

**From:** Scala, Mary Joy  
**Sent:** Thursday, January 21, 2016 2:01 PM  
**To:** Powe, Gregory; Woodard, Keith  
**Subject:** BAR Action Jan 19, 2016 – 200 2nd Street SW

January 21, 2016

Keith Woodward  
200 2nd Street SW  
Charlottesville, VA 22903

**RE: Certificate of Appropriateness Application**  
BAR 16-01-01  
200 Second Street SW  
Tax Parcel 280069000, 280071000-280075000  
Powe Studio Architects, Applicant/Market Plaza LLC, Owner  
Refinements to building and plaza and landscape design

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 19, 2015. The following action was taken:

**Miller moved to find that the proposed changes to the site and building satisfy the BAR's criteria and guidelines, and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the inverted tents, the fountain design, the spandrel glass, the change to the 1<sup>st</sup> Street and South Street elevations re-proportioned to remove the brick projecting into curtain wall, the east wall of the plaza, the details of the previously approved aluminum and glass railing system, the new building elevations as presented in the packet, the removal of the hockey stick lights, and the brise-soleils.**

**The BAR would like to see a fully developed site plan [clarify trees on 2<sup>nd</sup> Street SW] and the 1<sup>st</sup> Street memorialization [a thirty-foot wide combination of lights and subtle brick color change] to come back. The lighting and signage should also come back. Seconded by Keesecker. Motion passed (7-0, with Schwartz recused)**

This certificate of appropriateness shall expire in 18 months (July 19, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

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

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
January 19, 2016**



**Certificate of Appropriateness Application**

BAR 16-01-01

200 2<sup>nd</sup> Street SW

Tax Parcel 280069000, 280071000-280075000

Powe Studio Architects, Applicant/Market Plaza LLC, Owner

Refinements to building and plaza and landscape design

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**Background**

This property is located in the Downtown ADC District. The site is currently used for parking. A building used by the City Department of Parks and Recreation recently burned and was removed.

The City of Charlottesville has given consent, as owner of this property, for the applicant to seek land use approvals (see attached letter dated July 24, 2014). The applicant was chosen out of four firms who submitted proposals on this site for a mixed-use development that would include incorporation of the current City Market and 102 public parking spaces. The City will continue to operate City Market. Closing 1<sup>st</sup> Street between Water Street and South Street is an option offered by the City, but a public hearing must be held by Council before it can be closed. Negotiations for a purchase and development agreement are currently underway.

September 16, 2014 – The BAR recommended (8-0) to City Council that the Special Use Permit (SUP) to allow increased density (from 43 units per acre to 60 units per acre) and additional building height (from 70 feet to 101 feet), with an exception for a 12 foot setback on Water Street, for the redevelopment of 200 2<sup>nd</sup> Street SW into a mixed use development including the City Market and other public assembly events that may be in excess of 300 people, will not have an adverse impact on the Downtown Architectural Design Control (ADC) District, and the BAR recommends approval of the SUP, subject to the usual BAR review.

The BAR also made preliminary comments regarding the proposed design of the building and site:

- Massing is thoughtful, tallest part in right place;
- Plaza side is more successful than Water/2<sup>nd</sup> Street facades;
- Revisit forcing context with 25 ft. modules, be less literal in modulating facades, use details of wall to break down plane, think of it as single large composition;
- Simplify base, upper and lower elevations need to hang together more, fenestration on brick base needs work, Deco effect on upper brick stories is good and reflects warehouse-industrial context;
- Revisit NW glass corner that incorrectly reads as an entrance;
- Revisit enormous, projecting balconies, prefer negative corners;
- Need thoughtful design of intersections of glass and masonry corners;
- Revisit metal spine above stairs on South Street terraces;
- Want bolder pedestrian connection from 2<sup>nd</sup> Street to plaza;
- Like the change in brick color, like the tactility of brick material, would be concerned if all glass, don't like strong contrast between brick colors.
- Revisit design of 1<sup>st</sup> Street stairs and waterfall and area between stairs and building, simplify stairs, make stairs more gentle, follow topo more closely, want the space to be there.

December 1, 2014 - City Council approved the SUP with conditions.

December 16, 2014 - The BAR approved (8-0) the massing and general site layout as submitted; and the applicant shall return to the BAR with further approval for the design details of the entrance and stair area, and including: a comprehensive signage plan, detailed landscape plan; "plaza layout" plan including site

amenities and furnishings; window specifications; building and paving materials; wall sections; lighting; and location of mechanical units and trash areas; and  
The BAR unanimously supports the curtain wall on the plaza side of the building [rather than the brick grid]; and the BAR does not support trees on the plaza.

January 20, 2015 – The BAR accepted applicant's deferral request (7-0); Some of the items the BAR asked to see were: concise submittal with correct versions of all drawings, architectural elevation drawings, make solid band on top before stepback, then no brick above, no mall brick for pavers, planters should be brick next to building, final design of perforated railing, overall lighting plans (may come later), plaza plan with changes to lighting (Keith's design lighting fixtures along 1<sup>st</sup> Street). [Please refer to the January 20, 2015 minutes for a full discussion.]

The BAR also made a recommendation to City Council regarding a Special Use Permit: they recommended (7-0) that a proposed temporary location for City Market at 100 E Water Street would have no adverse effects on the ADC district.

February 2, 2015 – City Council approved Special Use Permit for temporary location for City Market at 100 E Water Street, subject to the following conditions:

1. The Farmer's Market shall be easily visible from adjacent vehicular rights-of-way, easily accessible from adjacent sidewalks, and shall be arranged in a manner that facilitates a comfortable flow of pedestrians among the various vendor stands within the Market.
2. The special use permit shall expire on December 31, 2017.

February 17, 2015 - The BAR approved (6-0) the building perspectives with elevations and details to come back to the BAR to confirm the design intention:

1. Handrail along Water Street;
2. Remove brick pillar at top of stair;
3. No brises soleil on east elevation;
4. Modify top of building to minimize crenellations;
5. Terrace dividers;
6. Remove two light poles at bottom of stair;
7. Explore options to remove entry barrier to plaza from South Street;
8. Landscape plan;
9. Lighting plan;
10. Signage plan;
11. Confirm final materials, windows, metal colors;
12. Elevation drawings to show corner details resolved.

April 21, 2015 – The BAR approved (6-1-1 with Keesecker opposed and Schwarz abstained) the application as submitted, with further refinements to brick paving and other details to be circulated [to BAR] and approved administratively if possible. The following addendum to the motion was included: When the 2 versus 3 lanes of traffic flow in and out of the building is resolved, if there are design changes accordingly, it moves to 2 lanes, that the BAR will specifically see that design revision [because perhaps the elevator location would change].

August 18, 2015 – The BAR recommended (5-1-1, with Miller opposed, and Mr. Schwarz recused) that the proposed amendments to the special use permit conditions previously approved by City Council on December 1, 2014 for the redevelopment of 200 2<sup>nd</sup> Street SW into a mixed use development including City Market, regarding the elimination of the water feature and the provision for a 16 foot wide pedestrian walkway and handicapped access by elevator, will not have an adverse impact on the Downtown Architectural Design Control (ADC) district, and the BAR recommends approval of those portions of the proposed amendments to the special use permit, but the BAR has no comment on the remaining portions of the amendments. The BAR requests that the Planning Commission and City Council review other aspects of the document that concern the transition from public to private plaza space and implications to operations (usage and access, viability of the City Market) and impact on the district and the BAR asks for review (of drawings and details) of the new centerpiece and pedestrian access.

September 15, 2015- The lawn feature with four pairs of Willow Oak trees was proposed to replace the water feature. The elevator was being moved closer to the building, and new stairs to the garage were proposed on the plaza at First Street. There were multiple other changes being proposed to the building and site. The BAR approved the application as submitted (7-1-1 with Keesecker opposed and Schwarz recused) with the exception of: adding a planter wall next to the grand stair between old 1<sup>st</sup> Street and the parking lot; change to granite banding in the tree lawn will be 8" and 24" to align with plaza brickwork; and back to the original brick base design on the building.

October 5, 2015 – City Council approved amendments to conditions of original Special Use Permit. An option to allow a water feature was retained.

October 19, 2015- City Council approved sale of land and First Street right-of-way, and City Market lease agreement.

### **Application**

The applicant presents site and building design amendments in order to obtain a Certificate of Appropriateness. Having listened to City officials, Parks and Recreation staff, and City Market staff, the applicant proposes returning to a fountain centerpiece with simplified solar shading tents.

- The inverted tent is a solar shade design that aligns with building columns (as previously recommended by BAR). There are now six- 20 ft x 20 ft upturned canopies, drained through their vertical support pipe column.
- The fountain design is refined to include 15 high water jets, on the 10 ft square module and 8 lower jets which are programmable, on a shallow scrim of water on a 40 ft x 60 ft textured granite paver surface (safe for kids) to play in the fountain.
- Spandrel glass, translucent glass, and louvers and vents have replaced transparent glass windows in various locations.
- The east wall of the plaza is re-proportioned, and brick infill walls changed to glass guardrails.
- Details of the previously approved aluminum and glass guardrail system.
- The First Street and South Street elevations of the building has be re-proportioned to remove brick projecting into curtain wall.

Other proposed changes are bulleted in the submittal. The submittal includes an updated plaza plan, plaza renderings and building elevations annotated to identify new refinements.

### **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**

- (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.*

### **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.*

### **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.*

#### **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.*

### **Pertinent Design Review Guidelines for Public Design and Improvements**

## A. Introduction

*Public spaces define the spatial organization of the City, forming the basis for social, cultural, and economic interaction. The Downtown Pedestrian Mall is the centerpiece of the community. Charlottesville's historic parks, trails, boulevards, cemeteries, playgrounds, and other open spaces help balance the desired urban density and promote healthy living and quality of life. Public spaces accommodate multiple functions and provide social venues. The historic uses and organization of public spaces represent a timeline of cultural practices and values of the community. Significant features should be identified and respected when changes are proposed. New public spaces and improvements should reflect contemporary design principles and values.*

*Charlottesville has a rich history of public improvements, which include public buildings, bridges, streetscape landscaping and lighting, street furniture, monuments, public art, fountains, and signage. Many of these improvements have been made within the historic districts, and there will be the opportunity to create additional such amenities in future years. All changes or improvements require BAR review and approval, and should be compatible with the general architectural features and character of an area or district. Repairs and maintenance should match original materials and design, and should be accomplished in a historically appropriate manner.*

*All public improvements should reflect the quality and attention to detail and craftsmanship of the overall historic districts' character.*

## B. Plazas, Parks & Open Spaces

- 1) *Maintain existing spaces and important site features for continued public use consistent with the original design intent,*
- 2) *Maintain significant elements in a historic landscape: grave markers, structures, landforms, landscaping, circulation patterns, boundaries, and site walls.*
- 3) *Design new spaces to reinforce streetscape and pedestrian goals for the district. These areas offer the opportunity to provide visual focal points and public gathering spaces for the districts.*
- 4) *New landscaping should be historically and regionally appropriate, indigenous when possible, and scaled for the proposed location and intended use.*
- 5) *Exterior furniture and site accessories should be compatible with the overall character of the park or open space.*
- 6) *Repairs and maintenance work should match original materials and design, and should be accomplished in a historically appropriate manner.*
- 7) *Avoid demolishing historic buildings to create open spaces and parks.*

## C. Public Buildings and Structures

- 1) *Public buildings should follow design guidelines for new construction.*
- 2) *New structures, including bridges, should reflect contemporary design principles.*

## D. Streets, Walks, & Curbs

- 1) *Retain historic paving or curbing.*
- 2) *If any historic paving or curbing is uncovered in future public projects, consider reusing it or parts of it in the new project.*
- 3) *Make street paving consistent throughout districts.*
- 4) *When widening existing streets provide sidewalks, street trees, and other elements that maintain the street wall and emphasize the human scale.*
- 5) *Limit paved areas to streets, driveways and pedestrian areas.*
- 6) *Consider using some type of distinctive crosswalks at key intersections or crossings.*
- 7) *Avoid faux techniques or appearances in materials, such as stamped asphalt or concrete.*
- 8) *When sidewalks must be repaired, match adjacent materials in design, color, texture, and tooling.*
- 9) *Avoid variation in sidewalk and curb materials.*
- 10) *When sidewalks need replacement, use a paving unit, such as brick or concrete with a tooled or saw cut joint that relates to the scale of the districts.*
- 11) *Avoid excessive curb cuts for vehicular access across pedestrian ways.*
- 12) *Where curb cuts are necessary, they should be consistent with other curb cuts in the area.*

13) *Do not block sidewalks with street furniture elements.*

14) *Remove obsolete signs and poles.*

#### E. Street Trees & Plantings

- 1) *Maintain existing plantings in public rights of way.*
- 2) *Replace damaged or missing street trees with appropriate species. New street trees should be planted in appropriate locations. Consult the City-approved plant list.*
- 3) *Install plantings in areas like medians, divider strips, and traffic islands.*
- 4) *Locate planters so that they do not block sidewalks.*

#### F. Lighting

- 1) *In pedestrian areas, use smaller-scaled light fixtures that do not create a glare.*
- 2) *Light fixtures can vary according to district or sub-area and can be in traditional or contemporary styles.*
- 3) *Provide adequate lighting at critical areas of pedestrian/vehicular conflict, such as parking lots, alleys, and crosswalks.*
- 4) *Limit the number of styles of light fixtures and light sources used in each district except in cases of varying sub-areas or distinctive areas, such as bridges.*
- 5) *Light color and intensity should be consistent throughout a general area or subarea of a historic district. Use similar lamping (bulb type) and/or wattage to maintain a consistent quality of light.*
- 6) *Provide street lighting fixtures with flat lenses that are shielded and directed down to the site in order to reduce glare and prevent uplighting.*

#### G. Street Furniture, Kiosks, & Newspaper Boxes

- 1) *Trash containers should be metal and should match other street furniture.*
- 2) *Place benches at key pedestrian locations. Use designs constructed of wood and/or metal.*
- 3) *Attempt to make street furniture, such as newspaper boxes, bicycle racks, drinking fountains, planters, and bollards, compatible in design, color, and materials with exiting elements.*
- 4) *The design and materials of bus stop shelters should be compatible with street furniture in the districts.*
- 5) *Kiosks*
  - a. *Kiosks should be in scale with other mall elements.*
  - b. *Kiosks should not obscure significant features of the space.*
  - c. *Kiosks should be constructed of wrought iron, painted metal, painted wood, or some combination of the above.*
  - d. *The use of natural wood is discouraged.*
  - e. *The roof should be painted metal or copper.*
  - f. *Signs should be incorporated into the design of the kiosk.*
  - g. *No signs should be located on the roof of the structure.*
- 6) *Newspaper boxes should be grouped in designated locations and placed within uniform enclosures of black metal.*

#### H. Traffic Signals & Utilities

- 1) *Consider installing signals on poles that are placed beside the street and are compatible with the pedestrian-scaled light fixtures.*
- 2) *Place utilities underground, or behind buildings, if possible.*
- 3) *Screen surface equipment.*
- 4) *Place necessary utilities, such as transformers and overhead wires, so that they are as visually unobtrusive as possible.*

#### I. Public Signs

- 1) *Maintain the coordinated design for a citywide gateway, directional, and informational public sign system.*
- 2) *Add a distinctive street sign system for historic districts.*
- 3) *Continue to install plaques or signs commemorating significant events, buildings, and individuals in the districts.*

- 4) *Avoid placing sign posts in locations where they can interfere with the opening of vehicle doors.*
- 5) *Preserve existing historic plaques located in the district.*
- 6) *New plaques should be discreetly located and should not obscure architectural elements.*

**J. Public Art, Statues, & Fountains**  
(Adopted October 21, 2013)

1. *Maintain existing features related to public art, statues and fountains.*
2. *Public art is preferred that offers a place-making role in celebrating and communicating the history and culture of the districts.*
3. *Develop an appropriate relationship between materials, the scale of artwork and the surrounding environment.*
4. *Choose artwork that is appropriate for the current general character of the site.*
5. *Consider the appropriateness of the sculpture base.*
6. *Public art, statues, and fountains shall be maintained as accessible to the public.*
7. *A mural's appearance, materials, colors, size, and scale should be compatible with the building and historic district of which the building is a part.*
8. *The use of neon, luminescent, or reflective paint or materials is discouraged.*
9. *A mural should not obscure or distort the historic features of a building, and should not cover an entire wall.*
10. *Murals painted on primary facades are rarely permitted and strongly discouraged.*
11. *In general, previously unpainted masonry should be left unpainted.*
12. *Painting directly onto the walls of a non-contributing building, or adding a mural to a previously-painted, non-primary elevation of a contributing building will be considered on a case-by-case basis.*
13. *In general, murals should be created on removable material, not directly on a building wall; installed on framing that allows water to weep between the mural and the wall; and attachments should not irrevocably damage the building.*
14. *Mural art that constitutes a sign shall conform to the sign regulations.*

**K. Parking Facilities**

- 1) *Ensure that the design of any new parking structure follows the design guidelines in Chapter 3 for new multi-lot buildings and street-level design.*
- 2) *The street-level design of parking garage facilities should engage pedestrians through the use of storefronts, display windows or other visual features.*
- 3) *Avoid demolishing historic buildings to construct new parking facilities.*
- 4) *Locate vehicular exits and entrances to minimize their impact on the primary street on which they are located.*
- 5) *Parking at the ground level should not be visible from the street.*
- 6) *Reduce the scale of the openings by providing separate entrances and exits.*
- 7) *Consider the impact of interior and roof lighting.*

**Discussion and Recommendations**

The BAR should carefully review the refinements to the plaza and building designs.

Staff requested an updated landscape plan that shows the tree plaza removed, and the new planter wall to the east of the grand stair. Also, staff requested a rendering of the east wall of the plaza.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, and for Public Design & Improvements, I move to find that the proposed changes to the landscaping, site, and building satisfy the BAR's criteria and guidelines, and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the changes as submitted (or with the following modifications...).



# Board of Architectural Review (BAR) Certificate of Appropriateness

RECEIVED

DEC 23 2015

NEIGHBORHOOD DEVELOPMENT SERVICES

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name MARKET PLAZA LLC Applicant Name POWE STUDIO ARCHITECTS  
Project Name/Description MARKET PLAZA / URBAN MIXED-USE Parcel Number TM 28-69, 71, 72, 73, 74, 75  
Property Address 200 SECOND ST SW

## Applicant Information

Address: POWE STUDIO ARCHITECTS  
208 3RD ST NE, CHARLOTTESVILLE, VA 22902  
Email: GREG@POWESTUDIOARCHITECTS.COM  
Phone: (W) 434-979-0979 (H) 434-316-2525  
FAX: N/A

## Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature [Signature] Date 12/23/2015

Print Name GREGORY POWE, AIA Date

## Property Owner Information (if not applicant)

Address: G/O WOODARD PROPERTIES  
224 14TH ST NW, CHARLOTTESVILLE, VA 22903  
Email: KEITH@WOODARDPROPERTIES.COM  
Phone: (W) 434-971-8860 (H) 434-989-6732  
FAX: 434-293-2280

## Property Owner Permission (if not applicant)

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

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature MARKET PLAZA, LLC & Date  
Print Name CITY OF CHARLOTTESVILLE Date

Description of Proposed Work (attach separate narrative if necessary): DESIGN CHANGES AND REFINEMENTS. SEE DESCRIPTION INCLUDED IN ATTACHED SUBMITTAL

List All Attachments (see reverse side for submittal requirements):  
(10) COPIES 11X17 BOOKS

## For Office Use Only

Received by: A. Barnow  
Fee paid: \$125.00 Cash/Ck. # 00284  
Date Received: 12/23/2015

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

P15-210





# Market Plaza

an urban, mixed-use development

**Powe Studio Architects, PC**  
In Association with Keith O. Woodard, RA

**Market Plaza, LLC** | A Joint Venture  
Led by Woodard Properties

BOARD OF ARCHITECTURAL REVIEW  
Charlottesville, VA | December 23, 2015

DESIGN REVISIONS

**WATER STREET STUDIO**

**TIMMONS GROUP, INC.**

**DESIGN DEVELOP, LLC.**



December 23, 2015

Board of Architectural Review  
C/o Mary Joy Scala  
Neighborhood Development Services  
City of Charlottesville  
610 East Market Street  
Charlottesville, VA 22902

Subject: **Certificate of Appropriateness Amendment:  
Market Plaza: Site and Building Design Refinements**

Dear Board of Architectural Review Members and Ms. Scala,

**Plaza Centerpiece Design Revision:** A number of City officials and staffers, particularly Parks and Recreation and City Market staff have expressed concerns about our most recent plaza design which introduced trees onto the plaza as its centerpiece in lieu of the original fountain design. The Developer has therefore requested that we return to a fountain centerpiece with simplified solar shading structures.

This revised “inverted tent” solar shade design is adapted from a commercially available product, based on a 20 feet square module which aligns with the building columns (as recommended by a BAR Member at our previous discussions), with the tent support columns still falling on the 10 feet square City Market layout module so as not to impede City Market layout efficiency, branching sufficiently high so as not to interfere with limited market trucks, providing shade for City Market customers over the pedestrian aisles on weekends and for pedestrians enjoying the plaza and fountain on hot summer days.

The fountain design is further refined to include 15 high water jets (on the 10 feet square module) and 8 lower jets which are programmable, all falling on a very shallow scrim of water on textured granite surface, safe for kids (of all ages) to play in the fountain. Colored perspectives of the new plaza solar shades and fountain are included in this submission.

**Building Exterior Elevation Refinements:** As we have developed our construction documents, coordinating with our engineering team, we have made a number of building elevation refinements to introduce necessary louvers etc, also converting some of the lower glass panels in the curtainwall elevations to insulated spandrel glass to improve the energy model for the building. We include updated plaza plan, plaza renderings and building elevations annotated to identify the following refinements:

- The Plaza centerpiece is now a scrim fountain with water jets on a 40x60 foot field of granite pavers.
- The tents have been revised to (6) 20 by 20 foot upturned canopies as illustrated with renderings in this submission (drained through their vertical support pipe columns)
- The east wall of the Plaza has been re-proportioned, and the brick infill walls have been changed to glass guardrails.
- The First Street elevation of the building has been re-proportioned, per BAR comments, to remove the brick which had projected into fourth floor curtainwall.

- The South Street elevation of the building has been re-proportioned, per BAR comments to remove the brick which had projected into fourth floor curtainwall.
- The exterior steps at the South Street egress stair have been eliminated.
- The parapets on the upper roofs have been deepened 8 inches to accommodate roof build up and a vegetated (green) roof.
- Louvers and vents for required fresh air and exhaust are now indicated on the building elevations.
- An aluminum and glass guardrail system has been selected. Information is provided in this submission.
- Spandrel glass has been added at bedroom windows and in front of columns. The spandrel glass is insulated and contributes to enhancing the energy efficiency of the building envelope.
- Translucent glass (white) is indicated at the South Street egress stair to block views from the stairway onto the private terraces.
- A specific brise soleil product has been selected for the curtainwall assembly. Detailed information is included in this submission.

Thank you for your careful consideration of this plaza centerpiece redesign and building tower refinements. We look forward to having a dialog on these refinements at your January 19, 2016 BAR meeting.

**Respectfully Submitted by:**  
Powe Studio Architects PC



Gregory Powe, AIA Principal





Plaza Southeast View





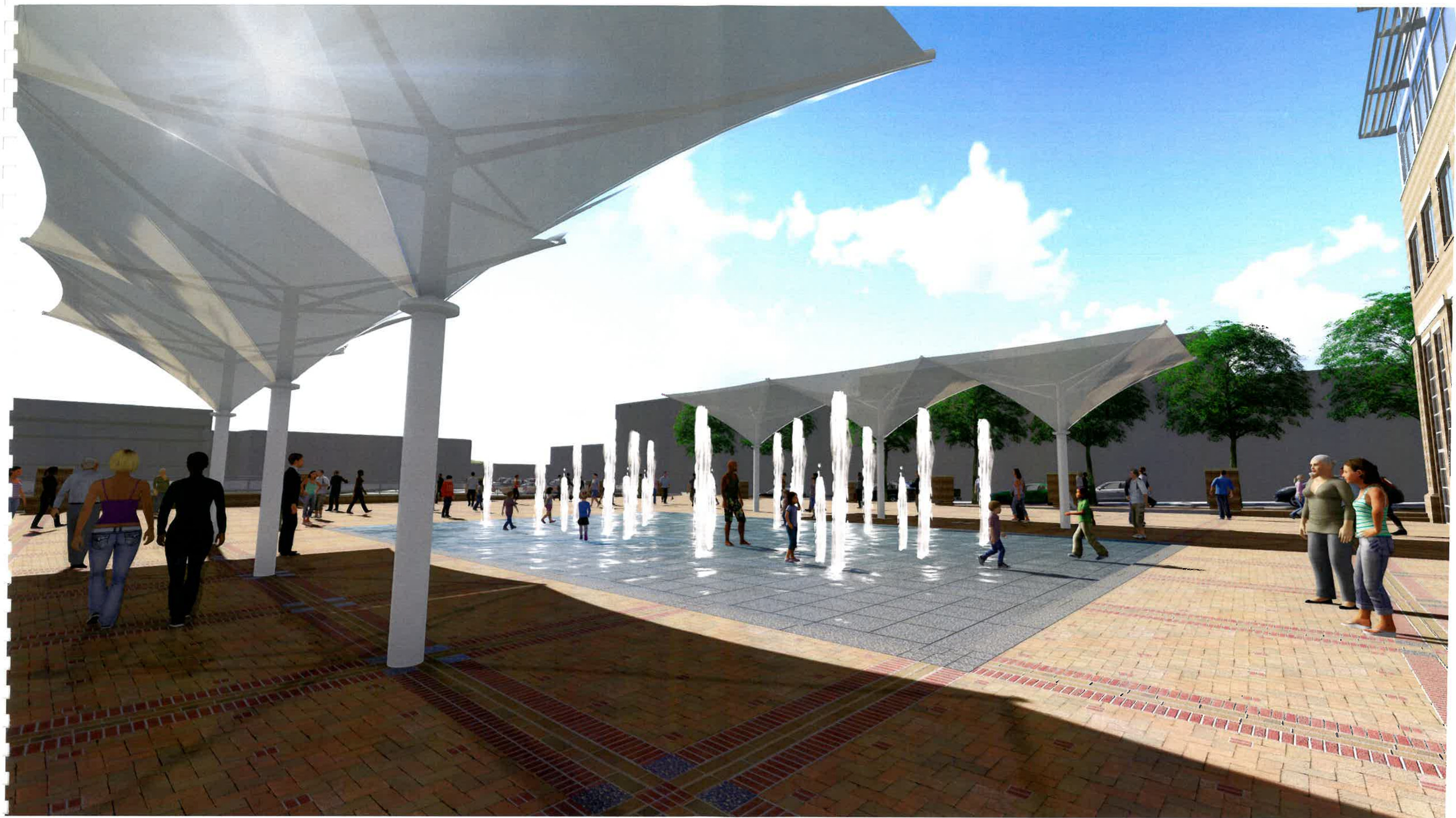
Plaza Southeast Aerial View





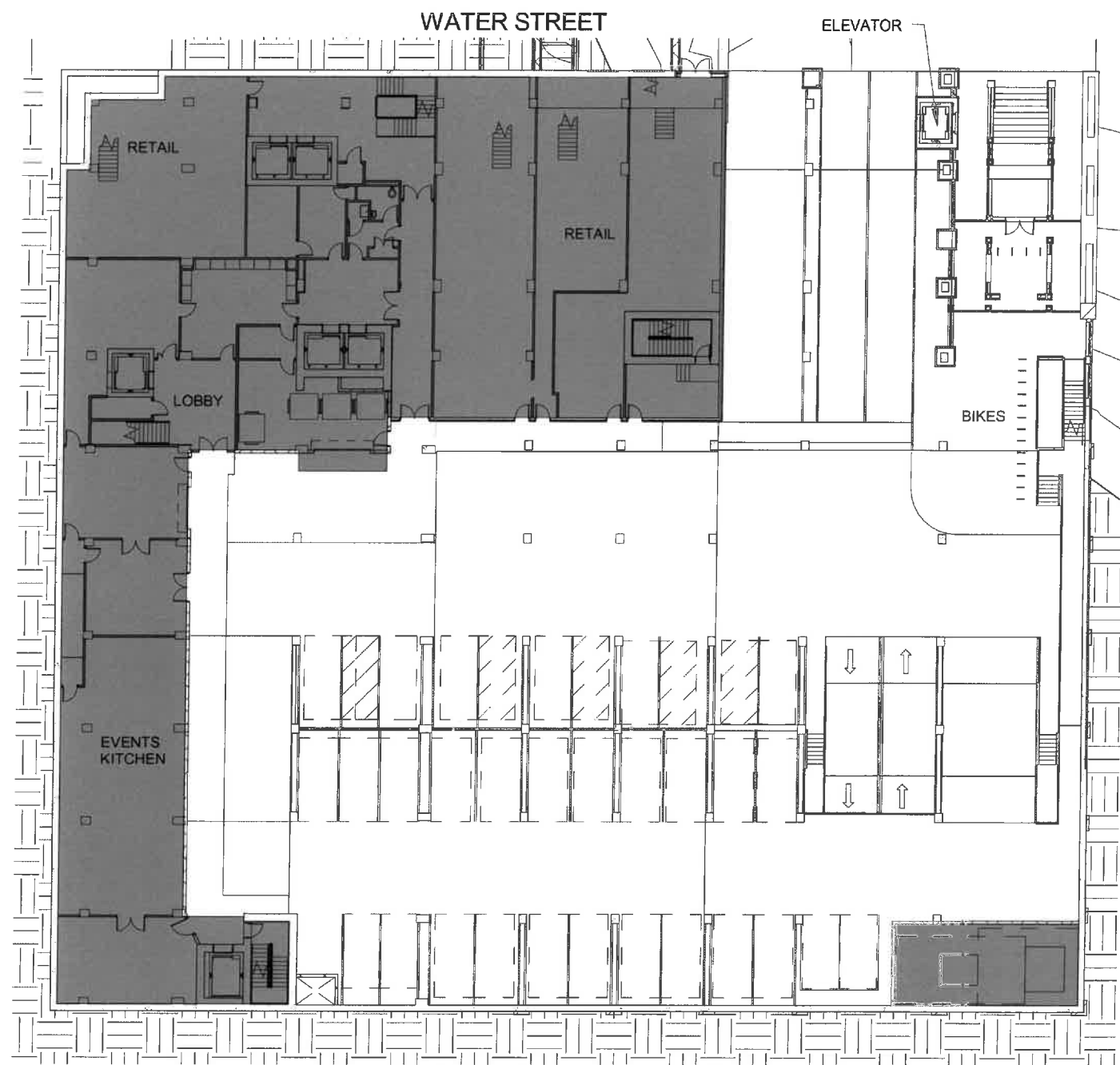
Fountain Southeast View



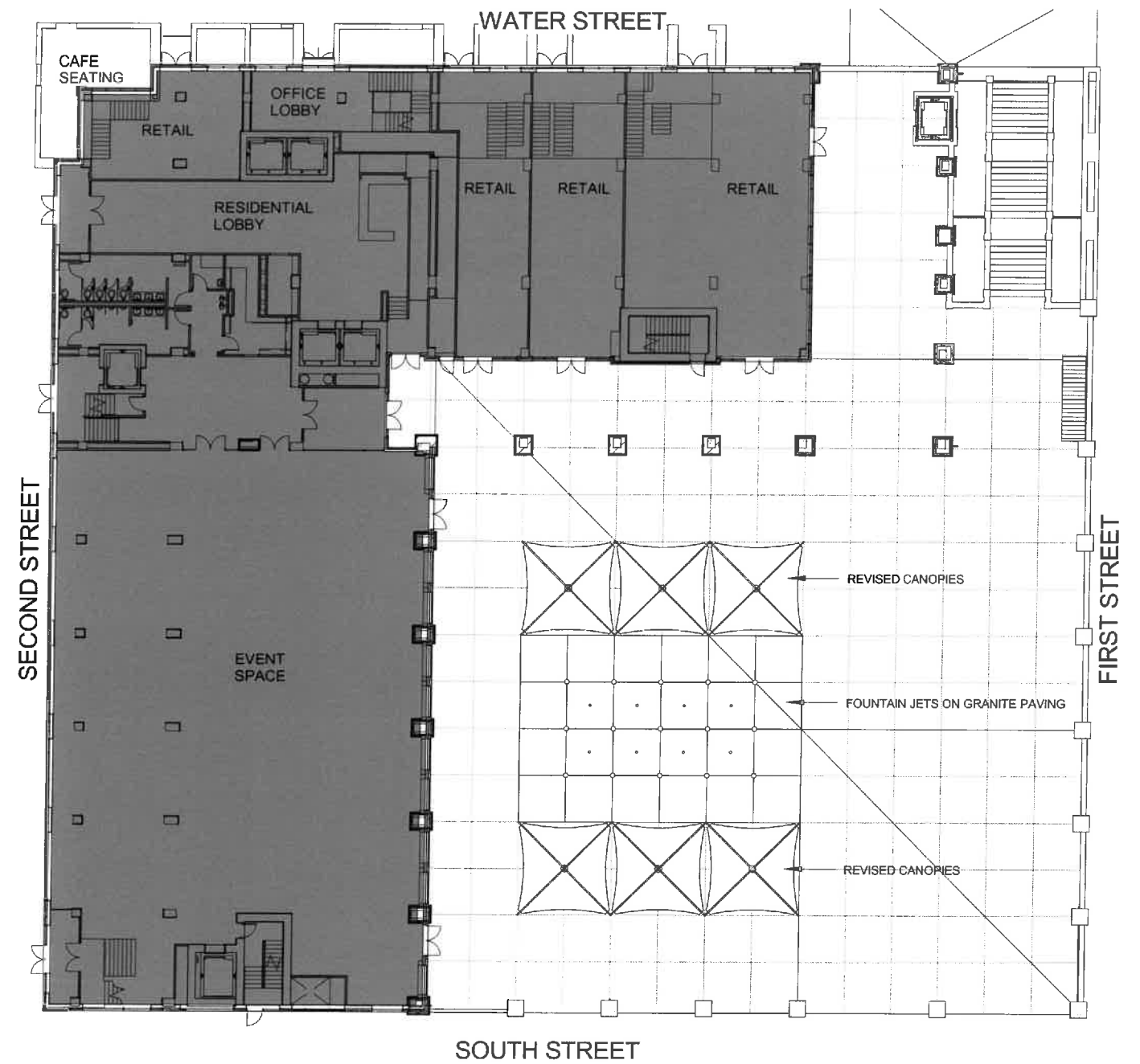


Fountain Northwest View

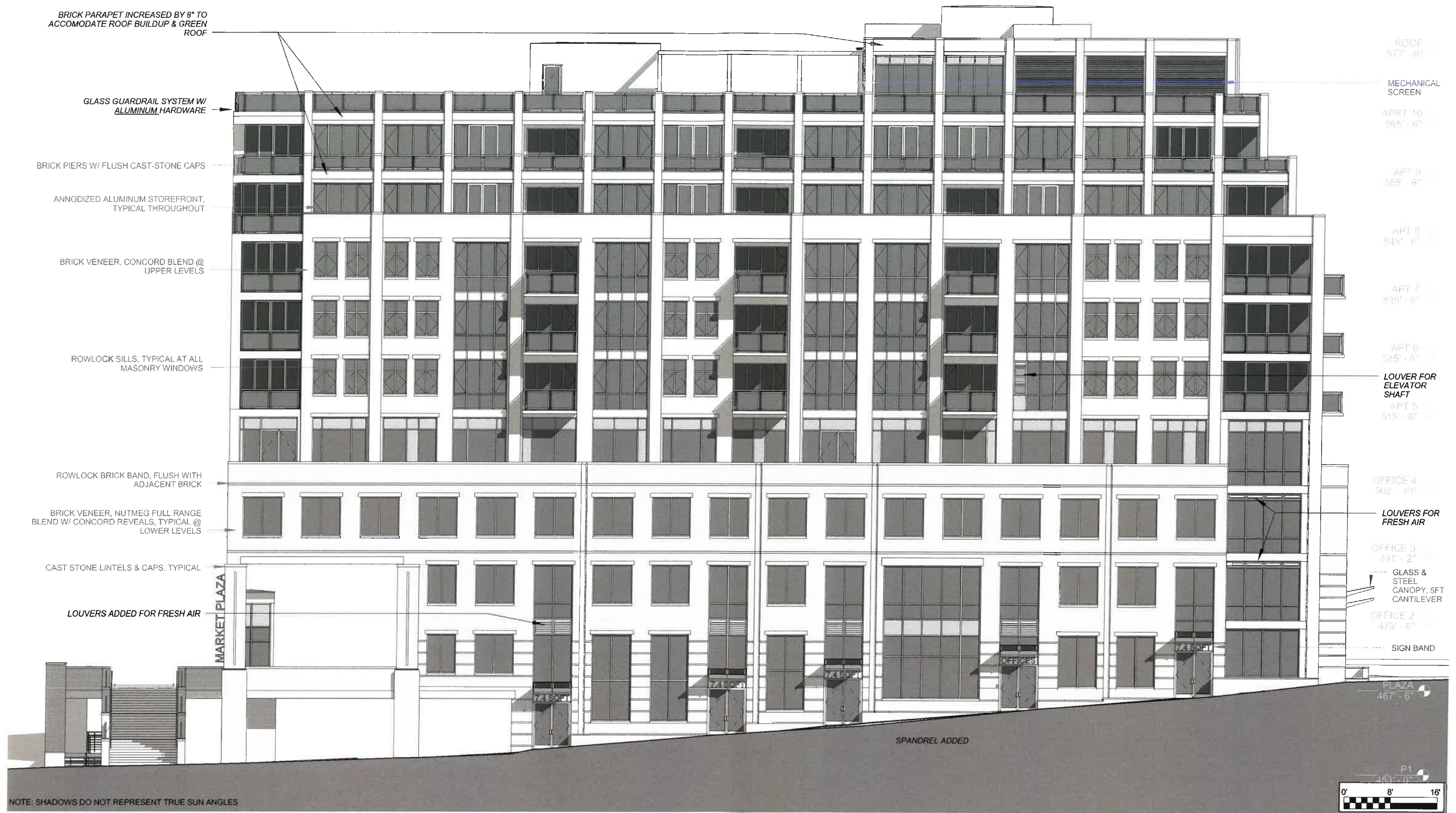




P1 Level

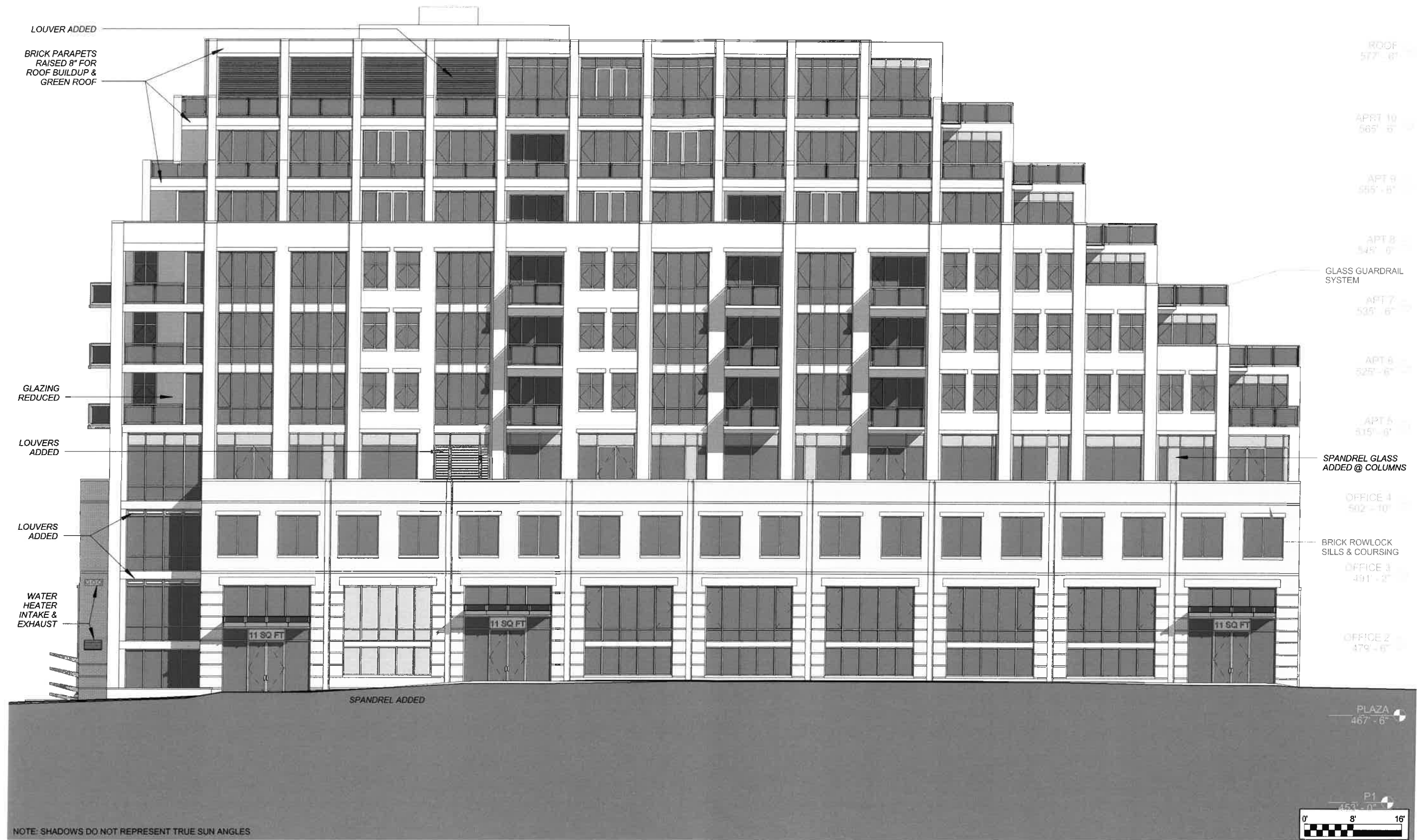


Plaza Level



North Elevation





West Elevation

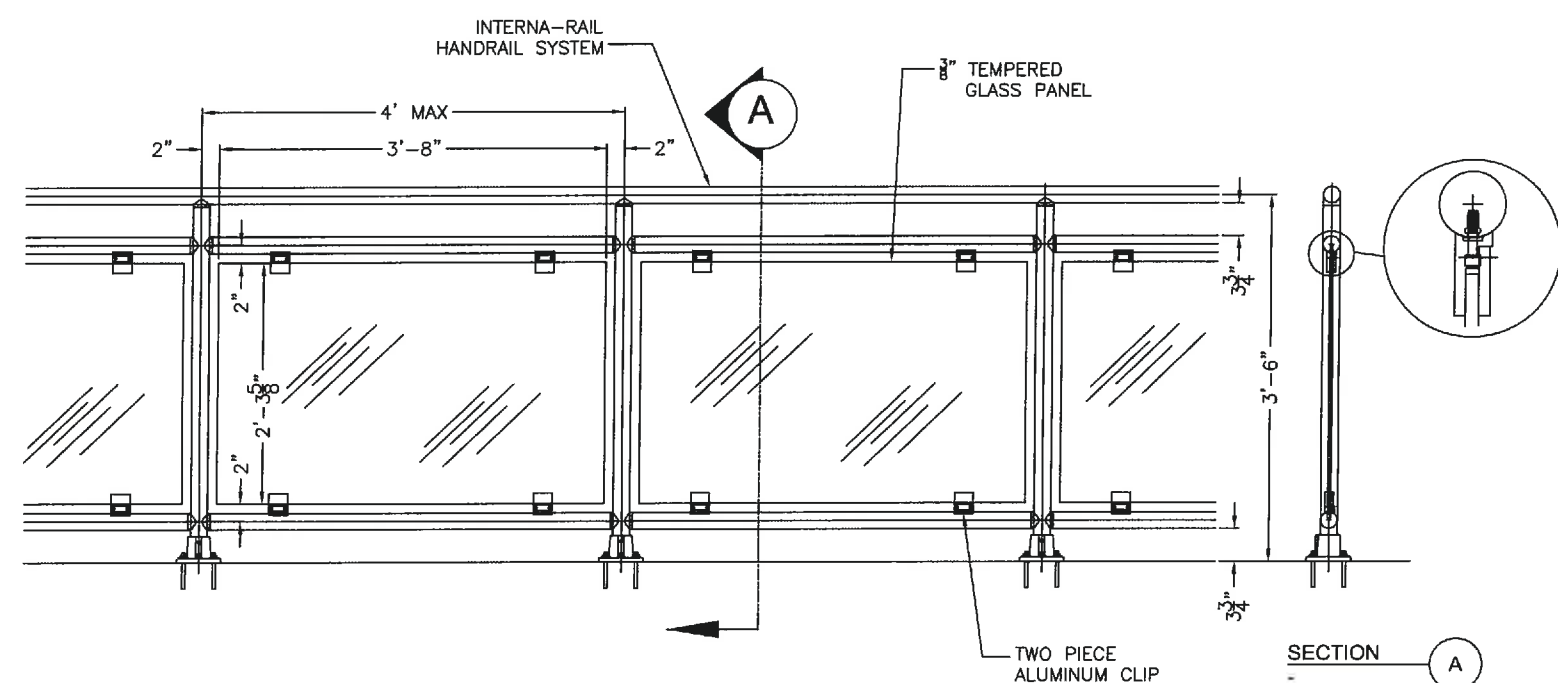
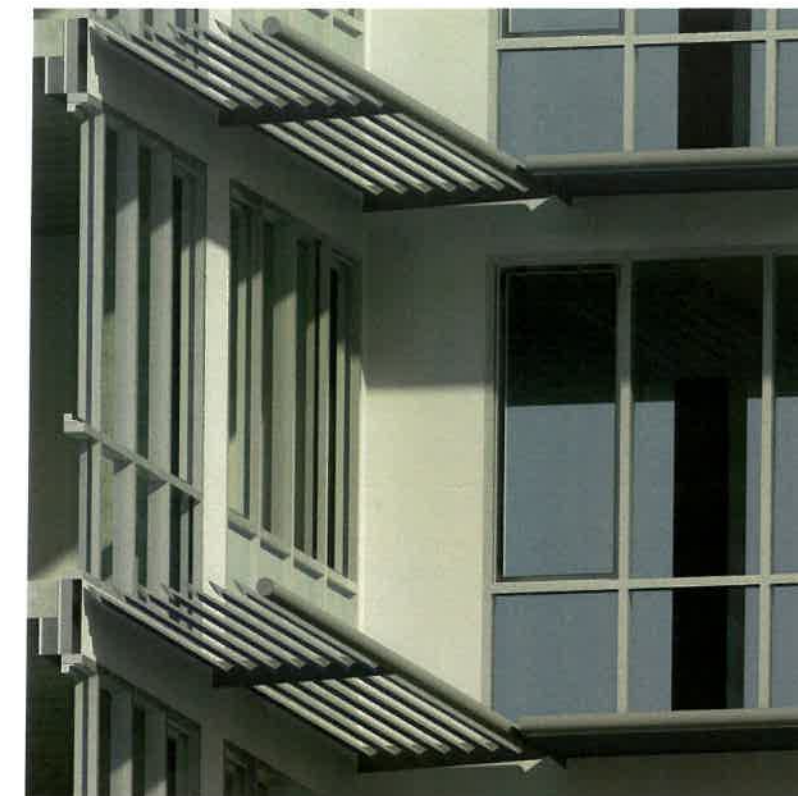


South Elevation

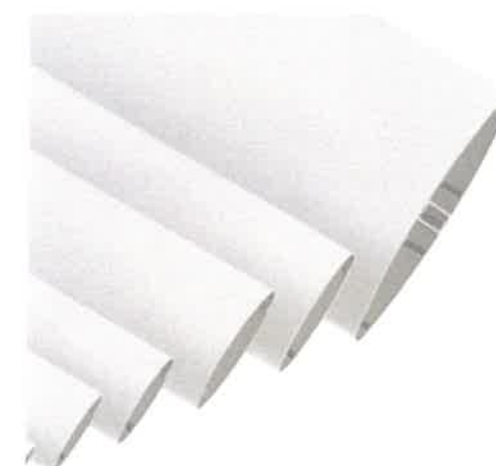




East Elevation

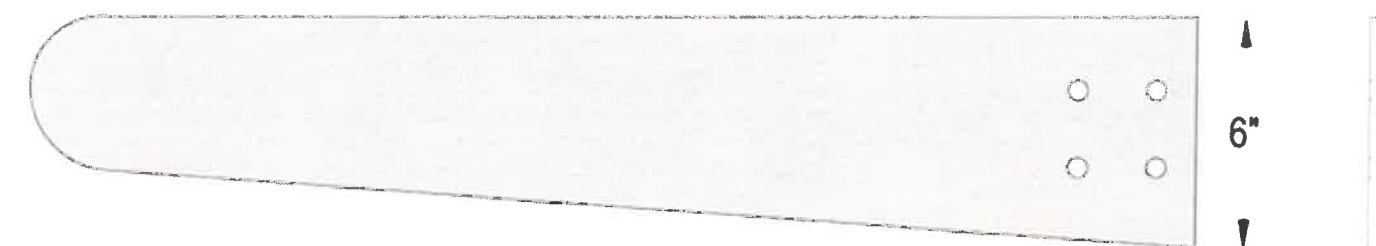
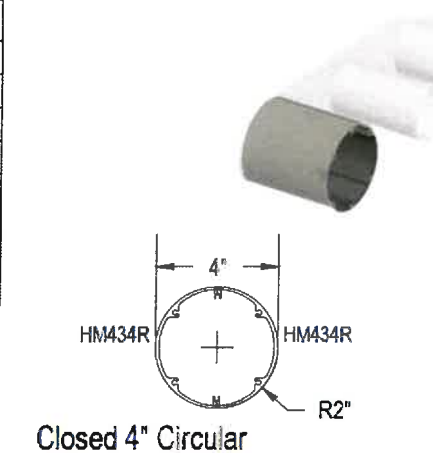


Aluminum Rail System by Hollaender. Concealed joints as indicated in upper right image with clear glass infill.



AIRFOIL	
PART #	SIZE *
EL350	3 1/2"
EL401	5 1/2"
EL450	6"
EL600	3 1/4"
EL601	5 1/4"
EL800	8"
EL1700	16"

\* Additional Profiles Available

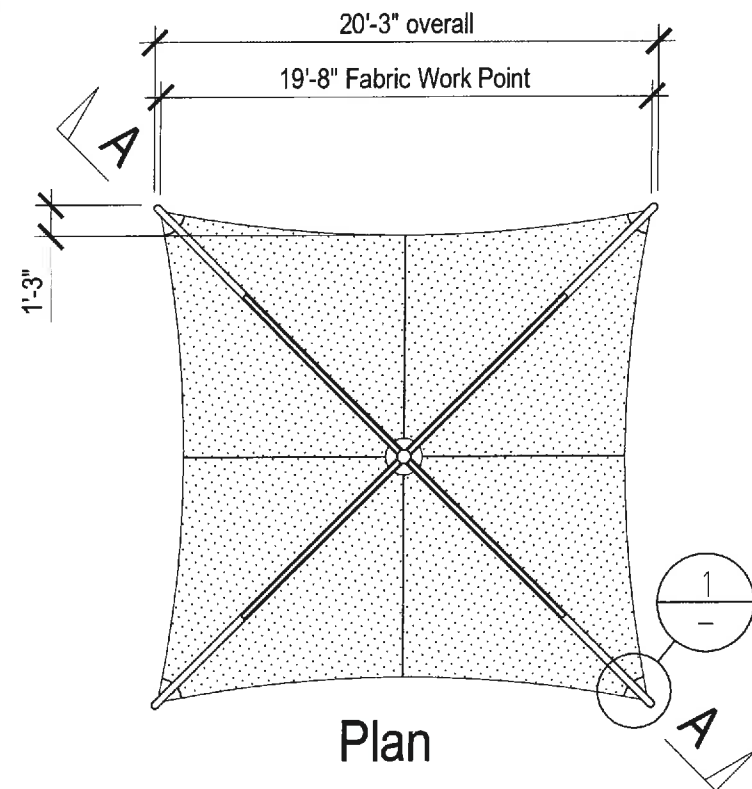


Aluminum Brise Soleil by Arcadia  
4" Circular End and 5 1/2" Airfoil Blades

Angle Round

## Balcony Rails + Brise Soleil

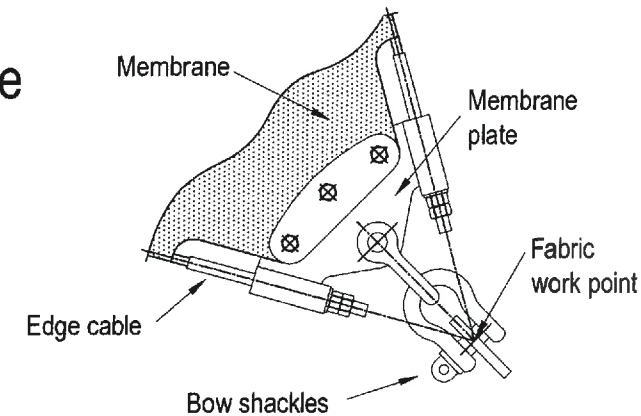




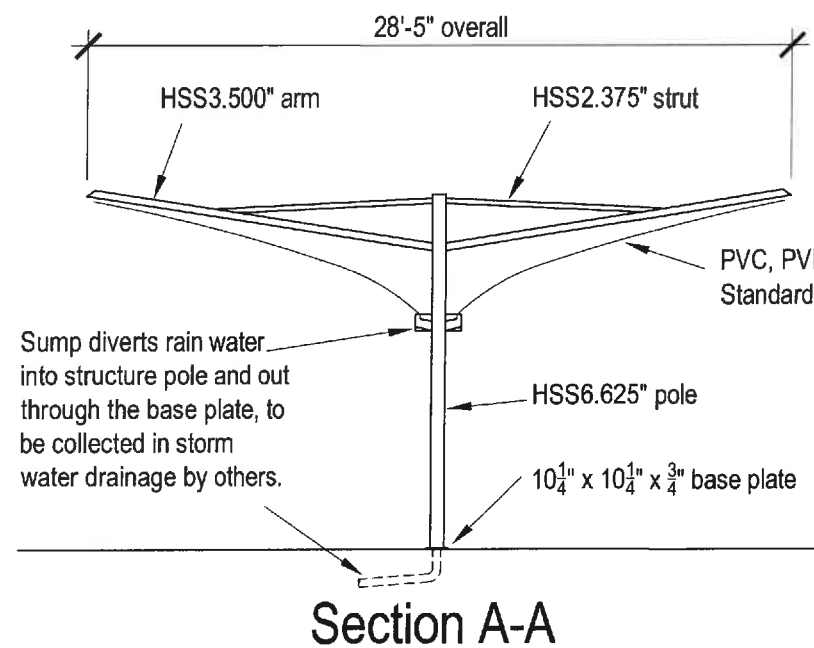
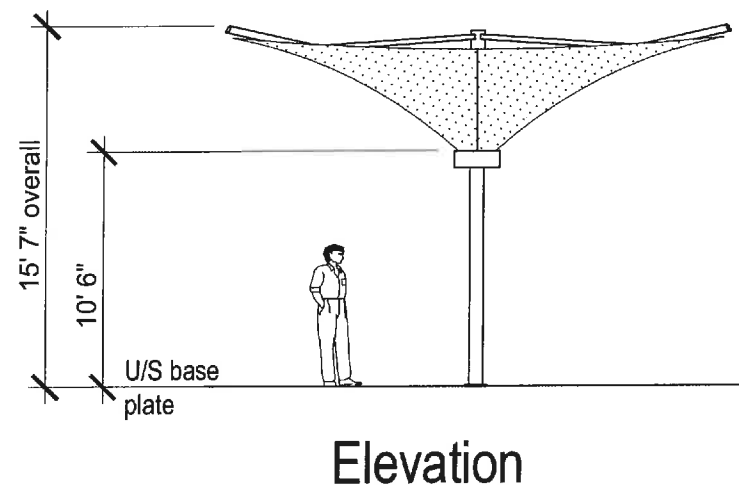
## ST TROPEZ SERIES - 19'-8" Square Model ST60 (Contour Edge)

Designed to 90mph, Exp C

- Overall dimensions represent clearance dimensions for the complete structure.
- A minimum of 4" clearance to any buildings, poles etc. is recommended.



DETAIL 1  
Not to scale



St Tropez Model ST60  
Modular

**BIRD AIR**

Birdair Inc. Engineering Framing

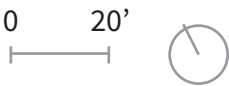
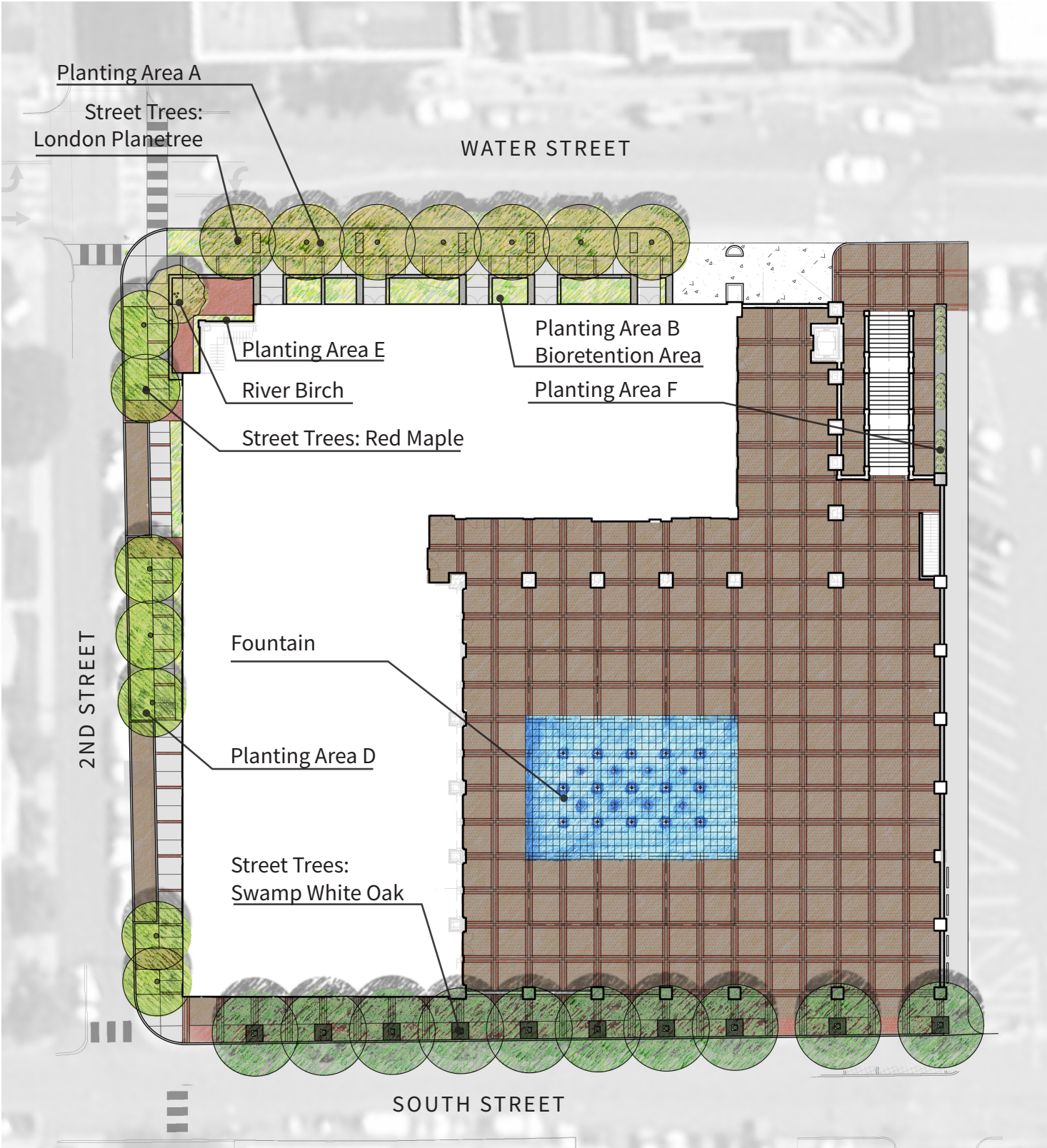
ST60-1101-08.10

www.birdairumbrellas.com  
sales@birdairumbrellas.com

Figured dimensions take precedence. Do not scale.  
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Tents





PLANT SCHEDULE

QTY.	Symbol	Scientific Name	Common Name	Size	Spacing	Root	Notes	20 YR. Canopy
STREET TREES								
7	AR	Acer rubrum 'Red Sunset'	Red Maple	2" CAL.	AS SHOWN	B&B	well branched, straight dominant leader	1103
1	BN	Betula nigra 'Heritage'	Heritage River Birch	12" HT.	AS SHOWN	B&B	specimen, multi-leader (3-5 stems)	1017
10	PA	Platanus x acerifolia 'Columbia'	London Planetree	2" CAL.	AS SHOWN	B&B	well branched, straight dominant leader	1001
10	QB	Quercus bicolor	Swamp White Oak	2" CAL.	AS SHOWN	B&B	well branched, straight dominant leader	810
WATER STREET PLANTINGS								
PLANTING AREA "A" - Shrubs								
		Clethra alnifolia 'Hummingbird'	Summersweet	3 GAL.	3' O.C.	CONT.		
		Fothergilla gardenii 'Mount Airy'	Dwarf Fothergilla	3 GAL.	3' O.C.	CONT.		
		Hydrangea arborescens 'Haas Halo'	Smooth Hydrangea	3 GAL.	3' O.C.	CONT.		
		Ilex verticillata 'Red Sprite'	Winterberry	3 GAL.	3' O.C.	CONT.	7 female to 1 male plants	
		Viburnum dentatum 'Blue Muffin'	Arrowwood Viburnum	3 GAL.	3' O.C.	CONT.		
PLANTING AREA "A" - Grasses and Perennials								
		Actea racemosa	Black Cohosh	1 GAL.	18" O.C.	CONT.		
		Aruncus dioecus	Goat's Beard	1 GAL.	18" O.C.	CONT.		
		Carex pensylvanica	Pennsylvania Sedge	1 GAL.	18" O.C.	CONT.		
		Dicentra eximia	Wild Bleeding Heart	1 GAL.	18" O.C.	CONT.		
		Dryopteris erythrosora 'Brilliance'	Autumn Fern	1 GAL.	18" O.C.	CONT.		
		Galanthus nivalis	Snowdrop	1 GAL.	18" O.C.	CONT.		
		Heuchera villosa 'Autumn Bride'	Hairy Alum Root	1 GAL.	18" O.C.	CONT.		
		Iris siberica 'Caesar's Brother'	Siberian Iris	1 GAL.	18" O.C.	CONT.		
		Mertensia virginica	Virginia Bluebells	1 GAL.	18" O.C.	CONT.		
		Panicum virgatum	Switchgrass	1 GAL.	18" O.C.	CONT.		
		Polystichum acrostichoides	Christmas Fern	1 GAL.	18" O.C.	CONT.		
		Sanguinaria canadensis	Bloodroot	1 GAL.	18" O.C.	CONT.		
		Tiarella cordifolia	Foamflower	1 GAL.	18" O.C.	CONT.		
PLANTING AREA "B" - Bioretention Basin Between Sidewalk and Building - Shrubs and Perennials								
		Carex pensylvanica	Pennsylvania Sedge	1 GAL.	18" O.C.	CONT.		
		Clethra alnifolia 'Hummingbird'	Summersweet	3 GAL.	3' O.C.	CONT.		
		Fothergilla gardenii 'Mount Airy'	Dwarf Fothergilla	3 GAL.	3' O.C.	CONT.		
		Onoclea sensibilis	Sensitive Fern	1 GAL.	18" O.C.	CONT.		
PLANTING AREA "B" - Between Sidewalk and Building - Grasses and Perennials								
		Amsonia tabernaemontana	Blue Star Amsonia	1 GAL.	18" O.C.	CONT.		
		Carex pensylvanica	Pennsylvania Sedge	1 GAL.	18" O.C.	CONT.		
		Eurybia divaricata	White Wood Aster	1 GAL.	18" O.C.	CONT.		
		Geranium maculatum 'Rozanne'	Geranium Rozanne	1 GAL.	18" O.C.	CONT.		
		Heuchera villosa 'Autumn Bride'	Hairy Alum Root	1 GAL.	18" O.C.	CONT.		
		Tiarella cordifolia	Foamflower	1 GAL.	18" O.C.	CONT.		
SECOND STREET PLANTINGS								
PLANTING AREA "D" - Along Sidewalk								
		Achillea millefolium	Yarrow	1 GAL.	18" O.C.	CONT.		
		Agastache 'Blue Fortune'	Anise Hyssop	1 GAL.	18" O.C.	CONT.		
		Caryopteris 'Petit Bleu'	Bluebeard	1 GAL.	18" O.C.	CONT.		
		Narcissus 'Thalia'	Thalia Daffodil	1 GAL.	12" O.C.	CONT.		
		Nepeta 'Walker's Low'	Catmint	1 GAL.	18" O.C.	CONT.		
		Panicum virgatum 'Heavy Metal'	Switchgrass	1 GAL.	18" O.C.	CONT.		
		Panicum virgatum 'Cheyenne Sky'	Switchgrass	1 GAL.	18" O.C.	CONT.		
		Panicum virgatum 'Shenandoah'	Switchgrass	1 GAL.	18" O.C.	CONT.		
		Perovskia atriplicifolia 'Little Spire'	Russian Sage	1 GAL.	18" O.C.	CONT.		
		Pycnanthemum multicum	Short-toothed Mountain Mint	1 GAL.	18" O.C.	CONT.		
		Salvia nemerosa 'Caradonna'	Sage	1 GAL.	18" O.C.	CONT.		
SECOND STREET AND WATER STREET CORNER PLANTINGS								
PLANTING AREA "E" - Between Sidewalk and Building - Grasses and Perennials								
		Carex pensylvanica	Pennsylvania Sedge	1 GAL.	12" O.C.	CONT.		
		Equisetum hyemale	Horsetail	1 GAL.	12" O.C.	CONT.		
		Galanthus nivalis	Snowdrop	1 GAL.	12" O.C.	CONT.		
FIRST STREET AND WATER STREET CORNER PLANTINGS								
PLANTING AREA "F" - Between Sidewalk and Building - Shrub and Perennial								
		Buxus sempervirens 'suffruticosa'	Boxwood	1 GAL.	12" O.C.	CONT.		
		Carex pensylvanica	Pennsylvania Sedge	1 GAL.	18" O.C.	CONT.		
		Galanthus nivalis	Snowdrop		9" O.C.		Bulbs	

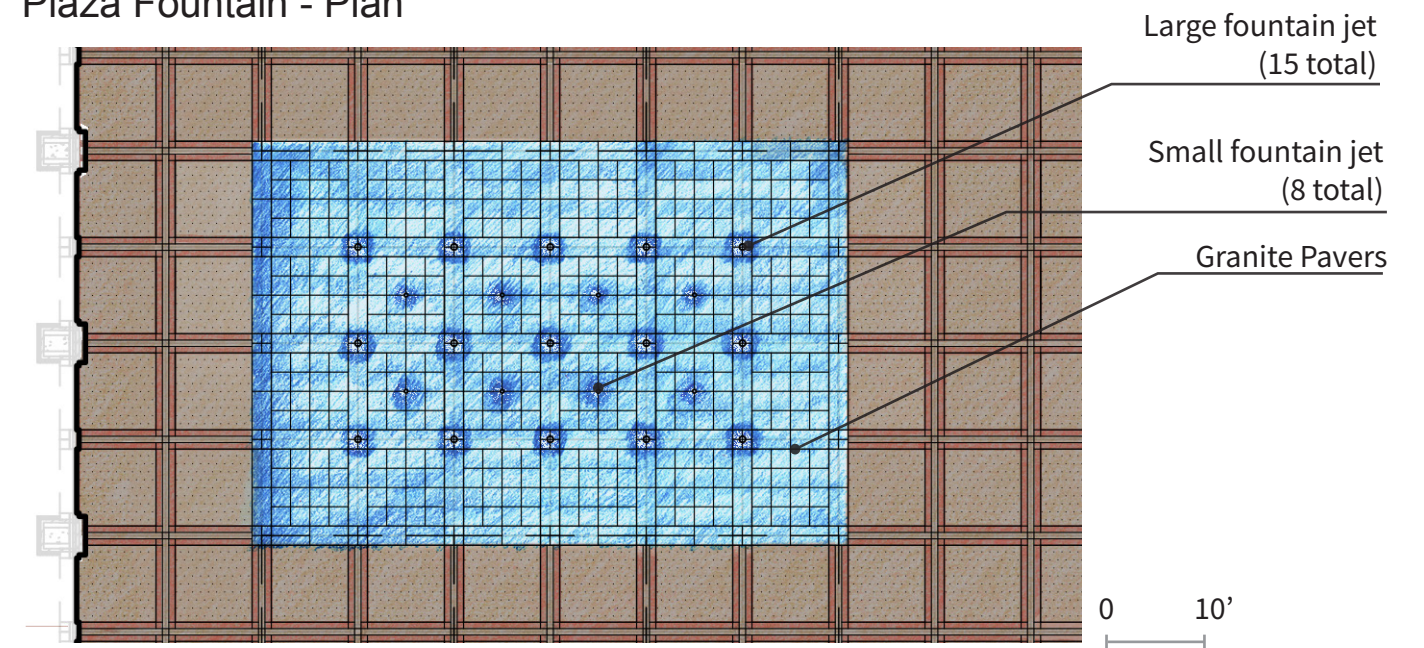
LANDSCAPE CALCULATIONS

TREE COVER REQUIREMENTS	
SECTION 34-869	
20 YEAR MINIMUM TREE CANOPY COVERAGE	
TREE CANOPY REQUIRED:	10 % GROSS AREA OF DEVELOPMENT
SITE DATA	
SITE AREA:	51,363 S.F.
CANOPY REQUIRED:	5,136 S.F.
CANOPY PROVIDED:	26,848 S.F.
STREETSCAPE TREES	
SECTION 34-870	
1 LARGE TREE PER 40 LINEAR FEET	
or	
1 MEDIUM TREE PER 25 LINEAR FEET	
WATER STREET DATA	
ROAD FRONTAGE:	231.2 L.F.
TREES REQUIRED:	6 LARGE TREES
TREES PROVIDED:	7 LARGE TREES
2nd STREET DATA	
ROAD FRONTAGE:	223.2 L.F.
TREES REQUIRED:	6 LARGE TREES
TREES PROVIDED:	7 LARGE TREES
SOUTH STREET DATA	
ROAD FRONTAGE:	232.2 L.F.
TREES REQUIRED:	6 LARGE TREES
TREES PROVIDED:	10 LARGE TREES





Plaza Fountain - Plan



Brick Paving Field - Plan

