

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 21, 2017**



Special Use Permit Recommendation (SUP)

BAR 17-11-03

200 2nd Street SW

Tax Parcel 280069000, 280071000, 280072000, 280073000, 280074000, 280075000

Market Plaza LLC, Owner/ Keith O. Woodard, Applicant

Special Use Permit for additional residential density

Background

This property is located in the Downtown ADC District. The site is currently used for parking. A building used by the City Department of Parks and Recreation recently burned and was removed.

The City of Charlottesville has given consent, as owner of this property, for the applicant to seek land use approvals (see attached letter dated July 24, 2014). The applicant was chosen out of four firms who submitted proposals on this site for a mixed-use development that would include incorporation of the current City Market and 102 public parking spaces. The City will continue to operate City Market. Closing 1st Street between Water Street and South Street is an option offered by the City, but a public hearing must be held by Council before it can be closed. Negotiations for a purchase and development agreement are currently underway.

September 16, 2014 – The BAR recommended (8-0) to City Council that the Special Use Permit (SUP) to allow increased density (from 43 units per acre to 60 units per acre) and additional building height (from 70 feet to 101 feet), with an exception for a 12 foot setback on Water Street, for the redevelopment of 200 2nd Street SW into a mixed use development including the City Market and other public assembly events that may be in excess of 300 people, will not have an adverse impact on the Downtown Architectural Design Control (ADC) District, and the BAR recommends approval of the SUP, subject to the usual BAR review.

(The SUP included the following:

- increased density (from 43 units per acre to 60 units per acre)
- additional building height (from 70 feet to 101 feet)
- an exception for a 12 foot setback on Water Street
- the City Market as a permitted use and
- public assembly events that may be in excess of 300 people.)

The BAR also made preliminary comments regarding the proposed design of the building and site:

- Massing is thoughtful, tallest part in right place;
- Plaza side is more successful than Water/2nd Street facades;
- Revisit forcing context with 25 ft. modules, be less literal in modulating facades, use details of wall to break down plane, think of it as single large composition;
- Simplify base, upper and lower elevations need to hang together more, fenestration on brick base needs work, Deco effect on upper brick stories is good and reflects warehouse-industrial context;
- Revisit NW glass corner that incorrectly reads as an entrance;
- Revisit enormous, projecting balconies, prefer negative corners;
- Need thoughtful design of intersections of glass and masonry corners;
- Revisit metal spine above stairs on South Street terraces;
- Want bolder pedestrian connection from 2nd Street to plaza;
- Like the change in brick color, like the tactility of brick material, would be concerned if all glass, don't like strong contrast between brick colors.

- Revisit design of 1st Street stairs and waterfall and area between stairs and building, simplify stairs, make stairs more gentle, follow topo more closely, want the space to be there.

December 1, 2014 - City Council approved the SUP with conditions.

December 16, 2014 - The BAR approved (8-0) the massing and general site layout as submitted; and the applicant shall return to the BAR with further approval for the design details of the entrance and stair area, and including: a comprehensive signage plan, detailed landscape plan; "plaza layout" plan including site amenities and furnishings; window specifications; building and paving materials; wall sections; lighting; and location of mechanical units and trash areas; and
The BAR unanimously supports the curtain wall on the plaza side of the building [rather than the brick grid]; and the BAR does not support trees on the plaza.

January 20, 2015 - The BAR accepted applicant's deferral request (7-0); Some of the items the BAR asked to see were: concise submittal with correct versions of all drawings, architectural elevation drawings, make solid band on top before stepback, then no brick above, no mall brick for pavers, planters should be brick next to building, final design of perforated railing, overall lighting plans (may come later), plaza plan with changes to lighting (Keith's design lighting fixtures along 1st Street). [Please refer to the January 20, 2015 minutes for a full discussion.]

The BAR also made a recommendation to City Council regarding a Special Use Permit: they recommended (7-0) that a proposed temporary location for City Market at 100 E Water Street would have no adverse effects on the ADC district.

February 2, 2015 - City Council approved Special Use Permit for temporary location for City Market at 100 E Water Street, subject to the following conditions:

1. The Farmer's Market shall be easily visible from adjacent vehicular rights-of-way, easily accessible from adjacent sidewalks, and shall be arranged in a manner that facilitates a comfortable flow of pedestrians among the various vendor stands within the Market.
2. The special use permit shall expire on December 31, 2017.

February 17, 2015 - The BAR approved (6-0) the building perspectives with elevations and details to come back to the BAR to confirm the design intention:

1. Handrail along Water Street;
2. Remove brick pillar at top of stair;
3. No brises soleil on east elevation;
4. Modify top of building to minimize crenellations;
5. Terrace dividers;
6. Remove two light poles at bottom of stair;
7. Explore options to remove entry barrier to plaza from South Street;
8. Landscape plan;
9. Lighting plan;
10. Signage plan;
11. Confirm final materials, windows, metal colors;
12. Elevation drawings to show corner details resolved.

April 21, 2015 - The BAR approved (6-1-1 with Keesecker opposed and Schwarz abstained) the application as submitted, with further refinements to brick paving and other details to be circulated [to BAR] and approved administratively if possible. The following addendum to the motion was included: When the 2 versus 3 lanes of traffic flow in and out of the building is resolved, if there are design changes accordingly, it moves to 2 lanes, that the BAR will specifically see that design revision [because perhaps the elevator location would change].

August 18, 2015 - The BAR recommended (5-1-1, with Miller opposed, and Mr. Schwarz recused) that the proposed amendments to the special use permit conditions previously approved by City Council on December 1, 2014 for the redevelopment of 200 2nd Street SW into a mixed use development including City Market, regarding the elimination of the water feature and the provision for a 16 foot wide pedestrian walkway and

handicapped access by elevator, will not have an adverse impact on the Downtown Architectural Design Control (ADC) district, and the BAR recommends approval of those portions of the proposed amendments to the special use permit, but the BAR has no comment on the remaining portions of the amendments. The BAR requests that the Planning Commission and City Council review other aspects of the document that concern the transition from public to private plaza space and implications to operations (usage and access, viability of the City Market) and impact on the district and the BAR asks for review (of drawings and details) of the new centerpiece and pedestrian access.

September 15, 2015- The lawn feature with four pairs of Willow Oak trees was proposed to replace the water feature. The elevator was being moved closer to the building, and new stairs to the garage were proposed on the plaza at First Street. There were multiple other changes being proposed to the building and site. The BAR approved the application as submitted (7-1-1 with Keesecker opposed and Schwarz recused) with the exception of: adding a planter wall next to the grand stair between old 1st Street and the parking lot; change to granite banding in the tree lawn will be 8" and 24" to align with plaza brickwork; and back to the original brick base design on the building.

October 5, 2015 – City Council approved amendments to conditions of original Special Use Permit. An option to allow a water feature was retained.

October 19, 2015- City Council approved sale of land and First Street right-of-way, and City Market lease agreement.

January 19, 2016 – The BAR approved (7-0) the inverted tents, the fountain design, the spandrel glass, the change to the 1st Street and South Street elevations re-proportioned to remove the brick projecting into curtain wall, the east wall of the plaza, the details of the previously approved aluminum and glass railing system, the new building elevations as presented in the packet, the removal of the hockey stick lights, and the brise-soleils.

The BAR would like to see a fully developed site plan [clarify trees on 2nd Street SW] and the 1st Street memorialization [a thirty-foot wide combination of lights and subtle brick color change] to come back. The lighting and signage should also come back.

March 15, 2016 - The BAR approved the following changes:

- plaza material selection approved
- lighting package with controls approved as discussed, and preferably 2700K for light fixture 2 with the rest 3000K
- residential entrance to be revisited with other options
- plaza benches approved
- hanger doors approved
- roof top garden approved
- tree plantings approved
- design for the residential entrance to be circulated and approved via e-mail
- solar panels on the roof to be circulated and approved via e-mail

(5-0-2, with Schwarz recused and Balut abstained)

April 1, 2016 - The BAR signed off on Alternative B residential entrance by email (attached).

January 17, 2017 – Graves moved to find that the proposed revisions to plantings and hardscape details satisfy the BAR's criteria and guidelines, and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the changes as submitted. Sarafin seconded, and the motion passed 5-0-1, with Schwarz recused.

Application

A special use permit application has been submitted that would amend the current SUP on the site.

In 2014 the BAR recommended that City Council approve a request to increase the density from 43 to 60 dwelling units per acre (DUA) and to increase the height from 70 feet to 101 feet (the maximum height permitted).

Now the BAR is being asked to make a recommendation regarding the proposed new special use permit (SUP) amendment, to further increase the density from 60 DUA to 83 DUA, which would allow an increase in the number of residences from 68 to 97 dwelling units.

Additional changes are proposed that impact the final use and appearance of the site:

Office space will decrease from 54,152 sq ft to 43,035 sq ft.

The retail space will decrease from 28,184 sq ft to 16,190 sq ft.

The site arrangement and landscape plan have changed.

The BAR may also choose to make preliminary comments on the building and site design. Note that the property owner (Market Plaza, LLC) and the applicant (Keith Woodard) remain the same, but the former architectural firm has been replaced by R2L Architects, PLLC.

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 District Regulations

The property is currently zoned Water Street Corridor (WSD) mixed use zoning district with ADC historic district overlay.

Minimum height: 40 feet; maximum 70 feet, with up to 101 feet allowed with SUP.

Density: 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.

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 five (5) 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) *Setback, Water Street:* A minimum setback of five (5) feet shall be required for all buildings located on Water Street.

Other mixed use regulations:

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

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

(3) Where any building or development occupies one 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.

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

Parking: Non-residential developments in the *Parking Modified Zone* shall provide 50% of the required parking; residential developments shall provide 1 space per unit. Parking requirements may be fulfilled by the property owner or developer through several alternatives outlined in the code. Affordable dwelling units do not require parking.

For context, nearby building heights include:

Waterhouse (World Stride) has a SUP for 82.6 feet (7 stories).

The Landmark Hotel (under construction) has 101 feet height (9 stories) plus an appurtenance level.

The Water Street parking garage is 4 stories.

The rear of Jefferson Theater, Live Arts and the terraces are all 4-5 stories.

The Pink Warehouse is 3 stories.

Discussion and Recommendations

Before City Council takes action to permit the proposed use, 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." Suggested motions are listed below.

A preliminary discussion is required prior to consideration of a Certificate of Appropriateness for new construction. That preliminary discussion generally takes place *following* the City Council approval of the SUP, so that all conditions of the SUP, which may be imposed by City Council, are known. The BAR may decide whether they want to provide any comments at this time, which must be based on the ADC Design Guidelines.

Staff has requested guidance from the City Attorney's office regarding two zoning-related legal questions that must be addressed: (1) how height may be measured, and (2) whether residential uses are permitted in the appurtenance level.

- (1) Regarding height, as proposed, the building would be 10 stories with an average calculated height of 94.76 feet, plus an 18 feet high "appurtenance" level containing residential units. The previously approved building's height (9 stories plus "appurtenance" level) was not calculated using averaging. Using the averaging method means that a taller building can be built, although technically it is still considered to be under 101 feet. If the building height had to be measured under the previously used method, the proposed building could not be built because the height would exceed 101 feet. (Note that the height regulation will be considered for amendment by Council in December so that averaging would no longer be permitted.)

- (2) Regarding the appurtenance level, an appurtenance level may be up to 18 feet high, and no larger than 25% of the uppermost roof area. Since March 2016 the appurtenance level may not contain enclosed space that is designed for residential use.

If the SUP is ultimately approved by City Council, and if this particular building is permitted, it must go back through the BAR's COA process because the design of the building and site have changed. Also, City Council previously stipulated requirements pertaining to the City Market use of the site, which must be either met or amended.

Alternate Motions Regarding the SUP

I move to find that the proposed special use permit to allow increased density (from 60 units per acre to 83 units per acre) for the redevelopment of 200 2nd Street SW into a mixed use development including the City Market **will** have an adverse impact on the West Main Street Architectural Design Control (ADC) District and the BAR recommends the following conditions to mitigate the adverse impacts:

1...

2....

OR

I move to find that the proposed special use permit amendment to allow increased density (from 60 units per acre to 83 units per acre) for the redevelopment of 200 2nd Street SW into a mixed use development including the City Market **will not** have an adverse impact on the Downtown Architectural Design Control (ADC) District, and the BAR recommends approval of the Special Use Permit, subject to the usual BAR review.

From: Scala, Mary Joy
Sent: Wednesday, November 29, 2017 3:24 PM
To: Woodard, Keith
Subject: BAR Action - 200 2nd Street SW - Nov 2017

November 29, 2017

Keith Woodard
100 West South Street
Charlottesville, VA 22902

RE: **Special Use Permit Recommendation (SUP)**

BAR 17-11-03

200 2nd Street SW

Tax Parcel 280069000, 280071000, 280072000, 280073000, 280074000, 280075000

Market Plaza LLC, Owner/ Keith O. Woodard, Applicant

Special Use Permit for additional residential density

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 21, 2017. The following action was taken:

Mohr moved to find that the proposed special use permit to allow increased density (from 60 units per acre to 83 units per acre) for the redevelopment of 200 2nd Street SW into a mixed use development including the City Market will not have an adverse impact on the Downtown Architectural Design Control (ADC) District, with the proviso that the BAR will want to review the height of the building in the context of massing and its street context when the project comes back for a COA. The BAR recommends approval of the Special Use Permit with this proviso, subject to the usual BAR review. The BAR also notes we are concerned about the functionality of the City Market, realizing the applicant is working with the City, but it concerns us. Sarafin seconded. The motion was approved (5-1, opposed by Miller).

The City Council will make a final decision at a later date.

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

Sincerely yours,

Mary Joy Scala

Mary Joy Scala, AICP

Preservation and Design Planner

City of Charlottesville

Department of Neighborhood Development Services

City Hall – 610 East Market Street

P.O. Box 911

Charlottesville, VA 22902

Ph 434.970.3130 FAX 434.970.3359

scala@charlottesville.org



WEST 2ND

AN URBAN, MIXED-USE DEVELOPMENT

REVISION TO SPECIAL USE PERMIT

MARKET PLAZA LLC | A JOINT VENTURE
LED BY WOODARD PROPERTIES

R2L:ARCHITECTS, PLLC

R2L:ARCHITECTS

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INTRODUCTION

West 2nd will become a major focal point within downtown Charlottesville, providing a civic outdoor gathering place for the City’s residents and visitors and assuring a permanent home for our City Market. It will help to animate Water Street and complete the retail corridor, while bringing over 100 new downtown residents and 250 new workers to support the Mall and downtown businesses. The program maximizes the value of one of a very few remaining underdeveloped downtown city blocks with a combination of residential, office, and retail uses. It also provides 156 public parking spaces for office and retail use, plus one parking space for each residential unit. The building massing and materiality responds to the surrounding context of two to four story masonry buildings, while introducing a dramatic terraced profile to the downtown skyline.

CONFORMANCE WITH COMPREHENSIVE PLAN

- 1. **Land Use:** The building conforms to the Future Land Use Map, which proposes this site for mixed use. The combination of residential, office, retail and City Market will ensure this site contributes to the economic sustainability of downtown Charlottesville, and adds to the diverse mix of downtown activities and attractions.
- 2. **Community Facilities:** The new urban plaza will provide space for dining and leisure, as well as provide a home for the City Market. Storage, parking, and plaza access will be coordinated with Parks and Recreation to satisfy the needs of the Market. Additionally, trees have been planned where possible to contribute to the urban tree canopy.
- 3. **Economic Sustainability:** Over 100 new residents and 250 new workers will contribute to the growth of the downtown economy and benefit surrounding downtown businesses. The scale of the project will stimulate the (re)development of the entire downtown south neighborhood, and help jump start the redevelopment envisioned in the Strategic Investment Area located predominantly directly south of this property. Street-oriented retail along Water Street will help to complete this commercial corridor, and an indoor market or retail area facing Second Street will encourage entrepreneurship in the community.
- 4. **Environment:** The streetscape includes environmentally responsible landscape design, with stormwater filtration and a significant number of new street trees. Additionally, trees are planned to frame the new First Street pedestrian corridor.
- 5. **Housing:** The project will contribute 97 new urban residences to the downtown housing stock. No affordable dwelling units will be displaced by the project.
- 6. **Transportation:** West 2nd will provide 253 parking spaces on site for public and private use. All parking is in an underground garage, reducing surface parking and stormwater runoff. Short term bicycle parking spaces are planned in the streetscape along Water Street, as well as on the Plaza. Long term bicycle parking for building residents and employees is provided in the garage.
- 7. **Urban Design and Historic Preservation:** West 2nd is designed to respond to and enhance the surrounding downtown context. The brick base relates in scale to the surrounding masonry buildings on Water Street and South Street, and the building setbacks ensure that the overall height will not overwhelm the lower existing buildings. The Plaza, streetscape, and building have been designed to enhance the site and surrounding neighborhood.

COMPLIANCE WITH BUILDING CODE

West 2nd is designed to comply with the following codes, as required by the Virginia Uniform Statewide Building Code (USBC):
2012 Virginia Construction Code
2012 Virginia Statewide Fire Prevention Code
2012 Virginia Mechanical Code
2012 Virginia Plumbing Code
2012 Virginia Energy Conservation Code
2012 Virginia Fuel Gas Code

In addition, the project is design to meet or exceed standards set forth in the Fair Housing Act, 2010 Americans with Disabilities Act, and any applicable local codes or amendments.

NEIGHBORHOOD CONTEXT

West 2nd has been designed to be respectful of its neighborhood context and to maximize its positive impacts on the City and the Downtown Mall.

Controlled Traffic: The project exceeds required parking regulations with 253 off-street parking spaces, and primary loading for the building will occur in the off-street loading dock. Additionally, there is a loading zone at the residential entry, and secondary loading can occur from the plaza via a curb ramp on South Street.

Healthy Natural Environment: The building will be designed to reduce unnecessary noise and pollution. Mechanical systems will be screened and detailed with sound isolators, and food service will be ventilated to the top of the building. The building systems will meet the latest energy efficiency standards, and the design will comply with current stormwater management regulations.

Enhance Existing Residences or Businesses: The project enhances public amenities in the City with a new large civic plaza and a new pedestrian extension of the Downtown Mall along First Street. No business or residences will be displaced, and the popular City Market will return to the site. The density that West 2nd will bring to downtown south will contribute to a healthy downtown community.

Encouragement of Economic Development: The West 2nd development will increase the tax base of the City by providing new residential units, as well as over 16,000sf of new retail space and over 40,000sf of new office space.

Density: The design is compliant with the density allowed by Special Use Permit in the zoning regulations for the Water Street District.

Public School Population and Facilities: West 2nd residences are anticipated to be purchased by empty nesters and young urban professionals, and likely will not significantly increase the number of school aged children in the neighborhood.

Historic District Enhancement: No historic or culturally significant buildings will be displaced by the project, and the design of West 2nd is intended to enhance the surrounding district. Cues have been taken from the materiality and scale of the surrounding buildings to create a vibrant streetscape.

Conformity with Federal, State and Local Laws: The building will be designed in accordance with all applicable building codes and regulations, including the Virginia Uniform State Building Code, local zoning regulations, and local and federal accessibility regulations.

ZONING NARRATIVE

West 2nd is in compliance with the zoning requirements for the Water Street District, with the following exceptions requested in this Special Use Permit application.

- 1. Water Street Street Wall Setback: The Water Street street wall setback requirement is 5 feet. The project is designed with a street wall setback of 11'-10" to 12'-6" to accommodate a more generous streetscape, which includes planting areas, bicycle parking, and a wider pedestrian sidewalk. This increased street wall setback was approved in the previous Special Use Permit submission.
- 2. Residential Dwelling Units per Acre: The by-right residential density for a mixed use building is 43 dwelling units per acre, with up to 240 units per acre maximum allowed with an approved Special Use Permit. We request a residential density to permit 97 total residential units, or approximately 83 dwelling units per acre. The previous Special Use Permit requested a density of 60 DUA and was approved.
- 3. Building Height: Permitted average building height is 70 feet maximum, with up to 101 feet allowed with an approved Special Use Permit. We are requesting an average building height of 101 feet. See building height calculations and diagrams included with this application for further information. The previous Special Use Permit requested a height increase to 101 feet maximum and was approved.

WEST 2ND
ZONING SUMMARY

ZONE: WSD (WATER STREET DISTRICT)
HISTORICAL PRESERVATION AND ARCHITECTURAL DESIGN CONTROL OVERLAY DISTRICT

ITEM	REQUIRED	PROVIDED
BUILDING HEIGHT 34-724	MINIMUM 40', MAXIMUM 70', UP TO 101' WITH SPECIAL USE PERMIT	SPECIAL USE PERMIT APPLICATION INCLUDES AVG BUILDING HEIGHT OF 94.76 FEET
STREET WALL 34-743(b)(1)	75% OF CONTINUOUS STREET WALL REQ'D @ PRIMARY STREET	PROVIDED
STREET WALL SETBACKS 34-743(b)(2), 34-743(b)(3)	A YARD AT LEAST 5' IN WIDTH SHALL BE PROVIDED ALONG LOT LINE ADJACENT TO WATER STREET	VARIES; 11'-10" TO 12'-6" PROVIDED
	10' SETBACK REQ'D ADJACENT TO SOUTH STREET MIXED USE CORRIDOR DISTRICT	PROJECT IS NOT ADJACENT TO SOUTH STREET MIXED USE CORRIDOR DISTRICT
DENSITY 34-744	RESIDENTIAL DENSITY SHALL NOT EXCEED 43 DUA. 240 DUA MAY BE ALLOWED BY SPECIAL USE PERMIT. MINIMUM DENSITY FOR NEW CONSTRUCTION MULTIFAMILY IS 21 DUA.	SPECIAL USE PERMIT APPLICATION INCLUDES 97 UNITS; DUA = 83 (FOR 1.18 ACRES)
MIXED USE DEVELOPMENT ADDITIONAL REGULATIONS 34-746(b), 34-764(c)	NO GROUND FLOOR RESIDENTIAL USES MAY FRONT WATER STREET	RESIDENTIAL LOBBY FRONTS ONTO 2ND STREET
	ALL ENTRANCES SHALL BE SHELTERED FROM WEATHER AND LIGHTED	ENTRANCES ARE RECESSED OR DESIGNED WITH A CANOPY
OFF STREET LOADING 34-747	MAY NOT FACE PUBLIC RIGHT OF WAY	PRIMARY LOADING DOCK INTERNAL TO THE BUILDING ON 2ND STREET. INCIDENTAL LOADING WILL OCCUR FROM THE CENTRAL PLAZA.
PARKING REQUIREMENTS 34-984	MULTIFAMILY: 1 SPACE/UNIT IN "PARKING MODIFIED ZONE." 97 REQUIRED	97 PROVIDED
NOTE: PROJECT IS IN "PARKING MODIFIED ZONE"	GENERAL OFFICE USE: 1 SPACE/500 SF OF GFA. MODIFIED TO 50% OF REQUIREMENT DUE TO "PARKING MODIFIED ZONE." 47 REQUIRED	COMBINED WITH RETAIL, 156 PROVIDED
	RETAIL, GENERAL: 3.5 SPACES/1,000 SF OF GFA, LESS STORAGE SPACE. MODIFIED TO 50% OF REQUIREMENT DUE TO "PARKING MODIFIED ZONE." 29 REQUIRED. FINAL REQUIREMENT PENDING TENANT BUILDOUT.	COMBINED WITH OFFICE, 156 PROVIDED
BUS STOP REDUCTION 34-985(b)(2)	REDUCTION OF 4 SPACES ALLOWED IN DOWNTOWN SOUTH DUE TO PROXIMITY TO BUS ROUTE	TOTAL REQUIREMENT: (97 RESIDENTIAL) + (47 OFFICE) + (29 RETAIL) = 173. BUS STOP REDUCTION: (173) - (4) = 169 TOTAL REQUIRED PARKING SPACES
BICYCLE STORAGE FACILITIES 34-881	MULTIFAMILY: 1 SPACE/2 DWELLING UNITS. 49 REQUIRED	54 PROVIDED
	NONRESIDENTIAL USES: 1 SPACE/1,000 SF OF PUBLIC SPACE. 17 REQUIRED FOR RETAIL USE AREAS	18 PROVIDED
APPURTENANCES 34-1101	APPURTENANCE SHALL NOT BE COUNTED IN MEASURING BUILDING HEIGHT	
	18' MAX HEIGHT ABOVE BUILDING	18' PROVIDED
	AREA LIMITED TO 25% OF THE ROOF AREA. ROOF AREA = 25,240 SF. ALLOWED APPURTENANCE AREA = 6,310 SF	6,276 SF PROVIDED
	MECHANICAL EQUIPMENT SCREENED IN ACCORDANCE WITH 34-872 MAY ENCROACH INTO MINIMUM REQUIRED YARD	MECHANICAL SCREEN INCLUDED, SEE PLANS

WEST 2ND BUILDING CALCULATIONS

Above Grade Summary

	GSF	GSF Zoning	GSF Res	GSF Core	NOT USED	NOT USED	RSF Retail	# Units	RSF Res	% RSF	Amenity NSF	OFFICE NSF
Appurtenance:	5203	5203	3214	1252				3	4255	82%	737	
Tenth Floor:	15047	15047	13161	1886				10	13161	87%		
Ninth Floor:	18577	18577	16601	1976				12	16601	89%		
Eighth Floor:	19477	19477	17501	1976				12	17501	90%		
Seventh Floor:	20377	20377	18341	2036				14	18341	90%		
Sixth Floor:	21277	21277	19241	2036				14	19241	86%		
Fifth Floor:	22177	22177	20081	2096				16	20081	87%		
Fourth Floor:	22573	22573	20269	2304				16	20269	89%		
Third Floor:	25332	25332	0	2973				0	0	0%		22359
Second Floor:	25352	25352	0	2929				0	0	0%		22423
First Floor:	22464	22464	0	3766			16190	0	0	0%	1255	1253
Totals:	217856	217856	128409	25230	0		16190	97	129450	67%	1992	46035

Parking and Below Grade Summary

	GSF	NOT USED	Total Prkg	Retail Prkg	Res Prkg	GSF/Space	NOT USED	Amenity NSF	Utility NSF	Storage NSF	Bike Stor NSF	Bike Spaces
Ground Floor:	0					0						
P1 Level:	42078		109			386						
P2 Level:	46378		143			324						
Totals:	88456		252	0	0	351		0	0	0	0	0

Dwelling Unit Summary

	PCT of Units	Total Units	Total Area	Average Size
Studio:	0%	0	0	0
1 Bed:	23%	22	17,741	806
1 Bed + D:	25%	24	23,348	973
2 Bed:	13%	13	15,420	1,186
2 Bed + D:	39%	38	72,941	1,920
3 Bed:	0%	0	0	0
Totals:		97	129,450	1,335

WEST 2ND BUILDING CALCULATIONS

Dwelling Unit Detail

	T-01		T-02		T-03		T-04		T-05		T-06	
Appurtenance:												
Tenth Floor:	1667	2 Bed + D	1435	2 Bed + D	796	1 Bed	1053	2 Bed	845	1 Bed		
Ninth Floor:	1667	2 Bed + D	1822	2 Bed + D	796	1 Bed	944	1 Bed + D	845	1 Bed	944	1 Bed + D
Eighth Floor:	1667	2 Bed + D	1822	2 Bed + D	796	1 Bed	944	1 Bed + D	845	1 Bed	944	1 Bed + D
Seventh Floor:	1667	2 Bed + D	1822	2 Bed + D	796	1 Bed	944	1 Bed + D	845	1 Bed	944	1 Bed + D
Sixth Floor:	1667	2 Bed + D	1822	2 Bed + D	796	1 Bed	944	1 Bed + D	845	1 Bed	944	1 Bed + D
Fifth Floor:	1667	2 Bed + D	1822	2 Bed + D	796	1 Bed	944	1 Bed + D	845	1 Bed	944	1 Bed + D
Fourth Floor:	1667	2 Bed + D	1822	2 Bed + D	796	1 Bed	944	1 Bed + D	845	1 Bed	944	1 Bed + D
Totals:	11669		12367		5572		6717		5915		5664	

	T-07		T-08		T-09		T-10		T-11		T-12	
Appurtenance:	1391	2 Bed + D					1454	2 Bed + D			1410	2 Bed + D
Tenth Floor:	2519	2 Bed + D	1045	2 Bed			1285	2 Bed + D			912	2 Bed
Ninth Floor:	1096	1 Bed + D	942	1 Bed + D			2053	2 Bed + D			1241	2 Bed
Eighth Floor:	1096	1 Bed + D	942	1 Bed + D			2053	2 Bed + D			1241	2 Bed
Seventh Floor:	1096	1 Bed + D	942	1 Bed + D			2053	2 Bed + D			1241	2 Bed
Sixth Floor:	1096	1 Bed + D	942	1 Bed + D			2053	2 Bed + D			1241	2 Bed
Fifth Floor:	1096	1 Bed + D	942	1 Bed + D			2053	2 Bed + D			1241	2 Bed
Fourth Floor:	888	1 Bed + D	942	1 Bed + D			2053	2 Bed + D			1241	2 Bed
Totals:	10278		6697		0		15057		0		9768	

	T-13		T-14		T-15		T-16		T-17		T-18	
Appurtenance:												
Tenth Floor:			1604	2 Bed + D								
Ninth Floor:	1843	2 Bed + D	2408	2 Bed + D								
Eighth Floor:	2263	2 Bed + D	2888	2 Bed + D								
Seventh Floor:	748	1 Bed	1241	2 Bed	1935	2 Bed + D	2067	2 Bed + D				
Sixth Floor:	748	1 Bed	1241	2 Bed	2355	2 Bed + D	2547	2 Bed + D				
Fifth Floor:	748	1 Bed	1241	2 Bed	840	1 Bed	791	1 Bed	1935	2 Bed + D	2176	2 Bed + D
Fourth Floor:	748	1 Bed	1241	2 Bed	840	1 Bed	791	1 Bed	2116	2 Bed + D	2391	2 Bed + D
Totals:	7098		11864		5970		6196		4051		4567	

MARKET PLAZA/WEST 2ND SPECIAL USE PERMIT

Traffic Counts

The update to the existing Special Use Permit will result in a reduction to both the AM and PM peak hour trips. The approximate 5% reduction (135 to 129 trips for AM and 191 to 180 trips for PM under current design) is seen after the City provided reductions are applied, including pass-by trips, internal capture, and the multimodal transit adjustment.

These adjustments to the traffic generated are related to the change in the overall uses on the site. The current office square footage allocated to the site is 43,035 sf (down from 54,152 sf), with the retail reducing to 16,190 sf (down from 28,184 sf). While the residential component has increased to 97 dwelling units (up from 68 dwelling units), the increase in traffic from the residential side is not as great as the reduction generated by the new office and retail spaces.

Trip Generation for Market Plaza										
LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY						
				ADT	AM PEAK HOUR			PM PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL
General Office	710	46,035	SF (GFA)	728	91	12	103	22	108	130
Specialty Retail Center	826	16,190	SF (GFA)	718	10	6	16	19	25	44
Apartment (Multi-Family)	220	97	DU	711	10	41	51	46	25	71
			Total	2,157	110	59	170	88	157	245
Trip Generation for Market Plaza with City Provided Reductions										
LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY						
				ADT	AM PEAK HOUR			PM PEAK HOUR		
					IN	OUT	TOTAL	IN	OUT	TOTAL
General Office	710	46,035	SF (GFA)	728	91	12	103	22	108	130
Specialty Retail Center	826	16,190	SF (GFA)	718	10	6	16	19	25	44
Apartment (Multi-Family)	220	97	DU	711	10	41	51	46	25	71
			Subtotal	2,157	110	59	170	88	157	245
Pass-by Trips - Shopping Center - 34%				244	3	2	5	7	8	15
Total Primary Trips				1,913	107	57	164	81	149	230
Internal Capture - 8%				153	9	5	13	6	12	18
Total External Trips				1,760	99	53	151	75	137	212
Pedestrian/Bicycle/Transit Adjustment - 15%				264	15	8	23	11	21	32
TOTAL				1,496	84	45	129	63	116	180

Utility Demand

The overall utility demand will grow for the project, as the residential impact is greater than the office and retail space reductions. The previously reported utility demands were based on fixture counts, while this current update, for the Special Use Permit application, is based on the Design Standards Manual, Appendix F, in Table B.

The reduction in the overall office and retail square footage is approximately 11,000 sf and 12,000 sf, respectfully. That square footage multiplied against the water and sewer demand equates to a reduction of 5,200 GPD. The additional 29 dwelling units necessitate an increase in demand of 8,700 GPD. Overall this results in a net increase of 3,500 GPD for the site, which is an approximate 9% increase in the overall water and sewer demands for the site.

WATER FLOW (Average Daily Demand)

- Residential: 300 GPD/Unit = 97 x 300 GPD = 29,100 GPD
- Office: 200 GPD/1,000 sf = 200 x (46,035 / 1,000) = 9,400 GPD
- Retail: 250 GPD/1,000 sf = 250 x (16,190 / 1,000) = 4,250 GPD

Total GPD = 42,750 GPD

Average Hour = 42,750 / 24 = 1,782 gallons per hour

Max Hour = 300% of Average Hour = 1,782 x 3 = 5,346 gallons

Peak Hour = Max Hour x 1.5 = 5,346 x 1.5 = 8,019 gallons

SEWER FLOW (AVERAGE DAILY FLOW)

- Residential: 350 GPD/Unit = 97 x 300 GPD = 29,100 GPD
- Office: 250 GPD/1,000 sf = 200 x (46,035 / 1,000) = 9,400 GPD
- Retail: 250 GPD/1,000 sf = 250 x (16,190 / 1,000) = 4,250 GPD

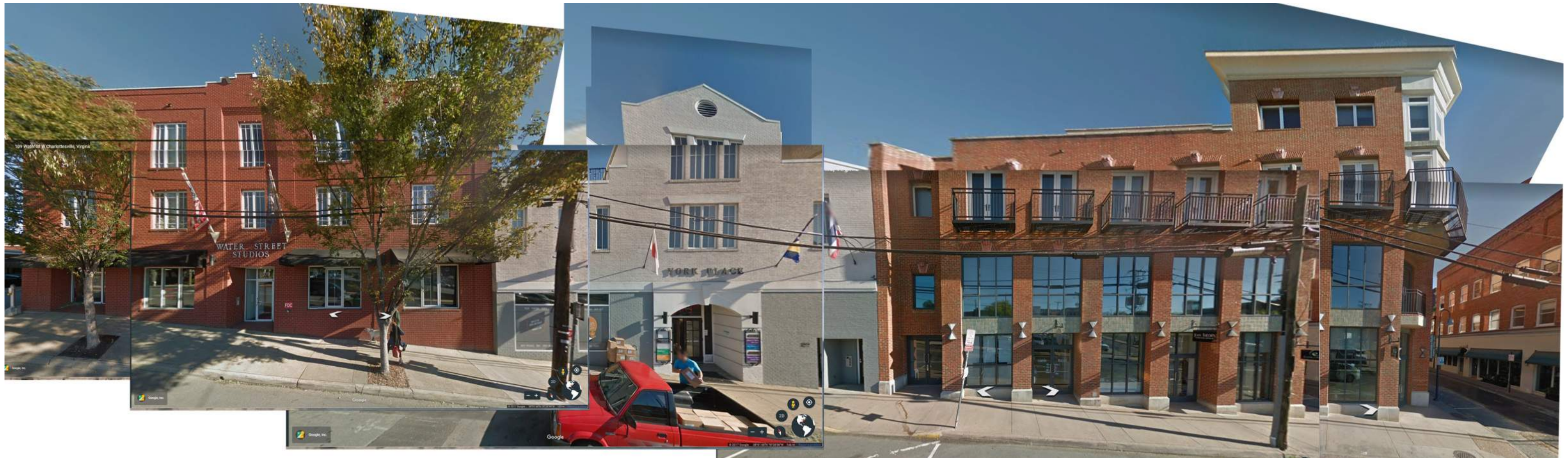
Total GPD = 42,750 GPD

LID Checklist

On the previous application for Special Use Permit, the checklist was achieved by placing all parking in a covered footprint, treating the site with urban bioretention cells, a portion of vegetated roof, and use of a water quality filtration device. Additionally, credit was given for an overall reduction in the impervious surface.

The strategies of vegetated roof and filtration that were provided for the previous Special Use Permit and subsequently included as a part of the approved Final Site Plan, are anticipated to remain. Adjustments may be made, based on small updates or adjustments to the overall site plan, however the water quality treatment types of vegetated roof and filtration plan to be used similarly moving forward.





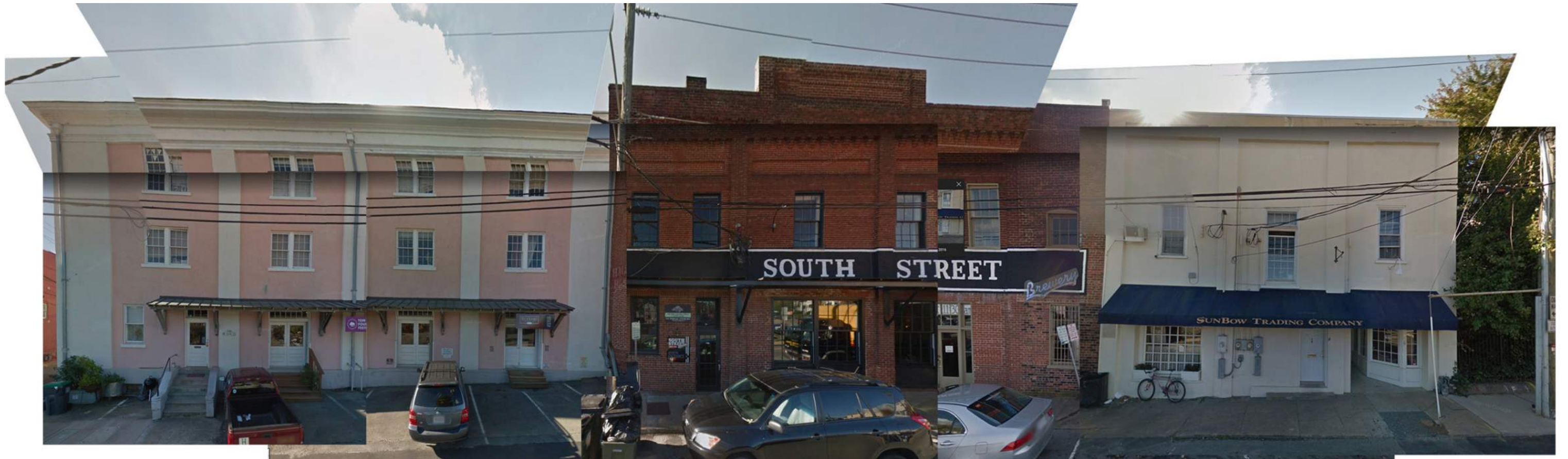
EXISTING ELEVATION ACROSS WATER STREET



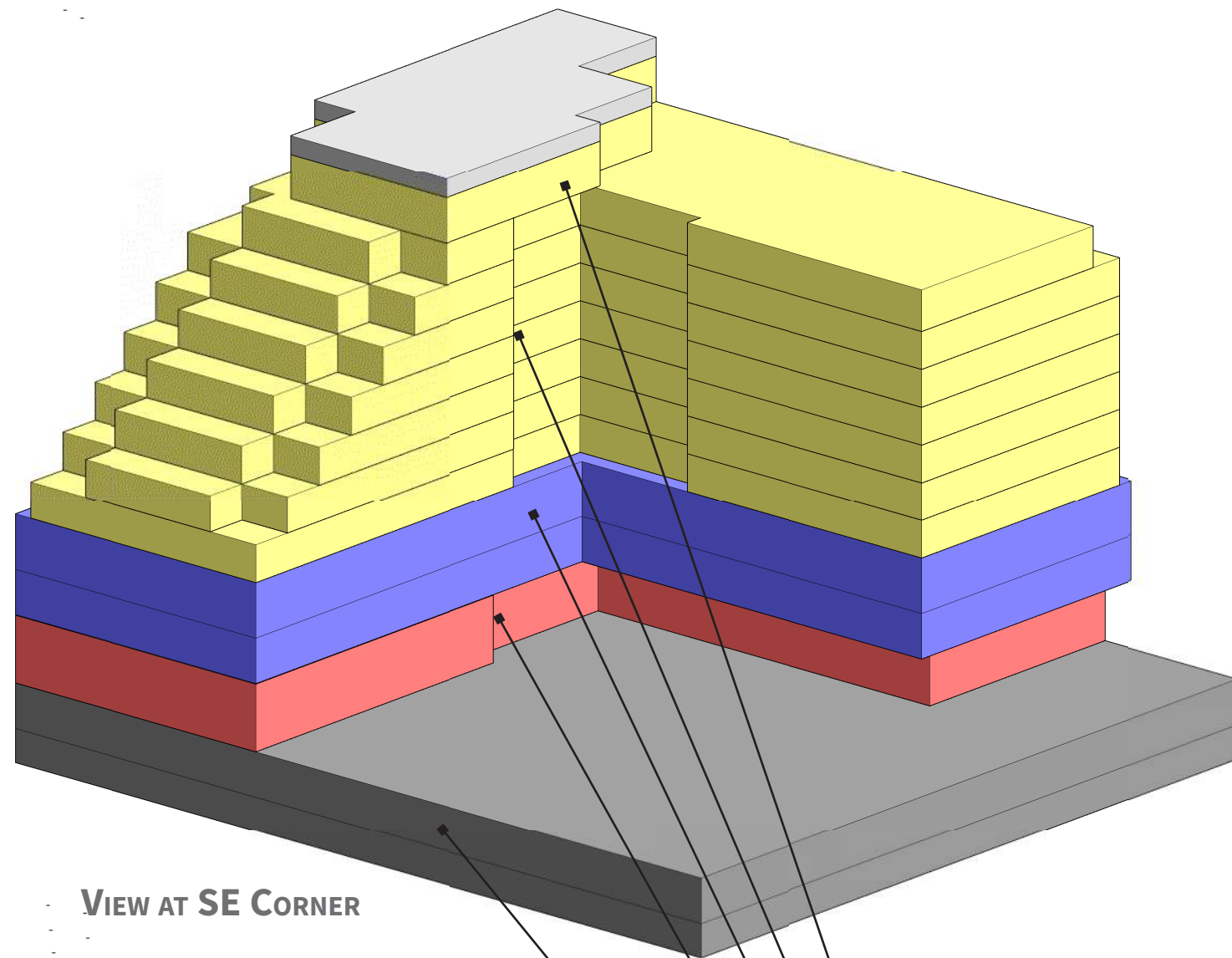
EXISTING ELEVATION ACROSS 2ND STREET

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CONTEXT PHOTOS

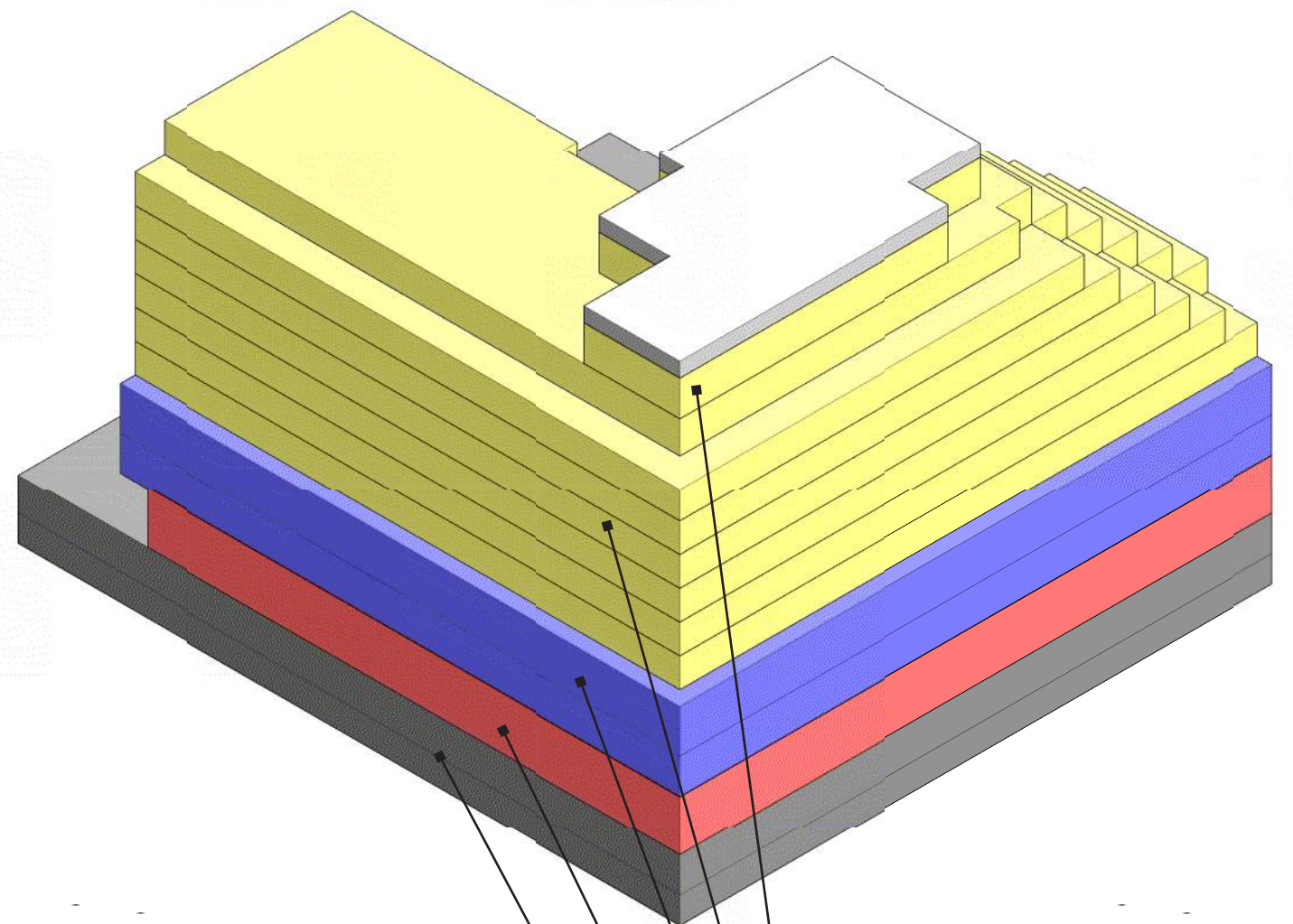


EXISTING ELEVATION ACROSS SOUTH STREET



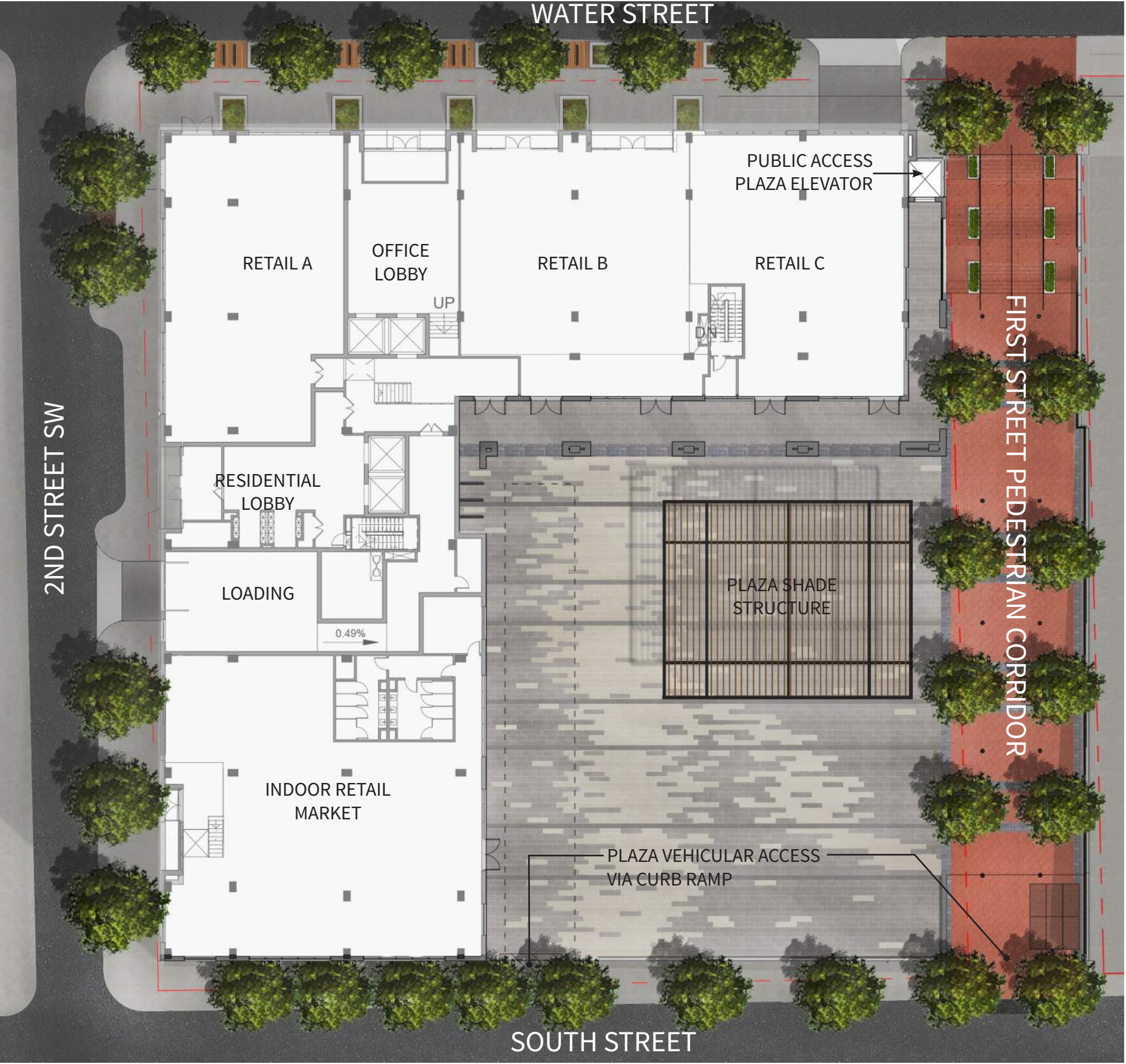
VIEW AT SE CORNER

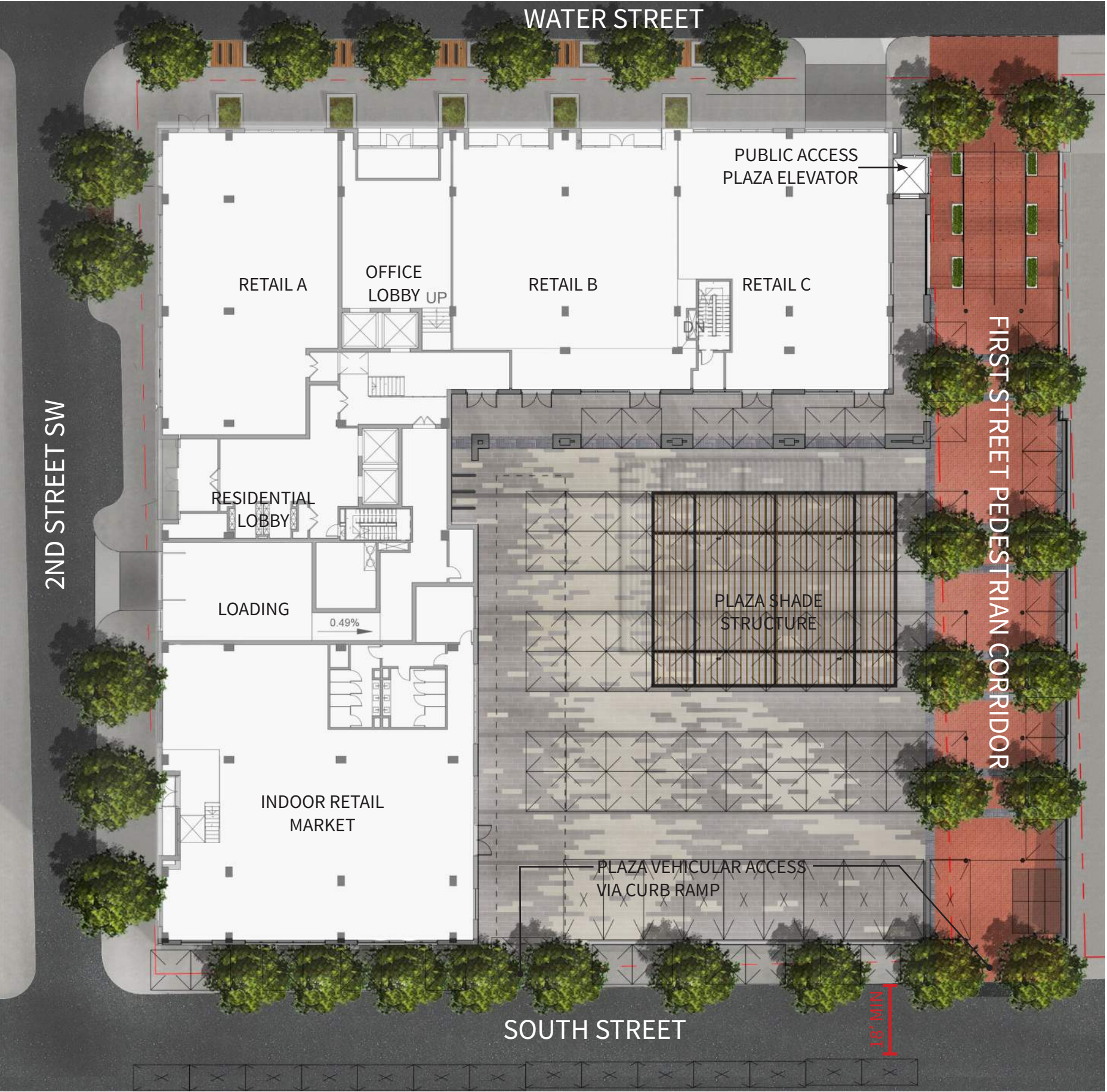
- APPURTENANCE LEVEL
- SEVEN (7) RESIDENTIAL LEVELS
- TWO (2) OFFICE LEVELS
- GROUND FLOOR RETAIL
- TWO (2) BELOW GRADE PARKING LEVELS



VIEW AT NW CORNER

- APPURTENANCE LEVEL
- SEVEN (7) RESIDENTIAL LEVELS
- TWO (2) OFFICE LEVELS
- GROUND FLOOR RETAIL
- TWO (2) BELOW GRADE PARKING LEVELS





MARKET STALL SCHEDULE	
Count	Type
14	6.5 x 14 Stall - South Street
91	10 x 10 Stall
10	10 x 20 Stall - Vehicle
TOTAL: 115	



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PLAZA ON MARKET DAYS

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PLAZA STAIR ON WATER STREET

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BUILDING AT NORTH WEST CORNER

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WATER STREET ELEVATION

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FIRST STREET ELEVATION

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SOUTH STREET ELEVATION

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SECOND STREET ELEVATION

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ELEVATION	AVG HT.
NORTH	97.67
WEST	91.84
SOUTH	97.67
EAST	91.84
TOTAL	94.76

SLAB ELEVATIONS	
Floor	Elevation
ROOF	595.17'
APPUR	583.17'
10	572.17'
9	562.17'
8	552.17'
7	542.17'
6	532.17'
5	522.17'
4	512.17'
3	497.5'
2	485.5'
1	467.5'

MEASURING POINTS

572.17	583.17	583.17
512.17		

465	465	465	465	
47.17	107.17	118.17	118.17	

SLAB ELEVATIONS	
Floor	Elevation
ROOF	595.17'
APPUR	583.17'
10	572.17'
9	562.17'
8	552.17'
7	542.17'
6	532.17'
5	522.17'
4	512.17'
3	497.5'
2	485.5'
1	467.5'

MEASURING POINTS

465	465	465	465	
118.17	118.17	107.17	47.17	

SLAB ELEVATIONS	
Floor	Elevation
ROOF	595.17'
APPUR	583.17'
10	572.17'
9	562.17'
8	552.17'
7	542.17'
6	532.17'
5	522.17'
4	512.17'
3	497.5'
2	485.5'
1	467.5'

MEASURING POINTS

Season	Measuring Points
2009-2010	532.17
2010-2011	542.17
2011-2012	552.17
2012-2013	562.17
2013-2014	572.17
2014-2015	583.17
2015-2016	583.17
2016-2017	572.17
2017-2018	512.17

465	465	465	465	465	465	465	465	465
67.17	77.17	87.17	97.17	107.17	118.17	118.17	107.17	47.17

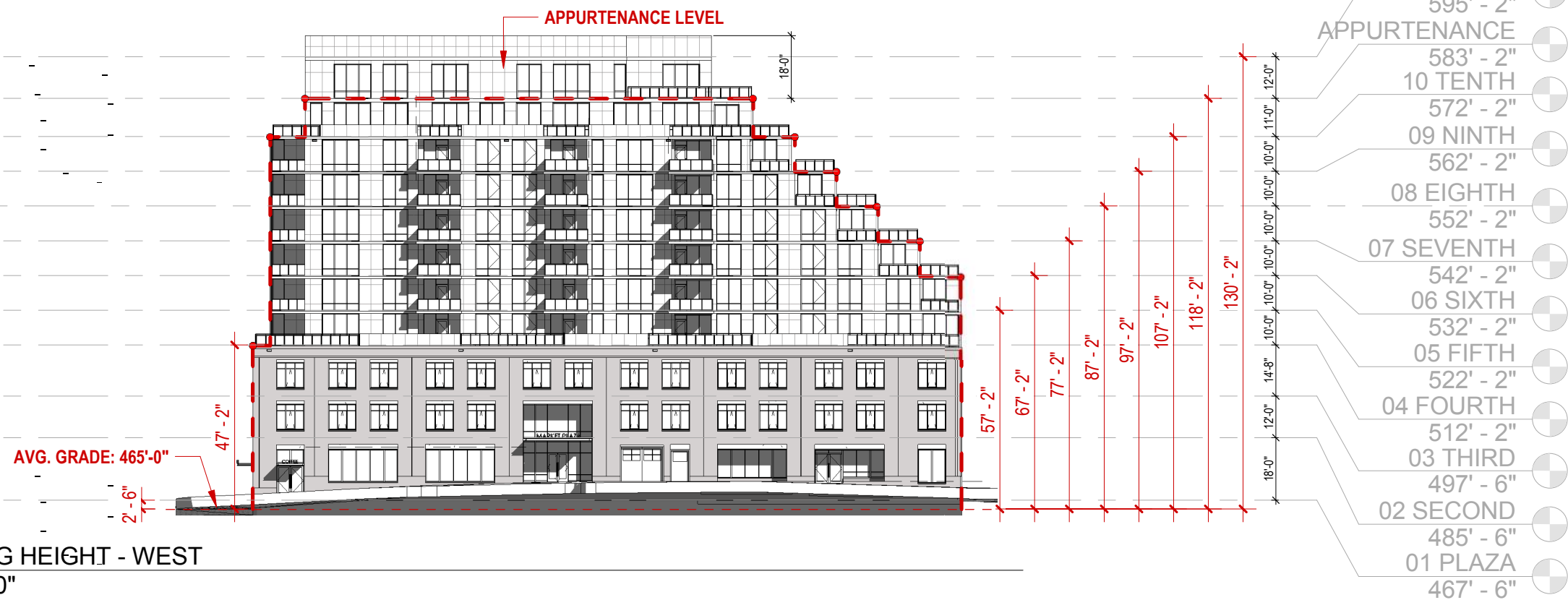
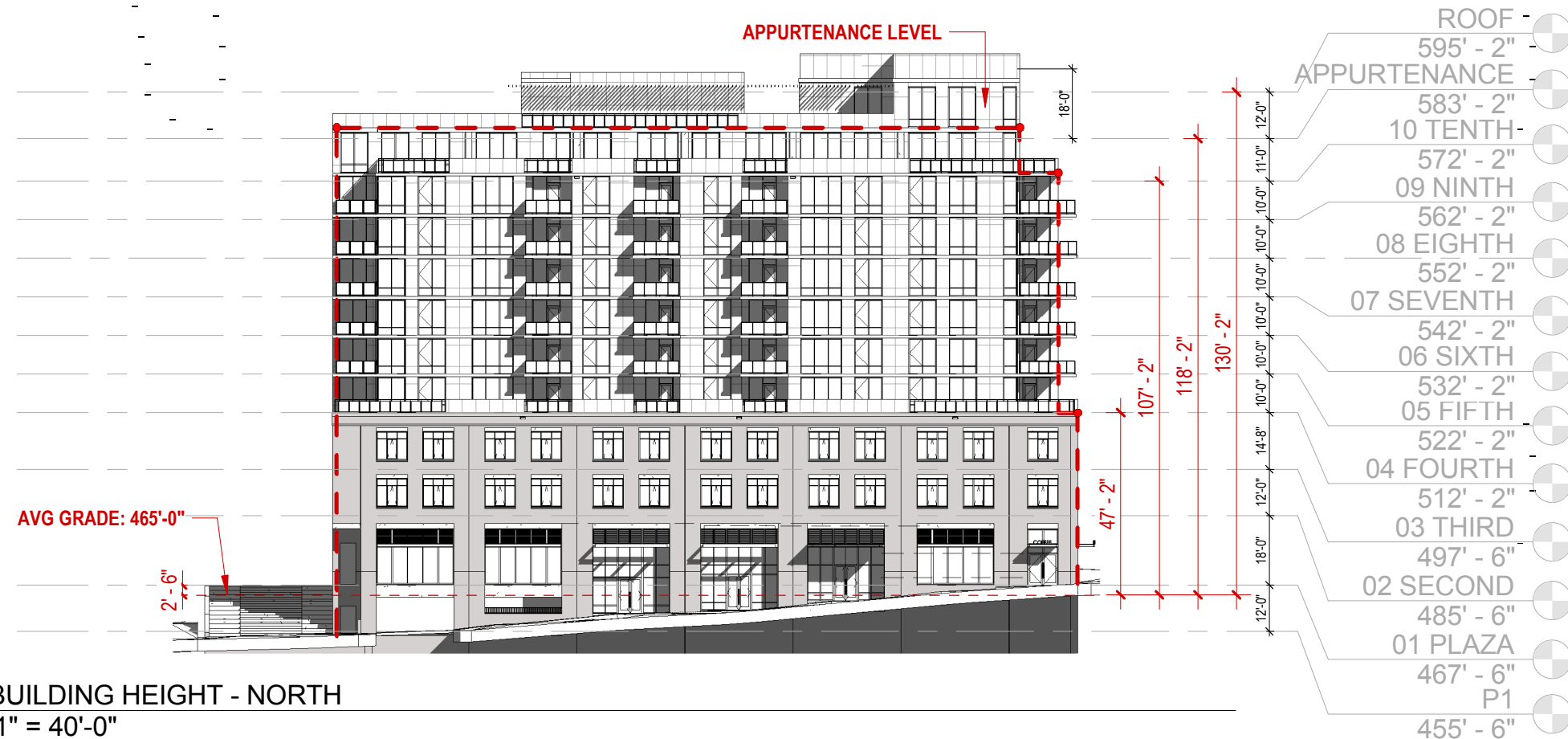
SLAB ELEVATIONS	
Floor	Elevation
ROOF	595.17'
APPUR	583.17'
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4	512.17'
3	497.5'
2	485.5'
1	467.5'

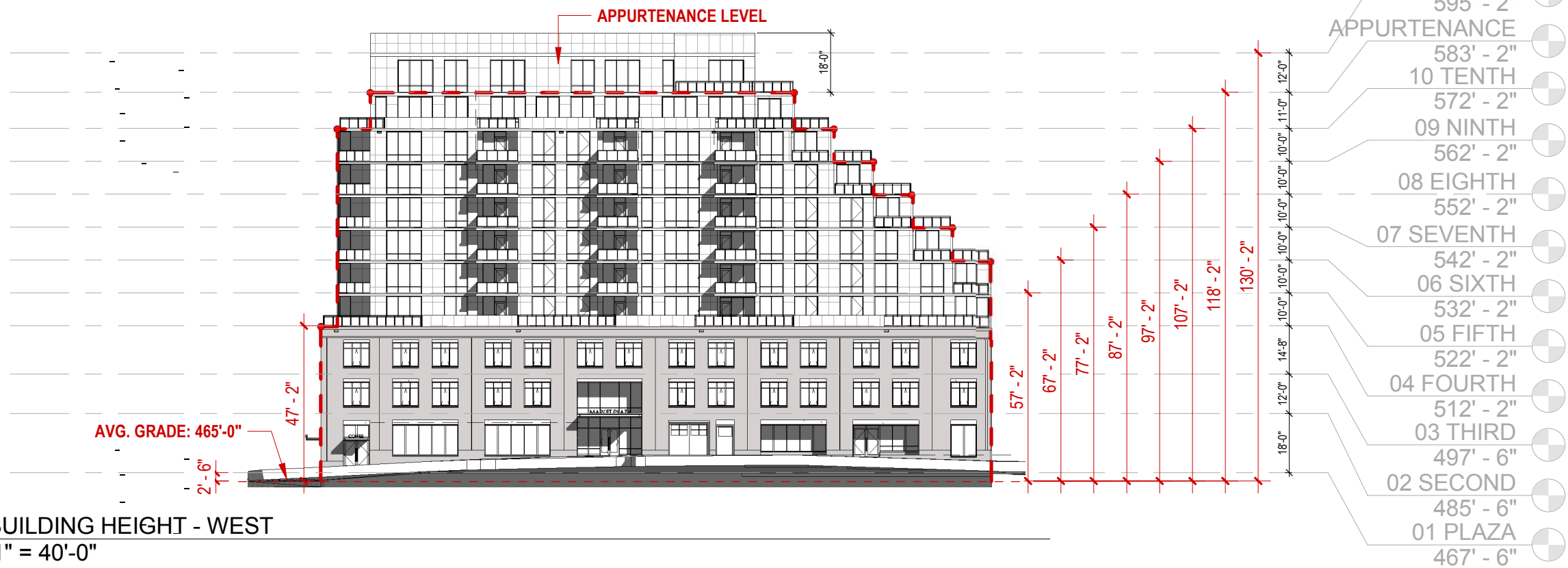
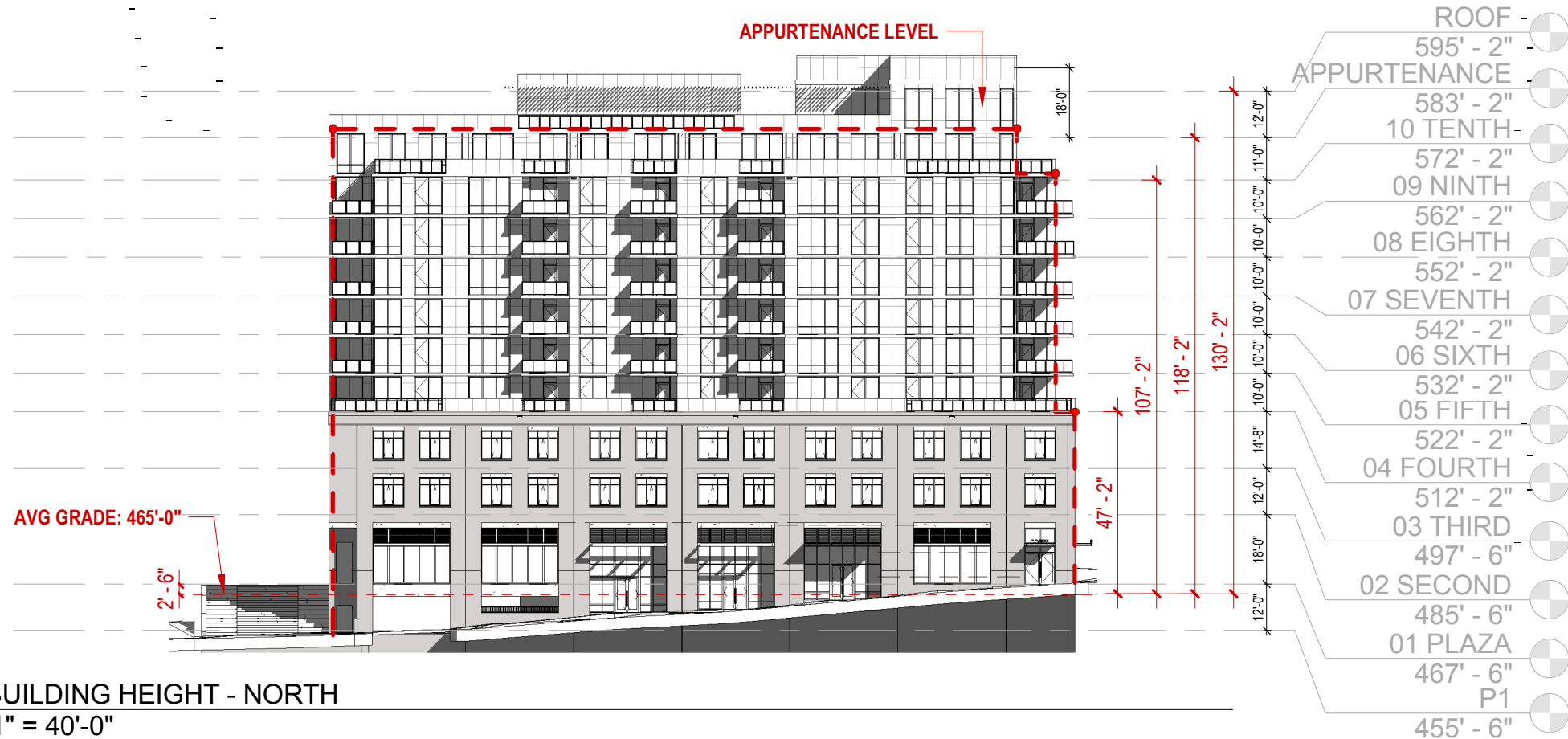
MEASURING POINTS

Horizontal Distance (m)	Height (m)
0	0
2	5.83.17
3	5.72.17
4	5.83.17
5	5.72.17
6	5.62.17
7	5.52.17
8	5.42.17
9	5.32.17

465	465	465	465	465	465	465	465	465	
47.17	107.17	118.17	118.17	107.17	97.17	87.17	77.17	67.17	

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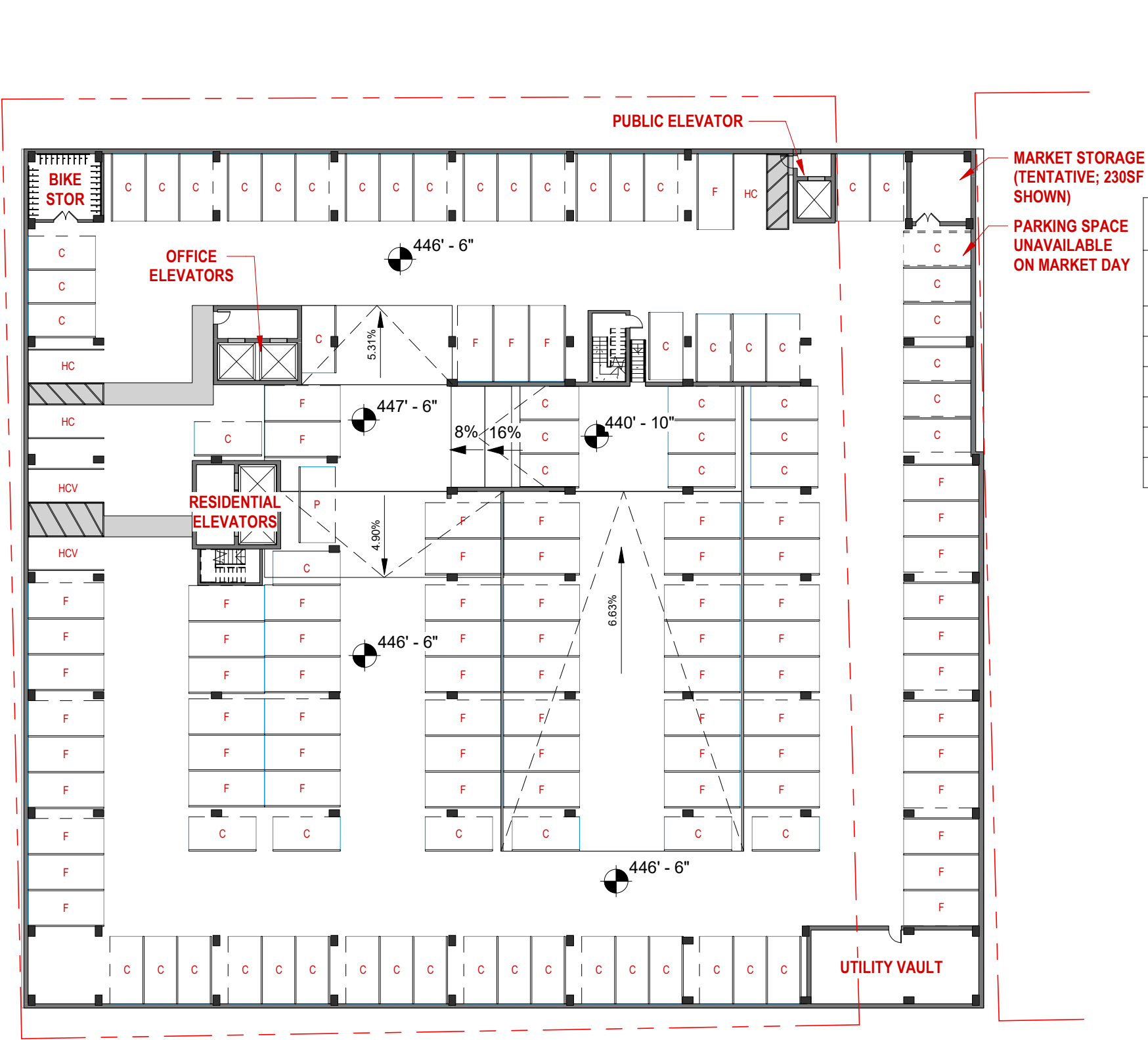




The image is a composite architectural rendering. The top half shows a modern, multi-story building with a light-colored facade, large windows, and balconies. The bottom half shows a courtyard area with several white market stalls. People are depicted walking through the courtyard and browsing the stalls, which are filled with various fruits and vegetables. The overall scene suggests a vibrant, community-oriented urban environment.

SUPPLEMENTAL INFORMATION

BUILDING PLANS & SECTIONS

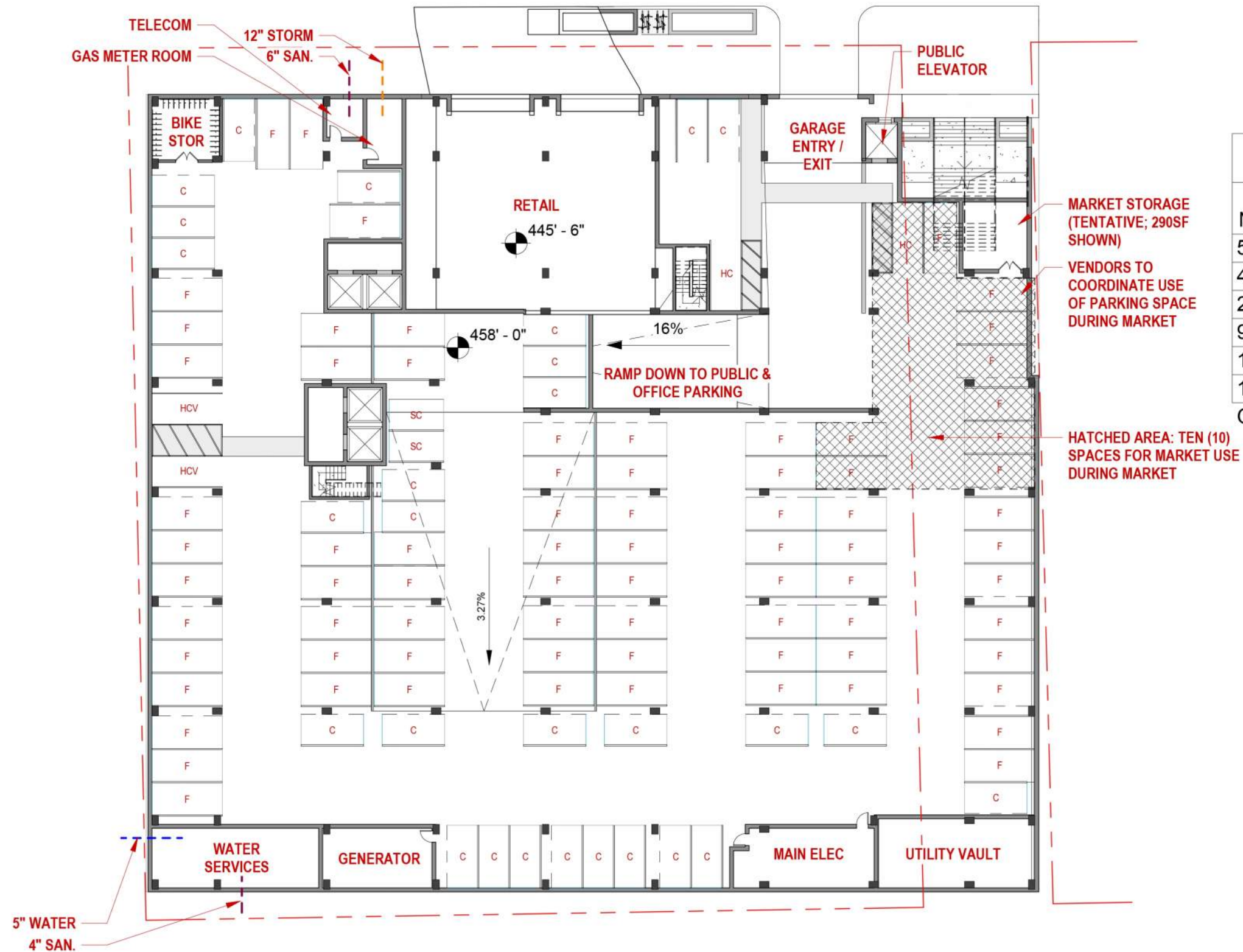


PARKING TOTALS	
FLOOR	NUMBER
P2	143
P1	110

Grand total: 253

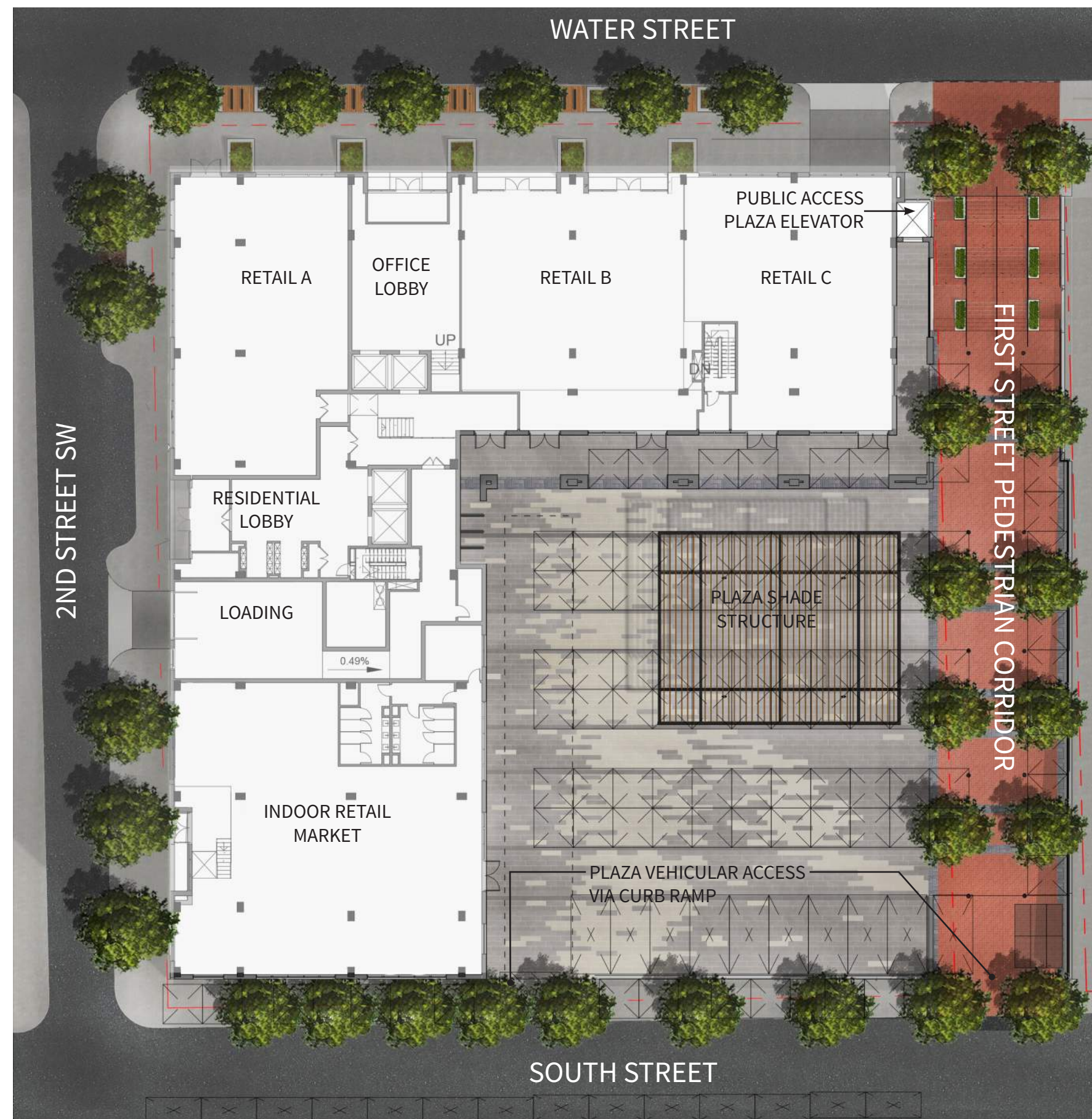
PARKING SPACE TYPES		
NUMBER	Description	Type Mark
5	HC Car	HC
4	HC Van	HCV
2	Sub-Compact	SC
94	Compact	C
1	Parallel	P
147	Full	F

Grand total: 253



PARKING TOTALS	
FLOOR	NUMBER
P2	143
P1	110
Grand total: 253	

PARKING SPACE TYPES		
NUMBER	Description	Type Mark
5	HC Car	HC
4	HC Van	HCV
2	Sub-Compact	SC
94	Compact	C
1	Parallel	P
147	Full	F
Grand total: 253		















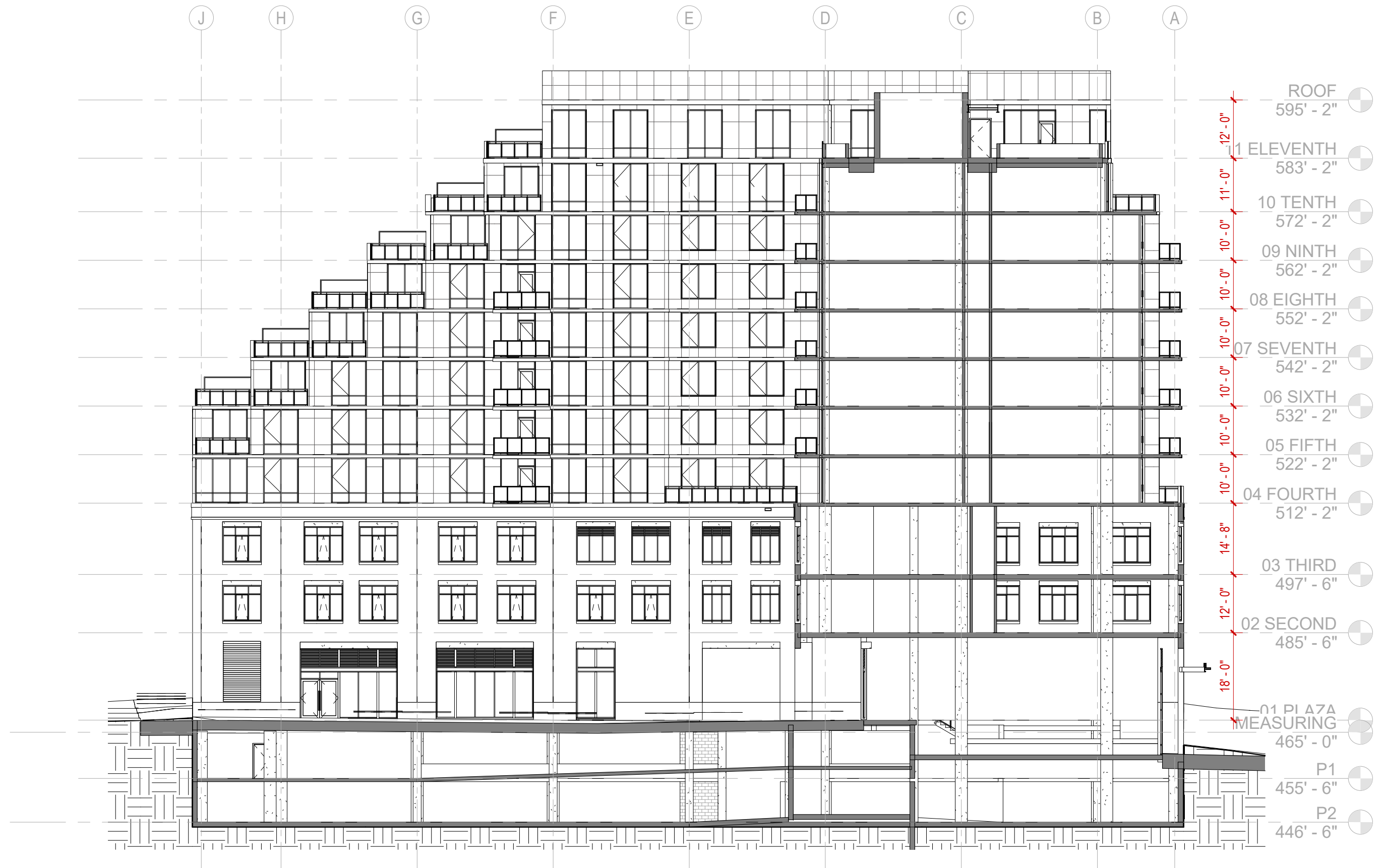












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NORTH-SOUTH SECTION

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