

From: Scala, Mary Joy
Sent: Monday, February 27, 2017 11:18 AM
To: Mollica, Mike; Bill Mechnick (Bill@lpda.net)
Subject: BAR Action - 800 E Market Street - February 22, 2017

February 27, 2017

City of Charlottesville
Public Works
305 4th St NW, Charlottesville, VA 22903

RE: Certificate of Appropriateness Application
BAR 16-03-02
800 East Market Street
Tax Parcel 530160000
City of Charlottesville, Owner/Facilities Dev./Public Works Dept., Applicant
Landscape Plan

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 22, 2017. The following action was taken:

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, Miller moved to find that the proposed planting plan changes satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Downtown ADC district, with the following modifications: we return to the original plant palette [from March 2016] and add a street tree from the City's list, to be circulated for administrative approval, and that the BAR approves the application otherwise as submitted. Schwarz seconded. Motion passes (7-0)

Please submit the requested revised plan to be circulated for administrative approval.

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
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 22, 2017**



Certificate of Appropriateness Application

BAR 16-03-02

800 East Market Street

Tax Parcel 530160000

City of Charlottesville, Owner/Facilities Dev./Public Works Dept., Applicant

Landscape Plan

Background

800 E Market Street, built in 1937 as an armory, and renovated in 1978 for a recreation center, is a contributing structure in the Downtown ADC district.

March 15, 2016 - The BAR approved the site plan part of the application as submitted, except that the changes below are to be circulated and are to be approved administratively if possible:

- canopy redesign
- work some signage into the canopy design – see what that means for the other signage you have, with the understanding that it's all going to stay key to what City graphics standards are, so it is clear to the public that it is a city owned building
- the possibility of adding more street trees
- step material (concrete or granite would be accepted)
- the possibility of adding more bicycle parking

(6-0-1, with Balut abstained)

February 2, 2017 – Administrative approval of the hardscape plan for the building permit, with condition that the applicant return to the BAR for approval of planting plan revisions.

Application

The City Department of Public Works is requesting approval of proposed improvements to the front and west sides of the site, to improve ADA access and aesthetics. The previous plan included the following changes:

- Alter front ramp to make it parallel to building.
- Replace front brick steps with bluestone steps (BAR required concrete or granite steps) with decorative metal handrails.
- Replace existing glass and steel canopy. (Applicant decided to leave canopy as is.)
- Replace existing plantings.
- Renovate west sidewalk.
- Re-open two existing front brick planters.
- Add bike rack.
- Add new freestanding sign.
- Re-locate existing large wayfinding sign and traffic signs.

When the building permit was submitted, staff noticed the planting plan had changed from the BAR approval. Therefore, only the hardscape was approved for the building permit. The applicant agreed to return to the BAR for approval of the planting plan revisions.

The March 2016 documents are attached for reference: the front entry area, overall site, and palette board.

The January submittal was revised slightly to add a 2' planted strip with liriop on the west side to assist in meeting ADA grades.

Changes to the BAR-approved plan include:

- Pennsylvania Sedge and American Maidenhair Fern groundcovers replaced with Big Blue Liriope, Bishop's Hat, Creeping Wintergreen, and Christmas Fern.
-
- Replace one Redbud with two White Fringetree;
- In front stair planters replace Creeping Phlox and Soft Touch Holly with Hosta and Astilbe perennials, and Leucothoe evergreen shrub.
- Replace Green Lustre Holly Hedge near building front with Variegated Boxwood, White Azalea and Autumn Twist (variegated pink) Azalea.

Criteria, Standards and Guidelines

Review Criteria Generally

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

Standards for Review of Construction and Alterations 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;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*
- (8) Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).*

Pertinent Design Guidelines for Site Design and Elements

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

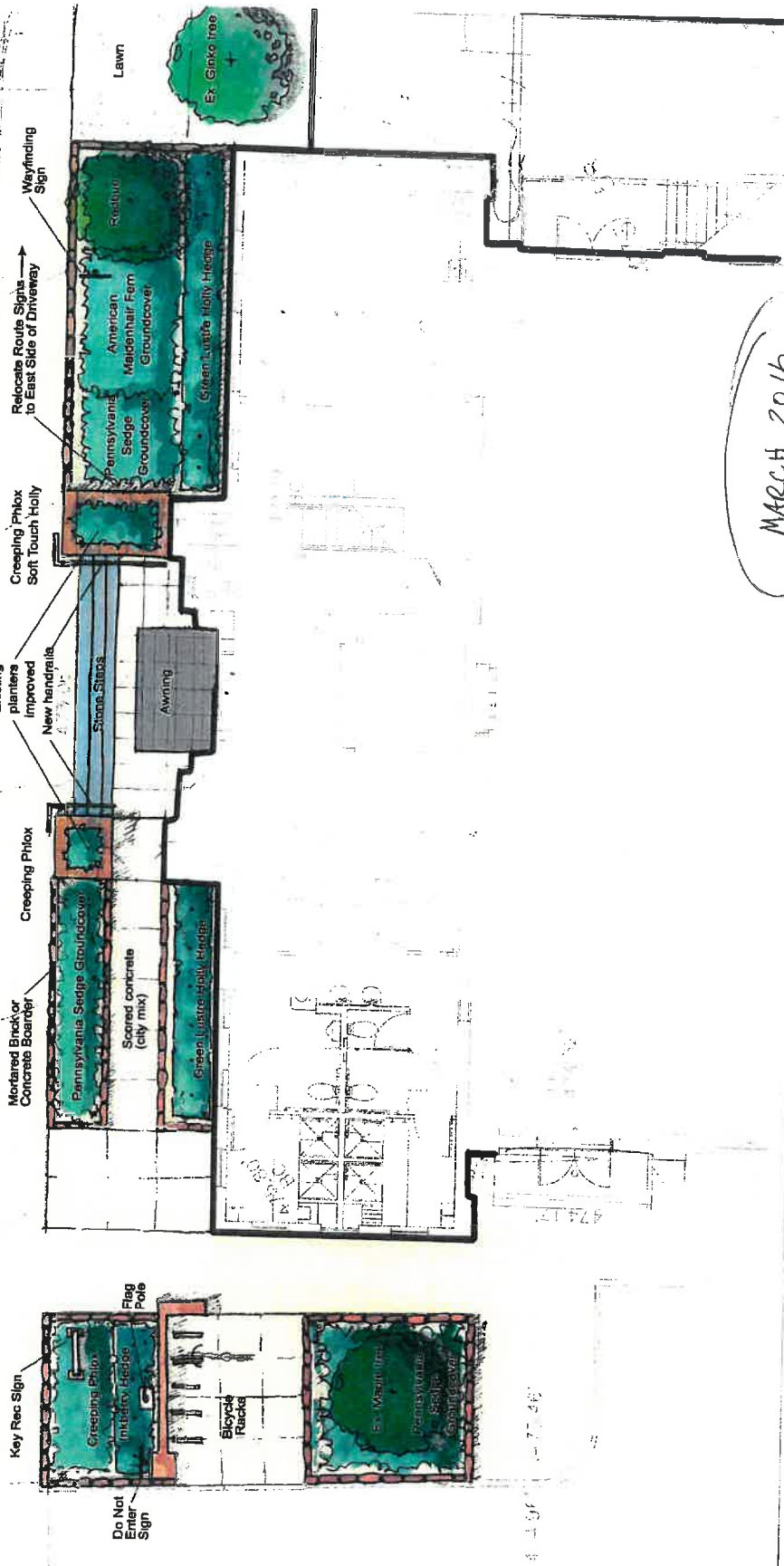
- 1. Encourage the maintenance and planting of large trees on private property along the street fronts, which contribute to an "avenue" effect.*
- 2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3. Use trees and plants that are indigenous to the area.*
- 4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5. Replace diseased or dead plants with like or similar species if appropriate.*
- 6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

Discussion and Recommendations

Staff has no comment.

Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the following proposed planting plan changes 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 those parts of the application as submitted (or with the following modifications...).



MARCH 2016

Site Plan
Front Entry Area

KEY REC CENTER
Charlottesville, Virginia

LPDA
LANDSCAPING & DESIGN
1008 E. Jefferson Street, Suite 9
Charlottesville, Virginia • www.lpda.net
434.286.2108 • Fax: 434.286.2109



MARCH 2016

KEY REC CENTER
 Charlottesville, Virginia

Site Plan
 Overall Site

Planting



Cercis canadensis
Eastern Redbud



Red Maple (Existing)



Ginkgo Biloba (Existing)

Trees



Ilex crenata 'Green Lustre'
Green Lustre Holly



Ilex crenata 'Soft Touch'
Soft Touch Japanese Holly



Ilex glabra
Inkberry

Shrubs



Carex pennsylvanica
Pennsylvania Sedge



Adiantum pedatum
American Maidenhair Fern



Phlox subulata
Creeping Phlox

Groundcover

Hardscape



Awning option



Awning option



Metal Handrails



City Parks and Recreation Sign



Concrete Sidewalk With Brick Ec



Stone Stair Treads

MARCH 2016

KEY REC CENTER
Charlottesville, Virginia

LPDA
LAND PLANNING & DESIGN
A D C
1000 E. Jefferson Street, Suite B
Charlottesville, Virginia ■ www.lpdainc.com
404.299.2106 ■ Fax: 404.292.2106

Palette Board



January 26, 2017

Mary Joy Scala, AICP
Department of Neighborhood Development Services
City Hall – 610 East Market Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application, BAR 16-03-02, 800 E Market Street

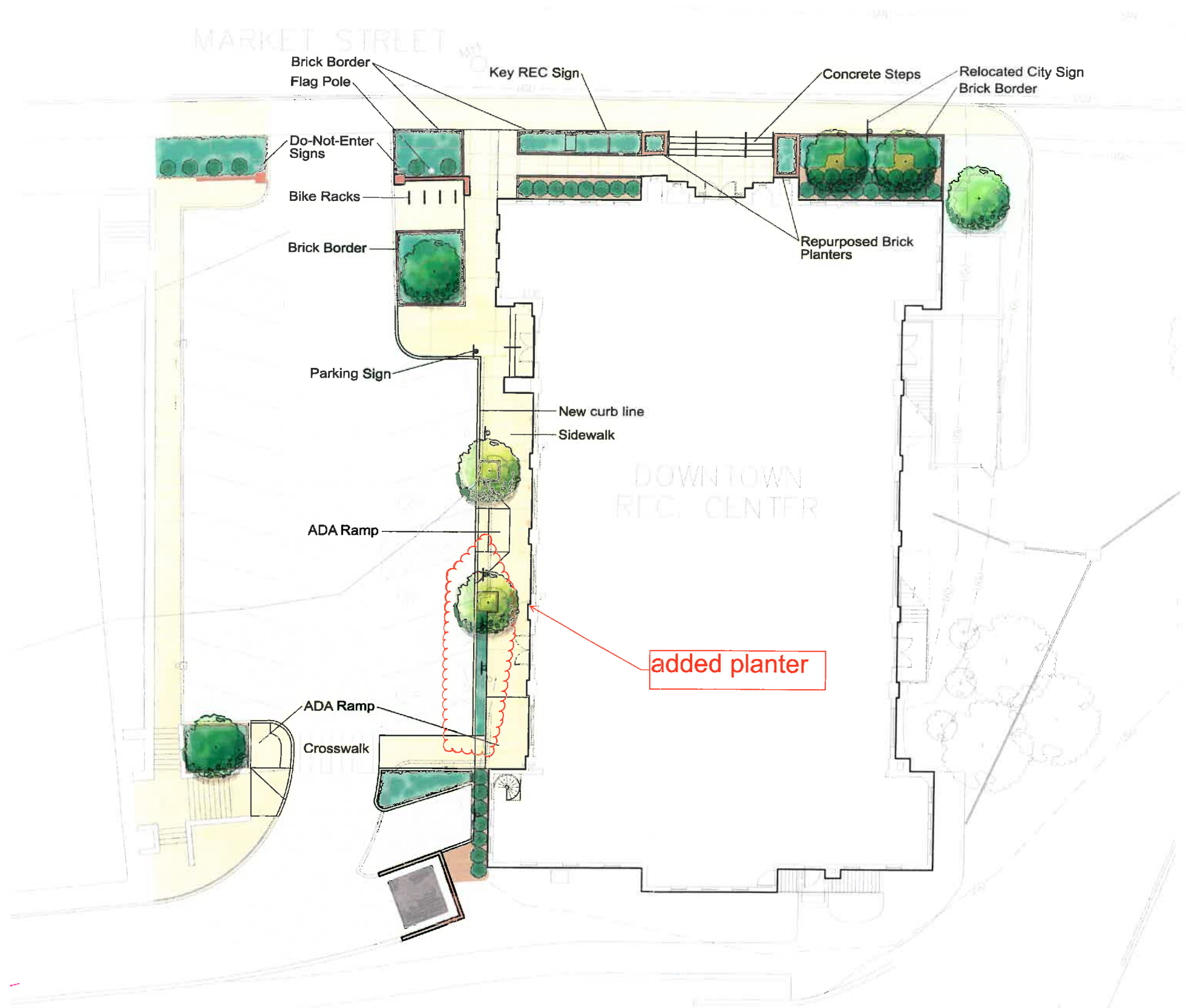
Dear Ms. Scala:

We are in receipt of your comment letter dated March 21, 2016 for the site improvements around Key Recreation Center. Below please find the following responses to address BAR concerns.

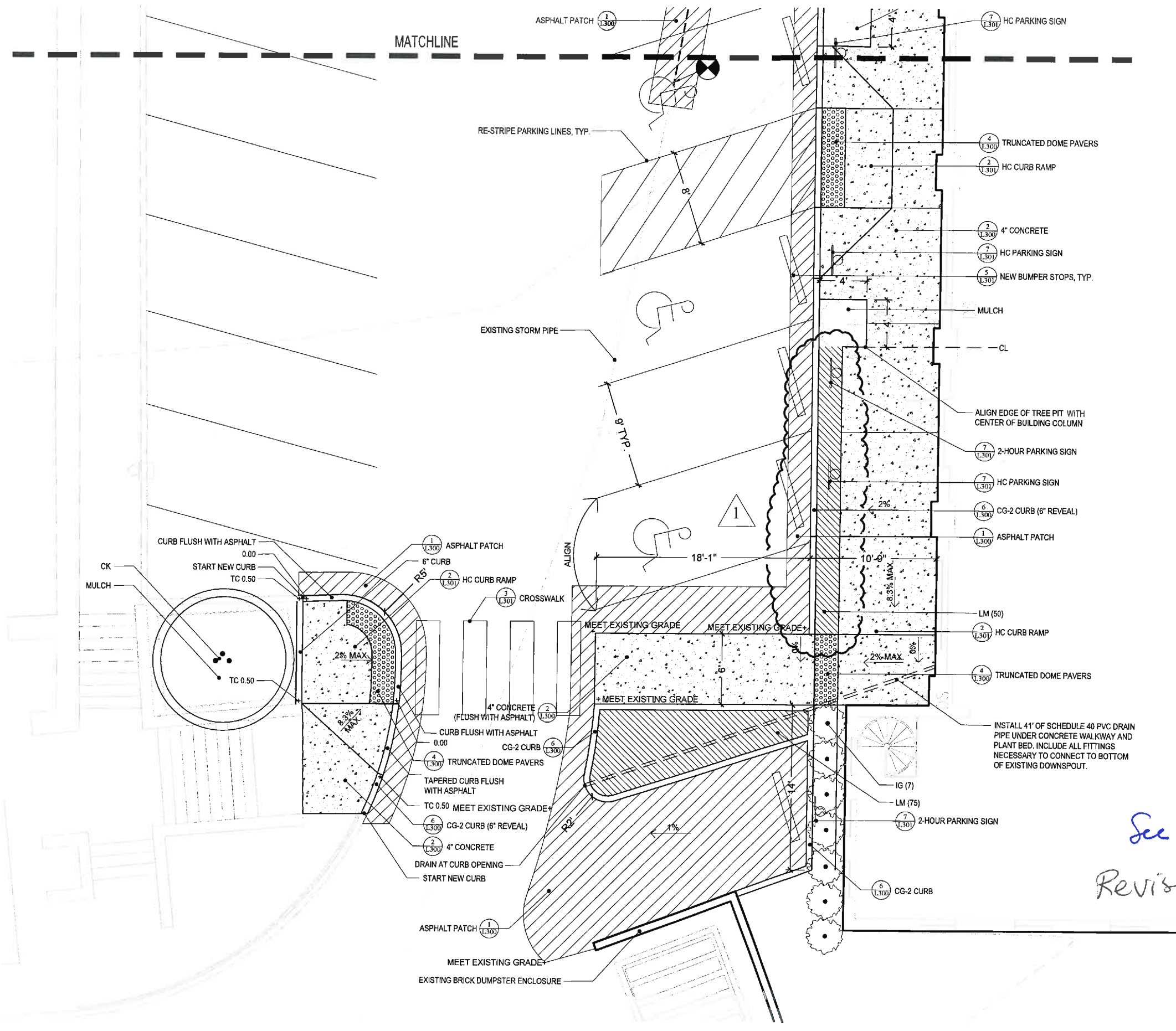
- canopy redesign
The proposed canopy has been removed from the project scope. The existing canopy will remain.
- work some signage into the canopy design – see what that means for the other signage you have, with the understanding that it's all going to stay key to what City graphics standards are, so it is clear to the public that it is a city owned building
The canopy is not being replaced and therefore no canopy signage was added.
- the possibility of adding more street trees
We have not added any street trees, but have added one tree adjacent to the building and additional landscape.
- step material (concrete or granite would be accepted)
The front step material is concrete per BAR suggestions
- the possibility of adding more bicycle parking
We coordinated with the City Bike Ped coordinator Ms. Amanda Pouncy regarding the bike parking. She suggested we add more space between the bike racks to allow for easier access to parked bikes. In doing this we actually lost a bike space, (4 shown on final drawings, as opposed to 5 on BAR plan) but both she and the Parks and Recreation department were satisfied with the number of bike parking spaces.

Thank you,

Mark Lieberth



See 3/10/2017 approval
 Revised 2/15/2017



Project Title
KEY REC CENTER
 Charlottesville,
 VA



No.	Revision	Date
1	Field change - grade at rear door	02-15-17

Drawn by JMO Checked by MEL
 Scale: 1"= 4'-0" Date September 16, 2016

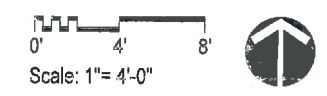
Issued for
For Construction

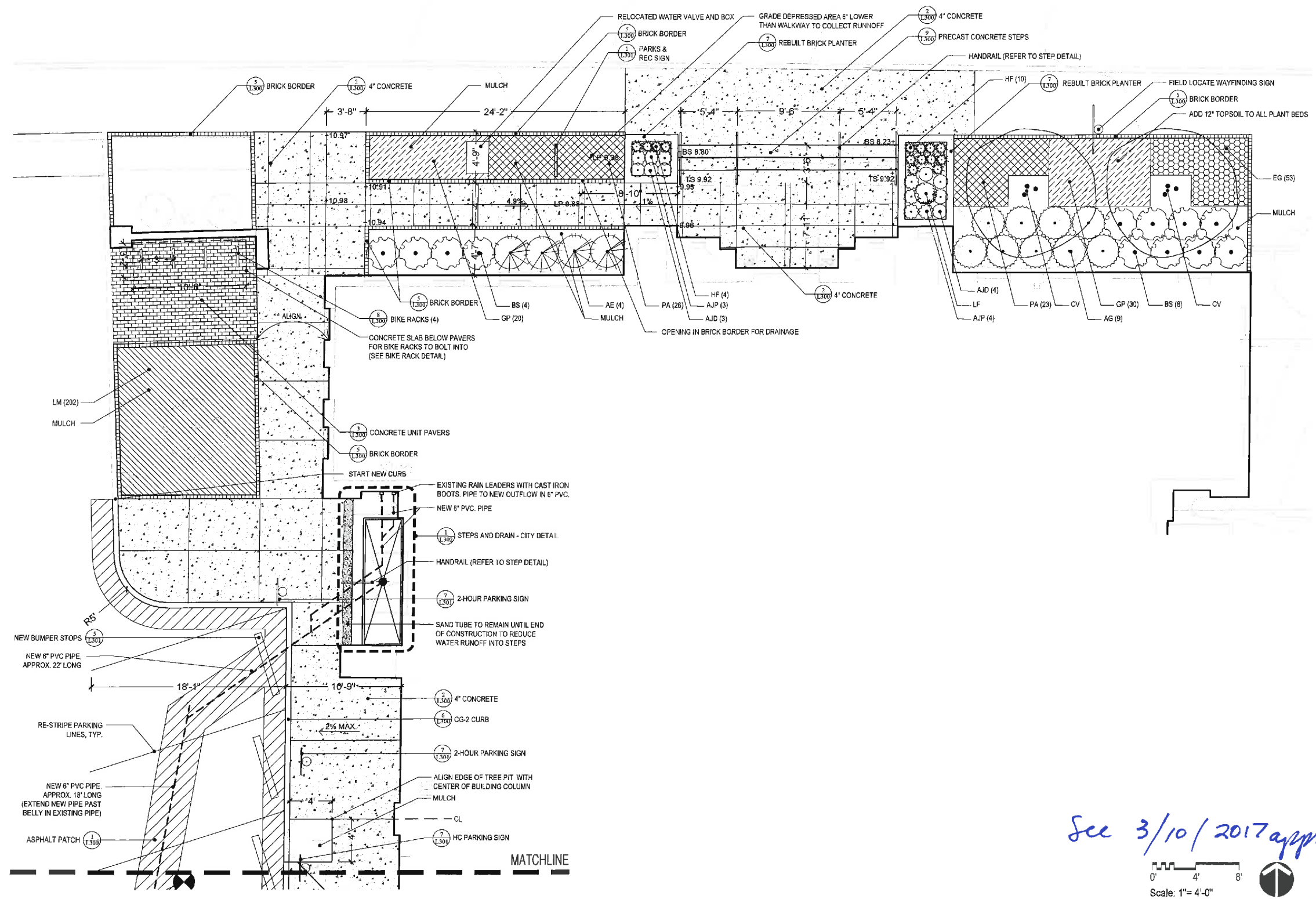
Drawing Title
**Layout, Grading,
 Site Improvements,
 Planting**

Drawing Number
L201

Project Number

*See 3/10/2017 approval
 Revised 2/15/2017*





Project Title
KEY REC CENTER
 Charlottesville,
 VA

No.	Revision	Date

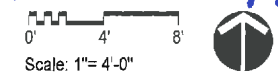
Drawn by JMO Checked by MEL
 Scale: 1" = 4'-0" Date August 26, 2016
 Issued for
For Construction

Drawing Title
**Layout, Grading,
 Site Improvements,
 Planting**

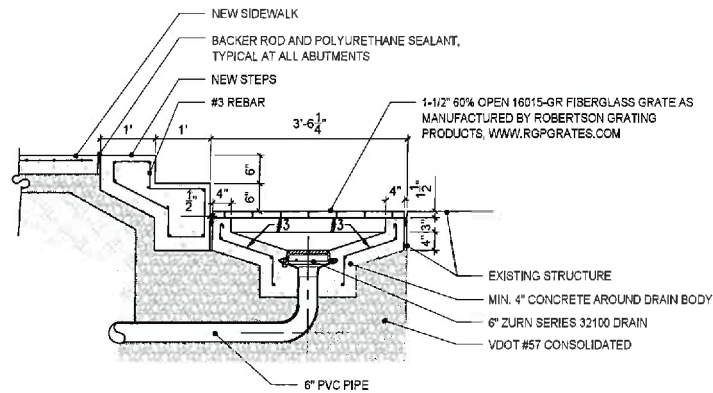
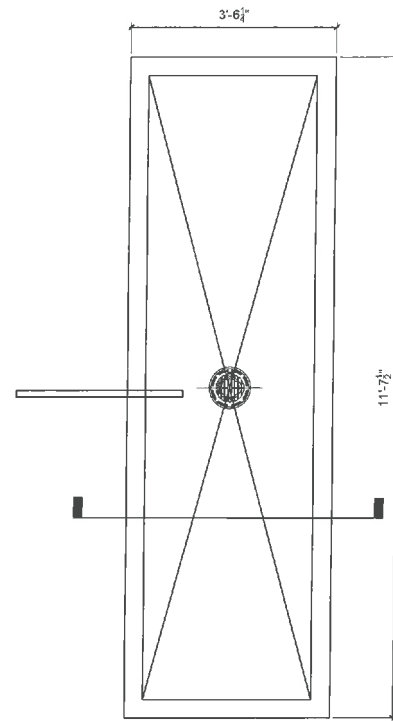
Drawing Number
L200

Project Number

See 3/10/2017 approval

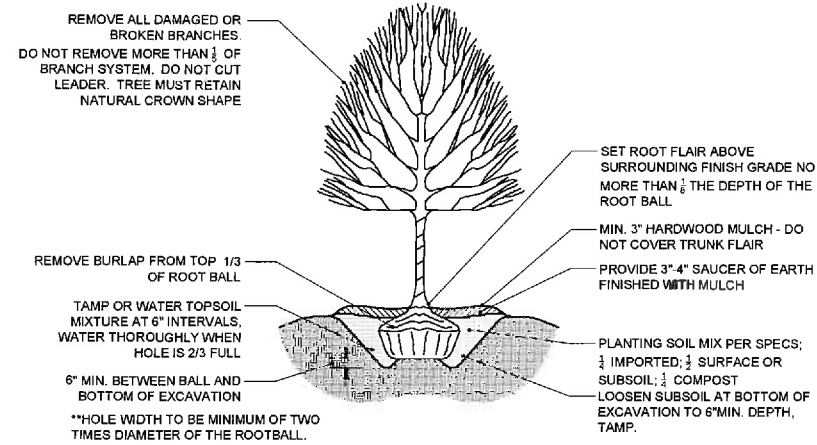


Submitted 1/26/2017



- GENERAL NOTES**
1. Contractor to locate the storm sewer connection point prior to excavating the entire trench. See Snake location indicates the connection point should be 3'-2\"/>
 - 2. Once the pipe invert at the connection point has been identified, the Contractor shall determine the pipe slope for constant fall.
 - 3. Consult the City of Charlottesville Design Manual for the approved installation of sewer pipe, including bedding and backfill.
 - 4. Reference drawing L-300 for asphalt patch design.

1 Steps and Drain - City Detail
 L3.02 Scale: 3/4" = 1'-0"



4 Tree Detail
 L3.02 Scale: 1/2" = 1'-0"

Project Title
KEY REC CENTER
 Charlottesville,
 VA

Key REC Center
 Charlottesville, Virginia
 Land Planning & Design Associates, Inc.
 Landscape Palette

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	SPACING
Trees						
1	CK	<i>Cornus kousa</i>	Kousa Dogwood	B&B	3" CAL.	AS SHOWN
2	CV	<i>Chionanthus virginicus</i>	White Fringetree	B&B	3" CAL.	AS SHOWN
Shrubs Evergreen						
4	AE	Azalea Encore "Autumn Twist"	Autumn Twist Encore Azalea	#3	15"-18"	3' O.C.
9	AG	Azalea x "Girard's Pleasant White"	Girard's Pleasant White Azalea	#3	18"-24"	3' O.C.
12	BS	<i>Buxus sempervirens</i> "Elegantissima"	Elegantissima Variegated Boxwood	#3	18"-24"	3' O.C.
7	IG	<i>Ilex Glabra</i> "Shamrock"	Shamrock Inkberry	#3	18"-24"	3' O.C.
1	LF	<i>Leucothoe fontanesiana</i> "Girard's Rainbow"	Girard's Rainbow Leucothoe	#3	15"-18"	AS SHOWN
GroundCovers						
53	EG	<i>Epimedium grandiflorum</i>	Bishop's Hat	#1		12" O.C.
49	GP	<i>Gaultheria procumbens</i>	Creeping Wintergreen	#1		18" O.C.
302	LM	<i>Liriope muscari</i> "Big Blue"	Big Blue Liriope	#1		12" O.C.
Perennials						
7	AJD	<i>Astilbe japonica</i> "Deutschland"	Deutschland Astilbe	#1		18" O.C.
7	AJP	<i>Astilbe japonica</i> "Peach Blossom"	Peach Blossom Astilbe	#1		18" O.C.
14	HF	Hosta "Fire and Ice"	Fire and Ice Hosta	#1		12" O.C.
Ferns						
49	PA	<i>Polystichum acrostichoides</i>	Christmas Fern	#1		18" O.C.

No. Revision Date

Drawn by JMO Checked by MEL
 Scale: Date August 26, 2016

issued for
 For Construction

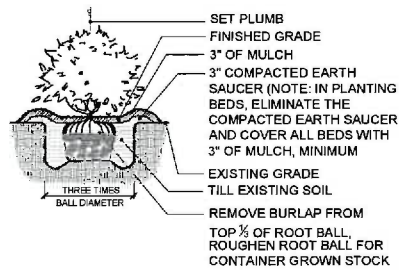
Drawing Title

Planting Details

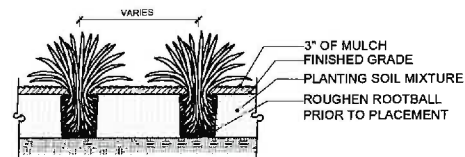
Drawing Number

L302

Project Number



2 Shrub Detail
 L3.02 Scale: 1/2" = 1'-0"



3 Groundcover Detail
 L3.02 Scale: 1/2" = 1'-0"

NOTE: ALL PLANT BEDS TO RECEIVE 12" NEW TOPSOIL AND 3" OF DOUBLE SHREDDED HARDWOOD MULCH.

5 Plant Schedule
 L3.02

1/26/2017
 See 3/10/2017 approval