

Mess, Camie

From: Mess, Camie
Sent: Thursday, April 26, 2018 2:36 PM
To: Wolf, Fred
Cc: Werner, Jeffrey B
Subject: BAR Actions - March 20, 2018 - 230 West Main Street

Certificate of Appropriateness

BAR 17-08-01
230 West Main Street
Tax Parcel 280001000
Brands Hatch LLC, Owner/ Fred Wolf, Applicant
Ice Park Arena Redevelopment Building, Landscape and Urban Design

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 20, 2018. The following action was taken:

Schwarz moved. Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed details satisfy the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves and application as submitted, including the supplemental drawings* provided at the [3/20/2018 BAR Meeting] provided they comply with zoning regulations. (*Addendum to submittal, dated 3/20/2018, Sheets #1-17). Approved (8-0).

Proposed demolition of the side and rear wall at 218 West Main to come back as a separate COA request. This will include options for the treatment [preservation] of the front façade.

Applicant still needs to provide to BAR information for review, including:

- **Lighting**
- **Signage**
- **Clarification of the street trees along Water Street**
- **Treatment of the ground plane at the Mall entrance [to the courtyard] and at the parking garage entry [on Water Street]**
- **Clarify adjustments to the bus pullover [o Water Street]**
- **Further development of the roof configuration for the building fronting on Water Street; need to dematerialize the parapet at the uppermost level**
- **Details for the garage door (cut sheet)**

This certificate of appropriateness shall expire in 18 months (September 20, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 20, 2018**



Certificate of Appropriateness Application

BAR 17-08-01
230 West Main Street
Tax Parcel 280001000
Taliaferro Junction LLC, Owner/ Fred Wolf, Applicant
Ice Park Arena Redevelopment

Background

The project encompasses multiple properties and structures, specifically 215 West Water Street, 218-220 West Main Street, and 230 West Main Street.

All structures located in the Downtown ADC District are considered contributing. 215 West Water Street, most recently occupied by Escafe, was built in the 1920s. The BAR approved its demolition in April 2107.

218-220 West Main Street was built 1901, with major storefront changes in 1981. It was most recently occupied by Carytown Tobacco and the Escape Room. 230 West Main Street (currently the Main Street Arena) was built as an ice skating rink in 1995. The BAR approved its demolition in April 2107.

215 West Water Street BAR review:

April 18, 2017 - Balut moved to find that the proposed demolition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted. Schwarz seconded. Motion passed (5-2, with Gastinger and Earnst opposed). [NOTE: The BAR distinguished the context of this building from the historic context of the Mono Loco building].

230 West Main Street BAR reviews:

February 21, 2012 - Roger Voisinet requested conceptual approval of solar panels on the ice park building on West Water Street and the Mall. The request was treated like a preliminary discussion, with the BAR having a clear consensus that this would be approved, pending formal approval of details at the BAR's next meeting on March 20.

March 20, 2012 - The BAR approved (9-0) the application to install solar panels on the roof, as submitted.

May 30, 2013 - (215 West water Street) Administrative approval of lattice paneling at front patio.

May 17, 2016 - The BAR denied (3-5) the application to remove the bushes on the Water St. entrance and create a patio space.

Mohr moved approval with the following provisos: that the BAR wants to see (for administrative approval) a submittal how the applicant would handle the planting area in the corner; Paint the existing railing black; Encourage applicant to make the bollard line longer, approved (5-3).

June 28, 2016 - The final details of your application were circulated to the BAR, and seven members responded. Six BAR members agreed to approve the attached drawings *with the two westernmost bushes to be retained*, and one recused from voting. Therefore, the plan was approved (6-0-1).

April 18, 2017 - (demolition of 215 West Water Street) Schwarz moved to find that the proposed demolition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted. Earnst seconded. Motion passed (7-0).

August 15, 2017 - The BAR held a preliminary discussion. No action was taken. Some comments were:

- The idea of the arcade/gallery is the key part of this whole design concept, the BAR wants this to be welcoming to all pedestrians, not just the building users. Open it up more to the sky; celebrate it more on Water Street.
- Go for higher in lobby area - it looks squished
- The massing is sensitive to the proportion of the mall, Water Street, and the walkway into the mall
- The garage feels a little out of place with how it sticks out from the façade, look at different options
- Make sure to take into account soil volumes that will be needed on the terraces if they are going to green occupiable spaces. Also, keep the heights in mind when you are designing those spaces.
- Keep in mind how the building's façade is going to be articulated when designing this massive structure (i.e. breaking up the façade)
- The BAR is very supportive of the massing submitted at the meeting, and they are grateful the applicant is looking at building it by-right

November 16, 2017 - The Board of Zoning Appeals granted a variance to eliminate need for exactly three stories in the streetwall, and specified minimum/maximum heights allowed for three segments of the streetwall of the façade between the Mall and Water Street.

November 21, 2018 - Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed massing satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the massing only as submitted, provided it complies with zoning regulations, and approved the schematic site plan. Mohr seconded. The motion was approved (5-1, with Schwarz opposed).

Application

The applicant is requesting approval of the overall building and landscape/site design.

Of specific note are the following proposed revisions to the prior submittals:

Massing (See Sheets # 12 and 13 for comparison images)

- Eliminate the stepping up of new building mass at 218 West Main.
- On the above new building, eliminate massing on west wall that was encroaching into the courtyard.
- Eliminate the glass bridge near Mall entry to the courtyard.
- On the new building west of the Mall entry to courtyard, square off the northeast corner.
- Above the courtyard, on the west side, addition of two-story, floating building space.

- Addition of a stair penthouse on the new building that abuts Water Street.
- Addition of a stair penthouse on the new building at 218 West Main.
- At south end of the new building at 218 West Main, roofline change to create hidden well for mechanical equipment.

Landscaping/Site

- Ramps and stairs within the courtyard and pedestrian gallery have been consolidated off to the side, wrapping the courtyard instead of crossing it.
- Paving to the building entries will match the Mall paver bricks.
- Paving at the courtyard, amphitheater, steps and sloped walkways will be Cold Spring dark granite stone pavers.
- Entry from the Mall to the pedestrian gallery will be marked by Honey Locust and Sentry Ginko trees.
- At steps, all metal railing will be 1'x2" bronze stock bar to match building finishes.
- At the amphitheater, the guardrail will be clear glass

218 West Main Façade (See Sheet #15)

- Retain and incorporate into the new building the existing façade fronting on the Mall. The existing west wall will be demolished. The new east wall, exposed at the courtyard, will be painted brick. Applicant has requested discussion of two options: a) retain the existing facade wall in-situ during construction; or b) disassemble the wall and, with appropriate documentation, storage, etc., reconstruct the wall later in the construction schedule.
- Original façade to remain painted (or will be repainted) and new wall painted to match existing façade color.
- Renderings indicate reconstruction of store front windows and entry. (Note: staff to review if historic photos provide any information that might be helpful.)

Materials

- Exterior wall materials to be combination of dark ironspot brick with a medium bronze anodized aluminum finish on all spandrel panels, glass curtainwall and storefront doors, and windows and decorative metal fins.
- All glass to be clear, low iron glazing.

Possible boundary adjustment (included here for information only)

- Pending further discussions with city, a future boundary adjustment—or adjustments--may be made on the Mall side—north and west. Changes as a result of that action, if necessary, will be brought to the BAR for review.

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.*

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:

- (3) 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*
- (4) 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 Guidelines for New Construction and Additions include:

A. INTRODUCTION

e. Multi-lot

Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on West Main Street and in the 14th and 15th Street area of Venable Neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

B. SETBACK

5) *In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.*

6) *On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.*

7) *New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.*

8) *At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.*

C. SPACING

Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.

1) *Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.*

2) *Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.*

3) *In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.*

4) *Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.*

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

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

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.*

G. ROOF

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 to the building.*

H. ORIENTATION

- 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 façades.*
 - 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 façades should be similar and compatible with those on surrounding historic façades.*
 - 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

- 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 façades 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

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.*

Discussion and Recommendations

This is a by-right project.

The new structure is V shaped, with the main mass fronting on Water Street – six stories plus mechanical plus rooftop. At the base of the V, the western corner -- opposite the Omni Hotel -- the building height then steps down along the Mall from Vinegar Hill Park* to the entrance to the interior courtyard. (* In earlier discussions, applicant offered to contribute to the design of Vinegar Hill Park, but nothing has been submitted.)

The existing entrance steps to the Main Street Arena are partially on City right-of-way. It is presumed that this area will be re-designed and re-constructed by the applicant, including section(s) within the City right-of-way.

The BAR should make a motion regarding: the revised massing and roof reconfigurations (including stair penthouses); treatment of roof terraces; revisions to the courtyard; the proposed exterior wall materials (including windows, glass, etc.); the proposed paving materials; the proposed demolition and replacement of the side wall(s) at 218 West Main; and the proposed options for the existing [Mall side] façade of 218 West Main.

Note that applicant separately submitted a drawing using height averaging; drawing was approved by Zoning, and the intent is that the BAR's approval is consistent with current zoning regulations.

The BAR may provide additional comments on the site and architecture, including how the new construction interacts with the surrounding buildings as well as the streetscape and pedestrian experience.

BAR might request additional information, such as lighting plan, material samples, etc.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed details satisfy the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the massing only as submitted, provided it complies with zoning regulations..



PROJECT INFO

NAME OF DEVELOPMENT:	THE TECHNOLOGY CENTER
OWNER / DEVELOPER INFORMATION:	BRANDS HATCH LLC
PARCEL NUMBERS:	280001000 / 280009100 / 280009000
TOTAL ACREAGE:	0.88 ACRE
CURRENT ZONING:	D/H - DOWNTOWN HISTORIC
SPECIAL USE PERMITS:	N/A
PROPOSED USE:	RETAIL + COMMERCIAL OFFICE

THE TECHNOLOGY CENTER BOARD OF ARCHITECTURE REVIEW SUBMITTAL

GREGG BLEAM
LANDSCAPE ARCHITECT

TIMMONS GROUP
CIVIL ENGINEER

FOX & ASSOCIATES
STRUCTURAL ENGINEER

2RW CONSULTANTS
MEP ENGINEER

PROJECT NARRATIVE

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

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 Brands Hatch LLC. Applicant Name Frederick Wolf / Wolf Ackerman Design LLC

Project Name/Description The Technology Center Parcel Number 280009100, 2800010000, 280009000

Property Address 218-220 West Main; 230 West Main and 215 W. Water Street; Charlottesville VA 22902

Applicant Information
 Address: 110-B 2nd Street NE; Suite 201
Charlottesville, VA 22902
 Email: fw@wolfackerman.com
 Phone: (W) 434-296-4848 (H) _____
 FAX: _____

Property Owner Information (if not applicant)
 Address: Zero Court Square
Charlottesville, VA 22902
 Email: william.foshay@telongroup.org
 Phone: (W) 434-270-8923 (H) _____
 FAX: _____

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

Description of Proposed Work (attach separate narrative if necessary): Seeking Certificate of Appropriateness for overall building and landscape / site design; project received massing, height and site approvals November 2017.

List All Attachments (see reverse side for submittal requirements):
 3.20.2018 BAR Submittal Booklet for The Technology Center - 69 pages

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] 2.27.18
 Signature Date
Frederick A. Wolf Jr 2/27/2018
 Print Name Date

Property Owner Permission (if not applicant)
 I have read this application and hereby give my consent to its submission.

[Signature] 2/27/18
 Signature Date
William Foshay 2/27/2018
 Print Name Date

For Office Use Only

Received by: _____ Approved/Disapproved by: _____
 Date: _____

Fee paid: _____ Cash/Ck. # _____ Conditions of approval: _____
 Date Received: _____

PROJECT

The Technology Center is a 140,000 SF retail and commercial office building proposed for the current sites of 218 and 230 West Main Street on the Downtown Mall and 215 West Water Street. The site is approximately 0.88 acres, zoned Downtown Historic.

MISSION

The project will create a dynamic and healthy work environment that emphasizes principles of wellness and sustainability within the workplace while supporting a diverse mix of start-up tenants. This will be a signature building while being respectful of the historical context of the Downtown Mall and providing a connection between West Main, Water Street and the Mall. It will provide innovative tech start-ups and more established tech companies with a new kind of work environment in Charlottesville that reflects the energy and vitality of our community.

SITE

Adjacent to the Omni Hotel at the west end of Charlottesville's Downtown Mall, the site slopes steeply from its highest point at the SW corner on Water Street to its lowest point at its NE corner on the Mall – with a 19' overall change in elevation. Along the Water Street property line, grade drops 7.5 feet. Along the Mall frontage, grade drops 17.5 feet. The footprint of the site is neither regular nor orthogonal with primary street frontage on all but one side of the site where it shares a property line with the Violet Crown Theater.

DESIGN NARRATIVE

The building's design encourages overlap and interaction between tenants and guests in order to foster the exchange of ideas and cross disciplinary collaboration. A variety of common / public areas are set up to allow people to linger, visit and work as well as chose different ways to circulate through and around the building from floor to floor – and from inside to outside. The building will be LEED Platinum using systems and technologies that will increase the fresh air exchange, provide fine-tuned environmental controls, allow for natural ventilation and daylighting, harvest and reuse rainwater for green roof irrigation, and recycle storm water to augment internal water consumption for toilets. The building and its envelope are being designed to meet the AIA's 2030 challenge for efficiency and thermal performance.

The ground level will support a variety of retail spaces along with a main lobby entry directly on the Downtown Mall. A secondary entry lobby is provided on Water Street that will serve a co-working studio level as well as a 200+ seat auditorium. The auditorium will serve both tenant specific uses and local community events and the office levels above will provide flexible commercial office space for local start-ups, entrepreneurs and established companies alike in the software, hardware, biotech and data science industries.

The project has been developed in response to the unique character and context surrounding the site. Its massing intentionally starts low at the Downtown Mall and slowly steps, spiraling upwards, as it approaches the larger scaled buildings like the Omni, the Federal Courthouse, Lewis & Clark Building and the Water House development on Water Street. The project features an open-air, pedestrian gallery that runs through the site to allow circulation from the Mall to Water Street - picking up on the pattern of the other cross streets on the Mall. At the center of the site off the gallery, there is an exterior courtyard, a sunken water feature and an amphitheater for public and private outdoor events. As the massing gently climbs from the Mall to Water Street, it creates a series of roofs that will have intensive green roof plantings and outdoor terraces that serve as work and gathering spaces for tenants on each floor. The building will also include one level of sub-grade parking with electric vehicle charging and multiple bicycle storage locations throughout the building.

The project has been before the Board of Architectural Review on several occasions in 2017. In April 2017 we received approval for the demolition of the Main Street Arena and the adjacent building at 215 Water Street. In August we held a preliminary discussion with the BAR to review our massing, height and site strategies for the project that received positive support and feedback. In November 2017, following receipt of a zoning variance for our stepped massing along West Main, we came back before the BAR and received massing and site / landscape approval as the first step in our current C.O.A application. With this submission, we are requesting our final approval for the overall building and site design.

MASSING

The current project includes minor refinements to the approved massing and subsequently, minor changes to the landscape in the courtyard. These changes have occurred primarily on the interior of the site with each street frontage remaining the same in height and mass. We eliminated the stepping over and behind the 218 West Main building (Carytown) as well as removed any new construction that was being added to its west side that previously encroached into our courtyard. This has the distinct benefit of opening up and strengthening the clarity of the pedestrian gallery space, allowing more light into the courtyard and being more deferential to the historic building's autonomy. In addition, we eliminated the glass bridge that used to span across the entry to the gallery – again opening up the space and making a cleaner connection from the Mall to West Main. At the same time, we also 'squared off' the corner of the massing at our lobby entry adjacent to Carytown (which used to come to a sharp point) so it now forms a 90 degree corner to the streetwall along West Main that faces the Omni. We have introduced a new set of diagonal floors that now floats over our courtyard, extending the intermediate step in our West Main streetwall – that replaces the area lost when we eliminated the stepping behind Carytown and provides two floors with continuous interior circulation to support multiple tenants. Other minor changes include the additions of two small stair penthouses to access two roofs – one at the top of the building and one above 218 West Main and the fact that we moved our mechanical equipment into a hidden well behind Carytown and now have office space in our top floor. As a result of massing refinements, the landscape adjusted. Ramps and stairs that used to populate the courtyard and the pedestrian gallery have been consolidated off to the side, wrapping the courtyard and placed under the cover of the floating floors overhead. This again has made for a cleaner space and a clear circulation through the site.

218 WEST MAIN

With respect to the structure at 218 West Main Street (Carytown Tobacco), the project includes a level of subgrade parking that will be constructed beneath the entire site – including below this existing building. All properties in this area are zero-lot line and thus buildings are constructed side-by-side and right to the property lines. As such, all of 218 West Main's walls are currently somehow embedded or concealed by other structures on the interior and only the front façade is exposed and visible to the public.

We are proposing to preserve the front elevation of the building. But, given the challenges of the construction, unremarkable character and current status of the other parts of the buildings envelope, we are requesting that we be allowed to remove and replace all of these walls along with the roof and floors, maintaining in place the historic front façade to facilitate the necessary underpinning, shoring and construction of the foundations below that section of the site. We illustrate this in our submittal. The replaced exterior wall facing the courtyard will be brick and extend from the front façade that is preserved while allowing us to add new opening for both the ground floor retail as it turns the corner as well as widows to serve the second floor offices above. Should the BAR be open to the discussion – we have explored and are prepared to discuss an alternative whereby we have the historic front façade professionally disassembled, catalogued, panelized, and then reinstalled following subgrade construction.

EASEMENTS + BOUNDARY LINE ADJUSTMENTS

In addition to the massing refinements and the proposed changes to 218 West Main, our team is in discussions with the city to make a small boundary line adjustment along Water Street that will result in the city receiving 430 SF of right-of-way while our site will add 64 SF. This is being sought for several reasons. It allows us to eliminate a small 'kink' in the property line to create a simple corner for the building to follow and at the same time, it will allow the structure of the building to square up and make a logical 90-degree angle relative to the existing Violet Crown property line. The additional 430 SF given to the city provides an opportunity for added sidewalk width and relief for the building face from the street edge above.

On the north side of the site, we also are in the process of arranging a grading easement to allow the necessary adjustments to the existing steps and cheek walls associated with the current entry to the Main Street Arena which is considerably higher than the Mall elevations. A new Mall grade will be established to dovetail with the adjacent grades and the connection to our ground floor and the pedestrian gallery. Changes in these areas will require us to come back to the BAR for their approval.

MATERIALS

The material palette for the building is intentionally reserved and understated. The form is dynamic and the envelop has to maintain flexibility for a variety of tenants and user on the interior. We are using a combination of a dark ironspot brick with a medium bronze anodized aluminum metal finish on all of the spandrel panels, glass curtainwall and storefront, doors and windows and decorative architectural metal fins.

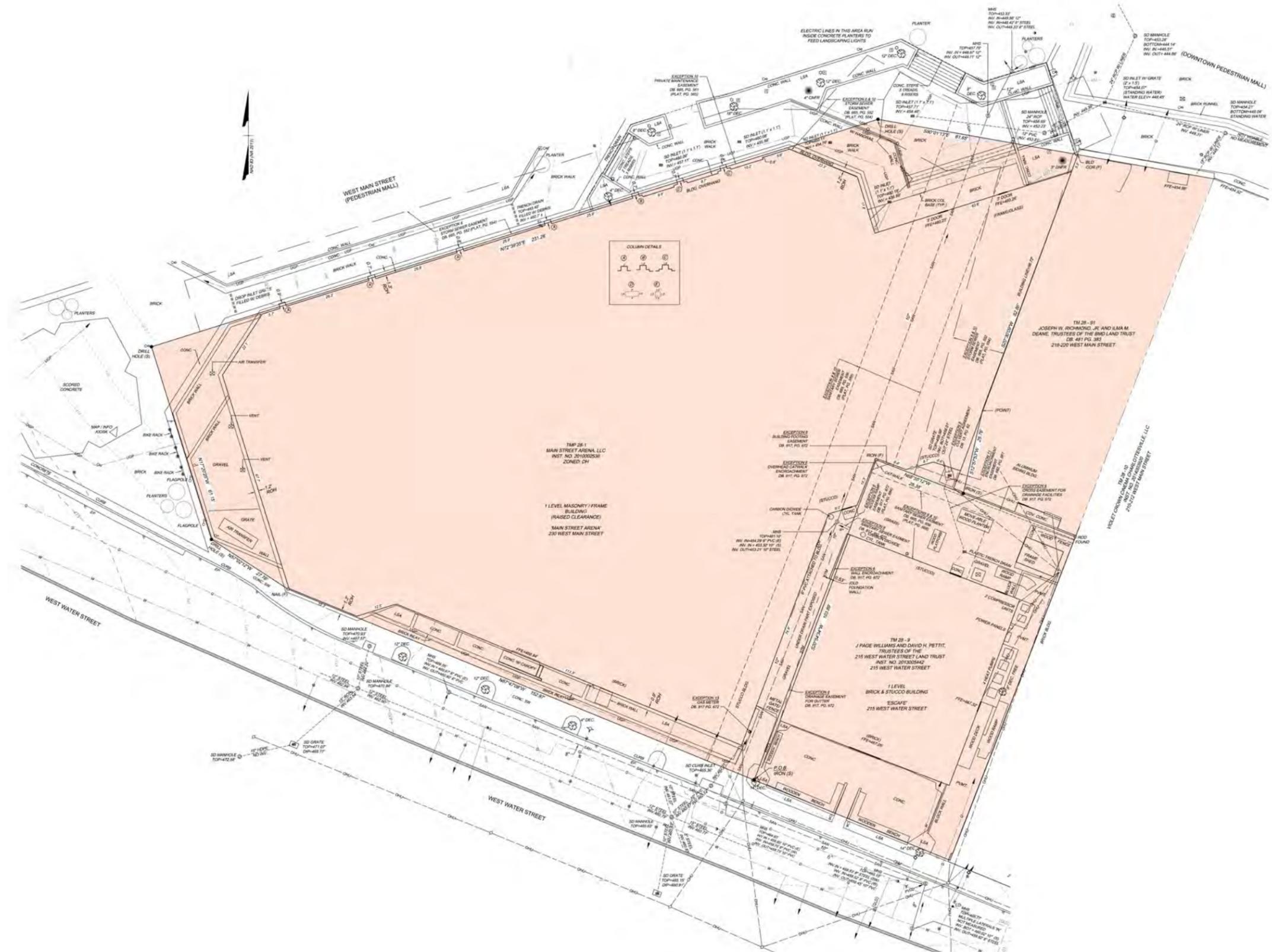
The building skin will also become the parapet serving as the guardrails for any roof terraces. All glass will be clear, low-iron glazing. The brick and the metal are woven together with the brick to have some subtle terra cotta / red accents and to provide some subtle reflectivity between the finish and texture of the brick. Likewise, the metal fins which are embedded within the brick on the lower floors are allowed to spring free and become fully expressed above on the top three floors to provide a lighter, more ethereal skin. These fins bracket each window opening and likewise create the head over the windows. The horizontal delineation between the brick and metal skin also creates a striking datum that breaks down the scale along Water Street and provide the building with a clear base, middle and top. The ground level curtainwall will be a typical Kawneer or YKK 2 ½" x 9 ¼" profile with 1" medium bronze fins projecting in front of them. Our aluminum storefront will be a 2" x 6" profile. All of the office level windows are 5' wide by 7'-10" tall broken into two panels. One panel will be fixed and the other panel will be operable – venting up to 4" for natural ventilation.

Within the site, the project will use the prototypical Mall brick paver at both building entries and a Cold Spring dark granite stone paver for all interior courtyard paving, amphitheater, steps and sloped walkways. The entry to the pedestrian gallery from the Mall will be marked by a small stand of Honey Locust trees and Sentry Ginko trees will be installed along the Water Street Sidewalk. All metal railings at steps will be 1" x 2" bronze bar stock to match the building finishes. The guardrail at the top of the amphitheater will be clear glass. The original Carytown façade and its newly constructed sidewall will be painted brick.

We look forward to meeting with the BAR and discussing our proposal. Thank you in advance for your time and consideration.







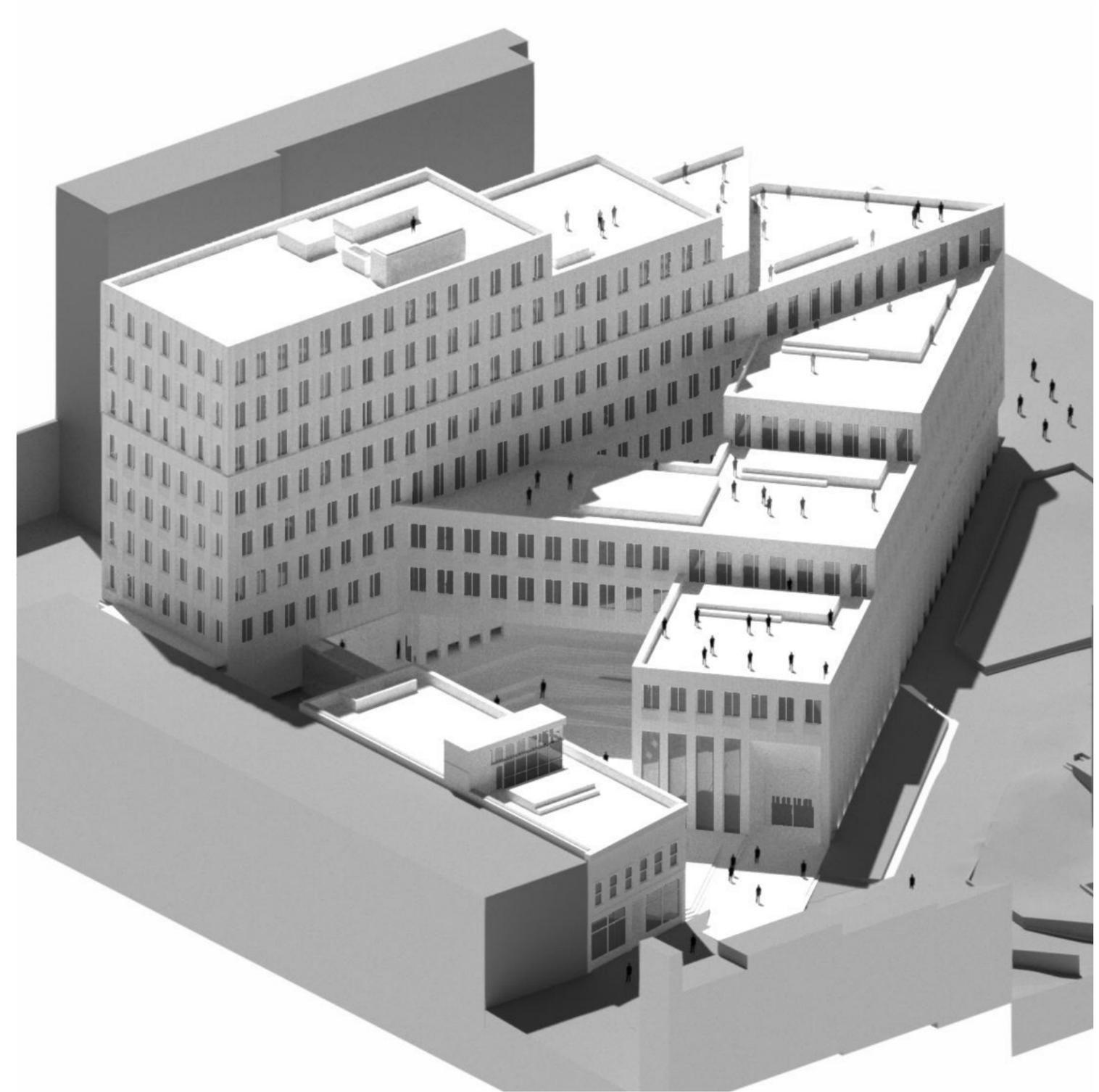
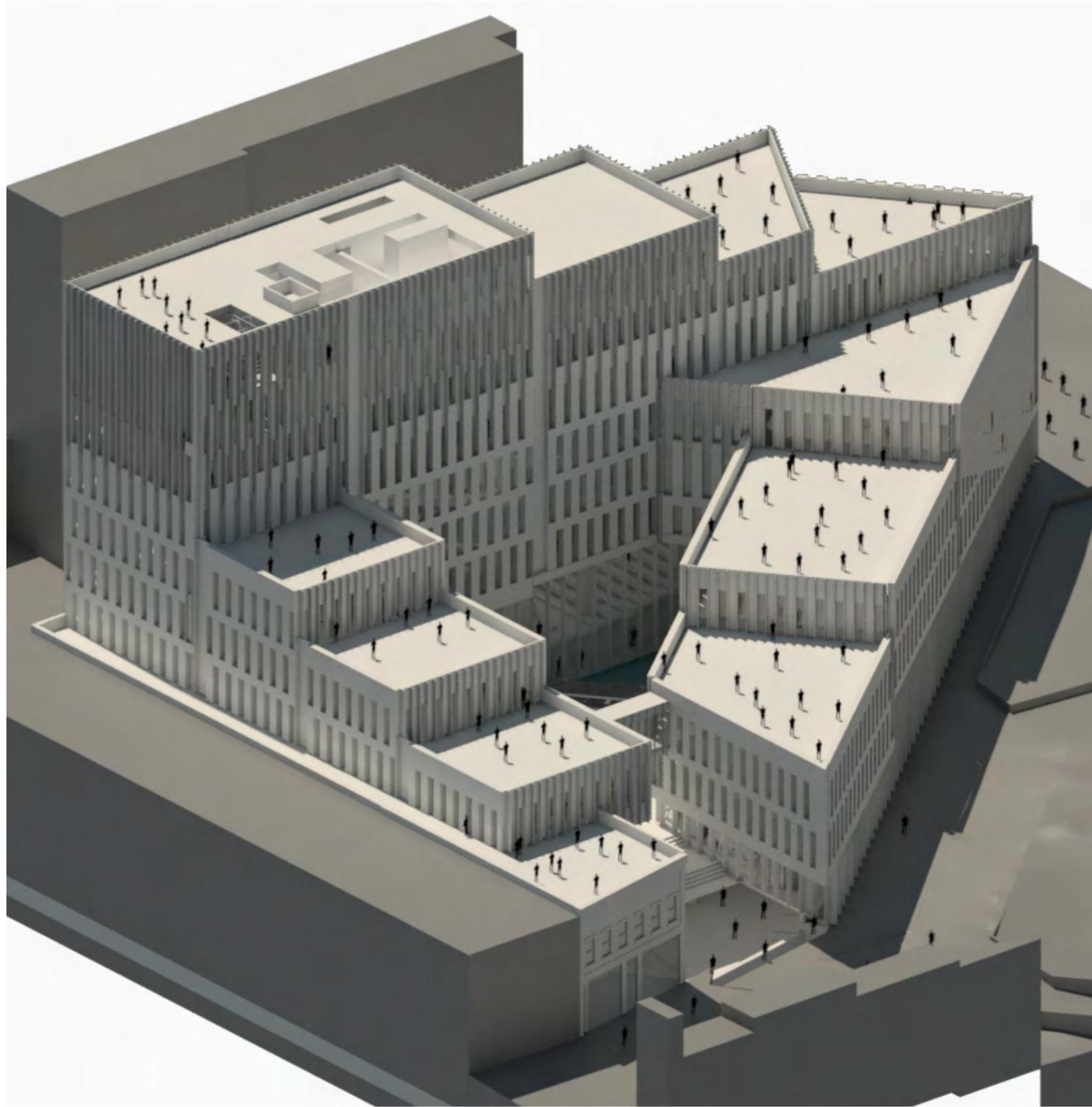




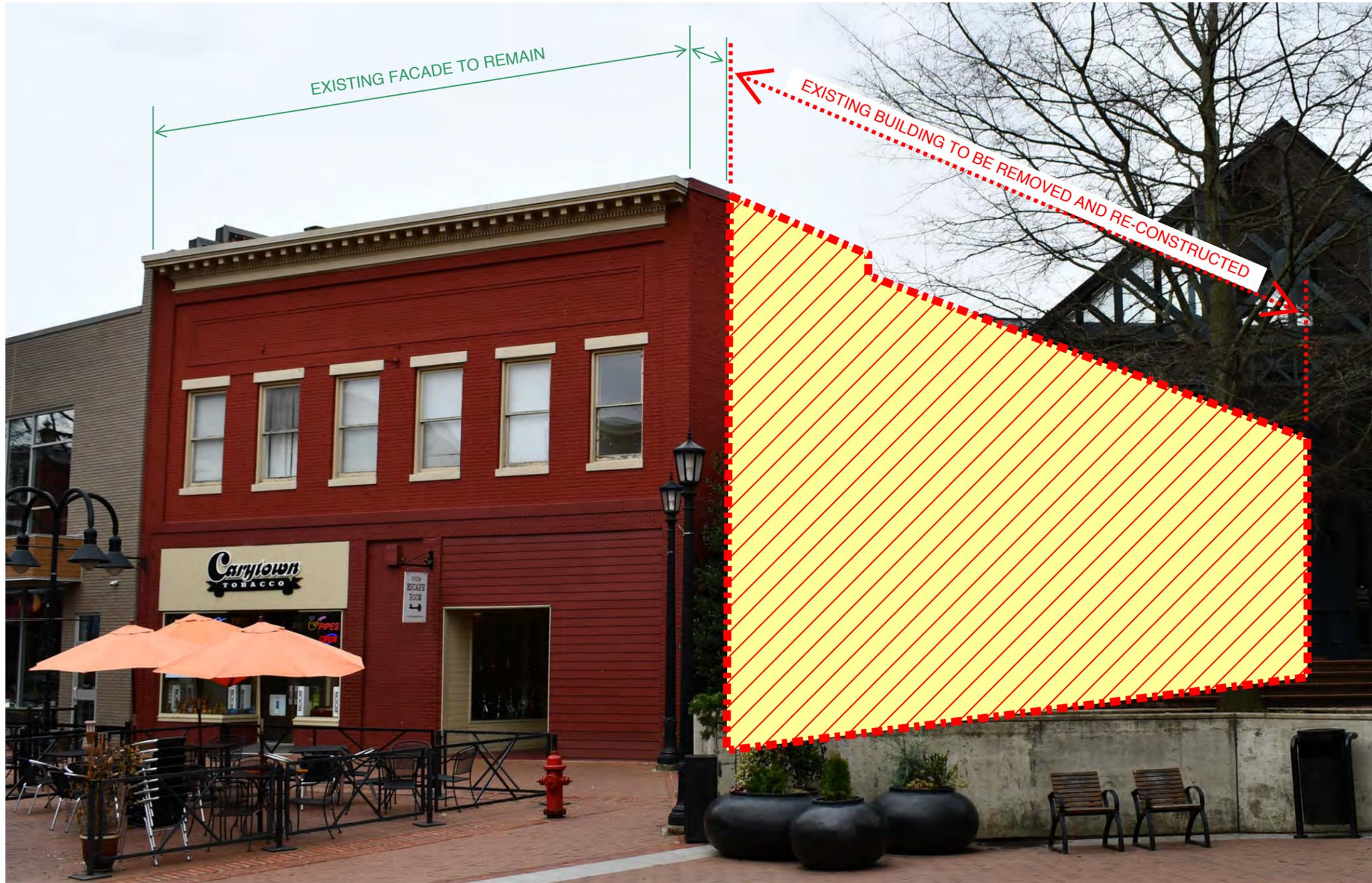






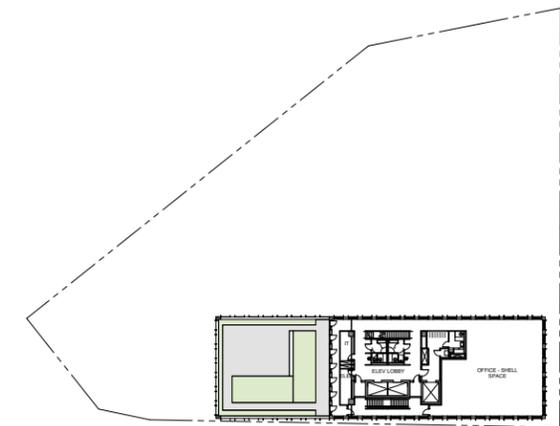
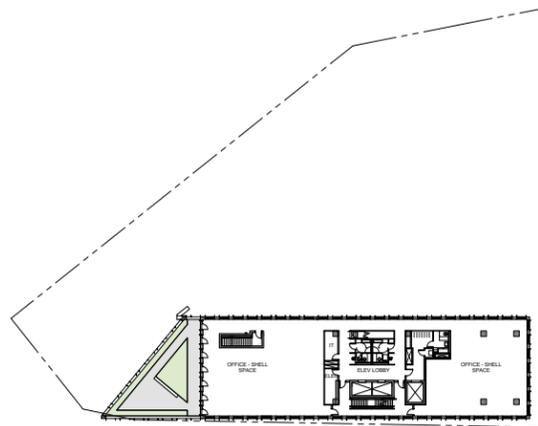
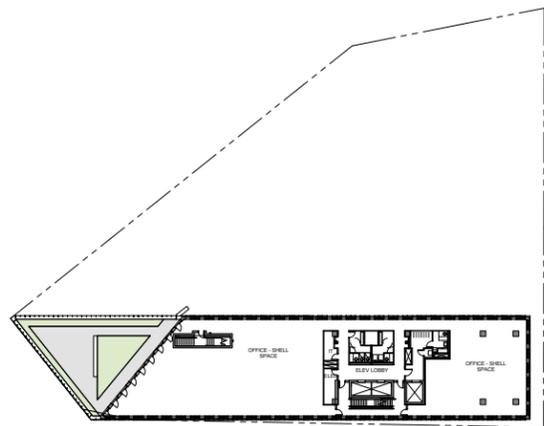
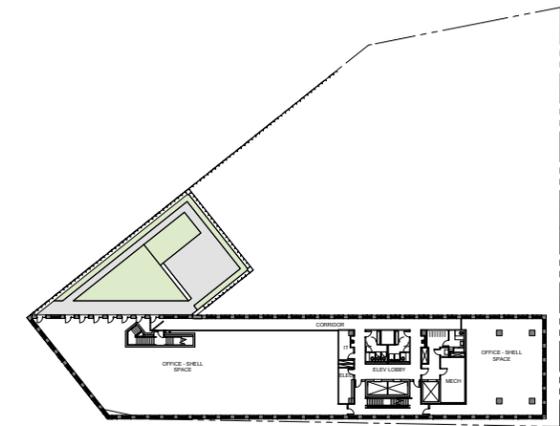
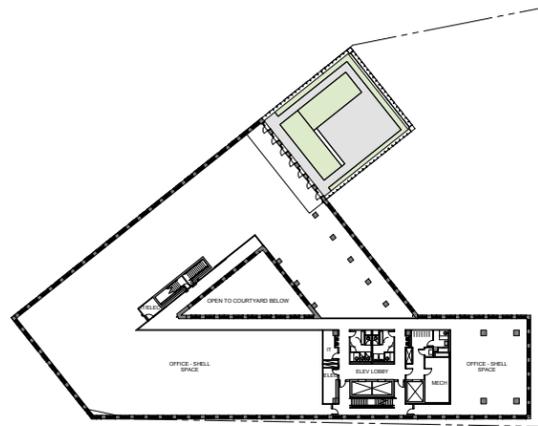
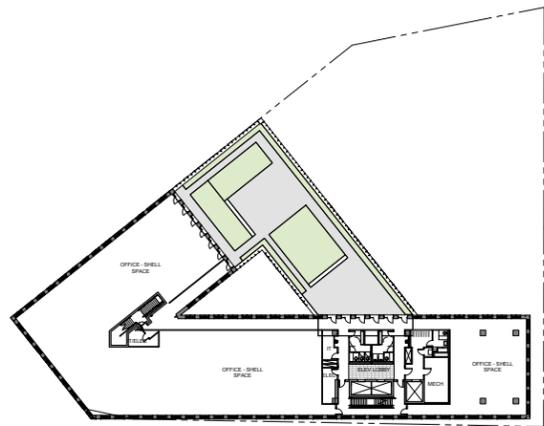
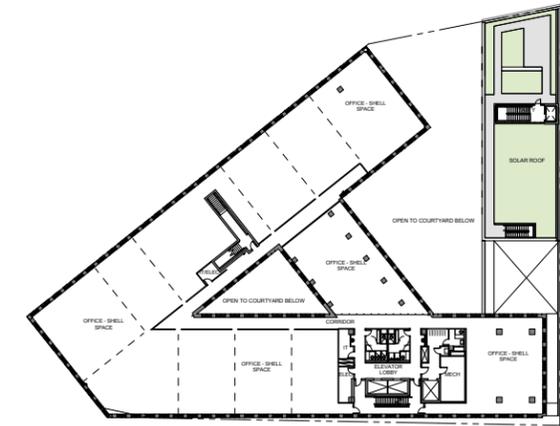
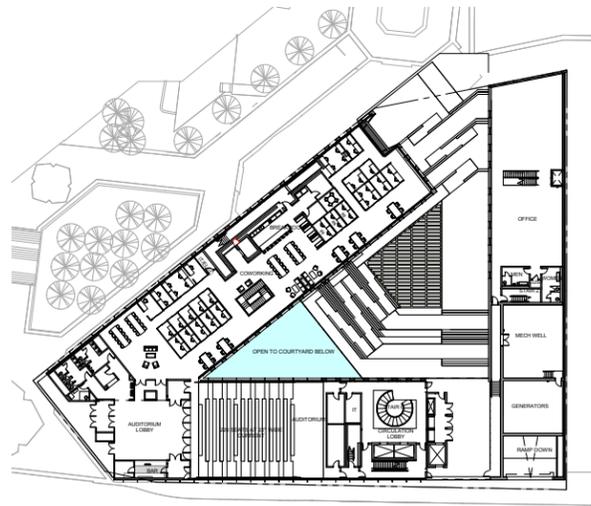
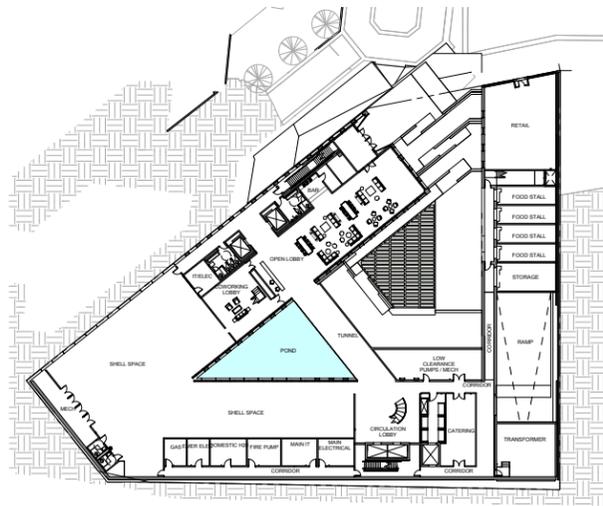


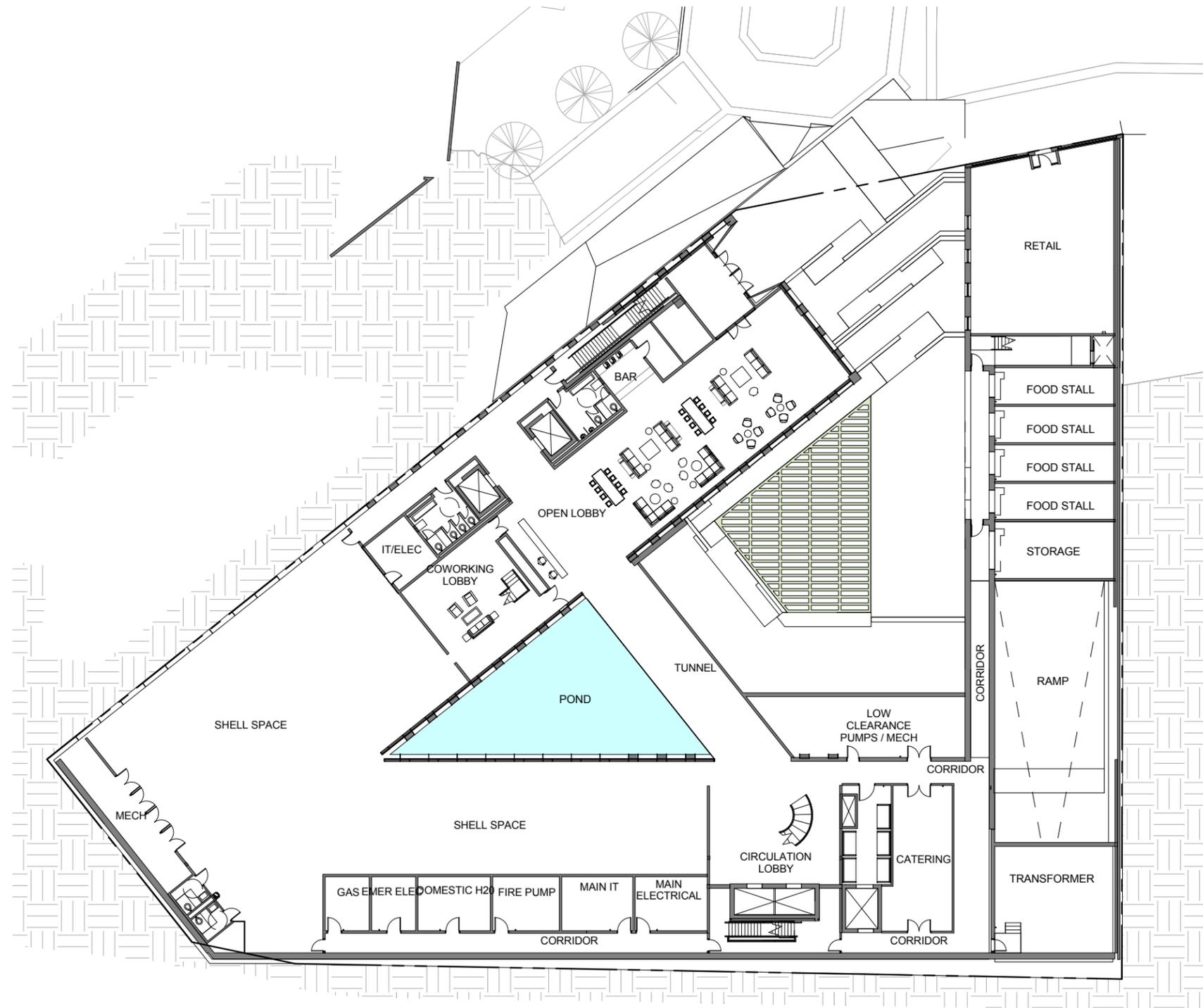


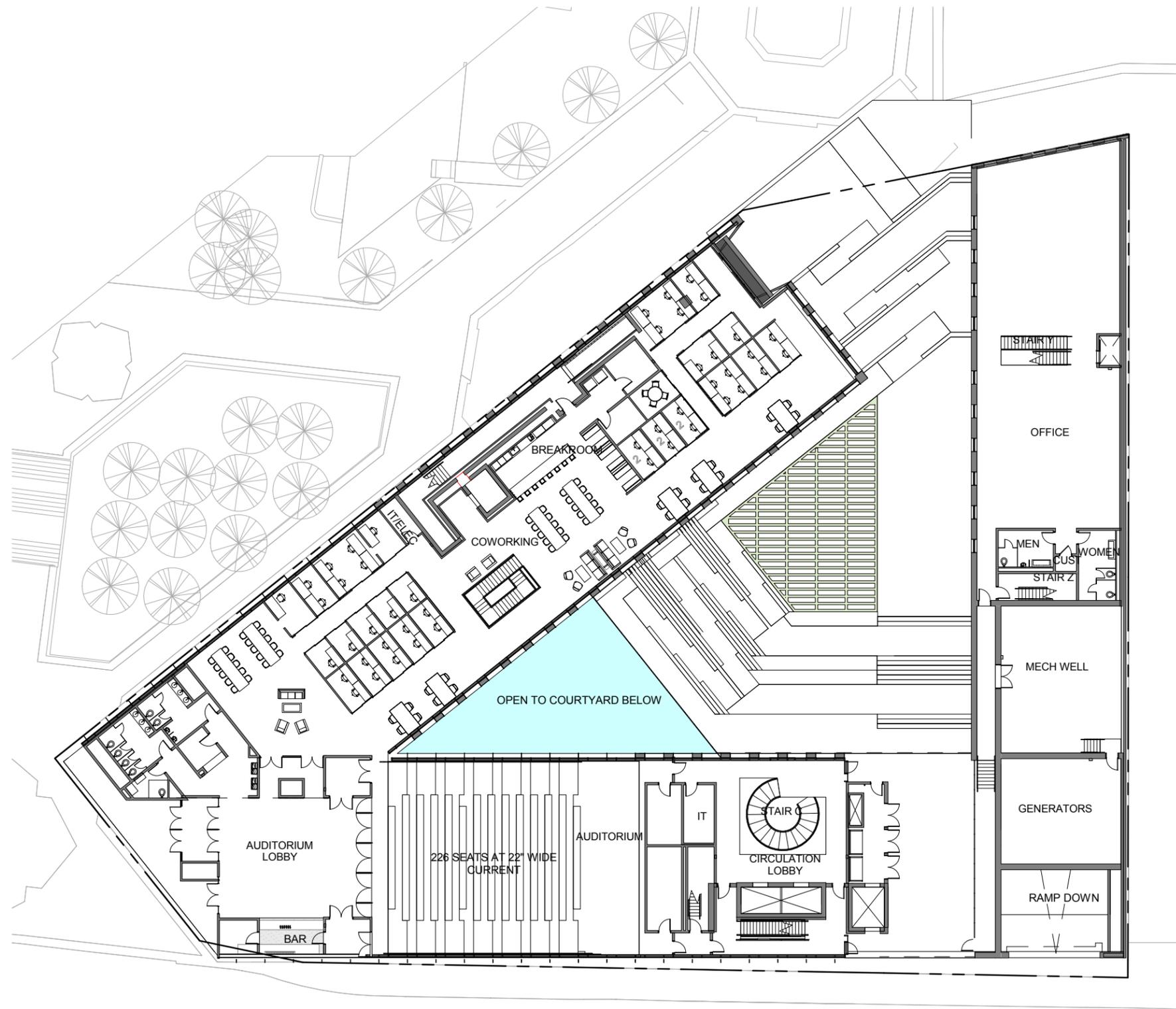


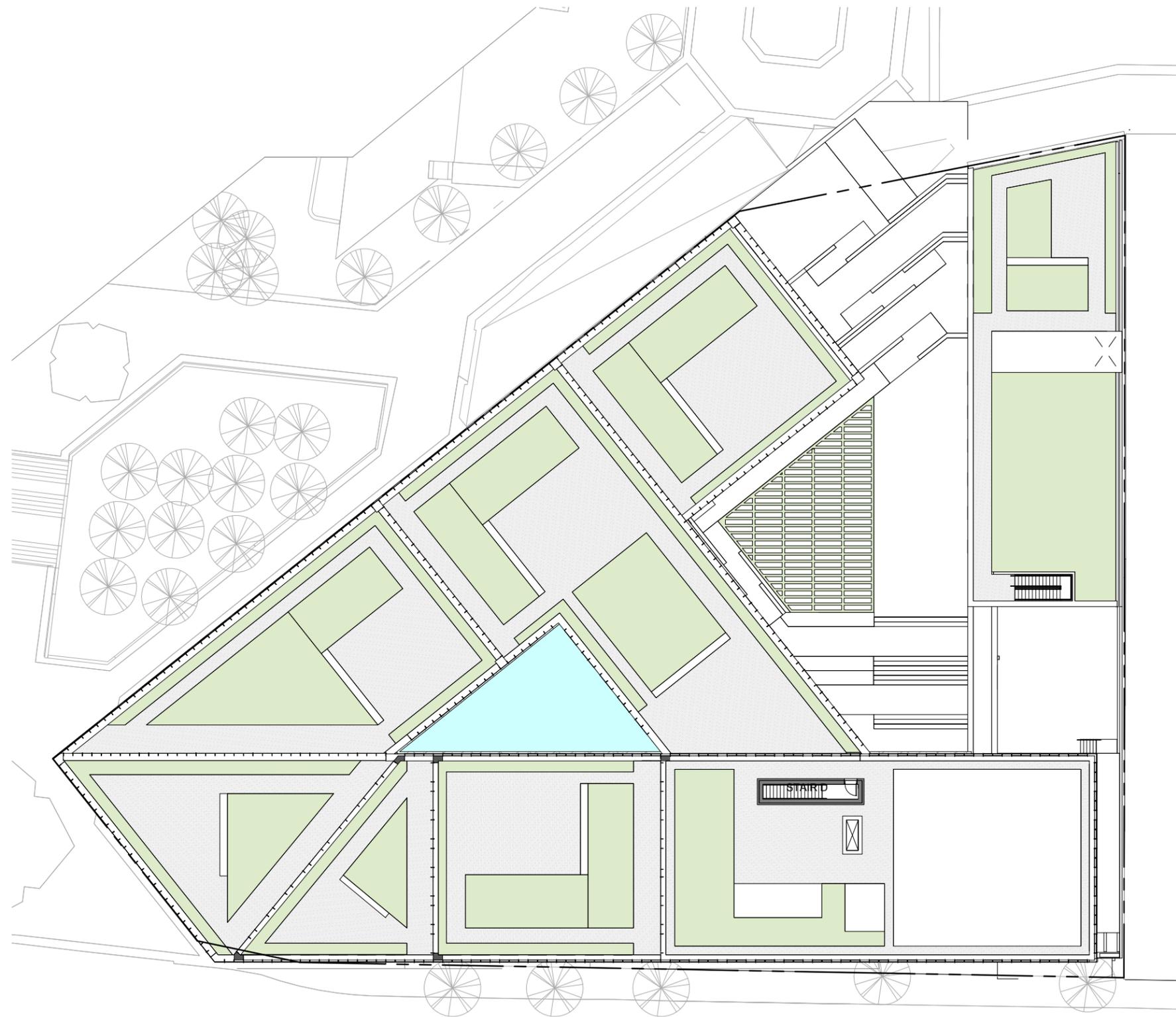
Carytown Demo Notes:

-
-
-
-
-

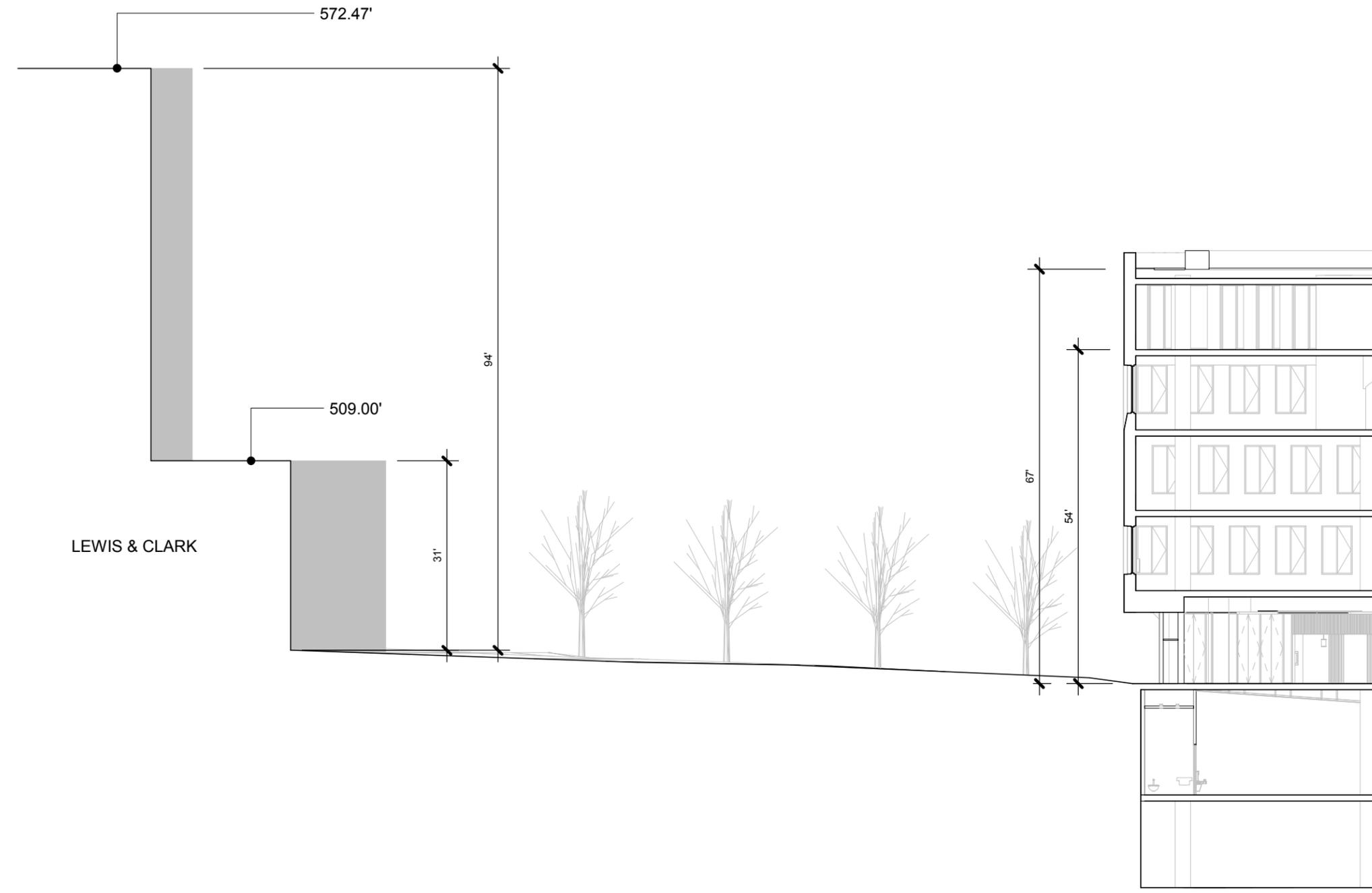


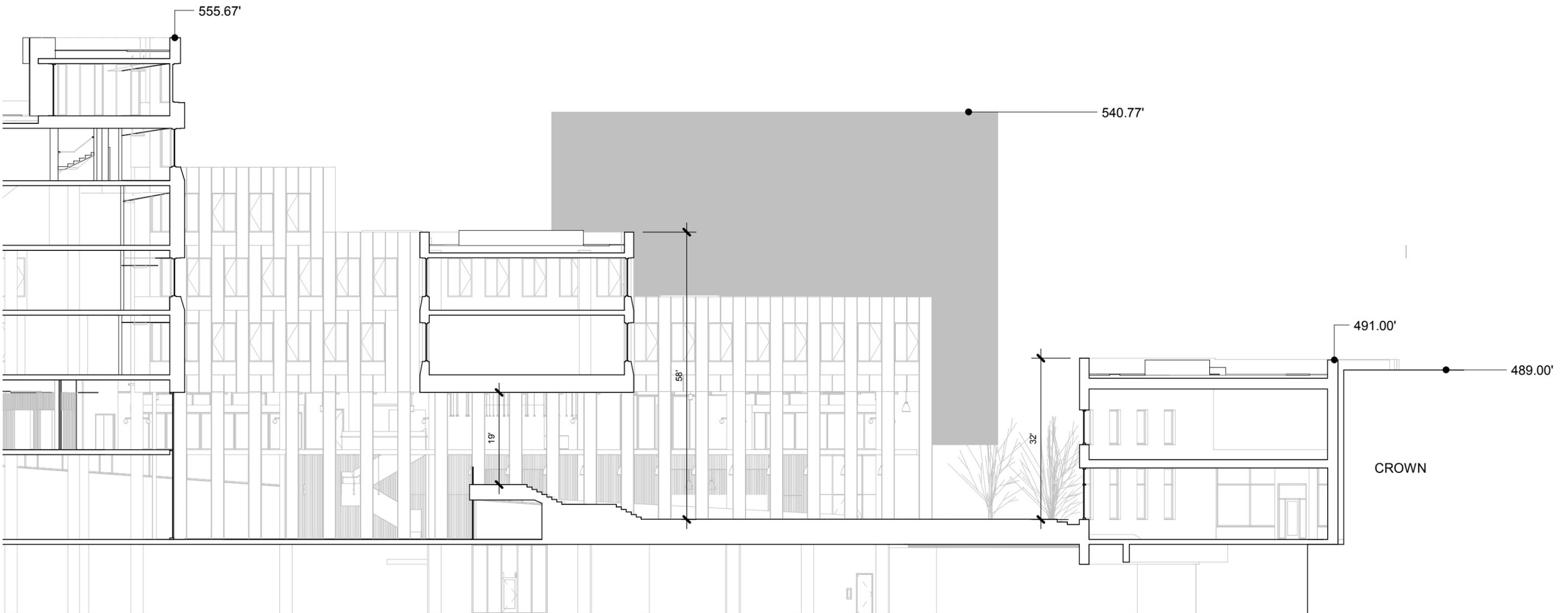


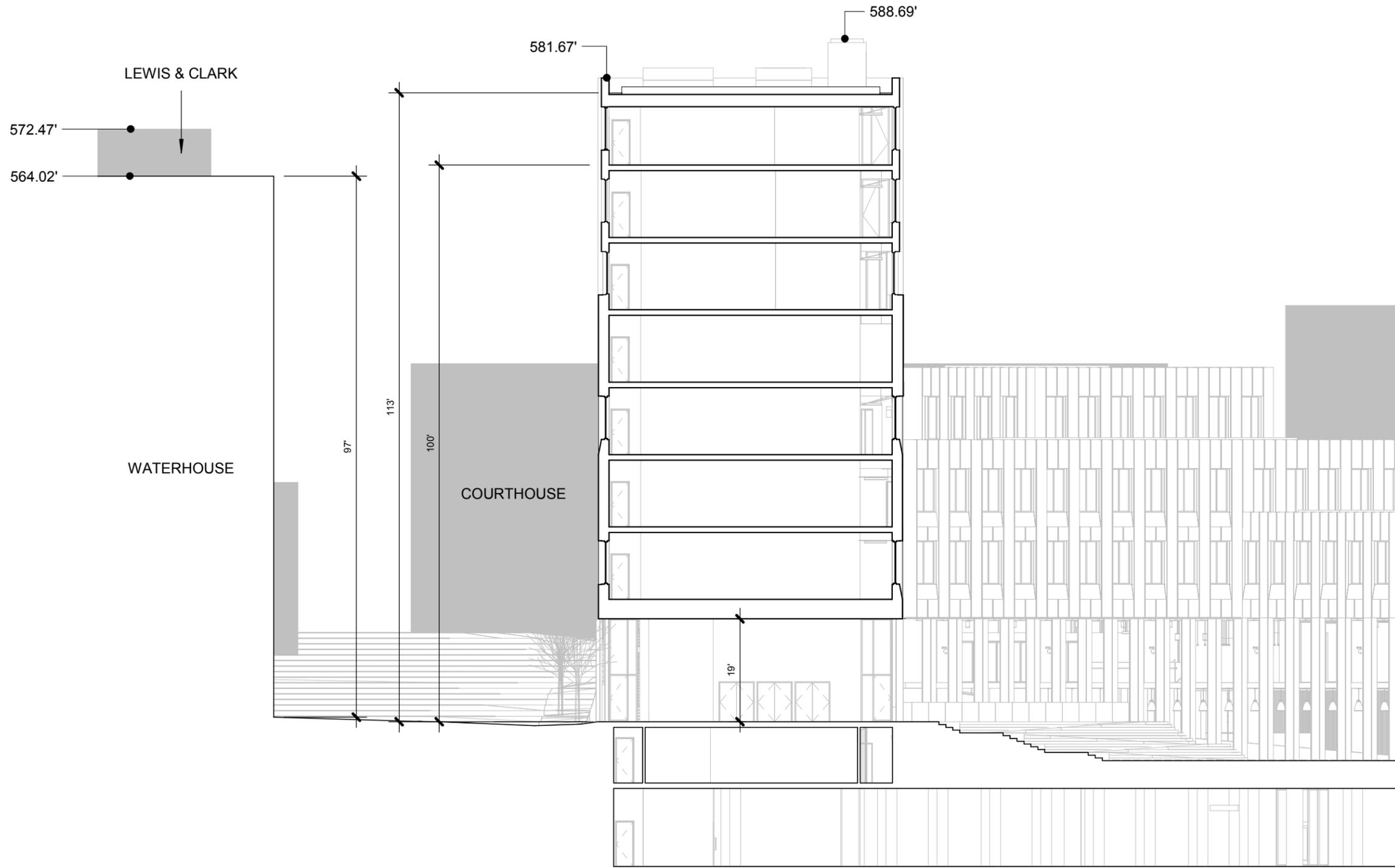


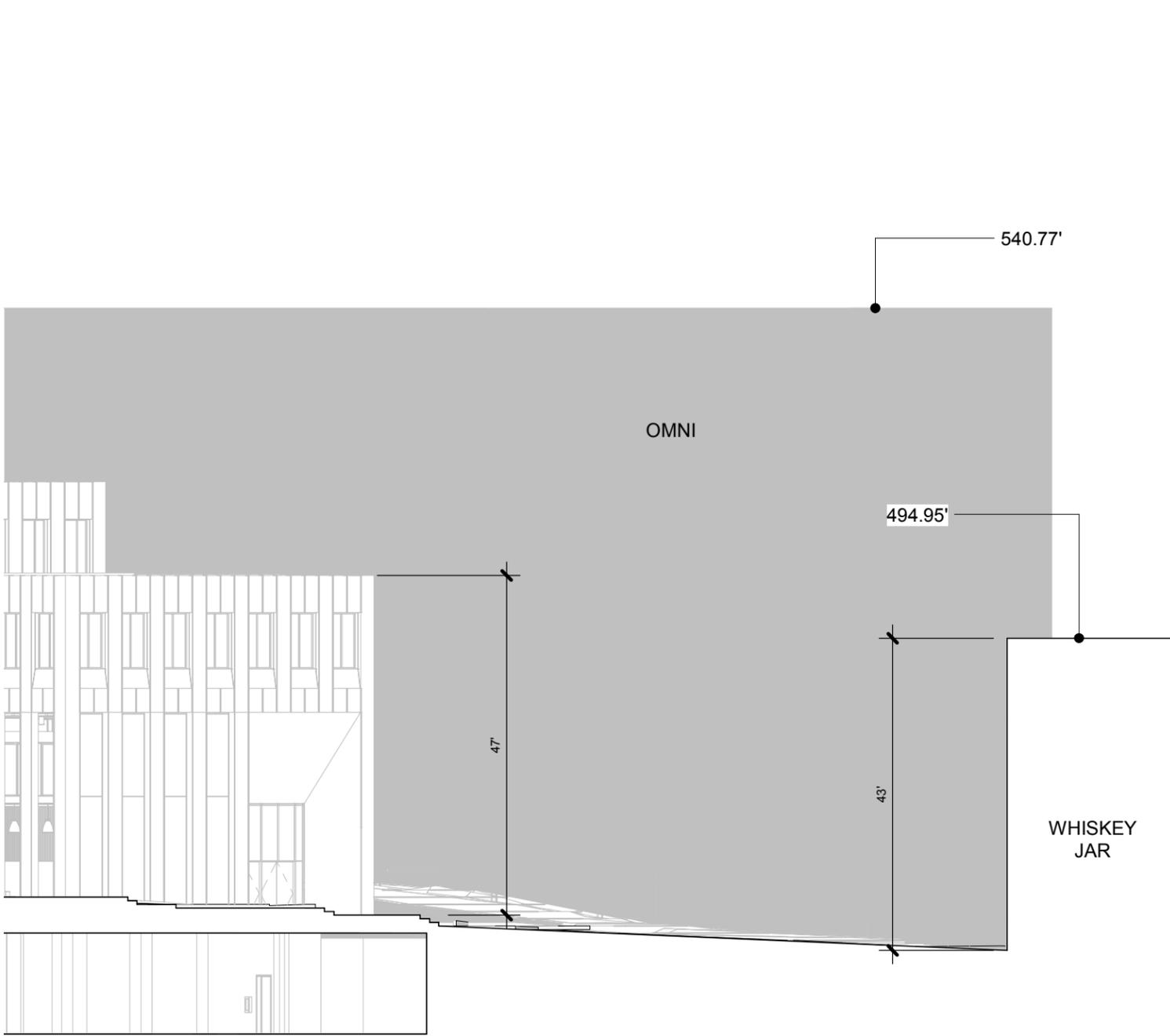


TOP OF ROOF	579'-0"
09 - OFFICE	566'-0"
08 - OFFICE	553'-0"
07 - OFFICE	540'-0"
06 - OFFICE	527'-0"
05 - OFFICE	514'-0"
04 - OFFICE	501'-0"
03 - OFFICE	488'-0"
02 - COWORKING	473'-0"
01 - LOBBY	455'-0"
00 - PARKING	440'-0"









TOP OF ROOF	579'-0"
09 - OFFICE	566'-0"
08 - OFFICE	553'-0"
07 - OFFICE	540'-0"
06 - OFFICE	527'-0"
05 - OFFICE	514'-0"
04 - OFFICE	501'-0"
03 - OFFICE	488'-0"
02 - COWORKING	473'-0"
01 - LOBBY	455'-0"
00 - PARKING	440'-0"



WOLF ACKERMAN DESIGN WITH ESKEW DUMEZ RIPPLE

The Technology Center





WOLF ACKERMAN DESIGN WITH ESKEW DUMEZ RIPPLE

The Technology Center



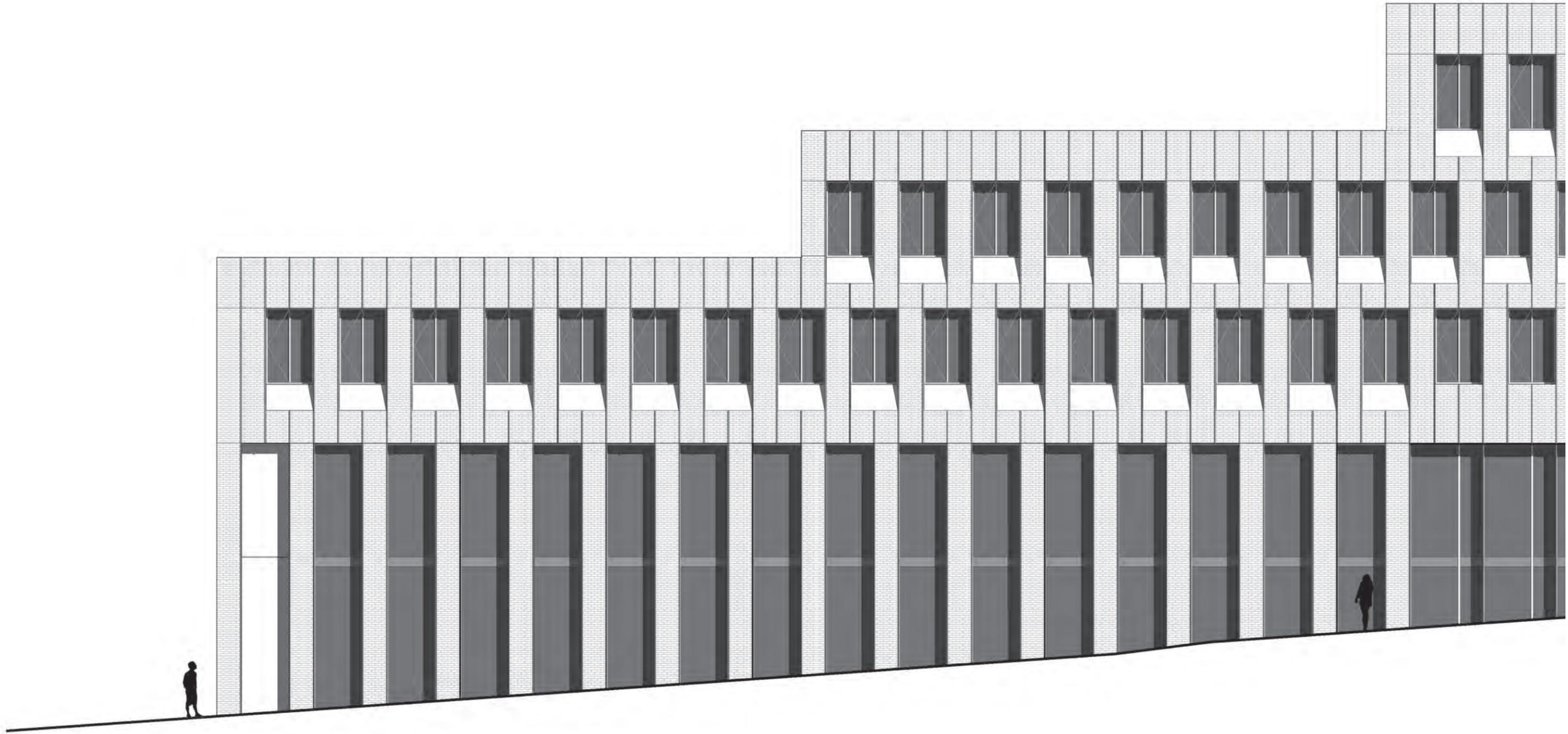


WOLF ACKERMAN DESIGN WITH ESKEW DUMEZ RIPPLE

The Technology Center

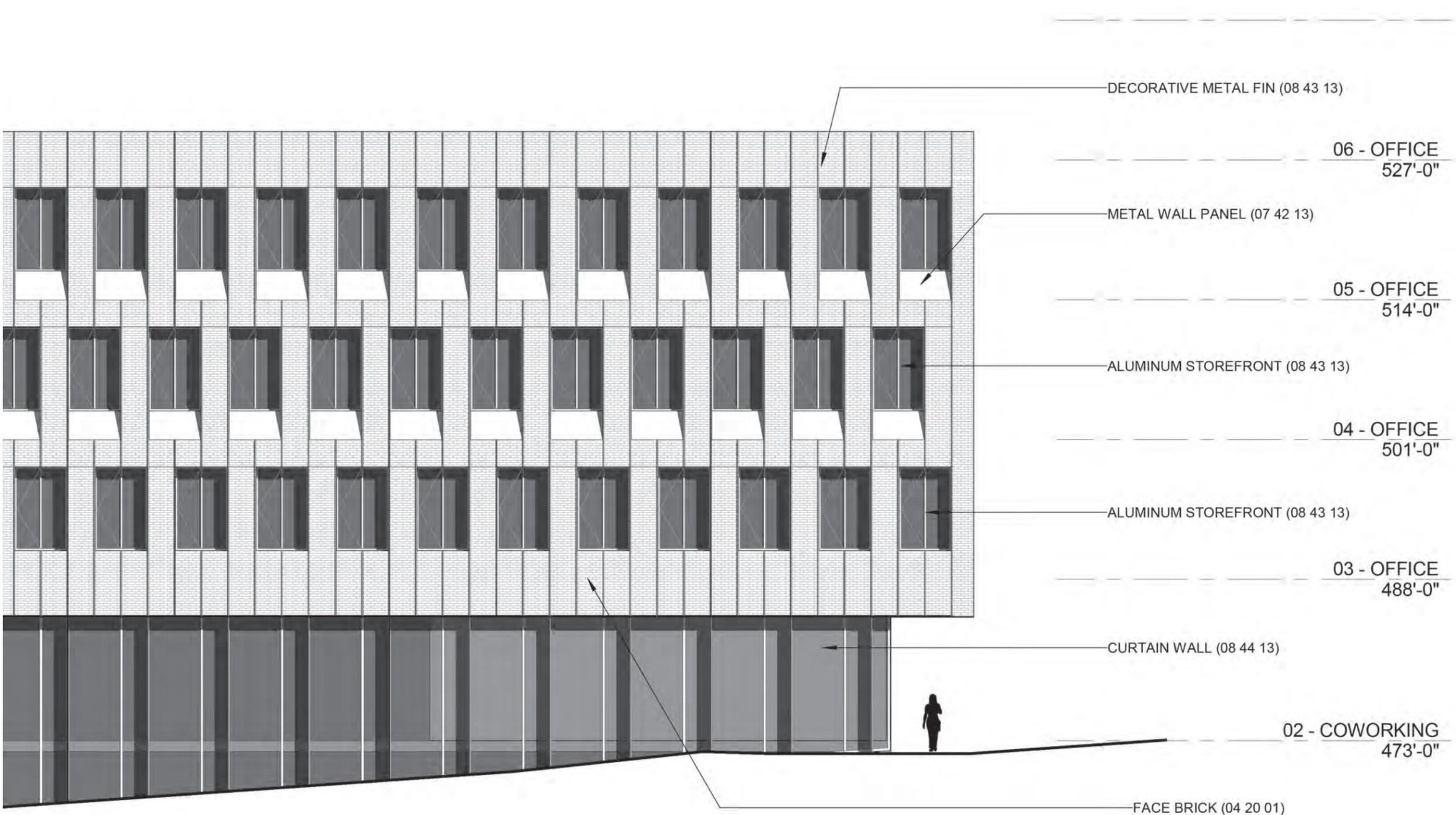
Mall Entry Rendering





WOLF ACKERMAN DESIGN WITH ESKEW DUMEZ RIPPLE

The Technology Center



DECORATIVE METAL FIN (08 43 13)

06 - OFFICE
527'-0"

METAL WALL PANEL (07 42 13)

05 - OFFICE
514'-0"

ALUMINUM STOREFRONT (08 43 13)

04 - OFFICE
501'-0"

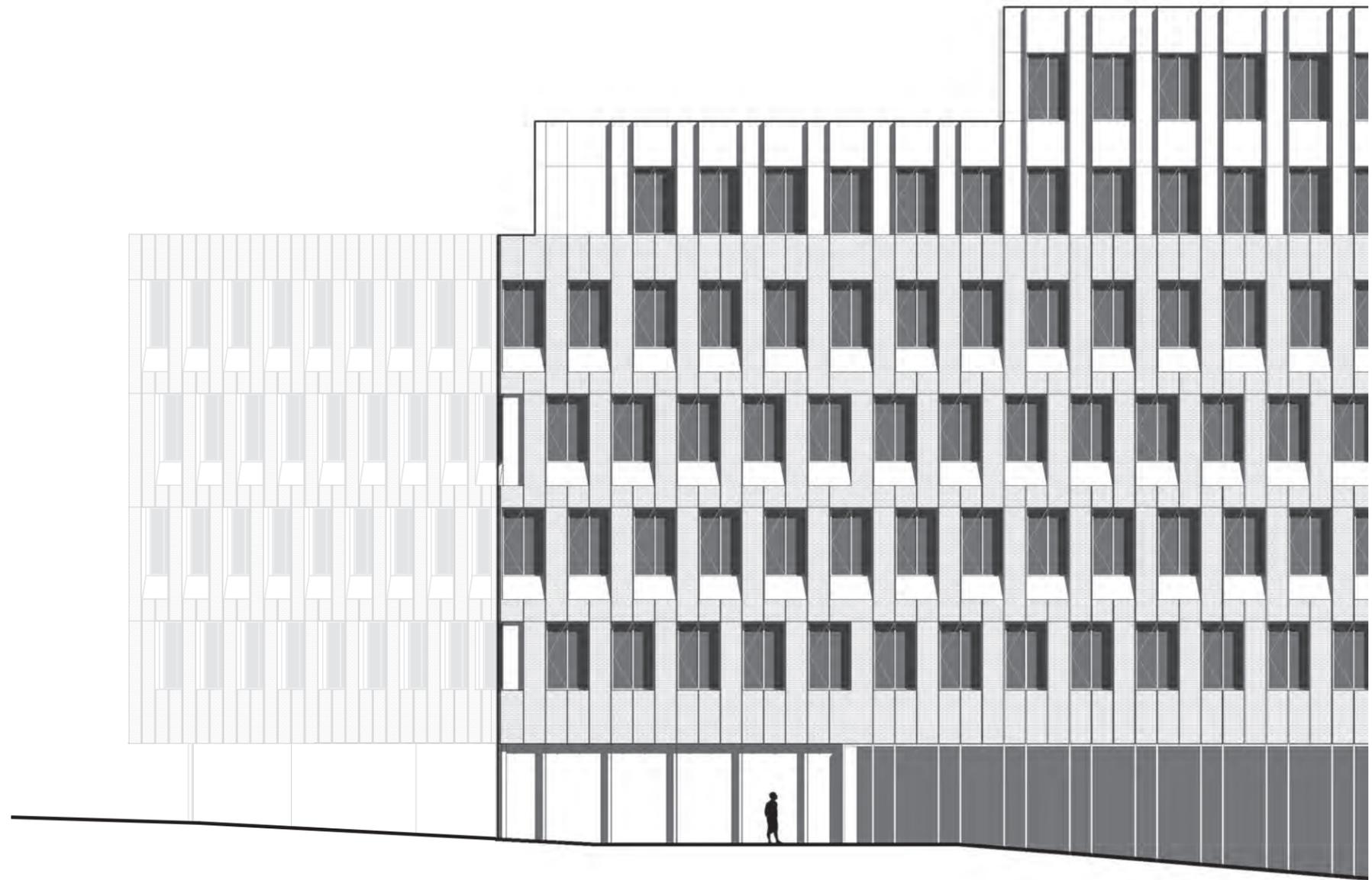
ALUMINUM STOREFRONT (08 43 13)

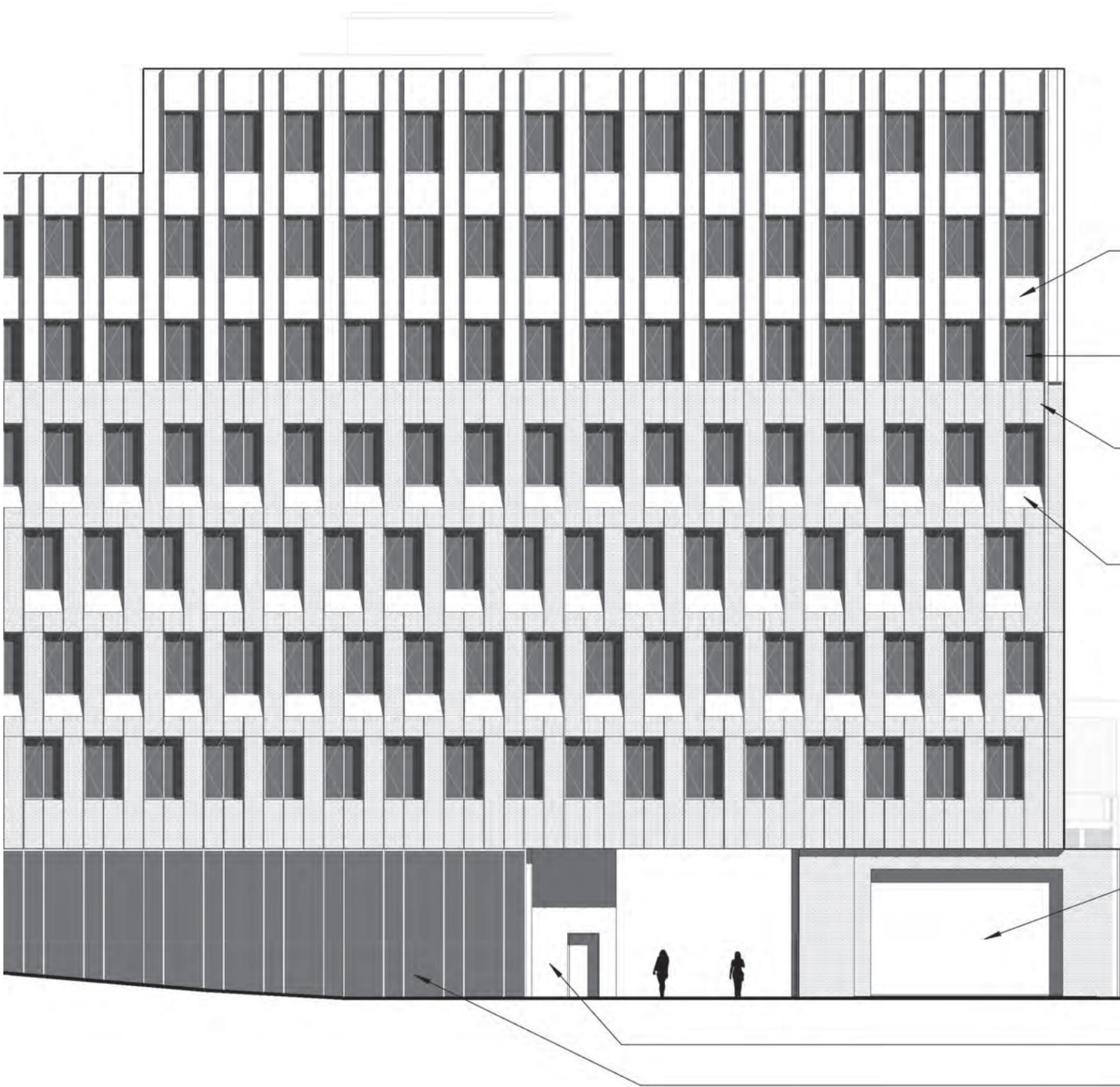
03 - OFFICE
488'-0"

CURTAIN WALL (08 44 13)

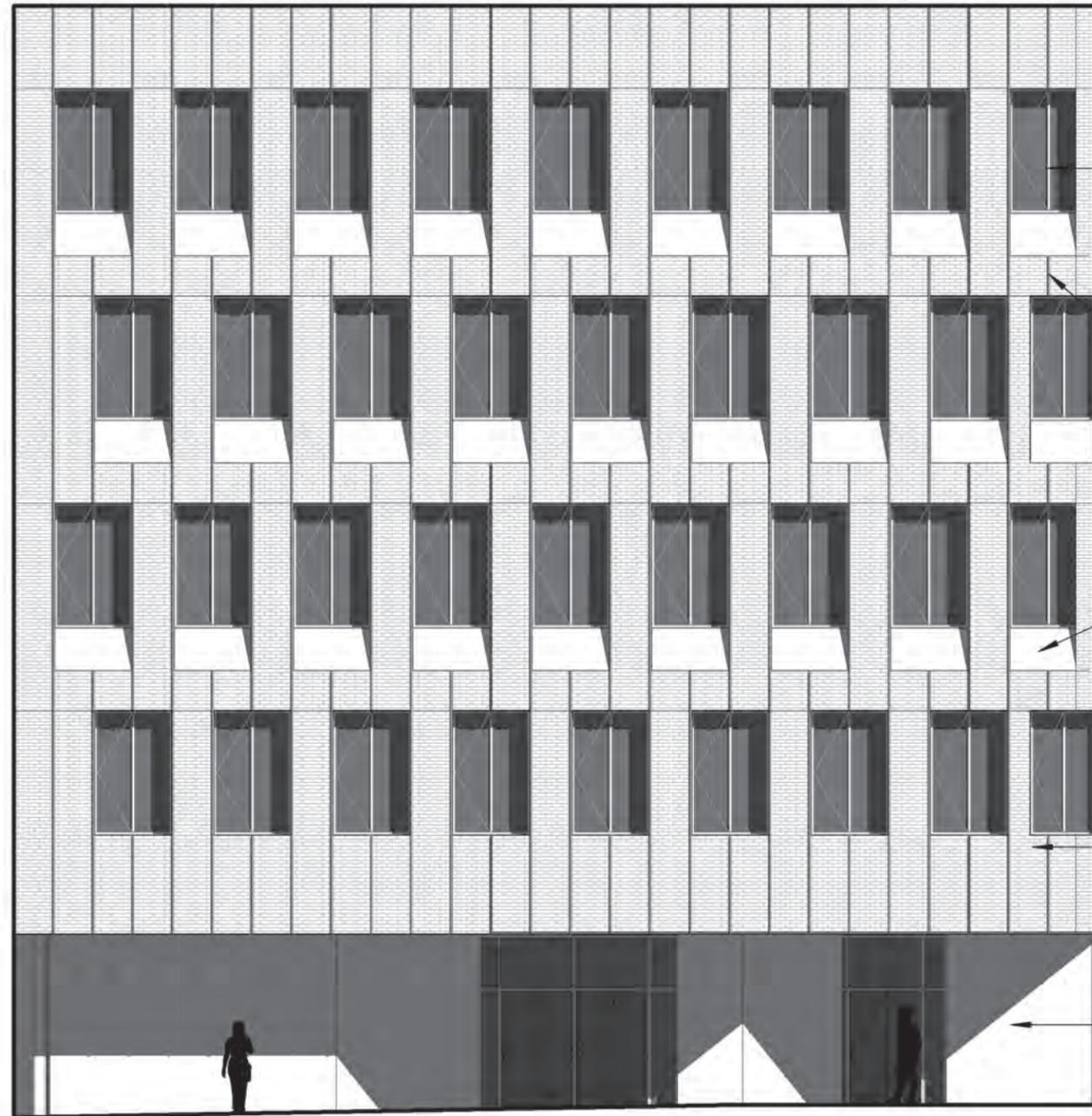
02 - COWORKING
473'-0"

FACE BRICK (04 20 01)

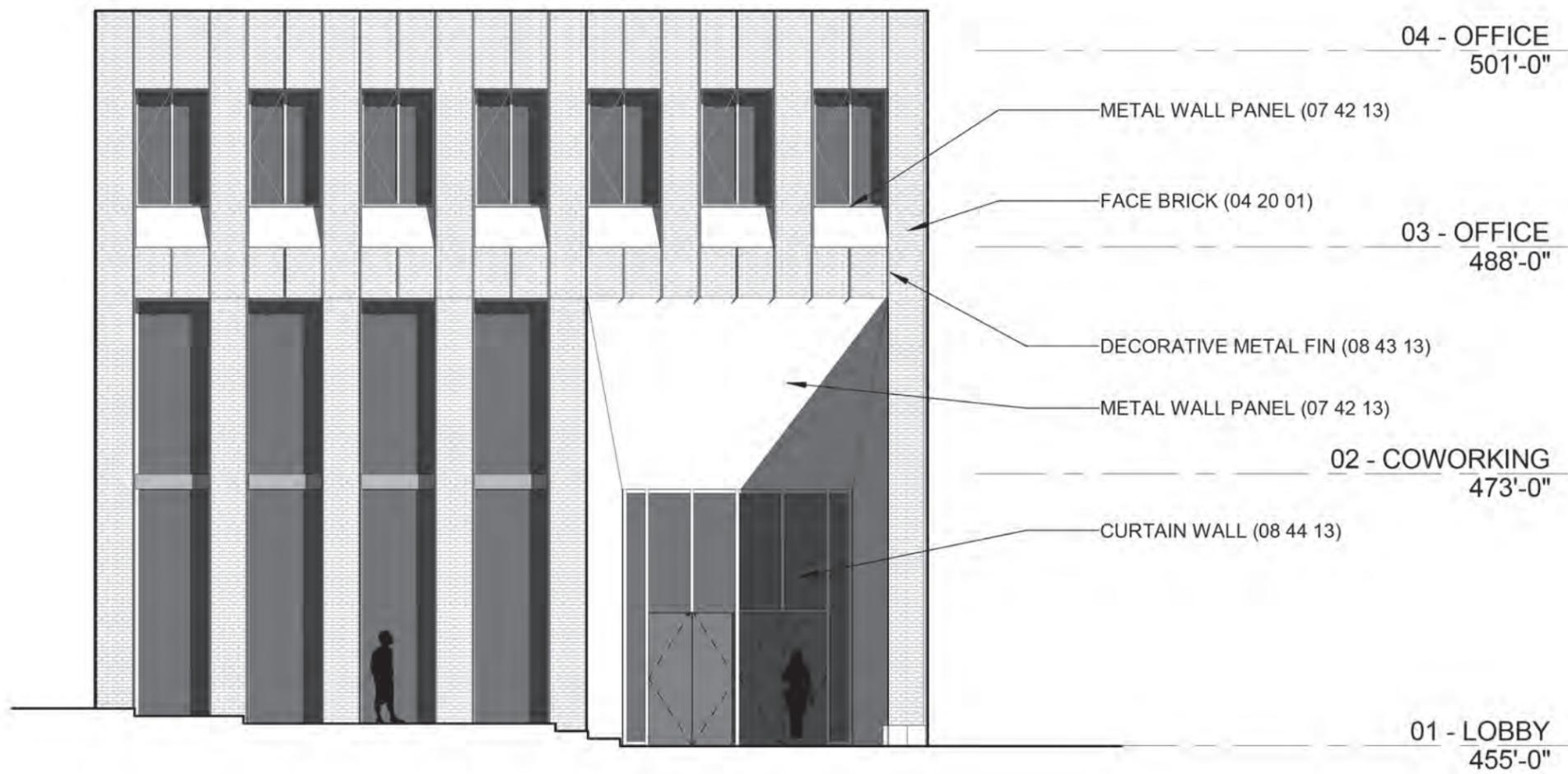


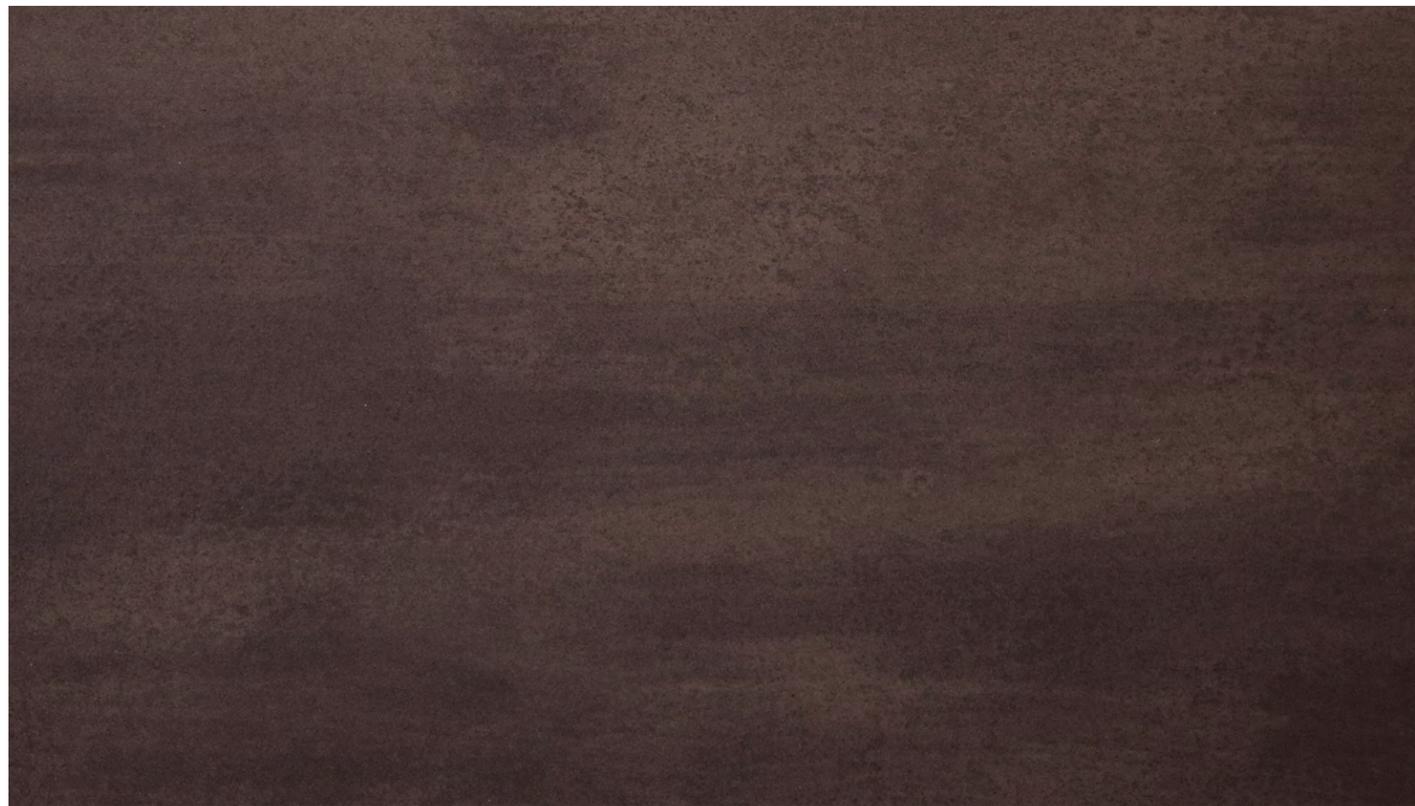


- TOP OF ROOF
579'-0"
- 09 - OFFICE
566'-0"
- METAL WALL PANEL (07 42 13)
- 08 - OFFICE
553'-0"
- ALUMINUM STOREFRONT (08 43 13)
- 07 - OFFICE
540'-0"
- FACE BRICK (04 20 01)
- 06 - OFFICE
527'-0"
- METAL WALL PANEL (07 42 13)
- 05 - OFFICE
514'-0"
- 04 - OFFICE
501'-0"
- 03 - OFFICE
488'-0"
- OVERHEAD COILING DOOR (08 33 23)
- 02 - COWORKING
473'-0"
- 01.5 - AUDITORIUM
466'-0"
- METAL WALL PANEL (07 42 13)
- CURTAIN WALL (08 44 13)



- 07 - OFFICE
540'-0"
- ALUMINUM STOREFRONT (08 43 13)
- 06 - OFFICE
527'-0"
- DECORATIVE METAL FIN (08 43 13)
- 05 - OFFICE
514'-0"
- METAL WALL PANEL (07 42 13)
- 04 - OFFICE
501'-0"
- FACE BRICK (04 20 01)
- 03 - OFFICE
488'-0"
- METAL WALL PANEL (07 42 13)
- 02 - COWORKING
473'-0"





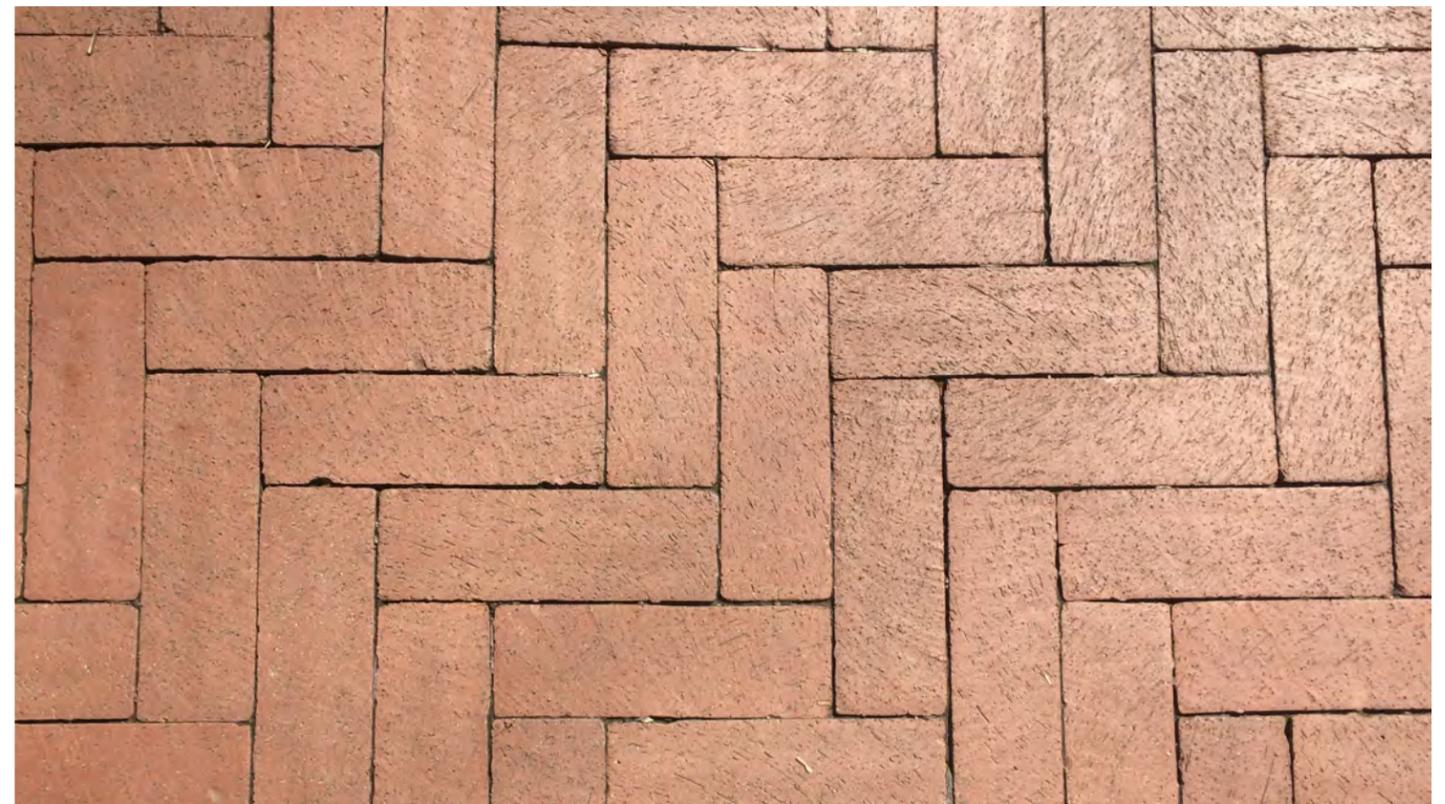
Metal Wall Panel & Decorative Metal Fin



Medium Bronze Aluminum Storefront



Ironspot Face Brick



Mall Brick



Ipe Roof Decking



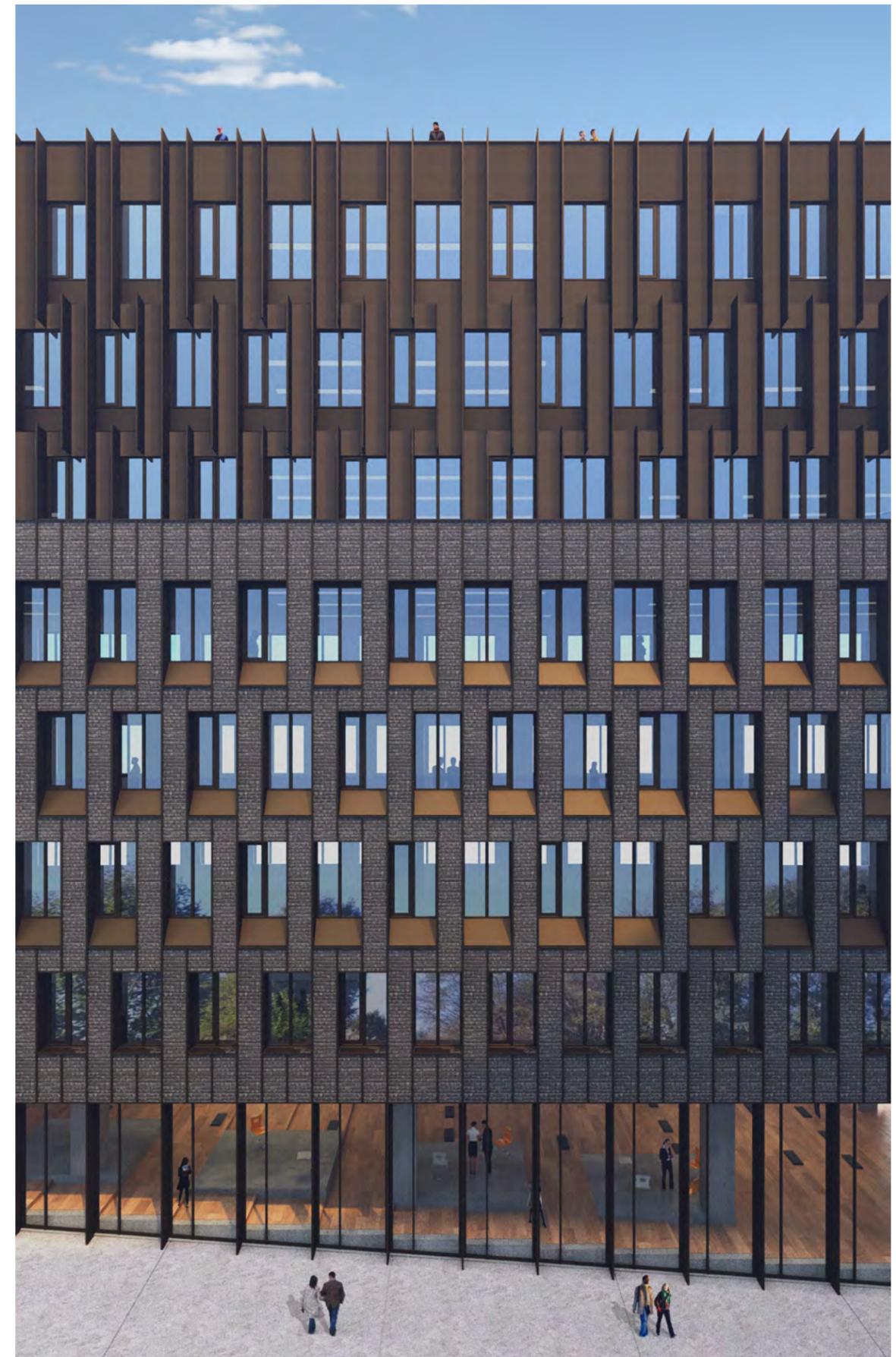
Coldspring Granite Pavers

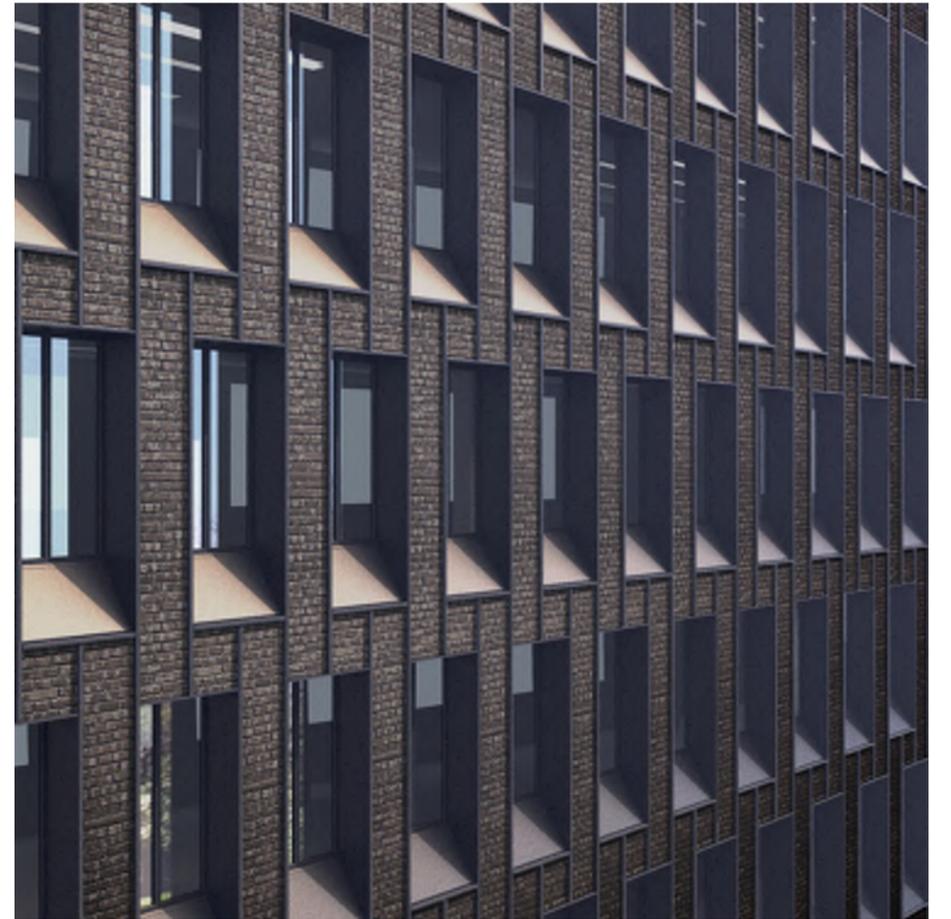
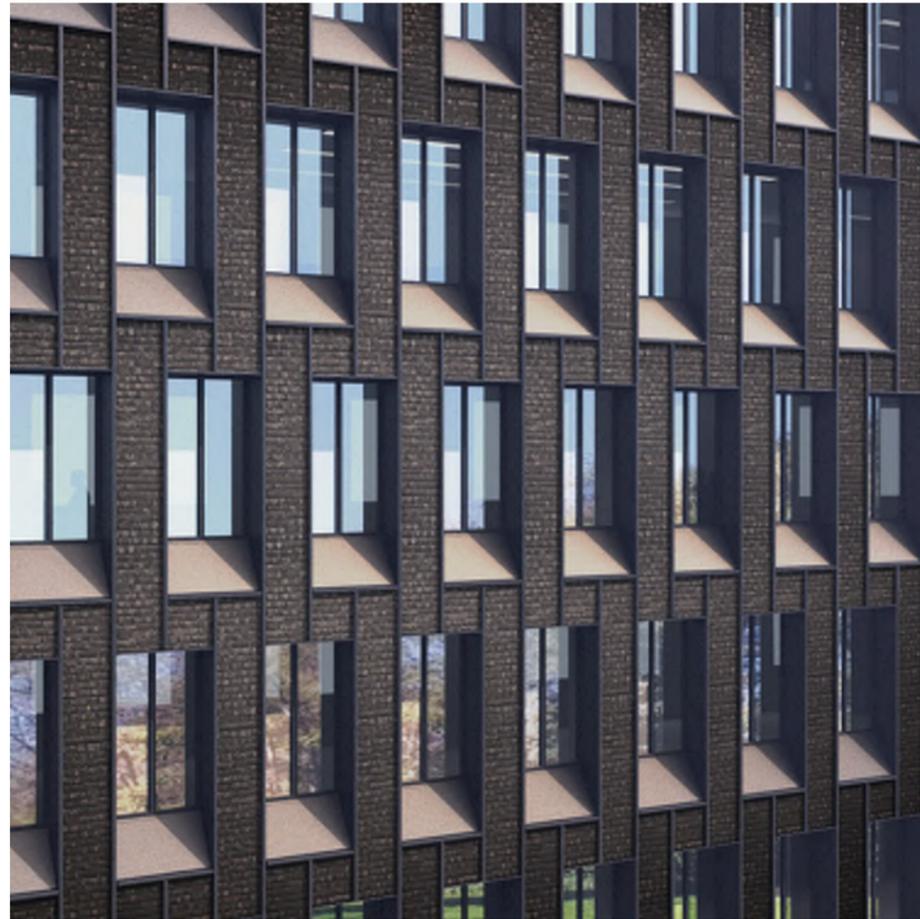
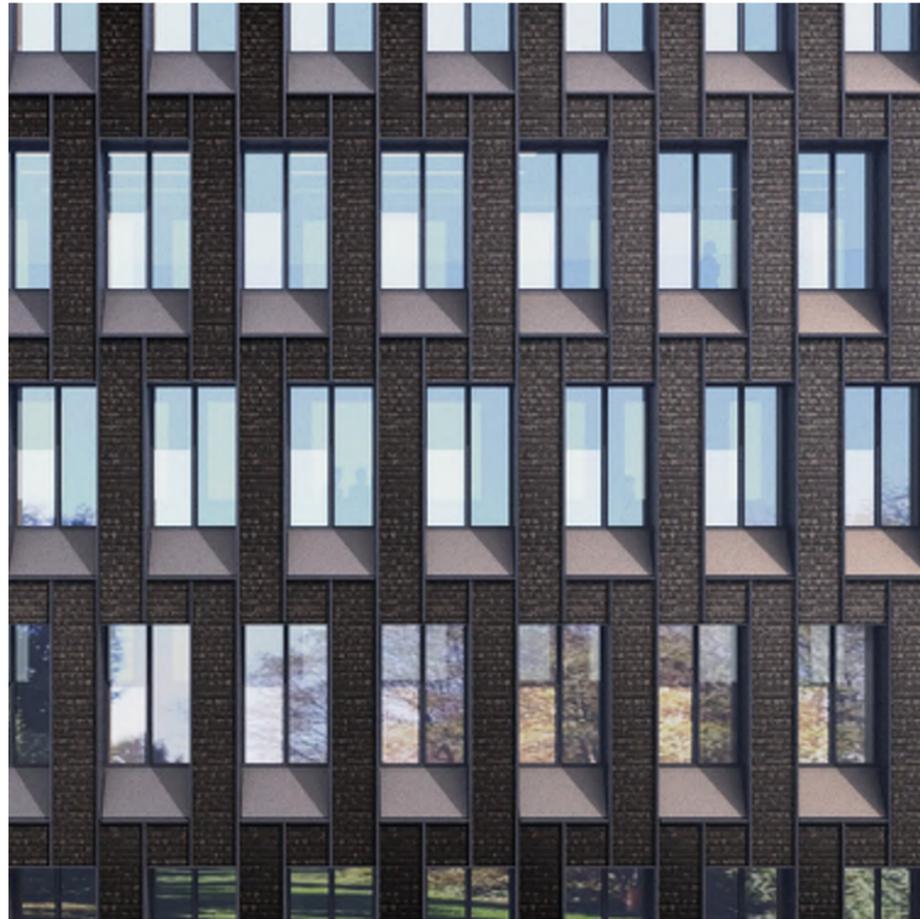


Exterior Glass Handrail



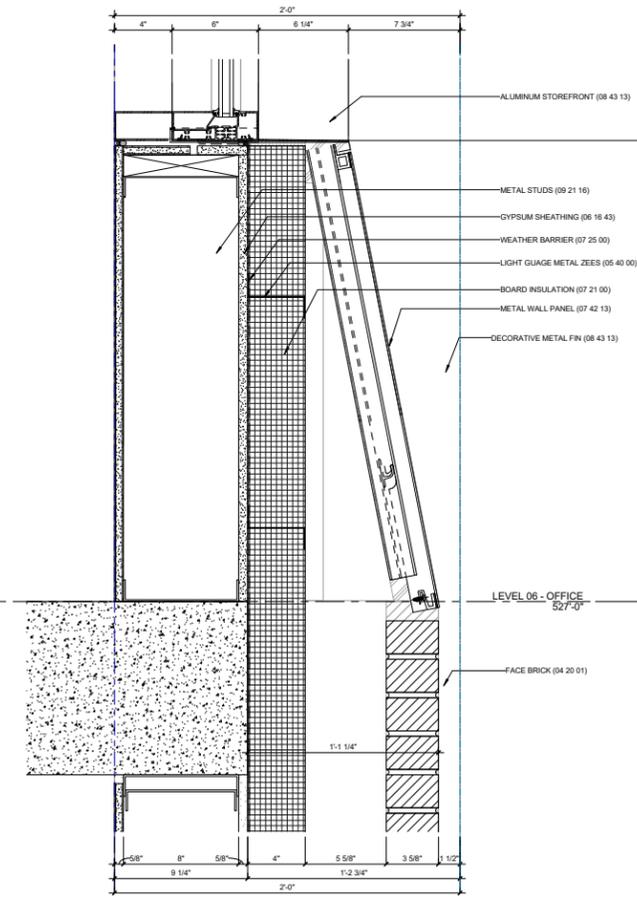
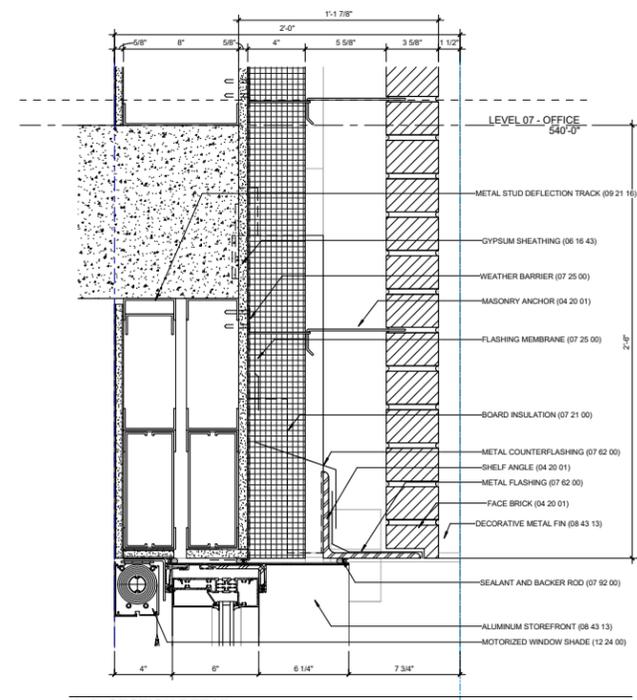
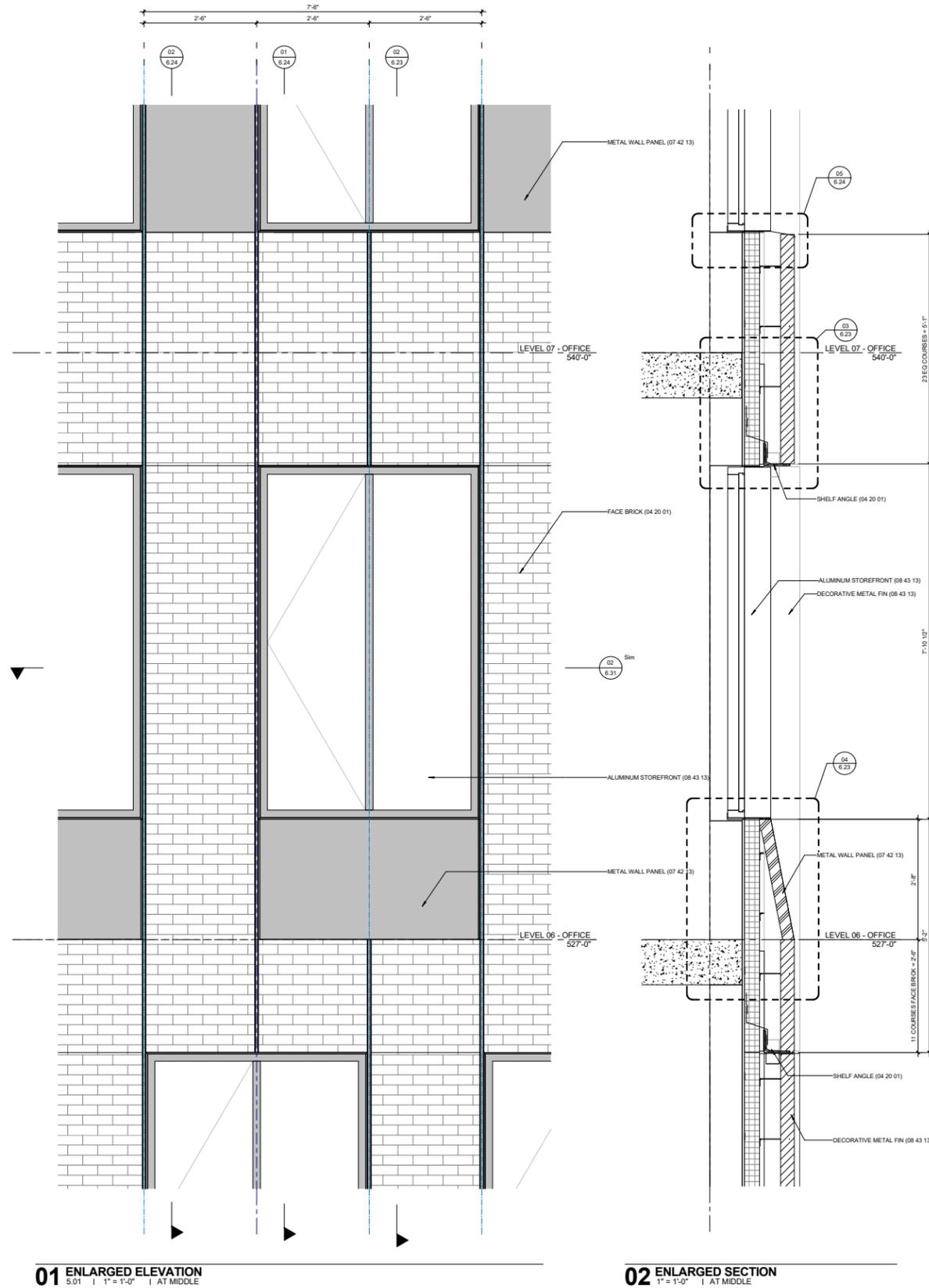
Stone Pavers - Buckingham Virginia Slate





2/5/2018 5:03:09 PM

C:\PROJECTS\SRV\7301717002_Woodruff Technology\7002_ARCH_VA-EDR_R17_20180112_Central_Lightbox@eskewdumezripple.com.rvt



WOLF ACKERMAN WITH
ESKEW+DUMEZ+RIPPLE

WOLF ACKERMAN
110-B 2ND ST NE, SUITE 201
CHARLOTTESVILLE, VA 22902
434-296-4848

ESKEW+DUMEZ+RIPPLE
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130
504-561-8686

CHARLOTTESVILLE TECHNOLOGY CENTER

218-220, 230 W. MAIN STREET + 215 W. WATER STREET
CHARLOTTESVILLE, VA 22902

EDR PROJECT NO. | 17002

PROJECT ISSUE DATE | 02 FEB 2018

100% DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 2017
A Professional Corporation

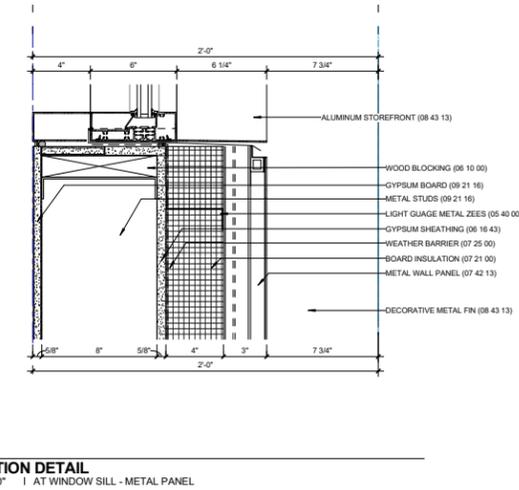
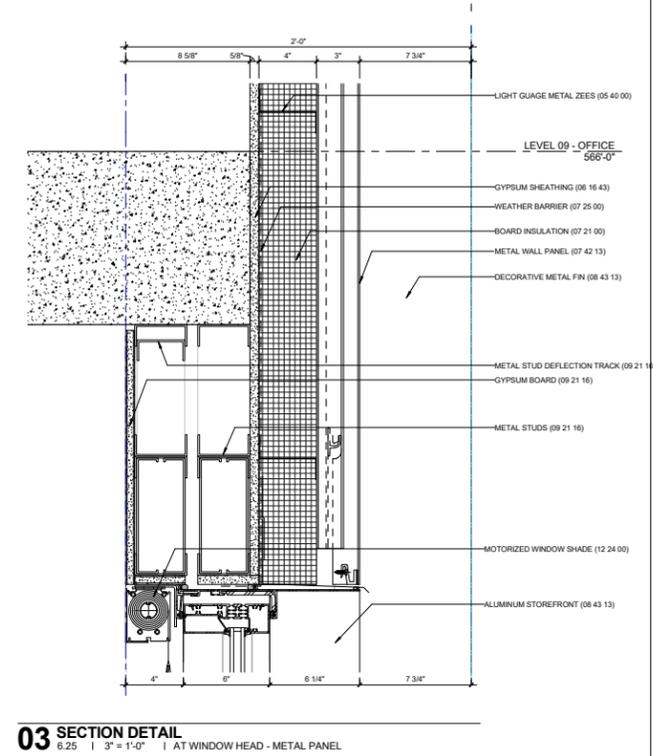
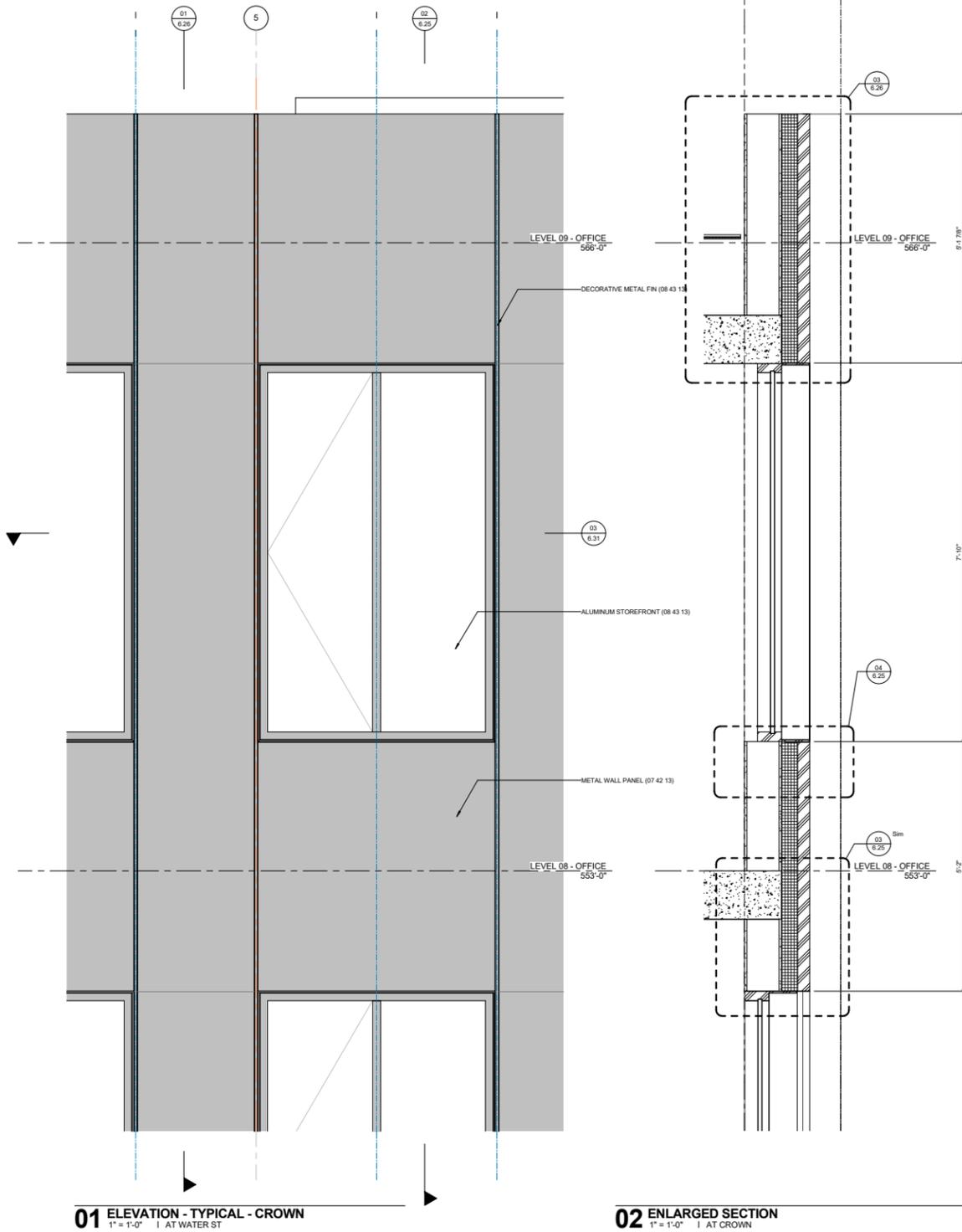
The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

ENVELOPE SECTION DETAILS - MIDDLE

DRAWN BY | Author

6.23



WOLF ACKERMAN WITH
ESKEW+DUMEZ+RIPPLE

WOLF ACKERMAN
110-B 2ND ST NE, SUITE 201
CHARLOTTESVILLE, VA 22902
434-296-4848

ESKEW+DUMEZ+RIPPLE
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130
504-561-8686

CHARLOTTESVILLE TECHNOLOGY CENTER

218-220, 230 W. MAIN STREET + 215 W. WATER STREET
CHARLOTTESVILLE, VA 22902

EDR PROJECT NO. | 17002

PROJECT ISSUE DATE | 02 FEB 2018

100% DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 2017
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

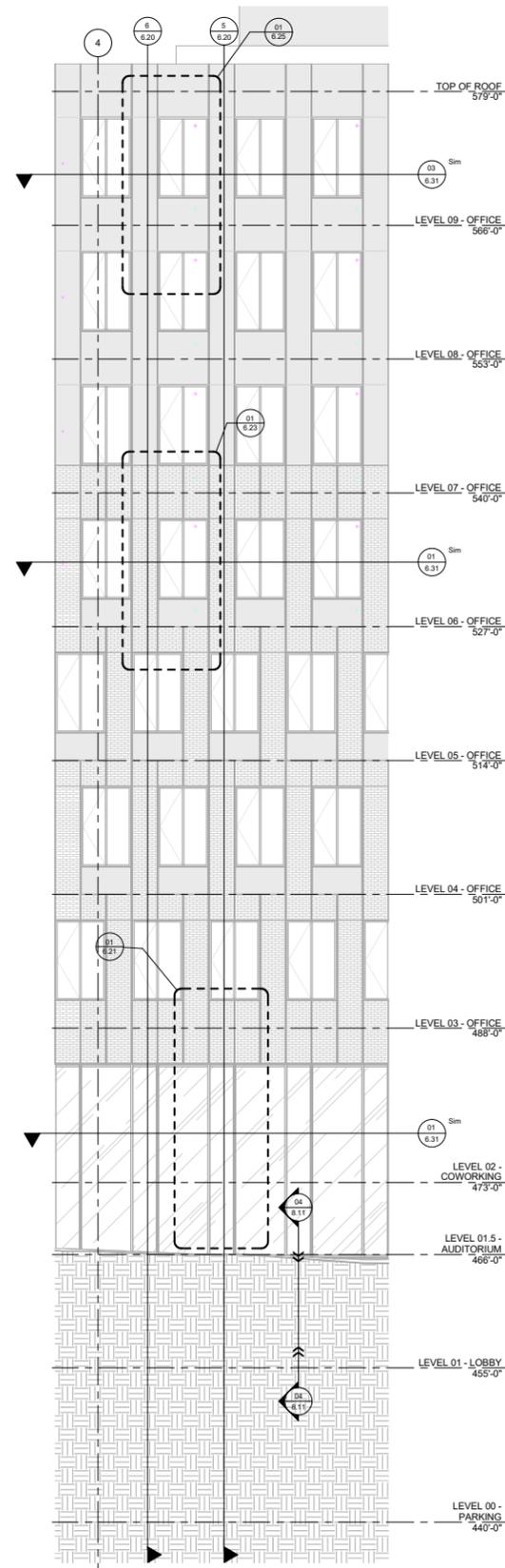
ENVELOPE SECTION DETAILS - CROWN

DRAWN BY | Author

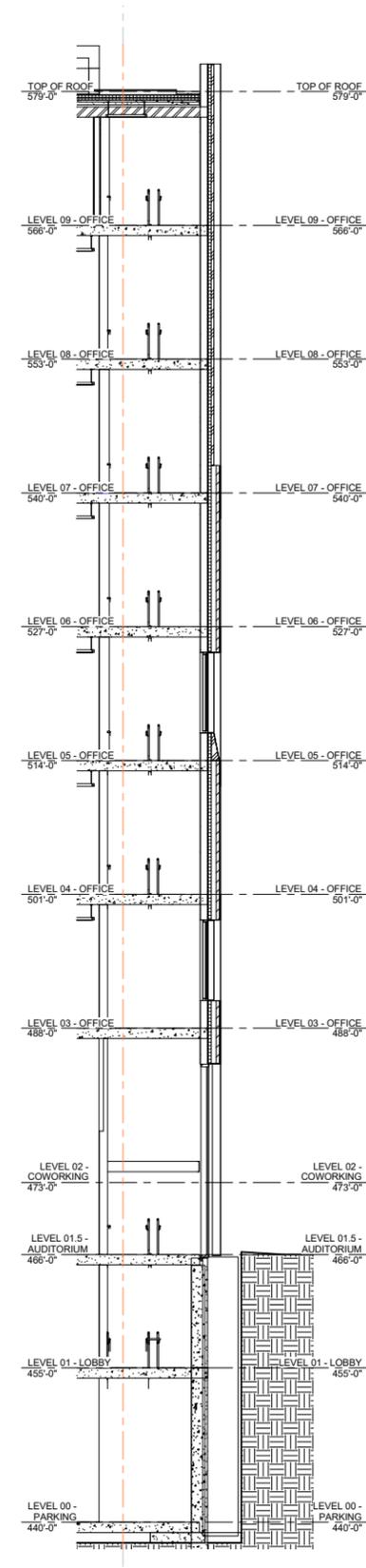
6.25

2/5/2018 5:02:51 PM

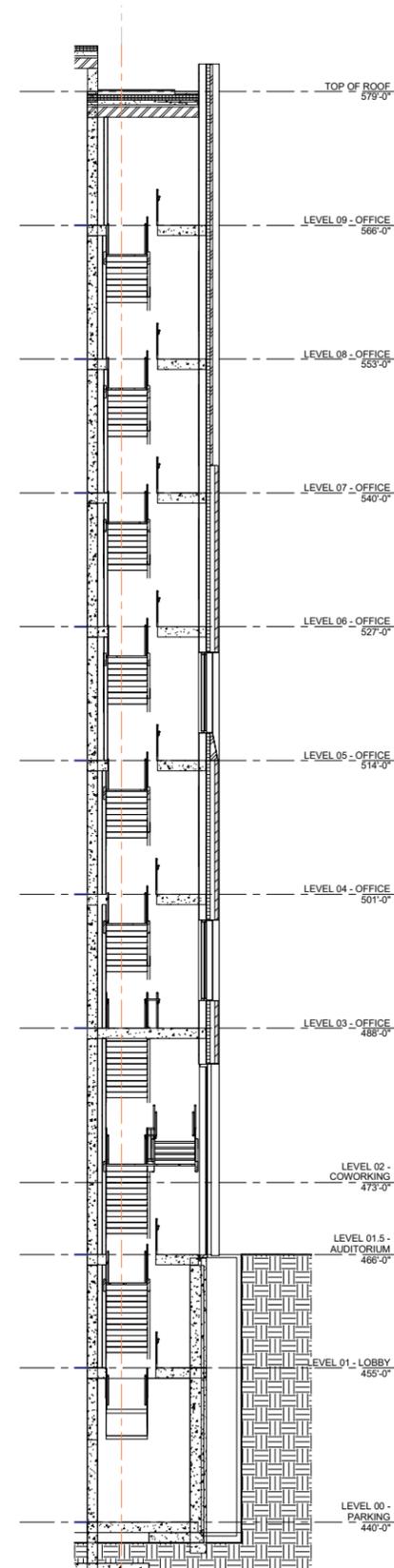
C:\PROJECTS\SRV\2017\17002_Woover\Technology\17002_ARCH_WA-EDR_R17_20180112_Central_Iguratoo@eskewdumezripple.com.rvt



04 WALL SECTION KEY
3/16" = 1'-0" | AT WATER ST



6 Section 14
2/22 3/16" = 1'-0" |



5 Section 05
2/22 3/16" = 1'-0" |

WOLF ACKERMAN WITH
ESKEW+DUMEZ+RIPPLE

WOLF ACKERMAN
110-B 2ND ST NE, SUITE 201
CHARLOTTESVILLE, VA 22902
434-296-4848

ESKEW+DUMEZ+RIPPLE
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130
504-561-8686

CHARLOTTESVILLE TECHNOLOGY CENTER

218-220, 230 W. MAIN STREET + 215 W. WATER STREET
CHARLOTTESVILLE, VA 22902

EDR PROJECT NO. | 17002

PROJECT ISSUE DATE | 02 FEB 2018

100% DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 2017
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

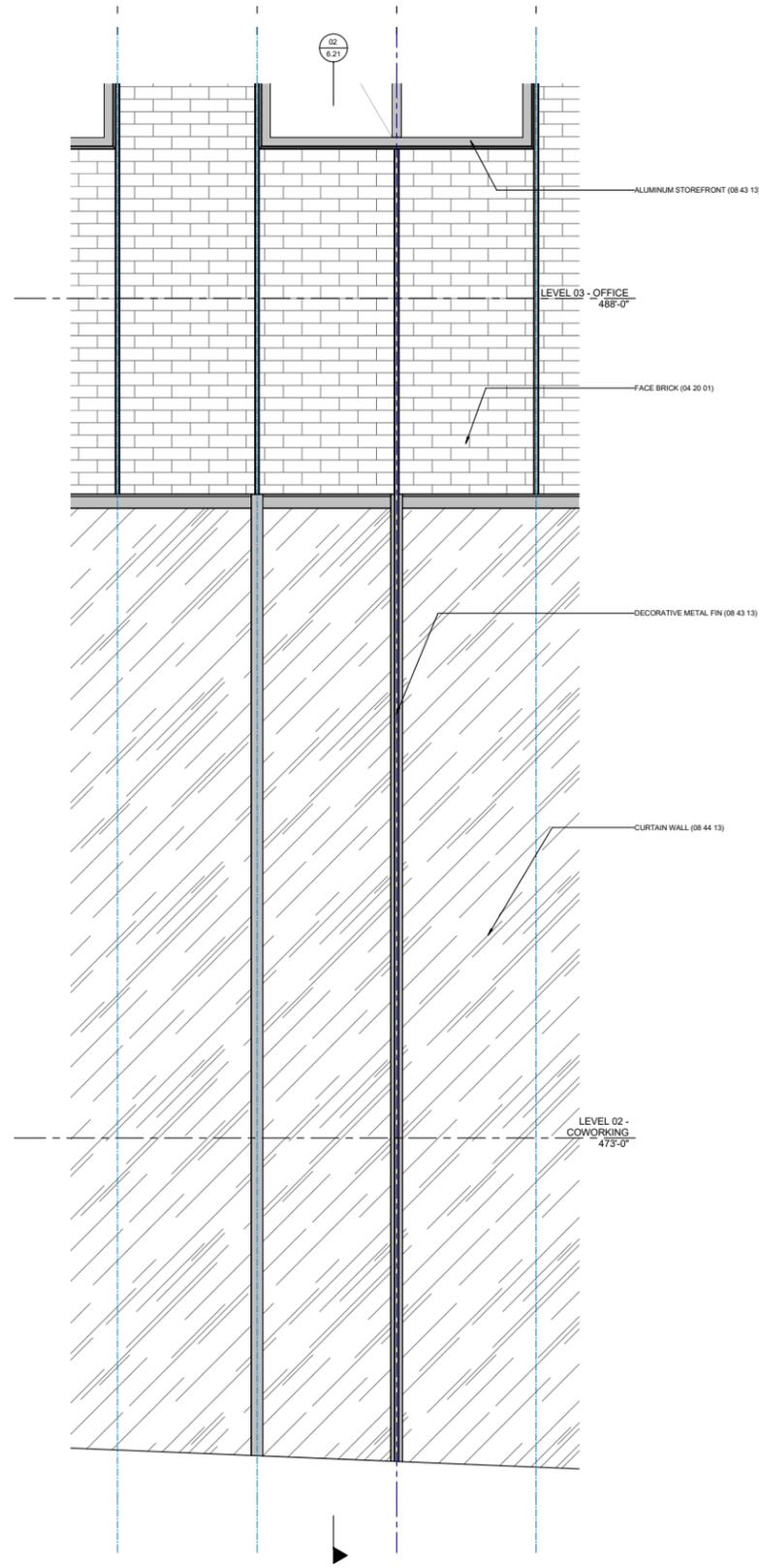
TYPICAL ENVELOPE ELEVATION AND SECTION

DRAWN BY | Author

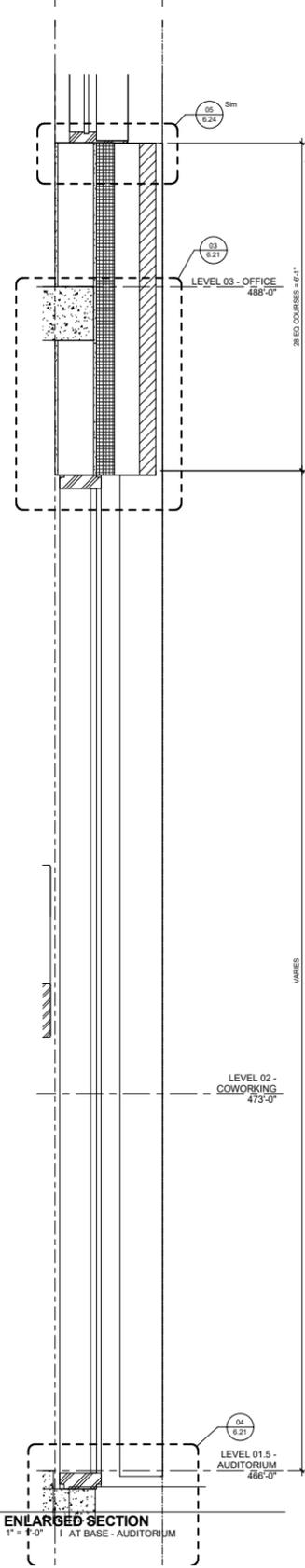
6.20

2/5/2018 5:02:06 PM

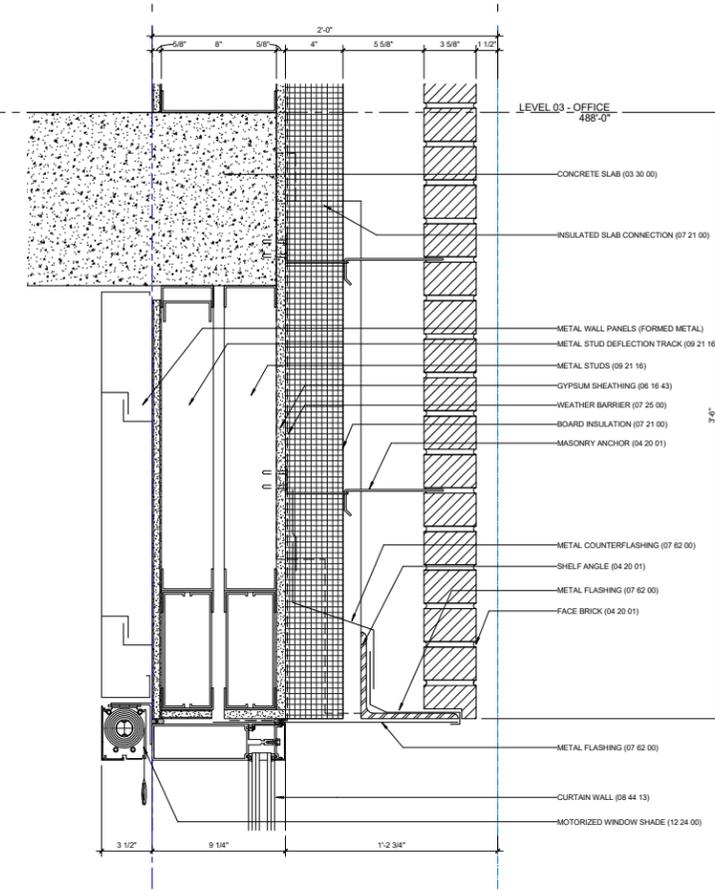
C:\PROJECTS\SRV7201717002_Woover\Technology\7002_ARCH_WA-EDR_R17_20180112_Central_iguardoo@eskewdumezripple.com.rvt



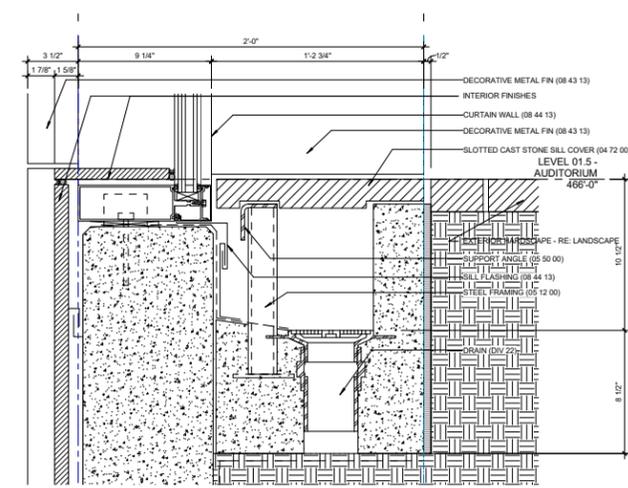
01 ENLARGED ELEVATION
6.20 | 1" = 1'-0" | AT BASE - AUDITORIUM



02 ENLARGED SECTION
1" = 1'-0" | AT BASE - AUDITORIUM



03 SECTION DETAIL
3" = 1'-0" | AT CURTAIN WALL HEAD



04 SECTION DETAIL
3" = 1'-0" | AT CURTAIN WALL SILL

WOLF ACKERMAN WITH
ESKEW+DUMEZ+RIPPLE

WOLF ACKERMAN
110-B 2ND ST NE, SUITE 201
CHARLOTTESVILLE, VA 22902
434-296-4848

ESKEW+DUMEZ+RIPPLE
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130
504-561-8686

CHARLOTTESVILLE TECHNOLOGY CENTER

218-220, 230 W. MAIN STREET + 215 W. WATER STREET
CHARLOTTESVILLE, VA 22902

EDR PROJECT NO. | 17002

PROJECT ISSUE DATE | 02 FEB 2018

100% DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 2017
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

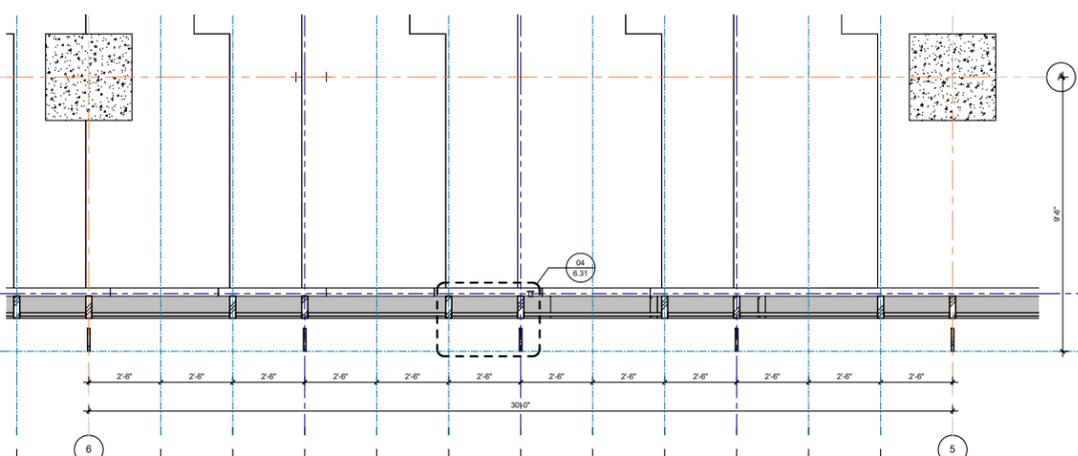
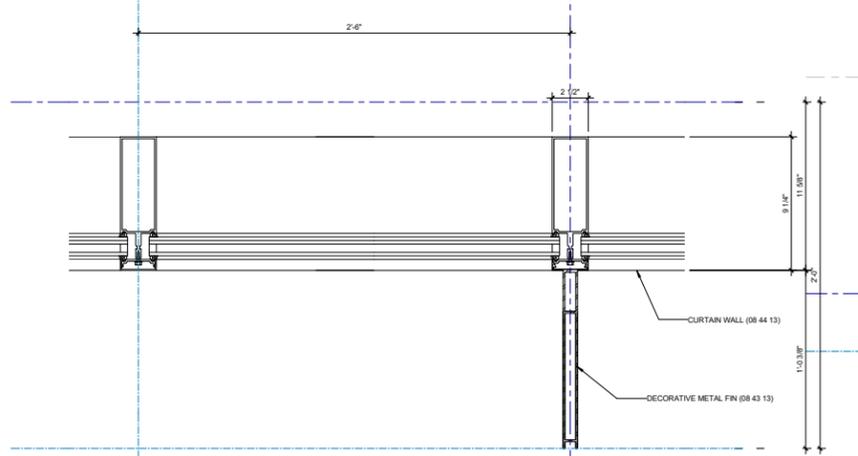
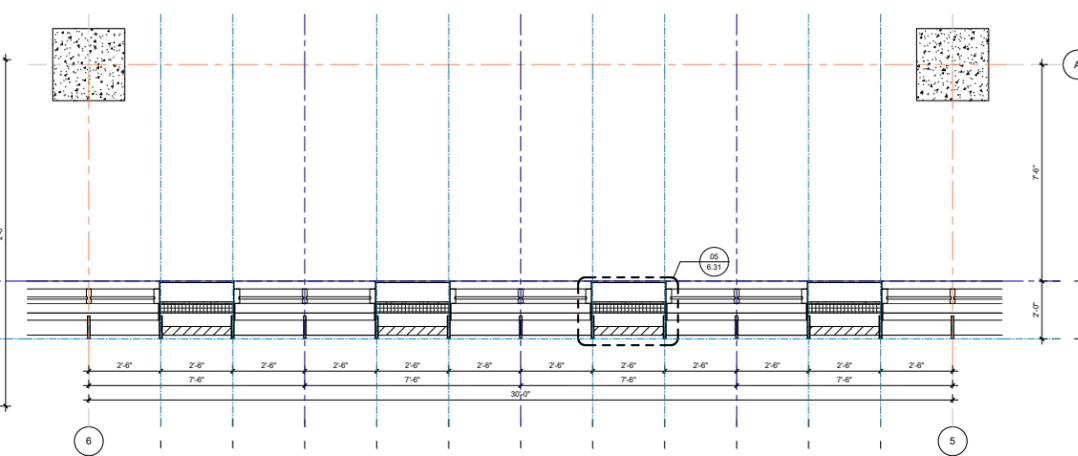
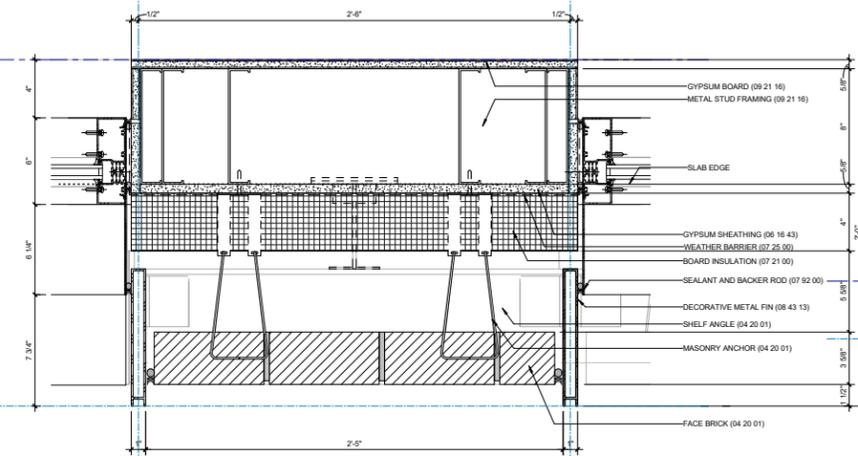
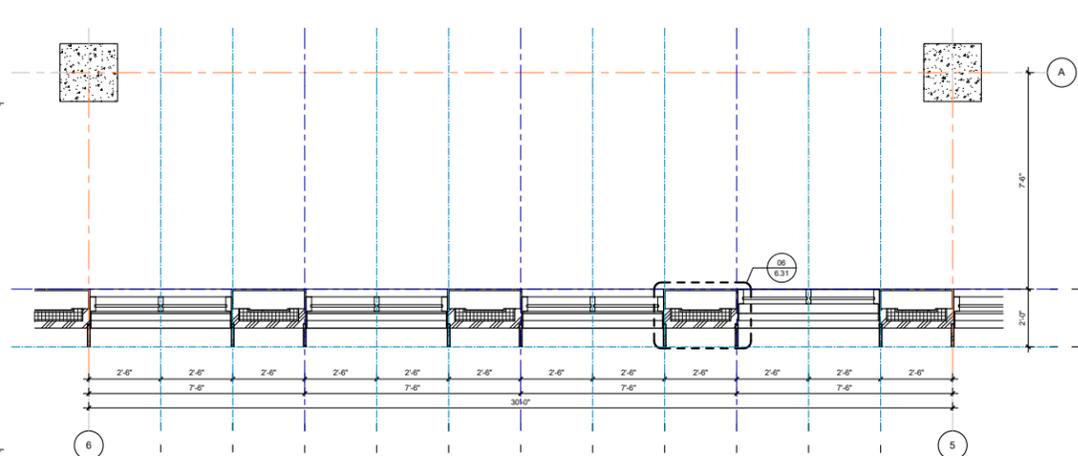
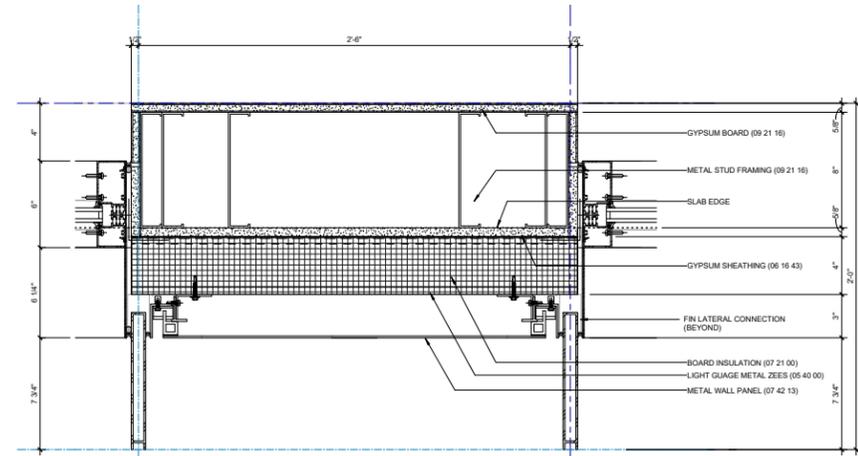
ENVELOPE SECTION DETAILS - BASE

DRAWN BY | Author

6.21

2/5/2018 5:03:30 PM

C:\PROJECTS\SRV\2017\17002_Woodruff Technology\17002_ARCH_WA-EDR_R17_20180112_Central_1gdr002@eskewdumezripple.com.rvt



WOLF ACKERMAN WITH ESKEW+DUMEZ+RIPPLE

WOLF ACKERMAN
110-B 2ND ST NE, SUITE 201
CHARLOTTESVILLE, VA 22902
434-296-4848

ESKEW+DUMEZ+RIPPLE
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130
504-561-8686

CHARLOTTESVILLE TECHNOLOGY CENTER

218-220, 230 W. MAIN STREET + 215 W. WATER STREET
CHARLOTTESVILLE, VA 22902

EDR PROJECT NO. | 17002

PROJECT ISSUE DATE | 02 FEB 2018

100% DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

© Eskew+Dumez+Ripple 2017
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

TYPICAL ENVELOPE PLANS

DRAWN BY | Author

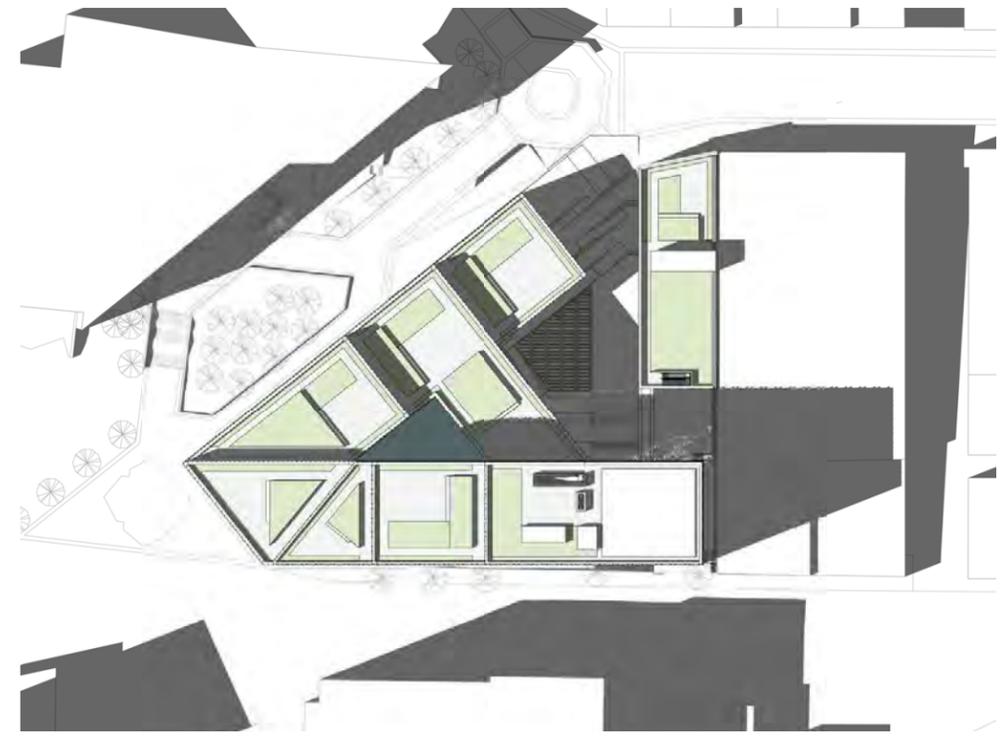
6.31



Summer Solstice - 8:00 AM



Summer Solstice - 12:00 PM



Summer Solstice - 4:00 PM



Winter Solstice - 8:00 AM

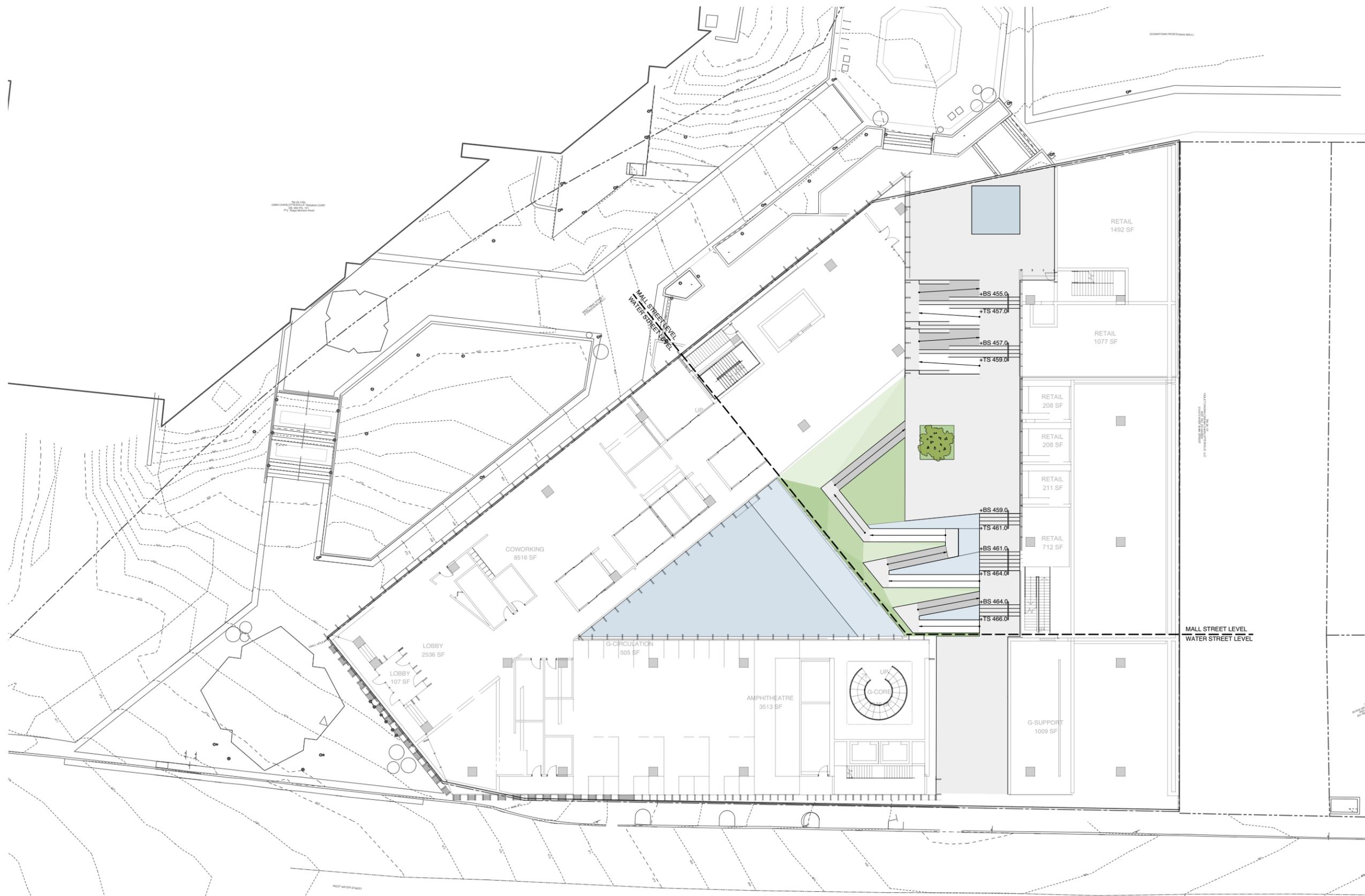


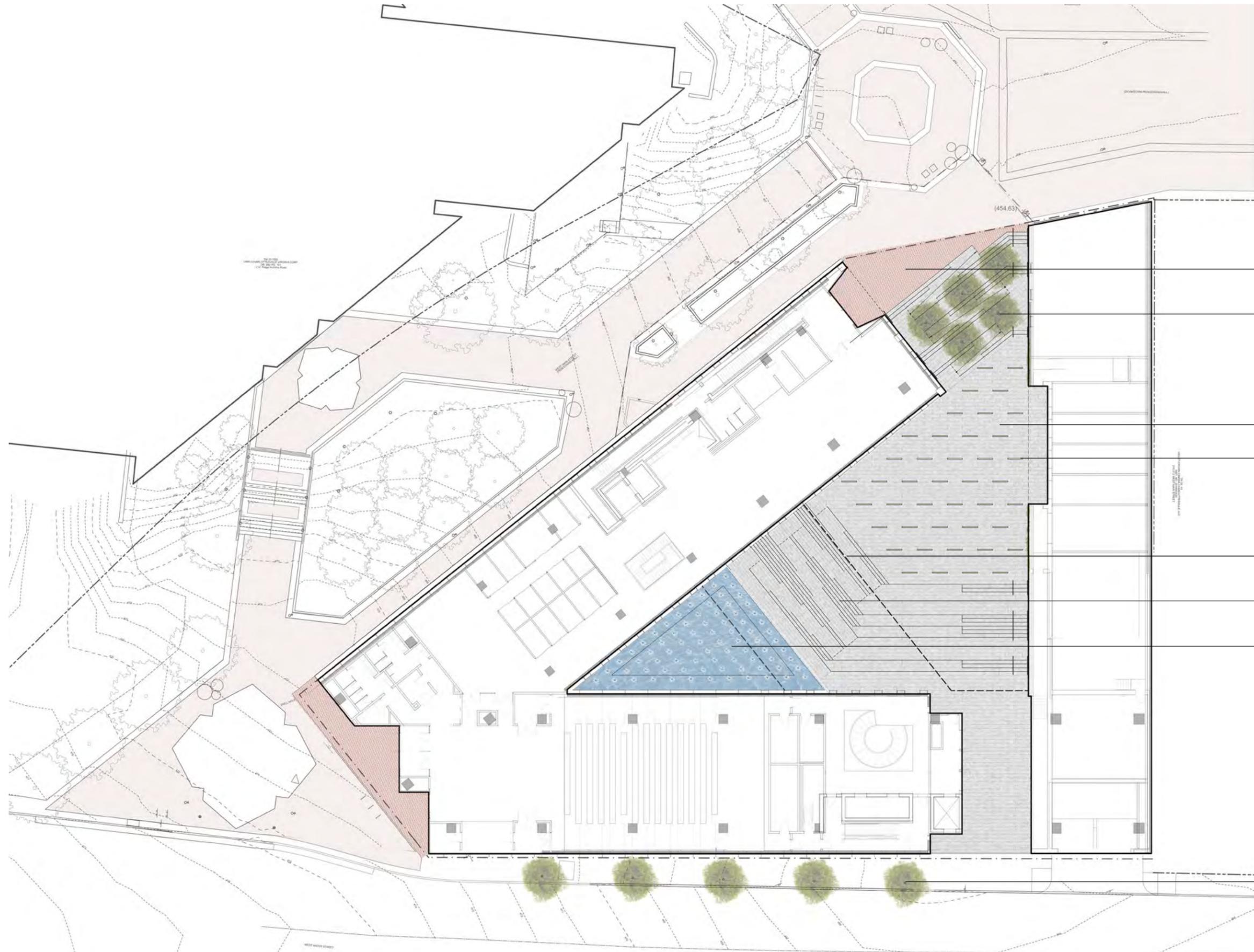
Winter Solstice - 12:00 PM



Winter Solstice - 4:00 PM

LANDSCAPE DESIGN · COURTYARD





- Brick paving
- Trees in paving, Honey locust
- Granite paving
- In-grade linear LED lights
- Bridge overhead
- Stairs, sloped walk and amphitheater seating
- Fountain
- Street Trees, Ginkgo



View from Mall

WOLF ACKERMAN DESIGN WITH ESKEW DUMEZ RIPPLE

The Technology Center

Gallery



Honey Locust · Paley Park · Zion Breen



Lights + Paving

WOLF ACKERMAN DESIGN WITH ESKEW DUMEZ RIPPLE

The Technology Center

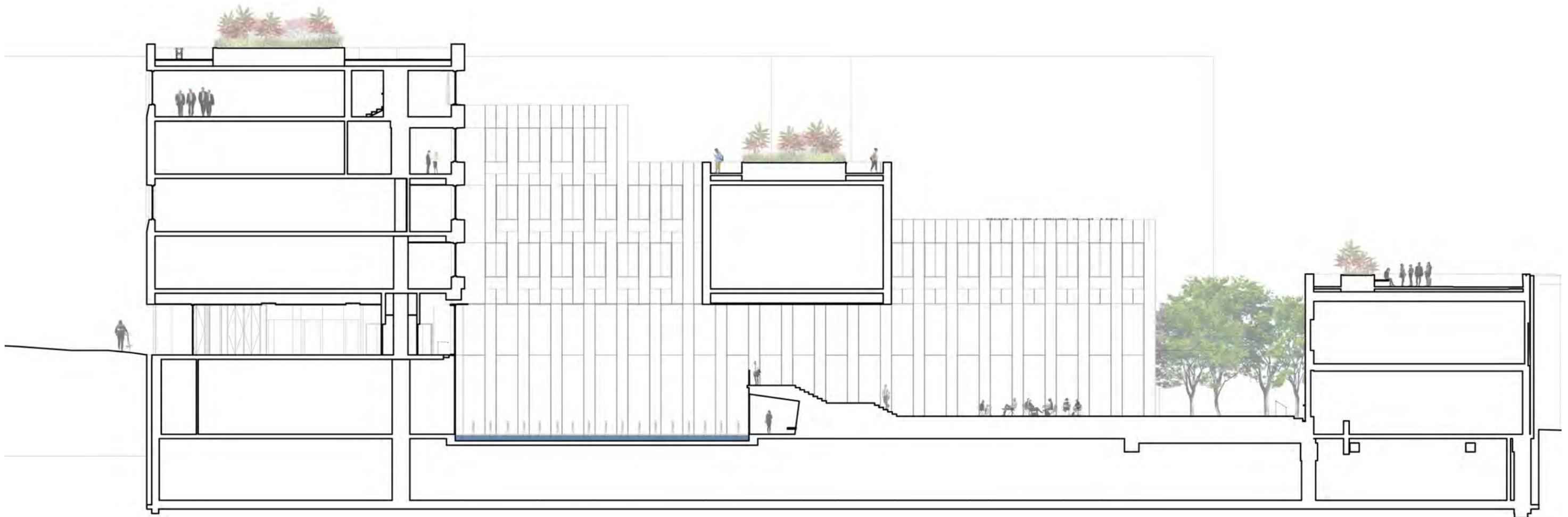
Courtyard + Gallery



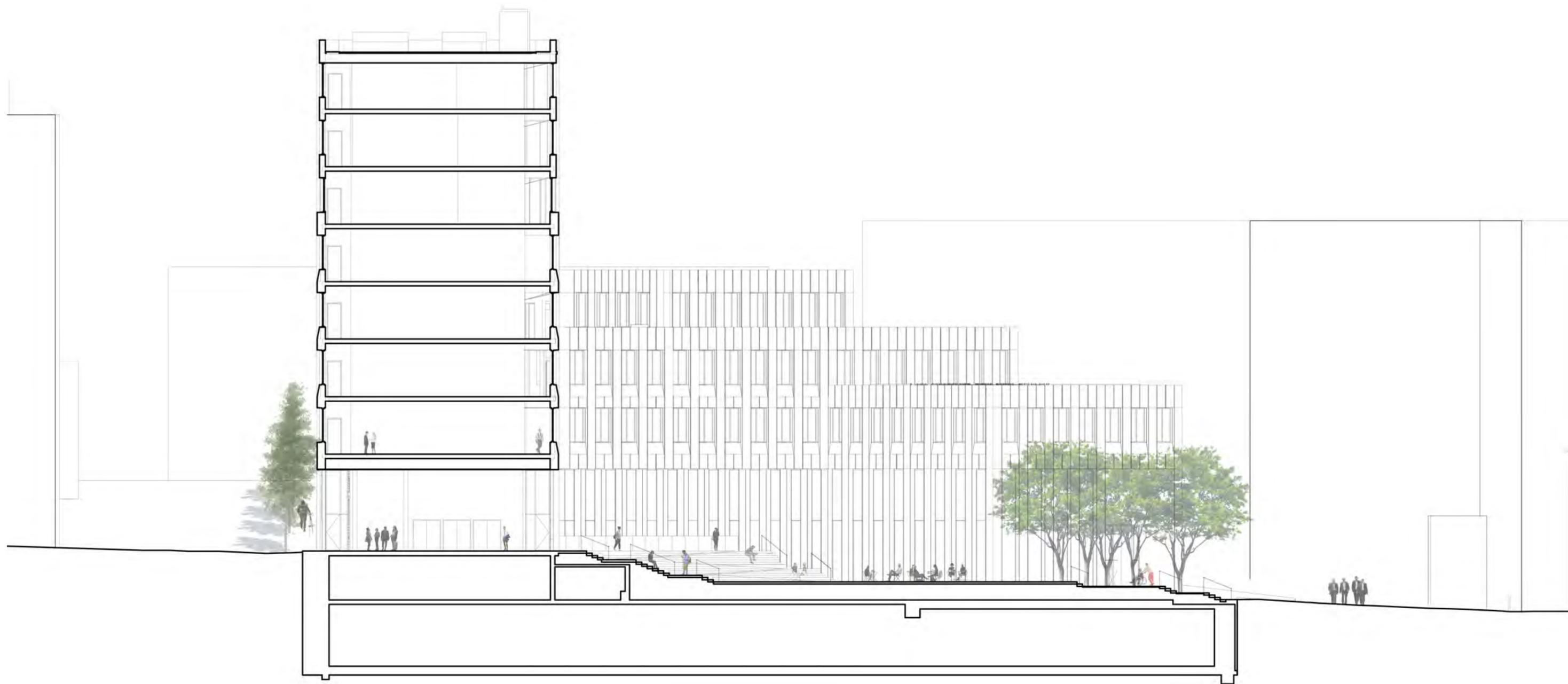
Granite · Lawrence Halprin · FDR Memorial



Coldspring Granite Pavers · Gustafson Guthrie Nichol · National Museum of African American History and Culture



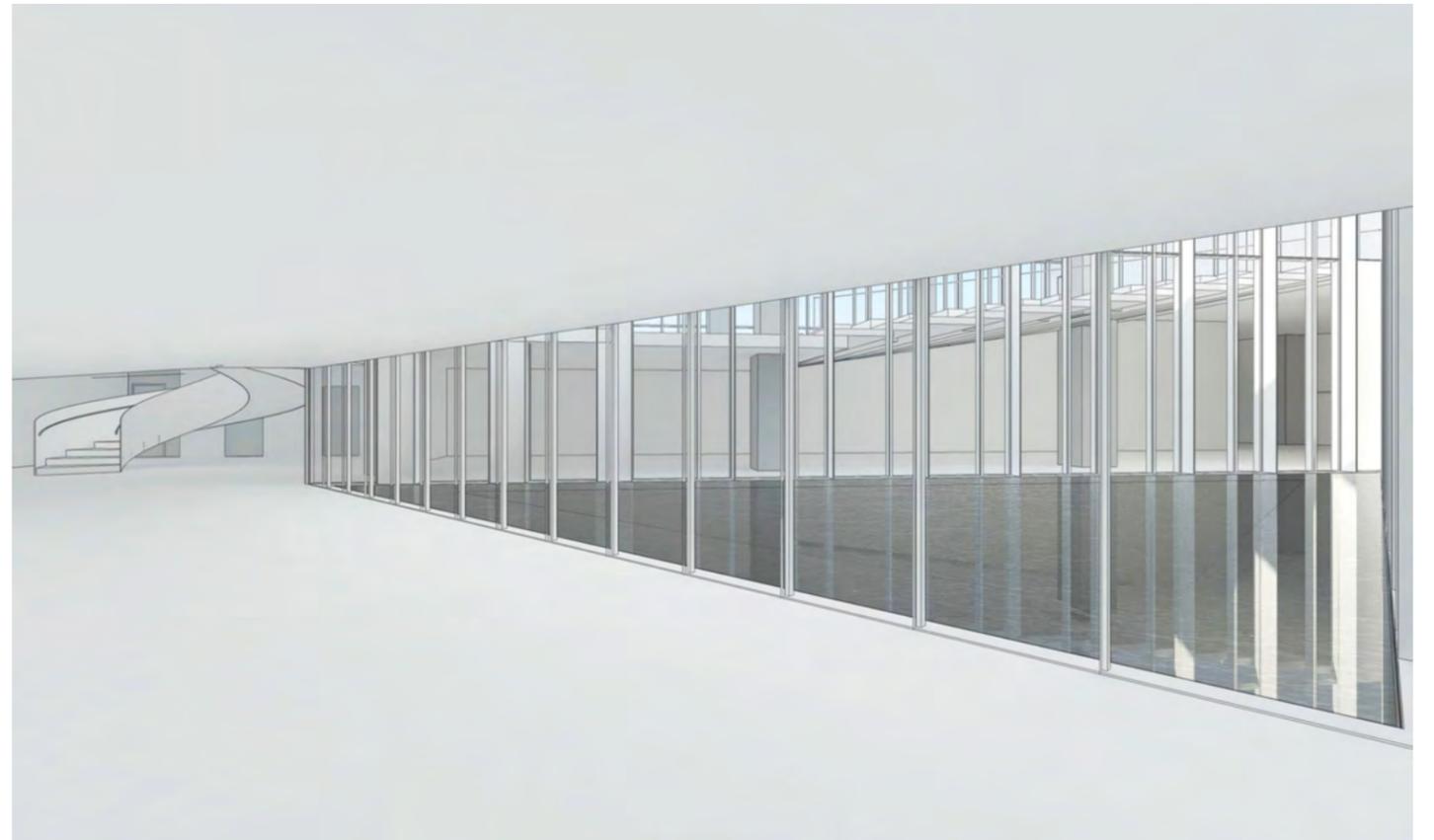
Section · Looking Northwest



Section · Looking West



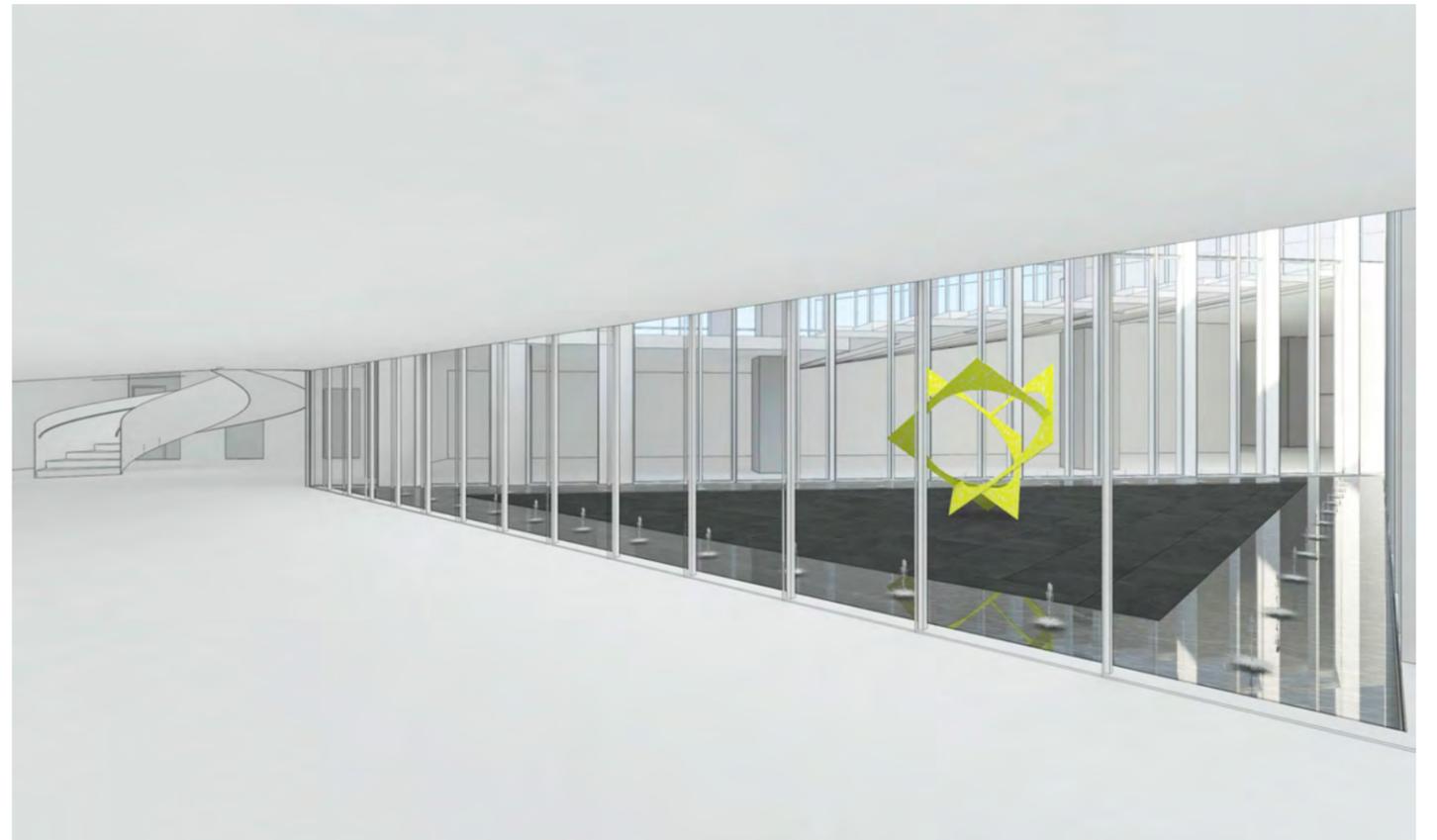
Lower Courtyard · Dry



Lower Courtyard · Reflecting Pool



Lower Courtyard · Pool + Jets



Lower Courtyard · Sculpture Pedestal with Perimeter Fountain



Water Fountain · Gustafson Guthrie Nichol · National Portrait Gallery



Stone Pavers · Buckingham Virginia Slate



Water Street Entry

WOLF ACKERMAN DESIGN WITH ESKEW DUMEZ RIPPLE

The Technology Center

Water Street

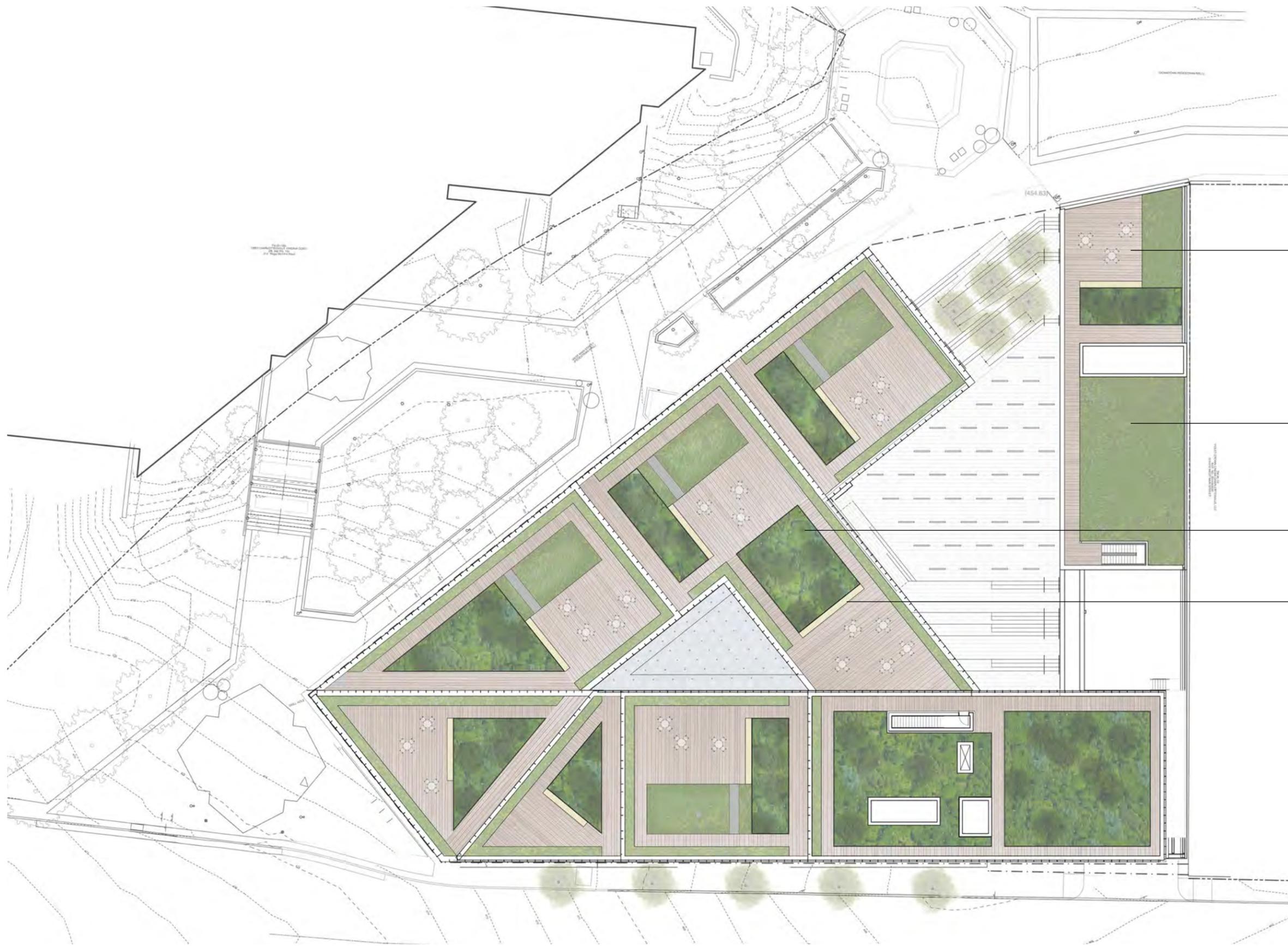


Sentry Ginkgo · *Ginkgo biloba* 'Princeton Sentry'



LANDSCAPE DESIGN · ROOF TERRACES



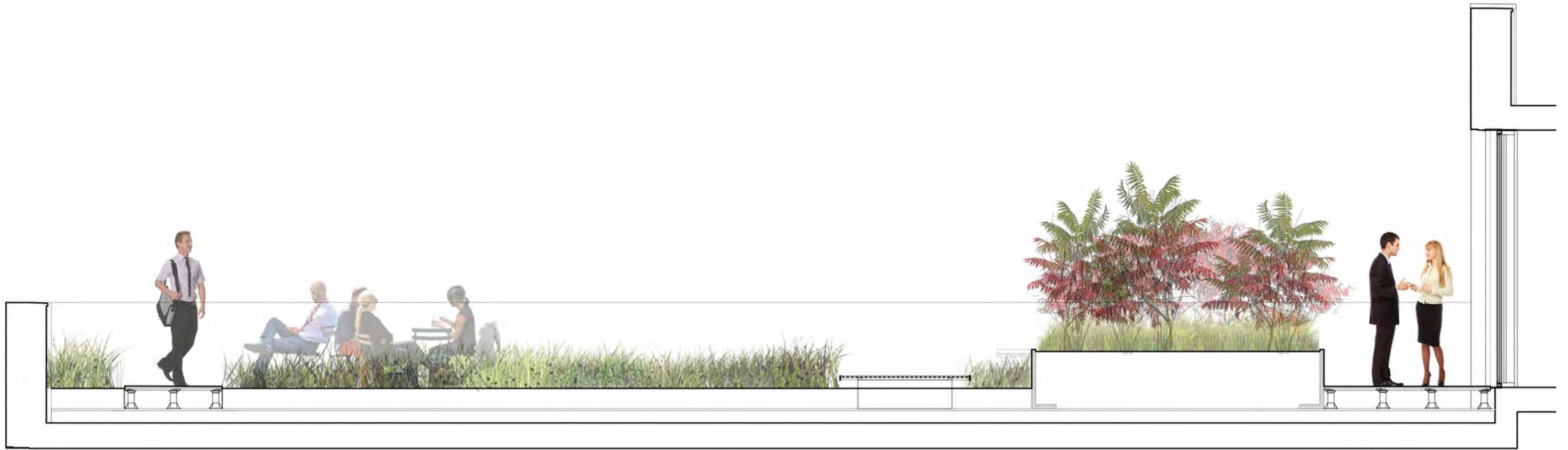


Decking

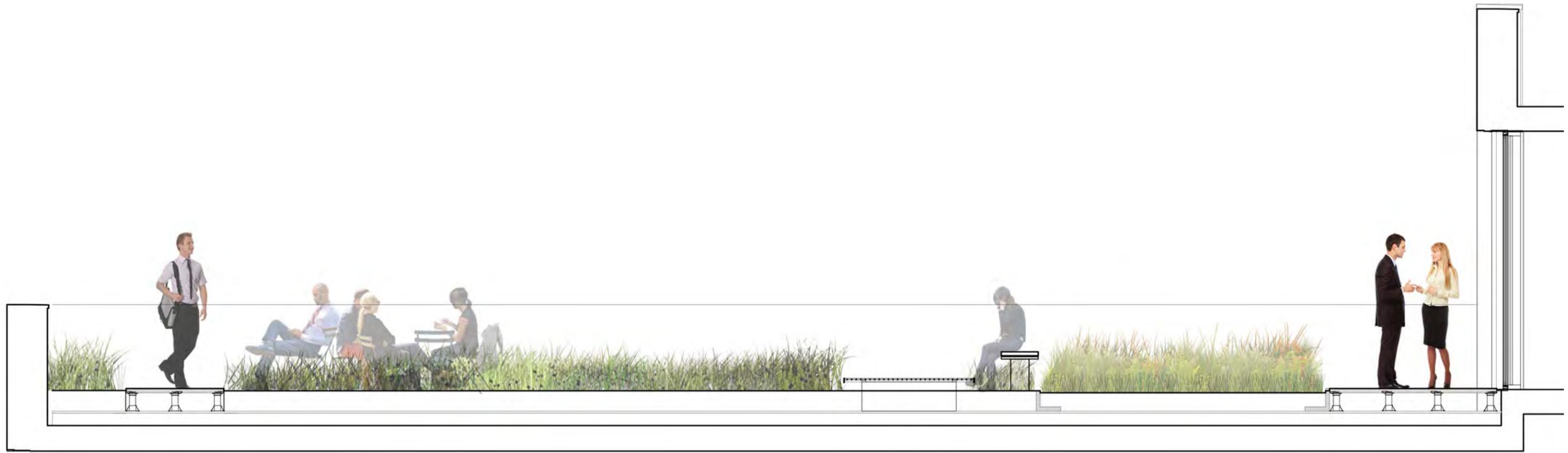
Low planter, meadow

Tall planter, large shrubs, ground cover

Bench



Roof Terrace - Raised Planter



Roof Terrace - Flush



spring
Lurie Garden · Piet Oudolf



summer



fall



winter



Roof Terrace Planting · The High Line, NYC · Piet Oudolf



Roof Terrace Paving · Ipe

