

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, March 10, 2017 12:40 PM
To: Steigman, Trey
Cc: Stephen von Storch (svonstorch@s-vs.com); Ryang, Eugene; Jessie Calder; Charlie Armstrong (CharlesA@southern-development.com); Steve Houchens
Subject: RE: WTP PUD PH2 - BAR COA - Submission for Administrative Approval

I just received the fifth positive vote from the BAR for your revised landscape plan dated 31 January 2017, therefore it is approved, subject to there being no conflict with the site plan. I understand the site plan for William Taylor Plaza Phase 2 has not yet been submitted, but it should match the BAR's approved plan.

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

From: Trey Steigman [mailto:tsteigman@msc-rents.com]
Sent: Monday, March 06, 2017 2:18 PM
To: Scala, Mary Joy
Cc: Stephen von Storch (svonstorch@s-vs.com); Ryang, Eugene; Jessie Calder; Charlie Armstrong (CharlesA@southern-development.com); Steve Houchens
Subject: RE: WTP PUD PH2 - BAR COA - Submission for Administrative Approval

Hey Mary Joy - I hope you had a nice weekend!

Can you please confirm whether or not the BAR has signed-off on the WTP PUD Phase 2 Landscape Plan?

Thanks for your help!

Trey Steigman
Vice President, Development
Management Services Corporation
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P.O. Box 5306
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Real Property Managers, Developers and Brokers

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Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, February 24, 2017 9:40 AM
To: BAR
Subject: FW: WTP PUD PH2 - BAR COA - Submission for Administrative Approval
Attachments: WTP PUD PH2 Submission - BAR COA Administrative Review - Transmittal Cover - 1302017 - NDS Stamped.pdf; 17_0131 WTP wall planting and lighting_BAR Submission - FINAL.pdf

In January you took this action on William Taylor Plaza Phase 2:

Schwartz moved to find that the landscape plan for the proposed new residential building satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the landscape plan as submitted and asks that the applicant give consideration to the trees on the south end of the building, and the BAR would like to approve administratively a final plan with every tree with its species, what lighting fixture will be used for the (exterior) porch balconies, and more details on the Corten wall (approve with the Corten wall turning the corner) and the BAR wants to see a Phase I site plan adjusted to match [this plan in the area of the plaza]. Clayborne seconded, and the motion passed 5-0.

Please review the attached drawing to see if it complies with your motion. Note that I still have not received a Phase I site plan that shows adjustments to match this project design.

Mary Joy Scala, AICP

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From: Trey Steigman [mailto:tsteigman@msc-rents.com]
Sent: Monday, January 30, 2017 3:58 PM
To: Scala, Mary Joy
Cc: Stephen von Storch (svonstorch@s-vs.com); Ryang, Eugene; Jessie Calder; Charlie Armstrong (CharlesA@southern-development.com); Steve Houchens
Subject: WTP PUD PH2 - BAR COA - Submission for Administrative Approval

Mary Joy – I hope you had a nice weekend!

Please see attached file of submission for administrative approval of BAR COA for William Taylor Plaza PUD – Phase 2.

Please let me know if you have any questions.

Thanks for your help!

Trey Steigman
Vice President, Development
Management Services Corporation



MSC

Management Services Corporation

Real Property Managers, Developers and Brokers

January 30, 2017

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
610 East Market Street
Charlottesville, VA 22902

By Hand Delivery and Electronic Delivery (scala@charlottesville.org)

Re: William Taylor Plaza PUD-Phase 2-BAR COA Application-Administrative Review

Dear Mary Joy:

Enclosed please find the submission package for the William Taylor Plaza PUD – Phase 2 – BAR COA Application.

We respectfully request that the BAR take action to administratively approve the “Landscape Plan” and the “Lighting Plan” of the proposed project with the Applicant’s consideration shown herein with regards to the trees on the south end of the building, landscaping material specifications, Corten steel wall dimensions, and lighting fixture specifications.

Please let me know if you have any questions. Thank you for your assistance.

Sincerely,

Trey Steigman
Vice President, Development

Enclosures (2 Sets)

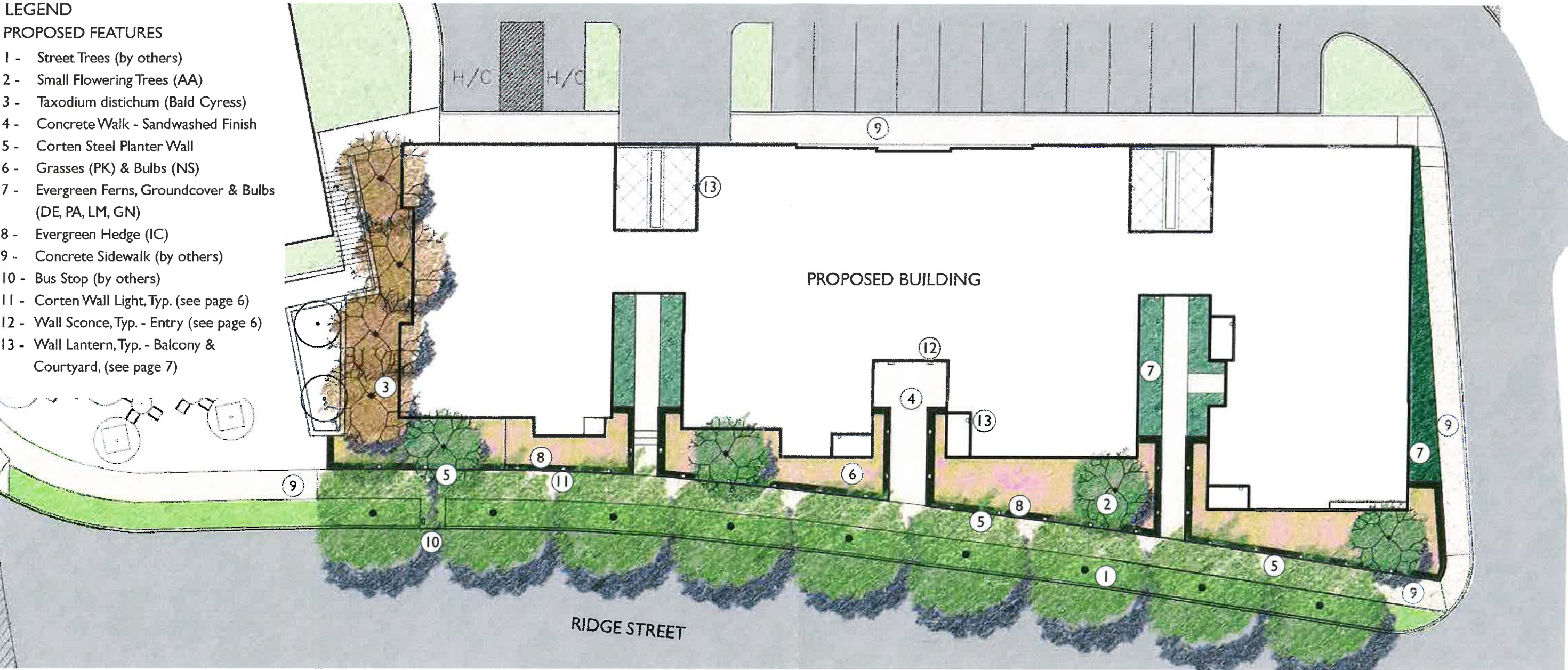
cc: Stephen von Storch, Stoneking von Storch Architects
Eugene Ryang, WaterStreet Studio
Charlie Armstrong, Cherry Avenue Investments, LLC
Steve Houchens, Development Manager, Management Services Corporation



WILLIAM TAYLOR PLAZA
BAR SUBMISSION
31 | JANUARY | 2017

LEGEND
PROPOSED FEATURES

- 1 - Street Trees (by others)
- 2 - Small Flowering Trees (AA)
- 3 - Taxodium distichum (Bald Cypress)
- 4 - Concrete Walk - Sandwashed Finish
- 5 - Corten Steel Planter Wall
- 6 - Grasses (PK) & Bulbs (NS)
- 7 - Evergreen Ferns, Groundcover & Bulbs (DE, PA, LM, GN)
- 8 - Evergreen Hedge (IC)
- 9 - Concrete Sidewalk (by others)
- 10 - Bus Stop (by others)
- 11 - Corten Wall Light, Typ. (see page 6)
- 12 - Wall Sconce, Typ. - Entry (see page 6)
- 13 - Wall Lantern, Typ. - Balcony & Courtyard, (see page 7)



PLANT SCHEDULE

QTY.	SYMBOL	Scientific Name	Common Name	Size	Spacing	Root	Notes
4	AA	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	7'-8' HI.	AS SHOWN	B&B	Multi Stem
4	TD	Taxodium distichum	Bald Cypress	7'-8' HI.	AS SHOWN	B&B	
SHRUBS							
	IC	Ilex crenata 'Soft Touch'	Japanese Holly	3 GAL.	2' O.C.	CONT.	Evergreen
GRASSES, FERNS & GROUNDCOVERS							
	DE	Dryopteris erythrosora	Autumn Fern	1 GAL.	18" O.C.	CONT.	
	LM	Liriope muscari	Lily Turf	1 GAL.	12" O.C.	CONT.	
	PK	Pennisetum orientale 'Karley Rose'	Fountain Grass	1 GAL.	18" O.C.	CONT.	
	PA	Polystichum acrostichoides	Christmas Fern	1 GAL.	18" O.C.	CONT.	
Bulbs							
	GN	Galanthus nivalis	Snowdrop				
	NS	Narcissus sp.	Daffodil				



LANDSCAPE PLAN

WILLIAM TAYLOR PLAZA
BAR SUBMISSION
31 | JANUARY | 2017



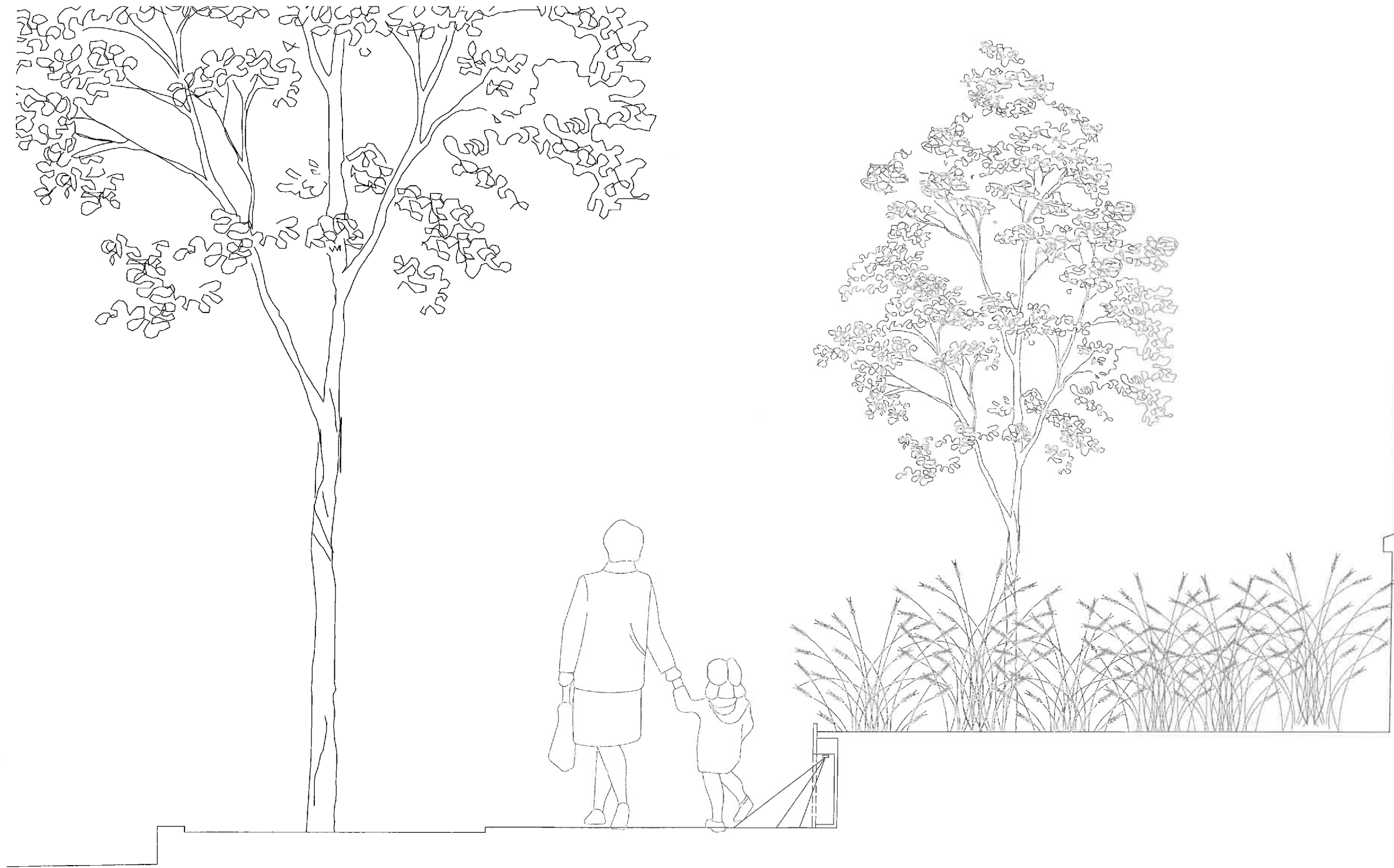
WALL ELEVATION

WILLIAM TAYLOR PLAZA
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WALL ELEVATION

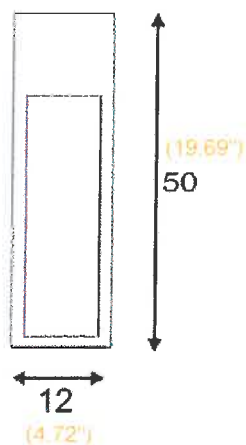
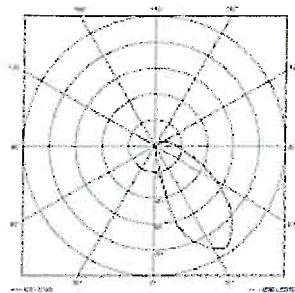
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0 4' feet

SECTION - LIGHTING

WILLIAM TAYLOR PLAZA
BAR SUBMISSION
31 | JANUARY | 2017



Corten Wall Lights

RUSTY SLOT 50

rusted iron, E26, max. 11W, IP44

Article number	4229410U
Feed-in capability	No
Type of lamp	Conventional lamp
Lamp	E26, 11W
Lampholder / Socket	E26
Number of light sources	1
Lamp included	No
Length	4.72 in
Width	4.72 in.
Height	19.69 in.
Net weight	27.56 lbs.
Voltage	120 Volts
Max. wattage	11 Watt
ETL Listed	Suitable for wet locations.
Material	Corten Steel
Color	Red-brown patina
Way of mounting	Surface floor mounting
Remark 1	Each fitting is unique
Remark 2	Maximum measures energy saver (Ø / L): 1.89 in. / 5.31 in.
Remark 3	Screws included
Remark 4	Recommended accessory: Earth spike, steel galvanized L18.9 in - #231230U
Light distribution type 1	Direct
Light distribution type 3	asymmetric



Wall Sconce - Entry

45231/LED - Pierre - 11" 11W 1 LED Outdoor Wall Sconce by Elk Lighting

Specs

Family/Collection:	Pierre
Back Plate Length:	5.00"
Back Plate Width:	11.00"
Depth/Extension:	4.00"
Height:	11.00"
Width/Diameter (in):	5.00"
# of Bulbs:	1
Standard Wattage:	11W
Bulb Type:	LED
Bulbs Included:	Yes
Material:	Metal
Weight:	4.00 lbs.

Style and Option 1

Style:	Textured Matte Black Finish
Item #:	45231/LED
Price:	\$170.00



LIGHTING



Product Specifications - MLIT-48853-AE

Job Name:		Job Type:	
Quantity:		Comments	



MLIT-48853-AE
LED 1-Light Outdoor Wall
Lantern

Finish Adobe		Glass/Shade Satin White		Product Category Outdoor Wall Mount	
Lamping		Measurements		Shipping	
Number of Bulbs	1	Width	9.00"	Carton Weight	6.39 lbs
Light Type	LED	Height	12.50"	Carton Width	12"
Bulb Type	LED	Length	N/A	Carton Height	19"
Max Bulb Wattage	4	Extension	11"	Carton Length	14"
Max Fixture Wattage	4	Back Plate Width	4.75"	Carton Cubic Feet	1.66
Rated Life	±40,000 Hours	Back Plate Height	6.50"	Master Pack	1
Rated Lumens	±360	HCO	6.50"	Master Pack Weight	N/A
Color Temp	±3,000 K	Min Overall Height	0.00"	Master Pack Width	N/A
Bulb(s)	Included	Max Overall Height	N/A	Master Pack Height	N/A
Light Up/Down	N/A	Hanging Weight	4.48 lbs	Master Pack Length	N/A
Beam Spread	N/A	Height Adjustable	N/A	Master Cubic Feet	N/A
CRI	80	Slope	N/A	UPS Shippable	Yes
Photo Cell Included	N/A	Chain Length	N/A		
Ballast/Driver/Transformer	Yes	Wire Length	N/A		
Dimmable	N/A	Canopy Width	N/A		
		Canopy Height	N/A		
		Canopy Length	N/A		
Certification		Other		Equivalents	
Safety Rating	Wet			Incandescent Watts	N/A
Energy Star	No	Shades Included	N/A	Fluorescent Watts	N/A
CA Title 24	Yes	Crystals Included	N/A		
CA Title 20	No	Diffuser Included	N/A		
ADA	No	Conversion Kit	N/A		
Dark Sky	Yes	Material	Die Cast Aluminum		

Wall Lantern - Balcony and Courtyard

LIGHTING

WILLIAM TAYLOR PLAZA
BAR SUBMISSION
31 | JANUARY | 2017