

**City of Charlottesville  
Board of Architectural Review  
Minutes  
September 16, 2014  
City Council Chambers-City Hall**

**Members Present:**

Melanie Miller - Chairperson  
Tim Mohr – Vice Chairperson  
Carl Schwarz  
Candace DeLoach  
Justin Sarafin  
Laura Knott  
Whit Graves  
Brian Hogg

**Staff Present:**

Mary Joy Scala

The Chairperson, Melanie Miller, called the meeting to order at 5:30. Ms. Miller welcomed Ms. Keller and her class from University of Va. Ms. Keller thanked the board for having them and she stated she wanted the class to see the BAR in action.

A. Consent Agenda

1. Minutes August 19, 2014 – Deferred to October to incorporate edits.

B. Deferred or Previously Considered Items

2. Certificate of Appropriateness Application (deferred from August)  
BAR 14-08-03  
427 Park Street  
Tax Parcel 530023000  
Price-Poore House, LLC, Owner/ Jay Knipp, Ilex Construction, Applicant  
Partial demolition, new rear addition, parking lot

August 19, 2014 – The BAR accepted (7-0) the applicant's request for deferral. The BAR encouraged the applicant to provide less parking, save more trees, and narrow the entrance to parking. They suggested an ornamental tree for the front yard if the Silver Maple must be removed.

This property is being rehabilitated for office use.  
The following items require BAR review:

1. Demolition of rear screen porch;
2. New two-story rear addition;

3. New window opening in existing building on basement north side;
4. Site clearing and grading to construct new rear parking lot with alley access;
5. Install operable shutters on front;
6. Amended paint colors:  
Roof, shutters, and front door: Sherwin Williams Greenblack SW 6994;  
Exterior trim and new addition siding: Benjamin Moore White Dove 06;  
New addition brick: White washed.

The new addition will have brick pilasters and base; painted hardi siding with 5" exposure; Marvin clad casement windows with SDL's and azek casing; azek pilasters above brick pilasters; azek cornice with copper gutters; membrane roofing. There will be a new outside stair (unspecified material) on the north side of the addition.

The new parking lot will have 12 spaces, including one handicapped, with permeable pavers (Eagle Bay Aqua-Bric). Many large trees and shrubs will be removed, and replaced with 3 Zelcova trees; 1 Red Bud; 20 Arborvitae shrubs; 18 English Boxwood; and 10 American Boxwood. The applicant has submitted a tree inventory plan and evaluation that recommends retaining only the existing Burford Hollies.

This is a potential tax credit project. The demolition of the rear porch will not adversely affect the character of the original building. This is an appropriate use for this lovely old building.

The new window opening should be discussed. The BAR may want to hear more about the window restoration and brick re-pointing.

The material/color of the proposed new exterior stair should be specified.

The parking lot requires a site plan review in addition to BAR review. The BAR should comment on the proposed new parking and landscaping plan.

Since the last meeting the applicant has met with the Department of Historic Resources regarding the tax credits and the City Traffic Engineer regarding the revised parking lot.

The applicant said they did an analysis of various places for leased parking on various garages. The cheaper of the selection was the First Presbyterian Church at \$66.67 a month but had no availability. She met with Donovan Branche, City Engineer who provided her with three reasons why it is okay to keep the parking lot behind the building: City traffic Ordinance 34-972 a5, dead end alley, precedent of neighboring lots. The parking lot would allow for planting and updated landscaping detail.

Ms. Miller asked if there could be more significant trees to have screening from across the alley.

The applicant stated that Ms. Branche, City Engineer advised to use lower bushes at the bottom of the lot and not have trees at the back of the lot. The only other comment from other representatives was to consider adding bike parking.

Ms. Knott agreed with Ms. Miller that she would like to see more space for the shade trees. She said in comparing traffic patterns you have a lot more room for a larger tree. Alcova is not a native tree. She suggested that it be replaced with an oak tree. Take the north space out and turn this space into a space for a larger tree and the south side space put in an oak tree. She stated she would rather see something taller and asked if the transportation engineer would re-consider putting a creep myrtle allowing them to build the shade canopy back.

Ms. Knott asked the applicant about considering a safety concept and advised them to go back to the landscaping architect. Ms. Knott feels the bushes picked are very slow growing greenery and suggested using something that grows faster and group closer together.

Mr. Hogg said he also agreed to get bushes that would grow closer together.

Mr. Sarafin said he appreciate them looking into the parking aspect but felt the case of having the parking in the rear is sufficient.

Mr. Mohr said this is a considerable improvement from the last visit.

Regarding the landscape plan, the BAR strongly recommended reconsideration of (single trunk) trees instead of shrubs at bottom of lot; possibly make tree space larger on south side and delete tree space on north side of lot to make room for larger, native species tree instead of Zelcova; make groupings of shrubs along sides more narrow (possibly pencil hollies instead of arborvitae), and closer-spaced with larger spaces between groupings.

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, New Construction and Additions, Rehabilitations, and for Site Design, **Ms. Knott** move to find that the proposed porch demolition, new addition and other changes, and parking and landscape plan, which will come back to staff for review before approval, which satisfies the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC district, seconded by **Ms. Miller**, the BAR approves the application 8-0.

6:00 3. Certificate of Appropriateness Application (deferred from August)  
BAR 14-07-03  
503, 501, 425, and 421 W Main Street  
Tax parcels 320175000, 320176000, 320177000, and 320178000  
The Sutton Group, LLC, and Andrew Levine, Owners/  
Southern Cities Studio, Agent, Applicant  
New mixed-use complex

501 and 503 W Main Street are significant buildings. Additionally, Commerce Street has a wealth of historic structures, including the Individually Protected Property Jefferson School; contributing structures including Dr. Jackson's residence and attached commercial structures near 4th Street, the Ebenezer Baptist Church on 6th

Street, the former C&R Auto building, and the Bell Funeral Home; and other Starr Hill residences and structures including the former Bethel Baptist Church that was the original home of Barrett Day Care, and is currently being restored and remodeled as two apartments.

The applicant is requesting massing approval. The BAR should make decide if the massing is appropriate, so that the applicant can proceed to final design of other elements.

Removal of the contributing building at the rear of 425 W Main Street, a small barber shop, and removal of the Atlantic Futon buildings at 421 W Main Street will require demolition approvals.

The BAR must approve these two demolitions before approving the new construction.

The applicant has had two preliminary discussions, and a deferment, and is now requesting approval of massing.

Demolition of two contributing buildings, a small barber shop at the rear of 425 W Main Street, and the Atlantic Futon buildings at 421 W Main Street will require BAR approvals.

Bill Atwood stated with major adjustments he can create a mixed use for this project and there will be 30 to 50 parking places available. He said the buildings are separated which was a major obstacle for the BAR, a parking study has been completed and he would like to get some massing approved. He also stated that having one way streets would prevent people from racing through the neighborhood.

**Patricia Edwards, 512 6<sup>th</sup> St. N.W.**, she lived in the area when it was Vinegar Hill and continues to live there now. She said we are really afraid of the traffic, and we are a close neighborhood and a wonderful mix. She stated this is a threat and she doesn't understand why the garage had to empty into 4<sup>th</sup> street right in front of the neighborhood. She said no one drives slowly. She has been a very long time resident and the neighborhood is changing and not for the better. She said they neighborhood never asked for a one way street and she would appreciate anything anybody can do to protect them.

**Ken Wooten, 416 W. Main St.**, He and his business partner Charles are in support of the project and as a business owner, graduate of UVA in Ch'ville, he is someone with many ties to the Charlottesville area. Local businesses sees the west main street area as a destination all of its own. He said this is clearly an opinion on either side and he has respect for how each of us feels. He stated there are 3 main problems, Cleanliness, Safety, and Parking. He said on the 2nd Sat of every month, he participates in a clean-up mostly on these two lots and one month later the trash is right back there again. He feels that developing this property will help clean it up. He said safety is more of an issue at night time. He said he encourages his cooks to escort waitresses to the car. Drunks, and panhandlers,

handing around a vacant lot make it worse. Regarding the parking, West Main Street is starved for parking. West Main street market is overwhelmed because there is not enough parking on Main

**Angela Douglas** – Executive Director of the Jefferson School African American Heritage Center and the Jefferson School Foundation stated she is of two minds about this project. While re-development is necessary for that lot she is not sure that the notion of parking should take precedent over the idea of neighborhood development. She is not sure that the argument to make more parking doesn't sound the same as if you build more traffic lanes you will have more efficient transportation. Bringing more parking doesn't necessarily elevate the congestion and need for parking; it just makes more people come who need parking. The Jefferson school was created for the community to bring services to a community. There are 125 parking spaces at Jefferson school. If you think about what main street is supposed to be; it is the idea of development, people walking intending to stay just as long as people who are parking. She said she has often heard people employed at Centurylink refer to Commerce Street as the alley. Daily there are at least sixty children or more who play at Jefferson School. 125 people take the bus doesn't demand 125 parking spaces.

**Charles Roumeliotes, 416 W. Main Street** – said he is most excited about what is happening to west main street, re-doing of the streets, planting new trees, increasing the width of the sidewalks and making it more pedestrian friendly. He feels bringing the Atlantic will bring a new building with residents, business and commercial opportunities which will bring more vitality to the streets, better parking, but he does have concerns about the traffic. He said in the last couple of days he went to other businesses and got signatures of other people who are in favor of this project.

**Brad Worrall, 213 west Main Street** - said the one thing that is a challenge with this project is the one audience that we have. I am somebody who moved into the Starr Hill neighborhood because it was an urban neighborhood, because we like the idea of working to businesses, walking to restaurants including Orzo. He thinks that the entrance at 6<sup>th</sup> street was re-developed the west main extension was put in, the neighborhood has benefitted. A challenge is how things look and how they integrate with the neighborhood. When we look at the Atlantic we see a very large building mooning over our neighborhood and it is not what the neighborhood wants. The streets are one car wide and this is what they are worried about.

**Liana Arias, 501 6<sup>th</sup> Street**, said we do agree with Mr. Atwood to have a building there, we just don't agree on his massing. We are very concerned about the traffic and it is unanimous in the neighborhood that this is too big and everyone is very worried. Please look at this to keep everybody in the neighborhood safe and happy.

Mr. Hogg said he has a hard time divorcing massing from the design and there is not another large project like this where we haven't seen a fully resolved design before we have been asked to make a decision on it. Mr. Hogg said there is not enough information and we would be approving a bunch of boxes.

Mr. Schwarz said we requested boxes at the last meeting.

Mr. Mohr spoke in terms of the massing stating that one of the reasons the board felt at the very minimum start to address the scale of the place and the previous version was so completely wrong. While there have been some significant improvements on this version and more than an attempt to address Commerce Street, the massing alone does not make the building and we still have a really large problem.

Mr. Hogg felt it is bad architecture.

Mr. Deloach agree with Mr. Hogg that it is important to see the design all together.

Ms. Knott said this is a dramatic change from last time and the proposed store front is a nice addition. She said the creation of this public park works very well and she can approve the massing as it is today.

Mr. Graves also approved the project but understands the concerns raised by the community. He also agrees with Mr. Hogg's points and feels they are good ones. At the end of the day a large building backing up to a residential community will probably take place. He agrees to approve the massing.

Mr. Hogg doesn't disagree with the store front on Commerce Street and thinks it is a good idea, but making a parking lot for that opening is a street scape, other than that, it breaks the massive building down. Mr. Hogg stated that all of these are fine ideas, guidelines are specific to make the ideas and maybe it is the correct size. He can see where a lot of progress has been made, and feels we are getting closer to the right idea, but he would like to see a sincere proposal of this property. 1) What it is going to be made of. 2) Walk in with their best idea to what this building is going to look like 3) Wants this to be a real good proposal.

Ms. Miller agrees with everyone's thoughts for improvements. She said the main thing from the neighbors is the traffic and from businesses is the parking.

Mr. Atwood will need to return to the BAR to approve demolition of two buildings on Commerce Street and to get a certificate of appropriateness for the design. The buildings currently house a barber shop and a futon store.

The architect said a traffic study will be completed by the time the BAR meets again and possibly would inform the best site to place the parking garage entrance.

Later this fall, the City Council will be presented with the recommendations of a \$340,000 study of West Main Street that will recommend new zoning districts for the corridor in addition to streetscape improvements.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, **Schwarz** move to find that the massing of the proposed new mixed-use complex satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the massing only, as submitted. The applicant must return to the BAR for approval of the demolitions of

(the rear buildings) at 421 and 425 West Main Street, and for details of the new buildings and site design., motion seconded by **Graves**, passed 5-3

Melanie Miller - No  
Tim Mohr – yes  
Carl Schwarz Yes  
Candace DeLoach No  
Justin Sarafin - Yes  
Laura Knott - Yes  
Whit Graves Yes  
Brian Hogg –No

#### E. New Items

6:20 4. Certificate of Appropriateness Application  
BAR 14-09-02  
609 East Market Street  
Tax Parcel 530100000  
Townsquare Associates, LLC, Owner/ Jaclynn Dunkle, Applicant  
Exterior Changes: Four new awnings

The applicant seeks to add four new dark green cloth awnings for a restaurant: three on the courtyard side and one face East Market Street. All four windows are similar in size. The awnings are proposed to be mounted below the brickwork design on each of the four windows. The far left courtyard window has an existing kitchen duct exiting from it, so the applicant proposes a shorter awning for that window.

The restaurant is permitted two signs. The applicant may want to have one sign on the front vertical flap of the awning that faces East Market Street.

The dark green cloth, traditional sloped awnings are appropriate.

The BAR should discuss whether a shorter awning over the courtyard window that contains a kitchen duct is the best solution.

The BAR may want to discuss signage. Having the restaurant name on the vertical flap of the East Market Street awning is appropriate.

No awning is proposed over the second large window that faces East Market Street because that window belongs to a different tenant.

Jacqueline Donkle, the applicant said that space is the kiss of death with 5 restaurants failing in 10 years. She said the awning in the front would bring some attention to the business in hopes that she would be successful.

Mr. Hogg said does the awning cover the brick beside the windows.

Ms. Donkle said it is on the outside right up to the edge of the window

Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending and Cafes, **Mr. Hogg** move to find

that the proposal to add three cloth awnings (two on courtyard side and one on Market Street). The awnings must be mounted completely inside the brick openings satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in this district, seconded by **Mr. Mohr**, the BAR approves 8-0.

6:40 5. Certificate of Appropriateness Application  
BAR 14-09-03  
423 2nd Street NE  
Tax Parcel 330086000  
Kay Humes, Owner/ Leslie McDonald, Applicant  
Backyard Renovation

The Humes' are proposing to renovate their backyard from an asphalt-covered parking lot into a dog friendly, fence enclosed, backyard with new landscape elements. This new landscaping would take away roughly 65% of the current asphalt.

The proposed fence would be made of treated lumber that is porous which would allow for tomato plants, beans or non-invasive ivy to grow. The wooden planks will naturally gray as it ages. The landscape elements are local Crusher/Run gravel and local Colonial Grey pavers that match what is found in the front and side yard.

The applicant proposes to renovate the backyard. The following items require BAR approval:

1. The new landscaping/paving scheme generally;
2. The new "grow" fence material and height (6'-1" treated lumber posts with 3'-6" wire cloth) on north and west sides;
3. Backyard gates (2) design, in same materials
4. Driveway gate design, in same materials
5. Installation of the enclosure under porch steps.

Additional plantings and permeable surfaces as opposed to the existing asphalt creating a pleasant, visually appealing quality to the site and neighborhood.

The three gates included in the plan, two backyard gates and single driveway gate, are the most visible elements from the streets, so need to be discussed in more detail.

Kay Humes and Leslie McDonald spoke with neighbors whatever you need, you can do. The other neighbor had no opposition.

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, **Hogg** move to find that the backyard renovation proposal satisfies the BAR's criteria and is compatible with this property and other properties in this district, seconded by **Sarafin**, BAR approves 8-0.

7:00 6. Certificate of Appropriateness Application  
BAR 14-09-05



123 Chancellor Street  
Tax Parcel 09014000  
Lambda Gamma of Chi Omega House, Owner/ Garrett Rouzer, Applicant  
2nd Floor Addition and New Stairs

The applicant is requesting a second floor rear addition over an existing 1992 addition.

No other windows will be replaced in the rest of the building. The applicant plans to add two new porches with stairs in the rear and side rear. The wood porches and stair components would be painted mahogany. Railings will be painted to match the trim colors, with the decking to be either stained or painted dark grey.

There is a discrepancy between the photos and the west elevation drawing, which shows three windows on the first and second floors.

The BAR should comment on the plan to replace the door and transom with a window on the first floor. It is not known if the secondary entrance was original.

The BAR should comment on the two porch additions and the second floor addition.

Garrett Rouzer applicant not included in this package.

Mr. Sarafin said the secondary entrance is so odd.

Mr. Hogg has never seen anything like this, never noticed that door. Hard to believe door looks like an interior door.

Mr. Schwarz said the door jam is rotted out and the door is too big to fit. He was wondering if there are concerns that the brick line was not up with the original house.

The BAR approved (8-0) the application as submitted for a new rear addition (subject to zoning approval of a special use permit if required); two rear porches and stairs; and replacement of a secondary front door/transom with window as submitted.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and Rehabilitations, **Mr. Sarafin** move to find that the proposed a new rear addition (subject to zoning approval of a special use permit if required); two rear porches and stairs; and replacement of a secondary front door/transom with window as submitted, seconded by **Mr. Hogg** and the BAR approves the application 8-0 with contingencies on the zoning.

7:20 7. Certificate of Appropriateness Application

BAR 14-09-07

310 East Market Street

Tax Parcel 330220000

Aaron Burr, Owner/ Robert Nichols, Formwork Architecture LLC, Applicant  
Comprehensive interior rehab; demolish 1-story additions; paint brick;  
create new courtyard entry

310 E Market Street (1907) is a contributing structure in the Downtown ADC District.

October 15, 2013 – The BAR approved (6-0) the window replacement, and accepted the applicant's request for deferral to explore changes to (removing) the existing entrance. The BAR suggested revisiting the design aspects of the door infill – perhaps something between what is there now and the proposal- at a minimum leaving the stairs in place. The BAR members are available to discuss ideas prior to formal re-submittal.

February 18, 2014 - Robert Nichols, architect, and Breck Gastinger from Nelson Byrd Woltz presented sketches for courtyard at 310 E Market Street, the Sylvan Arms. Osteen suggested a more open gate; Hogg preferred the fence to be squared off, not angled to the street.

March 14, 2014: The BAR approved (5-0) the renovation as submitted, subject to BAR review of the final fence and gate design by email.

- Demolish existing 1-story brick addition and
- Demolish existing non-conforming shed addition in Market Street courtyard;
- Addition of a wooden deck in courtyard with wood cladding on vertical face;
- Addition of wood stairs to deck with black steel guard and handrails;
- Addition of painted steel egress door at existing window opening on the west side of the courtyard;
- Addition of new aluminum clad door at existing masonry opening on east side of the courtyard;
- Addition of new aluminum clad door/window assembly at existing masonry opening on south side of courtyard;
- Addition of two black barn light fixtures.
- Paint medium gray the (currently unpainted) rear brick elevation that faces west above roof;
- Add new windows to that elevation.

The proposed demolitions are appropriate.

Mr. Aaron Burr, owner, and Robert Nichols architect

The BAR may wish to comment on the plan to replace the existing windows with doors on both the east and west side of the alleyway and how that will affect the rhythm and pattern of voids in the structure. However, it is very difficult to see the elevations directly, and this area has been encapsulated for years.

The area of unpainted brick to be painted is only visible from adjacent buildings. Also, the exterior changes being approved should be specified (the color of paint for the brick, the type and color of wood being used for the deck, etc.) The type of replacement windows should be specified.

The six windows in the back are being replaced

Mr. Sarafin and Mr. Mohr agreed that it is a much nicer space.

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, and Rehabilitations, **Mr. Graves** move to find that the proposed demolitions and improvements satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Downtown ADC district, seconded by **Mr. Sarafin** motion passes 8-0.

7:40 8. Recommendation Regarding Special Use Permit and Discussion  
BAR 14-09-01  
200 2nd Street SW (Submission Part 1 and Part 2)  
Tax Parcel 280069000, 280071000-280075000  
Market Plaza LLC, Owner/ Powe Studio Architects, Applicant  
New Urban Mixed-Use Development

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

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

The BAR is being asked to make a recommendation regarding the proposed special use permit (SUP), and to make preliminary comments on the building and site design. Market Plaza, LLC has requested a special use permit for the redevelopment of 200 2nd Street SW into a mixed use development that includes:

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

Before City Council takes action to permit the proposed use, they must consider the BAR's opinion whether there are any adverse impacts to the Downtown ADC district that could be mitigated with conditions. A special use permit is an important zoning tool that allows City Council to impose reasonable conditions to make a use more acceptable in a specific location, and to "protect the welfare, safety and convenience of the public." Suggested motions are listed below.

A preliminary discussion is required prior to consideration of a Certificate of Appropriateness for new construction. That preliminary discussion generally takes place following the City Council approval of the SUP, so that all conditions of the SUP, which may be imposed by City Council, are known. However, the BAR is welcome to provide constructive comments at this time. The BAR should consider

the ADC Design Guidelines in making preliminary comments regarding the proposed design.

**Lena Seville, 808 Altavista Ave**, addressing Water's street and 2<sup>nd</sup> street, she is commenting on pages 45 and 46, the park is what makes the mall interesting but what she is seeing is flat walls, an occasional change in color, particularly some flowers on Water's street that does not get much light. On 2<sup>nd</sup> street and Water's street her concerns are the long streetscape and she is not sure about the closure of 1<sup>st</sup> street while she is not opposed to closing for vehicle but for pedestrian the stairs not bike friendly.

Ms. Miller said in the drawings there a sidewalk running along the edge of what would have been 1<sup>st</sup> street for biking and pedestrians.

**Genevieve Keller, Planning Commissioner**, said generally, the planning commission does height and density, while the BAR does design, and we don't have too many opportunities to collaborate. It occurs to me sitting there what would be helpful to me, as a commissioner, would be some guidance on any conditions, that you would start to perceive that might be appropriate that we could include in our own conditions. There has been a lot of discussion in our city as of late about increased height and density and those are stated goals and we have ways to achieve them, but in effect this project and many of the other projects on West Main, what we are collectively doing is designing a new skyline for our City. So I am asking you as you consider street walls and neighborhood context, that you think of the entire skyline and what we do and how our city meets the sky and what that might look like in the future. It is something we really haven't done very much in the past, and we haven't done it together, but if there are ways we could I think that we could advance these projects and make our city a better place.

Mr. Hogg said "If there is any place that can take a 101-foot height, it's the bottom of the hill on Water Street."

Mr. Graves, Mr. Schwarz, Ms. Knott, Mr. Sarafin, Ms. DeLoach, Ms. Miller were all in support to the additional height and residential density for a nine-story building planned for the parking lot where the City Market currently operates.

Ms. Knott objected to the closing of the site line of the mall along the street scape. She said "as you are looking toward Gleason development, the site line doesn't seem right for the warehouse district, it doesn't fit it." She said the BAR is to defend townscapes and historical buildings and this is the opposite of what we should be doing. She stated she cannot support the building or the grand staircase.

Mr. Hogg and Mr. Mohr agree with Ms. Knott regarding the structure and the staircase.

Ms. Knott asked Mr. Powe to provide some illustrations of the staircase.

Mr. Powe said there is a space between the stairs and the wall and behind the stairs is an elevator.

Ms. Miller said the applicant was put in a bad spot being handed First Street, but she doesn't think that's the right decision necessarily for the city to make. She suggested that the road might be only closed on market days and during events, similar to the Fourth Street crossing of the Downtown Mall.

Mr. Hogg stated considering the discussion about what to put on these lots for some time, closing First Street never seemed to be such a big deal for me.

After an hour-long discussion about building materials and the size of the project's balconies, the BAR voted to say it had no concerns about the special-use permit. However, the project still will need a certificate of appropriateness from the BAR sometime after the council approves it.

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

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

- Massing is thoughtful, tallest part in right place;
- Plaza side is more successful than Water/2nd Street facades;
- Revisit forcing context with 25 ft. modules, be less literal in modulating facades, use details of wall to break down plane, think of it as single large composition;
- Simplify base, upper and lower elevations need to hang together more, fenestration on brick base needs work, Deco effect on upper brick stories is good and reflects warehouse-industrial context;
- Revisit NW glass corner that incorrectly reads as an entrance;
- Revisit enormous, projecting balconies, prefer negative corners;
- Need thoughtful design of intersections of glass and masonry corners;
- Revisit metal spine above stairs on South Street terraces;
- Want bolder pedestrian connection from 2nd Street to plaza;
- Like the change in brick color, like the tactility of brick material, would be concerned if all glass, don't like strong contrast between brick colors.
- Revisit design of 1st Street stairs and waterfall and area between stairs and building, simplify stairs, make stairs more gentle, follow topo more closely, want the space to be there;

## 9. PLACE Task Force update – Tim Mohr

Mr. Mohr said PLACE Design Task Force met last week to start an audit of all codes and policies related to land-use matters to make sure the city is being consistent with goals and visions of the new Comprehensive Plan. The review will cover building development codes in addition to the city's goal of being a multi-modal and pedestrian-friendly community.

There is joint meeting between the advisory group, the City Council, the Planning Commission and the Board of Architectural Review scheduled for Sept. 23<sup>rd</sup>.

G. Adjournment – 9:15 p.m.