

Werner, Jeffrey B

From: Werner, Jeffrey B
Sent: Wednesday, August 22, 2018 5:12 PM
To: Woodard, Keith
Cc: Sacha Rosen; Mess, Camie; Creasy, Missy; Ikefuna, Alexander; Robertson, Lisa
Subject: West 2nd - August 2018 BAR action

August 22, 2018

Keith Woodward
100 West South Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 17-11-03
200 2nd Street SW
Tax Parcel 280069000, 280071000, 280072000, 280073000, 280074000, 280075000
Market Plaza LLC, Owner/ Keith O. Woodard, Applicant
New Construction

Dear Mr. Woodward:

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 21, 2018. The following action was taken:

Earnst moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, New Construction and Additions, and Public Design, I move to find that the proposed design does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Downtown ADC District, and that the BAR denies the application as submitted, based on the comments cited earlier focusing on mass and height and the use of the plaza as a functional public space. Gastinger seconded. Approved (5-3, with Sarafin, Balut, and Mohr opposed.)

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

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

Sincerely yours,
Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 21, 2018 (Correction: August 21, 2018)**



Certificate of Appropriateness

BAR 17-11-03

200 2nd Street SW

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

Owner: City of Charlottesville/Market Plaza LLC

Applicant: Keith O. Woodard

New Construction



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 was removed.

The City of Charlottesville, as owner of the property, has given consent for the applicant to seek land use approvals (2014). The initial 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.

Recent BAR Actions

(NOTE: For BAR actions/reviews prior to November 2017, see Appendix at end of staff report.)

November 21, 2017 - 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).

Early 2018 – City council approval of SUP allowing additional building height.

April 17, 2018 - This was a preliminary discussion, so there was no motion. Discussion about the direction of development can be heard at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1292

May 15, 2018 - This was a preliminary discussion, so no action was taken. To listen to the complete discussion about this project go to http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1297

June 19, 2018 – The BAR approves the application as submitted for massing, and site and landscape design. With the following items to be submitted for review at a future BAR meeting:

- more details for the plaza design, specifically regarding the paving and the trellis/shade structure;
- further investigation of the Water Street and 2nd Street SW elevations for pedestrian scale, specifically on the base.

And a request to investigate introducing elements of the plaza trellis/shade structure into the upper stories of the building [for example, at the balconies].

Application

Applicant's submittal:

- R2L Architects submittal, dated July 31, 2018: Cover, Water Street elevation (page 1), 2nd Street elevation (page 2), Water/2nd Street corner perspective (page 3), brick detail (pages 4-5), Water/1st Street corner perspective (page 6), elevation detail (page 7), and perspective renderings (pages 8-15).
- R2L Architects submittal addendum, dated August 14, 2018: Cover, market plaza design inspiration (page 02), site plan (pages 03), plaza plan (pages 04-05), trellis details (pages 06-07), rendered perspectives (pages 08-13), façade details (pages 14-20), rendered elevations (pages 21-25), and linework perspectives (pages 26-35).

Following advice given by the BAR, the applicant has explored and updated the following:

- Window metering on Water Street and 2nd Street SW to break up masonry facades
- Pilasters have been used to create hierarchy along the Water Street façade
- Signage panels of alternate brick coursing have been added at Retail and Events signage locations
- Signage has been added at garage entry
- Retail canopies have been adjusted to step with grade along Water Street
- Additional alternate coursing detail has been added at Office Entry
- Trellis has been added at the appurtenance level
- Refined coursing detail at residential and retail entries
- East side wall has additional brick wall portions
- Bases of storefronts along Water and 2nd Street have been made metal panel to match frames
- Plaza paving pattern has been redesigned to subtly delineate circulation and vendor spaces

The floor of the market plaza will be composed of stone pavers and alternating stamped concrete patterns. The trellis will be wood with steel plate connections and cross columns.

The brick façade of the building's base features a modular running half bond, with alternate brick details at entrances and windows. Entrances are defined by a modular Flemish bond and a modular Flemish bond with corbel. Windows are framed by an alternating soldier course at the header and sill; headers at the third floor are a double soldier course. The brick base is crowned by a band of soldier course, Flemish bond with corbels, double soldier course, and topped by metal coping. The bays of the base are defined by 1/2 inch proud brick pilasters.

The residential façade is composed of dark gray metal panels, clear glass (VLT not specified), black metal rails and mullions, and exposed concrete (to be painted white).

Discussion and recommendation

NOTE: The site plan has been updated in detail, and these details will need BAR approval.

Staff recommends that the BAR discuss the following:

- Whether the facades successfully create a sense of pedestrian scale, and positive pedestrian experience
- Whether the proposed brick details create an articulated façade at the base of the building
- The brick keystones visible on the Water Street elevation
- The use of green screening on 2nd Street SW elevation
- Proposed trellis structure on only the appurtenance level
- Screening of rooftop mechanical units
- Market plaza paving materials

BAR should discuss with the applicant the project's status to-date re: the *COA Checklist* items and how to best move forward towards completing all required reviews and approvals.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, New Construction and Additions, and Public Design, I move to find that the proposed elevations with details, mechanical unit screening, and plaza details satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted (or with the following modifications...).

BAR COA Checklist for New Construction

- Massing: *COA received June 19, 2018*
- Dimensioned elevations for all sides and renderings:
- Details (Wall Sections):
- Site/landscape design: *COA received June 19, 2018*
- Lighting:
- Signage:
- Mechanical Unit Screening:

Building Data (Per BAR request)

City Market Plaza Building Areas Summary						
Building Areas	Resident	Office	Retail	Plaza	Parking	Total GSF
PH: Apartment	6279					6279
Level 9: Apartment	16287					16287
Level 8: Apartment	18726					18726
Level 7: Apartment	21335					21335
Level 6: Apartment	22233					22233
Level 5: Apartment	23133					23133
Level 4: Office		23463				23463
Level 3: Office		25139				25139
Level 2: Office		7309				7309
Plaza Level: Retail	1431	749	14981	24390		41551
Water Street (P1)			4330		29890	34220
P2: Parking					41095	41095
P3: Parking					30622	30622
Total Gross Areas: SF	109424	56660	19311	24390	101607	311392
Total Leasable Areas	94605	52245	17741			

Powe Studio Architects – September 2014

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

R2L Architects – December 2017

West 2nd (August 16, 2018)

	2014 SUP PROPOSED	2014 SUP APPROVED	2017 SUP PROPOSED
GSF - PLAZA AND ABOVE	185,395	185,395	215,522
GSF - BELOW GRADE	101,607	101,607	92,054
NO. STORIES ABOVE PLAZA	9 + APPURTENANCE	9 + APPURTENANCE	10 + APPURTENANCE
PLAZA GRADE	467'-6"	467'-6"	467'-6"
PLAZA SQUARE FOOTAGE	24,390	24,500	21,867
BUILDING HEIGHT - AVG	N/A	80.5'	94.76'
BUILDING HEIGHT - DIMENSIONAL	98'-10" OR 98'-11.5"	102'-10" OR 102'-11.5"	130.17'
BUILDING HEIGHT - MAIN ROOF	573'-6"	577'-6"	595'-2"
BUILDING HEIGHT - APPURTENANCE	563'-10"	565'-6"	583'-2"
APPURTENANCE SQUARE FOOTAGE	6,400 INCL MECH	6,100 NOT INCL MECH	6,300 SF MAX
NO. DWELLING UNITS	70	69	97 MAX
DUA	60	60	83 REQUESTED
GSF - OFFICE	56,660	52,000	50,023
GSF - EVENT	N/A	9,000	5,812
GSF - RETAIL	19,311	17,500	10,154
NO. VENDOR STALLS	130	122	115
NO. VENDOR STALLS EXCLUDING SOUTH STREET	110	106	115
TOTAL VEHICLE PARKING	257	262	+/-250
TOTAL RESIDENTIAL PARKING	70	69	ONE PER UNIT
TOTAL PUBLIC PARKING	187	193	+/-164

R2L Architects – April 2018 (numbers for *2017 SUP Proposed* represent current design)

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application, the BAR shall approve the application unless it finds:

- 1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- 2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- 1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- 2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- 3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and

- 9) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Design and Elements

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

C. WALLS AND FENCES

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

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

- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

D. LIGHTING

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

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

E. WALKWAYS & DRIVEWAYS

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

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.
- 7) Do not demolish historic structures to provide areas for parking.
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

F. PARKING AREAS & LOTS

Most of the parking areas in the downtown consist of public or private surface lots or parking decks. Along West Main Street, Wertland Street, and the Corner, some larger lots have parking areas contained within the individual site.

- 1) If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.
- 2) Locate parking lots behind buildings.
- 3) Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.
- 4) Avoid creating parking areas in the front yards of historic building sites.

- 5) Avoid excessive curb cuts to gain entry to parking areas.
- 6) Avoid large expanses of asphalt.
- 7) On large lots, provide interior plantings and pedestrian walkways.
- 8) Provide screening from adjacent land uses as needed.
- 9) Install adequate lighting in parking areas to provide security in evening hours.
- 10) Select lighting fixtures that are appropriate to a historic setting.

H. UTILITIES & OTHER SITE APPURTENANCES

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

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

Pertinent Guidelines for New Construction and Additions include:

G. ROOF

Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

1. Roof Forms and Pitches

- a) The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
- b) Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
- c) Institutional buildings that are freestanding may have a gable or hipped roof with variations.
- d) Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
- e) Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
- f) Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

- a) For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
- b) In some cases, shingles that mimic the appearance of slate may be acceptable.
- c) Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- d) Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
- e) If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.

- f) The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3. Rooftop Screening

- a) If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
- b) The screening material and design should be consistent with the design, textures, materials, and colors of the building.
- c) The screening should not appear as an afterthought or addition the building.

I. WINDOWS & DOORS

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
 - a) The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
 - b) In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
 - a) The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
 - b) Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7) Avoid designing false windows in new construction.
- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

K. STREET-LEVEL DESIGN

- 1) Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
- 2) When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
- 3) Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
- 4) Include doors in all storefronts to reinforce street level vitality.
- 5) Articulate the bays of institutional or office buildings to provide visual interest.

- 6) Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
- 7) Office buildings should provide windows or other visual interest at street level.
- 8) Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
- 9) Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
- 10) Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
- 11) A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. FOUNDATION and CORNICE

Facades generally have a three-part composition: a foundation or base that responds at the pedestrian or street level, the middle section, and the cap or cornice that terminates the mass and addresses how the building meets the sky. Solid masonry foundations are common for both residential and commercial buildings. Masonry piers, most often of brick, support many porches.

- 1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
- 2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
- 3) If used, cornices should be in proportion to the rest of the building.
- 4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. MATERIALS & TEXTURES

- 1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
- 2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
- 3) In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
- 4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
- 5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
- 6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
- 7) Concrete or metal panels may be appropriate.
- 8) Metal storefronts in clear or bronze are appropriate.
- 9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
- 10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
- 11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

N. PAINT

The appropriateness of a color depends on: the size and material of the painted area and the context of surrounding buildings,

1. The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
2. In Charlottesville's historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
3. Do not paint unpainted masonry surfaces.
4. It is proper to paint individual details different colors.
5. More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

O. DETAILS & DECORATION

The details and decoration of Charlottesville's historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, brick patterns, shutters, entrance decoration, and porch elements.

The important factor to recognize is that many of the older buildings in the districts have decoration and noticeable details. Also, many of the buildings were simply constructed, often without architects and on limited budgets that precluded costly specialized building features.

At the same time, some of Charlottesville's more recent commercial historic structures have minimal architectural decoration. It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still reads as a contemporary building. More successful new buildings may take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements or may have a modernist approach in which details and decoration are minimal.

- 1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
- 2) The mass of larger buildings may be reduced using articulated design details.
- 3) Pedestrian scale may be reinforced with details.

Pertinent Guidelines for Public Design

B. PLAZAS, PARKS & OPEN SPACES

- 1) Maintain existing spaces and important site features for continued public use consistent with the original design intent,
- 2) Maintain significant elements in a historic landscape: grave markers, structures, landforms, landscaping, circulation patterns, boundaries, and site walls.
- 3) Design new spaces to reinforce streetscape and pedestrian goals for the district. These areas offer the opportunity to provide visual focal points and public gathering spaces for the districts.
- 4) New landscaping should be historically and regionally appropriate, indigenous when possible, and scaled for the proposed location and intended use.
- 5) Exterior furniture and site accessories should be compatible with the overall character of the park or open space.
- 6) Repairs and maintenance work should match original materials and design, and should be accomplished in a historically appropriate manner.
- 7) Avoid demolishing historic buildings to create open spaces and parks.

H. TRAFFIC SIGNALS & UTILITIES

- 1) Consider installing signals on poles that are placed beside the street and are compatible with the pedestrian-scaled light fixtures.
- 2) Place utilities underground, or behind buildings, if possible.

- 3) Screen surface equipment.
- 4) Place necessary utilities, such as transformers and overhead wires, so that they are as visually unobtrusive as possible.

K. PARKING FACILITIES

- 1) Ensure that the design of any new parking structure follows the design guidelines in Chapter 3 for new multi-lot buildings and street-level design.
- 2) The street-level design of parking garage facilities should engage pedestrians through the use of storefronts, display windows or other visual features.
- 3) Avoid demolishing historic buildings to construct new parking facilities.
- 4) Locate vehicular exits and entrances to minimize their impact on the primary street on which they are located.
- 5) Parking at the ground level should not be visible from the street.
- 6) Reduce the scale of the openings by providing separate entrances and exits.
- 7) Consider the impact of interior and roof lighting.

Appendix: BAR actions/reviews prior to November 2017

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; subsequent proposals under the SUP will be subject to the usual BAR review.

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 [building], 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 gentler, 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.

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.

TRANSMITTAL

Date: July 31, 2018

To: Jeff Werner, 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

From: Jillian Wahl
Tel: (202) 600-7235

Project: West 2nd

Enclosures: Twelve (12) physical copies of revised Board of Architectural Review submission materials

Delivered Via: Hand delivered
NOTE: A PDF of the materials was sent to Jeff Werner via email 07-31-18



BAR - WEST 2ND FACADE UPDATES Summary of Changes

- Window metering has been updated on Water Street and 2nd Street SW to break up the masonry facades
- Pilasters have been used to create hierarchy along the Water Street facade
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- Signage has been added at garage entry
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- Trellis has been added at the appurtenance level

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Elevation along Water Street

Garage Entry Signage on Metal Panel
 Corner Signage, TBD

1/2" Outset Pilaster
 Steel and glass Retail Canopy
 1/2" Outset Pilaster, full height

Metal Canopy at Corner Retail
 Modular Flemish Bond Signage Panel, typ
 Modular Flemish Bond Corbel @ Office Entry

JULY 31, 2018

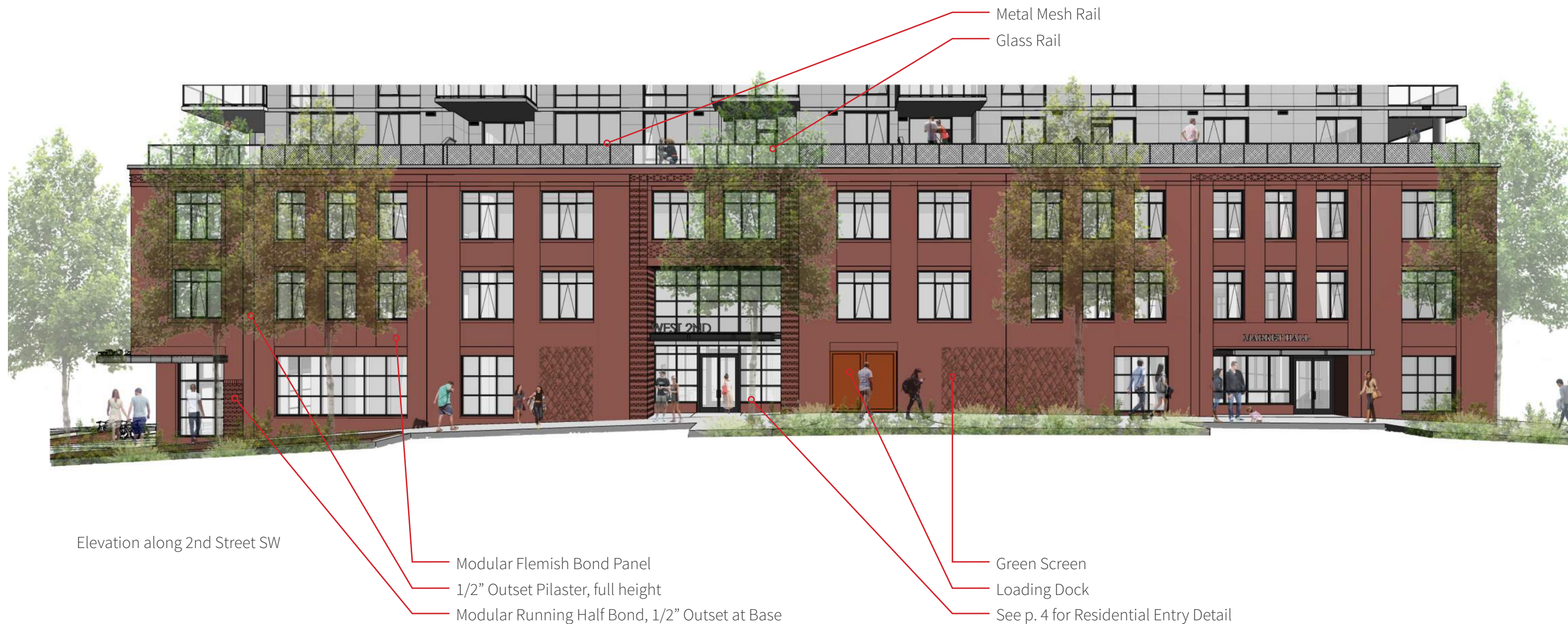
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WATER STREET VIEW

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Intersection of Water Street and 2nd Street SW

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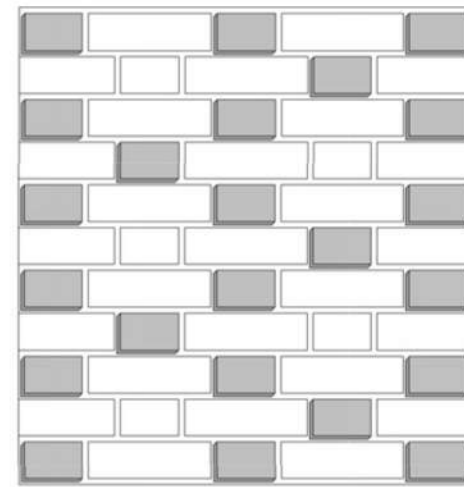
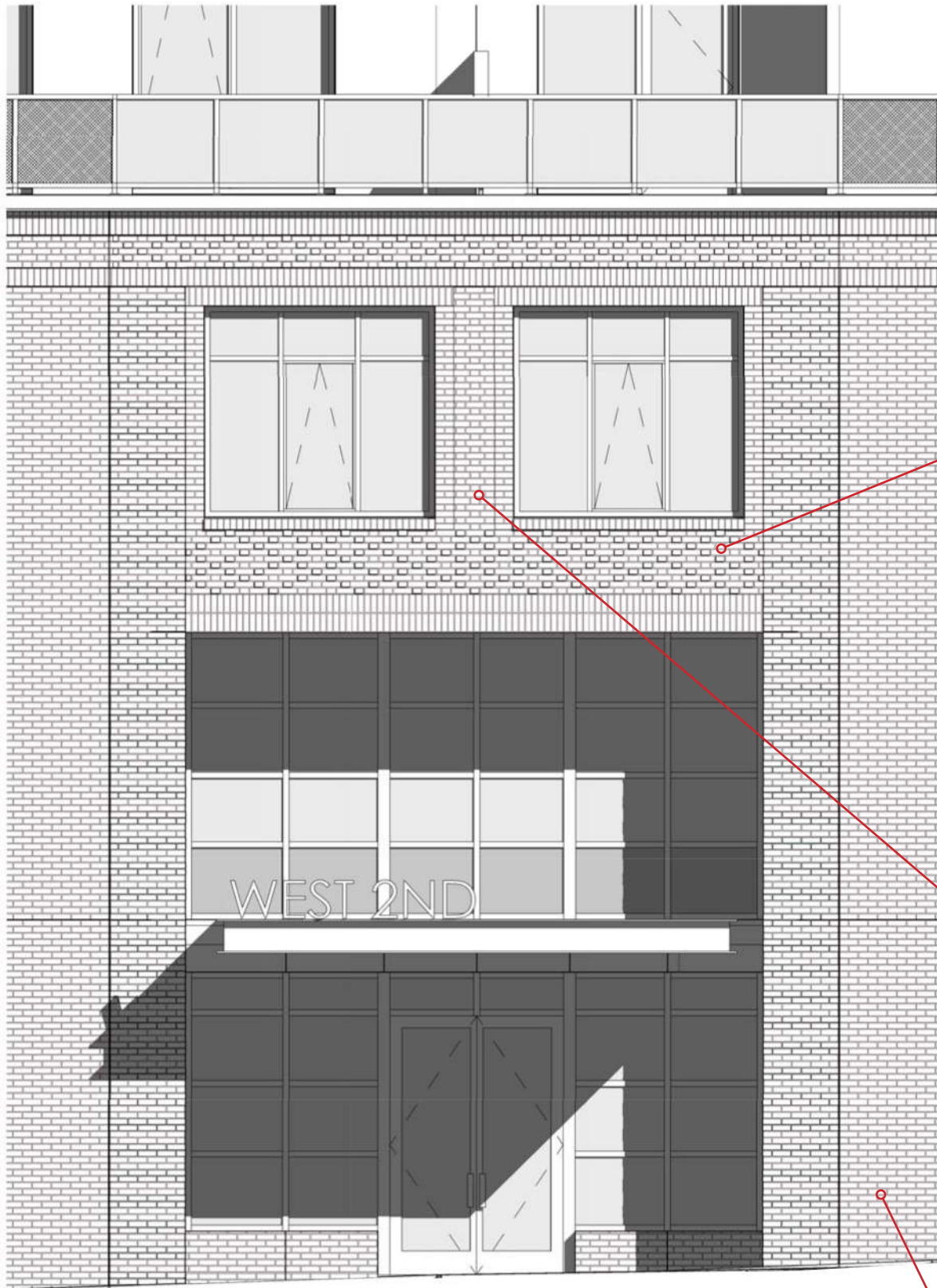
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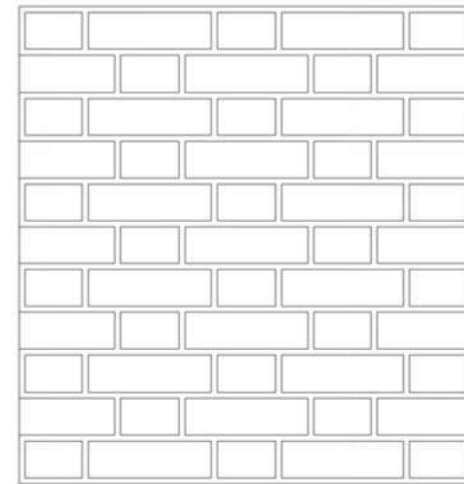
NW CORNER VIEW

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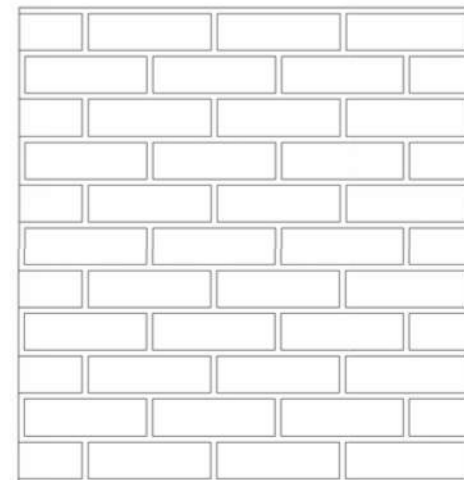
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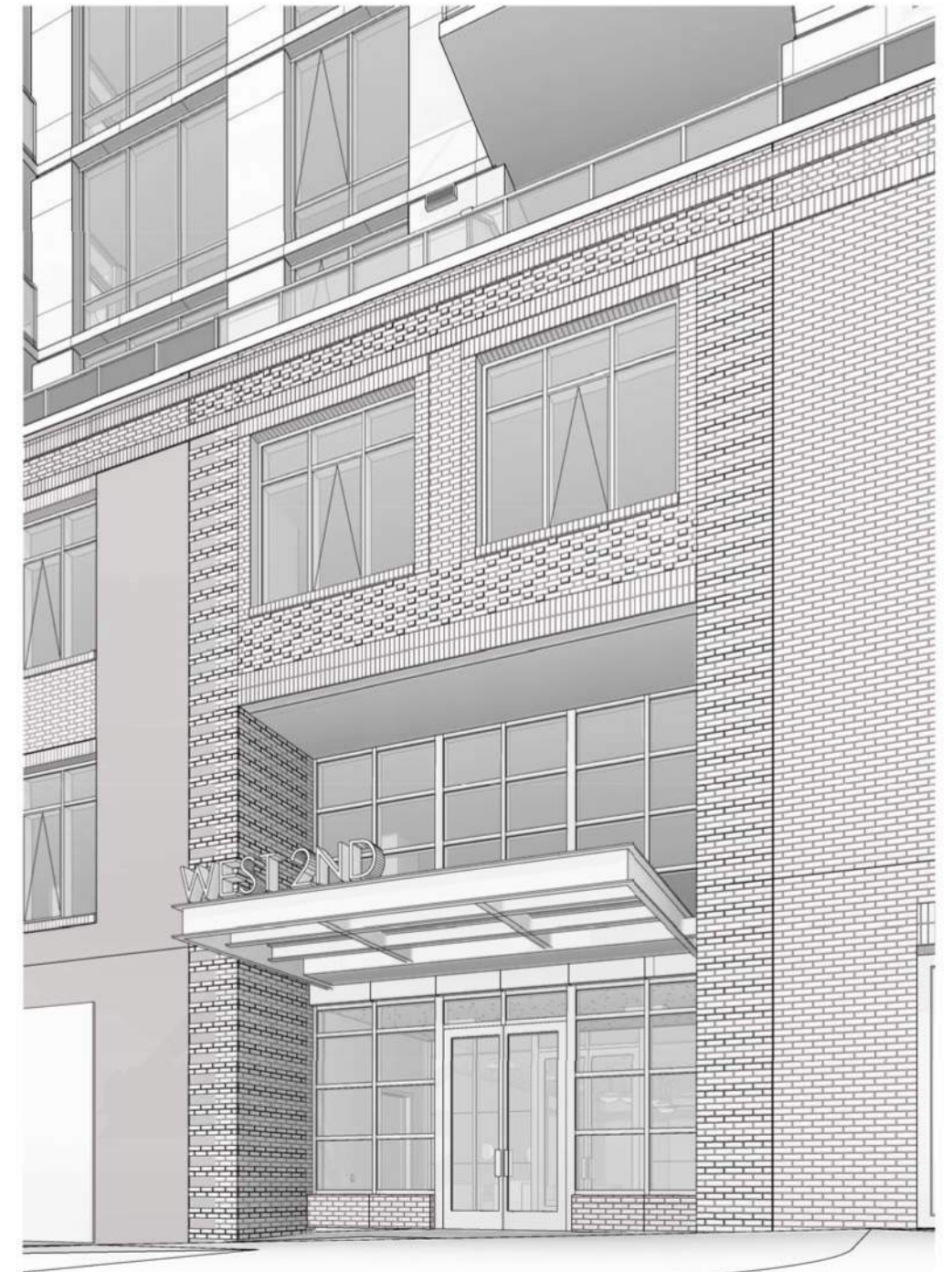
Modular - Flemish Bond Corbel



Modular - Flemish Bond



Modular - Running Half Bond



Perspective View of Residential Entry on West 2nd Street

Elevation of Residential Entry on West 2nd Street

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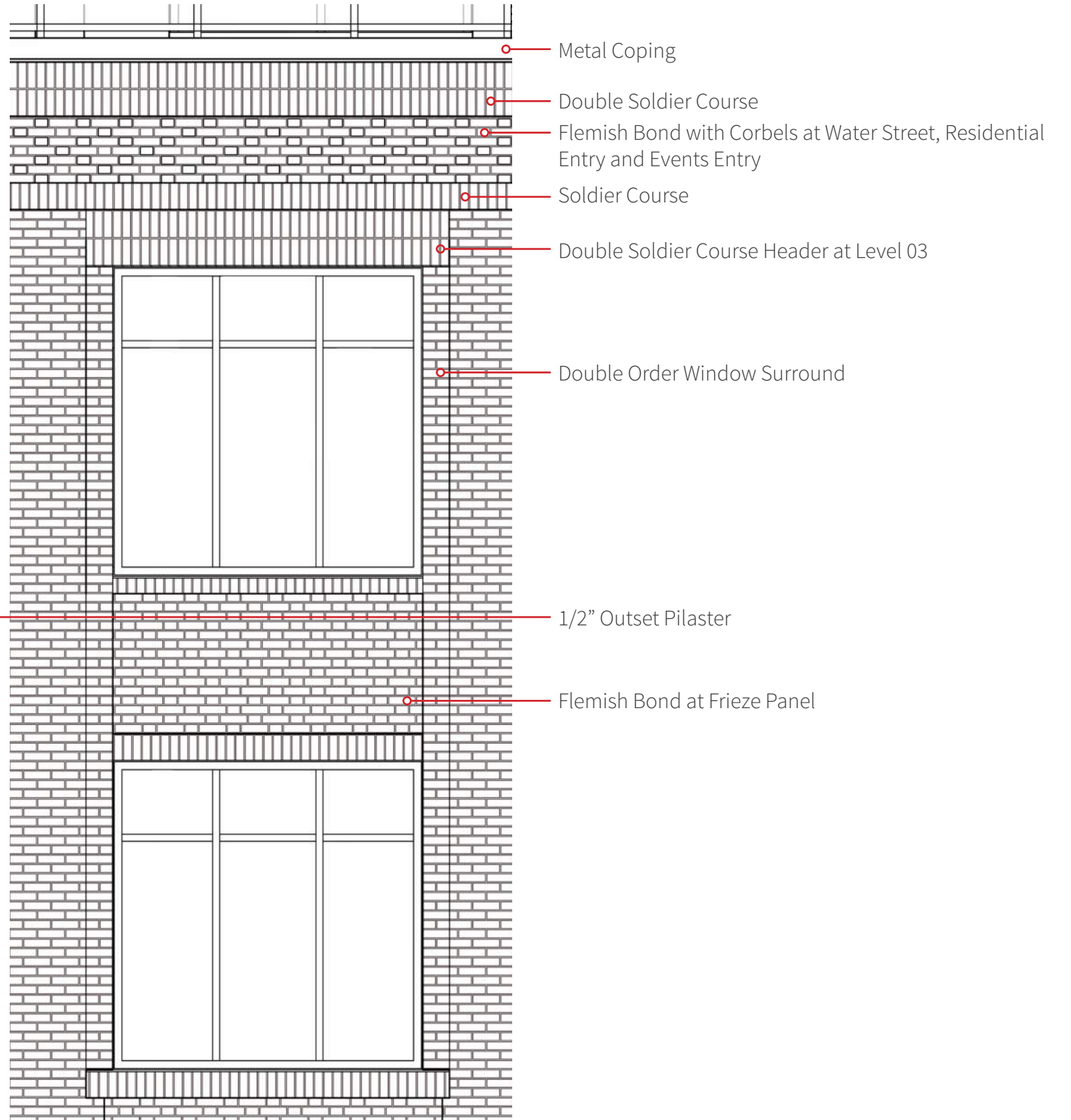
FACADE DETAIL VIEWS

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NW Corner View



Elevation View of Typical Window Condition at Brick

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Intersection of Water Street and 1st Street

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NE CORNER VIEW OF PEDESTRIAN STAIR

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Composition of Residential Facade



Detail View of Metal Panel, Window Wall and Balconies



Clear Glass



Dark Grey Metal Panels



Black Rails and Mullions



Exposed Concrete
Painted White

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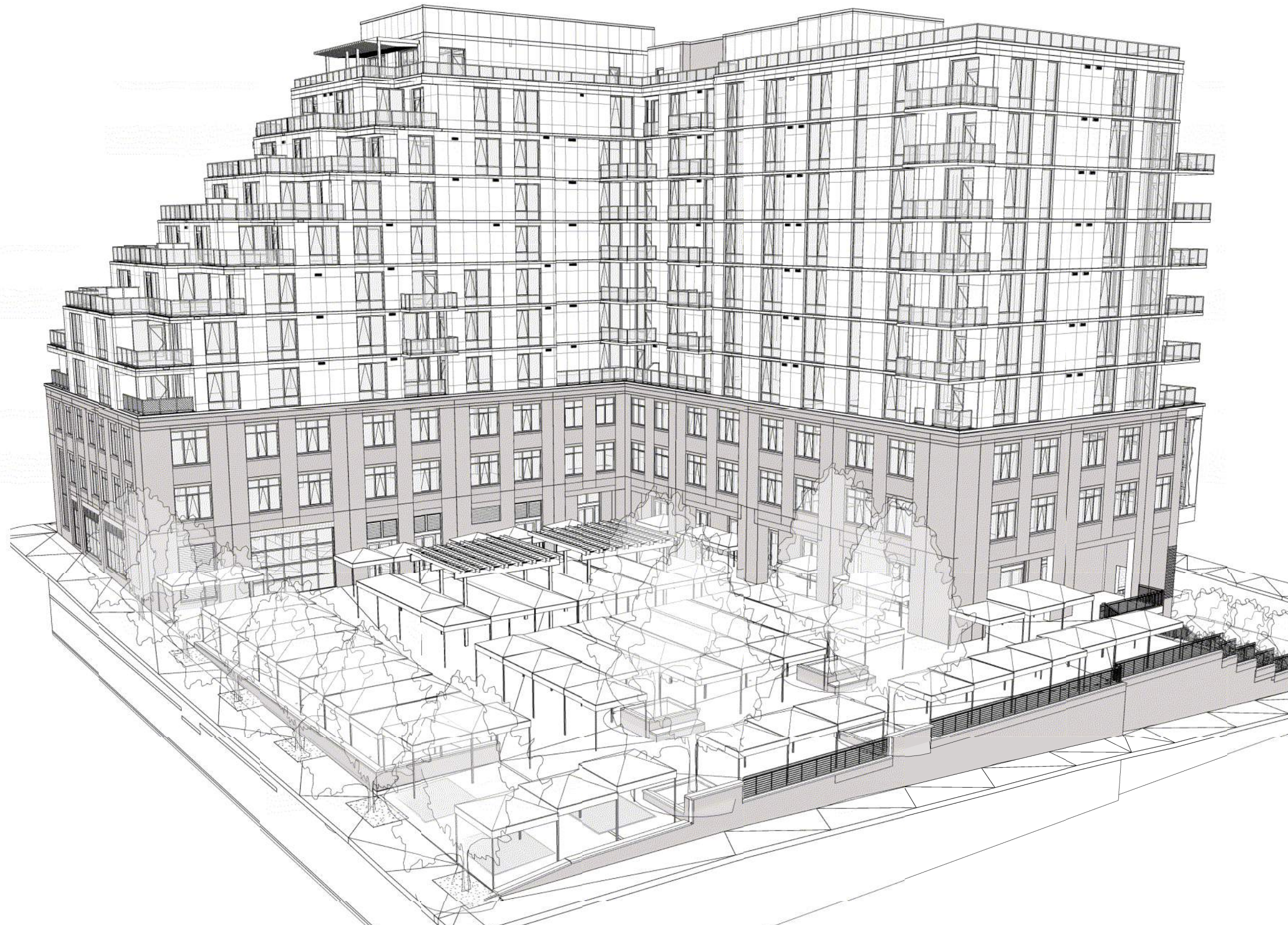
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METAL PANEL DETAIL VIEWS

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MARKET AERIAL VIEW

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PLAZA AERIAL VIEW

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PLAZA VIEW AT SE CORNER

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CORNER VIEW OF INDOOR MARKET AND BUILDING SETBACKS

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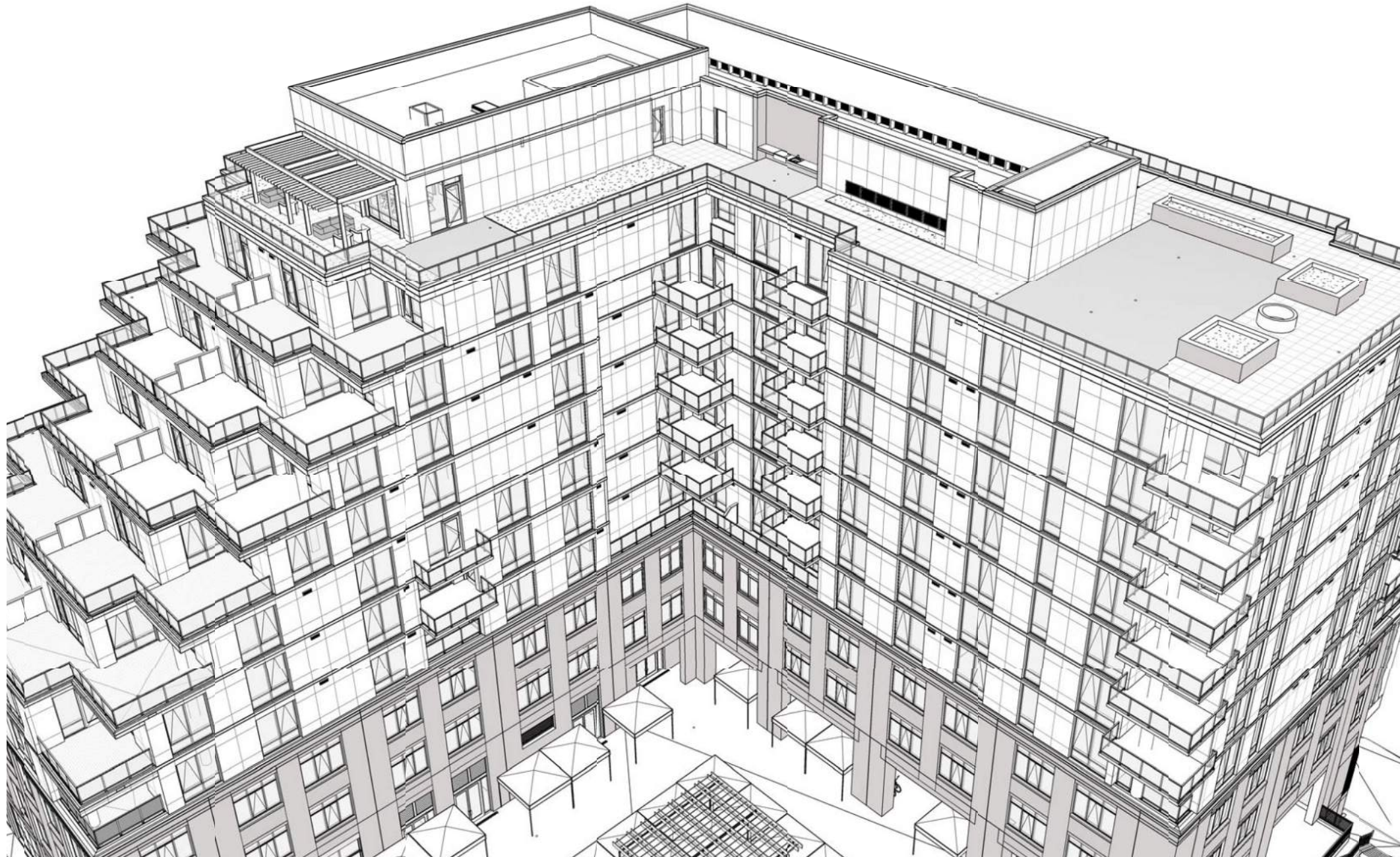
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VIEW OF RESIDENTIAL FLOORS

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VIEW OF RESIDENTIAL FLOORS AND APPURTENANCE

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VIEW OF RESIDENTIAL FLOORS

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TRANSMITTAL

Date: August 14, 2018

To: Jeff Werner, 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

From: Thomas Masino
Tel: (202) 827-1251

Project: West 2nd

Enclosures: Twelve (12) physical copies of revised Board of Architectural Review submission materials

Delivered Via: Hand delivered
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- Signage has been added at garage entry
- Retail canopies have been adjusted to step with grade along Water Street
- Additional alternate coursing detail has been added at Office Entry and Market Entry
- Trellis has been added at the appurtenance level
- Refined coursing detail at Residential Entry and Retail Entry
- East site wall has additional brick wall portions
- Bases of storefronts along Water and 2nd Street have been made metal panel to match frames
- Plaza paving pattern has been redesigned to subtly delineate circulation and vendor spaces

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COMPOSITION IN GREEN | BIRGER CARLSTEDT



DESIRE OR DESIRED | SEAN SCULLY - 2007



SCREEN MEMORY | RICHARD GARETZ



MARGARITA | SEAN SCULLY - 2008



TO MIZ-PAX VOBISCUM | HANS HOFMANN



RAPHAEL | SEAN SCULLY - 2004



TOWER | SEAN SCULLY - 2009

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PLAZA DESIGN INSPIRATION

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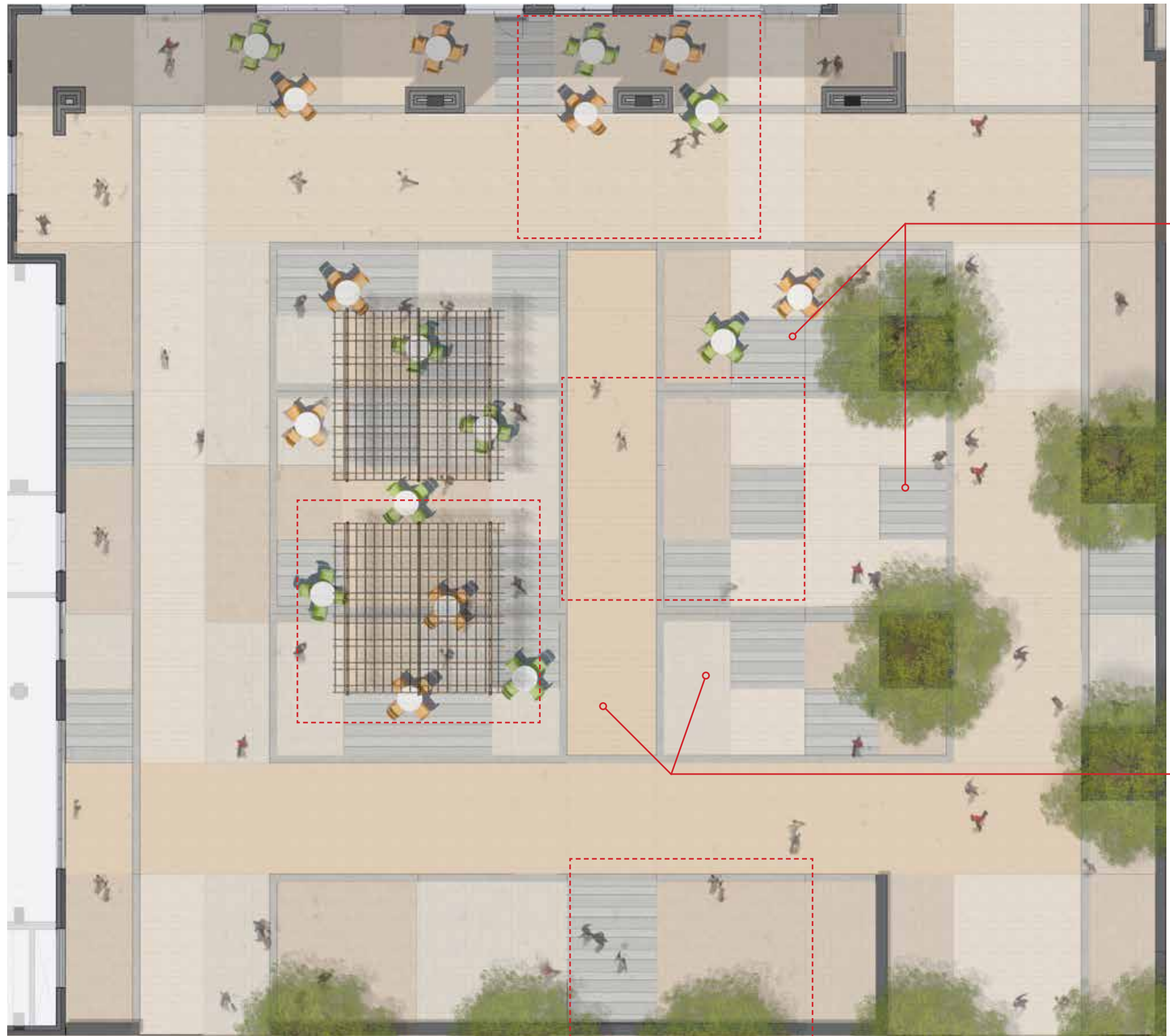


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SITE PLAN



STONE PAVERS | INSPIRATION



STAMPED CONCRETE | INSPIRATION

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PLAZA PLAN



PEDESTRIAN STAIR | PATTERN AND MATERIALS



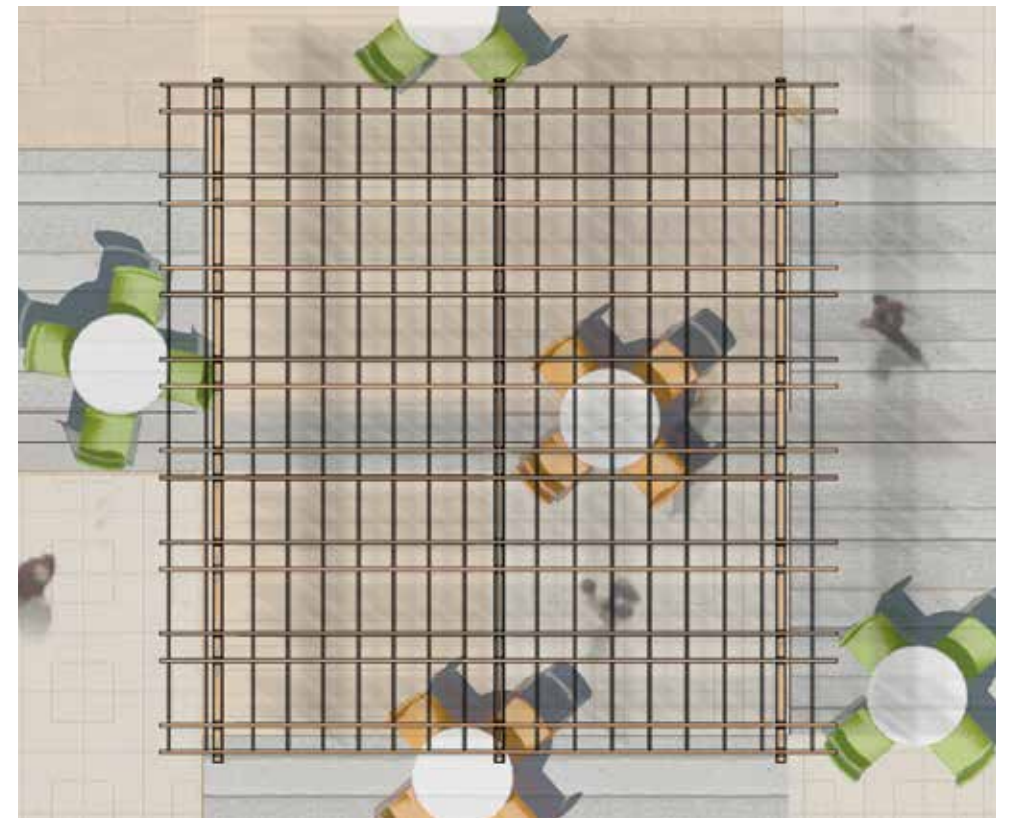
CIRCULATION AND VENDOR SPACE DELINEATION | PATTERN AND MATERIALS



RETAIL SEATING | PATTERN AND MATERIALS



PLANTER | PATTERN AND MATERIALS



TRELLIS | PATTERN AND MATERIALS

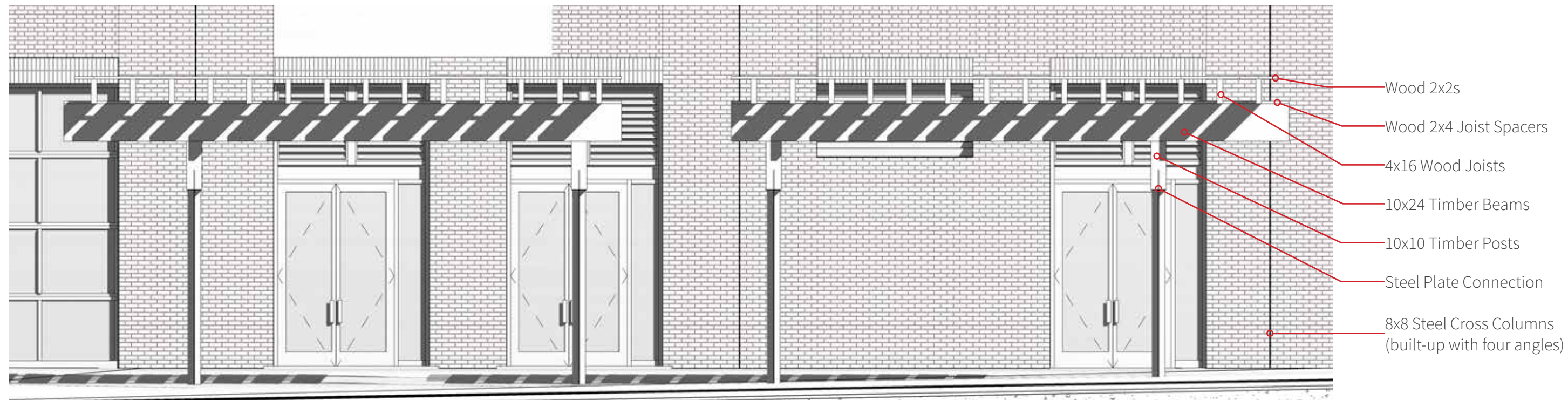
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DETAIL PLANS

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TRELLIS ELEVATION



TRELLIS | VIEW ON NON-MARKET DAYS



TRELLIS | VIEW ON MARKET DAYS

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TRELLIS DETAILS

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TRELLIS INSPIRATION

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NORTHWEST CORNER | INTERSECTION OF WATER STREET AND 2ND STREET SW

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EXTERIOR PERSPECTIVE



NORTHWEST CORNER | INTERSECTION OF WATER STREET AND 2ND STREET SW

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PREVIOUS - EXTERIOR PERSPECTIVE

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NORTHEAST CORNER | INTERSECTION OF WATER STREET AND 1ST STREET

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NORTHEAST CORNER | INTERSECTION OF WATER STREET AND 1ST STREET

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NORTHEAST CORNER | PEDESTRIAN STAIR

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EXTERIOR PERSPECTIVE



NORTHEAST CORNER | PEDESTRIAN STAIR

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PREVIOUS - EXTERIOR PERSPECTIVE

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Composition of Residential Facade



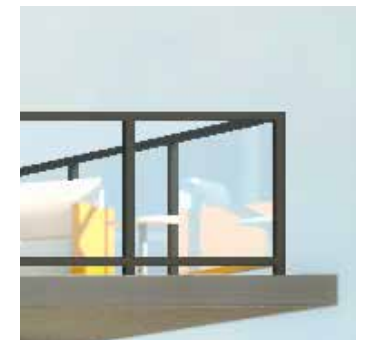
Detail View of Metal Panel, Window Wall and Balconies



Clear Glass



Dark Grey Metal Panels



Black Rails and Mullions



Exposed Concrete
Painted Dark Gray

AUGUST 14, 2018

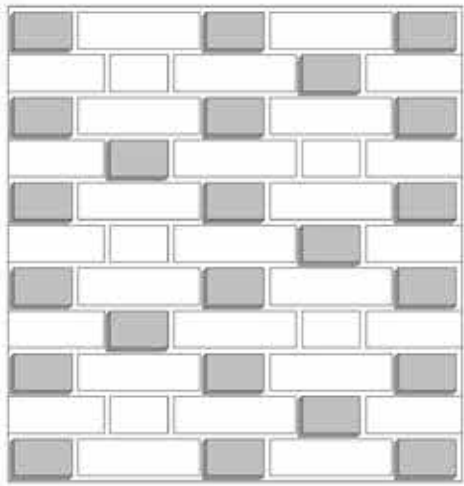
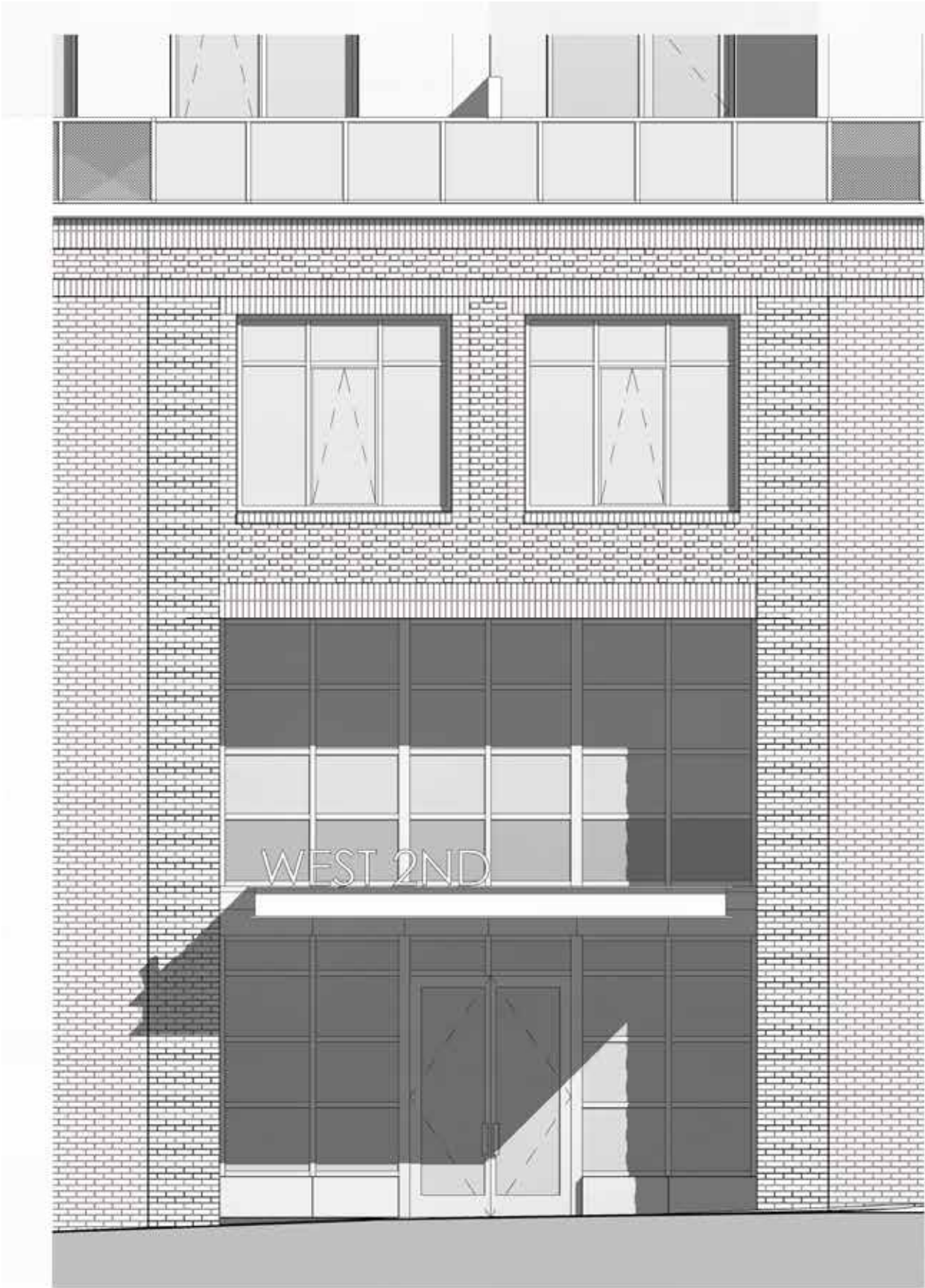
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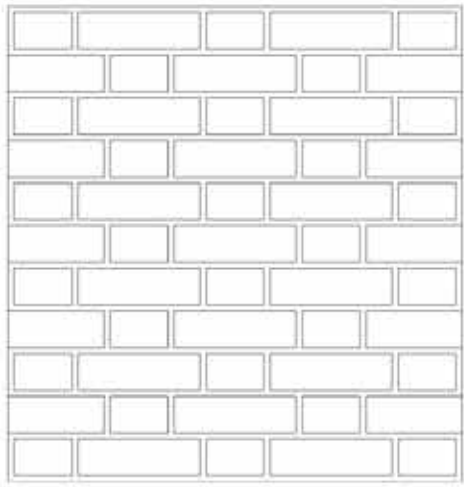
FACADE DETAIL VIEWS

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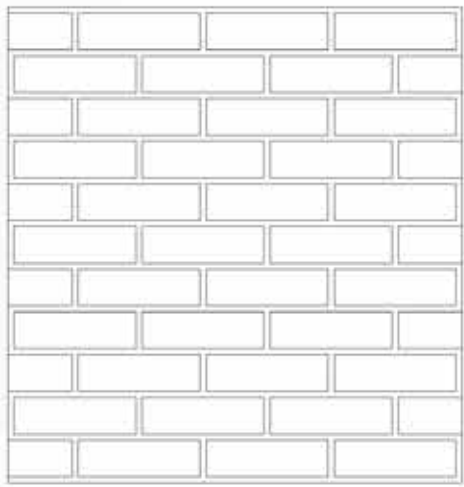
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MODULAR FLEMISH BOND - CORBEL



MODULAR FLEMISH BOND



MODULAR HALF RUNNING BOND



Elevation of Residential Entry on 2nd Street SW

Perspective View of Residential Entry on 2nd Street SW

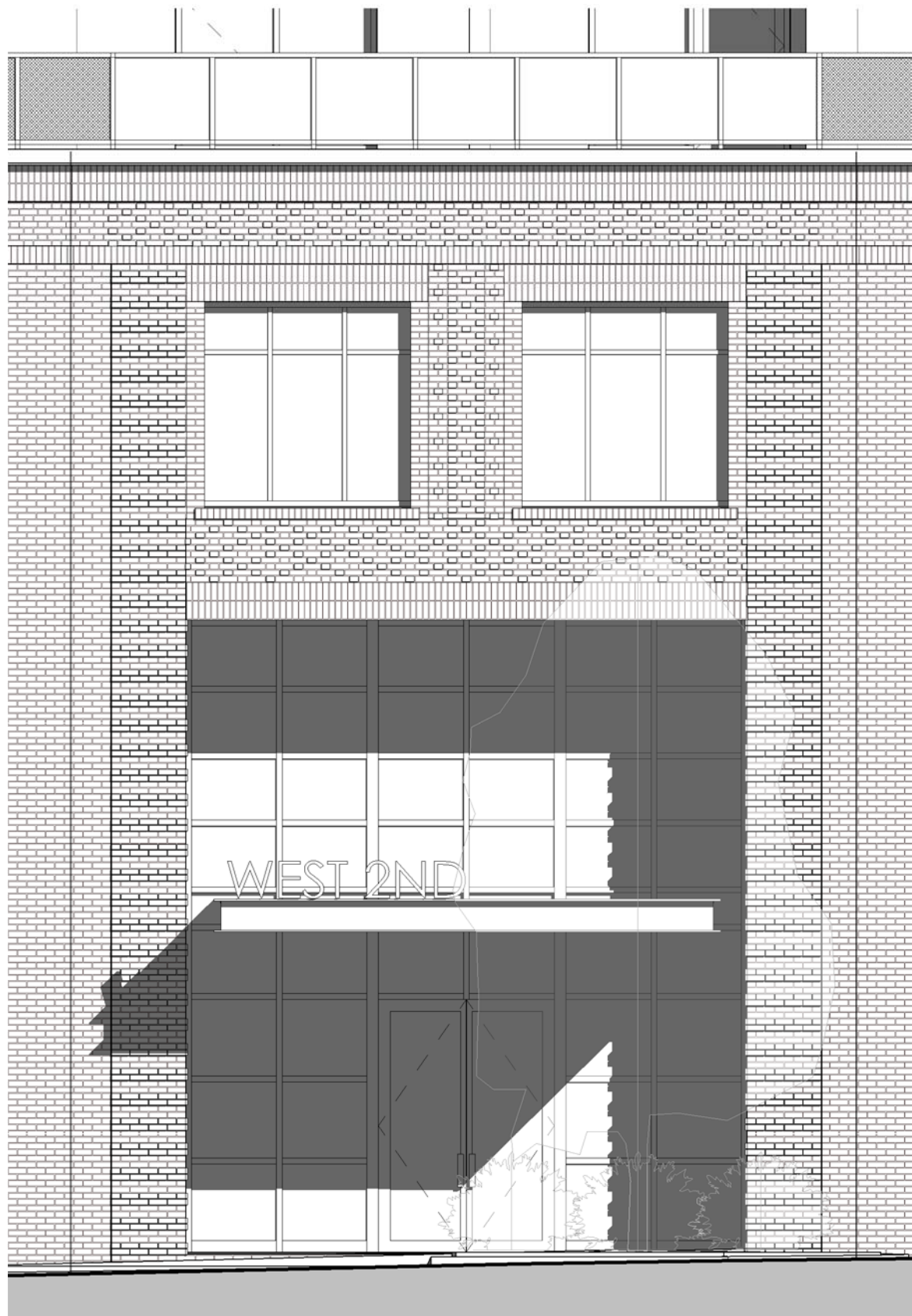
AUGUST 14, 2018

FACADE DETAIL VIEWS

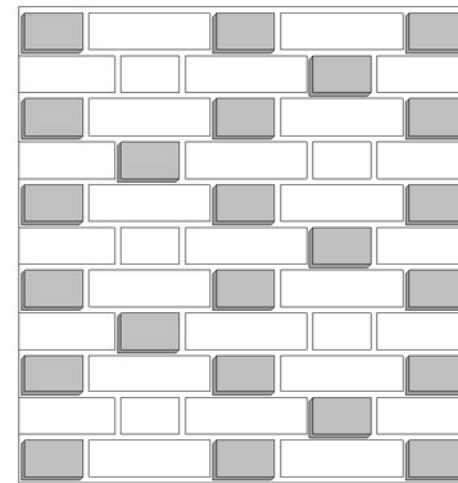
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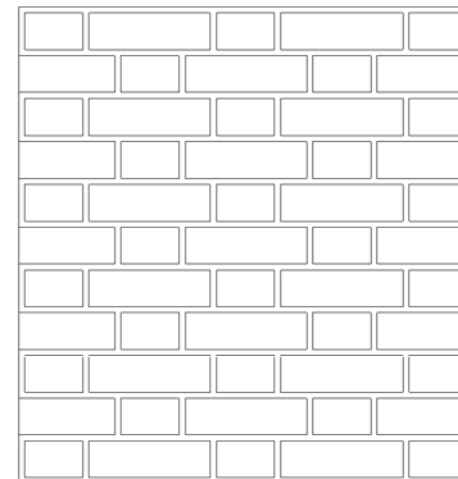
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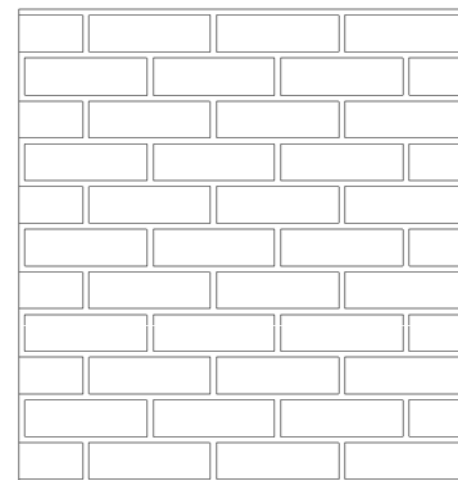
Elevation of Residential Entry on West 2nd Street



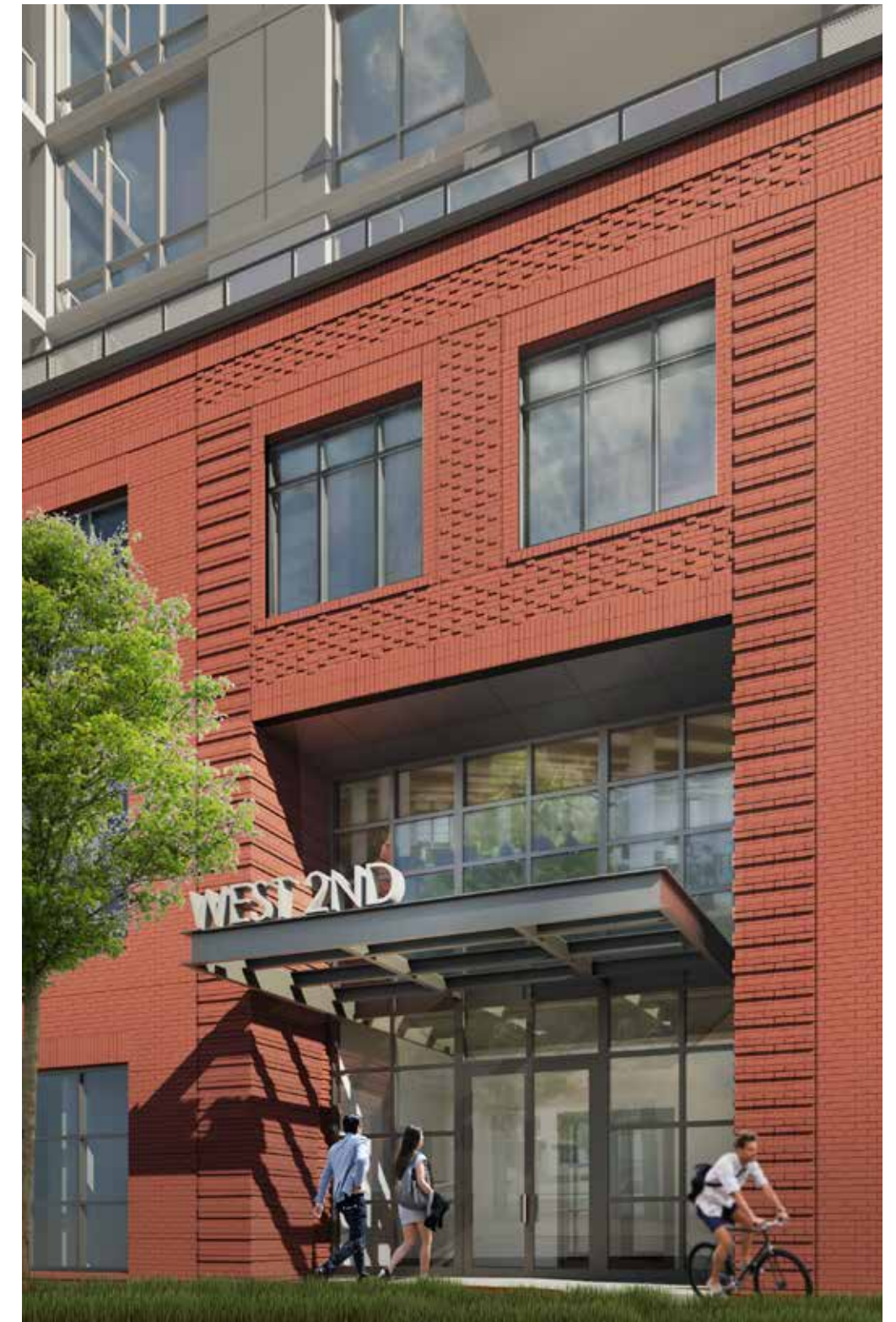
Modular - Flemish Bond Corbel



Modular - Flemish Bond



Modular - Running Half Bond



Perspective View of Residential Entry on West 2nd Street

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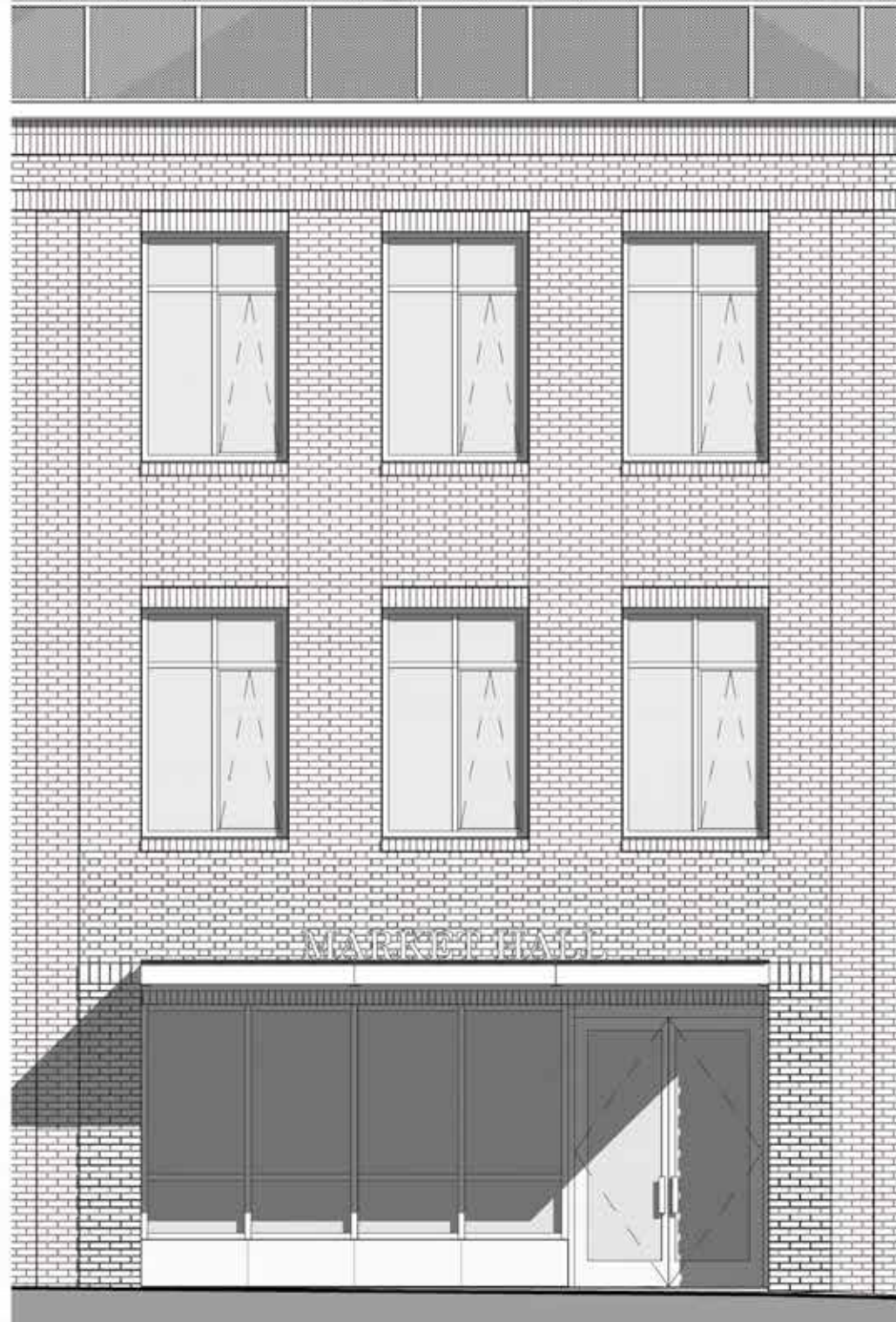
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PREVIOUS - FACADE DETAIL VIEWS

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Elevation of Indoor Market Entry on 2nd Street SW

Market Entry
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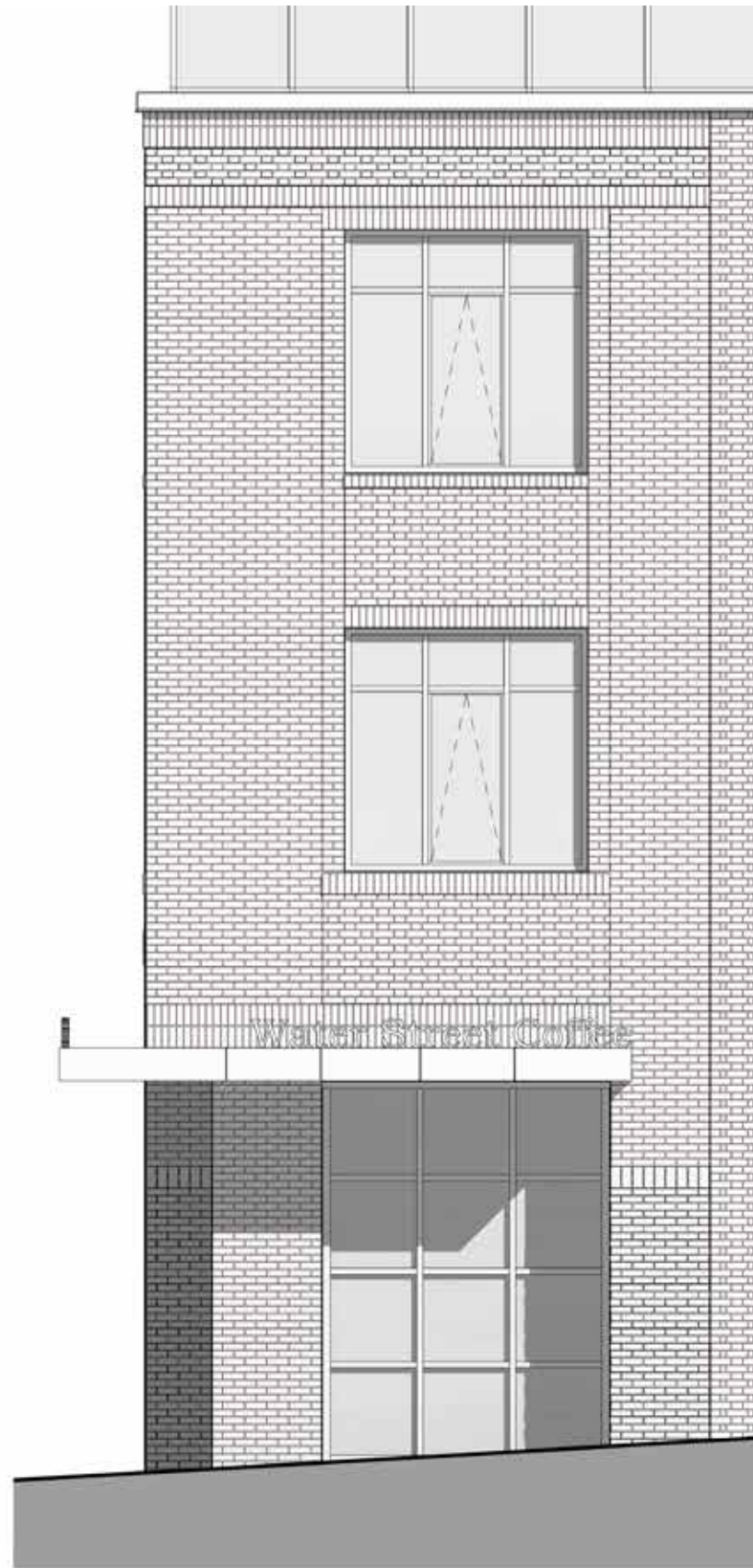


Perspective View of Indoor Market Entry on 2nd Street SW

FACADE DETAIL VIEWS



Elevation of Retail Entry on Water Street



Elevation of Retail Entry on 2nd Street SW



Perspective View of Retail Entry at Water Street and 2nd Street SW

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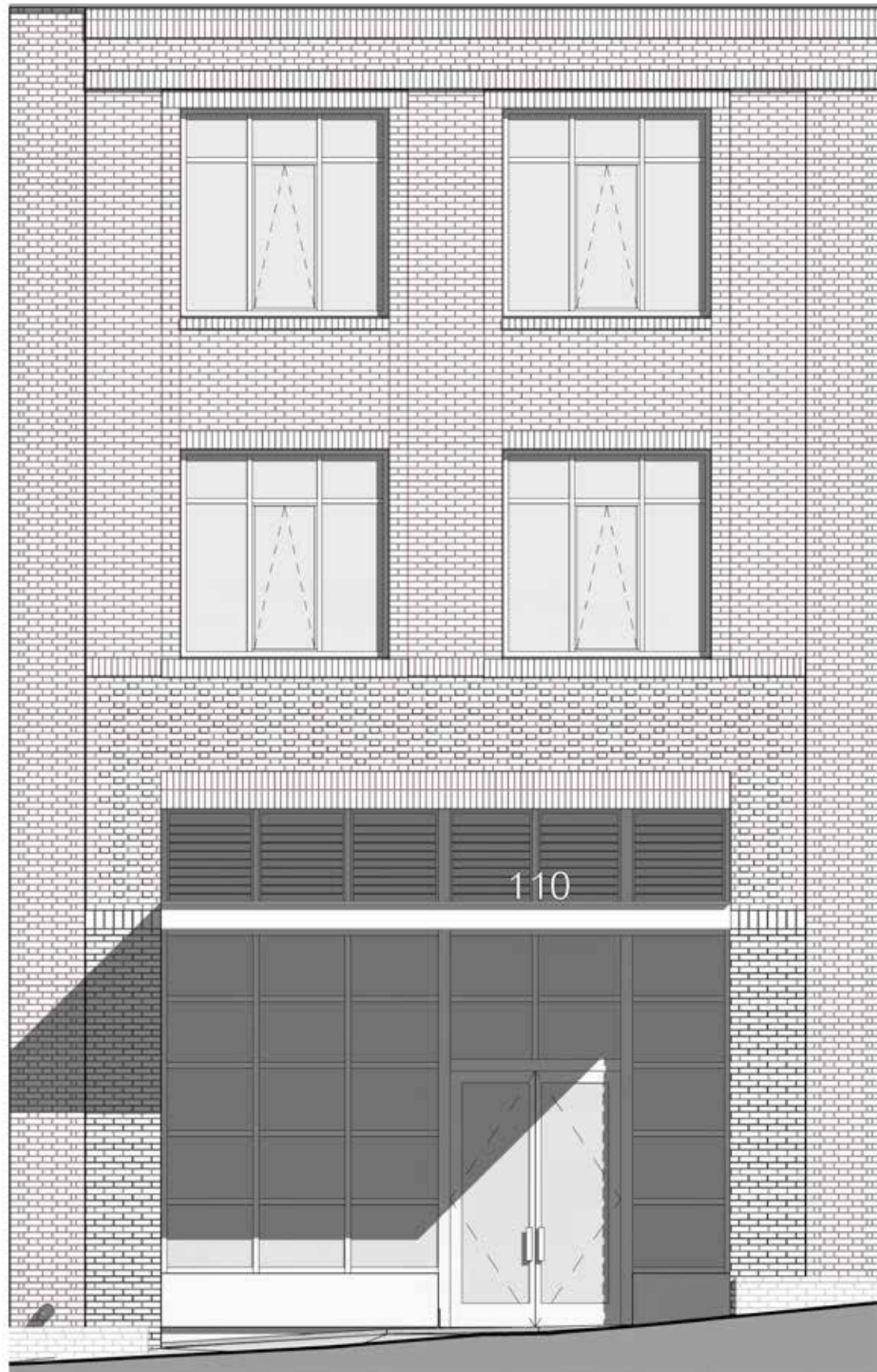
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FACADE DETAIL VIEWS

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Elevation of Office Entry on Water Street



Perspective View of Office Entry on Water Street

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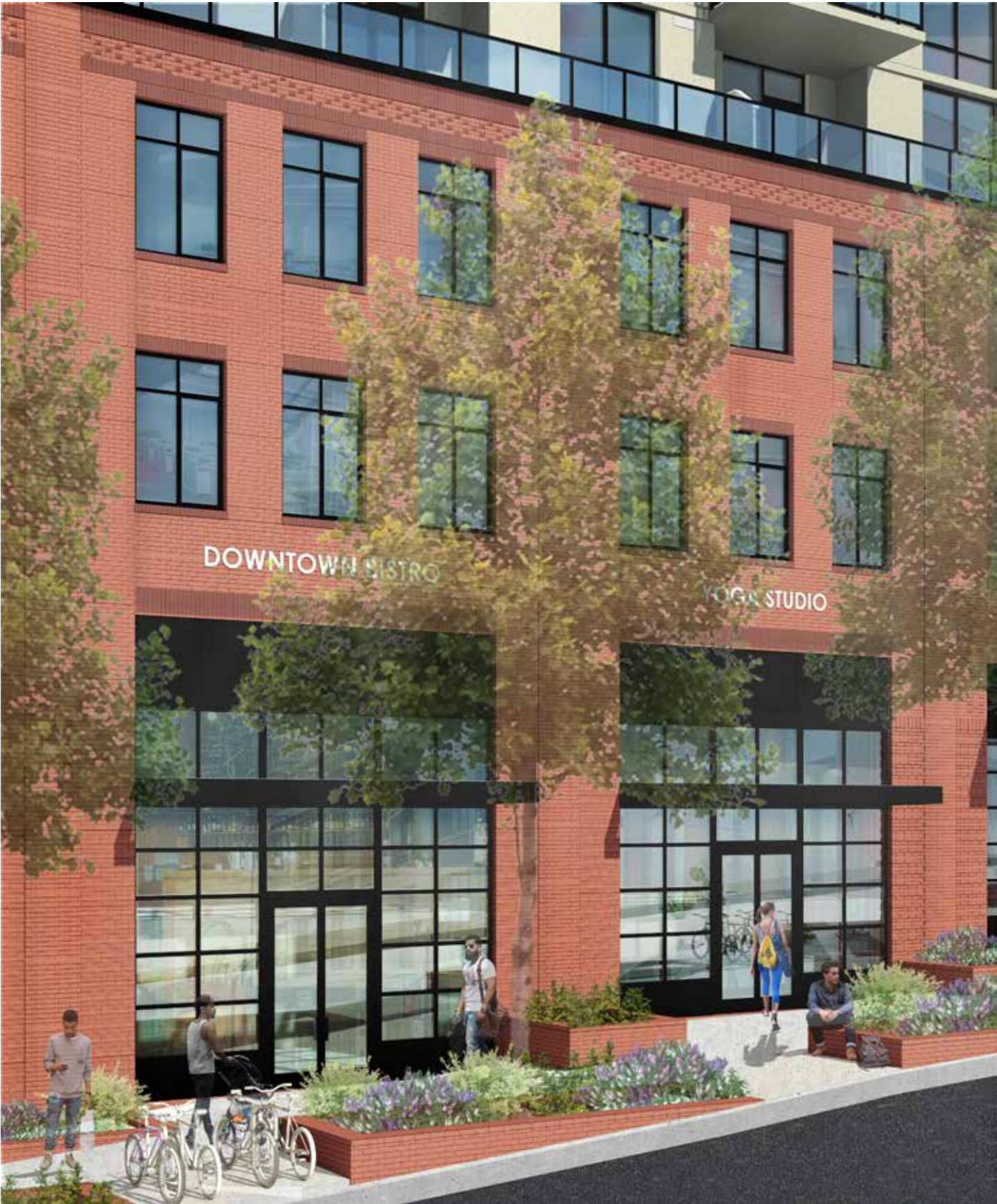
FACADE DETAIL VIEWS

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Elevation of Retail Entries on Water Street



Perspective View of Retail Entries on Water Street

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Elevation along Water Street

- Green Screen
- Garage Entry Signage on Metal Panel
- Corner Signage, TBD
- Metal Panel Base
- 1/2" Outset Pilaster
- Steel and Glass Retail Canopy
- 1/2" Outset Pilaster, full height
- Metal Canopy at Corner Retail
- Modular Flemish Bond Signage Panel, typ
- Modular Flemish Bond Corbel
- Modular Running Half Bond, 1/2" Outset at Base

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ELEVATION PERSPECTIVE



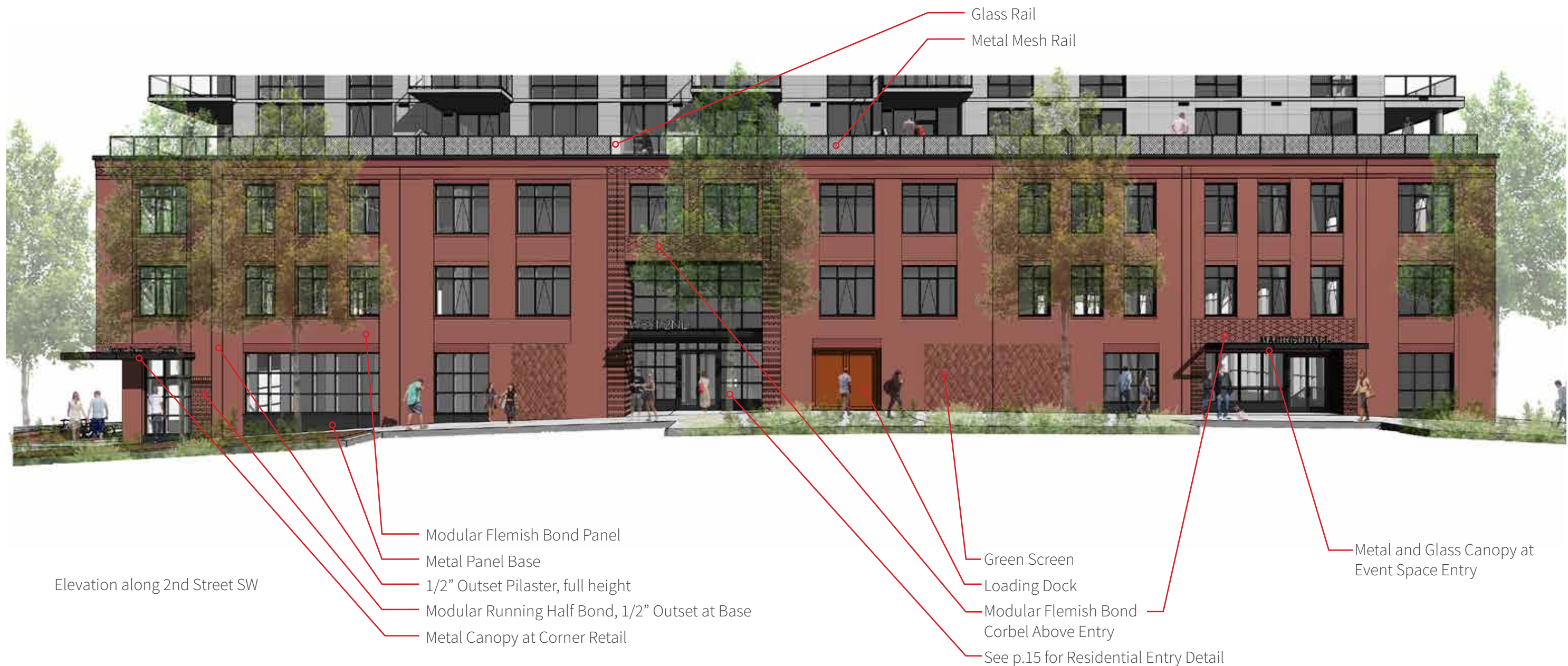
Elevation along Water Street

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PREVIOUS - ELEVATION PERSPECTIVE



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ELEVATION PERSPECTIVE

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Elevation along South Street

Modular Flemish
Bond Panel, typ
Metal Panel Base

Heavy Timber Trellis
Brick Planters

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ELEVATION PERSPECTIVE

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Elevation along First Street

Heavy Timber Trellis
Brick Planters
Metal Rail

Modular Flemish Bond Corbel
Modular Flemish Bond Panel, typ
Corner Signage, TBD
Modular Running Half Bond,
1/2" Outset at Base

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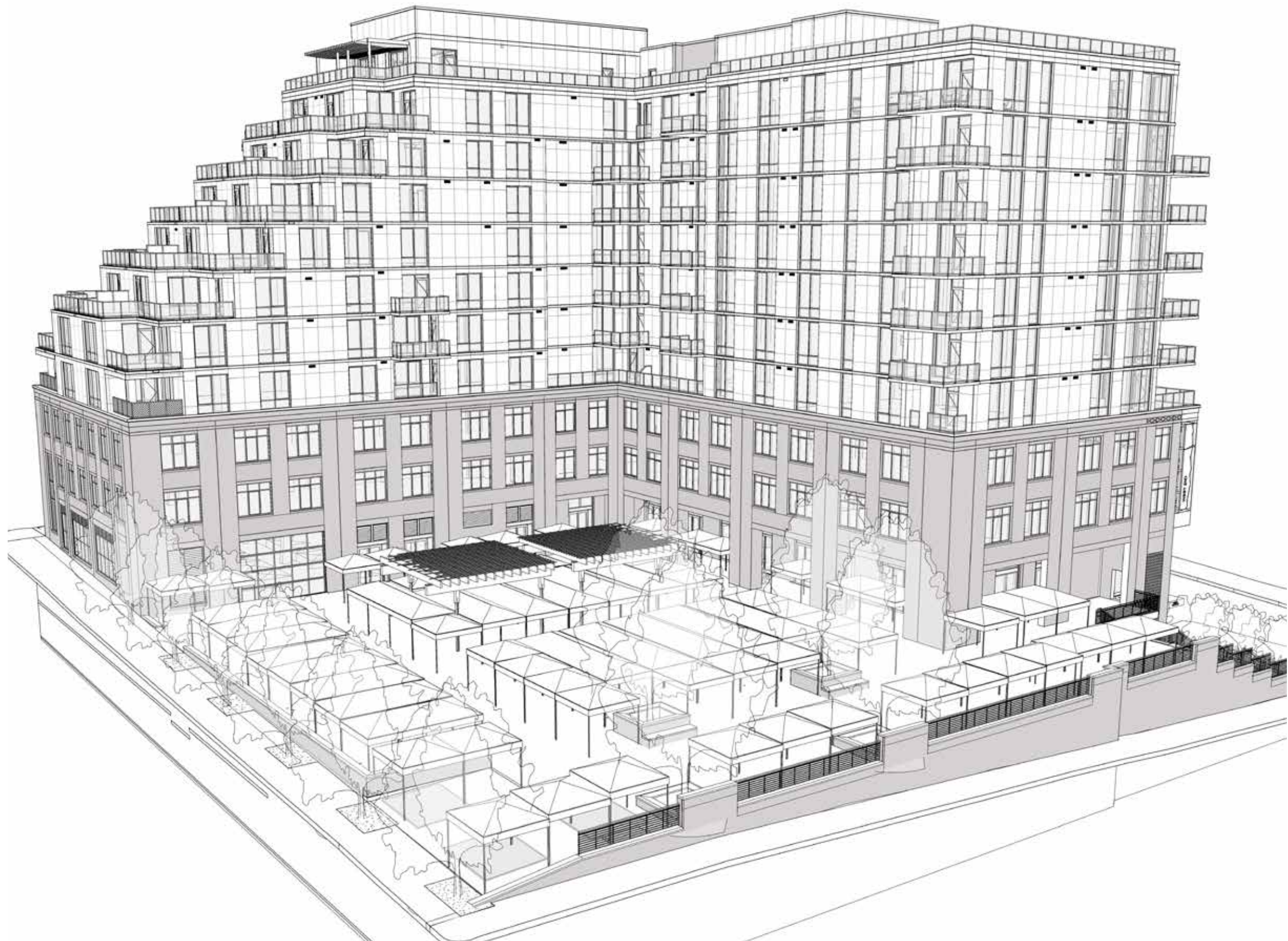
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ELEVATION PERSPECTIVE

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Aerial View of Market

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LINEWORK PERSPECTIVE

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Aerial View of Plaza

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Pedestrian View of Plaza

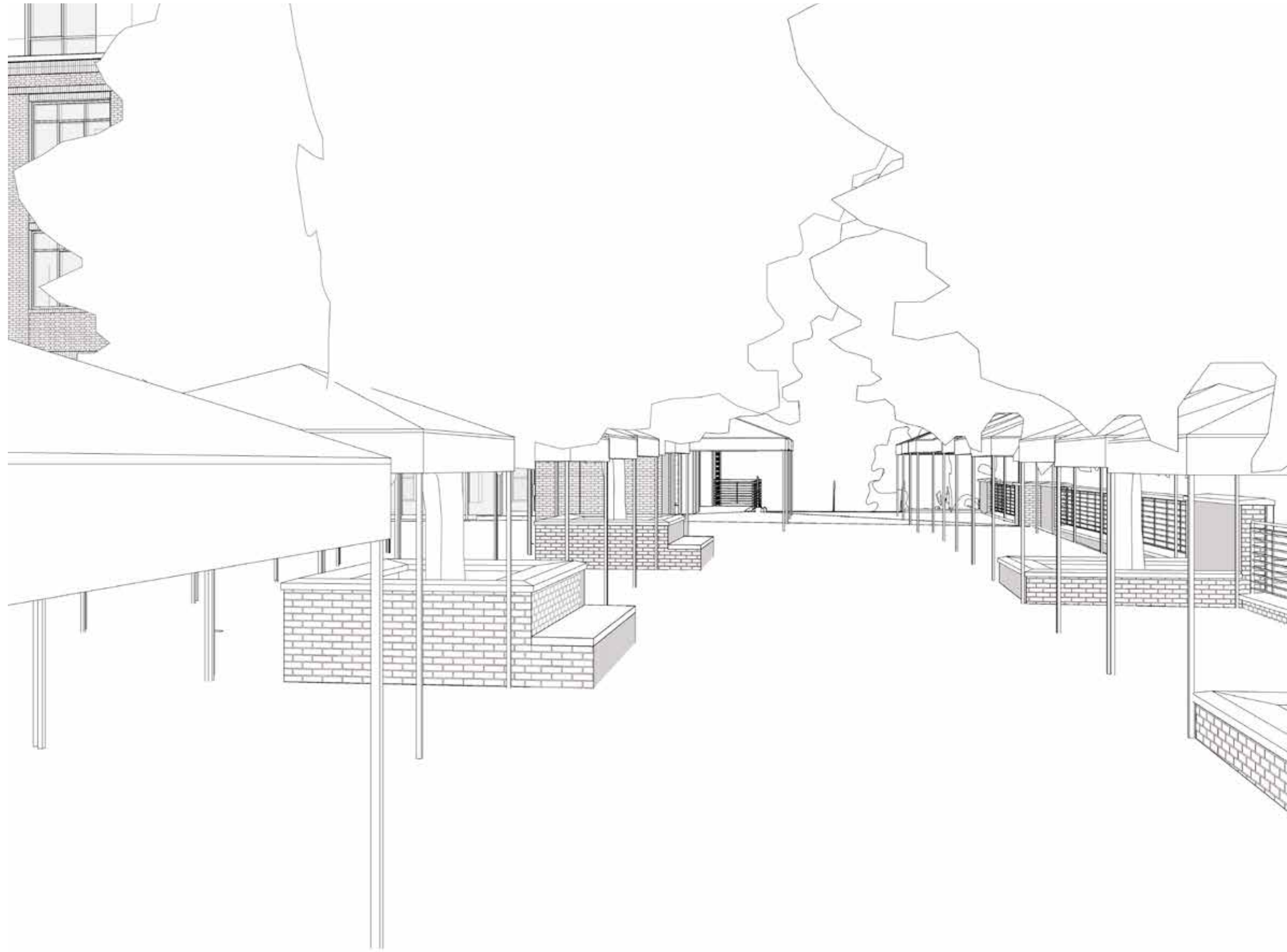
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Pedestrian View of 1st Street

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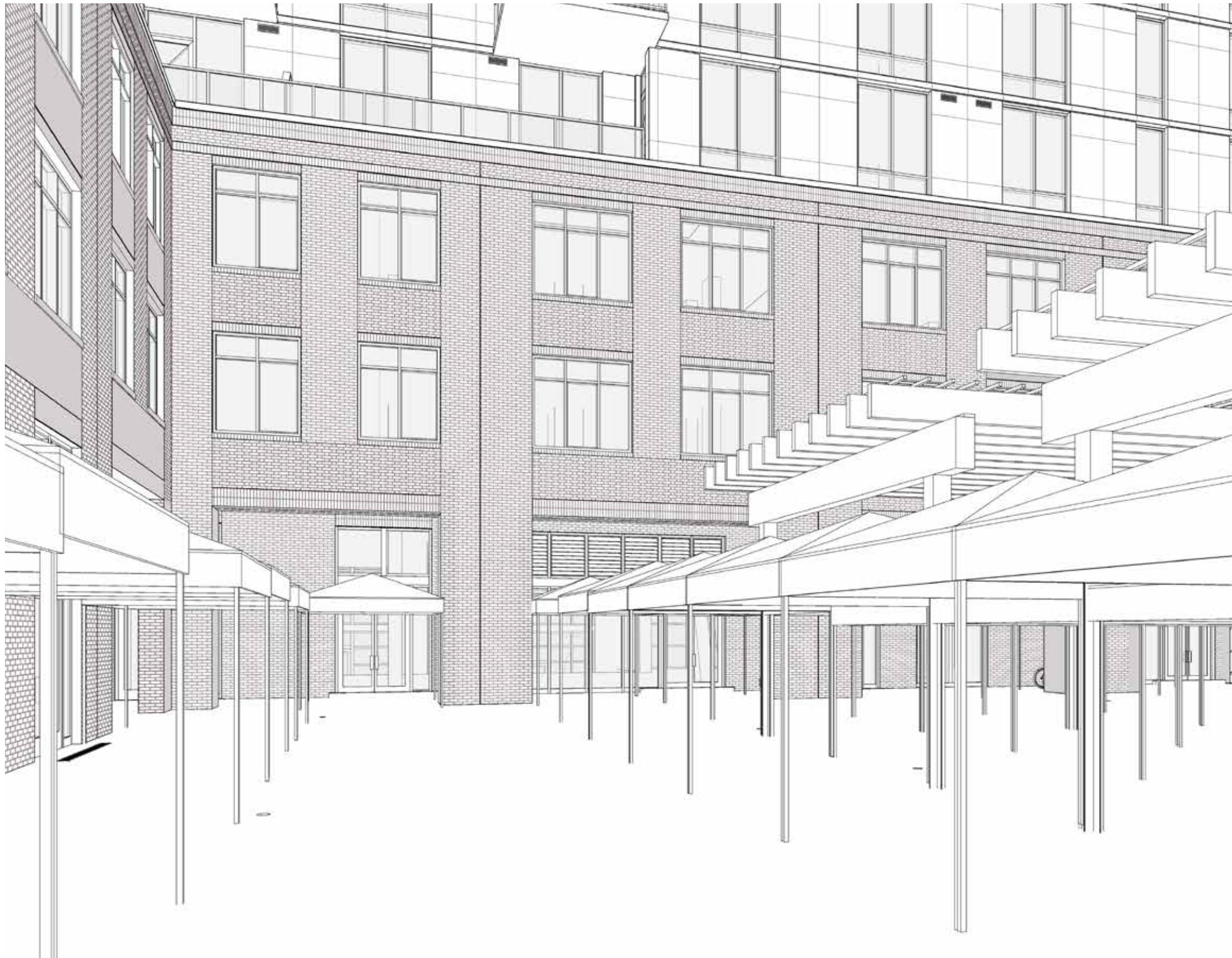
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Pedestrian View of Market

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Pedestrian View of Southwest Corner

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Aerial View of Northeast Corner

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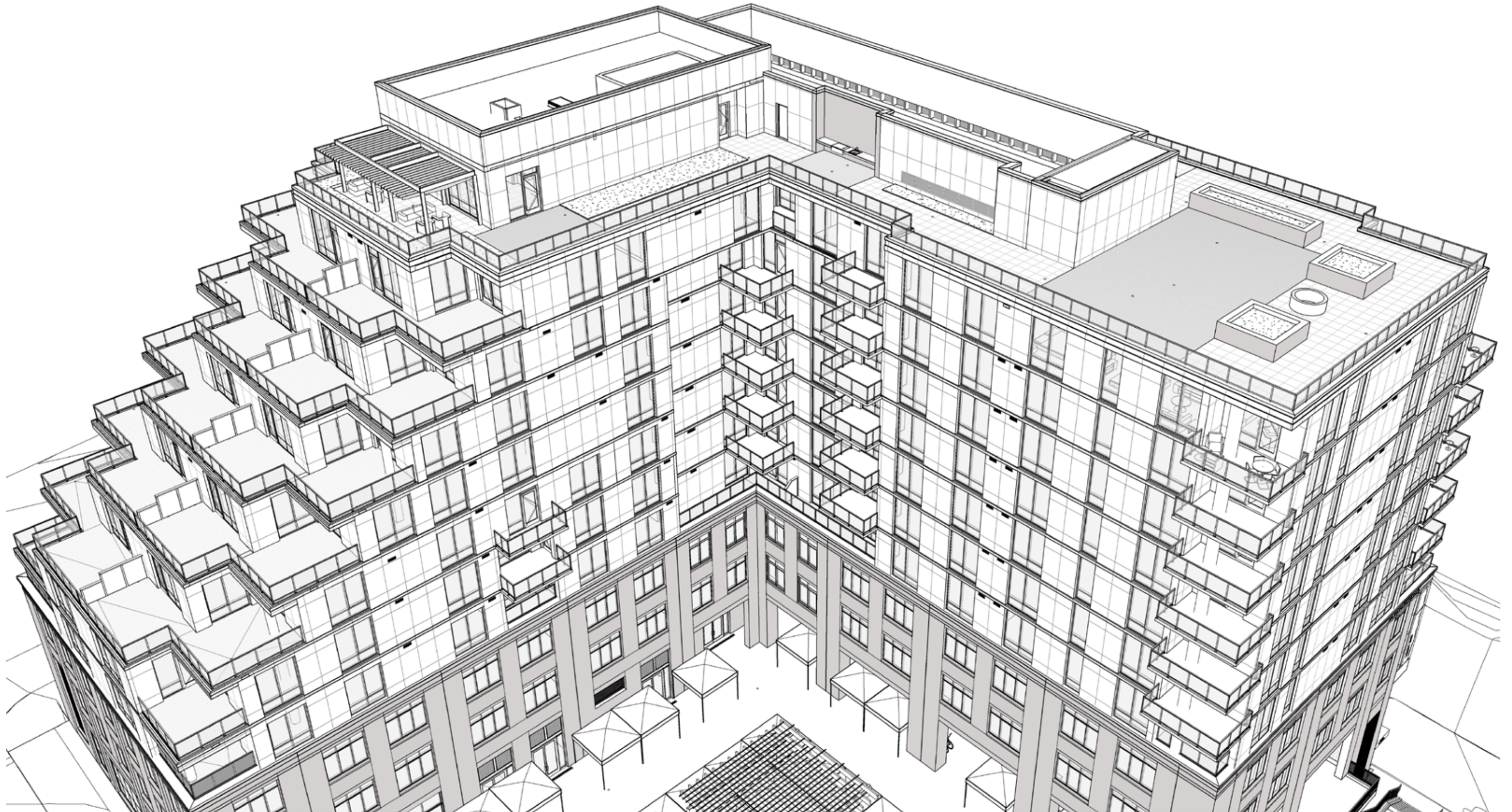
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Aerial View of Residential Floors and Roof

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Aerial View of Residential Floors and Roof

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Aerial View of Residential Floors and Roof

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