

From: Scala, Mary Joy
Sent: Friday, April 25, 2014 6:51 PM
To: Erin Hannegan
Subject: Re: 1000 w main

The landscape plan is OK except the references to any signage, which is not approved yet.

Sent from my iPhone

On Apr 24, 2014, at 10:44, "Erin Hannegan" <eh@mitchellmatthews.com> wrote:

Mary Joy,
Did you ever find out where things stand regarding the final BAR approval for 1000 West Main?
No rush for the answer today.....

Thanks,
Erin

March 18, 2014:

8. **Certificate of Appropriateness Application (preliminary discussion Jan 2014;
Approval of massing/site Feb 2014)**
BAR 13-11-04
1002-06 W Main Street and 118 11th St SW
Tax Parcel 280068000 and 280070000`
University Station, LLC & The Ivy Land Trust, Owners/
Campus Acquisitions Holdings, LLC, Applicant
New construction - 1000 W Main Street - Details

The BAR approved (5-0) the following details: materials to include recycled cementitious panels, terra cotta, board-formed concrete base, window arrangement and design, lighting as submitted, picket and glass railings, landscaping to be reviewed by email, and conceptually approved per staff comments the comprehensive signage plan for future consideration.

From: Scala, Mary Joy
Sent: Wednesday, February 19, 2014 3:31 PM
To: sbus@ca-ventures.com; serdy@em-arc.com
Cc: Erin Hannegan (eh@mitchellmatthews.com)
Subject: BAR Action - 1002-1006 W Main Street

RE: Certificate of Appropriateness Application (previously considered January 2014)
BAR 13-11-04
1002-06 W Main Street and 118 11th St SW
Tax Map 28 Parcels 68 & 70
University Station, LLC & The Ivy Land Trust, Owners/
Campus Acquisitions Holdings, LLC, Applicant
New construction - 1000 W Main Street

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 18, 2014. The following action was taken:

The BAR approved (8-0-1 with Hogg recused) the massing and site layout.

Please submit further design details when ready.

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 (August 18, 2015), 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 construction. 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 construction, 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

From: Scala, Mary Joy
Sent: Tuesday, January 28, 2014 11:07 AM
To: dmchenry@em-arc.com; sbus@ca-ventures.com; serdy@em-arc.com
Cc: Erin Hannegan (eh@mitchellmatthews.com)
Subject: BAR Action- Jan 21, 2014

January 28, 2014

Campus Acquisitions Holdings, LLC
ATTN: Stephen Bus
161 N Clark Suite 4900
Chicago, IL 60601

RE: Second Preliminary Discussion

BAR 13-11-04
1002-06 W Main Street and 118 11th St SW
Tax Map 28 Parcels 68 & 70
University Station, LLC & The Ivy Land Trust, Owners/
Campus Acquisitions Holdings, LLC, Applicant
New construction - 1000 W Main Street

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 21, 2014. The following action was taken:

The BAR had a second preliminary discussion, and continued to be very pleased with the project. Some suggestions were: Bring the terra cotta color down in places; present some alternatives for handling the corner (traffic control elements a problem) working with the W Main Street consultant; retail is wonderful; exterior bike racks should prohibit overnight parking; like moving the bike room toward W Main Street; like recessed balconies.

You may now submit your application for certificate of appropriateness..

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
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City of Charlottesville
Department of Neighborhood Development Services
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P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

From: Scala, Mary Joy
Sent: Friday, November 22, 2013 4:19 PM
To: 'dmchenry@em-arc.com'; sbus@ca-ventures.com; serdy@em-arc.com
Cc: Erin Hannegan (eh@mitchellmatthews.com)
Subject: BAR Action November 19, 2013

November 22, 2013

Campus Acquisitions Holdings, LLC
ATTN: Stephen Bus
161 N Clark Suite 4900
Chicago, IL 60601

RE: Special Use Permit Recommendation and Preliminary Discussion

BAR 13-11-04

1002-06 W Main Street and 118 11th St SW

Tax Map 28 Parcels 68 & 70 University Station, LLC & The Ivy Land Trust, Owners/

Campus Acquisitions Holdings, LLC, Applicant

New construction - 1000 W Main Street

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 19, 2013. The following action was taken:

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

If the Special Use Permit is approved by City Council, you may then return to the BAR for review of a certificate of appropriateness.

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

Drawing Issue	Date

PLANT SCHEDULE

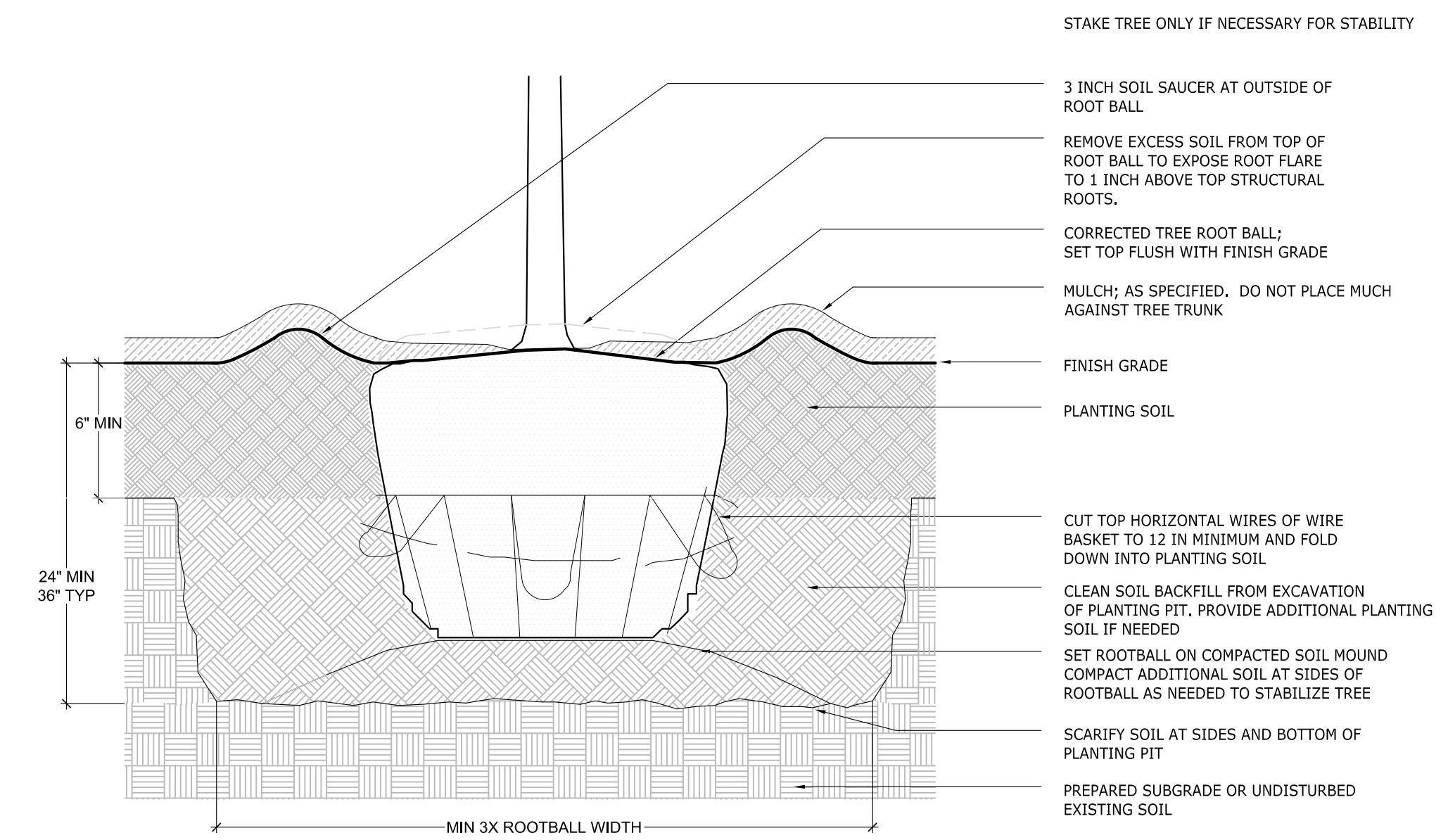
	SCIENTIFIC NAME	COMMON NAME	QTY	MIN. SIZE	CONDITION	REMARKS
LARGE CANOPY TREES			4			
	QF Quercus falcata	Southern Red Oak		3.5"- 4" cal	B&B	Street Tree, limb to 6' high clearance
	QS Quercus sp.	Oak		2"- 2.5" cal	B&B	Street Tree, species to match existing
ORNAMENTAL TREES			--			
	MG Magnolia virginiana var. australis	Sweetbay Magnolia		6'-7' ht.	B&B	Screening tree (alternate)
SHRUBS			28			
	HQ Hydrangea quercifolia 'Pee Wee'	Dwarf Oakleaf Hydrangea		18 in. ht.	Container grown	Accent plant
	IG Ilex glabra 'Nigra'	Compact Inkberry		18 in. ht.	Container grown	Screening alternate
	IV Ilex verticillata 'Red Sprite' / 'Jim Dandy'	Compact Winterberry		18 in. ht.	Container grown	Screening alternate
	LB Lindera benzoin	Spicebush		18 in. ht.	Container grown	Screening alternate
	MC Myrica cerifera	Southern Wax Myrtle		36 in. ht.	Container grown	Screening, Evergreen
	PS Prunus laurocerasus 'Schipkaensis'	Cherry Laurel		18 in. ht.	Container grown	Screening, Evergreen
VINES			36			
	CR Campsis radicans	Trumpet Vine		#2 Container	Container grown	alternate species
	PV Gelsemium sempervirens	Carolina Yellow Jasmine		#2 Container	Container grown	
	PT Parthenocissus tricuspidata	Boston Ivy		#2 Container	Container grown	alternate species
PERENNIALS, GRASSES, AND GROUNDCOVERS			5419 SF			
	AJ Ajuga 'Bronze Beauty'	Ajuga		72 cell	flats	Groundcover, dry shade
	AF Athyrium filix-femina	Lady Fern		30 cell	flats	Groundcover accent; dry shade
	CF Carex flaccosperma	Blue Wood Sedge		30 cell	flats	Groundcover accent; dry shade
	DC Deschampsia cespitosa	Tufted hair grass		30 cell	flats	Groundcover accent; dry shade
	DS Dryopteris erythrosa 'Brilliance'	Autumn fern		30 cell	flats	Groundcover accent; dry shade
	HH Hedera helix	English Ivy		72 cell	flats	Groundcover
	HE Heuchera villosa	Alum Root		#1 Container	Container grown	Groundcover accent; massing
	HM Hemerocallis sp.	Daylilies		#1 Container	Container grown	Groundcover accent; massing
	PA Perovskia atroplicifolia	Russian Sage		#1 Container	Container grown	Accent; Plaza planters
	PH Phlox subulata	Moss Phlox		#1 Container	Container grown	Plaza planters
	PL Prunus laurocerasus 'Mt Vernon'	Dwarf Cherry Laurel		18 in. ht.	Container grown	Evergreen; low massing
	PT Pachysandra terminalis	Japanese Pachysandra		72 cell	flats	Groundcover; dry shade
	PV Panicum virgatum cultivars	Switch Grass		72 cell	flats	Steep slopes
	SA Sesleria autumnalis	Autumn Moor Grass		30 cell	flats	Plaza planters, sun
	SE Senecio aureus (Packera aurea)	Golden Groundsel		30 cell	flats	Groundcover accent
	SE Sporobolus heterolepis	Prairie Dropseed		#1 Container	Container grown	Plaza planters; steep slopes alternate
	TE Teucrium chamaedrys	Germander		#1 Container	Container grown	Plaza planters, alternate to shrubs
SOD			166 SF			

HT AT PLANTING	GROWTH OVER 20 YRS	HT AT 20 YRS	RATIO CANOPY WIDTH: HT	CANOPY AREA, 20 YRS	QTY	TOTAL CANOPY AREA
11 FT	+ 40 FT	51 FT	70 %	998 FT	3	2,994 SF

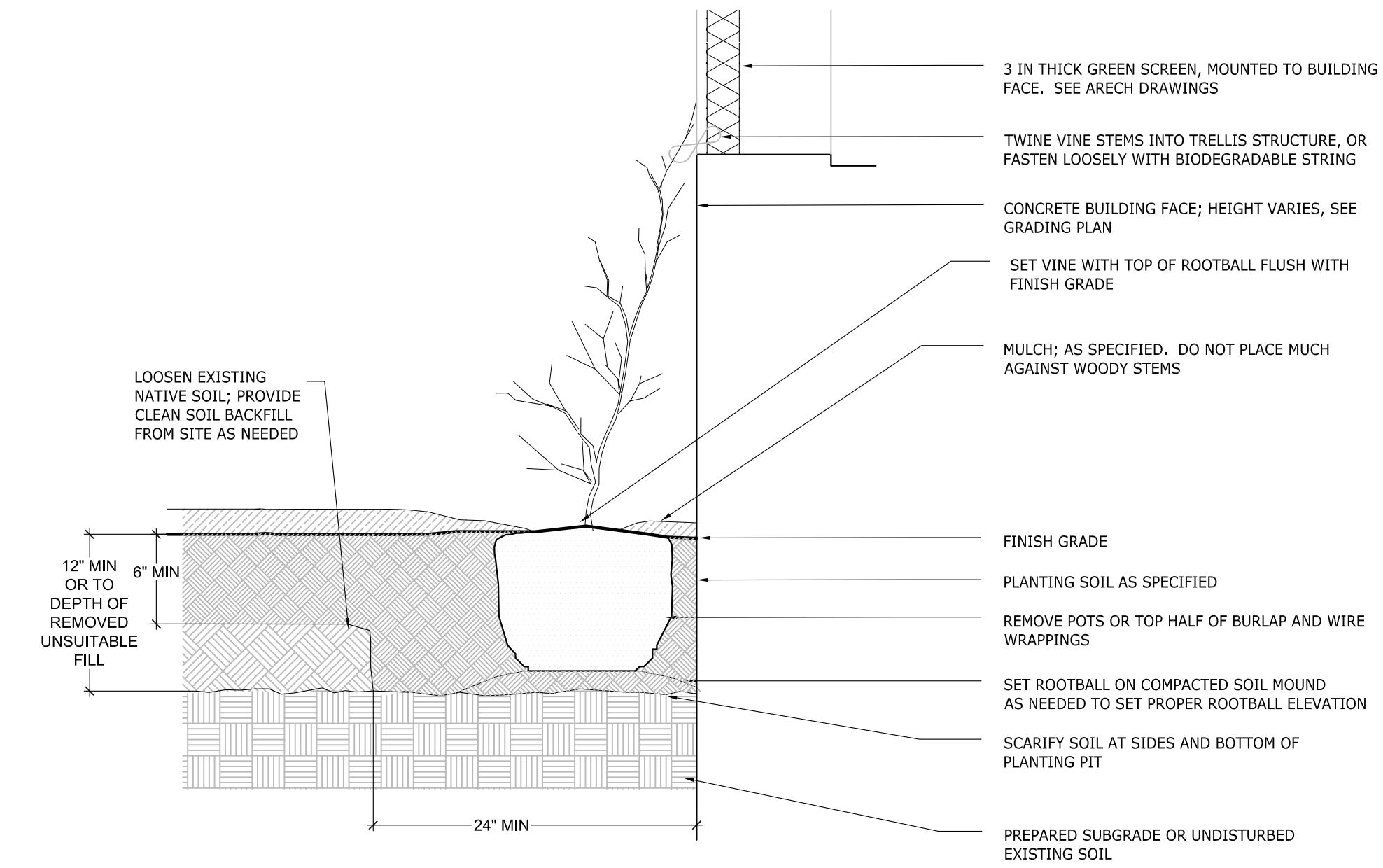
TOTAL CANOPY AREA PROVIDED: 2,994 SF
 GROSS SITE AREA: 55,650 SF
 BUILDING AND DRIVEWAY FOOTPRINT: 42,561 SF
 NET SITE AREA = 13,089 SF
 MIN. CANOPY AREA REQUIRED: 10% = 1,308 SF

NOTES:

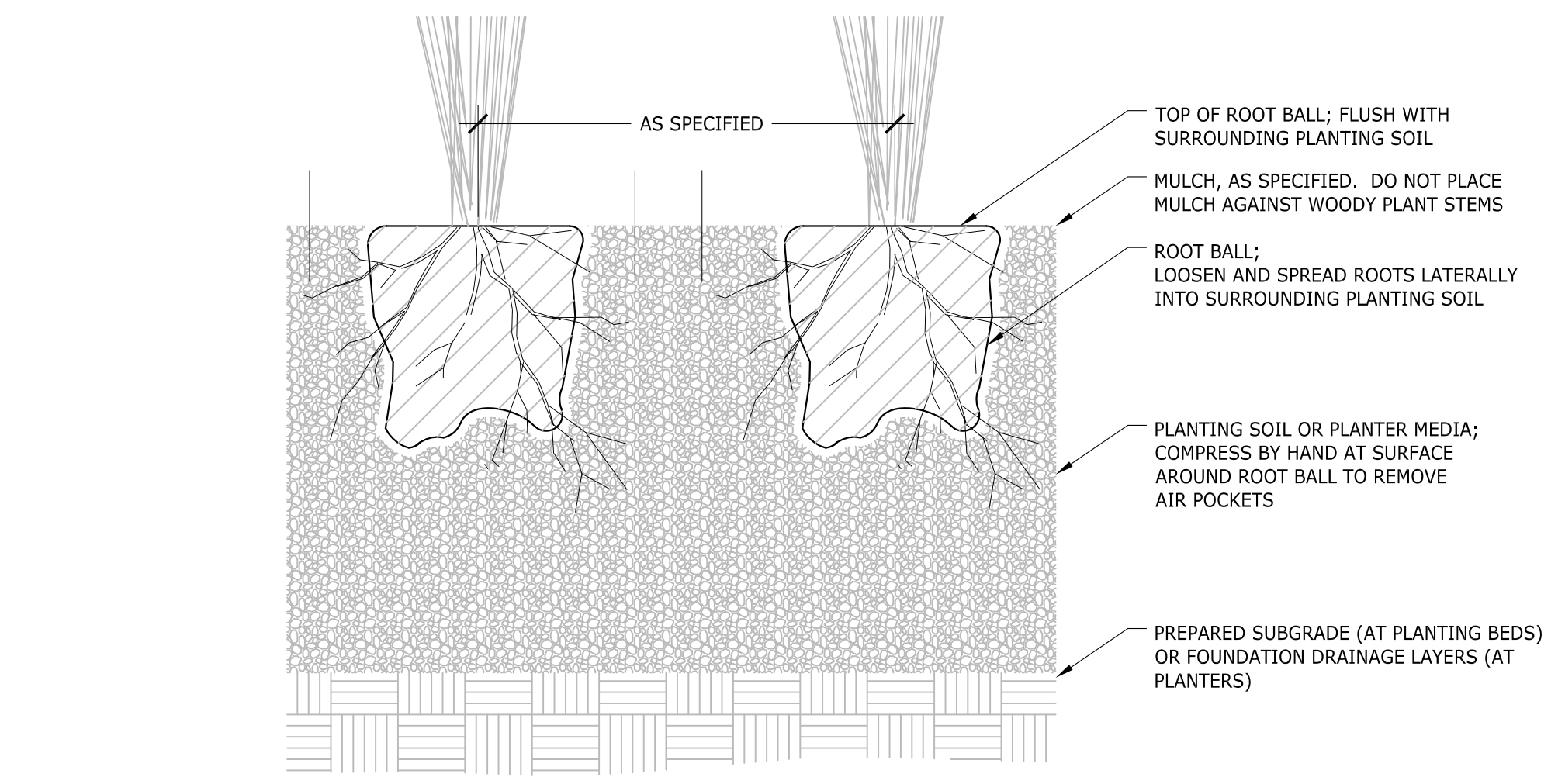
- MARK UTILITIES IN THE FIELD PRIOR TO PLANTING. ADJUST PLANT LOCATIONS IF NECESSARY IN COORDINATION WITH LANDSCAPE ARCHITECT.
- PROVIDE IRRIGATION FOR PLANTERS AT PLAZA AND STAIRS (PLANTING OVER STRUCTURE) AND AT STREET TREES ON WEST MAIN STREET..
- PLANT LAYOUT TO BE REVIEWED IN FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



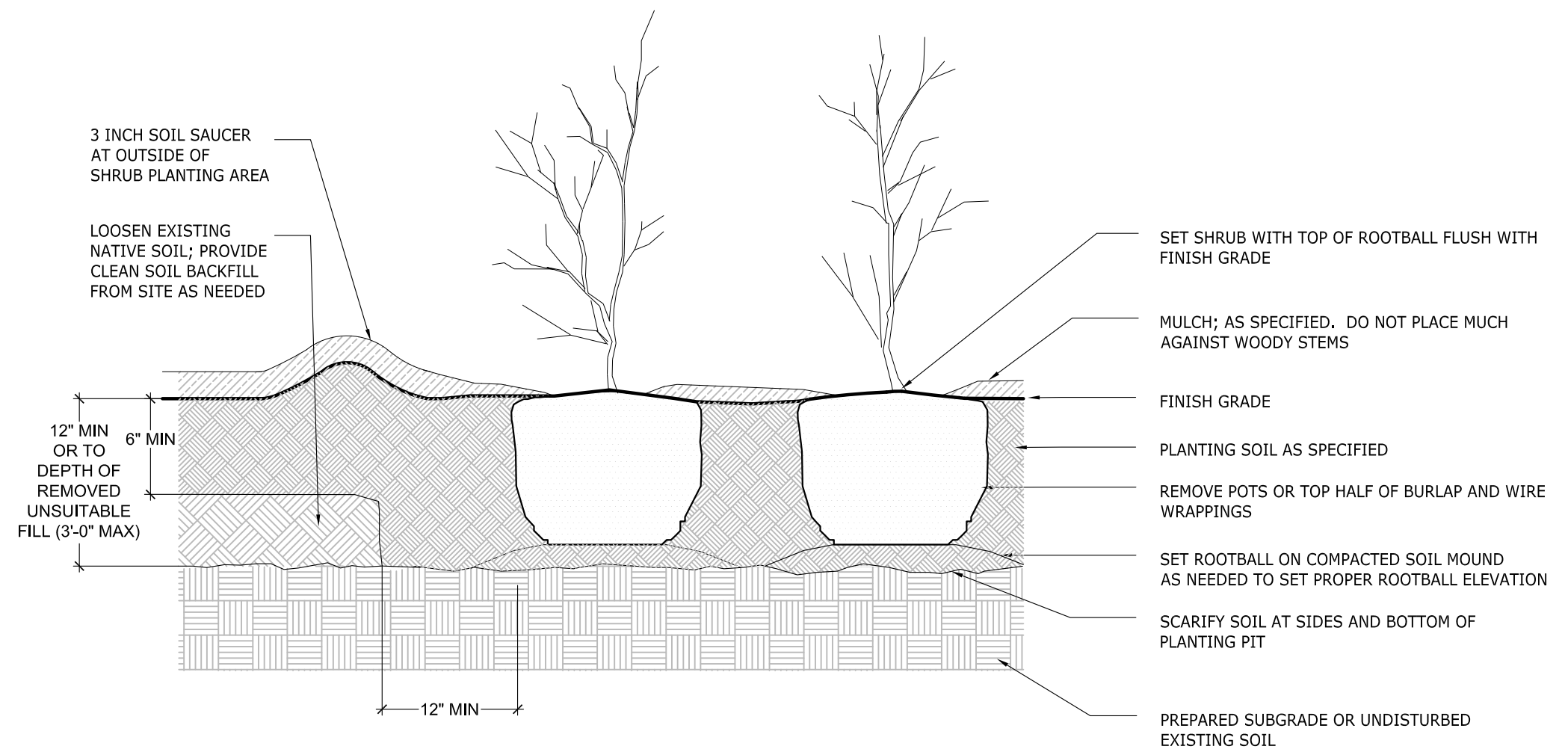
1 TYPICAL TREE PLANTING
1" = 1'-0"



4 VINE PLANTING AT BUILDING FACE
NOT TO SCALE



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



2 TYPICAL SHRUB PLANTING
NOT TO SCALE

Client:

STUDENT LIVING
 Campus Acquisitions Holdings, LLC
 161 N Clark Suite 2050
 Chicago, IL 60601
 312-994-1874

Landscape Architect:

Roofmeadow
 7135 Germantown Avenue
 2nd Flr
 Philadelphia, PA 19119

MEP/FP/IT Engineer:

Environetics Design, Inc.
 One Penn Center
 1617 JFK Blvd, Suite 1600
 Philadelphia, PA 19103

Structural Engineer:

O'Donnell & Maccarato
 111 S. Independence Mall East
 Suite 950
 Philadelphia, PA 19106

Vertical Transportation:

CMH Elevator Consultants & Associates, LLC
 325 N. Saint Paul Street,
 Suite 1380
 Dallas, TX 75201

Civil Consultant:

Terra Engineering and Land Solutions, PC
 2374 Stuarts Draft Highway
 Stuarts Draft, VA 24477
 434-989-8786

Architect: SCOTT A. ERDY, AIA
 DAVID S. MCHENRY, AIA

emArchitecture

Erdy McHenry Architecture, LLC
 915 North Orianna Street
 Philadelphia, Pennsylvania 19123
 ph: 215.925.7000 fax: 215.925.1990
 web: http://www.em-arc.com

PLANT SCHEDULE AND DETAILS

SCALE:	DATE: 2014.03.05
DRAWN BY: LH	PROJECT NO:
DRAWING NUMBER:	

PER CITY COMMENTS

