

From: Mess, Camie
Sent: Tuesday, August 15, 2017 3:29 PM
To: cgathright@dgarchs.com
Subject: BAR Action - 201 West Water Street - Aug. 14th, 2017

August 15, 2017

Black Bear Properties, LLC
ATTN Clark Gathright

Special Use Permit (SUP) Recommendation

BAR 17-08-09
201 West Water Street
Tax Parcel 280012000
Black Bear Properties, LLC, Owner/Clark Gathright, Applicant
SUP Recommendation

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 14, 2017. The following action was taken:

Mohr moved to find that the proposed special use permit to allow increased density (from 43 units per acre to 101 units per acre) and additional building height (from 70 feet to 94.17 feet), for the redevelopment of 201 West Water Street into a mixed use development will not have an adverse impact on the Downtown ADC District, and the BAR recommends approval of the Special Use Permit, subject to the usual BAR review, and subject to the rooftop appurtenance and balconies meeting current regulations with the following modifications. Schwarz seconded. The motion passed (5-1, with Miller opposed)

- **The BAR would like the base details to wrap around the building**
- **The implication of the high quality of materials**
- **The BAR would like the applicant to investigate the idea of real windows on the north face**
- **The BAR does not approve the concept of a full level garage**
- **The BAR would like to see at least the leading corner of the first floor as a functional commercial space**
- **Also, the BAR has a concern for public safety with cars backing out into a public street**

If you have any questions, please contact me at 434-970-3398 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Historic Preservationist

Camie Mess
Assistant Historic Preservationist
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 14, 2017



Special Use Permit (SUP) Recommendation

BAR 17-08-09

201 West Water Street

Tax Parcel 280012000

Black Bear Properties, LLC, Owner/ Black Bear Properties, LLC, Applicant

SUP Recommendation

Background

201 West Water Street is in the Downtown Architectural Design Control (ADC) District. All buildings in this district are considered contributing. There is no historic survey available for 201 West Water Street. This property is located in the Charlottesville and Albemarle County Courthouse National Register and Virginia Register District, but the property is not described in the nomination report.

May 16, 2017- The BAR approved the application to demolish the circa 1950 one-story brick building and canopy at 201 West Water Street (9-0).

Application

The BAR is being asked to make a recommendation regarding a proposed special use permit (SUP) for extra height and density on the future building at 201 West Water Street.

The by-right height is 70 feet; by SUP it may be increased to 101 feet; the applicant is requesting 24.17 additional feet, or 94.17 feet.

The by-right density is 43 DUA; by SUP it may be increased to 240 DUA; the applicant is requesting 101 DUA (4 additional units).

Relevant Code Section: Sec. 34-157(7). *When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the Board of Architectural Review (BAR) or Entrance Corridor Review Board (ERB), as may be applicable, for recommendations as to **whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts.** The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.*

Zoning Requirements

The property is zoned Downtown Corridor Mixed Use with ADC district overlay:

DIVISION 2. - REGULATIONS—DOWNTOWN CORRIDOR ("D")

Sec. 34-556. - Uses.

The uses allowed within this district are those designated within the matrix set forth within section 34-796.

Sec. 34-557. - Height regulations

The following height regulations shall apply to buildings and structures within the Downtown Corridor district, except as provided within section 34-558(a) (stepback requirement):

(1) *Minimum*: Forty-five (45) feet.

(2) *Maximum*: Seventy (70) feet, subject to streetwall regulations.

(3) With special use permit: One hundred one (101) feet.

Sec. 34-558. - Streetwall regulations.

(a) *Stepback requirement*. The minimum height of the streetwall of any building or structure shall be forty (40) feet and the maximum height of the streetwall shall be forty-five (45) feet, containing exactly three (3) interior floors. After forty-five (45) feet, there shall be a minimum stepback of twenty-five (25) feet along the length of the streetwall. However, any streetwall fronting upon a numbered street within this district between Ridge Street and 10th Street, East shall, after forty-five (45) feet, be required to have a stepback of five (5) feet. **These requirements shall not apply to any buildings or structures on Water Street.**

(b) *Setbacks*.

(1) *Primary and linking street frontage*. At least seventy-five (75) percent of the streetwall of a building must be built to the property line adjacent to a primary street. For the remaining portion of streetwall (i.e., twenty-five (25) percent), the maximum permitted setback is twenty (20) feet; however, (i) if streetscape trees are provided to the standards set forth in section 34-870, or (ii) pursuant to a special use permit granted by city council, up to fifty (50) percent of the streetwall of a building may be set back twenty (20) feet.

(2) *Side and rear setback, adjacent to any low density residential district*: Twenty (20) feet, minimum.

(3) *Side and rear setback, adjacent to any other zoning district*: **None required.**

Sec. 34-559. - Buffer regulations.

Adjacent to any low-density residential district, side and rear buffers (S-2 type) shall be required, ten (10) feet, minimum (refer to section 34-871).

Sec. 34-560. - Density regulations.

Residential density shall not exceed forty-three (43) DUA; however, **up to two hundred forty (240) DUA may be allowed by special use permit. The minimum density required for multifamily developments (new construction only) shall be twenty-one (21) DUA.**

Sec. 34-562. - Mixed-use developments—Additional regulations.

(a) [*Reserved*.]

(b) No ground floor residential uses may front on a primary street, unless a building fronts on more than one (1) primary street, in which case ground floor residential uses may front on one (1) primary street. **Under no circumstances, however, shall any ground floor residential uses front on Main Street, Market Street or Water Street.**

(c) **All entrances shall be sheltered from the weather, and lighted.**

(d) Where any building or development occupies one (1) or more parcels constituting an entire city block, courtyards shall be provided (subject to the street wall requirements set forth, above, within this division). Such courtyards shall be accessible from adjacent streets.

Sec. 34-563. - Off-street loading areas.

Off-street loading areas may not face public right-of-way.

Sec. 34-1101. - Appurtenances.

(a) An appurtenance to a building or structure shall not be counted in measuring the height of a building or structure.

(b) **No rooftop appurtenance shall: (i) itself measure more than eighteen (18) feet in height above the building, or (ii) cover more than twenty-five (25) percent of the roof area of a building.**

(c) Within a rooftop appurtenance, no enclosed space shall be designed or used as any type of habitable residential space. The provisions of this paragraph shall not preclude open-air space on a building rooftop from being used accessory to the primary use of the building.

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 Review Guidelines for New Construction and Additions

D. Massing and 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 and 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.

Discussion and Recommendations

The special use permit has not yet been scheduled for a public hearing. Before City Council takes action to permit the proposed height and density, they must consider the BAR's opinion whether there are any adverse impacts to the Downtown ADC district that could be mitigated with conditions. A special use permit is an important zoning tool that allows City Council to impose reasonable conditions to make a use more acceptable *in a specific location*, and to "protect the welfare, safety and convenience of the public."

So far, the BAR has approved demolition of the existing building. After the special use permit is approved, then the applicant may return to the BAR to request a preliminary discussion, then a final certificate of appropriateness for the design. Staff would note that (1) the rooftop appurtenance is only permitted to cover 25% of the roof area, and there does not appear to be any method to request an exception; and (2) the proposed balconies may be permitted, provided City Council approves their location, which encroaches into the City right-of-way. With those two caveats, staff recommends that the SUP allowances for the proposed additional height and density will not have an adverse impact on the Downtown ADC district, *given its location on Water Street.*

Alternate Motions Regarding the SUP

I move to find that the proposed special use permit to allow increased density (from 43 units per acre to 101 units per acre) and additional building height (from 70 feet to 94.17 feet), for the redevelopment of 201 West Water Street into a mixed use development **will not** have an adverse impact on the Downtown ADC District, and the BAR recommends approval of the Special Use Permit, subject to the usual BAR review, and subject to the rooftop appurtenance and balconies meeting current regulations.

TM/
CAS

Follows Program

I move to find that the proposed special use permit to allow increased density (from 43 units per acre to 101 units per acre) and additional building height (from 70 feet to 94.17 feet), for the redevelopment of 201 West Water Street into a mixed use development **will** have an adverse impact on the Downtown ADC District and the BAR recommends the following conditions to mitigate the adverse impacts.

at least leading corner being a functional corner space
size of doors reconsidered
for detail map fld
implication of high quality materials
investigate real windows on n. face
not improve concept of at full level
concern balconies not on middle of town level
5-1 (MM)





City of Charlottesville

Application for Special Use Permit

Project Name: 201 West Water St.

Address of Property: 201 W. Water St.

Tax Map and Parcel Number(s): TM 28 Parcel 2

Current Zoning District Classification: D

Comprehensive Plan Land Use Designation: Mixed Use

Is this an amendment to an existing SUP? No

If "yes", provide the SUP #: _____

Applicant: Black Bear Properties, LLC

Address: P.O. Box 5509 Charlottesville, VA 22905

Phone: 434-974-4503 Email: hunter@huntercraigcompany.com

Applicant's Role in the Development (check one):

Owner Owner's Agent Designer Contract Purchaser

Owner of Record: Same as Above

Address: _____

Phone: _____ Email: _____

Reason for Special Use Permit:

- Additional height: 29.17 feet
- Additional residential density: 4 units, or 101 units per acre
- Authorize specific land use (identify) _____
- Other purpose(s) (specify City Code section): _____

(1) Applicant's and (2) Owner's Signatures

(1) Signature Black Bear Properties [Signature] Print Hunter Craig Date 6.08.17

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____
Other (specify): _____

(2) Signature Black Bear Properties [Signature] Print Hunter Craig Date 6.08.17

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____
Other (specify): _____

SP11-00001



**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 Email scala@charlottesville.org

RECEIVED

JUL 25 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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	<u>Black Bear Properties, LLC</u>	Applicant Name	<u>Clark Gathright</u>
Project Name/Description	<u>201 W. Water St.</u>	Parcel Number	<u>TM 28 Parcel 2</u>
Project Property Address	<u>201 W. Water St.</u>		

Applicant Information

Address: 100 10th St. NE Suite 200
Charlottesville, VA 22902
Email: cgathright@dgardhs.com
Phone: (W) 971-8848 (C) —

Property Owner Information (if not applicant)

Address: P.O. Box 5509
Charlottesville, VA 22905
Email: hunter@huntercraigcompany.com
Phone: (W) 974-4503 (C) —

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] 7/25/17
Signature Date

Clark Gathright
Print Name Date

Property Owner Permission (if not applicant)

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

Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Preliminary review for a new 8-story building at 201 W. Water St.

List All Attachments (see reverse side for submittal requirements):
BAR booklet 07-25-17

For Office Use Only	Approved/Disapproved by: _____
Received by: <u>A. Barmore</u>	Date: _____
Fee paid: <u>\$375⁰⁰</u> Cash/Ck. # <u>VISA</u>	Conditions of approval: _____
Date Received: <u>7/25/2017</u>	_____
Revised 2016	<u>P17-0123</u>

Scala, Mary Joy

From: Justin Sarafin <justin.sarafin@alumni.virginia.edu>
Sent: Saturday, August 05, 2017 8:00 PM
To: Scala, Mary Joy; Miller, Melanie
Subject: Justin's notes for Aug 14 and 15 BAR meetings

Mary Joy and Melanie:

I promised I would at least take a cursory look at the 2 days' worth of agenda items since I won't be able to attend either meeting.

Staff reports have not been done yet, so if any of the comments below seems completely out of line, you are welcome to dismiss! I may miss special zoning or guideline notes as a result, so, again, take the spirit of my comments and not the language verbatim...

I am only going to jot down notes for the projects that I feel strongly about or have something (hopefully) constructive to say.

Missed you at the workshop on Thursday, Mary Joy! Camie and I had a blast, though!

Okay, here we go.

Aug 14:

201 W Water S

I am not sure that this little site can take this much height located as it is on the uphill end of Water Street, which is higher in elevation than the other tall buildings nearby. I guess I would want to see the comparison to the Atwood project on Water; we know that Lewis & Clark building towers over all where it's located.

I like the urban feel of the building, and maximizing the site, but I wonder if the SUP request makes it just too tall and skinny on this corner where everything else is about 2 or 3 levels in height. I could maybe be persuaded that the height is essential to make this work, but look, at the end of the day, there was no surprise about the small footprint of this corner lot. Density is great, but not if it will stand above everything else in the block or in adjacent blocks.

As for the elevations, all I would say is that the twin garage doors on Second are a little much; I'd look for something more permanent looking on the transformer side at least, so it doesn't look like two large garage door openings.

430 N First St.

Prelim discussion; this is a locally-significant house, done by a UVA Arch Professor, Vickery. If the rear additions are not visible from street view, I am not that concerned with them, but I do think the approach from the street to the main entrance is significant. I totally get the desire to have more usable space in the front yard between the house and the sidewalk, but I would encourage a design that somehow maintains or pays homage to the axial walkway as the house looks today. residences must evolve, of course, but it might be possible to design in a reference to the current configuration. It's a great house!

Preston Place

Whoa, we've got a lot going on here! It seems that the applicant has done their homework on the proposed move down the street, with archaeology to be performed at both sites and oversight from DHR as far as any work (or relocation) will need to not threaten the structure's listing. If work proceeded with guidance from DHR, and they didn't see it as jeopardizing the integrity of the place, then in theory, I might be able to support the move to a safer site. IF the structure were moved successfully, any demo or additions to it would need to follow our usual guidelines.

I am a bit concerned about the request to demolish part of what is actually a pretty large wall structure on the "new" house site. Back in the day, I was involved in documenting the row of garages that used to exist along the eastern portion of the site, before they were demolished (circa 2005 maybe?) I think I would need to better understand what is happening in this area- what was here historically and what does the long wall structure mean? I imagine the staff report will have more of this! Generally speaking, I am not in favor of demolishing a significant landscape element if it shows to have historical significance just for the sake of permitting the applicant to better subdivide the area. But perhaps the less critical, non-retention wall segment is not worth keeping. Need more info, I fear.

425 Second St NE

It's a shame that the original material that formed the street (and side street) boundaries has been removed. Without getting into too many specifics, I would say that any replacement material, especially on Second St., should not be higher than the guidelines allow and should generally replicate the height of what was there framing the corner lot (like so much of the concrete we like so much in the north downtown area).

Belmont Bridge

August 15

Without the luxury of a staff report it's a little hard to determine what the real "asks" are here aside from our providing input on the underground tunnel crossing and other pedestrian circulation issues. In general, it's looking pretty good. I'll leave it at that.

230 West Main

Prelim discussion

As far as massing, it appears that this is all within by-right heights and such. It does not appear to me to be in any way out of scale or context.

I think the way the building setbacks and heights of discrete pieces of the structure follow the arc of the mall around to Water Street is particularly successful. I can imagine it engaging on the mall and on Water, with enough density to make it work but without being out of scale.

From the prelim drawings it's a little hard for me to understand what's happening with the connection from the mall, near the movie theater, as it seems to connect directly to Water Street. Connection in an axial way here would be desirable, as right now the ice rink takes up the entire end of the mall and you have to go all the way around on Second or by the Omni to Water to get around it. More engagement between Second and the Omni, on the mall, would be welcomed.

I am interested to learn more about the treatment of the west end of the site and how the landscaping will tie into that end of the mall. What kind of coordination, maybe even proffers, can happen with this area and city plans for a Vinegar Hill park? This is well worth discussing at this early stage as it could be a real opportunity

to drastically improve this west end of the mall and simultaneously better commemorate lost Vinegar Hill and reinforce a connection to the Jefferson School as the anchor on the other side.

Again, just my initial observations in case they may be in some way helpful. Have a great couple of meetings!

Justin



**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 Email scala@charlottesville.org

RECEIVED

JUL 25 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

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Owner Name Black Bear Properties, LLC Applicant Name Clark Gathright
Project Name/Description 201 W. Water St. Parcel Number TM 28 Parcel 2
Project Property Address 201 W. Water St.

Applicant Information

Address: 100 10th St. NE Suite 200
Charlottesville, VA 22902
Email: cgathright@edgards.com
Phone: (W) 971-8848 (C) —

Property Owner Information (if not applicant)

Address: P.O. Box 5509
Charlottesville, VA 22905
Email: hunter@huntercraigcompany.com
Phone: (W) 974-4503 (C) —

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] 7/25/17
Signature Date

Clark Gathright
Print Name Date

Property Owner Permission (if not applicant)

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

Signature Date

Print Name Date

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

BAR booklet 07-25-17

For Office Use Only

Received by: A. Barmore
Fee paid: \$375.00 Cash/Ck. # VISA
Date Received: 7/25/2017

Revised 2016

P17-0123

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

201 W. Water St.

Description:

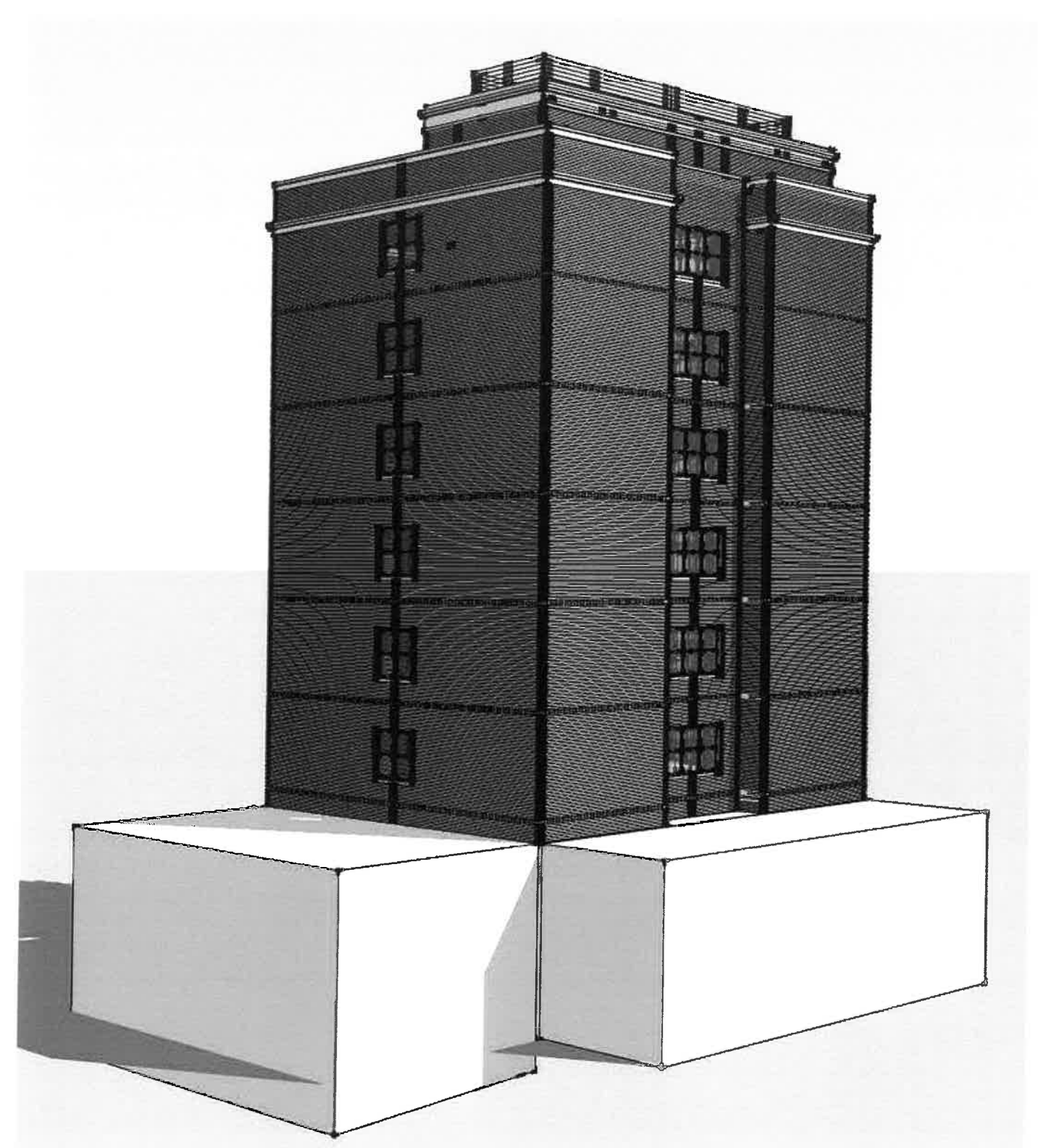
The proposed 201 W. Water St. project is an eight-story, 8-unit mixed use building with parking on the ground level. The second floor will have one residential unit and one office unit. Floors 3-8 will have one unit each. The roof deck is proposed as a common element for the residential units.

- Zoning - D (Downtown Corridor) , in Architectural Design Control and Urban Corridor Parking Overlay Districts.
- Setbacks - There are no setback requirements.
- Stepbacks - Sec. 34-588(a) exempts stepback requirements on Water Street.
- Massing & Footprint - The proposed footprint is 2,825 sq. ft. on a 3,006 sq. ft. parcel. The massing is straight-forward with vertical proportions.
- Width & Height - The building width is 48 ft along Water St. and 59 ft along 2nd St. The height is approximately 94 ft to the roof level.
- Scale - Scale is created with a two-story base, a 5-story middle, and one-story decorative "retro" cornice. The proposed development is consistent in scale with recent developments along Water St, including the West2nd, 218 West Water St, 550 Water St and Lewis & Clark Square.
- Roof - The roof is flat and concealed by a parapet wall which will screen mechanical equipment. The penthouse allows access to the common amenities on the roof via stairs and elevator.
- Orientation - The primary building entrance faces Water St., with vehicular access on 2nd St.
- Windows - Pre-finished metal clad window systems in the sizes and shapes shown on the plans, in a cream color range to match the brick.
- Balconies - Pre-cast concrete with metal railings painted in cream color, with frosted glass panels. The lowest balcony is 21 ft above the sidewalk and extends out 5 ft from the face of building.
- Street-level design - Street-level design includes a rusticated base and a canvas awning at the main entrance on Water St. The shallow planter and "green screen" provide screening for the ground-level parking.
- Foundation & Cornice - The 3-part composition is "contextually modern", with a two-story partially rusticated base, a 5-story middle zone and a one-story top with decorative cornice. Pre-cast concrete accents delineate the base, top and vertical elements above the entrance,





Perspective from Water St & Second St intersection (south)



Perspective from the north



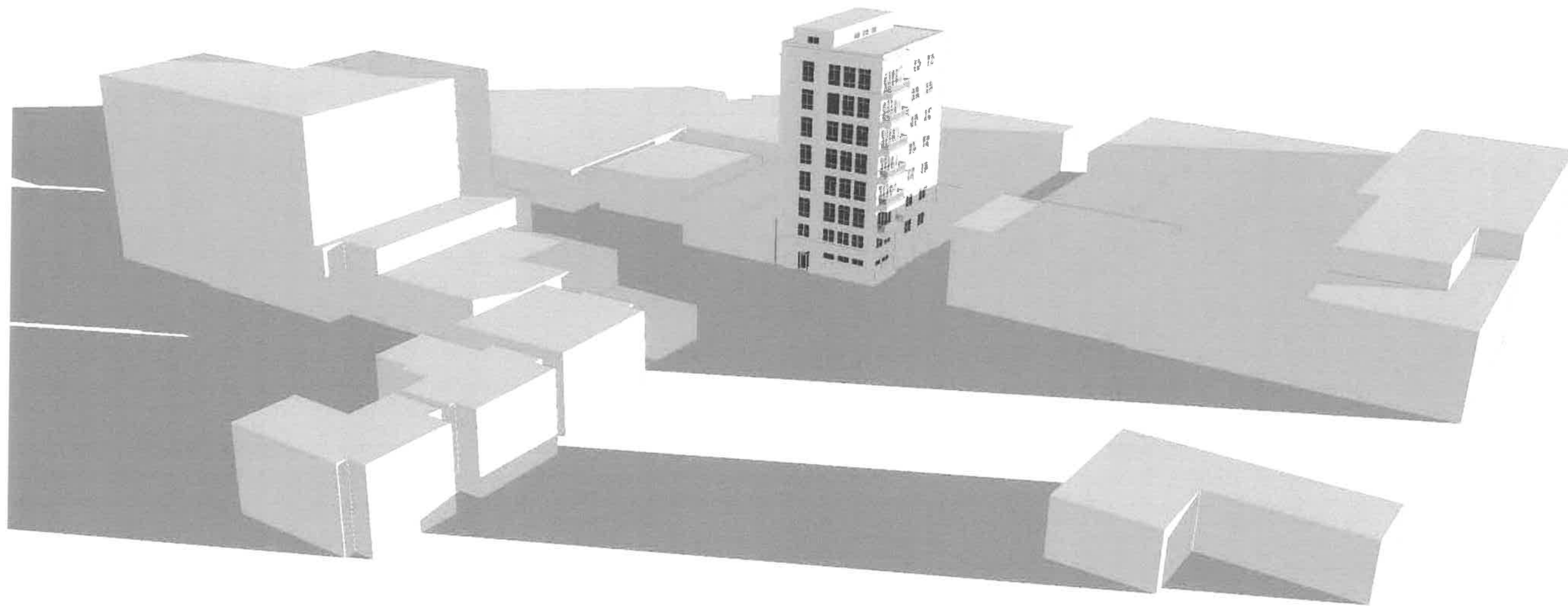
Perspective from the west



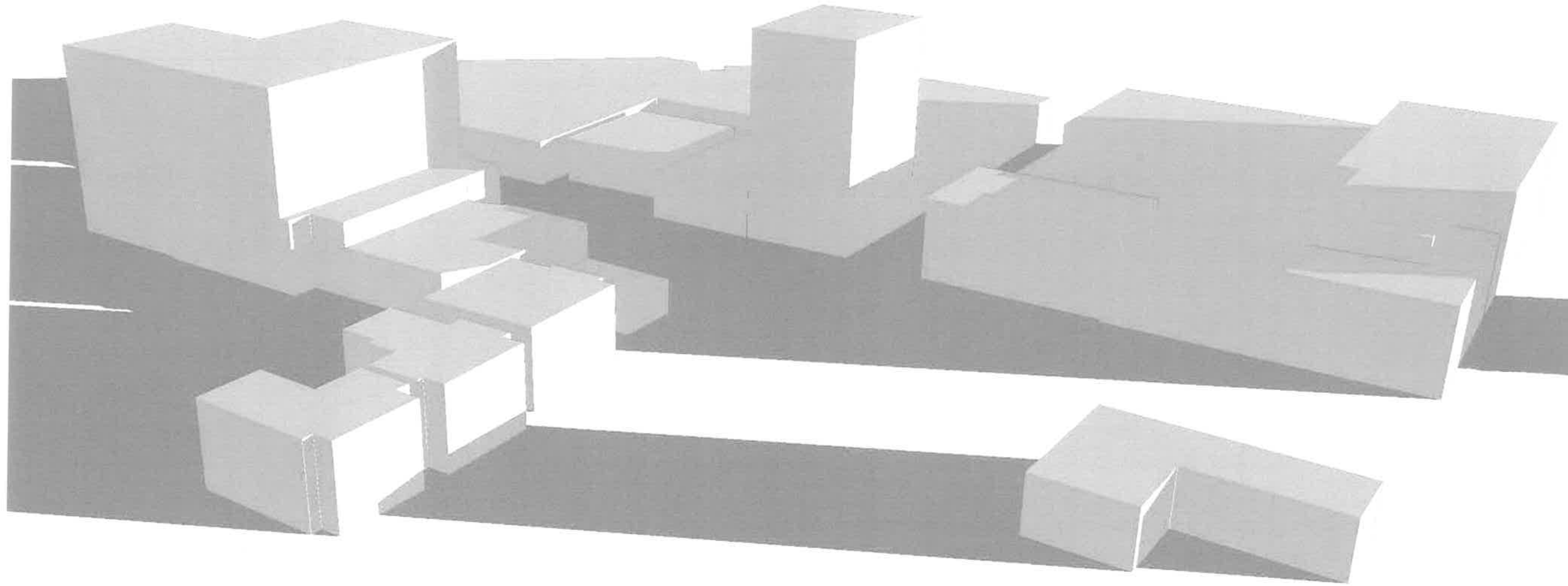
Perspective from the east

Shadow Study

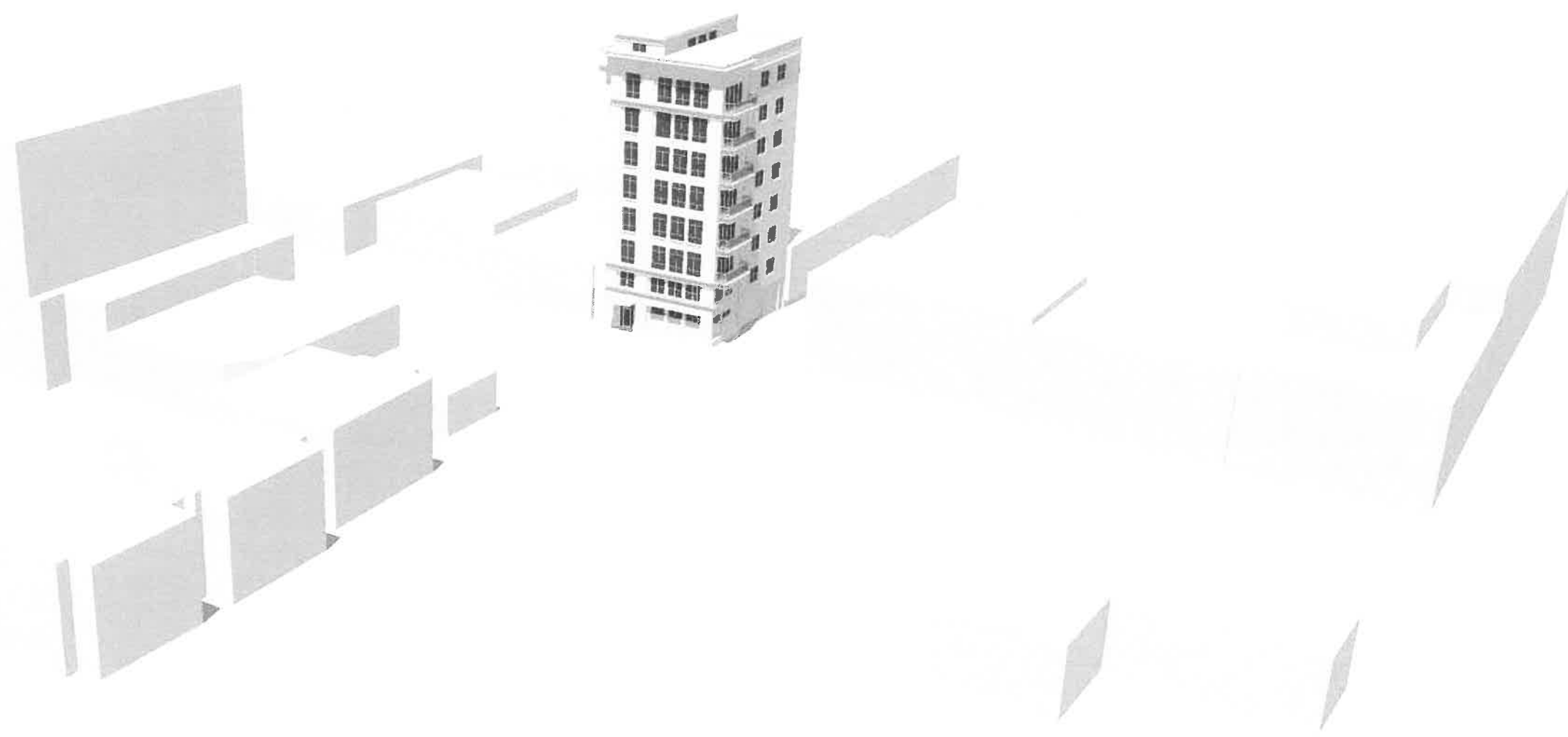
The following images show shadow studies for the building height requested by special use permit and the by-right(70') height. Since the immediately adjacent buildings are only 2 and 3-stories, the difference in height has no net effect.



Spring a.m.



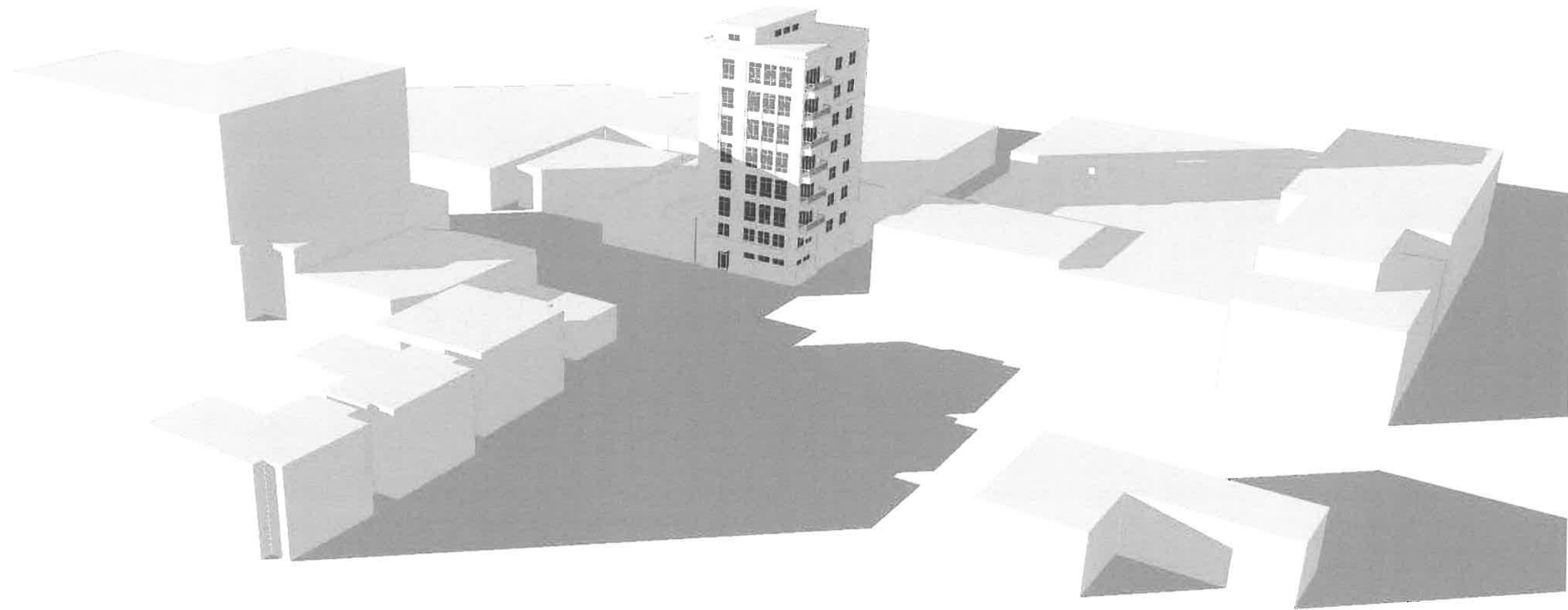
By Right - Spring a.m.



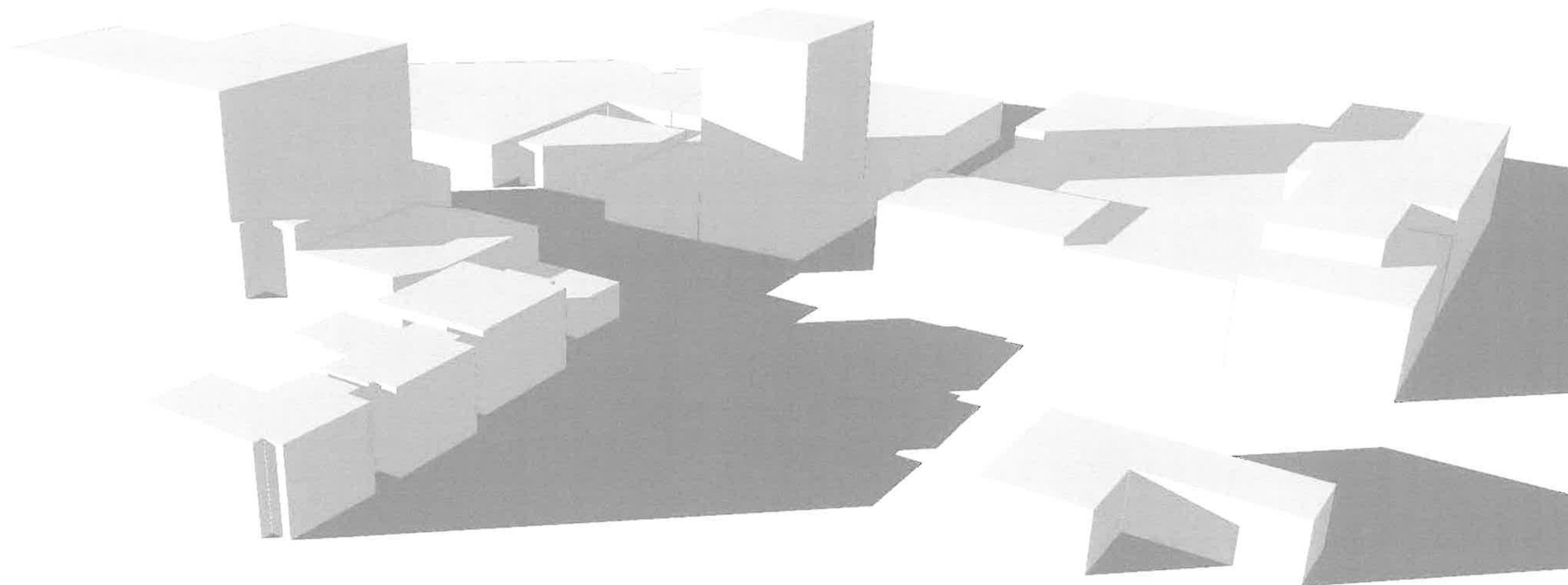
Summer (shadow behind, on theater roof)



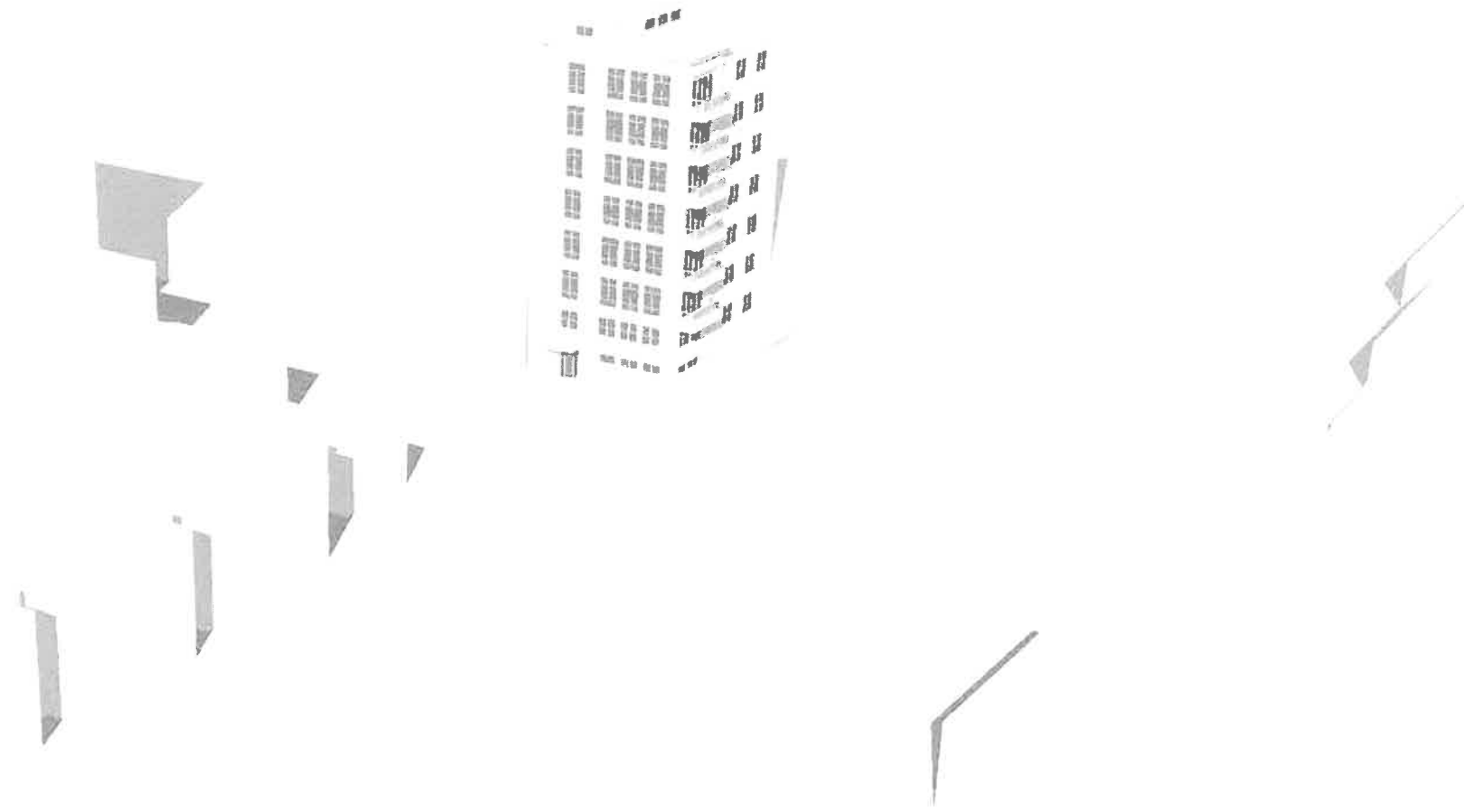
By Right - Summer



Fall



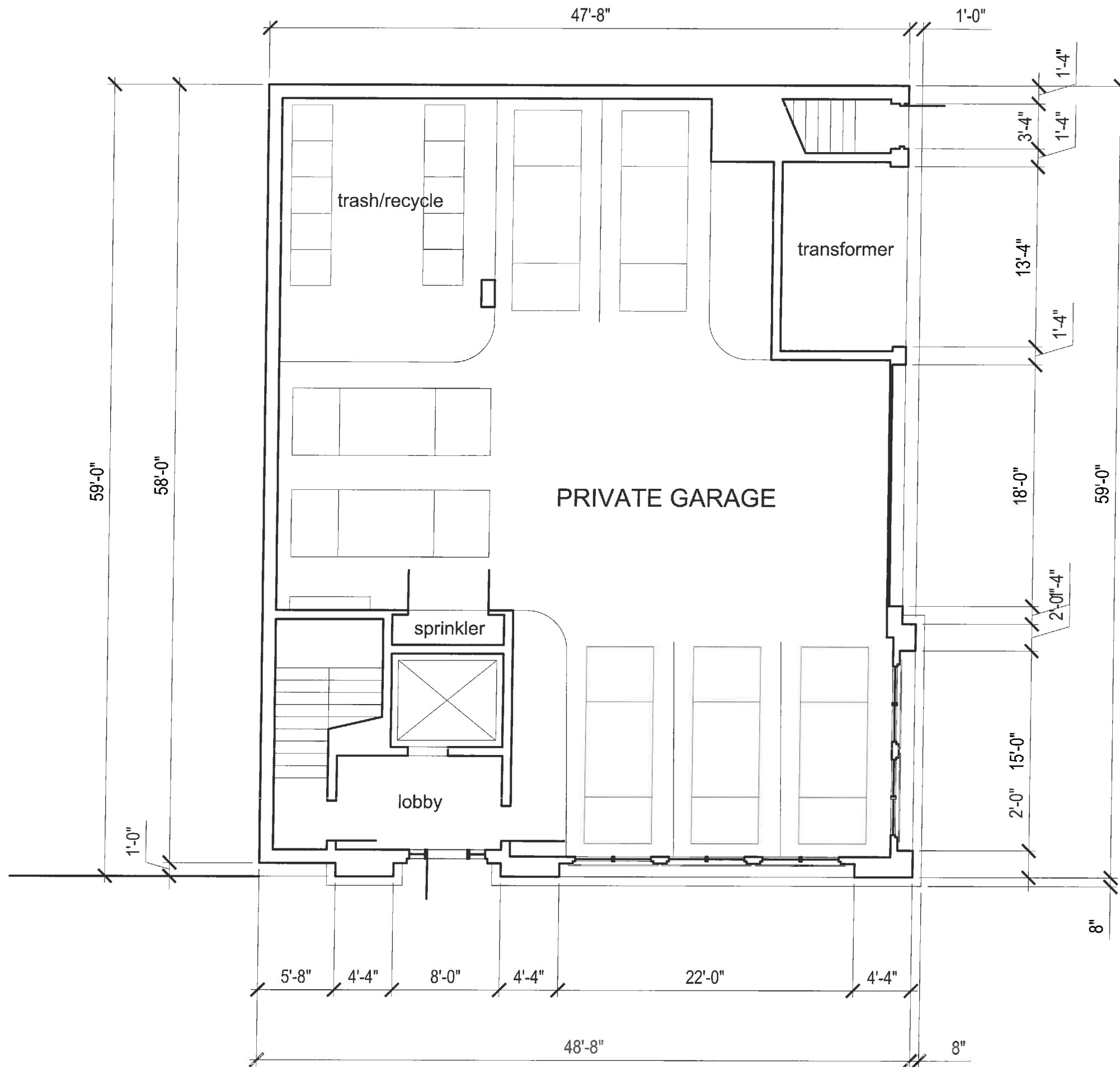
By Right - Fall



Winter



By Right - Winter



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 CHARLOTTESVILLE, VIRGINIA

GROUND FLOOR PLAN

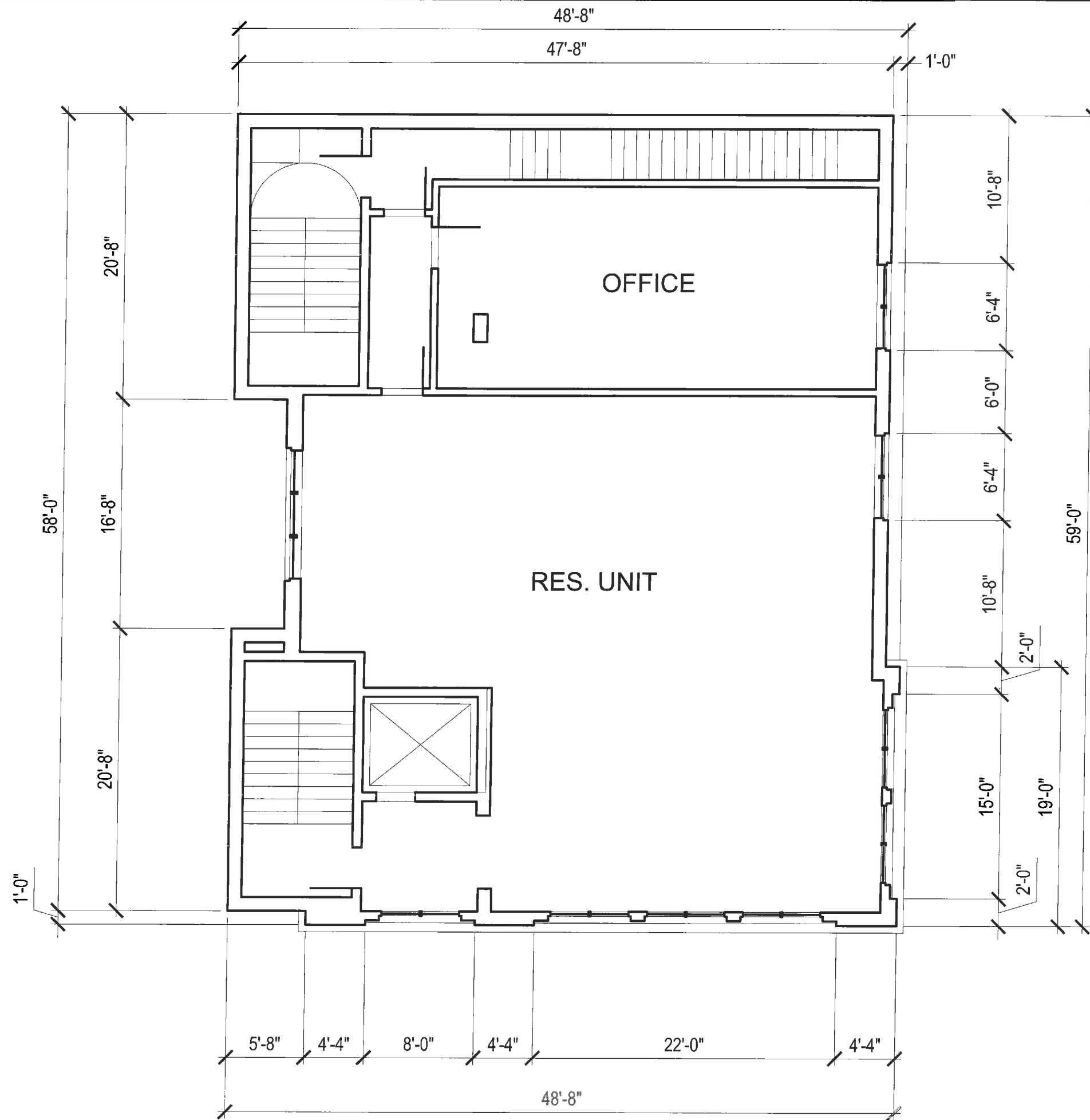
REVISIONS:

DATE:
 07-25-17

DRAWING NUMBER:

A-1.0

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SECOND FLOOR PLAN

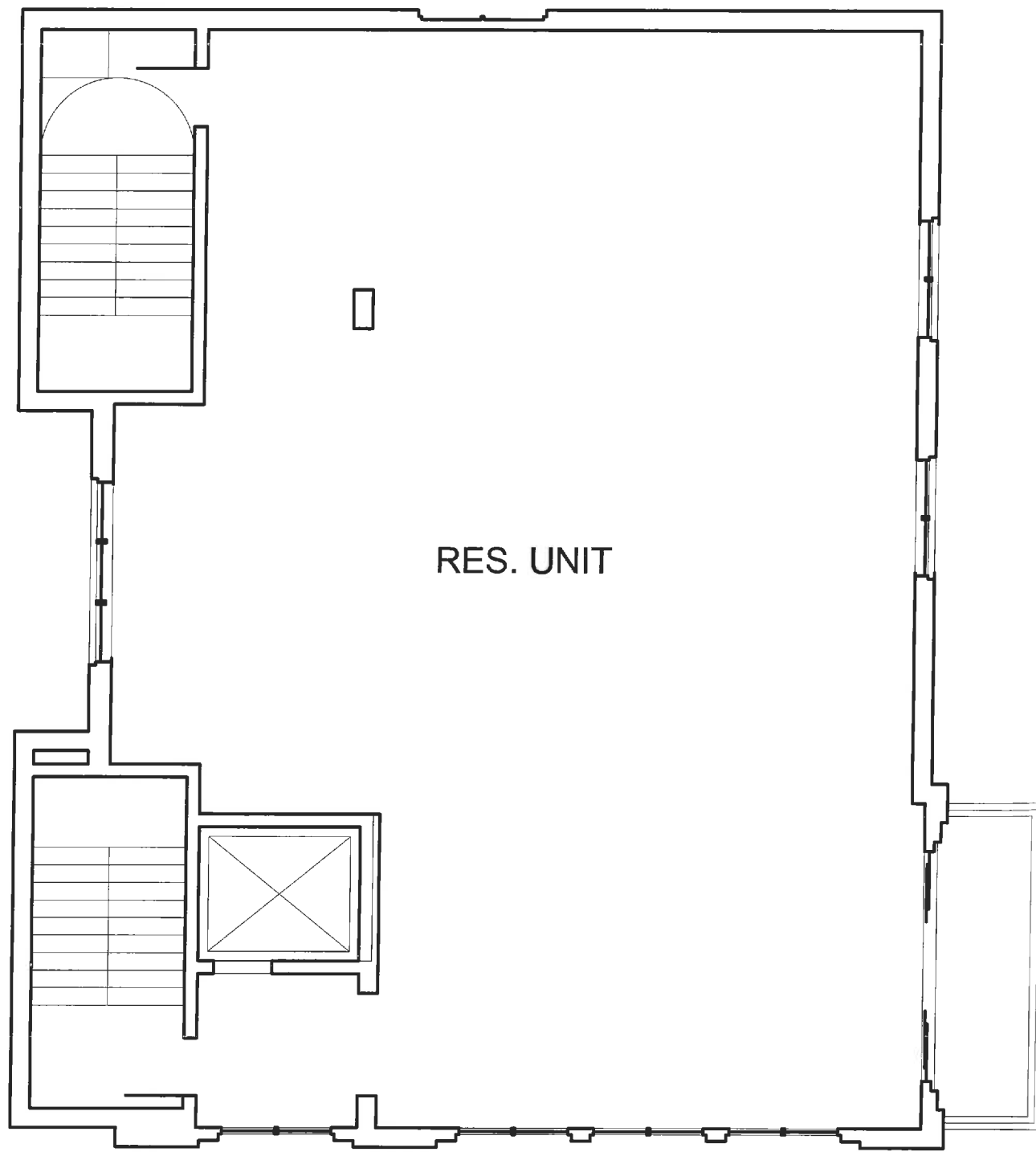
REVISIONS:

DATE:
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DRAWING NUMBER:

A-1.1

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RES. UNIT

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TYPICAL FLOOR PLAN 3-8

REVISIONS:

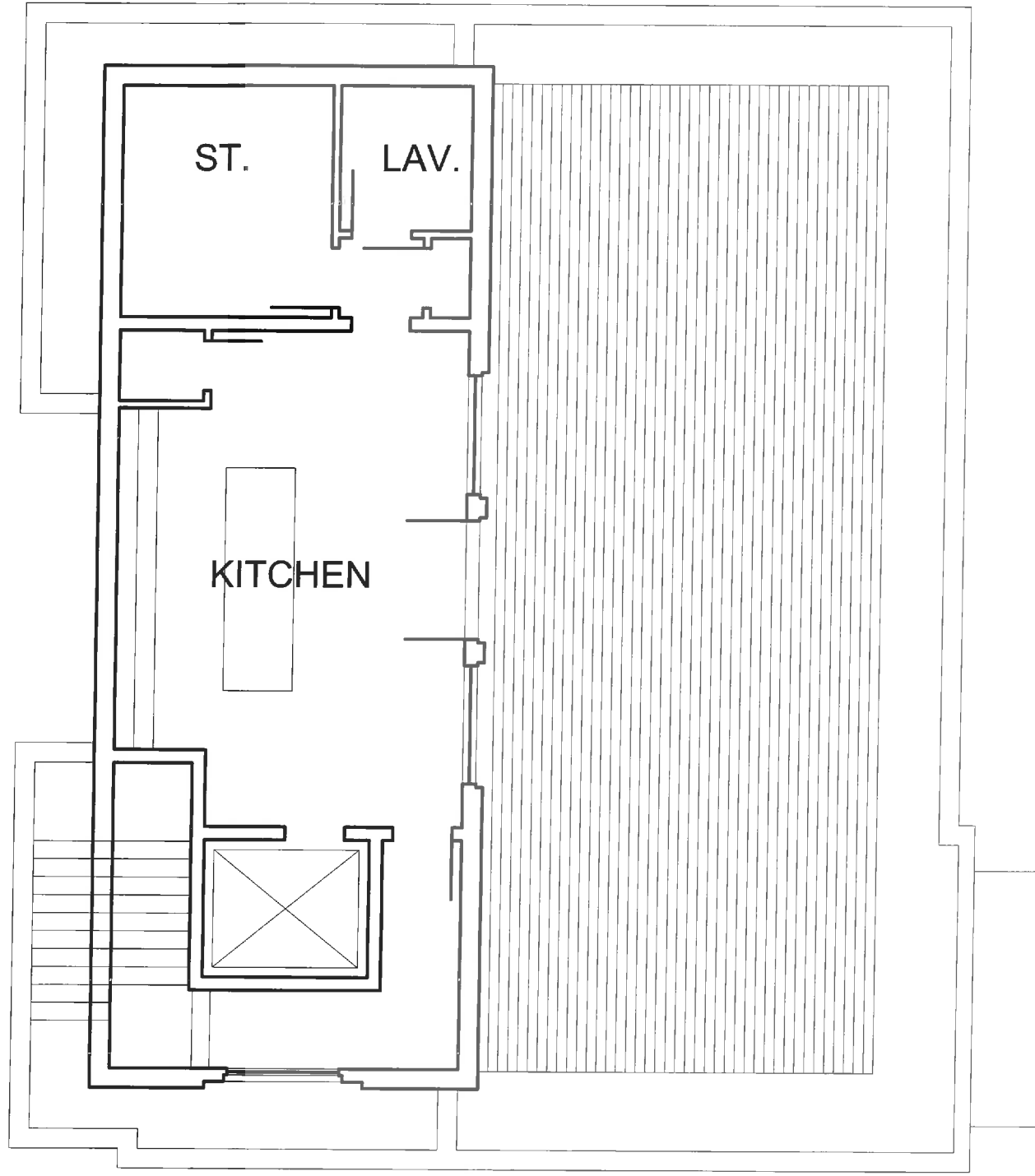
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A-1.2

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ROOF PLAN

REVISIONS:

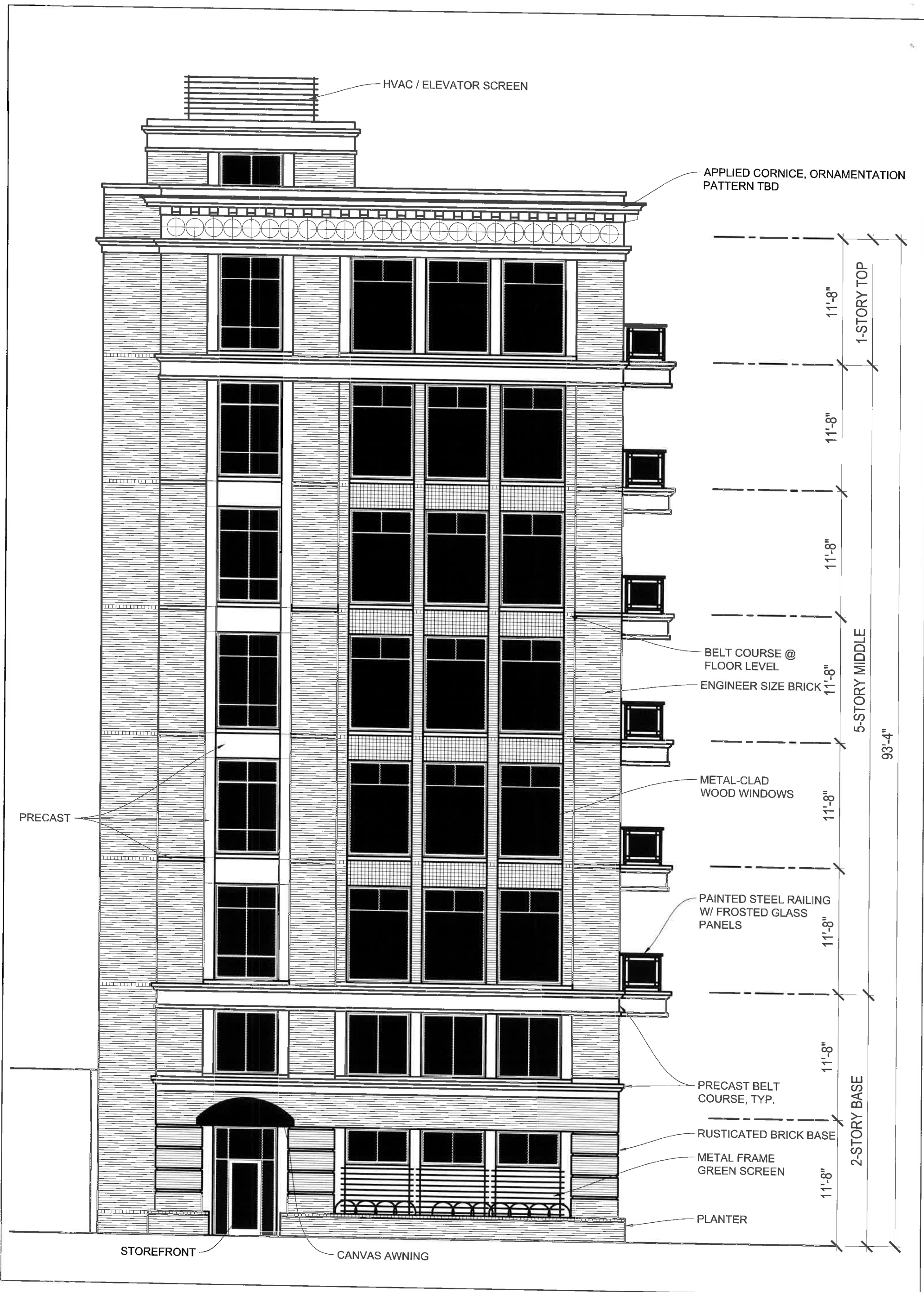
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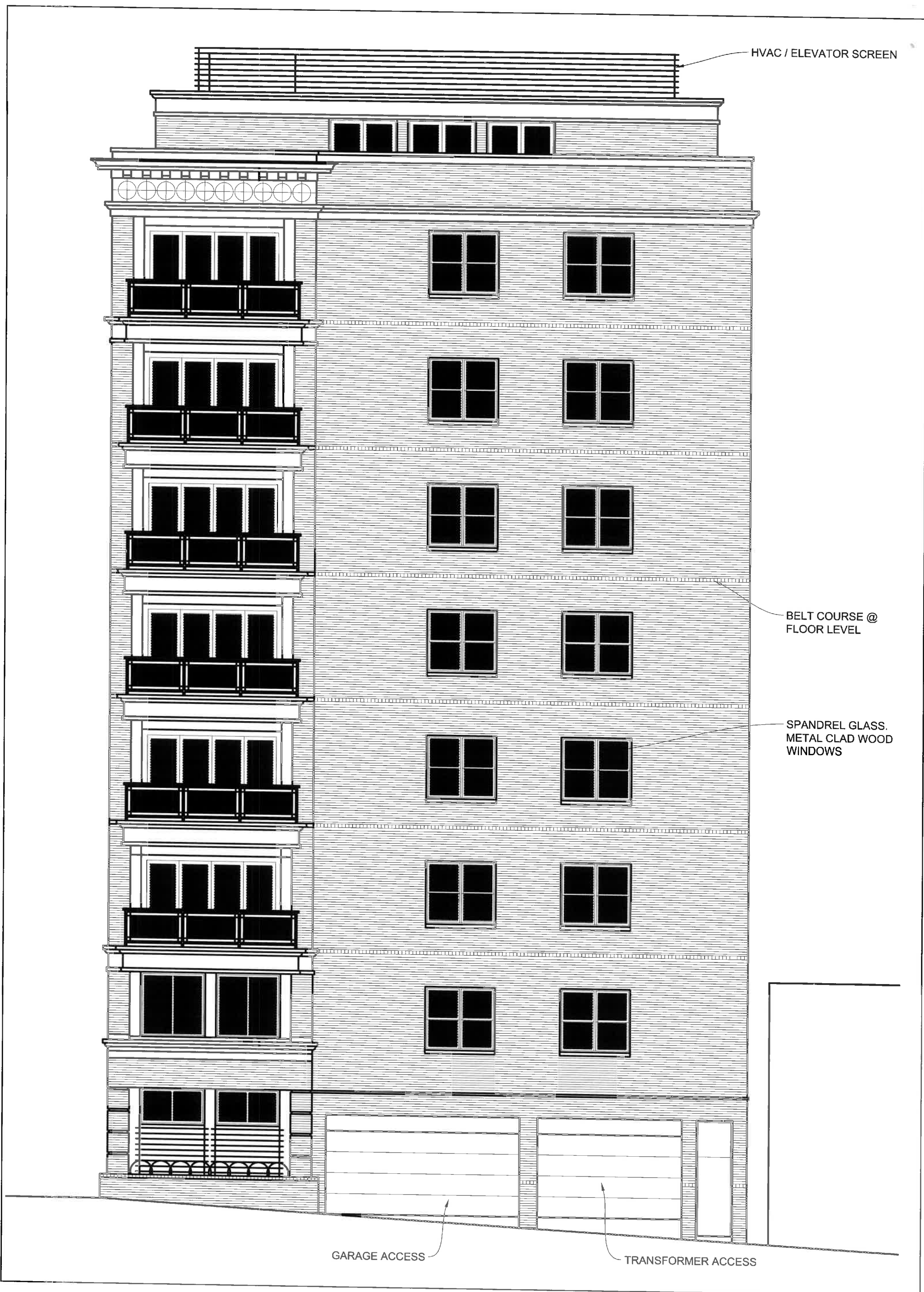
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DATE: 07-25-17 DRAWING NUMBER: A-1.4	REVISIONS: 201 W. Water St. CHARLOTTESVILLE, VIRGINIA	James P. Grigg, Architect 100 10th St. NE Suite 200 Charlottesville, Virginia 22902 434-971-8848 jgrigg@dgarchs.com
	WATER ST ELEVATION	



HVAC / ELEVATOR SCREEN

BELT COURSE @ FLOOR LEVEL

SPANDREL GLASS, METAL CLAD WOOD WINDOWS

GARAGE ACCESS

TRANSFORMER ACCESS

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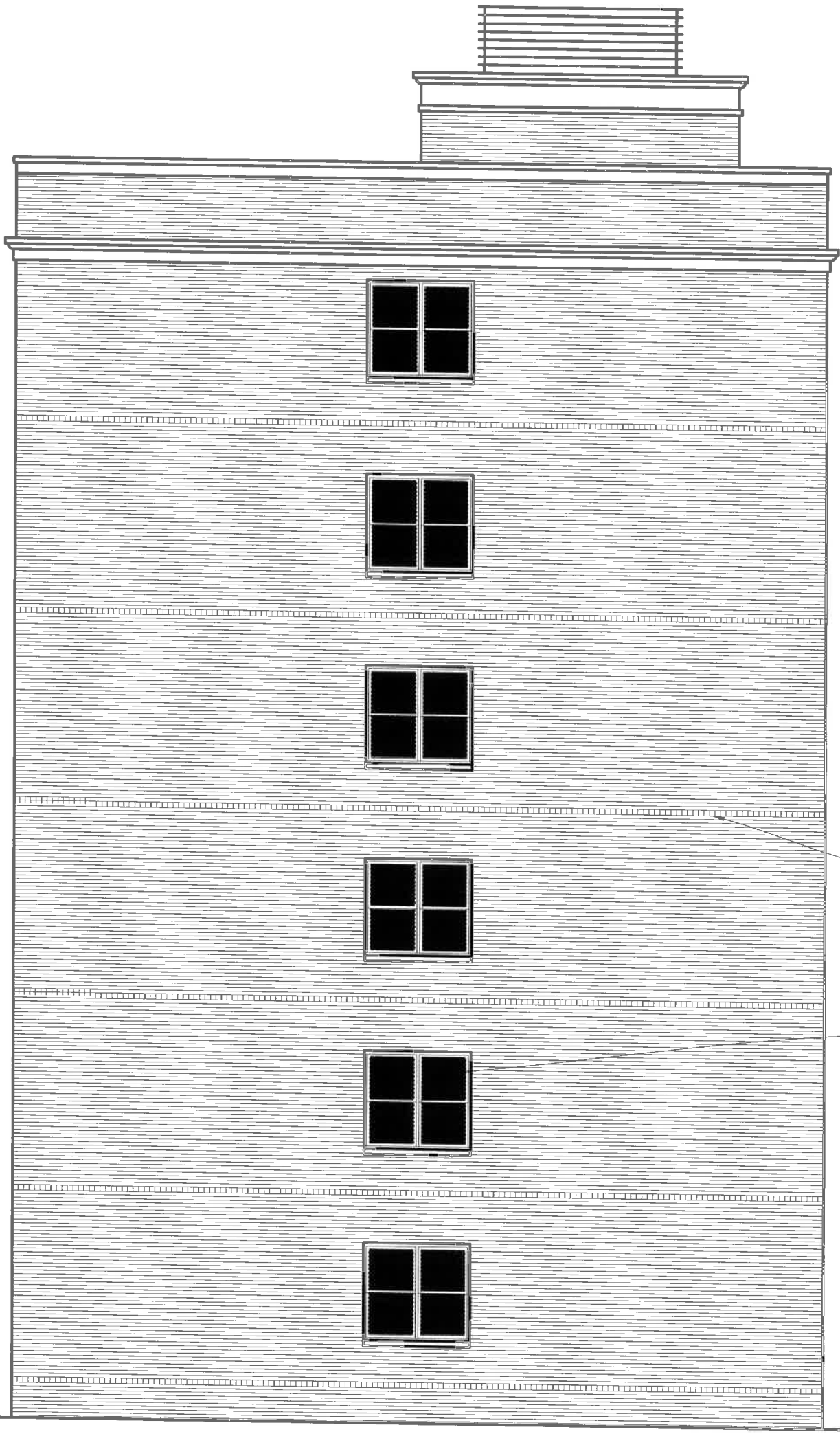
SECOND ST ELEVATION

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REVISIONS:



BELT COURSE @
FLOOR LEVEL

SPANDREL GLASS.
METAL CLAD WOOD WINDOWS

THEATER BUILDING

201 W. Water St.
CHARLOTTESVILLE, VIRGINIA

NORTH ELEVATION

James P. Grigg, Architect

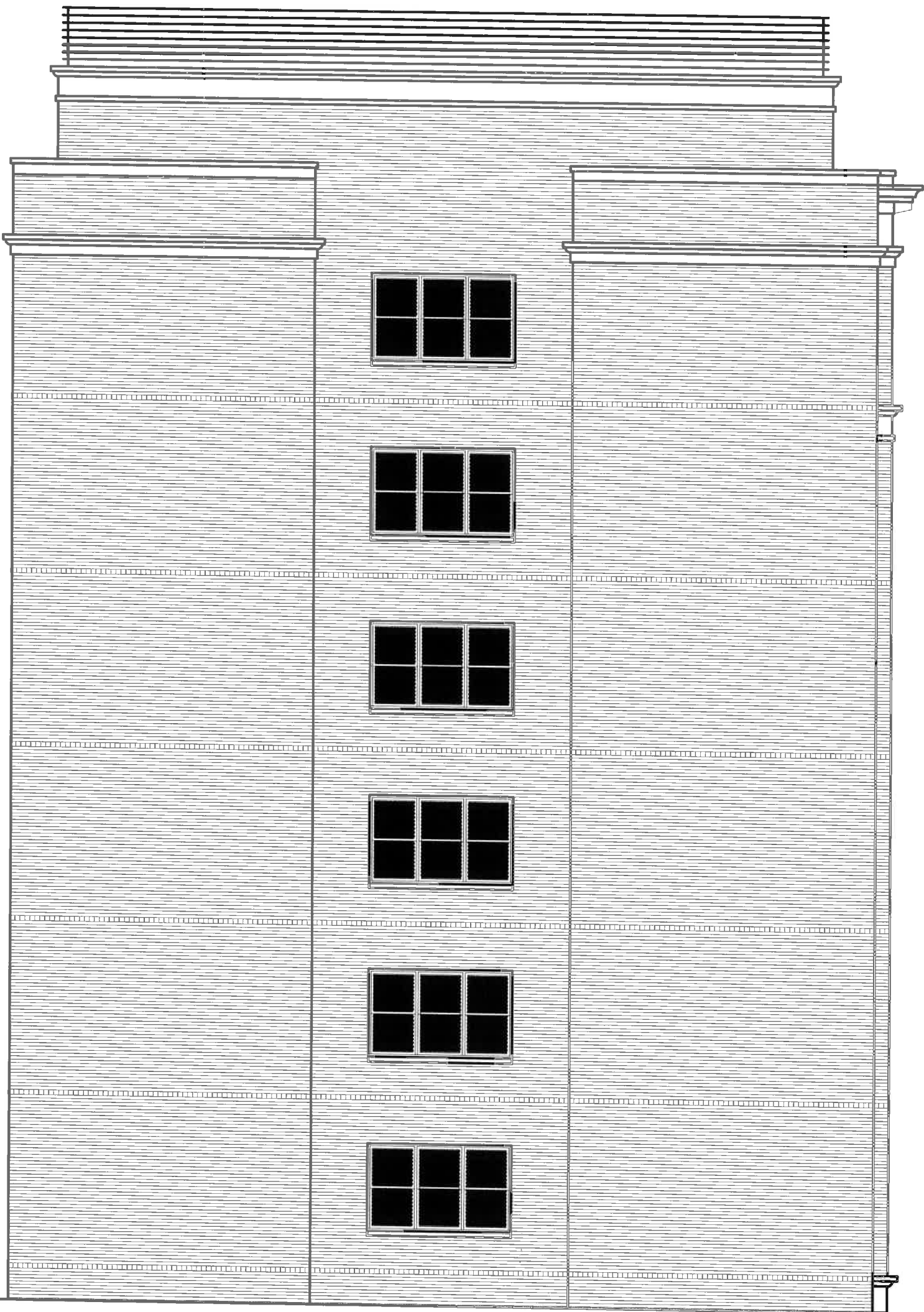
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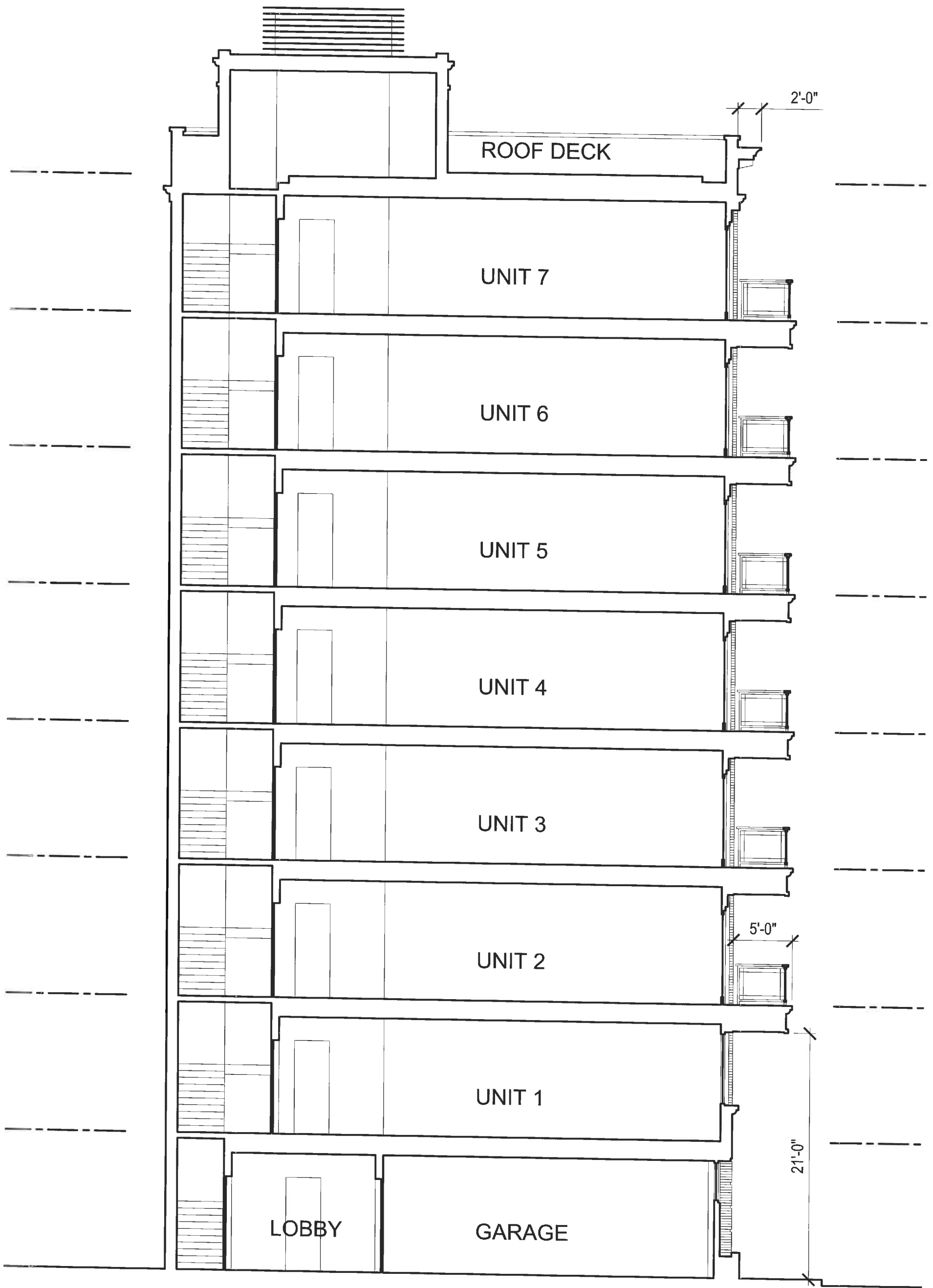
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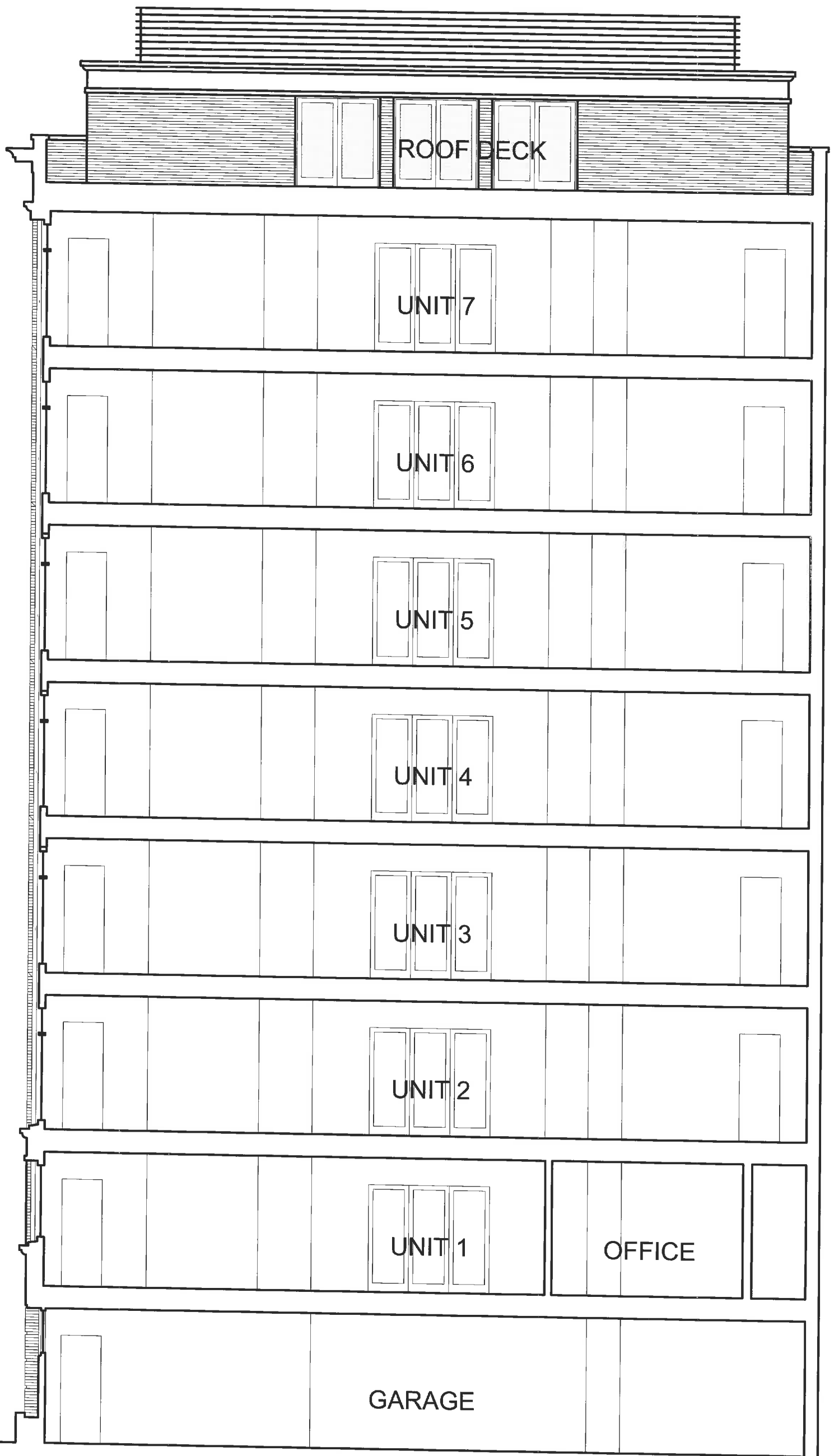


THEATER BUILDING

A-1.7	DRAWING NUMBER:	DATE: 07-25-17	REVISIONS:	201 W. Water St. CHARLOTTESVILLE, VIRGINIA	James P. Grigg, Architect 100 10th St. NE Suite 200 Charlottesville, Virginia 22902 434-971-8848 jmgrigg@dgarchs.com
				WEST ELEVATION	



A-1.8	DATE: 07-25-17	REVISIONS:	201 W. Water St.		James P. Grigg, Architect 100 10th St. NE Suite 200 Charlottesville, Virginia 22902 434-971-8848 jppgrigg@dgarchs.com
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201 W. Water St.
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BUILDING SECTION

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 07-25-17

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Color Scheme

- Brick - Cream/tan color range
- Mortar - tan
- Pre-cast - cream range
- Awning - Dark red
- Garage door - Cream range

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COLOR RENDERING