

From: Scala, Mary Joy
Sent: Thursday, December 04, 2014 11:21 AM
To: 'aflajser@carrcc.com'
Cc: 'bartelt.john@gmail.com'; Cooper Planning (acooper@cooper-planning.com)
Subject: BAR Action November 2014 - 1106 & 1108 W Main Street (SUP)

November 20, 2014

Carr Hospitality
c/o Austin Flajser
1455 Pennsylvania Avenue, Suite 800
Washington, DC 20004

Certificate of Appropriateness Application

BAR 14-11-03
1106 and 1108 West Main Street
Tax Parcel 100064000 and 100065000
Carr Hospitality, Owner/Austin Flajser, Applicant
Recommendation for Special Use Permit, and Preliminary Discussion

Dear Applicant,

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

The BAR recommended (5-2 with Schwarz and Miller opposed) that the proposed special use permit will not have any adverse impacts on the West Main Street ADC district. [The dissenters were concerned about the 11th Street setback/stepback modifications.]

The BAR made some preliminary comments that are available on the City's archived video webpage:
http://charlottesville.granicus.com/ViewPublisher.php?view_id=2

The BAR's comments were generally favorable, with some disagreement over the terra cotta color. Some questioned the glass coefficient of light transmittance.

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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November 20, 2014

Charlottesville City Council

Re: Special Use Permit: 1106/1108 West Main Street

The SUP for 1106/1108 West Main Street was presented to the Board of Architectural Review on Tuesday, November 18. The SUP was approved with two members, myself and Melanie Miller, opposed and one recused. Of the three components requested in the SUP, all voting board members were in support of the increased height to 101 feet. The reduction of the required set back on 11th Street to six feet and the elimination of the required step back on the same elevation were the issues causing two members to vote in opposition. The concern for those two members is this proposed use will alter the historic character of the district, prohibit the installation of street trees, and create a negative pedestrian experience that may affect future development in the immediate area.

While some large buildings already exist on West Main, and more are on the way, the pedestrian experience of the district remains predominately one of low rise structures, reinforced by the step backs of new taller buildings. Historic setbacks may be relatively small, but the requirement for deeper landscaped setbacks has been put in place to mitigate the impact of larger buildings on a historically smaller scale district. Eliminating these requirements will set a precedent that could alter the historic character of this area.

While the maximum permitted street wall height is 60 feet, the existing average street wall height in the immediate district is significantly lower, typically below 3 stories, including the new Battle Building with a two story street wall. A 100 foot street wall will be incongruous with the surrounding area. Even a minimal step back of five feet on the relatively narrow 11th Street will help conceal the height of the building perceived from below and reduce its impact on the pedestrian.

Reduction of the setback requirement will eliminate the possibility for street trees or furniture to soften the impact of the building or enhance the pedestrian experience. In the West Main South Corridor, the city code requires that "50% of the area within any setback shall consist of a landscaped buffer, S-1 type (34-638)." This will not be practical nor allow for a sufficiently wide sidewalk with the setback reduction. Furthermore, reducing the setback below 10 feet exempts the developer from including street trees (34-870).

A similar effect of a reduced setback and no step back exists on 13th Street adjacent to the Red Roof Inn, which is two stories shorter than the proposed hotel. The massing of this elevation and lack of screening create a negative impact beyond 13th Street but to West Main as well.

Finally, should the parking lot adjacent to the Patton Mansion or Core Lab Building ever be redeveloped, the primary frontage may be towards 11th Street. Deterioration of the pedestrian experience on that street could be detrimental to any such development.

An acceptable compromise to the SUP may be to impose a condition that a certain majority of the 11th Street elevation follows the setback and step back requirements. The corner portion of the building could be left as designed, giving the developer the strong architectural feature and urban gesture they desire while reducing the impact along the length of 11th Street.

I hope this explanation helps you understand the reasons behind the two opposing votes to this SUP and assists you in your own review of this project. Thank you for your consideration of these concerns.

Carl Schwarz, Charlottesville BAR

cc: Melanie Miller, Chair: Charlottesville BAR

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 18, 2014**



Certificate of Appropriateness Application

BAR 14-11-03

1106 and 1108 West Main Street

Tax Parcel 100064000 and 100065000

Carr Hospitality, Owner/Austin Flajser, Applicant

Recommendation for Special Use Permit, and Preliminary Discussion

Background

The Sycamore House (currently occupied by Studio Art Shop) is a contributing property located in the West Main Street ADC District. The Sycamore House is a two story brick building built in either 1935 (VA Historic Landmarks Commission survey form) or 1947 (applicant) for a Spotless store, and was then used for a series of restaurants.

The West Main Street ADC District was created in 1996. It is not designated as a State or National Register District.

November 28, 2006 – The BAR had a preliminary discussion on a proposed 7-story mixed-use addition to the Sycamore House.

January 16, 2007 – The BAR had a second preliminary discussion on a proposed 7-story with penthouse mixed-use addition to the Sycamore House.

February 20, 2007 – The BAR held a preliminary discussion for a proposed 7-story mixed-use addition to the Sycamore House.

November, 2007 – The applicant submitted a demolition request, but deferred it before it could be heard.

September 15, 2009 - The BAR approved demolition of the structure (4-1-1 with Hogg recusing).

November 17, 2009 – The BAR made preliminary comments on a proposed 9-story extended stay hotel.

December 15, 2009 - The BAR made a second round of preliminary comments. Some did not like the height but others were not as concerned, provided the building is articulated and designed well. The BAR still needs to be convinced that the extra two stories are worthwhile. An extended stay hotel should be more an infill/background building - different than a destination hotel.

Zoning District Regulations

The property is currently zoned *West Main South Corridor* mixed use zoning district with ADC historic district overlay.

Minimum height: 40 feet; maximum 70 feet, with up to 101 feet allowed with SUP.

A rooftop appurtenance may not measure more than 16 feet in height above the building, and may not cover more than 25% of the roof area. A rooftop appurtenance may contain useable floor area, but such area may only be used "for or as an accessory to" a residential or commercial use allowed within that zoning district.

(NOTE: If 101 feet is allowed, the SUP should make clear if an appurtenance of 16 additional feet height for occupied space is also permitted. Or, if only necessary appurtenances such as mechanical units and an elevator shaft would be allowed.)

Density: Residential density shall not exceed forty-three (43) DUA; however, up to two hundred forty (240) DUA may be allowed by special use permit

Setbacks: The setback on West Main Street (primary street frontage) is 15 feet, minimum; 20 feet, maximum. The setback on 11th Street SW (linking street frontage) is ten feet minimum, 20 feet maximum. Fifty percent of the area within any setback shall consist of a landscaped buffer, S-1 type.

Stepbacks: The minimum height of the streetwall of any building or structure shall be 25 feet containing a minimum of two interior floors. The maximum height of the street wall of any building or structure shall be 60 feet. At the top of the streetwall height, there shall be a minimum stepback of ten feet along the length of such street wall. Any streetwall fronting upon a numbered street within this district shall, at the top of the streetwall height, be required to have a stepback of five feet.

Other pertinent mixed-use regulations:

- (a) Developments that occupy an entire city block shall provide courtyards and plazas accessible to rights of way.
- (b) No ground floor residential uses may face West Main Street.
- (c) For uses requiring more than 20 off-street parking spaces, no more than 50 percent of such required spaces shall consist of surface parking open to the sky.
- (d) No off-street loading areas may face any public right-of-way.

Parking requirements:

This property is located in the *Parking Modified Zone*. Only if a development requires more than 20 parking spaces parking shall be required as follows: non-residential developments shall provide 50 percent of the required parking, and residential developments shall provide one 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 Study

The applicant and BAR should be aware that West Main Street is currently being studied for a new streetscape, along with a proposal for Form Based Code.

Application

The BAR is being asked to make a recommendation regarding the proposed special use permit (SUP), and to make preliminary comments on the building and site design. The SUP goes to a public hearing on December 9, and to City Council, probably in January 2015.

Carr Hospitality has requested a special use permit for a hotel development consisting of a hotel with 150 rooms and a restaurant on the West Main Street frontage. The parking garage contains 90 spaces; 83 are required. A SUP has been requested that includes:

- additional building height (from 70 feet by-right maximum to 101 feet maximum);
- modification of the setback from 11th Street SW (reduction from 10 feet to six feet); and
- modification of the setback on 11th Street SW (reduction from five feet to no setback).

Relevant Code Section: Sec. 34-157(7). *When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the Board of Architectural Review (BAR) or Entrance Corridor Review Board (ERB), as may be applicable, for recommendations as to **whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts.** The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.*

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 facades.*
 - 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 facades should be similar and compatible with those on surrounding historic facades.*
 - 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 facades 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

Special Use Permit Recommendation

Before City Council takes action to permit the proposed use, they must consider the BAR's opinion whether there are any adverse impacts to the West Main Street ADC district that could be mitigated with conditions. A special use permit is an important zoning tool that allows City Council to impose reasonable conditions to make a use more acceptable in a specific location, and to "protect the welfare, safety and convenience of the public." Suggested motions are listed below.

Staff has included drawings that were submitted for the SUP, in addition to those provided for BAR review. Note in the context drawings that 1000 West Main Street may be now proposing a by-right building height, not 101 feet as shown. Also note that signage above 20 feet in height from the ground has been correctly removed from the BAR drawings.

Alternate Motions Regarding the SUP

I move to find that the proposed special use permit to allow additional building height (from 70 feet to 101 feet), with a modification to allow a six foot setback on 11th Street SW, and a modification to allow no setback on 11th Street SW, for the development of a new hotel and restaurant at 1106-1108 West Main Street, **will not** have an adverse impact on the West Main Street Architectural Design Control (ADC) District, and the BAR recommends approval of the special use permit, subject to the usual BAR review.

OR

I move to find that the proposed special use permit to allow additional building height (from 70 feet to 101 feet), with a modification to allow a six foot setback on 11th Street SW, and a modification to allow no setback on 11th Street SW, for the development of a new hotel and restaurant at 1106-1108 West Main Street, **will** have an adverse impact on the West Main Street Architectural Design Control (ADC) District and the BAR recommends the following conditions to mitigate the adverse impacts....

OR

If the BAR denies the demolition, then the SUP recommendation should be deferred.

Preliminary Discussion

A preliminary discussion is required prior to consideration of a Certificate of Appropriateness for new construction. That preliminary discussion generally takes place *following* the City Council approval of the SUP, so that all conditions of the SUP, which may be imposed by City Council, are known. However, the BAR is welcome to provide constructive comments at this time. The BAR should consider the ADC Design Guidelines in making preliminary comments regarding the proposed design.

Some considerations:

- Relationship of design to historic architecture
- Massing and scale
- General arrangement of windows and doors
- Discussion of the appurtenance level
- Materials preferences
- Discussion of clear glass requirement
- Treatment of off-street loading area, which may not face a public right-of-way
- Site design
- Street-level design
- Foundation and cornice articulation



Sycamore House Hotel
1106 W. Main Street
Charlottesville, VA

Project Design Narrative - Conceptual

- I. Project Overview
 - a. Minimum 145-key hotel on a 0.46-acre site
 - b. Above grade parking to a Level 5 podium slab
 - c. Ground floor hotel lobby and retail/restaurant serviced by shared loading dock and back-of-house corridor.
 - d. Brand to be determined (lifestyle or extended stay)
 - e. An SUP is anticipated to build to 101' height plus appurtenance with a 10' setback at 60' above grade.
 - f. A 15' building setback at grade is anticipated at W Main Street per the current Zoning Ordinance. An existing bus pad/lane (constructed without an easement) encroaches on the setback.
 - g. Will seek a 6' building setback at 11th Street (to construct a sidewalk) based on prior precedent and proposed improvements. There is currently no sidewalk with the limits of the surface parking abutting the street.
 - h. The hotel and restaurant are anticipated be a contemporary gathering place consistent with the goals of West Main Street.

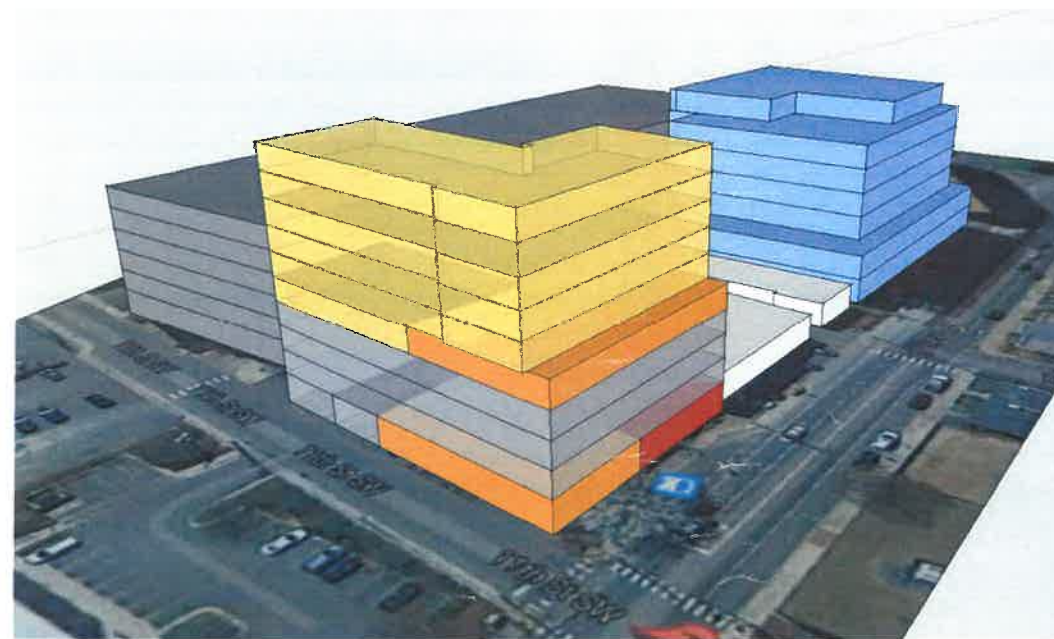
- II. Structure & Facade
 - a. Slab-on-grade with a concrete and steel stud frame.
 - b. The garage shall be open air with obscured parking at the north and east elevations (W. Main St and 11th St.). A conceptual example of the façade treatment to obscure parking may include precast/brick spandrel panels and unglazed frames to mimic windows.
 - c. Masonry and other conventional building materials are anticipated up to the 60' setback for a cohesive streetscape.
 - d. Rainscreen panels (e.g. fiber cement or similar) and other treatments will be evaluated for the hotel tower.

- III. Traffic & Parking
 - a. A drop-off lane (minimum two spaces) is anticipated at the W. Main Street elevation.
 - b. A loading dock and garage entrance are planned for the 11th Street elevation.
 - c. Parking ratios are under development, but are anticipated to be in the range of 0.5 to 0.75 spaces per room.
 - d. Valet and offsite overflow parking (e.g. joint use garages) will be evaluated.

Charlottesville

Feasibility Study

May 19, 2014



Hotel – Retail Project

AREAS SUMMARY

-RETAIL	3,782 sf
-LOBBY/ COMMON AREAS	4,453 sf
-GARAGE	50,083 sf
-CONFERENCE ROOMS/ B.O.H	7,599 sf
-GUESTROOMS	66,501 sf
TOTAL GSF	132,418 sf

AREAS PER FLOOR:

FLOOR	SPACE	AREA
1st FL	RETAIL	3,782 sf
1st FL	LOBBY/Common AREAS	4,453 sf
1st FL	GARAGE - A/ LOADING DOCK	9,179 sf
2nd FL	GARAGE - B	17,414 sf
3rd FL	GARAGE - C	17,414 sf
4th FL	GARAGE - D	6,076 sf
5th FL	CONFERENCE ROOMS/ FITNESS CENTER	5,516 sf
5th FL	B.O.H.	2,020 sf
5th FL	GUEST ROOMS	5,651 sf
6th FL	GUEST ROOMS	12,182 sf
7th FL	GUEST ROOMS	12,182 sf
8th FL	GUEST ROOMS	12,182 sf
9th FL	GUEST ROOMS	12,182 sf
10th FL	GUEST ROOMS	12,182 sf

HOTEL

6th - 10th FL = 26 Keys x 5 FL = 130keys
5th FL = 13 Keys
Total = 143 Keys

PARKING
 Parking Ratio: 1 per room
 Parking needed: 143 spaces

Parking provided	96 spaces onsite
	48 spaces outside
Total Parking	143 spaces

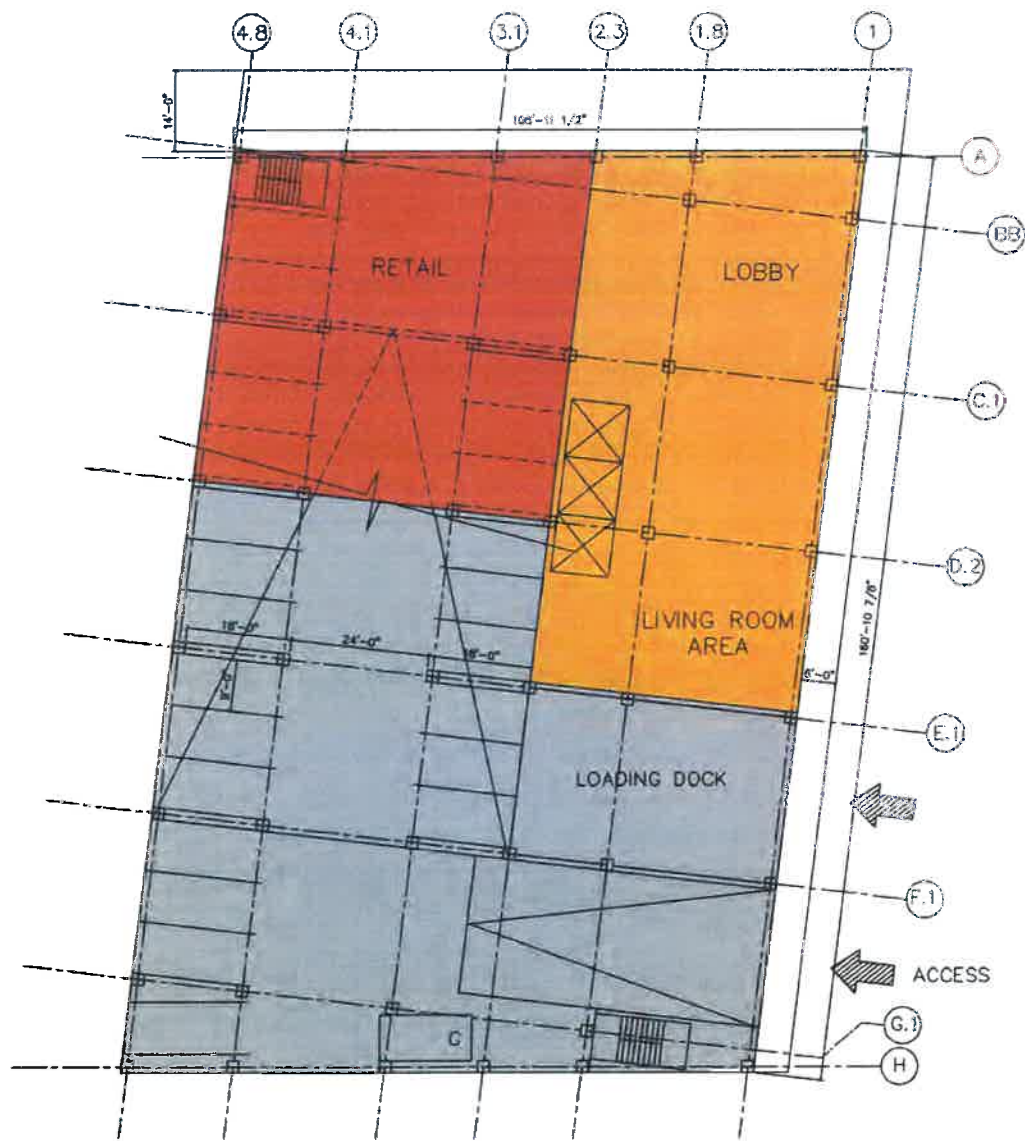
Parking:

1st, 2nd, 3rd & 4th FL:

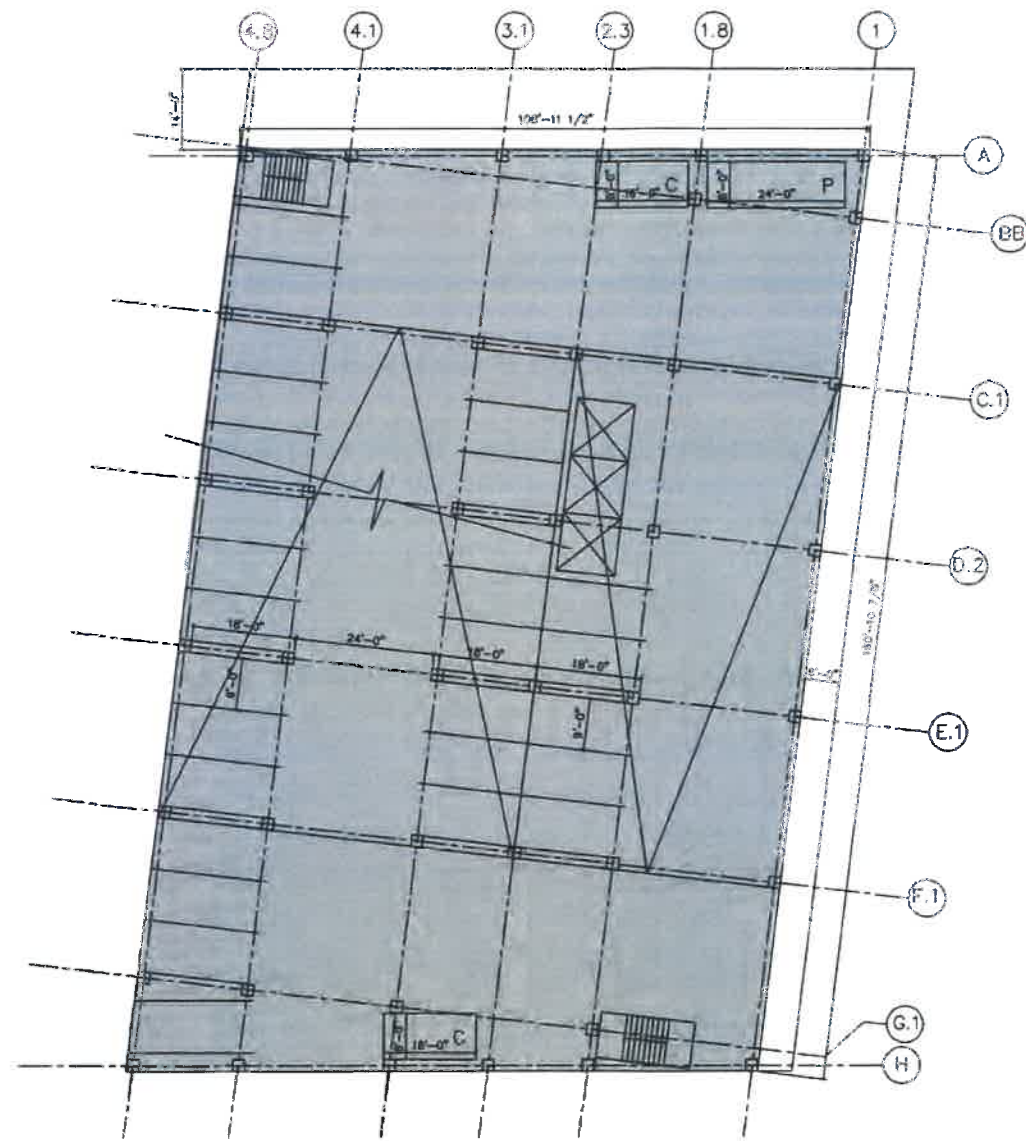
- *87 Parking Spaces (Parking size =9' X 18')
- *6 Compact Parking (parking size=8'x16")
- *2 Parallel Parking (Parking size =8'X24')
- *24' Circulation

1st FL	17 spaces
2nd FL	32 spaces
3rd FL	32 spaces
4th FL	12 spaces
TOTAL	93 spaces

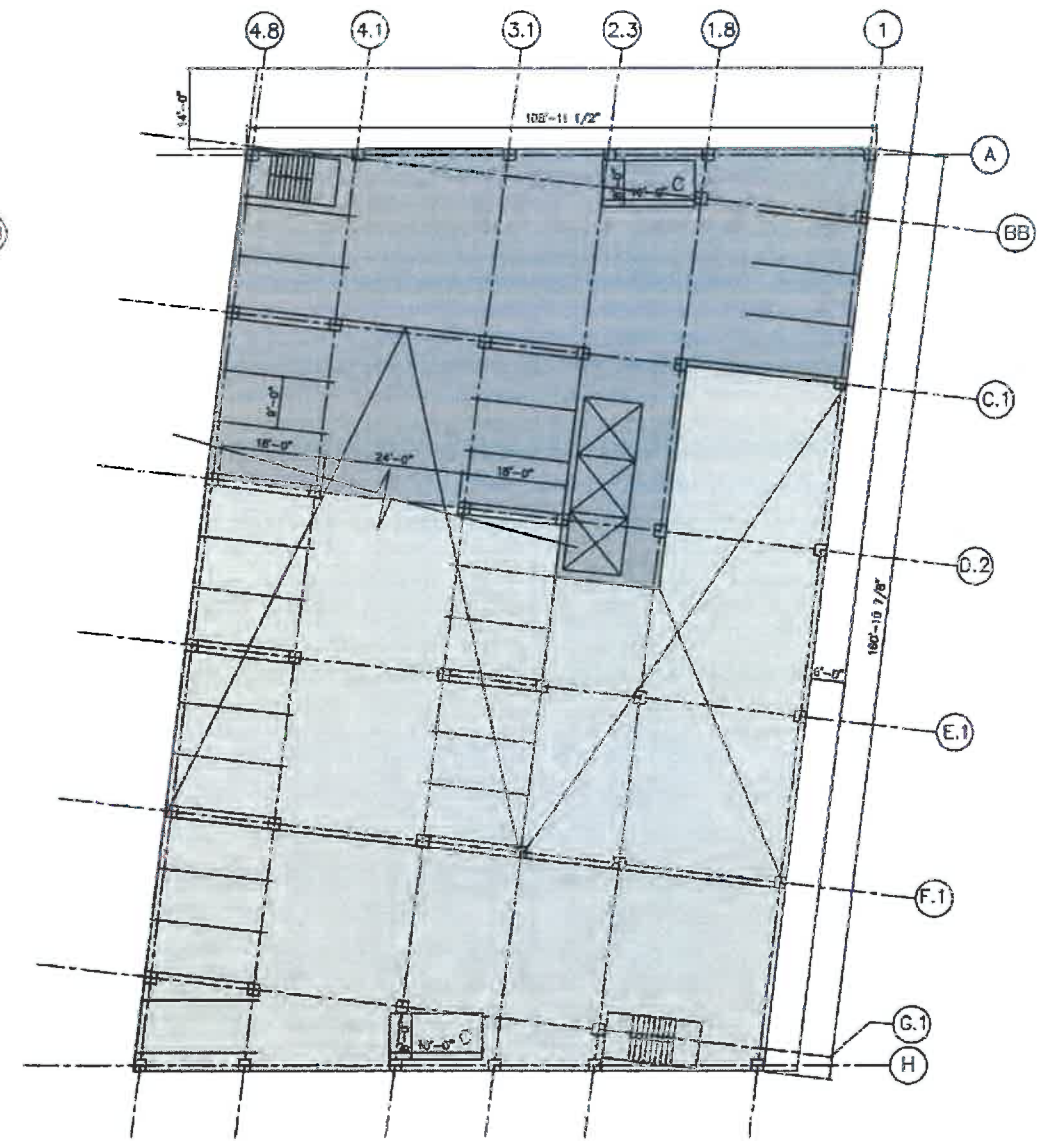




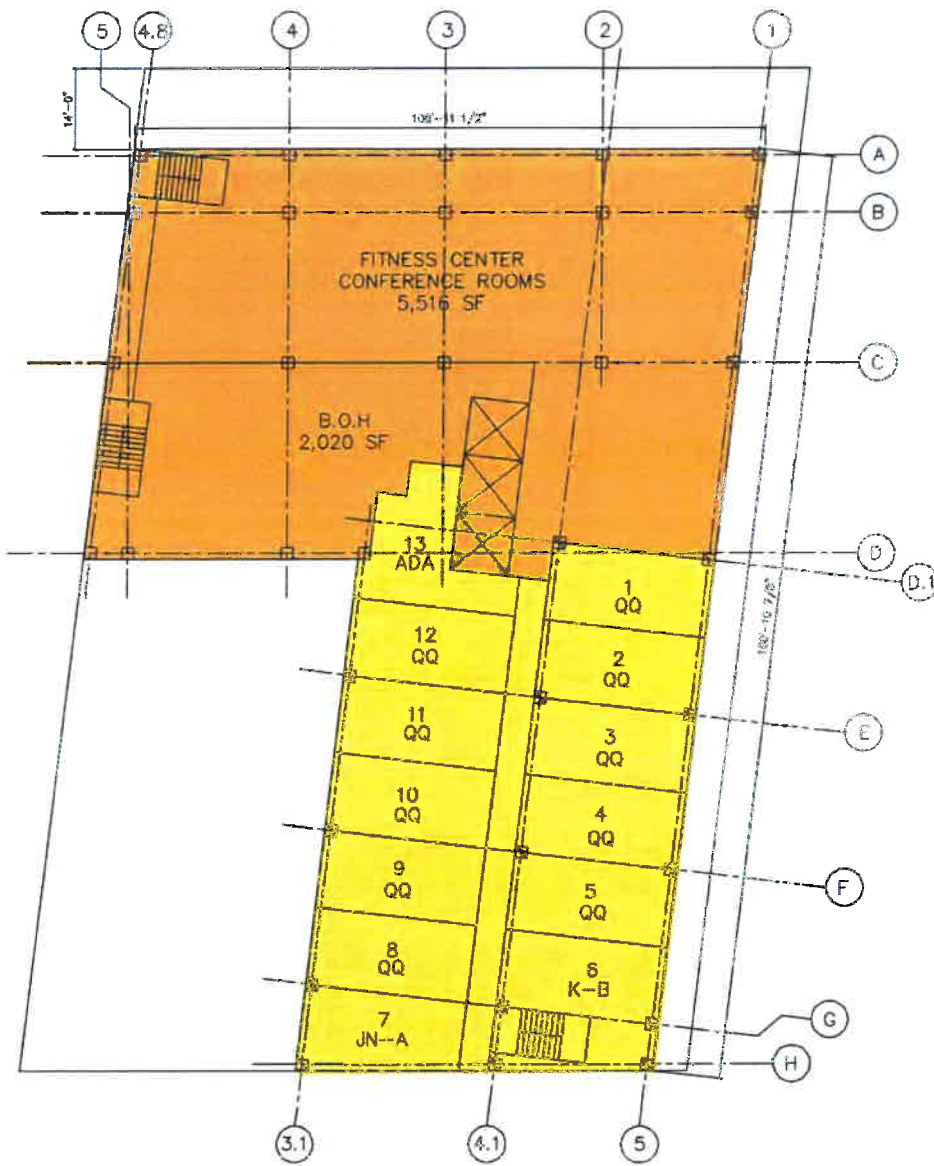
1st FLOOR



2nd & 3rd FLOOR

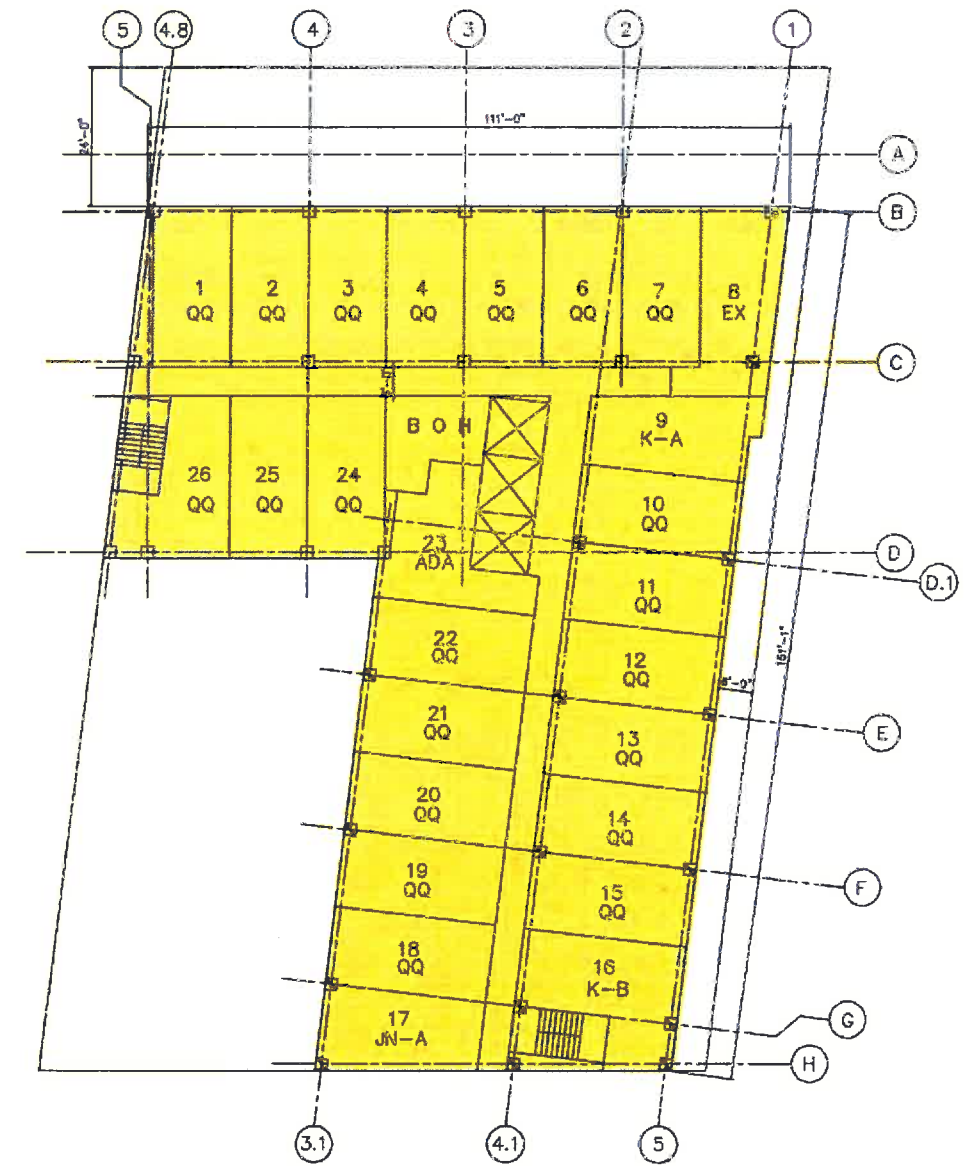
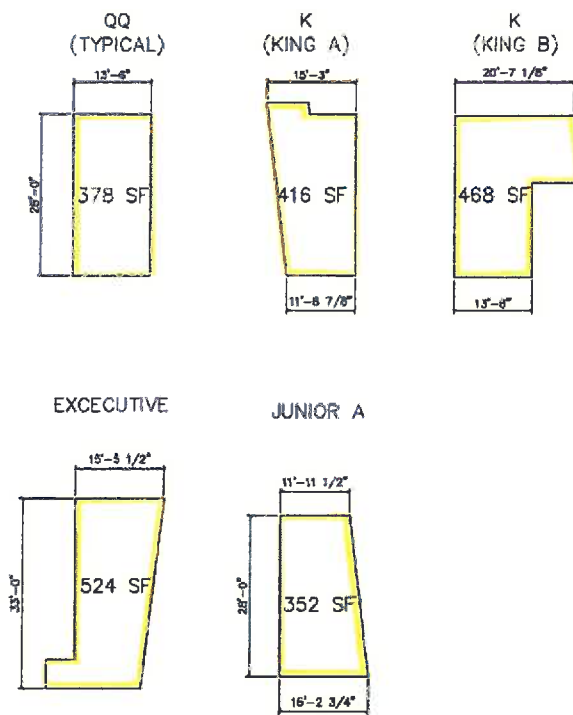


4th FLOOR

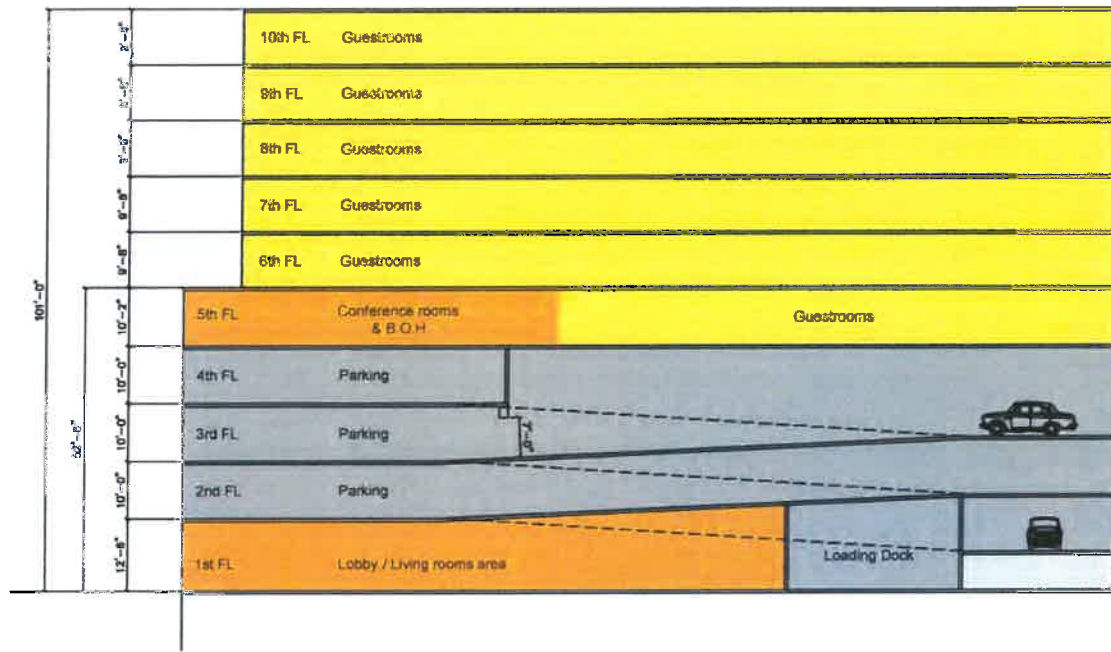


5TH FLOOR

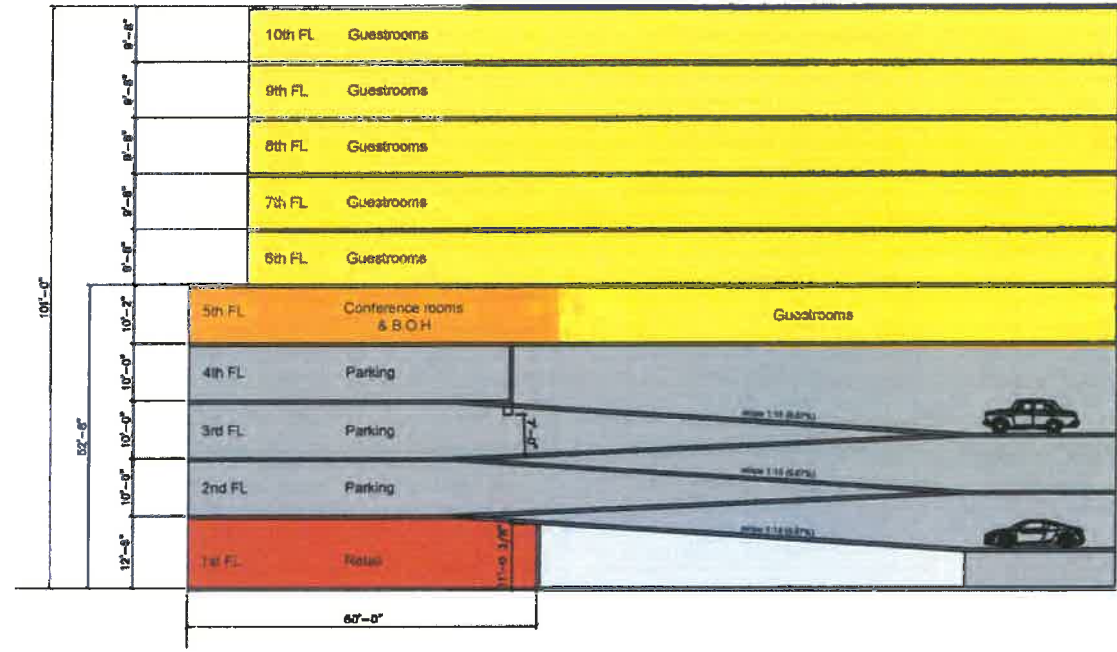
KEYS	
-5th FL	= 13 keys
-6th -10th FL	26 keys per FL x 5 FLs = 130 keys
TOTAL	143 keys



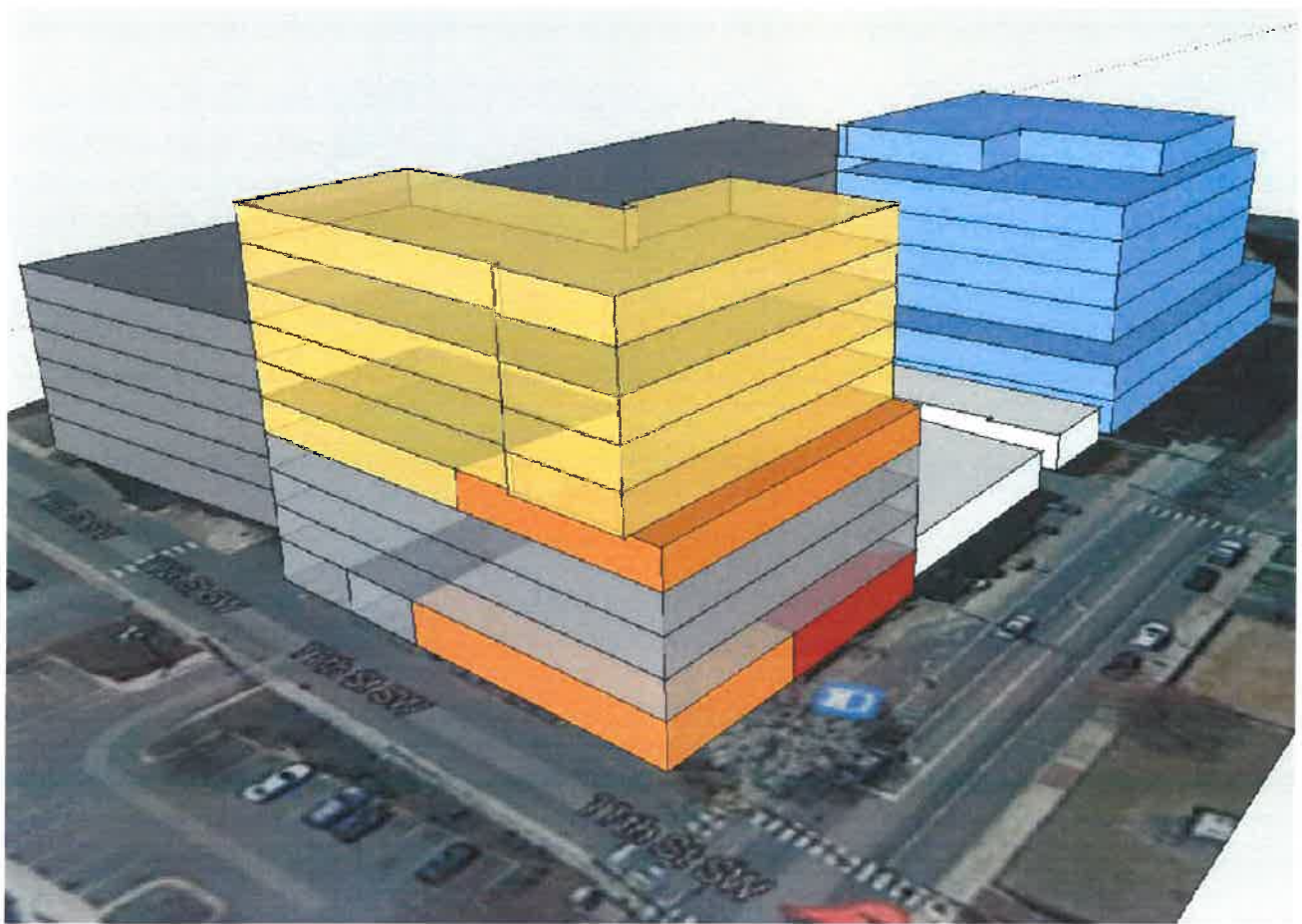
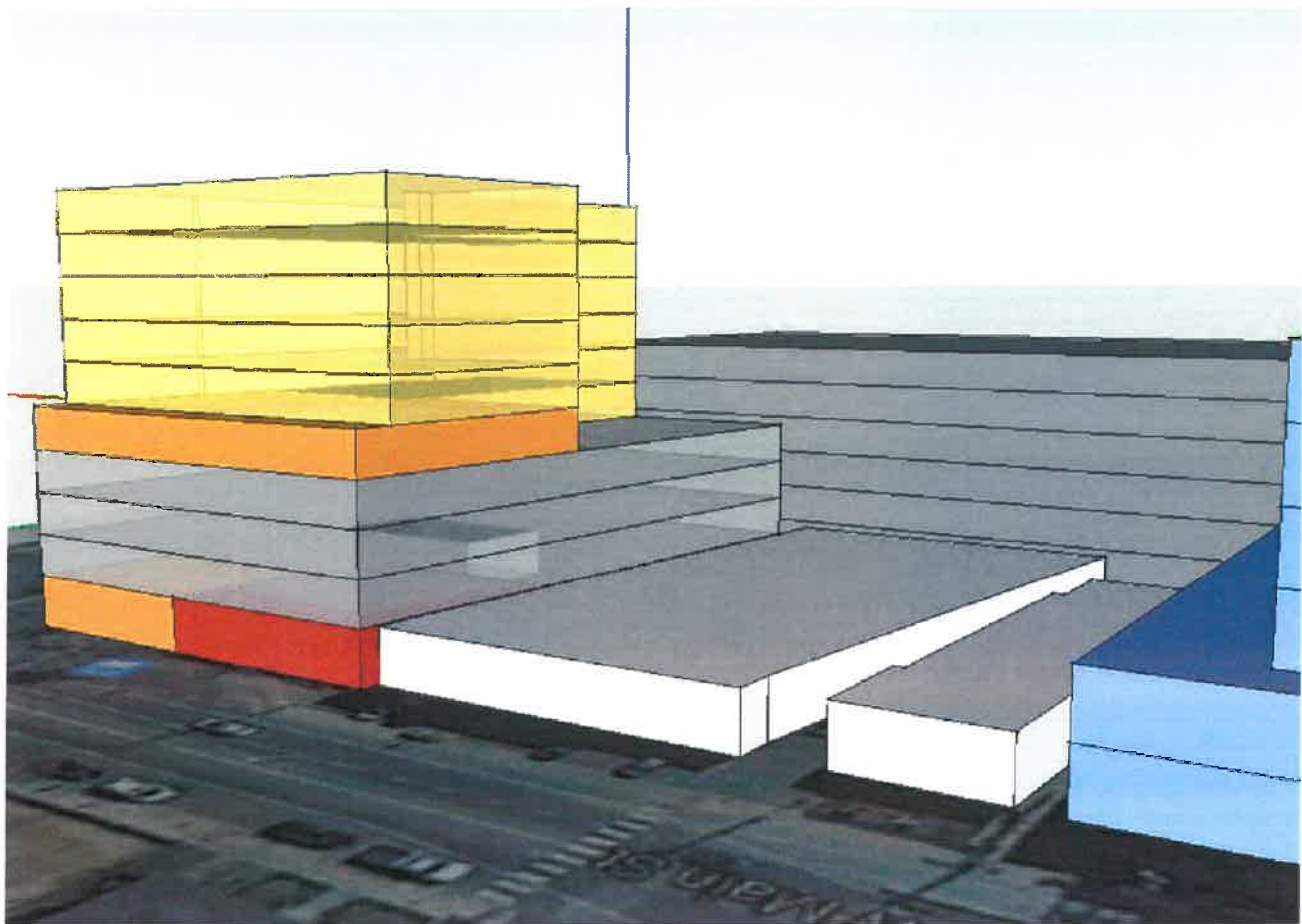
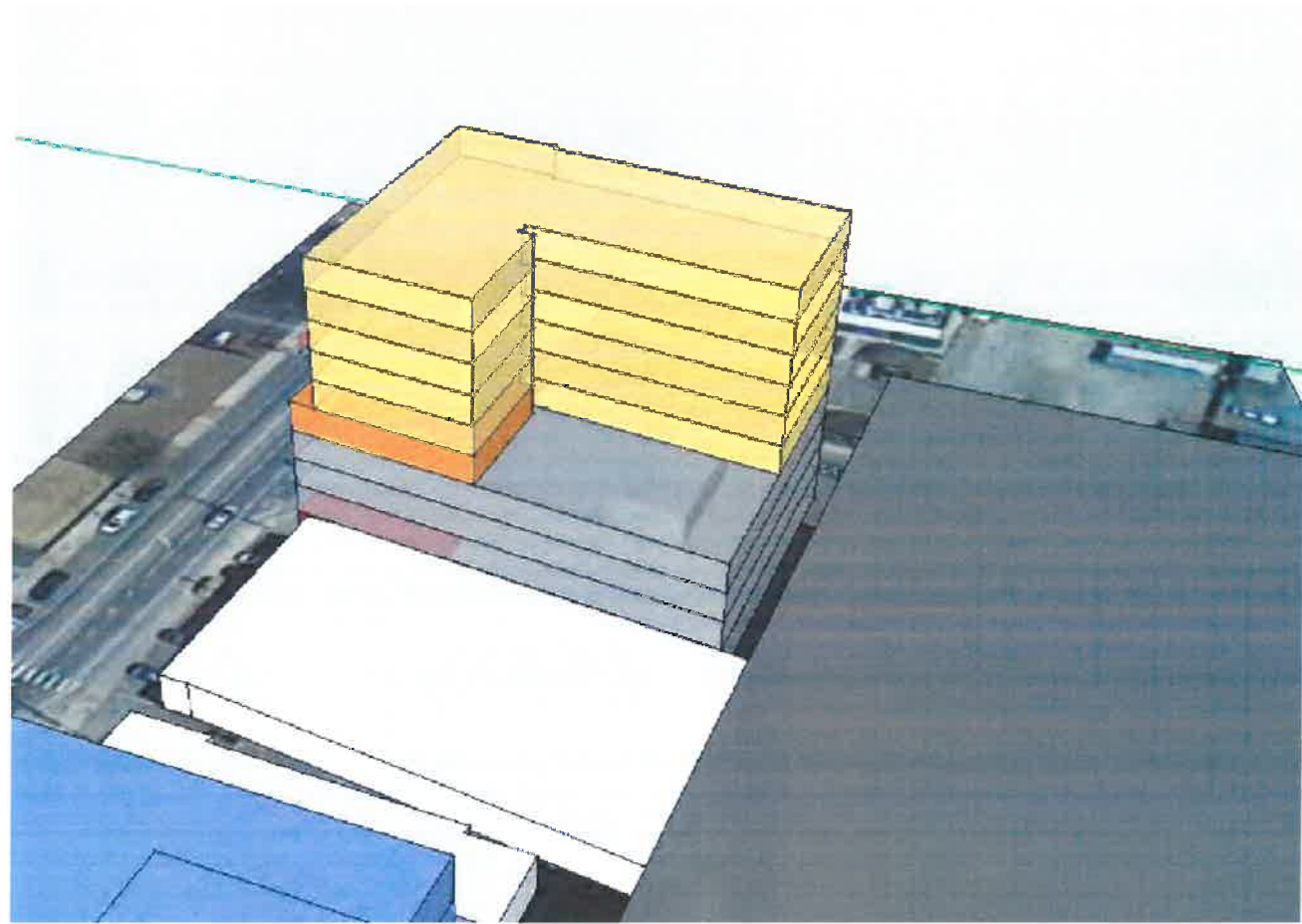
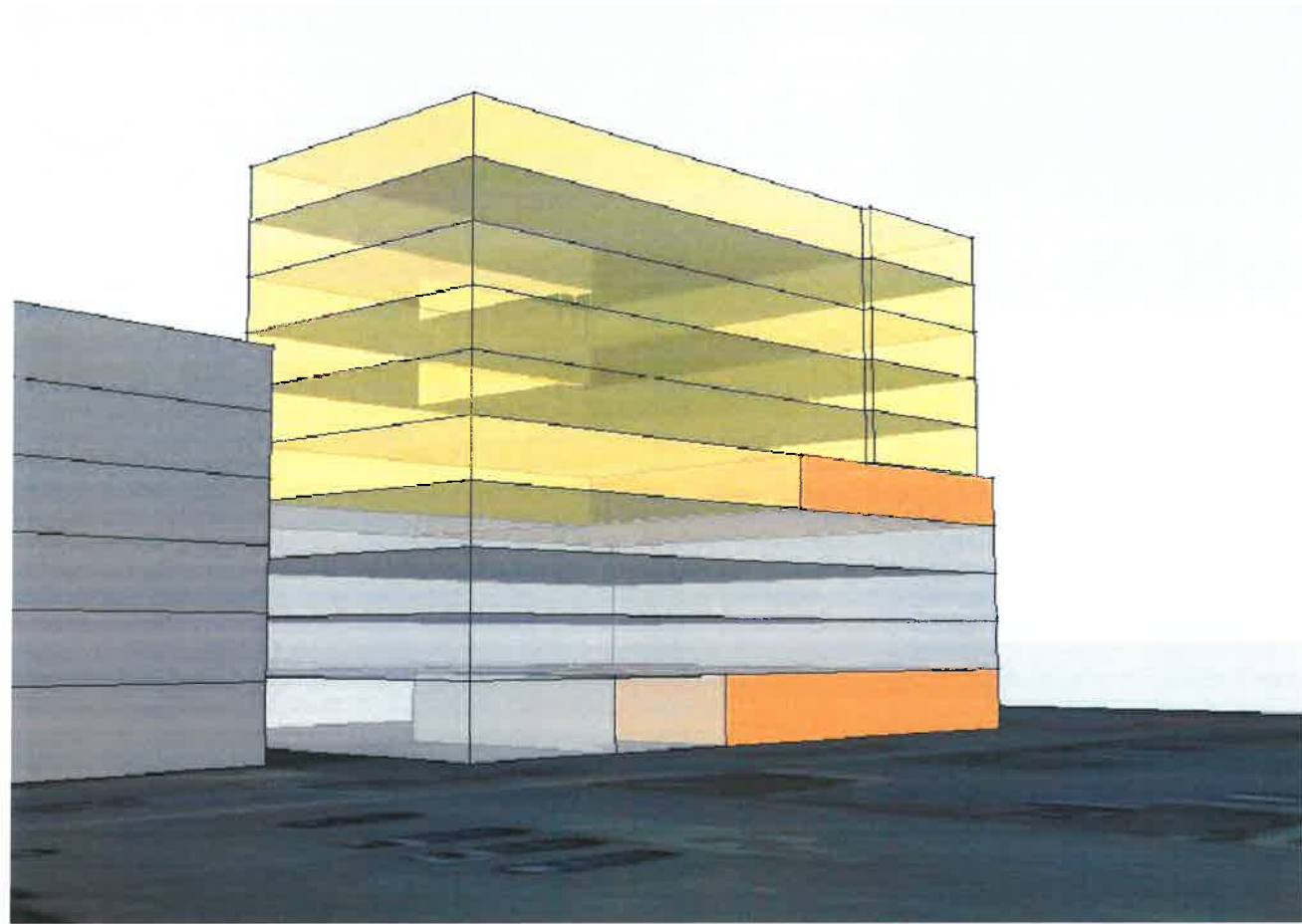
6TH-10TH FLOOR



SECTION 1



SECTION 2



- LEGEND**
- ☐ ELECTRIC VAULT
 - ⊙ GUY WIRE
 - ☐ TELEPHONE VAULT
 - ⊙ TELEPHONE MANHOLE
 - 🌳 TREE
 - ④ NUMBER OF PARKING SPACE
 - 🚩 SIGN
 - ⚡ POWER POLE
 - ⊠ WATER METER
 - ⊠ WATER VALVE
 - 🔥 FIRE HYDRANT
 - ⊙ SANITARY MANHOLE
 - OHE — OVERHEAD UTILITIES
 - ☐ FIBER OPTIC VAULT
 - ⊙ ELECTRIC MANHOLE
 - ⊙ TELEPHONE PEDESTAL
 - ☐ CABLE T.V. VAULT
 - c/o CLEANOUT

KAMES, INC.
 D.B. 1126 PG. 266
 D.B. 329 PG. 438
 D.B. 254 PG. 486
 TAX PCL.: 10-63

PARCEL 'A'
 0.239 ACRE

PARCEL 'B'
 0.219 ACRE

2 STORY BRICK (OLD)
 #1106,1108,1110,1112

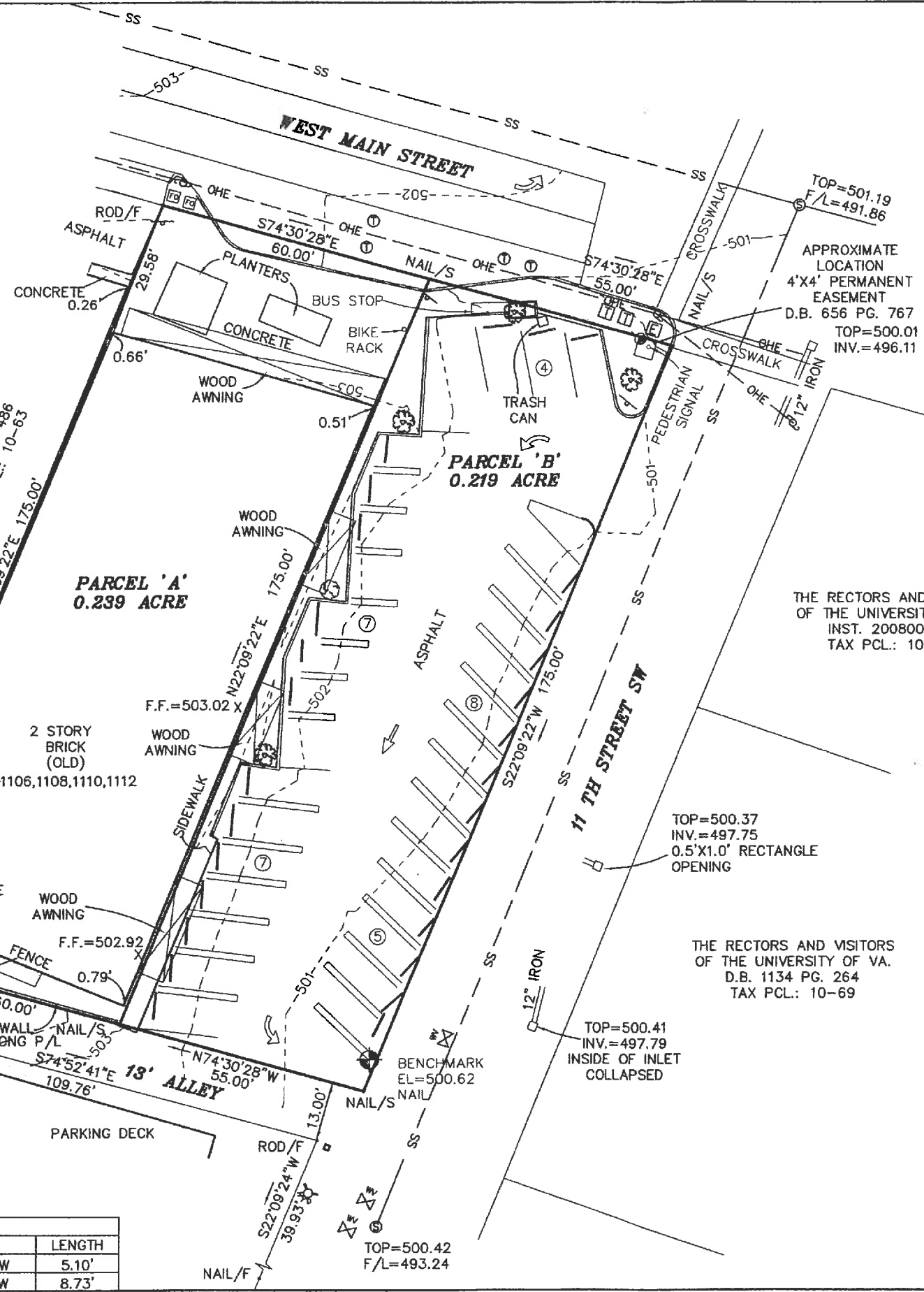
BUILDING COR. ON P/L
 TRANSFORMERS

THE RECTORS AND VISITORS
 OF THE UNIVERSITY OF VA.
 INST. 2008003698
 TAX PCL.: 10-81.1

PARKING DECK

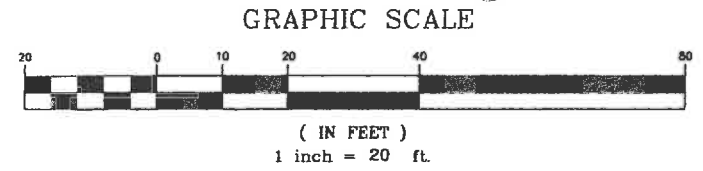
LINE TABLE		
LINE	BEARING	LENGTH
L1	S22°09'22"W	5.10'
L2	S21°42'27"W	8.73'

DRAWN BY: _____ CHECKED BY: _____



- NOTES:**
- OWNER: SYCAMORE HOUSE, INC.
 D.B. 408 PG. 221
 TAX PCL.: 10-64 & 10-65
 - DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
 - THIS PROPERTY LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NUMBER 51003C0286D DATED 2-4-2005.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - HORIZONTAL DATUM - NAD 83
 VERTICAL DATUM - NAVD 88 - CITY BENCHMARK

THIS IS TO CERTIFY THAT ON 05/08/14 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF; I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.



BOUNDARY AND TOPOGRAPHIC SURVEY ON TWO PARCELS OF LAND LYING ON THE SOUTHWEST CORNER OF WEST MAIN STREET AND 11 STREET SW

CITY OF CHARLOTTESVILLE, VIRGINIA

DATE: MAY 8, 2014 SCALE: 1" = 20'

JENNINGS STEPHENSON P.C. J.N. 14-536
 10160 STAPLES MILL ROAD
 SUITE 103
 GLEN ALLEN, VA 23060
 PHONE - 804-545-6235
 FAX - 804-545-6259

LAND SURVEYORS & PLANNERS

1101 W Main St
Charlottesville, VA 22903 - approximate address
Street View - Aug 2012



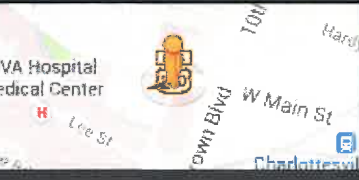
1106-1198 W Main St
Charlottesville, VA 22903 - approximate address
W Main St
Street View - Aug 2012



Studio Art
The CRAFT
DR. MARK YOUNG
WINSLOW SAGE
HAIR SA



101-113 11th St SW
Charlottesville, VA 22903 - approximate address
11th St SW
Street View - Aug 2012



Google

118 11th St SW
Charlottesville, VA 22903 – approximate address
11th St SW

Street View - Aug 2012

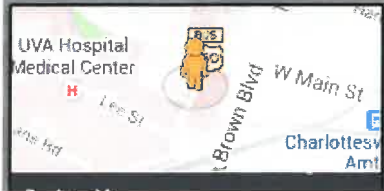


115-133 11th St SW
Charlottesville, VA 22903 - approximate address
11th St SW

Street View - Aug 2012



Google



SYCAMORE HOUSE HOTEL

BARRETT CAPITAL 10.28.14

RECEIVED

OCT 28 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

BBGM



DRAWING INDEX

COVER	1
INDEX & VICINITY MAP	2
ARCHITECTURAL STATEMENT	3
SITE PICTURES	4
LANDSCAPE PLAN	5
PERSPECTIVE 1	6
PERSPECTIVE 2	7
NORTH ELEVATION	8
EAST ELEVATION	9
CANOPY & STOREFRONT EXAMPLES	10

Architectural Statement

The Sycamore House Hotel is a 150 room hotel to be located on West Main Street. The design approach to this project is to design a structure that represents the youthful and dynamic inhabitants of Charlottesville but that also respects and blends with the scale and materials of the existing context.

The design attempts to reduce the mass of its ten story tall structure by dividing it into smaller parts relating to adjacent existing buildings. The project is divided into three main elements, a podium, West Main Street façade, and “The Tower” at the corner of 11th and West Main Street.

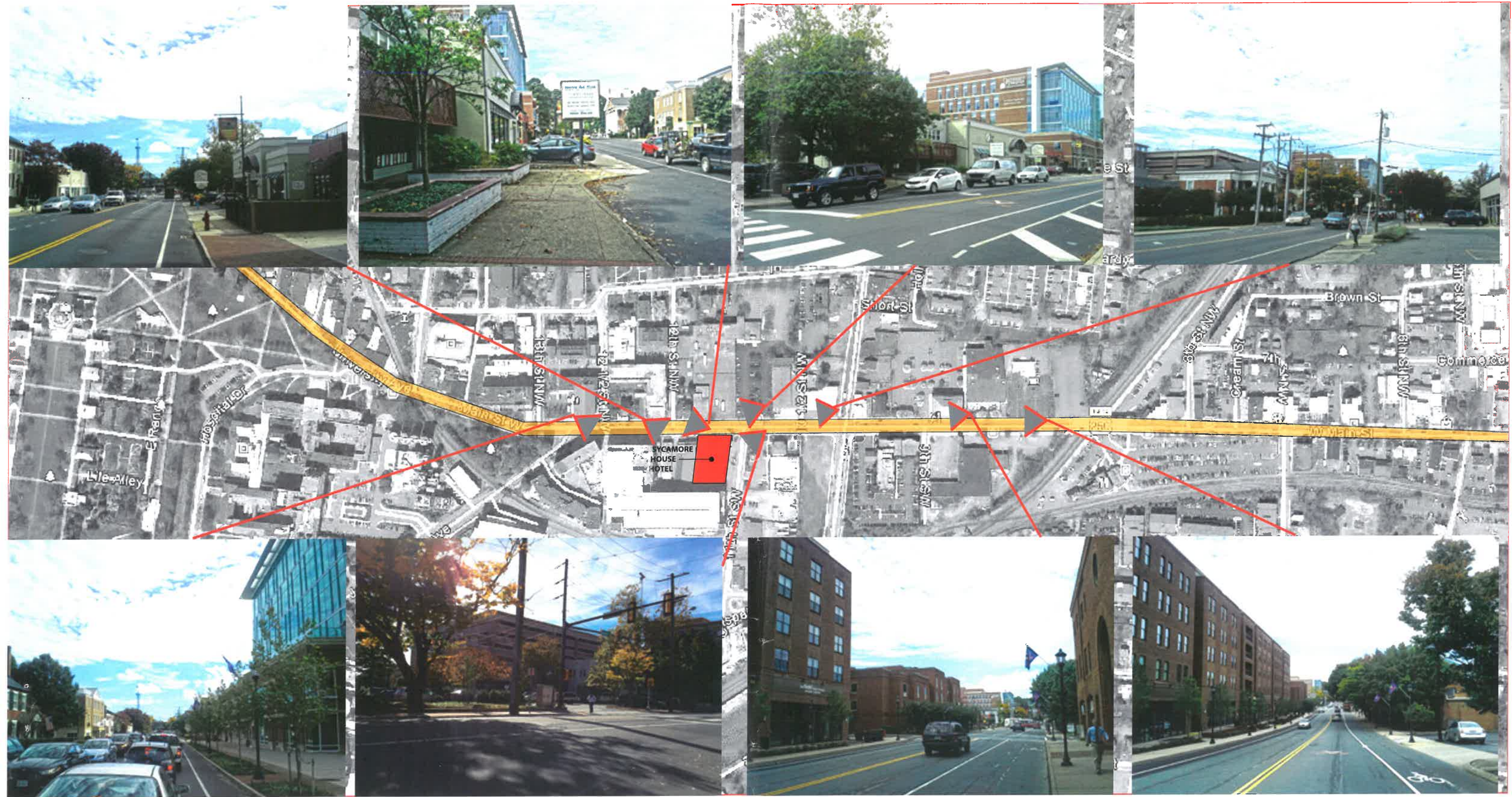
The first main element is a 46 ft. podium that houses the hotel lobby, retail space, two levels of parking and meeting spaces on the 4th floor. The podium height and color relates to the materials and color of the site’s neighboring buildings. The podium uses a contemporary material of GFRC (Glass Fiber Reinforced Concrete) which is a similar texture and color of the traditional brick used in the majority of the existing buildings. The GFRC panels create a screen of the parked cars and utilizes a pattern of openings which mimics the retail and meeting room levels thus disguising the fact that it is a parking garage. The top of this 46ft podium houses the meeting rooms. At West Main Street, the podium is split in two parts to define the retail and lobby entrances, and to help break the scale at ground level.

At West Main Street, above the 46ft podium and stepping back 15ft is the second main element, which is broken down into 4 parts that respond to the verticality and proportions of the structures on West Main Street. The change of material visually detaches this element from the podium thus helping develop the level of visual impact on West Main Street.

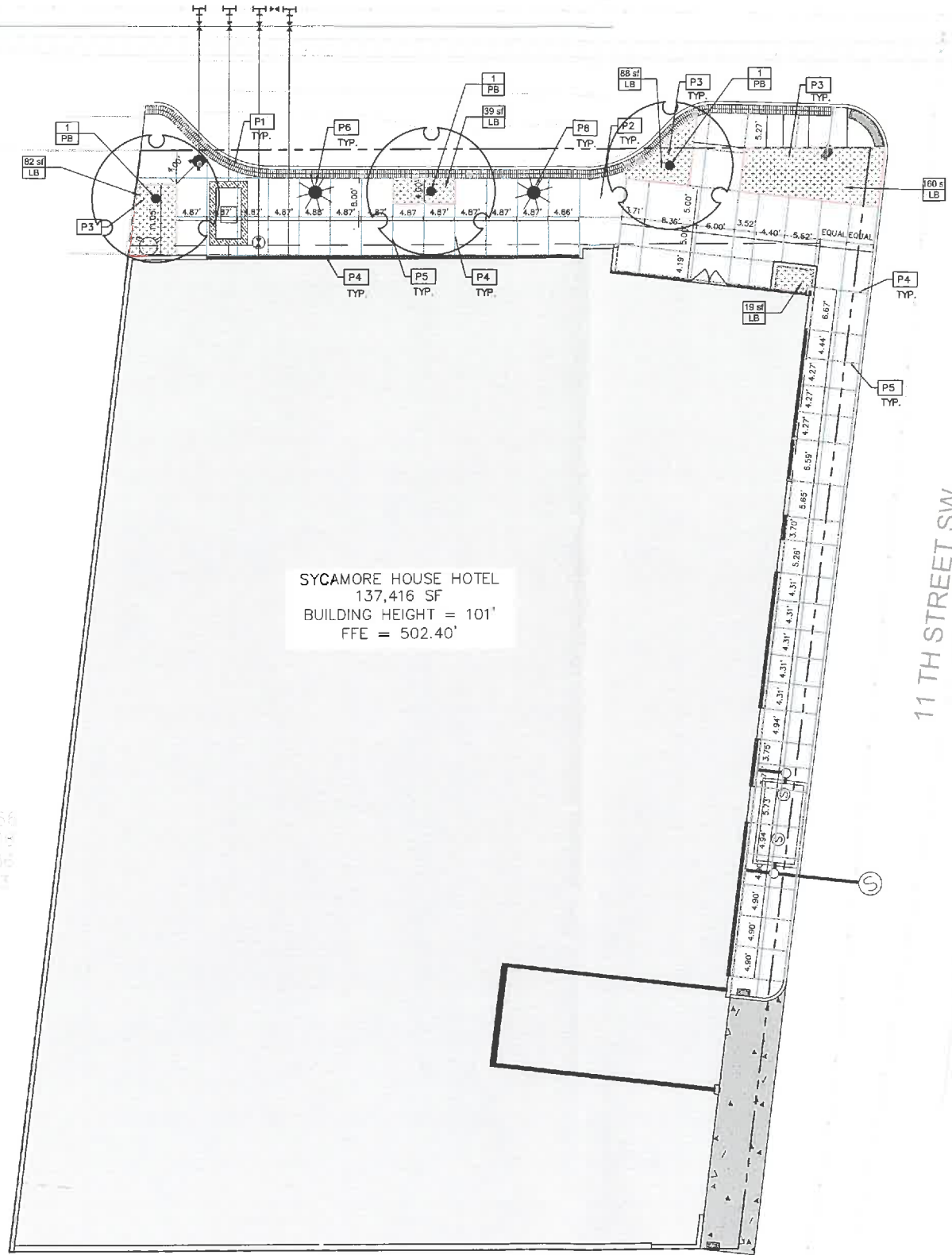
The split at the base podium gives way to defining the corner tower element of the project. Within this gap is a wall of glass that extends up the height of the building. This creates the hierarchy of architectural language that helps define the main entry while at the same time pulls together the different parts of the façade. A dynamic relationship of forms is created with a purpose.

Contemporary materials, technology, and architectural gestures, together with traditional proportions, textures and colors give way to the Sycamore House Hotel, the new and vibrant Host of Charlottesville.





WEST MAIN STREET



SYCAMORE HOUSE HOTEL
 137,416 SF
 BUILDING HEIGHT = 101'
 FFE = 502.40'

KANES, INC.
 C.B. 1126 PG. 266
 1128 320 PG. 438
 1130 531 PG. 486
 TAX PLOT 10-93

11 TH STREET SW





PERSPECTIVE 1

SYCAMORE HOUSE HOTEL

BAR SUBMITTAL

10.28.14

1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006



GLAZED MASONRY UNITS
COLORS
CLOUD GRAY
DOVE MOTTLE

BRICK
COLOR (MADE TO MATCH)
VESUV

PANEL SYSTEM
COLOR
CAMBRIDGE WHITE

FIBER CEMENT BOARD
COLORS
MERCURY / GRANITE

FIBER CEMENT BOARD
COLOR
FLINT

GLASS
VISION GLASS
50 % LIGHT TRANSMITTANCE

GLASS
VISION GLASS
61 % LIGHT TRANSMITTANCE

METAL
COLOR
MEDIUM GRAY

FIBER CEMENT BOARD
COLOR
VESUV



NORTH ELEVATION
SCALE: 1"= 20'-0"

SYCAMORE HOUSE HOTEL

BAR SUBMITTAL

10.28.14

1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006

PG 8

BBGM



PANEL SYSTEM
 COLOR
 CAMBRIDGE WHITE

FIBER CEMENT BOARD
 COLOR
 FLINT

GLASS
 VISION GLASS
 50 % LIGHT TRANSMITTANCE

GLASS
 VISION GLASS
 61 % LIGHT TRANSMITTANCE

METAL
 COLOR
 MEDIUM GRAY

FIBER CEMENT BOARD
 COLOR
 VESUV

PANEL SYSTEM
 COLOR
 MEDIUM GRAY

