

From: Scala, Mary Joy
Sent: Thursday, October 22, 2015 3:43 PM
To: Rainey, Carrie
Subject: BAR Action – October 20, 2015 – Garrett Street Stairs

October 22, 2015

Carrie Rainey; City of Charlottesville
610 E Market Street
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 15-09-09
Garrett Street/Ridge Street Bridge
Carrie Rainey, Applicant/City of Charlottesville, Owner
Landscape and Hardscape Improvement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 20, 2015. The following action was taken:

Keesecker moved to find that the proposed Phase 1 landscaping and fencing improvements satisfy the BAR's criteria and are compatible with this property and other properties in the Ridge Street ADC district, and the BAR approves the proposal as submitted, with the following comments: the last Crape Myrtle shown (as it moves toward the corner of Gleason and Garrett) could be removed at staff and designer's discretion if the police want it for better visibility, the species of Crape Myrtles along that one side of the driveway could be changed at your discretion for better visibility; the lower (5 Ft) fence height is approved [in both locations]. The BAR asked if this could be considered Phase 1, with Phase 2 extending the sidewalk down at a future date [to connect with the existing sidewalk on the north side of Garrett Street]. Schwarz seconded. (6-1 with Miller opposed).

This certificate of appropriateness shall expire in 18 months (April 20, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 20, 2015**



Certificate of Appropriateness Application

BAR 15-09-09

Garrett Street/Ridge Street Bridge

Carrie Rainey, Applicant/City of Charlottesville, Owner
Landscape and Hardscape Improvement

Background

The property owners at 204 Ridge Street previously requested that the public stairs be closed between Ridge Street and Garrett Street due to a trespassing problem they were experiencing. Instead, a staff recommendation was made to PLACE and to City Council to improve the stairs to make the area more open, and less inviting to unwanted activities.

September 15, 2015 - The BAR approved the stair and sidewalk plan (8-0), with the landscaping plan and grading to come back to the BAR for approval. They also requested an investigation into a lower fence (5 feet versus 8 feet) with an accurate depiction of that height on the drawing.

Application

The existing pedestrian stairs connecting the western end of Garrett Street with Ridge Street was identified in the Strategic Investment Area (SIA) Plan adopted by the City in 2013 as a connection in need of improvement. The stair's design and orientation, the proximity of the railroad, and the presence of overgrown vegetation creates an uncomfortable condition for both pedestrians using the stairs and adjacent land owners. Council directed staff to pursue re-orienting the stairs and providing a new, low-maintenance design for the open area surrounding the stairs to discourage loitering and maximize visibility while creating a pleasing environment. The design presented has been modified to overcome utility conflicts and limited funding availability for continued maintenance of any proposed vegetation.

The revised plan adds additional landscaping, extends the lower landing, and shows two possible heights for the fencing.

Criteria and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed*

addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;

(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;

(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;

(4) The effect of the proposed change on the historic district neighborhood;

(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;

(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;

(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines – Public Design & Improvements

A. Introduction

Public spaces define the spatial organization of the City, forming the basis for social, cultural, and economic interaction. The Downtown Pedestrian Mall is the centerpiece of the community. Charlottesville's historic parks, trails, boulevards, cemeteries, playgrounds, and other open spaces help balance the desired urban density and promote healthy living and quality of life. Public spaces accommodate multiple functions and provide social venues. The historic uses and organization of public spaces represent a timeline of cultural practices and values of the community. Significant features should be identified and respected when changes are proposed. New public spaces and improvements should reflect contemporary design principles and values.

Charlottesville has a rich history of public improvements, which include public buildings, bridges, streetscape landscaping and lighting, street furniture, monuments, public art, fountains, and signage. Many of these improvements have been made within the historic districts, and there will be the opportunity to create additional such amenities in future years. All changes or improvements require BAR review and approval, and should be compatible with the general architectural features and character of an area or district. Repairs and maintenance should match original materials and design, and should be accomplished in a historically appropriate manner.

All public improvements should reflect the quality and attention to detail and craftsmanship of the overall historic districts' character.

B. Plazas, Parks & Open Spaces

- 1) Maintain existing spaces and important site features for continued public use consistent with the original design intent,*
- 2) Maintain significant elements in a historic landscape: grave markers, structures, landforms, landscaping, circulation patterns, boundaries, and site walls.*
- 3) Design new spaces to reinforce streetscape and pedestrian goals for the district. These areas offer the opportunity to provide visual focal points and public gathering spaces for the districts.*
- 4) New landscaping should be historically and regionally appropriate, indigenous when possible, and scaled for the proposed location and intended use.*
- 5) Exterior furniture and site accessories should be compatible with the overall character of the park or open space.*
- 6) Repairs and maintenance work should match original materials and design, and should be accomplished in a historically appropriate manner.*
- 7) Avoid demolishing historic buildings to create open spaces and parks.*

C. Public Buildings and Structures

- 1) Public buildings should follow design guidelines for new construction.*
- 2) New structures, including bridges, should reflect contemporary design principles.*

D. Streets, Walks, & Curbs

- 1) Retain historic paving or curbing.*

- 2) *If any historic paving or curbing is uncovered in future public projects, consider reusing it or parts of it in the new project.*
- 3) *Make street paving consistent throughout districts.*
- 4) *When widening existing streets provide sidewalks, street trees, and other elements that maintain the street wall and emphasize the human scale.*
- 5) *Limit paved areas to streets, driveways and pedestrian areas.*
- 6) *Consider using some type of distinctive crosswalks at key intersections or crossings.*
- 7) *Avoid faux techniques or appearances in materials, such as stamped asphalt or concrete.*
- 8) *When sidewalks must be repaired, match adjacent materials in design, color, texture, and tooling.*
- 9) *Avoid variation in sidewalk and curb materials.*
- 10) *When sidewalks need replacement, use a paving unit, such as brick or concrete with a tooled or saw cut joint that relates to the scale of the districts.*
- 11) *Avoid excessive curb cuts for vehicular access across pedestrian ways.*
- 12) *Where curb cuts are necessary, they should be consistent with other curb cuts in the area.*
- 13) *Do not block sidewalks with street furniture elements.*
- 14) *Remove obsolete signs and poles.*

E. Street Trees & Plantings

- 1) *Maintain existing plantings in public rights of way.*
- 2) *Replace damaged or missing street trees with appropriate species. New street trees should be planted in appropriate locations. Consult the City-approved plant list.*
- 3) *Install plantings in areas like medians, divider strips, and traffic islands.*
- 4) *Locate planters so that they do not block sidewalks.*

F. Lighting

- 1) *In pedestrian areas, use smaller-scaled light fixtures that do not create a glare.*
- 2) *Light fixtures can vary according to district or sub-area and can be in traditional or contemporary styles.*
- 3) *Provide adequate lighting at critical areas of pedestrian/vehicular conflict, such as parking lots, alleys, and crosswalks.*
- 4) *Limit the number of styles of light fixtures and light sources used in each district except in cases of varying sub-areas or distinctive areas, such as bridges.*
- 5) *Light color and intensity should be consistent throughout a general area or subarea of a historic district. Use similar lamping (bulb type) and/or wattage to maintain a consistent quality of light.*
- 6) *Provide street lighting fixtures with flat lenses that are shielded and directed down to the site in order to reduce glare and prevent uplighting.*

Recommendations and Discussion

Staff recommends the proposed plan with the lower fence height along the railroad. The private landowner may prefer the taller fence along their property. Parks and Recreation was amenable to the additional landscaping, but noted they still prefer less shrubs and more grass.

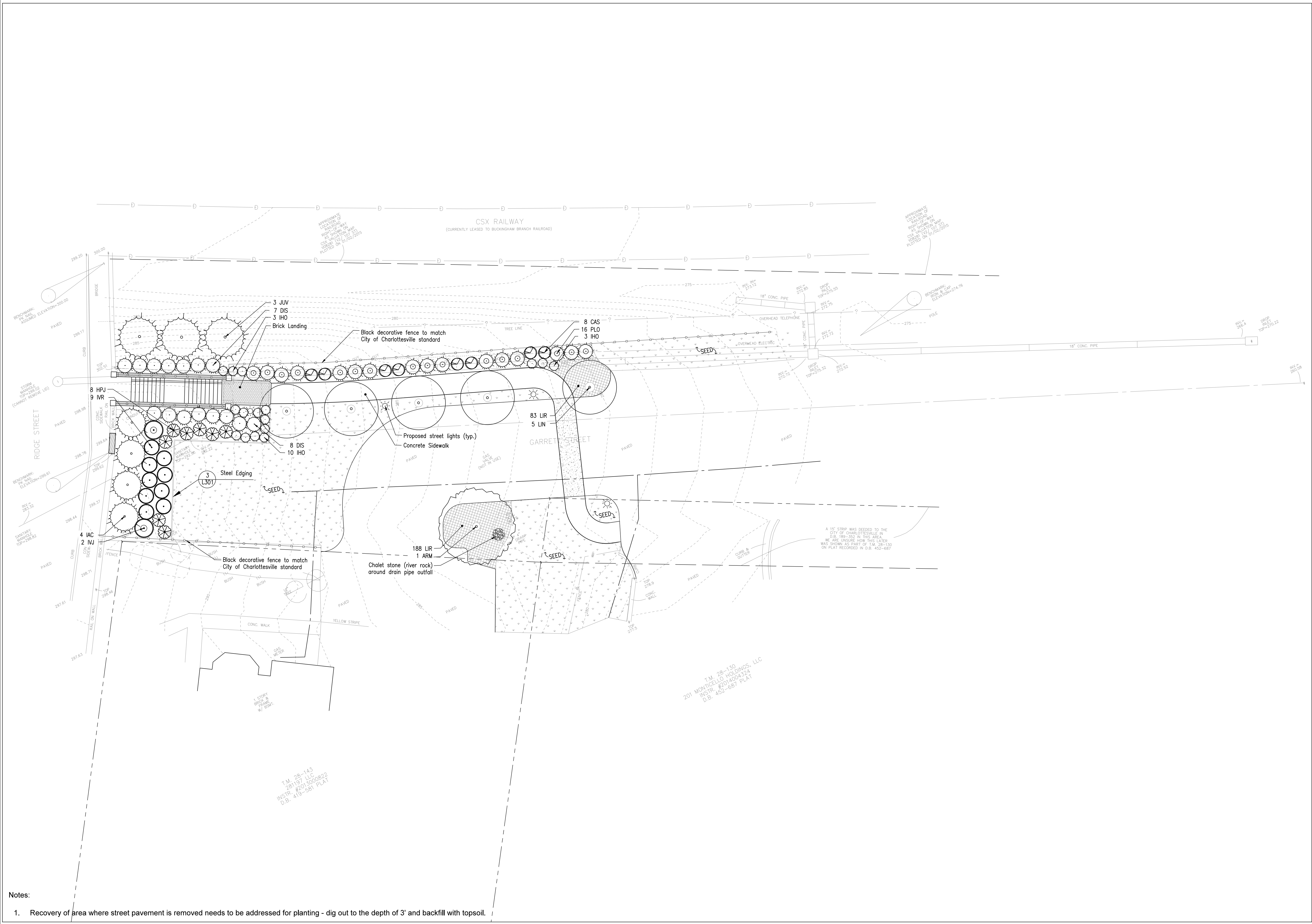
Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Public Design and Improvements, I move to find that the proposed landscaping and fencing improvements satisfy the BAR's criteria and are compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the proposal as submitted (or with the following modifications...).

Concept Plan:



GARRETT STREET STAIR
PROPOSED CONCEPT



Project: GARRETT STREET STAIRS

Location: Charlottesville, Virginia

REVISION DESCRIPTION

BY:

CHECKED BY:

DESIGNED BY:

DRAWN BY:

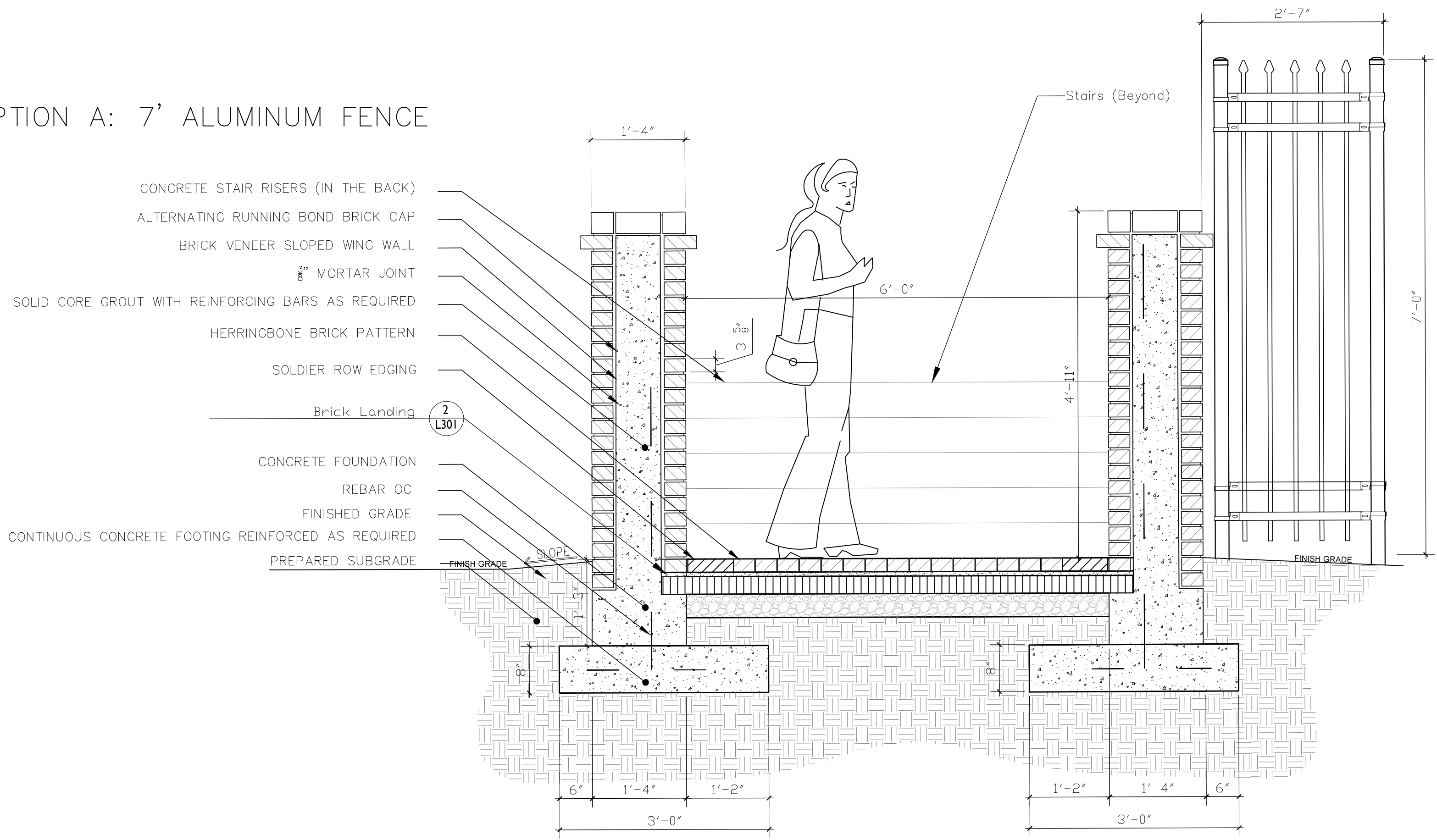
DATE: 08.25.15

URBAN DESIGN | TOWN PLANNING | LANDSCAPE ARCHITECTURE

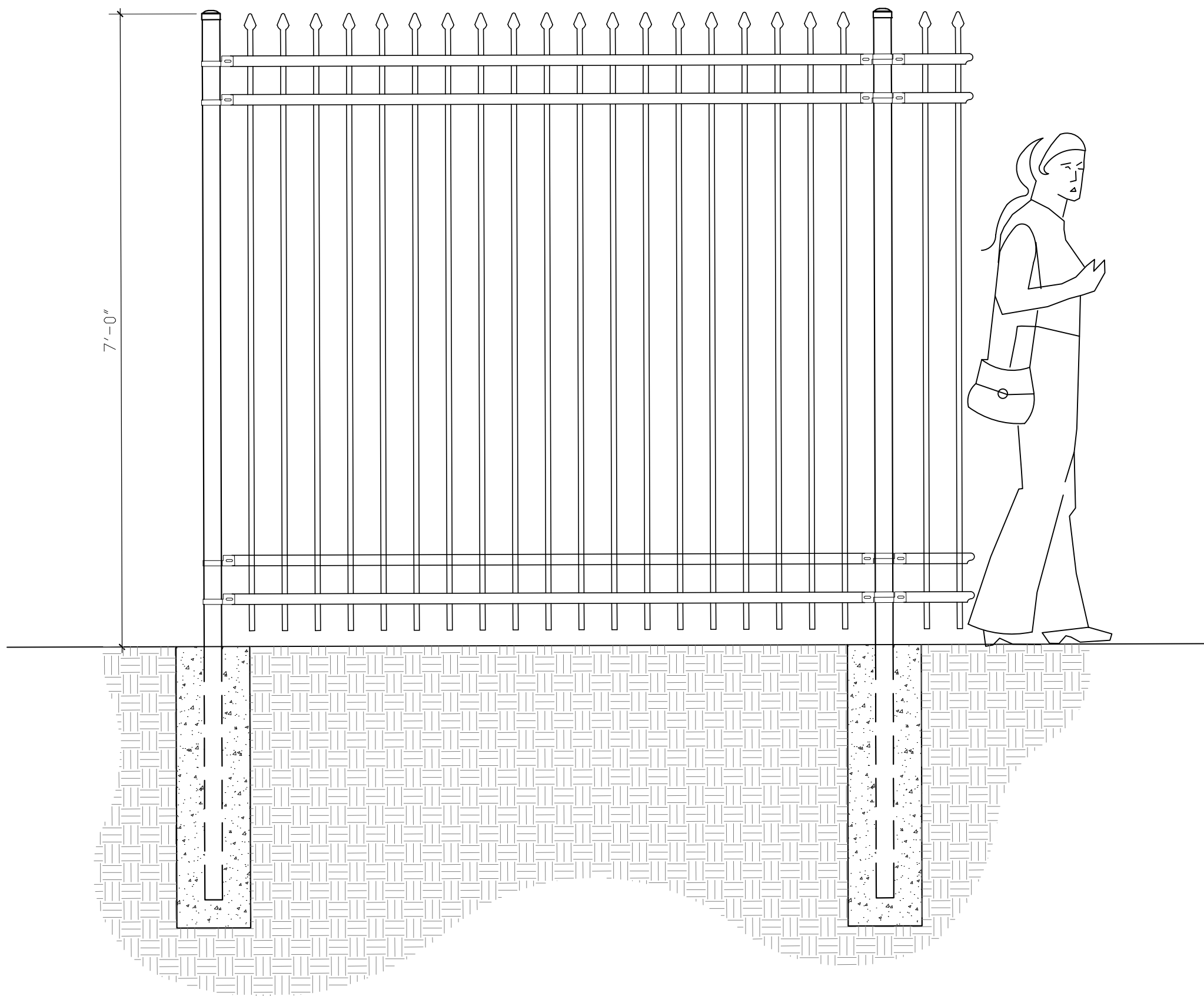
DRAWINGS WERE PREPARED AT THE CITE DESIGN OFFICE
310 N. ADAMS STREET, RICHMOND, VA 23220
P.804.340.2848

GARRETT STREET LANDSCAPE SCHEDULE						
TREES						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	NOTES
1	ARM	ACER RUBRUM 'MAGNIFICENT MAGENTA'	BURGUNDY BELLE RED MAPLE	14-16'	2 1/2" Min.	B&B, single trunk, full symmetrical uniform branching, full specimen
5	LIN	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	10-12'	2" Min.	B&B, single trunk, full symmetrical uniform branching, full specimen
3	JUV	JUNIPERUS VIRGINIANA 'BURKII'	(BURKII) EASTERN RED CEDAR	8' Min.		B&B, multi-trunk, full symmetrical uniform branching, full specimen
SHRUBS						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NOTES
8	CAS	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	18-24"	18-24"	3 gal., healthy, full, well formed, rooted & established in container
15	DIS	DISTYLIMUM 'PIIDIST-III'	COPPERTONE DISTYLIMUM	18-24"	18-24"	3 gal., healthy, full, well formed, rooted & established in container
8	HPJ	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HARDY HYDRANGEA	12-18"	18-24"	3 gal., healthy, full, well formed, rooted & established in container
4	IAC	ILEX X 'ACADIANA'	ACADIANA HYBRID RED HOLLY	6-8' Min.		B&B, full symmetrical uniform branching, full specimen
16	IHO	ILEX CRENATA 'HOOGENDORN'	HOOGENDORN JAPANESE HOLLY	12-18"	12-18"	3 gal., healthy, full, well formed, rooted & established in container
2	IVJ	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	24"	24"	3 gal., healthy, full, well formed, rooted & established in container
9	IVR	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24"	24"	3 gal., healthy, full, well formed, rooted & established in container
16	PLO	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	24" MIN	24" MIN	3 gal., healthy, full, well formed, rooted & established in container
PERENNIALS, GRASSES & GROUNDCOVERS						
QTY.	KEY	BOTANICAL NAME	COMMON NAME		COLOR	NOTES
271	LIR	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF		Blue/Purple Flowers	12" O.C., 1 GAL. CONT., Full specimen, healthy, vigorous, well-rooted & established
ALTERNATIVE TREES						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NOTES
	AMC	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10-12'	2" Min.	B&B, single trunk, full symmetrical uniform branching, full specimen
	CEJ	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	12-14'	2" Min.	B&B, single trunk, full symmetrical uniform branching, full specimen

OPTION A: 7' ALUMINUM FENCE

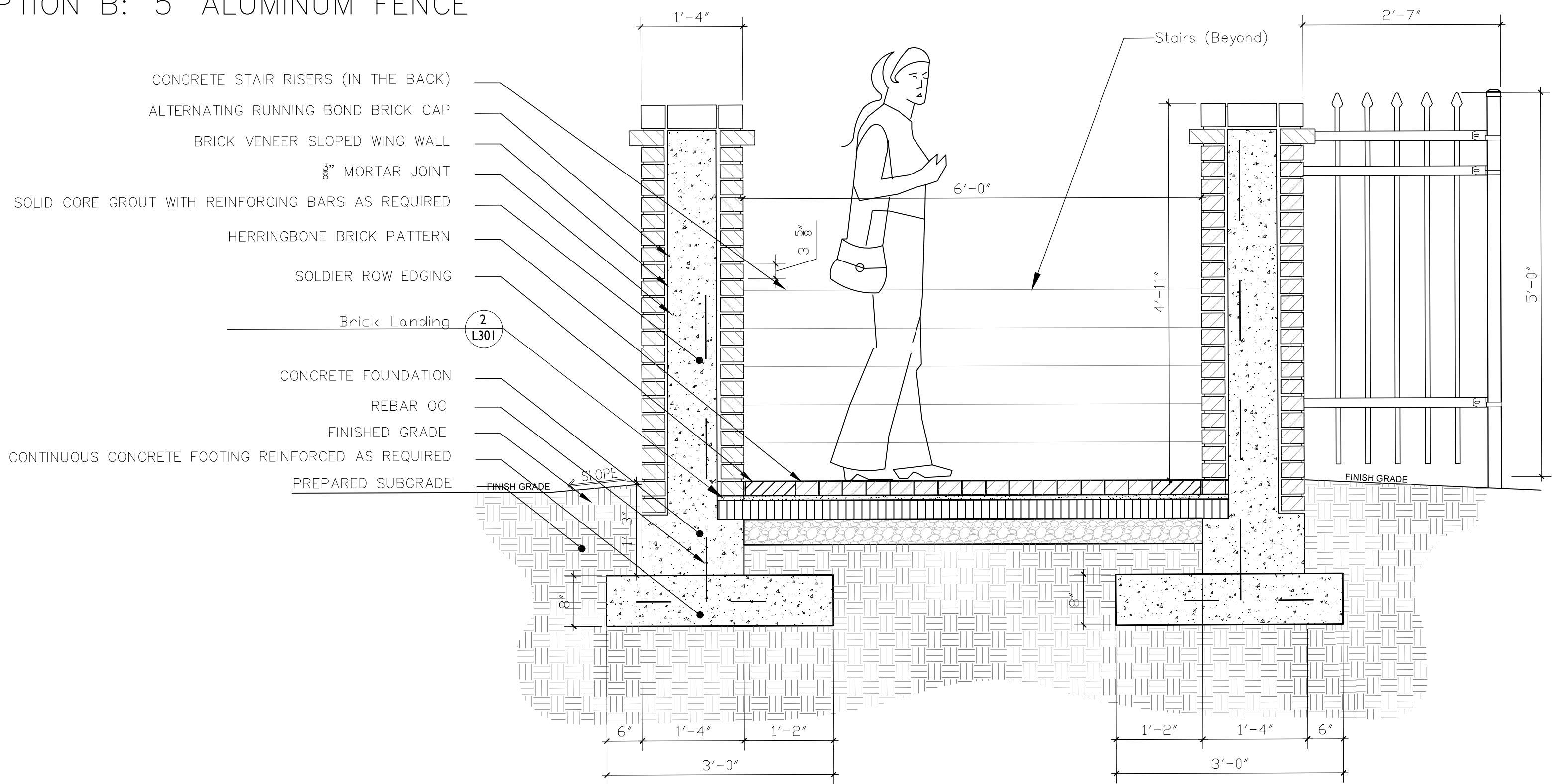


ELEVATION FACING STAIRS TOWARD RIDGE ST.

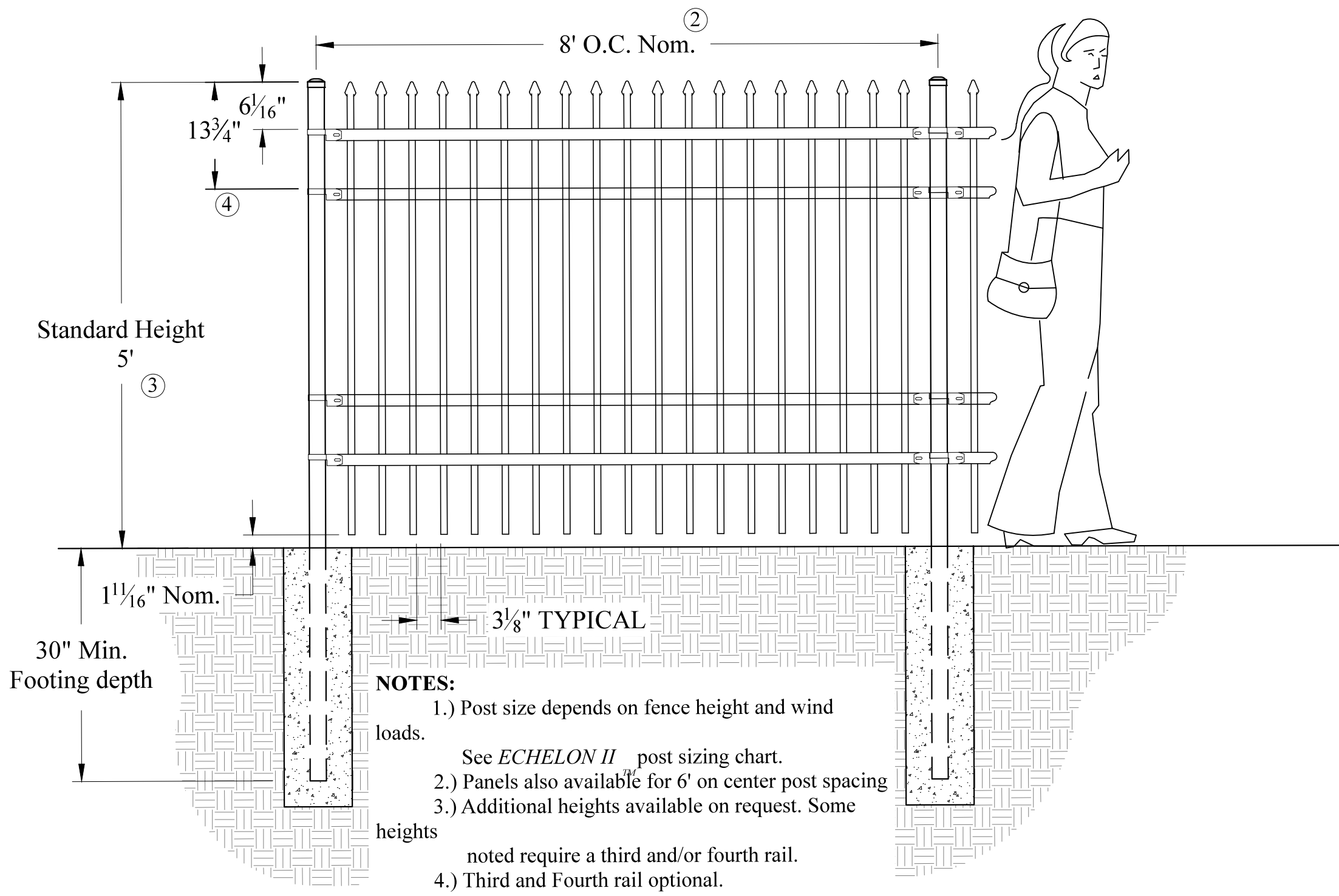


ELEVATION PARALLEL TO RAILROAD

OPTION B: 5' ALUMINUM FENCE



ELEVATION FACING STAIRS TOWARD RIDGE ST.



ELEVATION PARALLEL TO RAILROAD

citedesign

DETAILS AND SPECIFICATIONS

DATE:	DRAWN BY:		DESIGNED BY:		CHECKED BY:	
	BY:		BY:		BY:	
	REVISION DESCRIPTION		DATE:		DATE:	
	DATE:		DATE:		DATE:	
Project:	Garrett Street Stairs		Location: Charlottesville, Virginia		Urban Design Town Planning Landscape Architecture	
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	Garrett Street Stairs		Location: Charlottesville, Virginia		Urban Design Town Planning Landscape Architecture	
	Garrett Street Stairs		Location: Charlottesville, Virginia		Urban Design Town Planning Landscape Architecture	

Drawings were prepared at the Cite Design Office
310 N. Adams Street, Richmond, VA 23220
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F: 804.340.2648
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