From: Scala, Mary Joy
Sent: Monday, March 21, 2016 11:53 AM
To: 'Robert Nichols'
Cc: andrew@corecville.com
Subject: BAR Action - March 15, 2016 - 550 E Water Street

March 21, 2016

Andrew Baldwin
95 Riverbend Dr.
Charlottesville, VA 22901

Certificate of Appropriateness Application
BAR 15-10-08
550 East Water Street
Tax Parcel 530162300
Neal Sansovich, Owner/ Andrew Baldwin, Applicant
New Mixed-Use Complex

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 15, 2016. The following action was taken:

The BAR approves the application, as submitted with the following conditions:

- **Planting and lighting plan**
- **Revised mortar detail**
- **How the applicant intends to deal with site walls and fencing**
- **Continuing design development on warming up façade on street side and west elevation.**

(5-0-2, with Graves recused, and Balut abstained)

Staff was asked to verify that guidelines E.2 and E.3 in New Construction and Additions were considered. What is difference between guideline and regulation?

Please submit the additional information when you wish to proceed.
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

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CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 15, 2016

Certificate of Appropriateness
BAR 15-10-08
550 East Water Street
Tax Parcel 530162300
Neal Sansovich, Owner/ Andrew Baldwin, Applicant
New Mixed-Use Complex

Background

550 East Water Street is a vacant parcel, currently used as a parking lot, which was subdivided from the former C&O Depot property. It is located between the former C&O Depot building and the former King Warehouse Building.

600 East Water Street (the former C&O Depot) is a contributing structure in the Downtown ADC District. It was built in 1905 and refurbished in 1991 for offices.

410 East Water Street (King Warehouse) is the east side of a contributing structure located in the Downtown ADC district. The east end was built in 1897: the west end was added in 1917. The courtyard historically served as a warehouse loading area with multiple loading docks for the transfer of dry goods.

NOTE:

- The BAR approved in concept in May 2009 a 9-story structure on this site. Following that approval, the zoning of the site was changed from *Downtown Corridor* to *Water Street District Corridor*. In 2009, based on an opinion from the City Attorney, a new plan for a 5-story building was reviewed and approved under the prior zoning.
- In December of 2010, the BAR approved the application for a new 4-story building on the same site, with consideration of Sec 34- 872(b)(3) of the Zoning Ordinance, which requires screening of all mechanical equipment.

January 15, 2008 – The BAR discussed a preliminary request. In general, most liked the proposed building. BAR members said that the massing is generally OK, a nice response to site; some preferred red not yellow brick; some said tan brick would be OK with tan windows; glass balcony piece is weird; should enter stores from street; base needs articulation; need double hung windows; need 1 type of window, not 2-3; west elevation doesn't go with the rest of vocabulary; balconies are anomalous in 1920's design revival; decorate spandrels in tower? Consider a low resolution between vertical and long piece; concern with blank garage wall on street; one member said this is too conventional a solution for the site; discussion whether or not to simplify the tower given the context; suggested doing the warehouse look on the 2-story part, treating like a separate building? The BAR wants to see the roofscape; want the transformer moved from the visible location.

May 20, 2008 – The BAR approved (8-0) the design in concept for massing, height, openings, and scale. Details as they relate to its materials and construction are to come back to BAR (including guard rails, cornices, wall section through window sill and head, roofscape, and depth of niche defining the two separate building elements.)

September 15, 2009 – The BAR made preliminary comments. The BAR preferred the version in their packet to the version submitted at the meeting.

November 17, 2009 - The BAR approved (6-1 with Wall against) the application for massing, height, openings, scale, and materials as submitted, with the applicant's modification for exterior [vehicle driveway] pavement (pavers, not concrete) and retaining wall material (brick, not stacked block). Details as they relate to balconies and protection for secondary entrances shall come back to the BAR for review.

December 21, 2010 - The BAR approved (7-0) the application for massing, height, openings, scale, and materials as submitted. The BAR noted that the applicant should consider Sec 34- 872(b)(3) of the Zoning Ordinance, which requires screening of all mechanical equipment.

September 17, 2013 - The BAR accepted the applicant's request for deferral (8-0). The BAR found the ADA entrance to the rear too isolating, the design overall too complicated for the size of the building, and that the applicant should appear to present an overall plan for the entire site, including possible future phases.

May 19, 2015 – The BAR discussed, but made no recommendation on the special use permit. The applicant asked to defer the vote until their June meeting because they are still working on the design. Mohr asked to see more context in terms of massing; Schwarz asked how building height is defined; and expressed interest in lowering the minimum height to the level of the King Building; Keesecker asked the applicant to show the existing 800 foot black fence; and to consider lobby references to the King building height; Question: Should guidelines be used to judge impact on ADC district? Neighbors asked about loading space requirements.

June 16, 2015 - The BAR recommended (6-0) to City Council that the proposed Special Use Permit (SUP) to allow additional height (from 70 feet to 101 feet) *will* have an adverse impact on the Downtown ADC district, and the BAR notes the following considerations when making this recommendation:

- The height requested by SUP is too much, but the massing concept presented by the applicant is acceptable.
- The BAR appreciates the modulated rhythm.
- City Council should consider reducing the minimum required height of 40 feet.
- The BAR has concerns about the pedestrian experience relative to the garage.
- This site and/or the underlying by-right zoning may be uniquely problematic – the BAR is not advocating for the 70 foot streetwall allowed by zoning.
- The BAR is supportive of the potential to develop a building, and the aesthetic presented is headed in the right direction.
- The BAR would advocate for a building with similar program, but lower height.

September 15 , 2015 – The BAR held a preliminary discussion, no action was taken. Graves recused himself from the discussion. The BAR asked staff to provide an explanation of how height is averaged, with examples of how it has been done in the past.

Some comments: Lower height is huge improvement; continue to make it relate to smaller buildings on sides, similar to a 2-story building plus a top; richer texture/details on lower levels; garage opening and trellis are strong and help pedestrian experience.

October 20, 2015 – The BAR approved the massing only, of the proposed new mixed-use complex, as submitted. (7-0-1 with Graves recused).

Application

The applicant has received massing approval, and is now requesting final approval for this by-right, mixed use building on a 0.28 acre site currently used for parking. The proposed building has below-grade parking, commercial office space and residential condominiums.

The west end of the building is 70 feet tall (6 stories). The middle section is two stories with a rooftop trellis, and the east end is about 45 feet tall (3 stories).

Materials are:
Walls: "pearl gray" buff colored, smooth finish, brick, 16" long, running bond, with insets of "manganese ironspot" (dark gray) stacked brick tile, 8" and 16" long, surrounding the windows.
Garage doors, entry bench and patio decking: ipe wood . Garage doors are custom wood-clad swing doors.
Glass: Solarban 60 Soalr Control, low-e glass with a VLT of 70.
Windows, doors, entry canopy, railings: Black coated metal and aluminum storefront.
Trellis: Stainless steel weave on metal supports.
Paving: Bluestone stacked, 32" x 16"

The site includes a public courtyard at the west end, and a private courtyard at the east end. The five foot front setback is landscaped with street trees, ornamental trees, and ferns. There is a biofiltration garden in the rear, and tall shrubs. The electrical lines are being undergrounded, requiring a transformer and switching station. Mechanical units are located on the roof, screened by the parapets.

Proposed lighting includes a wall sconce, step lights, and landscape stake lights.

Zoning District Regulations

The property is currently zoned Water Street Corridor (WSD) mixed use zoning district with ADC historic district overlay.

Minimum height: 40 feet; maximum 70 feet, with up to 101 feet allowed with SUP.
NOTE: Building height is defined as: the vertical distance measured from the level of the grade of the building footprint to the level of the highest point of the structure's roof surface. This distance is calculated by measuring separately the average height of each building wall, then averaging them together. The height is measured to the level of a flat roof, to the deck line of a mansard roof, and to the average height level between the eaves and ridge for gable, hip, or gambrel roofs.

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. The minimum density required for multifamily developments (new construction only) shall be twenty-one (21) DUA.

Setbacks:
(1) Primary and linking street frontage. At least seventy-five (75) percent of the streetwall of a building must be built to the property line adjacent to a primary street. For the remaining portion of streetwall (i.e., twenty-five (25) percent), the maximum permitted setback is five (5) feet; however, (i) if streetscape trees are provided to the standards set forth in section 34-870, or (ii) pursuant to a special use permit granted by city council up to fifty (50) percent of the streetwall of a building may be set back twenty (20) feet.
(2) *Setback, Water Street:* **A minimum setback of five (5) feet shall be required for all buildings located on Water Street.**

Other mixed use regulations:
(1) No ground floor residential uses may front on a primary street, unless a building fronts on more than one primary street, in which case ground floor residential uses may front on one primary street. **Under no circumstances, however, shall any ground floor residential uses front on Main Street, Market Street or Water Street.**
(2) **All entrances shall be sheltered from the weather, and lighted.**
(3) Where any building or development occupies one or more parcels constituting an entire city block, courtyards shall be provided (subject to the street wall requirements set forth, above, within this division). Such courtyards shall be accessible from adjacent streets.
(4) **Off-street loading areas may not face public right-of-way.**

Parking: Non-residential developments in the *Parking Modified Zone* shall provide 50% of the required parking; residential developments shall provide **1 space per unit**. Parking requirements may be fulfilled by the property owner or developer through several alternatives outlined in the code. Affordable dwelling units do not require parking.

For context, nearby building heights include:
The Holsinger Building is 63 feet (5 stories).
Waterhouse (World Stride) has a SUP for 82.6 feet (7stories).
The Landmark Hotel (under construction) has 101 feet height (9 stories) plus an appurtenance level.
The Water Street parking garage is 4 stories.
The proposed Market Plaza Building has an SUP for 101 feet.
The rear of Jefferson Theater, Live Arts and the Terraces are all 4-5 stories.

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.

Standards for Review of Construction and Alterations
(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;
(7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq. (SIGNS) shall be applied; and
(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

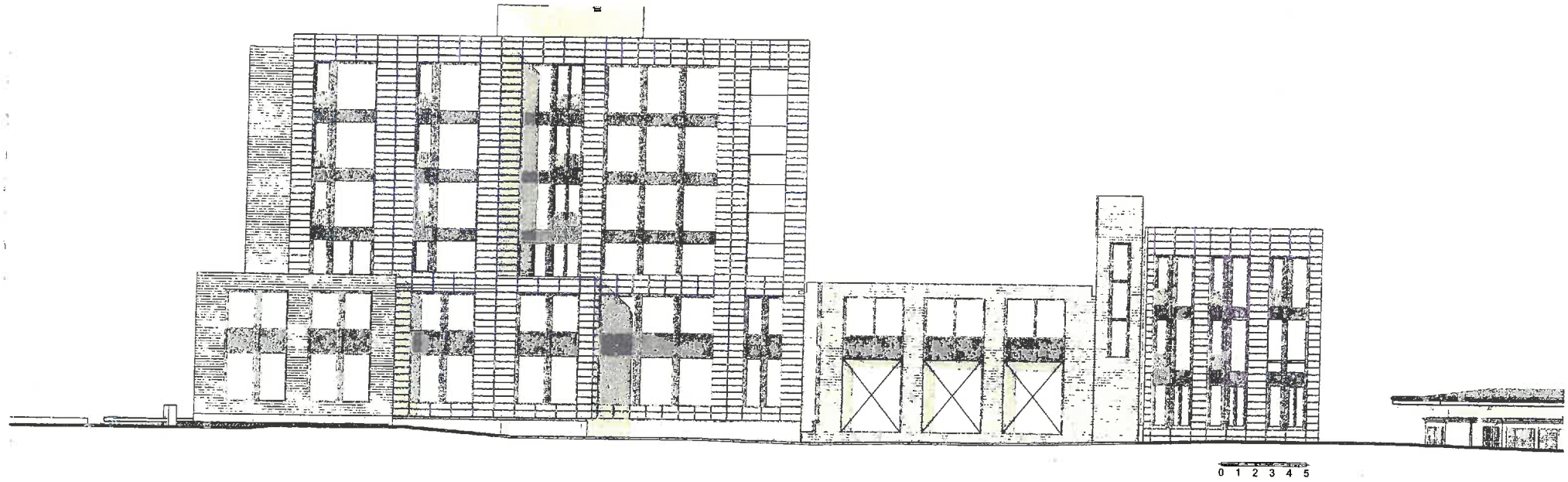
The proposed development has a relatively small footprint. The building is well-articulated in massing and materials. The proposed street level design minimizes the impact of the garage openings, and includes along Water Street entrances to the main lobby and the east end commercial space, and a stair egress door.

The site design and landscape plan are thoughtful. Lighting appears to be minimal. Any uplights should be less than 3000 lumens to meet dark sky requirements.

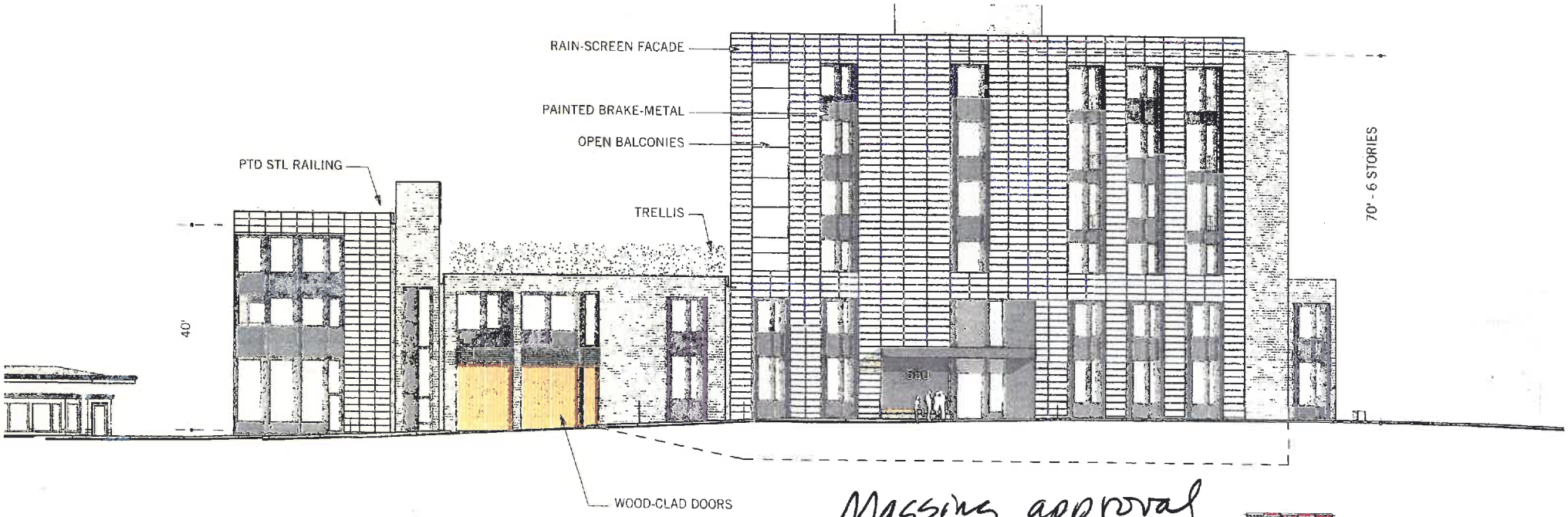
The BAR should determine if the proposed building and site designs are consistent with the guidelines, and appropriate to the character of the district.

Suggested Motion

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



Massing approval
10/2015



Massing approval
10/2015

550 WATER ST MIXED-USE NORTH ELEVATION

B.A.R. SUBMISSION / FORMWORK DESIGN, llc

9/15/15

CORE
REAL ESTATE | DEVELOPMENT

550 WATER STREET
MIXED-USE DEVELOPMENT

CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MARCH 15, 2016 PUBLIC HEARING

ORIG. SUBMITTED 8/28/15
REVISED 2/23/16

RESPONSES TO BAR COMMENTS

The design for 550 East Water Street was last presented to the Board of Architectural Review on October 20, 2015. At that meeting, the Board granted approval of the massing for the design. This submission includes revisions and refinements to the design of 550 East Water Street made in response to other comments received on October 20, 2015. In addition, several changes have been incorporated due to value engineering and are reflected in this submission. These revisions include:

1. REFINEMENT OF EXTERIOR MATERIALS: The exterior materials palette is composed of a field of buff-colored brick with insets of dark gray brick tile surrounding windows. This is a change from the previous submission, which was a combination of brick and terra-cotta tile, but is in keeping with the design intent. The color palette remains neutral, with wood accents at the street level for added warmth. The brick is an ambassador size (16" long instead of 8") to maintain a larger hand-set module similar to the terra-cotta previously shown. The size and shape of the windows has been refined, but the overall rhythm of the fenestration remains the same. The brick is detailed so that the field brick is set out from the vertical slots made up of the windows and dark gray brick tile to create depth in the facade. Further details include varying thicknesses of brick tile to create vertical banding and a double-width header course that projects around the perimeter of the slots. Additional information on lighting, hardware and all exterior materials has been included.

1. REFINEMENT OF THE BASE CONDITION: The base of the building is defined by a break in the fenestration composition at the second floor that creates street level glazing proportions with a marked difference from the fenestration above. In addition, the ground floor windows are taller than those above to distinguish them further. The brick articulation, as well as the regular pattern of street level fenestration create a pedestrian scale along the street and define the building's base.

1. REMOVAL OF TWO-STORY PORTION AT SOUTHWEST CORNER: For programmatic reasons, the additional area provided by this two-story portion of building is no longer needed. As this is not the primary facade, and was a small portion of the building, we do not think this affects the overall massing. Its removal also makes possible a larger public terrace and service access to the site along the railroad

CORE
REAL ESTATE DEVELOPMENT

INTRODUCTION

550 East Water Street is a proposed mixed-use project located on a 0.28 acre site that is currently a surface parking lot. The project consists of below-grade parking, Class A commercial office space and residential condominiums. The site is located within the City's Water Street District (WSD) Overlay.

SETBACK

The proposed building adheres to all setback requirements of the zoning district. There is a five foot setback from Water Street to maintain a consistent street edge. The design includes tree planting within the five feet setback and a new sidewalk between the trees and the curb along Water Street.

SPACING

The proposed building maintains the building spacing along Water Street. The west facade maintains the edge of the extension of 5th Street SE. A small public courtyard occupies this space. The East facade is held back fifteen feet from the property line due to the wedge-shaped nature of the site and the requirement to locate a transformer and residential entry patio in this area. The green space on the east edge of the property is in keeping with openings around the adjacent former train station and the transit station across the street.

MASSING & FOOTPRINT

The massing of the proposed building provides an articulated and varied facade along Water Street. A six-story portion on the west end of the facade steps down to a 2-story portion in the middle. A 3-story stair tower provides a break in the elevation prior to the 2-story portion on the east end, which has a different articulation of the facade to further break down the massing along Water Street. These variations in massing serve to break down the mass and create an interesting streetscape. The proposed building serves as a gateway of sorts from the east end of Water Street into the downtown area. Along with the Holsinger across the street, they serve to mark the change in the density and massing of the downtown area. The massing will be enhanced by street plantings and facade articulation.

HEIGHT & WIDTH

The overall height and width of the proposed building is within the ADC's recommendation. The 70 ft high portion of the building provides a vertical element which respects the vertical nature of the adjacent historical buildings and is within average height limit of existing and approved buildings along Water Street to the West. The building was modulated in height along the Water Street facade to break down the massing. Windows, entrances and facade articulation along Water Street reinforce the human scale.

SCALE

The proposed design addresses the human scale by articulating the facade to create a separation between the first two floors and the floors above. In addition, the glazing within the first two stories is further articulated to break down the scale. Brick details, as well as the design of an entry feature that includes a bench, signage and an entry canopy, also serves to make the proposed building comfortable at a human scale.

ROOF

The proposed building on East Water Street will have flat roofs behind parapet walls. Rooftop units will be located below the parapet walls and outside the public's line of sight and thereby conforms to ADC guidelines.

CORE
REAL ESTATE DEVELOPMENT

ORIENTATION
The proposed design orients its facade to Water Street and thereby conforms to the ADC guidelines.

WINDOWS & DOORS
All windows and doors on the proposed project are to be aluminum storefront and casement style. The windows are grouped at regular intervals to create a rhythm of solid and void in the facade. The windows are in a vertical orientation and set within a vertical slot of dark brick that is recessed back from the field brick to give depth and interest to the facade. The glazing will be clear with a coating to increase thermal performance and meet energy requirements.

PORCHES
The Water Street District does not have many porches. The upper level residential units have terraces that are evident from the eastern approach, which will add visual interest to the east facade of the taller portion of the building. At the third floor, the terrace is very large and includes a trellis along the street edge.

STREET-LEVEL DESIGN
The proposed project has a varied street expression to provide visual interest to passing pedestrians. The first floor commercial space has articulated bays, and includes doors at streetlevel. The parking garage vehicular opening is located on the east end of the building facade and is diminished in scale by having two sets of double doors, one for incoming and one for outgoing traffic, instead of one large door. In addition, the doors are designed to be custom wood swing doors instead of commercial roll-up doors, for additional street-level interest.

FOUNDATION & CORNICE
The foundation of the proposed project is articulated through the organization and proportions of the fenestrations and the contrasting brick color and detailing surrounding them. The first floor windows are larger than those above and the vertical "slots" are broken at the second floor level to distinguish the foundation from the floors above.

MATERIALS & TEXTURES
The proposed project is designed as a modern interpretation of historic structures in the Water Street District and neighborhoods nearby. The palette includes brick, in two colors, sizes and bonding patterns. Painted metal, wood, and glass are also incorporated. Visual texture is created with recesses, brick patterning, dark banding and accents like painted metal and stainless steel trellises, an entry bench and custom canopy, and custom garage doors.

PAINT
Because the exterior facade is primarily brick, there will be little paint on the proposed project. All painted metal is intended to be black to provide contrast and interest, in keeping with existing structures.

DETAILS AND DECORATION
The proposed project includes numerous details that will add to the visual interest of the facade while retaining a modern sensibility in keeping with similar projects nearby like The Holsinger, The Transit Station and Live Arts. Ornamentation is not envisioned, however the project will have a rich palette of color and texture, and clean, modern detailing.

CORE
REAL ESTATE DEVELOPMENT

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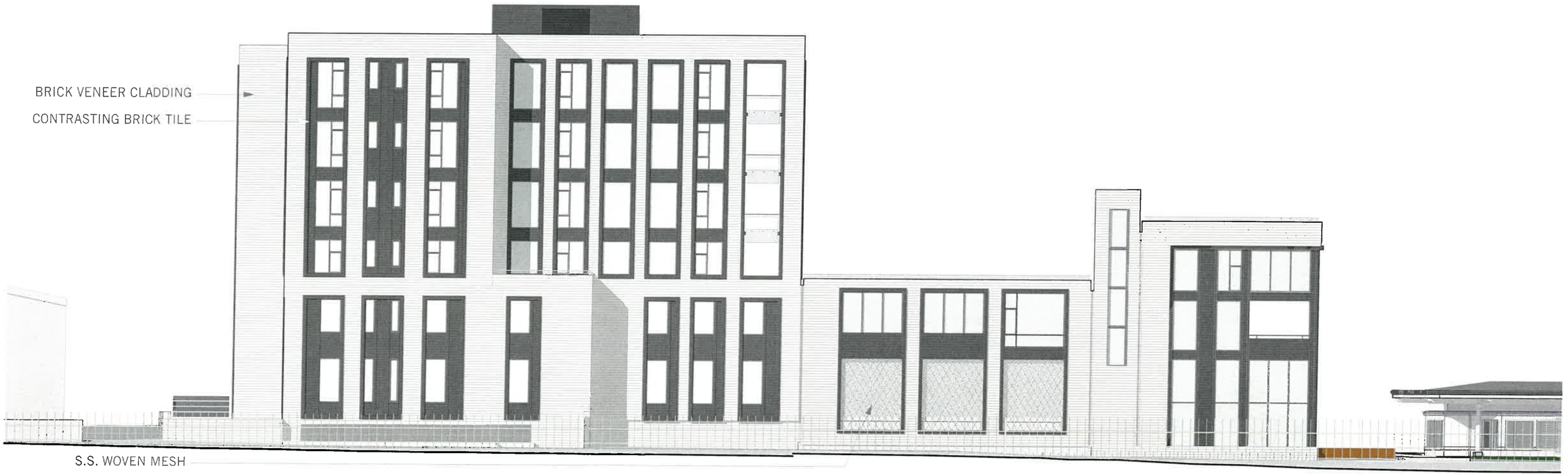
550 WATER STREET MIXED-USE NORTH ELEVATION

CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW SUBMISSION - 3/8/16 SUPPLEMENT



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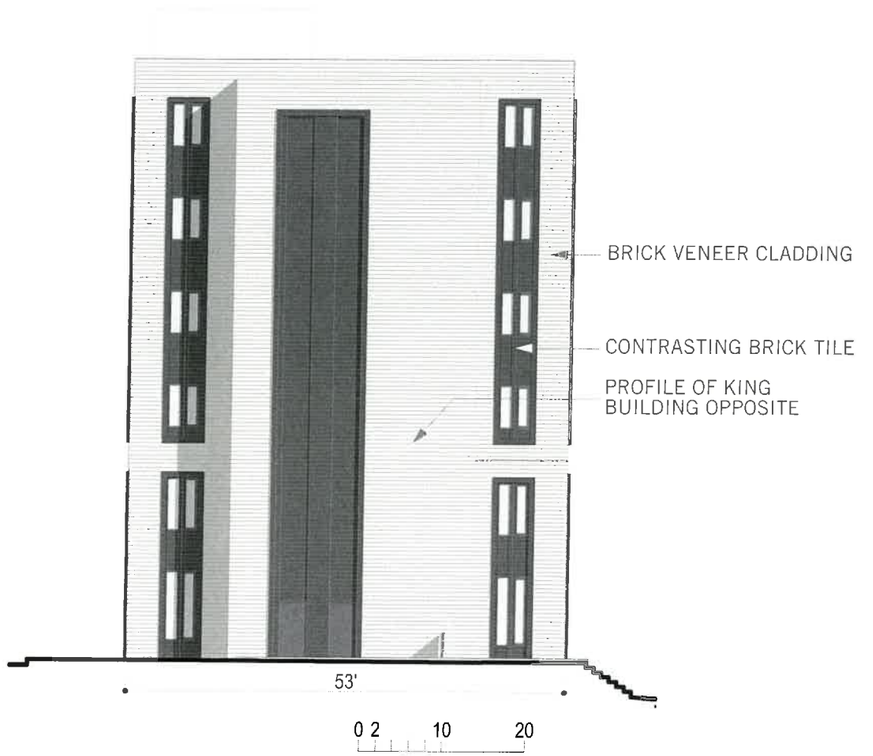
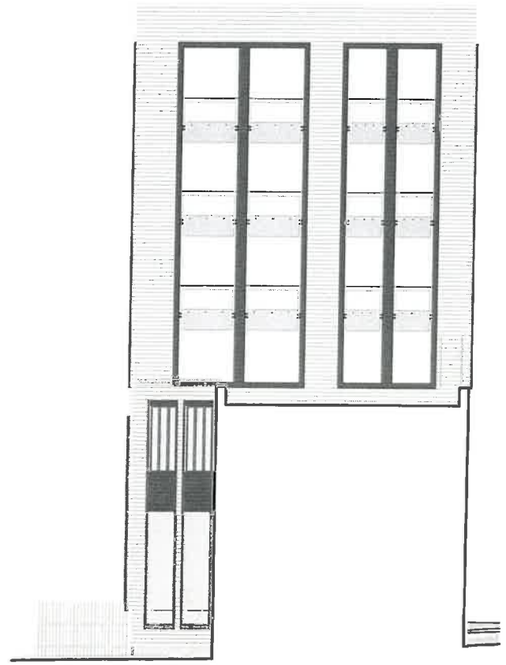
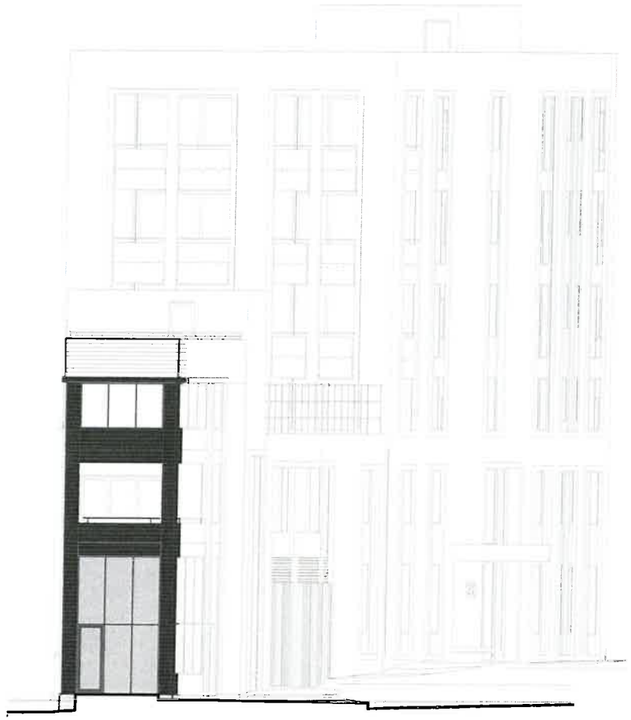


WEST ELEVATION



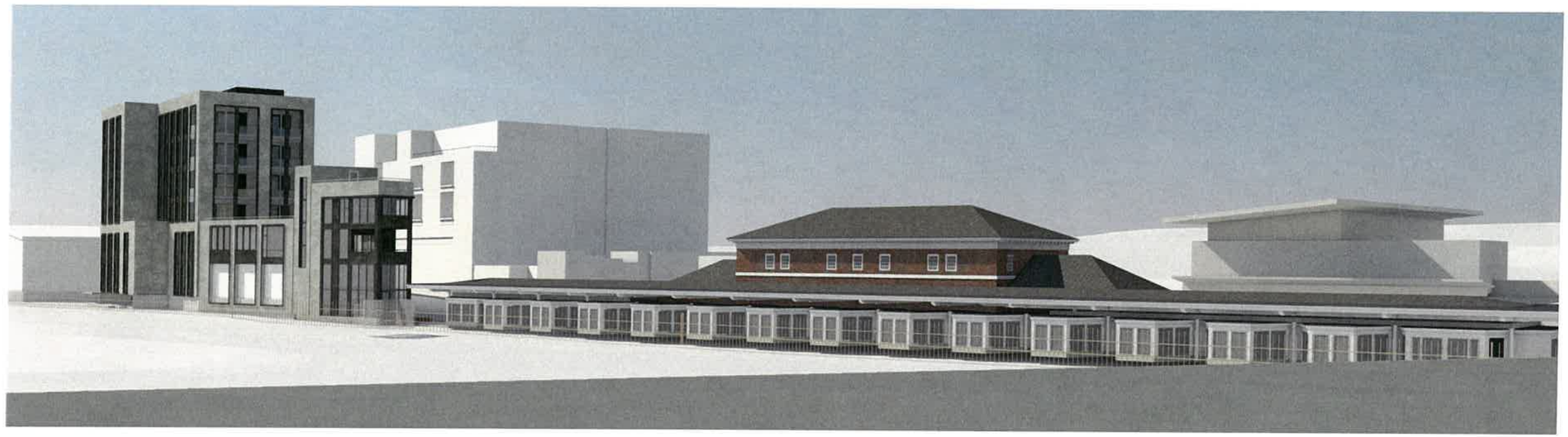
EAST ELEVATION
INTERMEDIATE



EAST ELEVATION

CORE

CORE



CORE
REAL ESTATE DEVELOPMENT

CORE

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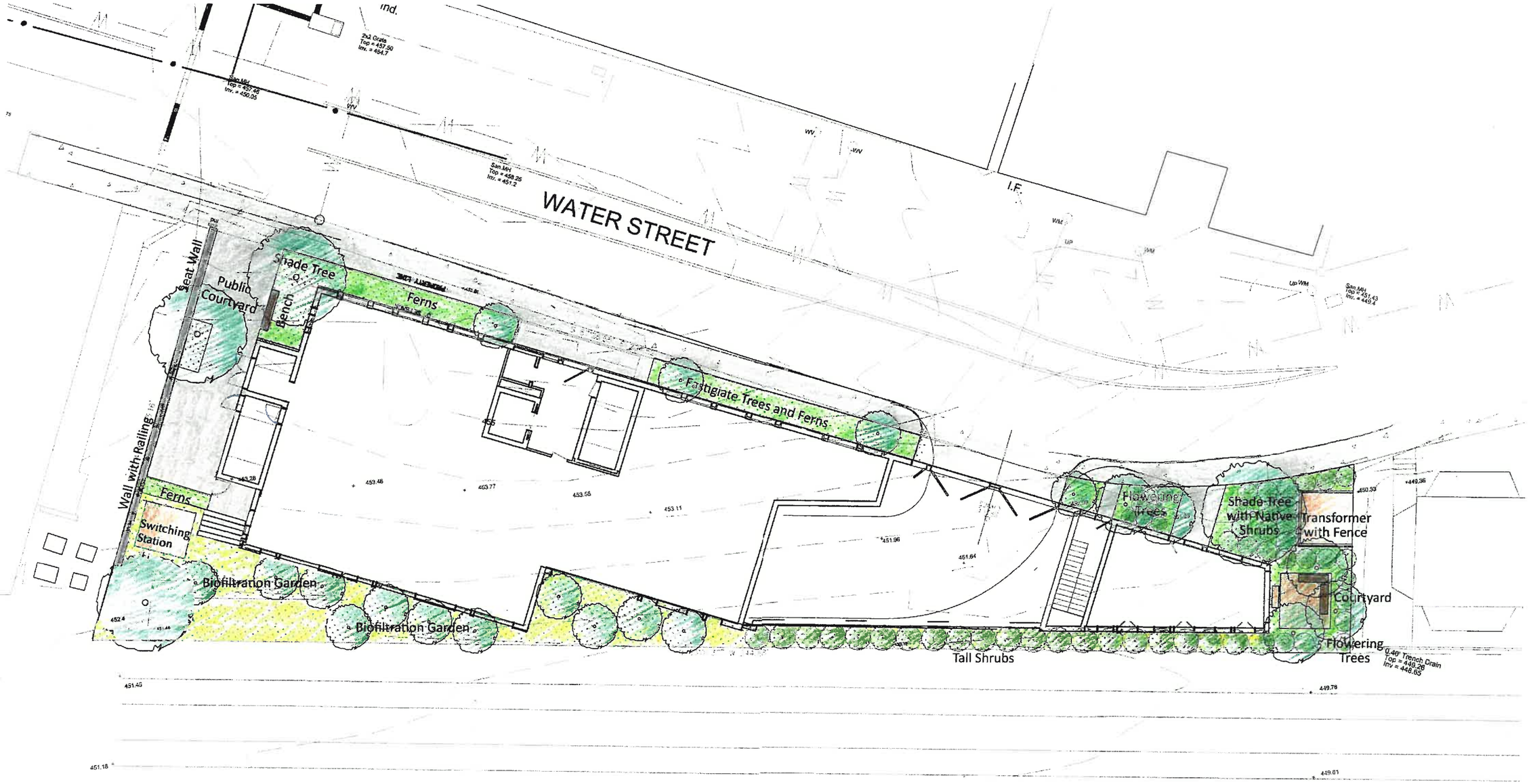

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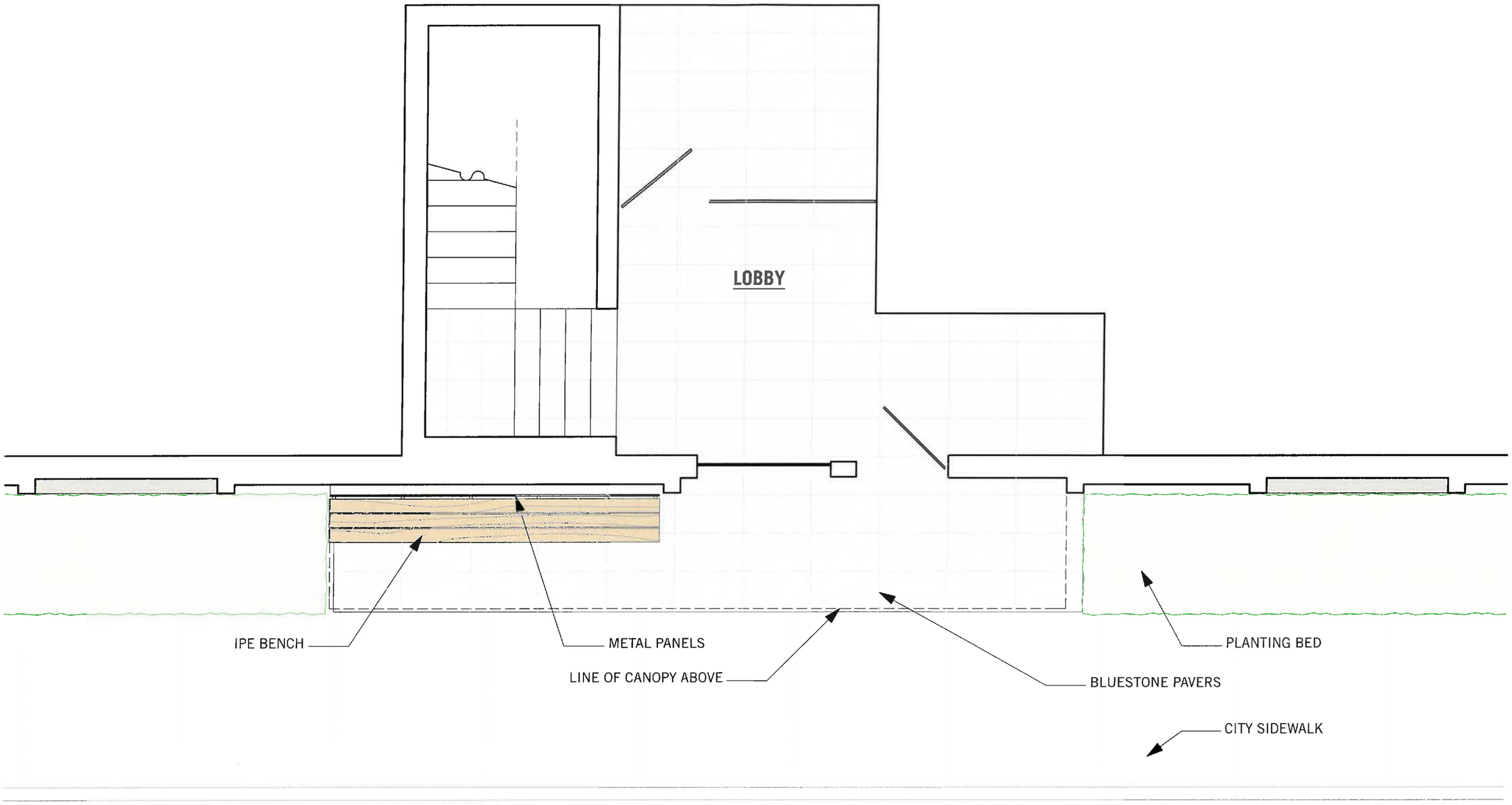
REAL ESTATE | DEVELOPMENT



CORE
REAL ESTATE DEVELOPMENT

SKIN

BRICK - FIELD
BOND: RUNNING
SIZE: AMBASSADOR (2 1/4 x 15 5/8 x 3 5/8)
MANUF: TAYLOR, COLOR: PEARL GRAY, FINISH: SMOOTH

BIRCK TILE - ACCENT
BOND: STACK
SIZES: AMBASSADOR (2 1/4 x 15 5/8 x 1) & MODULAR (2 1/4 x 7 5/8 x 1/2)
MANUF: ENDICOTT, COLOR: MANGANESE IRONSPOT, FINISH: SMOOTH

GLASS & METAL

GLASS
SOLARBAN 60 SOLAR CONTROL
LOW-E GLASS
VLT:70 SHGC:0.39 LSG RATIO:1.79

METAL & ALUMINUM
BLACK COATED
WINDOWS, DOORS, ENTRY CANOPY, RAILINGS

OTHER

WOOD
IPE
ENTRY BENCH, GARAGE DOORS, PATIO DECKING

TRELLIS
STAINLESS STEEL WEAVE ON METAL SUPPORTS

PAVING
BOND: STACK
BLUESTONE 32 x 16

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ENTRY DOOR PULLS

ASSA ABLOY
(RM2210)
BLACK FINISH

LANDSCAPE LIGHTING

STAKE LIGHTS
(BEGA 7903LED)
BLACK FINISH

WALL SCONCE
(BEGA3223LED.542)
BLACK FINISH

STEP LIGHTS
(BEGA 2372LED)
BLACK FINISH

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LARGE SHADE TREE
BETULA NIGRA "HERITAGE"
"HERITAGE" RIVER BIRCH


LARGE SHADE TREE
NYSSA SYLVATICA
BLACKGUM


MEDIUM SHADE TREE
CARPINUS BETULUS "FASTIGIATA"
"FASTIGIATA" EUROPEAN HORNBEAM


SMALL ORNAMENTAL TREE
MAGNOLIA VIRGINIANA
SWEETBAY MAGNOLIA


CLIMBING VINE
LONICERA SEMPERVIRENS
TRUMPET HONEYSUCKLE


GROUNDCOVER
EQUAL MIX OF THE BELOW


CHRISTMAS FERN


DIXIE WOOD FERN


MARGINAL WOOD FERN


LADY FERN

SHRUBS
EQUAL MIX OF THE BELOW

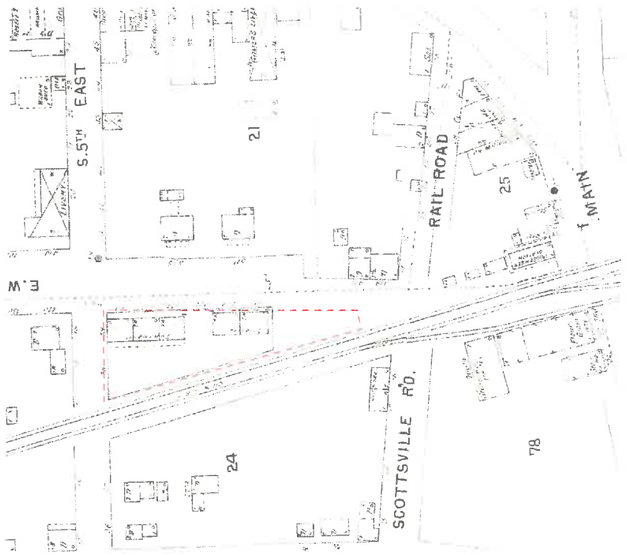

WINTERBERRY HOLLY


SWEET PEPPERBUSH


INKBERRY HOLLY


VIRGINIA SWEETSPIRE

CORE
REAL ESTATE DEVELOPMENT



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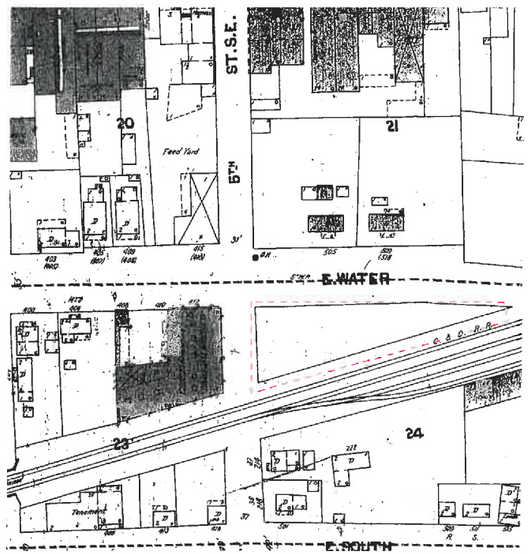

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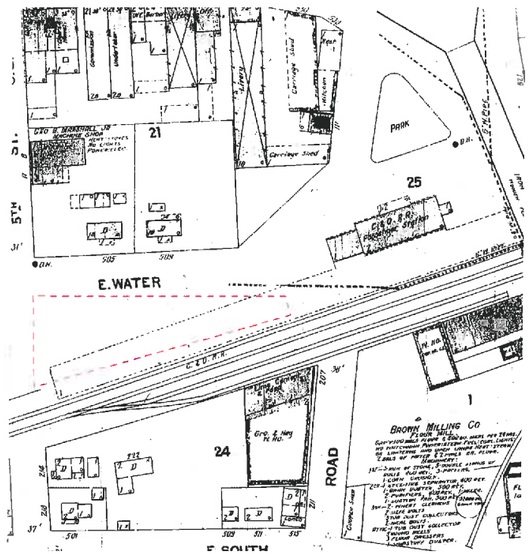

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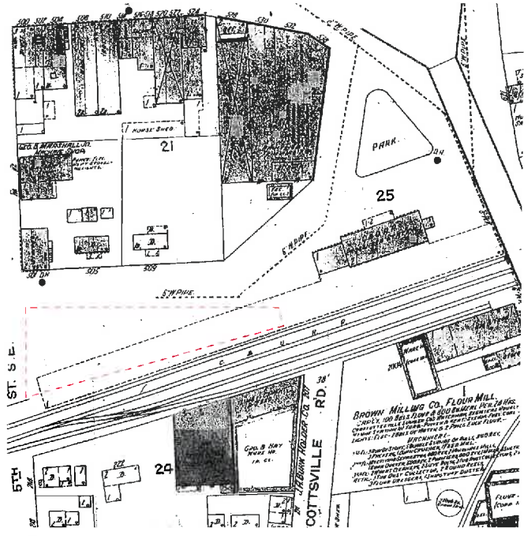

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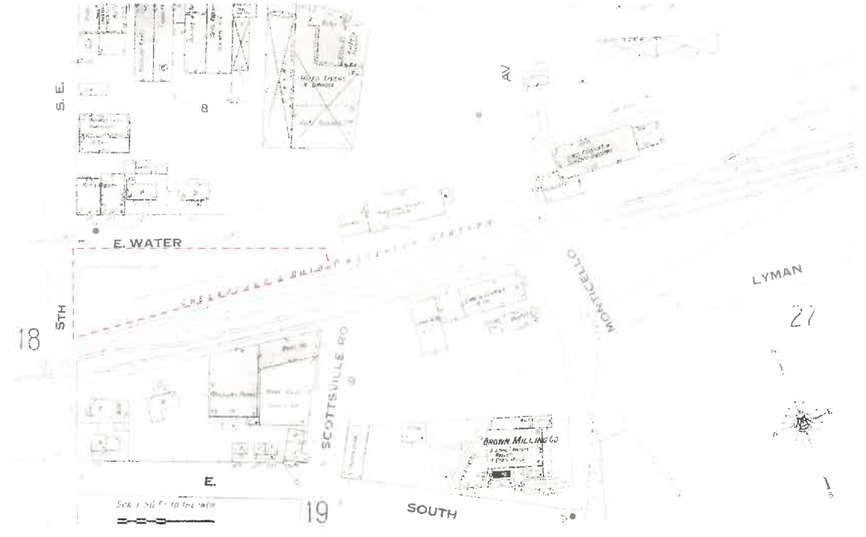

1920

IMAGES NOT TO SCALE

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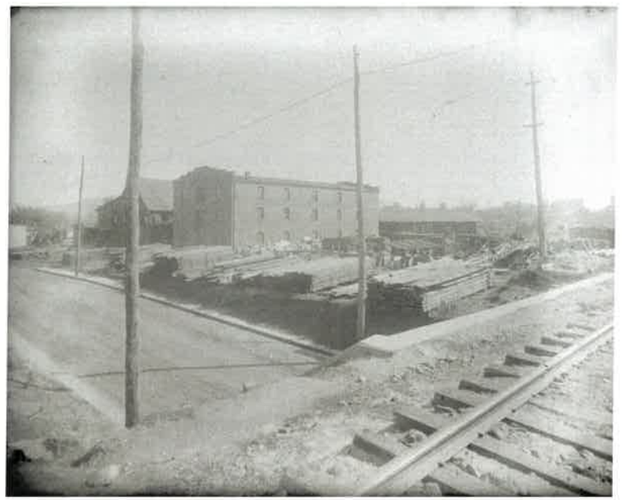
& SANBORN MAP COMPANY

CORE
REAL ESTATE DEVELOPMENT



KING LUMBER CO.
ca. 1890-1938

KING LUMBER CO.
ca. 1890-1938

KING LUMBER CO.
ca. 1890-1938

KING LUMBER CO.
ca. 1890-1938

KING LUMBER CO.
ca. 1890-1938

C&O STATION
ca. 1938

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