

From: Scala, Mary Joy
Sent: Wednesday, January 18, 2017 2:47 PM
To: Steigman, Trey; 'Stephen von Storch'; Steve Houchens
Cc: Charlie Armstrong (CharlesA@southern-development.com); Alfele, Matthew
Subject: BAR Action - William Taylor Plaza 2 - Jan 17, 2017

January 18, 2017

Management Services Corp.
102 S 1st Street, Suite 301
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 16-08-05

NW Corner of Ridge Street and Cherry Avenue (William Taylor Plaza Phase 2)
Tax Parcel 290147000, 290146000, 290145000
Cherry Ave Investments LLC, Owner/ Management Services Corp., Applicant
Landscape Plan and Final Details

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 17, 2017. The following action was taken:

Schwarz 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 approve administratively a final plan with every tree with its species, what lighting fixture will be used for the 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 to match this plan in the area of the plaza. Clayborne seconded, and the motion passed 5-0.

This certificate of appropriateness shall expire in 18 months (July 17, 2018), 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.

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
January 17, 2016**



Certificate of Appropriateness Application

BAR 16-08-05

NW Corner of Ridge Street and Cherry Ave (William Taylor Plaza Phase 2)

Tax Parcel 290147000, 290146000, 290145000

Cherry Ave Investments LLC, Owner/ Management Services Corp., Applicant

Landscape Plan and Final Details

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 on the proposed Marriott Hotel. 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.

October 20, 2015- 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).

November 17, 2015- Miller moved to find that the proposed new construction 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 (6-0) the proposed new building [including building materials] with the following items and details to come back to the BAR for approval:

- Ridge Street corner [including glass canopies] and plaza;
- Further site plan and planting plan development;
- Exploration of a livelier color at the Cherry edge and entry [Cherry Avenue pedestrian entrance and lower garage entry]
- Exterior lighting plan and signage.

Additional work was recommended on the rear retaining wall, such as more terracing or landscaping.

December 15, 2015 - Miller moved to find that the BAR approves the proposed new building and site design details as submitted with the following modifications:

- eliminate the sidewalk colored pavers and floating seat wall from the plaza;
- change Redbuds on plaza back to Red Maples;
- raise the canopy on the plaza side, and continue to refine, submitting any changes via email;
- institute lighting controls;
- replace upright shrubs on retaining walls with leafing or draping ones; and
- replace the Japanese Beauty Berry with the American Beauty Berry.

Seconded by Schwartz. Motion passes (8-0). [Final elevations, site plan and landscape plan drawings with the requested changes to be submitted in digital form for circulation to the BAR.]

March 15, 2016 – The BAR affirmed that all the remaining conditions of approval had been satisfied except two: The corner plaza brick façade and the related signage.

April 19, 2016 - Schwarz moved, and Mohr seconded, to find that the proposed new construction 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 (7-1 with Knott opposed) Option B for the plaza façade design as submitted, except with the modification that all windows [and doors] on the far east block either have muntins [SDL's with exterior- and interior -applied muntins with spacer bars], or none have muntins, exclusive of the storefront doors going into the retail space under the main canopy [which should not have muntins]. *(The applicant opted not to have muntins.)*

July 18, 2016 – The BAR held a work session on William Taylor Plaza Phase 2 along Ridge Street.

August 16, 2016 – The BAR made preliminary comments.

September 20, 2016 - Balut asks for variation in windows and finishes, including the color scheme. The windows are really important as well as the pergolas and other decoration in making the

building cohesive. The courtyard is too big and the buildings are far apart, so perhaps the details can solve some problems and make the space more inviting. Balut suggests the building needs a cohesive identity even though it's using a lot of different styles. Alteration of the roof might also break up the center massing; roof lines will help the building unify. The stone base should also be wrapped all the way around the building.

October 18, 2016 – Schwarz moved to **approve the massing and scale only** in order to allow the applicant to proceed with confidence to another submittal. This is not a COA. Mohr seconded. Motion passes 5-3 with Balut, Miller and Earnst opposed.

November 7, 2016 – The BAR discussed the project at a work session. Mr Schwarz moved to direct Charlottesville transit to remove the bus pull-off from the plan [on Ridge Street]. Mr Mohr seconded the motion. The motion was approved (5-0).

December 20, 2016 – Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, Mr Schwarz moved to find that the elevations and materials of the proposed new residential building satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Ridge Street ADC district, and that **the BAR approves the elevations and materials with the following modifications: Dark color in the attic story of the rear of the building; for the gables we prefer the green shingles but want you to investigate the detail on bottom of those; pergolas come back with the landscaping; find windows with internal spacer bar, landscape plan and lighting plan to come back.** Mr Mohr seconded. The motion passed (6-2 with Balut and Miller opposed).

Application

The applicant has applied for a certificate of appropriateness for Phase Two of a new mixed-use Planned Unit Development on the corner of Ridge Street and Cherry Avenue.

The massing and scale was approved in October. The elevations, and the colors, materials, and product specifications were approved in December with modifications.

The current request is to have the BAR approve the landscape plan. Two sets of drawings are included in the submittal – (1) a landscape plan with pergolas removed, and (2) final architectural details, materials and colors on all sides of the proposed Phase 2 buildings that were approved in December with modifications to be approved administratively.

The Pella 450 Series brown aluminum clad windows with SDL's have been confirmed to have spacer bars. In addition, the following modifications have been addressed:

- Attic story paneling added to the SW and NW corners turning to the west elevation.
- Ground level pergolas removed in support of the proposed landscape scheme.
- Pulled the two front facing gables forward so the gable overhangs the stucco surfaces below. (I ran this by Tim and he agreed this was a better fit for our scheme than the curved detail discussed at the review.)

The landscape plan shows 8 London Plane trees along Ridge Street (with the bus pull-off removed); 5 Serviceberry and 3 Sweetbay Magnolias planted on the site, Corten steel planter walls; other plantings; and concrete walkways.

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 Site Design

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 streetfronts, which contribute to the "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.*

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1) *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2) *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3) *Match old fencing in material, height, and detail.*
- 4) *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5) *For new fences, use materials that relate to materials in the neighborhood.*
- 6) *Take design cues from nearby historic fences and walls.*
- 7) *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
- 8) *Traditional concrete block walls may be appropriate.*
- 9) *Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.*
- 10) *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
- 11) *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 12) *Fences should not exceed six (6) feet in height in the side and rear yards.*
- 13) *Fence structures should face the inside of the fenced property.*
- 14) *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.*
- 15) *Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
- 16) *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
- 17) *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

- 1) *In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.*
- 2) *Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.*
- 3) *In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.*
- 4) *Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.*
- 5) *In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.*
- 6) *Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.*
- 7) *Consider motion-activated lighting for security.*

E. WALKWAYS & DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 1) *Use appropriate traditional paving materials like brick, stone, and scored concrete.*
- 2) *Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
- 3) *Gravel or stone dust may be appropriate, but must be contained.*

- 4) *Stamped concrete and stamped asphalt are not appropriate paving materials.*
- 5) *Limit asphalt use to driveways and parking areas.*
- 6) *Place driveways through the front yard only when no rear access to parking is available.*
- 7) *Do not demolish historic structures to provide areas for parking.*
- 8) *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

H. UTILITIES & OTHER SITE APPURTENANCES

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

1. *Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.*
2. *Screen utilities and other site elements with fences, walls, or plantings.*
3. *Encourage the installation of utility services underground.*
4. *Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.*
5. *Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.*

Discussion and Recommendations

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.

Since this COA is being considered incrementally, it is important that the BAR is clear in what is being approved, and what remains to be approved before a COA is issued.

The BAR should determine whether the design of the landscape plan is compatible with the character of the historic district, and consistent with the Design Guidelines. If the BAR is satisfied with this iteration, the BAR may approve the landscape plan as the applicant has requested.

Staff has asked the applicant to coordinate the landscape plan with the hotel site plan on the east end. The hotel site plan shows a brick site wall at the plaza, and on the Phase 2 site it shows two red maple trees and a storm water device in the rear corner that do not match up with this proposed landscape plan.

The applicant intends to bring a lighting plan to the BAR meeting. Staff has not had the opportunity to review it.

The BAR should review the *new construction checklist* below, and confirm that they have reviewed all items to their satisfaction:

1. Massing drawings (approved October 18, 2016)
2. Dimensioned elevation drawings, color perspectives in context (approved December 20, 2016)
3. Materials and colors (materials samples) for:
Walls, roof, foundation, cornice, trim, windows (70 VLT specifications for clear glass),

appurtenances, doors, garage doors, storefronts, railings, decking (approved December 20, 2016)

4. Site/landscape design:
Site walls and fences (height, material), paving materials, species of trees and additional plantings, patio furniture including umbrellas, tents
5. Lighting: site and building (fixture cut sheets, mounting height, dark sky, color of light)
6. Signage: Locations and general sizes for building name (1) and retail spaces (2 each)
The BAR should approve at least the general signage location; the sign permits may then be approved administratively, or the BAR may request to see signage details at a later date.
7. Mechanical units: rooftop and ground locations; screening; transformer locations; restaurant vents
8. Canopies, awnings, pergolas
9. Wall sections and other details

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 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, (or with the following modifications...).

The applicant must return for approval of the following items: Site/landscape plan, lighting plan, location of mechanical units and signage,....

OVERVIEW Grilles



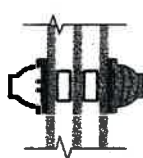
7/8" Integral Light Technology® Grilles	1-1/4" Integral Light Technology Grilles	2" Integral Light Technology Grilles	1-1/4" Removable Interior Wood	3/4" Removable Interior Wood	3/4" Removable Between-the-Glass	7/8" Simulated Divided Light Grilles with optional Spacer	3/4" Aluminum Grilles-Between-the-Glass
Architect Series®	Architect Series®	Architect Series®	Architect Series®	Architect Series®, Pella® ProLine 450 Series	Designer Series®	Pella® ProLine 450 Series (available on select products)	Architect Series®, Pella® ProLine 450 Series

Exterior/Interior

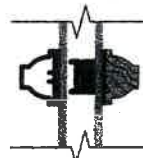
Architect Series	Designer Series	Pella® ProLine 450 Series	Fixed Frame
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INTEGRAL LIGHT TECHNOLOGY® GRILLES

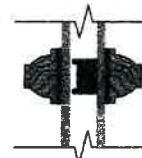
- Extruded aluminum or wood grilles are adhered to the exterior face.
- Wood grilles are adhered to the interior face.
- Between-the-glass spacers, which are aligned with the interior and exterior grilles, replicate the appearance of true divided lights.
- Grilles are available in 7/8", 1-1/4", 2" and custom widths.
- Custom grille patterns are available.
- Grilles have been approved by the National Park Service on a project-by-project basis for use on historic projects involving federal tax credits.



Triple-Pane Aluminum Exterior



Aluminum Exterior



Wood Exterior

Architect Series	Designer Series	Pella® ProLine 450 Series	Fixed Frame
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SIMULATED-DIVIDED-LIGHT GRILLES (WITH OPTIONAL SPACER)

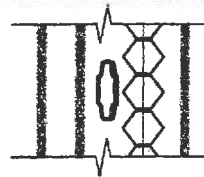
- Extruded aluminum grilles are adhered to the exterior face.
- Wood grilles are adhered to the interior face.
- Grilles are 7/8" wide.
- Traditional and top-sash grille patterns are available.
- Available on select products.



Architect Series	Designer Series	Pella® ProLine 450 Series	Fixed Frame
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REMOVABLE BETWEEN-THE-GLASS GRILLES

- Between-the-glass aluminum grilles may be used in conjunction with between-the-glass blinds or fabric shades.
- Interior is available in unfinished wood, primed, White or matched to Prefinished stains.
- Exterior finish matches aluminum cladding.
- Grilles can be removed for access to blinds, shades and for glass cleaning.
- Grilles are 3/4" wide.
- Special grille patterns are available.



Triple-Pane Glazing (shown with grille and shade)

Architect Series	Designer Series	Pella® ProLine 450 Series	Fixed Frame
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ROOMSIDE REMOVABLE GRILLES

- Roomside wood grilles are securely attached to the interior, but can be removed for glass cleaning.
- Grilles are 3/4" wide.
- Grilles are available in 1-1/4", 2" and custom widths (Architect Series and Fixed Frame only).



Architect Series	Designer Series	Pella® ProLine 450 Series	Fixed Frame
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GRILLES-BETWEEN-THE-GLASS

- Permanent aluminum grilles are factory-installed inside the airspace of insulating glass.
- White, Tan₂, Brown₂, Putty₂, Ivory, Harvest, Cordovan or Brickstone interior.
- Exterior finish matches aluminum-cladding color.
- Grilles are 3/4" wide.



Architect Series	Designer Series	Pella® ProLine 450 Series	Fixed Frame
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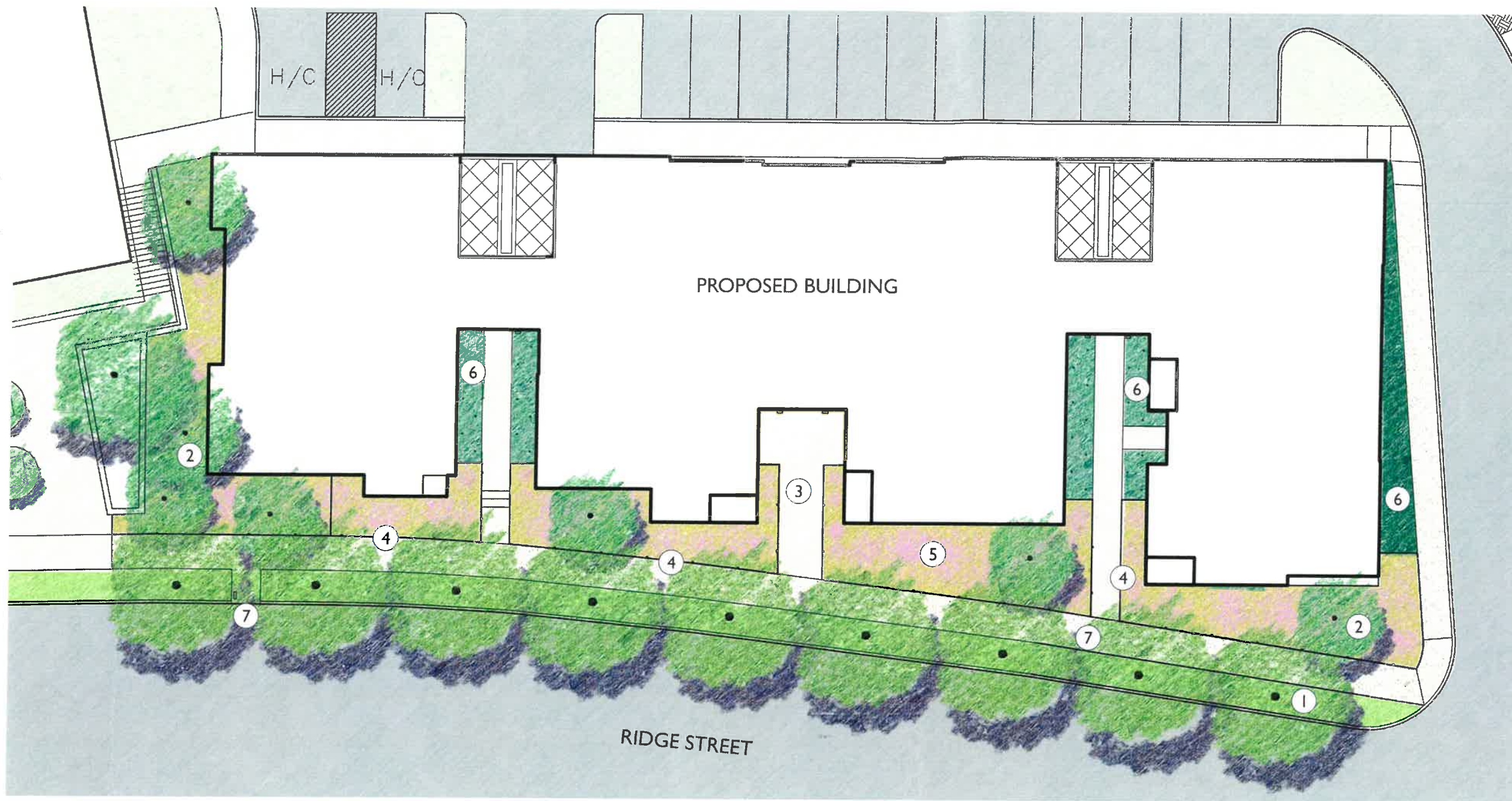
(1) Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

(2) Tan, Brown or Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with tan or brown exterior.

WILLIAM TAYLOR PLAZA

Received at meeting
Jan. 17, 2017

BAR SUBMISSION
17 JANUARY | 2017



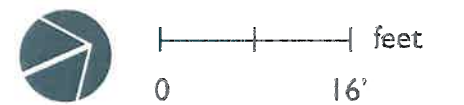
- LEGEND**
PROPOSED FEATURES
- 1 - Street Trees (by others)
 - 2 - Small Flowering Trees (AA)
 - 3 - Concrete Walk - Sandwashed Finish
 - 4 - Corten Steel Planter Wall
 - 5 - Grasses (PK) & Bulbs (NS)
 - 6 - Evergreen Ferns, Groundcover & Bulbs (DE, PA, LM, GN)
 - 7 - Concrete Sidewalk
 - 8 - Bus Stop (by others)

QTY.	SYMBOL	Scientific Name	Common Name	Size	Spacing	Root	Notes
TREES							
5	AA	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Serviceberry	7'-8' Ht.	AS SHOWN	B&B	Multi Stem
3	MV	<i>Magnolia virginiana</i>	Sweetbay Magnolia	7'-8' Ht.	AS SHOWN	B&B	Multi Stem
GRASSES, FERNS & GROUNDCOVERS							
	DE	<i>Dryopteris erythrosora</i>	Autumn Fern	1 GAL	18" O.C.	CONT.	
	LM	<i>Liriope muscari</i>	Lily Turf	1 GAL	12" O.C.	CONT.	
	PK	<i>Pennisetum orientale</i> 'Karley Rose'	Fountain Grass	1 GAL	18" O.C.	CONT.	
	PA	<i>Polystichum acrostichoides</i>	Christmas Fern	1 GAL	18" O.C.	CONT.	
Bulbs							
	GN	<i>Galanthus nivalis</i>	Snowdrop				
	NS	<i>Narcissus</i> sp.	Daffodil				



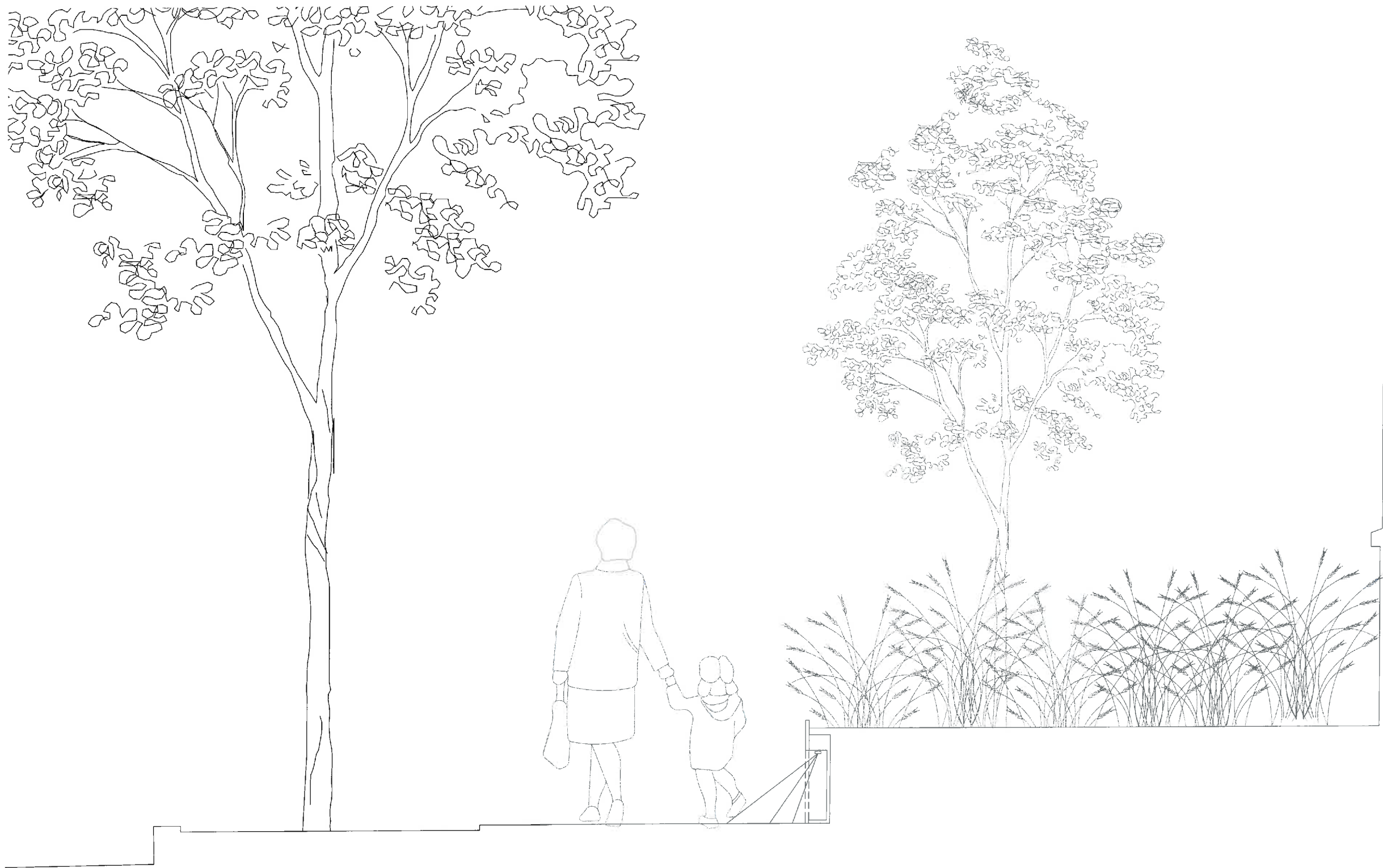
LANDSCAPE PLAN

WILLIAM TAYLOR PLAZA
BAR SUBMISSION
17 | JANUARY | 2017



ELEVATION - LIGHTING

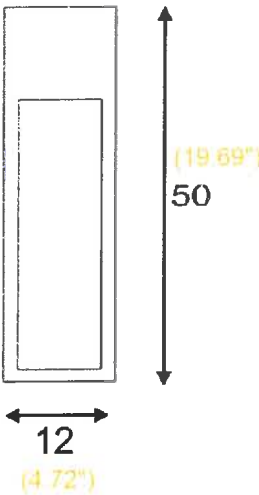
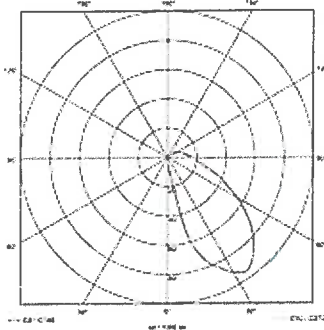
WILLIAM TAYLOR PLAZA
BAR SUBMISSION
17 | JANUARY | 2017



0 4' feet

SECTION - LIGHTING

WILLIAM TAYLOR PLAZA
BAR SUBMISSION
17 | JANUARY | 2017



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



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





MATERIALS

WILLIAM TAYLOR PLAZA
BAR SUBMISSION
17 | JANUARY | 2017

William Taylor Plaza - Phase II



Owner/Developer: Management Services Corporation

Architect: Stoneking/von Storch Architects

REVIEW SUBMITTAL
12/27/ 2016

RECEIVED

JAN 01 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

T-1

WTP
12.29.2016
3/16"=1'-0"

TITLE SHEET

Stoneking / von Storch Architects
P.O. Box 1332 Charlottesville, VA 22902

SS



COLORS:

1. Green stain (Arborcoat Stain, semi solid): Sussex green HC-109
2. Dark trim (porch columns, eaves): Dragon's breath 1547
3. Medium trim (connectors): Gargoyle 1546
4. White stucco: Alaskan skies 972

A-5

WTP
12.29.2016
3/16"=1'-0"

RIDGE STREET FRONTAGE ELEVATION-SOUTH BUILDING

Stoneking / von Storch Architects

P.O. Box 1332 Charlottesville, VA 22902

SS



COLORS:

1. Green stain (Arborcoat Stain, semi solid): Sussex green HC-109
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30 year arch.
shingles

alum. clad windows
trimmed in wood
attic story, ptd.

cast stone
base cap

stone veneer base

vertical wood paneling, stained

wood projected rake,
soffit, ptd.

shaped wood
brackets at porch
eave overhang

alum. clad windows
wood trim & panels
ptd.

shaped wood
brackets, ptd.

2" EIFS stucco
system

A-9

WTP
12.29.2016
3/16"=1'-0"

SOUTH ELEVATION-CHERRY AVE. & RIDGE STREET INTERSECTION

Stoneking / von Storch Architects
P.O. Box 1332 Charlottesville, VA 22902

Stoneking / von Storch Architects



alum. clad windows,
wood trim & panels,
ptd.



alum. clad windows,
wood trim & panels,
ptd.

COLORS:

1. Medium trim (connectors): Gargoyle 1546



CONNECTORS

Stoneking / von Storch Architects
P.O. Box 1332 Charlottesville, VA 22902

WTP
12.29.2016
3/16"=1'-0"

A-10



A-11

WTP
12.29.2016
3/16"=1'-0"

NORTHELEVATION

Stoneking / von Storch Architects
P.O. Box 1332 Charlottesville, VA 22902



WEST ELEVATION (REAR ELEVATION)

Stoneking / von Storch Architects
P.O. Box 1332 Charlottesville, VA 22902



PERSPECTIVE VIEW OF REAR ELEVATION

William Taylor Plaza - Phase II



WTP
11.28.2016
3/16"=1'-0"

IMAGES

Stoneking / von Storch Architects
P.O. Box 1332 Charlottesville, VA 22902

Stoneking / von Storch Architects

William Taylor Plaza - Phase II



WTP
11.29.2016
3/16"=1'-0"

IMAGES



Stoneking / von Storch Architects
P.O. Box 1332 Charlottesville, VA 22902



MSC
Management Services Corporation
Real Property Managers, Developers and Brokers

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DEC 27 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

December 27, 2016

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 – Preliminary Hearing


Dear Mary Joy:

Enclosed please find ten (10) sets of the submission package for the William Taylor Plaza PUD – Phase 2 – BAR COA Application.

We look forward to the BAR preliminary hearing on this matter to be placed on the BAR Meeting Agenda for Tuesday, January 17, 2017. We respectfully request that the BAR take action on a motion to approve the “Landscape Plan” of the proposed project.

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

Sincerely,



Trey Steigman
Vice President, Development

Enclosures (10 Sets)

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



RECEIVED

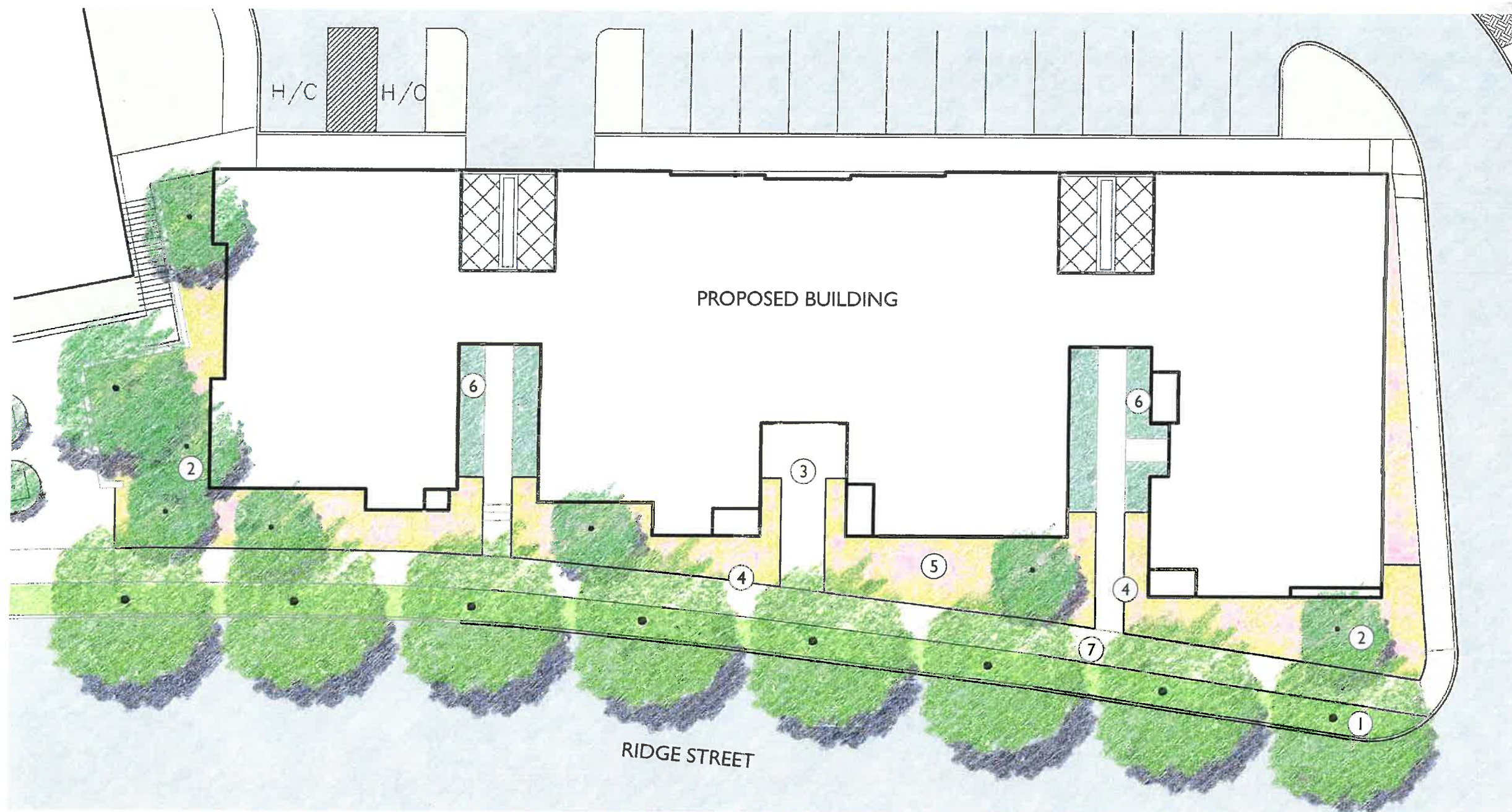
DEC 27 2016

NEIGHBORHOOD DEVELOPMENT SERVICES



WILLIAM TAYLOR PLAZA

BAR SUBMISSOIN
27 | DECEMBER | 2016



- LEGEND**
PROPOSED FEATURES
- 1 - Street Trees (PA)
 - 2 - Small Flowering Trees (AA)
 - 3 - Concrete Walk
 - 4 - Corten Steel Planter Wall
 - 5 - Grasses (PK) & Bulbs (NS)
 - 6 - Evergreen Ferns, Groundcover & Bulbs (DE, PA, LM, GN)
 - 7 - Concrete Sidewalk

PLANT SCHEDULE

QTY.	SYMBOL	Scientific Name	Common Name	Size	Spacing	Root	Notes
TREES							
5	AA	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Serviceberry	7'-8' Ht.	AS SHOWN	B&B	Multi Stem
8	PA	<i>Platanus x acerifolia</i>	London Plane Tree	2' Cal.	30' O.C.	B&B	Street Tree
3	MV	<i>Magnolia virginiana</i>	Sweetbay Magnolia	7'-8' Ht.	AS SHOWN	B&B	Multi Stem
GRASSES, FERNS & GROUNDCOVERS							
DE		<i>Dryopteris erythrosora</i>	Autumn Fern	1 GAL	18" O.C.	CONT.	
LM		<i>Liriope muscari</i>	Lily Turf	1 GAL	12" O.C.	CONT.	
PK		<i>Pennisetum orientale</i> 'Karley Rose'	Fountain Grass	1 GAL	18" O.C.	CONT.	
PA		<i>Polystichum acrostichoides</i>	Christmas Fern	1 GAL	18" O.C.	CONT.	
Bulbs							
GN		<i>Galanthus nivalis</i>	Snowdrop				
NS		<i>Narcissus</i> sp.	Daffodil				



LANDSCAPE PLAN

WILLIAM TAYLOR PLAZA
LANDSCAPE STUDIES
27 | DECEMBER | 2016



0 16' feet

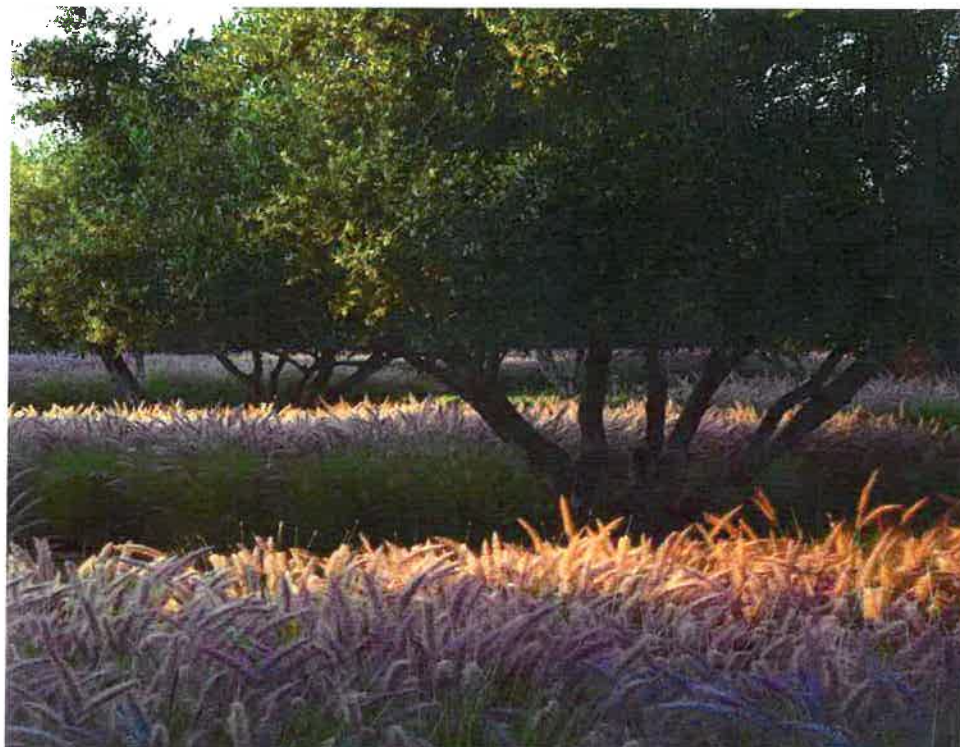
ELEVATION

WILLIAM TAYLOR PLAZA
LANDSCAPE STUDIES
27 | DECEMBER | 2016



WALLS

WILLIAM TAYLOR PLAZA
LANDSCAPE STUDIES
27 | DECEMBER | 2016



PERENNIAL GRASSES

WILLIAM TAYLOR PLAZA
LANDSCAPE STUDIES
27 | DECEMBER | 2016



PLANTING

WILLIAM TAYLOR PLAZA
LANDSCAPE STUDIES
27 | DECEMBER | 2016

STUCCO

ENTRY/CONNECTOR TRIM

PRIMARY TRIM

SHAKE/TRIM OPTIONS

SHAKE/TRIM OPTIONS

alaskan skies
972

BENJAMIN MOORE
CLASSIC COLORS®

Color samples are affected by age, light, heat, and mechanical coating processes, this sample may vary slightly in color or in finish from the actual paint.

alaskan skies
972

BENJAMIN MOORE
CLASSIC COLORS®

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alaskan skies
972

BENJAMIN MOORE
CLASSIC COLORS®

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iron gate
1545

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iron gate
1545

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dragon's breath
1547

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dragon's breath
1547

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dragon's breath
1547

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sussex green
HC-109

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sussex green
HC-109

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sussex green
HC-109

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plymouth rock
1543

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CLASSIC COLORS®

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plymouth rock
1543

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plymouth rock
1543

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1M2416572

91185

0 23906 91182 1