

Agenda

**PLANNING COMMISSION REGULAR DOCKET
TUESDAY, November 11, 2014 – 5:30 P.M.
CITY COUNCIL CHAMBERS**

I. PLANNING COMMISSION GATHERING -- 4:30 P.M. (Held in the NDS Conference Room)
Commissioners gather to communicate with staff. (4:30-5:30 P.M.)

II. REGULAR MEETING -- 5:30 P.M.

A. COMMISSIONERS' REPORTS

B. UNIVERSITY REPORT

C. CHAIR'S REPORT

D. DEPARTMENT OF NDS

E. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

F. CONSENT AGENDA

(Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Minutes - October 14, 2014 – Pre meeting
2. Minutes - October 14, 2014 – Regular meeting
3. Minutes - October 28, 2014 – Work Session
4. Final Subdivision – Rialto Beach PUD

G. SP-14-08-08 (100 Block - West Water Street): An application for a special use permit for a mixed use development pursuant to City Code sec. 34-744, to allow for increased residential density of up to 60 units per acre, instead of the 43 units per acre allowed by right; pursuant to City Code sec. 34-742 to allow an additional 31 feet in height, in addition to the 70 feet allowed by right; pursuant to City Code sec. 34-796 to allow for Farmer's Market and Auditorium, theaters (Maximum capacity greater than or equal to 300 persons.) **Report prepared by Brian Haluska, Senior Planner.**

H. Preliminary Discussions

1. 1106 West Main Street

I. FUTURE MEETING SCHEDULE

Date and Time	Type	Items
Tuesday, November 18, 2014 – 5:00 PM	Work Session	CIP and Joint City County Planning Commission meeting
Tuesday, December 9, 2014 – 4:30 PM	Pre- Meeting	
Tuesday, December 9, 2014 – 5:30 PM	Regular Meeting	Johnson Village Phase III site plan and Entrance Corridor review. ZTA - Development Ordinance Revisions, Short Term Rental regulations Special Permit – 1106 West Main St, 722 Preston Ave

Anticipated Items on Future Agendas

- *Zoning Text Amendment - PUD ordinance updates*
- *Locklyn Hill PUD*

Persons with Disabilities may request reasonable accommodations by contacting ada@charlottesville.org or (434)970-3182

PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.

PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.

**LIST OF SITE PLANS APPROVED ADMINISTRATIVELY
10/1/2014 TO 10/31/2014**

1. Final 203 Rugby Road (UVA project)
2. Final County Inn and Suites (Emmet Street)
3. Amendment Pepsi Site (24' x31" metal building)

**LIST OF SUBDIVISIONS APPROVED ADMINISTRATIVELY
10/1/2014 TO 10/31/2014**

1. TMP 21 – 133 Residential lot
 1649 Mulberry Avenue Roudabush, Gale & Associates
 File No. 1525 Final
 Final Signed: 9/26/14
 Signed by: Matt Alfele & Kurt Keesecker

**CITY OF CHARLOTTESVILLE
PLANNING COMMISSION PRE MEETING
TUESDAY, October 14, 2014 -- 4:30 P.M.
NDS CONFERENCE ROOM**

Planning Commissioners present

Mr. Dan Rosensweig, Chair
Mr. Kurt Keesecker
Ms. Genevieve Keller
Mr. John Santoski
Mr. Lisa Green
Mr. Jody Lahendro
Ms. Taneia Dowell

Staff Present:

Ms. Missy Creasy, Planning Manager
Mr. Brian Haluska, Senior Planner
Ms. Carrie Rainey, Urban Designer
Ms. Lisa Robertson, Chief Deputy City Attorney

The Commission began to gather at 4:30 and was called to order at 4:56pm.

Mr. Rosensweig asked if the East Market Street site plan could be added to the consent agenda. It was determined that time for discussion was needed but that would take place prior to the start of public hearings.

In reference to the 708 Page Street SUP, Ms. Keller asked if the authority was present to put a time limit on the SUP. Ms. Robertson noted that that was not supported.

A clarification was made to page 6 of the September 9, 2014 minutes that will be outlined in the regular meeting.

Staff provided background on the process for the Market Plaza project including the Sup, site plan and BAR review.

An explanation of the research done for the Woodland subdivision was outlined and the options available to the commission were stated.

The discussion adjourned at 5:25pm.

MINUTES
PLANNING COMMISSION MEETING
October 14, 2014 - 5:30 P.M.
CITY COUNCIL CHAMBERS

Planning Commissioners

Dan Rosensweig – Chairperson
Taneaia Dowell
Lisa Green
Kurt Keesecker
Genevieve Keller
Jody Lahendro
John Santoski

Staff Present

Ms. Missy Creasy, Planning Manager
Brian Haluska
Carrie Rainey
Ms. Lisa Robertson, Chief Deputy City Attorney

The meeting was called to order by Chairman, Dan Rosensweig at 5:30 pm,

Commissioner's Report

Mr. Keesecker - attended the BAR work session on Tuesday, October 7th where he learned a lot about the issues that the BAR was talking about in terms to how they manage their meeting and deal with applications.

Mr. Santoski – attended a meeting held on the Free Bridge project and there will be a public hearing later this month to look at the different options that were discussed at the sessions. The project will be wrapping up in November. The meeting will be held at Water Street Center between 5-7 pm. He said he has also been appointed to the MPO Tech Committee and he will be attending that meeting as well. He plans to work with Ms. Dowell to fill her in on the School CIP and the City CIP process.

Ms. Keller said she attended the October meeting of the Thomas Jefferson Planning District Commission. One thing that was done at the meeting was to approve a contract with the Rivanna River Basin Commission to provide their administration, which is a good synergy with the joint committee between the city and the county. She also attended the monthly meeting of PLACE Task Force which will be presenting its annual report to Council soon, and at the conclusion of the meeting the Task Force conducted an informal self-evaluation on lessons learned from the SIA and West Main Street projects.

Mr. Lahendro - No Report, has not attended any of the commissions

Mr. Neuman - said the PACC Tech meeting scheduled for this Thursday has been cancelled. The next PACC Tech meeting will continue on the topic of Safety and Security, and a reminder that trick or treat will continue to be on the Lawn on the 31st for Halloween. This Thursday

evening at 7:30 pm there will be a Gravesite Commemoration at the African-American Cemetery and a variety of citizens and clergy will meet early in the day at the Jefferson School African American Heritage Center and the First Baptist Church, Main Street. The Cemetery is adjacent to the cemetery at UVA on the corner of Alderman Road/McCormick Road. Sixty-seven graves were discovered by UVA archaeologists last year. He extended thanks to Mr. Lahendro and others who contributed to this success.

Ms. Green – Absent

Ms. Dowell – No Report, has not attended any of the commissions.

CHAIR'S REPORT - Mr. Rosensweig spoke on behalf of all the commissioners to thank Mr. Neuman for his service during his tenure here and how much better the commission is for his wisdom. He thanked Mr. Neuman for his thoughtfulness and he noted it has been an incredible help to the Planning Commission.

The Housing and Advisory Committee met in September to review the work of the subcommittees. One is working on an effort to update housing policy #2 which pertains to providing incentives to builders and developers to provide affordable housing and the other is a scoping subcommittee who is helping to find the perimeters of an upcoming housing study. Additionally, several members of the HAC took part in a preliminary meeting regarding the Orangedale/Prospect neighborhood which was an encouraging and enlightening conversation where we took a slightly different tactic at examining the neighborhood. Instead of looking at all of the challenges that they or other neighborhoods might have, we started with what is working and what are some of the internal strengths, who are the leaders, and what are the institutions in the neighborhood that are doing good work with the idea of expanding what is really great about the neighborhood. He said it's a refreshing new way to look at neighborhood revitalization and he is encouraged that the group led by Housing Specialist Kathy McHugh is taking that approach. He also stated that he and Ms. Creasy met with our county counterparts Calvin Morris and Wayne Cilimberg to discuss ways to keep the momentum going following our couple of years of working together toward updates of the Comprehensive Plan, which is the one community initiative. We agreed to continue to hold periodically joint community meetings and we flagged a few topics for immediate consideration including the long range transportation plan, the River project, and some various affordable housing initiatives that affect both the city and the county. The meeting will be held on Tuesday, November 18th and the Commission will meet for an hour to talk about the CIP and then be joined by the County Planning Commission to talk about some joint planning initiatives.

DEPARTMENT OF NDS - Ms. Creasy said the Planning Commission has a work session on October 28th and that it is mostly going to be working through our Development Ordinance unification - trying to get the provisions of the subdivision ordinance and the site plan ordinance that mirror each other in one place to make for a more organized code. We will have some discussion on the draft as well as talk about some of the technology based things that are geared towards packets, providing information to get to the boards as well as to the public. Ms. Creasy stated that NDS is at almost full staff. We will have three planning positions filled as of the end of this month which is wonderful because we will be able to spread the work around as well as work on a lot of the larger initiatives that are under way.

D. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA

Mark Kavit, – 410 Altamont Street, About 10 years ago he brought to the Planning Commissions attention that people were not being properly notified concerning meetings such as this, zoning matters and other types of meetings that involve the public. About three years ago he was able to get Jim Tolbert and Maurice Jones to agree to notification. He said he has pictures of the sign that was agreed on as a method to make to the public aware of the changes. However, the public is still only getting nine to ten days of notice for something coming before the Boards that month. He had taken photos of the signs. He said these particular signs were put up so high in the air he could not read it and he was standing right in front of it. He had a picture of the sign at the rear of the property which had fallen off and he called NDS and it was put back up. He had a picture of the sign used by Albemarle County Planning Commission that he thought was a pretty standard sign used throughout the State of Virginia. He said the County puts these signs up as soon as applications are received to let the public know that there is some type of change about to take place. They put them up months in advanced. This makes the public check in with the county or city as to what's going on and keeping up to date to what is taking place. He is not speaking on behalf of NDRA but if he had more time he would like to see what some of the members of NDRA would have to say about one of the items on the agenda tonight.

Alex Hancock, - Eton Road, said the code regarding signs in the city makes it seem like people are not getting the proper notification and his comment is regarding the end of Eton Road where there is a diagonal only parking sign which creates a conflict. It should be a parallel parking sign. He said he has addressed this with Neighborhood Development Services, Traffic Engineering. The gentlemen he spoke with a number of times actually came out and posted the acceptable notice to have that sign removed. He called a couple of months ago and that gentleman is no longer with the city and he has called again in the last few weeks to Ms. Donovan Branche, who is the Traffic Engineer for the city, and the calls have gone unanswered. The notice posted by the city was a piece of paper inside of a plastic sleeve, taped or affixed to the sign which was covered with lots of over growth in which the city has chosen not to uncover and has now been removed. He said he can't figure out whether the plan set forth before to remove that sign and change the parking along there makes it safer for people coming in and out at the end of the road. He said he has not received any response from Ms. Branche whether this is something that will go forward or will the city remove the sign and correct it or whether the city has chosen to take an alternative route and keep that sign.

The other issue of notice which under pertains to the Woodland Subdivision. He doesn't understand how one person can petition the city to post a paper sign and not notify the people who live around there that something is changing in their neighborhood whether it is a right-of-way access or the way that parking is initiated on the street. This goes with many things around the city. He said he would like to see appropriate notification done. He stated that Mr. Rosensweig called him after the last planning commission meeting where Mr. Hancock was not able to speak at the end of the meeting. Mr. Hancock said he really appreciated him reaching out to him to hear what he had to say. He said it is nice when we can work together and exchange a dialogue.

E. CONSENT AGENDA

(Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Minutes - September 9, 2014 – Pre meeting
2. Minutes - September 9, 2014 – Regular meeting
3. Minutes - September 23, 2014 – Work Session

Ms. Keller moved to approve the Consent Agenda with the additional statement suggested by Bill Emory to be included in our minutes, seconded by Mr. Santoski, motion passes 6-0.

Site Plan

A. 923 & 925 East Market Street

The report was provided by Ms. Creasy and Ms. Rainey and the time was turned to commissioners for questions.

Mr. Keesecker said he had some confusion as he reviewed the ministerial function as it relates to our Standards and Design Manual for roads and entrances; and the VDOT Standards and Design. Our standards refer to VDOT's in all matters that are not specifically excluded and VDOT says that local governments can choose to adopt their own standards. He was interested in the entrances into the parking area to this building off of 10th street and the fact that there are two entrances and how close they are to each other. He asked what standard in the Standard and Design Manual lead us to think that what we see on the site plan is acceptable.

Ms. Rainey said there is not a specific standard referenced for that, it was more at the discretion of traffic engineering.

Mr. Keesecker said he found a standard in the VDOT Design Manual that said the driveway entrances that are on local streets need to be 50 feet distance from each other based on the measurement of the curb radius leading into each of those entrances. It appeared that the plan they saw did not meet the 50 foot standard with VDOT and with no additional standard in our Standard and Design Manual though maybe the commission should move to look at the VDOT standards or not realizing that this is a preliminary site plan review and some point we will move toward a final site plan. He asked if staff would look at figure 411 in the VDOT Standard and Design Manual.

Mr. Rosensweig - Yes

Ms. Dowell - Yes

Mr. Keesecker - Yes

Ms. Keller - Yes

Mr. Lahendro - Yes

Mr. Santoski -Yes

Motioned by Mr. Keesecker to approval of the preliminary site plan for 923 and 925 E. Market Street with the condition that the items included on the staff report be addressed and submitted as part of the final site plan submittal as noted in the staff report, seconded by Mr. Santoski, motion passes 6-0.

III. JOINT PUBLIC HEARINGS (Beginning at 6:00 P.M.)

G. JOINT PUBLIC HEARINGS

SP-14-08-07 (708 Page Street): An application for a special use permit to allow for a Municipal/government office use in an R-3 Medium Density Residential Zoning District at 708 Page Street. The subject property is further identified on City Real Property Tax Map 31 as Parcel 293. The subject property is zoned R-3 Residential and is approximately 0.170 acres or 7405 square feet. The Land Use Plan generally calls for High Density Residential.

Report prepared by Brian Haluska, Senior Planner.

The City has zoned this block as R-3 to provide the opportunity for medium residential density development. The zoning ordinance provides for the possibility of locating a government office in an R-3 zone. While locating a large government complex like City Hall in this location would certainly present a dramatic impact on the neighborhood, the scale of the proposed use in this case is one that is in keeping with the surrounding neighborhood. Additionally, the use will provide convenient access to some clients of this office, by locating it in a residential neighborhood rather than in a commercial area.

One concern that the application raises is the potential for a governmental agency to locate on the site in a new building that would require a larger amount of parking and present a larger impact to the surrounding neighborhood. Staff has addressed this by proposing a condition that would limit the number of on-site spaces on the property. Staff does not anticipate that the noise, lights, dust, odor or vibration generated by the proposed use will be greater than what can be anticipated in a low-density residential district. The building will create additional commercial traffic through switching the use of the structure to office space. Staff anticipates that the impact to community facilities will be negligible.

Staff finds that the proposal is supported by the City's Comprehensive Plan, that the proposed use is reasonable at this location, and that the impacts of the development will not create an undue burden on the surrounding neighborhood. Staff recommends approval with the following conditions:

There will be no more than 4 parking spaces on site.

Any municipal/government office use will be limited to 2,000 gross square feet of internal space.

Kathy McHugh, Housing Development Specialist, I am acting as the applicant's representative for this request; however, Sarad Davenport is also here tonight to provide additional detail relative to the City of Promise program, staffing and potential future use of 708 Page Street.

I was previously responsible for overseeing construction of a facility for the City of Promise at 210 8th Street, N.W. (adjacent to 708 Page Street). Due to unanticipated issues (i.e., unsuitable soils and on-site drainage problems) the cost for this construction at 210 8th Street was higher than initially contemplated. Accordingly, since additional funds were needed to move forward, staff went to City Council on July 21st to ask for approval to either spend additional dollars and/or look to utilize 708 Page Street, which had been acquired through a separate process, due to drainage issues caused by the City. Due to the investment required to complete the facility at 210 8th Street, City Council voted to terminate the construction contract for 210 8th Street and allow the City of Promise to utilize 708 Page Street instead.

In order to utilize 708 Page Street, there are some work items that need to be addressed.

- Accessibility needs to be accommodated via a ramp into the house from an off street parking space and a downstairs powder room needs to be reconfigured.
- HVAC air handler needs to be moved inside the house, removing the unit from the crawl space where it is subject to frequent flooding.

The City building official has inspected the property and asked for a couple of other minor improvements (hand rails on inside stairwell and raised guardrails on the existing deck); however, the property is in excellent condition otherwise, having been totally renovated in 2010/11. The identified improvements will be provided subject to approval of the SUP, with no

changes to the façade except for the installation of a ramp.

In working through the details for use of 708 Page Street, Risk Management suggested that the City develop an MOU with the City of Promise to address maintenance / upkeep matters. The City Attorney's office subsequently advised that an MOU is not necessary; however, staff was advised to request a Special Use Permit. The appropriate request was filed on August 26th, explaining that the proposed SUP is specifically to accommodate the City of Promise. While uncertain as to the long term use by City of Promise, City staff has no other intentions to use the facility for another governmental office. As such, if City of Promise no longer needs the facility for any reason, it will likely 1) revert to a residential use, 2) be moved to another location and/or 3) be torn down. Sarad Davenport will briefly explain the City of Promise effort and how the location of their offices at this location will facilitate programming.

Sarad Davenport, 2424 Evington Dr., City of Promise Director said the City of Charlottesville was awarded a planning grant, where we were given the opportunity to do a strategic plan and a comprehensive needs assessment in the area of 10th and Page, Westhaven, and Starr Hill. He said the objective of the organization is to build a cradle to college and career pathway for children in this area. He stated the organization is funded through the Dept. of Education and is based on a model through the Harlem Children's Home where there are comprehensive services and collaborative efforts to make sure children don't fall through the cracks and that they have what they need to be successful. He said they have been in this community for three years with staff, and one of the major intents from the beginning was to be accessible and available to people in the community. We have always wanted to be available in the community so that neighbors and students can access the support to be successful, have a safe place for kids to study, and have meetings to promote their development as youth. He said having the staff in the community offers us that possibility. We have a series of programs, agencies, and organizations that we collaborate with and this location would help us to leverage the support that is available in the community but also makes us more available to the students' families.

Mr. Keesecker – Why did you decide to pursue a Special Use permit for a municipal office when it seems like there is an educational use?

Ms. McHugh stated this is not a school.

Ms. Creasy said it was determined by the zoning administrator that this is a better fit.

Mr. Santoski asked about the hours of operations.

Mr. Davenport stated the operation is from 8-5 and tutoring sometimes until 7 pm. Also there is a meeting on Saturday morning once a month.

Mr. Lahendro asked what the breakdown of administration staff and educational space is.

Mr. Davenport said there are two administrative staff, and two program staff. He stated the downstairs would be the space used for educational purposes and upstairs for the offices.

Ms. Dede Smith noted that when the council approved this, we were reassured this would be a temporary use, so she would like to see this put in the SUP that it is a temporary use.

Ms. Creasy – that is likely to be coming as a recommendation from the planning commission

based on some of their earlier discussions and legal council will assist you all in the wording.

Ms. Dede Smith stated on page 38 – “city bought the house because of storm water problem, there are no plans to address the storm water drainage.” There will still be water under the house. She asked if this will have an impact on this decision.

Ms. McHugh said it has gravel under it and an air moving system blowing, so if water goes in it will dry quicker according to an environmental analysis. She said city officials have looked at the grade and it has been known to have problems, occasionally there will be soggy conditions in the yard but it will not impact the operation.

Ms. Dede Smith asked about parking for the site.

Ms. McHugh said parking is limited to one side of the street and it is a narrow street. In Brian’s report he notes that there is ample parking on Eighth Street in front and there is only one house there. She said being that the facility is in the neighborhood, some people will walk, the students will have an opportunity to walk to the facility, and the people they are serving will have a better access to the center.

Mr. Keesecker said there is onsite parking on 210 8th Street Northwest.

Mr. Keesecker asked if there are parking spaces on the property now.

Ms. McHugh said that there is a curb cut and we would be putting in asphalt, stripping and signage as a result of this.

Mr. Keesecker asked Brian about building an offsite parking space on an adjacent parcel and it does it not trigger a site plan.

Mr. Haluska said yes because it is not on this particular site. It would require a plan for 208 or 210 which would be subject to one but not on this site because the improvement is not on this site.

Mr. Keesecker asked does that trigger a sidewalk on 8th street.

Mr Rosensweig opened the public hearing.

Julie Caruccio -752 Lexington Ave. said she is in support of this SUP approval. She said she works with City of Promise through the University of Virginia. She also stated that having a facility at this location for the City of Promise facilities has two important purposes in the work of this organization. One is building relationships and the other creating access. By putting the facility for the City of Promise in the neighborhood this will allow staff to be in the neighborhood, accessible throughout the day and into to the early evening hours. She said that being present is so important. Over the years she has watched the relationships that are built and the more present the staff, the stronger those relationships are, and the more powerful the outcomes. This is the kind of community we need to provide access to and support resources, government opportunities, and the people who are going to work together having this community central to the work they are trying to do.

Jamil Fitch Warfield, 811C Hardy Drive, As a teenager living in the neighborhood, it is easy to get off the bus and go directly to the City of Promise House to get help right after school such

as tutoring and anything dealing with school or asking for guidance and counseling to help us in school.

Laquisha Byrd, 832A Hardy Drive, It would be really helpful to have the City of Promise right here in the community instead of having to try to find transportation to get to them.

Vizena Howard, 10th and Page Street Neighborhood President, stated she is the parent of three children who have benefitted from the City of Promise. She said having them visible in the community is a great help. She said they have worked with her grandkids. She said having the office space visible to the community with Sarad and his staff has created a positive influence to the kids in the community. She said the City of Promise helps with homework and office support to the school and parents offering extra help as needed. The City of Promise is a positive influence that is needed during today's times because it is easy for our children to just fall away, but this keeps youth focused and involved.

Zyahna Bryant, President of City of Promise Youth Council, said to look at the website to see the mission of the City of Promise. You will see that most of kids are ages 5th through 8th grade. 11th graders do not drive so having that space in the neighborhood is easy so we can walk. She said we can be there in minutes and not have to walk across town. The Youth City of Promise have their meetings in this space so it is very important to have it in the neighborhood because when we want to look at stuff in the neighborhood, we can go right outside. She said this is the most logically answer to the space problem.

Janice Lewis - 228 Harvest Dr. , I also was resident of Hardy Drive and City of Promise gave her chance in life as she became disabled and is employed part-time by them. She said having this building there would be good for the neighbors. The building will make more at home, because we all are like family. She said the kids have really blossomed by competing against each other to get better grades. The City of Promise has really awakened the community. She does the after school program with K-4th grade and they eagerly come to do their homework and get a snack. We have a computer lab for 5th-12th grade, teaching them to write resumes and taking them to college visits.

Linda Kennedy 820 Hardy Drive, the Westhaven community will benefit greatly by having the City of Promise on site. They have safe and productive things for the kids to do like camps karate, computer learning lab, as well as positive role models which really benefit her son, who has ADHD.

Mr. Jarvey, 709 Page Street – said the area is a residential area. It is R3, but the character of the neighborhood is 100% single family. He said there is nothing in the neighborhood where a municipal building would fit. If that's the only requirement for this, as Brian said it is cut and dry legally, it is about the land and not the tenant then there are no grounds to approve the zoning change. He said everyone here today is an advocate for the City of Promise not for a municipal government building. What he is worried about is after 3 or 4 years; as he spoke with Sarad, the City of Promise does not plan to be there forever. He said it can definitely be used as an overflow for whatever the city wants to do. There is nothing to protect the neighborhood. He stated that he is for City of Promise, and welcomes them as his nearest neighbor, because they do great work, but he is not okay with it being zoned for a municipal space without any protection in the language. He would like it to revert back to residential when this is over. He stated that he called Ms. McHugh and Mr. Haluska was told to ask that a clause be put in the motion to go back to a residential state when the City of Promise is finish with it.

Mary Smith, 802 Hardy Dr., stated she is on the City of Promise steering committee, and voiced that the City of Promise works well for the people who cannot drive and handicap people who cannot drive also. She said she feels this would be the best space for the City of Promise.

The public hearing was then closed.

Mr. Keesecker is concerned about the lack of sidewalks leading to the building. He said the City of Promise would benefit from having the building in this proximity. He said it seemed detrimental to not have sidewalks at least on Page St.

Mr. Rosensweig asked about available right of way for a sidewalk.

Mr. Keesecker asked if the off street parking space on 210 is a city owned lot.

Mr. Santoski stated if you have someone in a wheelchair, you would not want them to go down the middle of Page Street, but rather use a sidewalk.

Ms. Keller asked when the facility will be occupied.

Ms. McHugh said they are in the process of finalizing the design aspects of the plans for bidding right now. Ms. McHugh said if things moved forward we would make that contingent upon ultimate Council approval of the SUP. She stated according to what the architect is telling them it should be early January.

Ms. Keller asked if there will be renovations.

Ms. McHugh said the bathrooms have to be made accessible.

Ms. Keller said this is a worthwhile use and a beneficial program and she is very supportive of this and appreciates Mr. Keesecker remarks about the sidewalks, but she does not want to do something to delay the opening of the City of Promise due to funding limitations. She asked if the commission could include something in the conditions that would encourage the City to pursue a pedestrian way, not necessary a sidewalk, but some sort of safe passage but not something that would tie this up and make it take even longer.

Ms. Creasy said you would probably want to keep it very broad so you can think of creative ways to make it happen within the limited space there.

Mr. Lahendro said this seems like an appropriate use. He said this is for the neighborhood organization and is a neighborhood use. He said he does not think it could work as an overflow for the utility department but is there anything we can do in terms of a motion.

Ms. Creasy said that there are some conditions that we can put on there that would very much limit. She said the building is not ideal for a traditional office due to the heights of ceilings, the parking constraints and other site constraints. It is highly unlikely that it would become something else that is not in this purview but it is a consideration and any other change that would be likely to occur for a more traditional office would be something that would trigger coming back to the Commission.

Mr. Rosensweig said the next use will be part of a bigger master plan that will be tied to redevelopment of public housing and this whole parcel will be looked at that way. He said he does not have any worries that this will revert to some sort of deleterious use on the neighborhood. He also commented that he agreed with everyone on picking such a good spot; given the folks it serves.

Ms. Keller moved to recommend approval of this application for a SUP for municipal government office in the existing building R3 zoned on 708 Page street, with the other conditions listed in the staff report, motioned seconded by Ms. Dowell.

Ms. Keesecker asked if sidewalks could be pursued on the adjacent parcel.

Mr. Haluska said you can do improvement on the adjacent property; it is an R-1S parcel. It would require a building permit but not a site plan.

Ms. Robertson said this is a unique situation because the property owner is the City and so she encourages you to stay within the parameters of the SUP process. She said in this case if one potential adverse impact of the use of the property is that without pedestrian access it creates potentially an unsafe conditions for people, kids trying to get there. She said it would be appropriate to make a recommendation for a pedestrian access to be improved within a certain period of time after the special use permit is approved between a year and 18 months. She said the conditions could state “upon approval of the SUP, it is recommended to be a condition that establishing a safe pedestrian access that will deliver people to the site from other places.

Mr. Santoski offered an amendment to the motion to say we amend the motion to provide for pedestrian access as soon as possible after occupancy or upon review by Council. By voice acclamation the commission voted 6-0 to approve the amendment to the motion.

Mr. Santoski commented on mold or mildew or anything that will affect the environment of the building. He said some children will have asthma and breathing problems so he advised the City of Promise to make sure there’s no standing water, there’s good ventilation and no mold and mildew. He asked that Council look into this because it can be quite costly if it’s not remediated in the beginning.

Mr. Rosensweig - Yes

Ms. Dowell - Yes

Mr. Keesecker - Yes

Ms. Keller - Yes

Mr. Lahendro - Yes

Mr. Santoski –Yes

| The motion passes 6-0.

2. SP-14-08-08 (100 Block - West Water Street): An application for a special use permit for a mixed use development pursuant to City Code sec. 34-744, to allow for increased residential density of up to 60 units per acre, instead of the 43 units per acre allowed by right; pursuant to City Code sec. 34-742 to allow an additional 31 feet in height, in addition to the 70 feet allowed by right; pursuant to City Code sec. 34-796 to allow for Farmer’s Market and Auditorium, theaters (Maximum capacity greater than or equal to 300 persons.) The subject properties are contained within the 100 block of West Water Street, and consist of approximately 1.18 acres of land with road frontage on South Street, West Water Street, and

2nd Street SW. The subject property is further identified on City Real Property Tax Map 28 as Parcels 69, 71, 72, 73, 74 and 75. The subject property is zoned WSD (Water Street District Corridor) with Architectural Design Control Overlay District, and Parking Modified Zone. The Land Use Plan generally calls for Mixed Use. Report prepared by Brian Haluska, Senior Planner.

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, the uses requested are appropriate for 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 setback on Water Street shall be modified from a maximum of 5 feet to a maximum of 12 feet.
2. A step back of 5 feet after 45 feet in height on 2nd Street SW.
3. The property shall be subject to section 16-10 "Sound levels; Downtown Business District." of the City Code.

Mr. Powe stated he is here seeking approval of a Special Use Permit in conjunction with a site plan for a new mixed-use building located at the 100 block of West Water Street. The proposed development plan shows a 101 foot tall building with 70 residential units (i.e., density of 60 DUA); 56,660 square feet of office space (inclusive of the events space for which SUP approval is requested); 19,311 square feet of interior retail space; and a 24,390 square foot open plaza that would host a weekly Farmer's Market. The building would have parking for 279 cars located in structured parking under the building.

Mr. Powe said they have proposed to change the direction of Second Street SW permanently to build 20 more stalls and a sidewalk on South Street and a lot more market stalls and growth could happen with that.

Mr. Keesecker asked about the evaluation differential between the plaza levels, 2nd, and South Street. He stated the presentation was different from what he just saw last month.

Mr. Powe said starting at zero (the intersection of Water St. and 1st Street) they go up 16 feet along Water St. to 2nd Street, then they go up another 4 ft. from Water St. to South St., 6ft above the plaza at the far corner and then come back down to a 12 foot drop at 1st and South, and 1st and Water where the stair goes up the 12 ½ feet.

Ms. Keller asked Mr. Powe to elaborate more on his final comments about the stair and the comments the BAR made.

Mr. Powe said the BAR agreed with comments you made to maintain 1st Street as a visual pedestrian and thru street we should move elements that we have within that street right of way out of the way. We are looking to close in the opening we have down to garage in that right of way so it will be all plaza and proposing to move elevator off to one side to make ADA accessible which will allow a straight shot through up the stair across the plaza with no obstacles.

Ms. Keller asked if the grand stair still be the focal point to 1st Street.

Mr. Powe said the grand stair is the transition back to the mall level. He said we are also

extending the treads to make it a gentler gracious stairs.

Ms. Keller asked when we will have the revised drawings.

Mr. Powe said if successful on receiving Council approval on November 2nd, and getting the Planning Commission tonight, they will appear before the BAR at Nov 18th which means we will have to submit before the end of this month the revised plans. He said we cannot go to BAR to respond to their comments until we get the SUP blessed by Council. He said we are prepared to have a condition to reappear before council after we finish with BAR and that might work nicely with the property transfer opportunity and have another public hearing.

In September, members of the Charlottesville Board of Architectural Review insisted the road closure should only be allowed if the project maintains views of the city's warehouse district. However, some commissioners questioned whether that could be accomplished.

City staffers are expected to spend several weeks working with the applicant on a revised plan and conditions before the project returns to the Planning Commission and ultimately to the City Council.

Mr. Powe stated they are looking at a legal structure that will allow the best of what the public and private sector can do. He said legal minds are looking at that so we can meet the goal of a public, safe, active, well maintained, highly programmed space and the building also might come with a new traffic pattern.

Mr. Powe stated their plan is to have an exciting place to live, work and play, and that is what the downtown is all about and that is what the Comprehensive Plan calls for.

The proposed 101-foot-tall building would require special-use permits for additional height and residential density. It also depends upon the closure of First Street between South and Water streets.

Public Hearing

Carolyn Meyer - 107 West Water Street, said she lives in a dense apartment building which is across from this parking lot. She stated that parking did not used to be this bad and really wants the Commission to pay close attention to this particular plan. In only requiring that 105 spaces be put into this building and then closing 1st street you've defectively decrease the amount of public parking that is available. According to the developer, he is saying there's going to be 100 residents and 300 office workers. Subtracting 105 public spaces from the 279 that are going to go into the building, you get 174 spaces for 300 office workers and 100 residents. She said the Water's street parking garage doesn't work for residents particularly because it costs an extra \$125-\$135 a month just to park your car. She said we have 24-7 access and free parking at night and would appreciate this not changing. Lastly she thanked the commission for trying to put the noise ordinance into place.

Brent Nelson - 1629 Brandywine Drive, stated he is an adjacent property owner of 214 South Street, a house he has owned for 30 years just 150 feet from the project under consideration. While he is in support of the development of a mixed use development that would keep the city market in this location, he has serious concerns with both the review process and SUP request. For City Council to encourage applicants to develop a proposal to close 1st street without seeking the guidance of the appointed BAR and their appointed Planning Commission is unfair

to the developer. He said it was expressed at the BAR and Planning Commission meetings as "a done deal". He also commented that closing off the warehouse district to the downtown mall with the current design of this project is both unthinkable and planning at its worst. Inclusion of the 1st street right of way into the project should only be done with a design that adheres to the topography of the current street and permits at minimum a pedestrian connection from the mall to the warehouse district. He stated proposed stepping of the structure will do little toward mitigating the cavernous visual impact of the additional 31 feet in building height that is created on Water's street. There is a reason the by-right height for this district was changed from 9 stories back to 7 just a very few years back. He said no one seems to understand when stepping a building does or does not work until it is built then it is too late. He said we have another request for a 9 story building on Water's street and if 9 stories are appropriate for this site then why not 9 stories on the adjacent CPC parking lot east. Once that happens, Water Street and the south side of the downtown mall will be a planning wasteland. He said selling tax payer's property for a development that is largely residential yet un-bash able make no attempt to meet the city housing objections providing only to the well to do is an insult to the hard working taxpayers in this city and once again unthinkable.

Roulhac Toledano - said she owns and lives in the Pink warehouse directly across from the proposed building. She said she is a preservationist and a person who is active in the development of the guidelines for natural historic districts for the Department of Interior. She said the enemy of the tenants and property owners of this National Historic District is the city not the developer because the city asked the developer to do all of these things that required variances. Ms. Toladono said she is quite concerned about the height and Mr. Huja keeps telling her that anything can be as high as the Monticello Hotel and the Well Fargo Bank. She said it should be the same percentages of the new buildings. She said we already have Lewis and Clark and Water House but more important is the mass of this new development will be larger than the previously mention buildings. This will be in affect breaking the written rules to what a historic building is and people want the historic district not because of rules but because of their respect to Thomas Jefferson and the people who laid out this city. She reiterated that this is an historic district and why are we having the biggest mass in the city, "looks like two cruise ships to her".

Mary Gilliam - said she owned property at 218 W. South Street and she agrees with both of her neighbors about the size and mass of this building. She said in the 1990's she also saw what her neighbor saw which was the holding of buildings to a 40 feet height limit in the area. She said respecting the original fabric of the neighborhood, it then went up to 9, then zoned back down 7. She said she is perfectly willing to live with a 7 foot height limit.

Mark Kavit - 400 Altamont St., said there would have been a larger turn out tonight if more people had been notified. He said he wanted more knowledge on the matter such as a Public Hearing. He said he is in favor of urban density buildings and thinks this is a good thing for the city but questions when does it become too much.

He said good comments have been made regarding parking, streets affected, and towers. He felt like other material could be used to make it look more traditional. He suggests that the Planning Commission not act on this tonight.

Mary Butcher - 235 10th Street, said her concerns are with the plaza and questioned accessible to the public on market days. She said as the plaza is designed with the elevation no one can see the plaza from Water Street and if someone is walking down Water street they would not be enticed to walk up those stairs to a plaza as a public space. She stated she uses the 1st Street

connection from South Street to Water as a safer connection instead of 2nd street through town. She feels that handicap access is very limited.

Lena Seville - 808 AltaVista Ave asked whether the city owns the plaza, the developer or the land owner, she has heard that it will be a long term lease. She asked if it will be an option for the city to renew the lease 100 years from now when land is even more valuable than it is now we will lose that as a public space. She said the Comprehensive Plan talks about encouraging connections and vibrant public spaces and asked if it was still going to be a public space on non-market days. She said the view from South Street is only shown from height and not from a pedestrian level. She commented that trees were in the way of the streetscape which prohibited a clear view. The GIS topography she handed out of South Street doesn't quite match what is in the back ground material from the developer but said there is a difference of about 2 feet.

Mr. Rosensweig closed the public hearing.

Several residents expressed concern about the height of the project and continue to express concerns that having the plaza in private hands would mean it would be closed to the public.

Mr. Powe refuted that claim. He said this will be a publicly accessible urban park with a fountain. He further said the agreement being negotiated with the city also would allow private events in the private spaces that can spill into the plaza area.

Mr. Santoski asked if there are plans for a traffic study to be done because his concern is that maybe a traffic signal might have to go in at Water and 2nd Street

Mr. Powe said they were not going to do anything formal as far as traffic is concerned. He said they would like to get rid of the left turn lane if they change the direction of the street.

Mr. Rosensweig asked Commissioners to voice what concerns they may have with approval or denial.

Mr. Lahendro said in terms of what the Commissioners are asked to rule on he has no questions.

Ms. Keller stated she had more to say then yes or no. She said she is experiencing the same frustration that she has had the other two times concerning city owned property. She complimented the applicant a very well prepared submission, thoughtfully prepared and very graciously presented. She said there is a certain perception that this is a city generated project and that this Commission is going to move this project forward. She feels the applicant is put in an awkward position to ask for approval to what the city wants. She requested a work session with the BAR. She stated her disappointment in the lack of guidance from the staff report. She made a formal request that the Planning Commission and BAR have a joint work session to go through the conditions of the project. She would like staff present to guide them through this process. She said we cannot make that decision tonight.

Ms. Dowell stated her concerns are regarding accessibility and safety for pedestrians. She agrees that more in-depth information is needed to make a decision on this project.

Mr. Keesecker stated his concerns are 2nd street and the closing of 1st street.

Ms. Santoski said he agrees with Ms. Keller that we (Planning Commission) are being put in an awkward position. He stated he likes the project and at this point he is satisfied with what he sees.

Ms. Green said this building is in the center of the city, but the design does not appear to be welcoming to everyone. She stated her concern is the shutting down of 1st Street and making it so high that we are creating a barrier and that is not what we want to do. She stated it should be open to those businesses and residents living right off the mall.

Mr. Neuman, the architect for the University of Virginia said this is a once in a great while opportunity for the city to create something memorable and he thinks the more people that can get on board with this, the better.

Ms. Keller said the project has been thought of for several years and is too major of a decision for the Commission to make tonight.

Mr. Rosensweig said we want 1st Street to remain public and there are concerns about the pedestrian experience on 2nd Street. The overall right-a-way arrangement on Water Street is for the BAR to decide. His preference is to move it in that direction because he does not think the project will move forward in a month.

Ms. Keller said the proposal was thoroughly prepared but felt it was premature to vote without having a work session with the (BAR) Board of Architectural Review to get further guidance on the building's design.

Ms. Keller made an initial motion to defer a vote until a work session could be held.

Ms. Robertson, Deputy City Attorney stated that this is not an exercise to completely redesign ... it is to come up with conditions for agreement.

Mr. Powe said they are disappointed to lose a month in the project schedule. They understand that this month was required for the Planning Commission to formulate reasonable conditions that would be attached to approving the special-use permit.

Mr. Powe said he and Mr. Woodard look forward to reviewing the conditions and receiving a recommendation at next month's Planning Commission meeting.

The motion failed on a 3 to 4 vote and commissioners continued their discussion for another hour before voting again to defer.

Mr. Rosensweig - No
Ms. Dowell - Yes
Ms. Green - Yes
Mr. Keesecker - No
Ms. Keller - Yes
Mr. Lahendro - No
Mr. Santoski - No

The final vote was 5 to 2 to defer the application with direction to staff to further evaluate the concerns raised in the meeting. Commissioners Dan Rosensweig and John Santoski voted against deferring the application, saying they preferred that it go straight to the City Council,

which will make the final decision.

Mr. Rosensweig - No
Ms. Dowell - Yes
Ms. Green - Yes
Mr. Keesecker - Yes
Ms. Keller - Yes
Mr. Lahendro - Yes
Mr. Santoski -No

IV. REGULAR MEETING – (continued)

- H. Preliminary Major Subdivision
- a. Woodland Subdivision

Staff presented additional background information gathered since last months meeting.

This area was lawfully closed/ vacated earlier in 2014, by Earl Burton, et al. (the owners of Lots 23 and 24 within this application). The closing was done administratively, in accordance with state law and City policy.

Ms. Keller moved for the approval of the subdivision plat subject to the establishment of the pedestrian easement 20 feet wide corresponding with the utility easement from D to D1, Seconded by Mr. Lahendro, motion passes 7-0.

Mr. Rosensweig - Yes
Ms. Dowell - Yes
Ms. Green - Yes
Mr. Keesecker - Yes
Ms. Keller - Yes
Mr. Lahendro - Yes
Mr. Santoski -Yes

Adjournment: 9:00 p.m.

Planning Commission Work Session

October 28, 2014 – 5:00 p.m.

NDS Conference Room

Commissioner's Present

Dan Rosensweig - Chairperson
Genevieve Keller
Jody Lahendro
John Santoski
Kurt Keesecker
Lisa Green
Taneia Dowell

Staff Present

Missy Creasy
Lisa Robertson

Mr. Rosensweig called the meeting to order at 5:00 pm

Agenda

1. Technology Discussion
2. Update on Community Planning Efforts
3. Unified Development Review Code
4. Market Plaza Project

Technology Discussion

Mr. Tolbert stated the BAR is interested in receiving plans digitally. This would entail having plans scanned and could possibly be quite time consuming. Mr. Tolbert said he would continue to question the BAR on how much material they wanted to receive digitally. The question was asked if the digital plans would be applicable to certain areas.

Mr. Tolbert said we might need a devoted person just to handle scanning and sending out the digital work.

Ms. Green asked if they would still use their iPads. Mr. Tolbert said if the group thought of something else they would like to use, please let him know.

Mr. Rosensweig asked if we could have a faster device like a computer and would it be possible to put it in a format which could support the size of site plans.

Mr. Tolbert thanked everyone for their input and he would send additional information via email.

Market Plaza Project

Mr. Powe asked if he could address the commissioners first, and it was agreed to have Mr. Powe included in the discussion of this project.

Mr. Powe said his concern is not design feedback but the process of two entities both reviewing the same design, looking at design aspects instead of zoning aspects and how that mechanism works. He said if the Commission has design comments in addition to the three issues that the SUP addresses perhaps those could be submitted to the BAR through the BAR representative and vetted as design issues with the BAR.

The Commission discussed the draft conditions put together by staff.

SP-13-10-19: PROPOSED SPECIAL USE PERMIT CONDITIONS for Water Street Plaza (“Development”):

The commission had detailed conversation about the potential conditions. The following topic area and language was moved forward:

General

- 1) The design, height, density, and other characteristics of the Development shall be essentially the same, in all material aspects, as described within the application materials dated October 14, 2014, submitted to the City for and in connection with SP-13-10-19 (“Application”). Except as the design details of the Development may subsequently be modified to comply with requirements of a certificate of appropriateness issued by the City’s BAR, or by any provision(s) of these SUP Conditions, any change of the Development that is inconsistent with the Application shall require a modification of this SUP.

Massing and Scale

2) **Visual impacts.** The developer shall work with staff and the Board of Architectural Review to minimize the visual impacts of the building on the South Street, Second St., S.W. and First Street elevations, to the satisfaction of the BAR, while still maintaining a financially viable project.

a. In the design and layout of the Development, the City’s historic street grid pattern shall be respected. Although First Street may not ultimately be used or maintained by the City for vehicular traffic, site design shall nevertheless reinforce, visually or otherwise, the historic layout which connected Lee Park and the Downtown Mall, on the north, to Garret Street, on the south. Visual and Pedestrian access shall be maintained as part of the development.

b. The Commission wanted to include the following language from the PLACE June 5, 2014 memo on this development as a recommendation to the BAR: Building massing and scale should respond to the very different building scales along Water Street, South Street, Second Street SW and First Street without losing the integrity and simplicity of its own massing.

c. Discussion took place about setbacks and stepbacks needing to be identified in the SUP but no determinations were made on what these should be.

d. All outdoor lighting and light fixtures shall be full cut-off luminaires.

e. Transparency and Entrances/ openings shall be provided along street walls, consistent in character, and sequencing, with the historic district, in order to enhance pedestrian experience along street frontages. It needs to be communicated to the BAR that the Planning Commission is in favor of having openings

f. Balconies: The owner's documents are required to regulate what may happen on the balconies.

Uses

The commission had detailed conversation about the potential conditions. The following topic area and language was moved forward:

3) **Public Use of Open-Air Plaza:** The Plaza shall be and remain an open-air plaza throughout the life of the Development and include pedestrian links.

g. The Plaza may not be surface parking. The Plaza should be perceived as a plaza/public space, not as a private parking lot, when not in use.

The Commission wants to communicate to Council outside the conditions that Council should denote the frequency of events to make sure the Plaza is open to the public as much as possible.

h. The general public shall have a right of access to and use of the Plaza and this right of public access shall be recognized within a written instrument recorded within the City's land records prior to the issuance of any building permit for the project. A copy of the recorded instrument, with deed book and page references, shall be submitted to the City along with the first request for a building permit for the Development. The public's right of access shall be subject to a right of the property owner, or its tenants, to reserve the Plaza, during discreet time periods, for events which may not be open to the general public. Following any such event, the Plaza shall promptly be returned to a clean condition, suitable and attractive for use as a public gathering space. The pedestrian ROW to the Plaza will remain open at all times (even during private events).

i. The Plaza shall have a public market appearance and layout. The design and construction of the Plaza shall be such that invites and facilitates its use as a public gathering space. The Plaza shall incorporate public amenities such as but not limited to a water feature, art, trees, benches or other seating areas, and/or other amenities that invite individuals to utilize and enjoy the Plaza in a manner similar to an urban, public park.

The Planning Commission would like the following statements from the June 5, 2014 memorandum from PLACE to be specially recommended for BAR consideration:

Market space/Plaza should contribute positively to the city's public space network
Market plaza and/or street should be a memorable public space, worthy of Lee Park and the Downtown Mall.

j. A plan prepared to a scale of 1 inch = 10 feet shall be provided as part of the proposed final site plan for the Development, depicting the Plaza and all amenities to be included in the Plaza, such as: water features, paving surfaces and materials, benches, trash receptacles, landscaping, etc. Included in this plan shall be a schedule of site furnishings to be provided on the Plaza, including any shelter areas or shading devices, benches, bicycle racks, trash and recycling receptacles, and other associated furnishings. All amenities and furnishings shall be of a scale and nature that encourages public use of the Plaza and that is compatible with the character of the Development and the City's Historic District guidelines. The site plan submission must include the layout for the Plaza on Market days. (As that is changed, new versions must be submitted to NDS)

4) **Noise:** on and within the open air plaza, and other exterior areas of the Subject Property, no human voice, and no instrument, machine or device, including any device that amplifies sound, shall be used or operated in a manner that causes a sound generation of seventy-five (75) db(A) or more, at a distance of ten (10) feet or more from the source of the sound generation. The prohibition of this condition shall not apply to any sound generation which occurs as part of the Farmer's Market authorized by this permit.

On-site parking garage: The on-site parking garage shall meet the following requirements. The commission had detailed conversation about the potential conditions. The following topic area and language was moved forward:

k. The garage shall be designed to accommodate potential future access to/from the Property located to the east of the Development site ("Adjacent Property") through provision of alternate access design, such as knock out panels. The accommodation for the potential future access shall be depicted and labeled on any proposed final site plan and building construction plans submitted to obtain any building permits, and shall include the provision of an access easement. The owner of the Property shall negotiate an agreement regarding operating and construction costs, maintenance, liability, hours

of operation, design and traffic flow, etc. for such access, with the owner of the adjacent property, at such time as the Adjacent Property is developed or redeveloped.

Traffic:

I. There shall be no more than one (1) vehicular entrance or exit, for the development which can be no more than 2 traffic lanes total unless the traffic study denotes more are necessary. There will also be a separate entrance/exit for pedestrians providing access to the parking area.

The Planning Commission wanted to include comments received from the tree commission as a condition. There was concern that the tree commission may have viewed an earlier draft of the development which did not include the up to date landscaping plan. The Planning Commission will review the updated development plan and determine if the tree commission comments have been met at the next meeting.

“The Tree Commission strongly recommends that the Planning Commission recommend Council require the developer to:

- provide additional trees along all street frontages; and
- provide trees on the market plaza level using roof planting methods that do not hinder the Market’s operations.”

Discussion by Commissioners: Balconies, City Market, Garage Entrance and the Sails. (No conditions were determined)

Mr. Keesecker said the opening of the street on 2nd street where the market goes into the building and the infrastructure that goes into the end of it doesn’t match anything across the street. The BAR should work with the applicant to reflect and determine how many openings should exist.

Ms. Keller commented about the possibility of unnecessary signage and garbage on the balconies. May be this is something the Home Owner’s Manual should include (HOA). Ms. Robertson said staff could approve a set of guidelines in the SUP which would call attention to balconies.

Ms. Green said this has nothing to do with the design but it should be very detailed.

Mr. Santoski said we are not opposed to balconies, just what is on the balcony.

Mr. Rosensweig said the frequency in the number of times the plaza is not open falls into recommendations for the City Council to talk about.

According to the Tree Commission there should be additional trees in the plaza and along the corridor as well as along all street frontages. The planting method should not hinder the market.

It was stated that the RFP did not show trees on South Street.

The Planning Commission stated the Plaza shall have a modern market appearance and layout. The design and construction of the Plaza shall be such that invites and facilitates its use as a public gathering space. The Plaza shall incorporate public amenities such as but not limited to an urban park.

Mr. Powe was asked to submit a market day layout.

The Planning Commission talked about the punch out of the retaining wall and it should have a punch access from a separate entrance put in a punch now and the BAR is to sit the perimeters.

Ms. Green said Water Street east and west corridor goes through the city, when it is developed it is good to take the impact on 2nd street which is a huge help for that corridor. There shall be no more than one (1) vehicular entrance or exit, not more than 30 feet wide, along each of the following street frontages: Water's Street South Street

However, one (1) single opening, not exceeding the width specified above, may be used as a combined entrance/ exit.

Mr. Powe said more than 30 feet is needed for the driveway entrance.

Mr. Keesecker asked if the engineers looked from 2nd to 1st and was it approved to make a left turn east and west. How do you make the left? Can you only go right....has it been engineered.

Ms. Green is in favor of the condition of one lane in and one lane out.

Ms. Keller would like to see a separate pedestrian exit as a requirement and the requirement for a traffic study.

Ms. Keller also noted there should be a separate pedestrian exit. No more than one exit out unless a traffic study required.

Mr. Powe stated that the vendors do not want to cover their goods. The sails are not to protect the vendor products but used as a shading device.

Current Community Planning Efforts

Staff provided a memo which included status on each of the four projects underway.

Mr. Keesecker – asked how the Code Audit portion that relates to procuring digital modeling of the city in growth areas and he would like to have the key growth areas defined.

Mr. Rosensweig – what technology and modeling is being considered for the growth areas.

Ms. Green asked what role the Planning Commissioners is playing in modeling of the city growth areas.

Ms. Creasy said Planning Commissioners are welcomed to give comments along with the staff report to City Council meeting. She said City Council will be voting on the plan of action for moving forward.

Ms. Green said at the MPO level they are working on timing lights from Emmett St into the city and wanted to assure that the bike master plan is included so the timing of lights are considered for pedestrian crosswalks.

Unified Development Review Code

Staff presented the unified code and noted a few questions it is hoped to receive feedback on from the Commission prior to including this item for public hearing in December 2014.

Ms. Keller asked if the language presented was substantially changed from the language existing.

Mr. Rosensweig asked Ms. Creasy about the timeframe for moving forward with this language

Ms. Creasy said the intent of the unified code was not to make substantive changes to the site plan or the subdivision regulations. It was to take the regulations which are redundant between the two as well as conflicts between the two and to make the process clearer and place it all in one location. She said any proposed changes from a substantive perspective would come forward at a later time.

Mr. Keesecker said if someone has a site plan to submit or a parcel that is not going to be subdivided, is it clear that the regulations that would apply to subdivisions will not affect their site plan approval.

Ms. Creasy stated that there are some items that are subdivision specific and in a separate section. She said whether you are doing a subdivision or site plan you should go through path one and add on path two if a subdivision is involved.

Ms. Keller said are the only changes shown in the highlights and everything else is existing language.

Ms. Creasy said existing language is re-organized. Commissioners asked to review the more detailed markup version. Staff will forward it following this meeting.

Ms. Robertson said it is not changed substantially. She said there might have been two almost identical submission requirements, one in the subdivision ordinance and one in the site plan ordinance. There might have been a little editing but the change would have been to clarify.

Ms. Keller asked if anything has changed other than to unify or clarify and that was confirmed by staff.

Public Comment

Travis Gale commented that Market Plaza is a very tall building for the area. He said he would like the setback to be 10 feet. He would like to see stormwater conditions carried out on the SUP.

Lena Seville commented on the 110 vendors and 1100 sq. feet for vendor space, even with small walk ways it could eventually be 15000 sq. feet. She said now it is 25000 sq. feet of open outdoors space, with 9,000 enclosed. She would like to see 25000 sq. feet of open outdoors space and she is in favor of the trees.

Adjourned 7:45

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT

**APPLICATION FOR APPROVAL OF
A SUBDIVISION**

PLANNING COMMISSION REGULAR MEETING
DATE OF PLANNING COMMISSION MEETING: November 11, 2014

Author of Staff Report: Carrie Rainey, Neighborhood Planner
Date of Staff Report: November 4th, 2014
Applicant: Rialto Beach LLC
Applicant's Representative: Mark Green
Contact: Mike Myers, Dominion Engineering
Applicable City Code Provisions: 29-1 through 29-126 (Subdivision)
Zoning District: PUD- Planned Unit Development
Date Subdivision was submitted: November 4, 2014

Legal Standard of Review

Approval of a major subdivision is a *ministerial* function, as to which the Planning Commission has little or no discretion. When an applicant has submitted a subdivision that complies with the requirements of the City's Subdivision Ordinance, then approval of the plan *must* be granted. In the event the Planning Commission determines there are grounds upon which to deny approval of a subdivision, the motion must clearly identify the deficiencies in the plan, that are the basis for the denial, by reference to *specific* City Code sections and requirements. Further, upon disapproval of a subdivision, the Planning Commission must identify the modifications or corrections that would permit approval of the plan.

Vicinity Map



Executive Summary

Mike Myers of Dominion Engineering, acting as agent for Rialto Beach, LLC has submitted a subdivision application for properties at unaddressed locations on Rialto Street. The applicant is proposing to divide the three existing lots to create the 19 residential lots and the extension of one public street. This subdivision is considered major because it includes more than 6 lots, the extension of a public street, and the extension of public facilities. The property is further identified on City Real Property Tax Map 59, Parcels 375, 375.1, and 379 having frontage on Rialto Street right-of-way. The site is zoned PUD (Planned Unit Development) and is approximately 2.5 acres. The applicant submitted a subdivision plan on August 25, 2014. Attached is the subdivision plan layout with engineering, landscaping and utility details.

Staff Checklist

- A. Compliance with design standards and improvements (*per Subdivision Ordinance §§29-160 - 29-163*):
 - a. Blocks: One new block approximately 400 feet will be created as a result of this division of land.
 - b. Lots: The applicant is proposing to reconfigure the existing 3 lots that comprise the site. 19 residential lots will be created to front along Rialto Street.
 - c. Parks, Schools, and other Public Land: This plan includes the dedication of one new public road extension.
 - d. Preservation of natural features and amenities: Existing major vegetation will remain within 100-feet of Moore's Creek.

- e. Soil Erosion and Sediment Control: The applicant has submitted an erosion and sediment control plan, which has been reviewed by the Engineering Division and will be approved prior to final site plan approval.
 - f. Monuments: Monuments will be used in the subdivision as needed.
- B. Compliance with Street Standards for Subdivisions (*per Subdivision Ordinance §§29-180 - 29-183*): The subdivision includes the extension of a public road, Rialto Street, and the construction of sidewalks in the Rialto Street Right of Way.
- C. Compliance with Utility Standards for Subdivisions (*per Subdivision Ordinance §§29-200 -29-204*): The utility layout and configurations have been reviewed by Public Utilities as a part of the plan review process. A resolution is required for the 20-foot offsite waterline easement, which needs to be dedicated as public and recorded prior to plat approval.
- D. Compliance with applicable zoning district regulations (*per Zoning Ordinance §34-490-519*): The residential lot regulations have been addressed as required, and the plat layout conforms to the minimum requirements for residential lots as stated in the PUD code approved on September 18, 2007.
- E. Compliance with the City's Erosion and Sediment Control Ordinance, City Code, Chapter 10: As noted before, the applicant has submitted an erosion and sediment control plan, which will be approved prior to final site plan amendment approval. The stormwater management provisions as outlined in Section 10-9 (b) must be approved prior to final plat approval. This section states that no site plan shall be granted final approval, and no final subdivision plat shall be signed by any city board, commission, agency, department, official or employee, unless and until such final site plan or final subdivision plat includes improvements, facilities and treatments identified within a stormwater management plan approved by the administrator in accordance with this chapter.

Public Comments Received

No comments specific to the subdivision have been received.

Recommendation

Staff recommends that the Planning Commission reject the final subdivision based on the following deficiencies:

1. The PUD approval documents denote a trail location which is not included on this plat. This needs to be appropriately designated.
2. Building sites on proposed lots need to be addressed, per Section 29-110(a)(16)
3. A lot is missing in the title block, and should be updated per Section 29-110(a)(23) and 29-111.

4. A resolution is required for the 20-foot offsite waterline easement, which needs to be dedicated as public and recorded prior to plat approval, per Section 29-111(b)(2).
5. Ensure that all easements are noted as public or private, and include appropriate dedications (all pages), per Section 29-111(b)(2).
6. Provide a Phase I environmental site assessment, along with a written plan for remediation of any contamination or conditions noted, per Section 29-111(b)(9).
7. The stormwater management provisions as outlined in Section 10-9 (b) must be approved prior to final plat approval.

Suggested Motions

1. I move to reject the proposed subdivision located at Tax Map 59 Parcels 375, 375.1, and 379 as submitted but if the applicant addresses the deficiencies noted above, the plat may be approved administratively.
2. I move to reject the proposed subdivision located at Tax Map 59 Parcels 375, 375.1, and 379 as submitted.



VICINITY MAP
SCALE: 1"=1000'

AREA SUMMARY:

TMP 59-375	0.357 AC
TMP 59-375.1	0.357 AC
TMP 59-379	1.816 AC
AREA OF RIALTO STREET VACATED -	0.368 AC
TOTAL NEW SITE AREA	2.898 AC

LOTS	1.242 AC
PUBLIC R/W	0.246 AC
OPEN SPACE	1.410 AC
TOTAL	2.898 AC

DRAWING INDEX

- 1 - COVER SHEET
- 2 - EXISTING CONDITIONS
- 3 - SUBDIVISION PLAT
- 4 - SUBDIVISION PLAT
- 5 - CURVE TABLE

LEGEND

IPF IRON PIN FOUND

NOTES:

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON AND SAID PROPERTY MAY BE SUBJECT TO INFORMATION DISCLOSED ON A TITLE REPORT BY A LICENSED ATTORNEY.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY. THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
3. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" EXCEPT A PORTION WHICH DOES FALL WITHIN FLOOD HAZARD ZONE "A" FOR A 100 YEAR FLOOD AS SHOWN ON FEMA MAP NO 51003C0288D. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
4. 10' PORTION OF 20' INGRESS AND EGRESS EASEMENT APPROVED WITH PALATINE STREET CLOSURE BY CITY COUNCIL ORDINANCE DATED MAY 5, 2008, LOCATED ON TMP 59-375 IS HEREBY VACATED.
5. SOURCE OF TITLE: DB 2008 PG 2402.
6. PARCELS ARE ZONED PUD. SETBACKS ARE AS FOLLOWS:
FRONT -10' SIDE - 3' REAR - 10'
7. ALL PROPERTY CORNERS WILL BE MONUMENTED WITH IRON PINS UNLESS OTHERWISE NOTED.
8. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION TO BE NAMED LATER.
9. A PERIMETER FIELD BOUNDARY SURVEY WAS PERFORMED BY DOMINION ENGINEERING. BEARING ROTATION IS BASED ON VA STATE GRID (VA SOUTH ZONE).
10. THE MODEL USED FOR THE DAM INUNDATION LINE IS THE FOLLOWING: 671 PMF BREACH.

CHAIRMAN CITY PLANNING COMMISSION DATE

SECRETARY CITY PLANNING COMMISSION DATE

OWNER'S APPROVAL

THE DIVISION OF THE LAND DESCRIBED IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, TRUSTEES, OR PROPRIETORS. ANY REFERENCE TO FUTURE POTENTIAL DEVELOPMENT IS TO BE DEEMED AS THEORETICAL ONLY. ALL STATEMENTS AFFIXED TO THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RIALTO BEACH, LLC

TO WIT: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2014.

MY COMMISSION EXPIRES: _____

SUBDIVISION PLAT
TMP 59-379 & 59-375.1
BLOCK 75, LOTS 1,2,11 & 12 AND
BLOCK 81, LOTS 1 & 2 - BELMONT SUBDIVISION
CITY OF CHARLOTTEVILLE, VA

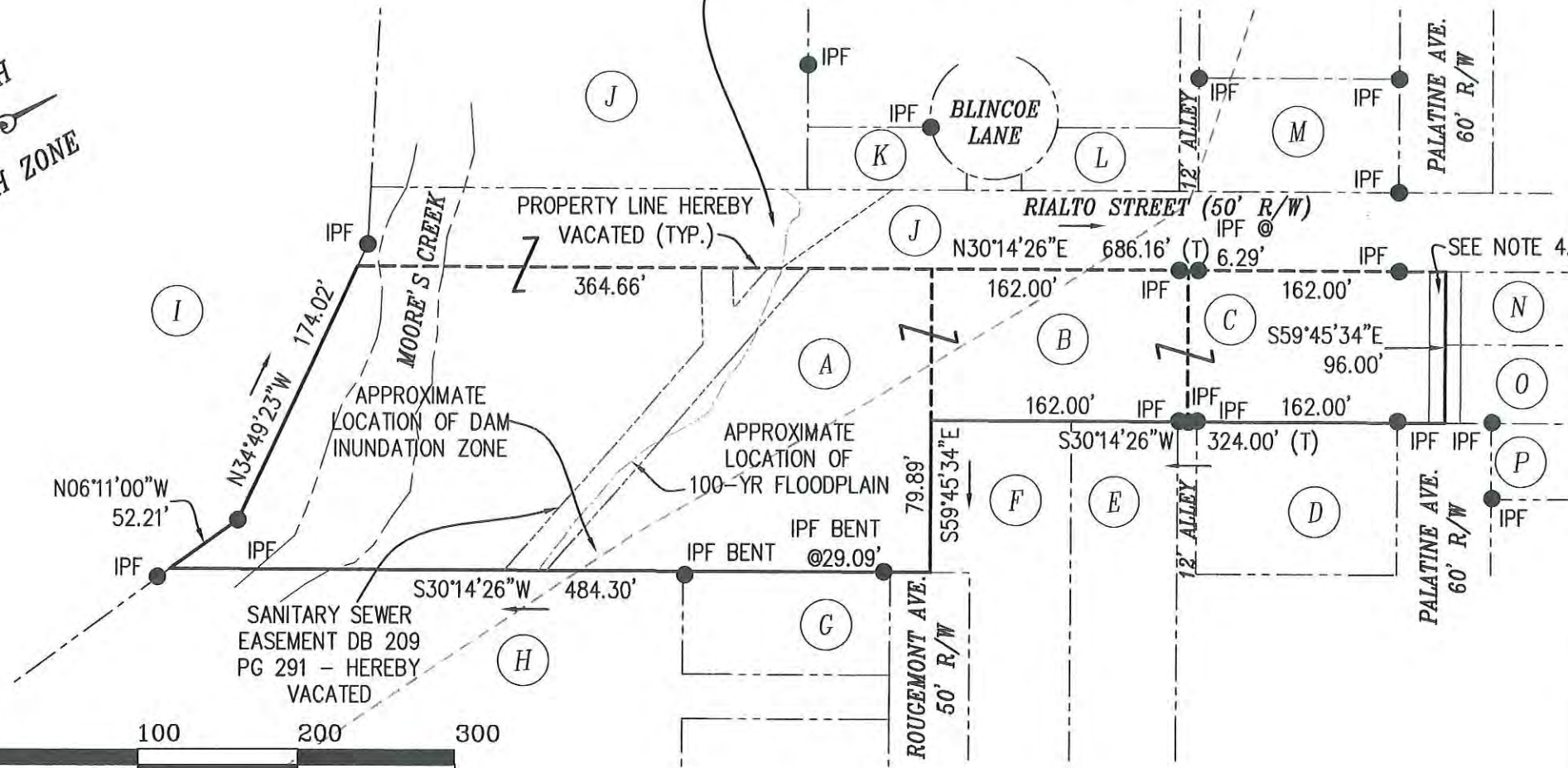
DATE: 07-24-14	REVISION: 10-21-14 ADD PROPOSED EASEMENT	DRAWN BY: BRV	SHEET: V1
PROJECT NO: 13-0084	REVISION: 11-04-14 CITY COMMENTS	CHECKED BY: KCW	1 OF 5



- A. TMP 59-379 - RIALTO BEACH LLC - DB 2008 PG 2402
- B. TMP 59-375.1 - RIALTO BEACH LLC - DB 2008 PG 2402
- C. TMP 59-375 - RIALTO BEACH LLC - DB 2008 PG 2402
- D. TMP 59-376 - COLLIER, ESTELLE CAROLINE N - DB 435 PG 723
- E. TMP 59-377 - LATSKO, MICHAEL G. - DB 604 PG 228
- F. TMP 59-378 - WILLIAMS, PAULINE L. LIFE ESTATE - DB 2011 PG 3610
- G. TMP 59-384.1 - BELEW, CARL B. & LOUISE C. - DB 1018 PG 579
- H. TMP 59-384.2 - BELEW, CARL B. & LOUISE C. - DB 593 PG 651
- I. TMP77E2-2 (ALB) - VIRGINIA SELF STORAGE PARTNERS I, LLC - DB 2246 PG 264
- J. TMP 59-374 - MGR DEVELOPMENT CORPORATION - DB 1046 PG 675

- K. TMP 59-374N - RAMPINI, MASSIMO & MARCY D. (MOORE'S CREEK LOT 14) DB 2009 PG 2320
- L. TMP 59-3740 - RAMPINI, MASSIMO & MARCY D. (MOORE'S CREEK LOT 15) DB 2008 PG 4651
- M. TMP 59-374.1 - BOWEN, DANNY A. & LINDA B. - DB 1046 PG 688
- N. TMP 59-357 - FRITZ, WILLIAM D & MARGARET M PICKART - DB 781 PG 693
- O. TMP 59-356 - FRITZ, WILLIAM D & MARGARET M PICKART - DB 781 PG 693
- P. TMP 59-355 - TOWLER, SAM C & ESTELLE C - DB 1002 PG 94

PORTIONS OF RIALTO STREET, EXISTING 50' PUBLIC R/W, ARE HEREBY ABANDONED AND RE-ALIGNED AS SHOWN HEREON ON SHEETS V3 & V4.

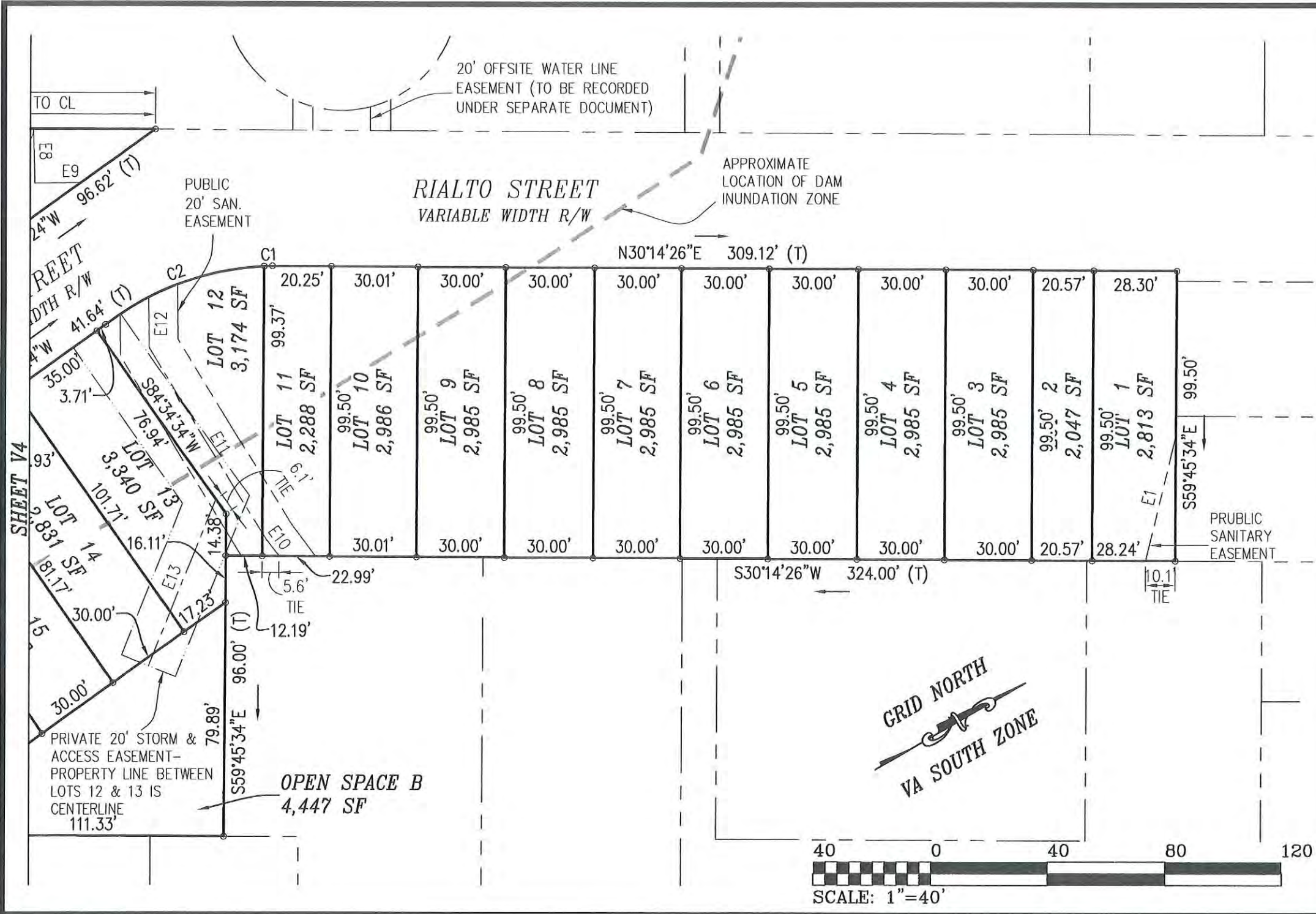


SUBDIVISION PLAT
TMP 59-379 & 59-375.1
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CITY OF CHARLOTTESVILLE, VA

DATE:	REVISION:	DRAWN BY:	SHEET:
07-24-14	10-21-14	BRV	V2
PROJECT NO:	ADD PROPOSED EASEMENT	CHECKED BY:	
13.0084		KCW	2 OF 5
	REVISION:		
	11-04-14		
	CITY COMMENTS		

COMMONWEALTH OF VIRGINIA
KC
KRISTOPHER C. WINTERS
No. 2492
11/4/2014
LAND SURVEYOR

Dominion Engineering
172 South Fantops Drive
Charlottesville, VA 22911
434.979.8121 (p)
434.979.1681 (f)
dominoneng.com



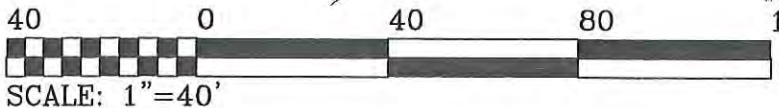
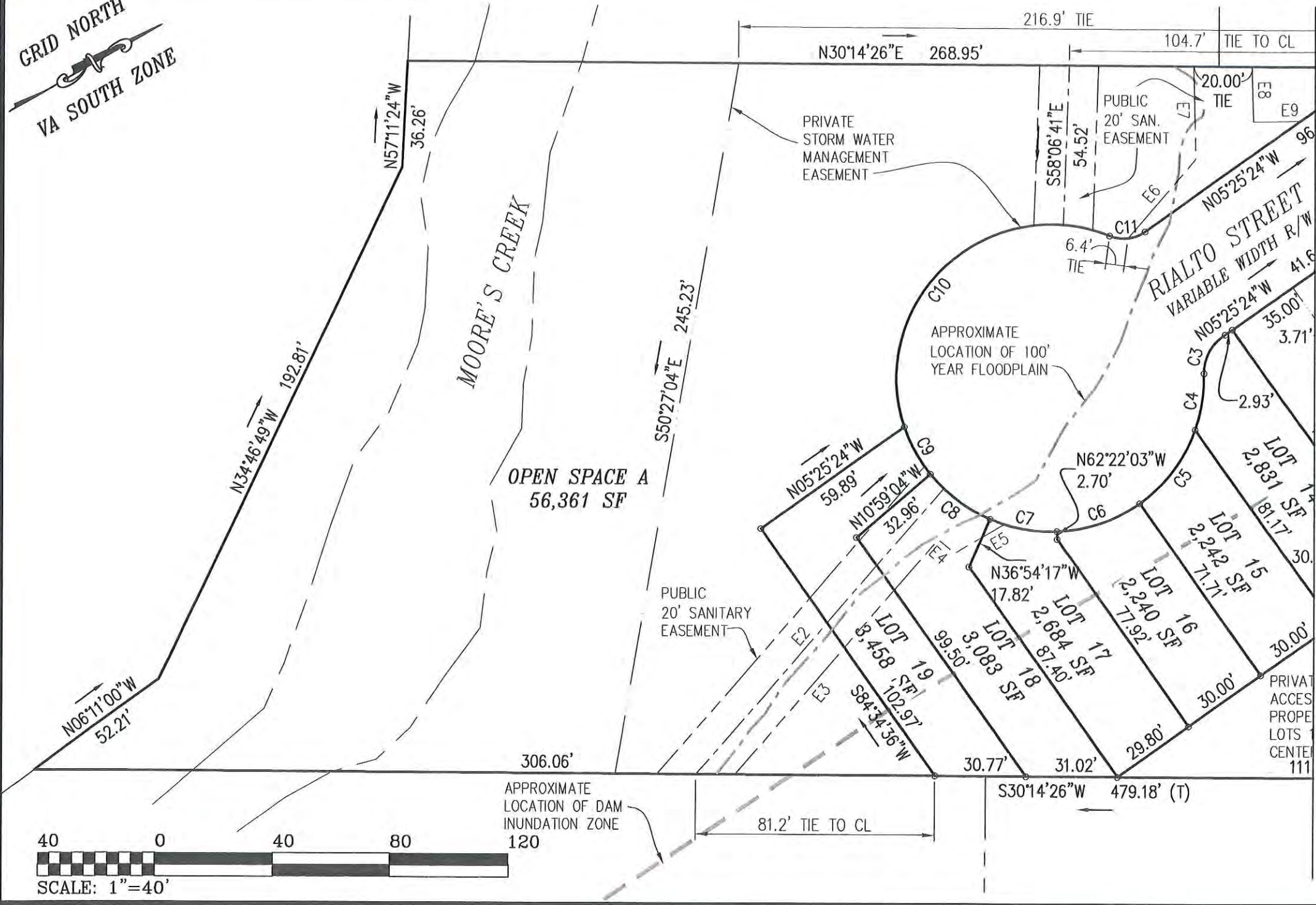
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 CITY OF CHARLOTTESVILLE, VA

DATE:	07-24-14	REVISION:	10-21-14 ADD PROPOSED EASEMENT	DRAWN BY:	BRV	SHEET:	V3
PROJECT NO.:	13,0084	REVISION:	11-04-14 CITY COMMENTS	CHECKED BY:	KCW		3 OF 5

COMMONWEALTH OF VIRGINIA
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GRID NORTH
VA SOUTH ZONE



SUBDIVISION PLAT
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 CITY OF CHARLOTTESVILLE, VA

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PROJECT NO.:	13.0084	ADD PROPOSED EASEMENT		CHECKED BY:	KCW
		REVISION:	11-04-14	CITY COMMENTS	

SHEET: 4 OF 5



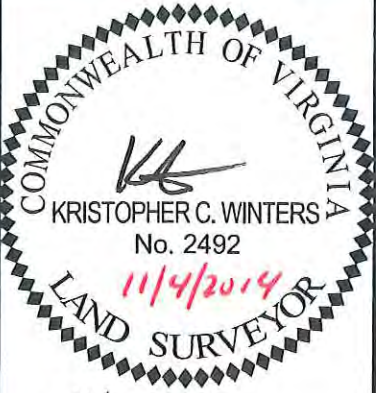
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 434-979-1601 (f)
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Line	Direction	Length
E1	N 46°31'05" W	44.06'
E2	N 19°15'54" W	128.37'
E3	N 19°15'54" W	105.60'
E4	N 70°44'06" E	7.17'
E5	N 00°40'05" W	19.46'
E6	N 19°18'39" W	35.62'
E7	N 61°34'01" W	31.52'
E8	S 61°34'01" E	18.70'
E9	N 29°08'48" E	15.96'
E10	N 83°10'07" E	7.38'
E11	N 88°43'49" E	76.65'
E12	N 60°50'17" W	17.28'
E13	S 38°10'39" E	61.47'

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C1	2.75'	98.00'	1°36'18"	1.37'	2.75'	N 27°31'55" E
C2	58.55'	98.00'	34°13'54"	30.18'	57.68'	N 09°36'49" E
C3	15.71'	14.88'	60°28'26"	8.68'	14.99'	N 31°28'01" W
C4	19.60'	52.30'	21°28'21"	9.92'	19.49'	N 51°09'48" W
C5	31.95'	52.30'	35°00'15"	16.49'	31.46'	N 22°55'30" W
C6	30.17'	52.30'	33°03'21"	15.52'	29.76'	N 11°06'17" E
C7	23.24'	52.30'	25°27'55"	11.82'	23.05'	N 40°21'55" E
C8	25.50'	52.30'	27°56'02"	13.01'	25.25'	N 67°03'54" E
C9	18.43'	52.30'	20°11'38"	9.31'	18.34'	S 88°52'16" E
C10	119.37'	52.30'	130°46'18"	114.16'	95.09'	S 13°23'18" E
C11	12.73'	12.70'	57°25'16"	6.96'	12.20'	N 23°17'14" E

SUBDIVISION PLAT
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 CITY OF CHARLOTTESVILLE, VA

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PROJECT NO.:	13.0084	REVISION:	11-04-14 CITY COMMENTS						5 OF 5



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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 MEETING: November 11, 2014
APPLICATION NUMBER: SP-13-10-19

Project Planner: Brian Haluska, AICP

Date of Staff Report: September 16, 2014 (Revised October 30, 2014)

Applicant: Greg Powe, Powe Studio Architects, authorized representative of Market Plaza, LLC

Current Property Owners:

City of Charlottesville: 200, 210, 212 2nd St., SW and 207 1st Street, S.; ROW for 1st St. S, between Water Street and W. South St.

WP South Street LLC: 101 W. South Street

Application Information

Property Tax Map/Parcel # and Street Addresses:

Tax Map 28

Parcel 69: 101 W. South St.

Parcel 71: 207 1st St., S

Parcel 73: 2nd St. SW

Parcels 72, 74, and 75: 200, 210 and 212 2nd St. SW

Also: the application contemplates possible future use and occupancy of the ROW of 1st St., South, between Water Street and W. South Street

Total Square Footage/Acreage Site: 1.18 acres

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

Current Zoning Classification: Water Street Corridor with Architectural Design Control District and Parking Modified Zone Overlays

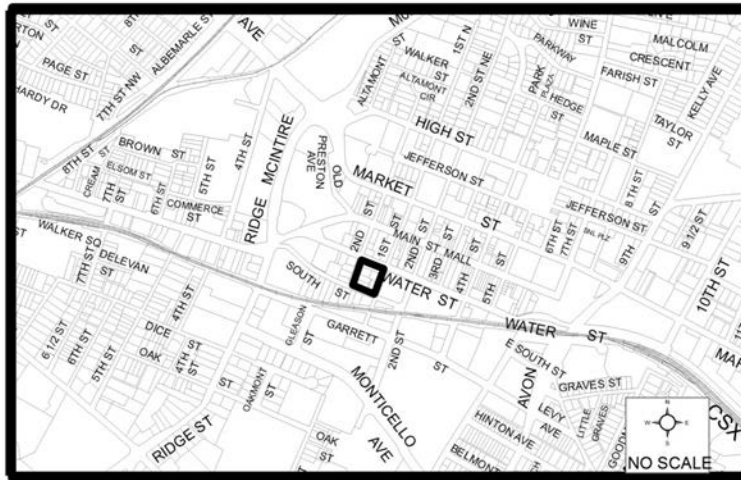
Tax Status: The City Treasurer's office confirms that the taxes for the properties were current as of the drafting of this report.

Applicant's Request

Special Use Permit for:

1. **Height** up to 101 feet, per City Code Sec. 34-637(b), and modification of streetwall regulations, per City Code 34-743
2. **Density** up to 60 dwelling units per acre, per City Code Sec. 34-641
3. **Special uses** of the Property, per City Code Sec. 34-796: Farmer's Market, and Auditorium, theater (maximum capacity 300 or more persons).

Vicinity Map



Background/ Details of Proposal

The Applicant has submitted an application seeking approval of a Special Use Permit in conjunction with a site plan for a new mixed-use building located at the 100 block of West Water Street. The Property has additional street frontage on 2nd Street SW, 1st Street S, and West South Street. The proposed development plan shows a 101 foot tall building with 70 residential units (i.e., density of 60 DUA); 56,660 square feet of office space (inclusive of the events space for which SUP approval is requested); 19,311 square feet of interior retail space; and a 24,390 square foot open plaza that would host a weekly Farmer's Market. The building would have parking for 279 cars located in structured parking under the building.

The Water Street Corridor 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 up to 240 units per acre by special use permit.

Land Use and Comprehensive Plan

EXISTING LAND USE; ZONING AND LAND USE HISTORY:

The properties are currently used as surface parking lots. Parcel 71 (207 1st St., S.) was the location of an office building that had previously housed H&R Block, and was used by the City until it was destroyed by a fire in 2013.

Section 34-541 of the City Code describes the purpose and intent of the Water Street Corridor zoning 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.”

Zoning History: In 1949, the property was zoned **B-2 Business**. In 1958, the property was zoned **B-3 Business**. In 1976, the property was zoned **B-4 Business**. In 1991, the property was zoned **B-4 Business**. In 2003, the property was rezoned to **Downtown Corridor**. In 2008, City Council rezoned the property to the **Water Street (Mixed Use Corridor)** district.

SURROUNDING LAND USES AND ZONING DISTRICTS

North: Immediately north of the property are several mixed-use multi-story structures. The ground floors of these buildings are used for retail and restaurant uses, and the upper stories are apartments. One block further north is the Downtown Pedestrian Mall. These properties are zoned Downtown Corridor with ADC District Overlay.

South: Immediately south of the property are multi-story structures that house a mix of uses. These properties are zoned Water Street Corridor with ADC District Overlay. Further south are the Buckingham Branch Railroad lines, and properties zoned Downtown Extended.

East: Immediately adjacent to the east is a surface parking lot zoned Water Street Corridor. Further east is the Water Street Parking Garage, a five-level structured parking facility that serves the downtown area. These properties are zoned Water Street Corridor with ADC district Overlay.

West: Immediately adjacent to the west are several two-story structures that are used for commercial purposes. The lone exception is the property that fronts on Water Street across 2nd Street SW, which houses the Mono Loco restaurant, and is a single-story. The other structures on 2nd Street SW exhibit a residential character despite their use as commercial establishments, and have long served to frame the western edge of the void of the two parking lots. These properties are zoned Water Street Corridor with ADC district Overlay.

NATURAL RESOURCE AND CULTURAL FEATURES OF SITE:

The site does not have any notable natural resources. The site is mostly paved and used for parking. There are some small trees between the City-owned lot and the private owned lot on the corner of South Street and 1st Street.

The applicant has provided a copy of the Phase I environmental analysis of the property to the City, including the Sanborn maps of the site that were used to research the history of the property. These documents are attached to this report.

COMPREHENSIVE PLAN ANALYSIS:

The Comprehensive Plan is generally supportive of high density, mixed-use developments along the major corridors in the City, especially along Water Street. 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.

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

- 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)
- Encourage the development of transit-oriented/supportive developments. (Transportation 6.6)

Historic Preservation and Urban Design

- Promote Charlottesville’s diverse architectural and cultural heritage by recognizing, respecting and enhancing the distinct characteristics of each neighborhood. (Historic Preservation and Urban Design, 1.2)
- 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. (Historic Preservation and Urban Design, 1.3)
- Encourage the incorporation of meaningful public spaces, defined as being available to the general public, into urban design efforts. (Historic Preservation and Urban Design, 1.6)

Public and Other Comments Received

PUBLIC COMMENTS

The Planning Commission held a joint public hearing with City Council on this matter at their meeting on October 14, 2014. Several members of the public expressed concern about and opposition to the project. The comments cited the impacts to parking in the area around the project, the impact to the historic district, and the inappropriateness of the scale of the building.

The City held a preliminary site plan review conference on September 4, 2014. Seventeen members of the public attended along with the applicant. One of the chief points raised in the meeting was regarding the process, as the building as shown would require the sale of City land and the closure of 1st Street. The attendees also expressed concern about the scale of the building, particularly in relationship to the adjacent structures, as well as the traffic impact on the nearby streets. There was also discussion about the possibility of changes to 2nd Street and South Street in conjunction with the West Main Street study's recommendations for the intersection of Water Street, South Street, McIntire Road, 5th Street and West Main Street.

COMMENTS/RECOMMENDATIONS OF THE BAR

The Board of Architectural Review considered the Special Use Permit request at their meeting on September 16, 2014, and took the following action:

Pursuant to City Code 34-157(a)(7), the BAR was requested to review the SUP application to identify potential adverse impacts on the historic district, and for recommendations as to reasonable conditions which might mitigate such impacts. The BAR recommended (8-0) to City Council that the special use permit to allow increased density (from 43 units per acre to 60 units per acre) and additional building height (from 70 feet to 101 feet), with an exception for a 12 foot setback on Water Street, for the redevelopment of 200 2nd Street SW into a mixed use development including the City Market and other public assembly events that may be in excess of 300 people, will not have an adverse impact on the Downtown Architectural Design Control (ADC) District, and the BAR recommends approval of the Special Use Permit, subject to the usual BAR review. Since no adverse impacts were found relative to the ADC District, no conditions were suggested.

The BAR offered preliminary comments regarding the proposed design of the building and site, as follows:

- Massing is thoughtful, tallest part in right place;
- Plaza side is more successful than Water/2nd Street facades;
- Revisit forcing context with 25 ft. modules, be less literal in modulating facades, use details of wall to break down plane, think of it as single large composition;
- Simplify base, upper and lower elevations need to hang together more, fenestration on brick base needs work, Deco effect on upper brick stories is good and reflects warehouse-industrial context;
- Revisit NW glass corner that incorrectly reads as an entrance;
- Revisit enormous, projecting balconies, prefer negative corners;
- Need thoughtful design of intersections of glass and masonry corners;
- Revisit metal spine above stairs on South Street terraces;
- Want bolder pedestrian connection from 2nd Street to plaza;

- Like the change in brick color, like the tactility of brick material, would be concerned if all glass, don't like strong contrast between brick colors.
- Revisit design of 1st Street stairs and waterfall and area between stairs and building, simplify stairs, make stairs more gentle, follow topography more closely, want the space to be there;

PLANNING COMMISSIONS COMMENTS AT PRELIMINARY DISCUSSION

1. **Use of the plaza on weekdays.** Commissioners were concerned about how successful the public plaza would be at encouraging activity on days when the City Market was not operating, especially in light of the visual separation between the plaza and the Downtown Mall.
2. **Noise.** Commissioners raised the point that events on the plaza and the adjacent spaces could trigger noise complaints from nearby residents. The site is not subject to the Downtown noise ordinance.
3. **Archeology.** Commissioners mentioned that the site has a history beyond its current use as a parking lot, and once the project is built, all access to any archeological artifacts will be lost. The applicant was encouraged to conduct a Phase 1 Archeological study.
4. **Pedestrian Experience on adjacent streets.** The project as designed would dramatically alter the experience of pedestrians moving around the block. Of particular concern is the pedestrian experience along the 1st Street right-of-way between Water Street and South Street if the pedestrians are moving around the site rather than through it. The high retaining wall necessary to create a level surface for the plaza creates an unattractive edge next to the public sidewalk.
5. **Closing 1st Street.** The Commission expressed concern about the potential closure of 1st Street, and the changes it would make to the downtown area. One suggestion was that the design adhere to the topography of 1st Street, as well as maintaining its function as a pedestrian connection between the Warehouse District and the Downtown Mall. The grand stairway proposed at the present corner of 1st and Water was mentioned as a dramatic departure from the current fabric of the downtown area.

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): The proposed project will develop an area of land that is currently almost entirely impervious surface, and the resulting development will be required to provide Stormwater management and treatment in accordance with current state regulations and engineering standards. Applicant is required to provide a stormwater management plan as part of a final site plan submission. A preliminary site plan is required to detail the developer's "Stormwater concept" prepared by a professional engineer or landscape architect, in accordance with current provisions of City Code 34-34-827(d)(9).

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 Water Street to encourage mixed-uses and higher residential densities. This is an attempt to enhance and expand on the existing vibrant character of the Downtown Mall. The Water Street zone was created in 2008 so that the buildings along Water Street would not be mirrored on the Mall, but would instead follow the heights and setbacks that had been established on Water Street by the LiveArts Building, the Water Street Parking deck and other projects.

Height: The increased height afforded by a special use permit in the Water Street Corridor is a means of increasing the intensity of structures and uses on sites where higher intensity is appropriate. As stated by the Board of Architectural Review's recommendation, the increased height will not have an impact on the surrounding historic district, and will provide additional floor area for density and intensity in the downtown area in keeping with the goals and visions of the City's Comprehensive Plan.

Density: The density requested by the applicant is actually similar to the density of several adjacent mixed-use structures, in spite of the larger size of the proposed building. Increased density in downtown urban areas provides increased commercial viability for businesses, as well as offering different lifestyle options for persons looking to minimize their reliance on automobiles.

A concern that has been raised with the project is the nature of the residential units located in the building. The footprint of the units suggest that the units will be larger multi-family units. The argument could be made that the density requested by the applicant is actually *lower* than what the City envisions for a building of the size proposed. The lower the number of residential units in a building increases the likelihood that those units will be affordable to a smaller portion of the population.

Uses: Assembly uses and farmer's markets are best located in centrally located areas of higher residential density that permit people to use modes of transportation other than automobiles. The urban areas also provide multiple options for parking for those visitors that do use automobiles. Additionally, the proximity to complementary uses can reduce the amount of single purpose car trips.

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 height of the building is roughly similar to the height of the nearby Landmark Hotel project and the Lewis and Clark building at the corner of McIntire-5th and Water Street. The height is not out of character for the location in which it is proposed.

Staff has mentioned the concern about the transition between the height of the proposed building and the adjacent structures on South and 2nd Streets. These structures are 1-3 stories in height. The zoning ordinance makes an effort to maintain this scale through the use of setbacks after 45 feet of streetwall height. An example of how this impacts the massing and scale of a building can be found at the Battle Building on West Main Street, where the building steps back after 3 stories. A condition is recommended to address this concern.

2. Traffic or parking congestion on adjacent streets.

The proposed project will impact traffic on the streets adjacent to the building. The applicant shows vehicular access on Water Street.

3. Noise, lights, dust, odor, vibration

The proposed project represents a use that is similar to surrounding uses in terms of impacts from 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, however, will be different than a typical mixed-use building because of the proposed uses – especially the farmer's market and large scale assembly. Staff has proposed a condition to address the impact of any potential noise based on the regulations that apply to properties on the Mall.

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

As stated above, the residential density proposed in the project is similar to adjacent mixed-use properties. This proposed residential use will not present an undue burden on community facilities.

The construction of residential units on the south side of the Mall does raise the question of whether future residential projects on the south side of the Mall will eventually create demand for a park or other neighborhood recreational facility on the south side of the Downtown Mall, which has been previously addressed by the Pollocks Greenway element in the Strategic Investment Area plan.

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.

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, the uses requested are appropriate for this location, and that the impacts of the development can be addressed through conditions placed on the special use permit.

Following the public hearing on October 14, 2014, the Commission directed staff to draft a more extensive list of potential conditions for the project in an effort to memorialize the development as presented, as well as guaranteeing that many of the amenities offered by the project would be tied to the additional height and density provided by a special use permit.

Staff provided a list of conditions to the Commission in advance of their work session on October 28, 2014. At the work session, the Commission reviewed a portion of the conditions.

The conditions reviewed by the Commission are listed below in the following categories:

- Conditions reviewed by the Commission that the Commission wanted to be attached to the Special Use Permit.
- Conditions reviewed by the Commission that the Commission wanted to be forwarded as recommendations to the Board of Architectural Review.
- Conditions the Commission was unable to review in depth at the work session.

In addition to the conditions below, the Commission also agreed to forward a suggestion to Council that the Plaza area be made open to the public as often as possible.

Conditions reviewed by the Commission that the Commission wanted to be attached to the Special Use Permit.

General

- 1) The design, height, density, and other characteristics of the Development shall remain essentially the same, in all material aspects, as described within the application materials dated October 14, 2014, submitted to the City for and in connection with SP-13-10-19 ("Application"). Except as the design details of the Development may subsequently be modified to comply with requirements of a certificate of appropriateness issued by the City's BAR, or by any other provision(s) of these SUP Conditions, any change of the

Development that is inconsistent with the Application shall require a modification of this SUP.

Massing and Scale

- 2) **Visual impacts.** The developer shall work with staff and the Board of Architectural Review in the process of obtaining a certificate of appropriateness for the Development, to achieve a final design that will minimize the visual impacts of the building on the South Street, Second St., S.W. and First Street elevations to the satisfaction of the BAR, while still maintaining a financially viable project.
 - a. In the design and layout of the Development, the City's historic street grid pattern shall be respected. Although First Street may not ultimately be used or maintained by the City for vehicular traffic, site design shall nevertheless reinforce, visually or otherwise, the historic layout which connected Lee Park and the Downtown Mall, on the north, to Garret Street, on the south. Visual and Pedestrian access shall be maintained as part of the development, by leaving the area of First Street unoccupied by buildings.
 - b. All outdoor lighting and light fixtures shall be full cut-off luminaires.
 - c. Transparency and Entrances/ openings shall be provided along street walls, consistent in character, and sequencing, with the historic district, in order to enhance pedestrian experience along street frontages.
 - d. Balconies: Throughout the life of the Development, the owner of the Subject Property shall establish enforceable rules to regulate the use and appearance of balconies. Such rules shall be set forth within written instruments that will be binding upon the occupants of the building (for example: recorded covenants or restrictions for condominium or homeowners' associations; written leases; etc.).

Uses

- 3) **Public Use of Open-Air Plaza:** The Plaza shall be and remain an open-air plaza throughout the life of the Development and shall include pedestrian links.
 - a. The Plaza may not be designed, constructed or used as surface parking for motor vehicles. The Plaza should be perceived as a plaza/public space, not as a private parking lot, when not in use.

- b. The general public shall have a right of access to and use of the Plaza, and this right of public access shall be recognized within a written instrument recorded within the City's land records prior to the issuance of any building permit for the project. A copy of the recorded instrument, with deed book and page references, shall be submitted to the City along with the first request for a building permit for the Development. The public's right of access shall be subject to a right of the property owner, or its tenants, to reserve the Plaza, during discreet time periods, for events which may not be open to the general public. Following any such event, the Plaza shall promptly be returned to a clean condition, suitable and attractive for use as a public gathering space. The **Pedestrian access leading to** the Plaza will remain open at all times (even during private events).
- c. The Plaza shall have a modern public market appearance and layout. The design and construction of the Plaza shall be such that invites and facilitates its use as a public gathering space. The Plaza shall incorporate public amenities such as but not limited to a water feature, art, trees, benches or other seating areas, and/or other amenities that invite individuals to utilize and enjoy the Plaza in a manner similar to an urban, public park.
- d. A plan prepared to a scale of 1 inch = 10 feet shall be provided as part of the proposed final site plan for the Development, depicting the Plaza and all amenities to be included in the Plaza ("Plaza Layout"), such as: water features, paving surfaces and materials, benches, trash receptacles, **trees and** landscaping, etc. Included in this plan shall be a schedule of site furnishings to be provided on the Plaza, including any shelter areas or shading devices, benches, bicycle racks, trash and recycling receptacles, and other associated furnishings. All amenities and furnishings shall be of a scale and nature that encourages public use of the Plaza and that is compatible with the character of the Development and the City's Historic District guidelines. The **Plaza Layout shall include the layout for vendor stands to be located within the Plaza on City Market days ("Market Plan"). (The Market Plan may be changed, from time to time, and any such change in the Market Plan can be approved by the Director of NDS as a minor modification not requiring approval of a site plan amendment.)**
- 4) **Noise:** on and within the open air plaza, and other exterior areas of the Subject Property, no human voice, and no instrument, machine or device, including any device that amplifies sound, shall be used or operated in a manner that causes a sound generation of seventy-five (75) db(A) or more, at a distance of ten (10) feet or more from the source of the sound generation. The prohibition of this condition shall not apply to any sound generation which occurs as part of the Farmer's Market authorized by this permit.

- 5) **On-site parking garage:** The on-site parking garage shall meet the following requirements:
- a. The garage shall be designed to accommodate potential future access to/from the Property located to the east of the Development site (“Adjacent Property”) through provision of alternate access design, such as knock out panels. The accommodation for the potential future access shall be depicted and labeled on any proposed final site plan and building construction plans submitted to obtain any building permits, and shall include the provision of an access easement. The owner of the Property shall negotiate an agreement regarding operating and construction costs, maintenance, liability, hours of operation, design and traffic flow, etc. for such access, with the owner of the adjacent property, at such time as the Adjacent Property is developed or redeveloped. **All traffic shall enter the on-site parking garage from Water Street.**
 - b. **There shall be no more than one (1) vehicular entrance or exit for the Development. This single entrance/ exit shall have no more than 2 lanes of traffic, unless a traffic impact analysis denotes that more lanes are necessary. The parking garage will provide a separate entrance/exit for pedestrians.**

Conditions reviewed by the Commission that the Commission wanted to be forwarded as recommendations to the Board of Architectural Review.

Massing and Scale

- 1) Building massing and scale should respond to the very different building scales along Water Street, South Street, Second Street SW and First Street without losing the integrity and simplicity of its own massing.
- 2) The Planning Commission is in favor of having a sufficient number of openings along street frontages to encourage the

Uses

- 3) **Public Use of Open-Air Plaza:** Market space/Plaza should contribute positively to the city’s public space network. Market plaza and/or street should be a memorable public space, worthy of Lee Park and the Downtown Mall

Possible Conditions Remaining for Discussion (not reviewed in depth at the work session)

Massing and Scale

NOTE TO PC: In the work session, staff raised the concern that dimensional requirements of the site, particularly setback and setbacks along the adjacent streets, should be addressed in conditions in the Special Use Permit. The PC should be aware of the following: the BAR does not have the ability to establish, modify or impose zoning requirements; only Council may do that, either in its general zoning regulations, or as part of an SUP condition/ approval. City Code 34-162 (SUPs) allows city council to expand, modify, reduce or otherwise grant exceptions to yard requirements as a condition of an SUP. The PC should also note that the 2nd St, SW frontage does not have any setback requirement under the City's general zoning district regulations. If you believe that a particular setback, stepback, or streetwall dimension would be an essential means of dealing with massing or scale impacts, the SUP must "call out" those specific dimensional requirements.

To that end, staff continues to recommend the following conditions:

1. The setback on Water Street shall be modified from a maximum of 5 feet to a maximum of 12 feet.
2. A stepback of 5 feet after 45 feet in height on 2nd Street SW.

Use

- 1) **Farmer's Market:** The Plaza shall be designed and constructed with materials and amenities that make it desirable and convenient for use as a Farmer's Market open to the public.
 - a. The Farmer's Market shall be easily visible from adjacent vehicular rights-of-way, easily accessible from adjacent sidewalks, and shall be arranged in a manner that facilitates a comfortable flow of pedestrians among the various vendor stands within the Market and provides area(s) in which pedestrians may stand or sit comfortably out of the "flow" of circulation.
 - b. The Farmer's Market shall accommodate no fewer than 102 vendors, as follows: no fewer than 20 spaces that are 10 feet x 30 feet ("10 x 30") and no fewer than 78 spaces that are 10 x 10 feet. Unless otherwise acceptable to the Farmer's Market operator, all such spaces shall be located adjacent or contiguous to each other, all on the same level/ grade, in order that all vendors participating in the Farmer's Market clearly appear to be part of one coordinated "event."

- c. The Plaza shall be designed and constructed of materials from which wear and tear reasonably to be anticipated from the Farmer's Market use can easily be removed or repaired. Outdoor hose connections shall be provided, in a number and location that is easily accessed by Farmer's Market users for the purposes of cleaning the Plaza area after each Farmer's Market day. The Property owner shall ensure, either itself, or through agreements with the Farmer's Market or third parties, that upon conclusion of the Farmer's Market, the Plaza will be restored to a clean condition, attractive and suitable for use as a public gathering space.

2) **Construction**

- a. Prior to commencement of any land disturbing activity on the Property, the developer shall hold a meeting with notice to all adjoining property owners and the City's Downtown Business Association, to review the proposed location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction activities. The city's director of neighborhood development services shall be provided with evidence that such meeting was held, and of the required notices, prior to the issuance of any building permit for the Development.
- b. The developer shall submit a Traffic Control Plan as part of the proposed final site plan, detailing measures proposed to control traffic movement, lane closures, construction entrances, haul routes, idling of construction vehicles and equipment, and the moving and staging of materials to and from, and (if planned, in public rights-of-way adjacent to the site, during the construction process. This Traffic Control Plan shall be amended, as necessary, and submitted along with any application or a building permit or other development permit applications.
- c. The developer shall provide the city's director of neighborhood development services, adjoining property owners and the Downtown Business Association with written notice of a person who will serve as a liaison to the community throughout the duration of construction of the Development. The name and telephone number, including an emergency contact number, of this individual shall be provided.
- d. If the City's existing public infrastructure (public streets, sidewalks, curb, gutters, utilities, etc.) is damaged during construction of the Development, then the Property owner shall be responsible for repair and/or reconstruction of the same in accordance with applicable City standards.

- e. The developer shall submit a foundation inspection, prior to commencement of construction of the first floor above-grade framing for the Building(s). The foundation inspection shall include (i) the building footprint, as depicted within the approved final site plan, (ii) the top-of-slab elevation, and (iii) the first floor elevation. The foundation inspection shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the zoning administrator prior to the commencement of construction of the first-floor above-grade framing.
- f. Any structural elements that are proposed to extend into the public right-of-way, including, but not necessarily limited to, footings, foundations, tie-backs, etc., must be shown on the proposed final site plan and the property owner shall be required to enter into a written encroachment easement, in a form approved by the City Attorney, suitable for recording in the City's land records. A copy of the recorded instrument shall be submitted to the City along with the first request for a building permit for the development.

Traffic

3) Generally:

- a. The Developer shall be responsible for the cost of constructing, in areas adjacent to the Property, any turning lane(s), traffic signals, or other public street improvements or traffic regulation devices, the need for which is substantially generated by the proposed Development.
- b. In the event that the City determines, prior to the issuance of the final certificate of occupancy within the Development, that (i) relocation of any existing on-street parking, or (ii) changes to the direction of traffic on any adjacent street(s), (iii) elimination of any existing turn lane(s), and/or (iv) the addition of on-street parking adjacent to the Development Site, is reasonably necessitated by the proposed Development, then the Developer shall be responsible for the following:
 - i. The cost of removal of existing signage and of installation of new signs and appurtenances necessary to shift or establish on-street parking, or to change the direction of traffic along the Development site's frontage with any existing public street; and
 - ii. Pavement marking modifications (such as eradication of existing and addition of new markings).
- c. The Development shall include one or more off-street loading docks/ areas. To the maximum extent feasible, all loading shall occur off-street, within such docks/ areas.

Loading schedules shall be coordinated to facilitate off-street loading and to minimize idling by waiting vehicles.

4) **Traffic Impact Analysis.**

- a. The developer shall provide the City with a Traffic Impact Analysis (TIA), as part of its proposed final site plan for the Development, if the trip generation data for the subject Property is over 50 vehicles in any peak hour for any adjacent street.

Note to PC: the City's Standards and Design Manual requires TIA if trip generation exceeds 100 vehicles in any peak hour. The question before you in discussing this condition is whether or not, as a result of any concerns relating to traffic impacts of this development, you believe that the City's best interests would be served, either by (i) a "trigger" of 50 peak hour vehicles, instead of 100, OR (ii) a requirement for completion of a TIA, even without any specific number of vehicle trips as a trigger.

- b. Trip generation data shall be separately provided for each and every category of use anticipated within the proposed development. Consistent with requirements of Chapter 5 of the City's Standards and Design Manual, "projected traffic" figures and data shall include trip generation data for traffic projected to result from the complete build-out of all land to be served by adjacent public streets, including traffic which may be forecasted to be generated by development, both internal and external to the Development Site.
- c. Except as otherwise required by these conditions, the TIA shall conform to the requirements of Chapter 5 of the City's Standards and Design Manual. The developer shall meet with the City's Traffic Engineer and Director of Neighborhood Development Services, or designee, to determine the scope of the TIA, prior to submission.
- d. A Traffic Plan, showing the layout of signs, details, signals, turning lanes, entrances and exits, and pavement markings, shall be submitted to the City as part of the proposed final site plan for the development.

Affordable Housing

- 5) The developer has elected, pursuant to City Code 34-12, to make a contribution to the City's Affordable Housing Fund. No building permit shall be issued for the development

until the amount of the contribution is calculated by the Director of Neighborhood Development Services, or designee, and until such contribution has been paid in full to the City.

Landscaping

Also in the work session, the Commission wanted to include comments received from the tree commission as a condition, however, there was a concern that the tree commission may have viewed an earlier draft of the development which did not include the up to date landscaping plan. The PC decided to review the updated development plan and determine if the tree commission comments have been met at the next meeting. The Tree Commission's recommendation was:

"The Tree Commission strongly recommends that the Planning Commission recommend Council require the developer to:

- provide additional trees along all street frontages; and
- provide trees on the market plaza level using roof planting methods that do not hinder the Market's operations."

Possible SUP Condition: The landscaping plan required as a component of final site plan approval for this Development shall include tree plantings along all street frontages, as well as trees on the Public Plaza, unless the City's BAR, in reviewing an application for a certificate of appropriateness for the Development, finds that such landscaping requirements would not be compatible with the historic district. Trees on the Public Plaza shall be planted using roof planting methods that will not hinder the operations of the Farmers' Market.

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 and the text of an SUP (Resolution) for your consideration
4. Phase One Environmental Analysis dated July 28, 2014

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

Approval without any conditions:

I move to recommend approval of a special use permit as requested in SP-13-10-19, because I find that approval of this request is required for the public necessity, convenience, general welfare or good zoning practice.

OR

Approval with conditions:

I move to recommend approval of a special use permit as requested in SP-13-10-19, subject to conditions, because I find that approval of this request is required for the public necessity, convenience, general welfare or good zoning practice. My motion includes a recommendation for the conditions referenced in the staff report dated, subject to the following revisions:

[List desired revisions]

Denial Options:

I move to recommend denial of this application for a special use permit;

Combined Approval/ Denial

I move to recommend approval of the request for an SUP, but only for the following components which I believe will serve the public necessity, convenience, general welfare or good zoning practice:

[identify only those SUP components recommended for approval]

____ additional height

____ additional density

____ modification of setback requirements of City Code 34-743(a)

____ modification of the setback requirements of City Code 34-743(b)(1), generally, and of 34-743(b)(2) for Water Street

____ Farmer's Market Use

____ Auditorium/ theater Use

My motion includes recommendation of approval of the following specific conditions listed in the staff report: *[list the conditions that relate to the approved components]*

Further, my motion is to deny all components of the request for an SUP other than those I have specifically mentioned for approval.

Phase I Environmental Site Assessment

City Market Plaza
100 East Water Street
Charlottesville, VA



Prepared For:

Powe Studio Architects
455 Second Street SE, Suite 101
Charlottesville, VA 22902

Issue Date: July 28, 2014

F&R Project Number: 54S-0114





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**Phase I Environmental Site Assessment
City Market Plaza
100 East Water Street
Charlottesville, Virginia**

1.0 EXECUTIVE SUMMARY

Froehling & Robertson, Inc. (F&R) performed a Phase I Environmental Site Assessment (ESA) of City Market Plaza located at 100 East Water Street in Charlottesville, Virginia. The following is a summary of our findings and is not intended to replace more detailed information contained elsewhere in this report.

The Property, City Market Plaza, consists of a 1.97-acre, rectangular-shaped parcel developed as a parking lot with a parking booth situated within an urban land use area in Charlottesville, Virginia. The Property is bound to the north by Water Street West, beyond which are commercial properties including Water Street Studios (residential apartments and retail shops), York Place (residential apartments and retail shops), ID Company, The Commerce Building, The Flats, and 2nd Street Gallery; to the south by South Street East, beyond which are commercial properties including Wells Fargo Advisors, South Street Brewery, Silvergate Realty, Sunbow Trading Company, and apartments; to the east by 2nd Street Southeast, beyond which is the Water Street Public Parking Garage; and to the west by 2nd Street Southwest, beyond which are various retail shops and restaurants including Mono Loco, Pro Tax, The Engraving Shop, and Bang.

Based upon F&R's review of historical sources and interviews, the Property appears to have been utilized as parking since approximately 1964. A commercial building was formerly located on the Property from 1940 to 2013 which was utilized as a florist, H&R Block, and a life insurance company. Prior to 1964, the remaining areas of the western portion of the Property was utilized as residential dwellings, and sheds since at least 1886 and presumably earlier. However, the eastern portion of the Property was utilized as an automobile repair, sales, storage, and filling stations from at least the 1920s to at least the 1950s. According to the Sanborn Maps, five gas tanks were located on the western portion of the Property during that time. Prior to 1920, the western portion of the Property was utilized as dwellings, sheds, blacksmith, hay & feed facility, and a school. Based upon this information, the past usage of the Property as an automobile repair, sales, storage, and filling stations is considered a REC.

Based upon F&R's review of the federal, state and tribal environmental database report prepared by Environmental Data Resources, Inc. (EDR), the Property was identified on the UST database listed with a 550-gallon UST. The EDR Radius Map report identified numerous facilities listed on the federal and state databases within the ASTM search distance. Please see Section 5.1 of this report for additional information regarding listed facilities.

F&R has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-13 of City Market located at 100 East Water Street in Charlottesville, Virginia the Property. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report. This assessment has revealed evidence of RECs including the following:

- The eastern portion of the Property was utilized as an automobile repair, sales, storage, and filling stations from at least the 1920s to at least the 1950s. According to the Sanborn Maps, five gas tanks were located on the western



portion of the Property during that time. F&R recommends Ground-Penetrating Radar (GPR) to determine the presence of USTs, proper closure of the USTs, and soil/groundwater sampling as appropriate to determine if the past usage negatively impacted the Property.

- According to the regulatory report, the Property was identified on the UST database. F&R requested and reviewed files from DEQ. A Notification for Underground Storage Tanks dated May 8, 1986 indicates one 550-gallon steel UST with an unknown installation was located at 203 South 1st Street and is listed as permanently out-of-use. The form also notes the tank was emptied of gasoline and filled with water. Additional documentation regarding soil and groundwater samples and location of the UST was not provided. Based on the lack of documentation, this UST is considered a REC. F&R recommends proper closure of the UST.

2.0 INTRODUCTION

2.1 Purpose

The purpose of our assessment will be to determine whether activities are occurring, or may have occurred on or near the site, that may be considered:

- Recognized environmental conditions - the presence or likely presence of any hazardous substance or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
- Controlled recognized environmental conditions - a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).
- Historical recognized environmental conditions - a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).
- De minimis conditions - a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.



2.2 Detailed Scope of Services

F&R has performed a Phase I Environmental Site Assessment in general accordance with ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Any deletions and/or additional services which deviate from this standard are described within Section 9.0. This standard does not include investigation into all areas of local, state and federal environmental requirements. These requirements were not addressed within this report and F&R is not responsible for other legal obligations for non-compliance with regulations not addressed specifically herein.

2.3 Significant Assumptions

Our findings and opinions are based upon information provided to us by others and our site observations, and are subject to and limited by the terms and conditions of F&R's Agreement for Environmental Services. We have not verified the completeness or accuracy of the information provided by others, unless noted otherwise. Our observations were based upon conditions readily visible at the site at the time of our visit, and did not include services typically performed during an Environmental Compliance Audit or a Phase II Environmental Site Assessment. If additional information becomes available which may affect our conclusions and recommendations, we request the opportunity to review the information, and reserve the right to modify our report, as warranted.

2.4 Limitations and Exceptions

F&R, by virtue of providing the services described herein, does not assume the responsibility of the person(s) in charge of the site, or otherwise undertake responsibility for reporting to any local, state, or federal public agencies any conditions at the site which may present a potential concern to public health, safety, or the environment. It is F&R's understanding that the client will notify appropriate regulatory agencies as required.

F&R has made appropriate inquiry and conducted a visual investigation in general accordance with the standard to determine the existence of underground storage tank usage (past and present) at the Property. F&R cannot entirely preclude the possibility that underground tanks, associated piping, and/or undetected releases may be present and/or may have existed at the site without a subsurface investigation, which is not a part of the scope of work for this project.

2.5 Special Terms and Conditions

Special terms and conditions in relation to this project have been addressed throughout various sections detailing the specifications for which the assessment has been completed.

2.6 User Reliance

This report has been prepared for the exclusive use of Powe Studio Architects PC on this specific project. These services have been provided in accordance with generally accepted environmental practices. No other warranty, expressed, or implied, is made. The contents of this report should not be construed in any way to indicate F&R's recommendation to purchase, sell, or develop the Property.



3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Property is located at 100 East Water Street, west of the intersection with 2nd Street SE in Charlottesville, Virginia. The portion of the Property located at 100 East Water Street is referred to as the "eastern portion of the Property" in this report. Additional addresses for the Property include 200 2nd Street SW, 210 2nd Street SW, 212 2nd Street SW, 207 1st Street S, and 100 South Street W. The portion of the Property located at the additional addresses is referred to as the "western portion of the Property" in this report. According to the City of Charlottesville Real Estate Assessor's Office, the parcel numbers are 28-62, 28-69, 28-71, 28-72, 28-73, 28-74, and 28-75. Please see Appendix A for the Site Vicinity Map.

3.2 Site and Vicinity Characteristics

The Property consists of a rectangular-shaped parcel of land totaling approximately 1.97 acres in size and developed for commercial use. The Property is located within an urban commercial land use area. Properties located in the immediate vicinity of the Property include Water Street Studios (residential apartments and retail shops), York Place (residential apartments and retail shops), ID Company, The Commerce Building, The Flats, 2nd Street Gallery, Water Street Public Parking, Wells Fargo Advisors, South Street Brewery, Silvergate Realty, Sunbow Trading Company, and various retail shops and restaurants. Please see Appendix A for the Site Observation Map.

3.3 Current Use of the Property

The Property is currently utilized as a parking lot.

3.4 Description of Structures, Roads, Other Improvements

The Property is accessed via Water Street West from the north, South Street East from the South, 2nd Street Southeast from the east, and 2nd Street Southwest from the West. 1st Street South was observed transecting the central portion of the Property. A parking booth to pay for parking was observed on the northwest corner of the Property. Storm drains were observed throughout the Property. A concrete wall was observed on the northern boundary of the Property.

A concrete slab and concrete blocks were observed on the western portion of the Property where a former commercial building was located. The building was destroyed by a fire in 2013. A shed, construction gates, and cones were also observed in this area. Structures, improved roads, or other significant improvements were not observed on the Property.

3.5 Current Uses of Adjacent Properties

The Property is bound to the north by Water Street West, beyond which are commercial properties including Water Street Studios (residential apartments and retail shops), York Place (residential apartments and retail shops), ID Company, The Commerce Building, The Flats, and 2nd Street Gallery; to the south by South Street East, beyond which are commercial properties including Wells Fargo Advisors, South Street Brewery, Silvergate Realty, Sunbow Trading Company, and apartments; to the



east by 2nd Street Southeast, beyond which is the Water Street Public Parking Garage; and to the west by 2nd Street Southwest, beyond which are various retail shops and restaurants including Mono Loco, Pro Tax, The Engraving Shop, and Bang. Please reference Appendix A for the Property Observation Map.

North	Water Street Studios (residential apartments and retail shops), York Place (residential apartments and retail shops), ID Company, The Commerce Building, The Flats, and 2nd Street Gallery	Commercial	Obvious evidence of environmental concerns was not noted.
South	Wells Fargo Advisors, South Street Brewery, Silvergate Realty, Sunbow Trading Company, and apartments	Commercial	Obvious evidence of environmental concerns was not noted.
East	Water Street Public Parking Garage	Commercial	Obvious evidence of environmental concerns was not noted.
West	Various retail shops and restaurants including Mono Loco, Pro Tax, The Engraving Shop, and Bang	Commercial	Obvious evidence of environmental concerns was not noted.

4.0 USER PROVIDED INFORMATION

In accordance with the ASTM Standard, the Client is responsible for providing the following information. Greg Powe of Powe Studio Architects PC provided F&R personnel with the site location and site contact information. F&R also requested information within the following sections.

4.1 Title Records

Prior ownership information was not provided by the Client and a review of Chain of Title Information was not performed as a part of this assessment.

4.2 Environmental Liens, Activity, and/or Use Limitations

Identification of activity use limitations and/or environmental conditions at the site was not provided.



4.3 Specialized Knowledge

Specialized knowledge of environmental issues was not provided to F&R.

4.4 Valuation Reduction for Environmental Issues

Information concerning valuation reduction for environmental issues was not provided by the Client.

4.5 Owner, Property Manager, and Occupant Information

The current property owner was identified as Ch'ville Parking Center Inc.

4.6 Reason for Performing Phase I Environmental Site Assessment

The Phase I Environmental Site Assessment is being performed to satisfy environmental inquiry into the site.

4.7 Other

F&R was provided with a *Phase I Environmental Site Assessment Water Street Lots* dated September 2005 completed by TEC Inc. (TEC). The "subject property" of the 2005 report did not consist of the current Property boundaries. The 2005 subject property consisted of the five parcels on the western portion of the Property located at 200 2nd street SW, 210 2nd Street SW, 212 2nd Street SW, and 207 1st St S. The report stated the building was utilized as an H&R Block. The two-story cinder block building was constructed in 1940 and was 2,829 square-feet in size. The building was heated by two natural gas burning boilers. The 2005 Phase I identified the following RECs:

- The 1929 Sanborn Map depicts the former presence of an auto repair, parking, and washing facility to the west of the subject property and a combined auto repair shop and filling station up-gradient and to the northwest of the subject property.
- The 1950 Sanborn map depicts two filling stations located adjacent to the north and west of the subject property and an auto repair shop up-gradient and to the northwest of the subject property.
- the 1969 Sanborn map depicts the former presence of a filling station located to the west of the subject property.

In addition, four environmental concerns were identified including the following:

- Surficial staining was present on the asphalt parking area at the subject property
- Potential ACMs were identified at the site to include floor coverings with mastic and acoustic ceiling tiles. Due to the age of the Structure at the subject property it is likely that the building contains lead based paint (LBP).
- Three overhead transformers are located at the corner of West Water Street and 1st Street South and do not have labels regarding PCB content.
- The former presence of residential structures on the subject property is considered an environmental concern to the site due to the potential for past heating oil usage.



5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

Federal, state and tribal environmental databases and records were reviewed in an effort to determine whether environmental incidents have been reported at the site and to locate properties with environmental liabilities in the vicinity of the site. A detailed summary of federal, state and tribal databases prepared by Environmental Data Resources, Inc. (EDR) is presented in Appendix E. Federal and state regulatory databases have been researched and reported in accordance with the approximate minimum search distances specified by ASTM E 1527-13. The table below depicts the listed facilities and/or incidents identified in the database search:

CERCLIS No Further Remedial Action Planned (CERCLIS- NFRAP)		0.5	0	1	1	NR	NR	2
RCRA - Large Quantity Generators (RCRA- LQG)		0.25	1	0	NR	NR	NR	1
RCRA - Conditionally Exempt Small Quantity Generators (RCRA- CESQG)		0.25	1	1	NR	NR	NR	2
RCRA - Non Generators (RCRA NonGen / NLR)		0.25	0	5	NR	NR	NR	5
Leaking Petroleum Storage Tanks (VA LTANKS)		0.5	6	10	21	NR	NR	37
Registered Petroleum Storage Tanks (VA UST)		0.25	8	11	NR	NR	NR	19
Registered Petroleum Storage Tanks (VA AST)		0.25	0	2	NR	NR	NR	2
Leaking Underground Storage Tank Tracking Database (VA LUST REG NO)		0.5	6	11	19	NR	NR	36
Voluntary Remediation Program (VA VRP)		0.5	0	1	0	NR	NR	1
EDR Proprietary Manufactured Gas Plants (EDR MGP)		1	0	1	0	0	NR	1

5.1.1 Federal Regulatory Agencies

The Property was not identified on the federal databases. However, adjacent properties and properties in the vicinity of the Property were identified on the federal databases.

Two CERCLIS- NFRAP facilities, one RCRA- LQG facility, two RCRA- CESQG facilities, five RCRA NonGen facilities, and one EDR MGP facility were identified in the ASTM search radius on the federal databases reviewed by EDR. A detailed summary of the facilities mapped in the immediate vicinity of the Property is included below. Based upon factors such as current regulatory status, distance from the Property, hydrogeologic relation to the Property, and case closure, the remaining listings are not considered recognized environmental conditions.



Due to poor or inadequate address information, the Orphan Summary contains a list of facilities identified within federal databases which were not mapped within the environmental report. Facilities with references to federal databases were not observed during the reconnaissance for the Property.

□ □ □ □ □ □ □ □ □ □

Site Name: CVS PHARMACY #0067
Databases: RCRA-LQG
Address: 208 EAST MAIN STREET
Distance: 285
Direction: Northeast
Elevation: Higher
Comments: This facility is located 285 feet northeast of and topographically crossgradient from the Property. This facility was identified on the RCRA-LQG database listed with ignitable hazardous wastes, corrosive hazardous wastes, mercury, silver, warfarin & salts at concentrations greater than 0.3%, 1,2- Benzenediol, 4- [1- hydroxy- 2- (methylamino)ethyl]-, (R)-, nicotine & salts, and nitroglycerine. Violations or releases were not identified for this facility and it is not considered an off-site recognized environmental condition with respect to the Property.

Site Name: EM TYPESETTING
Databases: RCRA-CESQG
Address: 100 SECOND ST NW
Distance: 299
Direction: NNW
Elevation: Lower
Comments: This facility is located 300 feet north-northwest of and topographically down gradient from the Property. This facility was identified on the RCRA-CESQG database listed with silver. Violations or releases were not identified for this facility and it is not considered an off-site recognized environmental condition with respect to the Property.

5.1.2 State and Tribal Regulatory Agencies

The Property was not identified on the federal databases. However, adjacent properties and properties in the vicinity of the Property were identified on the federal databases. Nineteen UST facilities, two AST facilities, thirty-seven LUST/LTANKS incidents, and one VRP facility were identified in the ASTM search radius on the state databases reviewed by EDR. A detailed summary of listed facilities in the immediate vicinity of the Property is included below. Based upon factors such as current regulatory status, distance from the Property, hydrogeologic relation to the Property, and case closure, the remaining listings are not considered recognized environmental conditions.

Due to poor or inadequate address information, the Orphan Summary contains a list of facilities identified within state or tribal databases which were not mapped within the environmental report. Facilities with references to federal databases were not observed during the reconnaissance for the Property.

□ □ □ □ □ □ □ □ □ □

Site Name: H.M. GLEASON & COMPANY, INC
Databases: UST
Address: 203 S 1ST ST



Distance: 0
Direction: NNW
Elevation: Higher
Comments: According to the regulatory report, the Property was identified on the UST database. F&R requested and reviewed files from DEQ. A Notification for Underground Storage Tanks dated May 8, 1986 indicates one 550-gallon steel UST with an unknown installation was located at 203 South 1st Street and is listed as permanently out-of-use. The form also notes the tank was emptied of gasoline and filled with water. Additional documentation regarding soil and groundwater samples and location of the UST was not provided. Based on the lack of documentation, this UST is considered a REC.

Site Name: H.M. GLEASON & COMPANY, INC
Databases: UST
Address: 126 GARRETT ST
Distance: 275
Direction: SSW
Elevation: Lower
Comments: This facility is located two parcels south of and topographically down-gradient from the Property. The facility was identified on the UST database. The facility operated one 1,000-gallon gasoline UST and one 550-gallon diesel UST. The two USTs were removed from the ground in February 1993. Soil samples indicated TPH concentrations of 45 mg/kg. Based on the closure sample results and removal of the source, this listing is not considered an off-site REC with respect to the Property.

Site Name: DOWNTOWN TIRE & AUTO CENTER, WATERHOUSE PROJECT
Databases: UST, LUST REG NO, LTANKS
Address: 216 W WATER ST
Distance: 64
Direction: Northwest
Elevation: Higher
Comments: This facility is located approximately two parcels northwest of and topographically up-gradient from the Property. This facility was identified on the LUST/LTANKS and UST databases. A pollution complaint file, 1997-5012, was opened on August 23, 1996 during the removal of a 550-gallon waste oil UST. During UST closure, soil contamination was found surrounding the tank. The tank was situated on a concrete slab which was contaminated with waste oil. Free product was not observed. Soil TPH concentrations were below the detection limit. One soil boring and one monitoring well was installed at the facility. Groundwater TPH concentrations were less than 0.4 mg/L. The well was properly abandoned and the VDEQ closed the case on July 14, 1997. An additional pollution complaint file, 2008-6095, was opened on March 17, 2008 after a UST was discovered underneath the corner of the building during construction. Initial soil samples indicated TPH DRO concentrations of 2,050 ppm and TPH GRO concentrations of 550 ppm. The remaining product and sludge was removed from the tank and the UST was abandoned in place with concrete slurry. The DEQ closed the case on April 30, 2008 based on low concentrations immediately beneath the tank and the location of the tank beneath the building. Based on the removal of the sources, nature of the incidents, and case closures, this listing is not considered an off-site REC with respect to the Property.



Site Name: WATER STREET PARKING LOT
Databases: UST, LUST REG NO, LTANKS
Address: 300 E WATER ST
Distance: 237
Direction: East
Elevation: Lower
Comments: This facility is located adjacent to the east of and topographically cross-gradient from the Property. This facility was identified on the LUST/LTANKS database. Two 2,500-gallon gasoline USTs were removed from the facility on June 24, 1992. VDEQ did not request further investigations. A pollution complaint, 1993-0246, was opened on July 30, 1992 after a 550-gallon kerosene UST containing numerous holes was removed from the site. Two soil borings were completed. Soil samples indicated TPH concentrations of 1,400 mg/kg. An Initial Abatement Report dated August 28, 1992 indicated free product, stained soils, or vapors were not detected. An additional 2,500-gallon gasoline UST was found and removed on August 27, 1992. Stained soils and strong vapors were noted and pollution complaint 1993-0426 was opened. A Site Characterization Report (SCR) dated October 16, 1992 addressed both files by a soil-gas survey, ten soil borings for laboratory analysis, and four monitoring wells and subsequent groundwater sampling. Organic vapor concentrations were greater than 1,000 ppm in the immediate vicinity of the gasoline UST basin. Soil samples indicated TPH concentrations of 480 ppm and groundwater samples indicated TPH concentrations of 5 ppm. Groundwater was identified to flow to the south-southeast. VDEQ requested additional quarterly monitoring for a year. The most recent monitoring report dated November 28, 1994 indicated a TPH concentration of 2.7 ppm. The DEQ reviewed the groundwater monitoring reports and closed the case on February 6, 1995. Based on the hydrogeologic relation to the Property, case closure, and redevelopment of the site, this listing is not considered an off-site REC.

Site Name: WEST END PARKING
Databases: LUST REG NO, LTANKS
Address: WATER & MAIN ST
Distance: 514
Direction: WNW
Elevation: Higher
Comments: This facility is located approximately 500 feet west-northwest of and topographically up-gradient from the Property. This facility was identified on the LUST/LTANKS database. A pollution complaint, 1996-4762 was opened on August 21, 1995 after soil samples collected near a 24,000-gallon gasoline UST indicated TPH concentrations of approximately 1,000-ppm. Four 550-gallon USTs and one 750-gallon UST were removed from the Site on November 22, 1995. Soil samples within the basin indicated TPH concentrations of 193 ppm and composite samples indicated TPH concentrations of 318 ppm. Approximately 1,015 cubic-yards were removed from the site. An SCR dated December 1995 stated two monitoring wells indicated TPH concentrations of ppm. An additional 550-gallon UST was discovered on February 2, 1996. An addendum to the SCR indicated soil surrounding the tank contained TPH concentrations of 1,470 ppm and a chromatogram suggests the residual contamination is highly weathered gasoline. This area of the site was reportedly capped with concrete and covered by the building. DEQ completed a site visit on January 8, 1997 which noted no evidence of soil, monitoring wells, or contamination. The site is capped by the building, brick, concrete, and new landscaping. The wells were properly abandoned in May 1997 and VDEQ closed the case on May 27, 1997. Based on case closure, re-development, removal of the source, and hydrogeological relation to the Property, this facility is not considered an off-site REC with respect to the Property.



5.1.3 Additional Environmental Record Sources

Local records lists are not documented within the City of Charlottesville and therefore additional environmental record sources were not used in this assessment. F&R contacted the local fire, health, and building departments for additional information on the Property. Information obtained is included within Section 7.2 of this report.

5.1.4 Vapor Encroachment Screening

The Property was identified on the UST database listed with a 550-gallon gasoline UST as described in Section 6.3.3. However, releases were not identified from the UST. These USTs are identified as a REC and a VEC cannot be ruled out.

5.2 Physical Setting Sources

The United States Geological Survey (USGS), Charlottesville East, Virginia Quadrangle 7.5 minute series topographic map was reviewed during the preparation of this report. This map was published by the USGS in 1997. According to the contour lines on the topographic map, the Property is located at approximately 450 feet above mean sea level (AMSL). The contour lines in the area indicate the Property generally slopes to the southeast. The area of the Property is colored red, which indicates urban land.

Surface waters are not depicted as present on or adjacent to the Property. Based upon regional topography as depicted on the USGS topographic map, the direction of shallow groundwater flow in the vicinity of the site is inferred to be to the south toward Moores Creek. However, without performing a hydrogeologic evaluation, the actual direction of groundwater flow cannot be determined.

5.3 Property Historical Use Information

Based upon F&R's review of historical sources and interviews, the Property appears to have been utilized as parking since approximately 1964. A commercial building was formerly located on the Property from 1940 to 2013 which was utilized as a florist, H&R Block, and a life insurance company. Prior to 1964, the remaining areas of the western portion of the Property was utilized as residential dwellings, and sheds since at least 1886 and presumably earlier. However, the eastern portion of the Property was utilized as an automobile repair, sales, storage, and filling stations from at least the 1920s to at least the 1950s. According to the Sanborn Maps, five gas tanks were located on the western portion of the Property during that time. Prior to 1920, the western portion of the Property was utilized as dwellings, sheds, blacksmith, hay & feed facility, and a school. Based upon this information, the past usage of the Property as an automobile repair, sales, storage, and filling stations is considered a REC.

5.3.1 Aerial Photographs

F&R reviewed aerial photographs provided by EDR to determine the historical usage of the Property. Aerial photographs from 1959, 1963, 1968, 1972, 1975, 1984, 1988, 1994, 2000, 2005, 2006, 2008, 2009, 2011, and 2012 were reviewed. The findings are presented in the following table:



Year	Site
1959	Parking lot and commercial buildings
1963	Cleared land and commercial buildings
1968	Cleared land and commercial building
1972	Cleared land and commercial building
1975	Cleared land and commercial building
1984	Parking lot and commercial building
1988	Parking lot and commercial building
1994	Parking lot and commercial building
2000	Parking lot and commercial building
2005	Parking lot and commercial building
2006	Parking lot and commercial building
2008	Parking lot and commercial building
2009	Parking lot and commercial building
2011	Parking lot and commercial building
2012	Parking lot and commercial building

5.3.2 City Directories

F&R reviewed a historical city directory abstract provided by EDR to determine the historical usage of the Property. The findings are presented in the following table:

1964	100 E Water St- Not listed 207 1st St S- Snow's Florists, Snow's Nursery & Tree Surgeons
1968	100 E Water St- Charlottesville Parking Center 207 1st St S- North Carolina Mutual Life Insurance Co, Snow's Florists & Garden Shop, Snow's Nursery & Tree Surgeons
1973	100 E Water St- Charlottesville Parking Center 207 1st St S- H&R Block
1978	100 E Water St- Not listed 207 1st St S- H&R Block
1983	100 E Water St- Not listed 207 1st St S- H&R Block
1988	100 E Water St- Not listed 207 1st St S- H&R Block
1993	100 E Water St- Not listed 207 1st St S- H&R Block
1998	100 E Water St- Not listed 207 1st St S- Executive Tax Service
2003	100 E Water St- Landers Minner Underwriting Inc insurance 207 1st St S- H&R Block Tax Service
2008	100 E Water St- Landers Minner Underwriting Inc insurance 207 1st St S- Not listed
2013	100 E Water St- Landers Minner Underwriting Inc insurance 207 1st St S- Not listed

5.3.3 Chain of Title

F&R performed a limited review of prior ownership information that was reasonably ascertainable via the City of Charlottesville Online Real Estate Assessment.



Ownership information was reviewed for evidence of Property ownership or usage which may identify a suspect operation or previous use which would indicate an environmental concern or risk of an environmental concern to the Property. The review of ownership history did not appear to indicate evidence of Property ownership indicative of suspect operations or previous use in connection with the Property.

The research was not performed by a legal professional and should not be construed as a legal chain-of-title for the Property. The ownership information was obtained for informational and historical purposes for use in this Phase I ESA. The following table identifies the information obtained:

250/110/2-7-1964	Not listed	Ch'ville Parking Center Inc
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5.3.4 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were provided by EDR and reviewed for information concerning the previous usage of the Property. The following table depicts the information obtained during the review:

1886	Vacant, Dwellings, and unmapped
1891	Dwellings and unmapped
1896	Dwellings, school, and sheds
1902	Dwellings and sheds
1907	Dwellings, sheds, and blacksmith
1913	Dwellings, sheds, and Baled Hay & Feed
1920	Dwellings, sheds, garage and storage of motor trucks, two carpenters, two black smiths, a private garage, and storage (to be silk mill)
1929	Dwellings, flat, vacant sheds, Calhoun-Watts Motor Co (sales, storage, & repairing), two gasoline stations, one auto storage, four auto repairing shops, two vacant buildings, and five gas tanks
1950	Dwellings, greenhouse, store, Calhoun-Watts Motor Co (sales, storage, & repairing), two gasoline stations, two auto storage, three auto repairing shops, and five gas tanks
1969	Parking, green house, and store

5.3.5 Historical Topographic Maps

Historical topographic maps were provided by EDR and reviewed for information concerning the previous usage of the Property. The following table depicts the information obtained during the review:

1935	Urban Land
1939	Urban Land
1950	Urban Land
1964	Urban Land
1968	Urban Land
1973	Urban Land
1978	Urban Land
1987	Urban Land
1997	Urban Land



5.3.6 Additional Historical Sources

Additional historical sources were not utilized during the course of this assessment.

5.4 Adjoining Properties Historical Use Information

Based upon F&R's review of historical sources and interviews, the adjacent properties are currently utilized as commercial and residential buildings and have been since at least the 1886 and presumably earlier. Commercial properties include various retail stores, offices, restaurants and warehouses. However, according to the Sanborn maps, the adjacent property to the north was utilized as an auto shop in 1929 and a filling station in 1950. The adjacent property to the east was utilized as a freight station from at least 1913 to at least the 1950s and a filling station from the 1950s to the at least 1970s. In addition, the adjacent property to the west was utilized as an automotive storage and automotive washing facility in 1929 and a filling station from the 1950s to the at least 1970s. Based upon redevelopment of the adjacent properties, the historic usage as automotive shops and filling stations is not considered an off-site REC.

5.4.1 Aerial Photographs

F&R reviewed aerial photographs provided by EDR to determine the historical usage of the adjacent properties. Aerial photographs from 1959, 1963, 1968, 1972, 1975, 1984, 1988, 1994, 2000, 2005, 2006, 2008, 2009, 2011, and 2012 were reviewed. The findings are presented in the following table:

1959	Commercial development	Commercial development and	Parking lot and commercial development	Commercial development
1963	Commercial development	Commercial development	Cleared land and commercial development	Commercial development
1968	Commercial development	Commercial development	Cleared land and commercial development	Commercial development
1972	Commercial development	Commercial development	Cleared land and commercial development	Commercial development
1975	Commercial development	Commercial development	Cleared land and commercial development	Commercial development
1984	Commercial development	Commercial development	Parking lot	Commercial development
1988	Commercial development	Commercial development	Parking lot	Commercial development
1994	Commercial development	Commercial development	Commercial development	Commercial development
2000	Commercial development	Commercial development	Commercial development	Commercial development
2005	Commercial development	Commercial development	Commercial development	Commercial development
2006	Commercial development	Commercial development	Commercial development	Commercial development



Year	North	South	East	West
2008	Commercial development	Commercial development	Commercial development	Commercial development
2009	Commercial development	Commercial development	Commercial development	Commercial development
2011	Commercial development	Commercial development	Commercial development	Commercial development
2012	Commercial development	Commercial development	Commercial development	Commercial development

5.4.2 City Directories

F&R reviewed a historical city directory abstract provided by EDR to determine the historical usage of the adjacent properties. The findings are presented in the following table:

1964	N(100 W Main St)- Robinson's Wn's clothes N(110 E Main St)- Alcoholics Anonymous, Berl- Lee Beauty Shop Jefferson Theatre, Jefferson Billiard Parlor, Jefferson Building, Taylor's Tailor Shop S(100 E South St)- Charlottesville Supply Co plumbing supplies S(106 W South Street)- Vacant E(200 E Water St)- Not listed W(200 W Water St)- Burgess Bros Shell Service W(209 2nd St SW)- Edwards T Raymond boarding house
1968	N(100 W Main St)- FW Woolworth Co N(110 E Main St)- Jefferson Theatre, Jefferson Billiard Parlor, House of Beauty, Jefferson Building, Taylor's Tailor Shop S(100 E South St)- Charlottesville Supply Co wholesale plumbing S(106 W South St)- Charlottesville Distributing Co wholesale beer & wine E(200 E Water St)- Not listed W(200 W Water St)- Vacant W(209 2nd St SW)- Vacant
1973	N(100 W Main St)- FW Woolworth Co N(110 E Main St)- Cinema Theatre, Down Town Billiard Parlor, House of Beauty, Jefferson Building, Taylor's Tailor Shop S(100 E South St)- Charlottesville Supply Co wholesale plumbing S(106 W South St)- Omohundro Electric storage E(200 E Water St)- ABC Store No 125 W(200 W Water St)- Motor Clinic Inc W(209 2nd St SW)- Residential
1978	N(100 W Main St)- FW Woolworth Co N(110 E Main St)- Down Town Billiard Parlor, Lady J Salon, Movie Palace, Taylor's Tailor Shop S(100 E South St)- Vacant S(106 W South St)- Vacant E(200 E Water St)- ABC Store No 125 W(200 W Water St)- Vacant W(209 2nd St SW)- Residential
1983	N(100 W Main St)- FW Woolworth Co dept stores N(110 E Main St)- Aisha's Alterations, Movie Palace S(100 E South St)- Vacant S(106 W South St)- Bee Jay's Upholstery E(200 E Water St)- ABC Store No 125



Year	Adjacent Property Use
	W(200 W Water St)- Charlie's Fried Chicken & Taters W(209 2nd St SW)- Vacant
1988	N(100 W Main St)- FW Woolworth Co dept stores N(110 E Main St)- Movie Palace S(100 E South St)- Vacant S(106 W South St)- South Street Restaurant Ltd E(200 E Water St)- ABC Store No 125 W(200 W Water St)- Vacant W(209 2nd St SW)- Best Enterprises home care service, Foth-White Ellen graphic designer, The Third Age health agency
1993	N(100 W Main St)- FW Woolworth Co dept stores N(110 E Main St)- Movie Palace S(100 E South St)- AG Edwards security bankers, Ivy Software Inc, Van Yahres Associates Landscape Architect S(106 W South St)- South Street Executive Suites 7 occupants E(200 E Water St)- Vacant W(200 W Water St)- Chanelo's Pizza W(209 2nd St SW)- O'Grady Pat Properties real estate, UNSCO Private Ledger
1998	N(100 W Main St)- FW Woolworth variety stores N(110 E Main St)- Movie Palace S(100 E South St)- AG Edwards security bankers, Appraisal Group real estate agents, Response Communications misc personal services, Van Yahres Associates Landscape Architect S(106 W South St)- Residential E(200 E Water St)- Atlantic Coast physical fitness facilities W(200 W Water St)- Not listed W(209 2nd St SW)- Nelson Byrd Landscape Architect
2003	N(100 W Main St)- Foot Locker shoe retail N(110 E Main St)- Jefferson Theater S(100 E South St)- Multiple business listings 6 occupants S(106 W South St)- First Nations Mortgage real estate loans, Harry Frazier Fleishman Hillard non- classified establishments E(200 E Water St)- ACAC Fitness & Wellness Center health club W(200 W Water St)- Mono Loco restaurants W(209 2nd St SW)- Gotham Graphix graphics designers, Schaffer Carrie PhD
2008	N(100 W Main St)- Caspari special events N(110 E Main St)- Jefferson Theater, The Movie Palace S(100 E South St)- Multiple business listings 11 occupants S(106 W South St)- Capital Group of Virginia Inc financial advisor service, Harry Frazier Fleishman Hillard non- classified establishments, South Street Brewery restaurants E(200 E Water St)- Not listed W(200 W Water St)- Mono Loco restaurants W(209 2nd St SW)- Rifkin Associates real estate, Wine Guild of Charlottesville
2013	N(100 W Main St)- Caspari special events N(110 E Main St)- Jefferson Theater, The Movie Palace S(100 E South St)- Multiple business listings 10 occupants S(106 W South St)- Multiple business listings 6 occupants E(200 E Water St)- Not listed W(200 W Water St)- Mono Loco restaurants W(209 2nd St SW)- Engraving Shop, Rifkin Associates real estate, Wine Guild of Charlottesville



5.4.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were provided by EDR and reviewed for information concerning the previous usage of the adjacent properties. The following table depicts the information obtained during the review:

1886	Drug stores, dwellings, shed, and blacksmith	Not mapped	Not mapped	Not mapped
1891	Dwellings, blacksmith, and shed	Dwellings and sheds	Dwellings	Meth Church and dwellings
1896	Dwellings, blacksmiths, and shed	Dwelling, Payne and Payne Wood Coal & Lime, and wholesale grocery	Dwellings	M.E. Church and dwellings
1902	Dwellings, blacksmiths, shed, and warehouse	Dwelling, coal and wood yard with office, lime house, and wholesale grocery	Dwellings	M.E. Church and dwellings
1907	Dwellings, furniture warehouse, blacksmith, sheds, oils, and a warehouse	Dwelling, coal and wood yard with office, lime house, and wholesale grocery	Dwellings	M.E. Church and dwellings
1913	Dwellings, furniture warehouse, blacksmith, Jefferson Theatre, oils, shed, and warehouse	Boarding, coal and wood yard with office, lime house, and wholesale grocery	C & O Railroad Freight Station	M.E. Church and dwellings
1920	Dwellings, Lafayette Theatre, warehouse, Jefferson Theatre, storage, blacksmith, and agricultural implements warehouse	shed, H.H. Hanking Hay & Grain Storage, Albemarle Grocery Co. warehouse, Michie Grocery Co. warehouse	Chesapeake & Ohio Railroad Freight Station	M.E. Church South and dwellings
1929	Dwellings, The Lafayette (movies), furniture warehouse, auto shop (sales, repair and storage) with gas tank, The Jefferson (movies), blacksmith, stores, and auto repairing	Wholesale & Retail (flour, feed, gran & hay), wholesale fruit & produce, wholesale grocery, and hardware & builder's supplies storage warehouse	Parking and C&O Ry. Freight Station	Auto parking, washing and storage, and dwellings
1950	dwellings, The Lafayette (movies), filling station, glass warehouse, store,	Albemarle Michie Co. Wholesale Grocery, bottling works, plumbing,	Parking, filling station, and C&O Ry. Freight Station	Filling stations, auto service, apartments, and dwellings



	The Jefferson (movies), restaurant, and warehouse	and supplies storage		
1969	Stores, restaurant, dwellings, vacant building, storage, stores, offices, and a bank	Stores, beverage warehouse, electrical supply warehouse, plumbing, and supplies storage	Parking and filling station	Filling station, auto parts and service, apartments, and dwellings

5.4.4 Historic Topographic Maps

Historical topographic maps were provided by EDR and reviewed for information concerning the previous usage of the adjacent properties. The following table depicts the information obtained during the review:

1935	Urban Land	Urban Land	Urban Land	Urban Land
1939	Urban Land	Urban Land	Urban Land	Urban Land
1950	Urban Land	Urban Land	Urban Land	Urban Land
1964	Urban Land	Urban Land	Urban Land	Urban Land
1968	Urban Land	Urban Land	Urban Land	Urban Land
1973	Urban Land	Urban Land	Urban Land	Urban Land
1978	Urban Land	Urban Land	Urban Land	Urban Land
1987	Urban Land	Urban Land	Urban Land	Urban Land
1997	Urban Land	Urban Land	Urban Land	Urban Land

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Ms. Hillary Sparagna of F&R performed a site reconnaissance on July 14, 2014 to review current site conditions. F&R personnel walked the Property and boundaries as well as viewed the interior of the structure on-site and viewed adjacent parcels. An escort was not provided to F&R on the Property reconnaissance.

6.2 General Site Setting/Characteristics

The Property is located within an urban commercial land use area. Properties located in the immediate vicinity of the Property include Water Street Studios (residential apartments and retail shops), York Place (residential apartments and retail shops), ID Company, The Commerce Building, The Flats, 2nd Street Gallery, Water Street Public Parking, Wells Fargo Advisors, South Street Brewery, Silvergate Realty, Sunbow Trading Company, and various retail shops and restaurants. Please see Appendix A for the Site Observation Map.

6.3 Potential Environmental Conditions

6.3.1 Hazardous Materials Storage

Hazardous material storage was not observed on the Property. Additionally, obvious evidence of hazardous materials or regulated substances being improperly stored, dumped, or spilled on the Property (e.g., surface staining, stressed or dead vegetation, unusual odors, etc.) was not observed.



6.3.2 Polychlorinated Biphenyls (PCBs)

Electrical equipment manufactured prior to 1979 has the potential for containing PCBs and therefore subject to regulation by the United States Environmental Protection Agency (EPA). If a transformer is labeled with a blue or black dot, this indicates that the transformer has been tested for the presence of PCBs and contained concentrations of PCBs less than 50 parts per million (ppm), or it was manufactured after 1978.

A total of twenty pole-mounted electrical transformers and one pad-mounted electrical transformer were observed on-site and appeared to be in good condition. Fourteen of the twenty pole-mounted electrical transformers and the pad-mounted electrical transformer were labeled with a blue dot. The remaining six electrical transformers were not labeled with the PCB content or a blue dot. Obvious evidence of leaking or staining was not observed. Based on the condition of the transformers, the transformers are not a concern at this time.

6.3.3 Storage Tanks or Pipelines

Obvious evidence of aboveground storage tanks (ASTs), underground storage tanks (USTs) or pipelines indicative of USTs currently on the Property was not observed on-site or reported during interviews.

However, according to the Sanborn Maps, five gas tanks were located on the western portion of the Property. Please see Section 5.3 of this report for additional information associated with these USTs. In addition, one 550-gallon UST was identified for the Property. Please see Section 5.1.2 for additional information associated with this UST.

6.3.4 Drinking Water/Sewer System

The Property receives its drinking water from the City of Charlottesville, which is serviced by the Rivanna Water and Sewer Authority. The source of the water is the South Fork Rivanna Reservoir, Ragged Mountain Reservoir, and Sugar Hollow Reservoir. The Property relies upon municipal sanitary sewer service provided by the City of Charlottesville.

6.3.5 Wastewater

F&R did not observe an industrial wastewater system on the Property.

6.3.6 Pits, Ponds, And Lagoons

F&R did not observe pits, ponds, or lagoons on site.

6.3.7 Additional Observations

Additional items of concern were not observed on the Property.



7.0 INTERVIEWS

F&R personnel interviewed various persons familiar with the Property and surrounding properties. Details are as follows.

7.1 Interview with Site Owner/Manager

An interview with the Property owner/manager was not conducted.

7.2 Interviews with Local Government Officials

Fire Officials

F&R contacted the City of Charlottesville Fire Department to request information regarding responses of the respective departments to emergency situations that include fires, chemical spills, hazardous material releases (HAZMAT team responses), and incidents of environmental concern on or in the immediate vicinity of the Property. F&R has not received a response as of the issuance of this report; however, if pertinent information is received, F&R will forward it to the client.

Building Department

F&R contacted the City of Charlottesville Building Department to request information on USTs or environmental concerns on the Property. Mr. Tom Elliott, Building Code Official, stated there were no records of tank removal or code violations for the Property. He stated the burned building demolished and has been the only building permit he is aware of. The computer records date back to 1995. A copy of the correspondence is included in Appendix D of this report.

7.3 Interview with Others

Additional interviews were not conducted during the course of this assessment.

8.0 FINDINGS AND CONCLUSIONS

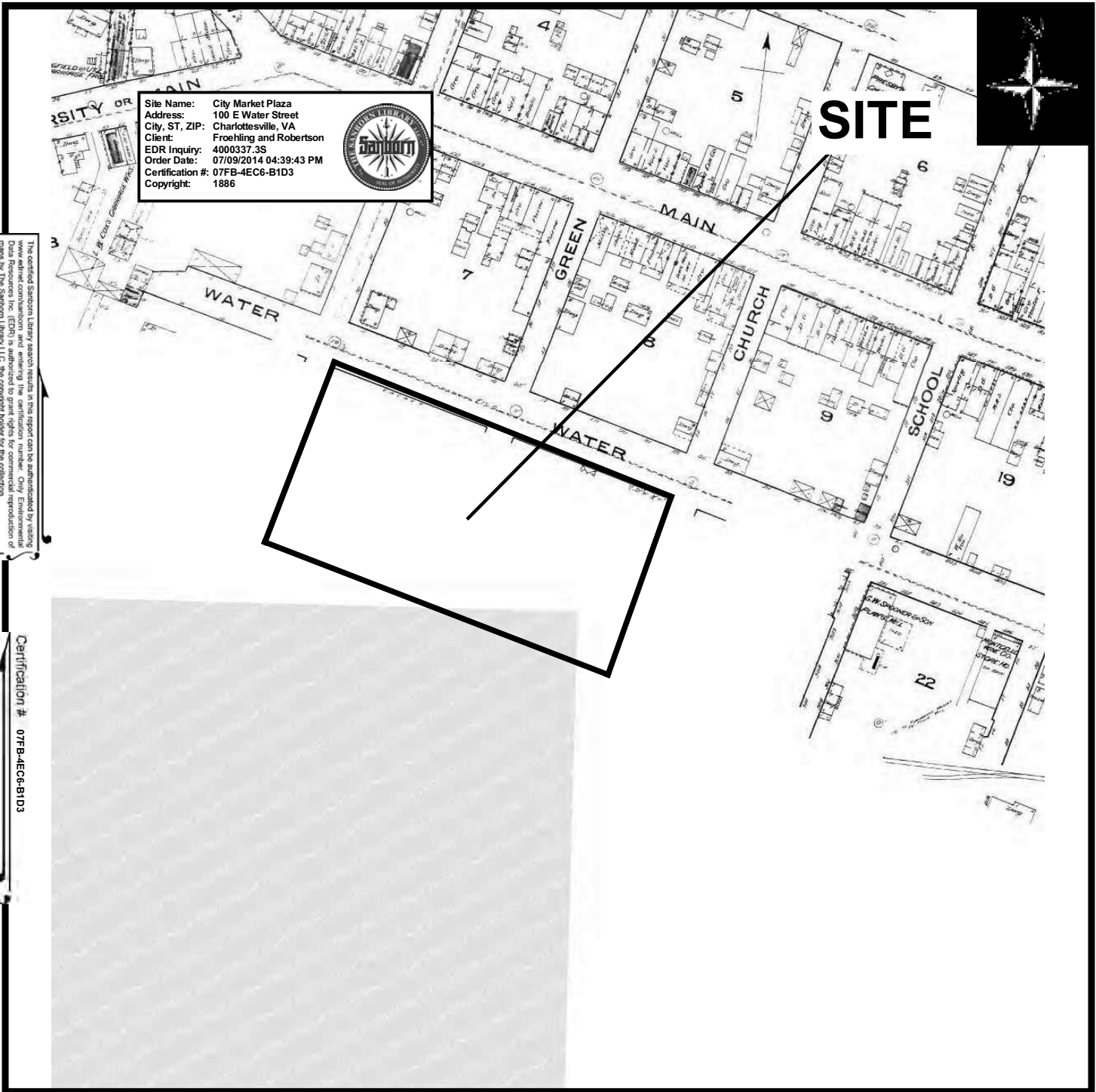
8.1 Findings


During the course of this Phase I ESA, historical recognized environmental conditions (HRECs), de minimis conditions, and items of environmental concern were not identified in association with the Property. Two recognized environmental conditions (RECs) were identified on the Property.

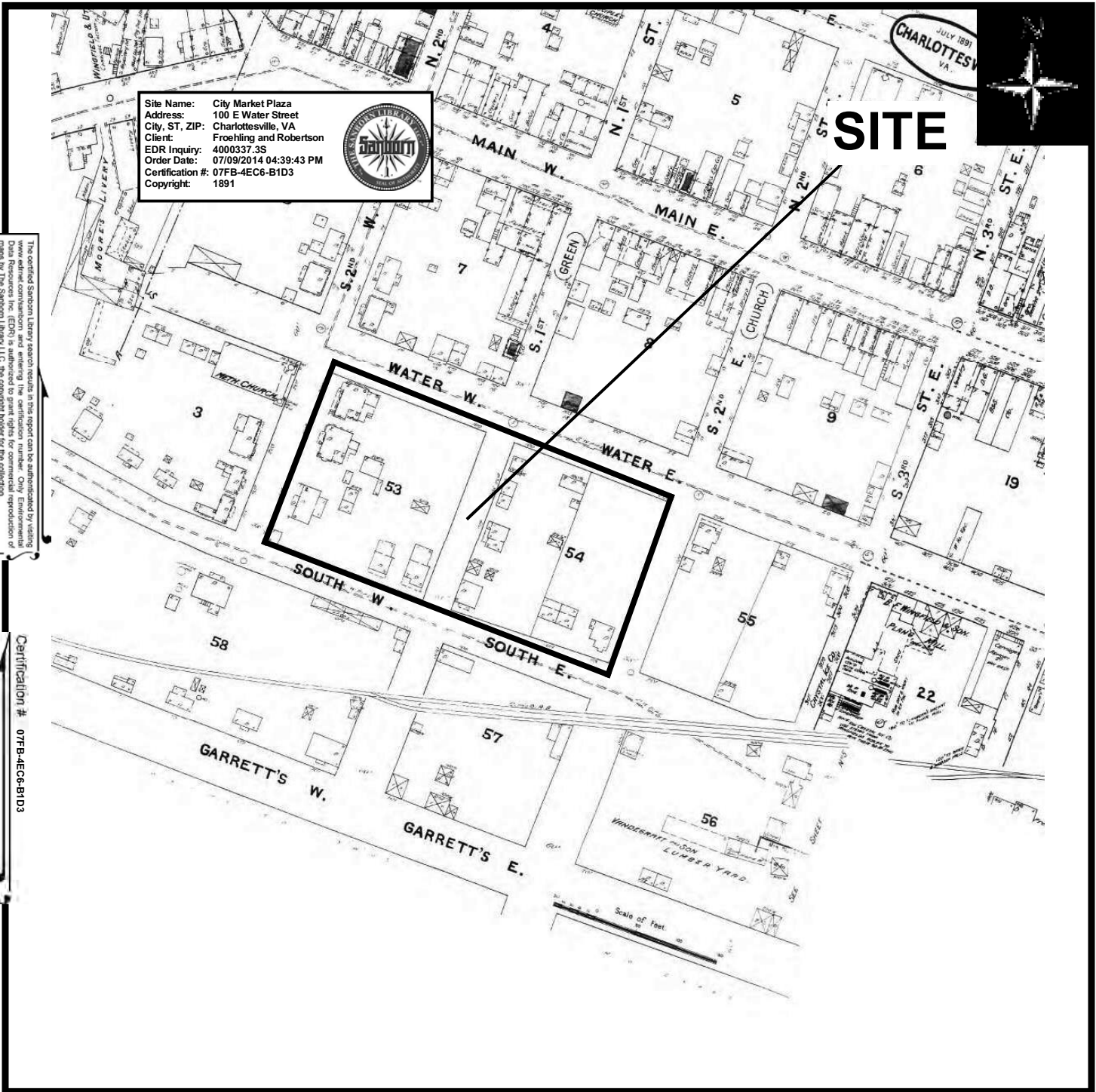
8.1.1 On-Site Recognized Environmental Conditions

This assessment has revealed evidence of two on-site REC associated with the Property:

- The eastern portion of the Property was utilized as an automobile repair, sales, storage, and filling stations from at least the 1920s to at least the 1950s. According to the Sanborn Maps, five gas tanks were located on the western portion of the Property during that time.
- According to the regulatory report, the Property was identified on the UST database. F&R requested and reviewed files from DEQ. A Notification for Underground Storage Tanks dated May 8, 1986 indicates one 550-gallon steel UST with an unknown installation was located at 203 South 1st Street and is



 FROEHLING & ROBERTSON, INC. <i>Engineering Stability Since 1881</i>	1886 Sanborn Map City Market Plaza 100 E Water Street Charlottesville, VA
	PREPARED FOR: Powe Studio Architects PROJ. MGR: DRAWN BY: Hillary Sparagna



Site Name: City Market Plaza
 Address: 100 E Water Street
 City, ST, ZIP: Charlottesville, VA
 Client: Froehling and Robertson
 EDR Inquiry: 4000337.3S
 Order Date: 07/09/2014 04:39:43 PM
 Certification #: 07FB-4EC6-B1D3
 Copyright: 1891



JULY 1891
 CHARLOTTESVILLE
 VA.



SITE

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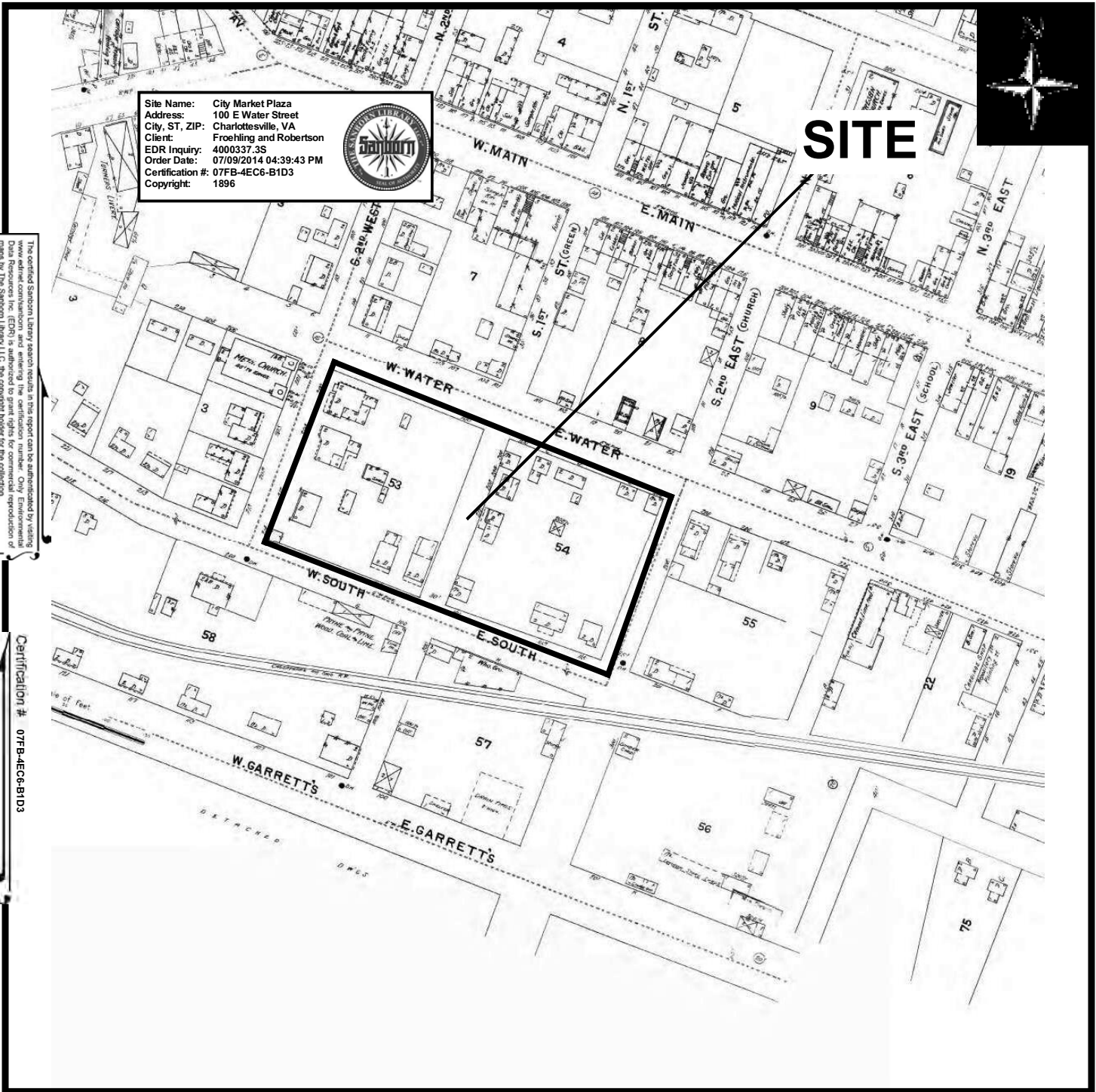


FROEHLING & ROBERTSON, INC.
Engineering Stability Since 1881

1891 Sanborn Map
 City Market Plaza
 100 E Water Street
 Charlottesville, VA

PREPARED FOR: Powe Studio Architects
PROJ. MGR:
DRAWN BY: Hillary Sparagna

DATE: 07/11/2014
PROJ. #: 54S-0114



Site Name: City Market Plaza
 Address: 100 E Water Street
 City, ST, ZIP: Charlottesville, VA
 Client: Froehling and Robertson
 EDR Inquiry: 4000337.3S
 Order Date: 07/09/2014 04:39:43 PM
 Certification #: 07FB-4EC6-B1D3
 Copyright: 1896



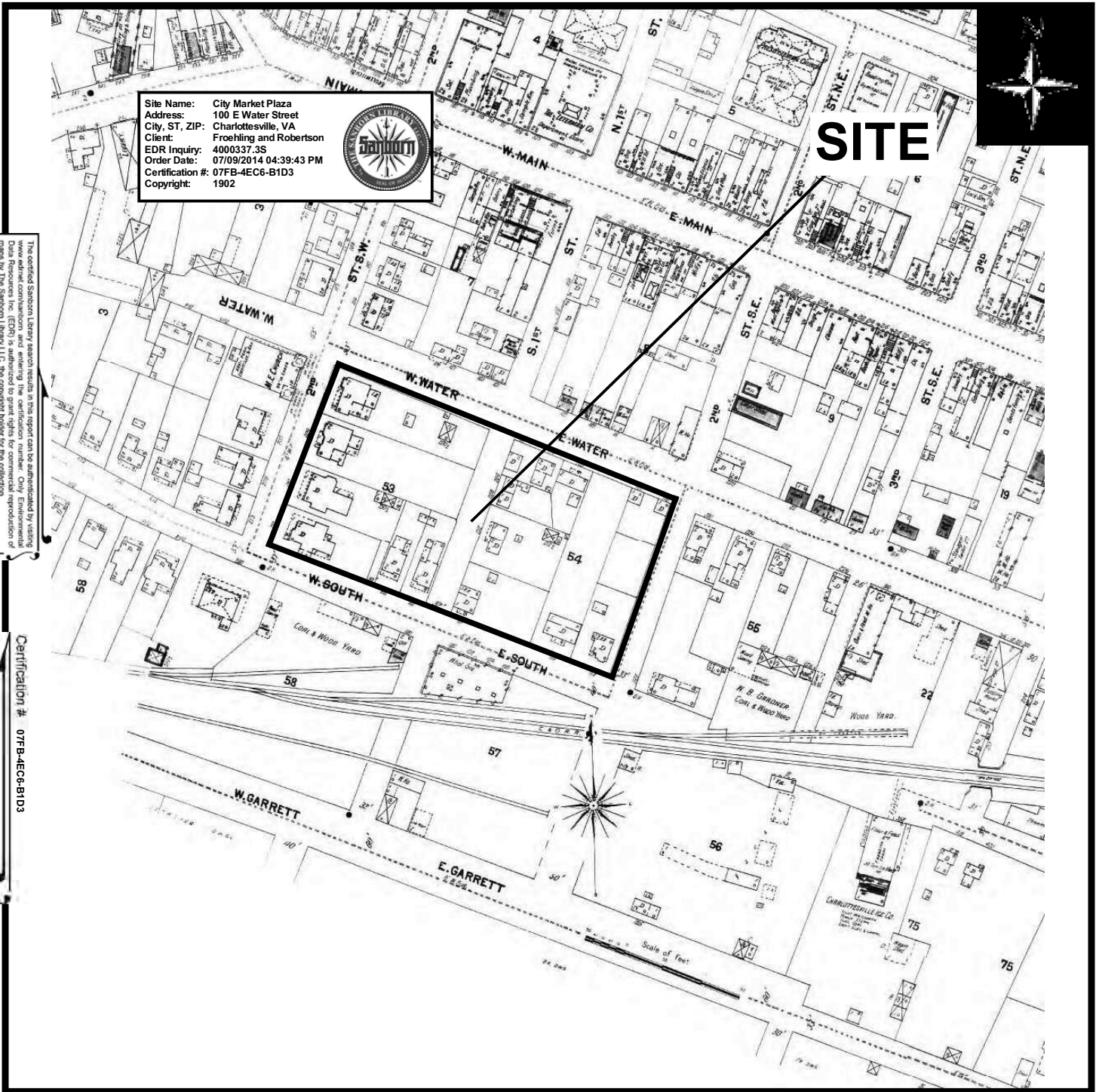
SITE

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	<p> 1896 Sanborn Map City Market Plaza 100 E Water Street Charlottesville, VA </p>
	<p> PREPARED FOR: Powe Studio Architects PROJ. MGR: DRAWN BY: Hillary Sparagna </p> <p> DATE: 07/11/2014 PROJ. #: 54S-0114 </p>

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Site Name: City Market Plaza
 Address: 100 E Water Street
 City, ST, ZIP: Charlottesville, VA
 Client: Froehling and Robertson
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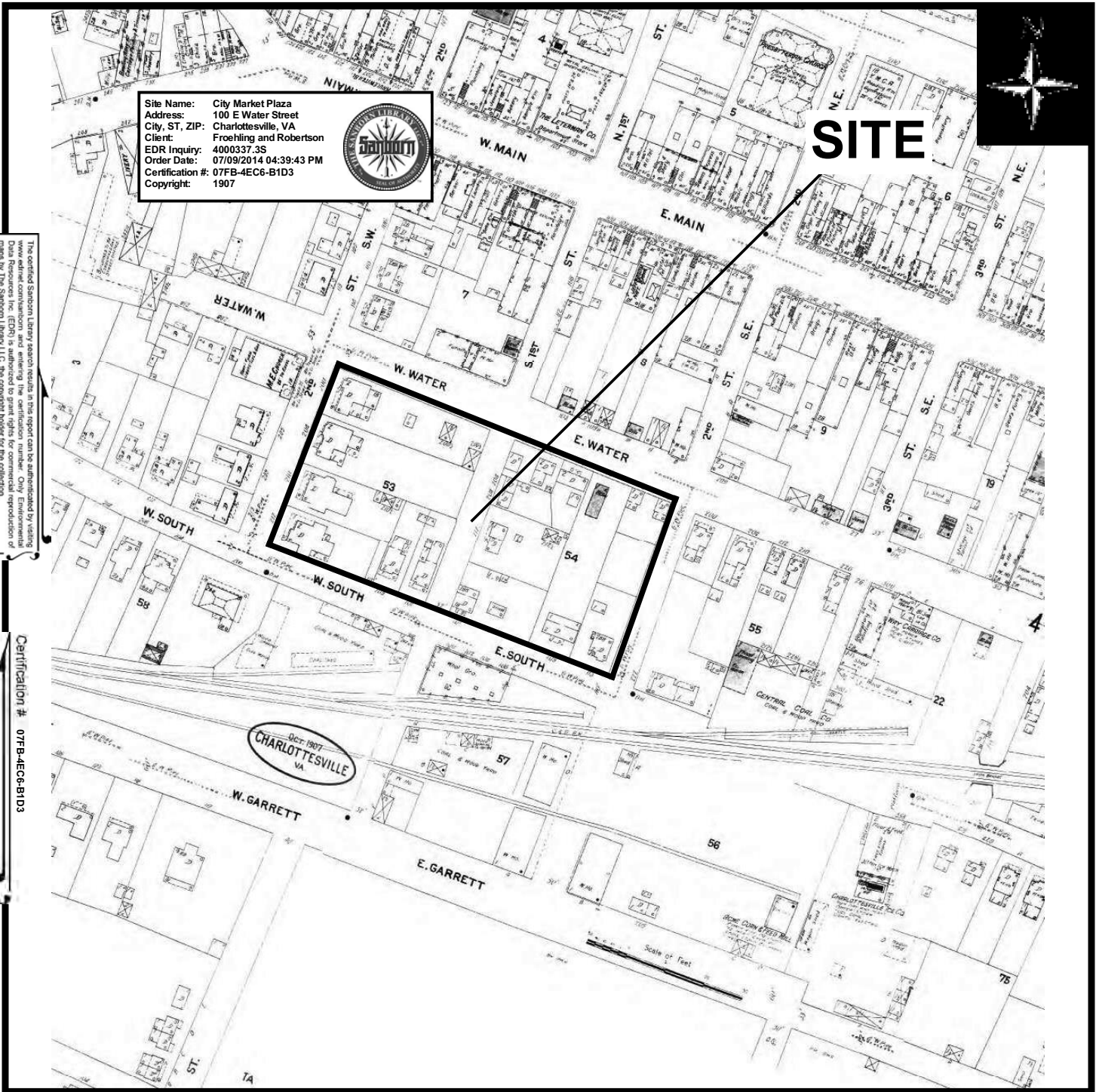


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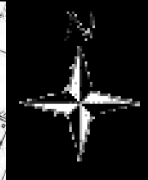
1902 Sanborn Map
 City Market Plaza
 100 E Water Street
 Charlottesville, VA

PREPARED FOR: Powe Studio Architects
PROJ. MGR:
DRAWN BY: Hillary Sparagna

DATE: 07/11/2014
PROJ. #: 54S-0114



Site Name: City Market Plaza
 Address: 100 E Water Street
 City, ST, ZIP: Charlottesville, VA
 Client: Froehling and Robertson
 EDR Inquiry: 4000337.3S
 Order Date: 07/09/2014 04:39:43 PM
 Certification #: 07FB-4EC6-B1D3
 Copyright: 1907



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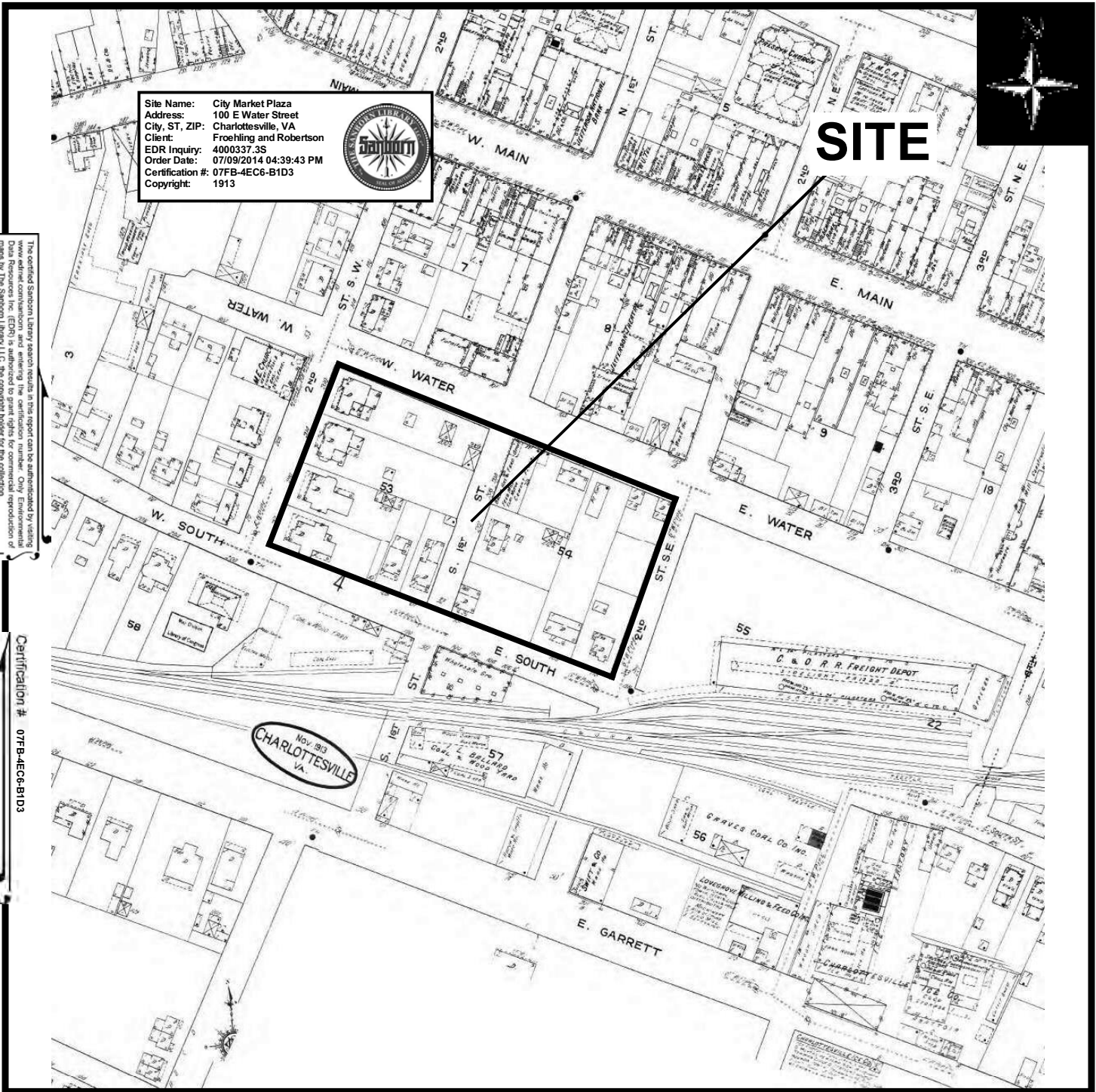


FROEHLING & ROBERTSON, INC.
Engineering Stability Since 1881

1907 Sanborn Map
 City Market Plaza
 100 E Water Street
 Charlottesville, VA

PREPARED FOR: Powe Studio Architects
PROJ. MGR:
DRAWN BY: Hillary Sparagna

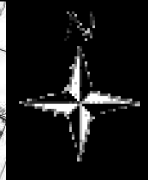
DATE: 07/11/2014
PROJ. #: 54S-0114



Site Name: City Market Plaza
 Address: 100 E Water Street
 City, ST, ZIP: Charlottesville, VA
 Client: Froehling and Robertson
 EDR Inquiry: 4000337.3S
 Order Date: 07/09/2014 04:39:43 PM
 Certification #: 07FB-4EC6-B1D3
 Copyright: 1913



SITE



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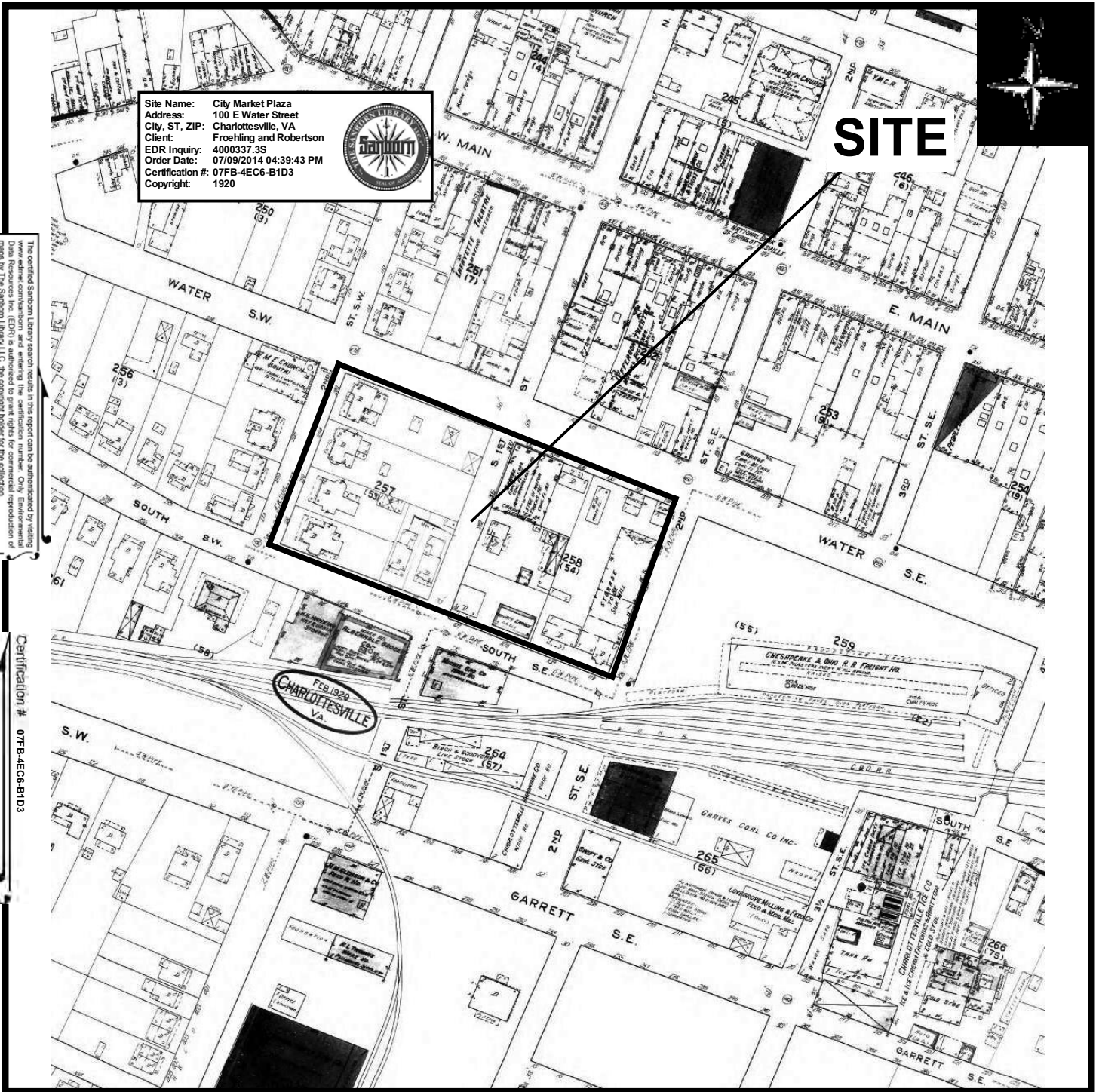
Certification # 07FB-4EC6-B1D3

FROEHLING & ROBERTSON, INC.
Engineering Stability Since 1881

1913 Sanborn Map
 City Market Plaza
 100 E Water Street
 Charlottesville, VA

PREPARED FOR: Powe Studio Architects
PROJ. MGR:
DRAWN BY: Hillary Sparagna

DATE: 07/11/2014
PROJ. #: 54S-0114



Site Name: City Market Plaza
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 EDR Inquiry: 4000337.3S
 Order Date: 07/09/2014 04:39:43 PM
 Certification #: 07FB-4EC6-B1D3
 Copyright: 1920



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Certification # 07FB-4EC6-B1D3

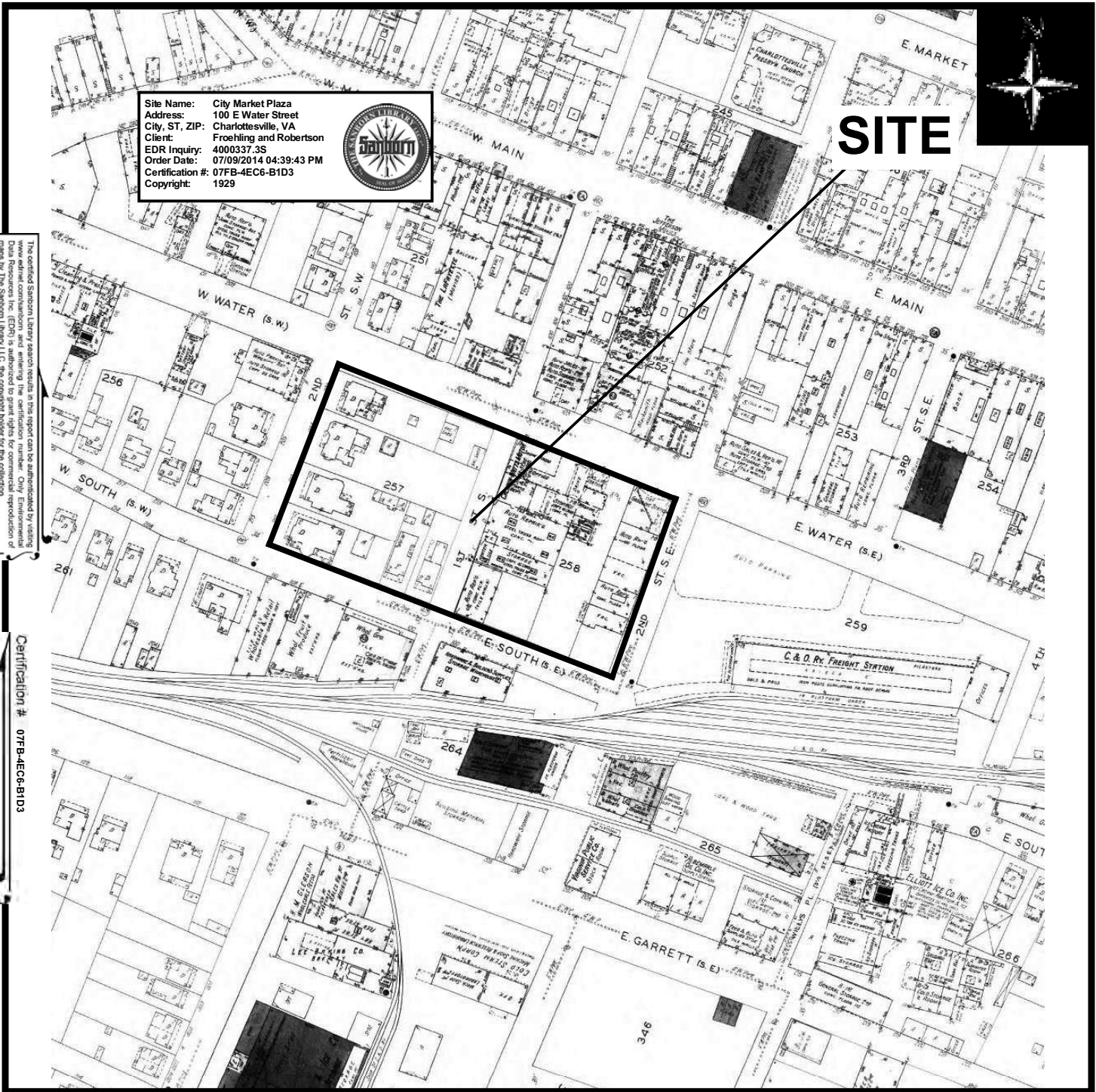


FROEHLING & ROBERTSON, INC.
 Engineering Stability Since 1881

1920 Sanborn Map
 City Market Plaza
 100 E Water Street
 Charlottesville, VA

PREPARED FOR: Powe Studio Architects
PROJ. MGR:
DRAWN BY: Hillary Sparagna

DATE: 07/11/2014
PROJ. #: 54S-0114



Site Name: City Market Plaza
Address: 100 E Water Street
City, ST, ZIP: Charlottesville, VA
Client: Froehling and Robertson
EDR Inquiry: 4000337.3S
Order Date: 07/09/2014 04:39:43 PM
Certification #: 07FB-4EC6-B1D3
Copyright: 1929



SITE

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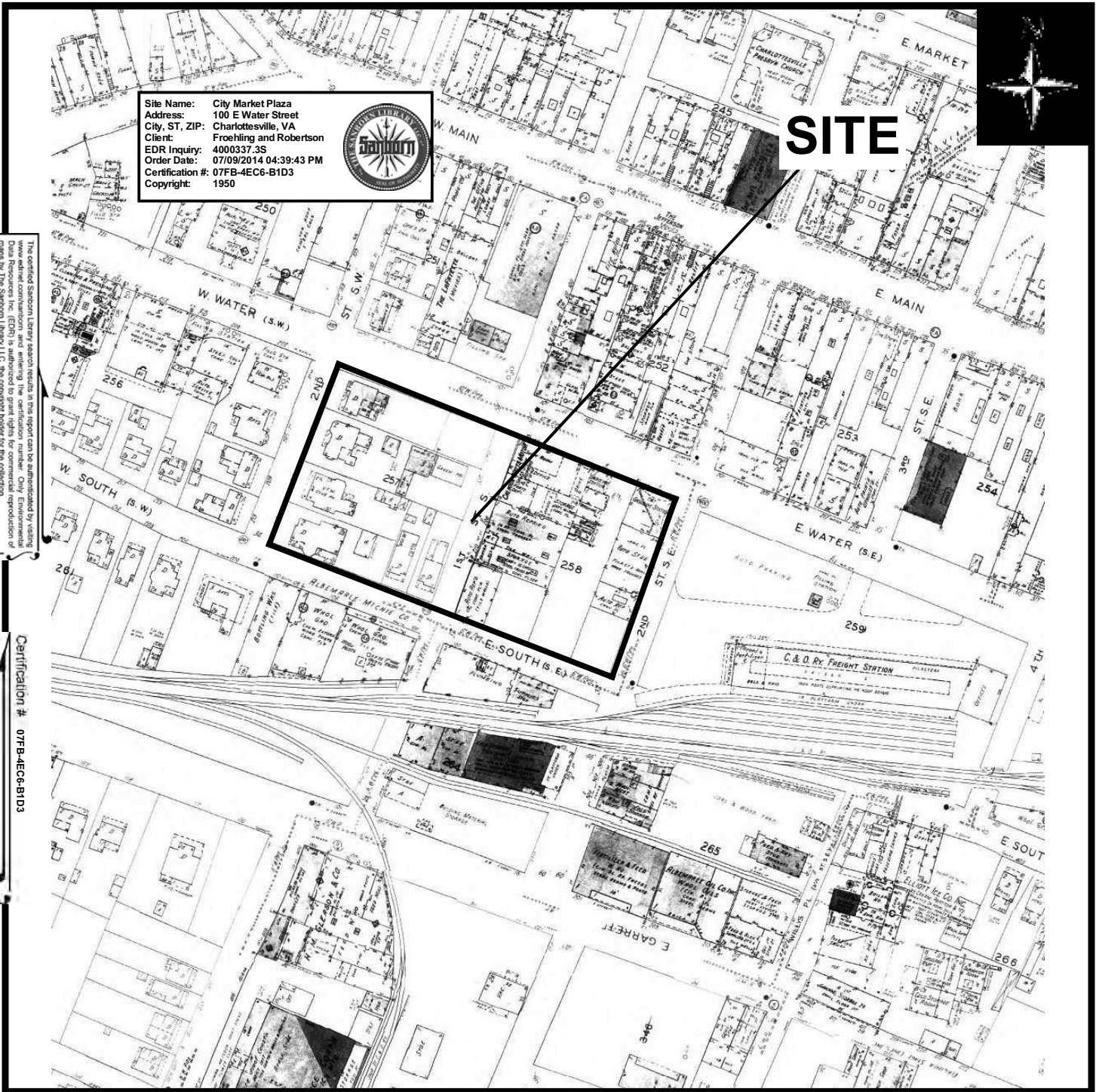
Certification # 07FB-4EC6-B1D3

FROEHLING & ROBERTSON, INC.
Engineering Stability Since 1881

1929 Sanborn Map
City Market Plaza
100 E Water Street
Charlottesville, VA

PREPARED FOR: Powe Studio Architects
PROJ. MGR:
DRAWN BY: Hillary Sparagna

DATE: 07/11/2014
PROJ. #: 54S-0114



Site Name: City Market Plaza
 Address: 100 E Water Street
 City, ST, ZIP: Charlottesville, VA
 Client: Froehling and Robertson
 EDR Inquiry: 4000337.3S
 Order Date: 07/09/2014 04:39:43 PM
 Certification #: 07FB-4EC6-B1D3
 Copyright: 1950



SITE

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Certification # 07FB-4EC6-B1D3

	<p> 1950 Sanborn Map City Market Plaza 100 E Water Street Charlottesville, VA </p>
<p> FROEHLING & ROBERTSON, INC. <i>Engineering Stability Since 1881</i> </p>	



Site Name: City Market Plaza
 Address: 100 E Water Street
 City, ST, ZIP: Charlottesville, VA
 Client: Froehling and Robertson
 EDR Inquiry: 4000337.3S
 Order Date: 07/09/2014 04:39:43 PM
 Certification #: 07FB-4EC6-B1D3
 Copyright: 1969



SITE

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Certification # 07FB-4EC6-B1D3



FROEHLING & ROBERTSON, INC.
Engineering Stability Since 1881

1969 Sanborn Map
 City Market Plaza
 100 E Water Street
 Charlottesville, VA

PREPARED FOR: Powe Studio Architects
PROJ. MGR:
DRAWN BY: Hillary Sparagna

DATE: 07/11/2014
PROJ. #: 54S-0114



MARKET PLAZA

an urban, mixed-use development

Powe Studio Architects, PC
In Association with Keith O. Woodard, RA

Market Plaza, LLC | A Joint Venture
Led By Woodard Properties

BOARD OF ARCHITECTURAL REVIEW
Charlottesville, VA | August 15, 2014

WATER STREET STUDIO

• TIMMONS GROUP, INC.

• DESIGN DEVELOP, LLC.

1	Building Narrative
2	Context Map
3	Context Photos
4	Massing Diagrams and Building Data
5	Rendered Views of Massing Diagrams
8	Parking Level 3
9	Parking Level 2
10	Parking Level 1
11	Plaza Level Plan
12	Site Plans
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15	3rd Level - Offices
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17	5th Level - Residences
18	6th Level - Residences
19	7th Level - Residences
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Market Plaza is a proposed 300,000 SF vertical urban mixed-use development including residential, office, retail and parking components, focused around a dramatic half acre civic plaza which will be home to the City Market, City festivals and other civic events, and weekday recreational activities. The dynamic mix of uses is conceived to maximize the potential of one of the few remaining key undeveloped parcels in downtown Charlottesville, Virginia.

The mixed-use functions will be vertically layered as follows:

Market Plaza: the focus of this destination complex is a half acre civic plaza designed to be the home of the City Market on market days, and used for festivals and family recreational activities during the other days of the week, oriented southward and eastward to capture the morning sun, and accessed by a grand stairway directly aligned with First Street (the street to be closed to extend the plaza) and convenient elevator. Above the brick and stone plaza will be canvas “sail” sculptural elements providing shade for market goers and weekday visitors alike. The weekday focus of the plaza is a water fountain with several programmable vertical water jets contained in a very shallow pool flush with the plaza, illuminated in the evenings, and turned off for full plaza access to market vendors on market days.

City Market: On weekends, the civic plaza is designed to accommodate 110 market vendors, 40 of which are located in an indoor/outdoor “market pavilion” at the west end of the plaza. An additional 20 vendors can be accommodated along South Street which can be closed during market days (while maintaining necessary emergency fire route).

Retail: Stepping up Water Street are four retail and café spaces, some of which also open onto the plaza. The Market Pavilion, accessed off the plaza and from a Second Street building entrance, will become one of the City’s major events spaces when not used for City Market, with catering kitchen and storage support spaces.

Office: above the retail on levels 3 and 4 (and a partial level 2), accessed off a Water Street lobby, is 52,000 SF of Class A office space, bringing as many as 250 office workers downtown.

Residential: 69 luxury condominium apartment units terrace up from level 5 through level 9 plus rooftop penthouses (roof appurtenance), with rooftop recreational terrace and partial green roof. The residences will be a mix of contemporary one, two and three bedroom apartments, many with dens, some with large terraces, all with spacious balconies, designed with both “empty nesters” and “young urban professionals” in mind.

Parking & Loading: Accessed from Water Street near First Street (at the site’s lowest street elevation) is a three level parking garage directly under the plaza which extends into the First Street right-of-way, extending down another two full levels below Water Street, 102 public parking spaces, with an additional 69 reserved spaces for residents (22 of which may be tandem spaces) and approximately 85 spaces reserved for office workers during regular office hours (current total parking count is approximately 275 parking spaces). To minimize curb cuts and non-retail openings into the building, service vehicles will also access the loading dock area through the garage entrance, the upper level providing in excess of 10 feet clear ceiling height.

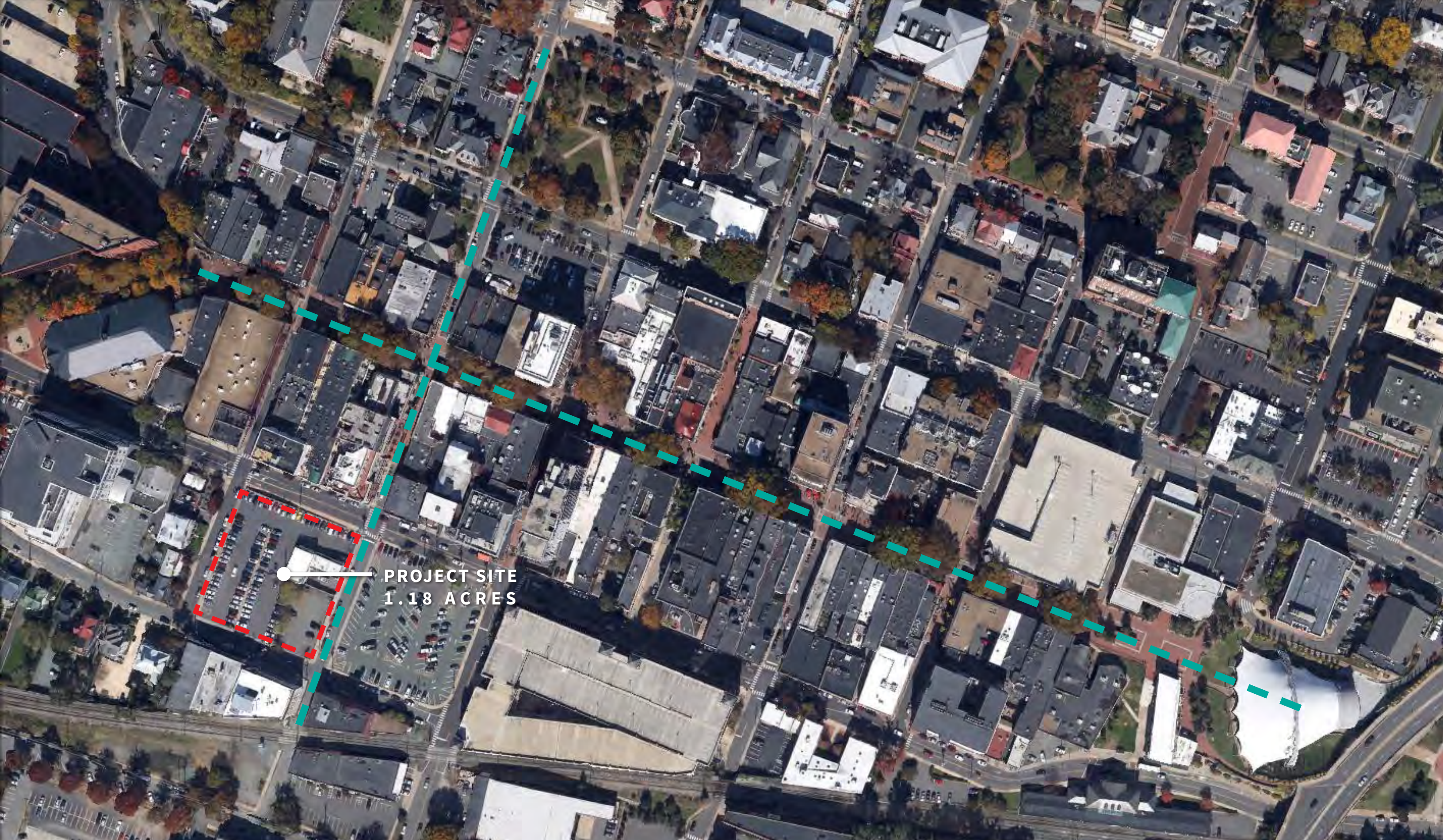
Building Massing & Architectural Expression: The nine story building is “L” shaped, overlooking the civic plaza which is south and east of the building to capture the morning sun. The building massing and architecture of are highly articulated, varying in expression on each facade to respect the context, scale and character of the varying neighboring conditions on each side of the site.

The building steps up in a series of dramatic terraces from the South Street warehouses, also creating roof terraces for 12 of the residences. Along Water Street the building is setback more than 60 feet from the predominantly 3 story building facades across Water Street to the north. A three story building base projects 5 feet forward of the residential tower above, and is expressed in 30 feet wide bays, each of differing masonry and glass architecture, with the scale and detailing reminiscent of the historic downtown buildings. This projected base extends all the way around the building, becoming two stories (because of increased street elevation) with expressed projected 20 feet wide 5 feet deep varying facades facing the two story Second Street buildings across the street, with the plaza facades base providing rich brick detailing for two stories above the plaza. The residential tower above this base, on both Water and Second Streets, steps back 5 feet beyond the building base, then recedes a further 5 feet on each the top two floors plus penthouse level.

The residential architecture facing Water and Second Streets is a highly articulated composition of brick with punched windows, expressing the floor-to-ceiling living room glass, punched bedroom windows and deeply recessed and projected balconies vertically aligning up the building. On the plaza side, the residential tower takes on a more contemporary character with very popular floor-to-ceiling glass brushed aluminum finished curtain wall expression above the brick and glass base, as these quiet facades frame the plaza.

Urban Streetscape: The building is set back a generous 22 feet from the existing Water Street curb (12 feet setback from property line), with the sidewalk climbing 16 feet up Water Street between two landscaped bands, the outer 8 feet wide band serving as a bio-filter stepping down the steep street grade, with water tolerant grasses, shrubs and perennials, water weirs at regular intervals and Heritage River Birch trees spaced every 15 feet, and inner landscape band planting interspersed by retail and lobby entrances every 30 foot building bay. Rain water will be captured from portions of the roof and recycled through this bio-filter (and/or plaza rainwater if technical/regulatory issues can be resolved), held in a cistern and recycled for use in site planting irrigation. South Street will have a wide sidewalk able to also accommodate market vendor tents, (an expansion option for City Market), with a row of Swamp White Oak trees in tree grates, “woonerf” edged for a gentle transition from sidewalk to street in the event that the street is closed to vehicles for pedestrian use only, (while also providing sufficient street width (20 feet clear) to accommodate emergency vehicle passage), should the City opt to close South Street along the south side of the plaza during City Market and Festival events. The Second Street sidewalk will also be detailed as a “woonerf”, with contrasting materials defining the edge between sidewalk and street, with extensions with Red Maple tree planting at the residential and event/market entrances, also defining street side loading areas along this narrow street. We are proposing that the segment of Second Street SW between South and Water Streets be reversed to flow northward to permit an option to close the South Street segment on Market days. A grand stone clad stairway transitions pedestrians up from Water and First Streets to the plaza, centered on the First Street r.o.w., flanked by a cascading water feature on the left and a landscaped band on the right, with nearby convenient elevator. A sidewalk east of the plaza within the First Street r.o.w. will follow the natural existing grade of the neighboring parking lot property to the east, varying in width from 5 to 8 feet, to provide a bicycle and pedestrian through way.

Gregory Powe, AIA and Keith O. Woodard, RA



PROJECT SITE
1.18 ACRES

Context Map



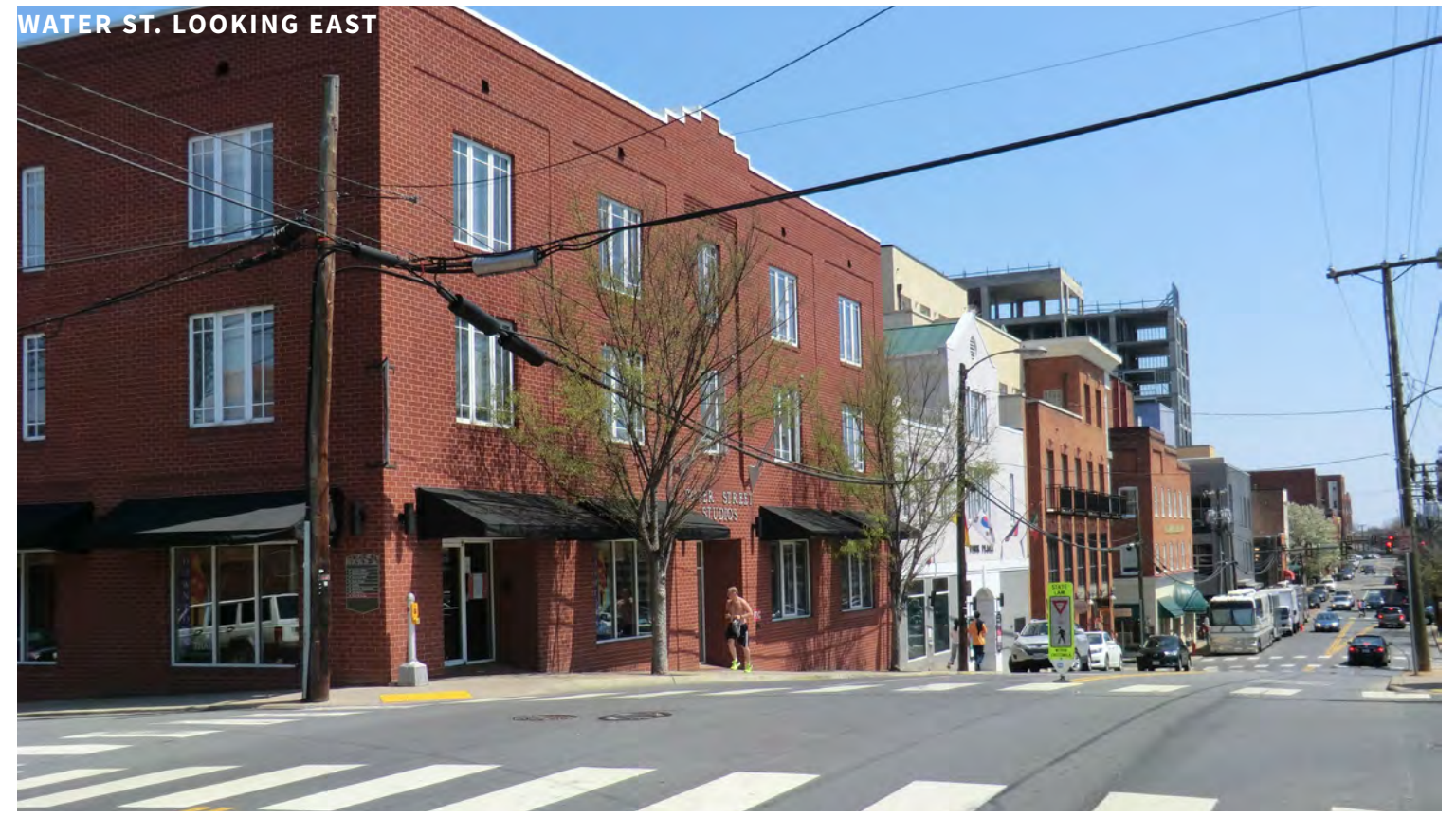
FIRST ST. LOOKING NORTH



SECOND ST. LOOKING SOUTH



SOUTH ST. LOOKING WEST



WATER ST. LOOKING EAST



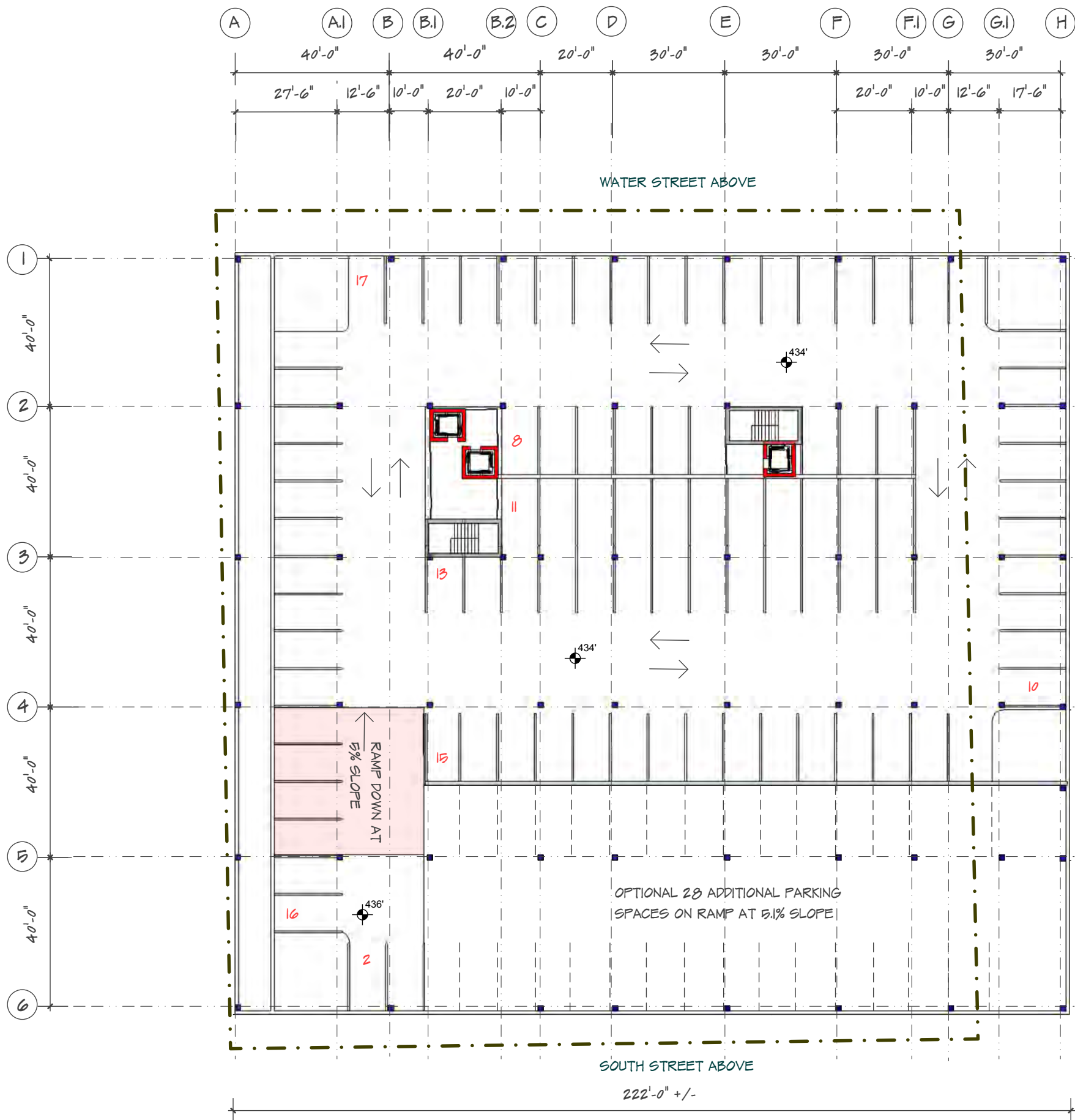
Plaza: Non-Market Day



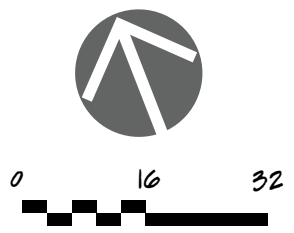
Plaza: Market Day



From Second and Water Street Corner



PARKING
SINGLE SPACES: 81
TANDEM SPACES: 11
P3 LEVEL SPACES: 92
TOTAL SPACES IN BUILDING: 270



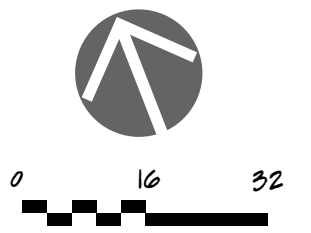
PRELIMINARY CONCEPT SKETCHES: FOR REVIEW ONLY
ALL DIMENSIONS +/-

Parking Level 3



202'-0" +/-

PARKING
SINGLE SPACES: 112
TANDEM SPACES: 11
P2 LEVEL SPACES: 123
TOTAL SPACES IN BUILDING: 270



PRELIMINARY CONCEPT SKETCHES: FOR REVIEW ONLY
ALL DIMENSIONS +/-

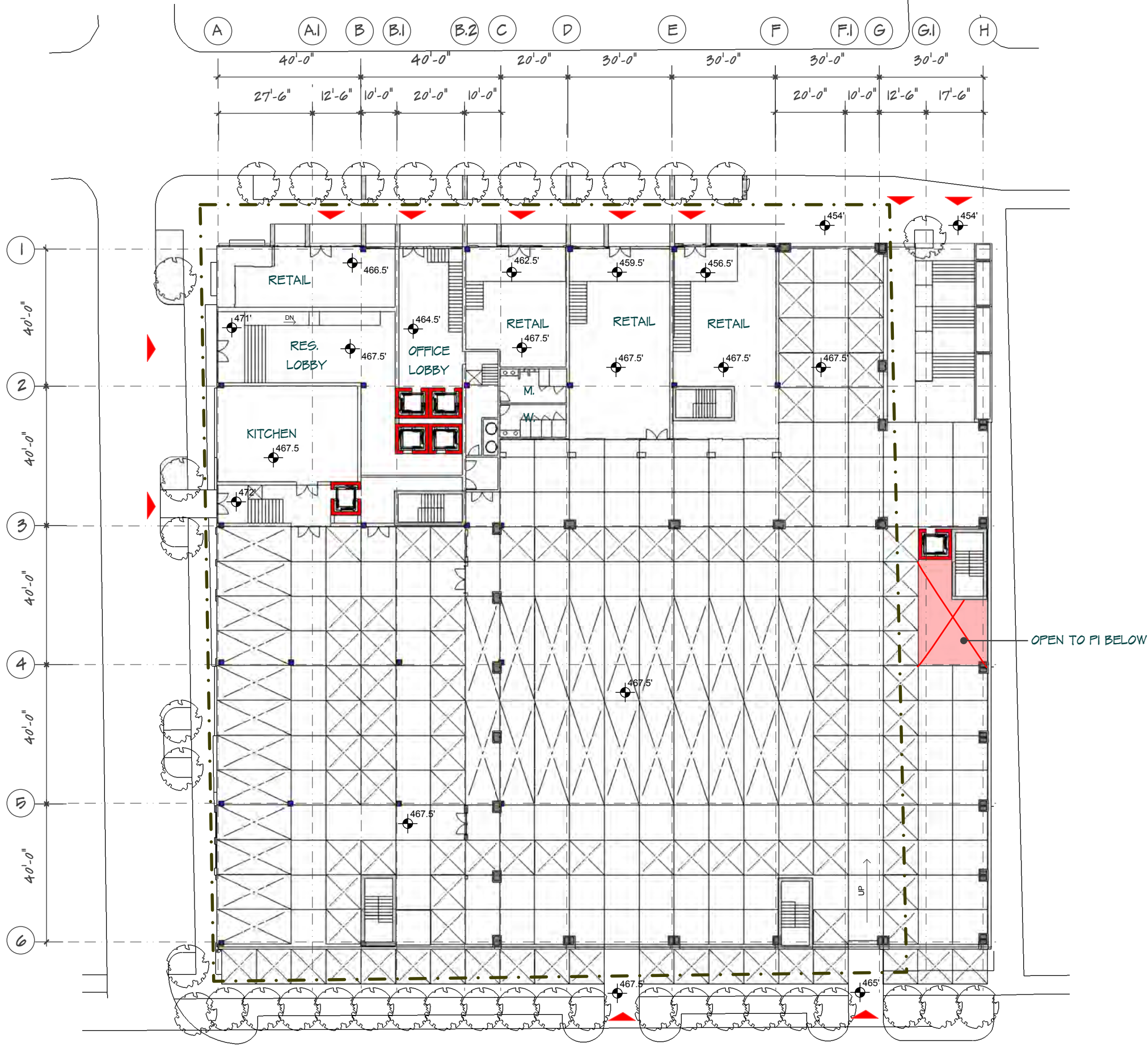
Parking Level 2



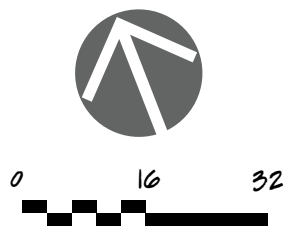
PARKING
SINGLE SPACES: 64
TANDEM SPACES: 0
FIRST FLOOR SPACES: 64
TOTAL SPACES IN BUILDING: 270

Parking Level 1

PRELIMINARY CONCEPT SKETCHES: FOR REVIEW ONLY
ALL DIMENSIONS +/-



CITY MARKET STALLS
PLAZA
SINGLE STALLS: 26
SINGLE WITH TRUCK SPACE: 24
TRIPLE STALLS (30'): 20
PAVILION
SINGLE: 28
DOUBLE: 12
TOTAL: 110
SOUTH STREET EXPANSION
SINGLE: 20

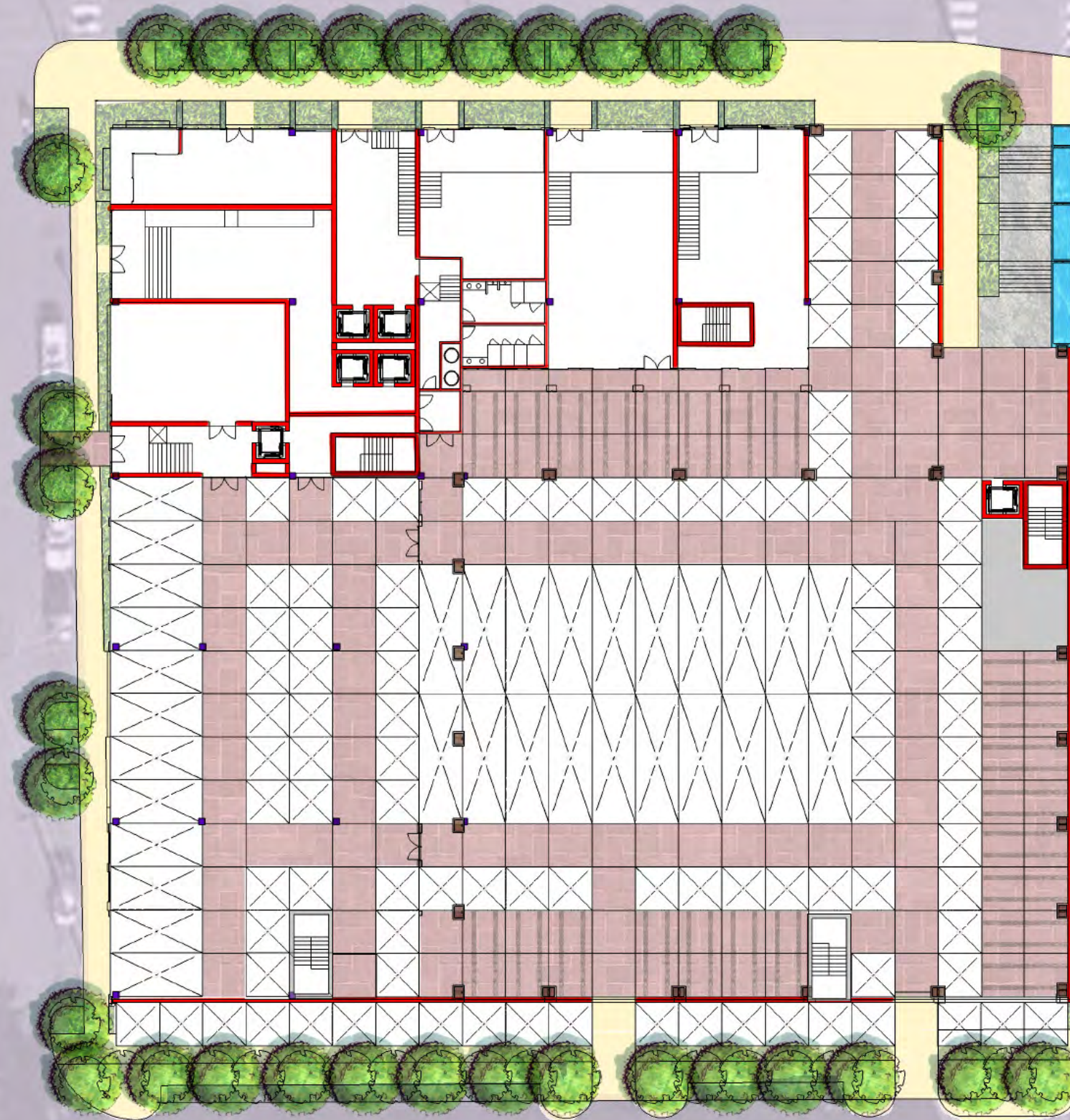


PRELIMINARY CONCEPT SKETCHES: FOR REVIEW ONLY
ALL DIMENSIONS +/-

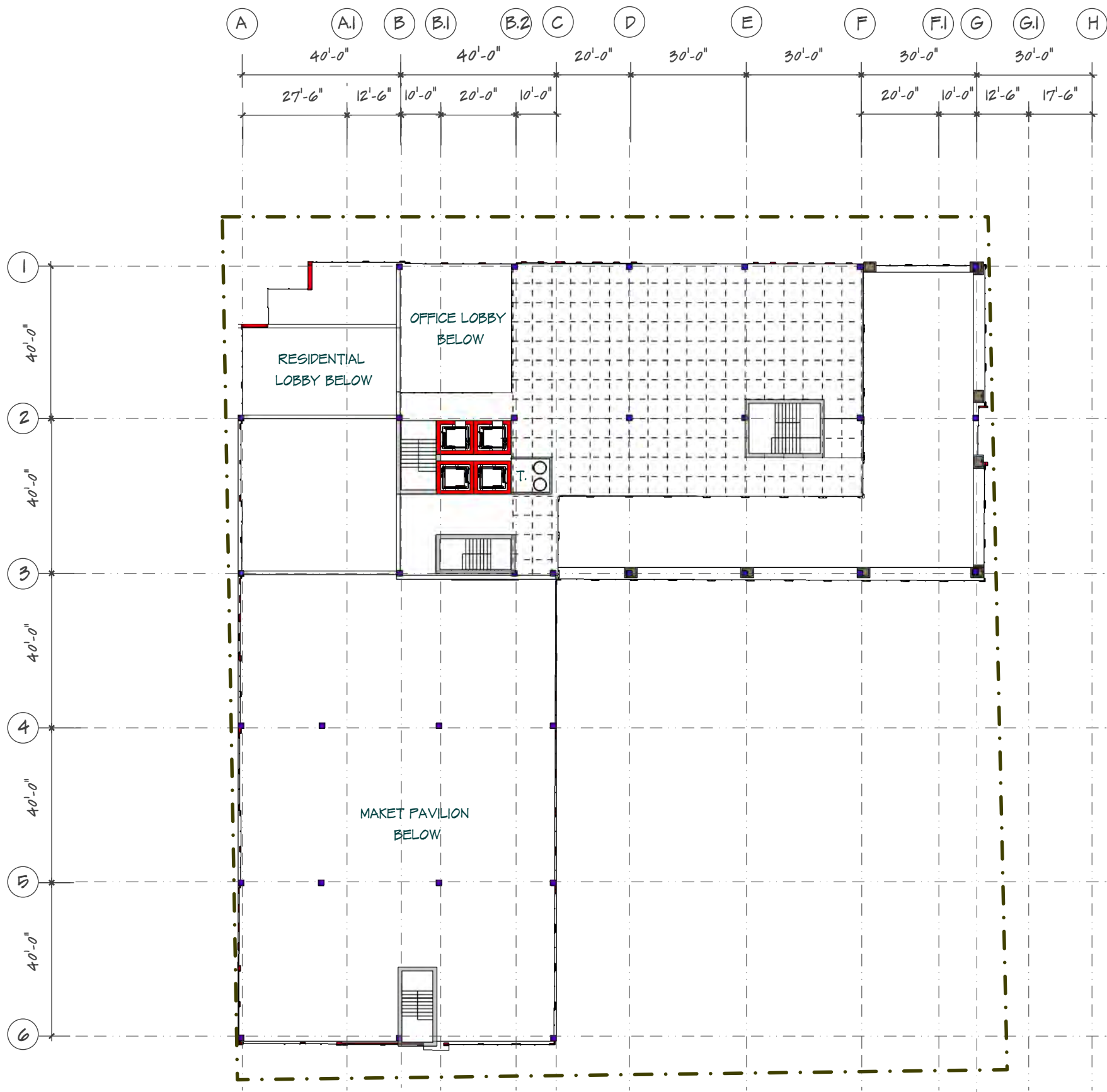
Plaza Level



Site Plan - Non-Market Days

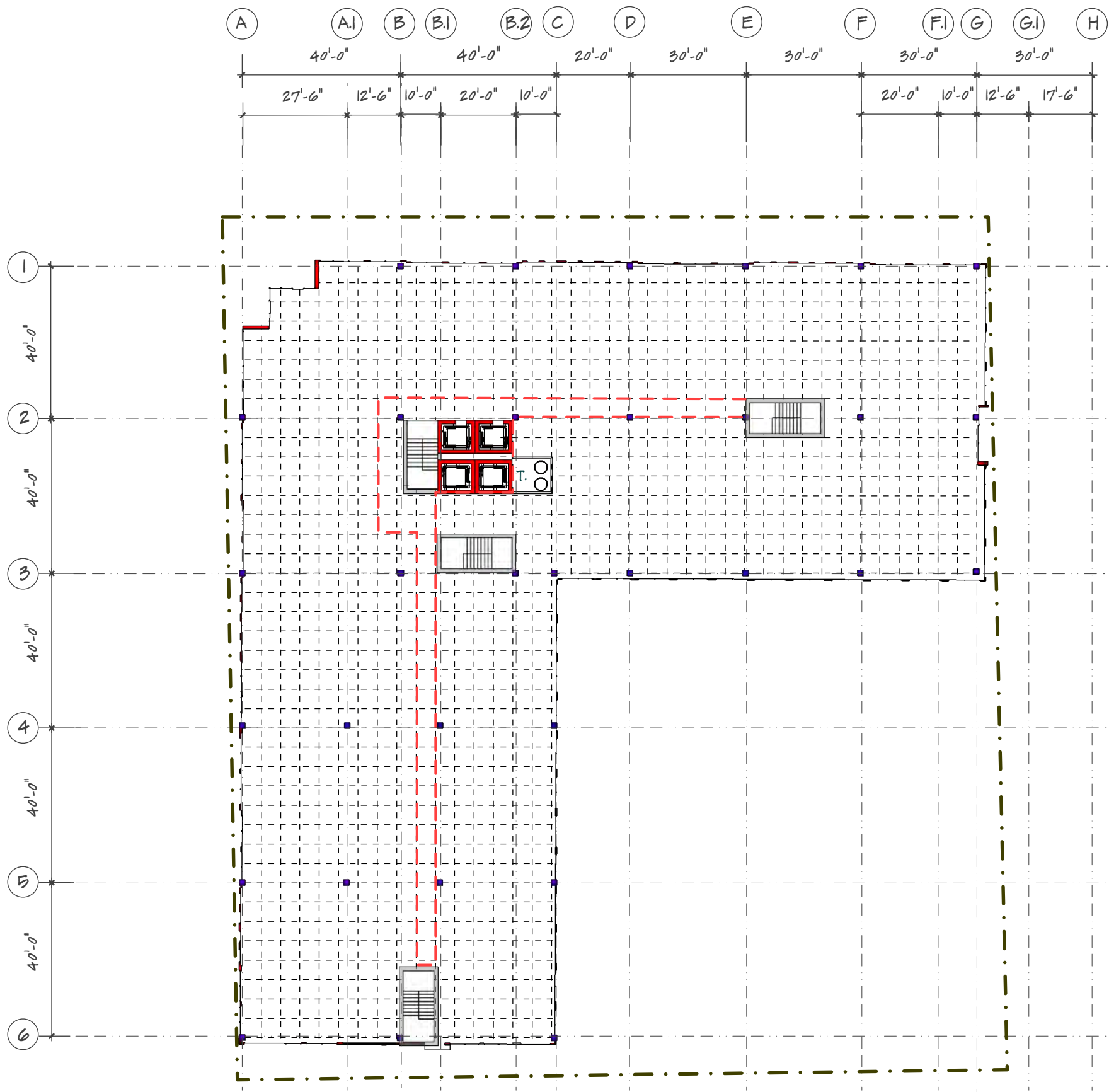


Site Plan - Market Days



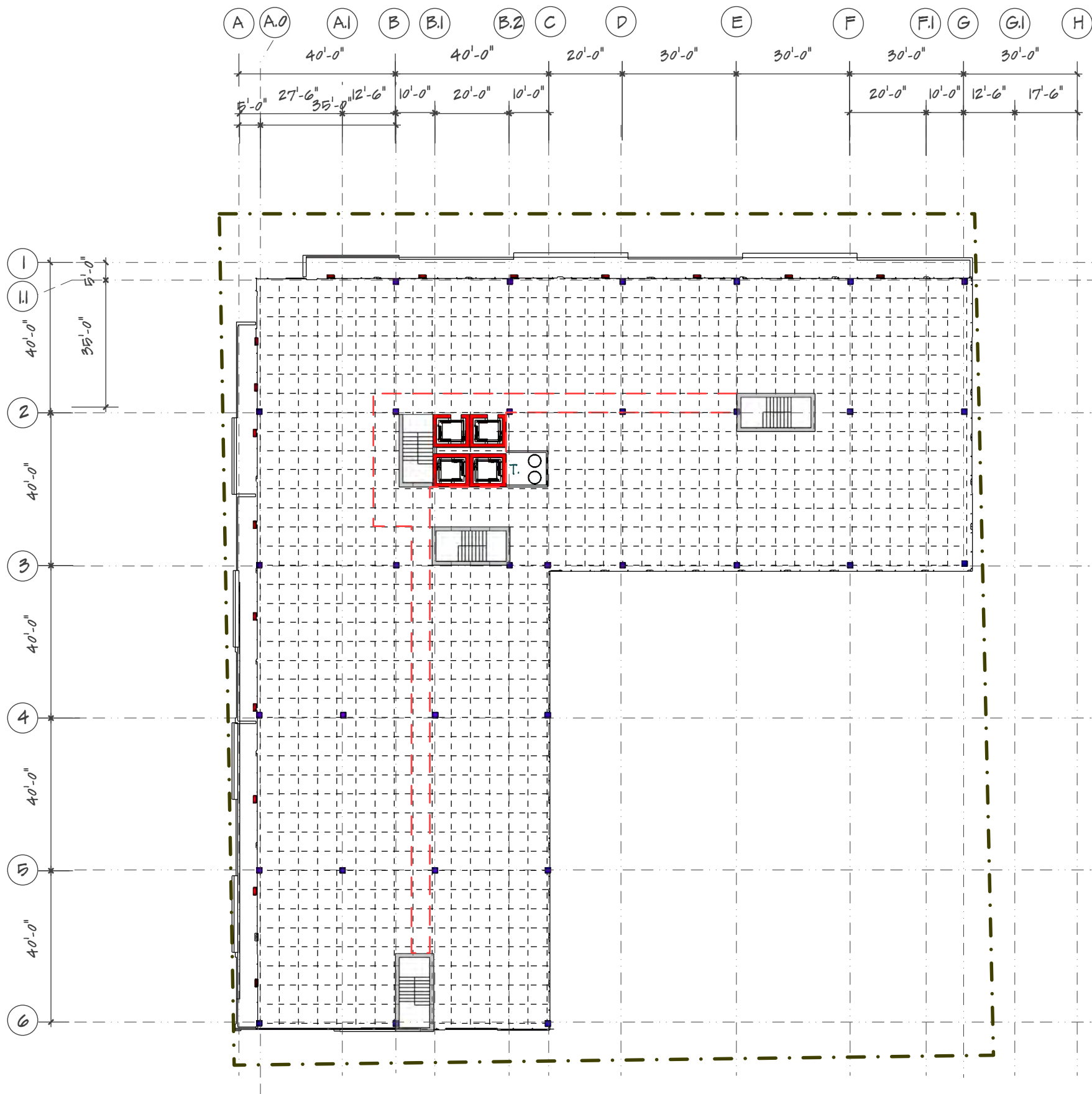
PRELIMINARY CONCEPT SKETCHES: FOR REVIEW ONLY
ALL DIMENSIONS +/-

2nd Level Mezzanine - Offices



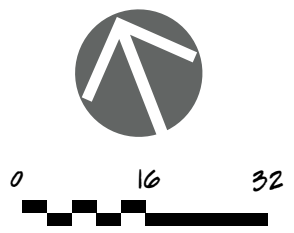
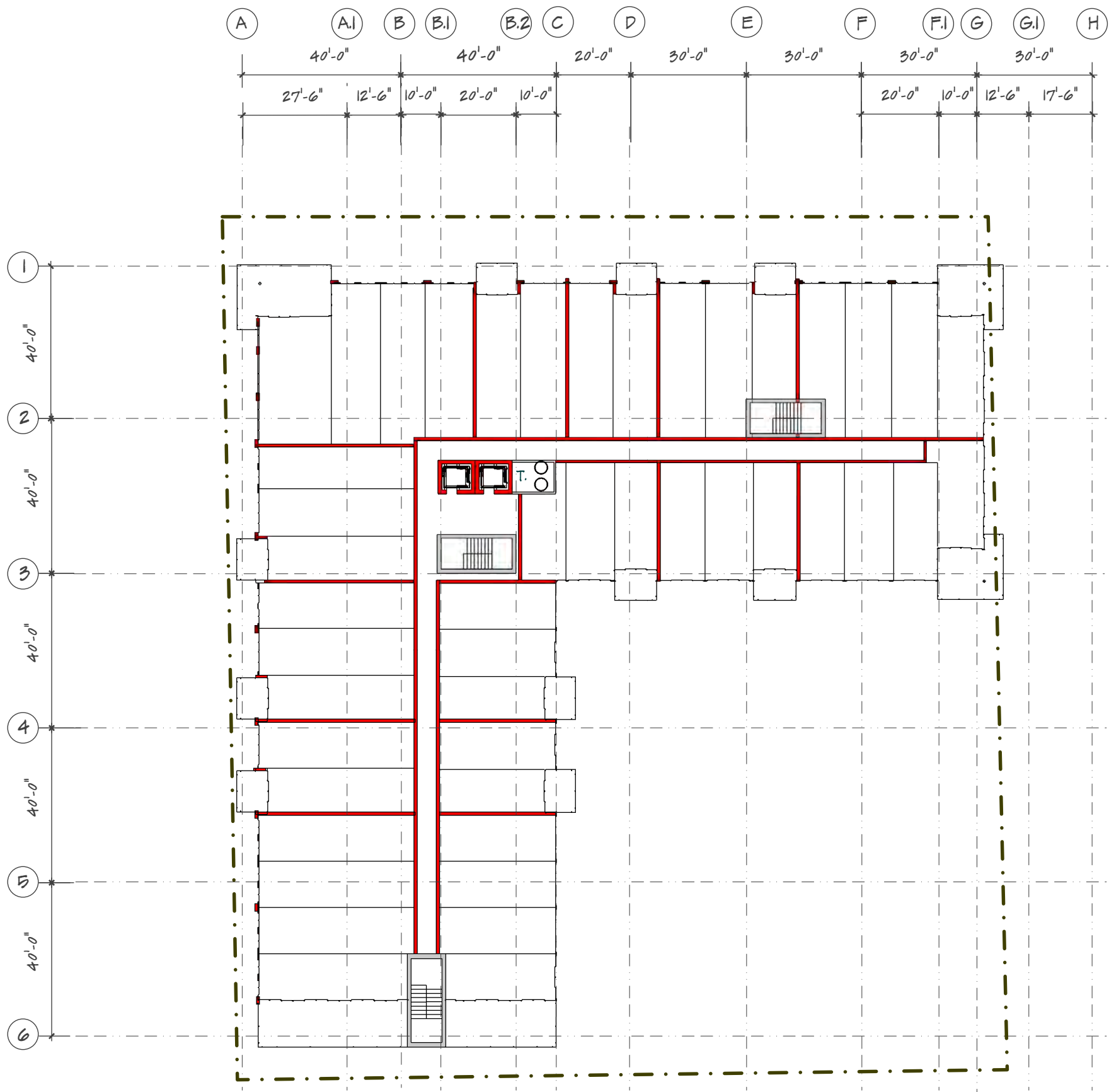
3rd Level - Offices

PRELIMINARY CONCEPT SKETCHES: FOR REVIEW ONLY
ALL DIMENSIONS +/-



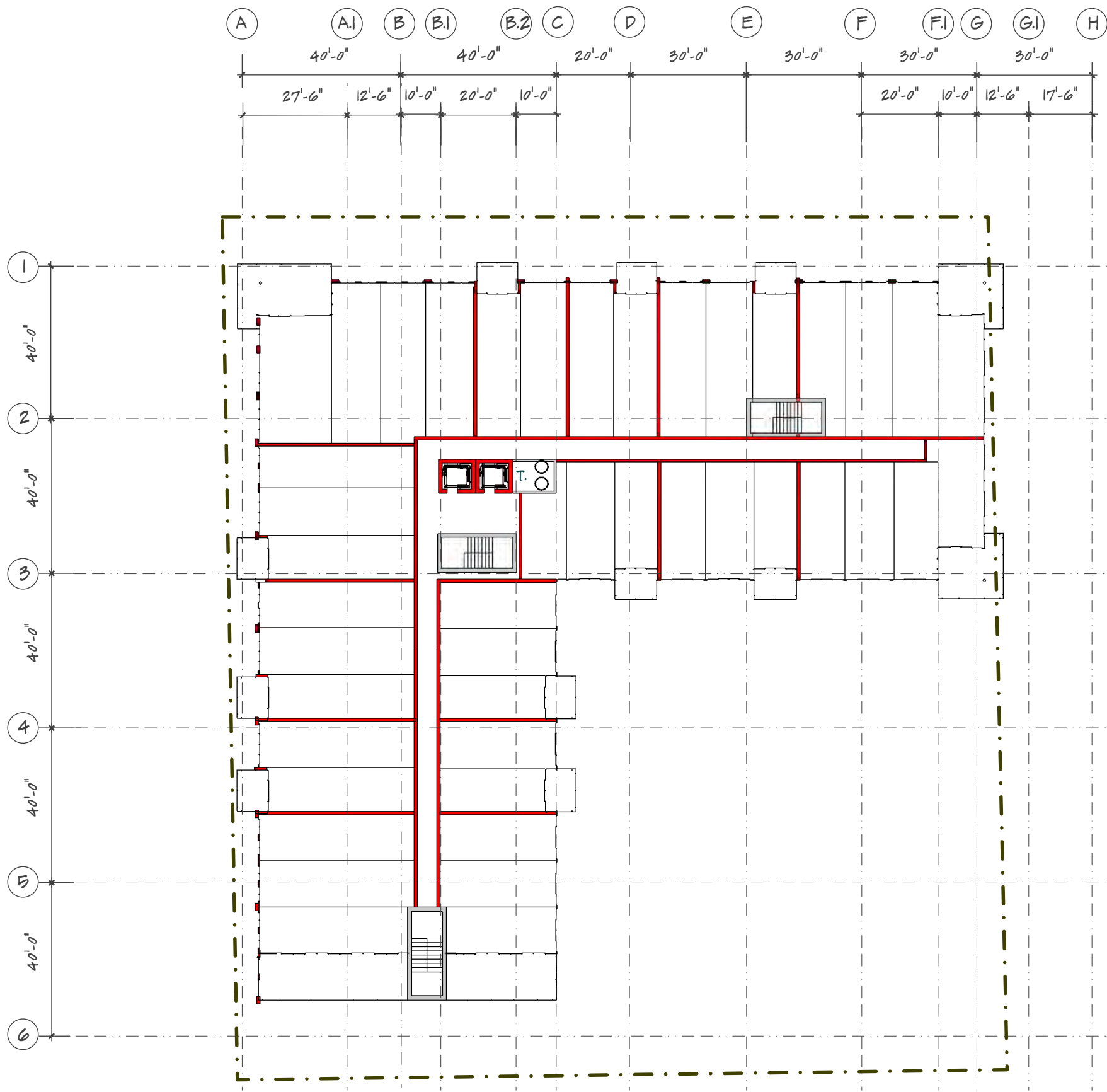
4th Level - Offices

PRELIMINARY CONCEPT SKETCHES: FOR REVIEW ONLY
ALL DIMENSIONS +/-



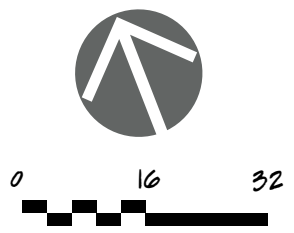
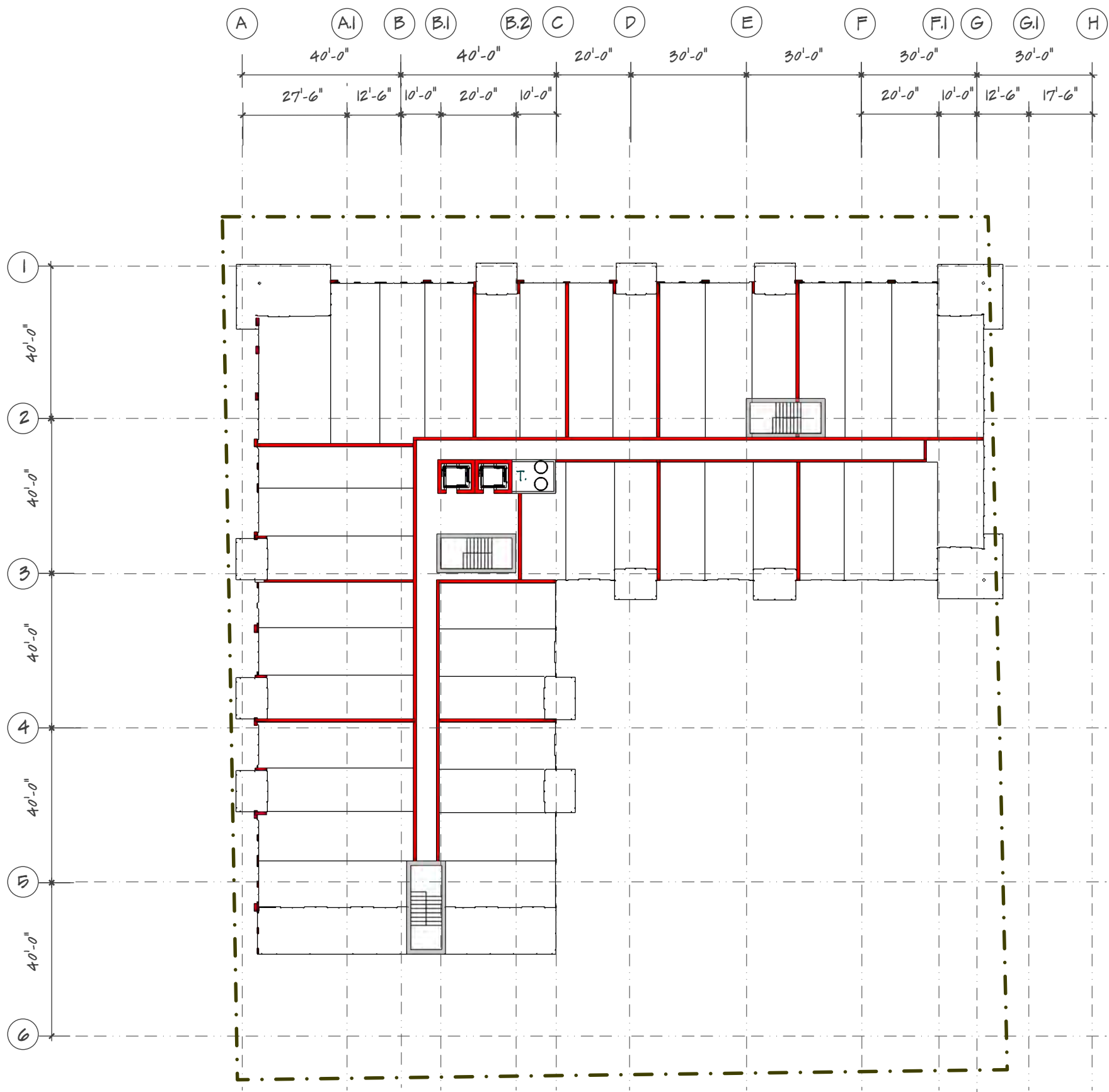
PRELIMINARY CONCEPT SKETCHES: FOR REVIEW ONLY
 ALL DIMENSIONS +/-

5th Level - Residences



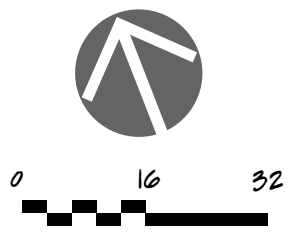
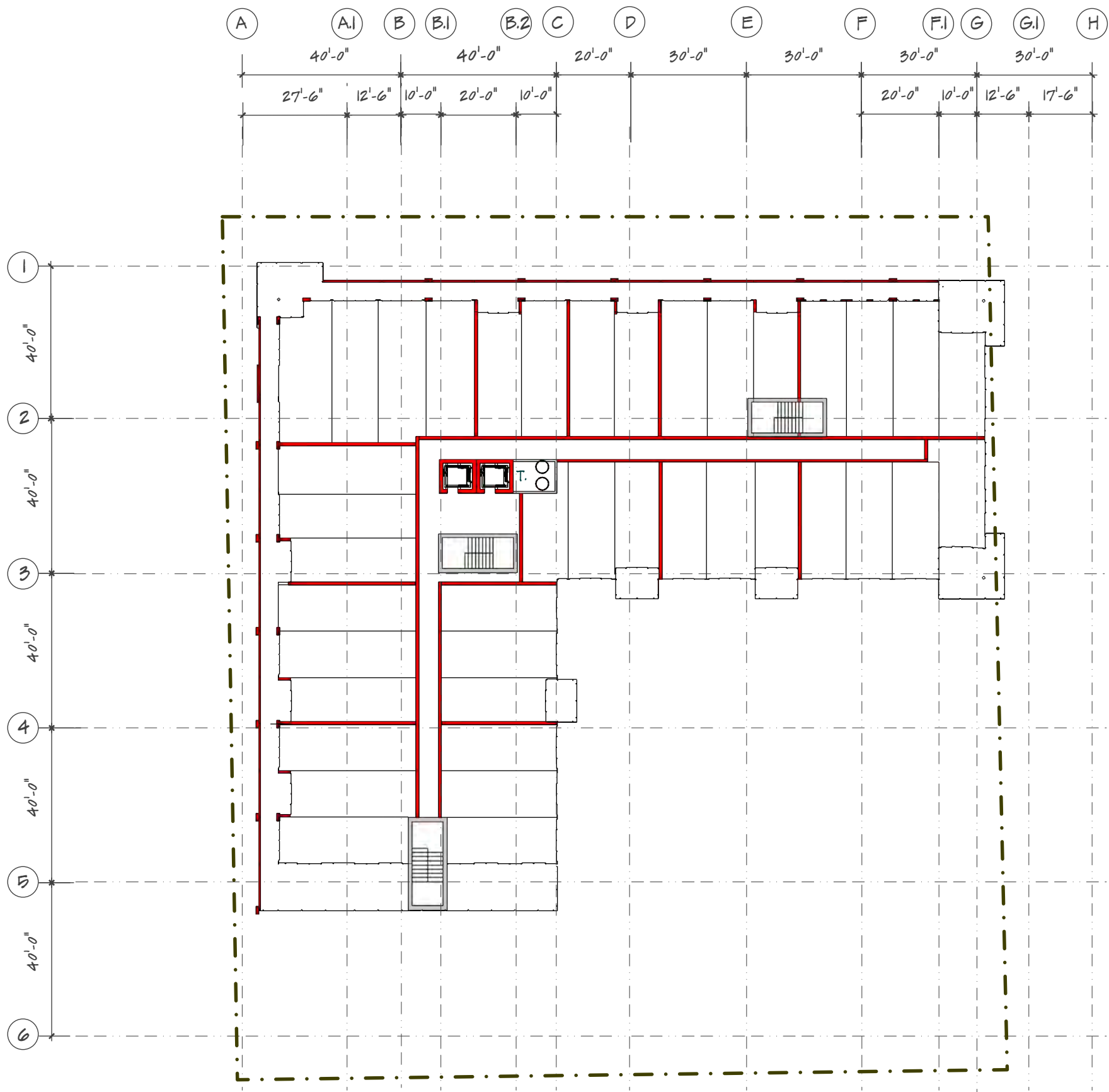
PRELIMINARY CONCEPT SKETCHES: FOR REVIEW ONLY
 ALL DIMENSIONS +/-

6th Level - Residences



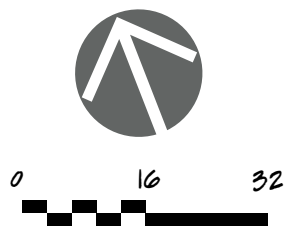
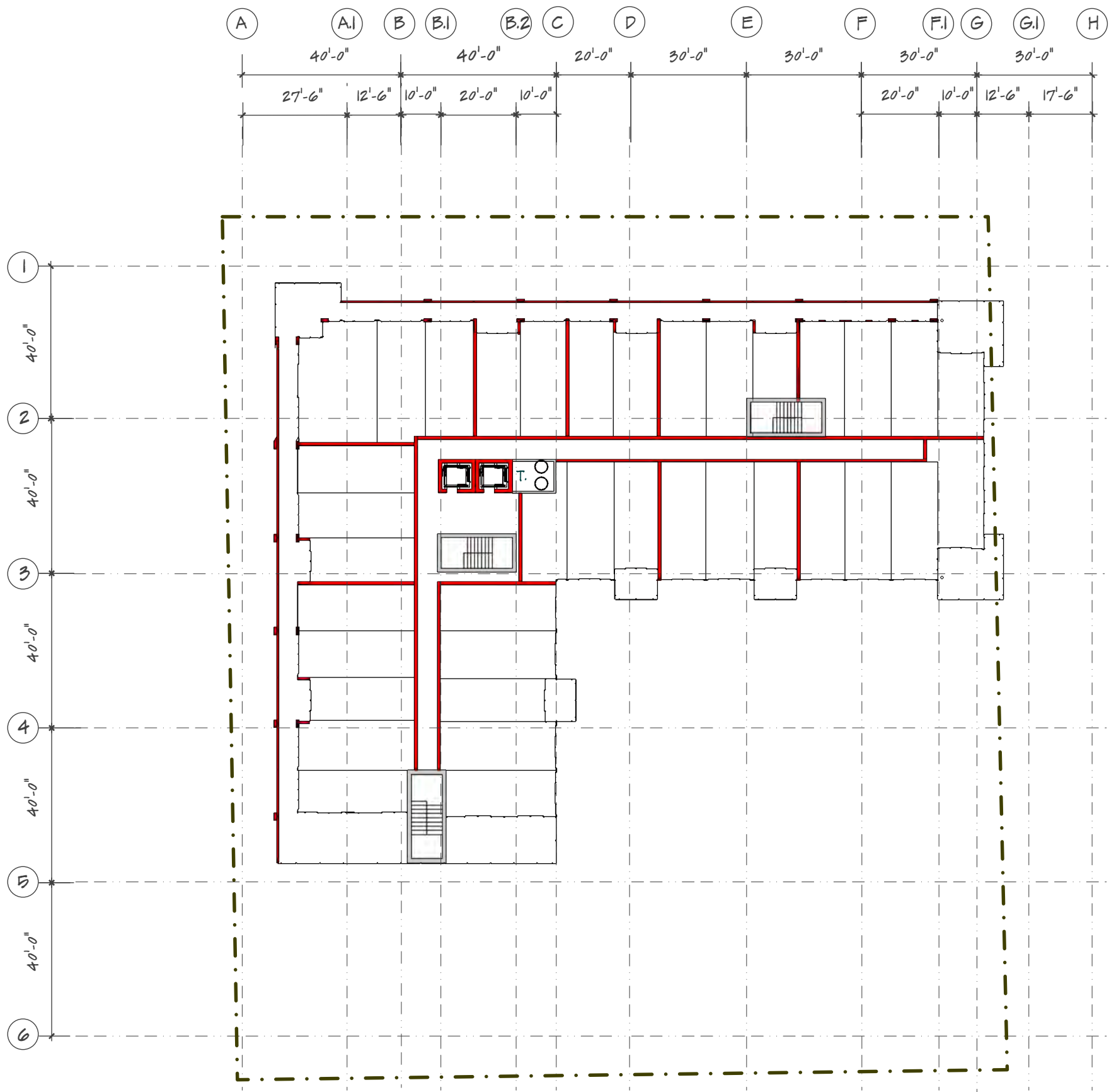
PRELIMINARY CONCEPT SKETCHES: FOR REVIEW ONLY
 ALL DIMENSIONS +/-

7th Level - Residences



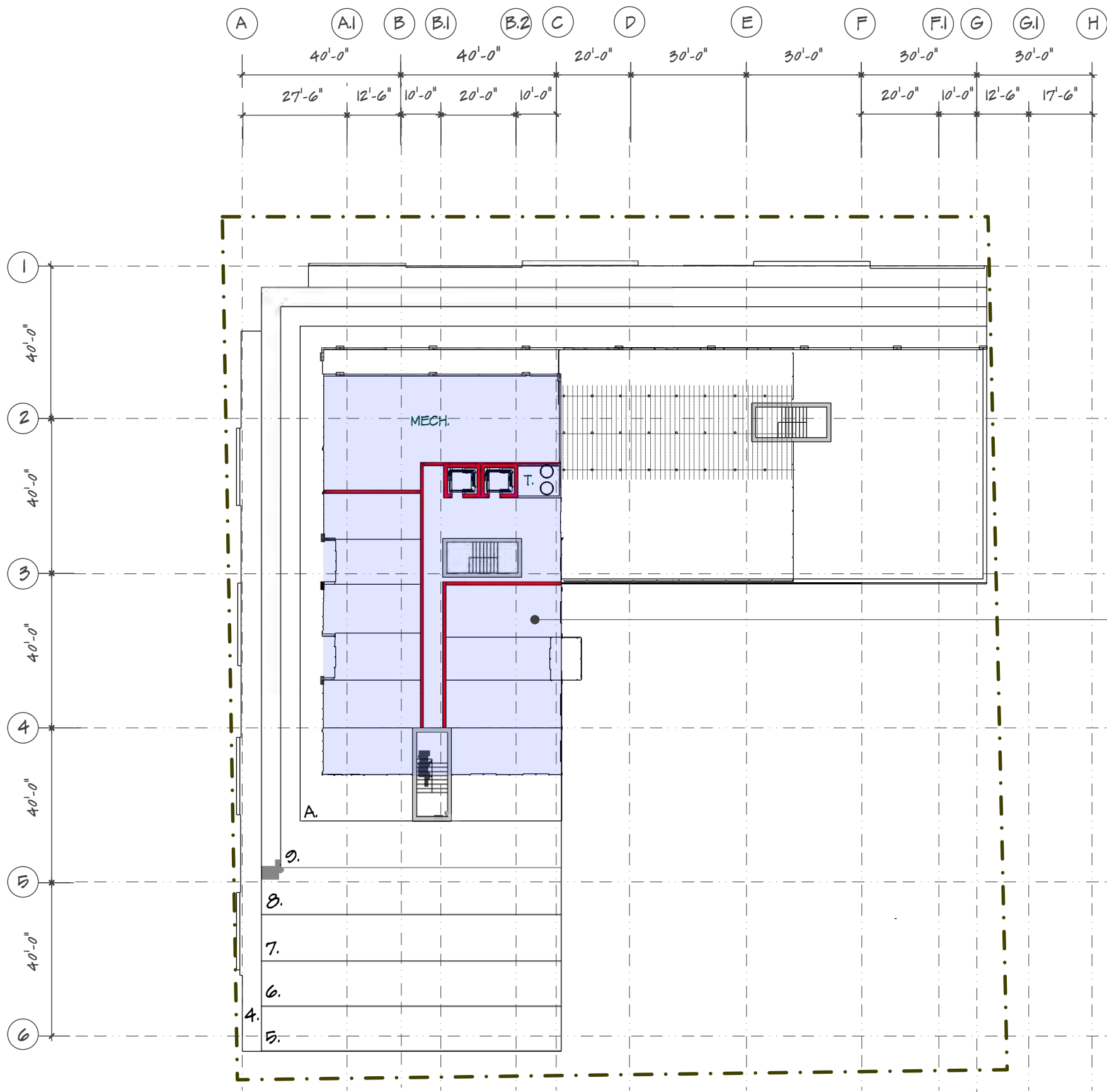
PRELIMINARY CONCEPT SKETCHES: FOR REVIEW ONLY
 ALL DIMENSIONS +/-

8th Level - Residences

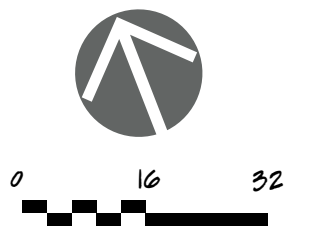


PRELIMINARY CONCEPT SKETCHES: FOR REVIEW ONLY
 ALL DIMENSIONS +/-

9th Level - Residences



SHADED AREA REPRESENTS 6,400 +/- SF
(25,600 +/- TOTAL ROOF AREA SF)

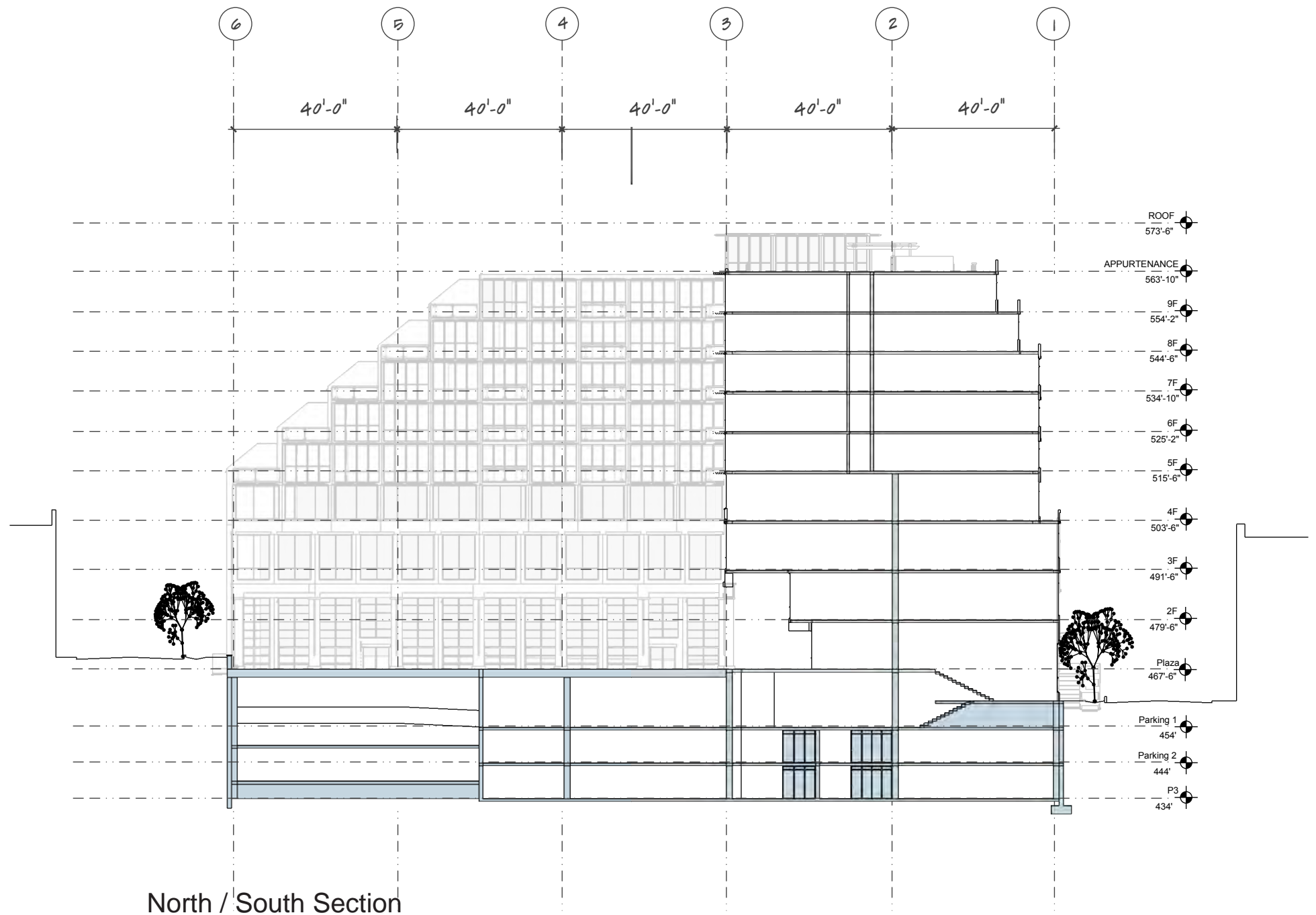
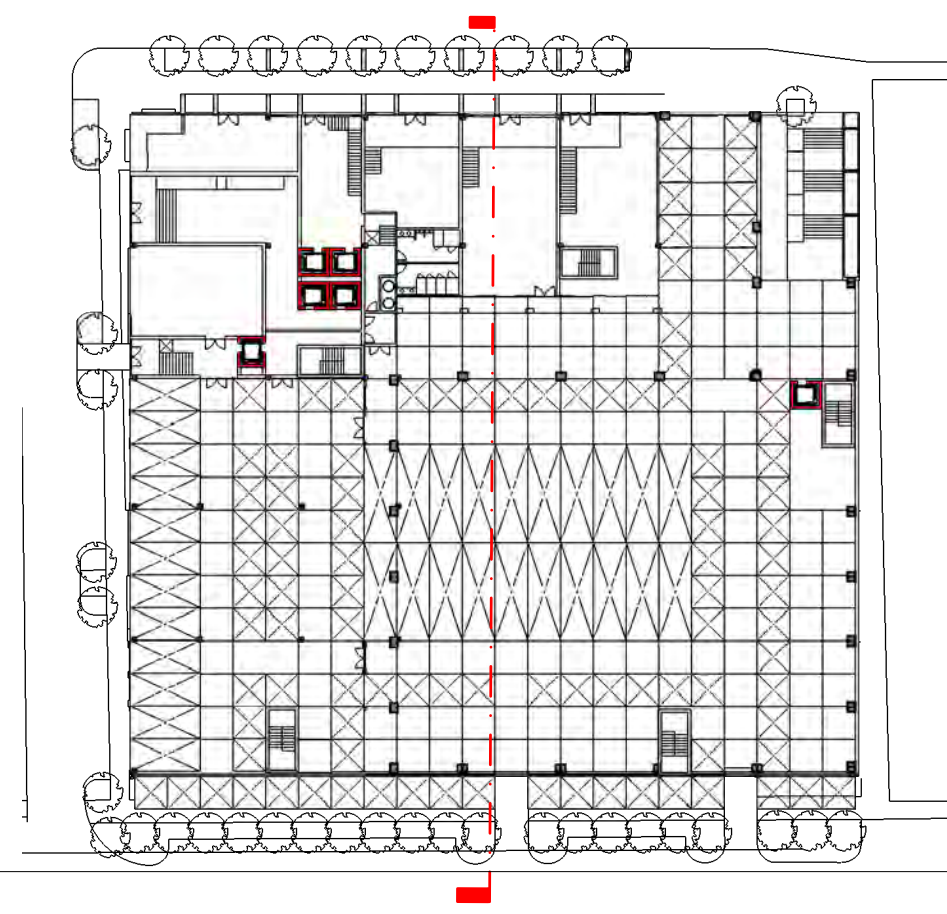


PRELIMINARY CONCEPT SKETCHES: FOR REVIEW ONLY
ALL DIMENSIONS +/-

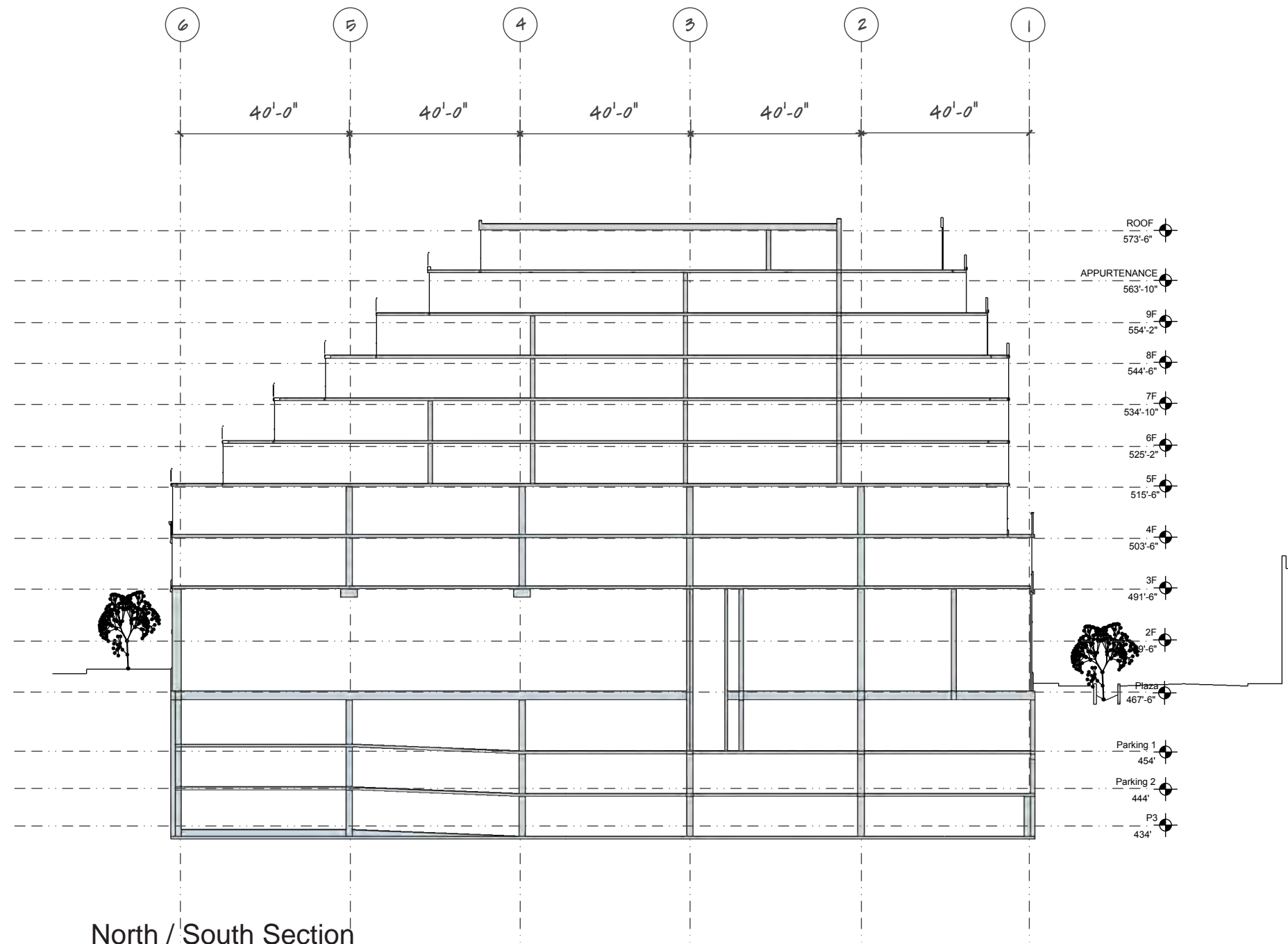
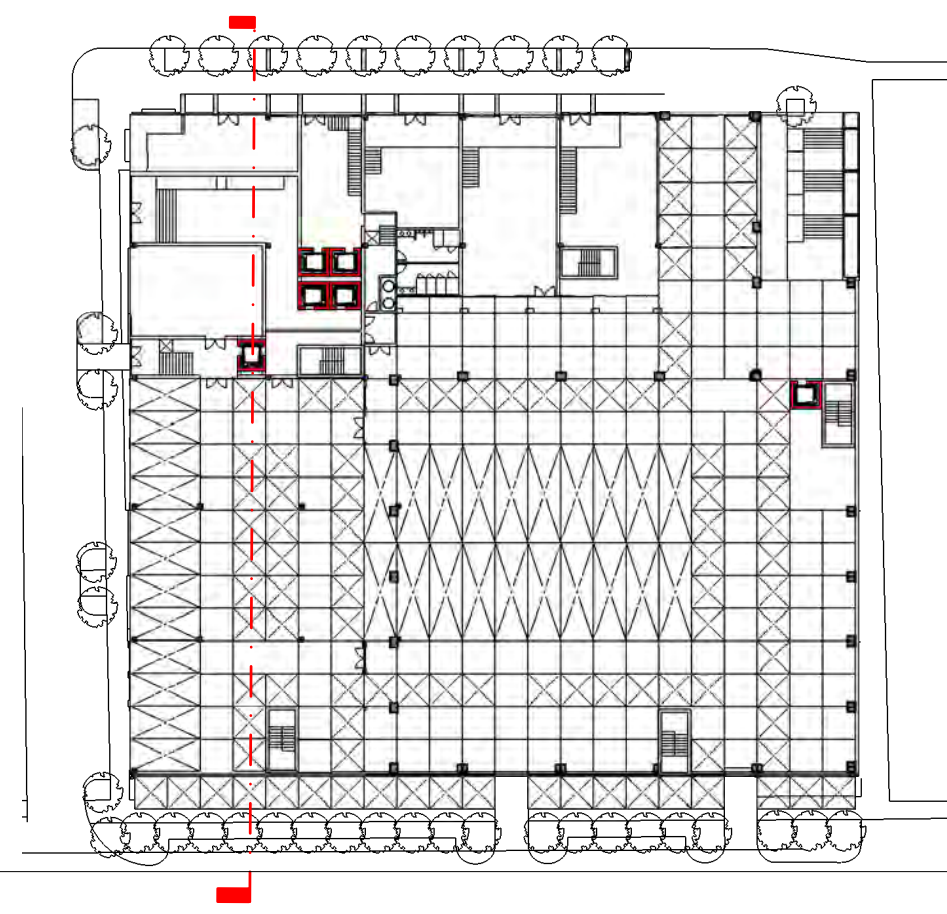
Appurtenance Level - Residences



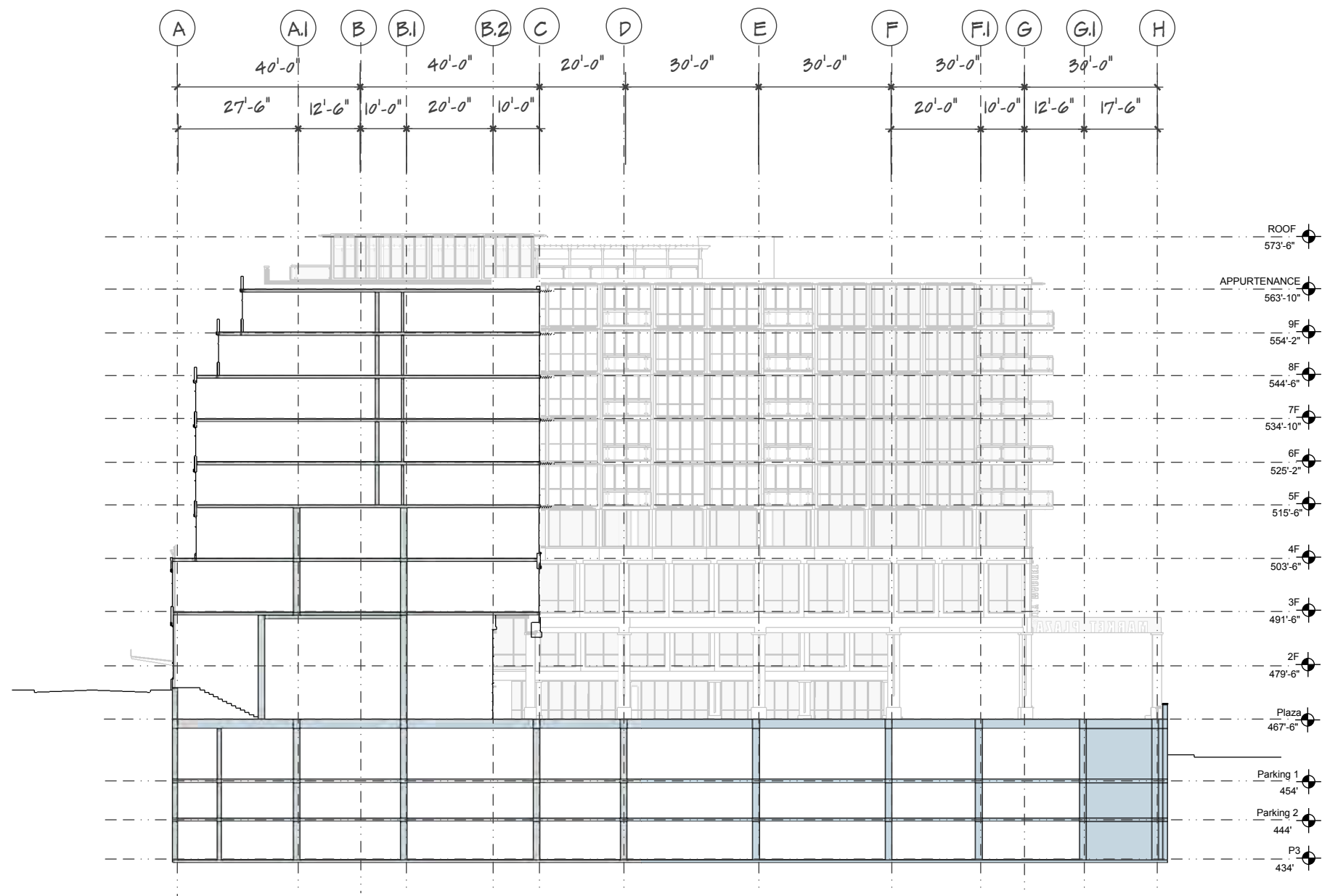
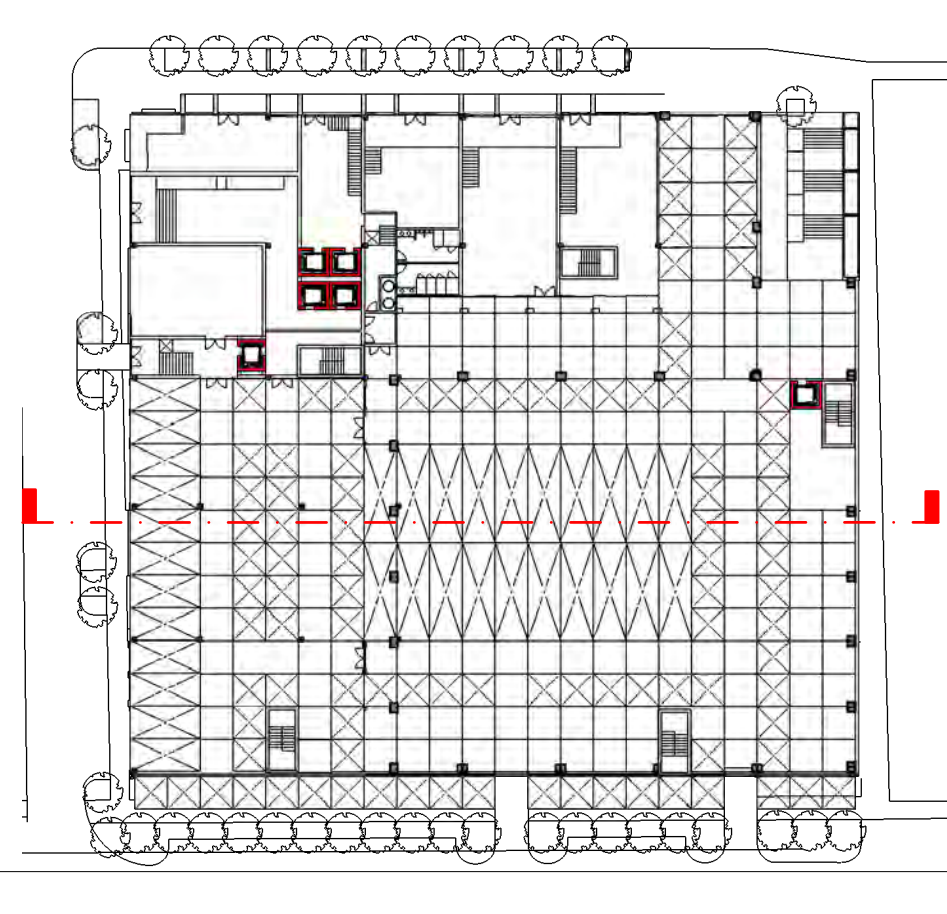
Roof Plan



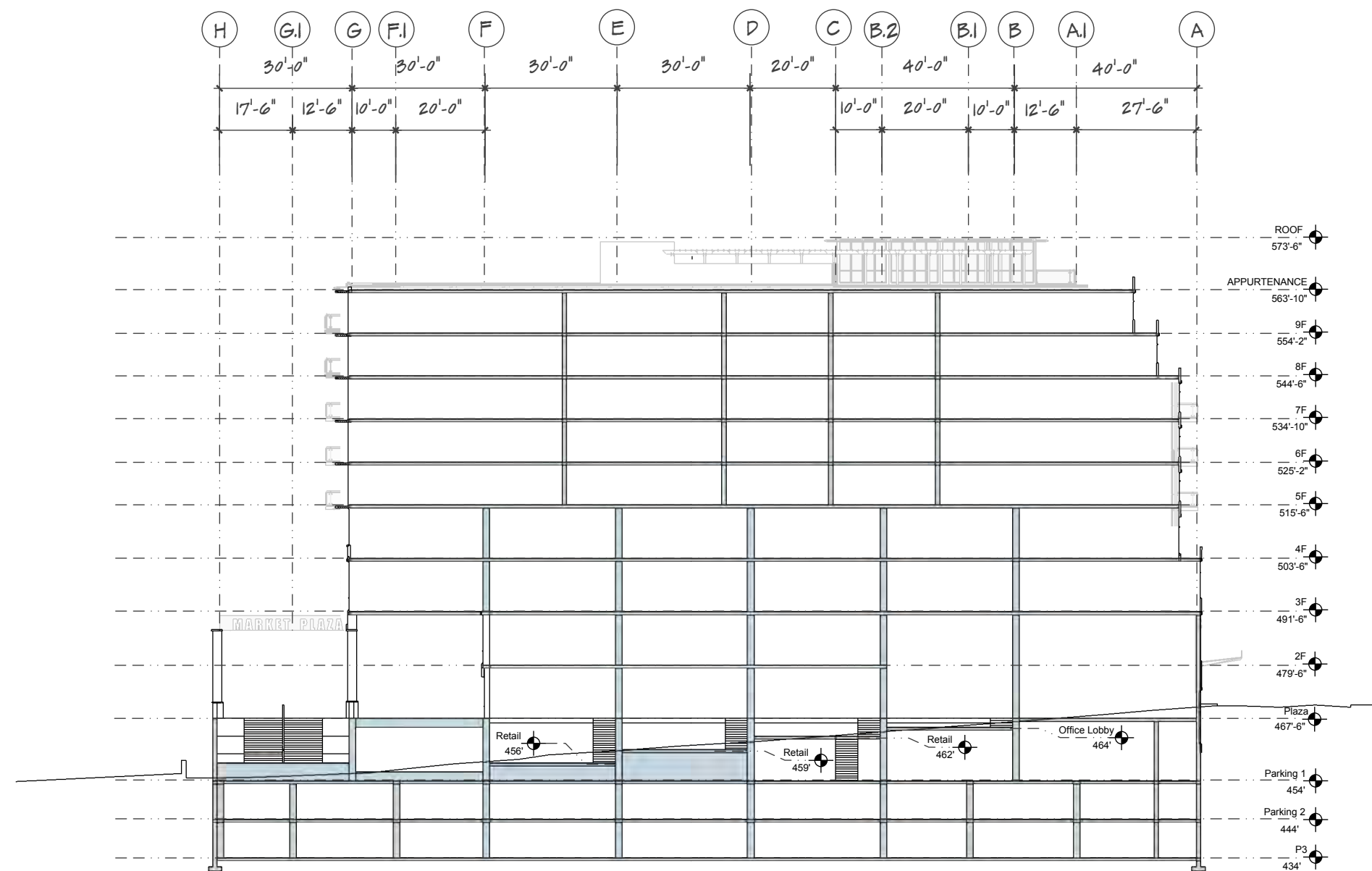
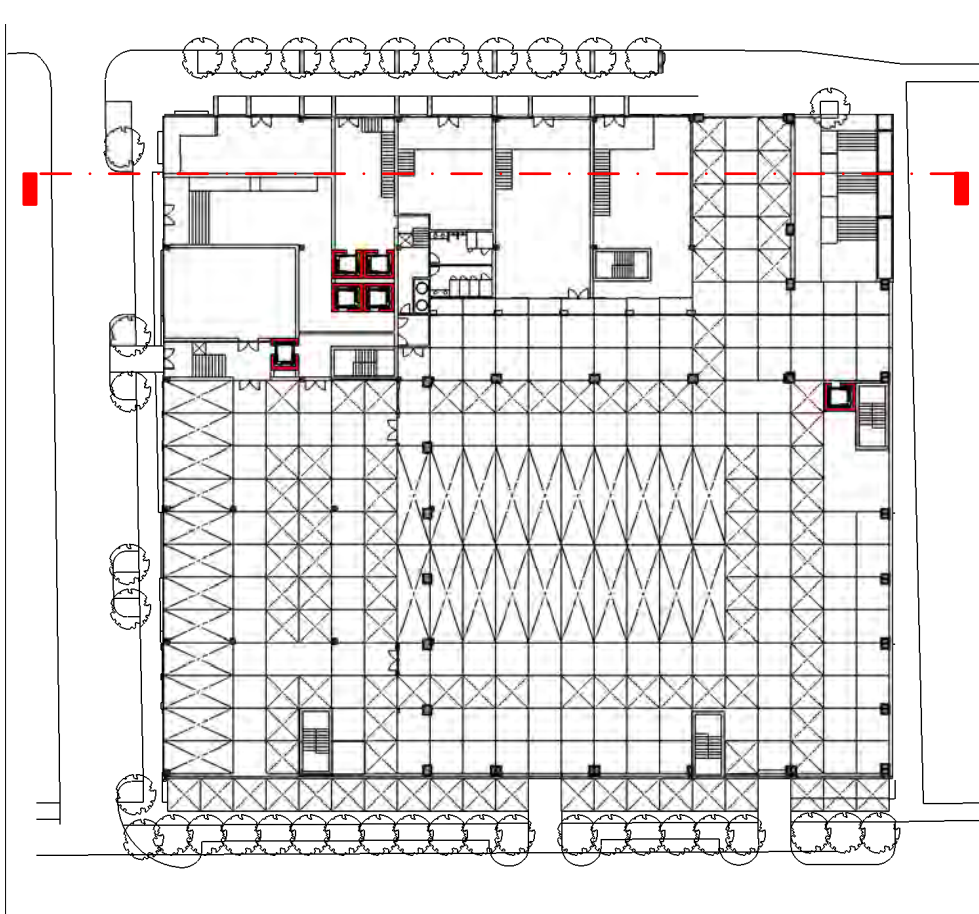
North / South Section



North / South Section



East / West Section



East / West Section



MARKET PLAZA

First Street at Street Level

Market Plaza | Urban Mixed-Use Development
Market Plaza, LLC - a joint venture led by Woodard Properties
Charlottesville, Virginia

Powe Studio Architects, PC
in association with Keith O. Woodard, RA and Design Develop, LLC.



Water Street Elevation



Second Street Elevation



South Street Elevation

Market Plaza | Urban Mixed-Use Development
Market Plaza, LLC - a joint venture led by Woodard Properties
Charlottesville, Virginia

Powe Studio Architects, PC
in association with Keith O. Woodard, RA and Design Develop, LLC.

August 15, 2014 **31**



First Street Elevation



Plaza Entry Stair



Plaza: Non-Market Day



Plaza: Market Day



Plaza: Non-Market Day



Plaza: Market Day



Plaza: Market Day



MARKET PLAZA

From Pedestrian Crossing at First Street

Market Plaza | Urban Mixed-Use Development
Market Plaza, LLC - a joint venture led by Woodard Properties
Charlottesville, Virginia

Powe Studio Architects, PC
in association with Keith O. Woodard, RA and Design Develop, LLC.



Pedestrian Level: Looking Up Water Street



Pedestrian Level: Looking Down Water Street



Pedestrian Level: From the Corner of Second Street and Water Street

Market Plaza | Urban Mixed-Use Development
Market Plaza, LLC - a joint venture led by Woodard Properties
Charlottesville, Virginia

Powe Studio Architects, PC
in association with Keith O. Woodard, RA and Design Develop, LLC.
August 15, 2014



Pedestrian Level: Looking Up Second Street



Pedestrian Level: Approaching Market Entrance



From the Corner of South Street and Second Street

Market Plaza | Urban Mixed-Use Development
Market Plaza, LLC - a joint venture led by Woodard Properties
Charlottesville, Virginia

Powe Studio Architects, PC
in association with Keith O. Woodard, RA and Design Develop, LLC.
August 15, 2014



Pedestrian Level: Looking Down South Street



Plaza: Non-Market Day



Plaza: Market Day

Market Plaza | Urban Mixed-Use Development
Market Plaza, LLC - a joint venture led by Woodard Properties
Charlottesville, Virginia

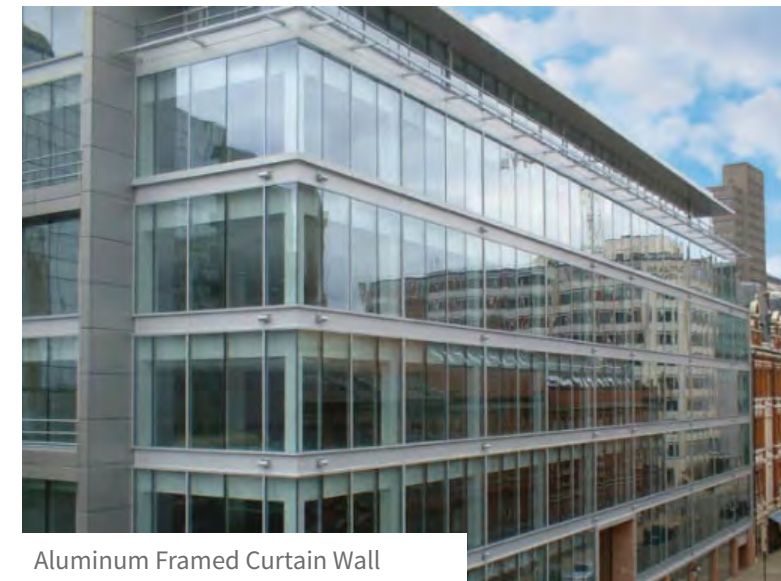
Powe Studio Architects, PC
in association with Keith O. Woodard, RA and Design Develop, LLC.



Aluminum Framed Curtain Wall



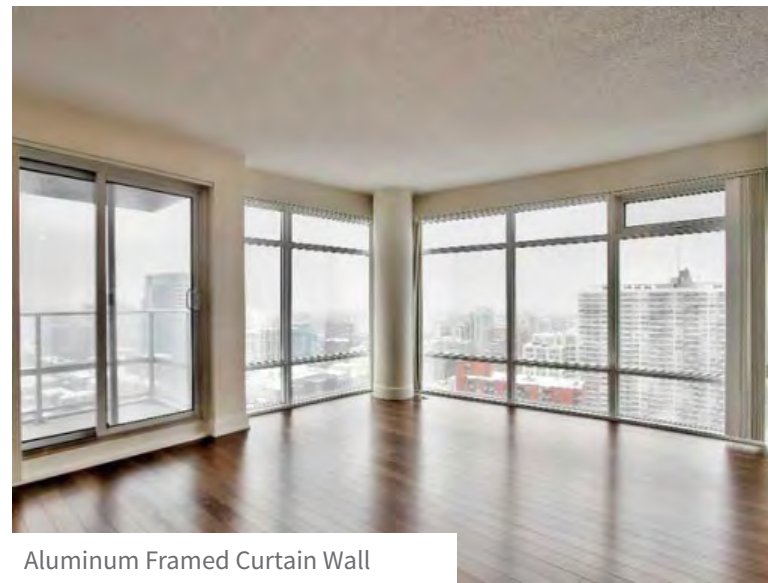
Aluminum Framed Curtain Wall



Aluminum Framed Curtain Wall



Aluminum Framed Curtain Wall



Aluminum Framed Curtain Wall



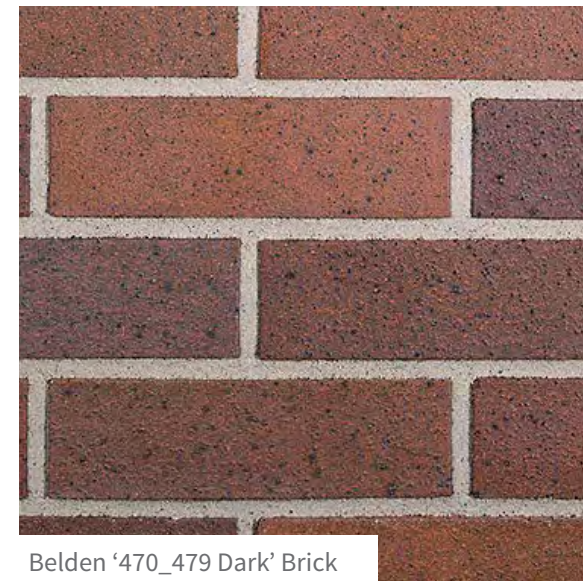
Aluminum Framed Curtain Wall



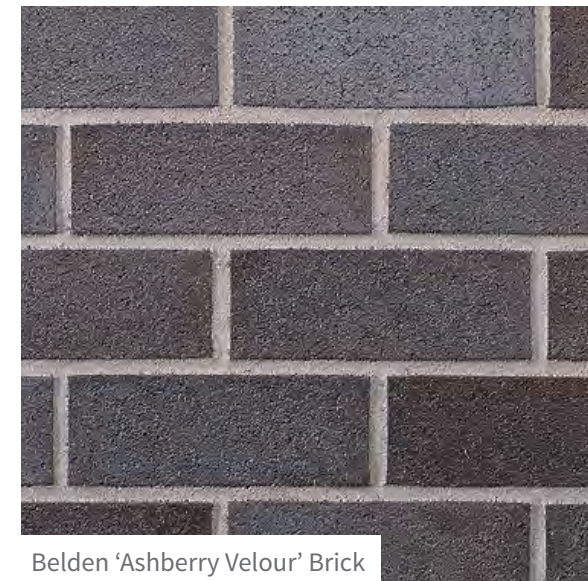
Belden 'Concord Blend' Brick



Belden '8601' Brick

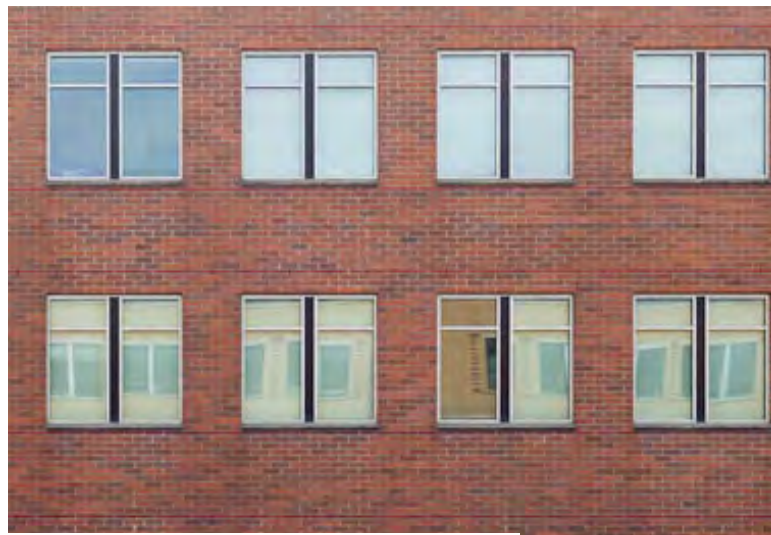


Belden '470_479 Dark' Brick



Belden 'Ashberry Velour' Brick

Building Materials



Aluminum Framed Fixed Windows in Brick



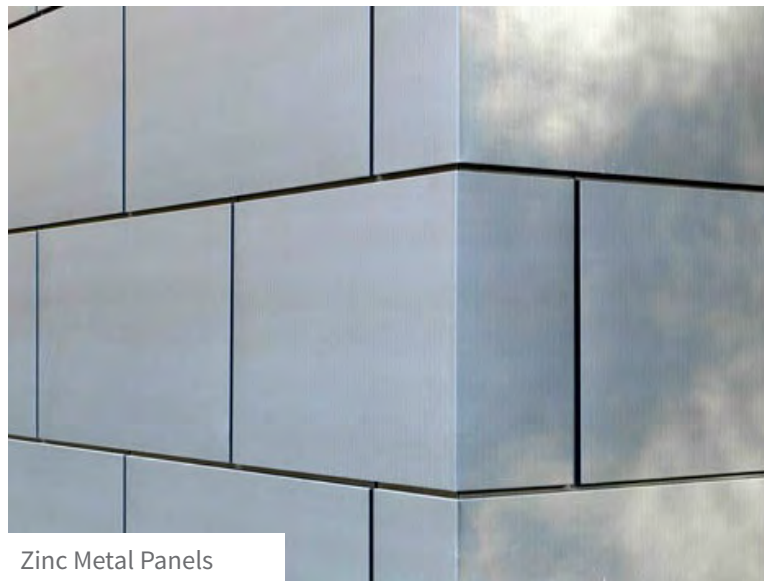
Aluminum Framed Fixed Windows in Brick



Aluminum Framed Fixed Windows in Brick



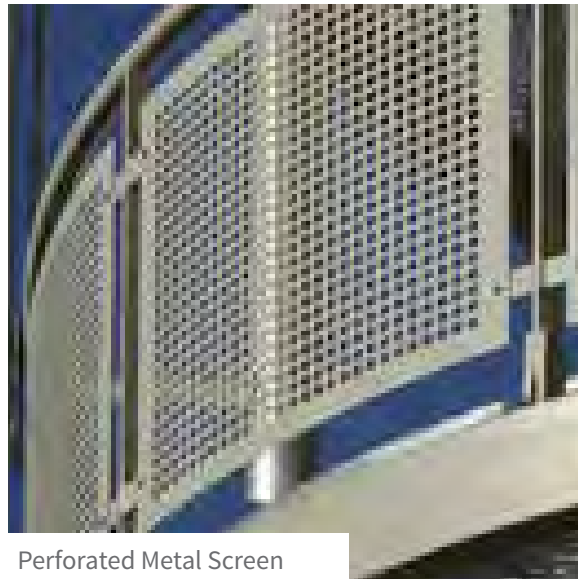
Zinc Metal Panels



Zinc Metal Panels



Zinc Metal Panels



Perforated Metal Screen



Perforated Metal Screen



Perforated Metal Screen



Perforated Metal Screen

Building Materials



Sail Shade System (White)



Sail Shade System (White)



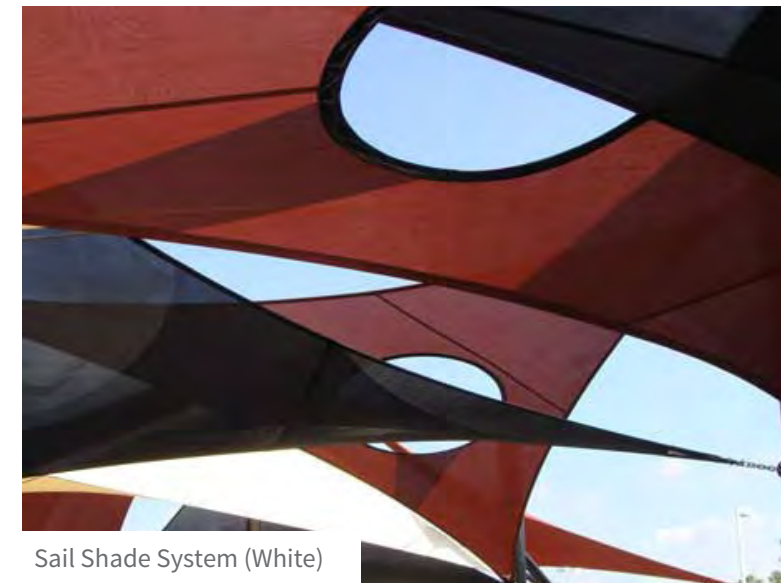
Sail Shade System (White)



Sail Shade System (White)



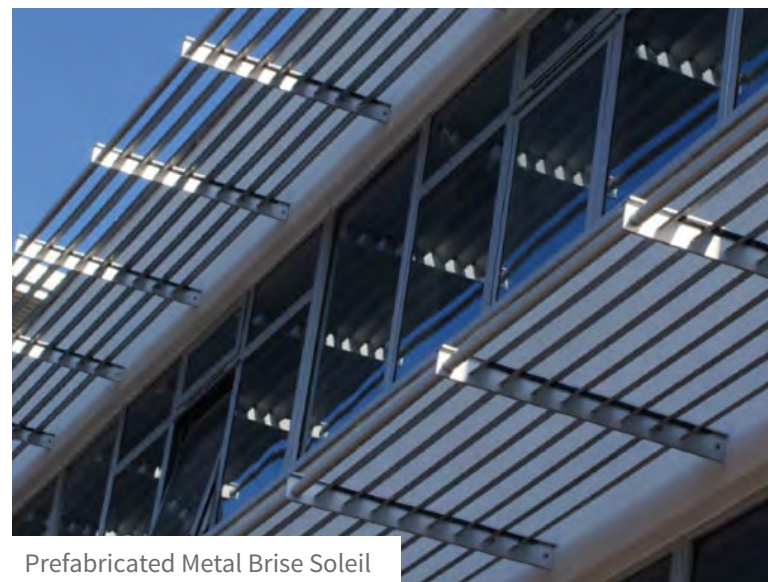
Sail Shade System (White)



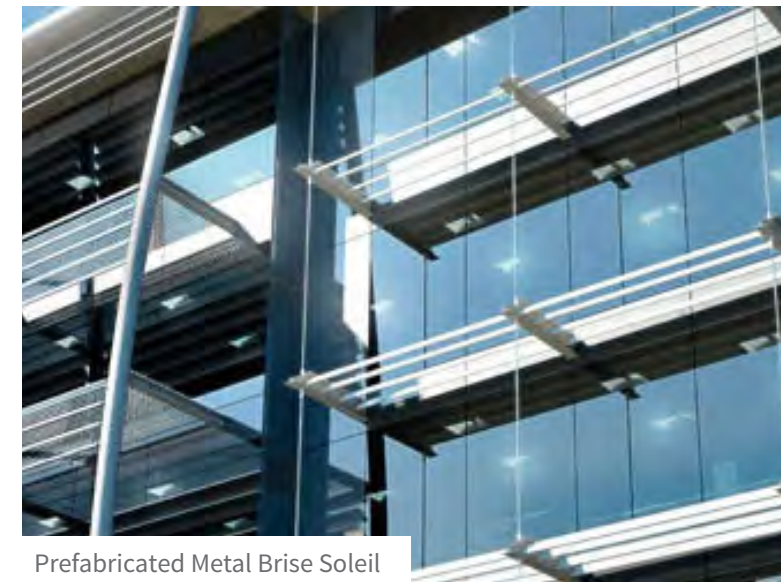
Sail Shade System (White)



Prefabricated Metal Brise Soleil



Prefabricated Metal Brise Soleil



Prefabricated Metal Brise Soleil

Building Components



Metal Rooftop Pergola System (white)



Metal Rooftop Pergola System (white)



Metal Rooftop Pergola System (white)



Glass Entrance Canopy



Glass Entrance Canopy



Glass Entrance Canopy



Precast Smooth Concrete Lintel and Sill

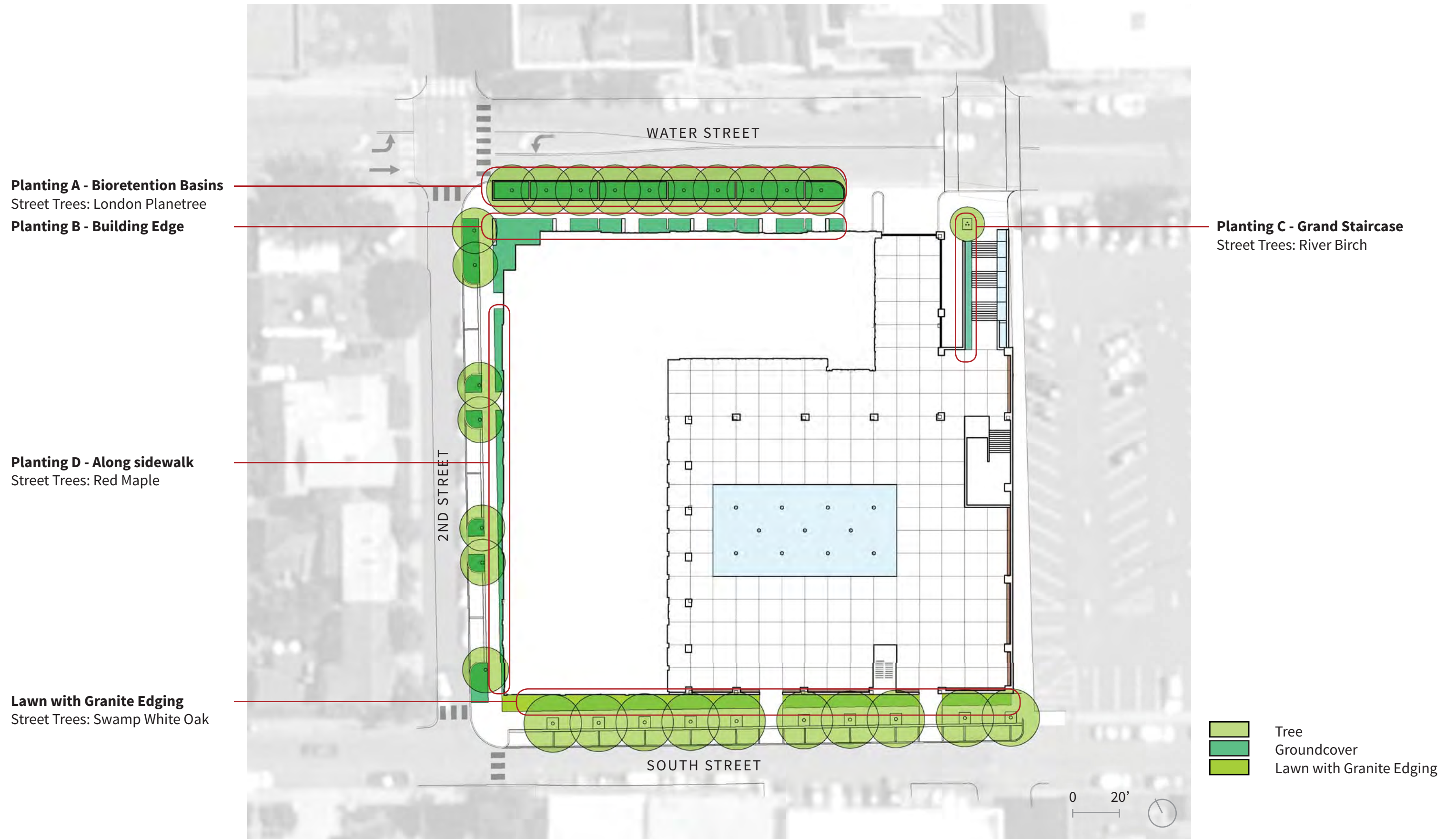


Precast Smooth Concrete Lintel and Sill



Precast Smooth Concrete Lintel and Sill

Building Components



Planting Diagram



Red Maple - *Acer rubrum* 'Red Sunset'



River Birch - *Betula nigra* 'Heritage'



Swamp White Oak - *Quercus bicolor*



London Plane Tree - *Platanus x acerifolia* 'Columbia'

Street Trees



Redtwig Dogwood - *Cornus sericea* 'Kelsey'



Dwarf Fothergilla - *Fothergilla gardenii* 'Mount Airy'



Virginia Sweetspire - *Itea virginica* 'Henry's Garnet'



Winterberry - *Ilex verticillata* 'Red Sprite'



Joe Pye Weed - *Eupatorium dubium* 'Little Joe'



Common Rush - *Juncus effusus*



Siberian Iris - *Iris siberica* 'Caesar's Brother'



Sensitive Fern - *Onoclea sensibilis*



Cinnamon Fern - *Osmunda cinnamomea*



Switchgrass - *Panicum virgatum* 'Heavy Metal'

Planting Area "A" Shrubs, Grasses and Perennials



Redtwig Dogwood - *Cornus sericea* 'Kelseyi'



Dwarf Fothergilla - *Fothergilla gardenii* 'Mount Airy'



Pennsylvania Sedge - *Carex pensylvanica*



Geranium Rozanne - *Geranium maculatum* 'Rozanne'



Hairy Alum Root - *Heuchera villosa* 'Autumn Bride'



Planting Area "B" Shrubs, Grasses and Perennials

Planting Area "C"



Pennsylvania Sedge - *Carex pensylvanica*



Little Bluestem - *Schizachyrium scoparium*

Planting Area "D"



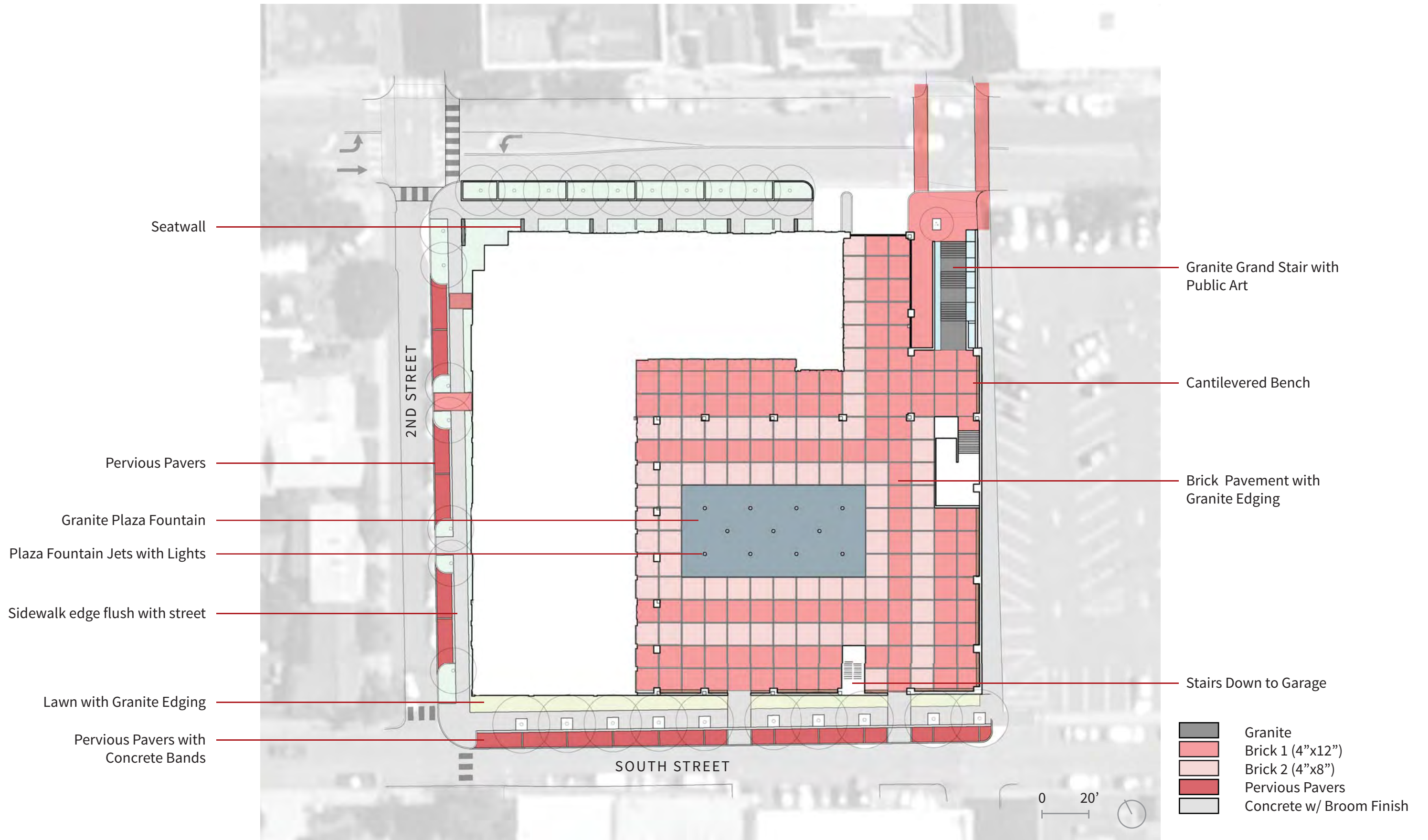
Purple Coneflower - *Echinacea purpurea*



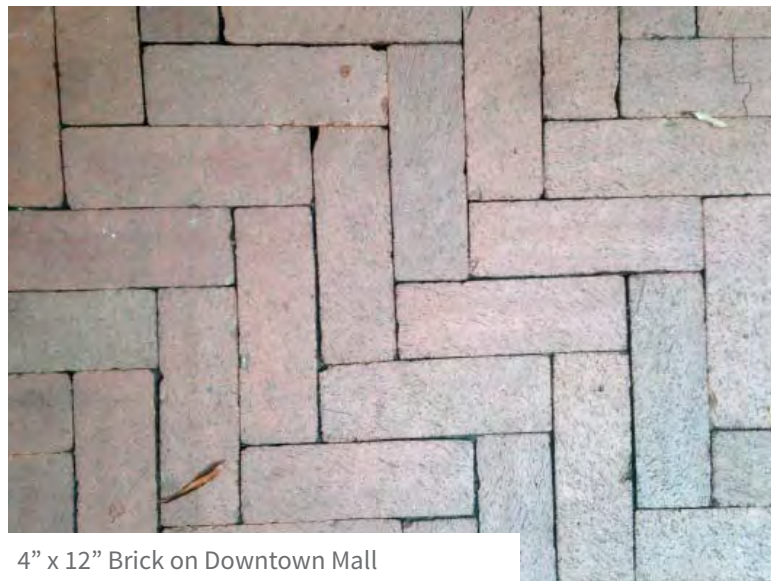
Russian Sage - *Perovskia atriplicifolia* 'Little Spire'



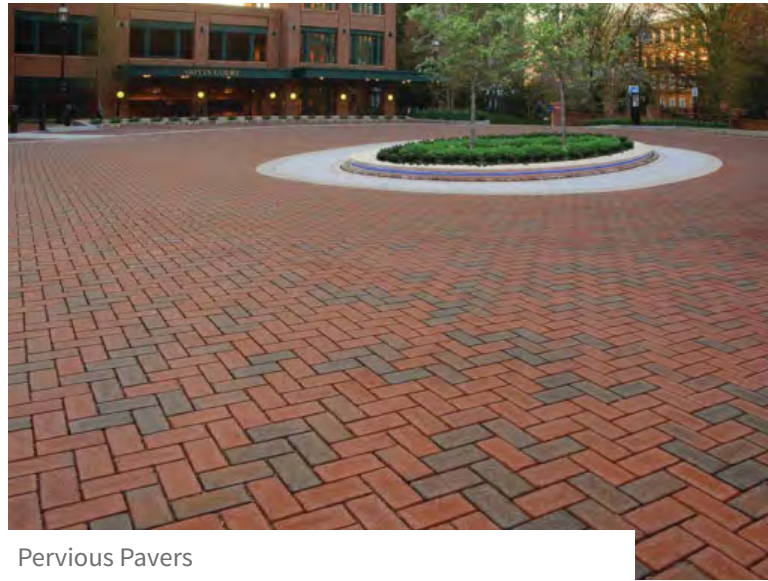
Planting Area "C" and "D" Shrubs, Grasses and Perennials



Site Materials and Elements Diagram



4" x 12" Brick on Downtown Mall



Pervious Pavers



Virginia Mist Granite on Downtown Mall



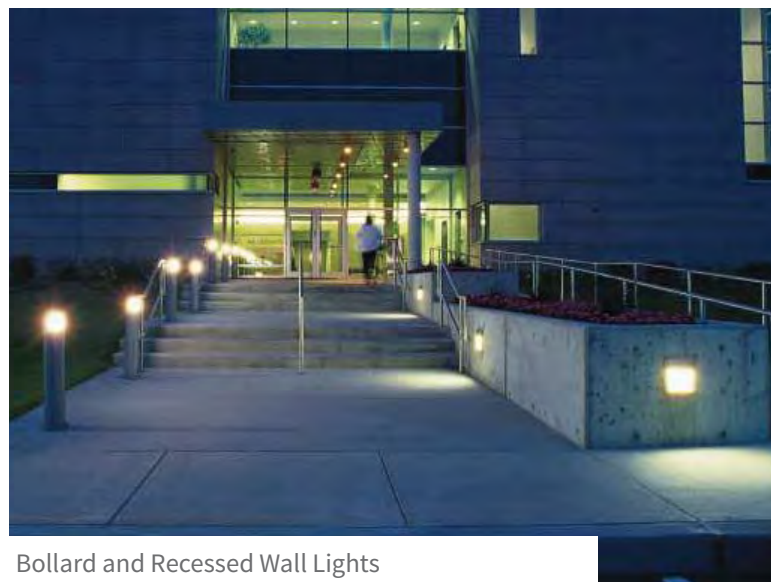
Woonerf for 2nd Street and South Street



Board Formed Concrete Walls



Concrete Walls with Stone Cap



Bollard and Recessed Wall Lights



Public Art



Bioswale

Site Materials and Elements Precedents



Fountain Jets Daytime



Fountain Jets Night Lighting



Fountain - Thin Scrim of Water



Stepped Fountain for Entrance Stair



Grand Stair Planting



Granite Stair



Bike Racks



Cantilevered Wooden Bench



Steel Handrail

Site Materials and Features Precedents



Street	Method 1 ▲	Method 2 ▲
Water	103'-10"	102'-4"
2nd	90'-10"	90'-10"
South	96'-10"	93'-10"
1st	103'-10"	108'-10"
Total	395'-4"	395'-10"
Average	<b style="color: red;">98'-10"	<b style="color: red;">98'-11.5"

Method 1: Height at center point of property
 Method 2: Height at center point of building elevation

During the last **Charlottesville Bike and Pedestrian Advisory Committee** a number of concerns were raised about the proposed Market Plaza development. See below for a compilation of comments from committee members, (in no particular order).

Comments

- My main concern remains the closure of 1st Street, which erodes Charlottesville's excellent small-block street grid (as noted by Jeff Speck), especially if the remaining pathway will not be ADA accessible and/or narrower than 8 ft (for two-way bike traffic).
- The developer said that First Street would be closed during events. This would not be good for pedestrian access.
- The market/plaza space should be visible from the public realm.
- The packet does not contain a pedestrian view of South Street.
- The grand staircase is a concern as is closing of First Street. Is the pedestrian experience adequate?
- How do you get to the plaza from 2nd St?
- 1st Street would no longer exist as a public thoroughfare. Right now you can get to CM from every direction. With the proposed design, we are blocking off a lot of access. People wanted to keep the market downtown so it will be visible. This plan raises it up and blocks it off. The building design should provide a similar level of accessibility. There needs to be access through the building from the NW corner of the property.
- The design team should provide a ground level view from the corner of South Street and 1st Street. The market plaza appears to be raised with stairs. This is an ADA concern.
- Originally the plaza was designed to be a public space. Now it's a long-term lease. If the city approves the street closure and leases the space for the plaza, when the lease runs out, the City gets nothing in return.
- The design doesn't allow the market space to be public. The design is not open. It's not welcoming. Consider rotating the design 180 degrees.
- How do vendors feel about the access points for the market? Can vendors get to the spaces?
- What are the plans for the city market while the project is under construction? A few people suggested using the Amtrak parking lot.

- The retaining wall on Water Street will make riding (bicycles) on Water Street even more uncomfortable than it is.
- The building design will create shadow for all the existing buildings on 2nd Street.
- Concern that the building is trying to serve many functions. Envisions a lot of compromise.



MAYNARD SIPE

Attorney at Law

(434) 249-9134

maynard@boydandsipe.com

TARA R. BOYD

Attorney at Law

(804) 248-8713

tara@boydandsipe.com

October 28, 2014

BY EMAIL

Planning Commission
City of Charlottesville
City Hall
Charlottesville VA 22902

Re: SP 13-10-19 Water Street Plaza

Dear Commissioners:

Please accept this letter as my firm's comments on the referenced project. My firm's office is located in the old Gleason Building on Garrett Street at the intersection with First Street.

While we appreciate the Commission's efforts to keep First Street open to public pedestrian traffic, we are disappointed to see that the special use permit assumes First Street will be closed to cars. Closing First Street would make car travel between Garrett Street and Water Street more difficult for our clients and the other businesses and residents along Garrett Street and in the ACAC superblock. More fundamentally, however, closing First Street pulls a critical thread from the urban fabric of walkers, cyclists and drivers, weakening the overall material.

We encourage the Planning Commission and staff to reconsider closing First Street now, while the costs of revising the applicant's plan are relatively low, rather than waiting to have this discussion when the street vacation ordinance is under consideration. If the Commissioners remain convinced that First Street should be closed to cars, we would at a bare minimum expect the City to retain ownership of the First Street ROW for public pedestrian access and utilities, along with the right to reopen the street to car travel when the site is next redeveloped.

Thank you for considering our comments.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Tara R. Boyd".

Tara R. Boyd

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
PLANNING COMMISSION

PRELIMINARY DISCUSSION: SPECIAL USE PERMIT

Author of Memo: Brian Haluska, Neighborhood Planner

Date of Meeting: November 11, 2014

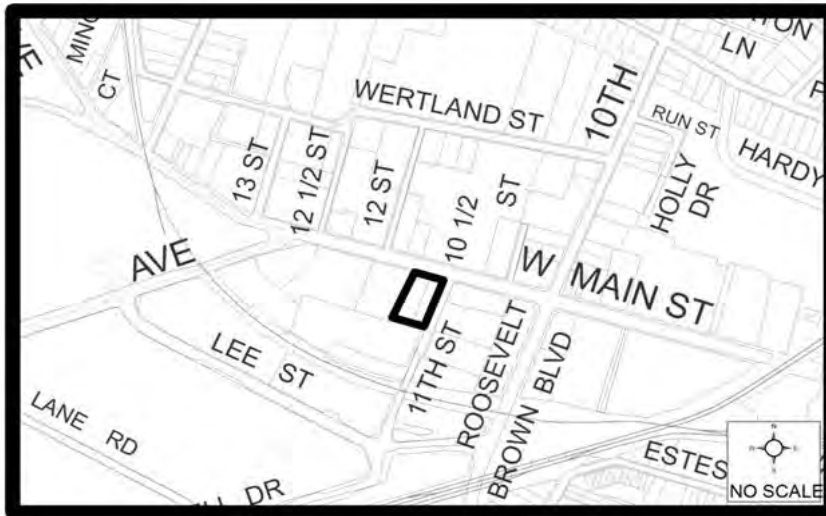
RE: Sycamore House Hotel (1106 West Main Street)

Background

Austin Flajser of Carr City Centers, has submitted a special use permit for a commercial development at 1106 West Main Street. The request is for additional height.

The site plan proposes a new building with 150 hotel rooms and a ground floor restaurant. The property is further identified on City Real Property Tax Map 10 Parcels 64 and 65. The site is zoned WMS (West Main South) with an Architectural Design Control District Overlay Zone and Parking Modified Zone. The property is approximately 0.458 acres.

Vicinity Map



Preliminary Analysis

Reason for Special Use Permit

The applicant is requesting a special use permit for additional height.

The maximum height permitted by right in the West Main South zoning district is 70 feet, with an additional 31 feet permitted by special use permit. The applicant shows a maximum building height of 101 feet.

Areas for Discussion

As part of this preliminary discussion, Commissioners are encouraged highlight areas where potential impacts from the request could occur, and to indicate any potential conditions that they would like staff to provide for discussion in the staff report.

- **Massing and Scale** – The proposed building would be 101 feet tall, and would be a focal point of persons travelling down West Main Street in either direction. The building is in proximity with several other tall structures; including the University Hospital, and many of the surrounding medical center structures that are in excess of 60 feet tall. It is also near the site of the proposed mixed-use structure at 1000 West Main Street, for which a special use permit for additional height was previously granted.

The proposed location for the hotel is notable in that it is a smaller lot than the previous projects on West Main Street, and thus the dimensions of the building and the impact on the street vary from the larger buildings that have been previously constructed on the corridor (Battle Building, The Flats).

Attachments

Conceptual plan with Drawings

SYCAMORE HOUSE HOTEL

10.21.14



BBGM



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Special Use Permit Narrative

October 2014

Carr Hospitality Hotel Development

LOCATION: 1106 West Main Street, Tax Map & Parcels 10-64 & 10-65

PROJECT INFORMATION: 1106 West Main Street is a proposed hotel development located at the southwest corner of West Main Street and 11th Street SW. The project consists of a hotel with approximately 150 rooms and a restaurant located on the street level of the West Main Street frontage. The site is within close proximity to the University of Virginia Medical Center and with walking distance to UVA Grounds. The newly constructed Battle Building and associated UVA parking deck are within the same block.

The project is located in the West Main South Mixed Use Zoning District and is within the City's West Main Street Architectural Design Control (ADC) District. Mass transit stops are all along West Main Street with an existing stop immediately in front of the property. The proposed Hotel is within the Parking Modified Zone, reflecting the City's desire to promote alternate modes of transportation along this vital connection between UVA the Downtown area. The project's design and massing is harmonious with existing buildings on the surrounding block as well as buildings within close proximity. This design also complies with the city's stated vision for the redevelopment of West Main Street, a designated urban development area within the city. Below you will find responses to each of the city's factors to be considered in review of Special Use Permit applications.

SPECIAL USE PERMIT REQUEST: A Special Use Permit (SUP) is being requested for additional height (from 70 ft. by-right maximum to 101 ft. maximum) and modifications of setbacks (sideyard setback reduction from 10 feet to 6 feet and no stepback along 11th Street SW)

REVIEW CRITERIA:

- (1) Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood

The proposed hotel project is harmonious with the vision and goals for the West Main Street corridor and the current zoning ordinance. This project is located within the UVA Medical Center District with existing development measuring from 101 feet (Battle Building) to 150 feet (Main Hospital) and proposed development a block away being approved for 101 feet (1000 West Main Street). 1106 West Main Street intentionally brings activity to the street level of West Main with a restaurant fronting directly onto the street as well as the hotel lobby. Once complete, the hotel is expected to increase pedestrian activity, as well as provide an upscale lodging option within walking distance to the University.

- (2) Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan

In the 2013 Comprehensive Plan, the City of Charlottesville promotes alternate modes of transportation, infill development and redevelopment of existing sites, economic development and the creation of mixed use projects. The plan also encourages reduction of parking in favor of alternate modes of transportation (such as walking and biking). The proposed hotel development at 1106 West Main Street meets all of these community enhancing goals.

There has been a recent influx of development within the University Medical Center District and along the West Main Street Corridor. The Hospital is improving and expanding facilities to continually improve its world class services. The City has worked for decades to spark development along West Main and now this area has momentum. The corner site of the hotel is an important infill development opportunity that will transform the site into a building that matches its urban surroundings while increasing economic development and vibrancy within the City. Carr Hospitality recognizes Charlottesville as a prime tourism destination and seeks to provide a product that is harmonious with City and University goals.

(3) Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations

The structures and site will be designed to 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; *Carr Hospitality understands that this area, in particular, can experience traffic congestion. A hotel at 1106 West Main Street is an ideal and complimentary use as it has parking peaks that differ from the surrounding uses. Guests will check in during the afternoon and check out late morning. Many guests will likely come to the site via taxi and choose not to use a car because of the convenience of this location.*
- b. Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment; *The project should have no adverse impact to the environment and will be in compliance with the City of Charlottesville lighting and noise ordinances.*
- c. Displacement of existing residents or businesses; *The primary existing business at this location is the Studio Arts Shop. This business plans to move and open at a new location in the City.*
- d. Discouragement of economic development activities that may provide desirable employment or enlarge the tax base; *The hotel and restaurant should provide new employment opportunities to members of this community while enlarging the tax base. It is important to note that a hotel use represents a significant value to the tax base for two reasons: By generating commercial taxes in addition to the real estate taxes any other use would pay, a hotel provides a significantly larger tax contribution. Secondly, the new tax revenue comes with the minimum demand on local services. For example, hotel guests do not place their children in the public school system while staying at the property.*
- e. Undue density of population or intensity of use in relation to the community facilities existing or available; *This project is a mix of hotel and restaurant uses, therefore it will not have any impact on population and community facilities.*
 - f. Reduction in the availability of affordable housing in the neighborhood; *No impact.*
 - g. Impact on school population and facilities; *No impact.*
- h. Destruction of or encroachment upon conservation or historic districts; *The project is located within the West Main Street ADC, and the Studio Arts Shop is considering a contributing structure to the district. In the recent past, the Board of Architectural Review did grant a demolition permit for 1106 West Main Street for the construction of a similar project. That demolition request has now expired, therefore Carr Hospitality has made appropriate application with the Board of Architectural Review as of October 28, 2014.*
- i. Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and, *This project is in compliance.*
- j. Massing and scale of project. *The massing and scale of this project is consistent with the immediate surroundings as well as projects that have been proposed and constructed along the West Main Street Corridor. The backdrop to this site is the UVA parking garage; a structure spanning the entire block and measuring 101 feet tall plus an elevator appurtenance. Along with the newly constructed Battle Building (also 101 feet tall), the hotel actually works to break down the mass of the parking garage and provide new visual interest and activity to the block. As new development continues, taller and more urban projects have become the norm, with one and two story buildings on this particular block being out of scale with the vision and direction. A block away, 1000 West Main Street was recently approved for additional height of up to 101 feet with a foot print twice as large as this development.*

- (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;

Concepts from the Zoning Ordinance: The purpose of the West Main South Mixed Use District is to promote mixed-use development along West Main--a significant route of access to the city. Objectives include (i) creation of a dynamic street life, encouraging the placement of buildings close to property lines, and/or heavily landscaped yard areas, in order to engage pedestrians and de-emphasize parking facilities; (ii) encouragement of mixed-use development; (iii) facilitation of development that demonstrates an appropriateness of scale; (iv) encouragement of development that offers creative minimization of the impact of parking facilities and vehicular traffic; (v) encouragement of landscaped spaces available for pedestrian use (e.g., pocket parks, tree-lined streets and walkways); (vi) encouragement of alternate forms of transportation (e.g., pedestrian travel, bicycle paths, use of public transit); (vii) encouragement of neighborhood-enhancing economic activity; (viii) encouragement of home ownership; and (ix) encouragement of neighborhood participation in the development process.

Of particular importance is the creation of corridors to serve as vital centers for economic growth and development while at the same time encouraging development that is friendly to pedestrians and alternate modes of transportation characteristic of an urban setting. 1106 West Main accomplishes the applicable goals of the Mixed Use Corridors.

- (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.

The proposed hotel development will meet all applicable City requirements and regulations. As previously noted, this project contributes to the revitalization efforts along West Main Street to create a vibrant street life and economic boost for the City.

- (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.

The Special Use Permit Request and accompanying Site Plan will be reviewed by the Board of Architectural Review. The BAR will also review COA Applications for demolition or the existing building and the proposed new construction.

Adjacent Properties

Name	Mailing Address	Tax Map and Parcel
Kane's Inc.	1200-02 WEST MAIN STREET Charlottesville, VA 22903	10-63
Rector & Visitors of the University of Virginia	P O BOX 400884 Charlottesville, VA 22904	10-61L
University Station LLC	P O BOX 7324 Charlottesville, VA 22906	10-68
Rector & Visitors of the University of Virginia	575 ALDERMAN ROAD Charlottesville, VA 22903	10-69
Rector & Visitors of the University of Virginia	P O BOX 400884 Charlottesville, VA 22904	10-69L
Rector & Visitors of the University of Virginia	P O BOX 3726 Charlottesville, VA 22903	10-53



Location

1106 W Main St Charlottesville, VA

Required/ Permitted

Zoning: West Main South Mixed Use with a Historic Overlay

Site Area	19,989sf		
Building Height	101		
By right	70ft		
Special Use Permit	101ft		
Setback from Main St	15ft min -	20ft max	
Setback from 11th St	10ft min -	20ft max	
Stepback @ Main St	10ft after	50ft	
Stepback @ 11th St	5ft after	50ft	
Parking	1 / 2	units= 0.5	
		* 150units	
		= 75 Spaces	
Retail Parking	1 / 250	Feet=	
Per modified Zone	0.5 / 250	Feet= 8	
		Total= 83	

Provided

Building Height	101ft
Appurtenance	16ft
Setback from Main St	15ft
Setback from 11th St per SUP	6ft
Stepback @ Main St	10ft
Stepback @ 11th St per SUP	0ft
Parking	90 Spaces

GSF		SF	
LEVEL			
1st-4th FLOOR	17,305SF x 4FLOORS	69,220SF	
5th-10th Floor	11,366SF x 6FLOORS =	68,196SF	
TOTAL	10	137,416SF	

Room Matrix		
Room Type	Count	Percentage
Suite	12	8%
King	84	56%
Double Queen	54	36%
Total Units	150	

Room Count		
Levels	Units	Total
5nd-10th	25Units x 6FLOORS	150





PERSPECTIVE 1

SYCAMORE HOUSE HOTEL

PRELIMINARY STUDY

10.21.14

1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006



PERSPECTIVE 2

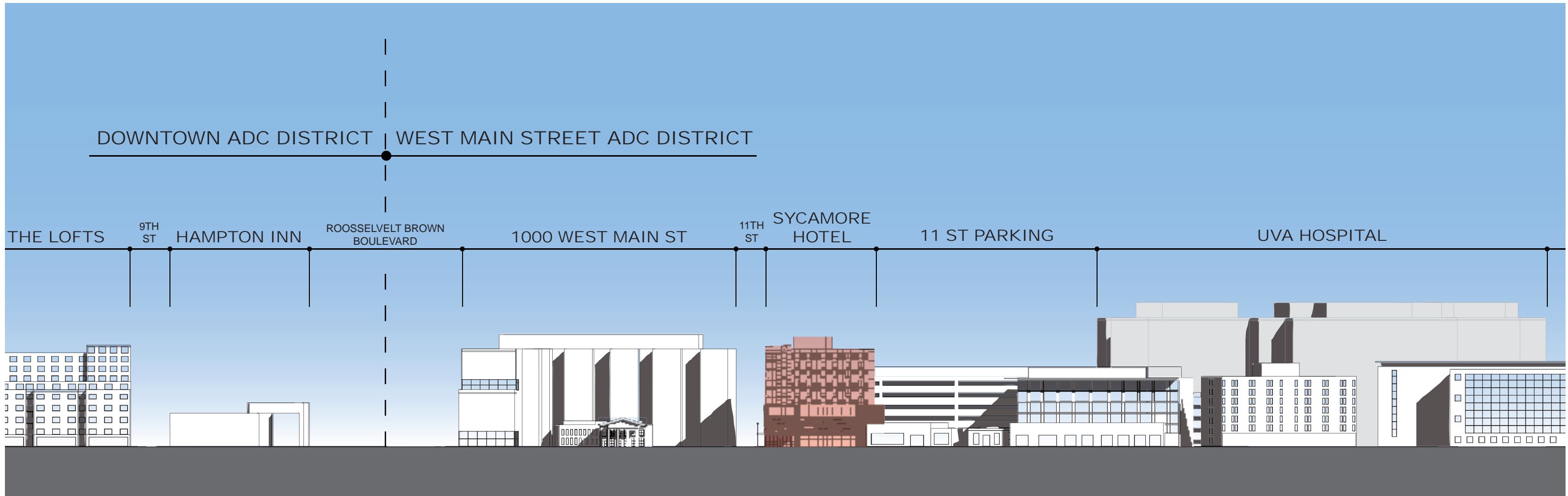
SYCAMORE HOUSE HOTEL

PRELIMINARY STUDY

10.21.14

1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006







NORTH ELEVATION
SCALE: 1"= 20'-0"

SYCAMORE HOUSE HOTEL
PRELIMINARY STUDY

10.21.14

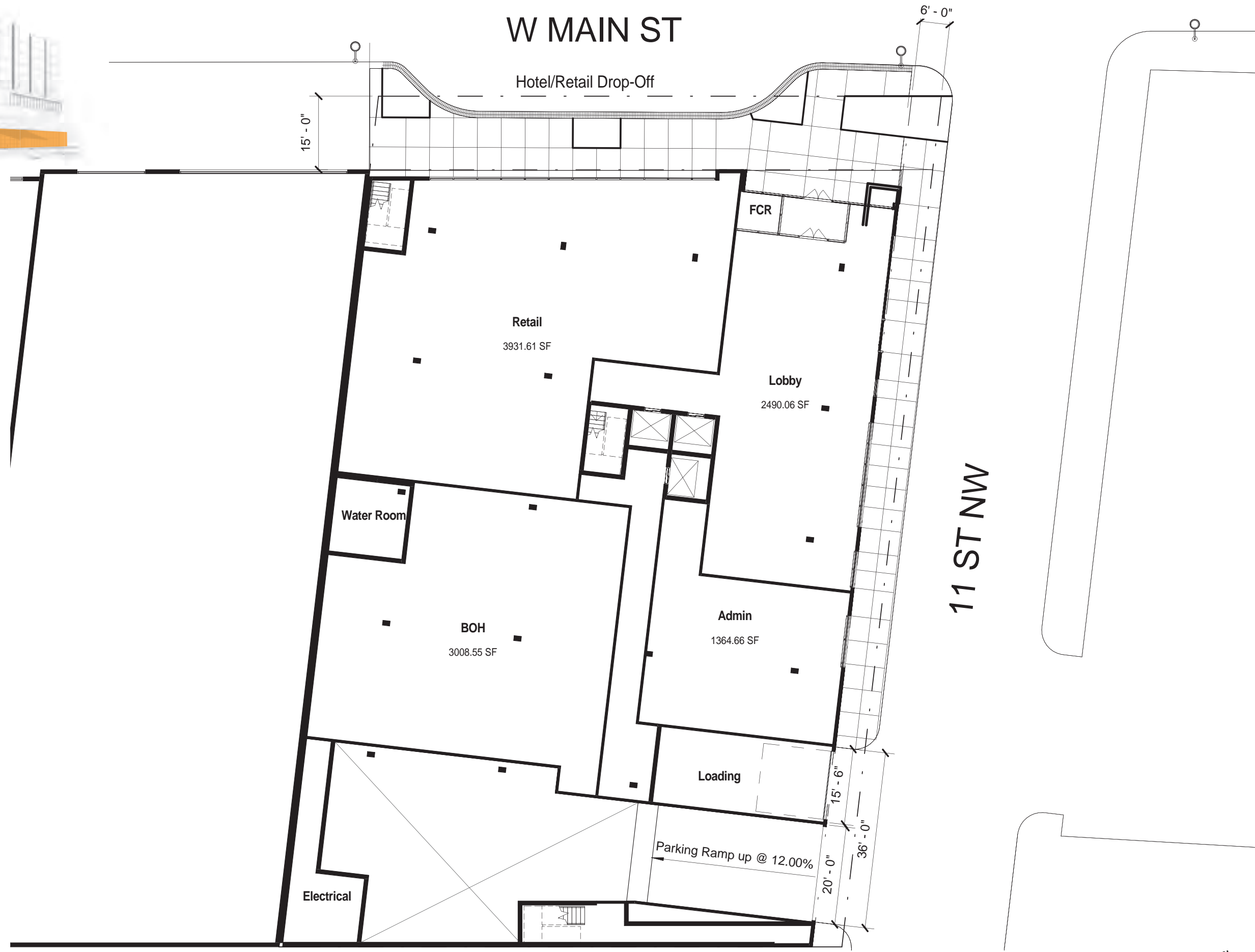
1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006

PG 12











W MAIN ST

Hotel/Retail Drop-Off



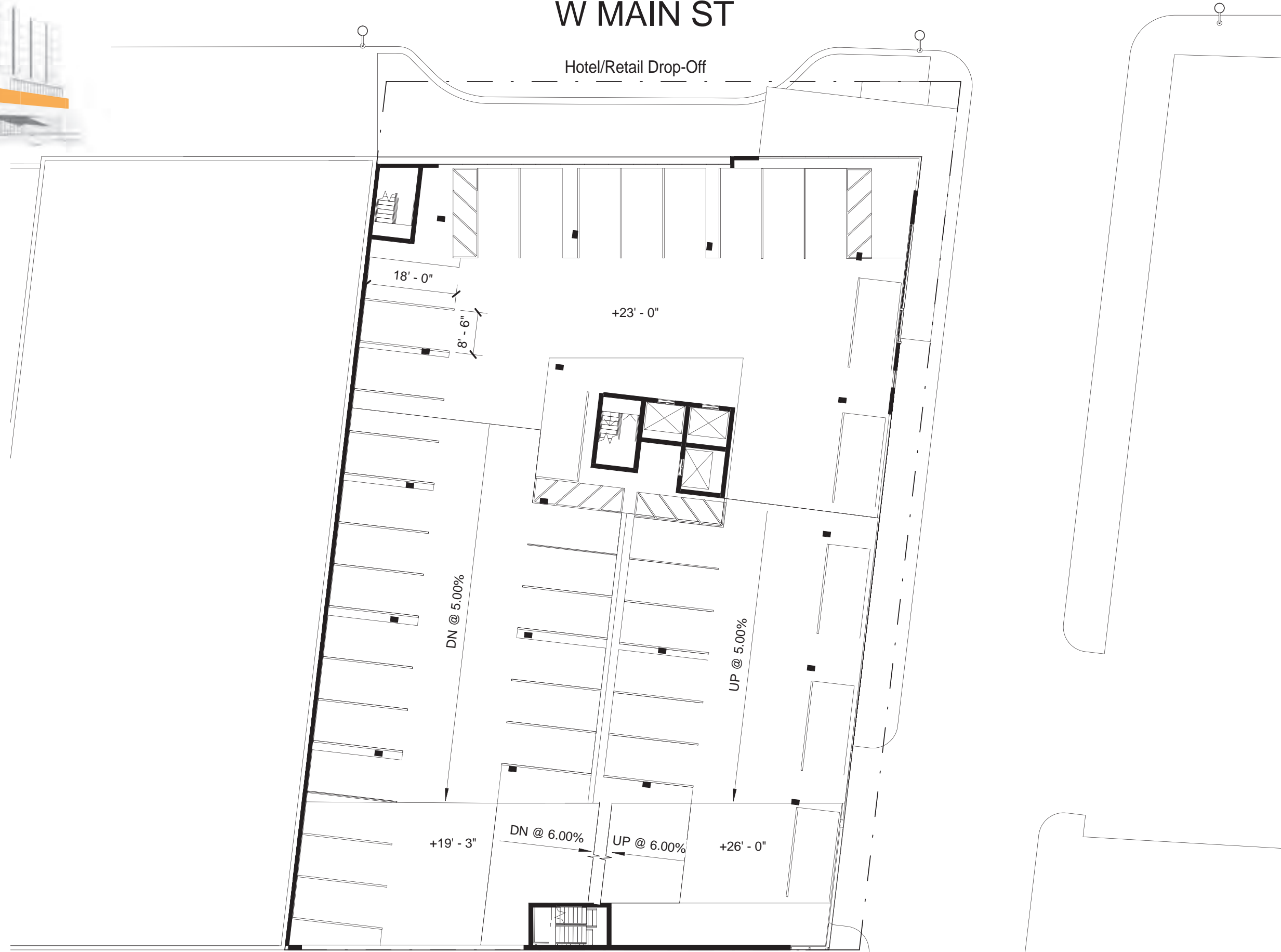
11 ST NW





W MAIN ST

Hotel/Retail Drop-Off





W MAIN ST

Hotel/Retail Drop-Off



11 ST NW

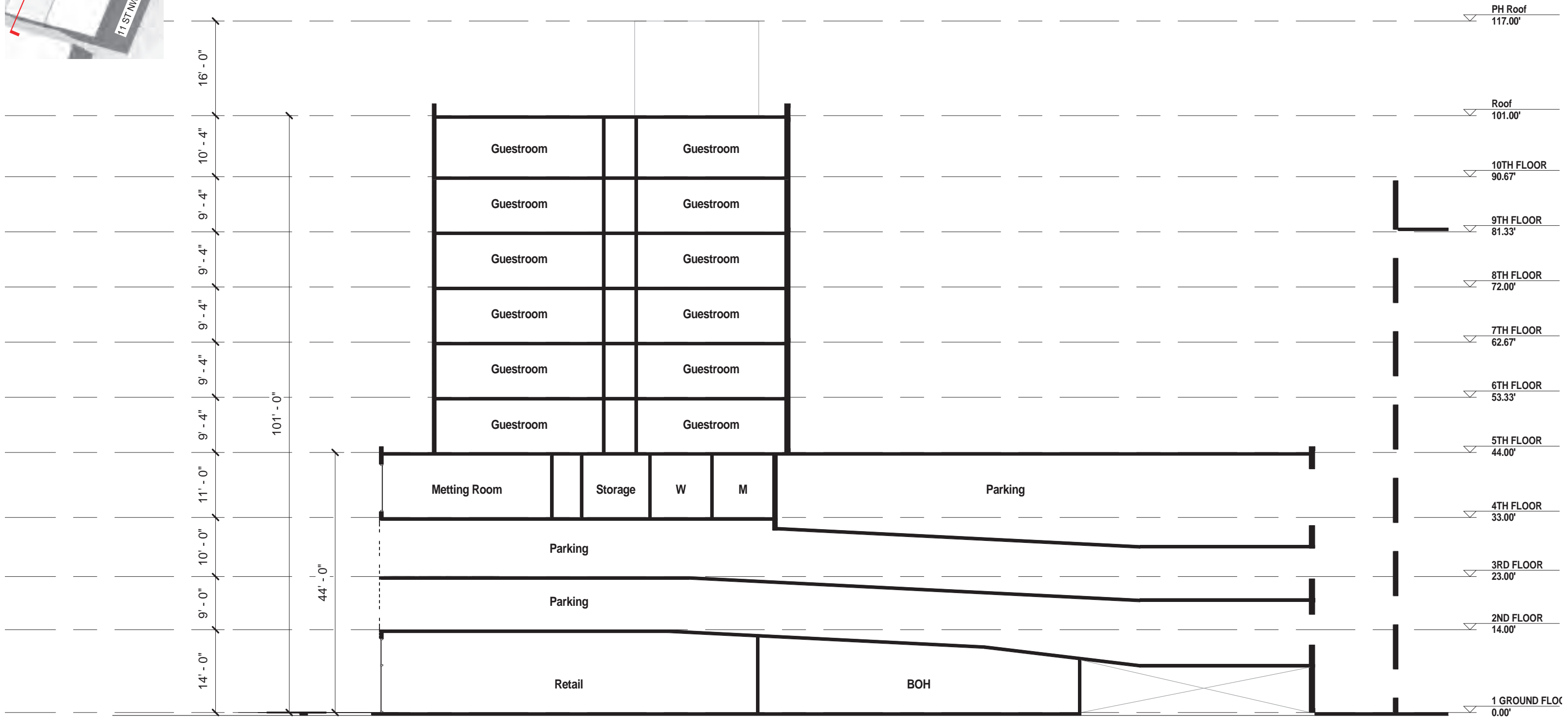
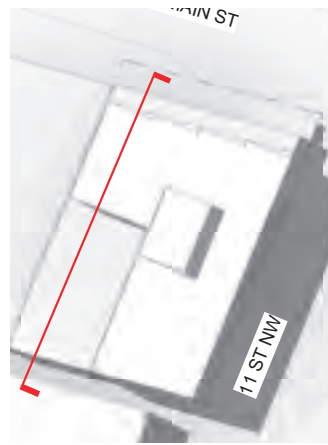




W MAIN ST

Hotel/Retail Drop-Off





SECTION
SCALE: 1" = 20'-0"

SYCAMORE HOUSE HOTEL
PRELIMINARY STUDY

10.21.14

1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006

PG 20

