

From: Scala, Mary Joy
Sent: Friday, November 22, 2013 4:07 PM
To: John Matthews
Cc: wes@landmark-properties.com
Subject: BAR Action November 19, 2013

November 22, 2013

Landmark Acquisitions LLC
455 Epps Bridge Parkway
Building 100 Suite 201
Athens, GA 30606

RE: Certificate of Appropriateness Application
BAR 13-08-05
853 & 901 W Main Street
Tax Map 31 Parcel 169 & 170
853-855 West Main LLC, Owner/ Landmark Acquisitions LLC, Applicant
New construction – The Standard

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 approved (6-1 with Adams opposed) the application as submitted, with the building details (windows, canopies, etc.) to come back to the BAR. In addition, larger trees should be added to the east and west sides.

You may now proceed to preliminary site plan approval, and return to the BAR with 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 (May 19, 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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 19, 2013**



Certificate of Appropriateness Application

BAR 13-08-05

853 & 901 W Main Street

Tax Map 31 Parcel 169 & 170

853-855 West Main LLC, Owner/ Landmark Acquisitions LLC, Applicant

New construction – The Standard

Background:

This property is located in the West Main Street ADC District. The property is zoned West Main North Corridor Mixed Use with ADC district overlay.

The current site is 2.517 acres made up of two parcels that include two existing structures fronting West Main Street. The Republic Plaza building, designated as “contributing,” was approved for demolition by the BAR in August, 2013. The other structure, a former Safeway building, is designated “non-contributing,” so may be demolished without review.

In September 2013 the BAR held a preliminary discussion and made a recommendation regarding the Special Use Permit (SUP) for additional density and height. On November 4, 2013 City Council approved with conditions (attached resolution) the SUP request for 10 additional feet in height (70 feet) and up to 89 dwelling units per acre (DUA). The applicant is now returning to the BAR for approval of a certificate of appropriateness. The site plan is being reviewed concurrently by staff.

The West Main North Corridor Mixed Use **zoning district regulations** are as follows:

Minimum height: 40 feet; maximum 60 feet, with up to 70 feet allowed with SUP.

Density: maximum 43 DUA by right; up to 200 DUA by special use permit.

Stepback: 25 feet minimum height streetwall with 2 interior floors; 60 feet maximum.

25 foot minimum stepback required the full length at the streetwall height.

Setbacks: At least 75% of building built to property line; 25% remaining may be setback up to 12 feet.

However, if streetscape trees are provided, up to 50% of building may be setback 20 feet. Side and rear setbacks: none unless adjacent to low density. (Westhaven is not zoned low density.)

Other mixed use regulations: No ground floor residential or parking garage other than ingress/egress may front on West Main Street. Developments that occupy a whole City block shall provide courtyards and plazas accessible to right-of-way.

Parking: Parking Modified Zone: non-residential developments shall provide fifty (50) percent of the required parking, and residential developments shall provide one (1) space per unit. Parking requirements may be fulfilled by the property owner or developer through several alternatives outlined in the code.

West Main Street Streetscape Plan: The City has hired a consultant, Rhodeside and Harwell, to prepare a streetscape plan for West Main Street, with priority focus on this part of West Main Street, and also the intersection of Ridge-McIntire.

August 20, 2013 – The BAR approved (8-0) demolition of 855 W Main Street (Republic Plaza).

September 17, 2013 – The BAR voted (9-0): The BAR finds that the Special Use Permit to allow increased density (from 43 units per acre to 89 units per acre) and additional building height will have an adverse impact on the West Main Street ADC and recommends the following mitigations: The applicant should:

- Study the massing of the building to consider its relationship to the free-standing house to the west
- Reflect greater presence of the arcade and courtyard in the design, consistent with Planning Commission recommendations
- Reconsider the number of parking spaces as reflected in the volume of the building
- Modify all four elevations to reduce massing and size of the structure
- Reconsider the number of four-bedroom units to compare with the density of University districts (21 units per acre)
- Incorporate recommendations from the West Main Study into the design
- Provide retail and publicly accessible amenities fronting West Main Street

The BAR appreciates the voluntary choice of the applicant to contribute to the West Main study process.

October 15, 2013 - The BAR made comments on the revised plan, and were generally supportive of the evolving design:

Revisit how the entries are marked on West Main Street (not curved canopies).

Brick end walls are good.

Explore a canopy over the garage rather than a header band?

West elevation – keep brick rather than Hardi (all party wall conditions should be brick).

Prefer ends eroded rather than symmetrical.

Drop down the west end next to the historic building.

Get ground floor as high as possible.

Like seeing light in courtyard; even better if could see light through the building or in the back of the garage.

Intermittent cornice on stepback area seems busy.

Need to see wall sections for the various conditions.

Suggest large street trees.

November 4, 2013 – City Council approved SUP with conditions (attached resolution).

Application:

The applicant is seeking a certificate of appropriateness for a six-story + appurtenance (70 feet + 16 feet) mixed use building with maximum 89 DUA. The building will contain 205 residential units with 612 beds; and 7,770 sq ft of commercial. A parking structure contains 499 car parking spaces and 213 bike parking spaces.

Of note is a City Council condition to close off the Courtyard from West Main Street in order to provide at least 7,000 sq ft of retail in the West Main Street frontage. Recent changes to the design include:

1. The mass/materials of the main entry have been redesigned.
2. The center bay on west elevation has been changed to brick.
3. Eyebrow canopies replaced.
4. Brick placement simplified on north elevation.
5. Canopy replaced header band at garage entry.
6. Masonry 2 changed to tan brick.
7. Two wall sections added.

8. Height of ground floor raised.
9. Top band/cornice simplified.
10. Number of trees increased.

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 Design Review Guidelines for New Construction

A. Introduction

3. Building Types

e. Multi-lot

Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on West Main Street and in the 14th and 15th Street area of Venable neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying façade wall planes, differing materials, stepped-back upper levels, and irregular massing.

B.Setback

- 1.Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.*
- 2.Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.*
- 3.Modify setback as necessary for sub-areas that do not have well-defined street walls.*
- 4.Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.*

5. In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.

6. On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.

7. New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.

8. At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.

C. Spacing

2. Commercial and office buildings in areas that have a well-defined street wall should have minimal spacing between them.

3. In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.

4. Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

P. 3.6 Massing & Footprint

1. New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

2. New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.

3. Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.

a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.

b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.

4. Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.

a. The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.

b. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

E. Height and Width

1. Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.

2. Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.

3. In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings.

Additional stories should be stepped back so that the additional height is not readily visible from the street.

4. When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.

5. Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

6. In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. Scale

1. Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.
2. As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.

G. Roof

Roof Forms and Pitches

- a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
- b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
- c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.
- d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
- e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
- f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

H. Orientation

1. New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
2. Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. Windows and Doors

1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic façades.
 - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
 - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
2. The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary façades should be similar and compatible with those on surrounding historic façades.
 - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
 - b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
3. Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
4. Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5. Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
6. If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
7. Avoid designing false windows in new construction.
8. Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
9. Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

K. Street level Design

1. Street level façades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.

2. When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
3. Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
4. Include doors in all storefronts to reinforce street level vitality.
5. Articulate the bays of institutional or office buildings to provide visual interest.
6. Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
7. Office buildings should provide windows or other visual interest at street level.
8. Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
9. Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
10. Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
11. A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. Foundation and Cornice

1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3. If used, cornices should be in proportion to the rest of the building.
4. Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. Materials and Textures

1. The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
2. In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
3. In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
4. Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
5. Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
6. Cementitious siding, such as HardiPlank boards and panels, are appropriate.
7. Concrete or metal panels may be appropriate.
8. Metal storefronts in clear or bronze are appropriate.
9. The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
10. The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11. All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

O. Details and Decorations

1. Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
2. The mass of larger buildings may be reduced using articulated design details.
3. Pedestrian scale may be reinforced with details.

Discussion and Recommendations:

The applicant is seeking an approval that will permit preliminary site plan approval. The BAR should specify if there are any additional items that would require BAR review. The applicant will bring building material samples and a window sample (aluminum, single-hung, by Ply-Gem) to the meeting. Mechanical units will go on the roof, so screening should be specified. Two transformers are shown on the ground on the east side, which will also require screening.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed mixed use building satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



Board of Architectural Review (BAR) Certificate of Appropriateness

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

RECEIVED

JUL 30 2013

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.

Owner Name Blake Hurt / 853 West Main LLC Applicant Name Landmark Acquisitions LLC
Project Name/Description The Standard Charlottesville Parcel Number 310170000
Property Address 853 & 855 West Main Street

Applicant Information

Address: 455 Epps Bridge Parkway, Bldg 100, Suite 201
Athens, GA 30606
Email: wes@Landmark-Properties.com
Phone: (W) 706.543.1910 (H) _____
FAX: 706.543.1909

Property Owner Information (If not applicant)

Address: Blake Hurt / 853 West Main LLC
c/o Capital Real Estate, 801 W Main St, Cville, VA 22903
Email: bhurt@cvilleofficespace.com
Phone: (W) 434.444.4444 (H) _____
FAX: 434.5588

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 [Signature] Date 7/25/13
Print Name J. Wesley Rogers Date 7/25/13

Property Owner Permission (If not applicant)

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

Signature [Signature] Date 7/23/13
Print Name Blake Hurt Date 7/23/13

Description of Proposed Work (attach separate narrative if necessary):

Mixed-use Residential (Multi-family) - New Construction

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

BAR Preliminary Submission Package dated 07.30.2013

For Office Use Only

Received by: [Signature]
Fee paid: \$375.00 Cash/Ck. # 9050
Date Received: 7/30/2013
P13-0130

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____



Board of Architectural Review (BAR) Certificate of Appropriateness

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

RECEIVED

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Owner Name <u>JEAN DOORNBOS</u>	Applicant Name <u>LANDMARK ACQUISITION LLC</u>
Project Name/Description <u># JAMES LINDSEY, LLC</u> <u>THE SPINDLE / MULTIFAMILY</u>	Parcel Number <u>TM 31-109</u>
Property Address <u>TM 31-109 (BARKING LOT)</u>	

Applicant Information

Address: 155 FIFE BRIDGE P'WAY
SUITE 101, ATLANTA GA 30302
Email: VSE@LANDMARK-ACQUISITION.COM
Phone: (W) 706 843 1210 (H)
FAX: 706 543 1909

Property Owner Information (if not applicant)

Address: 309 TREACHTERS DRIVE
ATLANTA GA 30305
Email: ET.LINDSEY@ATL.COM
Phone: (W) 404 713 5701 (H)
FAX:

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.)

Jason Doornbos 7/23/2013
Signature Date

Jason Doornbos 7/23/2013
Print Name Date

Property Owner Permission (if not applicant)

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

Philippe T Lindsay 7/21/2013
Signature Date

PHILIPPE T LINDSAY 7/21/2013
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):

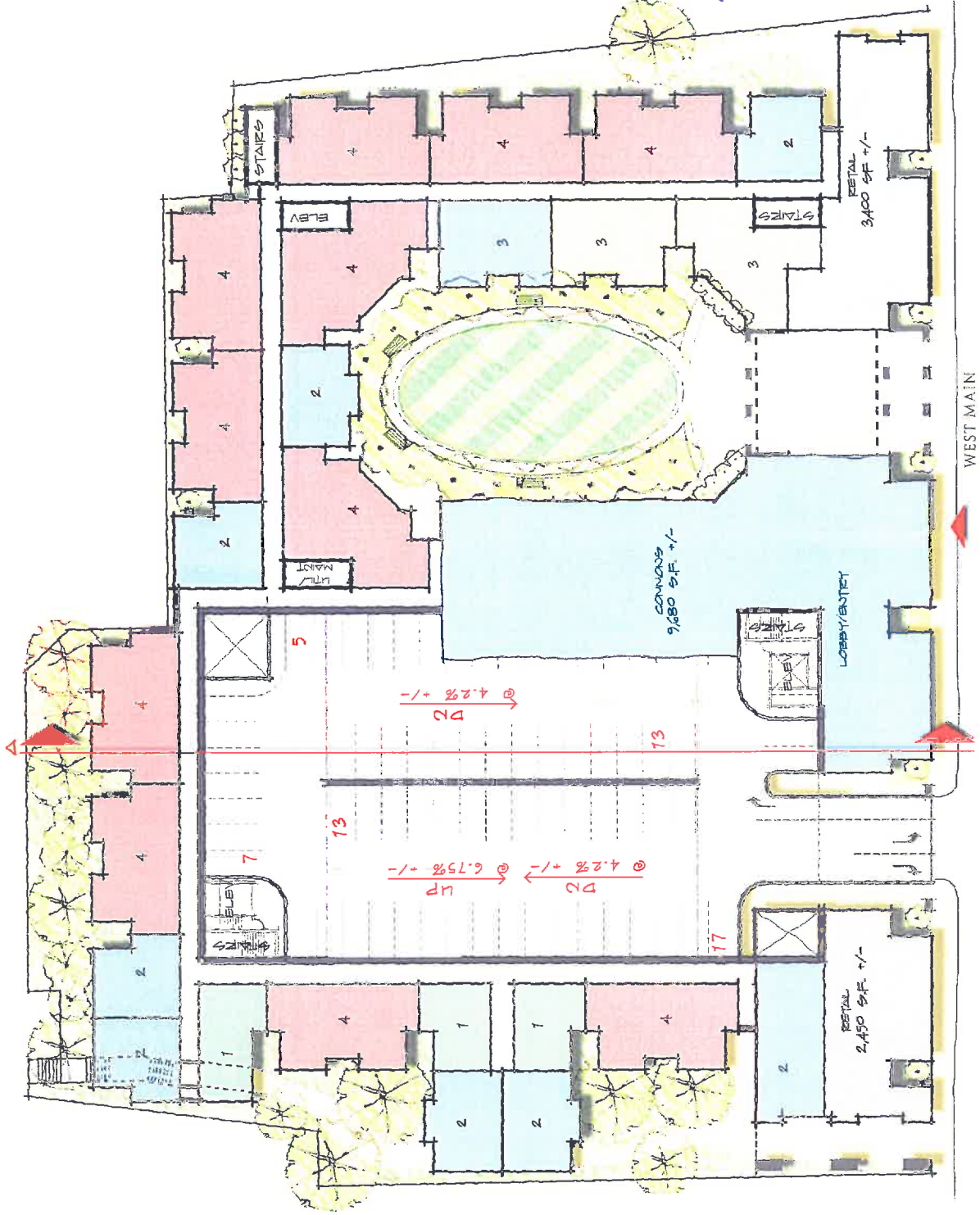
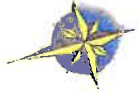
MIXED-USE RESIDENTIAL (MULTI-FAMILY)

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

BAR PRELIMINARY SUBMISSION PACKAGE DATED 7.30.13

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____

October 2013
Submitted



PREVIOUS
SUBMITTAL

SK-356
MITCHELL/MATTHEWS © 2013

THE STANDARD | CHARLOTTEVILLE

LANDMARK PROPERTIES, INC.
BAR SUBMISSION #2
SEPTEMBER 24, 2013

STREET LEVEL

MITCHELL/MATTHEWS © 2013
ARCHITECTS AND URBAN PLANNERS
CHARLOTTEVILLE 434 979 7550

10

October 2013

PREVIOUS
SUBMITTAL



SK-362
MITCHELL/MATTHEWS © 2013

THE STANDARD | CHARLOTTESVILLE

LANDMARK PROPERTIES, INC.
BAR SUBMISSION #2
SEPTEMBER 24, 2013

MAIN STREET ELEVATION

MITCHELL/MATTHEWS © 2013
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434.979.7650

15

October 2013

PREVIOUS
SUBMITTAL



THE STANDARD | CHARLOTTESVILLE

LANDMARK PROPERTIES, INC.
BAR SUBMISSION #2
SEPTEMBER 24, 2013

SK-364
MITCHELL/MATTHEWS © 2013

WEST ELEVATION

MITCHELL/MATTHEWS © 2013
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434.979.7550

16

October 2013

PREVIOUS
SUBMITTAL



SK-365
MITCHELL/MATTHEWS © 2013

THE STANDARD | CHARLOTTESVILLE

LANDMARK PROPERTIES, INC.
BAR SUBMISSION #2
SEPTEMBER 24, 2013

NORTH ELEVATION

MITCHELL/MATTHEWS © 2013
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434.979.7550

17

October 2013

PREVIOUS
SUBMITTAL



SK-366
MITCHELL/MATTHEWS © 2013

THE STANDARD | CHARLOTTESVILLE

LANDMARK PROPERTIES, INC.
BAR SUBMISSION #2
SEPTEMBER 24, 2013

EAST ELEVATION

MITCHELL/MATTHEWS © 2013
ARCHITECTS AND URBAN PLANNERS
CHARLOTTESVILLE 434.979.7550

18

October 2013

EXTERIOR FINISHES



BRICK IN CONTEXT



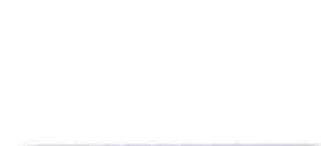
MASONRY 1



MASONRY 2



COLORED PRECAST CONCRETE



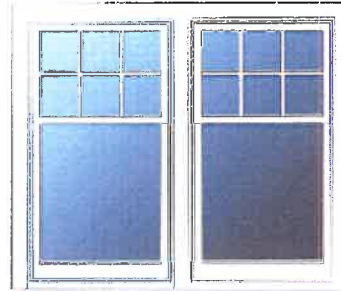
CEMENTITIOUS TRIM

WHITE / OFF-WHITE



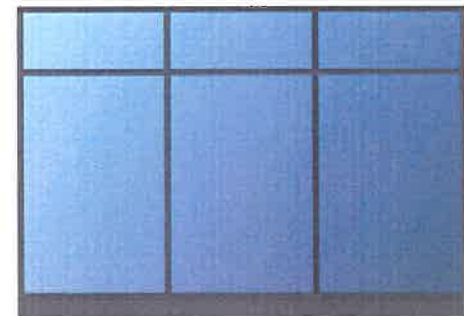
FIBER CEMENT PANELS

MOSS • TAN • WHITE / OFF-WHITE



WINDOWS

WHITE



STOREFRONT

BLACK

PREVIOUS SUBMITTAL

As APPROVED By COUNCIL
11/4/2013

**RESOLUTION GRANTING A SPECIAL USE PERMIT
FOR INCREASED RESIDENTIAL DENSITY
FOR PROPERTY LOCATED AT 853, 855 and 901 WEST MAIN STREET**

WHEREAS, pursuant to City Code § 34-621(b) the Timmons Group ("Applicant") has requested a special use permit with respect to 853, 855 and 901 West Main Street (also known as Republic Plaza), identified on City Tax Map 31 as Parcels 169 and 170, consisting of approximately 2.517 acres, or 345,790 square feet of Gross Floor Area ("Subject Property"), to allow for increased residential density of up to 89 units per acre and, pursuant to City Code § 34-617(2) an additional 10 feet in height; and

WHEREAS, the Subject Property is zoned "WMN" (West Main North) and, pursuant to §34-621(b) of the City Code, such increased density is allowed by Special Use Permit, and pursuant to §34-617(2), such additional height is allowed pursuant to a Special Use Permit; and

WHEREAS, a joint public hearing on this application was held before the City Council and Planning Commission on October 8, 2013, following notice to the public and to adjacent property owners as required by law; and

WHEREAS, on October 8, 2013, based on the information and materials submitted by the Applicant as part of its application, the staff report prepared by Neighborhood Development Services staff, the factors set forth within City Code § 34-157, and the comments received at the public hearing, the Planning Commission recommended that the Special Use Permit application be approved, with conditions; and

WHEREAS, upon consideration of the factors set forth within City Code §34-157, this Council finds that the additional residential density and height requested by the Applicant is appropriate, subject to certain reasonable conditions, based on the representations, information, and materials submitted within Applicant's application materials; now, therefore

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that a special use permit is hereby approved and granted to allow an increase in residential density at 853, 855 and 901 West Main Street, and an additional 10 feet of building height, subject to and conditioned upon compliance with the following conditions by the applicant and any subsequent owner(s) proceeding with the development of the Subject Property (collectively "Applicant"):

- (1) The maximum parking provided on site shall be no more than 499 spaces;
- (2) In developing the Subject Property pursuant to this Special Use Permit, the Applicant shall comply with the requirements of City Code §34-12 (affordable dwelling units).
- (3) Prior to final design, and prior to commencement of development, the Applicant, at its sole cost, will provide the City with a Traffic Study, with a scope approved in advance by the City's Traffic Engineer. Prior to commencement of the Traffic Study, a scoping meeting will be conducted, to include, at a minimum, the City's Traffic

Engineer, and a representative of UVA. The Applicant will pay for and install improvements indicated by the Traffic Study as being necessary to accommodate impacts of the development, such as improvements to bicycle and pedestrian facilities adjacent to the development (pedestrian signals could be included), traffic signalization, entrance design/placement/width, etc.

- (4) The Applicant will close the courtyard off from West Main Street, in order to provide at least 7000 SF of retail on the West Main Street frontage; ~~alternatively, the Applicant will keep the courtyard open, so long as windows and doors on the arcade will be provided and will open to the adjacent commercial spaces.~~
- (5) Applicant will reserve a 5 foot strip of land along the east side of the building, unoccupied by any buildings or structures, for possible future access
- (6) Applicant will install a pedestrian access way on the west side of the building
- (7) Bicycle parking internal to the building will equal ^{one space per residential unit} ~~at least 20% of the number parking spaces on site~~, and publicly accessible bicycle parking will be provided in an amount equal to at least 1 bicycle space per 1000 SF of commercial space on site.