

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Wednesday, June 19, 2019 3:58 PM
To: llopez@milestonepartners.com; jd@bdarchitects.com
Cc: Werner, Jeffrey B
Subject: BAR Action - June 18, 2019 - 612 West Main Street

June 19, 2019

Special Use Permit

BAR 19-06-07
612 West Main Street
Tax Parcel 290003000
Jeff Leviens, Owner/ Heirloom West Main Street Second Phase LLC., Applicant
UTAC Redevelopment;
SUP request for Increase Density

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 18, 2019. The following action was taken:

Motion: Schwarz moved that the proposed special use permit for additional residential density for the redevelopment at 612 West Main Street will not have an adverse impact on the West Main Street ADC District, with the understanding that the massing is not final, and must be further discussed, and [will require] a complete full design review at future BAR meeting(s) and propose the following conditions [for the SUP]:

- **Garage entry shall not be accessed directly from the building's street wall along West Main Street;**
- **That the building's mass shall be broken down to reflect the multi-parcel massing historically on the site, as well as the West Main Street context, using building modulation;**
- **That the Holsinger Building be seismically monitored during construction;**
- **That there shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level;**
- **And that the building and massing refer to the historic buildings on either side.**

Mohr seconded. Approved (7-0-2 with Earnst and Ball recused).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1370

This certificate of appropriateness shall expire in 18 months (December 18, 2020), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

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

Sincerely yours,
Tim Lasley

--

Tim Lasley

Acting Assistant Historic Preservation and Design Planner
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

Phone: (434)-970-3398

Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 18, 2019**



Special Use Permit

BAR 19-06-07

612 West Main Street

Tax Parcel 290003000

Jeff Leviens, Owner/ Heirloom West Main Street Second Phase LLC. , Applicant

UTAC Redevelopment; Increase Density



Background

This parcel contains a non-contributing concrete block automotive building within the West Main Street ADC District. Historically, the building was constructed in phases with the first elements constructed circa 1959, and finished to its current state in 1973.

Application

Applicant submitted:

- Heirloom West Main Street Second Phase LLC submittal dated May 14, 2019: SUP application, and project narrative.
- Timmons Group submittal dated May 14, 2019: SUP concept plan (dated 05/13/19)
- Bushman Dreyfus submittal dated May 14, 2019: Site location, zoning analysis (dated 05/14/19), proposed plans, massing – allowable envelope, massing – allowable vs. proposed envelope, and massing context.

Request for BAR recommendation on a Special Use Permit (SUP) request to increase the by-right residential density if 43 DU/acre to 120 DU/acre. (DU = Dwelling Units. Increasing the allowed density will allow construction of a variety of dwelling unit sizes at various price points.

Relevant City 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.

Discussion

In evaluating thus SUP request, the Planning Commission and, ultimately, City Council will take into consideration the BAR's recommendation on whether or not the SUP, if approved, would adversely impact West Main Street ADC district and, if so, any proposed conditions to mitigate the impact.

The BAR's recommendations is not a function of how the site will be used or occupied, but an evaluation of the requested SUP relative to the criteria within the ADC Design Guidelines. That is, will allowing increased density result in a project that conflicts with the Guidelines?

Understanding that at a later date the final design must be reviewed and approved by the BAR, staff recommends the BAR find that *the SUP will not have an adverse impact on the West Main ADC District*. However, in reviewing the SUP the BAR has the opportunity to discuss—and offer recommendations on—the proposed massing and building envelope, and how it engages the streetscape and neighboring properties, etc., etc. Furthermore, the BAR may request that the Planning Commission and City Council consider including these design recommendations as conditions of approval for the SUP.

Suggested Motions

Approval:

I move to recommend that the proposed special use permit for additional residential density for the redevelopment at 612 West Main Street will not have an adverse impact on the West Main Street ADC District, with the understanding that the massing is not final, and must be further discussed, and complete full design review at a future BAR meeting(s).

(or with the following conditions...)

Denial:

I move to recommend that for the following reasons the proposed special use permit for additional residential density for the redevelopment at 612 West Main Street will have an adverse impact on the West Main Street ADC District....

(which may be mitigated by the following conditions...)

milestone

milestone partners

300 2nd Street NE
Charlottesville VA 22902

T 434.245.5805
F 866.948.7684

transmittal

☐ mail

☒ delivery

☐ electronic

number of pages INCLUDING COVER

to

NAME Brian Haluska

COMPANY City of Charlottesville

TEL 434.970.3182

from

NAME Louis J. Lopez III 

TEL 434.245.5803

EMAIL llopez@milestonepartners.co

project/subject 612 W. Main - SUP Application

please find enclosed

NO. OF COPIES

DATE

DESCRIPTION

1

5.14.19

SUP Application

1

5.14.19

Supporting Exhibits

notes/comments

SUP Application Fee Paid \$1,800

• Digital Applications Materials to be provided
• Additional Handcopies available upon Request

received by

SIGNATURE

DATE

RECEIVED

MAY 14 2019

NEIGHBORHOOD DEVELOPMENT SERVICES



www.milestonepartners.co

TRANSMITTAL

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



RECEIPT

****NOTE**** This is a receipt only - not a Building Permit. This does not authorize work to begin the project.

RECEIPT NUMBER: R19001203

DATE: 5/14/2019

TIME: 3:16:36 PM

CUSTOMER: HEIRLOOM WEST MAIN STREET SECOND PHASE LLC

APPLICANT: MILESTONE PARTNERS/LJ LOPEZ/434-245-5803

OWNER: HEIRLOOM WEST MAIN STREET SECOND PHASE LLC

TOTAL ACTIVITY FEE DETAILS:

<u>PERMIT NO.</u>	<u>AMOUNT</u>	<u>FEE DESCRIPTION</u>
SP19-00003	\$1,800.00	SPECIAL USE PERMIT RESIDENTIAL/NON-RESIDENTIAL/MIXED USE

RECEIPT TRANSACTIONS:

<u>PAYMENT TYPE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>
CreditCard	\$1,800.00	

RECEIPT AMOUNT DUE: \$1,800.00

RECEIPT AMOUNT PAID: \$1,800.00



City of Charlottesville

Application for Special Use Permit

Project Name: UTAC REDEVELOPMENT

Address of Property: 602 - 616 W MAIN

Tax Map and Parcel Number(s): 29-3

Current Zoning District Classification: WMEH

Comprehensive Plan Land Use Designation: MIXED USE

Is this an amendment to an existing SUP? No

If "yes", provide the SUP #: _____

Applicant: HEIRLOOM WEST MAIN STREET SECOND PHASE LLC (HWMS SECOND PHASE LLC)
Address: 9/6 MILESTONE PARTNERS 300 2ND ST. NE, C'VILLE, VA 22902
Phone: 434-245-5803 Email: JEFF@LEVIEN3.COM

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

☒ Owner

☐ Owner's Agent

☐ Designer

☐ Contract Purchaser

Owner of Record: HEIRLOOM WEST MAIN STREET SECOND PHASE LLC (HWMS SECOND PHASE LLC)

Address: 178 COLUMBUS AVE #231409, NEW YORK, NY 10023

Phone: 917-612-6630 Email: JEFF@LEVIEN3.COM

Reason for Special Use Permit:

☐

Additional height: _____ feet

☒

Additional residential density: _____ units, or 120 units per acre

☐

Authorize specific land use (identify) _____

☐

Other purpose(s) (specify City Code section): _____

(1) Applicant's and (2) Owner's Signatures By: HWMS SECOND PHASE GP LLC

(1) Signature [Signature] Print JEFFREY LEVIEN, PRESIDENT Date _____

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

Other (specify): _____

(2) Signature _____ Print _____ Date _____

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

Other (specify): _____



City of Charlottesville

Pre-Application Meeting Verification

Project Name: 612 West Main Street / UTAC REDEVELOPMENT

Pre-Application Meeting Date: 04/09/2019

Applicant's Representative: Craig Kotarski / Jeff Dreyfus

Planner: Brian Haluska

Other City Officials in Attendance:

The following items will be required supplemental information for this application and must be submitted with the completed application package:

1. Preliminary Elevations

2.

3.

4.

5.

Planner Signature: Brian J. Haluska



City of Charlottesville

Application Checklist

Project Name: UTAC REDEVELOPMENT

I certify that the following documentation is ATTACHED to this application:

- ☒ 34-158(a)(1): a site plan (ref. City Code 34-802(generally); 34-1083(communications facilities))
- ☒ 34-158(a)(3): Low-impact development (LID) methods worksheet (required for developments that include non-residential uses, and developments proposing 3 or more SFDs or TFDs)
- ☒ 34-158(a)(4): a building massing diagram, and building elevations (required for applications proposing alteration of a building height or footprint, or construction of any new building(s))
- ☒ 34-158(a)(5) and 34-12: affordable housing data. (i) how many (if any) existing dwelling units on the property are an "affordable dwelling unit" by the city's definitions? (ii) Will existing affordable units, or equivalent affordable units, remain following the development? (iii) What is the GFA of the project? GFA of residential uses? GFA of non-residential uses?
- ☒ 34-157(a)(1) Graphic materials that illustrate the context of the project, and a narrative statement as to compatibility with existing patterns of use and development
- ☒ 34-157(a)(2) Narrative statement: applicant's analysis of conformity with the Comprehensive Plan
- ☒ 34-157(a)(3) Narrative statement: compliance with applicable USBC provisions
- ☒ 34-157(a)(4) Narrative statement identifying and discussing any potential adverse impacts, as well as any measures included within the development plan, to mitigate those impacts
- ☐ 34-158(a)(6): other pertinent information (narrative, illustrative, etc.)
- ☒ All items noted on the Pre-Application Meeting Verification.

Applicant HNMS SECOND PHASE LLC
by HNMS SECOND PHASE GP LLC

Signature [Signature] Print JEFFREY LEVINE Date _____

By Its: PRESIDENT

(For entities, specify: Officer, Member, Manager, Trustee, etc.)



City of Charlottesville

Community Meeting

Project Name: UTAC REDEVELOPMENT

Section 34-41(c)(2) of the Code of the City of Charlottesville (adopted October 19, 2015) requires applicants seeking rezonings and special use permits to hold a community meeting. The purpose of a community meeting is to provide citizens an opportunity to receive information about a proposed development, about applicable zoning procedures, about applicable provisions of the comprehensive plan, and to give citizens an opportunity to ask questions. **No application for a rezoning shall be placed on any agenda for a public hearing, until the required community meeting has been held and the director of neighborhood development services determines that the application is ready for final review through the formal public hearing process.**

By signing this document, the applicant acknowledges that it is responsible for the following, in connection to the community meeting required for this project:

1. Following consultation with the city, the applicant will establish a date, time and location for the community meeting. The applicant is responsible for reserving the location, and for all related costs.
2. The applicant will mail, by U.S. mail, first-class, postage pre-paid, a notice of the community meeting to a list of addresses provided by the City. The notice will be mailed at least 14 calendar days prior to the date of the community meeting. The applicant is responsible for the cost of the mailing. At least 7 calendar days prior to the meeting, the applicant will provide the city with an affidavit confirming that the mailing was timely completed.
3. The applicant will attend the community meeting and present the details of the proposed application. If the applicant is a business or other legal entity (as opposed to an individual) then the meeting shall be attended by a corporate officer, an LLC member or manager, or another individual who can speak for the entity that is the applicant. Additionally, the meeting shall be attended by any design professional or consultant who has prepared plans or drawings submitted with the application. The applicant shall be prepared to explain all of the details of the proposed development, and to answer questions from citizens.
4. Depending on the nature and complexity of the application, the City may designate a planner to attend the community meeting. Regardless of whether a planner attends, the City will provide the applicant with guidelines, procedures, materials and recommended topics for the applicant's use in conducting the community meeting.
5. On the date of the meeting, the applicant shall make records of attendance and shall also document that the meeting occurred through photographs, video, or other evidence satisfactory to the City. Records of attendance may include using the mailing list referred to in #1 as a sign-in sheet (requesting attendees to check off their name(s)) and may include a supplemental attendance sheet. The City will provide a format acceptable for use as the supplemental attendance sheet.

Applicant: HWMS SECOND PHASE LLC

By: HWM SECOND PHASE GP LLC

Signature PRESIDENT Print JEFFREY LEVIEH Date _____

Its: _____ (Officer, Member, Trustee, etc.)



City of Charlottesville

Owner's Authorizations

(Not Required)

Right of Entry- Property Owner Permission

I, the undersigned, hereby grant the City of Charlottesville, its employees and officials, the right to enter the property that is the subject of this application, for the purpose of gathering information for the review of this Special Use Permit application.

Owner: HWMS SECOND PHASE LLC Date: _____
By (sign name): by HWMS SECOND PHASE OF LLC

Print Name: JEFFREY LEVIEH

Owner's: LLC Member ☒ LLC Manager ☐ Corporate Officer (specify): PRESIDENT

Other (specific): _____

Owner's Agent

I, the undersigned, hereby certify that I have authorized the following named individual or entity to serve as my lawful agent, for the purpose of making application for this special use permit, and for all related purposes, including, without limitation: to make decisions and representations that will be binding upon my property and upon me, my successors and assigns.

Name of Individual Agent: LJ LOPEZ

Name of Corporate or other legal entity authorized to serve as agent: MILESTONE PARTNERS

Owner: HWMS SECOND PHASE LLC Date: _____

By (sign name): by HWMS SECOND PHASE OF LLC Print Name: JEFFREY LEVIEH

Circle one:

Owner's: LLC Member ☒ LLC Manager ☐ Corporate Officer (specify): PRESIDENT

Other (specific): _____



City of Charlottesville

Disclosure of Equitable Ownership

Section 34-8 of the Code of the City of Charlottesville requires that an applicant for a special use permit make complete disclosure of the equitable ownership "real parties in interest" of the real estate to be affected. Following below I have provided the names and addresses of each of the real parties in interest, including, without limitation: each stockholder or a corporation; each of the individual officers and directors of a corporation; each of the individual members of an LLC (limited liability companies, professional limited liability companies); the trustees and beneficiaries of a trust, etc. Where multiple corporations, companies or trusts are involved, identify real parties in interest for each entity listed.

Name JEFFREY LEVIEN Address 2093 GOODLING ROAD. NORTH GARDEN, VA
22969

Name _____ Address _____

Name _____ Address _____

Name _____ Address _____

Attach additional sheets as needed.

Note: The requirement of listing names of stockholders does not apply to a corporation whose stock is traded on a national or local stock exchange and which corporation has more than five hundred (500) shareholders.

Applicant: HWM SECOND PHASE LLC

By: HWM SECOND PHASE GP LLC

Signature [Signature] Print JEFFREY LEVIEN Date _____

Its: PRESIDENT (Officer, Member, Trustee, etc.)



City of Charlottesville

Fee Schedule

Project Name: UTAC REDEVELOPMENT

Application Type	Quantity	Fee	Subtotal
Special Use Permit		\$1800	21800 ⁰⁰
Special Use Permit (Family Day Home for 6-12 Children)		\$500	
Mailing Costs per letter		\$1 per letter	
Newspaper Notice		Payment Due Upon Invoice	
TOTAL			

Office Use Only

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____

Amount Received: _____ Date Paid _____ Received By: _____



City of Charlottesville

LID Checklist

Project Name: UTAC REDEVELOPMENT

LID Measure	LID Checklist Points	Points
Compensatory Plantings (see City buffer mitigation manual). 90% of restorable stream buffers restored.	5 points or 1 point for each 18% of the total acreage	
Pervious pavers for parking and driveways with stone reservoir for storage of 0.5 inches of rainfall per impervious drainage area. Surface area must be >1,000 ft. ² or ≥ 50% of the total parking and driveway surface area.	7 points or 1 point for each 7% of parking and driveway surface area.	
Shared parking (must have legally binding agreement) that eliminates >30% of on-site parking required.	5 points or 1 point for each 6% of parking surface eliminated.	5
Impervious Disconnection. Follow design manual specifications to ensure adequate capture of roof runoff (e.g. cisterns, dry wells, rain gardens)	8 points	
Bioretention. Percent of site treated must exceed 80%. Biofilter surface area must be ≥ 5% of impervious drainage area.	8 points or 1 point for each 10% of site treated.	
Rain gardens. All lots, rain garden surface area for each lot ≥ 200 ft. ² .	8 points or 1 point for each 10% of lots treated.	
Designed/constructed swales. Percent of site treated must exceed 80%, achieve non-erosive velocities, and able to convey peak discharge from 10 year storm.	8 points or 1 point for each 10% of site treated.	
Manufactured sand filters, filter vaults (must provide filtering rather than just hydrodynamic). Percent of site treated must exceed 80%. Sizing and volume for water quality treatment based on manufacturer's criteria.	8 points or 1 point for each 10% of site treated.	5
Green rooftop to treat ≥ 50% of roof area	8 points	
Other LID practices as approved by NDS Engineer.	TBD, not to exceed 8 points	
Off-site contribution to project in City's water quality management plan. This measure to be considered when on site constraints (space, environmentally sensitive areas, hazards) limit application of LID measures. Requires pre-approval by NDS Director.	5 points	
Total Points		10

Applicant's Signature

HWMS SECOND PHASE LLC

By: HWM SECOND PHASE GP LLC

Signature

Print JEFFREY LEVINE, PRESIDENT

Date

UTAC Redevelopment
SUP Application
Request for Additional Density
Narrative Statement
May 14, 2019

Heirloom West Main Street Second Phase LLC (the "Applicant"), owner of the property located at 612 West Main Street (and in City records as Tax Map 29 Parcel 3), requests approval of a special use permit ("SUP") to allow residential density on the properties up to 120 units per acre. This request is in accordance with Section 34-641 of the City's zoning ordinance. The proposal includes housing units with commercial space on the first floor.

The owners of the Applicant are the same owners of Heirloom West Main Development, LLC, Owner/Developer, of the adjacent property ("Adjacent Property"), located at 600 West Main Street (and in the City records as Tax Map 29 Parcel 7). On June 20, 2016, the Adjacent Property received a similar SUP approval sought by Applicant. Therefore, there is precedent for granting this SUP approval in this corridor of West Main Street. That Adjacent Property project is currently under construction and scheduled for completion later this year which will include the return of the beloved local food icon, Blue Moon Diner.

Applicant, as part of this SUP process, appeared before the Board of Architectural Review ("BAR") on April 16, 2019 at a public hearing to engage in a preliminary discussion on this application. The BAR indicated that it did not see any adverse impact to granting density. The BAR did make comment about massing and other design elements, which Applicant took note of and will surely address during the Certificate of Appropriateness approval process following this SUP application.

Request for Additional Density

The Applicant anticipates constructing a variety of housing units ranging from studio units, 1-bedroom, 2-bedroom (and potentially, 3-bedroom) units. Approval of additional density up to 120 units per acre will enable the Applicant to provide this broad range of unit types and offer them at a variety of price points to potential residents. Keeping with the current restrictions on density would result in large, expensive, units geared to one segment of the residential market, or worse, derail the redevelopment of the property and continue the property to be used for automotive repair. Approval of the additional density will enable the project to positively impact the housing stock and options available in the West Main Street and central city area and be consistent with the overall vision of the City for West Main Street.

Conformity with Comprehensive Plan

Additional density will be in keeping with the goal of the City as expressed in the Comprehensive Plan. The Comprehensive Plan's land use map designates the properties for mixed-use. This proposal includes both housing and a small amount of retail. The additional residential units will help to foster the creation of a vibrant mixed-use neighborhood along West Main Street. While there are a range of businesses along West Main Street, there are few housing opportunities along the eastern portion of West Main Street. This project will provide such housing.

This project will also serve towards meeting the City's Comprehensive Plan goals to "grow the housing stock" and "promote housing options." The Applicant expects to include in the project a number of market-rate (non-student) studio units which will provide a housing option not presently available in the West Main or Downtown areas (except as will be provided on a limited basis on the Adjacent Property). Furthermore, the project is directly in line with the goals of the West Main Street Streetscape initiative to provide "safe, active, pleasant and usable" places.

Potential Impacts

Approval of additional density for the project will have minimal impact on the West Main Street area. The residential density requested is provided for in the zoning ordinance as a permitted use and thus the City has already decided the density is appropriate for the zoning district. Other projects along West Main Street have been approved for additional residential density beyond that permitted by right. The West Main Street corridor is anticipated to develop as an urban mixed-use environment, and the additional density will contribute to that desired environment. Any impacts associated with increased density are mitigated by the proximity of the project to employment and retail centers, mass transit and the provision of bicycle facilities.

It is anticipated that many residents will choose to live in the project precisely because they will be able to walk to work, shopping, and transit. Because West Main is well served by bus and train transit as well as cab service, residents will have transportation options. Bicycle facilities will be provided and much of the City is within "bike-able" distance from the project.

Existing Affordable Housing

There are no existing "affordable dwelling units" on the property. There will thus be no loss of affordable housing. The project is planned to include a mix of units, including studio units, at a variety of price points. This is a better option than what would be built under the existing zoning density (19 large, expensive, units) or if the project was not undertaken at all and the property remained in its current use.

The GFA of the proposed project is 66,400sqft with 5,900sqft of ground floor commercial and 60,500sqft of residential. These numbers are not inclusive of the below grade parking, which has 53 parking spaces (16 compact, 2 HC, and 1 HC Van).

Compliance with USBC Provisions

The project will be constructed in complete compliance with all building code requirements.

Conclusion

The proposed redevelopment of the properties will be in keeping with the City's goals as expressed in the Comprehensive Plan for creating a mixed-use, urban neighborhood along West Main Street. The project will greatly enhance the vibrancy of the eastern portion of West Main Street by bringing an increase in the number of residents along the corridor. By offering a variety of housing types oriented to those who seek to live, work and shop within a walk-able setting, the project will be filling a niche for housing that is currently underserved. Approval of the special use permit allowing residential density up to 120 units per acre will enable all this to be achieved.

SITE DATA:

TAX MAP PARCEL AND OWNER INFO: PARCEL 290003000
HEIRLOOM WEST MAIN STREET SECOND PHASE LLC
178 COLUMBUS AVE #231409
NEW YORK, NY 10023

TOTAL SITE AREA: 0.455 ACRES

IMPERVIOUS AREA: 0.455 ACRES

LIMITS OF DISTURBANCE: 0.455 ACRES

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: ROGER W. RAY & ASSOCIATES, INC.
663 BERKMAR COURT
CHARLOTTEVILLE, VA 22901
(434) 293-3195
DATED: JANUARY 24, 2019

VERTICAL DATUM REFERENCE: NAVD 88

CURRENT USE: SERVICE REPAIR GARAGE

PROPOSED USE: MIXED USE RESIDENTIAL AND COMMERCIAL

PAVED PARKING AND VEHICULAR CIRCULATION AREA IS LOCATED UNDER THE BUILDING AND ACCESSED ON THE NORTHWEST CORNER OF THE SITE OFF OF WEST MAIN STREET.

RECREATION AREA: NONE

OPEN SPACE: NONE

ZONED: WEST MAIN STREET EAST CORRIDOR (WMEH)
HISTORIC OVERLAY DISTRICT
PARKING MODIFIED AREA

SETBACKS: PRIMARY STREET FRONTAGE (WEST MAIN): 10' MINIMUM, 20' MAXIMUM
SIDE AND REAR (NOT ADJACENT TO LOW DENSITY RES.): NONE

STEPBACK: STREETWALL MAXIMUM 40'
STEPBACK AT HEIGHT OF STREET WALL 10'

ADJACENT AREAS: NORTH - COMMERCIAL/RETAIL
EAST - COMMERCIAL/RETAIL
SOUTH - RAILROAD
WEST - COMMERCIAL/RETAIL

MINIMUM HEIGHT: 35'

MAXIMUM HEIGHT: 52'

UTILITIES: CITY OF CHARLOTTEVILLE PUBLIC WATER, SEWER

WATER QUALITY ANALYSIS (PRELIMINARY):

SITE DATA
PRE DEVELOPED AREA
IMPERVIOUS = 0.455 AC

PRE DEVELOPMENT LOAD (TP) (LB/YR) = 0.99 LB/YR

POST DEVELOPED AREA
IMPERVIOUS = 0.455 AC

POST DEVELOPMENT LOAD (TP) (LB/YR) = 0.99 LB/YR

MAXIMUM PERCENT REDUCTION REQUIRED FOR REDEVELOPMENT = 10%

TOTAL LOAD REDUCTION REQUIRED (LB/YR) = 0.10 LB/YR

ON-SITE TREATMENT PROPOSED
STORMWATER CARTRIDGE FILTERS

WATER QUANTITY ANALYSIS (PRELIMINARY):

DRAINAGE AREA ANALYSIS

PRE DEVELOPED		POST DEVELOPED	
AREA = 0.455 AC		AREA = 0.455 AC	
0.455 AC (IMPERVIOUS)		0.455 AC (IMPERVIOUS)	
TC = 5 MIN		TC = 5 MIN	
Q (CFS)	V (AC-FT)	Q (CFS)	V (AC-FT)
1 YEAR 1.97	0.106	1 YEAR 1.17	0.106
10 YEAR 3.65	0.202	10 YEAR 3.38	0.202

CHANNEL PROTECTION (ENERGY BALANCE):

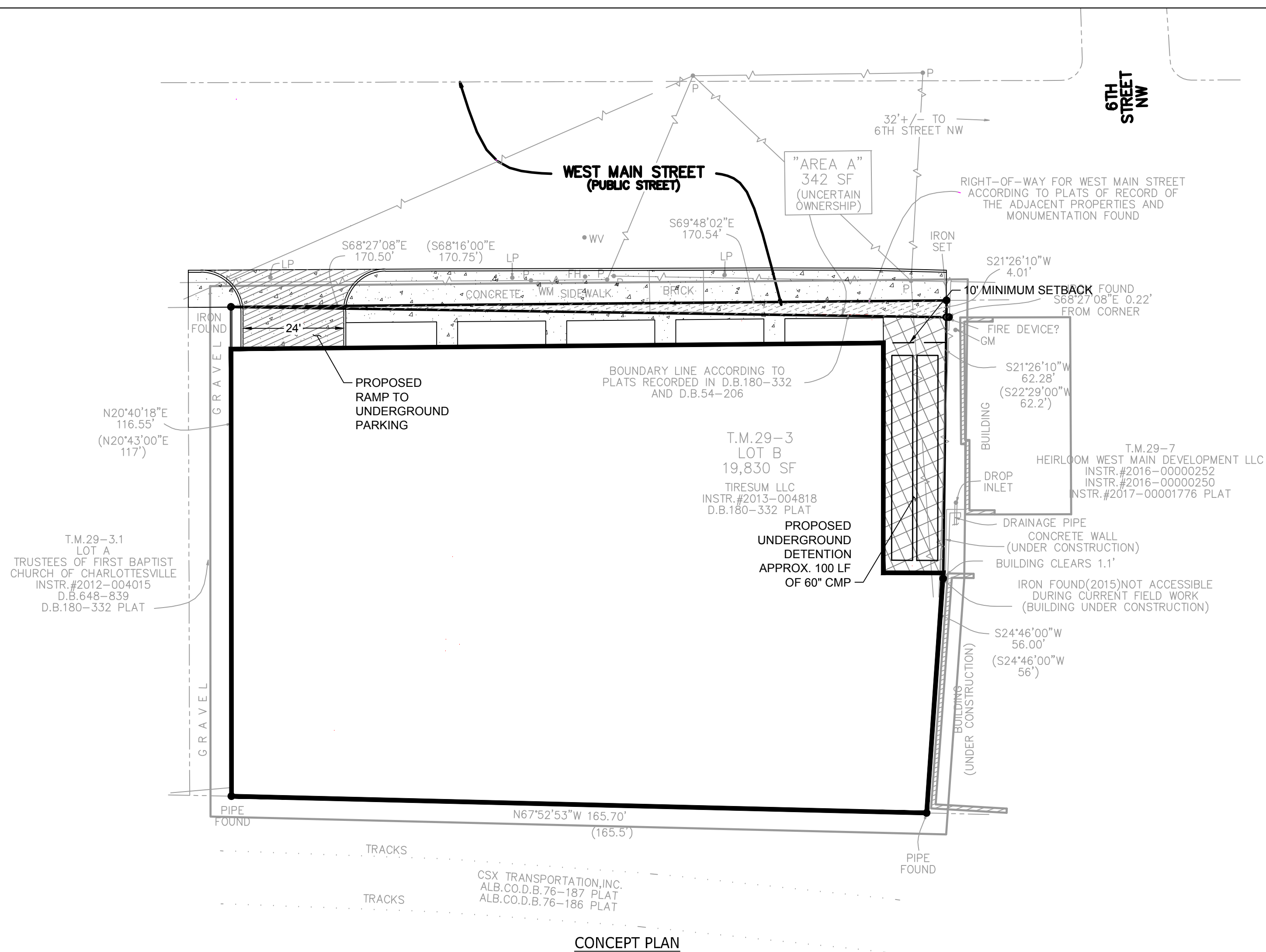
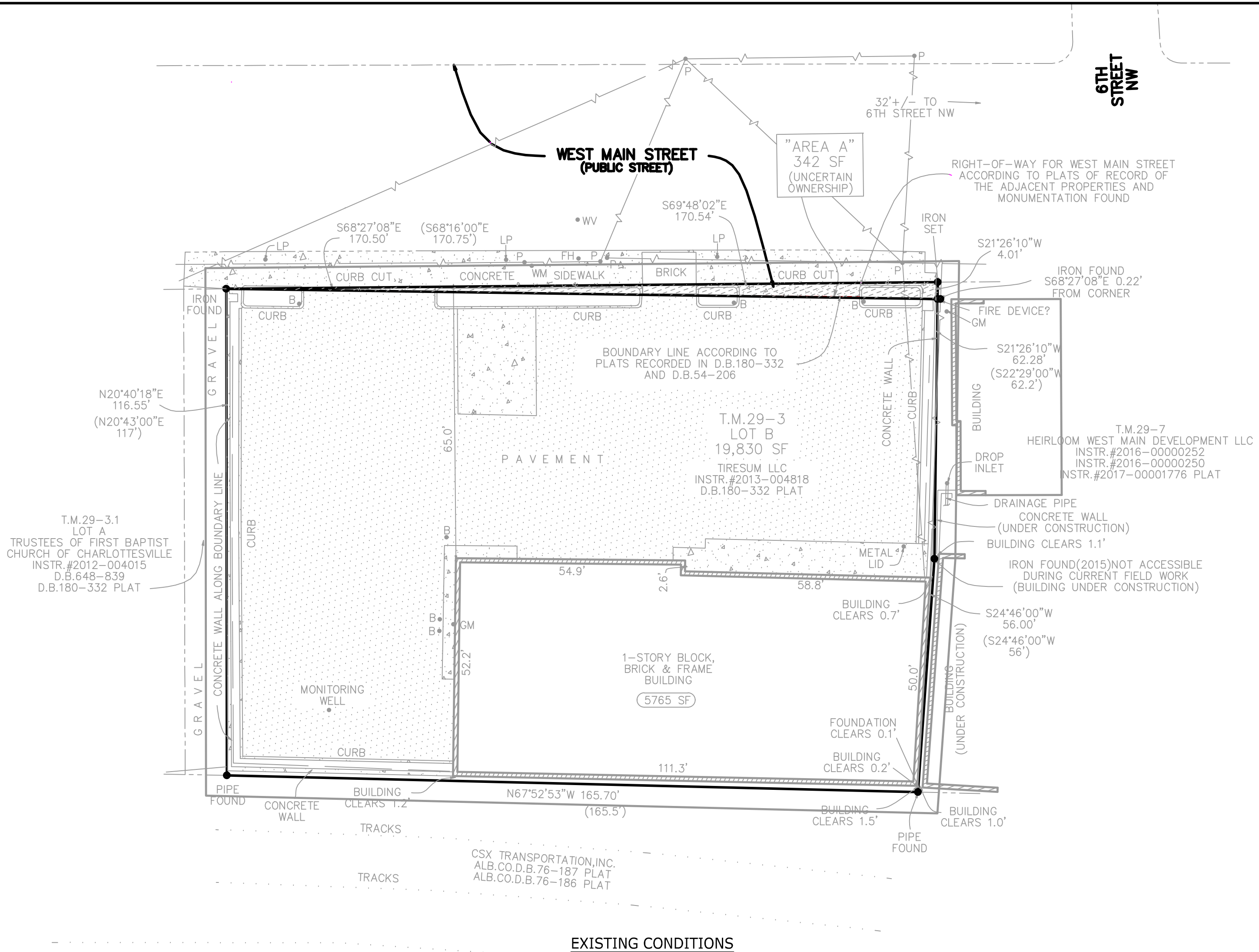
$$Q_{DEVELOPED} \leq 0.90 * (Q_{PRE-DEVELOPED} * RV_{PRE-DEVELOPED} / RV_{DEVELOPED})$$

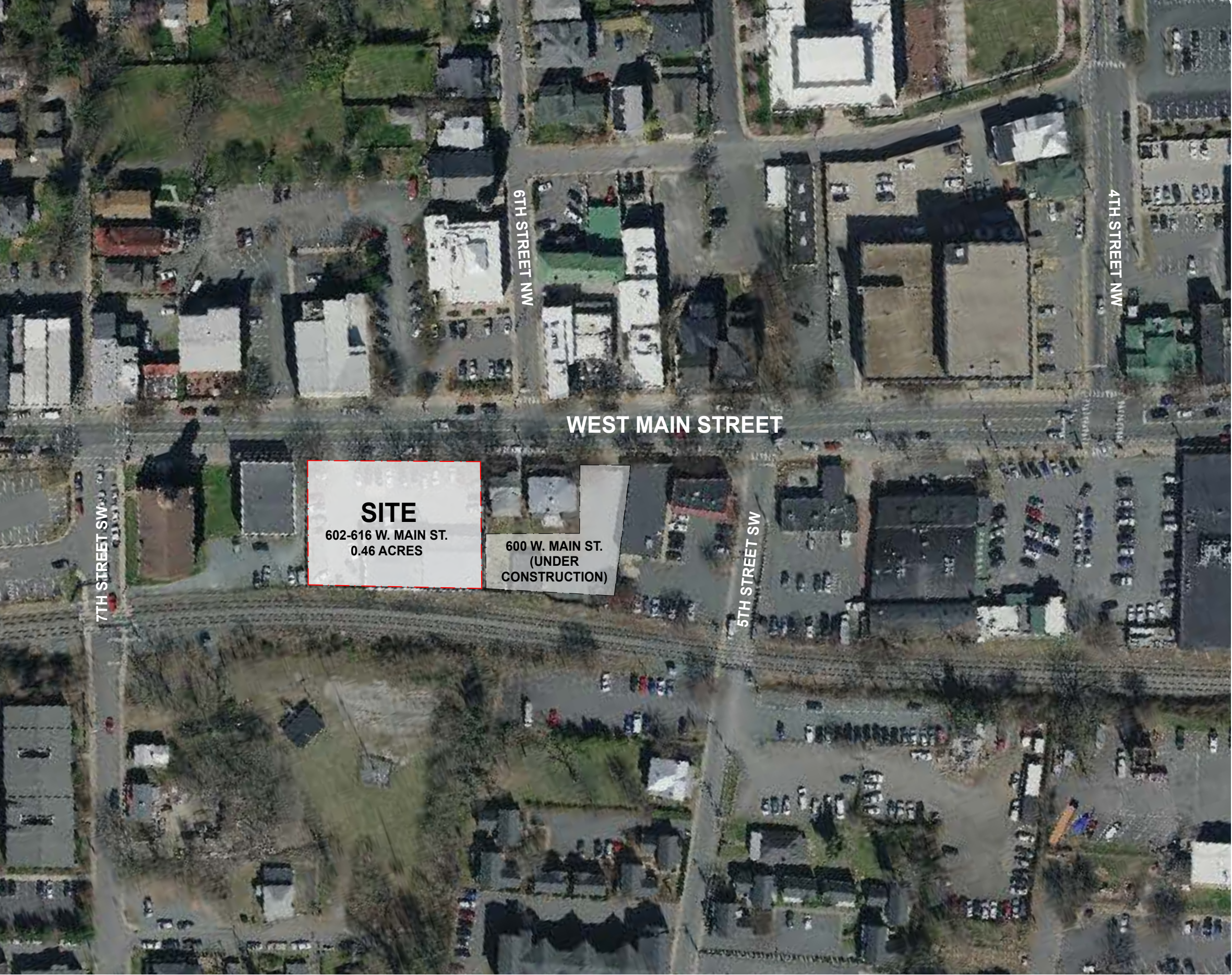
$$OK \quad 1.17 \text{ CFS} \leq 0.90 * (1.97 \text{ CFS} * 4617 \text{ CF}) / (4617 \text{ CF}) \text{ CF} = 1.78 \text{ CFS}$$

FLOOD PROTECTION:

$$\text{POST-DEVELOPED } Q_{10} \leq \text{PRE-DEVELOPED } Q_{10}$$

$$OK \quad 3.38 \text{ CFS (POST-DEVELOPED } Q_{10}) \leq 3.65 \text{ CFS (PRE-DEVELOPED } Q_{10})$$





602-616 W. MAIN STREET

ZONE:

- WEST MAIN STREET EAST CORRIDOR (MIXED-USE)
- ARCHITECTURAL DESIGN CONTROL DISTRICT
- PARKING MODIFIED ZONE

PRIMARY STREETS:

- WEST MAIN STREET

LAND AREA:

-0.46 ACRES/19,830 SF

DENSITY:

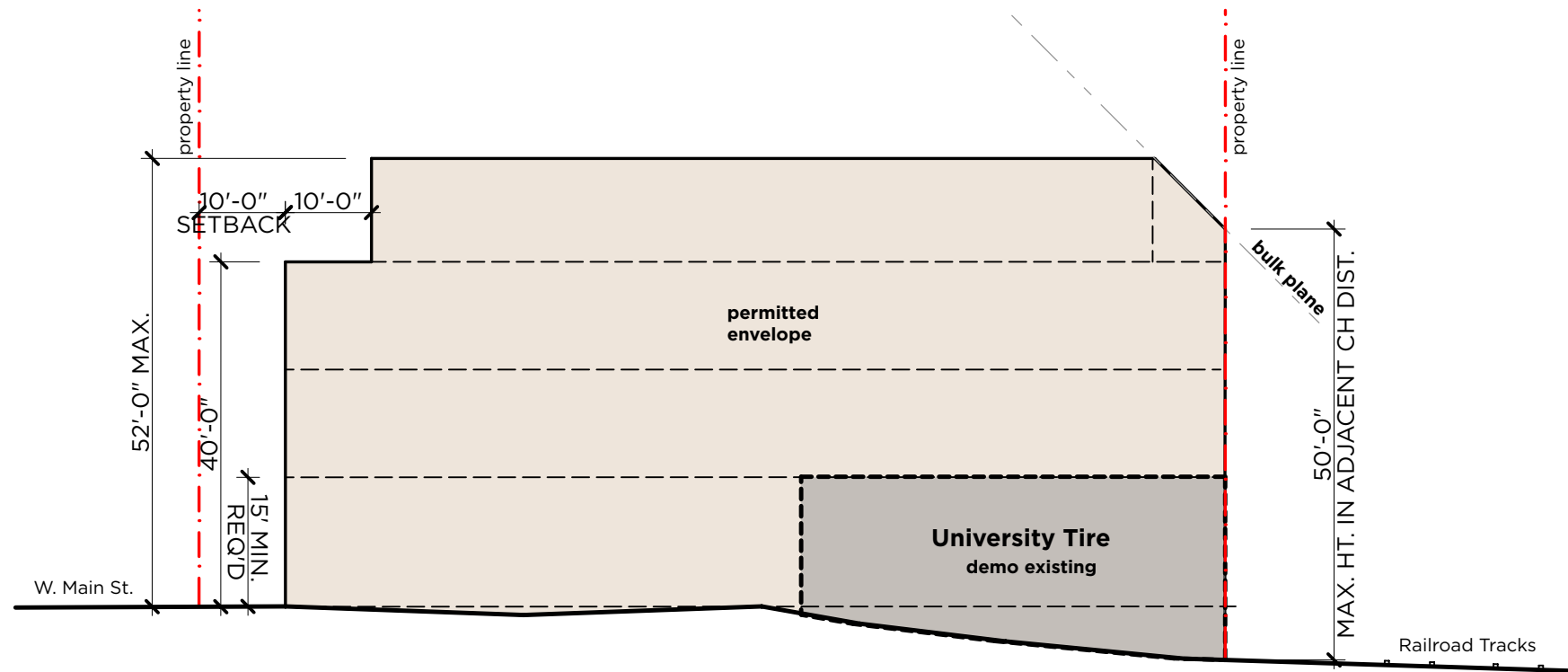
	<u>BY RIGHT</u>	<u>WITH SUP</u>
	43 DUA	120 DUA
TOTAL:	20 DWELLING UNITS	55 DWELLING UNITS

PROPOSED MASSING GSF:

	PARKING	RESIDENTIAL	RETAIL
PARKING LEVEL	19,830		
LEVEL 1	1,413	10,377	5,871
LEVEL 2		17,677	
LEVEL 3		17,677	
LEVEL 4		14,801	
		<u>TOTAL:</u>	87,646



BAR - PRELIMINARY CONVERSATION	5/14/2019 - 11x17	SITE LOCATION	1
612 WEST MAIN STREET	Tuesday, May 14, 2019	NTS	



ZONING HEIGHTS AND SETBACKS

ZONE:

- WEST MAIN STREET EAST CORRIDOR (MIXED-USE)
- ARCHITECTURAL DESIGN CONTROL DISTRICT
- PARKING MODIFIED ZONE

PRIMARY STREETS:

- WEST MAIN STREET

LAND AREA:

-0.46 ACRES/19,830 SF

DENSITY:

BY RIGHT

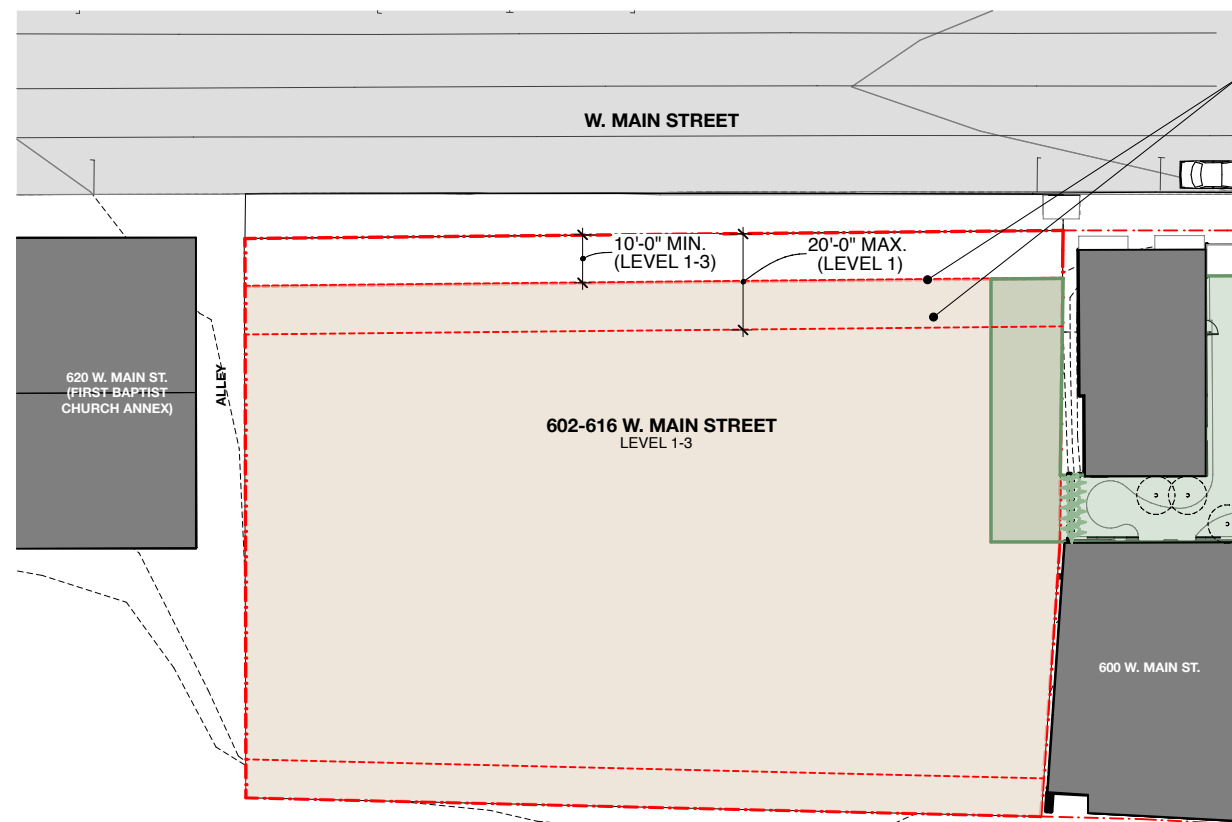
43 DUA

WITH SUP

120 DUA

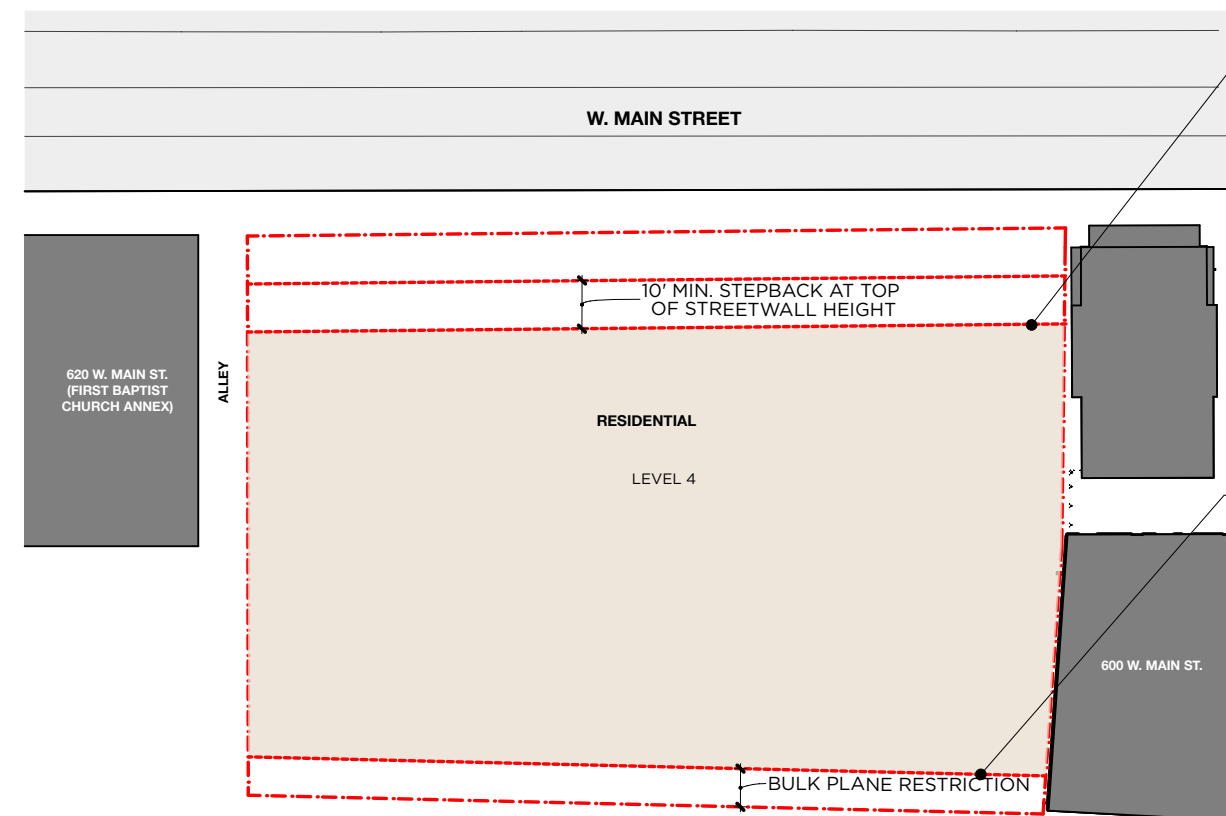
TOTAL: 20 DWELLING UNITS

55 DWELLING UNITS



LEVELS 1-3

SEC. 34-638: STREETWALL REGULATIONS
SETBACKS AT 10' MIN., 20' MAX



LEVEL 4

SEC. 34-638: STREETWALL REGULATIONS
SETBACKS AT 10' MIN. AT TOP OF STREETWALL HEIGHT.

SEC. 34-639: BULK PLANE
NO BUILDING MAY EXTEND INTO A 45-DEGREE ANGULAR PLANE PROJECTING ABOVE THE LOT, STARTING AT A HEIGHT EQUAL TO THE MAXIMUM ALLOWED HEIGHT IN THE ADJACENT ZONING DISTRICT.



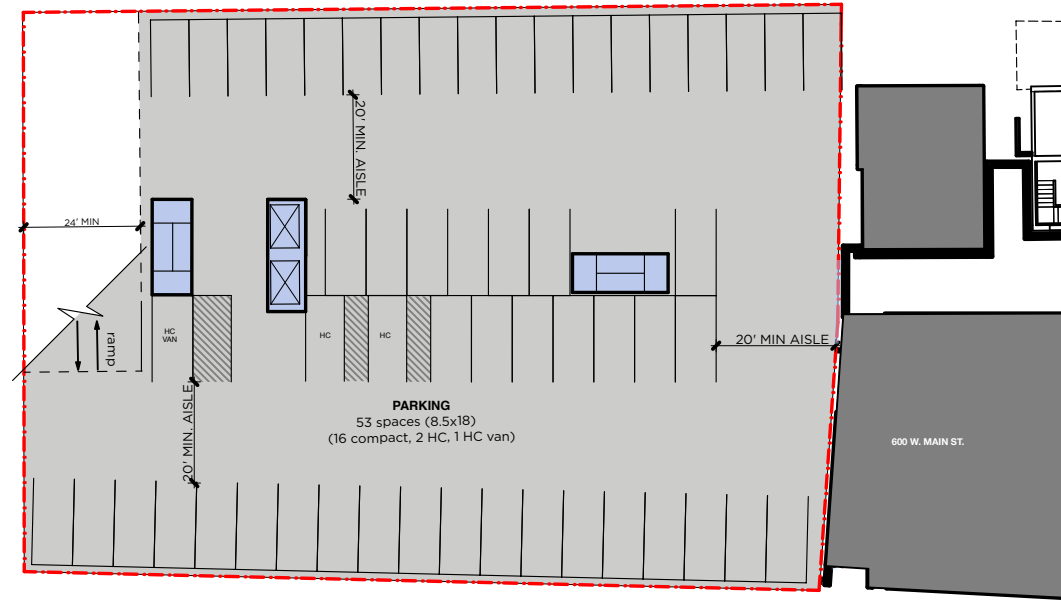
BAR - PRELIMINARY CONVERSATION

5/14/2019 - 11x17

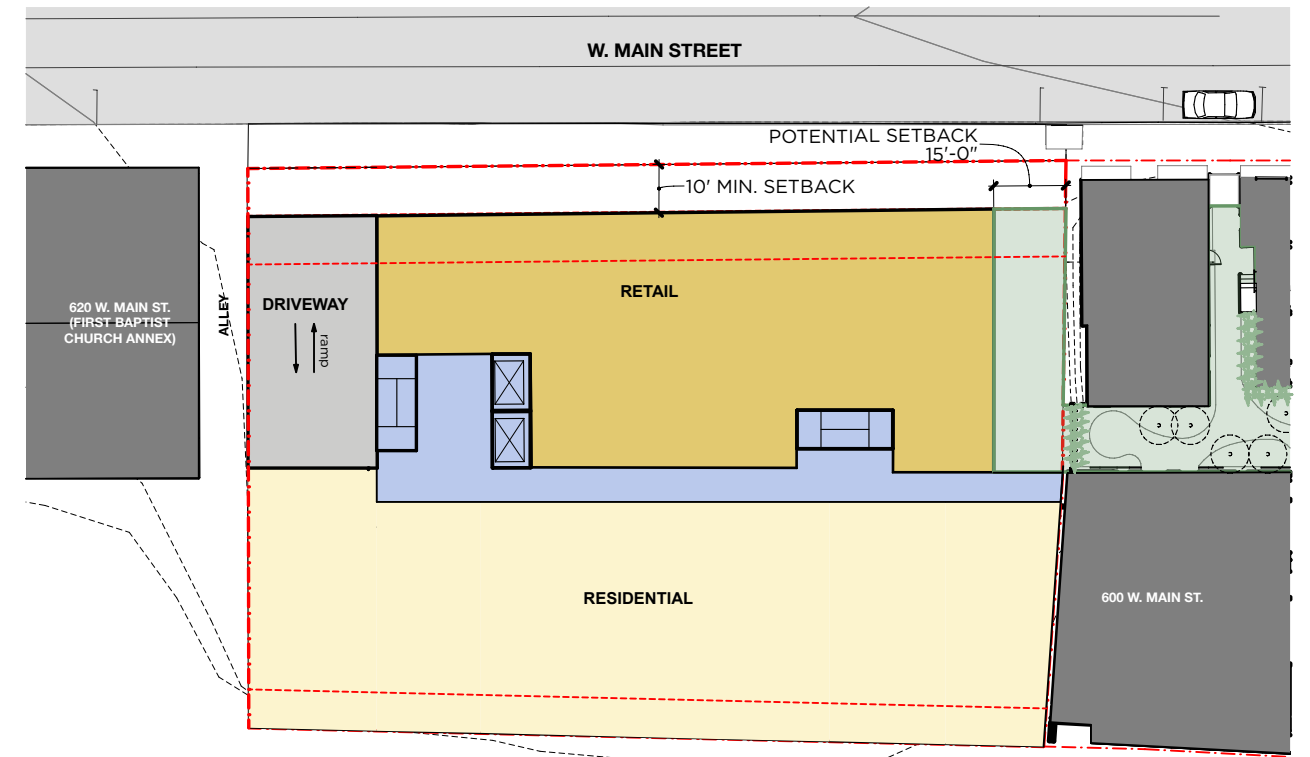
ZONING ANALYSIS

612 WEST MAIN STREET

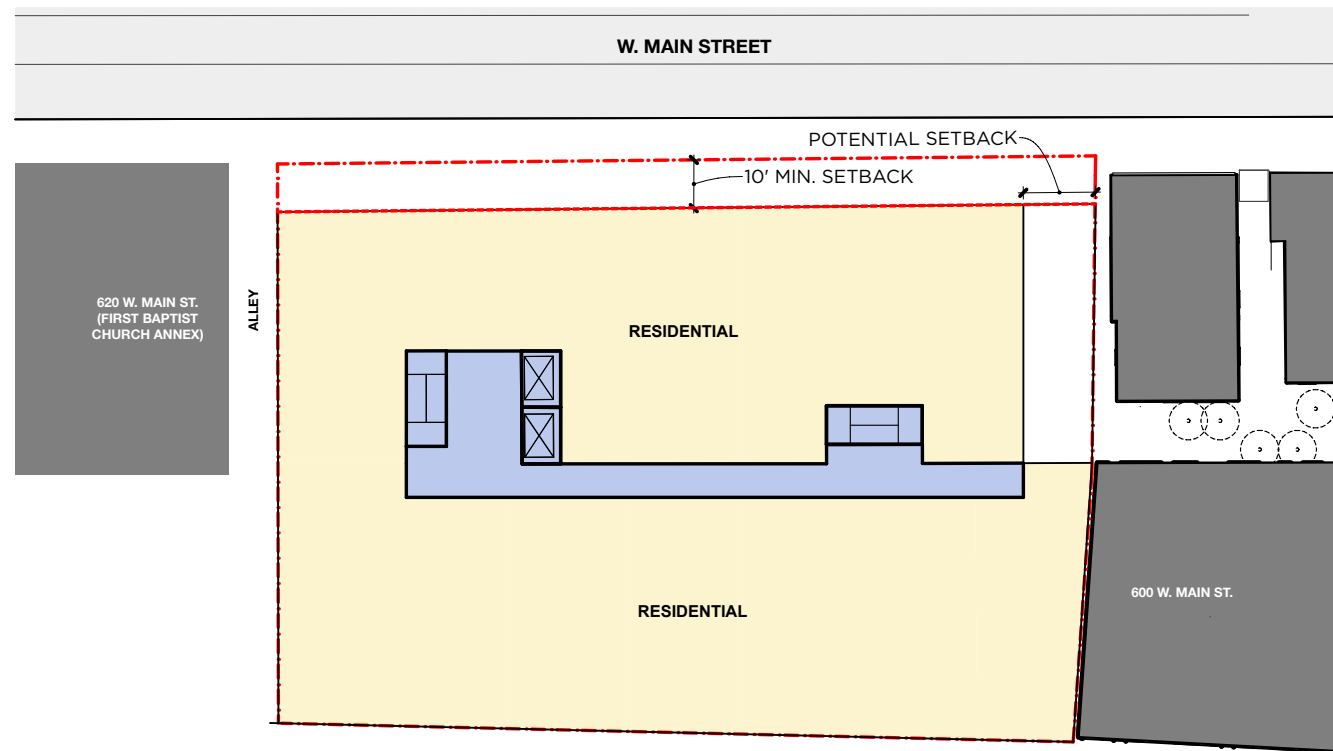
Tuesday, May 14, 2019



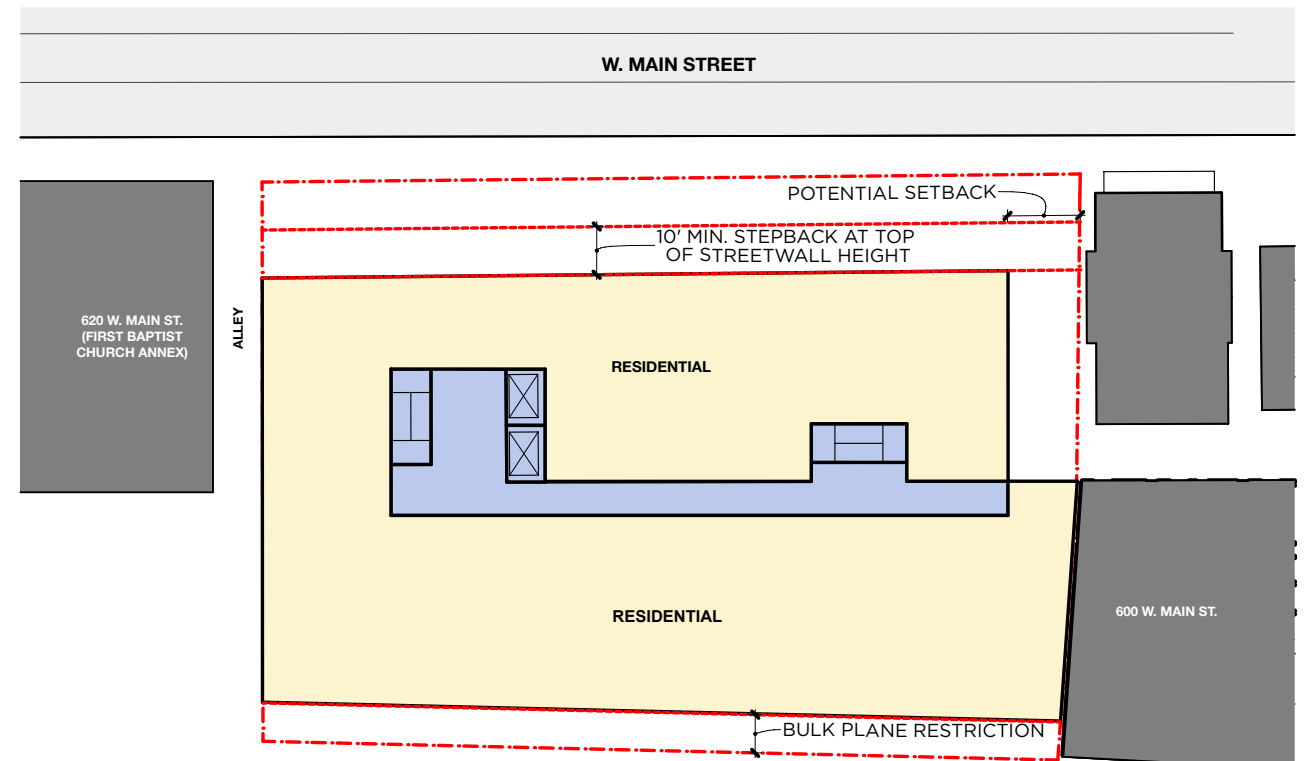
PARKING LEVEL



LEVEL 1



LEVEL 2-3



LEVEL 4





VIEW WEST



VIEW EAST



BAR - PRELIMINARY CONVERSATION	5/14/2019 - 11x17	MASSING - ALLOWABLE ENVELOPE	4
612 WEST MAIN STREET	Tuesday, May 14, 2019		



VIEW EAST TOWARD MURAL

VIEW SOUTH



BAR - PRELIMINARY CONVERSATION	5/14/2019 - 11x17	MASSING - ALLOWABLE VS PROPOSED	5
612 WEST MAIN STREET	Tuesday, May 14, 2019		



VIEW FROM WEST ON RAILROAD TRACKS



VIEW WEST ON WEST MAIN STREET



BAR - PRELIMINARY CONVERSATION	5/14/2019 - 11x17	MASSING - CONTEXT	6
612 WEST MAIN STREET	Tuesday, May 14, 2019		