

**From:** Scala, Mary Joy  
**Sent:** Friday, December 19, 2014 4:35 PM  
**To:** 'Keith Woodard'  
**Cc:** Stroh, Robert  
**Subject:** BAR Action - 100 E Water Street

December 19, 2014

CPC Inc.  
c/o Woodard Properties  
224 14<sup>th</sup> Street NW  
Charlottesville, VA 22903

Certificate of Appropriateness Application  
BAR 14-12-05  
100 East Water Street  
Tax Parcel 280062000  
CPC Inc., Owner/Skyview Parking LLC, Applicant  
Install two pay stations plus shelters; re-stripe parking to accommodate  
City Market (temporary location)

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 16, 2014. The following action was taken:

**The BAR approved (8-0) the proposed re-striping with the recommendation to the Planning Commission that an entrance on 2<sup>nd</sup> Street SE [opposite the Water Street parking garage entrance] be constructed in lieu of the existing entrance on Water Street.**

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (June 16, 2016), 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.

If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto: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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
December 16, 2014**



**Certificate of Appropriateness Application**

BAR 14-12-05

100 East Water Street

Tax Parcel 280062000

CPC Inc., Owner/Skyview Parking LLC, Applicant

Install two pay stations plus shelters; re-stripe parking to accommodate

City Market (temporary location)

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**Background**

100 E Water Street is a parking lot opposite Live Arts Theater and the Water Street parking garage, located in the Downtown ADC District.

It is anticipated that this site will be used as a temporary location for City Market while Market Plaza is under construction.

**Application**

The applicant is seeking approval to install two pay stations (the same as approved by the BAR for the lot at First and Market); and to re-stripe the parking lot to accommodate the City Market. A new 24-foot wide, two-way vehicular entrance will be added on South Street.

**Criteria, Standards 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 Guidelines for Site Design include:**

*F. PARKING AREAS & LOTS*

*Most of the parking areas in the downtown consist of public or private surface lots or parking decks. Along West Main Street, Wertland Street, and the Corner, some larger lots have parking areas contained within the individual site.*

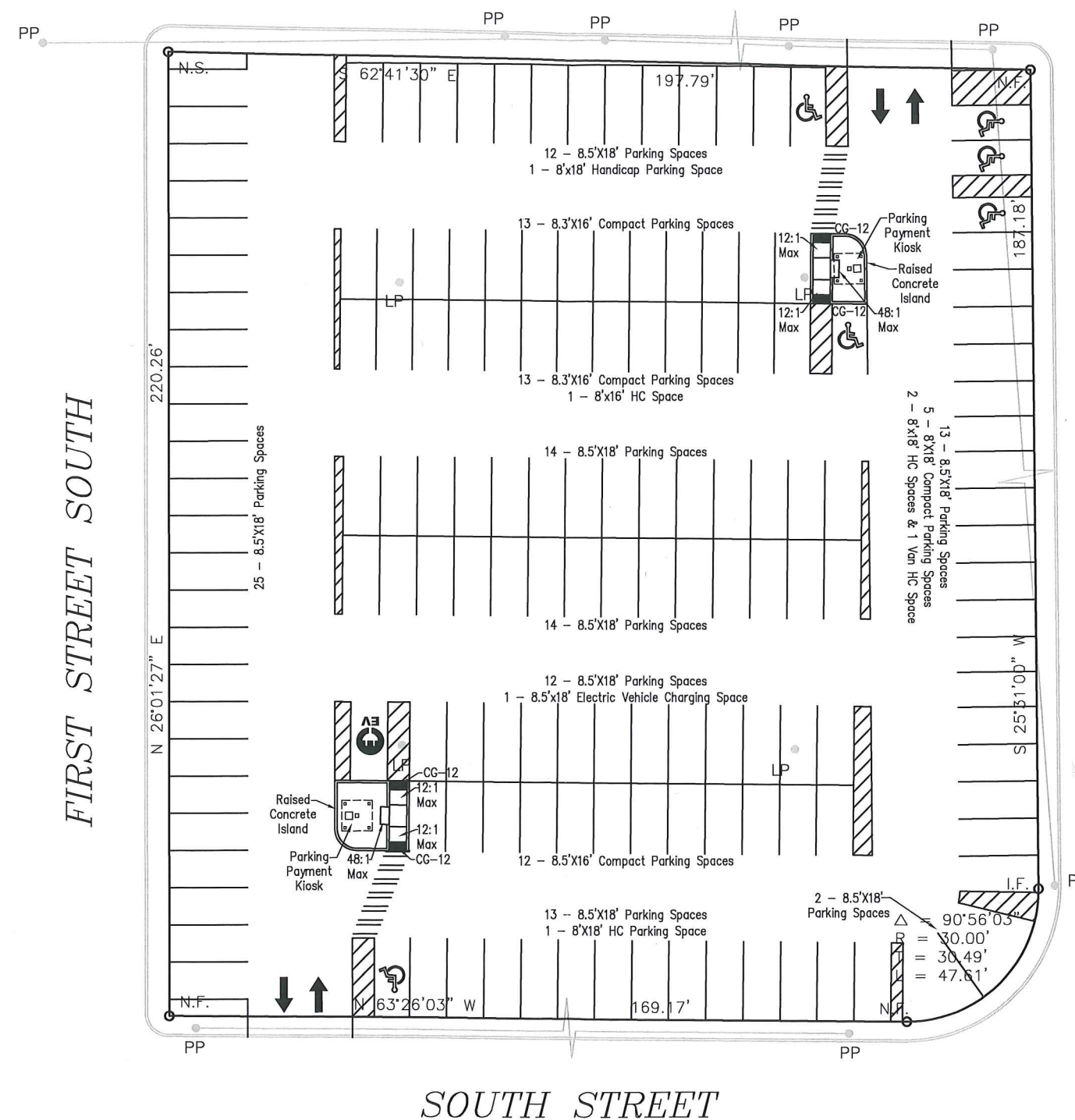
- 1) If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.*
- 2) Locate parking lots behind buildings.*
- 3) Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.*
- 4) Avoid creating parking areas in the front yards of historic building sites.*
- 5) Avoid excessive curb cuts to gain entry to parking areas.*
- 6) Avoid large expanses of asphalt.*
- 7) On large lots, provide interior plantings and pedestrian walkways.*
- 8) Provide screening from adjacent land uses as needed.*
- 9) Install adequate lighting in parking areas to provide security in evening hours.*
- 10) Select lighting fixtures that are appropriate to a historic setting.*

**Discussion and Recommendations**

Staff has no comments.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed improvements to the 100 E Market Street parking lot satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.



1. All parking lot travel aisles shall be 20' minimum width unless otherwise noted.

20 0 20 40 60

SCALE: 1"=20'

EXHIBIT SHOWING NEW PARKING LOT STRIPPING TO ACCOMMODATE  
CITY MARKET & TO ADD TWO (2) PAY STATION SHELTERS FOR:  
TMP 28-62  
12/16/2014

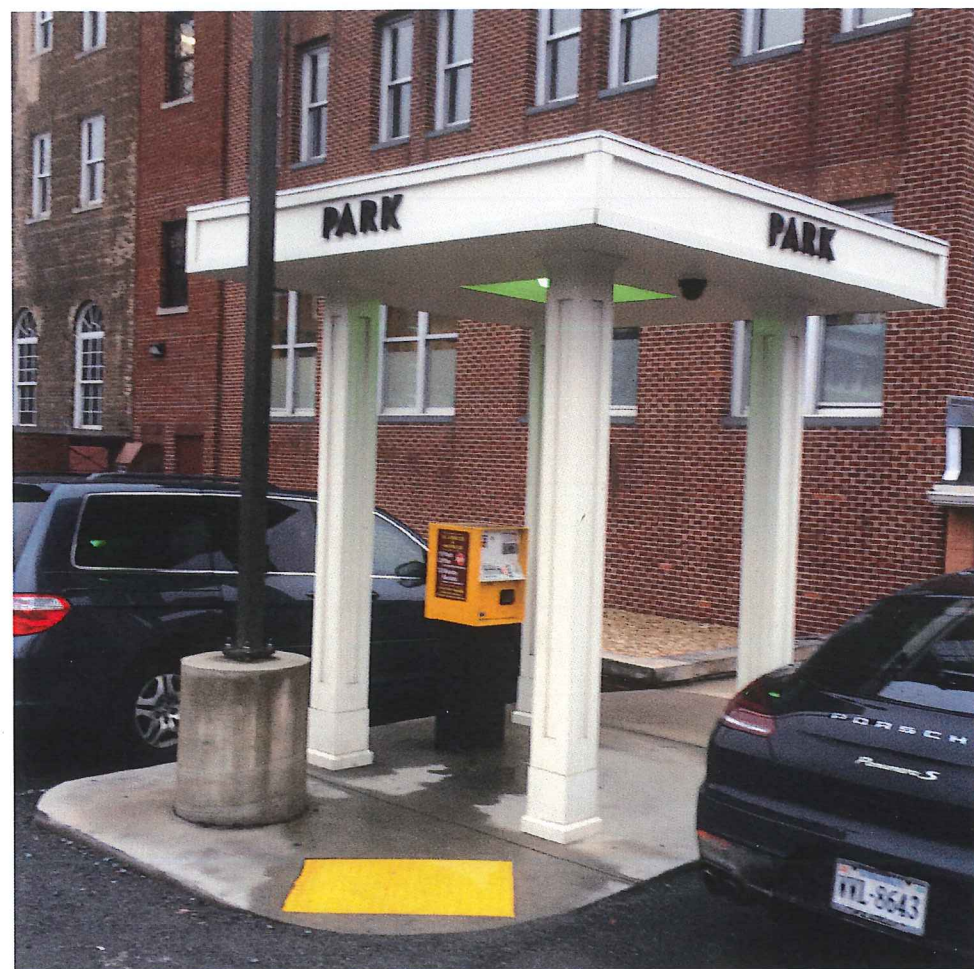
Received at meeting  
12/16/2014

***SHIMP ENGINEERING, P.C.***  
*ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT*

201 E MAIN ST, STE M  
CHARLOTTESVILLE, VA

PHONE: (434) 207-8086  
JUSTIN@SHIMP-ENGINEERING.COM









**Board of Architectural Review (BAR)  
Certificate of Appropriateness**

**RECEIVED**

**NOV 25 2014**

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Fax (434) 970-3359

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

*Keith Woodard*

Owner Name CPC Inc. Applicant Name Skyview Parking LLC  
Project Name/Description Install two (2) Pay Stations + Shelters Parcel Number 28-62  
Property Address 100 E. Water Street

**Applicant Information**

Address: 224 14th Street N.W.  
Charlottesville VA 22903  
Email: Keith O. Woodard Properties.com  
Phone: (W) 971-8860 (H) \_\_\_\_\_  
FAX: 293-2280

**Property Owner Information (if not applicant)**

Address: 108 5th Street N.E.  
Charlottesville VA 22902  
Email: CPC INC 8 @ AOL.COM  
Phone: (W) 977-1812 (H) \_\_\_\_\_  
FAX: 295-3833

Do you intend to apply for Federal or State Tax Credits for this project? No

**Signature of Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature

Date

Print Name

Date

**Property Owner Permission (if not applicant)**

I have read this application and hereby give my consent to its submission.

Signature

Date

Print Name

Date

Description of Proposed Work (attach separate narrative if necessary): Install two (2) Pay Stations, plus Shelters; Re-stripe parking to accommodate City Market (temporary location)

**List All Attachments (see reverse side for submittal requirements):**

- 1) Parking Lot Plan
- 2) Shelter Plan

Note: This Pay Station and Shelter is the same as approved by BAR for First & Market Parking

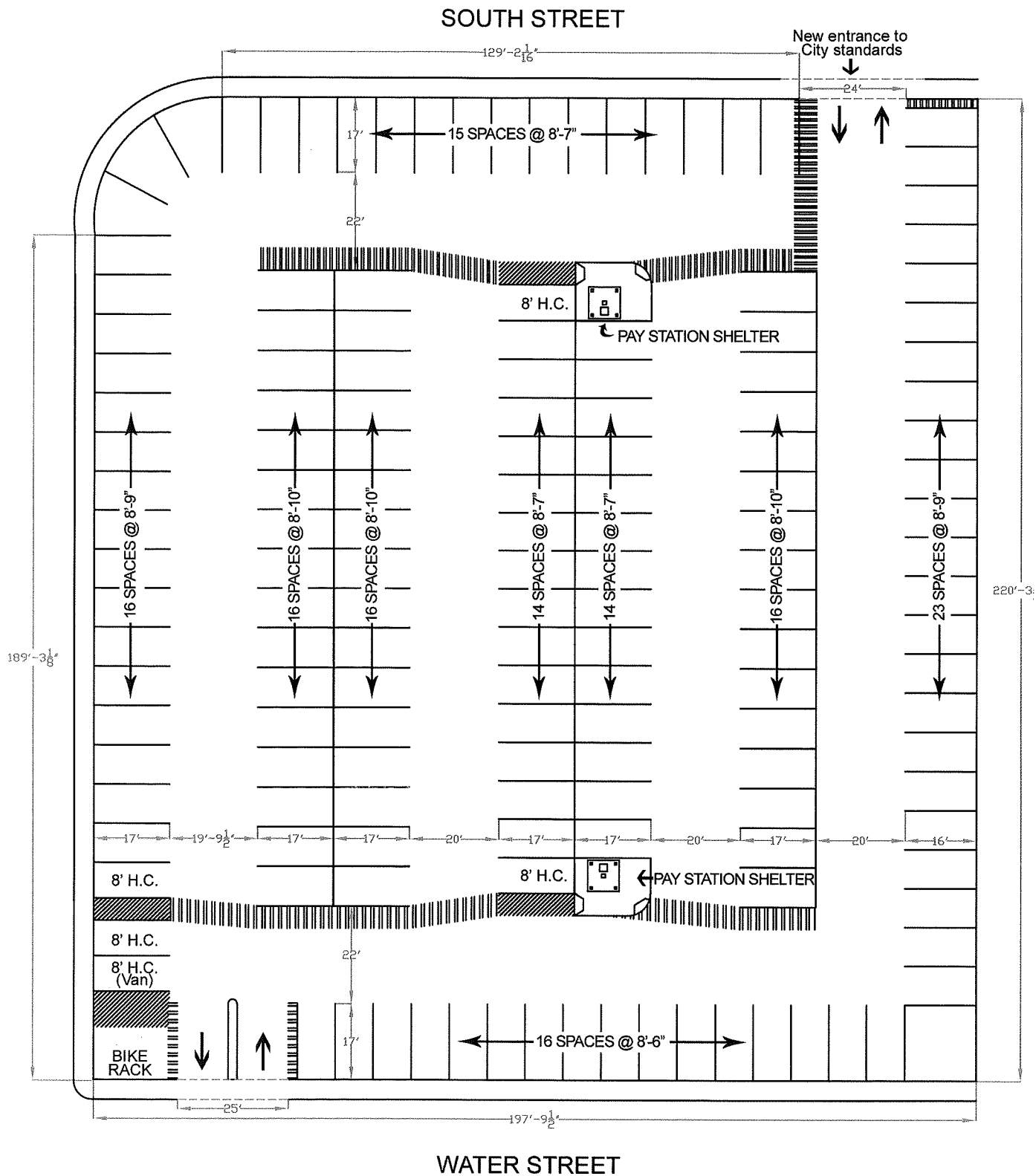
**For Office Use Only**

Received by: S. Baymore  
Fee paid: \$125.00 Cash/Ck. # 21076  
Date Received: 11/25/2014  
P14-0194

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_



SCALE = 1/32"



224 14th Street N.W. Charlottesville VA. 22903

# SKYVIEW PARKING PLAN CHARLOTTESVILLE, VIRGINIA

For:  
Woodard Properties

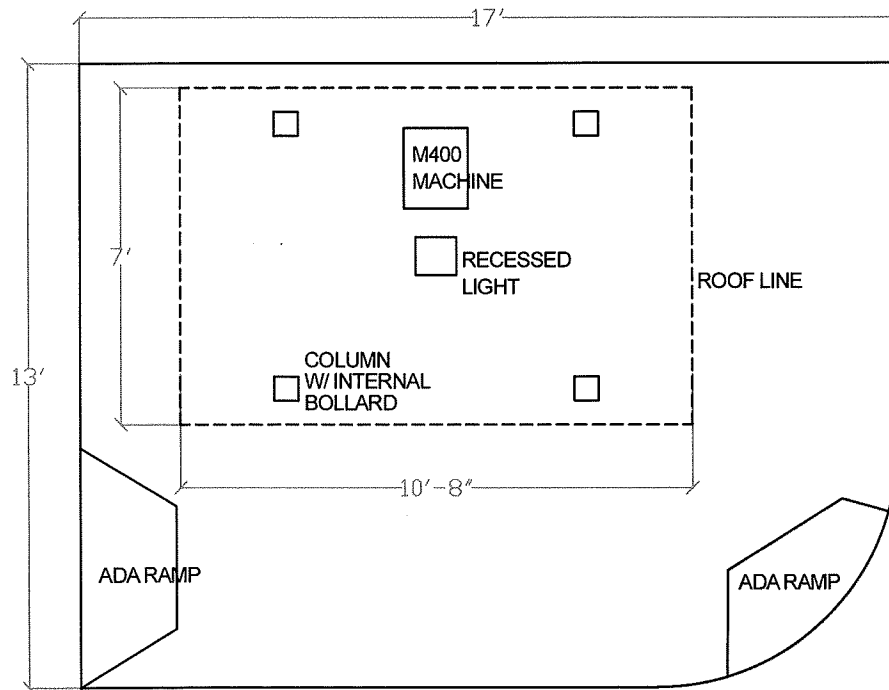
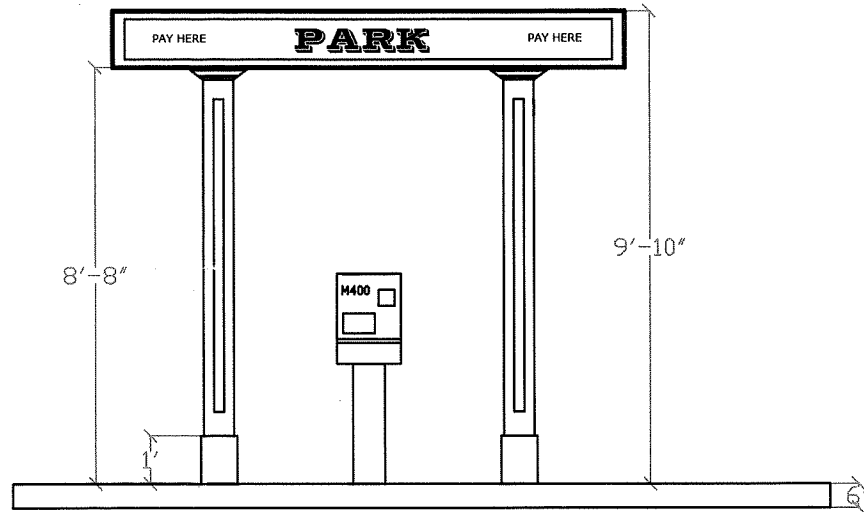
DATE:  
11/25/2014

# PAY STATION SHELTER

COLORS: Dover White w/ Burgundy Lettering

"Park" to be 3/4" raised letters

All elevations will be identical



SCALE = 1/4"



224 14th Street N.W. Charlottesville VA, 22903

## SKYVIEW PARKING PAY STATION SHELTER

CHARLOTTESVILLE, VIRGINIA

For:

Woodard Properties

DATE:  
11/25/2014