

**From:** Scala, Mary Joy  
**Sent:** Friday, September 25, 2015 12:21 PM  
**To:** William H. Atwood (atwood@scscharlottesville.com)  
**Cc:** btreakle@jetreakle.com  
**Subject:** BAR Action – September 15, 2015 –501 West Main Street

September 25, 2015

The Sutton Group, LLC  
c/o William Atwood, agent  
214 W Water Street Suite 100  
Charlottesville, VA 22902

**Preliminary Discussion**

BAR 15-09-05  
501 West Main Street  
Tax Parcel 320175000, 320176000, and 320177000  
The Sutton Group LLC, Owner/ William H. Atwood, Applicant  
New mixed-use complex development

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 15, 2015. The following action was taken:

**BAR questioned if zoning requires bringing the building to W Main Street, or could it just front on Commerce? Questioned if there is room for driveway and building on W Main frontage. Not sure if ziggurat on Commerce is correct massing.**

The complete discussion is available on video archive at:  
[http://charlottesville.granicus.com/ViewPublisher.php?view\\_id=2](http://charlottesville.granicus.com/ViewPublisher.php?view_id=2)

You may submit your certificate of appropriateness application when ready.  
If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

**Mary Joy Scala, AICP**  
Preservation and Design Planner  
City of Charlottesville  
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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 15, 2015**



**Preliminary Discussion**

BAR 15-09-05

501 West Main Street

Tax Parcel 320175000, 320176000, and 320177000

The Sutton Group LLC, Owner/ William H. Atwood, Applicant

New mixed-use complex development

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**Background**

503 W Main Street known as "Paxton Place," is a contributing Federal style structure in the Downtown Architectural Design Control (ACD) District. It was built c 1824 as a dwelling by a Presbyterian clergyman on 33 acres. Federal era buildings are infrequent in Charlottesville.

In 1889 William Wheeler purchased the Paxton Place. In 1893 he built 501 W Main Street and the former 425 W Main Street as two identical brick dwellings east of the main house for use as rental properties. In 1924 Dr. J. C. Coulter added two rooms as his office to 501 W Main Street, using brick from an old Catholic church.

August 18, 2009 - The BAR denied (8-0) an application for demolition, after the fact, of two chimneys and connecting brick curtain wall. The BAR also stipulated that the applicant shall submit an application to the BAR to rebuild the demolished portion of the two chimneys and skirt wall...to attempt to match as closely as possible what was removed. The City Attorney's office opined that the BAR does not have the authority to require the property owner to rebuild the demolished chimneys and wall.

The applicant submitted a letter requesting an appeal, but later deferred the request. The applicant did not reschedule the appeal. Staff requested that the City Attorney's office take the applicant to court to pursue the maximum civil penalty for illegal demolition of a historic structure.

May 18, 2010 - The BAR appreciated the applicant's willingness to reconstruct the chimneys authentically and with attention to detail. The BAR approved (7-0) the reconstruction of the west chimneys and curtain wall as submitted with the condition that the mortar shall be [lime mortar or] high lime content; and that the chimney width in the north-south direction is aligned and based upon the old chimney stack; the chimney will be rectilinear in its proportion to match what originally existed. And the applicant shall look at the Dinsmore House [1211 West Main Street] coping on top of the parapet wall; for the skirt in between the chimneys; as well as the other reconstruction for similar details. And shall match the color of the brick as closely as possible [in case the paint is removed in the future]. And shall look at the original chimneys on the photographs.

July 19, 2011 - Approved (7-0) with same conditions and recommendations as previous approval. The conditions of the previous approval still need to be confirmed/submitted before the applicant can obtain a building permit:

1. The mortar shall be [lime mortar or] high lime content;
  2. The chimney width in the north-south direction is aligned and based upon the old chimney stack;
  3. The chimney will be rectilinear in its proportion to match what originally existed.
  4. The applicant shall look at the Dinsmore House [1211 West Main Street] coping on top of the parapet wall; for the skirt in between the chimneys; as well as the other reconstruction for similar details, and shall look at the original chimneys on the photographs.
  5. The applicant shall match the color of the brick as closely as possible [in case the paint is removed in the future].
-

May 20, 2014 - The BAR held a preliminary discussion about the proposed new building. No action was taken.

July 15, 2014 - The BAR held a preliminary discussion about the proposed new buildings. No action was taken.

August 19, 2014 - The BAR accepted (7-0) the applicant's request for deferral.

September 16, 2014 - The BAR approved (5-3) the massing only, as submitted. The applicant must return to the BAR for approval of the demolitions of (the rear buildings) at 421 and 425 West Main Street, and for details of the new buildings and site design.

October 21, 2014 - The BAR approved (7-0) the application to demolish two buildings at rear of 421 and 425 W Main Street (Mel's Barber Shop and Atlantic Futon), as submitted, with the condition that the two buildings are thoroughly documented in plan and photographed prior to demolition.

December 16, 2014 - The BAR accepted (8-0) the applicant's request for deferral to revise the drawings.

The BAR had a discussion of the current design. They wanted to see more details on the landscape plans; made suggestions to reduce the number of materials and colors; make the design more unified; address the fenestration (add more glass) on the east side of the building - do not like the "fake" windows" nor the stucco frame around 6 openings; a suggestion to eliminate the different materiality (gray zones) on the center part of both the east and west sides of the office building; make the Commerce Street storefront more current, widen the storefront windows, do not like the dated details; there is disconnect between glass /steel buildings and faux 19<sup>th</sup> c. storefronts below; the project massing is relatively successful and scale is correct on Commerce Street but needs to be unified; suggested creating a small courtyard space in front of small storefront to east of stairs on Commerce; need a greater response to Jefferson School; in general the materials are fine, brick brings warmth, but simplify them; there was concern that there is not enough depth and square footage in commercial spaces on Commerce Street; design project so that most of parking accesses W Main Street.

February 17, 2015 - The BAR denied (5-1 with Graves opposed) the project as submitted because:

1. The exterior skin is not compatible with Commerce Street and West Main Street;
2. The scales of the elevations on Commerce Street and some of the details on West Main Street are not compatible with the historic buildings;
3. The intermediate levels of the residential block are not compatible with the project and district (The rhythm, patterns and ratio of solid to voids should relate to, and be compatible with adjacent historic facades);
4. This was a proposal for a final approval that seemed unresolved.

March 17, 2015 - The BAR approved (4-2 with Miller and DeLoach opposed) the new building as submitted, with signage and lighting proposals to come back to the BAR, and revised elevations (of parapet heights/Commerce Street panel reveals) to be circulated by email

## **Application**

The applicant is requesting a preliminary discussion for a new, by-right mixed-use building to be built on three parcels instead of the previously approved four- parcel scheme. The Atlantic Futon property is no longer included in the plan. Each of the three parcels contains a contributing structure: 501 and 503 West Main Street are proposed to be incorporated into the scheme as before; 425 West Main Street is a small barber shop previously approved for demolition, which fronts on Commerce Street.

The attached letter from the Zoning Administrator outlines the current zoning regulations that pertain to the design of the building. The West Main Street North and South zoning districts are

currently under discussion, and may be considered for a change to require lower building heights and other modifications.

The new building consists of five levels above Main Street, and six levels above Commerce Street, plus a 16 foot appurtenance level. The tallest part of the building rises 76 feet above West Main Street with a 0 foot setback from the street, and 88 feet above Commerce Street with a 5 foot setback from the street. The building is setback 13 feet from the Eloise building to the west, in order to allow a pedestrian thoroughfare connecting West Main Street and Commerce Street.

On the West Main façade there is a 10 foot stepback after 24 feet, creating a 2-story streetwall, with additional stepbacks above. On Commerce Street there is a 15 foot stepback after 24 feet also, with additional stepbacks above. The building is set back 15 feet from the two historic buildings.

Three levels of structured parking are accessed from West Main Street, and exit onto Commerce Street near Fifth Street NW and Jefferson School.

### **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;*

- 1. A property will be used as it was historically or will be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectured features or elements from other historic properties, will not be undertaken.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- 7. Chemical or physical treatment, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.  
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (8) Any applicable provisions of the City's Design Guidelines.

## **Pertinent Guidelines for New Construction and Additions include:**

### **A. INTRODUCTION**

#### *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 facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

### **B. SETBACK**

- 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**

Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.

- 1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
- 2) Commercial and office buildings in the 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.

### **D. MASSING & FOOTPRINT**

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

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 14<sup>th</sup> and 15<sup>th</sup> 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 roofline with different elements to create smaller compositions.

#### E. HEIGHT & 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.

#### G. ROOF

##### 1. 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.

##### 2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.

b. In some cases, shingles that mimic the appearance of slate may be acceptable.

- c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
- d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.*
- e. If using composition asphalt shingles do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.*
- f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.*

### **3. Rooftop Screening**

- a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.*
- b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.*
- c. The screening should not appear as an afterthought or addition the building.*

## **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 & 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.*

## **J. PORCHES**

- 1. Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.*

## **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.*

### **Discussion and Recommendations**

501 and 503 W Main Street are historically significant buildings. Additionally, Commerce Street has a wealth of historic structures, including the Individually Protected Property Jefferson School; contributing structures including Dr. Jackson's residence and attached commercial structures near 4<sup>th</sup> Street, the Ebenezer Baptist Church on 6<sup>th</sup> Street, the former C&R Auto building, and the Bell Funeral Home; and other Starr Hill residences and structures including the former Bethel Baptist Church that was the original home of Barrett Day Care, and is currently being restored and remodeled as two apartments.

A preliminary discussion is required prior to consideration of a Certificate of Appropriateness for new construction. The BAR should consider the ADC Design Guidelines in making preliminary comments regarding the proposed design. The BAR should focus on the proposed massing of the new building.



Rear of 425 and 501 W Main Street



Rear of 501 and 503 W Main Street



Commerce Street looking east with former Bethel Baptist and Jefferson School on north side;  
Subject properties on south side



Commerce Street looking west, with rear of 503 West Main Street, 505 W Main Street, and Ebenezer Baptist Church



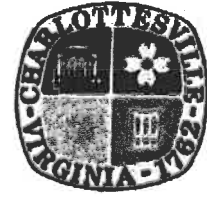
Commerce Street looking east, with Starr Hill residences

# CITY OF CHARLOTTESVILLE

"A World Class City"

## Neighborhood Development Services

610 East Market Street  
Charlottesville, VA 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
[www.charlottesville.org](http://www.charlottesville.org)



April 15, 2014

Dear Ms. Cooper,

Thank you for meeting with me last week to discuss the proposed development to be constructed at 425, 501 and 503 West Main Street. The conceptual plans you presented to me meet all the required setbacks, height limitations, parking requirements, appurtenance regulations and façade requirements for construction located within the West Main North Mixed Use Zoning District. As you mentioned you plan on submitting for approval by the Board of Architectural Review, which is the only Board that you must seek approval from for this by-right development. Below are all the regulations that apply to the by-right use and an outline that you have provided to me detailing the design of the building:

Sincerely,

Read Brodhead  
Zoning Administrator

### West Main North Development Property Information:

Location:	425 W. Main St	501 W Main St	503 W Main St
Tax Map and Parcel:	320177000	320176000	320175000
Acreage (Approximate):	.176	.18	.2570

Building Program: 78,300 square feet of office space  
8,135 square feet of restaurant space  
42,250 square feet of parking area (136 spaces)

Property Zoning: WEST MAIN NORTH MIXED USE DISTRICT with Historic Overlay

### HEIGHT ALLOWANCES

The height regulations shall apply to buildings and structures within the West Main Street (North) Corridor district:

- (1) Minimum height: Forty (40) feet.
- (2) Maximum height: Sixty (60) feet.

*The proposed building maintains a height of 60 feet plus an appurtenance (see attached exhibit). The appurtenance will be no taller than 16 feet tall or cover more than 25% of the roof area of the building. As you will see on the building section, there is a grade change from West Main down to Commerce St that we have accounted for in the design of the building height.*

#### SETBACKS

*Primary street frontage (West Main): (i) if streetscape trees are provided to the standards set forth in section 34-870, up to fifty (50) percent of the streetwall of a building may be set back twenty (20) feet.*

*The proposed building is an addition to existing historic buildings fronting on West Main Street. The bulk of the building is proposed on the rear portion of the property with the existing front setbacks maintained.*

*Linking street frontage (Commerce): Five (5) feet minimum; twelve (12) feet, maximum. Fifty (50) percent of the area within any setback shall consist of a landscaped buffer, S-1 type (refer to section 34-871).*

*The proposed building is setback 5 feet from Commerce Street, a linking street frontage in the district.*

*Side and rear setback, adjacent to any other zoning district: None required.*

*The property is surrounded by mixed use zoning on both sides and there is no side yard setback. There is no rear yard to the property.*

#### STREETWALL

*The minimum height of the streetwall of any building or structure shall be twenty-five (25) feet with a minimum of two (2) interior floors, and the maximum height of the streetwall of any building or structure shall be sixty (60) feet. At the top of the streetwall height, there shall be a minimum stepback of twenty-five (25) feet.*

*The streetwall of the existing buildings are two stories. The new addition is constructed approximately 40 feet from West Main Street with 60 feet of building height plus an appurtenance. The entire wall is stepped back to respect and place the street level focus on the existing buildings. The Commerce St streetwall is 60 feet tall.*

#### ADDITIONAL REGULATIONS

*No ground floor residential uses or parking garage, other than ingress and egress to the garage, may front on a primary street, unless a building fronts on more than one (1) primary street (West Main), in which case ground floor residential uses may front on one (1) primary street. Under no circumstances, however, shall any ground floor residential uses front on West Main Street.*

*One access point to the parking garage will come off of the West Main St frontage. No residential uses are proposed.*

**DENSITY:** no residential uses are proposed for the project.

#### PARKING

*This project is located within the Parking Modified Zone.*

The Parking Modified Zone requires non-residential developments to provide 50% of the required parking.

**Standard Parking Requirements:**

Office: 1 space/500 sq. ft. of GFA

Restaurant: 1 space/250 sq. ft. of seating area

**Parking for this program:**

Office:  $78,300 / (500 \times 2) = 79$  spaces required

Restaurant:  $8,135 / (250 \times 2) = 17$  spaces required (over calculation because not all of the restaurant will be seating area)

Total Required Spaces: 96 spaces

Total Parking Provided: 136 spaces

# ORBAN Design

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COMPUTER GENERATED ARCHITECTURAL RENDERING & ANIMATION

August 25, 2015

William H. Atwood  
Southern Cities Studio  
214 West Water Street  
Charlottesville, Va 22902

Dear Bill,

Please find enclosed with this letter a BAR Preliminary Discussion packet for The Atlantic project containing the following items:

- Cover Page, existing site plan
- Site plan, proposed
- Floor plans, schematic
- Elevations, volumetric study
- 3D massing studies

Sincerely,

Andy Orban

**CITY OF CHARLOTTESVILLE**  
"A World Class City"



Neighborhood Development Services

610 East Market Street  
Charlottesville, VA 22902  
Telephone 434-970-3182  
Fax 434-970-3359

September 15, 2015

Re: The Atlantic

Dear Bill,

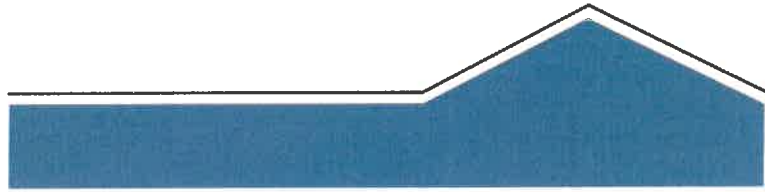
The purpose of this letter is to confirm that the new design of The Atlantic, located at 501 West Main Street, meets the Zoning Ordinance standards for setbacks, height, appurtenance size and parking requirements. The guidelines that are being reviewed as part of the Formed Based Code for West Main Street have not become part of the Zoning Ordinance; so you can't be held to more stringent review standards until they become law.

Sincerely,

Read Brodhead

Zoning Administrator

# THE ATLANTIC



501 WEST MAIN STREET  
CHARLOTTESVILLE, VA 22902

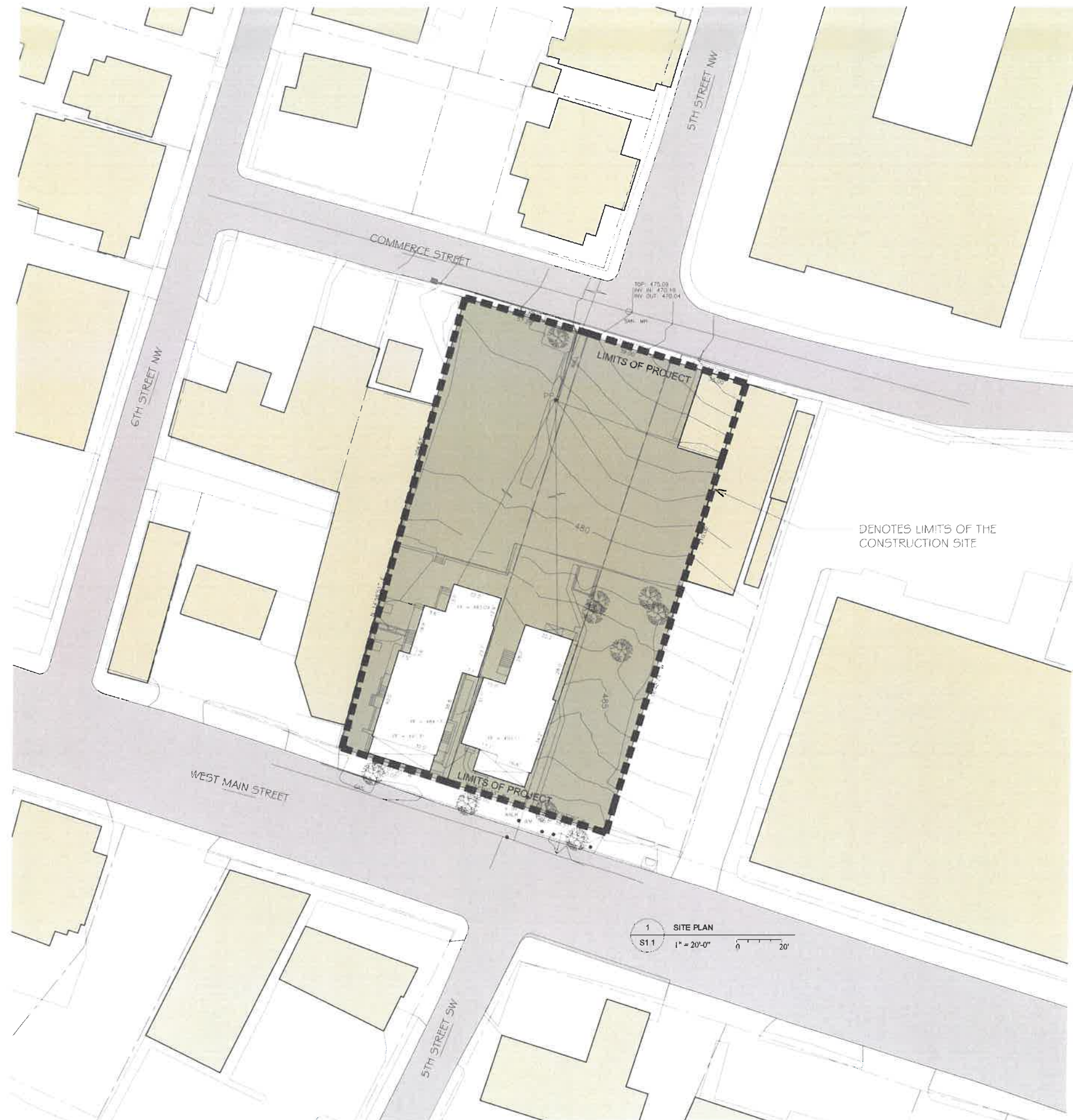
The Atlantic

BAR Hearing

*Preliminary*

*Discussion of revised 3  
Parcel scheme based on  
previously approved  
design.*

9/15/2015



ATWOOD  
**SCS**  
STUDIO

WILLIAM H. ATWOOD, ARCHITECT  
214 WEST WATER STREET  
CHARLOTTESVILLE, VA 22902

GENERAL NOTES

1 NOTE

THE ATLANTIC



LOCATION:  
501 WEST MAIN STREET  
CHARLOTTESVILLE, VA 22902

SITE PLAN

SHEET NAME

ISSUE REVIEW

DATE 08/25/2015

**S1.1**

SHEET #



1 SITE PLAN  
S2.1 1" = 20'-0" 0 20'



LOCATION:  
501 WEST MAIN STREET  
CHARLOTTESVILLE, VA 22902

**SITE PLAN  
LEVEL 1**

SHEET NAME  
ISSUE REVIEW  
DATE 08/25/2015

**S2.1**

SHEET #

GENERAL NOTES

1. NOTE

THE ATLANTIC

LOCATION:  
501 WEST MAIN STREET  
CHARLOTTESVILLE, VA 22902

FLOOR PLANS

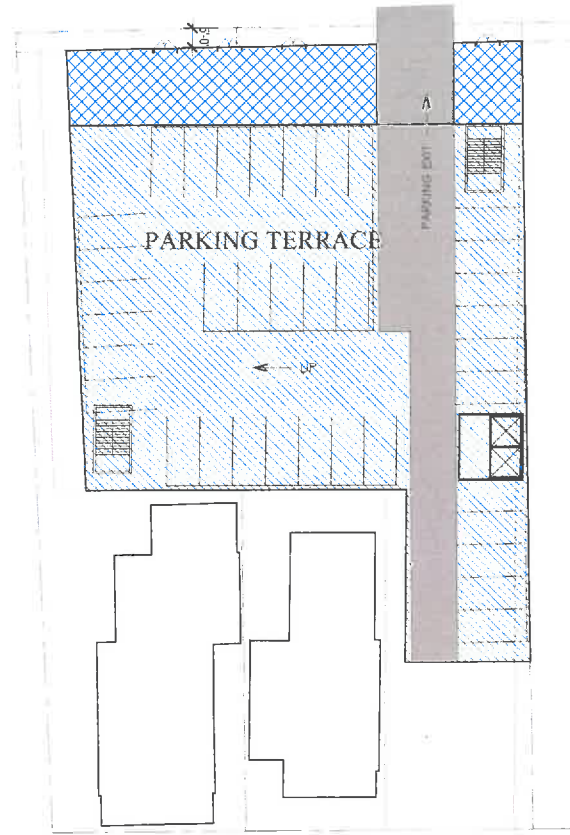
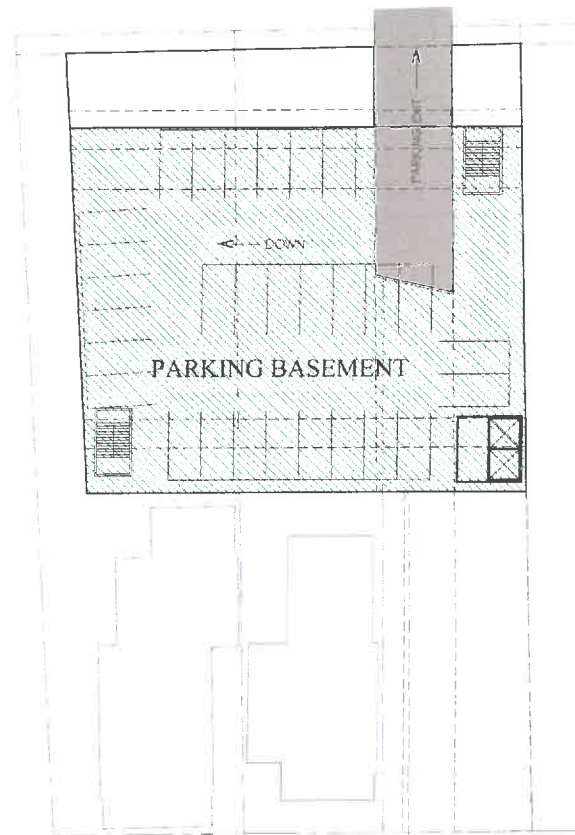
SHEET NAME

ISSUE REVIEW

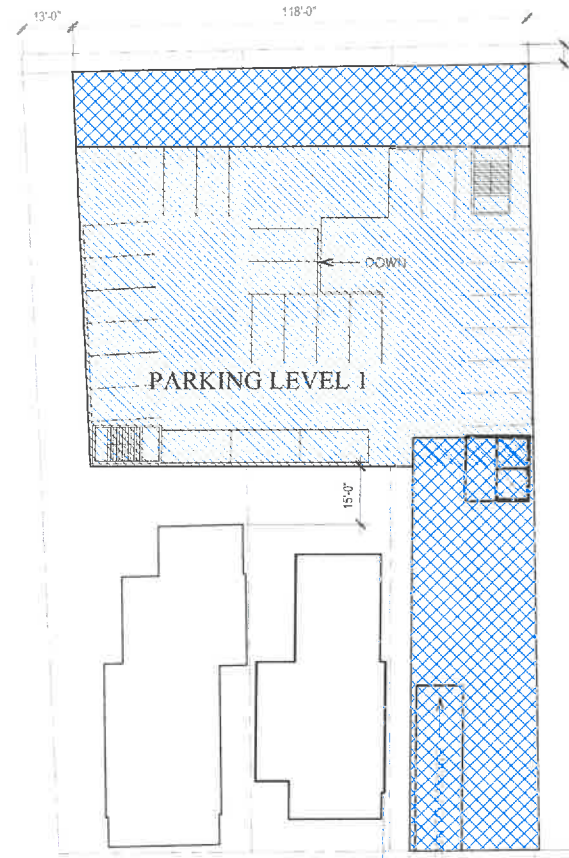
DATE 08/25/2015

A1.1

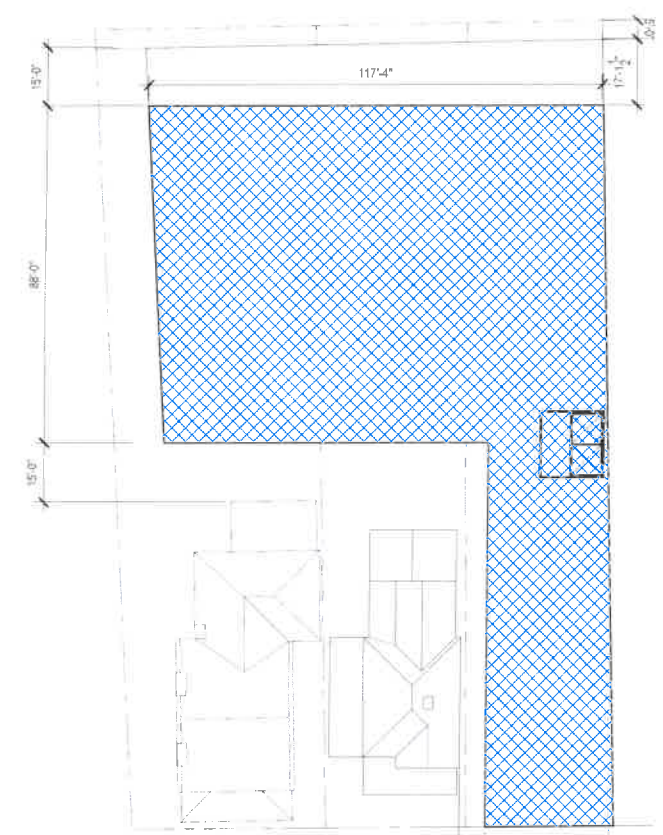
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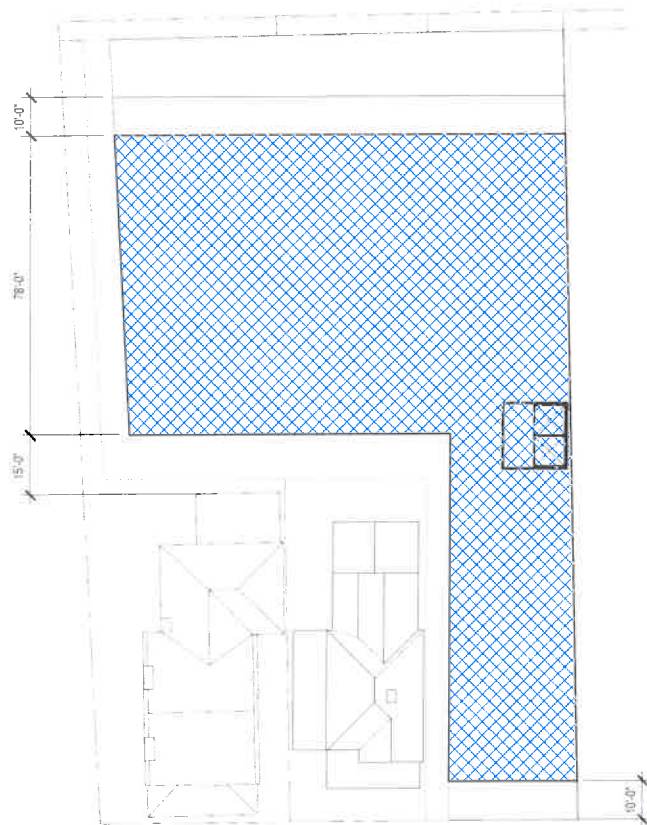
LEVEL 0



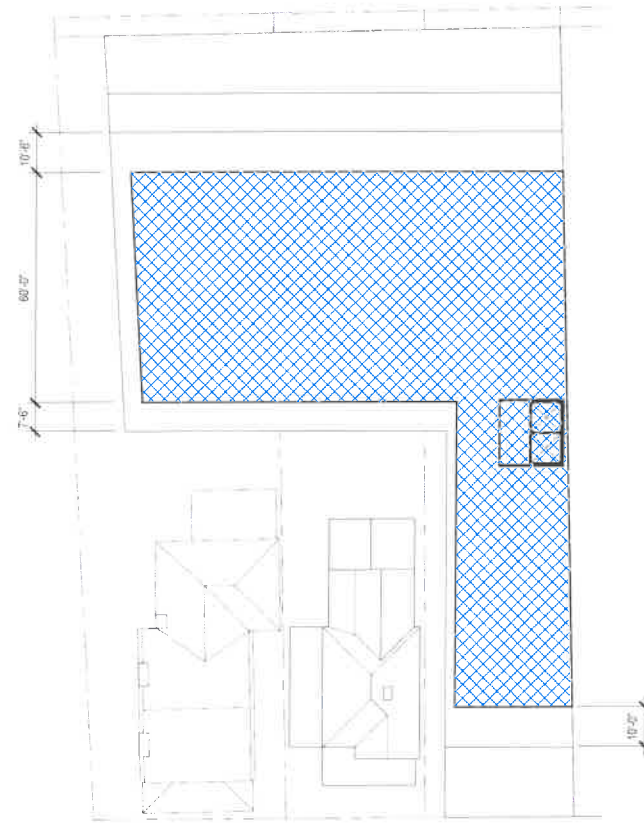
LEVEL 1



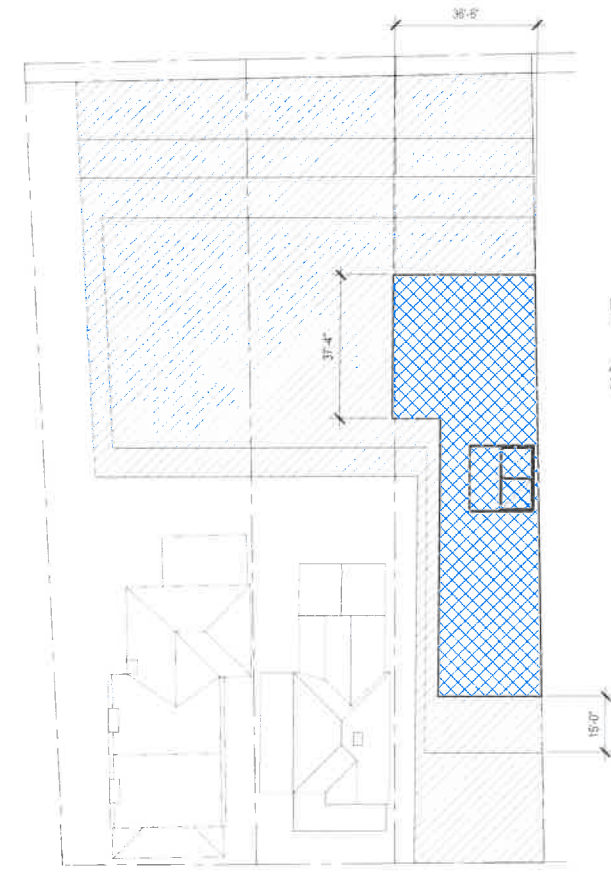
LEVEL 2



LEVEL 3



LEVEL 4-5



LEVEL 6

ROOF AREA  
15,912 S.F.  
APPURTENANCE @ 25%  
3,978 S.F.

GENERAL NOTES

1 NOTE



LOCATION:  
501 WEST MAIN STREET  
CHARLOTTESVILLE, VA 22902

ELEVATIONS

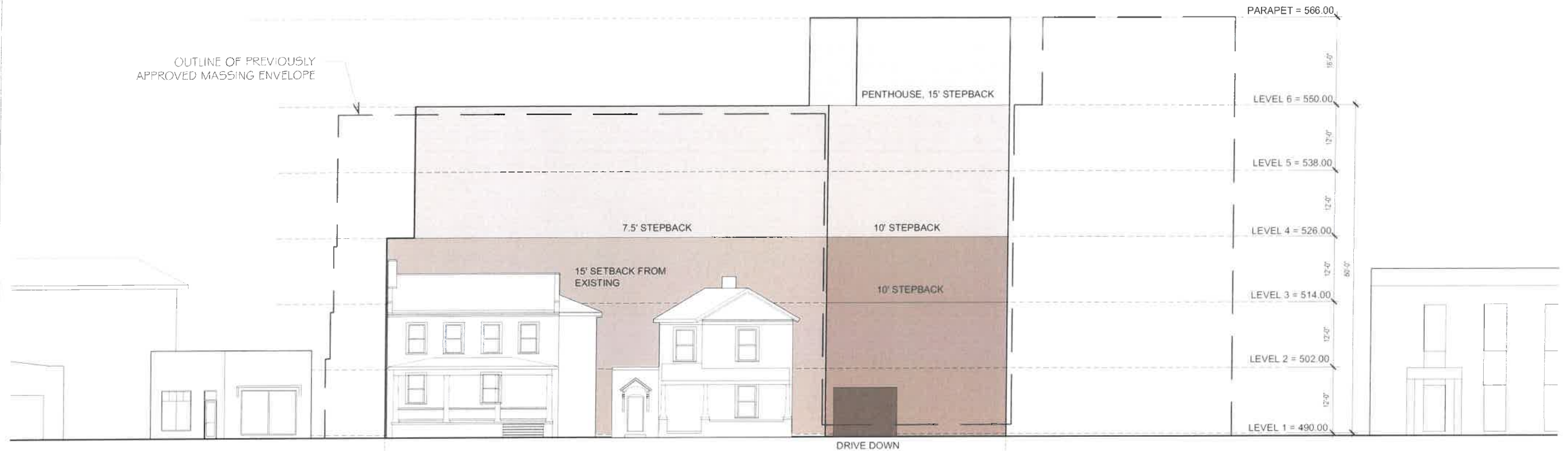
SHEET NAME

ISSUE REVIEW

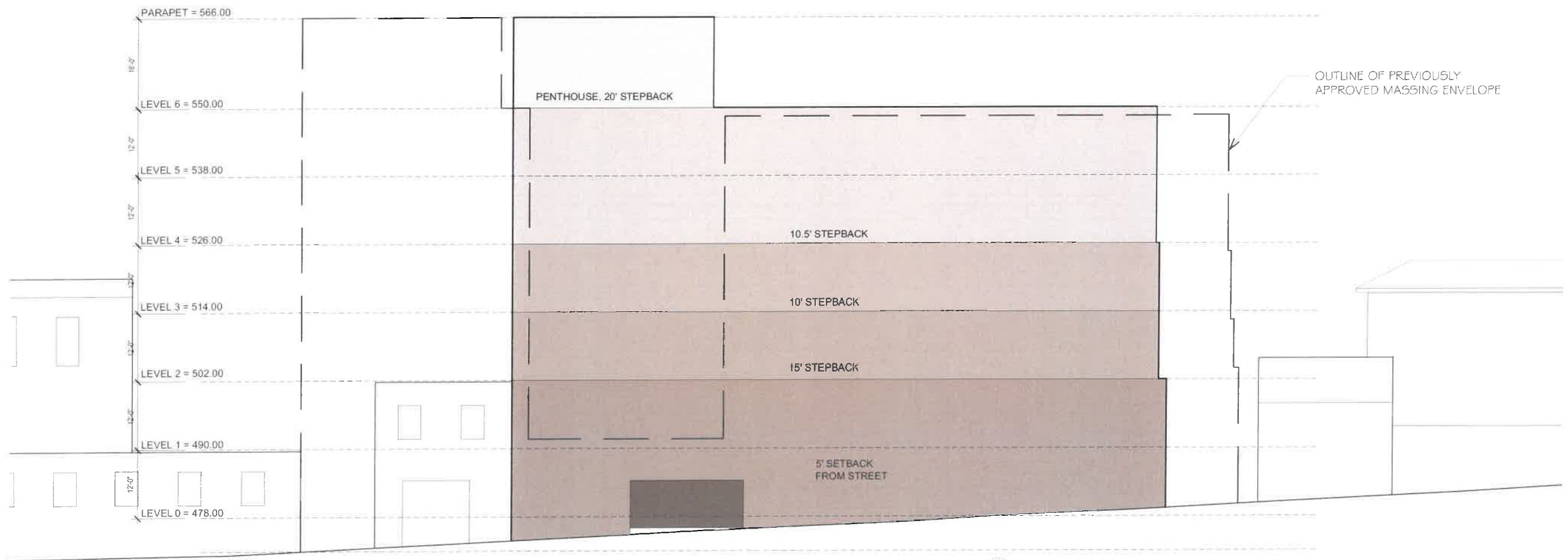
DATE 08/25/2015

A2.1

SHEET #

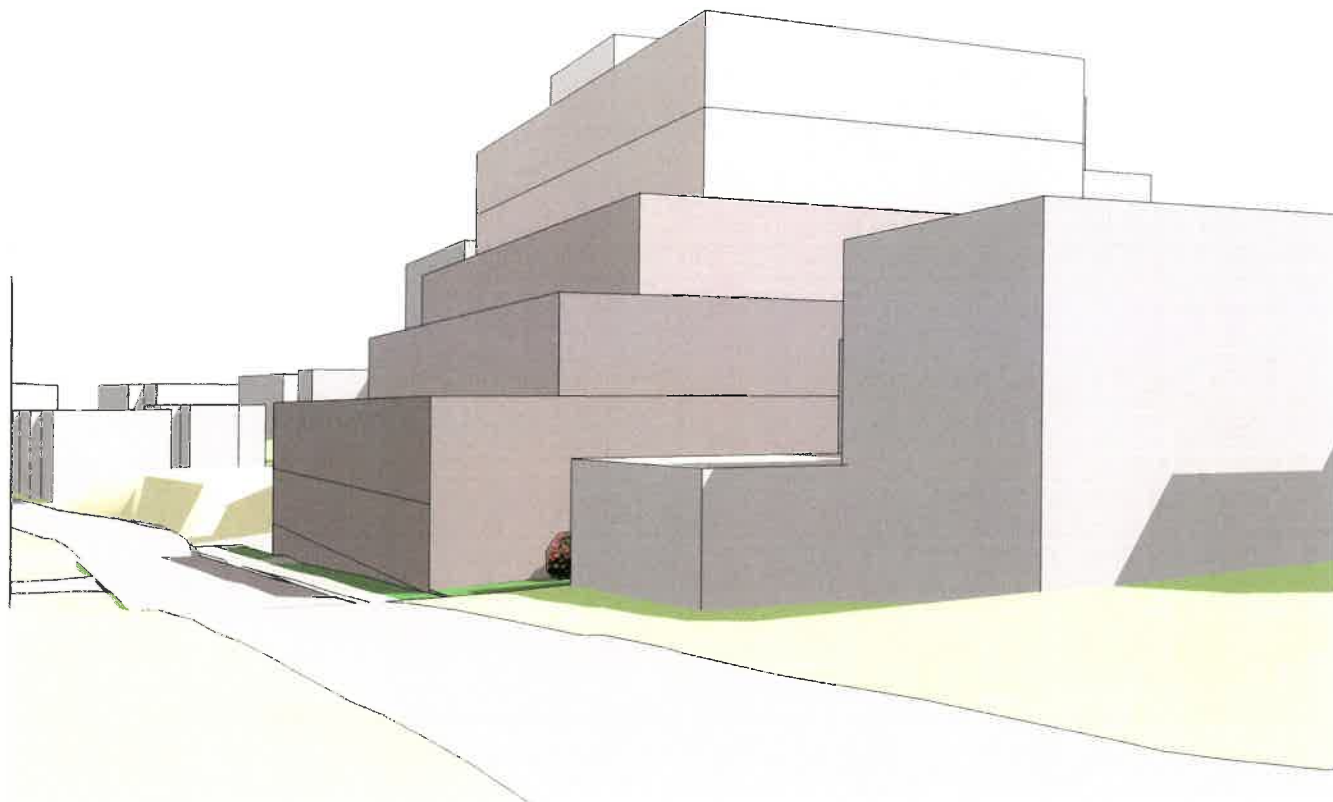


1 SOUTH ELEVATION (WEST MAIN STREET)  
A2.1 1/8" = 1'-0"



2 NORTH ELEVATION (COMMERCE STREET)  
A2.1 1/8" = 1'-0"

Commerce St. Looking East



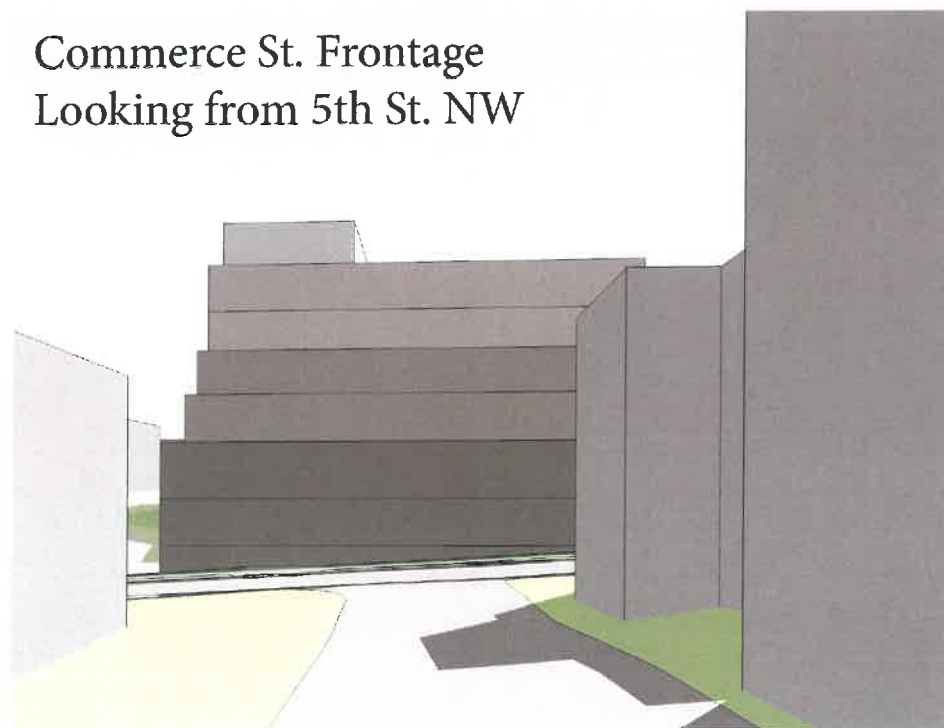
West Main St. Looking East



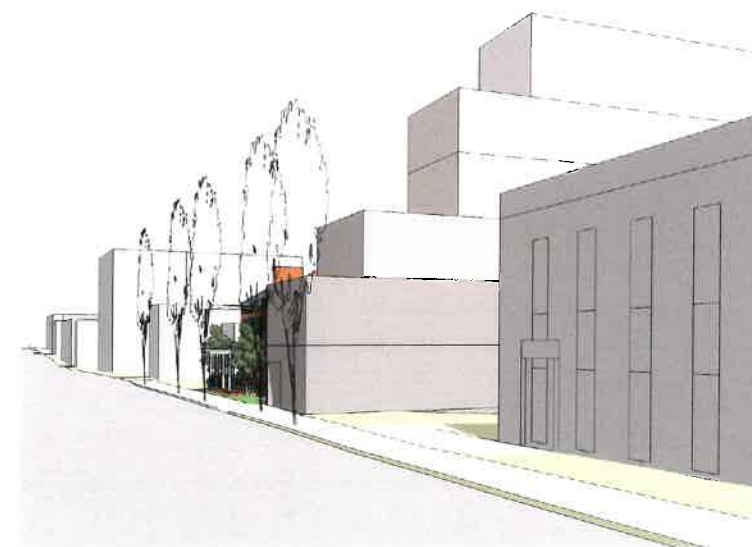
Commerce St. Frontage  
Looking from 5th St. NW



West Main St. Frontage



West Main St. Looking West



GENERAL NOTES:

1. NOTE

THE ATLANTIC



LOCATION:  
501 WEST MAIN STREET  
CHARLOTTESVILLE, VA 22902

MASSING  
STUDY

SHEET NAME:

ISSUE REVIEW

DATE: 08/21/2015

IM

SHEET #: