From: Scala, Mary Joy
Sent: Friday, October 23, 2015 9:40 AM
To: Charlie Armstrong (CharlesA@southern-development.com)
Subject: BAR Action - NW corner Cherry Avenue and Ridge Street - October 20, 2015

October 23, 2015

Cherry Avenue Investments, LLC
170 S Pantops Dr.
Charlottesville, VA 22911

Certificate of Appropriateness Application
BAR 15-08-04
NW Corner of Cherry Avenue and Ridge Street
Tax Parcel 290145000-147000, 290149000-151000, 290157000
Cherry Avenue Investments LLC, Owner and Applicant
Proposed new construction of a Marriot Hotel

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 20, 2015. The following action was taken:

Schwarz moved to find that the proposed new construction, including massing, and general site layout generally satisfies the BAR's criteria and is compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves only the massing and general site layout, with the following modifications: that the applicant look at the lobby entryway and the corner at Ridge and Cherry, and continue to explore color. Mohr seconded. (8-0).

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
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CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 20, 2015

Certificate of Appropriateness Application (Deferred from August)
BAR 15-08-04
NW Corner of Cherry Avenue and Ridge Street
Tax Parcel 290145000-147000, 290149000-151000, 290157000
Cherry Avenue Investments LLC, Owner and Applicant
Proposed new construction of a Marriot Hotel

Background

All the parcels fronting on Ridge Street are located within the Ridge Street ADC district. The parcels fronting on Cherry Avenue are not in a design control district. However, the recently approved Planned Unit Development included a requirement that "The entire William Taylor Plaza Planned Unit Development (PUD), all phases, shall be subject to the Board of Architectural Review (BAR) as it applies all pertinent design standards and guidelines to this project in keeping with the Ridge Street Architectural Design Control (ADC) District."

May 18, 2004 – On the same parcels but different applicant: Preliminary Discussion with the BAR on "Cherry Ridge Commons," William Atwood, architect.

July 20, 2004 – Preliminary discussion with the BAR on "Cherry Ridge Commons," William Atwood, architect.

October 6, 2008 - City Council agreed to convey two parcels of City-owned land to the developer.

January 20, 2009 – Preliminary discussion with BAR and current applicant.

July 21, 2009 Preliminary – Preliminary discussion with the BAR. The Chair requested that staff summarize the BAR's discussion.

September 9, 2009 – The Planning Commission recommended approval of the PUD with proffers. The proffers will be revised prior to City Council's consideration. Please note that the landscaped pedestrian median that is shown on the plan in Ridge Street is not required by the proffers.

September 15, 2009 - The BAR accepted (5-0-1 with Adams recusing) applicant's deferral. The application was not properly before the BAR since the rezoning is still pending.

November 2, 2009 – City Council approved the rezoning to Planned Unit Development (PUD) with proffers.

November 17, 2009 - The BAR approved the application (6-1-1 with Brennan against and Adams recused) in concept, with the stipulation that detailed architectural designs, building materials, colors, and detailed site/landscaping design shall come back to the BAR for approval, also the BAR voiced strong support for a landscaped median on Ridge Street.

July 20, 2015 – City Council approved amendments to the 2009 William Taylor Plaza PUD.

August 19, 2015 – The BAR had a preliminary discussion.
Consensus was the proposal was too suburban; lacked pedestrian engagement along Ridge and Cherry; lacked inviting design at plaza/ important intersection corner and at rear retaining wall; lacked quality building materials; the design of the Ridge Street entrance was incompatible; and the building needs to relate in massing and scale to context of neighborhood and surrounding buildings in historic district.

September 14, 2015 – The BAR held a work session on a revised design. Consensus was the design was moving in a better direction; need larger spatial break at Cherry Avenue entrance; modulate fenestration; resolve corner space to engage Ridge Street; need a good landscape design; re-design the rear retaining wall; large, shared vehicle entrance on Ridge is problematic; historicist design less important than quality materials, details, and construction.

Application

The current owner is requesting a certificate of appropriateness for Phase One of a new mixed-use Planned Unit Development on the corner of Ridge Street and Cherry Avenue. The proposed project will be built on a total of 2.9 acres.

The BAR previously received a correct and updated copy of the PUD approval from July 20, 2015, "Approved Plan." That packet includes the ordinance, amended proffers, and drawings such as Existing Conditions, Land Use Plan, Phasing Plan, and Matrix of permitted Use Types.

Two phases are proposed, the 2.4 acre Cherry Avenue Phase (Phase One) and the 0.4 acre Ridge Street Phase (Phase Two). Since the developer is choosing to develop the Cherry Avenue Phase first, the plan stipulates that existing trees in the Ridge Street phase shall remain undisturbed until site plan approval has been granted for the Ridge Street phase, except invasive species may be removed.

Phase One includes a proposed hotel, parking, and the arboretum area. No residential units are proposed in Phase One. Phase Two may be residential or mixed use.

The BAR is asked this evening to review the drawings for the final COA. Typically the BAR could choose to approve at least the massing and general site layout at this meeting.

The new hotel is designed with 4 levels, with 2 levels of parking under the building. On the main level there is a rear drive-up entrance with a *porte cochere* that provides access to a lobby, and a pedestrian entrance from Cherry Avenue that leads into the same lobby. On the second level at the Ridge Street end there is a commercial space and a secondary entrance to hotel, both accessed from a small plaza on Ridge Street. There is also a fitness room that has only an interior access. The third and fourth levels are all guest rooms.

There are two levels of parking under the building. The lower level has a vehicular entrance on the west side, visible from Cherry Avenue, and a bike room with outside bike racks at the SW corner of the building.. The second level has a vehicular entrance on the north (rear) side, and a pedestrian entrance from Cherry Avenue.

- In addition to the garage parking, there is a surface parking lot below the level of the future Ridge Street buildings. The proffers state that a minimum of 60% of the total project parking will be accommodated in structured parking under the buildings. Parked cars will not be visible from Ridge Street.

- The arboretum must occupy at least 25% of the site, with public access during daylight hours.
- The Phase Two area must provide an effective buffer from the surface parking lot.

The building re-design shows three layers with different materials.

Layer 1: Brick running bond, Old Virginia Red (light and dark)
Windows are clear anodized aluminum, clear glass.

Layer 2: Fine texture stucco in medium gray
Windows are slate gray aluminum, clear glass, gray spandrel panels.

Layer 3: Engineered lumber clapboard, 6" face, light gray
Windows are clear anodized aluminum, clear glass.

Precast stone watertables, lintels – limestone light gray
Perforated decorative metal panels on garage openings - light gray
Porous concrete pavers- thin/modern dimension – mixture of grays
PTAC exterior grilles – color to match window system
Marquee canopy/porte cochere cladding - lt. tan aluminum with beige aluminum accent
Cherry Avenue areaway railings – stainless steel cable
Retaining wall guardrail – black/bronze aluminum
Segmental retaining wall system – gray bottom and sandstone top

Zoning

The property is now zoned PUD with the Ridge Street ADC District historic overlay remaining on the property where it was located previous to the rezoning of the underlying R-2 district in 2009.

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,
In considering a particular application the BAR shall approve the application unless it finds:
(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
(4) The effect of the proposed change on the historic district neighborhood;
(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;

(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Guidelines for New Construction

D. MASSING & FOOTPRINT

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

1) *New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.*
2) *New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.*
3) *Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.*
    a. *If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.*
    b. *Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.*
4) *Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 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 & WIDTH

The actual size of a new building can either contribute to or be in conflict with a historic area. This guideline addresses the relationship of height and width of the front elevation of a building mass. A building is horizontal, vertical, or square in its proportions. Residential buildings' height often relates to the era and style in which they were built. Houses in the historic districts for the most part range from one to three stories with the majority being two stories. Most historic residential buildings range in width from 25 to 50 feet. While some commercial buildings are larger, the majority are two to three stories in height. Most historic commercial buildings range from 20 to 40 feet in width. The West Main Street corridor has a greater variety of building types. Early nineteenth-century (Federal and Greek Revival) and early-twentieth-century (Colonial Revival) designs often have horizontal expressions except for the townhouse form which is more vertical. From the Victorian era after the Civil War through the turn of the century, domestic architecture is usually 2 to 2 1/2 stories with a more vertical expression. Commercial buildings may be divided between horizontal and vertical orientation depending on their original use and era of construction.

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

Height and width also create scale, the relationship between the size of a building and the size of a person. Scale can also be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. In Charlottesville, there is a variety of scale. For instance, an institutional building like a church or library may have monumental scale due to its steeple or entry portico, while a more human scale may be created by a storefront in a neighboring commercial building.

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 design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

1. Roof Forms and Pitches

a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.

b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.

c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.

d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.

e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.

f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.
a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
b. In some cases, shingles that mimic the appearance of slate may be acceptable.
c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3. Rooftop Screening

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

H. ORIENTATION

Orientation refers to the direction that the front of the building faces.

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

I. WINDOWS & DOORS

1. *The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.*
    a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
    b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
2. *The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.*
    a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
    b. Glass storefronts would generally have more horizontal proportions than upper floor openings.

3. *Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.*
4. *Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.*
5. *Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.*
6. *If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.*
7. *Avoid designing false windows in new construction.*
8. *Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.*
9. *Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.*

J. PORCHES

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

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

K. STREET-LEVEL DESIGN

1. *Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.*
2. *When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.*
3. *Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.*
4. *Include doors in all storefronts to reinforce street level vitality.*
5. *Articulate the bays of institutional or office buildings to provide visual interest.*
6. *Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.*
7. *Office buildings should provide windows or other visual interest at street level.*
8. *Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.*
9. *Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.*

10. *Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.*
11. *A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.*

L. FOUNDATION and CORNICE

Facades generally have a three-part composition: a foundation or base that responds at the pedestrian or street level, the middle section, and the cap or cornice that terminates the mass and addresses how the building meets the sky. Solid masonry foundations are common for both residential and commercial buildings. Masonry piers, most often of brick, support many porches.

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 & 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.*

Discussion and Recommendations

It is important to read all the proffers and notes included in the "Approved Plan."

Previously the BAR received emails from Paul Josey with the Tree Commission, requesting large canopy street trees on 40 ft. centers; and from Lucia Stanton, requesting a professional

archaeological survey of Tax Parcel 290157000, located in the SW corner of the PUD property, and believed to be the location of the Allen Hawkins family burial ground. An abutting neighbor requested a fence (not solid) around the arboretum to prevent trespassing.

The BAR should focus their review on this site as a major gateway to the City, in addition to the neighborhood context, and whether the design meets the pertinent design guidelines and is compatible with the Ridge Street ADC historic district.

Important aspects are: massing and scale of articulated building design, quality building materials, the plaza design at the corner, the pedestrian access to the hotel from Cherry Avenue, how the building generally addresses street level design on both streets, the interim plan for the Phase Two landscaped area, and the overall site design, including arboretum layout, retaining wall, auto entrances, pedestrian circulation, and landscaping design.

Staff suggests addressing the massing, general site layout and building materials. The next step would be more detailed building elevations, cut sheets for windows, lighting photometrics and fixture cut sheets. A landscape plan prepared by a landscape architect is needed for the whole site. The site plan should identify locations for a trash dumpster, electrical transformers, and any mechanical units on the roof or on the ground, and how they will be screened.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed new construction, including massing, general site layout, and building materials satisfies the BAR's criteria and is compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves only the massing, general site layout and building materials with the following modifications....

and with the following items to come back to the BAR for further approval:.....

Scala, Mary Joy

From: Kimberly Lauter <kimberly.lauter@gmail.com>
Sent: Tuesday, October 20, 2015 4:24 PM
To: BAR

Dear BAR,

I live in an adjacent property to the budget hotel going in on the corner of Ridge and Cherry. I am horrified at the sketches I've seen today...it has absolutely gone back to being a box. It is ugly and commercial and doesn't belong in this historic neighborhood...blah, blah, blah...we're exhausted from our efforts on this. The trees in the pictures look nice but they will clear cut all of them to make room for construction. So maybe it will look like the pictures in 25 years once some trees grow back but by then the motel will have gone out of business so...It will be just another city failure that can't be undone.

Please ask the builder to meet the same requirements we have to in this historic neighborhood and please respect our property values and the work we have lovingly done on our homes when considering this design.

Thank you,

Kim Lauter
507 Ridge St

--
Kimberly Dieterich Lauter
507 Ridge Street
Charlottesville, VA
22902

(C) 434.409.0896
(H) 434.218.1454
Kimberly.Lauter@gmail.com

From: Antoinette W. Roades, 406 Oak Street

Date: 17 October 2015

Re: Comment on proposed Fairfield Inn & Suites at Ridge-Cherry

For two months I anticipated attending the meeting at which you would vote on a Certificate of Appropriateness for the FI&S proposal. The timing estimates on Tuesday's agenda make that impossible, however. For reasons related to both health and work, we at my house need to be asleep by the time you take up that item. Hence, this comment on several points.

SIGNAGE

Businesses cannot function if customers cannot find them. Hotels, because most of their customers are unfamiliar with their locations, are particularly dependent on signage. Given the restrictive ingress/egress situation that a FI&S would have on the Ridge-Cherry corner, signage would be critical at both the Cherry Avenue entry point and the Ridge Street entry point. And to alert arrivers headed north on 5th Street Extended that they would need to make a left turn at the 5th-Elliott-Ridge-Cherry intersection, signage would have to be visible from south of the intersection.

A look around town reveals that hotel signs are large, colorful, and apparently made of plastic whether on the buildings themselves or as free standing structures at entry points. Their logo-displaying designs are obviously dictated at corporate level, which means they are not susceptible to variation. Also, because hotels are 24/7 businesses, these highly visible signs stay lit all night.

Given the needs and nature of hotel signage, it should be an integral part of a hotel site plan and elevations. But none has appeared on documents submitted for a FI&S at Ridge-Cherry. This is not a minor cosmetic matter that can be satisfactorily resolved later. It needs to be addressed before permissions are granted and a Prius-sized blue, white, red, and yellow Fairfield Inn & Suites / Marriott sign is set directly on Ridge Street feet from an historic house.

"GEORGIAN" (not)

Every time I heard FI&S's architects assure you that they were designing with respect to the location's Georgian character, I expected a chorus of corrections. Instead, all of you seemed to nod approval. Surely you know that there is nothing remotely Georgian about Ridge Street, or even about Charlottesville for that matter. Charlottesville has no structures left from that period. And Ridge Street's specimen structures date from between the early 1840s and the early1920s. So era-wise, they are Victorian and Edwardian. And even after far too many deletions they still form a valuable sampler of those eras' eclecticism – Greek Revival, Tudor Revival, Colonial Revival, Second Empire, Italianate, etc.

APPROPRIATENESS (or not)

You often issue reminders that BAR's oversight is limited to how structures look; the purposes they serve are not in your brief. In this case, however, there really cannot be any meaningful distinction between form and function.

Ridge Street was created in 1825 via a plat made by Achilles Broadhead for landowner Alexander Garrett, who immediately donated the new road to public use. Residences began to rise on it in the 1840s and 50s, most of them built by Allen Woodson Hawkins, whose life, work, death, and burial on the Ridge-Oak-5th S.W.-Cherry block make of that block a unique three-dimensional historic document. Other builders began to contribute. By

Scala, Mary Joy

From: Tim Mohr <tmohr@tmdarch.com>
Sent: Monday, October 19, 2015 9:00 AM
To: BAR
Subject: RE: proposed Fairfield Inn & Suites at Ridge-Cherry

Other than the generally snarky tone (consistent with the earlier email Laura circulated) – I am puzzled by a number of the assertions made here;

1. Since when do we allow large backlit colored signs in the ADC?
2. I believe Kurt (or possibly Carl) made it clear that appealing to a perceived Charlottesville "style" did not gain one immediate acceptance – far from it. Also, I can see why someone would lump Jeffersonian Palladianism (or Neo-Classicism) under a Georgian umbrella as it was built within the time frame of the "Georgian" era and evidences a fascination with neo-classical design common to the era even if it is a distinctly American iteration. Also, I find the idea that there are no examples of Georgian architecture a bit of stretch – but more to the point we are not the style police – nor is there a "right" style for that matter - our role is to assess scale, level of detail, and appropriateness of materials. The idea (suggested in the earlier email) that we are interjecting our personal design tastes and ignoring the design guidelines is particularly insulting...
3. Appropriateness – ai yi yi – for one, this is first and foremost a zoning issue despite Antoinette's protestations otherwise. Use is certainly out of our purview and as far as I understand it we don't have much latitude with regard to massing (I would like to see the train station end of 505 E Water Street knocked down to a more sympathetic height for instance but the minimum height there is 40'-although how that is interpreted appears to be open to question). As for the Fairfield in project, I would still like to see it broken into discrete buildings more consistent in scale with the surrounding structures but I don't know how much traction we will get in that I seriously doubt it fits with their business model.

Best,

Tim

TIM MOHR AIA
LEED BD+C

t o d d + m o h r
D E S I G N

1112 PARK STREET CHARLOTTESVILLE VIRGINIA 22901
434 971 4631

16 WOODSIDE WAY PO BOX 668 CASTINE MAINE 04421
207 326 5047

tmohr@tmdarch.com

From: Antoinette Roades [mailto:awroades2@gmail.com]
Sent: Sunday, October 18, 2015 12:08 PM
To: BAR@charlottesville.org; Council <Council@charlottesville.org>
Subject: proposed Fairfield Inn & Suites at Ridge-Cherry

To: Members, Board of Architectural Review

Scala, Mary Joy

Subject: FW: Willaim Taylor Plaza letter

From: Steven L. Johnson [mailto:steven.l.johnson@gmail.com]
Sent: Monday, October 19, 2015 6:50 AM
To: BAR
Subject: Meeting agenda item BAR 15-08-04

I am unable to attend the October 20th meeting of the Board of Architectural Review meeting

and want to

express concerns regarding

this agenda item:

BAR 15-08-04
;
NW Corner of Cherry Avenue and Ridge Street
,
Tax Parcel 290145000-147000, 290149000-151000, 290157000
;
Cherry Avenue Investments LLC, Owner and Applicant
;
Proposed new construction of a Marriot Hotel
.

I ask you to consider the following concerns
:
(1) The proposed

commercial spaces remain far too small to be viable. In order to attract retail/commercial of benefit to the neighborhood, the allotted space needs to be significantly larger (at least five times to ten times larger).
(2) The site plan discourages foot traffic. Combined with minimal parking this will make
the proposed

commercial space even less viable.
(3) The combination of building height and closeness to the street is out of scale with the neighborhood.

Because these are major problems stemming from a flawed vision for the development,
I recommend that the BAR reject these plans
. Residents of Charlottesville are poorly service by the existing concept -- the site would be much better developed with a more balanced mix of residential, retail, and commercial development.

Thank you,

Steven Johnson

1010 Grove St.
Charlottesville, VA 22903

Received at BAR meeting
10-20-2015

Rec'd at BAR mtg 10-20-2015

PLANT LIST

Trees

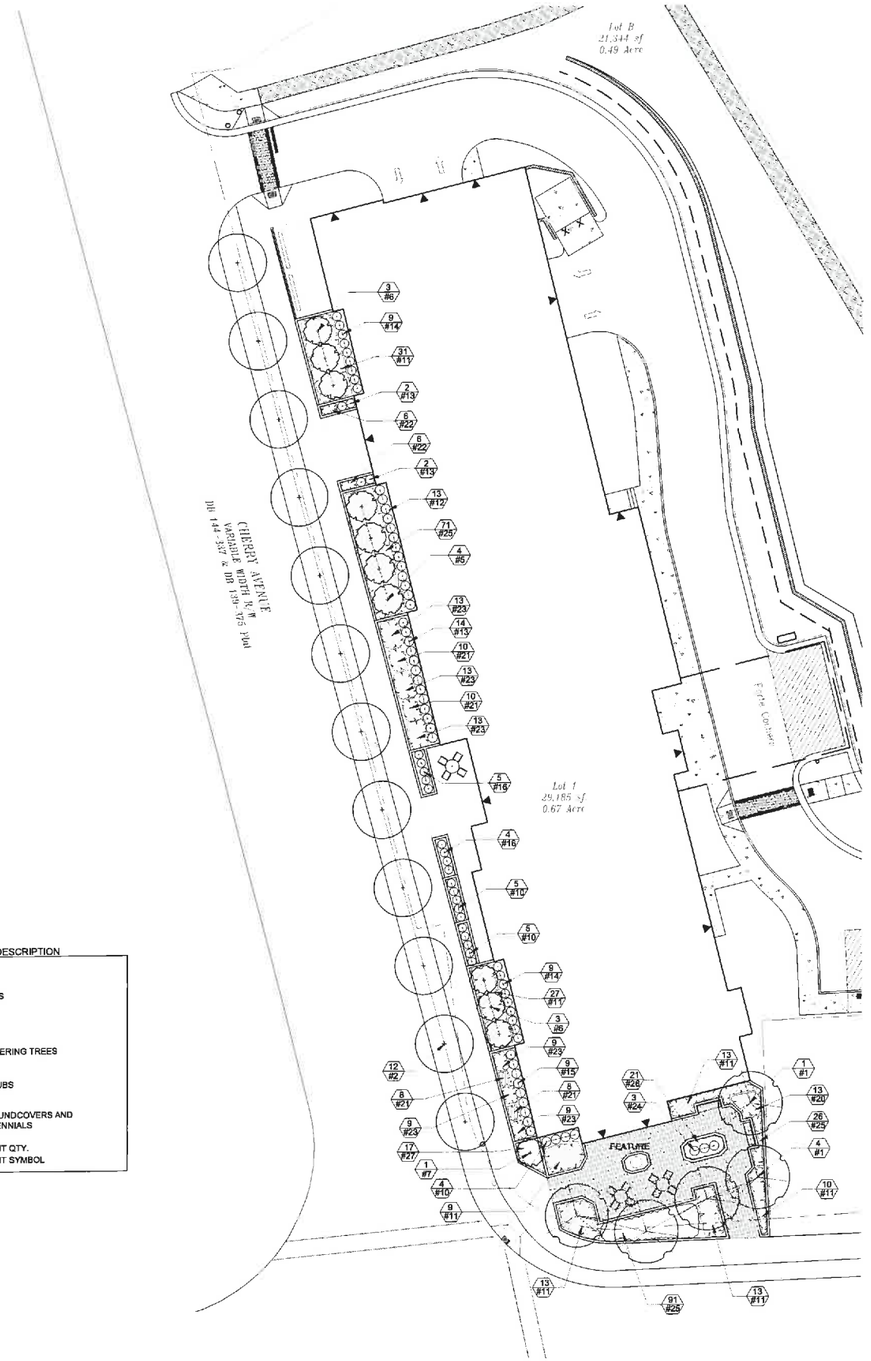
Key	Botanical Name	Common Name	Size	Spacing	Specification	Quantity
Trees						
1.	Betula Nigra "Heritage"	River Birch	12'-15' Ht.	As Shown	B&B Clump	5
2.	"Regent" Sophora Japonica	Regent Japanese Pagoda	3"-31/2" cal.	As Shown	B&B	12
Flowering Trees						
5.	Chionanthus Virginicus	Fringe Tree	8'-10' Ht	As Shown	B&B	4
6.	Lagerstromia Indica "Catawba"	Crape Myrtle	10'-12' Ht	As shown	B&B	6
7.	Stewartia Psuedocamellia	Japanese Stewartia	10'-12' Ht	As Shown	B&B	1
Shrubs						
10.	Abelia " Edward Goucher"	Edward Goucher Abelia	21/2' -3' ht	3' o.c.	B&B or Cont.	14
11.	Cotoneaster Dammeri "Streibs Foundling"	Streibs Foundling Cotoneaster	3 gal	2'-21/2' O.C.	Cont.	103
12.	Fothergilla Gardenii	Fothergilla	2'-21/2 ' ht	3' O.C.	B&B or Cont.	13
13.	Hypericum "Hidcote"	St. John's Wort	2'-21/2' Ht	3' O.C.	B&B or Cont.	18
14.	Ilex Glabra "Chamzin"	Nordic Inkberry Holly	2'-21/2' Ht.	3' O.C.	B&B or Cont.	18
15	Potentilla Fruticosa	Red Ace Potentilla	3 Gal.	2'-21/2' O.C.	Cont	9
16.	Rosa x "Meirutral" Miniature Rose	Red SunBlaze	3 Gal.	21/2' O.C.	Cont.	9

Ground Covers and Perennials

20.	Atilbe "Var."	Astilbe	1 Gal.	1' O.C.	Cont.	13
21.	Coreopsis " Moonbeam"	Moonbeam Coreopsis	1Gal	1' O.C.	Cont.	36
22.	Dicentra "Exima"	Fringed Bleeding Heart	1 Ga.	1' O. C.	Cont.	12
23.	Erica Cinera " Mahogeny"	Mahogeny Heath	1 Gal.	1' O. C.	Cont.	66
24.	Hosta "Halcyon"	Halcyon Hosta	1 Gal.	11/2 ' O.C.	Cont.	3
25.	Hypericum Calycinum	Rose of Sharon Hypericum	1 Qt	1' O. C.	Cont.	188
26.	Geranium Cinereum Subcaulescans	Black Eyed Magenta Cransbill	1 Qt.	1' O.C.	Cont.	21
27.	Geranium Himalayense	Himalayan Cransbill	1 Qt.	1' O. C.	Cont.	17

LEGEND

SYMBOL	DESCRIPTION
	TREES
	FLOWERING TREES
	SHRUBS
	GROUNDCOVERS AND PERENNIALS
5 #1	PLANT QTY. / PLANT SYMBOL



Rec'd at BAR mtg
10-20-2015

SARATOGA ASSOCIATES
Landscape Architects, Architects, Engineers, and Planners, P.C.

REVISIONS

NO.	DESCRIPTION	DATE

DESIGNED BY: WBK
DRAWN BY: RJM
CHECKED BY: DMS
SCALE: 1" = 20'
FILE NAME: 15035 Base.dwg

WILLIAM TAYLOR PLAZA
CITY OF CHARLOTTESVILLE, VIRGINIA

SHEET TITLE: LANDSCAPE PLAN PLAZA AND CHERRY AVENUE

DOM. PROJECT NO: 14.0054

INDEX TITLE: SP8A

SHEET NO: 8A OF 16

DATE: 10/19/15

PLANTING SCHEDULE

TREES

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	CANOPY	PROVIDED	CLASSIFICATION
AF	Acer x freemanii	Autumn Blaze Maple	5	397	1,985	Large Deciduous
QC	Quercus coccinea	Scarlet Oak	7	370	2,590	Large Deciduous
QP	Quercus phellos	Willow Oak	3	370	1,110	Large Deciduous
AR	Acer rubrum & cvs.	Red Maple (Autumn Flame)	13	177	2,301	Medium Deciduous
CB	Carpinus betulus	European Hornbeam	6	177	1,062	Medium Deciduous
CC	Cercis canadensis & cvs.	Eastern Redbud	4	124	496	Ornamental
LM	Lagerstroemia indica & cvs.	Crapemyrtle	2	77	144	Small Ornamental
MC	Magnolia stellata	Star Magnolia	2	49	98	Small Ornamental
TP	Thuja plicata & cvs	Giant Arborvitae	6	7	42	Broadleaved Evergreen
		TOTAL:	48		9,826	

SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY
VB	Viburnum x. burkwoodii	Burkwood Viburnum	7
HV	Hamamelis vernalis	Vernal Witchhazel	15

STREET TREES:

THIS PLAN IS IN GENERAL CONFORMANCE WITH THE APPROVED PUD PLAN PER PROFFER #11, EXCEPT THAT TREE SPACING IS IN CONFORMANCE WITH Z.O.34-870(b) WHICH STATES LARGE DECIDUOUS TREE SPACING AT 40' O.C. AND MEDIUM DECIDUOUS TREE SPACING AT 25' O.C.

LANDSCAPE CALCULATIONS:

CANOPY REQUIRED: 10% X 2.847 AC. (SITE AREA) X 43,560 SF.= 12,402 SF.
APPROXIMATELY 16,000 SF. OF EXISTING CANOPY WILL BE PRESERVED.
TOTAL CANOPY PROVIDED = 9,826 + 16,000 SF. = 25,826 CANOPY PROVIDED.

INTERIOR PARKING LOT LANDSCAPE CALCULATIONS.

TREES REQUIRED: 1 TREE PER 8 SPACES.
31 SPACES / 8 = 3.88 -> 4 TREES REQUIRED.
PARKING LOT TREES PROVIDED: 5
SHRUBS REQUIRED: 3 SHRUBS PER 8 SPACES:
(31 SPACES / 8) X 3 = 11.63 -> 12 SHRUBS REQUIRED.
PARKING LOT SHRUBS PROVIDED: 13.

LANDSCAPE NOTE:

ALL TREES ARE TO BE MAINTAINED BY THE LOT OWNER AND/OR HOA, AND SHALL NOT BE MAINTAINED BY THE CITY.

LANDSCAPE OPEN SPACE PER Z.O.34-502(a):

CANOPY REQUIRED: AT LEAST 20% OF GROSS FLOOR AREA OF COMMERCIAL USES: 20%x(62,801sf) = 12,560 sf REQUIRED 25,932 sf PROVIDED OK

PLANTING SCHEDULE TABLE

BIOFILTER LANDSCAPING SPECIES	Tree Size	Shrub Ht.	BF-1
Red Maple (AR)	1.75" (Cal.)		3
Total Trees provided			3
Swamp Milkweed (AI)		36"	4
Marsh Marigold (MM)		36"	3
Swamp Azalea (SA)		36"	4
Total Shrubs provided			11

PLANTING SCHEDULE TABLE

BIOFILTER LANDSCAPING SPECIES	Tree Size	Shrub Ht.	BF-2	BF-3
Red Maple (AR)	1.75" (Cal.)		1	1
Total Trees provided			1	1
Sparkleberry (IV)		36"	2	2
Yellowtwig Dogwood (CS)		36"	1	1
Summersweet (CA)		36"	2	2
Total Shrubs provided			5	5

STEEP SLOPE WAIVER APPROVAL CONDITION - AUGUST 11, 2009.
"ATTEMPTING TO PRESERVE TREES IN THE ARBORETUM AS NOTED, BUT REPLACE EXISTING LIVE TREES 2:1 IF LOST OR DAMAGED WITH SIMILAR TREES THAT ARE AT LEAST 2" CALIPER."

SCALE: 1"=20'

Rec'd at BAR mtg 10-20-2015

Dominion Engineering
172 South Pantops Drive
Charlottesville, VA 22911
434.979.8121 (f)
434.979.1061 (f)
dominioneng.com

COMMONWEALTH OF VIRGINIA
MICHAEL F. MYERS
Lic. No. 33028
PROFESSIONAL ENGINEER

REVISIONS

NO	DESCRIPTION	DATE
1	CITY COMMENTS	10/12/15

DESIGNED BY: ARC
DRAWN BY: ARC
CHECKED BY: MFM
SCALE: 1" = 20'
FILE NAME: CLOSE SP.DWG

FINAL SITE DEVELOPMENT PLAN FOR
WILLIAM TAYLOR PLAZA PUD (PH1)
CITY OF CHARLOTTESVILLE, VIRGINIA

SHEET TITLE: LANDSCAPE PLAN

DOM. PROJECT NO: 15.0062

INDEX TITLE: SP13

SHEET NO: 13 of 19

DATE: 07/29/15


Marriott


PARKING


Marriott


FAIRFIELD
INN & SUITES
Marriott


FAIRFIELD


FAIRFIELD


FAIRFIELD
INN & SUITES
Marriott


PARKING


PARKING


STOP


FAIRFIELD

PERENNIALS

7 BETULA NIGRA HERITAGE
(CLUMP)

LOW SHRUBS

GROUND COVER & PERENNIALS

GROUND COVER & PERENNIALS

FEATURE

LOW SHRUBS

GROUND COVER & PERENNIALS

3 LAGERSTROEMIA INDICA

GROUND COVER & PERENNIALS

STREET TREE TYP
(11 SOPHORA JAPONICA)

MEDIUM HT. SHRUBS (EVERGREEN)

2 LAGERSTROMIA INDICA

2 CHIONANTHUS VIRGINICUS

GROUND COVER & PERENNIALS TYP

LOW SHRUBS TYP

3 STEWARTIA PSEUDOCAMELIA

3 LAGERSTROMIA INDICA

3 LAGERSTROMIA INDICA

FLOWERING TREE TYP.

LAWN TYP.

TW 5.50

TW 54.0

TW 56.50

TW 59.50

TW 62.50

TW 66.50

TW 69.0

TW 71.50

TW 74.50

76.50

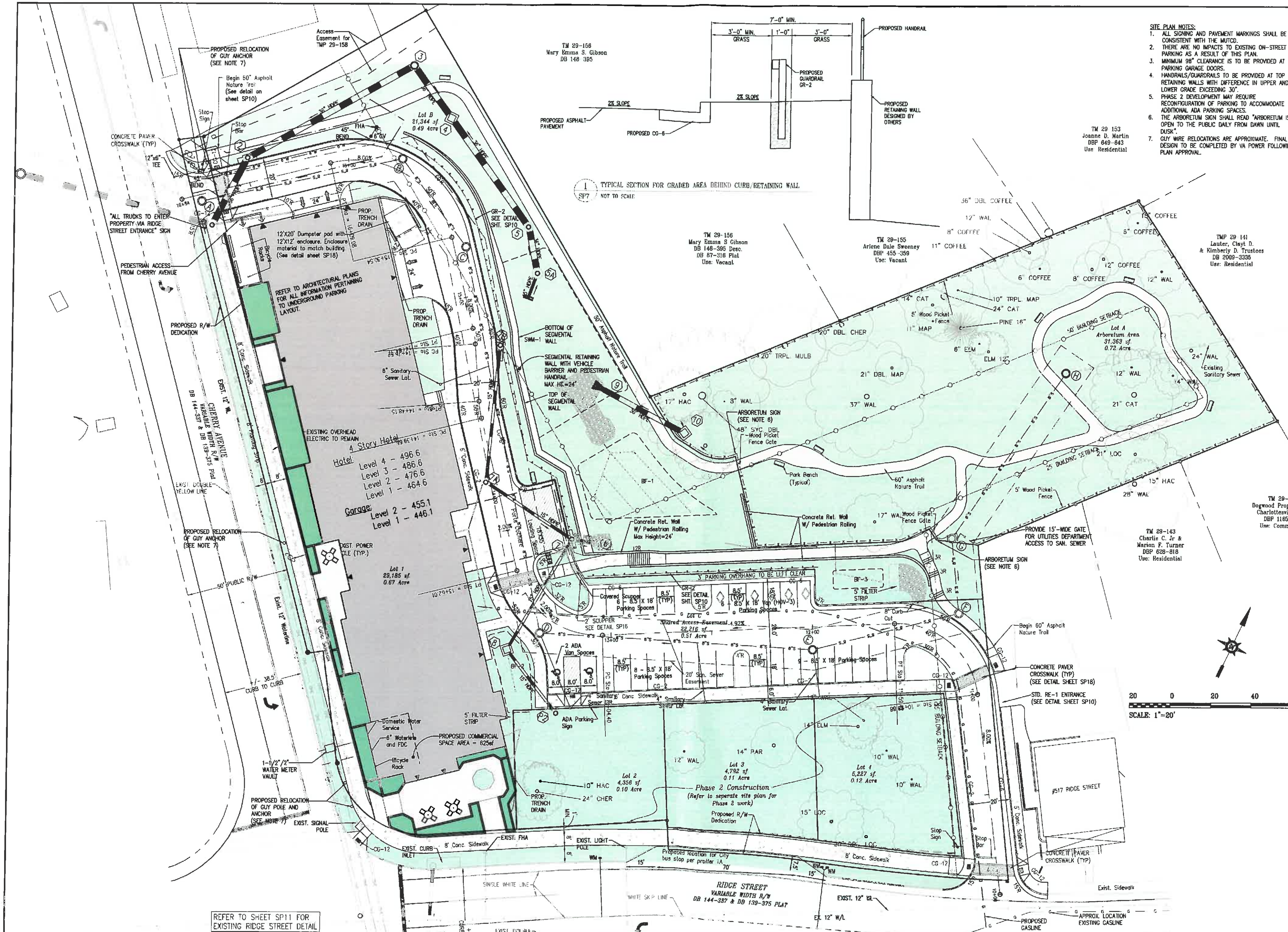
78.0

REVISED CHERRY AVE CONCEPT "A"

SCALE: 1" = 20'-0"

SARATOGA ASSOCIATES

OCTOBER 12, 2015



SITE PLAN NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.
2. THERE ARE NO IMPACTS TO EXISTING ON-STREET PARKING AS A RESULT OF THIS PLAN.
3. MINIMUM 98" CLEARANCE IS TO BE PROVIDED AT PARKING GARAGE DOORS.
4. HANDRAILS/GUARDRAILS TO BE PROVIDED AT TOP OF RETAINING WALLS WITH DIFFERENCE IN UPPER AND LOWER GRADE EXCEEDING 30".
5. PHASE 2 DEVELOPMENT MAY REQUIRE RECONFIGURATION OF PARKING TO ACCOMMODATE ADDITIONAL ADA PARKING SPACES.
6. THE ARBORETUM SIGN SHALL READ "ARBORETUM IS OPEN TO THE PUBLIC DAILY FROM DAWN UNTIL DUSK".
7. GUY WIRE RELOCATIONS ARE APPROXIMATE. FINAL DESIGN TO BE COMPLETED BY VA POWER FOLLOWING PLAN APPROVAL.

Dominion Engineering
172 South Pantops Drive
Charlottesville, VA 22911
434.979.8121 (p)
434.979.1681 (f)
dominioneng.com
engineers surveyors planners designers

COMMONWEALTH OF VIRGINIA
MICHAEL F. MYERS
Lic. No. 33028
PROFESSIONAL ENGINEER

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	10/12/15

FILE NAME:

SCALE: 1" = 20'

DESIGNED BY: ARC

DRAWN BY: ARC

CHECKED BY: MFM

FINAL SITE DEVELOPMENT PLAN FOR WILLIAM TAYLOR PLAZA PUD (PH1)

CITY OF CHARLOTTESVILLE, VIRGINIA

SHEET TITLE: LAYOUT PLAN

DOM. PROJECT NO: 15.0062

INDEX TITLE: SP7

SHEET NO: 7 of 19

DATE: 07/29/15

EXISTING TREE KEY:
POP POPLAR
MAP MAPLE
HIC HICKORY
HAC HACKBERRY
LOC LOCUST
WAL WALNUT
CHER CHERRY
PAR PARADISE
SYC SYCAMORE
CAT CATALPA
CHERRY AVENUE
VARIABLE WIDTH R/W
DB 144-337 & DB 139-375 Plat
RIDGE STREET
VARIABLE WIDTH R/W
DB 144-337 & DB 139-375 PLAT
TMP 29-158
Cherry Avenue Investments, LLC
DB 2012-377
Use: Commercial
TM 29-156
Mary Emma S Gibson
DB 148-395 Desc.
DB 87-316 Plat
Use: Vacant
TM 29-155
Arlene Dale Sweeney
DB 455-359
DB 577-147 Plat
Use: Vacant
TM 29-153
Joanne D Martin
DB 649-643
DB 21-6 Plat
Use: Residential
TMP 29-141
Lauter, Clayt D.
& Kimberly D. Trustees
DB 2009-3335
Use: Residential
TMP 29-142
Dogwood Properties of Charlottesville, LLC
DB 1165-312
Use: Commercial
TMP 29-143
Turner, Charlie C Jr.
& Marion F.
DB 628-818
Use: Residential
TMP 29-144
Dogwood Properties of Charlottesville, LLC
DB 1165-2693
Use: Residential
Existing trees larger than 6" caliper in the tree save area shall be preserved.
ALL TREES OUTSIDE THE TREE SAVE AREA ARE TO BE REMOVED EXCEPT FOR THE TREES IN PHASE 2 AS NOTED.
EXISTING TREES LOCATED IN PHASE 2 TO REMAIN
PHASE 2
Tree Save Line
EXIST. WOODED AREA
EX. MH13
TOP ELEV.= 454.11'
INV. IN.= 448.19'
INV. OUT= 448.03' (TO MH-2)
EXIST. ASPHALT DRIVEWAY
517 RIDGE STREET
REFER TO SHEET SP14 FOR EXISTING RIDGE STREET DETAIL
SCALE: 1"=20'

Dominion Engineering
172 South Pantops Drive, Charlottesville, VA 22911

COMMONWEALTH OF VIRGINIA
MICHAEL F. MYERS
Lic. No. 33028
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION
1	10/12/15	CITY COMMENTS

SCALE: 1" = 20' | DESIGNED BY: ARC | DRAWN BY: ARC | CHECKED BY: MFM

FINAL SITE DEVELOPMENT PLAN FOR WILLIAM TAYLOR PLAZA PUD (PH1)

CITY OF CHARLOTTESVILLE, VIRGINIA

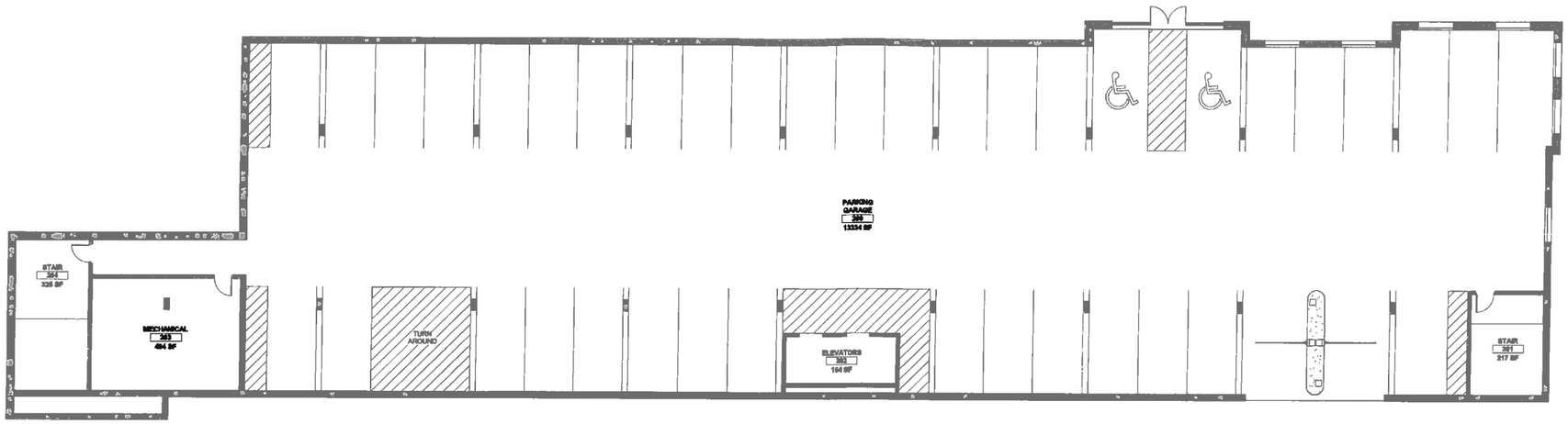
SHEET TITLE: TREE SURVEY

DOM. PROJECT NO: 15.0062

INDEX TITLE: SP6

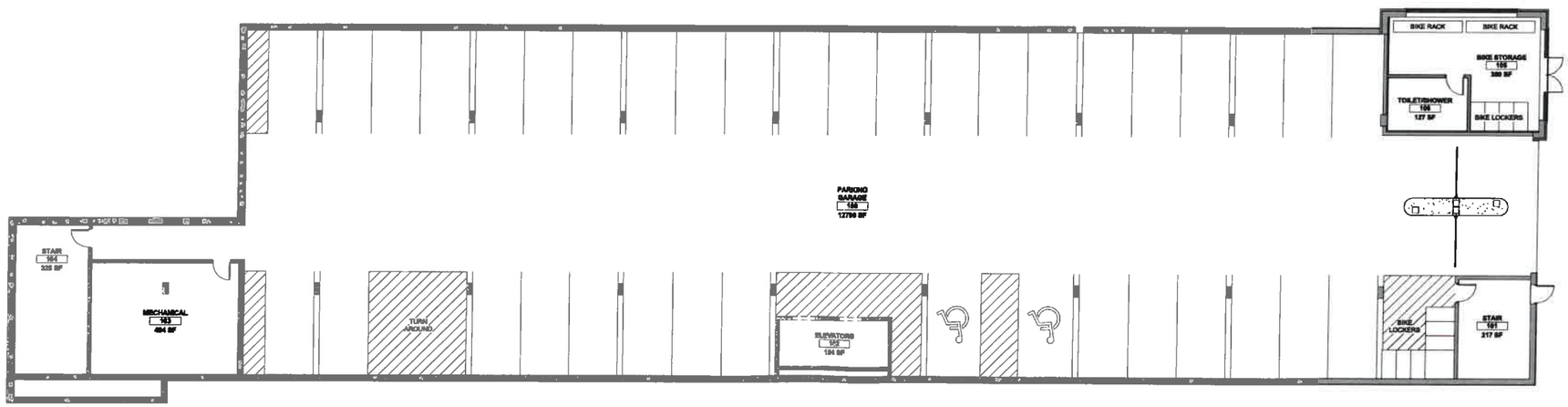
SHEET NO: 6 of 19

DATE: 07/29/15



GARAGE LEVEL 2
-15,438 SF (GROSS)
-39 PARKING SPACES

GARAGE LEVEL 2 PLAN
SCALE: 3/32" = 1'-0"



GARAGE LEVEL 1
-15,355 SF (GROSS)
-38 PARKING SPACES
-10 BIKE LOCKERS
-2 BIKE RACKS

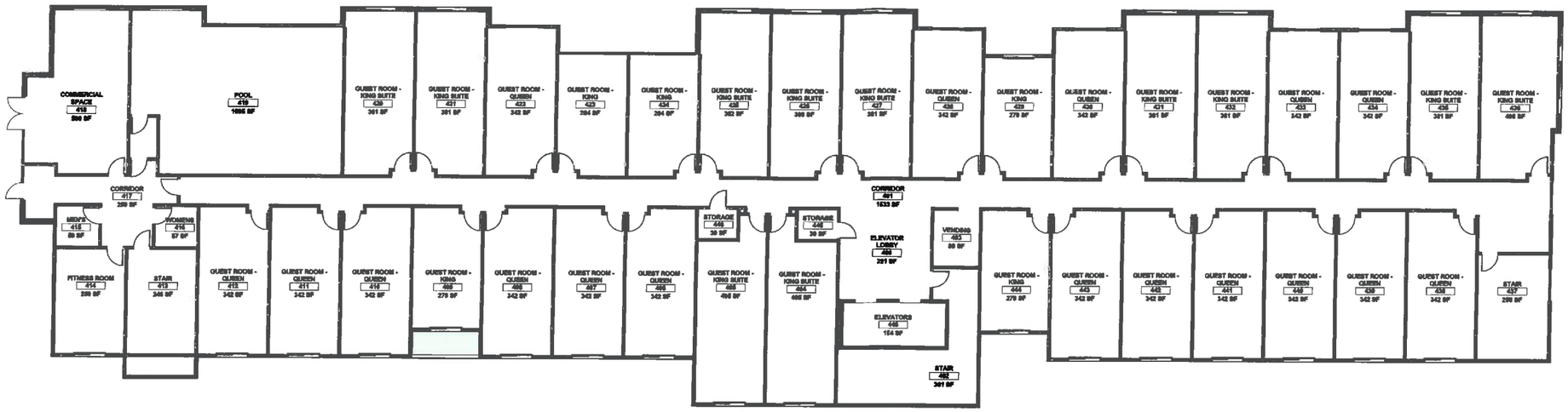
GARAGE LEVEL 1
SCALE: 3/32" = 1'-0"

WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL

PROPOSED FLOOR PLANS

BCA ARCHITECTS AND ENGINEERS

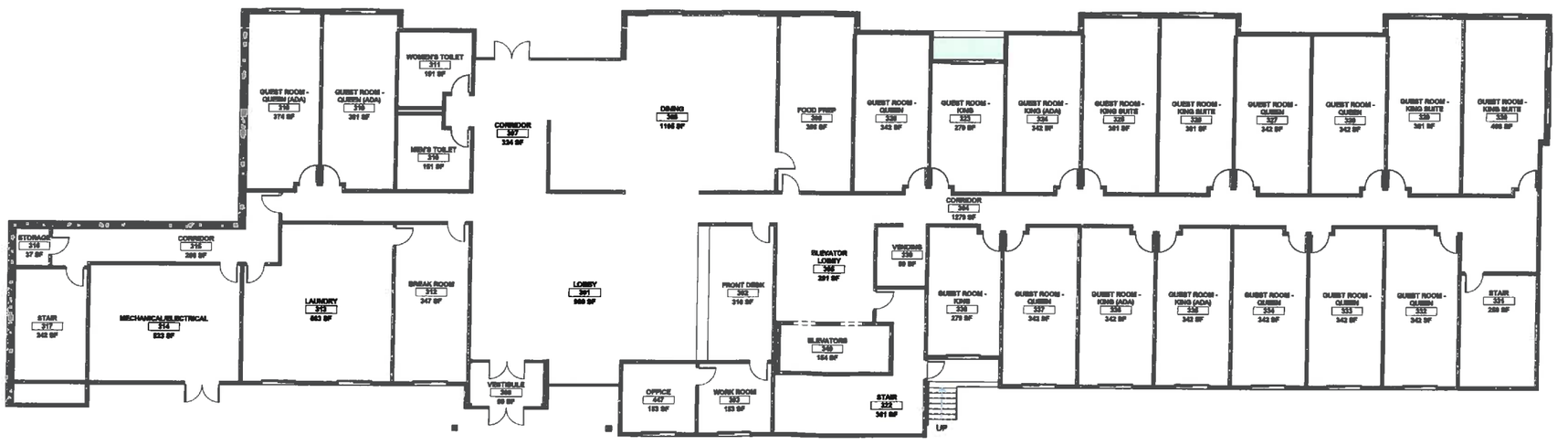
BAR SUBMISSION - OCT. 14, 2015



HOTEL LEVEL 2 PLAN
SCALE: 3/32" = 1'-0"

1 A-600

HOTEL LEVEL 2
-18,234 SF (GROSS)
-33 GUEST ROOMS



2 A-600

3 A-601

HOTEL LEVEL 1 PLAN
SCALE: 3/32" = 1'-0"

HOTEL LEVEL 1
-15,861 SF (GROSS)
-18 GUEST ROOMS

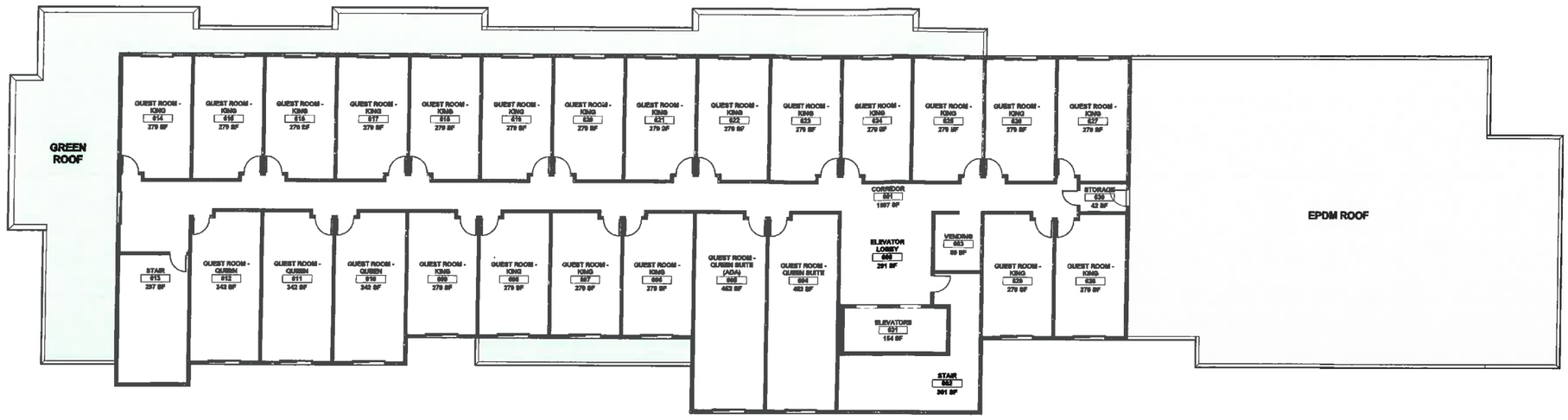
4 A-601

WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL

PROPOSED FLOOR PLANS

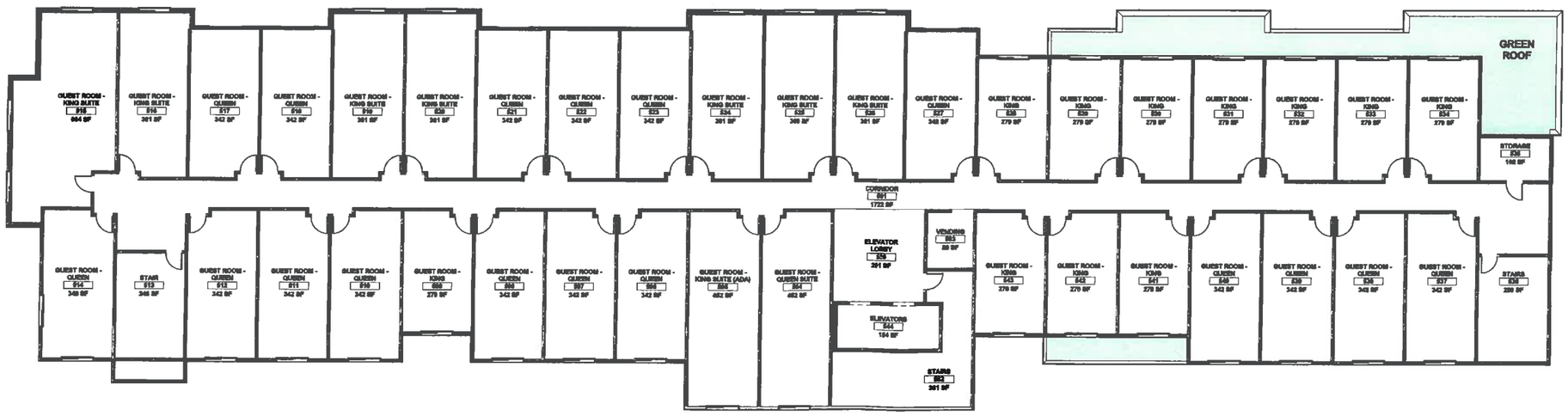
BCA ARCHITECTS AND ENGINEERS

BAR SUBMISSION - OCT. 14, 2015



HOTEL LEVEL 4
SCALE: 3/32" = 1'-0"

HOTEL LEVEL 4
-10,552 SF (GROSS)
-25 GUEST ROOMS



HOTEL LEVEL 3
SCALE: 3/32" = 1'-0"

HOTEL LEVEL 3
-17,006 SF (GROSS)
-37 GUEST ROOMS

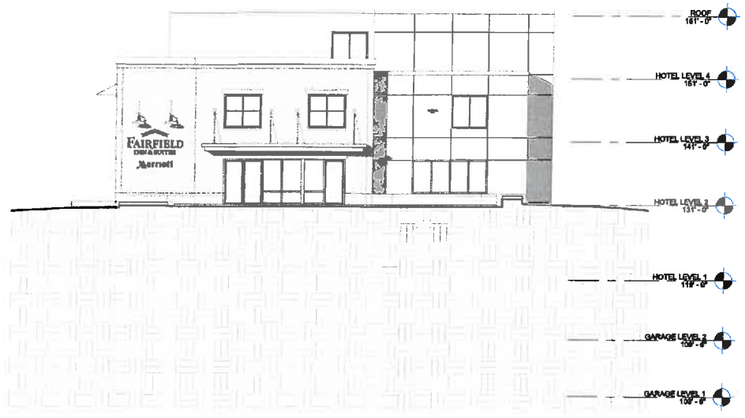
WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL

PROPOSED FLOOR PLANS

BCA ARCHITECTS AND ENGINEERS

BAR SUBMISSION - OCT. 14, 2015

1 **SOUTHWEST ELEVATION**
SCALE: 3/32" = 1'-0"



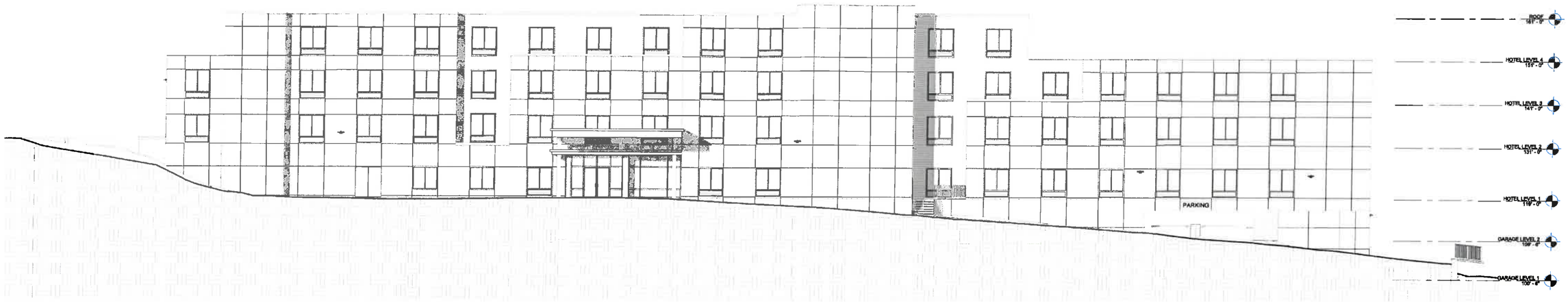
2 **SOUTHEAST ELEVATION**
SCALE: 3/32" = 1'-0"

WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL

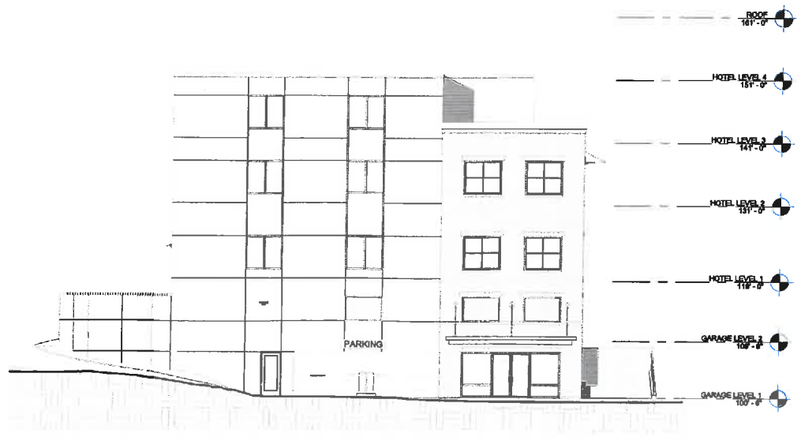
PROPOSED BUILDING ELEVATIONS

BCA ARCHITECTS AND ENGINEERS

BAR SUBMISSION - OCT. 14, 2015



3 **NORTHEAST ELEVATION**
SCALE: 3/32" = 1'-0"



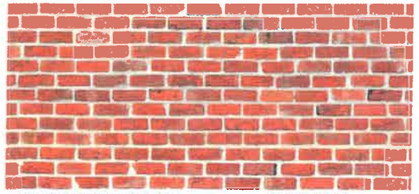
4 **NORTHWEST ELEVATION**
SCALE: 3/32" = 1'-0"

WILLIAM TAYLOR PLAZA - FAIRFIELD HOTEL

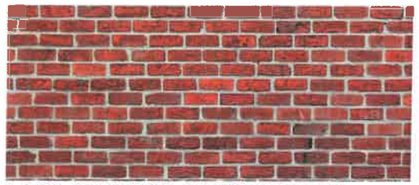
PROPOSED BUILDING ELEVATIONS

BCA ARCHITECTS AND ENGINEERS

BAR SUBMISSION - OCT. 14, 2015



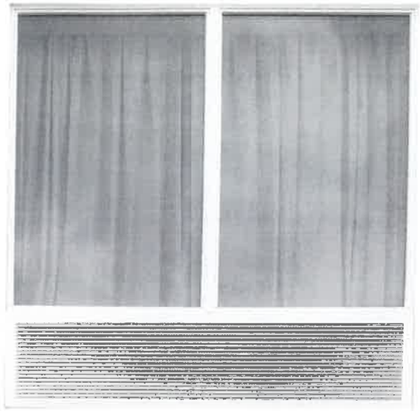
1. BRICK - RUNNING BOND - OLD VIRGINIA RED (LIGHT)



1. BRICK - RUNNING BOND - OLD VIRGINIA RED (DARK)

1A. WINDOWS/STOREFRONTS - CLEAR ANODIZED ALUMINUM

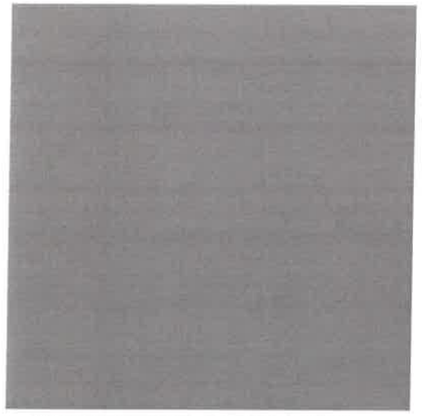
4. PRECAST WATERTABLES/LINTELS - LIMESTONE LIGHT GRAY



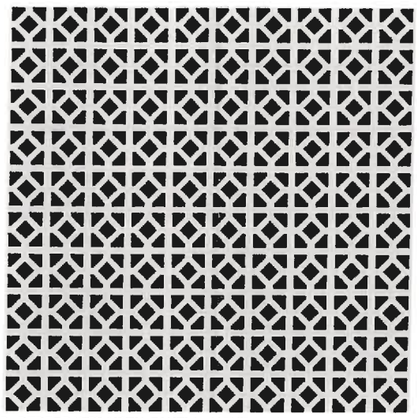
7. PTAC EXTERIOR GRILLES - COLOR TO MATCH WINDOW FRAME

10. RAILING/GUARD SYSTEM - STAINLESS STEEL CABLE RAILING

2. STUCCO - MEDIUM GRAY COLOR - FINE TEXTURE - 'V' JOINTS



2A. WINDOWS/STOREFRONTS - SLATE GRAY ALUMINUM



5. PERFORATED METAL PANELS - LIGHT GRAY

8. MARQUEE CANOPIES/PORTE COCHERE - LIGHT TAN ALUMINUM

11. RAILING/GUARD SYSTEM - ALUMINUM RAILING - BLACK

3. CLAPBOARD - ENGINEERED LUMBER - LIGHT GRAY COLOR

3A. WINDOWS/STOREFRONTS - CLEAR ANODIZED ALUMINUM

6. CONCRETE PAVERS - THIN/MODERN - GRAY - POROUS

9. PORTE COCHERE ACCENT - BEIGE ALUMINUM

12. SEGMENTAL RETAINING WALL SYSTEM - SANDSTONE

12. SEGMENTAL RETAINING WALL SYSTEM - GRAY

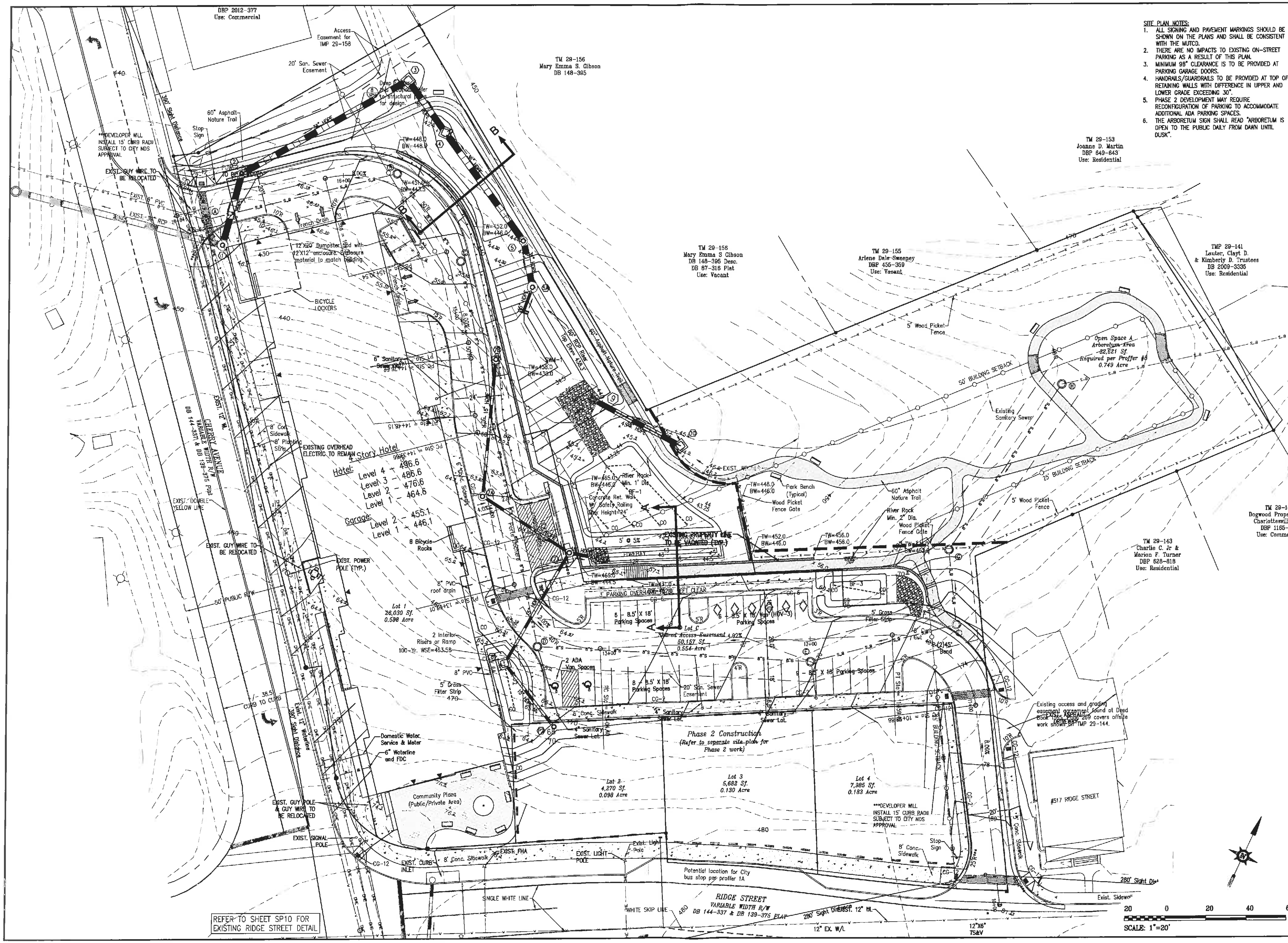
WILLIAM TAYLOR PLAZA – FAIRFIELD HOTEL

PROPOSED MATERIALS

BCA ARCHITECTS AND ENGINEERS

BAR SUBMISSION – SEPT. 28, 2015

SITE PLAN NOTES:
1. ALL SIGNING AND PAVEMENT MARKINGS SHOULD BE SHOWN ON THE PLANS AND SHALL BE CONSISTENT WITH THE MUTCD.
2. THERE ARE NO IMPACTS TO EXISTING ON-STREET PARKING AS A RESULT OF THIS PLAN.
3. MINIMUM 98" CLEARANCE IS TO BE PROVIDED AT PARKING GARAGE DOORS.
4. HANDRAILS/GUARDRAILS TO BE PROVIDED AT TOP OF RETAINING WALLS WITH DIFFERENCE IN UPPER AND LOWER GRADE EXCEEDING 30".
5. PHASE 2 DEVELOPMENT MAY REQUIRE RECONFIGURATION OF PARKING TO ACCOMMODATE ADDITIONAL ADA PARKING SPACES.
6. THE ARBORETUM SIGN SHALL READ "ARBORETUM IS OPEN TO THE PUBLIC DAILY FROM DAWN UNTIL DUSK".



FINAL SITE DEVELOPMENT PLAN FOR
WILLIAM TAYLOR PLAZA PUD (PH1)
CITY OF CHARLOTTESVILLE, VIRGINIA

SHEET TITLE: SITE PLAN

Dominion Engineering
172 South Pantops Drive
Charlottesville, VA 22911
434.979.8121 (p)
434.979.1681 (f)
dominioneng.com

COMMONWEALTH OF VIRGINIA
MICHAEL F. MYERS
Lic. No. 33028
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: AS SHOWN | DESIGNED BY: ARC | DRAWN BY: ARC | CHECKED BY: MFM

DOM. PROJECT NO: 15.0062

INDEX TITLE: SP6

SHEET NO: 6 of 16

DATE: 07/29/15

PLANTING SCHEDULE

TREES

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	CANOPY	PROVIDED	CLASSIFICATION
AF	Acer x freemanii	Autumn Blaze Maple	4	397	1,558	Large Deciduous
QC	Quercus coccinea	Scarlet Oak	5	370	1,850	Large Deciduous
QP	Quercus phellos	Willow Oak	5	370	1,850	Large Deciduous
AR	Acer rubrum & cvs.	Red Maple (Autumn Flame)	13	177	2,301	Medium Deciduous
CB	Carpinus betulus	European Hornbeam	9	177	1,593	Medium Deciduous
CC	Cercis canadenis & cvs.	Eastern Redbud	4	124	496	Ornamental
CM	Lagerstroemia indica & cvs.	Crapemyrtle	2	77	144	Small Ornamental
MG	Magnolia stellata	Star Magnolia	2	49	98	Small Ornamental
TP	Thuja plicata & cvs.	Giant Arborvitae	6	7	42	Broadleaved Evergreen
		TOTAL:	50		9,932	

SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY
VB	Viburnum x. burkwoodii	Burkwood Viburnum	21
HV	Hamamelis vernalis	Vernal Witchhazel	42

LANDSCAPE CALCULATIONS:

CANOPY REQUIRED: 10% X 2.847 AC. (SITE AREA) X 43,560 SF.= 12,402 SF

APPROXIMATELY 16,000 SF. OF EXISTING CANOPY WILL BE PRESERVED.

TOTAL CANOPY PROVIDED = 9,932 + 16,000 SF. = 25,932 CANOPY PROVIDED.

INTERIOR PARKING LOT LANDSCAPE CALCULATIONS:

TREES REQUIRED: 1 TREE PER 8 SPACES:

31 SPACES / 8 = 3.88 -> 4 TREES REQUIRED.

PARKING LOT TREES PROVIDED: 5

SHRUBS REQUIRED: 3 SHRUBS PER 8 SPACES:

(31 SPACES / 8) X 3 = 11.63 -> 12 SHRUBS REQUIRED.

PARKING LOT SHRUBS PROVIDED: 56

LANDSCAPE NOTE:

ALL TREES ARE TO BE MAINTAINED BY THE LOT OWNER AND/OR HOA, AND SHALL NOT BE MAINTAINED BY THE CITY.

STREET TREES:

THIS PLAN IS IN GENERAL CONFORMANCE WITH THE APPROVED PUD PLAN PER PROFFER #11.

PLANTING SCHEDULE TABLE

BIOFILTER LANDSCAPING SPECIES	Tree Size	Shrub Ht.	BF-1
Red Maple (AR)	1.75" (Cal.)		3
Total Trees provided			3
Swamp Milkweed (AI)		36"	4
Marsh Marigold (MM)		36"	3
Swamp Azalea (SA)		36"	4
Total Shrubs provided			11

PLANTING SCHEDULE TABLE

BIOFILTER LANDSCAPING SPECIES	Tree Size	Shrub Ht.	BF-2	BF-3
Red Maple (AR)	1.75" (Cal.)		1	1
Total Trees provided			1	1
Sparkleberry (IV)		36"	2	2
Yellowtwig Dogwood (CS)		36"	1	1
Summersweet (CA)		36"	2	2
Total Shrubs provided			5	5

STEEP SLOPE WAIVER APPROVAL CONDITION - AUGUST 11, 2009,
"ATTEMPTING TO PRESERVE TREES IN THE ARBORETUM AS NOTED, BUT REPLACE EXISTING LIVE TREES 2:1 IF LOST OR DAMAGED WITH SIMILAR TREES THAT ARE AT LEAST 2" CALIPER."

Dominion Engineering
172 South Pantops Drive
Charlottesville, VA 22911
434.979.0121 (p)
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dominionvirginia.com

COMMONWEALTH OF VIRGINIA
MICHAEL F. MYERS
Lic. No. 33028
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: ARC
DRAWN BY: ARC
CHECKED BY: MFM
SCALE: AS SHOWN
FILE NAME:

FINAL SITE DEVELOPMENT PLAN FOR
WILLIAM TAYLOR PLAZA PUD (PH1)
CITY OF CHARLOTTESVILLE, VIRGINIA

SHEET TITLE: LANDSCAPE PLAN

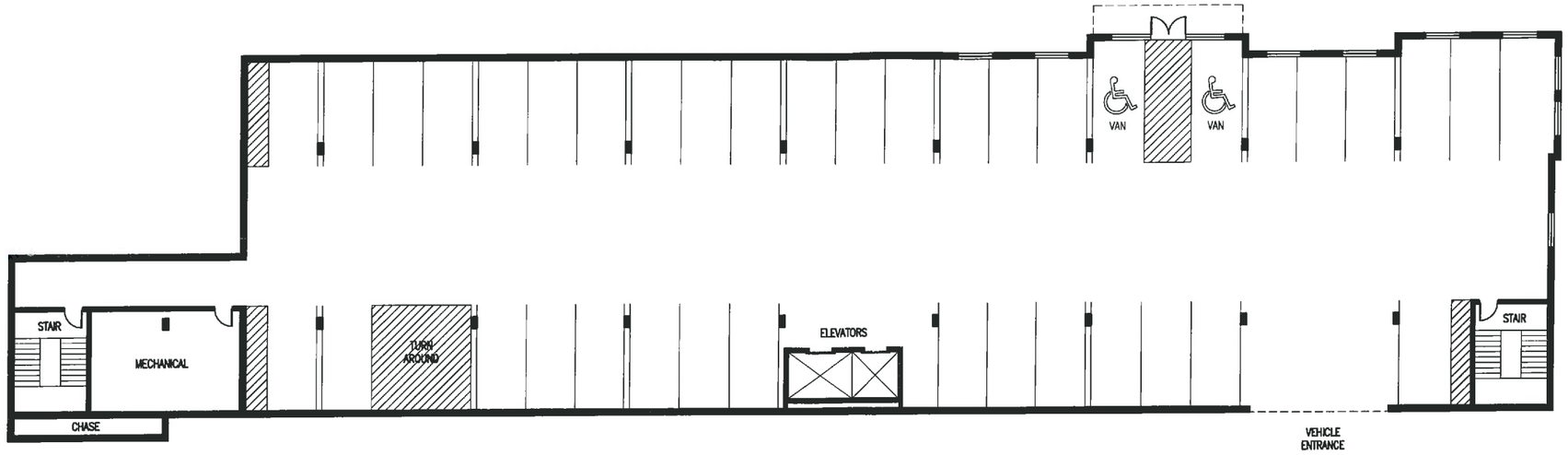
DOM. PROJECT NO: 15.0062

INDEX TITLE: SP8

SHEET NO: 8 of 16

DATE: 07/29/15

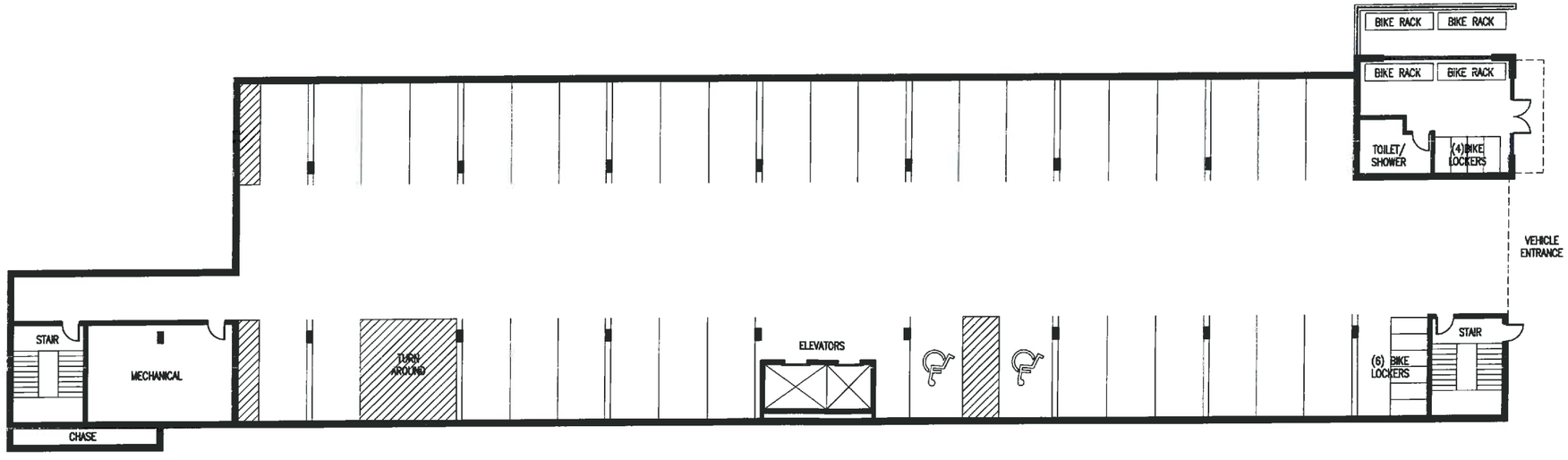
SCALE: 1"=20'



PARKING LEVEL 2

SCALE: 3/32" = 1'-0"

PARKING LEVEL 2
15,438 SF (GROSS)
39 PARKING SPACES



PARKING LEVEL 1

SCALE: 3/32" = 1'-0"

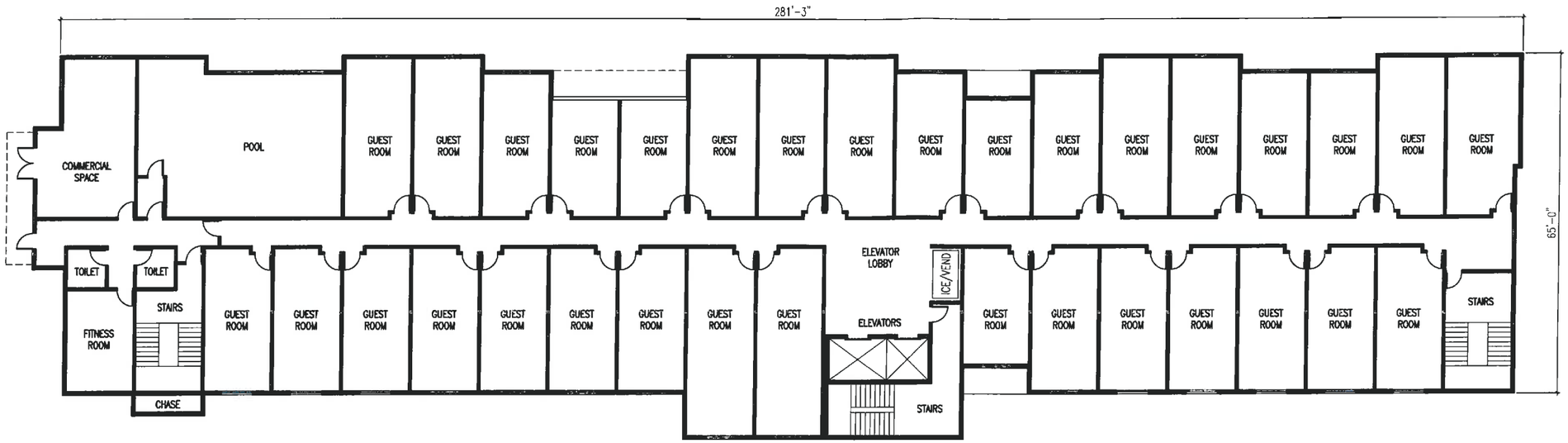
PARKING LEVEL 1
15,355 SF (GROSS)
38 PARKING SPACES
10 BIKE LOCKERS
4 BIKE RACKS

WILLIAM TAYLOR PLAZA – FAIRFIELD HOTEL

PROPOSED FLOOR PLANS

BCA ARCHITECTS AND ENGINEERS

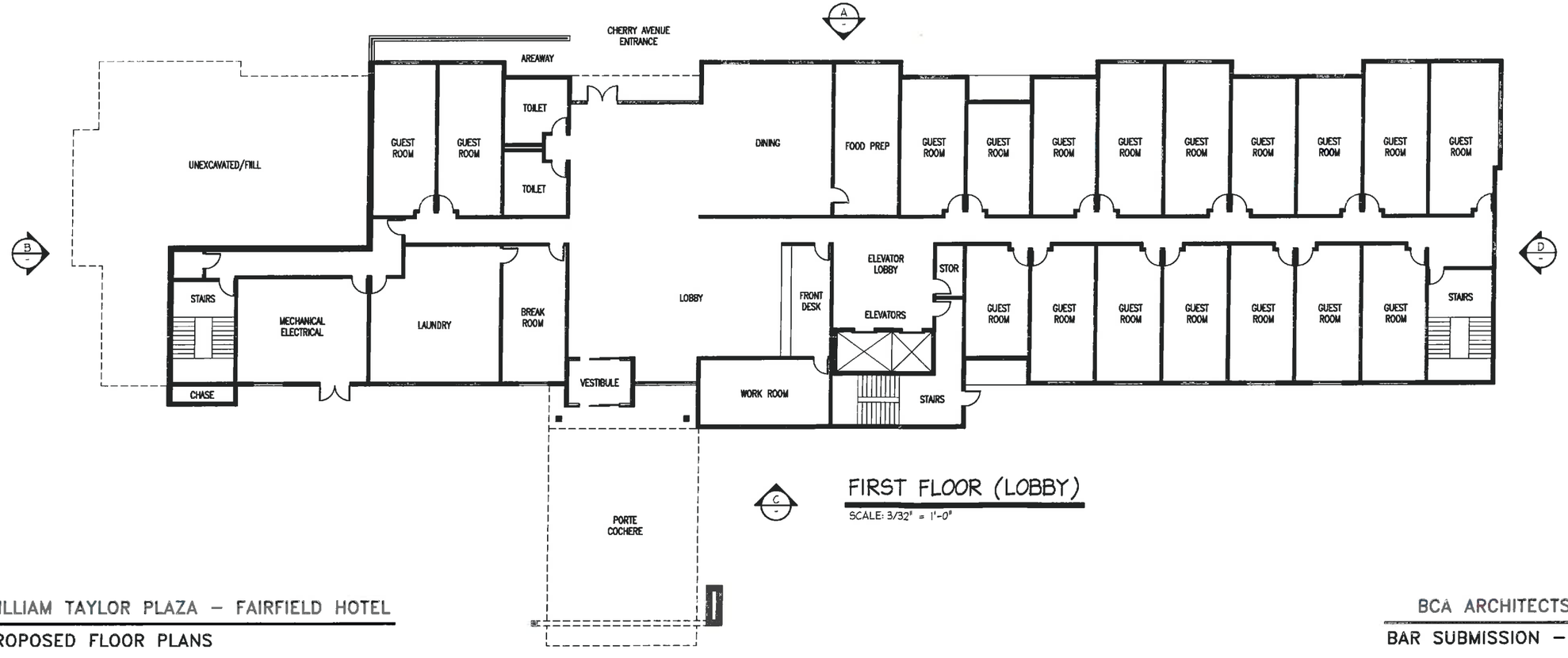
BAR SUBMISSION – SEPT. 28, 2015



SECOND FLOOR

SCALE: 3/32" = 1'-0"

SECOND FLOOR
18,234 SF (GROSS)
33 GUEST ROOMS



FIRST FLOOR (LOBBY)

SCALE: 3/32" = 1'-0"

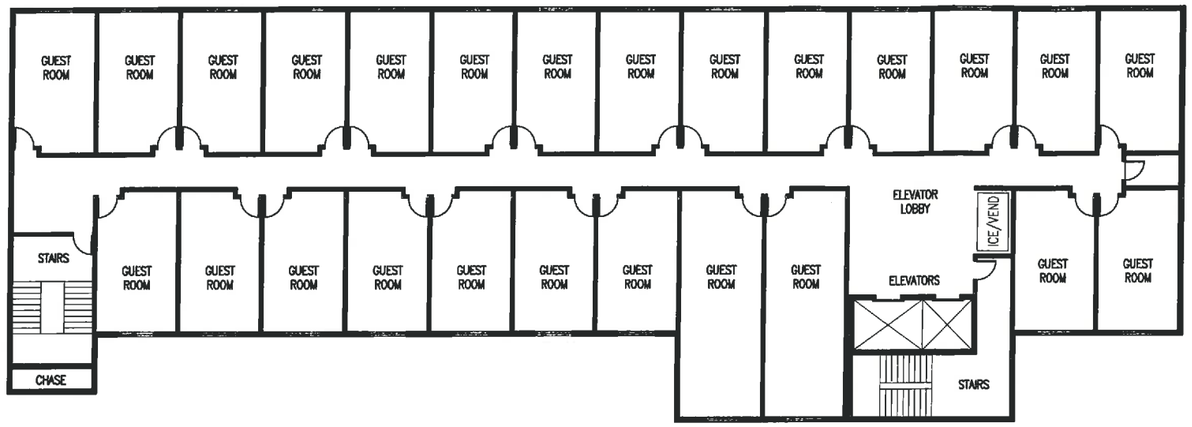
FIRST FLOOR (LOBBY LEVEL)
15,861 SF (GROSS)
18 GUEST ROOMS

WILLIAM TAYLOR PLAZA – FAIRFIELD HOTEL

PROPOSED FLOOR PLANS

BCA ARCHITECTS AND ENGINEERS

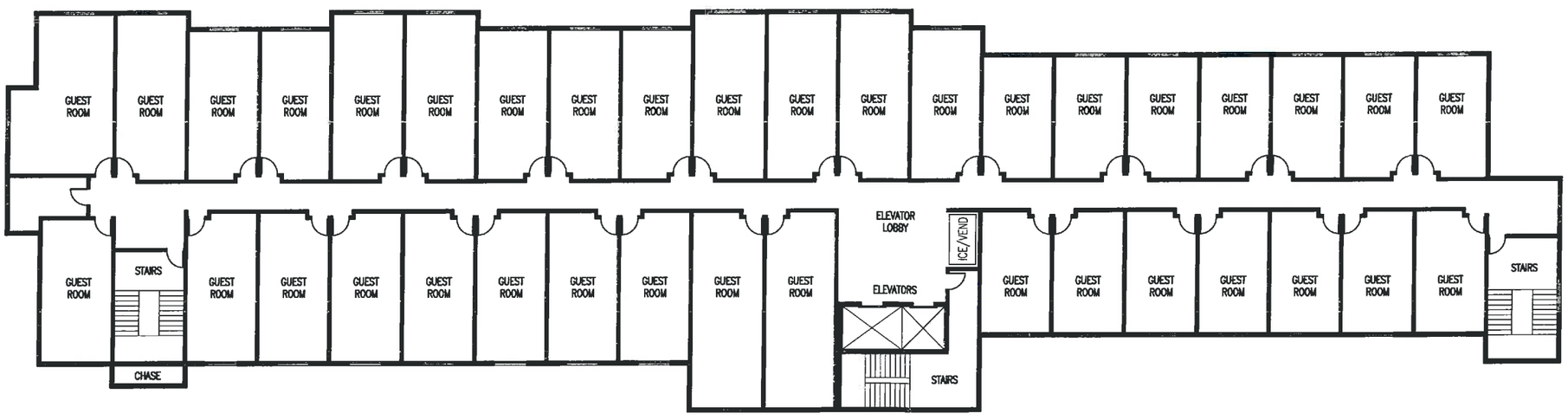
BAR SUBMISSION – SEPT. 28, 2015



FOURTH FLOOR

SCALE: 3/32" = 1'-0"

FOURTH FLOOR
10,552 SF (GROSS)
25 GUEST ROOMS



THIRD FLOOR

SCALE: 3/32" = 1'-0"

THIRD FLOOR
17,006 SF (GROSS)
37 GUEST ROOMS

WILLIAM TAYLOR PLAZA – FAIRFIELD HOTEL

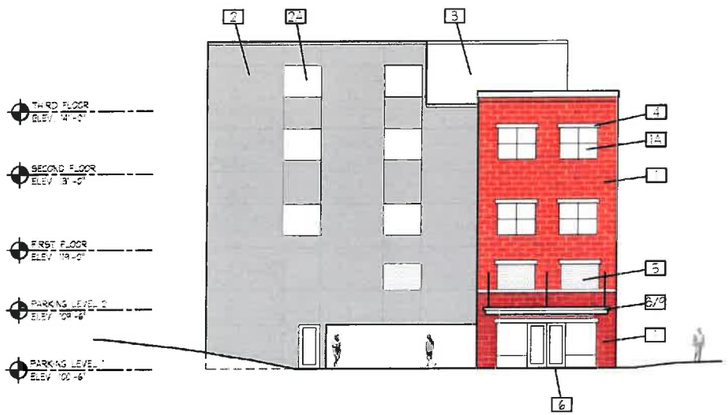
PROPOSED FLOOR PLANS

BCA ARCHITECTS AND ENGINEERS

BAR SUBMISSION – SEPT. 28, 2015

EXTERIOR ELEVATION (A)

SCALE: 3/32" = 1'-0"



EXTERIOR ELEVATION (D)

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION (B)

SCALE: 3/32" = 1'-0"

PROPOSED MATERIALS LEGEND

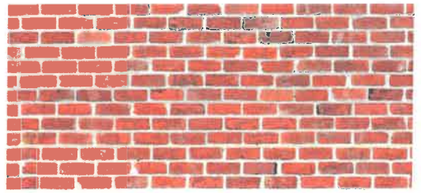
- 1 FACADE LAYER 1 – BRICK – RUNNING BOND – OLD VIRGINIA RED (DARK AND LIGHT COLORS)
- 2 FACADE LAYER 2 – STUCCO – MEDIUM GRAY COLOR – FINE TEXTURE – 'V' JOINTS
- 3 FACADE LAYER 3 – CLAPBOARD – ENGINEERED LUMBER – 6" FACE – LIGHT GRAY COLOR
- 1A FACADE LAYER 1 WINDOWS/STOREFRONTS – CLEAR ANODIZED ALUMINUM, CLEAR GLASS
- 2A FACADE LAYER 2 WINDOWS/STOREFRONTS – SLATE GRAY ALUMINUM, CLEAR GLASS, GRAY SPANDREL PANELS
- 3A FACADE LAYER 3 WINDOWS/STOREFRONTS – CLEAR ANODIZED ALUMINUM, CLEAR GLASS
- 4 PRECAST STONE WATERTABLES/LINTELS – LIMESTONE LIGHT GRAY
- 5 PERFORATED DECORATIVE METAL PANELS – LIGHT GRAY COLOR
- 6 CONCRETE PAVERS – THIN/MODERN DIMENSION – MIXTURE OF GRAYS – POROUS
- 7 PTAC EXTERIOR GRILLES – LINEAR METAL LOUVERS – COLOR TO MATCH WINDOW SYSTEM
- 8 MARQUEE CANOPY/PORTE COCHER CLADDING – LIGHT TAN ALUMINUM
- 9 MARQUEE CANOPY/PORTE COCHER CLADDING (ACCENT) – BEIGE ALUMINUM
- 10 RAILING/GUARD SYSTEM (CHERRY AVENUE AREAWAYS) – STAINLESS STEEL CABLE RAILING
- 11 RAILING/GUARD SYSTEM (RETAINING WALL) – BLACK/BRONZE ALUMINUM RAILING
- 12 SEGMENTAL RETAINING WALL SYSTEM – GRAY (ALONG BOTTOM) – SANDSTONE (ALONG TOP)

WILLIAM TAYLOR PLAZA – FAIRFIELD HOTEL

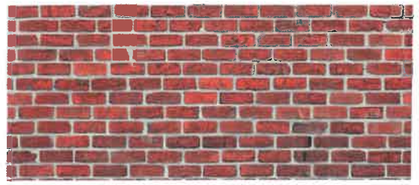
PROPOSED EXTERIOR ELEVATIONS

BCA ARCHITECTS AND ENGINEERS

BAR SUBMISSION – SEPT. 28, 2015



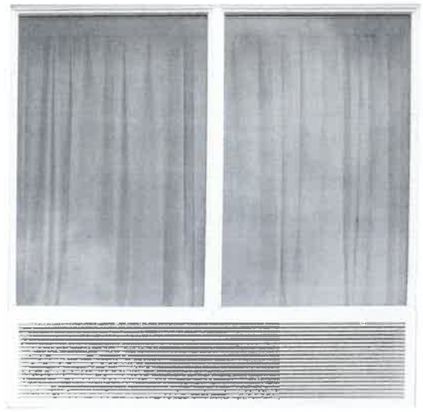
1. BRICK - RUNNING BOND - OLD VIRGINIA RED (LIGHT)



1. BRICK - RUNNING BOND - OLD VIRGINIA RED (DARK)

1A. WINDOWS/STOREFRONTS - CLEAR ANODIZED ALUMINUM

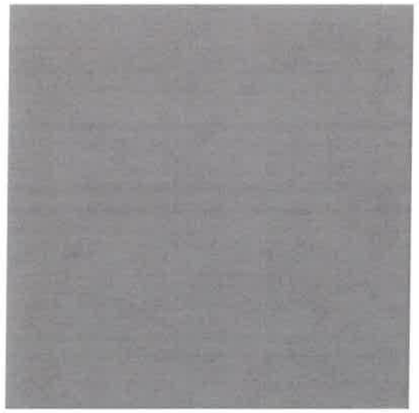
4. PRECAST WATERTABLES/LINTELS - LIMESTONE LIGHT GRAY



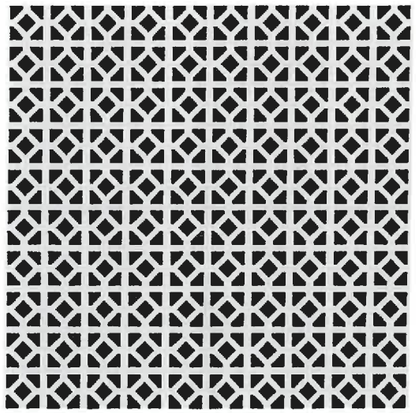
7. PTAC EXTERIOR GRILLES - COLOR TO MATCH WINDOW FRAME

10. RAILING/GUARD SYSTEM - STAINLESS STEEL CABLE RAILING

2. STUCCO - MEDIUM GRAY COLOR - FINE TEXTURE - 'V' JOINTS



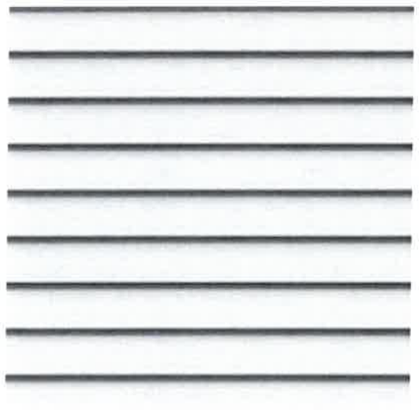
2A. WINDOWS/STOREFRONTS - SLATE GRAY ALUMINUM



5. PERFORATED METAL PANELS - LIGHT GRAY

8. MARQUEE CANOPIES/PORTE COCHERE - LIGHT TAN ALUMINUM

11. RAILING/GUARD SYSTEM - ALUMINUM RAILING - BLACK



3. CLAPBOARD - ENGINEERED LUMBER - LIGHT GRAY COLOR

3A. WINDOWS/STOREFRONTS - CLEAR ANODIZED ALUMINUM

6. CONCRETE PAVERS - THIN/MODERN - GRAY - POROUS

9. PORTE COCHERE ACCENT - BEIGE ALUMINUM

12. SEGMENTAL RETAINING WALL SYSTEM - SANDSTONE

12. SEGMENTAL RETAINING WALL SYSTEM - GRAY

WILLIAM TAYLOR PLAZA – FAIRFIELD HOTEL

PROPOSED MATERIALS

BCA ARCHITECTS AND ENGINEERS

BAR SUBMISSION – SEPT. 28, 2015


RIGHT LANE
MUST
TURN RIGHT
REDUCED
SPEED
AHEAD
WORK
AHEAD


RIGHT LANE
MUST
TURN RIGHT
REDUCED
SPEED
AHEAD
WORK
AHEAD


TONSLER PARK
RIGHT LANE MUST TURN RIGHT


TONSLER PARK
RIGHT LANE MUST TURN RIGHT