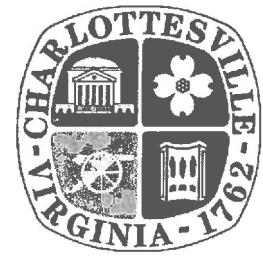


CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development
Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

September 21, 2010

9/2010
1204 W
Main St

UVA Foundation
PO Box 400218
Charlottesville, VA 22904
ATTN: Todd Marshall

**RE: Certificate of Appropriateness Application
BAR 10-02-01
1204 West Main Street
Tax Map 10 Parcel 60
UVA Foundation, Applicant/ UVA Foundation, Owner
New Construction, Children's Clinical Building and Outpatient Surgery Center**

Dear UVA Foundation,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 21, 2010.

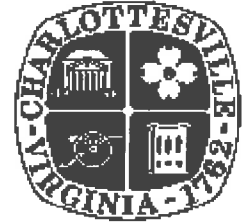
The BAR approved the design as submitted at the meeting (6-0-2, with Hogg and Coiner recused).

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 one year (September 21, 2011), 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. 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.

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 21, 2010**



Certificate of Appropriateness Application

BAR 10-02-01

1204 West Main Street

Tax Map 10 Parcel 60

UVA Foundation, Applicant/ UVA Foundation, Owner

New Construction, Children's Clinical Building and Outpatient Surgery Center

Background

This 3.67 acre property consists of several tax parcels located in the West Main Street ADC District, and includes the previously constructed 11th Street parking garage. The property currently consists of surface parking lots bounded by 1222 JPA, the Blake Center, West Main Street, 12th Street Tap House restaurant, Kane Furniture, Sycamore House, 11th Street SW, and the C&O RR tracks.

There are two contributing historic properties on adjacent properties in this block, the Sycamore House, which building the BAR approved for demolition, and the Kane Furniture building.

The *West of 10th Street* sub-area of the West Main Street ADC District is described as: *mixed scale, institutional, large new hotels, overhead utilities, cobrahead lights, auto-oriented, some street trees, some historic.*

- In November 2006 the BAR approved a Certificate of Appropriateness (COA) for a clinical building on this same site. The applicant has now submitted drawings for a revised design for that building. All new construction in an ADC District requires a preliminary BAR review, which is the purpose of this meeting.
- **In June 2010 a Zoning Ordinance text amendment was approved by City Council to reduce the minimum streetwall height from 40 feet to 25 feet (and to reduce the minimum number of interior floors from 3 to 2) on both West Main Street North and South. After this amendment is approved, then this building will comply, and the special use permit (SUP) can move forward.**
- **A Special Use Permit (SUP) was approved by City Council on August 2, 2010 to increase the permitted height from 70 feet (allowable by right) to 90 feet plus 16 feet appurtenance level.**
- **After the SUP has been approved by City Council, the applicant will return to the BAR to request approval of the COA. The COA must be approved prior to approval of the site plan.**

August 15, 2006 - The BAR made preliminary comments on the [previous] clinical building and [now completed] parking garage project.

September 19, 2006 - The BAR voted (4-2-1) with Hogg abstaining, to approve in concept the application for the parking garage as submitted but with two additional levels of brick on the West Main Street elevation (on levels 3, 4, 5, and 6), and also with additional study to come back to the BAR regarding a way to break up the [horizontal spandrel] openings..

The BAR voted (6-0-1) with Hogg abstaining, to approve the massing and footprint of the Clinical Building, and also the material palette with the condition that more details will come back to the BAR on the curtain walls, along with material samples and a detailed section through the cornice.

October 10, 2006 - The special use permit was recommended for approval by the Planning Commission and the site plan was approved with conditions, including BAR approval of the COA.

November 6, 2006 – City Council approved the special use permit.

November 28, 2006 - The BAR voted (6-2-1) with Hogg abstaining, to approve both the clinical building and garage on the condition that an additional level of brick is added to the West Main Street façade of the garage (brick on levels 3, 4, 5, and 6).

February 16, 2010 - Preliminary discussion only. The BAR was very positive about the design, and generally agreed the street wall height as shown is appropriate but the applicant must conform to zoning requirements or seek to have them changed. Regarding the WRT Plan, they agreed with applicant that a single row of London Plane street trees as proposed are appropriate, that the double row of trees in the WRT plan is not appropriate in this location but perhaps other locations on West Main, that the London Plane species is preferred, that the City needs to decide if it wants to push a brick sidewalk all along Main Street (or perhaps just at the two important ends and then intermittently). They made additional suggestions regarding the design of the retail storefronts, the east elevation fenestration, the nighttime view of the building, and the area under the West Main Street cantilevered entrance.

March 16, 2010 - Jim Tolbert asked for guidance on street trees and brick sidewalks. There was general support from the BAR for flexibility: use double row of trees if there are opportunities; the report recommends 7 species of trees, which may be varied according to conditions on a certain block; it may be possible to use brick sidewalks on the north side of West Main Street and a combination of brick and concrete on the south side. The BAR also supported the concept of changing the zoning text to accommodate a 2-story streetwall on West Main Street if the building behind it gets to a certain height.

May 18, 2010 - **The BAR made a second round of preliminary comments: In general they expressed continued support for the design, with remaining major concerns: the corner piece needs attention (differentiate from north and west curtain walls; jump in scale?); need further study and articulation of the main entrance (widen size of steps?) and also the door on West Main Street; study the double belt course on Main Street – bring language from east elevation (primary and secondary courses).**

In addition, the BAR recommended (6-0-1 with Hogg recused) that the proposed special use permit to allow additional height and additional front setback as submitted for new construction (the Battle building) at 1204 West Main Street would not have any adverse effects on the West Main Street ADC District.

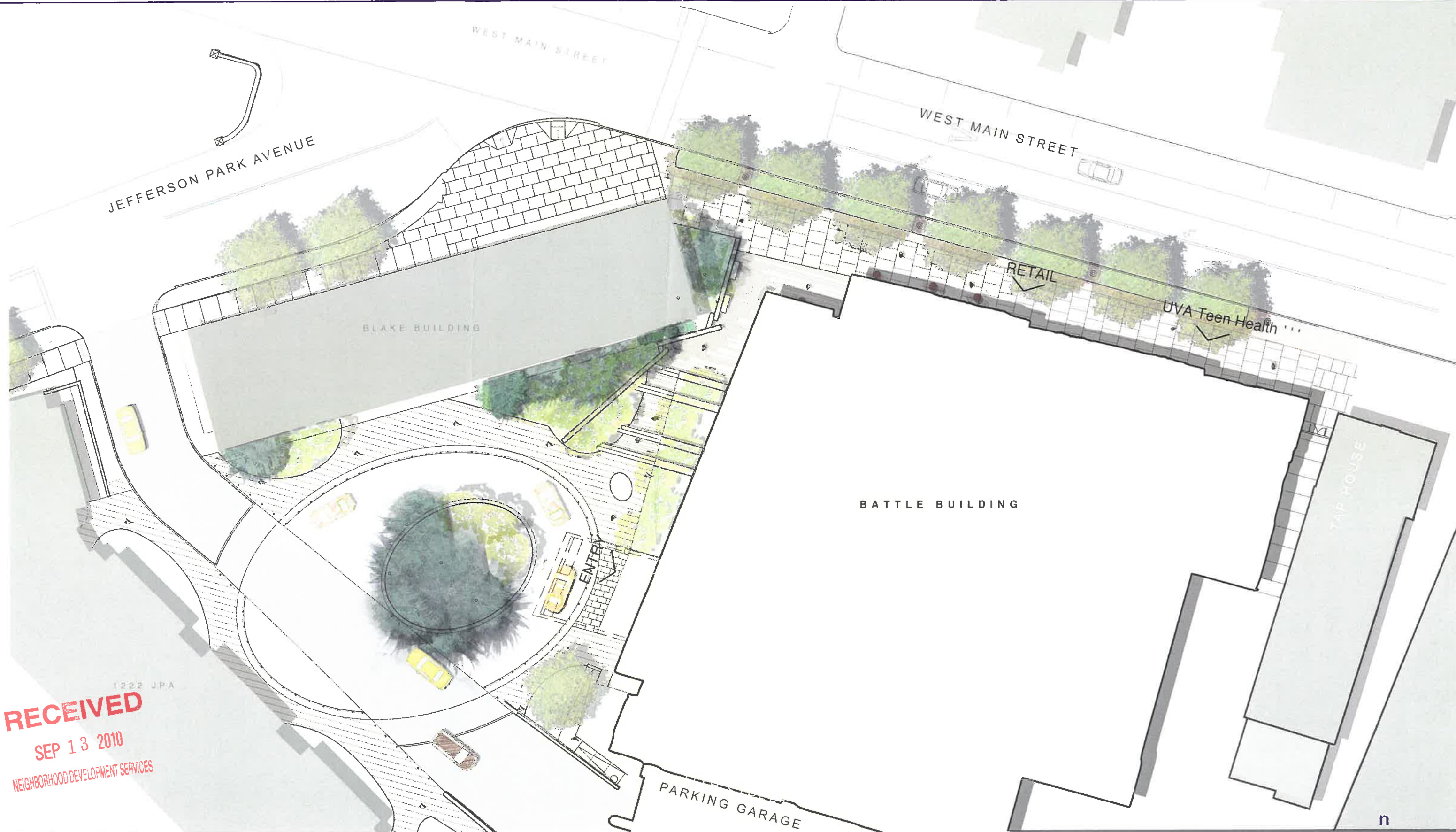
For your information, staff provides the following current zoning background:

Zoning and height allowed

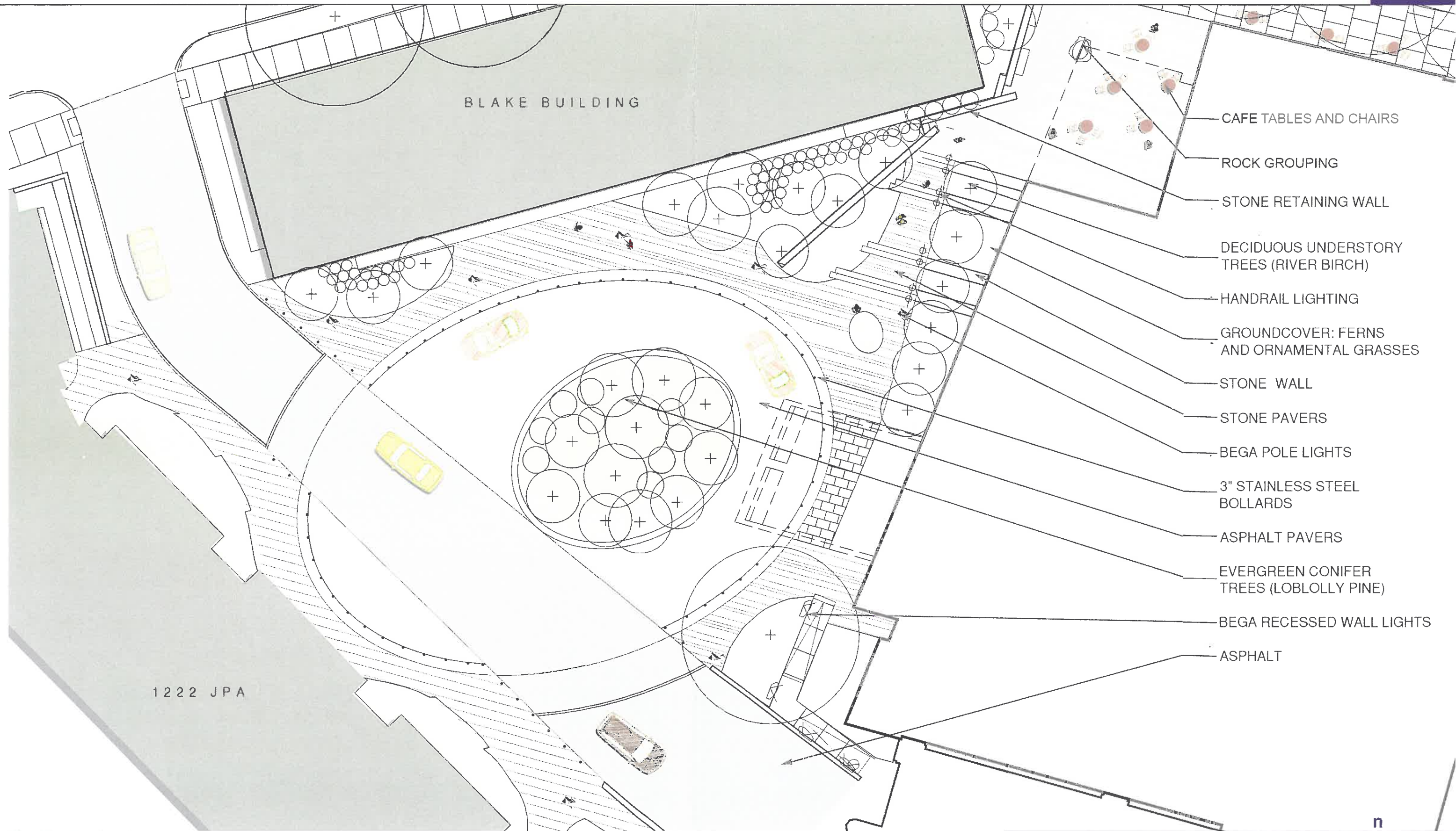
The zoning is *West Main South Corridor (WMS)* Mixed Use District, which currently allows min. 40 ft – max. 70 ft height **or by special use permit, up to 101 ft in height**, and 43 dwelling units per acre (DUA) by right; or up to 240 DUA by special use permit. In addition, a basement level is permitted if it meets the definition, “a portion of the building partly underground, but having more than half its clear height below the average grade of the adjoining ground.”

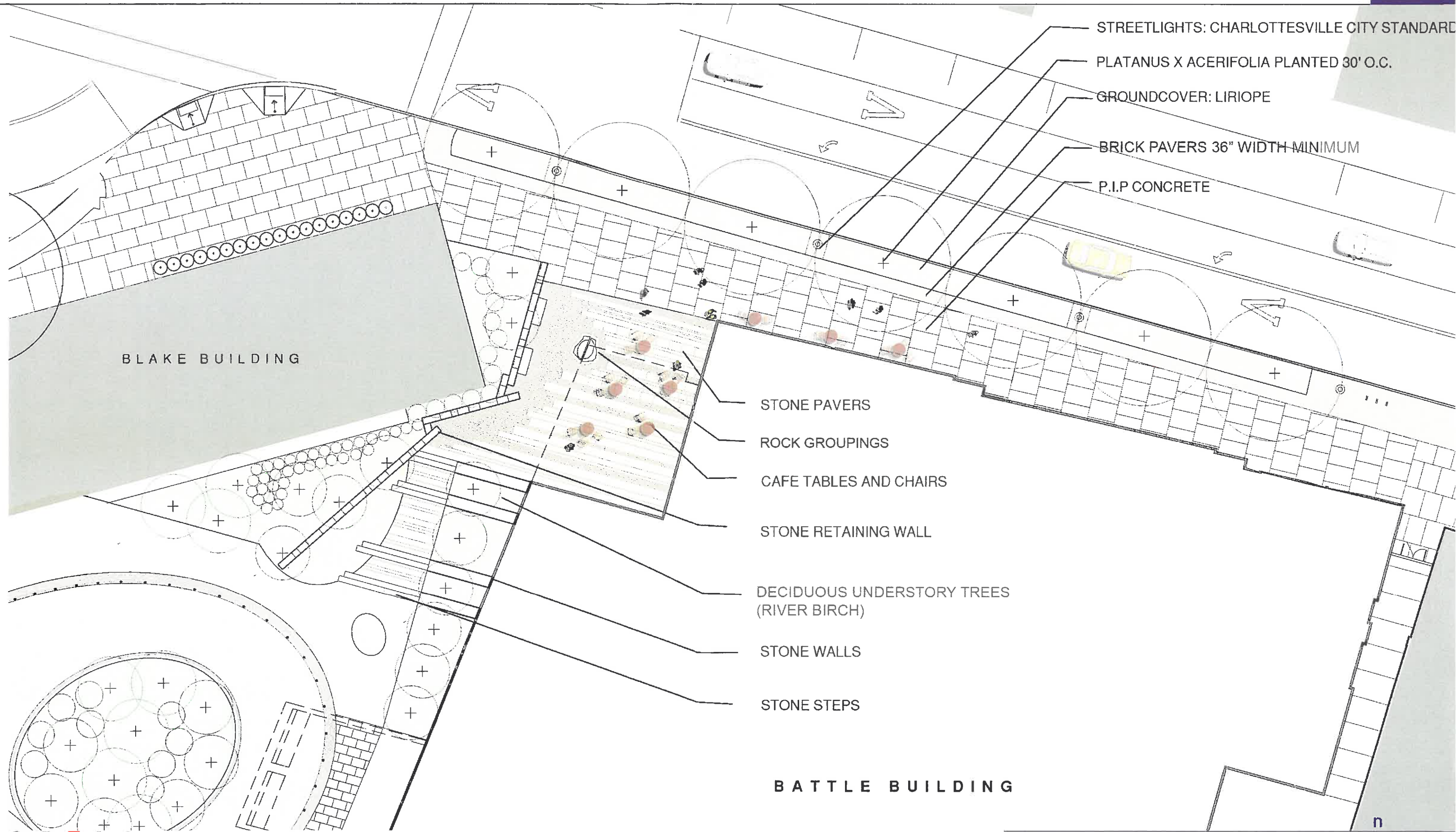


	<p>BATTLE BUILDING PARK at UVA CHILDREN'S HOSPITAL</p>		
<p>STANLEYBEAMAN&SEARS</p>	<p>University of Virginia Charlottesville, VA</p>		



RECEIVED
SEP 13 2010
NEIGHBORHOOD DEVELOPMENT SERVICES





STREETLIGHTS: CHARLOTTESVILLE CITY STANDARD

PLATANUS X ACERIFOLIA PLANTED 30' O.C.

GROUNDCOVER: LIRIOPE

BRICK PAVERS 36" WIDTH MINIMUM

P.I.P CONCRETE

BLAKE BUILDING

STONE PAVERS

ROCK GROUPINGS

CAFE TABLES AND CHAIRS

STONE RETAINING WALL

DECIDUOUS UNDERSTORY TREES
(RIVER BIRCH)

STONE WALLS

STONE STEPS

BATTLE BUILDING

RECEIVED

SEP 23 2010

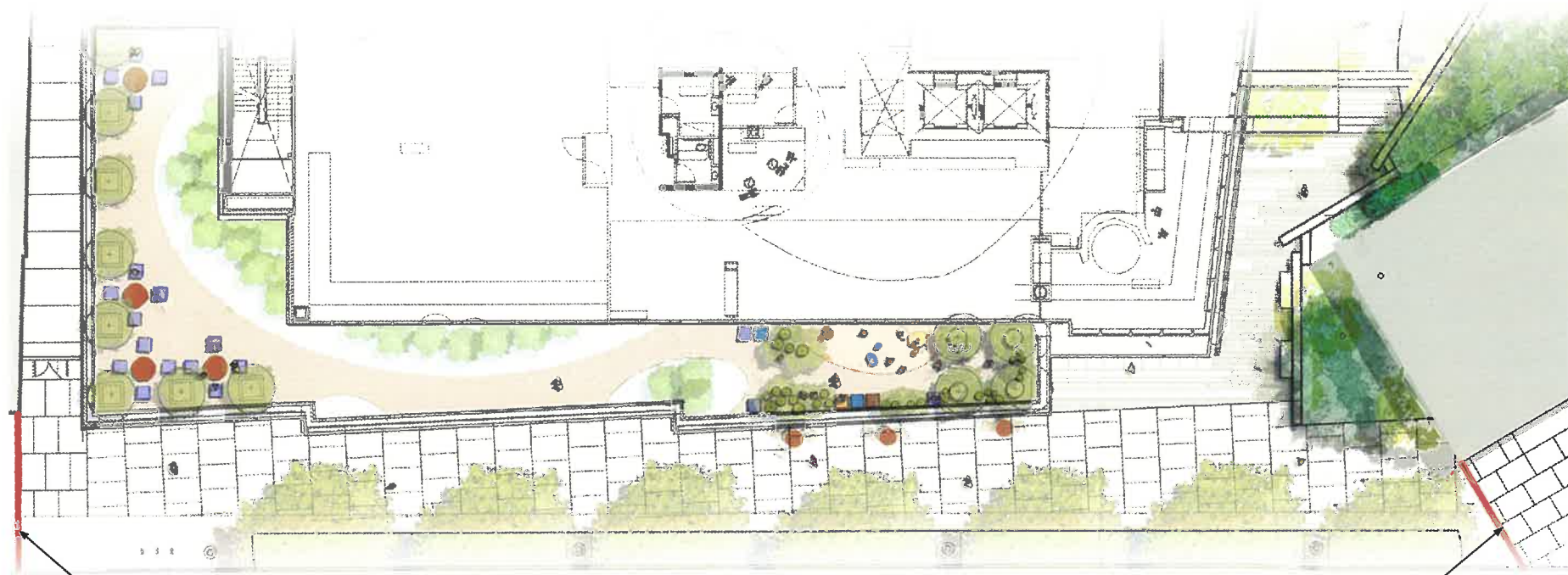
NEIGHBORHOOD DEVELOPMENT SERVICES



MICHAEL VERGASON
LANDSCAPE ARCHITECTS, LTD

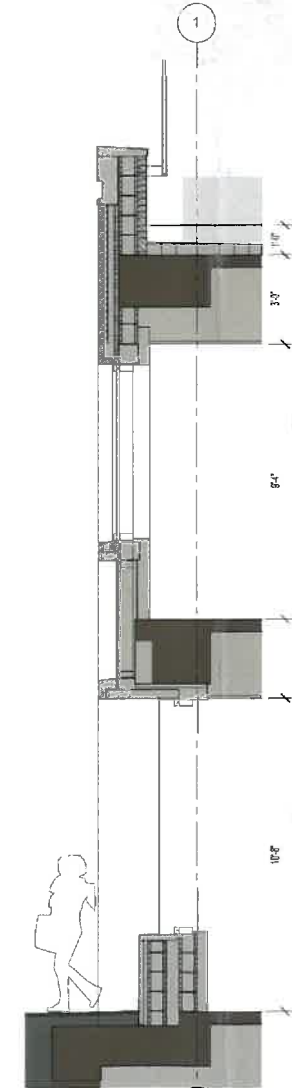
overall site plan at terrace level





LIMITS OF CONSTRUCTION

LIMITS OF CONSTRUCTION











1204 W Ma
Sept 2010

Barry and Bill Battle Building at the UVA Children's Hospital

BAR Certificate of Appropriateness - Submission Four

21 September 2010

RECEIVED
AUG 31 2010
NEIGHBORHOOD DEVELOPMENT SERVICES



ODLL
STANLEY BEAMAN & SEARS


UNIVERSITY of VIRGINIA
FOUNDATION

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The Bill and Barry Battle Building at the UVA Children's Hospital

The UVA Children's Hospital is a "hospital without walls" with more than 500 healthcare professionals across the UVA Health System forming a network focused on the needs of children and families – from well child care to complex subspecialty care. The children's program provides comprehensive healthcare services for children from birth through adolescence, educating professionals dedicated to pediatric health care and conducts breakthrough research that improves lives. For children coping with complex illnesses the Battle Building will provide a bridge between the acute care they receive in the hospital and the ongoing care they and their parents manage at home.

Related services and specialists will be grouped together in the Battle Building for ease and convenience, putting child and family at the center of care. Climate controlled connectors link this consolidated location of pediatric outpatient services with the UVA Children's Hospital inpatient unit for children needing acute care services. This nearness to the hospital also promotes the essential collaboration of services and specialist necessary to promote health and healing outcomes.

Urban Response

The design solution for the Battle Building is informed by the larger urban context of the West Main Street corridor to the north as well as by the immediate context of adjacent commercial structures and the University Medical Center facilities. As the northernmost aspect of the Medical Center the building represents an important moment where the grounds of the University and the fabric of the City meet.

The form of the building responds to the zoning ordinance setback and step back requirements to address City objectives of both continuity of scale and higher density on the south side of the West Main Street corridor. The base of the building is expressed as a podium along West Main behind which upper floors of the building are stepped back. The setback on the north also corresponds to a primary urban design objective of the West Main Street master plan, "to expand the sidewalk area on the south side of the street." Specific accommodation of diverse uses within this expanded area is reinforced by a coordinate treatment of the streetscape. The podium, with retail uses programmed at the first floor, forms the street wall and is articulated in a manner corresponding directly to the lower scale mercantile character of West Main Street. The treatment of the upper floors of the building on the east and north elevations employs the same material palette as that of the podium at a larger scale that corresponds to Medical Center facilities to the south and west.

The west elevation presents a more frontal entrance façade for the facility within the entry court that is behind the Blake Center. This side of the building is angle slightly out of square with the other sides of the building allowing it to pull inward at the northwest corner where it is comes closest to Blake. The northwest corner of the upper body of the building extends beyond the podium at the northwest corner as a transition to the western façade. This articulated corner makes specific gesture to Blake, to the entry court behind, and to the corner intersection of West Main Street with Jefferson Park Avenue beyond.

Project Site

The project site is an existing surface parking lot on the South side of West Main Street, between the Blake Center and the Tap Room restaurant in the City of Charlottesville, Virginia. The site is near the intersection of Jefferson Park Avenue and West Main Street and is part of the West Main South Corridor Historic District overlay. The site is currently zoned WMS mixed-use. The site is contiguous with other University of Virginia Medical Center facilities in the vicinity.

The University of Virginia Foundation is the owner of record. The property is an aggregation of several tax map parcels (refer to diagram shown on page 2.5), which amount to approximately 3.67 acres and includes a parking garage, which was completed as Phase One of this multi-phase project. The parking garage is configured to house approximately 1,000 vehicles on seven levels. This was followed by a second phase, the construction of the pedestrian bridge. The third phase of this project is the construction of the Battle Building.

The existing use is a surface parking lot primarily serving the University of Virginia Health Sciences Center. The site is nearly entirely covered with pavement.

Proposed Work

The proposed work, a medical office building, was previously submitted to the Board of Architectural Review and approved in 2006. Since that time a specific tenant has been identified and the building has been programmed and the design developed to meet the user's needs. The building program remains predominantly medical office use on all levels with a liner of retail space opening on to West Main Street at the ground level. The completed garage and proposed facility are connected to the University Medical Center by means of the new bridge spanning the existing railway line. Proposed grading at the building perimeter will blend with the adjacent grades at the project boundaries and adjacent buildings beyond. The existing asphalt surface lot, walls, and other existing features will be removed. New exterior stairs will be added to connect West Main Street with the entry court for the Battle Building, adjacent medical buildings and west entrance to the recently completed parking garage. Please refer to the site plan on page 3.1 for a clear graphic description of proposed site improvements.

The Battle Building will be approximately 208,754 gross square feet on six floors with one additional floor below grade plus an appurtenance above. One floor will be below the level of West Main Street, six levels above, and topped with an appurtenance, containing a mechanical penthouse. The street level will accommodate some commercial functions opening onto West Main Street in correspondence with the intent of the West Main Street master plan. Vehicular access to the Battle Building drop off will be from Jefferson Park Avenue. This entrance leads to an entry court, internal to the block, located behind the Blake Center. The entry court will offer space for passenger drop off and vehicular access to the parking deck. Service vehicle access for deliveries and waste removal will be via 11th Street through the ground level of the newly completed garage. Additional access to the building will be provided by an entrance from the third level of the parking garage, the same level as the connection to the University Medical Center via the elevated pedestrian bridge over the train tracks.

Setbacks and Stepbacks

The proposed setbacks and stepbacks are in accordance with the City zoning requirements. These require a setback along West Main Street to expand the sidewalk area and limit the height of the street façade with a step back at upper levels in order to preserve the existing, low-scale quality of the street corridor at the sidewalk line.

The setback, varying from 15 feet 2 inches to 18 feet 1 inch, is consistent with existing setbacks along the south side of West Main Street. The Battle Building steps back above the garden terrace on the third floor. The fourth, fifth, and sixth floors step back varying from 12 inches 7 inches to 15 feet 4 inches from the north building face at the street level. The east face of the building is set back from the adjacent structure, the Tap Room Restaurant, approximately 10 feet at the northeast corner. The fourth, fifth, and sixth floors step back approximately 20 feet from the east building face at the street level as well.

Spacing

The proposed design reinforces the street edge and provides an attractive, inviting, and safe pedestrian promenade to the west end of West Main, a goal of the City's planning efforts.

Massing and Footprint

The building footprint and massing or volume is consistent with some of the neighboring projects along West Main Street and on adjacent sites. The building's north façade steps back along West Main Street using appropriately scaled architectural features. The first two floors respond to the scale and character of adjacent lower scaled buildings. A palette of brick and stone, architectural detailing, and significant glazing visually reduces the perceived mass and weight of the Battle Building. The configuration of the footprint results from the geometry of the site, City mandated setbacks and stepbacks, and functional requirements of the building program.

Height and Width

The proposed building height is approximately 90 feet 4 inches, within the 101 feet permitted by the Zoning Ordinance with a Special Use Permit. The building has an articulated horizontal width at West Main Street of approximately 185 feet, or 112 percent of the width of the Blake Center, 77 percent of the width of 1222 JPA, and twice the width of Kane Furniture. When considered in context with this high-density end of West Main Street, the segmented façade appears suitably proportioned.

Scale and Orientation

The Battle Building primarily orients toward West Main Street while the facility entrance is on the west side, facing the entry court behind the Blake Center. The primary parking garage entrance faces 11th Street. The scale of the building and building components are consistent with the building massing of similar structures comprising the Health Center complex. A carefully designed podium along West Main is scaled to correspond with commercial structures on adjacent sites.

Roof

The proposed building has a flat roof pitched 1/4" per foot with parapet walls. Form, finish, and slope are consistent with the Health Center buildings

and recently built projects.

Openings

Significant areas of glazing with expressed mullion systems on the upper levels of the building bring substantial daylight in to the building's public spaces. Window openings at the base of the building are characterized by more articulate mullion patterns responding to the pedestrian scale. Aluminum curtain wall and storefront window systems are pre-finished in an off-white coating.

Street-Level Design

The proposed building elevations, walks, and landscaping are designed to present an appropriate face and scale to the existing context. Architectural elements used to provide a more human scale at street level include: a segmented façade articulating discreet retail storefronts, accent paving along the four foot 'Shy Zone' for retail seating and amenities, integrally colored (UVA batch) and pattern-scored concrete in the ten foot 'Clear Zone' bound by the eight foot wide 'Tree and Furnishings Zone' that extends to the curb. The two-story street wall façade, rendered in an appropriately scaled material palette of wood-mould brick, cut sandstone detailing and white architectural trim, window frames and mullions, is topped with a planted pergola framing an elevated garden terrace.

Site topography dictates that the entry court is elevated approximately six feet above the sidewalk along West Main Street. The hardscape and landscape features applied in the entry court are similar to those proposed on West Main Street providing a harmonious pedestrian environment.

Materials and Textures

The primary materials in the project correspond to those found in the University Medical Center Precinct as well as in adjacent commercial structures on West Main Street: brick, clear and spandrel glass, prefinished off-white metal panels and window systems and a buff dimensional sandstone. Hardscape materials include integrally colored (UVA batch) concrete walks with brick and stone paving at select areas, City standard street lights with metal halide bulb (or LED) and glass panels in the luminaire, benches and receptacles (Victor Stanley equivalent), street trees (species tbd) and understory planting (species tbd).

Paint and Color

All metal panels, window system trim and mullions at street wall, eaves, fascia, etc. will be white/off-white. Window system trim and mullions above street wall shall be finished in silver coating.

Expression and Detailing

The proposed expression and detailing are nuanced to communicate the building program in a manner sensitive to both the West Main Street corridor as well as the Medical Center. As described under Urban Response above, building expression is treated locally according to the scale at which it operates. At the base, and specifically along the street wall framing West Main, the material details, window mullion patterns and

architectural features reflect the intimate scale of the pedestrian realm. The portions of the building above the podium on West Main Street are detailed in a manner that corresponds to the scale and character of the University Medical Center precinct.

Sustainable Design Features

1. The project seeks to attain a LEED "Certified" status as a minimum.
2. Project is infill, increases density, and is located within walking distance to UVA, the Medical Center, and West Main Street merchants, lessening automobile traffic, gas consumption, and air pollution.
3. Building and site design will endeavor to incorporate UVA's recently released "Guidelines for Sustainable Buildings and Environmental Design."
4. Durable materials, some local: brick, stone and concrete structure.
5. High efficiency mechanical systems.
6. High performance (low-E) glazing.
7. High performance wall systems.
8. Low flow plumbing fixtures.
9. Low wattage lighting.
10. Improved daylighting due to larger windows.
11. Minimize surface parking and increase green space.
12. Site design reduces impervious surface areas.
13. Increase landscaping component improves visual character and air and water quality.

Document Revisions Following BAR Approval of SUP Application May 2010.

Page 1 (cover) – Updated submission dates and information

Page 1.2 – Updated building area

Page 1.3 - Setbacks & Stepbacks - Edited to reflect current setback varying from 15'-2" to 18'-1", Edited to reflect current stepback from 12'-7" to 15'-4"

Page 1.3 - Massing and Footprint - Edited to reflect "The first two floors..."

Page 1.3 - Height and Width - Edited to reflect current building height of 90'4"

Page 1.4 - Street-Level Design - Edited to reflect "The two-story street wall..."

Page 1.4 - Materials and Textures - Edited to reflect UVA direction on "City standard street lights with metal halide bulb (or LED) and glass panels in the luminaire..."

Page 1.4 - Paint and Color - Edited to reflect window system trim and mullions "at street wall..." Added a second sentence "Window system trim and mullions above street wall shall be finished in silver Tnemec coating."

Page 1.6 - Edited to reflect height of 90'4", Edited to reflect current building areas

Page 3.3 - Plan In Development

Page 3.7 - Updated to reflect the most recent Section.

Pages 4.1-4.2 – Updated context elevations to reflect design refinement

Pages 4.3-4.5 – Updated proposed elevations to reflect design refinement

Location	Surface parking lot on the south side of West Main Street, between the Blake Center and the Tap Room restaurant.	
Site Area	159,947 Square Feet	3.67 Acres
Zoning	Existing: WMS (West Main Street South)	Proposed: WMS
Use	Existing: Surface parking lot and drop off	Proposed: Multi-use Office/Medical Building and Retail
Height	Allowable: 80 Feet 101 Feet with SUP	Proposed: 90 Feet 4 Inches / 6 Stories above grade plus 16 Foot appurtenance
Tax Map and Parcel Number	See tax map and parcel diagram on page 2.5	
Owner	University of Virginia Foundation	
Consultant Team	Architect of Record:	Odell Associates
	Interior Architect:	Stanley, Beaman & Sears
	Structural Engineering:	Odell Associates
	MEP Engineering:	ccrd Partners
	Landscape Architect:	Michael Vergason Landscape Architects, LTD.
	Civil Engineering:	TIMMONS

SITE AREA BREAKDOWN

PARKING LOT PARCEL	1.04 ACRES
BLAKE CENTER PARCEL	0.43 ACRES
1226 PARCEL	0.80 ACRES
PARKING DECK PARCEL	1.40 ACRES
TOTAL AREA	3.67 ACRES

BUILDING

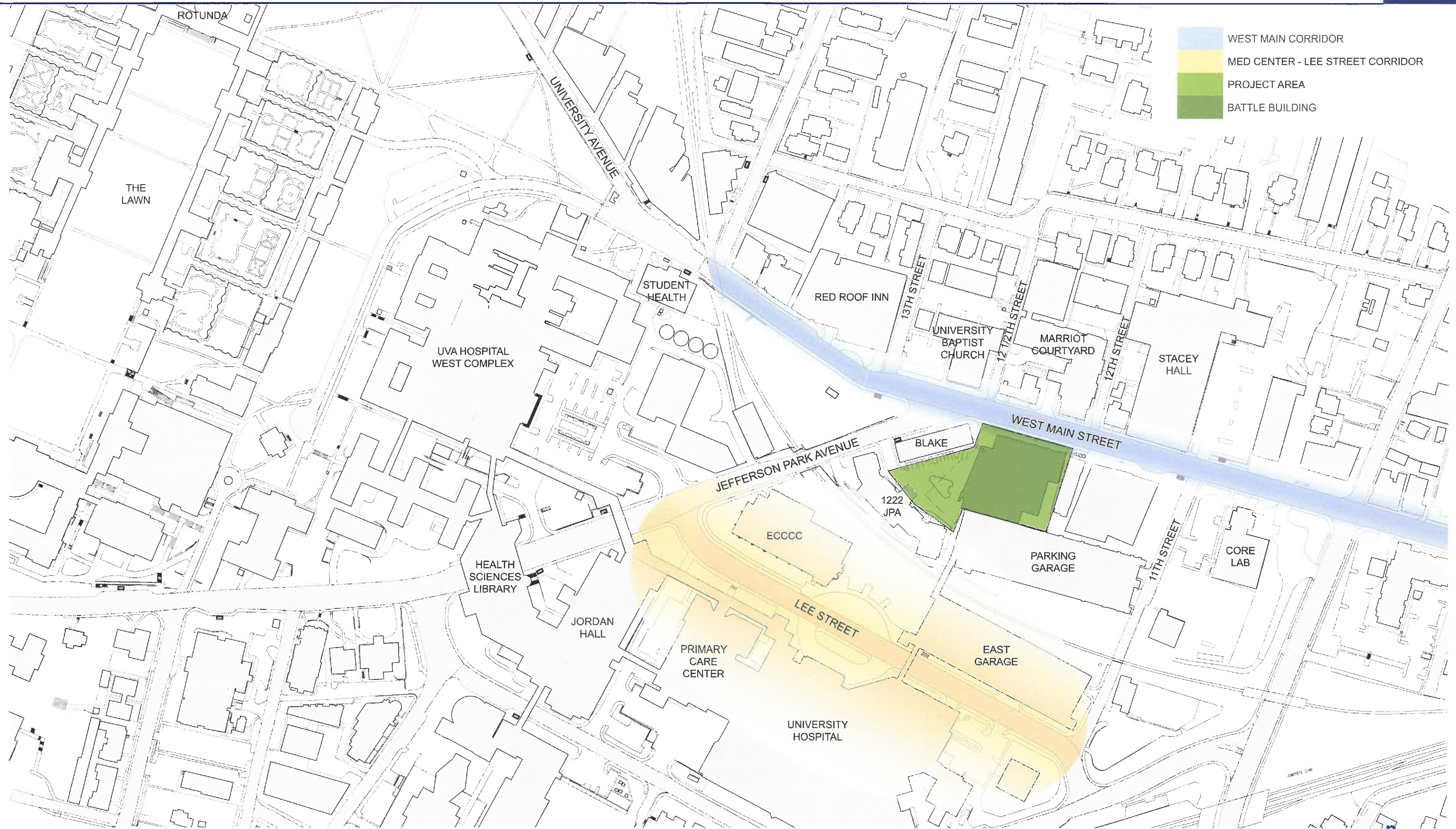
FLOORS	BLDG AREA (+/-)
BASEMENT	32,928 GSF
FIRST	28,725 GSF
SECOND	28,422 GSF
THIRD	25,787 GSF
FOURTH	25,621 GSF
FIFTH	25,621 GSF
SIXTH	25,669 GSF
PENTHOUSE/APPURTENANCE	15,981 GSF
TOTAL BUILDING AREA	208,754GSF

PARKING

EXISTING PARKING (ONGRADE)	91 PRIVATE
REQUIRED PARKING	0 (EXEMPT)
PARKING PROVIDED (GARAGE)	+/-1000 SPACES
PARKING DECK FOOTPRINT	50,305 G SF

PEDESTRIAN BRIDGE

SINGLE LEVEL SPANNING THE RAILWAY LINE AT THE REAR OF PROPERTY





1223 West Main Street
University Baptist Church
Built 1928



1211-13 West Main
Dinsmore House Bed & Breakfast
Built 1825



1201 West Main Street
Courtyard by Marriott
Built 1999



1111-13 West Main Street
UVA Medical School Foundation
Built 1824



1107 West Main Street
Office Building
Built 1958



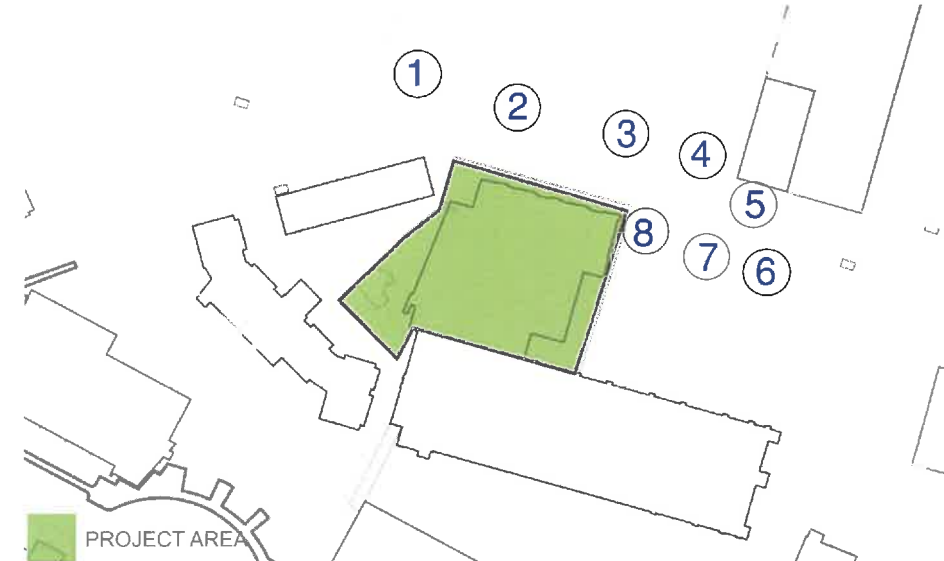
1106 West Main Street
Sycamore House
Built 1947



1200-02 West Main Street
Kane's Furniture
Built 1926



1206 West Main Street
12th Street Taphouse
Built 1953



n
PROJECT AREA
Photo Survey of W. Main Street



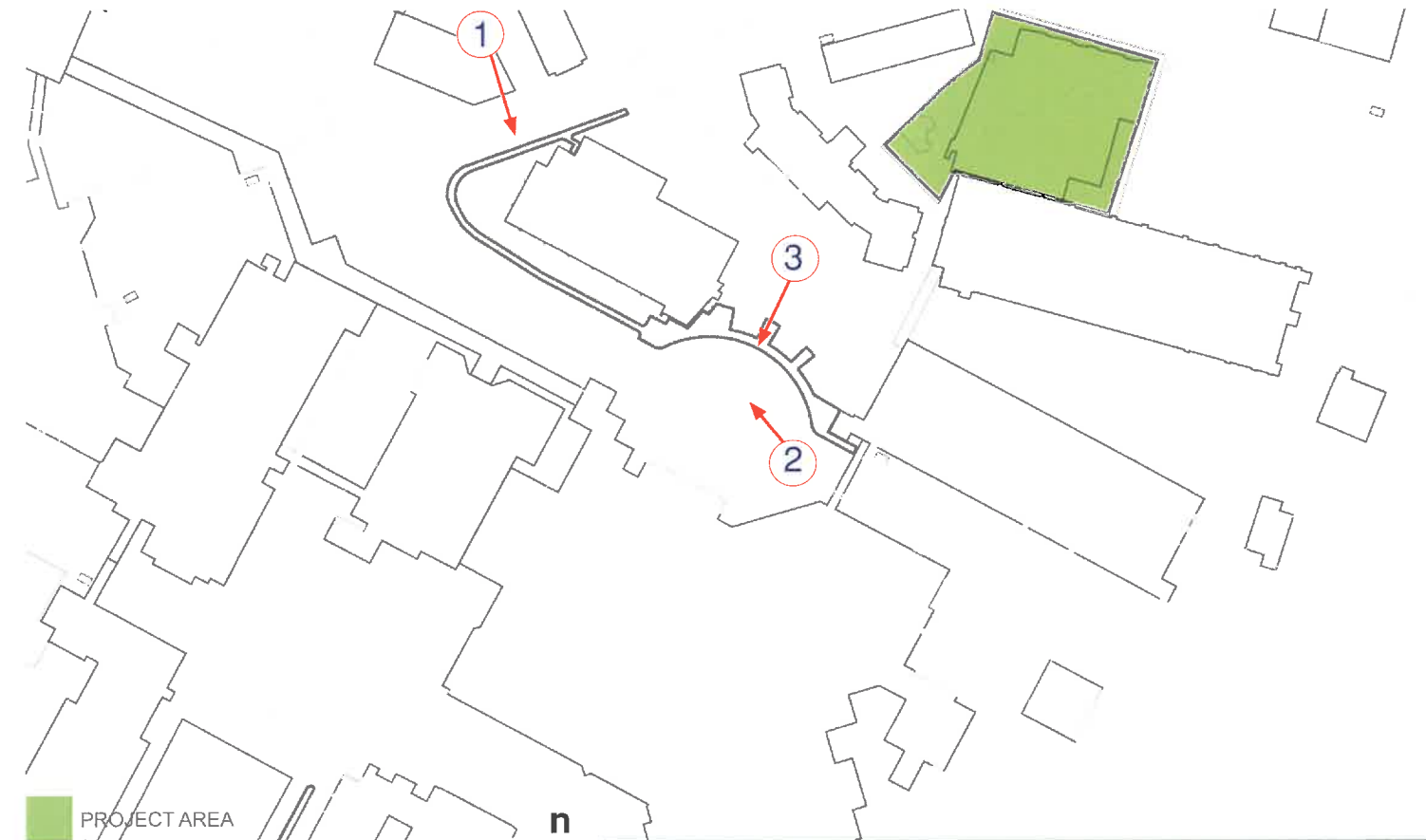
Medical Center Lee Street Improvements

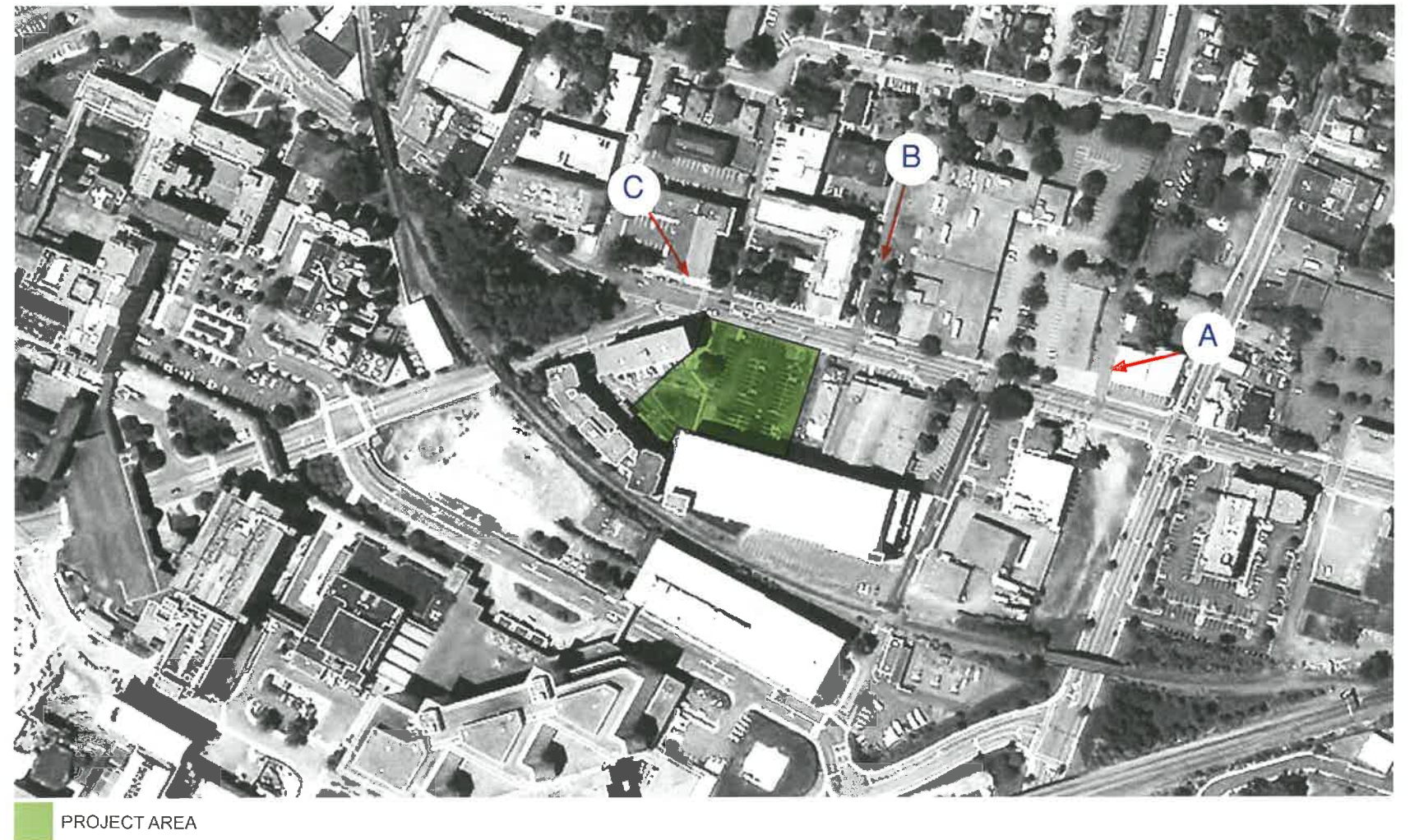


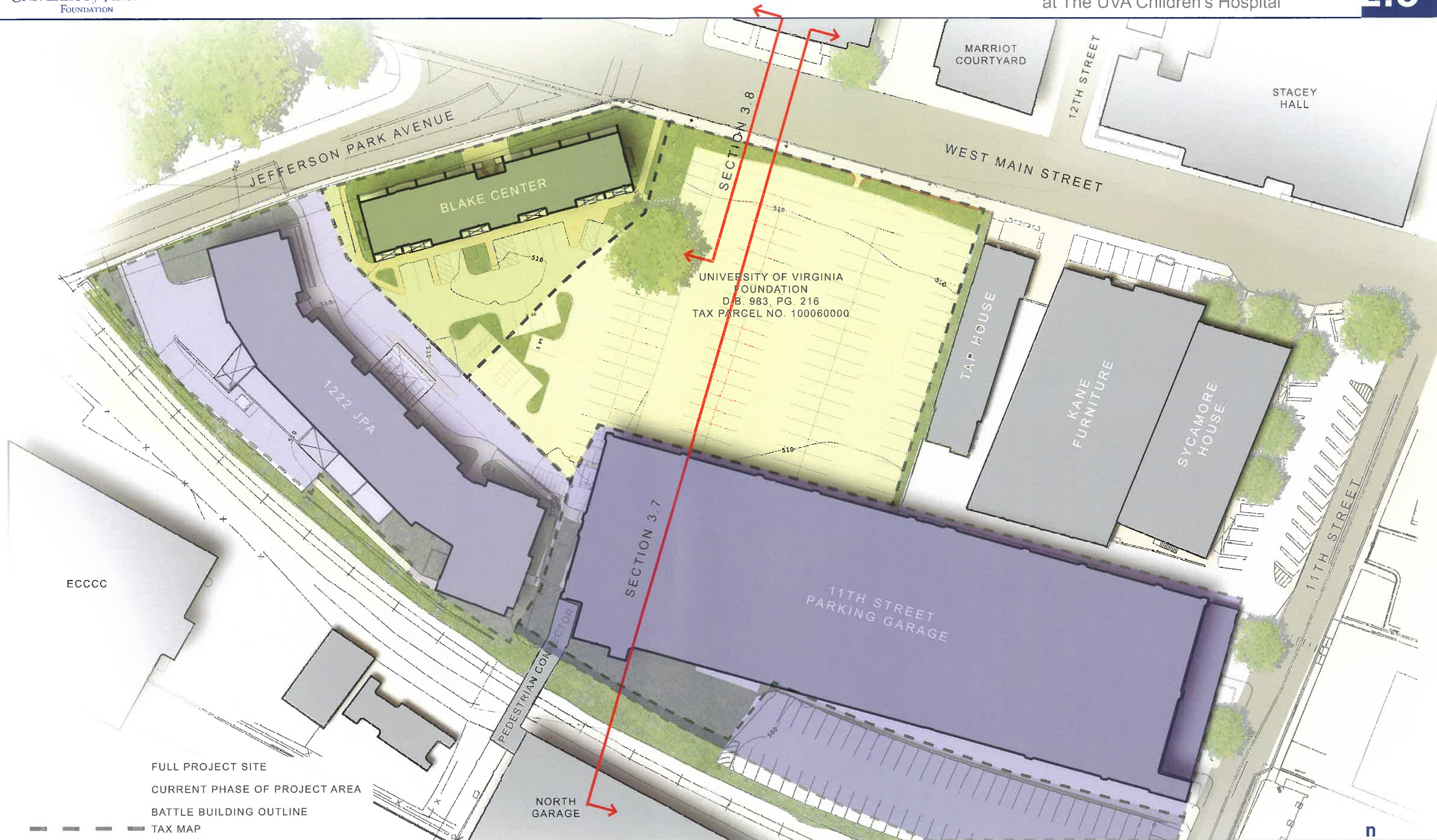
Emily Couric Clinical Cancer Center



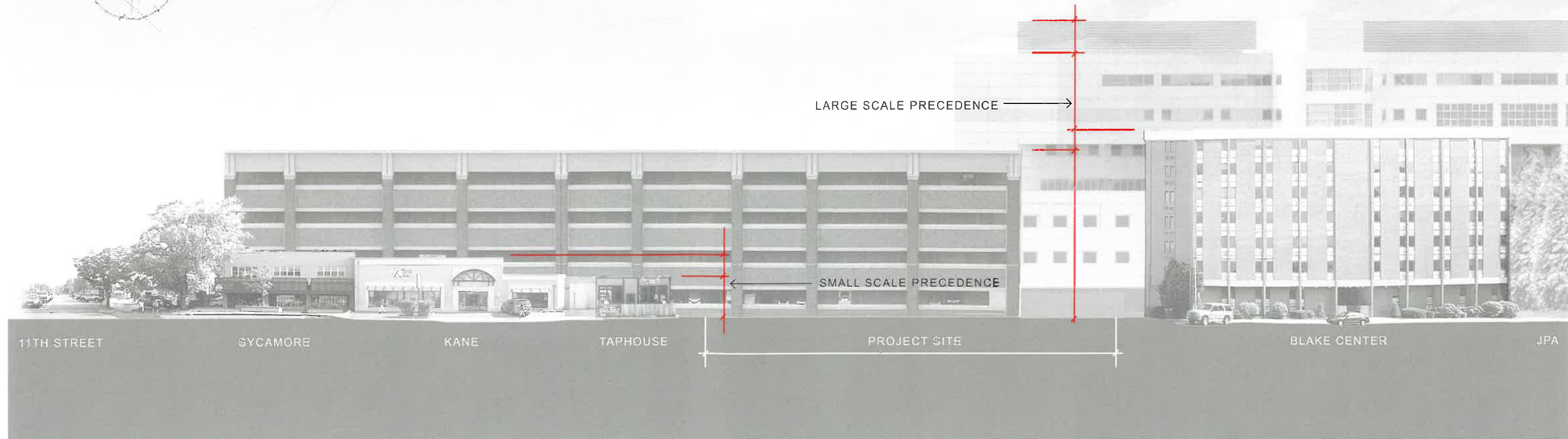
Hospital Bed Expansion







FULL PROJECT SITE
CURRENT PHASE OF PROJECT AREA
BATTLE BUILDING OUTLINE
TAX MAP



11TH STREET

SYCAMORE

KANE

TAPHOUSE

PROJECT SITE

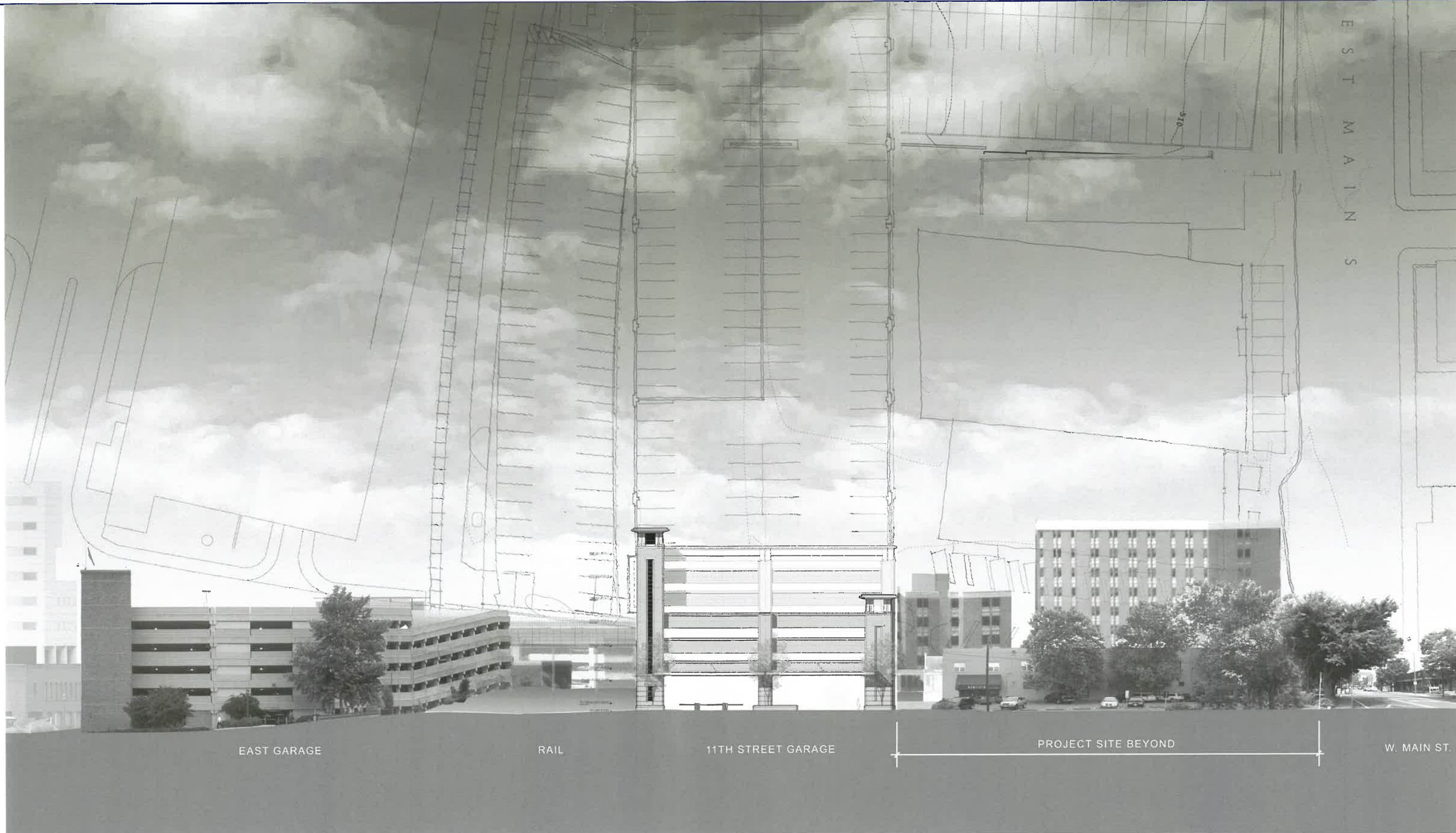
BLAKE CENTER

JPA

240'

80'

West Main Street Existing Elevation



EAST GARAGE

RAIL

11TH STREET GARAGE

PROJECT SITE BEYOND

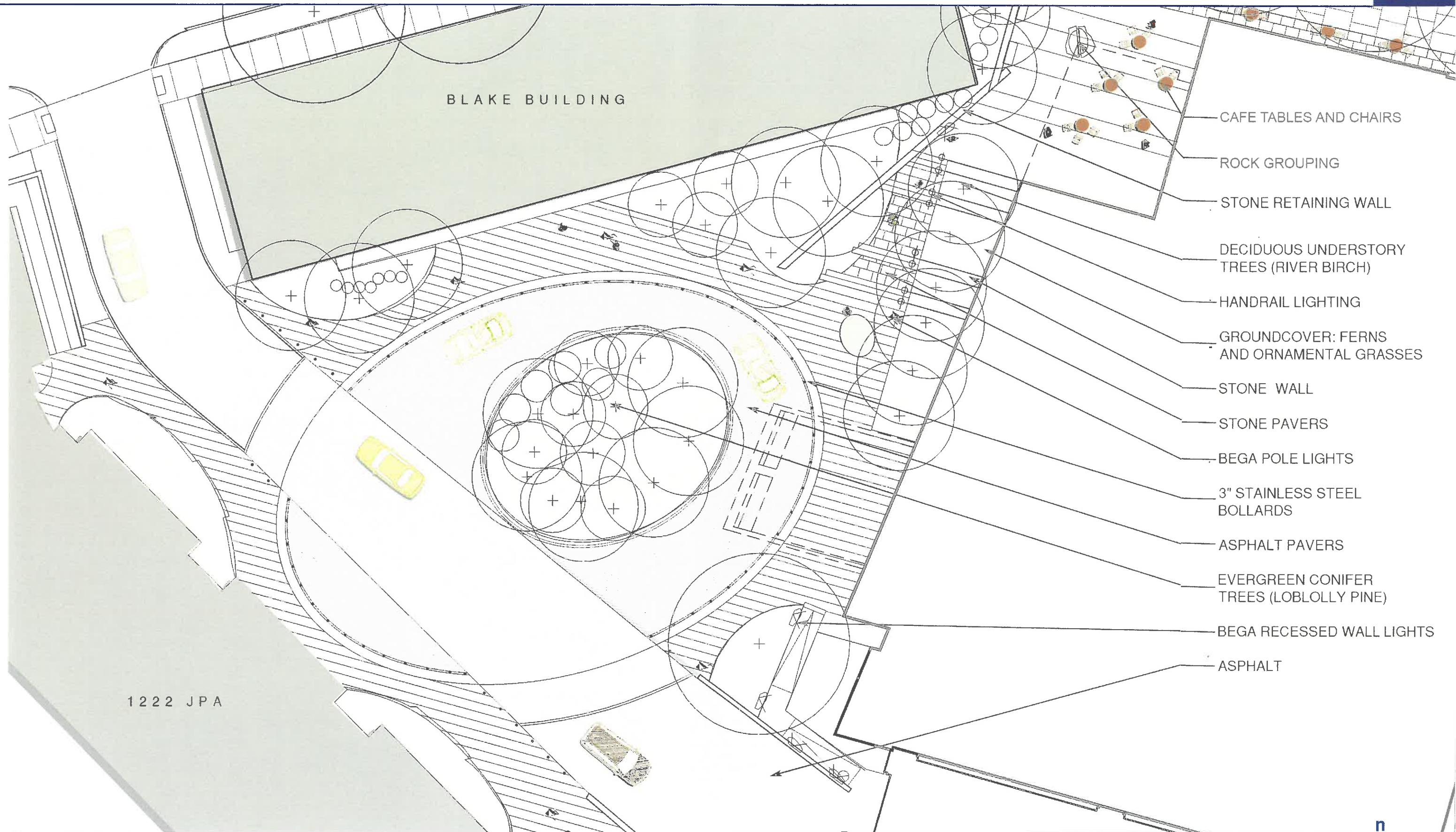
W. MAIN ST.

240'

80'

11th Street Existing Elevation



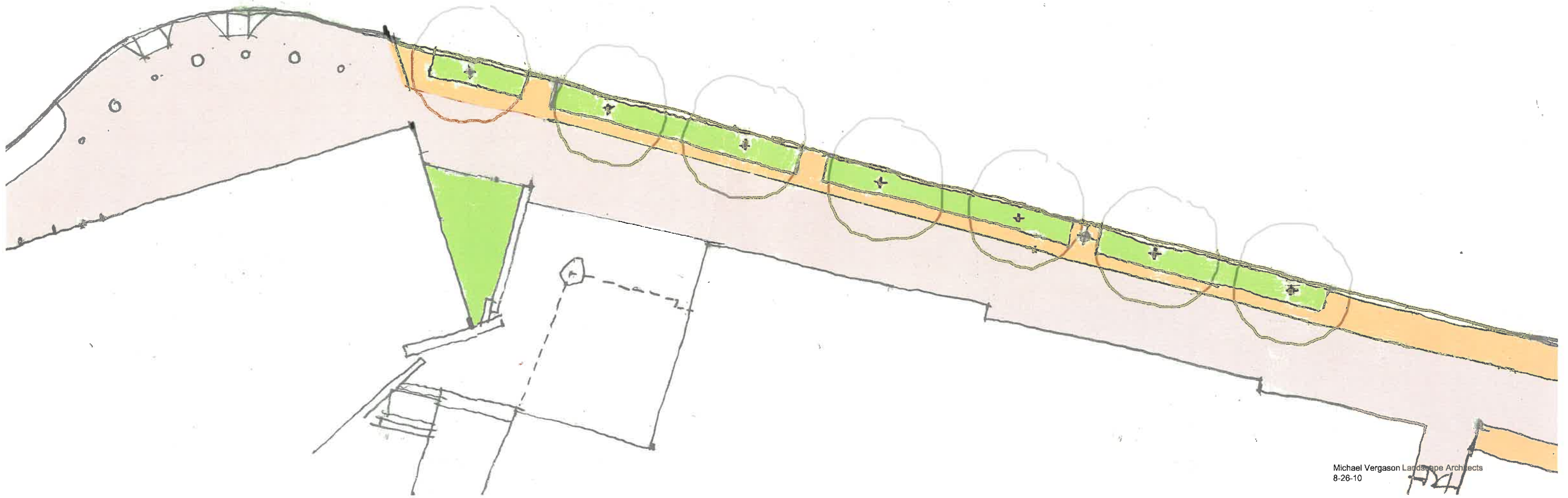


BLAKE BUILDING

- CAFE TABLES AND CHAIRS
- ROCK GROUPING
- STONE RETAINING WALL
- DECIDUOUS UNDERSTORY TREES (RIVER BIRCH)
- HANDRAIL LIGHTING
- GROUNDCOVER: FERNS AND ORNAMENTAL GRASSES
- STONE WALL
- STONE PAVERS
- BEGA POLE LIGHTS
- 3" STAINLESS STEEL BOLLARDS
- ASPHALT PAVERS
- EVERGREEN CONIFER TREES (LOBLOLLY PINE)
- BEGA RECESSED WALL LIGHTS
- ASPHALT

1222 JPA

plan in development



Michael Vergason Landscape Architects
8-26-10

TREES



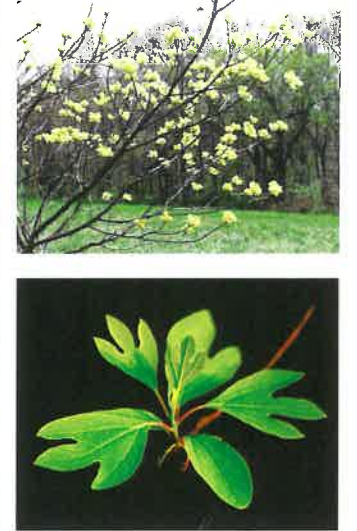
BNH: River Birch



PT: Loblolly Pine



SA: Sassafras



SHRUBS



RT: Staghorn Sumac

GRASSES AND PERENNIALS



AV: Broomsedge



PV: Switchgrass

PLANTING



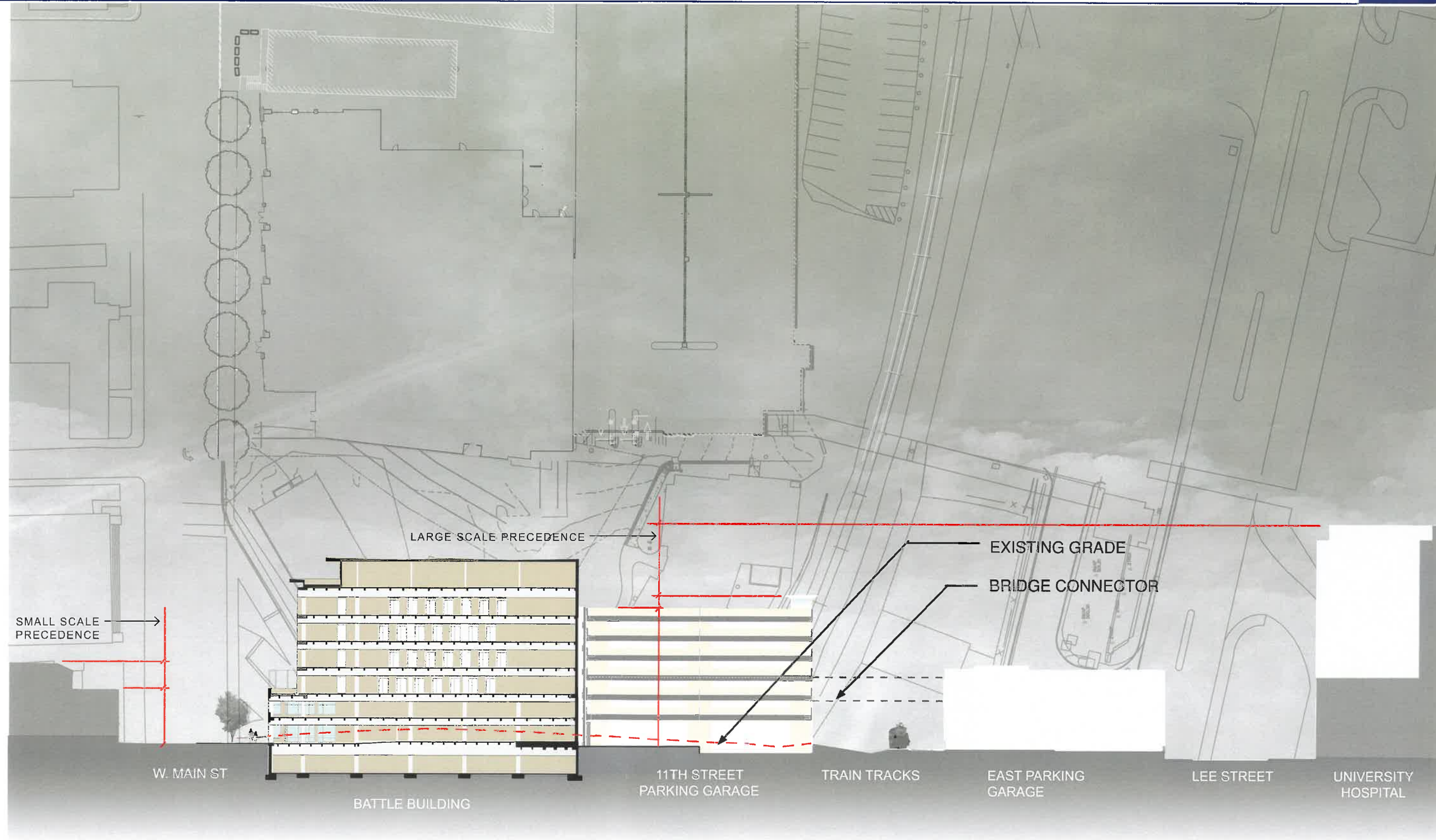
PAB London Plane Tree

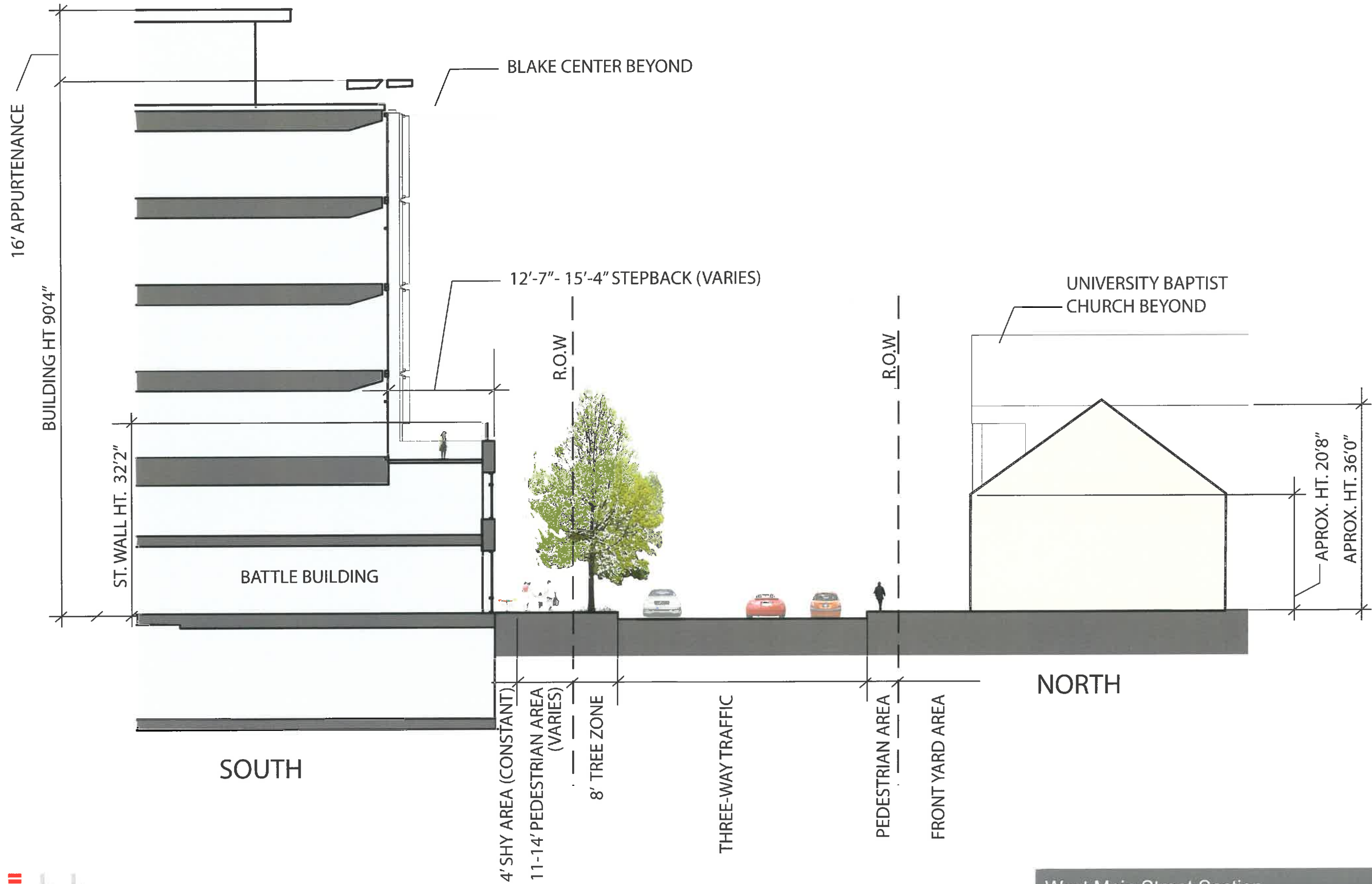


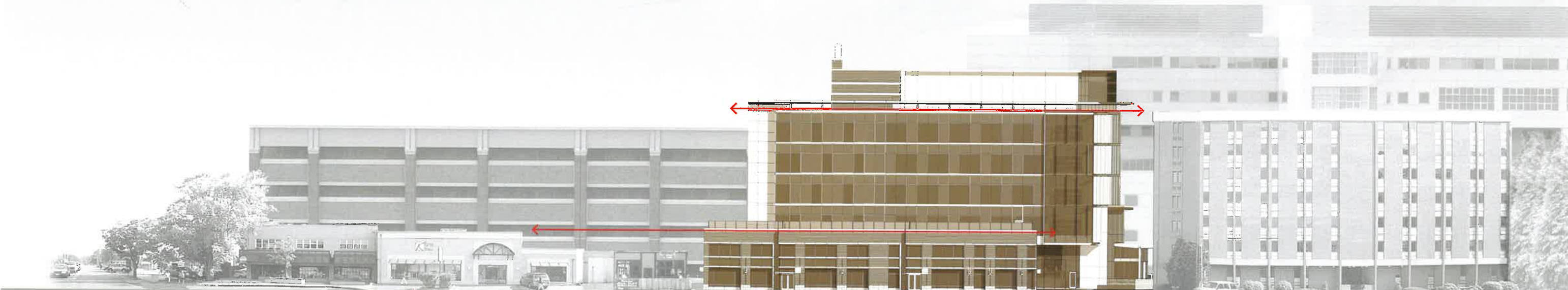
GB Ginkgo



CB Hornbeam







11TH STREET

SYCAMORE

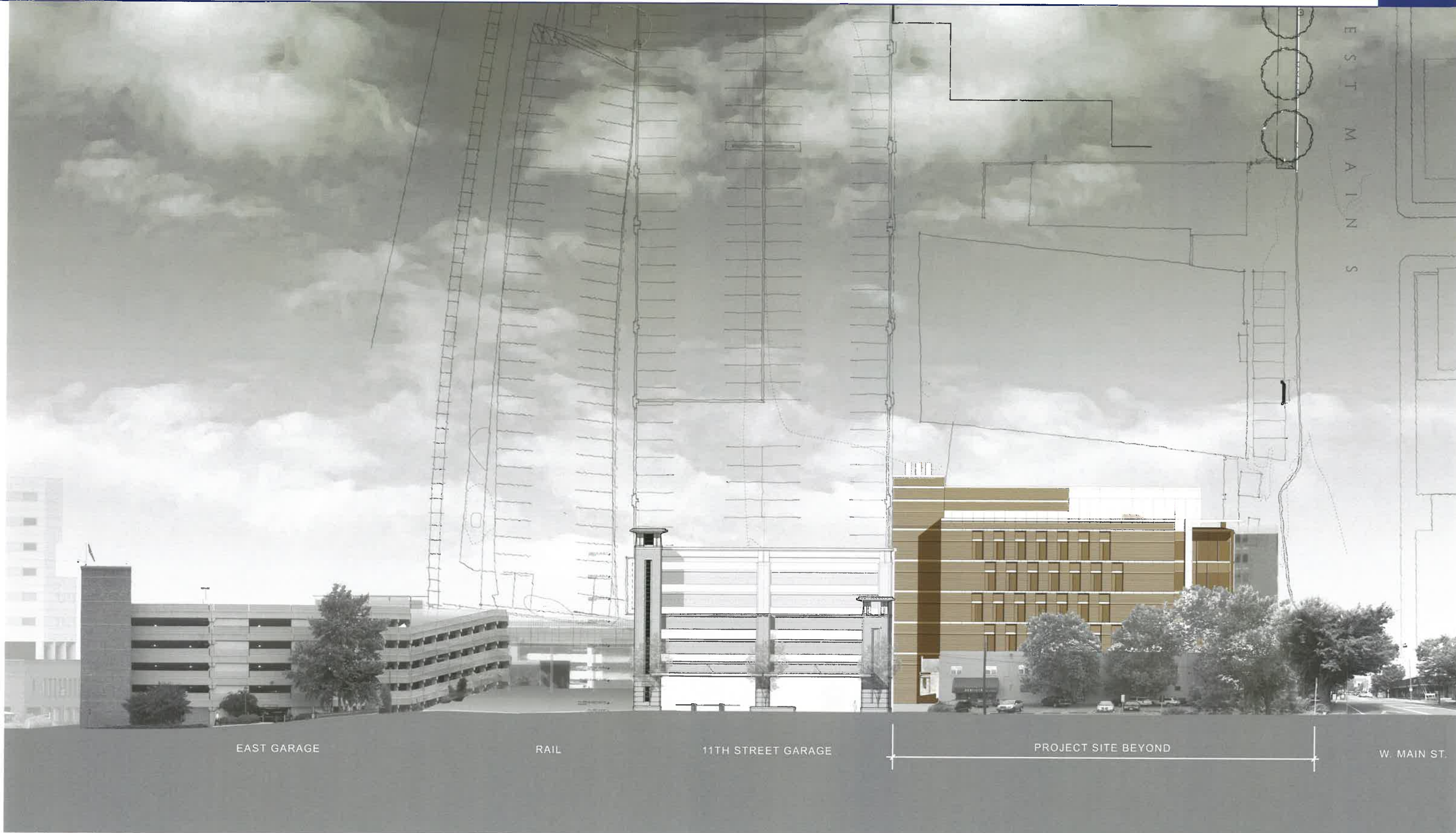
KANE

TAPHOUSE

PROJECT SITE

BLAKE CENTER

JPA



EAST GARAGE

RAIL

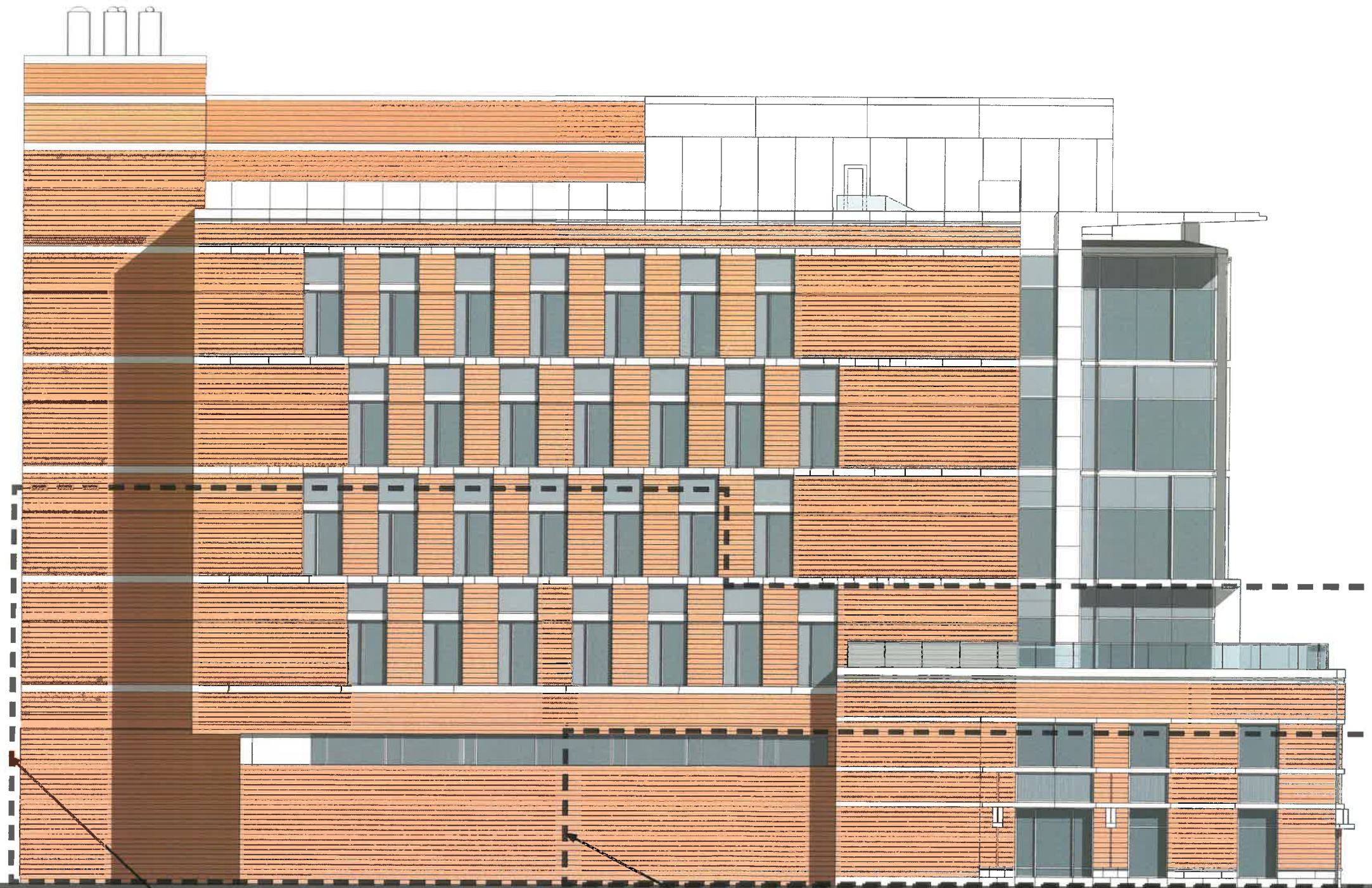
11TH STREET GARAGE

PROJECT SITE BEYOND

W. MAIN ST.







EXISTING BUILDING PROFILE EAST OF PROJECT SITE

