

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 19, 2015**



Preliminary Discussion

BAR 15-08-04

NW Corner of Ridge St. and Cherry Ave.

Tax Parcel 290145000-147000, 290149000-151000, 290157000

Charlie Armstrong, Owner/ Cherry Avenue Investments LLC, Applicant

Proposed new construction of a Marriot Hotel on the NW corner intersection of Cherry Avenue and Ridge Street.

Background

All the parcels (currently vacant) fronting on Ridge Street are located within the Ridge Street ADC district. The (vacant) 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.

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.

In addition to the applicant's BAR submittal, "Received June 30, 2015," staff has included 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.

Because this project is for new construction, it requires a preliminary discussion by the BAR before a COA can be approved. The BAR is asked this evening to provide preliminary comments to the applicant regarding the proposed design:

- The new hotel, a four-story building. On the first level there is a rear entrance with a porte cochere to a lobby, and a pedestrian entrance from Cherry Avenue that leads into a dining room. On the second level there is an interior swimming pool at the east end, adjacent a plaza at the corner of Ridge Street and Cherry Avenue. The third and fourth levels are all guest rooms. There are two levels of parking under the building, accessed from the rear.
- 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 main proposed materials are:

Fiber cement panels in sandstone series, 18" x 72" blocks, in autumn brown.

Fiber cement panels in architectural block series, gray.

Fiber cement panels in brick running bond and soldier course, in crimson.

Precast concrete watertable in gray.

Bronze aluminum curtain wall system, sliding windows, storefront system.

Courtyard perimeter wall in gray segmental block.

Standing seam metal roof in gray.

Parking garage openings perimeter in precast stone, gray.

Aluminum brise soleil to match windows.

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.”

Staff has included 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 may wish to review the site plan, which proposes a fence around the arboretum, and other details not included in the BAR packet.

The proffers provide dollars to be spent on pedestrian improvements at the intersection of Ridge and Cherry, not necessarily a landscaped median in Ridge Street. The BAR previously voiced strong support for this amenity.

The BAR should require that clear, accurate, and detailed drawings, including final architectural designs, building materials, colors, and site/landscaping design shall be submitted for the final COA. All the drawings should be consistent. Color renderings that show all the actual proposed materials and colors are needed for all elevations.

The BAR should focus their review on this site as a major gateway to the City, and whether the design will also function well in the neighborhood context. Unfortunately, there is no way of knowing if or when Phase Two will commence. Previously the plaza served as an important transition and connector between the architecture proposed along two streets. Now the major architectural feature facing the intersection is the side elevation of the hotel.

Important aspects are: 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, the interim plan for the Phase Two landscaped area, and the overall site design, including arboretum layout, retaining walls, auto and pedestrian circulation, and landscaping.

Staff has included some drawings from the previous approval. There is no reason that the same quality of design and materials cannot be expected on this new project.



Board of Architectural Review (BAR)
Certificate of Appropriateness

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

RECEIVED

JUN 30 2015

NEIGHBORHOOD DEVELOPMENT SERVICES

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

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

The BAR meets the third Tuesday of the month.

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

Owner Name Cherry Avenue Investments, LLC Applicant Name Same
Project Name/Description Marriott Hotel at William Taylor Plaza Tax Map 29, Parcels 145, 146,
Parcel Number 147, 149, 150, 151 & 157
Property Address none - NW corner of the intersection of Cherry Avenue and Ridge Street

Applicant Information

Address: 170 S Pantops Dr, Charlottesville, VA 22911

Email: carmstrong@southern-development.com

Phone: (W) 434-245-0894 (H) _____

FAX: _____

Property Owner Information (if not applicant)

Address: same as applicant

Email: _____

Phone: (W) _____ (H) _____

FAX: _____

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

Signature of Applicant

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

[Signature] 6/30/15
Signature Date

Charlie Armstrong, VP 6/30/15
Print Name Date

Property Owner Permission (if not applicant)

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

same as applicant
Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): please see the following page

List All Attachments (see reverse side for submittal requirements):

Please see the following page

For Office Use Only

Received by: _____

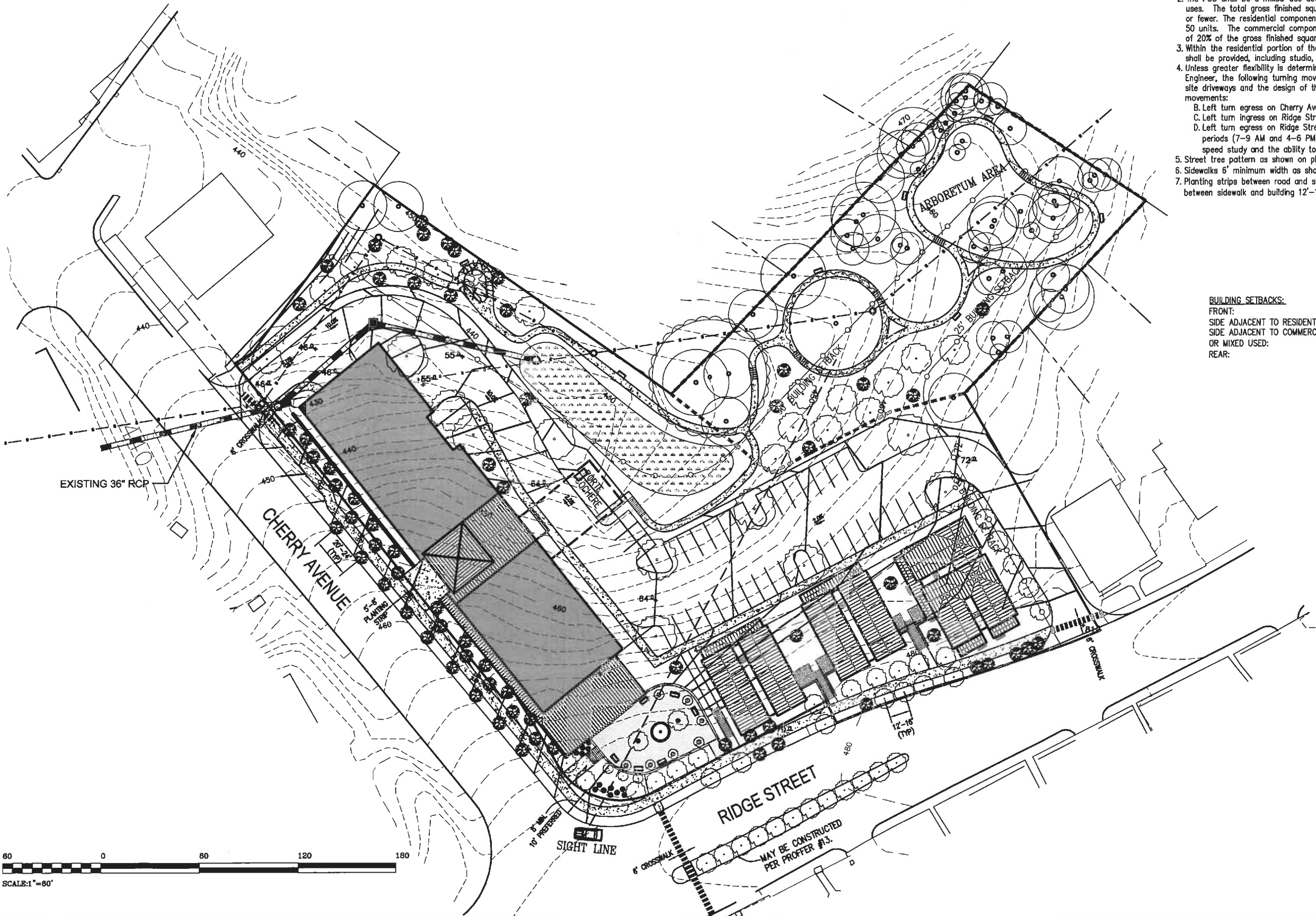
Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Approved/Disapproved by: _____

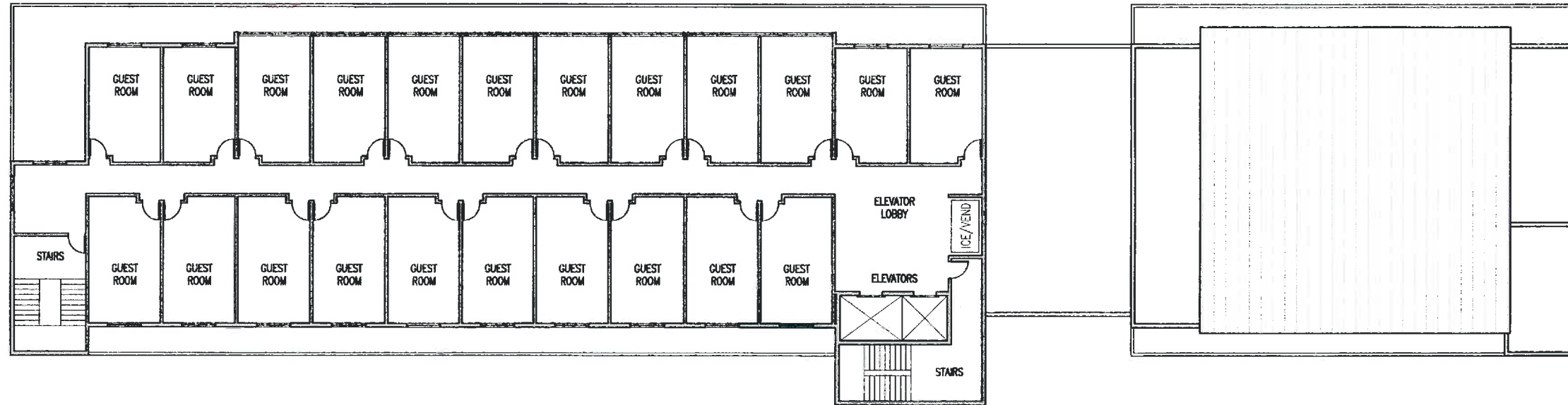
Date: _____

Conditions of approval: _____



1. The Planned Unit Development (PUD) shall be in substantial conformity to this PUD Development Plan, subject to changes and revisions coincident with the land use planning, civil engineering, architecture, and, the regulatory approval process, which will result in some plan modification.
2. The PUD shall be a mixed-use development, with residential and commercial uses. The total gross finished square footage shall be 100,000 square feet or fewer. The residential component of the PUD shall contain a maximum of 50 units. The commercial component of the PUD shall occupy a minimum of 20% of the gross finished square footage.
3. Within the residential portion of the development, a variety of housing sizes shall be provided, including studio, 1 bedroom, & 2 bedroom units.
4. Unless greater flexibility is determined to be allowable by the City Traffic Engineer, the following turning movement restrictions will be placed on the site driveways and the design of these driveways shall physically prohibit the movements:
 - B. Left turn egress on Cherry Avenue shall be prohibited.
 - C. Left turn ingress on Ridge Street shall be prohibited.
 - D. Left turn egress on Ridge Street shall be prohibited during the peak periods (7-9 AM and 4-6 PM). (This is subject to change pending a speed study and the ability to share access with the adjacent property.)
5. Street tree pattern as shown on plan. Spacing as noted.
6. Sidewalks 6' minimum width as shown.
7. Planting strips between road and sidewalk 5' minimum. Planting strips between sidewalk and building 12'-15' typical.

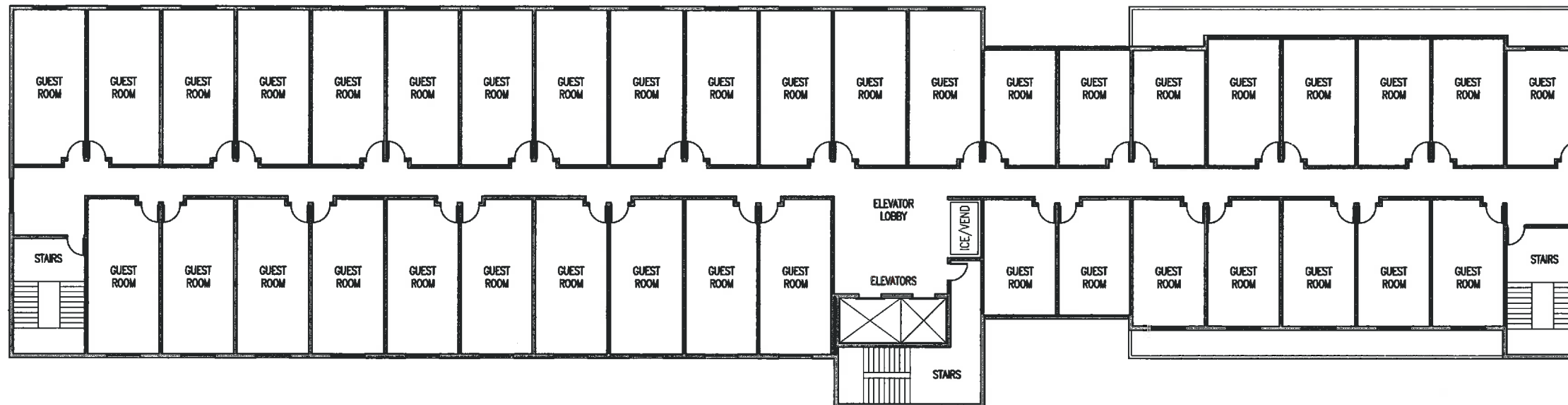
BUILDING SETBACKS:	
FRONT:	0'
SIDE ADJACENT TO RESIDENTIAL:	25'
SIDE ADJACENT TO COMMERCIAL OR MIXED USED:	0'
REAR:	50'



FOURTH FLOOR
9,027 SF (GROSS)
22 GUEST ROOMS

FOURTH FLOOR

SCALE: 3/32" = 1'-0" ELEV - 494'

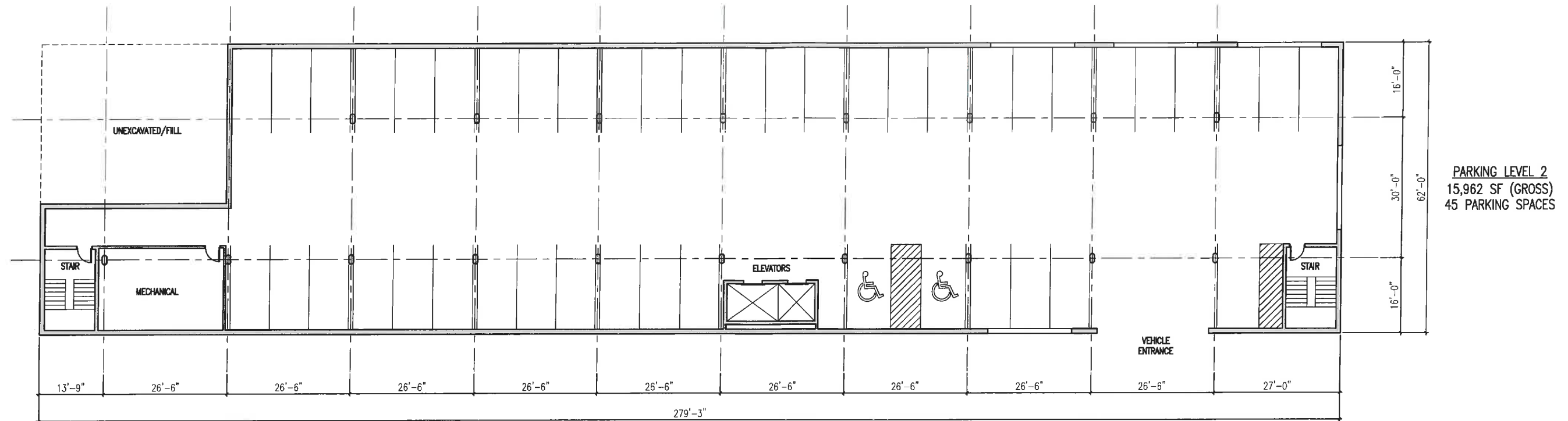


THIRD FLOOR
16,400 SF (GROSS)
38 GUEST ROOMS

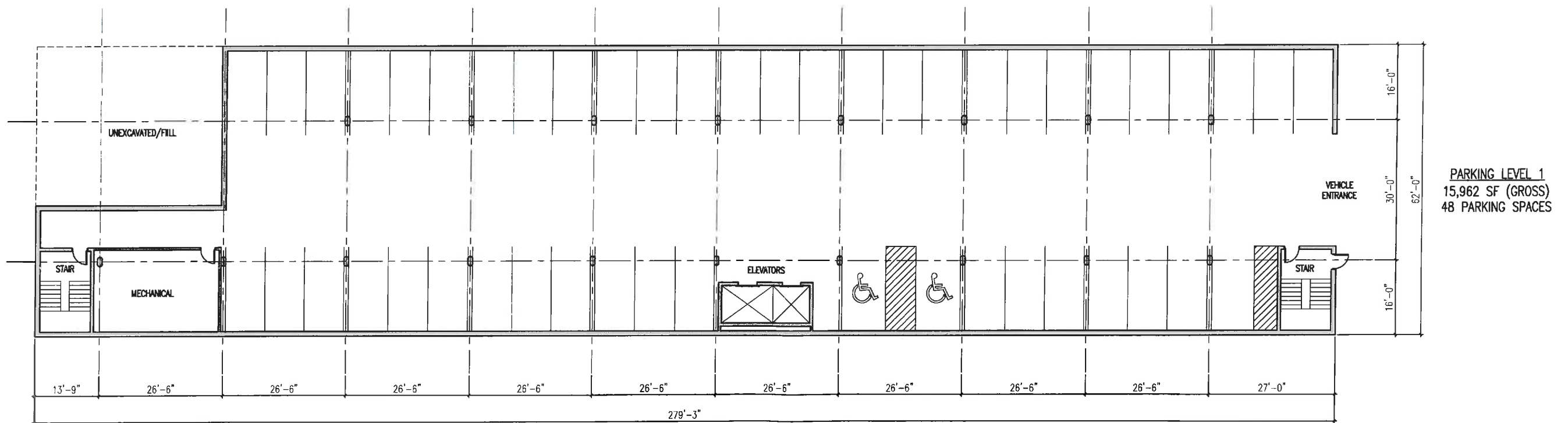
THIRD FLOOR

SCALE: 3/32" = 1'-0" ELEV - 484'

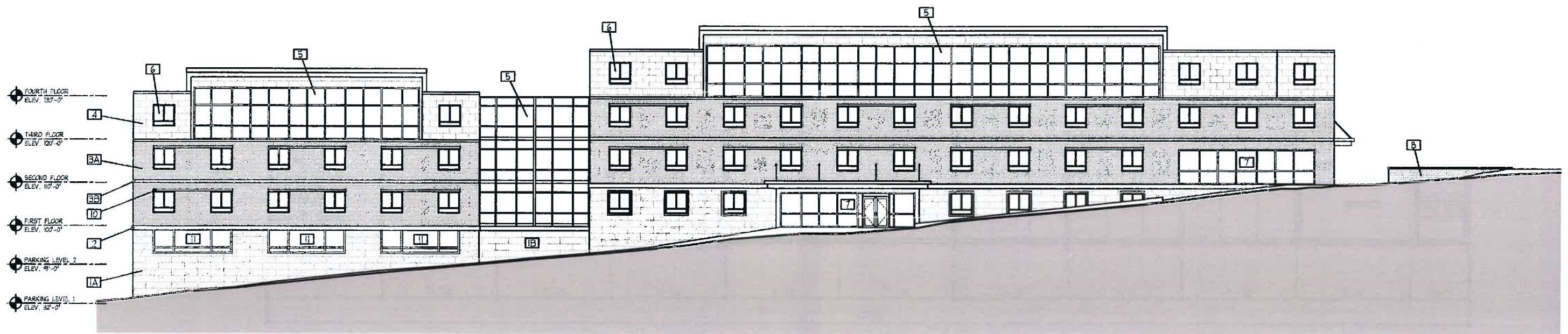




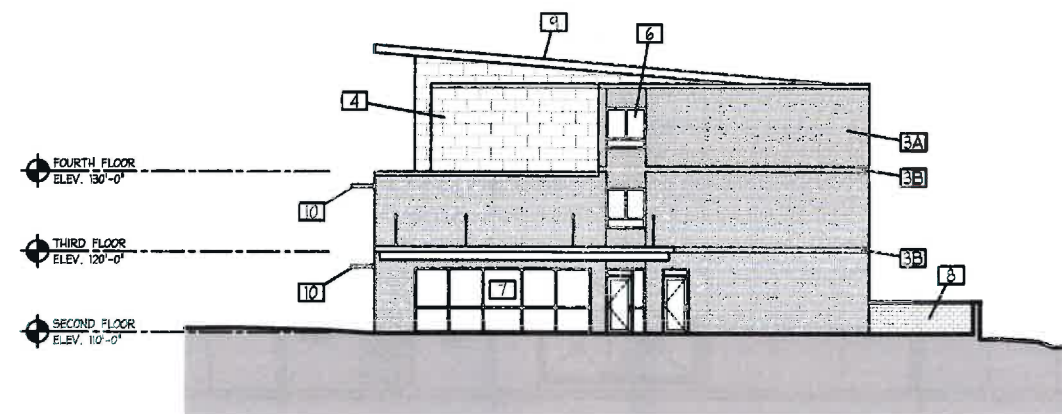
PARKING LEVEL 2
SCALE: 3/32" = 1'-0" ELEV - 455'



PARKING LEVEL 1
SCALE: 3/32" = 1'-0" ELEV - 446'



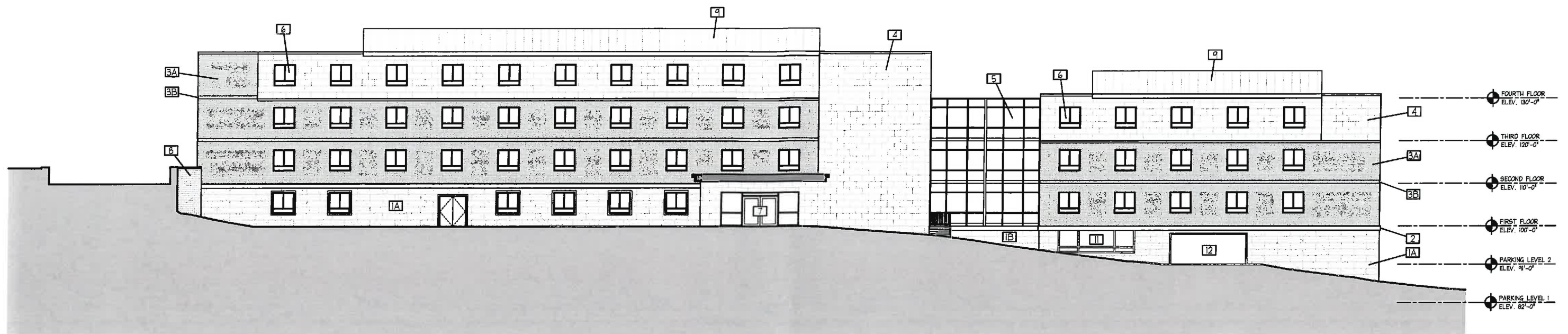
EXTERIOR ELEVATION A
SCALE: 3/32" = 1'-0"



EXTERIOR ELEVATION B
SCALE: 3/32" = 1'-0"

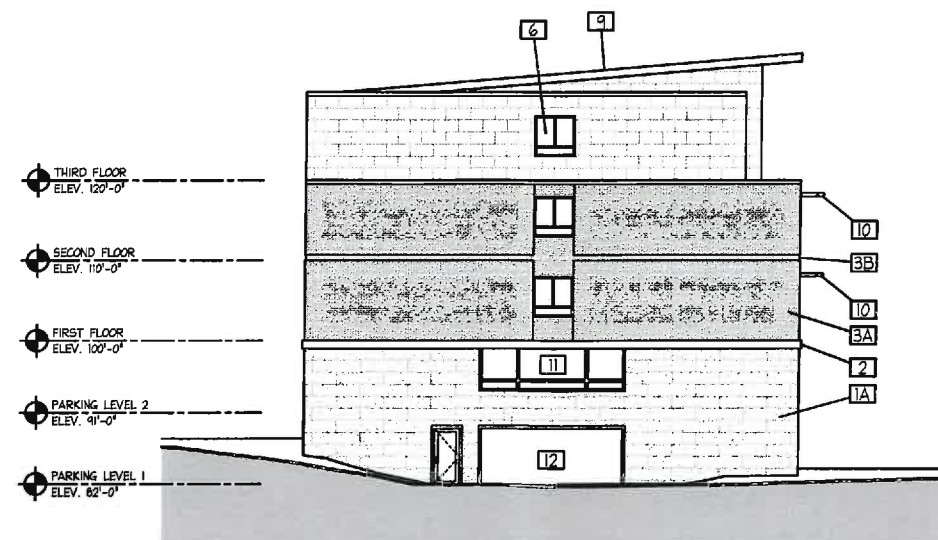
PROPOSED MATERIALS LEGEND

- 1A FIBER CEMENT PANELS - NICHHA SANDSTONE SERIES, 18"x72" BLOCKS, COLOR: AUTUMN BROWN
- 1B FIBER CEMENT PANELS - NICHHA ARCHITECTURAL BLOCK SERIES, 18"x72" BLOCKS, COLOR: GRAY
- 2 PRECAST CONCRETE WATERTABLE - 12" HIGH, 2" PROJECTION, COLOR: CONCRETE GRAY
- 3A FIBER CEMENT PANELS - NICHHA PLYMOUTH BRICK, RUNNING BOND, COLOR: CRIMSON
- 3B FIBER CEMENT PANELS - NICHHA PLYMOUTH BRICK, SOLDIER COURSE, COLOR: CRIMSON
- 4 FIBER CEMENT PANELS - NICHHA ARCHITECTURAL BLOCK SERIES, 18"x36" BLOCKS, COLOR: GRAY
- 5 ALUMINUM CURTAIN WALL SYSTEM - PRODUCT TO BE DETERMINED, COLOR: BRONZE
- 6 ALUMINUM SLIDING WINDOW - PRODUCT TO BE DETERMINED, COLOR: BRONZE
- 7 ALUMINUM STOREFRONT SYSTEM - PRODUCT TO BE DETERMINED, COLOR: BRONZE
- 8 COURTYARD PERIMETER WALL - SEGMENTAL BLOCK WALL SYSTEM, COLOR: GRAY
- 9 STANDING SEAM METAL ROOF, PRODUCT TO BE DETERMINED, COLOR: DARK GRAY
- 10 ALUMINUM BRISE SOLEIL - PRODUCT TO BE DETERMINED, COLOR: TO MATCH WINDOWS
- 11 PARKING GARAGE WINDOW OPENING - PRECAST STONE PERIMETER, COLOR: CONCRETE GRAY
- 12 PARKING GARAGE VEHICLE ENTRANCE - PRECAST STONE PERIMETER, COLOR: CONCRETE GRAY



EXTERIOR ELEVATION C

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



EXTERIOR ELEVATION D

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

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- 3B FIBER CEMENT PANELS - NICHHA PLYMOUTH BRICK, SOLDIER COURSE, COLOR: CRIMSON
- 4 FIBER CEMENT PANELS - NICHHA ARCHITECTURAL BLOCK SERIES, 18"x36" BLOCKS, COLOR: GRAY
- 5 ALUMINUM CURTAIN WALL SYSTEM - PRODUCT TO BE DETERMINED, COLOR: BRONZE
- 6 ALUMINUM SLIDING WINDOW - PRODUCT TO BE DETERMINED, COLOR: BRONZE
- 7 ALUMINUM STOREFRONT SYSTEM - PRODUCT TO BE DETERMINED, COLOR: BRONZE
- 8 COURTYARD PERIMETER WALL - SEGMENTAL BLOCK WALL SYSTEM, COLOR: GRAY
- 9 STANDING SEAM METAL ROOF, PRODUCT TO BE DETERMINED, COLOR: DARK GRAY
- 10 ALUMINUM BRISE SOLEIL - PRODUCT TO BE DETERMINED, COLOR: TO MATCH WINDOWS
- 11 PARKING GARAGE WINDOW OPENING - PRECAST STONE PERIMETER, COLOR: CONCRETE GRAY
- 12 PARKING GARAGE VEHICLE ENTRANCE - PRECAST STONE PERIMETER, COLOR: CONCRETE GRAY



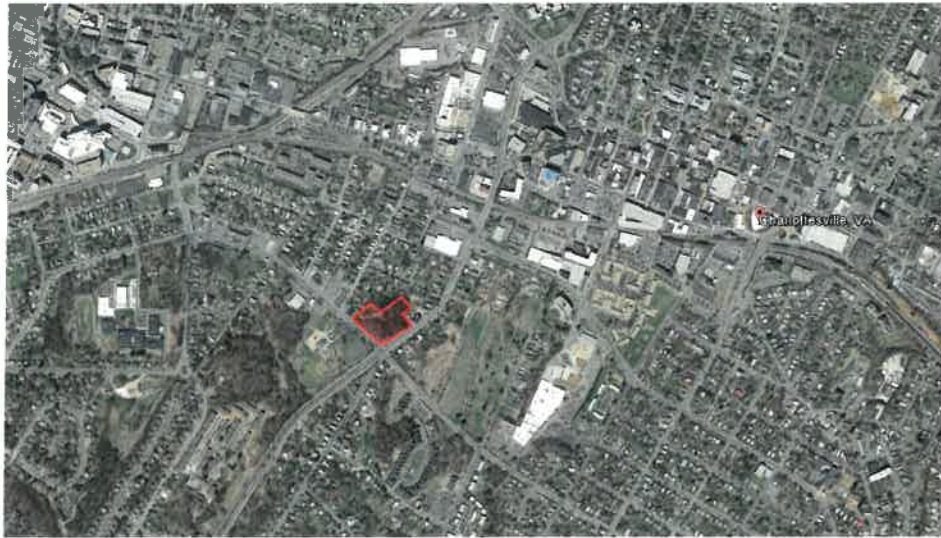
WILLIAM TAYLOR PLAZA – FAIRFIELD HOTEL
WATERCOLOR RENDERING



WILLIAM TAYLOR PLAZA — FAIRFIELD HOTEL
EXTERIOR RENDERING



















NICHIHA PLYMOUTH BRICK - SAME AS PROPOSED MATERIAL 3A



NICHIHA VINTAGE BRICK - SIMILAR TO PROPOSED MATERIAL 3A



NICHIHA PLYMOUTH BRICK - SAME AS PROPOSED MATERIAL 3A



NICHIHA PLYMOUTH BRICK - SIMILAR TO PROPOSED MATERIAL 3A



NICHIHA VINTAGE BRICK - SIMILAR TO PROPOSED MATERIAL 3A



NICHIHA SANDSTONE AUTUMN BROWN - SAME AS PROPOSED MATERIAL 1A



NICHIHA ARCHITECTURAL BLOCK GRAY - SAME AS PROPOSED MATERIAL 1B, SIM TO 4



NICHIHA SANDSTONE GENTLE GRAY - SIMILAR TO PROPOSED MATERIAL 1A



NICHIHA SANDSTONE GENTLE GRAY - SIMILAR TO PROPOSED MATERIAL 1A

We're looking forward



At Nichiha we think the future is bright

Every day more and more people are discovering the beauty and performance of Nichiha's fiber cement **Architectural Wall Panels**. Once you've seen or used a Nichiha product, you'll be looking for ways to use it again.

Your projects come in all shapes, markets and styles... at Nichiha we make an attractive fiber cement cladding solution for most of them. Our products help you capture the look of metal, block, stone, sandstone, brick and cedar in considerably less time and at a fraction of the cost. Our ever-expanding offering of textures and finishes takes buildings of all kinds to new and unexpected places.

6
Illumination™
Panels

8
ArchitecturalBlock™
Panels

10
KuraStone™
Panels

13
VintageWood™
Panels

13
EmpireBlock™ / IndustrialBlock™
Panels

14
SandStone™
Panels

16
Brick
Panels

18
FieldStone™ / QuarryStone™ /
CinderBlock™

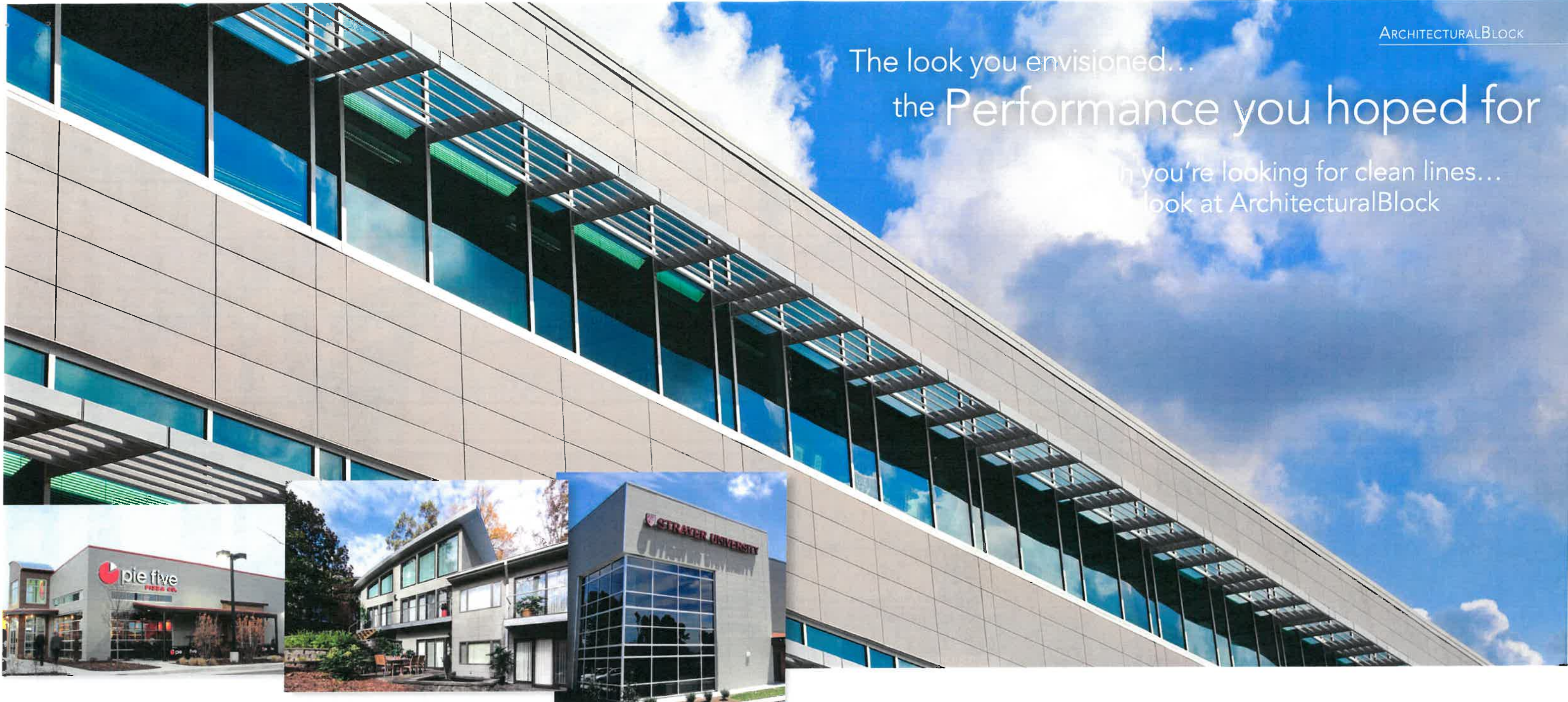
20
Accessories
and Installation

22
Metal Trim



The look you envisioned...
the Performance you hoped for

When you're looking for clean lines...
look at ArchitecturalBlock



Contemporary good looks, space-age performance

The clean, linear look of Nichiha ArchitecturalBlock™ is a versatile choice for commercial and residential projects alike. Its cool modern tones and subtle seams are the perfect partner for gleaming glass, stainless steel or even paired with the warmth of wood. ArchitecturalBlock is a handsome, durable and cost effective solution. The ease of installation and wide variety of corner options make it as popular with contractors as it is with clients.



PANEL ALSO AVAILABLE WITH SCORE

ArchitecturalBlock is also available with an optional score in the middle of the panel. The distinctive deep score mark gives the impression of 3-ft panels for a decidedly different appearance from the standard panel.

ARCHITECTURALBLOCK™

LARGE AND SMALL



GRAY



MOCHA



TUSCAN

ARCHITECTURALBLOCK™

PROFILE

DIMENSIONS (NOM. FT. ~ ACTUAL MM)

THICKNESS (NOM. IN. ~ ACTUAL MM)

WEIGHT (LBS. PER PANEL)

WEIGHT (LBS. PER SQ. FT.)

EXPOSED COVERAGE (SQ. FT. PER PANEL)

PACKAGING (PIECES PER PACK)

*APPEARANCE AND TEXTURE MAY VARY BY COLOR

LARGE 18" x 6' WITHOUT SCORE
SMALL 18" x 6' WITH SCORE

18" [H] x 6' [L]
(455MM [H] x 1,818MM [L])

5/8 (16MM)

35.27

3.92

9

2 [18 SQ. FT.]

The grandeur of stone
is more attainable
than you might think



Nichiha SandStone™, as thrifty
as it is elegant

With its subtle color and deep texture, our SandStone™ begs to be touched and examined more closely. Even after seeing it with their eyes and touching it with their hands, your clients will wonder how you ever managed to stay on budget. We call that a trade secret.

SANDSTONE™



AUTUMN BROWN



DESERT BEIGE



GENTLE GRAY

SANDSTONE™

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 6' [L] (455MM [H] x 1,818MM [L])
THICKNESS (NOM. IN. ~ ACTUAL MM)	3/4 (18MM)
WEIGHT (LBS. PER PANEL)	39.68
WEIGHT (LBS. PER SQ. FT.)	4.41
EXPOSED COVERAGE (SQ. FT. PER PANEL)	9
PACKAGING (PIECES PER PACK)	2 [18 SQ. FT.]

All the things you love about brick

The look you want...without the cost,
without the hassle



Nichiha's brick panel products offer the look and timeless appeal of traditional brickwork

The slight variations in color, the stately good looks, even the grout lines; it's all there. And thanks to a proprietary multi-layered coating process the beauty of Nichiha is guaranteed to last. We did leave out two things: the tons of weight and the extra time required to see your project to completion... but we figured they wouldn't be missed.



VINTAGEBRICK™



ALEXANDRIA BUFF



WHITE WASH

VINTAGEBRICK™

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 6' [L] (455 MM x 1,818 MM)
THICKNESS (NOM. IN. ~ ACTUAL MM)	3/4" (18 MM)
WEIGHT (LBS. PER PANEL)	39.68
WEIGHT (LBS. PER SQ. FT.)	4.41
EXPOSED COVERAGE (SQ. FT. PER PANEL)	9
PACKAGING (PIECES PER PACK)	2 [18 SQ. FT.]

CANYONBRICK™



SHALE BROWN

CANYONBRICK™

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 6' [L] (455 MM [H] x 1,818 MM [L])
THICKNESS (NOM. IN. ~ ACTUAL MM)	5/8" (16 MM)
WEIGHT (LBS. PER PANEL)	35.27
WEIGHT (LBS. PER SQ. FT.)	3.92
EXPOSED COVERAGE (SQ. FT. PER PANEL)	9
PACKAGING (PIECES PER PACK)	2 [18 SQ. FT.]

PLYMOUTHBRICK™



CRIMSON

PLYMOUTHBRICK™

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	18" [H] x 6' [L] (455 MM x 1,818 MM)
THICKNESS (NOM. IN. ~ ACTUAL MM)	5/8" (16 MM)
WEIGHT (LBS. PER PANEL)	35.27
WEIGHT (LBS. PER SQ. FT.)	3.92
EXPOSED COVERAGE (SQ. FT. PER PANEL)	9
PACKAGING (PIECES PER PACK)	2 [18 SQ. FT.]

The look you're after,
the performance we insist on.

MULTIPLE LOOKS. ONE SOURCE.



Behind our Architectural Wall Panels is some SERIOUS TECHNOLOGY...



EASY INSTALLATION

Timesaving Clip Installation System that reduces construction time and minimizes mistakes.



NO MORTAR, NO MESS

Prefinished panels that eliminate the need for messy mortar or costly masonry-skilled labor.



ANY WEATHER PRODUCT

Products that can be installed all year round.



PROTECTION

Backed by some of the best warranties in the industry. Strong 50-year limited lifetime warranty.



LOW MAINTENANCE

No-fuss products. No ongoing cleaning and regular maintenance needed. Your customers get to create it then enjoy it for a long, long time.



ENGINEERED FOR PERFORMANCE

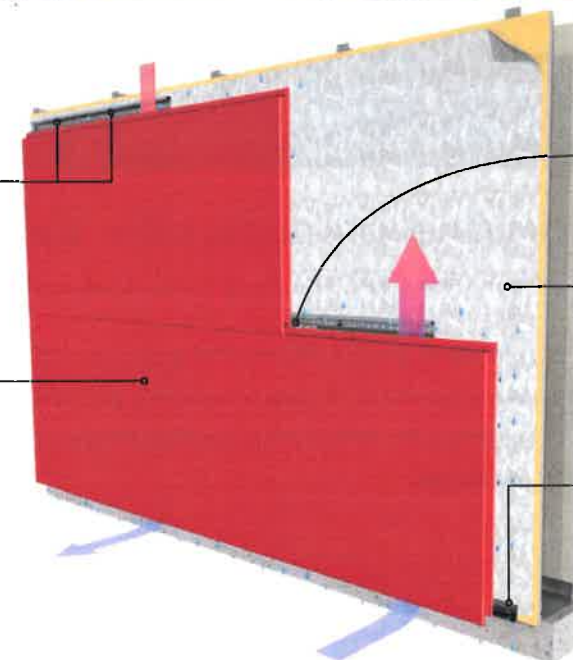
Go beyond our durable panels and discover a meticulously engineered moisture management system that provides a vertical drainage point for air & moisture to exit.

The Ultimate Clip creates a hidden fastening system that all but eliminates face fastening. Installation is quick and easy and never requires specialty subcontractors.

Nichiha Architectural Wall Panels are lightweight, easy to handle and available in a virtually endless color palette and a diverse offering of textural finishes. They're also backed with the industry's strongest warranty.



Nichiha's Joint Tab Attachment is designed to support panel lateral stability, helping vertical joints stay closed tightly. The tab fits in place easily and is fastened to the Ultimate Clip with provided screw.



Drained and Back Ventilated Rainscreen design allows water to escape and air to circulate, reducing the risk of mold and water damage inside the building.

The Ultimate Starter Track pulls double-duty. It ensures a fast, level installation and its patented drainage channel directs water out and away from the base of the wall.

ZM14-00002

**AN ORDINANCE
APPROVING A REQUEST TO AMEND THE PUD DEVELOPMENT PLAN
APPLICABLE TO PROPERTY LOCATED WITHIN
THE WILLIAM TAYLOR PLAZA PLANNED UNIT DEVELOPMENT ("PUD")**

WHEREAS, Cherry Avenue Investments, LLC ("Applicant"), by its agent Southern Development Company has filed application number ZM14-00002, seeking a rezoning of property located at 529 Cherry Avenue and 512-529 Ridge Street (City Tax Map 29, Parcels 145, 146, 147, 149, 150, 151 and 157), consisting of approximately 125,321.5 square feet of land (2.90 acres) (together, the "Subject Property"), in order to amend the zoning regulations applicable to the Subject Property as a result of the PUD zoning district classification, PUD development plan and proffered development conditions previously approved by City Council for the Subject Property on November 2, 2009; and

WHEREAS, a joint public hearing on the Proposed Rezoning was held before the City Council and Planning Commission on May 12, 2015, following notice to the public and to adjacent property owners as required by law; and

WHEREAS, legal notice of the public hearing held on May 12, 2015 was advertised in accordance with Va. Code Sec. 15.2-2204; and

WHEREAS, as part of its Proposed Rezoning also submitted a Preliminary Amended Proffer Statement, as required by City Code Section 34-64(a), and presented the Preliminary Proffer Statement to the Planning Commission on May 12, 2015; and

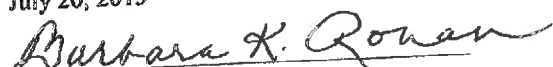
WHEREAS, on May 12, 2015, the Planning Commission voted to recommend denial of the Proposed Rezoning to the City Council, based on their finding that the rezoning is not required by the public necessity, convenience, general welfare or good zoning practice; and

WHEREAS, the Applicant's various application materials reviewed by the Planning Commission for the Proposed Rezoning have been compiled into a complete updated plan of development, consisting of (i) a proposed PUD Development Plan, dated July 13, 2015, and (ii) a Final Proffer Statement dated July 13, 2015, signed by an individual authorized to bind the LLC to the provisions therein stated, as required by City Code Section 34-64(c) (together, the materials included within (i) and (ii) constitute the "Proposed Amended PUD"); and

WHEREAS, this Council finds and determines that the public necessity, convenience, general welfare or good zoning practice requires the Proposed Rezoning/ Amended PUD; that the existing PUD zoning classification (inclusive of the 2009 Final Proffer Statement) as well as the Proposed Amended PUD are both reasonable; that the Proposed Amended PUD is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia **THAT:** the zoning regulations applicable to the William Taylor Plaza PUD shall be and hereby are amended and reenacted as follows: the zoning regulations applicable to the use and development of the William Taylor Plaza PUD shall be (i) those generally applicable within Chapter 34 of the City Code, and (ii) those matters set forth within the PUD plan dated July 13, 2015 and the Final Proffer Statement dated July 13, 2015, which, together, are hereby approved and established as the approved PUD development plan for the William Taylor Plaza PUD, for purposes of Chapter 34, Article V of the City Code.

Approved by City Council
July 20, 2015


Barbara K. Ronan
Acting Clerk of Council

APPROVED

By Matthew Alfele at 11:24 am, Jul 21, 2015

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
IN RE: PETITION FOR REZONING (City Application No. ZM-14-00002)
STATEMENT OF FINAL PROFFER CONDITIONS

For the William Taylor Plaza PUD

Dated as of July 13, 2015

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY
OF CHARLOTTESVILLE:

The undersigned limited liability company is the owner of land subject to the above-referenced rezoning petition ("Subject Property"). The Owner/Applicant seeks to amend the current zoning of the property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, the Owner/Applicant seeks approval of a PUD as set forth within a PUD Development Plan dated July 13, 2015.

The Owner/Applicant hereby proffers and agrees that if the Subject Property is rezoned as requested, the rezoning will be subject to, and the Owner will abide by, the approved PUD Development Plan as well as the following conditions:

1. In accordance with the "Land Purchase and Sale Agreement" approved by City Council October 6, 2008:
 - A. The Developer shall attempt to incorporate options for the City in the PUD for a designated City bus stop, which stop may be accepted and/or utilized by the City at the City's discretion.
 - B. The Developer will incorporate public access to the "Arboretum" planned for the PUD, or such other passive recreational space as may be approved as part of the PUD, which may be limited as to hours and usage.
 - C. The Developer shall contribute approximately \$253,000, per the terms of the Land Purchase and Sale Agreement, to a Fifeville neighborhood affordable housing fund, another affordable housing fund designated by the City, or for improvements to Tonsler Park, in the discretion of City Council. The contribution shall be made within 30 days of the approval of the final site plan or final plat approval, whichever occurs later.
 - D. All buildings within the Planned Unit Development shall be designed to a minimum rating of "Certified" under the LEED Green Building Rating System in effect at the time the design is made. Prior to issuance of a building permit for any building within the PUD, the Purchaser shall provide to the Director of Neighborhood Services ("DNS") for the City of Charlottesville a written confirmation from a LEED certified architect or engineer that such building, if constructed in accordance with the building plans, is designed to achieve a minimum "Certified" LEED rating. Before the Developer requests a certificate of occupancy for any building for which a LEED certified architect rendered an opinion, the Purchaser shall submit to the City's Director of NDS a written statement from the architect or engineer that the building was built in conformance with plans on which his opinion was based.

APPROVED

By Matthew Alfele at 11:24 am, Jul 21, 2015

2. The Developer has provided the City with a traffic study dated July 13, 2009 analyzing the impact of this project to the existing road networks. The submitted traffic study assumed a build out of 40 residential units and 40,000 square feet of commercial space. The study concluded that William Taylor Plaza would increase peak hour traffic at the most affected intersection by 5%.

Under the above stated unit count and commercial square footage assumptions ("Assumptions"), the Developer shall contribute \$10,000 in cash to the City's Capital Improvements Program (C.I.P.) to be used for pedestrian safety and/or traffic calming improvements on 5th Street between Cherry Avenue and West Main Street. The Developer shall also design an eastbound right turn lane for Cherry Avenue at the intersection with Ridge Street. The design of the turn lane is valued at \$15,000. The Developer shall not be obligated to construct the turn lane, but shall provide the design to the City at no cost for the City's use at its discretion.

In the event that the final site plan shows any variation from the above Assumptions, the Developer shall revise the traffic study for the project and submit the revision to the City for review prior to preliminary site plan approval. If the revised traffic study indicates that William Taylor Plaza will increase peak hour traffic at the most affected intersection by more than 5%, the Developer shall contribute to the C.I.P. an additional \$5,000 cash per 1% increase over the 5% stated herein.

All proffered cash contributions shall be made prior to issuance of a Certificate of Occupancy.

3. All buildings fronting Cherry Avenue shall be restricted to non-residential uses on the ground level and shall have pedestrian access from the ground level onto Cherry Avenue.
4. 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 or Cherry Avenue.
5. Sidewalks with a minimum width of 6 feet will be provided along the Ridge Street and Cherry Avenue road frontage in order to enhance the pedestrian environment. Where possible, 8 foot wide sidewalks will be provided. Sidewalk widths shall be as shown on the PUD Development Plan.
6. The Developer shall contribute \$5,000 to the City to be used toward pedestrian improvements at the intersection of Cherry Avenue and Ridge Street, to include striped crosswalks and countdown pedestrian signals.
7. The developer will provide a minimum of 1 bicycle rack or bicycle locker for every 10 parking spaces to encourage bicycle transportation to and from the development. Bicycle storage shall be provided within the parking garage.

APPROVED

By Matthew Alfele at 11:24 am, Jul 21, 2015

8. A minimum of 45% of the total site area shall be Open Space. Except for utilities, trails and other park amenities, the "Arboretum" shall remain undeveloped and shall occupy a minimum of 25% of the site. Public access to the Arboretum shall be permitted during daylight hours.
9. Existing live trees larger than 6" caliper in the "Arboretum" shall be preserved.
10. A retention basin and other low impact development methods for the control of storm drainage shall be constructed on the property in accordance with specifications approved by the City Engineer for the City of Charlottesville and plans approved by the City Engineer for the City of Charlottesville.
11. Street trees shall be provided along Ridge Street and Cherry Avenue as shown on the PUD Development Plan. Landscaping on the interior of the site shall be provided in accordance with the City Zoning Ordinance. All landscaping and street trees shall be maintained by the Owner and/or Condominium Association.
12. 100% of the waste and debris created by construction shall be taken to a local construction debris recycling facility for sorting and recycling, so long as such a facility continues to operate locally. The Developer shall provide positive documentation to the City upon request.
13. The Developer is in negotiations with the City of Charlottesville to establish a public/private partnership for streetscape improvements such as landscaping, underground utilities, pedestrian safety improvements, and other corridor improvements on Ridge Street and Cherry Avenue that are not necessitated by this development. If an agreement between the parties can be reached, the developer will share in the cost of these improvements up to 50% of the total cost.
14. The uses and residential densities allowed within the PUD shall be those identified within the matrix titled "Use Types - William Taylor Plaza PUD."

WHEREFORE, the undersigned Owner(s) stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this 13th day of July, 2015.

Owner:
Cherry Avenue Investments, LLC

Owner's Address:
170 South Pantops Drive
Charlottesville, VA 22911

By: 
Frank Ballif, Manager

William Taylor Plaza

PUD Development Plan

July 13, 2015

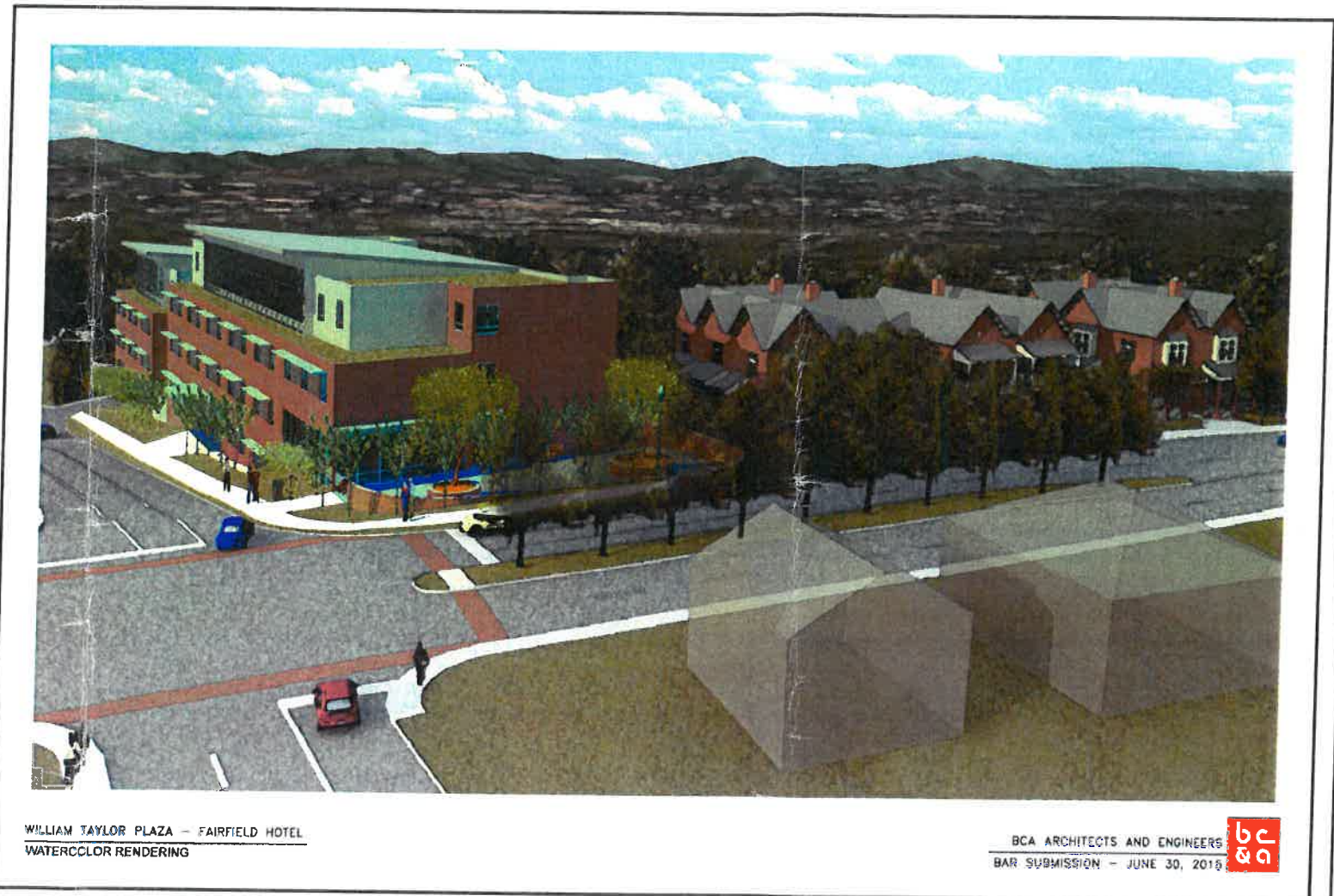
TABLE OF CONTENTS

PUD Development Plan (Sec 34-517)

This PUD Development Plan (Pages 1 through 6) meets the requirements of Charlottesville City Code Section 34-517(a). The below table of contents lists PUD requirements and references where in the PUD Development Plan the requirements are illustrated or described.

Contents:

- 34-517(a)(1) A survey plat describing and depicting the entire land area to be included within the PUD development site, including identification of present ownership, existing zoning district classification(s) of the parcel(s) to be included within the PUD.
Page 2: Existing Conditions
- 34-517(a)(2) A narrative statement of how the objectives described within section 34-490 are met by the proposed PUD.
Page 7: Narrative
- 34-517(a)(3) A conceptual development plan, supporting maps, and written or photographic data and analysis which show:
- a. Location and size of existing water and sanitary and storm sewer facilities and easements;
Page 2: Existing Conditions
 - b. Layout for proposed water and sanitary sewer facilities and storm drainage facilities;
Page 3: Land Use Plan
 - c. Location of other proposed utilities;
Page 3: Land Use Plan
 - d. Location of existing and proposed ingress and egress from the development;
Page 3: Land Use Plan
 - e. Location and size of existing and proposed streets;
Page 3: Land Use Plan. Note: no new public streets are proposed, only private travel ways.
 - f. Location of existing and proposed pedestrian and bicycle improvements, including connections to nearby schools;
Page 3: Land Use Plan. Note: Proposed bicycle improvements are discussed in the Proffers. City sidewalks and bicycle lanes do already provide uninterrupted pedestrian and bicycle connectivity the nearest elementary school.
 - g. An inventory, by tax map parcel number and street address, of all adjacent parcels within a five hundred-foot radius of the perimeter of the PUD, indicating the existing zoning district classification of each.
Provided with the submittal package.
 - h. A site inventory of the significant natural, environmental and cultural features of a site, including at a minimum: historic landmarks contained on any state or federal register; vegetation; existing trees of eight-inch caliper or greater; wetlands, topography, shown at intervals of five (5) feet or less, critical slopes, and other, similar characteristics or features, and a plan for preserving, protecting, utilizing and/or incorporating such features into the design and function of the proposed PUD.
*Page 2: Existing Conditions; and
Page 3: Land Use Plan*
- 34-517(a)(4) A proposed land use plan. Such plan will identify:
- a. Proposed land uses and their general locations, including without limitation, building and setbacks;
*Page 3: Land Use Plan; and
Page 4: Phasing Plan and Land Use Map; and
Pages 5-6: Use Matrix*
 - b. Proposed densities of proposed residential development;
Page 4: Phasing Plan and Land Use Map
 - c. Location and acreage of required open space;
Page 3: Land Use Plan
 - d. Square footage for non-residential uses;
Page 4: Phasing Plan and Land Use Map
 - e. Maximum height of buildings and structures in area of PUD.
The Maximum height of the buildings shall be 50' in the Cherry Avenue Phase and 40' in the Ridge Street Phase.
- 34-517(a)(5) A general landscape plan which focuses on the general location and type of landscaping to be used within the project as well as the special buffering treatment proposed between project land uses and adjacent zoning districts;
Page 3: Land Use Plan.
- 34-517(a)(6) Phasing plan if needed. Each phase shall individually meet the requirements of this section.
Page 4: Phasing Plan & Use Map
- 34-517(a)(7) A statement from the city public utilities department verifying whether water and sewer infrastructure capacity does or does not exist for the proposed land use(s).
The city public utilities department has stated that water and sewer infrastructure capacity does exist for the proposed uses. Water is available via a 12" water main in Cherry Avenue, sewer has sufficient capacity via a 8" sewer line that traverses the site, and gas is available via a gas main in Ridge St.
- 34-517(a)(8) A statement from the fire marshal verifying whether adequate fire flow service does or does not exist for the proposed land use(s).
The fire marshal has stated that adequate fire flow exists via a 12" water main in Cherry Avenue. Recent tests of two hydrants one block away indicate fire flow of 1,350 gpm.



The architecture will be substantially in conformance with this rendering unless modified during the process of obtaining a Certificate of Appropriateness from the Board of Architectural Review

APPROVED

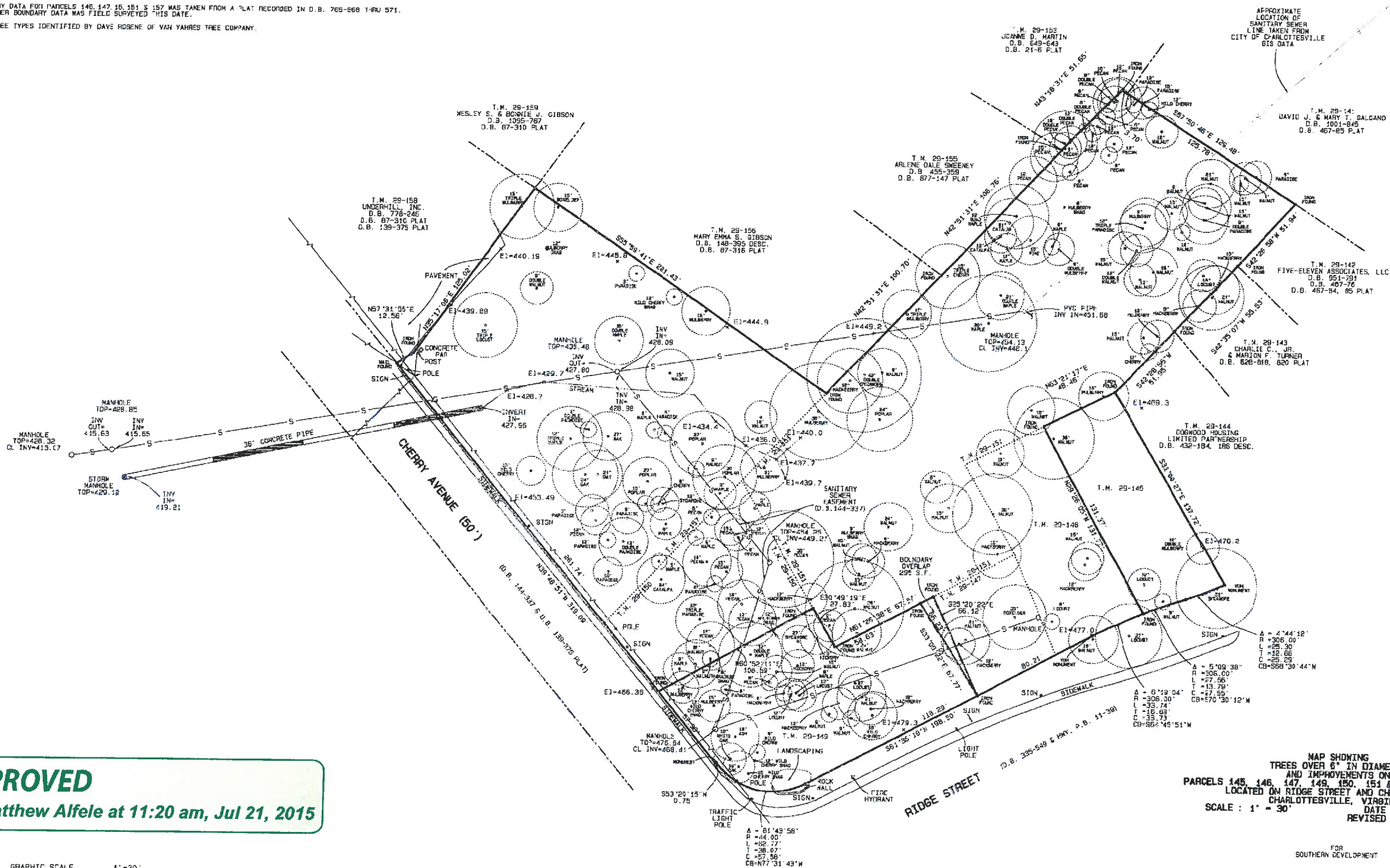
By Matthew Alfele at 11:19 am, Jul 21, 2015

NOTES :

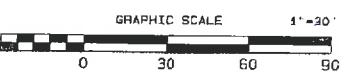
1. NO DETERMINATION WAS MADE TO THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES, OTHER THAN THOSE SHOWN.
2. ELEVATIONS SHOWN HEREON ARE BASED ON THE TOP OF A MANHOLE AT THE INTERSECTION OF RIDGE STREET AND HARTMAN'S MILL ROAD (ELEVATION=481.49).
3. LEGAL REFERENCES:
T.M. 29 PARCELS 146, 147, 150, 151 & 157
CHERRY AVENUE INVESTMENTS, LLC
D.B. 1067-850
D.B. 765-568 THRU 571 PLAT
- T.M. 29 PARCEL 145
D.B. 373-566, 509 & 510 PLAT
- T.M. 29 PARCEL 149
D.B. 373-566, 510 PLAT
D.B. 218-377, 381 PLAT
4. NO TITLE REPORT FURNISHED. THIS PROPERTY SUBJECT TO ANY ADDITIONAL CONDITIONS, UTILITIES, EASEMENTS, AND/OR COVENANTS THAT MAY EXIST.
5. BOUNDARY DATA FOR PARCELS 146, 147, 150, 151 & 157 WAS TAKEN FROM A PLAT RECORDED IN D.B. 765-568 THRU 571. ALL OTHER BOUNDARY DATA WAS FIELD SURVEYED THIS DATE.
6. SOME TREE TYPES IDENTIFIED BY DAVID ROSENE OF VAN HAHRES TREE COMPANY.

Existing Conditions

All parcels in the PUD are owned by Cherry Avenue Investments, LLC and are included in the PUD in their entirety.
All parcels in the PUD are currently zoned PUD.
There are no state or federal registered historic landmarks on the property.
A critical slope waiver was previously granted for the project.



APPROVED
By Matthew Alfele at 11:20 am, Jul 21, 2015



MAP SHOWING
TREES OVER 6" IN DIAMETER
AND IMPROVEMENTS ON
PARCELS 145, 146,
147, 149, 150, 151 & 157 ON TAX MAP 29
LOCATED ON RIDGE STREET AND CHERRY AVENUE
CHARLOTTESVILLE, VIRGINIA
SCALE : 1" = 30'
DATE : FEB. 8, 2007
REVISED : MARCH 1, 2007

FOR
SOUTHERN DEVELOPMENT
ROGER M. RAY & ASSOC., INC.
1717-19 ALLIED STREET
CHARLOTTESVILLE, VIRGINIA 22903
LAND SURVEYORS
434-293-3125

Land Use Plan

Per Proffer #8, the Arboretum shall be a minimum of 25% of the site, or approximately 0.7 acres, and the total amount of open space shall be a minimum of 45% of the total site area, or approximately 1.2 acres.

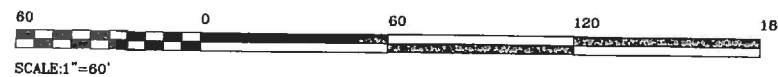
1. The Planned Unit Development (PUD) shall be in substantial conformity to this PUD Development Plan, subject to changes and revisions coincident with the land use planning, civil engineering, architecture, and the regulatory approval process, which will result in some plan modification.
2. The PUD shall be a mixed-use development, with residential and commercial uses. The total gross finished square footage shall be 100,000 square feet or fewer. The residential component of the PUD shall contain a maximum of 50 units. The commercial component of the PUD shall occupy a minimum of 20% of the gross finished square footage.
3. Within the residential portion of the development, a variety of housing sizes shall be provided, including studio, 1 bedroom, & 2 bedroom units.
4. Unless greater flexibility is determined to be allowable by the City Traffic Engineer, the following turning movement restrictions will be placed on the site driveways and the design of these driveways shall physically prohibit the movements:
 - B. Left turn egress on Cherry Avenue shall be prohibited.
 - C. Left turn ingress on Ridge Street shall be prohibited.
 - D. Left turn egress on Ridge Street shall be prohibited during the peak periods (7-9 AM and 4-6 PM). (This is subject to change pending a speed study and the ability to share access with the adjacent property.)
5. Street tree pattern as shown on plan. Spacing as noted.
6. Sidewalks 6' minimum width as shown.
7. Planting strips between road and sidewalk 5' minimum. Planting strips between sidewalk and building 12'-15' typical.
8. 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.
9. The PUD shall conform to the guidelines and policies contained in the comprehensive plan in general and embodied in the Strategic Investment Area (SIA) Plan (appended to the comprehensive plan in February 2014.) Those include but are not limited to the following as per SIA Plan Section VI:
 - Criteria for Character Zones T4 & T5 which apply to the William Taylor Plaza Planned Unit Development (PUD);
 - Building Envelope guidelines; and
 - Public Space guidelines.

BUILDING SETBACKS:

FRONT:	0'
SIDE ADJACENT TO RESIDENTIAL:	25'
SIDE ADJACENT TO COMMERCIAL OR MIXED USED:	0'
REAR:	50'

APPROVED

By Matthew Alfele at 11:20 am, Jul 21, 2015



William Taylor Plaza
Charlottesville, Virginia

Dominion Engineering
Charlottesville, Virginia

Phasing Plan per Sec. 34-505 and Land Use Map

APPROVED

By Matthew Alfele at 11:21 am, Jul 21, 2015

PHASE 1: CHERRY AVE PHASE

PHASE 2: RIDGE STREET PHASE

SEQUENCE:
THE OWNER MAY DEVELOP THE ENTIRE SITE SIMULTANEOUSLY UNDER ONE SITE PLAN OR MAY DEVELOP THE CHERRY AVENUE PHASE FIRST. IN THE EVENT THE OWNER ELECTS TO DEVELOP THE CHERRY AVENUE PHASE FIRST, EXISTING TREES IN THE RIDGE STREET PHASE SHALL REMAIN UNDISTURBED UNTIL SITE PLAN APPROVAL HAS BEEN GRANTED FOR THE RIDGE STREET PHASE, EXCEPT THAT INVASIVE SPECIES MAY BE REMOVED.

**Cumulative minimum and maximum square footages (sqft) of commercial and residential unit count shall comply with note 2 on Page 3.

PHASE 1: CHERRY AVE PHASE**

- Approximately 2.4 Acres
- Shall be Commercial or Mixed Use
- 0-40 Residential Units
- 10,000-90,000 sqft of Commercial
- Approximately 1.1 Acres Open Space

PHASE 2: RIDGE STREET PHASE**

- Approximately 0.4 Acres
- Shall be Residential or Mixed Use
- 10-50 Residential Units
- 0-40,000 sqft of Commercial
- Total open space upon completion of Phase 2 shall total 45% of total site acreage

60 0 60 120 180
SCALE: 1"=60'

William Taylor Plaza
Charlottesville, Virginia

Dominion Engineering
Charlottesville, Virginia

Matrix of Use Types-William Taylor Plaza PUD

Use Types	William Taylor Plaza PUD	
	Cherry Ave Phase	Ridge Street Phase
RESIDENTIAL AND RELATED USES		
Accessory apartment, internal	P	P
Accessory apartment, external	P	P
Accessory buildings, structures and uses	B	B
Adult assisted living	*	*
1-8 residents	B	B
Greater than 8 residents	B	B
Adult day care	B	B
Amateur radio antennas, to a height of 75 ft.		
Bed-and-breakfast:	*	*
Homestay	B	B
B & B	B	B
Inn	B	B
Boarding: fraternity and sorority house		
Boarding house (rooming house)	B	B
Convent/monastery	B	B
Criminal justice facility	B	B
Dwellings:	*	*
Multifamily	B	B
Single-family attached	B	B
Single-family detached		B
Rowhouse/Townhouse		B
Two-family		B
Family day home		
1-5 children	B	B
6-12 children		
Home occupation	P	P
Manufactured home park		
Night watchman's dwelling unit, accessory to industrial use:		
Nursing homes	B	B
Occupancy, residential	*	*
3 unrelated persons	B	B
4 unrelated persons	B	B
Residential density (developments)	*	*
1-21 DUA	B	B
22-43 DUA	B	B
44-64 DUA	B	B
65-87 DUA	B	B
88-200 DUA	B	B
Residential treatment facility		
1-8 residents	B	B
8+ residents		
Shelter care facility	B	B
Single room occupancy facility		
Temporary family health care structure		
NON-RESIDENTIAL: GENERAL and MISC. COMMERCIAL	*	*
Access to adjacent multifamily, commercial, industrial or mixed-use development or use	B	B
Accessory buildings, structures and uses	B	B
Amusement center		
Amusement enterprises (circuses, carnivals, etc.)		
Amusement park (putt-putt golf; skateboard parks, etc.)		
Animal boarding/grooming/kennels:	*	*
With outside runs or pens		
Without outside runs or pens	B	B
Animal shelter		
Art gallery:	*	*
GFA 4,000 SF or less	B	B

APPROVED

By Matthew Alfele at 11:21 am, Jul 21, 2015

GFA up to 10,000 SF	B	B
Art studio, GFA 4,000 SF or less	B	B
Art workshop	B	B
Assembly (indoor)	*	*
Arena, stadium (enclosed)		
Auditoriums, theaters	B	B
Houses of worship	B	B
Assembly (outdoor)	*	*
Amphitheater		
Stadium (open)		
Temporary (outdoor church services, etc.)		
Assembly plant, handcraft		
Assembly plant		
Automobile uses:	*	*
Gas station		
Parts and equipment sales		
Rental/leasing		
Repair/servicing business		
Sales		
Tire sales and recapping		
Bakery, wholesale	*	*
GFA 4,000 SF or less	B	B
GFA up to 10,000 SF	B	B
Banks/ financial institutions	B	B
Bowling alleys	B	
Car wash		
Catering business	B	B
Cemetery		
Clinics:	*	*
Health clinic (no GFA limit)	B	
Health clinic (up to 10,000 SF, GFA)	B	
Health clinic (up to 4,000 SF, GFA)	B	B
Public health clinic	B	B
Veterinary (with outside pens/runs)		
Veterinary (without outside pens/runs)	B	B
Clubs, private	B	B
Communications facilities and towers:	*	*
Antennae or microcells mounted on existing towers established prior to 02/20/01		
Attached facilities utilizing utility poles or other electric transmission facilities as the attachment structure	B	B
Attached facilities not visible from any adjacent street or property	B	B
Attached facilities visible from an adjacent street or property		
Alternative tower support structures		
Monopole tower support structures		
Guyed tower support structures		
Lattice tower support structures		
Self-supporting tower support structures		
Contractor or tradesman's shop, general		
Crematorium (independent of funeral home)		
Data center	B	B
Daycare facility	B	B
Dry cleaning establishments	B	B
Educational facilities (non-residential)	*	*
Elementary	B	B
High schools	B	B
Colleges and universities	B	B
Artistic up to 4,000 SF, GFA	B	B
Artistic up to 10,000 SF, GFA	B	B
Vocational, up to 4,000 SF, GFA	B	B
Vocational, up to 10,000 SF, GFA	B	B
Electronic gaming café		
Funeral home (without crematory)	*	*
GFA 4,000 SF or less		

GFA up to 10,000 SF			
Funeral homes (with crematory)			B
GFA 4,000 SF or less			
GFA up to 10,000 SF			
Golf course			*
Golf driving range			B
Helipad			B
Hospital			B
Hotels/motels:			B
Up to 100 guest rooms			
100+ guest rooms			T
Laundromats			*
Libraries			*
Manufactured home sales			B
Microbrewery			B
Mobile food units			
Movie theaters, cineplexes			*
Municipal/governmental offices, buildings, courts			B
Museums:			
Up to 4,000 SF, GFA			
Up to 10,000 SF, GFA			B
Music halls			
Offices:			
Business and professional			
Medical			
Philanthropic institutions/agencies			
Property management			
Other offices (non-specified)			
Outdoor storage, accessory			
Parking:			
Parking garage			
Surface parking lot			B
Surface parking lot (more than 20 spaces)			B
Temporary parking facilities			B
Photography studio			B
Photographic processing; blueprinting			
Radio/television broadcast stations			
Recreational facilities:			
Indoor: health/sports clubs; tennis clubs; swimming club; yoga studios; dance studios, skating rinks, recreation centers, etc.			
Outdoor: Parks, playgrounds, ball fields and ball courts, swimming pools, picnic shelters, etc.			B
			B
Restaurants:			
Dance hall/all night			B
Drive-through windows			
Fast food			
Full service			
24-hour			
Taxi stand			
Towing service, automobile			
Technology-based businesses			
Transit facility			
Utility facilities			
Utility lines			
NON-RESIDENTIAL USES: RETAIL			
Accessory buildings, structures and uses			
Consumer service businesses:			
Up to 4,000 SF, GFA			
Up to 10,000 SF, GFA			
10,001+ GFA			
Farmer's market			
Greenhouses/nurseries			
Grocery stores:			
Convenience			

Narrative per Sec. 34-517(2)

Narrative Project Description
William Taylor Plaza
July 13, 2015

APPROVED

By Matthew Alfele at 11:21 am, Jul 21, 2015

William Taylor Plaza is a mixed use PUD at the corner of Ridge Street and Cherry Avenue. The PUD shall contain both residential and commercial uses, and meets the objectives in Sec. 34-490 of the Planned Unit Development ordinance as follows:

1. To encourage developments of equal or higher quality than otherwise required by the strict application of zoning district regulations that would otherwise govern;

This proposal is of equal or higher quality than otherwise required by the strict application of zoning district regulations that currently govern because it proposes the following significant changes: allows 40% of the site parking to be at grade vs 10% in the current zoning, ensures parking is not visible from the street, provides building and parking layouts that reduce impervious surfaces by 25%, increases the size of the arboretum by 25%, provides side and rear setbacks to adjacent residential properties, provides a plan for phasing the project, removes certain inappropriate uses that are currently allowed, and proffers a clearly defined minimum number of residential units in the project.

2. To encourage innovative arrangements of buildings and open spaces to provide efficient, attractive, flexible and environmentally sensitive design;

The proposed arrangement of buildings is almost identical to the arrangement in the current PUD zoning except that the open spaces in the proposed PUD are larger.

3. To promote a variety of housing types, or within a development containing only a single housing type, to promote inclusion of houses of various sizes;

This mixed-use development will contain a range of unit types to accommodate a wide range of family structures and income levels, including one-bedroom, two-bedroom and studio. The issue of affordable housing is answered in the proffers by the developer.

4. To encourage the clustering of single-family dwellings for more efficient use of land and preservation of open space;

The proposed zoning amendment does not modify this except that the current proposal provides more open space.

5. To provide for developments designed to function as cohesive, unified projects.

The proposed PUD frames the corner and provides a transition from the building forms of the Ridge Street historic district to the Cherry Avenue mixed use district. The proposed zoning amendment does not modify this.

6. To ensure that a development will be harmonious with the existing uses and character of adjacent property, and/or consistent with patterns of development noted with respect to such adjacent property;

The project has been developed to reflect the massing, scale and rhythms of each of the street with respect for that particular context. The proposed zoning amendment does not modify this.

7. To ensure preservation of cultural features, scenic assets and natural features such as trees, streams and topography.

The proposed PUD amendment is no different from the current PUD with regard to preservation of cultural features, scenic assets and natural features except that the proposed PUD preserves more natural features.

8. To provide for coordination of architectural styles internally within the development as well as in relation to adjacent properties along the perimeter of the development; and

The proposed PUD provides for coordination of architectural styles and will be further reviewed by the BAR.

9. To provide for coordinated linkages among internal buildings and uses, and external connections, at a scale appropriate to the development and adjacent neighborhoods;

The proposed PUD is identical to the current PUD in this regard.

10. To facilitate access to the development by public transit services or other single-vehicle-alternative services, including, without limitation, public pedestrian systems.

The proposed PUD is identical to the current PUD in this regard.