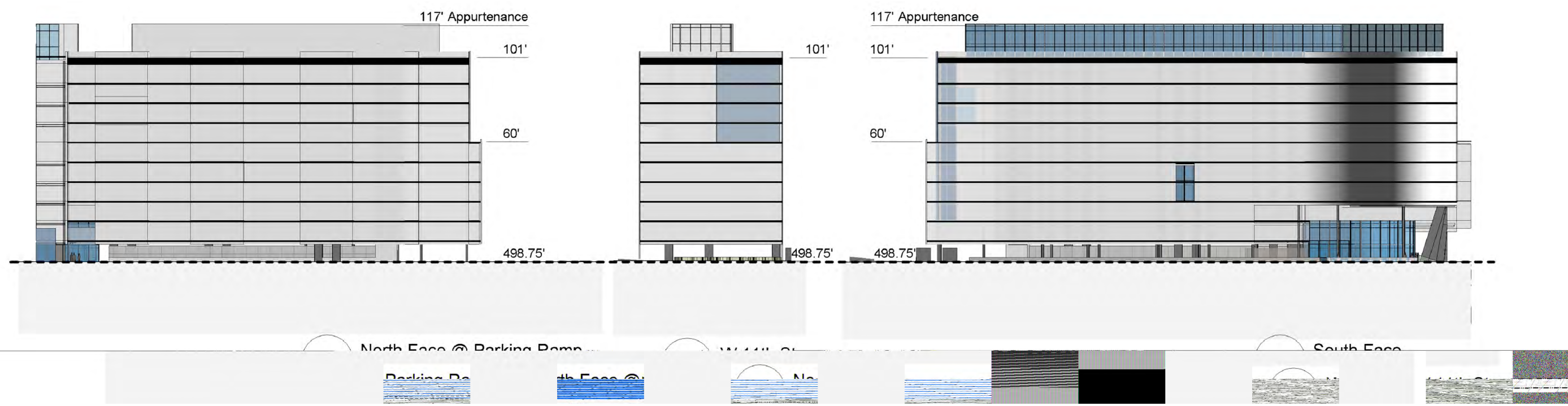
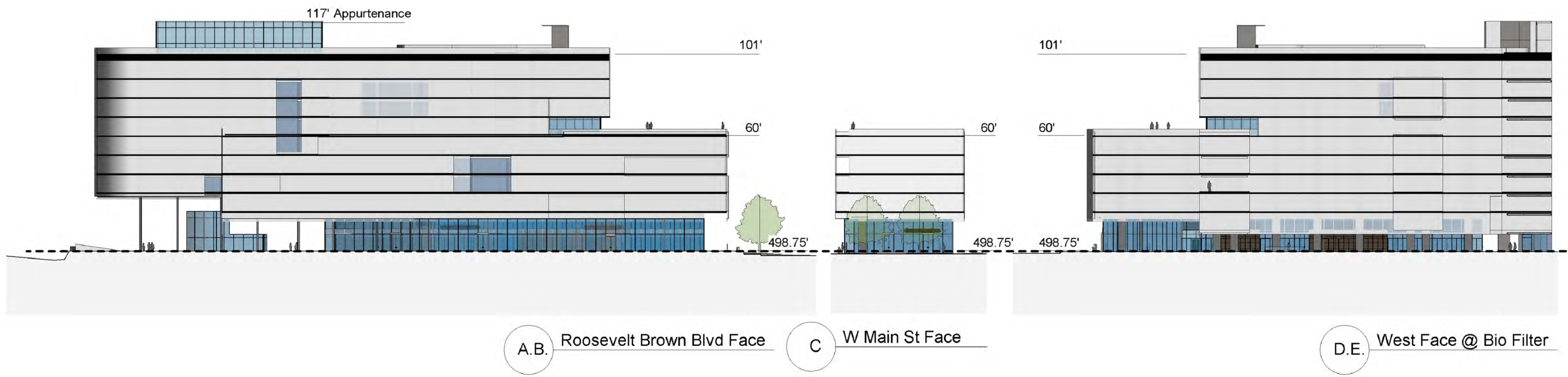
15' SETBACK AT ROOSEVELT BROWN BLVD

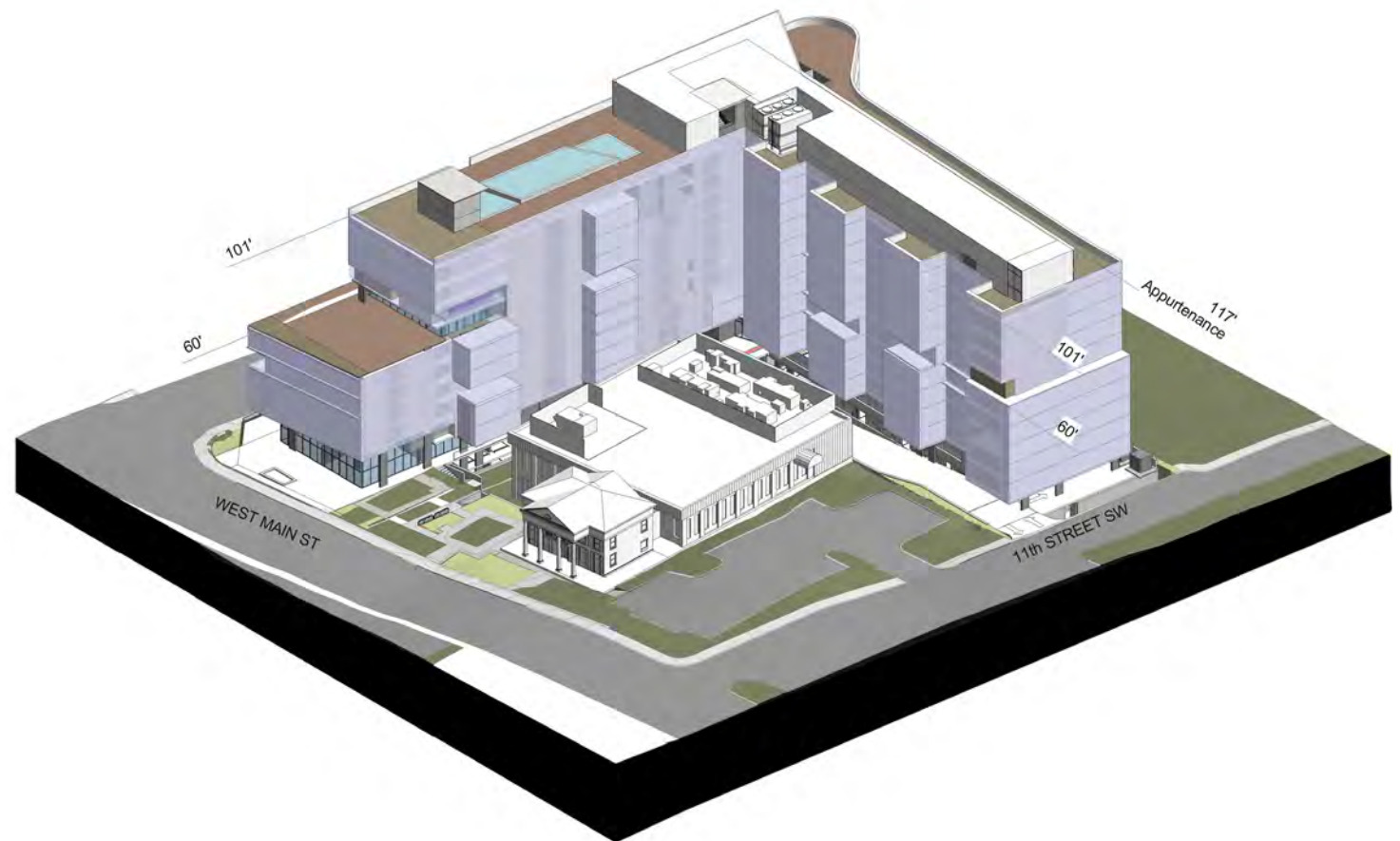
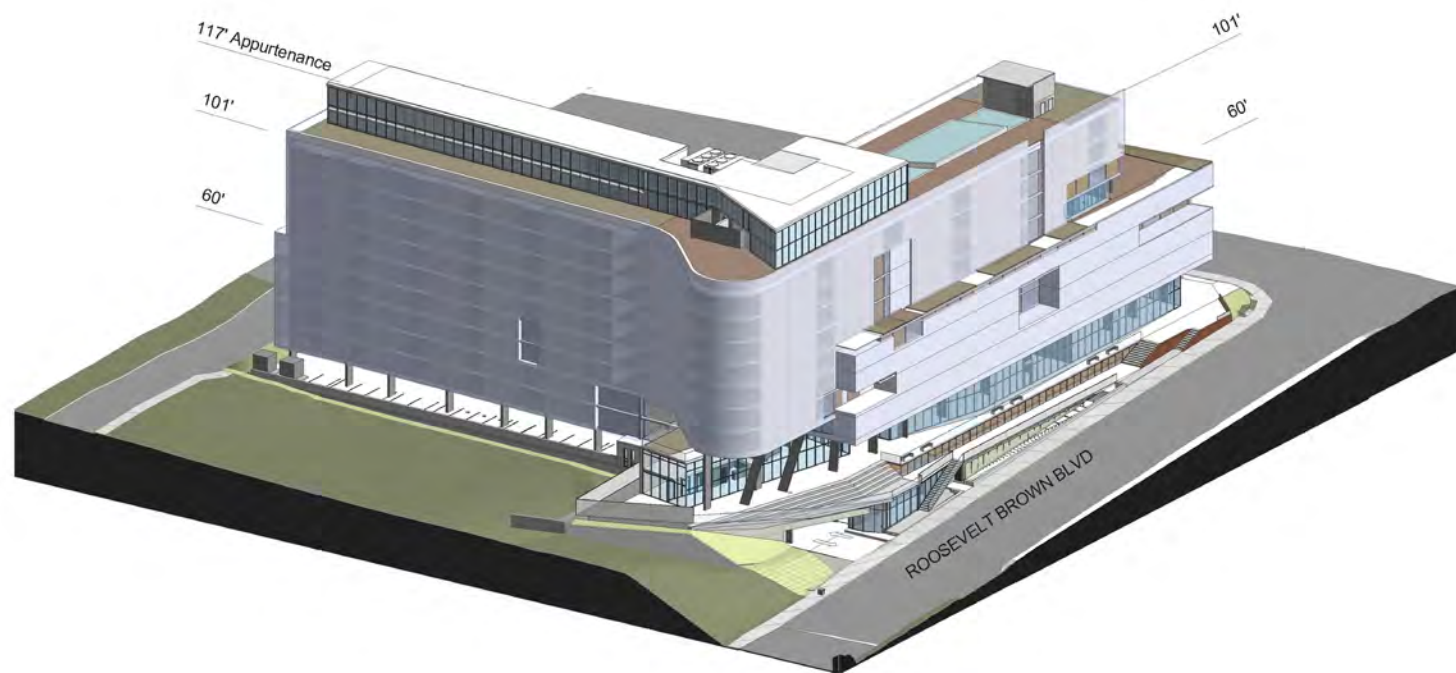
STEPBACK AT W. MAIN ST ABOVE 60 FT

SETBACK TAKEN = 18' - 8"











Elevation	Building Corner	Grade	Top Height	Building Corner	Grade	Top Height	Average
East Façade (Roosevelt Brown)	North	498.75'	101'-0"	South	498.75'	101'-0"	101'-0"
North Façade(West Main Street)	North	498.75'	101'-0"	South	498.75'	101'-0"	101'-0"
North Façade(Core Lab adjacency)	North	498.75'	101'-0"	South	498.75'	101'-0"	101'-0"
West Façade (Bio Filters)	North	498.75'	101'-0"	South	498.75'	101'-0"	101'-0"
West Façade (11th Street)	North	498.75'	101'-0"	South	498.75'	101'-0"	101'-0"
South Façade	North	498.75'	101'-0"	South	498.75'	101'-0"	101'-0"

AVERAGE BUILDING HEIGHT (weighted)\*\*: 101'-0"

\*\* Sum of the total wall area divided by the total length of the building perimeter.



Project Name: 1000 WEST MAIN

LID Checklist Points	LID Measure	Total Points
5 points or 1 point for each 18% of the total acreage	Compensatory Plantings (see city buffer mitigation manual). 90% of restorable stream buffers restored.	
7 points or 1 point for each 7% of parking and driveway surface area	Pervious pavers for parking and driveways with stone reservoir for storage of 0.5 inches of rainfall per impervious drainage area. Surface area must be >1,000 ft. <sup>2</sup> or ≥ 50% of the total parking and driveway surface area.	
5 points or 1 point for each 6% of parking surface area eliminated.	Shared parking (must have legally binding agreement) that eliminates > 30% of on-site parking required.	5
8 points	Impervious Disconnection. Follow design manual specifications to ensure adequate capture of roof runoff. (e.g. cisterns, dry wells, rain gardens).	8
8 points or 1 point for each 10% of site treated.	Bioretention. Percent of site treated must exceed 80%. Biofilter surface area must be ≥ 5% of impervious drainage area.	
8 points or 1 point for each 10% of lots treated	Rain gardens. All lots, rain garden surface area for each lot ≥ 200 ft. <sup>2</sup> .	
8 points or 1 point for each 10% of site treated	Designed/constructed swales. Percent of site treated must exceed 80%, achieve non-erosive velocities, and able to convey peak discharge from 10-year storm.	
8 points or 1 point for each 10% of site treated	Manufactured sand filters, filter vaults (must provide filtering rather than just hydrodynamic). Percent of site treated must exceed 80%. Sizing and volume for water quality treatment based on manufacturer's criteria.	
8 points	Green rooftop to treat ≥ 50% of roof area.	
TBD, not to exceed 8 points	Other LID practices as approved by NDS engineer.	
5 points	Off-site contribution to project in city's water quality management plan. This measure to be considered when on site constraints (space, environmentally sensitive areas, hazards) limit application of LID measures. Requires preapproval by NDS director.	
	<b>TOTAL POINTS (must equal 10 or more)</b>	<b>13</b>

Prv'd = 188  
P1 = 98

Submitted by: Campus Holdings Acquisitions, LLC  
(Name of applicant)

Approved by: \_\_\_\_\_ (date) \_\_\_\_\_  
(City Engineer)





# 1000 WEST MAIN

## CITY OF CHARLOTTESVILLE, VIRGINIA PRELIMINARY SITE PLAN

PREPARED BY:



**TERRA ENGINEERING  
AND  
LAND SOLUTIONS, PC**

CIVIL ENGINEERS PLANNERS LAND SURVEYORS  
2374 STUARTS DRAFT HIGHWAY STUARTS DRAFT, VIRGINIA 22902  
PH. 540-337-4591 FAX 540-337-5291

DATE: 10-16-2013

### PROJECT DATA:

**PROJECT NAME:** 1000 WEST MAIN  
**TAX MAP / PARCEL NO.:** TMP 10-88 (11TH ST SW) & 10-70 (W MAIN ST)  
**EXISTING ZONING:** WMS  
**ZONING SURROUNDING LOTS:** NORTH - WMN  
SOUTH - B-3  
EAST - WMS  
WEST - WMS

**PROPERTY SIZE:** 1.277 ACRES (TMP 10-88: 0.486 ACRES, TMP 10-70: 0.791 ACRES)

**LIMITS OF DISTURBANCE:**

**PROPERTY ADDRESS:** TMP 10-88: 118 11TH ST SW, CHARLOTTESVILLE, VA 22901  
TMP 10-70: 1002-08 W MAIN ST, CHARLOTTESVILLE, VA 22901

**NEIGHBORHOOD:** 10TH & PAGE

**SOURCE OF BOUNDARY & TOPO:** TERRA ENGINEERING AND LAND SOLUTIONS, PC  
2374 STUARTS DRAFT HWY  
STUARTS DRAFT, VA 24477  
STEVEN DRIVER, P.E., L.S.  
(540) 337-4591

**HORIZONTAL DATUM REFERENCE:** NAD 83  
**VERTICAL DATUM REFERENCE:** NAVD 88

**PROJECT BREAKDOWN:**  
**CURRENT USE:** VACANT COMMERCIAL  
**PROPOSED USE:** MIXED-USE RESIDENTIAL  
RESIDENTIAL: 240 DWELLING UNITS  
COMMERCIAL: 9,340 SF

**ADJACENT AREA:** NORTH: COMMERCIAL / RETAIL  
EAST: COMMERCIAL  
SOUTH: RAILROAD / COOLING TOWER  
WEST: PARKING GARAGE  
IMMEDIATELY NORTHWEST: COMMERCIAL  
IMMEDIATELY SOUTHWEST: COMMERCIAL

**PARKING:**  
**REQUIRED:** 240 RESIDENTIAL  
+ 16 COMMERCIAL  
256 SPACES  
- 36 REDUCTIONS  
220 SPACES

**PROVIDED:** 188 SPACES

**REQUIRED CONTRIBUTION:** 32 SPACES

**ACTUAL PROVIDED:** 207 (WITH TANDEM)

**LANDSCAPE:**  
**REQUIRED:** 10% NET SITE AREA: 55,650 SF - 42,561 SF = 13,089 SF  
0.1x 13,089 SF = 1,309 SF  
**PROVIDED:** 4,734 SF

**BUILDING HEIGHT:**  
**MINIMUM:** 47'  
**MAXIMUM:** 70' (101' ALLOWED BY SPECIAL USE PERMIT)  
**PROPOSED:** MAXIMUM 101'

**GROSS RESIDENTIAL DENSITY:**  
**MAXIMUM:** 43 DUA (240 DUA ALLOWED BY SPECIAL USE PERMIT)  
**PROPOSED:** 187.94 DUA

**OPEN SPACE:** 13,660 SF

**RECREATION AREA:** 730 SF

**IMPERVIOUS COVER:** 1.04 ACRE

**DEVELOPER:** CAMPUS ACQUISITIONS HOLDINGS, LLC  
161 N. CLARK ST SUITE 4000  
CHICAGO, IL 60601

**PROPERTY OWNER:** TMP 10-88: UNIVERSITY STATION, LLC  
P O BOX 7324  
CHARLOTTESVILLE, VA 22908  
TMP 10-70: ROBERT P. HODGINS & FREDERICK W. PAYNE  
AS SUCCESSOR TRUSTEES FOR THE IVY LAND TRUST  
ATTN: SW HEISCHMAN  
P O BOX 7324  
CHARLOTTESVILLE, VA 22908

**NO NEW FIRE HYDRANTS ARE PROPOSED**  
TWO HYDRANTS ARE IN CLOSE PROXIMITY TO SITE AND WILL SERVICE BUILDING:  
1. DIRECTLY ACROSS 11TH STREET  
2. DIRECTLY ACROSS INTERSECTION (NORTHEAST) AT CORNER 10TH STREET AND WEST MAIN STREET

### VICINITY MAP



### WATER QUALITY ANALYSIS

TOTAL SITE: 1.277 AC. / 55,650 SF  
PRE-DEVELOPMENT IMPERVIOUS AREA: 1.00 AC. / 43,522 SF  
POST-DEVELOPMENT IMPERVIOUS AREA: 1.05 AC. / 45,716 SF

$I_{pre} = 1.00 / 1.28 = 78.13\%$   
 $L_{pre} = 2.20$  POUNDS

$I_{post} = 1.05 / 1.28 = 82.03\%$   
 $L_{post} = 2.30$  POUNDS

$RR = 2.30$  POUNDS -  $2.20$  POUNDS =  $0.10$  POUNDS

AREA TO TREATMENT =  $0.70$  ACRES  
IMPERVIOUS AREA TO TREATMENT =  $0.70$  ACRES

$I_{treat} = 0.70 / 1.28 = 54.69\%$

$L_{treat} = 0.86$  POUNDS

REMOVAL RATE = 50% BIORETENTION FILTER

REMOVAL =  $0.86 \times 50\% = 0.43$  POUNDS REMOVED

$0.43$  POUNDS >  $0.10$  POUNDS THEREFORE O.K.

### WATER QUANTITY ANALYSIS

THERE IS AN INCREASE IN IMPERVIOUS COVER, STORM WATER DETENTION REQUIRED. TO BE EVALUATED AT FINAL SITE PLAN SUBMISSION.

**LIGHT FIXTURE SUBSTITUTION NOTE:**  
ALTERNATIVE FIXTURES CAN BE PROVIDED SO LONG AS THEY ARE EQUIVALENT AND APPROVED BY THE ARCHITECT.

### SHEET INDEX

SHEET C1.0	COVER SHEET
SHEET C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
SHEET C3.0	PRELIMINARY SITE PLAN
SHEET C4.0	PRELIMINARY SWM PLAN
SHEET L1.0	LANDSCAPE PLAN
SHEET L2.0	LANDSCAPE SCHEDULE
SHEET L3.0	LANDSCAPE DETAILS
SHEET C5.0	CONSTRUCTION DETAILS
SHEET C6.0	LIGHTING PLAN LEVEL P1
SHEET C6.1	LIGHTING PLAN LEVEL P2
SHEET C6.2	LIGHTING PLAN GROUND LEVEL
	GROUND LEVEL LUMINAIRE SCHEDULE
	P1 & P2 LUMINAIRE SCHEDULE

### REVISIONS

1.

### DWELLING UNITS BY TYPE

Level	4 x 4	4 x 2 Corner	4 x 2 Expand v	4 x 4 Loft	4 x 2 In-Suite	3 x 3	2 x 2	2 x 2 Loft	1 w/ 1	Studio	Units/Floor	Beds/Floor
Level 10	0	0	0	0	0	0	0	0	0	0	0	0
Level 9	4	1	5	0	2	1	7	0	2	8	28	73
Level 8	4	1	5	0	2	1	7	0	2	8	26	69
Level 7	4	1	5	0	2	1	7	0	2	8	26	74
Level 6	4	1	5	0	3	0	5	0	2	5	29	70
Level 5	3	1	6	0	3	2	5	0	2	7	29	77
Level 4	3	1	6	0	3	2	3	0	2	7	27	73
Level 3	5	1	4	0	3	2	3	0	2	5	27	76
Level 2	3	0	5	0	3	2	5	0	3	5	26	68
Level 1	2	0	5	0	2	0	3	0	0	4	16	48
Grand Total	32	7	46	0	24	10	39	0	17	52	240	688
240	16.8%	3.92%	18.1%	0%	13.2%	6.37%	16.25%	0%	8.6%	15.6%		
						4.17%				7.08%		21.67%

### TRAFFIC GENERATION FIGURES

LAND USE	ITE CODE	AMOUNT	UNITS	ADT	Baseline Trip Generation for Mixed-Use Residential					
					WEEKDAY			WEEKEND		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Mid-Rise Apartment	229	240	Apartments	---	22	36	72	54	39	94
Specialty Retail Center	626	9,340	SP	414	---	---	---	11	14	25
<b>TOTAL</b>					<b>22</b>	<b>36</b>	<b>72</b>	<b>65</b>	<b>53</b>	<b>119</b>

LAND USE	ITE CODE	AMOUNT	UNITS	ADT	Trip Generation for Mixed-Use Residential with 20% Reduction (per CA provided documents)					
					WEEKDAY			WEEKEND		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Mid-Rise Apartment	229	240	Apartments	---	18	29	58	43	31	74
Specialty Retail Center	626	9,340	SP	240	---	---	---	6	10	16
<b>TOTAL</b>					<b>18</b>	<b>29</b>	<b>58</b>	<b>49</b>	<b>41</b>	<b>90</b>

LAND USE	ITE CODE	AMOUNT	UNITS	ADT	Trip Generation for Mixed-Use Residential with City Provided Reductions					
					WEEKDAY					
					IN	OUT	TOTAL	IN	OUT	TOTAL
Mid-Rise Apartment	229	240	Apartments	---	22	36	72	54	39	94
Specialty Retail Center	626	9,340	SP	414	---	---	---	11	14	25
<b>TOTAL</b>					<b>414</b>	<b>36</b>	<b>72</b>	<b>65</b>	<b>53</b>	<b>119</b>
Residence (Shopping Center) - 20%				141	---	---	---	4	5	9
Total Retailer Trips				273	22	36	72	62	49	111
Inherent Capture - 20%				22	2	4	6	5	2	7
Total External Trips				251	24	40	68	67	51	118
Residence (Shopping Center) - 15%				29	3	7	10	8	7	15
<b>TOTAL</b>					<b>314</b>	<b>39</b>	<b>78</b>	<b>85</b>	<b>58</b>	<b>143</b>

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1000 WEST MAIN  
CITY OF CHARLOTTESVILLE, VIRGINIA  
COVER SHEET



SCALE: 1" = 20'  
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DESIGN: SLD  
CHECKED: SLD  
REVISIONS:

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J.N. 1317/1318 1 OF 13





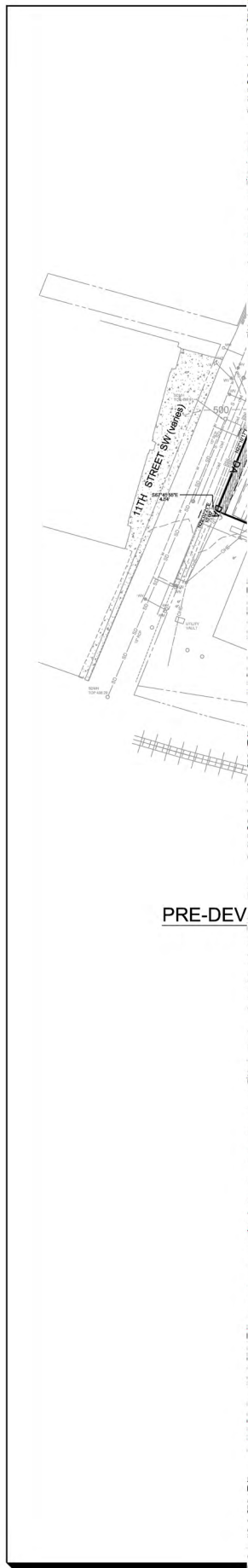




6.3 SITE PLAN

1000 West Main  
 STUDENT LIVING







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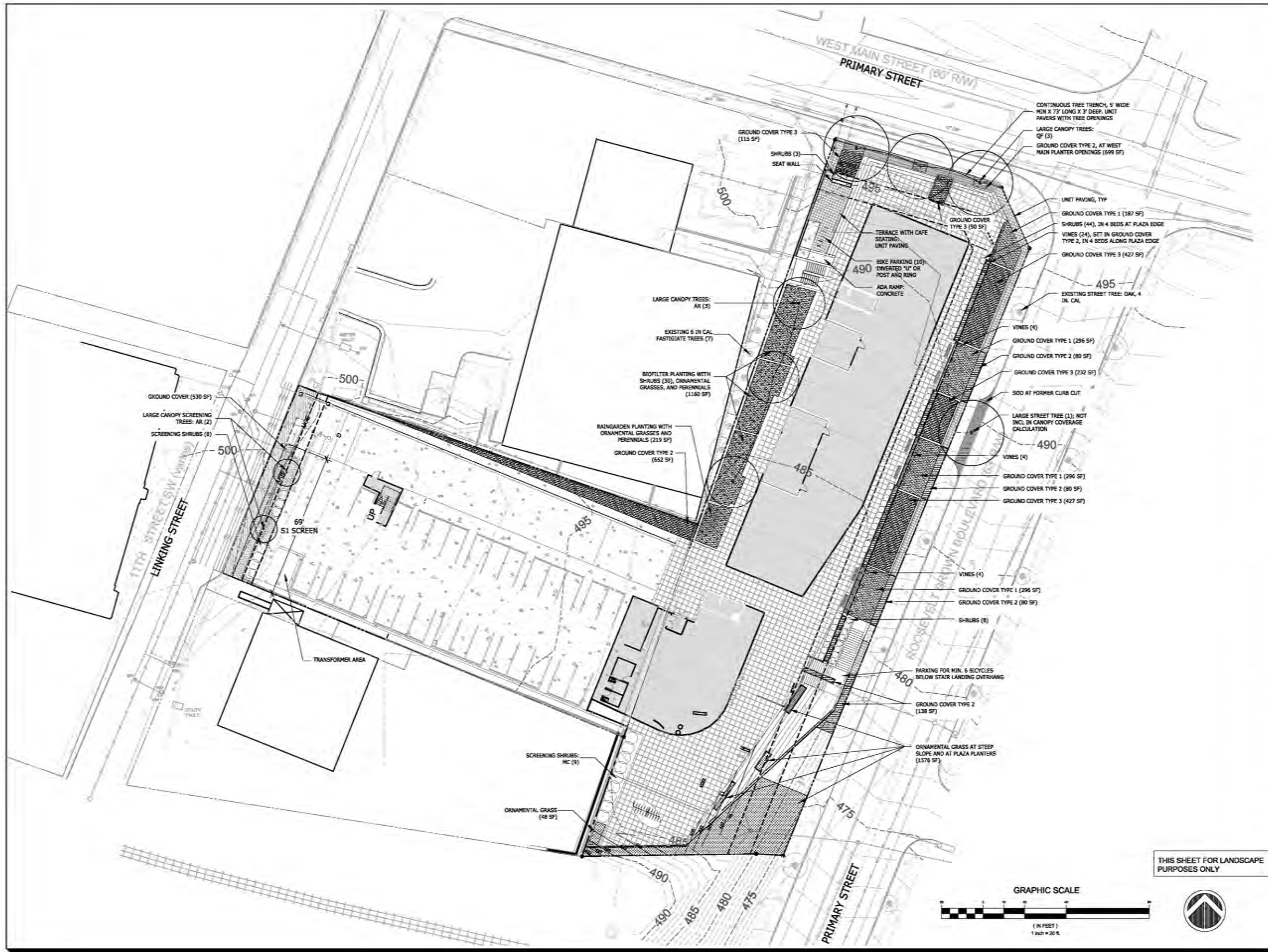


**1000 WEST MAIN**  
 CITY OF CHARLOTTESVILLE, VIRGINIA  
**PRELIMINARY SITE PLAN**

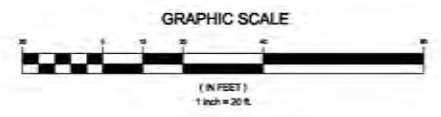
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 REVISIONS:

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 5 OF 13



THIS SHEET FOR LANDSCAPE PURPOSES ONLY





PLANT SCHEDULE

	SCIENTIFIC NAME	COMMON NAME	QTY	MIN. SIZE	CONDITION	REMARKS	HT AT PLANTING	GROWTH OVER 20 YRS	HT AT 20 YRS	RATIO CANOPY WIDTH: HT	CANOPY AREA, 20 YRS	QTY	TOTAL CANOPY AREA
<b>LARGE CANOPY TREES</b>													
	LS	Liquidambar styraciflua 'Rotundiloba'		2'- 2.5" cal	B&B	Biofilter area	12 FT	+ 30 FT	42 FT	60 %	498 FT	3	1,494 SF
	QF	Quercus falcata		2'- 2.5" cal	B&B	Street Tree	11 FT	+ 40 FT	51 FT	70 %	998 FT	3	2,994 SF
	QS	Quercus schumardii		2'- 2.5" cal	B&B	Street Tree, alternate							
	AR	Acer rubrum Armstrong		2'- 2.5" cal	B&B	Large Screening Tree	10 FT	+ 40 FT	50 FT	25 %	123 FT	2	246 SF
<b>ORNAMENTAL TREES</b>													
	MG	Magnolia grandiflora		6'-8' ht.	B&B	Screening Evergreen, alternate							
<b>SHRUBS</b>													
	CA	Clethra alnifolia 'Sixteen Candles'		18 in. ht.	Container grown	Screening; Biofilter area							
	HQ	Hydrangea quercifolia 'Pee Wee'		18 in. ht.	Container grown	Plaza planters							
	IG	Ilex glabra 'Nigra'		18 in. ht.	Container grown	Hedging; Biofilter area							
	IV	Ilex verticillata 'Red Sprite' / 'Jim Dandy'		18 in. ht.	Container grown	Screening; Biofilter area							
	MC	Myrica cerifera		36 in. ht.	Container grown	Screening, Evergreen							
	PS	Prunus laurocerasus 'Schipkaensis'		18 in. ht.	Container grown	Screening, Evergreen							
<b>VINES</b>													
	CR	Campsis radicans		#2 Container	Container grown								
	PV	Gelsemium sempervirens		#2 Container	Container grown								
	PT	Parthenocissus tricuspidata		#2 Container	Container grown								
<b>PERENNIALS, GRASSES, AND GROUNDCOVERS</b>													
	CF	Carex flaccosperma		30 cell	flats	Groundcover accent, massing							
	DS	Dryopteris cultivars		30 cell	flats	Groundcover accent; dry shade							
	HH	Hedera helix		72 cell	flats	Groundcover							
	HE	Heuchera villosa		#1 Container	Container grown	Groundcover accent; massing							
	IV	Iris verticillata		16 cell	flats	Biofilter area							
	JE	Juncus effusus		16 cell	flats	Biofilter area							
	PA	Perovskia atroplicifolia		#1 Container	Container grown	Accent; Plaza planters							
	PH	Phlox subulata		#1 Container	Container grown	Plaza planters							
	PL	Prunus laurocerasus 'Mt Vernon'		18 in. ht.	Container grown	Evergreen, low massing							
	PV	Panicum virgatum cultivars		72 plugs	flats	Biofilter area; steep slopes							
	SE	Senecio aureus		30 plugs	flats	Groundcover accent							
	SE	Sporobolus heterophyllus		#1 Container	Container grown	Plaza planters; steep slopes alternate							
	TE	Taenidia chamaedrys		#1 Container	Container grown	Plaza planters, alternate to shrubs							
<b>SOD</b>													
				170 SF									

TOTAL CANOPY AREA PROVIDED: 4,734 SF  
 GROSS SITE AREA: 55,850 SF  
 BUILDING AND DRIVEWAY FOOTPRINT: 42,561 SF  
 NET SITE AREA = 13,089 SF  
 MIN. CANOPY AREA REQUIRED: 10% = 1,308 SF

NOTES:

1. MARK UTILITIES IN THE FIELD PRIOR TO PLANTING. ADJUST PLANT LOCATIONS IF NECESSARY IN COORDINATION WITH LANDSCAPE ARCHITECT.
2. ALTERNATE PLANT SPECIES ARE PROVIDED TO ACCOMMODATE AVAILABILITY AT TIME OF CONSTRUCTION

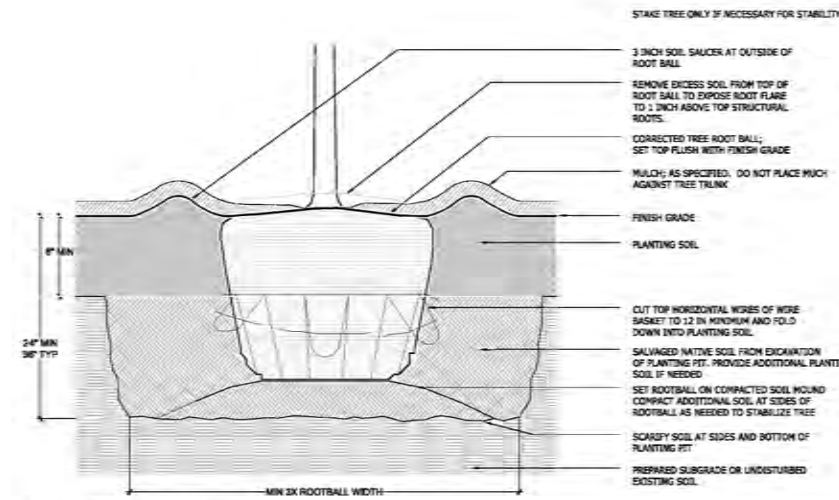


**1000 WEST MAIN**  
 CITY OF CHARLOTTESVILLE, VIRGINIA  
**PRELIMINARY SITE PLAN**

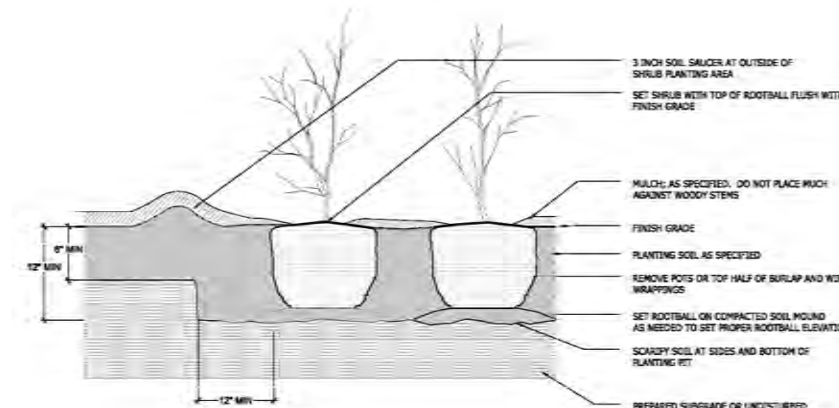
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 DESIGN: HANSPLANT  
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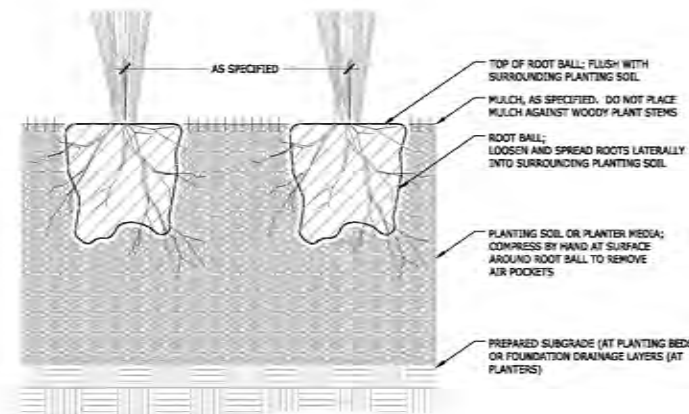
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**L2.0**  
 1 N. 8377/1318 6 OF 13



1 TYPICAL TREE PLANTING  
3" = 1'-0"



2 TYPICAL SHRUB PLANTING  
NOT TO SCALE



3 TYPICAL PERENNIAL AND VINE PLANTING  
3" = 1'-0"

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**1000 WEST MAIN**  
CITY OF CHARLOTTESVILLE, VIRGINIA  
**PRELIMINARY SITE PLAN**

SCALE: as noted  
ISSUED: 10-16-13  
DRAWN: HANSPANT  
DESIGN: HANSPANT  
CHECKED: MILLER  
REVISIONS:

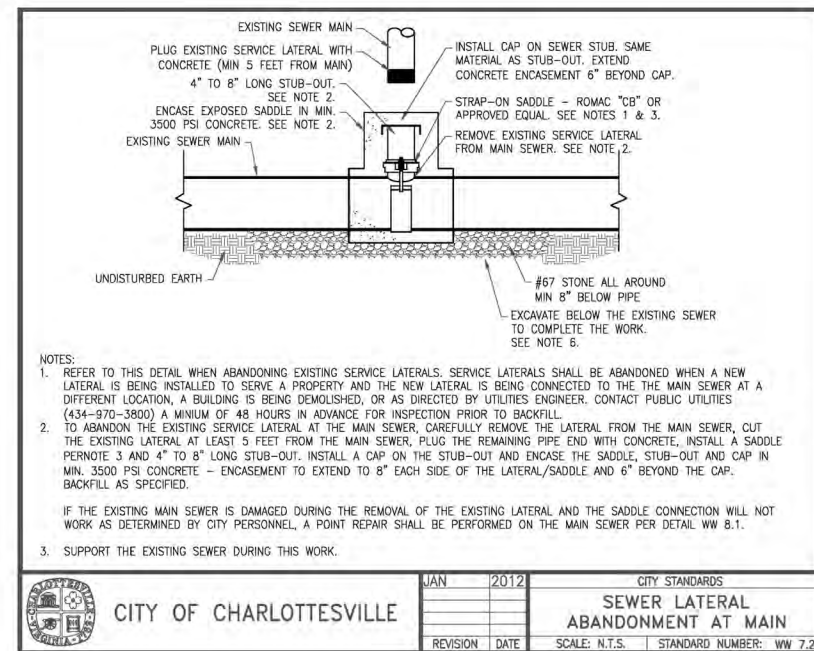
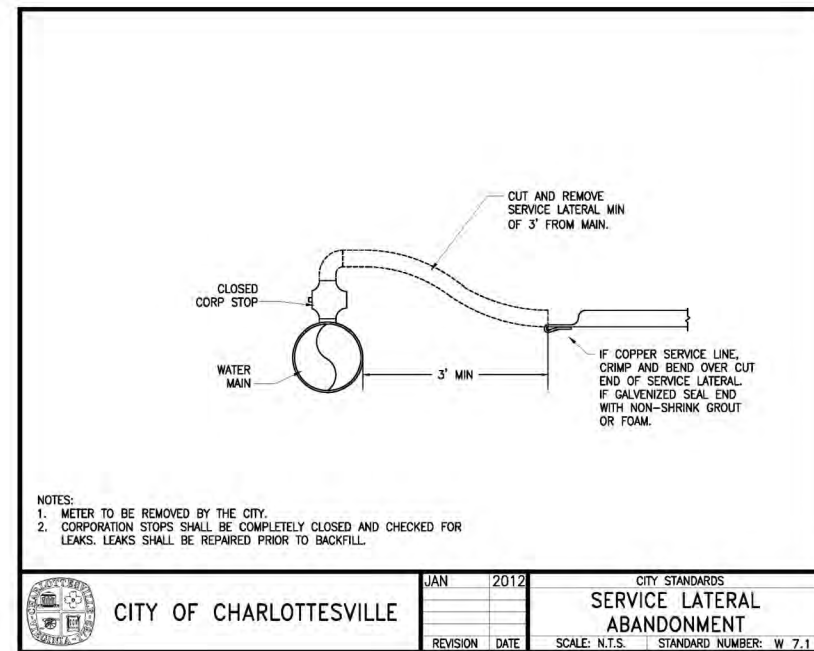
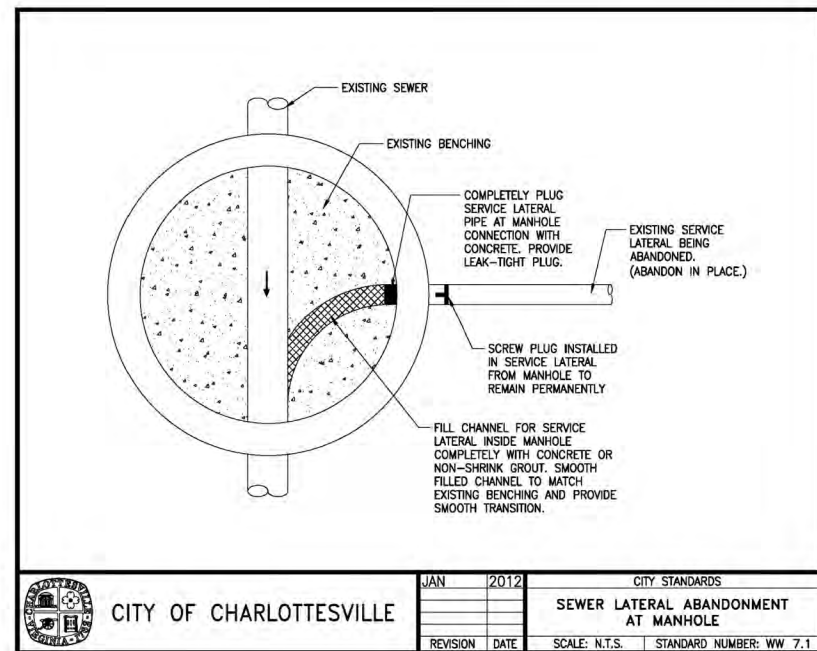
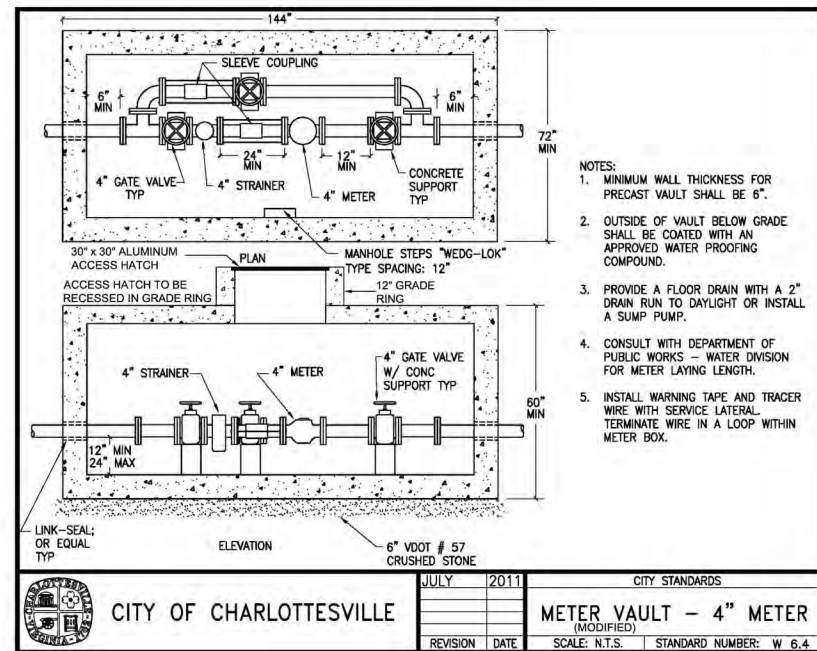
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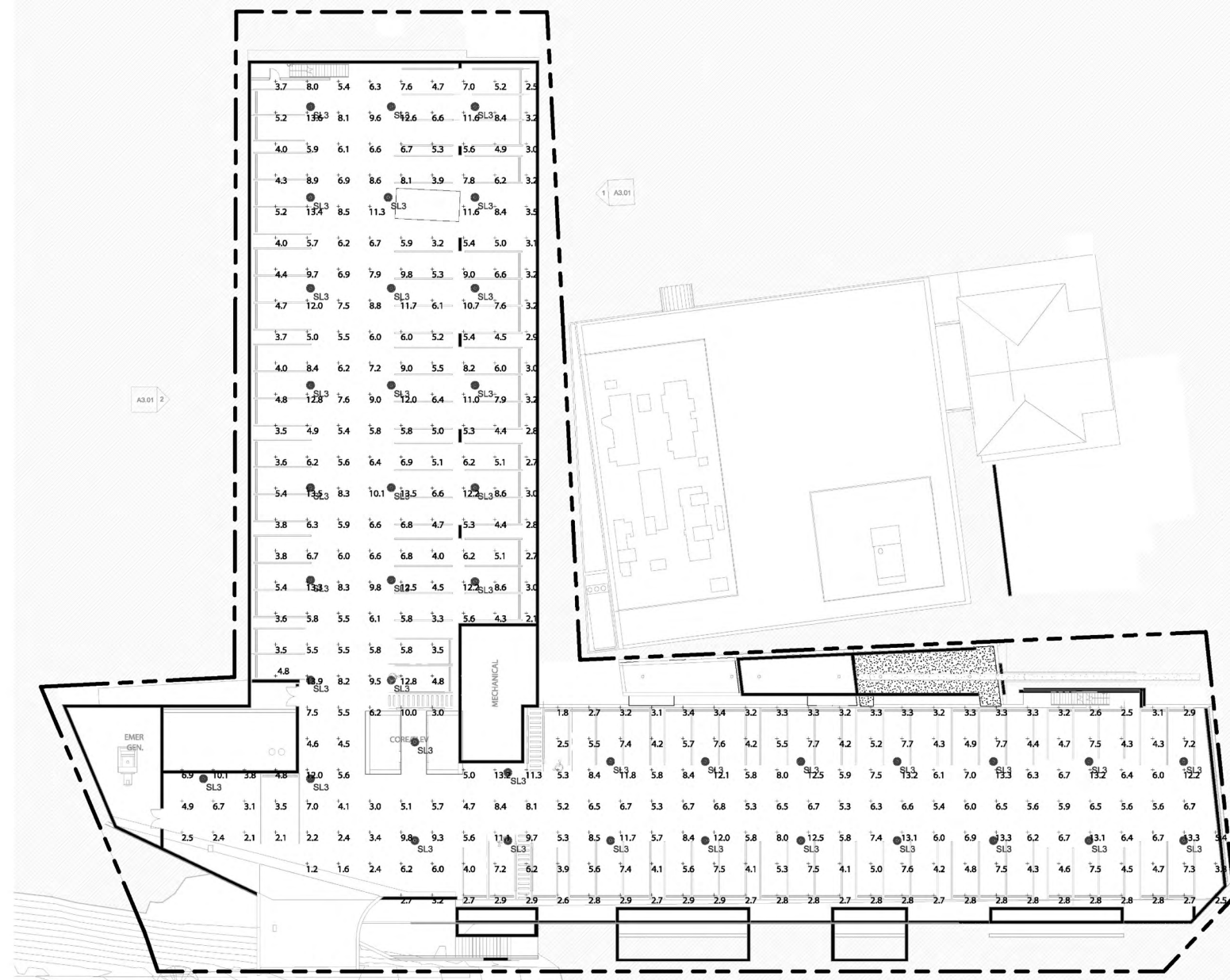
**1000 WEST MAIN**  
 CITY OF CHARLOTTEVILLE, VIRGINIA  
**CONSTRUCTION DETAILS**



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 ISSUED: 10-16-2013  
 DRAWN: ATE  
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 CHECKED: SLD  
 REVISIONS:

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 J.N. 1317/1318 8 OF 13





LEVEL P1

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**1000 WEST MAIN**  
 CITY OF CHARLOTTESVILLE, VIRGINIA  
**LIGHTING PLAN LEVEL P1**

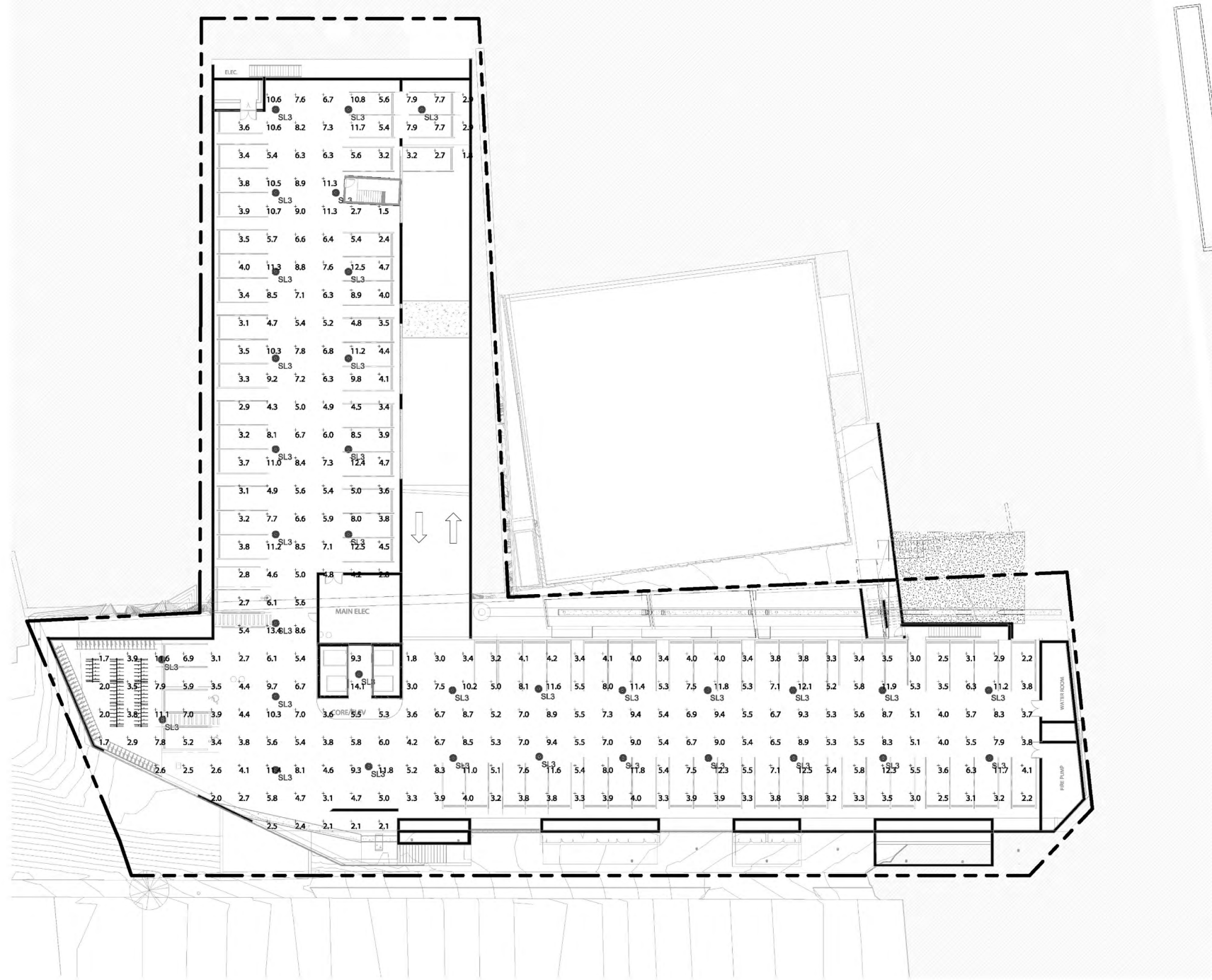


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LEVEL P2

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**1000 WEST MAIN**  
 CITY OF CHARLOTTESVILLE, VIRGINIA  
**LIGHTING PLAN LEVEL P2**



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 DESIGN:  
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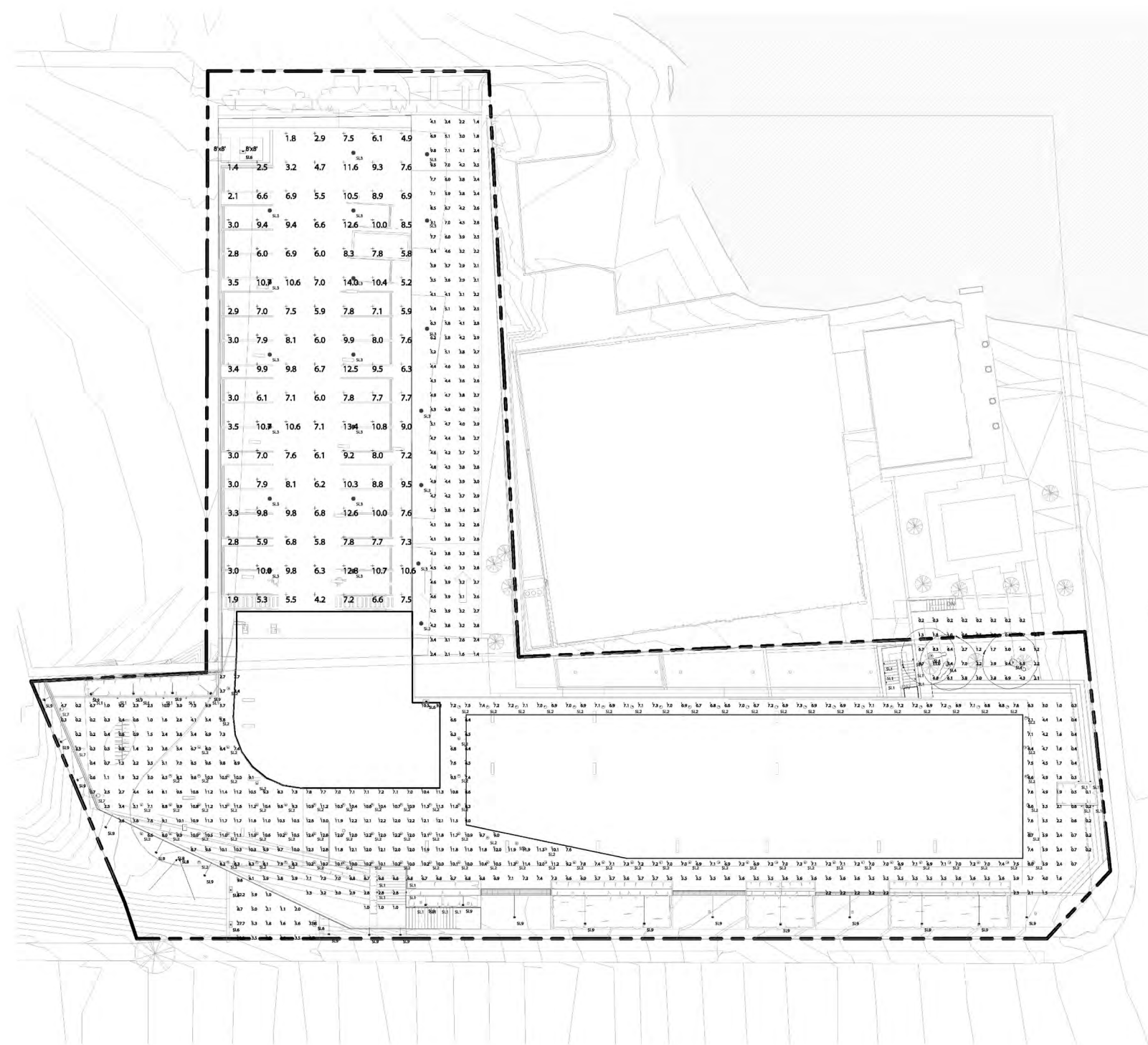
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GROUND LEVEL

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**1000 WEST MAIN**  
 CITY OF CHARLOTTESVILLE, VIRGINIA  
**LIGHTING PLAN GROUND LEVEL**



SCALE: 1" = 20'  
 ISSUED: 10-16-13  
 DRAWN:  
 DESIGN:  
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6.11 LIGHT PLAN GROUND LEVEL

1000 West Main



Symbol	Qty	Label	Arrangement	Lum. Lumens LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
Ⓢ	73	SL3	SINGLE	5668	GPLED78/BL	90.3	90.3	6591.9	GLED78-Cool - ITL74073.IES

Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
CalcPts Level P1	Readings Taken at 0'-0" AFF	Illuminance	Fc	6.04	13.9	1.2	5.03	11.58	10	10
CalcPts Level P2	Readings Taken at 0'-0" AFF	Illuminance	Fc	5.84	14.1	1.4	4.17	10.07	10	10

LumNo	Label	Mtg Ht	Orient
1	SL3	10	0
2	SL3	10	0
3	SL3	10	0
4	SL3	10	0
5	SL3	10	0
6	SL3	10	0
7	SL3	10	0
8	SL3	10	0
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59	SL3	10	0
60	SL3	10	0

Total Quantity: 73 ( 60 shown, 1 through 60 )

LumNo	Label	Mtg Ht	Orient
61	SL3	10	0
62	SL3	10	0
63	SL3	10	0
64	SL3	10	0
65	SL3	10	0
66	SL3	10	0
67	SL3	10	0
68	SL3	10	0
69	SL3	10	0
70	SL3	10	0
71	SL3	10	0
72	SL3	10	0
73	SL3	10	0

Total Quantity: 73 ( 13 shown, 61 through 73 )



A: GPLED78/BL  
Pendant stem provided by others



NOTES:

- \* CALCULATED VALUES DO NOT INCLUDE CONTRIBUTIONS FROM EXISTING LIGHT SOURCES
- \* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.
- \* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
- \* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting, Inc.
- \* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
- \* RAB Lighting, Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

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Scale: as noted  
Date: 10/14/2013  
Drawn By: JODI LEDNICKY

Job Name:  
1148 UVA Residential  
Levels P1-P2  
New York, NY  
Lighting Layout  
Version C

Prepared For:  
Darin Sales  
28 Brunswick Avenue  
Edison, NJ 08817

RAB Lighting  
170 Ludlow Avenue  
Northvale, NJ 07647  
Tel: (888) 722-1000  
Fax: (888) 722-1234  
WWW.RABWEB.COM



Filename: C:\Users\jodi\Desktop\Pre-Jobs\AGI\1148 UVA Residential\1148 UVA Residential P1 P2 - 101013.CAGI



Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename
⊕	24	SL1	SINGLE	128	1.000	SLED5Y	5.3	5.3	127.2	SLED5Y-Warm - LSI27623.IES
⊕	93	SL2	SINGLE	1139	1.000	NDLED4R-50YN-S-W +ND4R20F	20.6	20.6	1915.8	NDLED4R-50YN-S-W - Warm - ITL76511MOD.ies
⊕	20	SL3	SINGLE	5668	1.000	GPLED78/BL	90.3	90.3	1806	GLED78-Cool - ITL74073.IES
⊕	3	SL4	SINGLE	922	1.000	BLED18N	22.1	22.1	66.3	BLED18N - ITL78061.IES
⊕	5	SL6	SINGLE	1470	1.000	SLIM18N/PC	20.5	20.5	102.5	SLIM18N-Neutral - ITL73997.IES
⊕	3	SL7	SINGLE	155	1.000	BLED5-18N	5.19	5.19	15.57	BLED5N-Neutral - ITL67886.IES
⊕	2	SL8	SINGLE	573	1.000	HSLED13NW	15.3	15.3	30.6	HSLED13N-Neutral - ITL69681.IES
⊕	24	SL9	SINGLE	1278	1.000	FFLED18N	22.3	22.3	535.2	FFLED18N-Neutral - ITL69459.IES

Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpCPr	PtSpCBr
CalcPts Back Walkway	Readings Taken at 0'-0" AFG	Illuminance	Fc	3.28	11.0	0.2	16.40	55.00	5	5
CalcPts Garage	Readings Taken at 0'-0" AFF	Illuminance	Fc	7.23	14.0	1.4	5.16	10.00	10	10
CalcPts Garage Entrance	Readings Taken at 0'-0" AFG	Illuminance	Fc	8.18	33.3	1.0	8.18	33.30	5	5
CalcPts Ground Level	Readings Taken at 14'-0" AFG	Illuminance	Fc	6.84	13.0	0.1	68.40	130.00	5	5
Ramp_Side_3	Readings Taken on Ramp	Illuminance	Fc	4.00	9.8	1.4	2.86	7.00	5	5

LumNo	Label	Mtg Ht	Orient
1	SL1	4.5	270
2	SL1	2	270
3	SL1	2	270
4	SL1	2	90
5	SL1	2	90
6	SL1	2	10.305
7	SL1	2	10.305
8	SL1	2	10.305
9	SL1	2	190.305
10	SL1	2	190.305
11	SL1	2	190.305
12	SL6	4	0
13	SL6	4	0
14	SL6	4	180
15	SL1	14	0
16	SL1	12.25	0
17	SL1	14	180
18	SL1	12.25	180
19	SL6	22	90
20	SL1	16	270
21	SL1	16	270
22	SL1	16	270
23	SL1	16	270
24	SL1	16	270
25	SL1	16	270
26	SL2	42.25	0
27	SL2	42.25	0
28	SL2	42.25	0
29	SL2	42.25	0
30	SL2	42.25	0
31	SL2	42.25	0
32	SL2	42.25	0
33	SL2	42.25	0
34	SL2	42.25	0
35	SL2	42.25	0
36	SL2	42.25	0
37	SL2	42.25	0
38	SL2	42.25	0
39	SL2	42.25	0
40	SL2	32.25	0
41	SL2	32.25	0
42	SL2	32.25	0
43	SL2	32.25	0
44	SL2	42.25	0
45	SL2	42.25	0
46	SL2	42.25	0
47	SL2	42.25	0
48	SL2	42.25	0
49	SL2	42.25	0
50	SL2	42.25	0
51	SL2	42.25	0
52	SL2	42.25	0
53	SL2	42.25	0
54	SL2	32.25	0
55	SL2	32.25	0
56	SL2	32.25	0
57	SL2	32.25	0
58	SL2	32.25	0
59	SL2	32.25	0
60	SL2	32.25	0

LumNo	Label	Mtg Ht	Orient
61	SL2	32.25	0
62	SL2	32.25	0
63	SL2	32.25	0
64	SL2	32.25	0
65	SL2	32.25	0
66	SL2	32.25	0
67	SL2	32.25	0
68	SL2	32.25	0
69	SL2	32.25	0
70	SL2	32.25	0
71	SL2	32.25	0
72	SL2	32.25	0
73	SL2	32.25	0
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111	SL2	32.25	0
112	SL2	32.25	0
113	SL2	32.25	0
114	SL2	32.25	0
115	SL2	32.25	0
116	SL2	32.25	0
117	SL2	32.25	0
118	SL2	32.25	0
119	SL3	11	0
120	SL3	11	0

LumNo	Label	Mtg Ht	Orient
121	SL3	11	0
122	SL3	11	0
123	SL3	11	0
124	SL3	11	0
125	SL3	11	0
126	SL4	3.5	57.265
127	SL4	3.5	147.724
128	SL4	3.5	187.374
129	SL7	15.75	7.125
130	SL7	15.75	0
131	SL7	15.75	0
132	SL9	1	90
133	SL9	1	90
134	SL9	1	90
135	SL9	1	90
136	SL9	1	90
137	SL9	11	90
138	SL9	13	142.595
139	SL9	13	90
140	SL9	13	90
141	SL9	13	39.806
142	SL8	41.75	290.898
143	SL8	41.75	227.862
144	SL9	11	29.055
145	SL9	11	29.055
146	SL9	11	29.055
147	SL9	11	62.242
148	SL9	11	62.242
149	SL9	11	62.242
150	SL9	1	90
151	SL9	1	90
152	SL9	1	90
153	SL9	1	90
154	SL9	1	90
155	SL9	1	90
156	SL9	1	90
157	SL1	9.5	270
158	SL1	7.5	270
159	SL1	2.5	270
160	SL9	11	90
161	SL3	10	0
162	SL3	10	0
163	SL6	10	90
164	SL3	10	0
165	SL3	10	0
166	SL3	10	0
167	SL3	10	0
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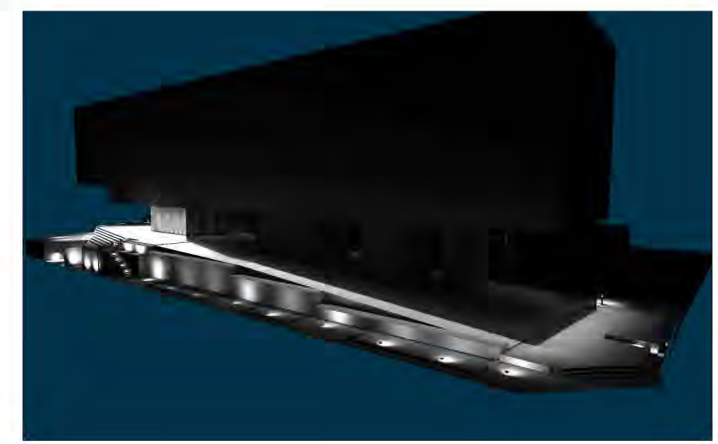
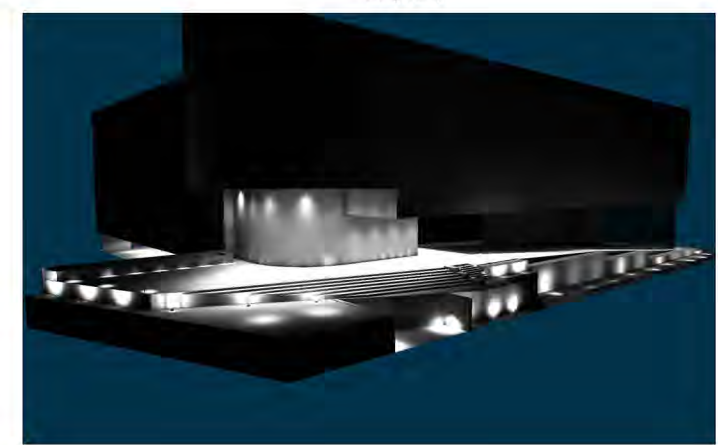
Total Quantity: 174 ( 54 shown, 121 through 174 )



Stair



Garage Ramp



NOTES:  
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Scale: as noted  
 Date: 10/14/2013  
 Drawn By: JODI LEDNICKY

Job Name:  
 1148 UVA Residential  
 Ground Level  
 New York, NY  
 Lighting Layout  
 Version B

Prepared For:  
 Damin Sales  
 28 Brunswick Avenue  
 Edison, NJ 08817

RAB Lighting  
 170 Ludlow Avenue  
 Northvale, NJ 07647  
 Tel: (888) 722-1000  
 Fax: (888) 722-1232  
 WWW.RABLIGHTING.COM

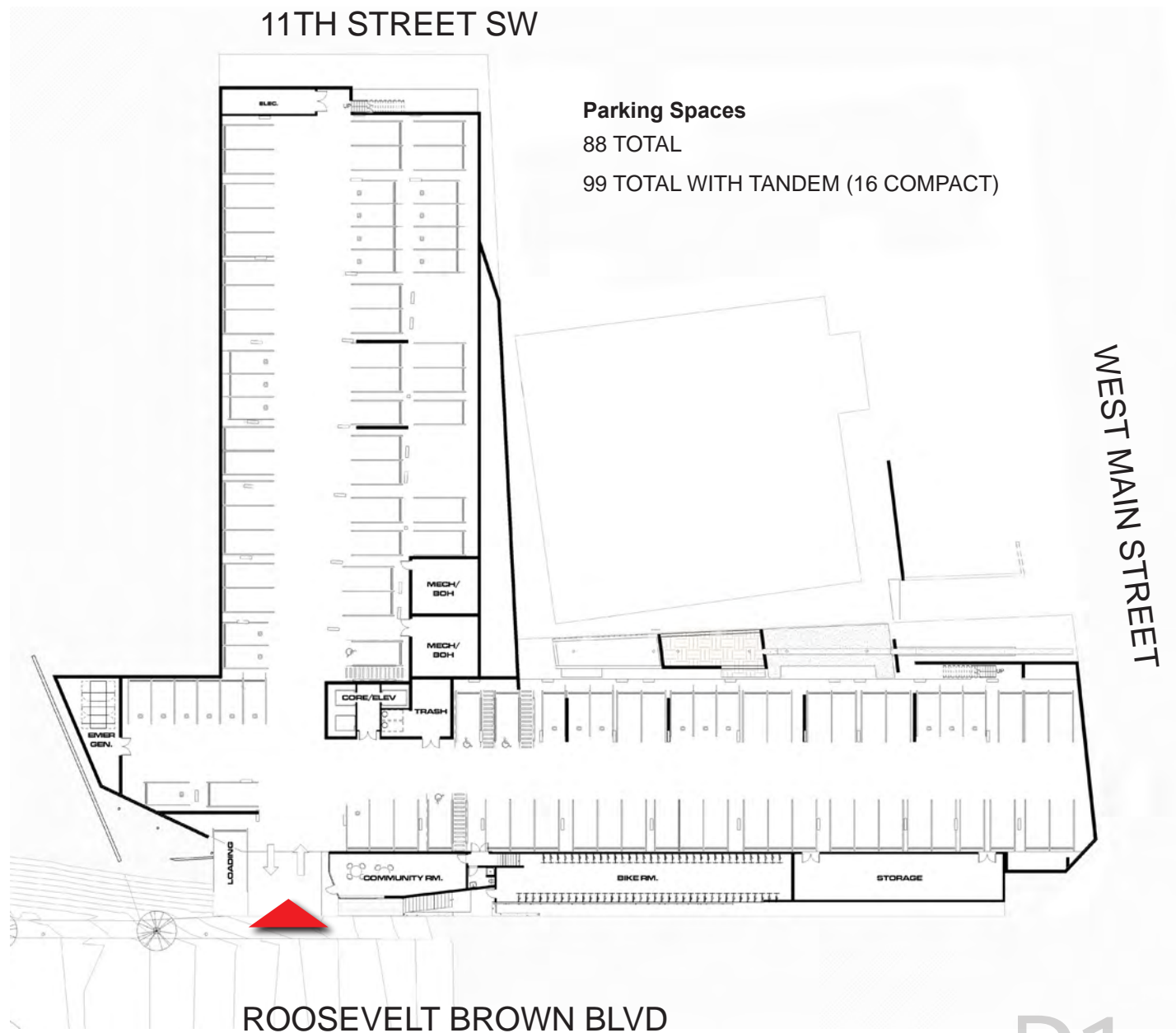


Filename: C:\Users\jodi\Desktop\The Jobs\ACR\1148 UVA Residential Ground Floor - 10/13/13.rvt

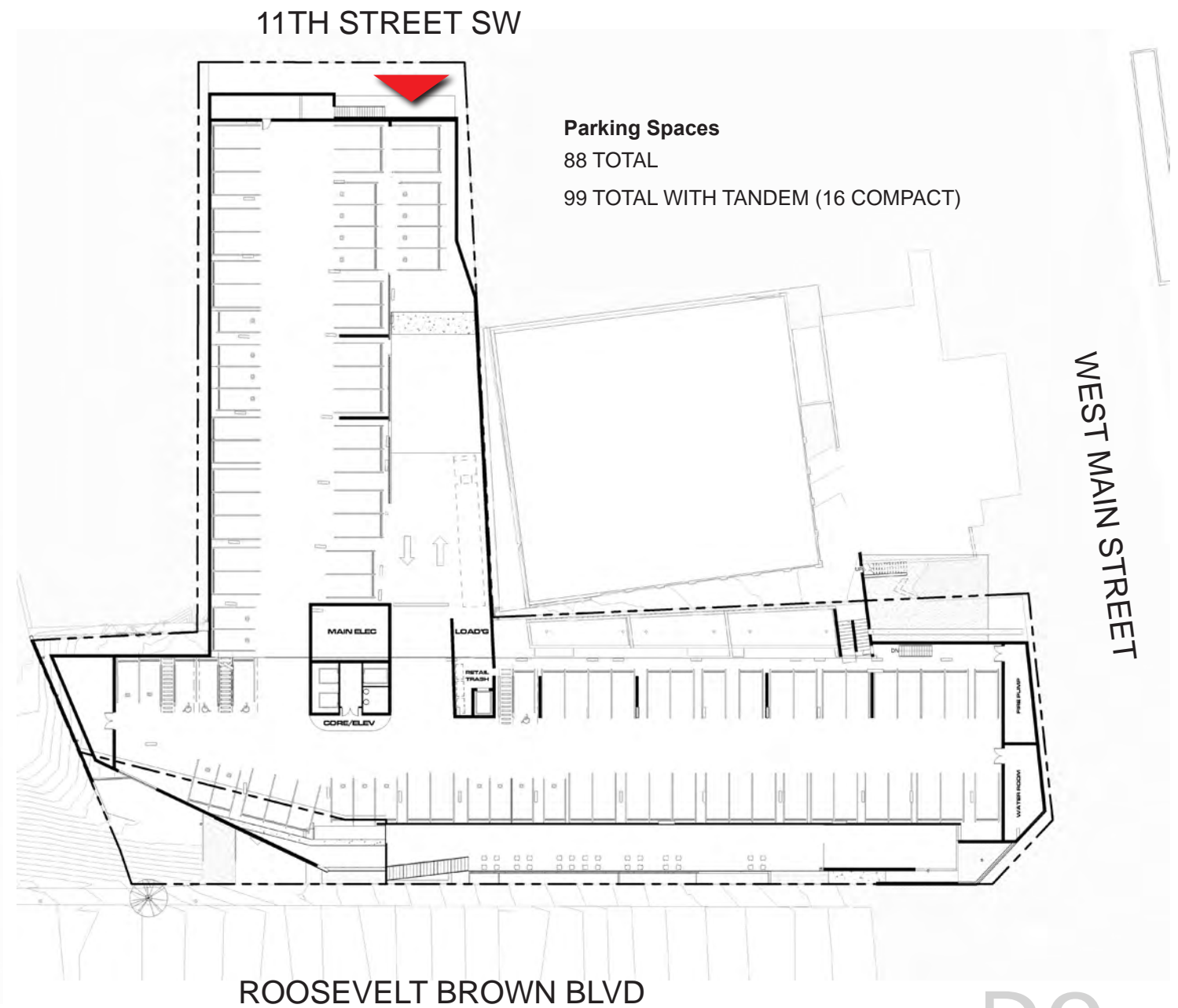
7 FLOOR PLANS

*emArchitecture*



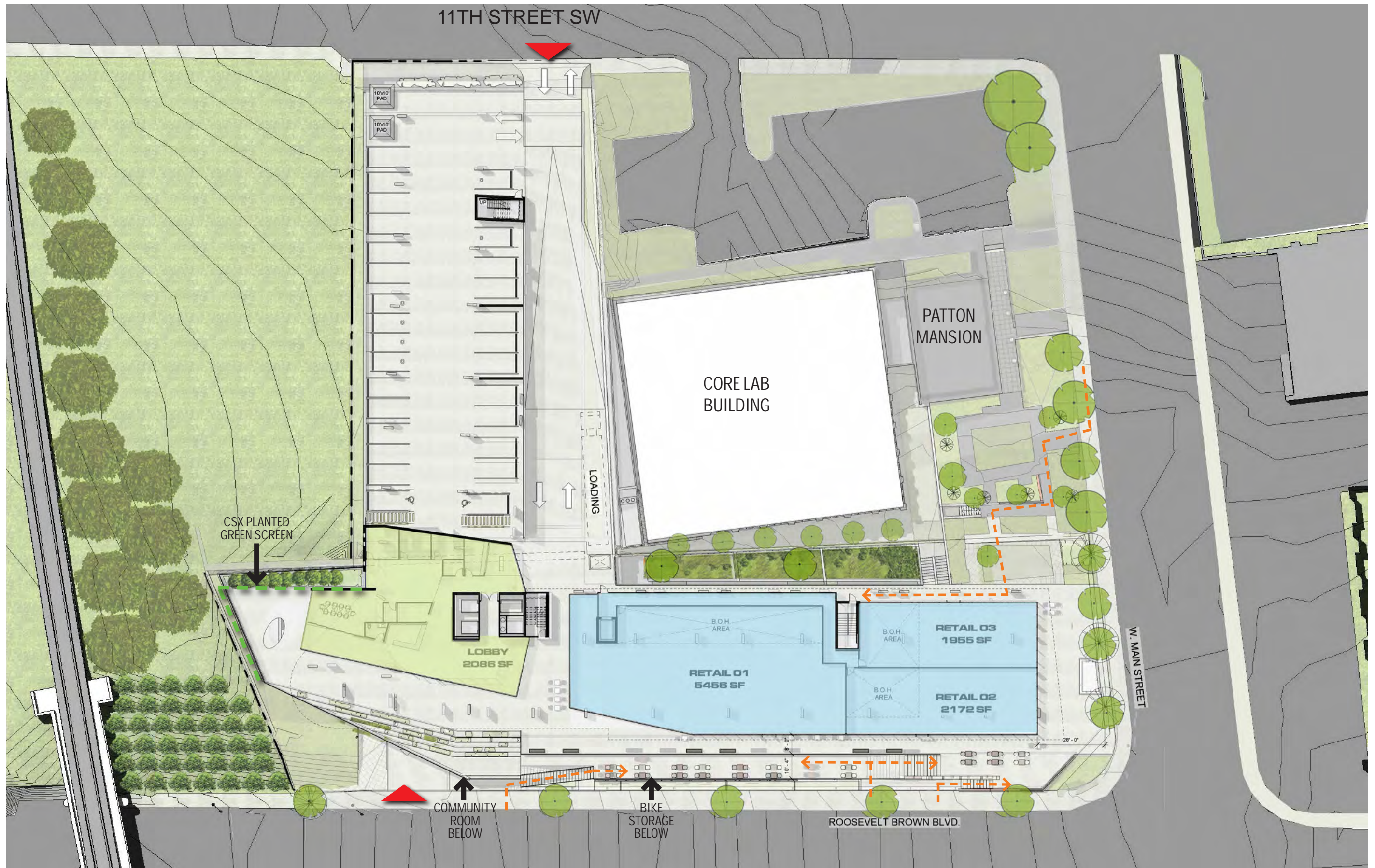


P1

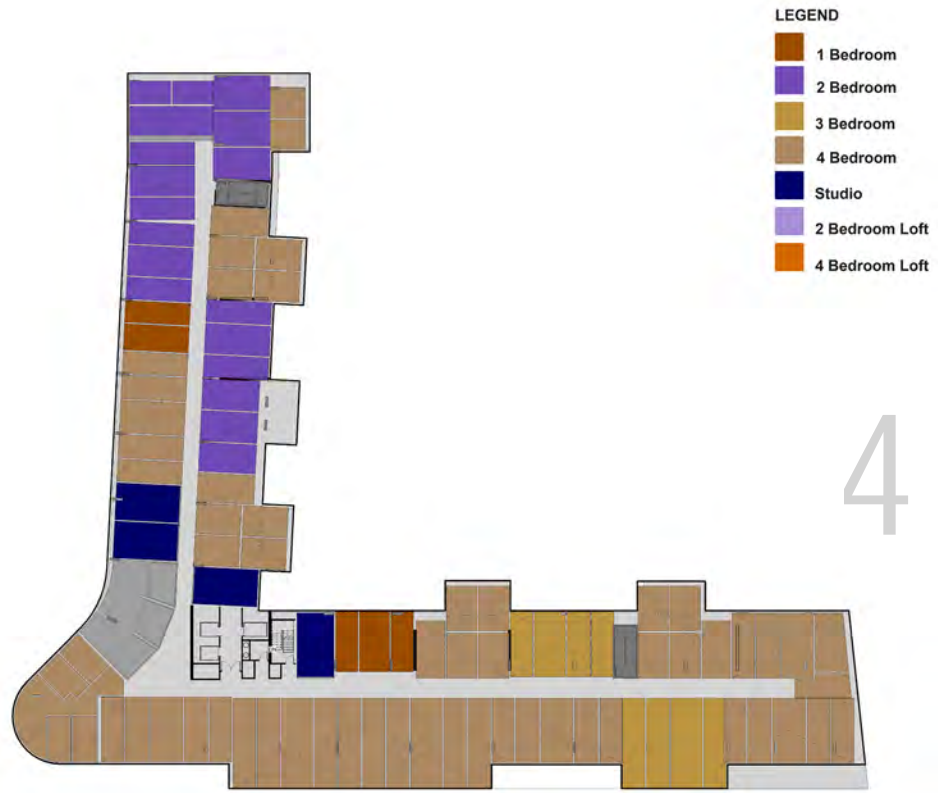
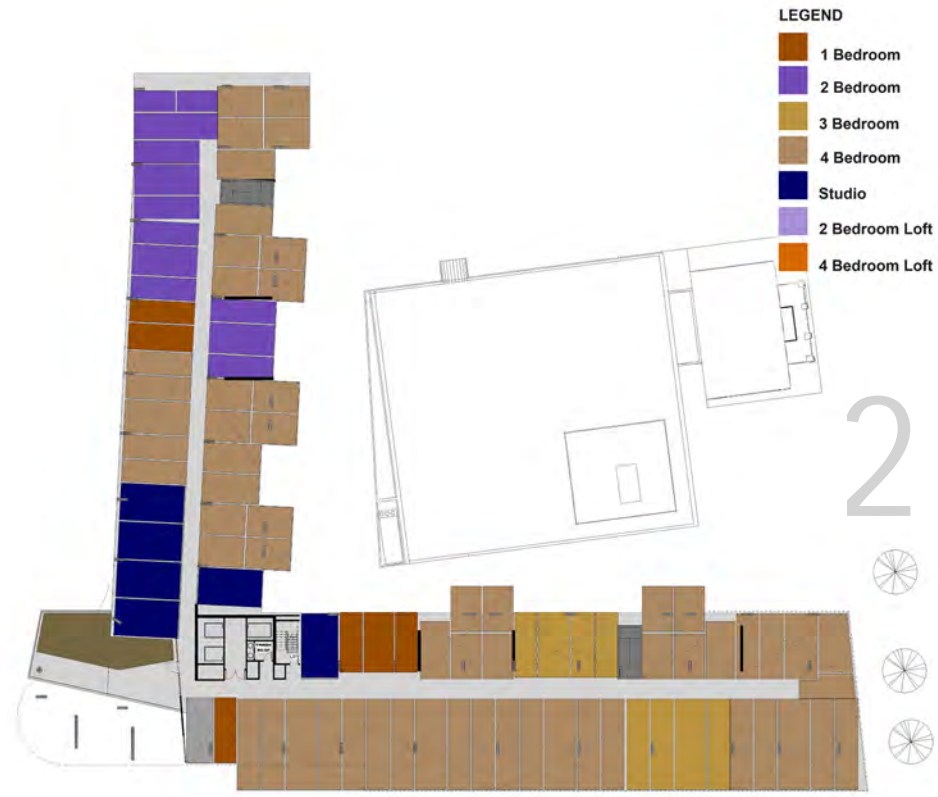
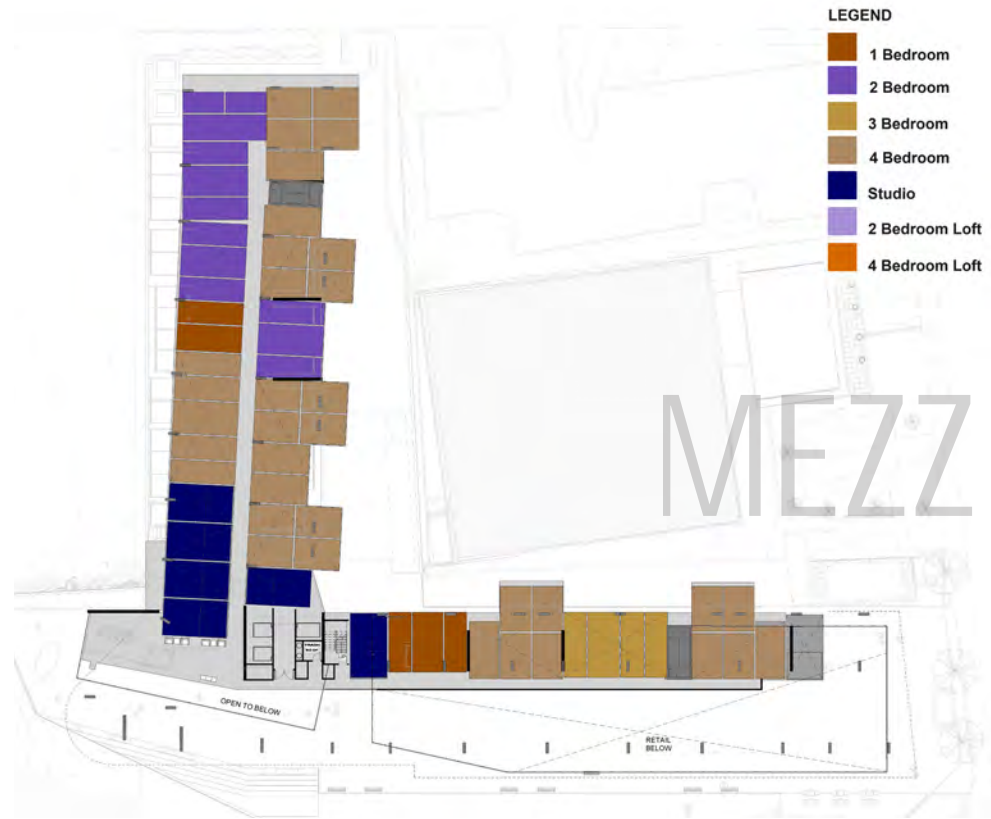


P2



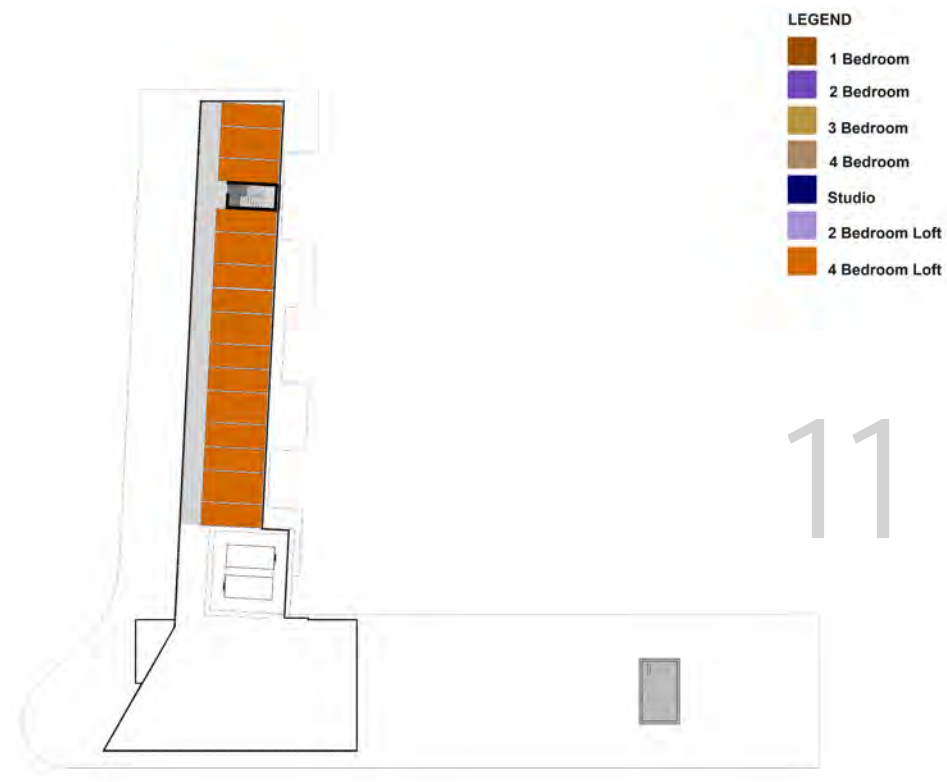
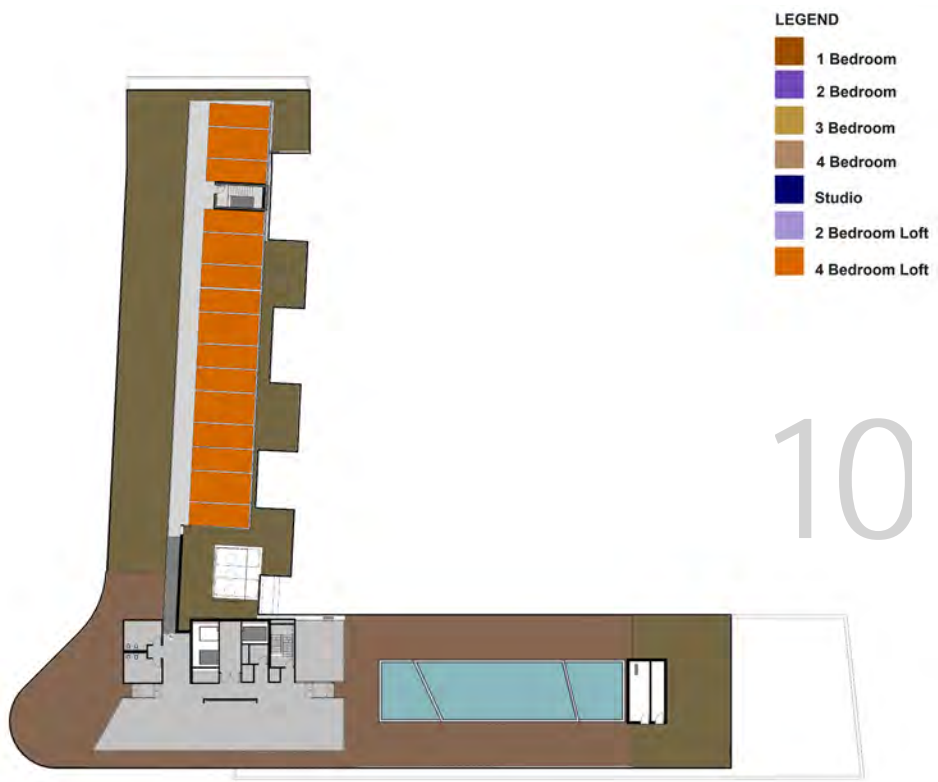






7.3 LEVELS MEZZANINE THROUGH SIXTH

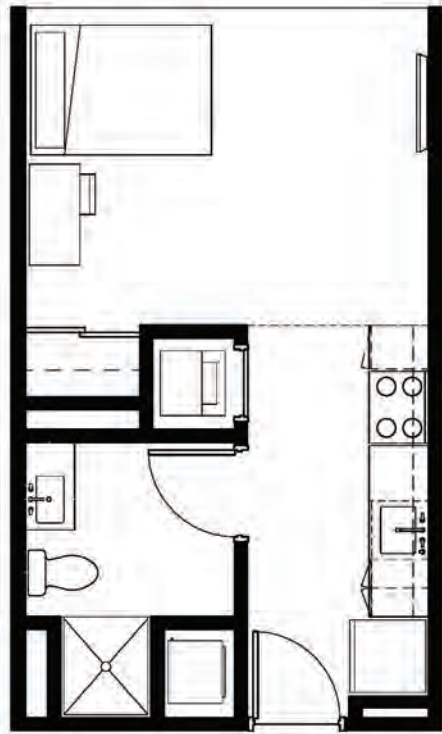
1000 West Main STUDENT LIVING



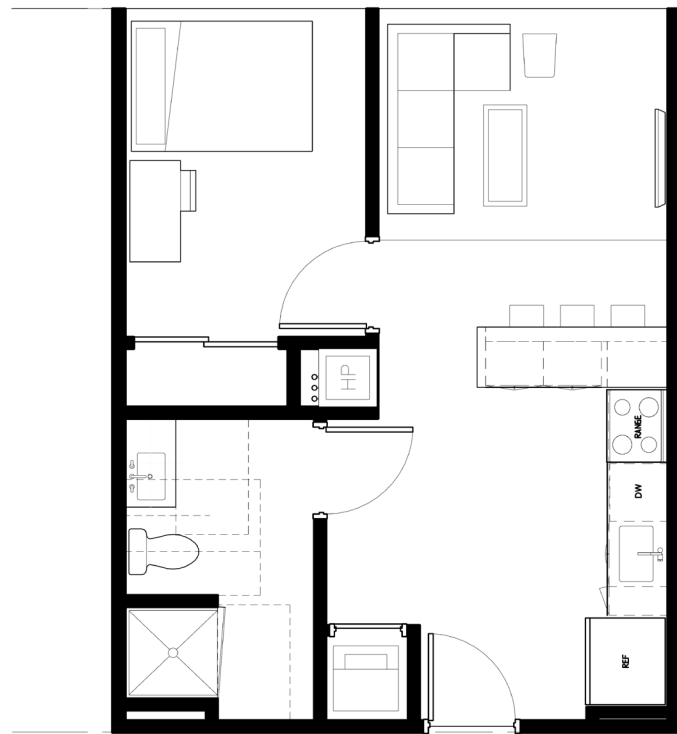




TYPICAL STUDIO



TYPICAL 1 BEDROOM

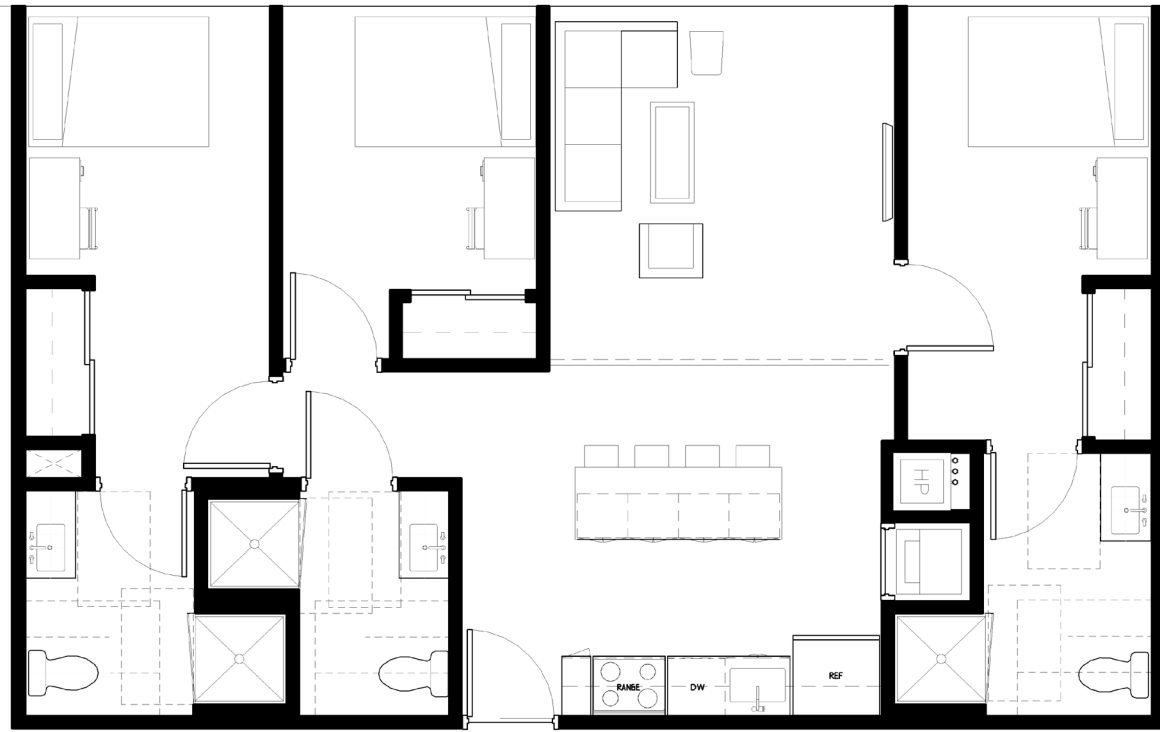


TYPICAL 2 BEDROOM





TYPICAL 3 BEDROOM



4 BEDROOM 2 BATH IN-SUITE





4 BEDROOM 2 BATH



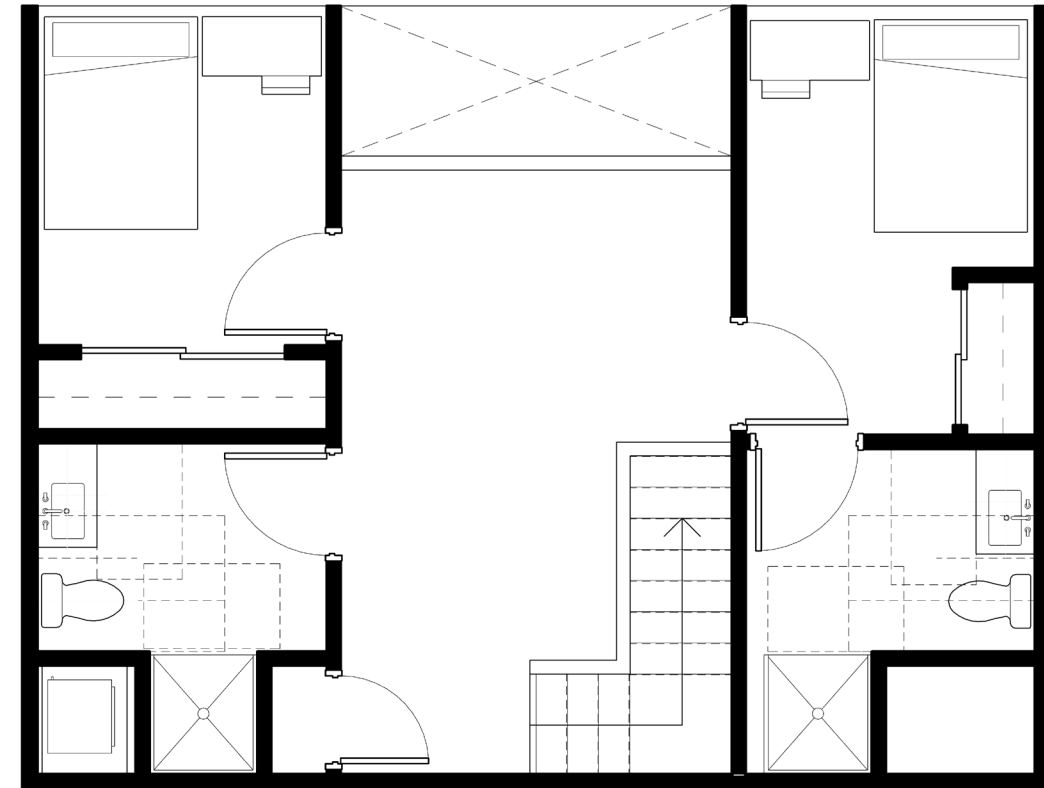
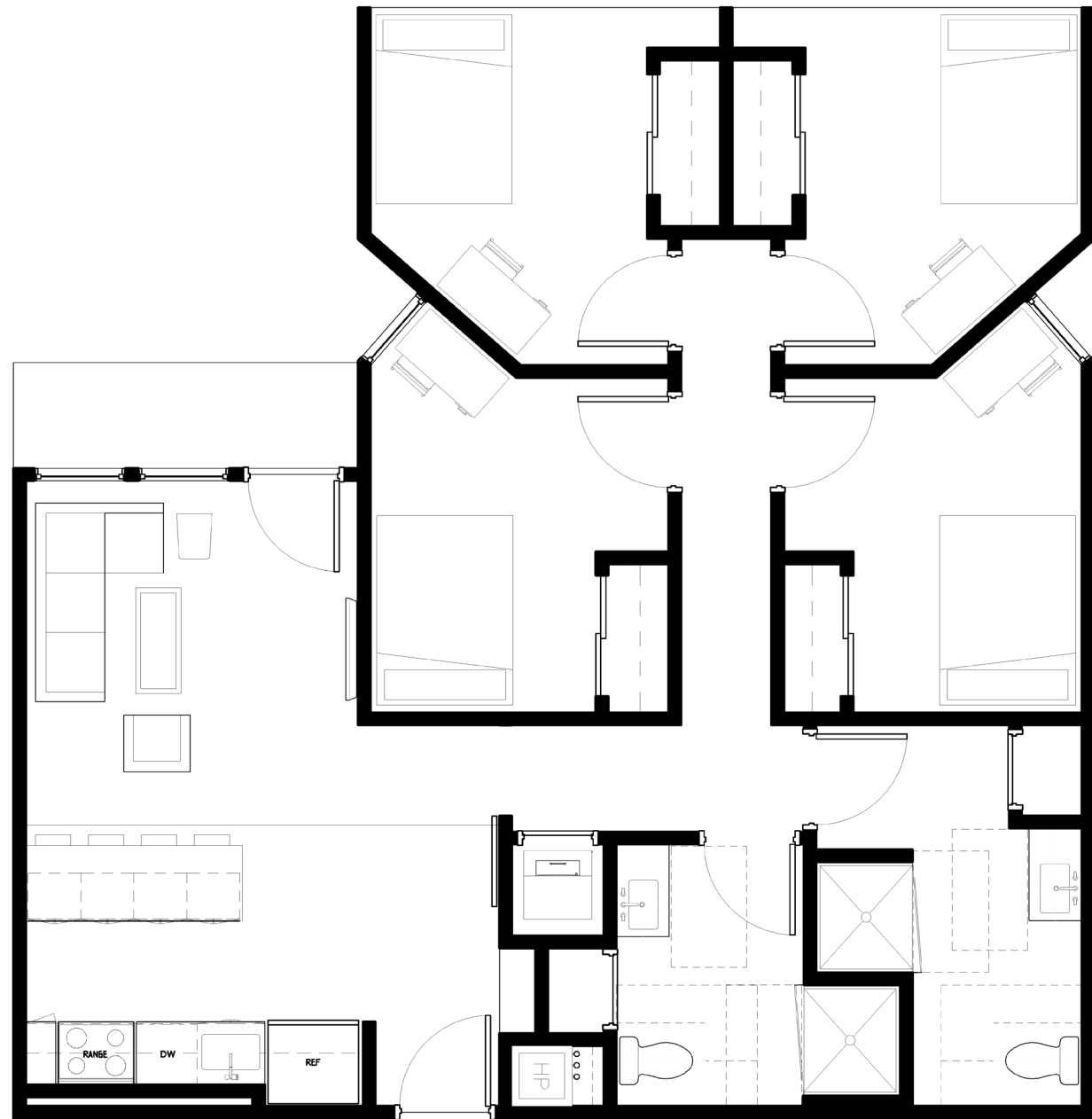
4 BEDROOM 4 BATH (A)

8.3 TYPICAL 4 BEDROOM 2 BATH  
& 4 BEDROOM 4 BATH (A)



4 BEDROOM LOFT

4 BEDROOM 2 BATH (B)



UPPER LEVEL



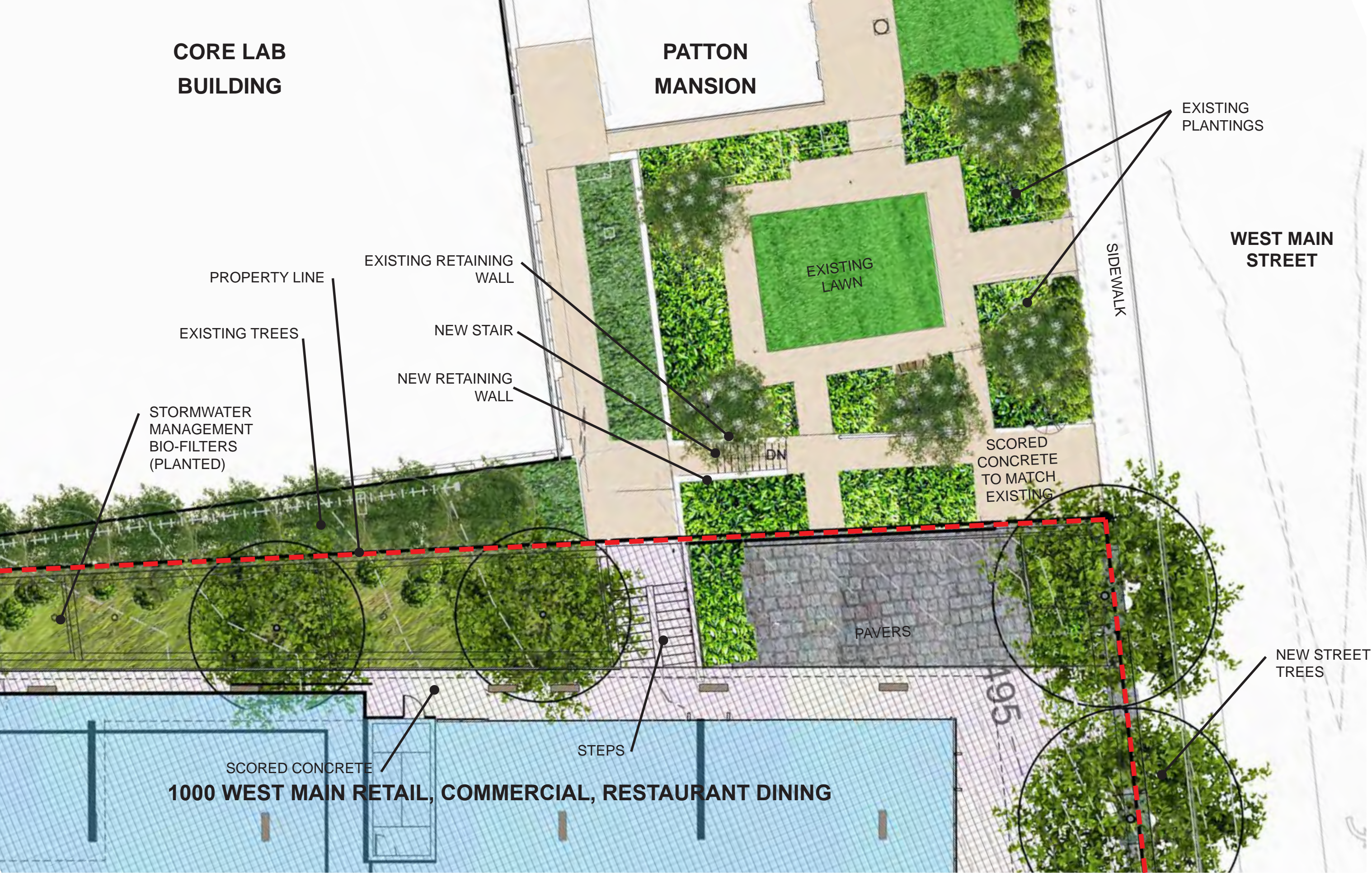
LOWER LEVEL











**CORE LAB BUILDING**

**PATTON MANSION**

EXISTING PLANTINGS

**WEST MAIN STREET**

SIDEWALK

EXISTING LAWN

EXISTING RETAINING WALL

NEW STAIR

NEW RETAINING WALL

PROPERTY LINE

EXISTING TREES

STORMWATER MANAGEMENT BIO-FILTERS (PLANTED)

SCORED CONCRETE TO MATCH EXISTING

PAVERS

NEW STREET TREES

STEPS

SCORED CONCRETE

**1000 WEST MAIN RETAIL, COMMERCIAL, RESTAURANT DINING**





**1000 WEST MAIN RETAIL, COMMERCIAL, RESTAURANT DINING**

PEDESTRIAN PROMENADE

SCORED CONCRETE

TERRACE WITH OUTDOOR SEATING

SIDEWALK

GREEN SCREEN

PROPERTY LINE

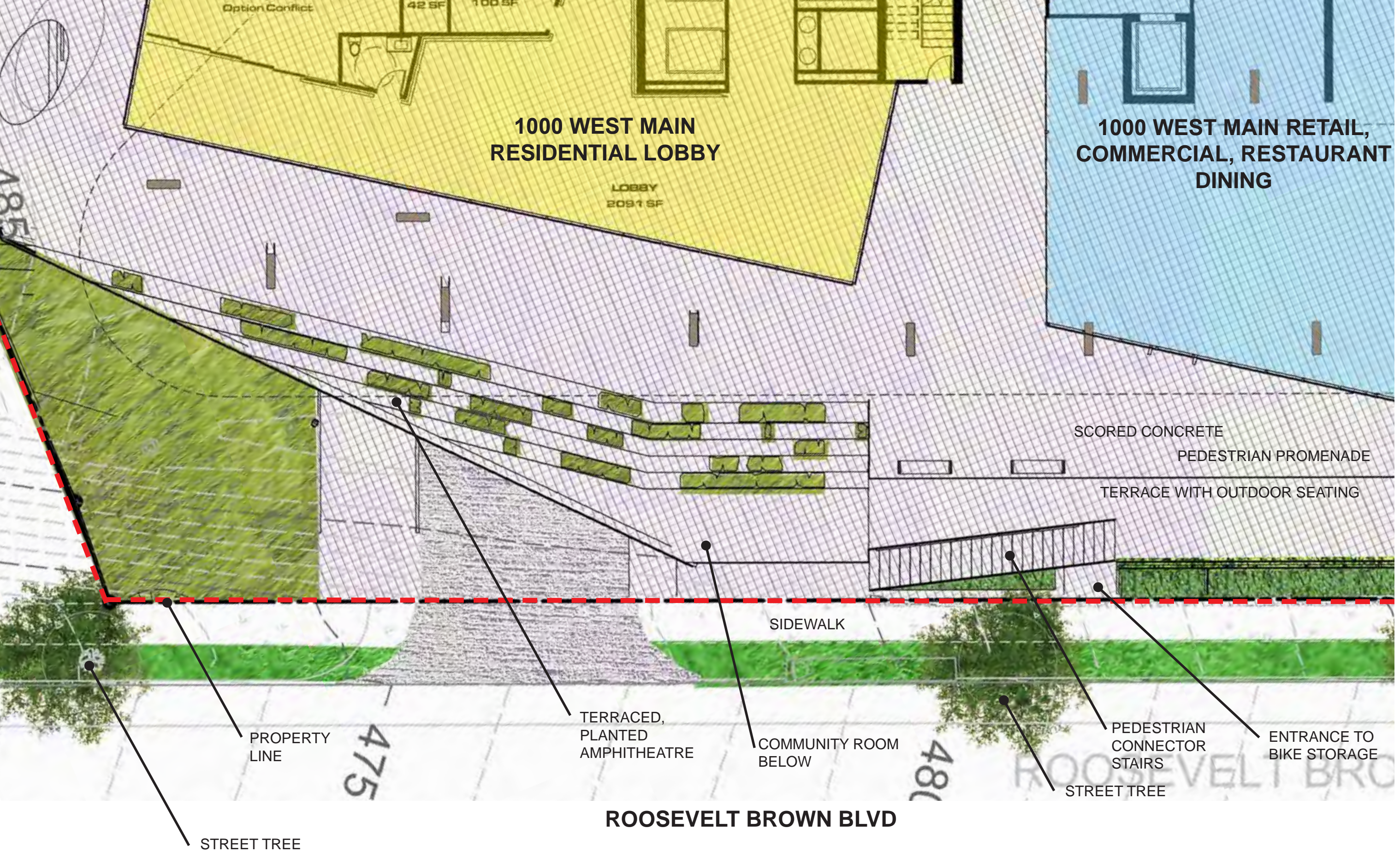
**ROOSEVELT BROWN BLVD**

SCORED CONCRETE

CONCRETE PLANTER

STREET TREE







LAW OFFICES  
**TREMBLAY & SMITH, PLLC**  
P.O. BOX 1585  
CHARLOTTESVILLE, VIRGINIA 22902-1585

---

John K. Taggart, III  
M. E. (Dick) Gibson, Jr.  
Thomas E. Albro  
Patricia D. McGraw  
Ernest A. Harper

105-109 E. High Street  
Telephone: 434-977-4455  
Facsimile: 434-979-1221  
www.tremblaysmith.com

David M. Irvine  
Katharine M. Beights

E. Gerald Tremblay  
1922-2003  
Lloyd T. Smith, Jr.  
Retired

January 7, 2014

Members of the Planning Commission  
City of Charlottesville  
P.O. Box 911  
City Hall  
Charlottesville, VA 22902

RE: 1000 West Main

Dear Planning Commission Members:

I am writing on behalf of JABA as its Chairman to request that you approve the special use permit for the 1000 West Main project.

A number of years ago a prominent member of our community gave JABA an ownership interest in the property for which the project is being proposed, with the expectation that the ownership interest would one day be converted to cash to enable JABA to continue its work on behalf of the elderly and their families in our community. JABA is thrilled that the potential to convert that ownership interest to cash is now within reach.

The project's developer, Campus Acquisitions Holdings, LLC, has been a delight to work with. Steve Bus and his team are true professionals who have developed similar housing projects in other university communities. They have involved JABA in the design from the very beginning of this project. The JABA team, which includes people with housing and development experience, has enthusiastically endorsed the 1000 West Main project not only because it will benefit JABA and those JABA serves, but because it is a first class development which fills a void on the western end of Main Street.

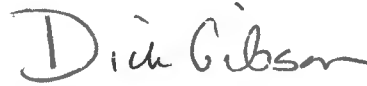
I am a lifelong resident of Charlottesville and have observed the ebb and flow of its economic vitality. I had all but given up hope for meaningful development on West Main to the west of the railroad tracks until the Flats and the Standard, and now 1000 West Main, were presented. I analogize the current West Main development to the development of the Downtown Mall. I applaud the wisdom of the Planning Commission and City Council for approving the Flats and the Standard, and that of the Board of Architectural Review for unanimously recommending approval of 1000 West Main, just as I applauded the vision of the City officials for creating the pedestrian mall and developing the Omni and the vision of the private developers for developing the west end of the Downtown Mall. Without that vision and financial commitment the Downtown Mall would not be the vibrant showcase of our community.

I ask that you continue to exercise wisdom and vision and approve the special use permit for 1000 West Main, as you did for the Flats and the Standard. The development of 1000 West Main will provide the

missing link to enable the West Main corridor to also become a special place in our community like the Downtown Mall.

Best personal regards,

Very truly yours,

A handwritten signature in cursive script that reads "Dick Gibson". The signature is written in dark ink and is positioned above the printed name.

M. E. (Dick) Gibson, Jr.

MEG/is

cc: Marta Keane, JABA CEO  
Gordon Walker, JABA Consultant  
Valerie Long, Esq.  
Mr. Steven Bus  
Mr. W.K. Heischman  
Donna R. DeLoria, Esq.  
Robert P. Hodous and  
Frederick W. Payne, Trustees