

From: [Murphy, Mollie](#)
To: jd@bdarchitects.com; jeff@heirloomdev.com
Cc: [Werner, Jeffrey B](#)
Subject: BAR 23-04-02
Date: Thursday, April 20, 2023 11:48:00 AM
Attachments: [image001.png](#)

SUP Recommendation

BAR 23-04-02

218 West Market Street, Tax Parcel 330276000

Downtown ADC District

Owner: Market Street Promenade, LLC, Owner

Applicant: Heirloom Real Estate Holdings LLC, Applicant

Request: Modify height setback. (In lieu of 25-ft setback at 45-ft height: Old Preston Ave allow 5-ft setback at 45-ft height; W. Market St allow 10-ft setback at 45-ft height.)

Mr. Dreyfuss:

The SUP for the above referenced project was reviewed by the City of Charlottesville Board of Architectural Review on April 18, 2023. The following action was taken:

Schwarz moved:

Finding of no adverse impact: I move to recommend that, based on the information submitted, modifying the Special Use Permit for 218 West Market Street to reduce the height setbacks on West Market Street and Old Preston Avenue will not adversely impact the Downtown ADC District, with the understanding that the final design will require BAR review and approval.

Mr. Zehmer, second. Motion passed 6-0.

Approved motion will be submitted for consideration by the Planning Commission and City Council.

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzeuyv3iclklx1a?b=deehp9w8xgjcxsvmwk>

If you have any questions, please contact me or Jeff Werner (wernerjb@charlottesville.gov).

Sincerely,
Mollie



Mollie Murphy

Assistant Historic Preservation and Design Planner
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<https://www.charlottesville.gov/264/Historic-Preservation-Design-Review>

Certificate of Appropriateness Application

BAR 23-04-02

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[Application components \(please click each link to go directly to PDF page\):](#)

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**City of Charlottesville
Board of Architectural Review
Staff Report
April 18, 2023**



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Prior BAR Reviews (germane to this discussion)

March 13, 2019 – BAR approved the demolition of 218 W. Market Street. Demolition is contingent upon the granting of a COA and building permit for its replacement.

September 17, 2019 - BAR recommended the SUP would not have an adverse impact.

Link to submittal and staff report: [BAR Sept 2019 demo CoA 218 W Market St](#)

Meeting minutes in appendix, including BAR recommendation.

November 16, 2021 - BAR approved demolition of 218 W. Market Street. (2019 CoA expired.)

October 18, 2022 – BAR discussion. Supportive of the modifications to height stepbacks on W. Market Street (to a min. 10-ft) and Old Preston Avenue (to a min. 5-ft). Applicant sought BAR input prior to formally submitting for the SUP amendment necessary to modify the step backs. No action taken.

Link to submittal and staff report: [BAR Oct 2022 Discussion SUP changes 218 W Market St](#)

Application

- Applicant submittal: Bushman Dreyfus drawings *218 West Market / Amendment of Special Use Permit*, dated October 10, 2022 (8 pages) and narrative, dated March 14, 2023 (7 pages).

Applicant has requested a modification to the Special Use Permit (SUP) approved by City Council on September 8, 2020, (see Appendix). Prior to Council’s review of the requested changes, City Code Sec. 34-157(7) requires they consider recommendation(s) from the BAR “as to whether the proposed use [the modified height stepback] will have an adverse impact on the district, and for

recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts.” (Note for clarity: This discussion is re: the *stepbacks* of the building’s upper floors, not the *setbacks* from the property line.)

The zoning ordinance states the following for the Downtown Mall Mixed-use District:
"After forty-five (45) feet, there shall be a minimum stepback of twenty-five (25) feet along the length of the street wall. However, any streetwall fronting upon a numbered street within this district between Ridge Street and 10th Street East shall, after forty-five (45) feet, be required to have a stepback of five (5) feet."

Requested modifications to the SUP:

- West Market Street: At building height of 45-ft, a minimum 10-ft stepback.
- Old Preston Avenue: Old Preston Avenue, a minimum 5-ft stepback.

Discussion

On October 18, 2022 the BAR informally discussed and expressed general support for the proposed stepback modifications. This submittal is unchanged from what was presented last October; therefore, staff recommends the BAR approve on the Consent Agenda the suggested motion for a *finding of no adverse impact* on the Downtown ADC District.

Note: Staff received the email below (dated 4/4/2023) from a neighboring-property owner. While the note indicates opposition to the overall project, it does not express how the revised stepbacks will adversely impact the ADC District.

“[I] object in the strongest way possible to the project generally with all of the 'By right' deviances they've requested. Today I write to specifically speak against any modification to decrease the setbacks as specified in your letter of 31 March 2023, that were outlined in SUP recommendation BAR 23-04-02.”

Suggested Motions (Approved motion will be submitted for consideration by the Planning Commission and City Council.)

Finding of no adverse impact: I move to recommend that, based on the information submitted, modifying the Special Use Permit for 218 West Market Street to reduce the height stepbacks on West Market Street and Old Preston Avenue will not adversely impact the Downtown ADC District, with the understanding that the final design will require BAR review and approval.

Finding of adverse impact: I move to recommend that, for the following reasons, modifying the Special Use Permit for 218 West Market Street to reduce the height stepbacks on West Market Street and Old Preston Avenue will adversely impact the Downtown ADC District [*cite reasons*], which may be mitigated by the following [*cite proposed conditions*].

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 Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for New Construction and Additions include:

D. Massing & Footprint

- 1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.
- 2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.
- 3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
 - a) If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
 - b) Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.
- 4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.
 - a) The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.
 - b) Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

E. Height & Width

- 1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- 2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- 3) In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.

- 4) When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
 - a) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
- 5) In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. Scale

- 1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.
- 2) As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.

Appendix

BAR meeting minutes from September 17, 2019

Special Use Permit

BAR 19-09-04, 218 West Market Street, Tax Parcel 330276000

Market Street Promenade, LLC, Owner /

Heirloom Real Estate Holdings LLC, Applicant

Increased building height and increased density

Mr. Ball recused himself from this application.

Staff Report, Jeff Werner: 218 West Market Street is a contributing structure in the Downtown ADC District. City assessment records indicate the commercial building was constructed in 1938. A c1955 Sanborn Map indicates this structure at the site. The brick building previously housed an A&P Grocery but has since been substantially modified. A covered arcade was added to the north and east elevations in the 1980s. Earlier this year the BAR approved the demolition of the building on the subject parcel and the demolition is contingent upon the granting of a COA and building permit for its replacement. The applicants have submitted a SUP request in anticipation of constructing on the site a mixed-use development with retail and commercial uses on the ground floor and residential units on the upper floors. The SUP request is to allow additional residential density and increased building height. Zoning permits 43 dwelling units per acre; allowing up to 24 units on the property by right. The request would increase the density to 240 DUs per acre, allowing 134 units on the property. The increase density will accommodate a variety of residential units in the development. Zoning permits 70-feet in height by right. The request is to increase the height to 101-feet. The additional height would enable the development's increased density and mixed-use functions. The applicants have illustrated the maximum envelope with a SUP. The submittal materials also provide studies of a more sculpted building. These studies are not intended to establish a design direction, but provide an idea of how a more developed building might appear on the site. Per City Code 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 or Entrance Corridor Review Board, 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." In evaluating this 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 Downtown ADC district and, if so, any proposed conditions to mitigate the impact. The BAR's recommendations are 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 the requested increased residential occupancy and the increased overall height result in a project that conflicts with the Guidelines? 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. There has been a lot of discussion in the community about additional density and parking Downtown. Our purview is the visual aspect of the exterior, which should be made clear going forward.

Applicant, Jeff Dreyfus: We are talking about density and height on this particular site. We are asking for a recommendation that the SUP for both density and height does not have an adverse impact on the district. As we've discussed with 612 West Main, we have a long way to go with final design of a building and the COA gives the BAR the opportunity to sculpt the building as we go through the process. The initial submission shows the maximum allowable building envelope if it were built to its greatest volume. There is no intention to go there and it wouldn't be allowed by the BAR. However, the increased density and height on this site will give us a lot more flexibility from an economic perspective to be able to sculpt the building in a way that it is taller and thinner. Before we begin this process, we would like to know that we have the ability to increase the height and density, which is why we are here tonight.

QUESTIONS FROM THE PUBLIC:

None.

QUESTIONS FROM THE BOARD:

Ms. Miller: Some of those comments probably have an affect on the historic district.

Mr. Werner: I'm talking about the uses like how many apartments, who would be renting them, etc., which are not relative to the design of the exterior.

Mr. Lahendro: What are some of the guiding principles that you would use to design the building and have it be acceptable within the historic district and to the BAR?

Mr. Dreyfus: An important criterion is the scale of the street on both sides and trying to maintain the scale of buildings nearby. This is an interesting site because it steps down dramatically as you move toward the larger site. Part of the presentation includes views from Ridge-McIntire because this needs to be seen in the larger context. We show its height is relative to other buildings that have already been approved, including the Code Building and West 2nd. The step backs required by zoning begin to enforce that already, but perhaps we continue to cornice line coming from the mall of the Whiskey Jar building and step backs happen from there so that the scale steps up, not right on the street. That is one of the most critical urban design elements in all of this so that it begins to fit in. We will continue to discuss materials as well. We feel strongly that the entry into the parking area is well located off of Old Preston instead of having people turn into West Market. This is a much safer way to go. The number of cars coming and going from there won't be huge and it allows us to get the parking off of the West Market Street façade.

Mr. Gastinger: On Old Preston all existing trees on the site would need to be removed and presumably the street trees along Market Street would also need to be removed. Can you confirm if that is the case and what opportunities this project might have in improving the pedestrian character of those two streets?

Mr. Dreyfus: I can't speak to the trees at the moment. One of the most important elements of this structure is how pedestrians are welcomed into the building. It might be with an indent plaza of sorts with setbacks under canopies, but I can't speak to it at the moment. If continuing some of the greenery down that street is critical, then we would like to hear that now so we can begin to think about that. I forgot to mention that It's important to understand that we tried to compare the by-right height and what the shadows cast would look like vs. with the SUP during the sun studies we did toward the back of this. The one difference is on the longest day of the year.

The only difference is that the shadow would be cast on the lawn of those condos furthest south, but it wouldn't even cast a shadow on the roof of those, so the impact is very minor.

COMMENTS FROM THE PUBLIC:

Mr. Gastinger: We received an email just before this meeting started from the public and I thought it would be appropriate to read it aloud. It is from Joey Conover and it says "Hello BAR members. I am writing regarding the 218 West Market SUP request on tomorrow's agenda as the property manager for the neighboring building at 110-114 Old Preston Avenue. I wanted to bring a few items to your attention for consideration. I have an event but plan to attend as I am able. 1) Increased height density: In general, we feel the increased density is healthy for the increasing housing stock the urban core of Charlottesville. Although we are hoping increased height does not feel overly imposing and appreciate the proposed setbacks, it is necessary to increase the housing stock and the height may be worth it. Adding more retail along Old Preston Avenue and West Market expands the pedestrian commercial area in a positive way. There will likely be future design considerations, but at this time we support the project moving forward. 2) Neighbors: Please note that the application has our building marked on their SUP plans as Vinegar Hill, which no longer exists as a commercial business. There are two separate unrelated buildings that touch this project, Lighthouse Theater and our building, which currently houses Vibe Think and the Albemarle County Economic Development Office. 3) Historic Preservation: Our building at 110 Old Preston Avenue was built prior to 1900. It's built primarily out of stone, including the party wall with the current Artful Lodger building. We continue to be concerned about the structural integrity of our historic building and would like to hear public reassurance that this new project will take particular care in the demolition of the existing building, which is currently tied to our building with steel beams, as well as excavation during underground parking and subsequent construction. There is also a roof overhand that currently goes over the property line, which appears original. This may affect their design. 4) Green roof: For aesthetic and environmental reasons we highly recommend the BAR require this project include at least the amount of green roof that has been proposed, if not more. There is a large storm water drain that goes under the sidewalk along Old Preston Avenue. I understand that the Heirloom is planning to direct all roof rainwater to this direction, where most of it already goes. 5) Old Preston façade: The elevations on page 7 are not 100% clear if the levels along Old Preston will be parking apertures, or if that is retail level. I think it is retail, but if not, I would recommend that this façade be a more public facing retail-oriented façade to continue the feel of the Downtown Mall. 6) Pedestrian access: There is a lot of foot traffic through the current parking lot at 218 West Market. I would suggest that the BAR require that the project maintain pedestrian access along the Whiskey Jar side of the building to allow public movement through that corridor. If you have any questions, please do not hesitate to ask."

COMMENTS FROM THE BOARD:

Mr. Mohr: I don't find any issue with density or height. I think it will all be in the massing of the building. The comments about pedestrian connections and the transparency of the building to the street from both directions are important. I would hesitate to call it a structure and I would rather see it developed more as a compound or a series of structures. The massing models make me nervous because they don't seem to be separated.

Ms. Miller: It makes a lot of sense to have density here, but this application does make me nervous because the previous building with the same owner and team used every square inch of allowable space. Increasing density might encourage bad behavior with the building that is to come. While density is great in this spot, I don't think a giant building is. It would need to be broken into pieces or significantly shaved back in order to be a good addition to the historic district. The points made about the pedestrian experience, trees, and being sure not to damage the existing stone wall are all important too.

Mr. Mohr: They didn't build absolutely to the edge.

Mr. Lahendro: I am willing to support the density and height, but we have a long way to go to design the building. It will be a challenge to do a building this large that is compatible with the other buildings and storefronts that abut it on both sides. We also have pedestrian access from all sides to this building and it is

anchoring the end of the mall. The trees that are already there at the end are very welcoming and I strongly urge them to stay or have something like them.

Mr. Schwarz: My first thought when they were going for maximum height was absolutely not because it is out of context, but looking more closely, it seems like it is at an area where there will hopefully be more height nearby. The renderings imply that there is an illusion of multiple buildings. Actions like that are going to go a long way in making it successful. I am very concerned that because of the slope to the site, you will end up with a big parking plinth underneath as you walk along the side. The idea of maintaining pedestrian access throughout the eastside of the side is intriguing. I don't know if it's possible or if it will create a scary space, but it continues the block module that we have Downtown. I am not ready to make it a condition, but you should definitely investigate it. It would also allow you to pull the building off the side and get some windows there so it isn't just a wall.

Mr. Mohr: A lot of what happens in development of towns like ours is that we lose the topography. There is a sense from going to a higher street to a lower street and big bases wipe that out.

Mr. Gastinger: I encourage you not to give up on Old Preston because of its current condition. Changing the entrance of the parking lot itself might open up new possibilities with a significant section of that street. I encourage the City to also re-think that section to the extent that they can because that street is going to gain even more importance as the town becomes more dense and Preston continues to develop. The street trees are going to be a significant loss and it will be critical to find ways to mitigate that.

Mr. Balut: I am supportive of the application. This is an amazing site and it has great potential, so you have a great opportunity to make a wonderful statement by continuing the mall and making a good pedestrian experience on at least three sides. It will be a crucial part of the project so I look forward to seeing how that will develop. This would be a great opportunity to play with the massing and find ways that it can be more elegant and compatible with every adjacency. I am encouraged by the massing studies already and I encourage you to keep going in that direction. I encourage the green roof that you have and to add more to encourage more greenery and reduce storm water runoff on the site.

Mr. Sarafin: I am generally in favor. The pedestrian piece is very important, as well as making provisions to 110 Old Preston as work is being done. At the street level and scale, what happens at Old Preston needs to relate to those historic buildings. It is a challenging site, but it's also a site that could be better utilized. While there may be concern about what is visible from the mall side, what we would be gaining from the other side is helping to better ground and anchor the mall. It also begins to extend it some.

Mr. Lahendro: Going forward, I will be looking closely at the materiality, the transparency at the pedestrian level and engaging the public, landscaping, and tying that building into the fabric of this historic area.

Mr. Schwarz: You may want to look at the zoning code's street wall requirements to make sure your hands aren't tied with that. You may want to speak with the Planning Commission about it. One condition we may want to add is the adequate protection of adjacent buildings.

Ms. Miller: The pedestrian and street trees up to three sides of the building, which reinforces the block size, might be a good condition too.

Mr. Lahendro: I don't know if that is tied into density and height, or if that is something that would come to us later when we get to the details.

Mr. Mohr: One of the reasons we agree to the increased density and height is so that you have some room to make the building a compound or a series of buildings. We aren't just saying to fill up the void.

Mr. Sarafin: We have a pretty clear list of concerns that, if addressed and met, there will not be an adverse impact on the district. We want a nice list for City Council to consider. We've thought about them and will continue to think about them and so should they when crafting the conditions that will be put on this SUP.

Mr. Mohr: We don't want to pin them down right now about specifics because we don't really know what the specifics are yet. We have to have faith in our processes, and these are all considerations. It's also a transition zone in that its moving from the Downtown Mall scale to presumably a larger scale that will eventually occupy that entire portion of the town.

Mr. Schwarz: As labeling this a transition zone, I would be concerned with the Planning Commission sticking in a bulk plane on the east side, which wouldn't serve any good.

Mr. Mohr: It's not strictly about the scale of the mall.

Mr. Lahendro: All of these are concerns, but there is one condition, which is that the increased density and height is approved, providing the massing is broken up to provide compatibility with the character-defining features of the historic district.

Ms. Miller: I don't want to arbitrarily say fewer units per acre because we don't know what the applicant can do to creatively make it work and meet our Guidelines, but I also don't want them to think they can just have the maximum number of approved units and the building has to meet that.

Mr. Balut: Even if there is a by-right volume and they maximize that, we have the right to deny that request if we feel it isn't compatible with the district. We don't have to stipulate too much because it is already understood. If we as a Board don't feel that the maximum by-right volume proposed is compatible, then we would just not vote in favor of it.

Mr. Sarafin: There is value in underscoring this point for City Council.

Mr. Schwarz: In the staff conditions, I would strike the phrase that says "based on the general design and building footprint as submitted," and instead just recommend that the SUP will not have an adverse impact. I also like Mr. Lahendro's comment about having a condition that says the massing will be broken up to provide compatibility with the character-defining features of the historic district.

Ms. Miller: Could we also have a loftier goal regarding the trees on the site and say that they will maintain street trees on site?

Mr. Gastinger: My only concern with that is that all of the trees are already compromised in significant ways.

Ms. Miller: It wouldn't necessarily be those trees, but they could find a way to work trees in.

Mr. Gastinger: What about saying to provide street trees to mitigate?

Mr. Mohr: We should do better than just mitigating it. We want something positive.

Mr. Gastinger: We can say they will provide a plan to replace the street trees lost on site.

Motion: Gastinger moved to recommend that the proposed Special Use Permit for 218 West Market Street will not have an adverse impact on the Downtown ADC District, with the understanding that the final design and details will require BAR review and approval and that increased density and height is granted with the understanding that the building design will have the flexibility to mitigate potential impacts on the Downtown ADC District by addressing these items of considerations and concern:

- The building’s massing will be broken up to provide compatibility with the character-defining features of the historic district
- Provide adequate protection of adjacent historic structures
- Provide a plan to replace the street trees on site
- Improve Pedestrian character of Old Preston and Market Street
- Provide pedestrian through access between Market Street and Old Preston.

Mohr seconded. Approved (9-0).

SUP approved by City Council September 8, 2020

<http://weblink.charlottesville.org/public/0/edoc/797104/20200908Sep08.pdf>

RESOLUTION
APPROVING A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT
218 WEST MARKET STREET

WHEREAS, landowner Market Street Promenade, LLC is the current owner of a lot identified on 2019 City Tax Map 33 as Parcel 276 (City Parcel Identification No. 330276000), having an area of approximately 0.562 acre (24,480 square feet) (the “Subject Property”), and

WHEREAS, the landowner proposes to redevelop the Subject Property by constructing a mixed use building at a height of up to 101 feet on the Subject Property, with retail space on the ground floor facing West Market Street, residential dwelling units at a density of up to 240 dwelling units per acre, and underground parking (“Project”); and

WHEREAS, the Subject Property is located within the Downtown Architectural Design Control District established by City Code §34-272(1) and contains an existing building that is classified as a “contributing structure”, and the City’s board of architectural review (BAR) has been notified of this special use permit application and the BAR believes that any adverse impacts of the requested additional height, the loss of the existing contributing structure, and the massing of the proposed building to be constructed can be adequately addressed within the process of obtaining a certificate of appropriateness from the BAR;

WHEREAS, the Project is described in more detail within the Applicant’s application materials dated submitted in connection with SP19-00006 and a preliminary site plan dated August 13, 2019, as required by City Code §34-158 (collectively, the “Application Materials”); and

WHEREAS, the Planning Commission and City Council conducted a joint public hearing, after notice and advertisement as required by law, on November 12, 2019; and

WHEREAS, upon consideration of the comments received during the joint public hearing, the information provided by the landowner within its application materials, and the information provided within the Staff Report, the Planning Commission voted to recommend approval of the proposed special use permit for the Project; and

WHEREAS, upon consideration of the Planning Commission’s recommendation, and the Staff Reports discussing this application, public comments received, as well as the factors set forth within Sec. 34-157 of the City’s Zoning Ordinance, this Council finds and determines that granting the proposed Special Use subject to suitable conditions would serve the public necessity, convenience, general welfare or good zoning practice; now, therefore,

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that, pursuant to City Code §§ 34-557 and 34-560, a special use permit is hereby approved and granted to authorize a building height of up to 101 feet, and residential density of up to 240 dwelling units

per acre, for the Project, subject to the following conditions: 1. The specific development being approved by this special use permit (“Project”), as described within the August 13, 2019 site plan exhibit submitted as part of the application materials, as required by City Code §34-158(a)(1), shall have the following minimum attributes/ characteristics:

a. Not more than one building shall be constructed on the Subject Property (the “Building”). The Building shall be a Mixed Use Building, containing residential and commercial uses in the percentages required by the Ordinance adopted by City Council on July 16, 2018 amending Article VI (Mixed Use Corridor Districts) of Chapter 34 (Zoning Ordinance) (relating to bonus height or density within mixed use zoning districts).

b. The commercial floor area within the Building shall contain space to be occupied and used for retail uses, which shall be located on the ground floor of the Building. The square footage of this retail space shall be at least the minimum required by the City’s zoning ordinance or, if none, equivalent square footage in relation to the gross floor area of the Building as depicted in the August 13, 2019 site plan exhibit submitted as part of the application materials (subject to adjustment of the GFA, as necessary to comply with requirements of any COA approved by the BAR.

c. Underground parking shall be provided within a parking garage structure constructed underneath the Building.

2. The mass of the Building shall be broken up to provide compatibility with the character defining features of the Downtown Architectural Design Control District (City Code §34-272(1)), subject to approval by the City’s board of architectural review.

3. There shall be pedestrian engagement with the street with an active, transparent, and permeable façade at street level.

4. The Landowner (including, without limitation, any person who is an agent, assignee, transferee or successor in interest to the Landowner) shall prepare a Protective Plan for the building located on property adjacent to the Subject Property at 110 Old Preston Avenue (“Adjacent Property”). The Protective Plan shall provide for baseline documentation, ongoing monitoring, and specific safeguards to prevent damage to the building, and the Landowner shall implement the Protective Plan during all excavation, demolition and construction activities within the Subject Property (“Development Site”).

At minimum, the Protective Plan shall include the following:

a. Baseline Survey—Landowner shall document the existing condition of the building at 110 Old Preston Avenue (“Baseline Survey”). The Baseline Survey shall take the form of written descriptions, and visual documentation which may include color photographs and video recordings. The Baseline Survey shall document the existing conditions observable on the interior and exterior of the Adjacent Property, with close-up images of cracks, staining, indications of existing settlement, and other fragile conditions that are observable.

The Landowner shall engage an independent third party structural engineering firm (one who has not participated in the design of the Landowner’s Project or preparation of demolition or construction plans for the Landowner, and who has expertise in the impact of seismic activity on historic structures) and shall bear the cost of the Baseline Survey and preparation of a written report thereof. The

Landowner and the Owner of the Adjacent Property (“Adjacent Landowner”) may both have representatives present during the process of surveying and documenting the existing conditions. A copy of a completed written Baseline Survey Report shall be provided to the Adjacent Landowner, and the Adjacent Landowner shall be given fourteen (14) days to review the Baseline Survey Report and return any comments to the Landowner.

b. Protective Plan--The Landowner shall engage the engineer who performed the Baseline Survey to prepare a Protective Plan to be followed by all persons performing work within the Development Site, that shall include seismic monitoring or other specific monitoring measures of the Adjacent Property as recommended by the engineer preparing the Protective Plan. A copy of the Protective Plan shall be provided to the Adjacent Landowner. The Adjacent Landowner shall be given fourteen (14) days to review the Report and return any comments to the Landowner.

c. Advance notice of commencement of activity--The Adjacent Landowner shall be given 14 days’ advance written notice of commencement of demolition at the Development Site, and of commencement of construction at the Development Site. This notice shall include the name, mobile phone number, and email address of the construction supervisor(s) who will be present on the Development Site and who may be contacted by the Adjacent Landowner regarding impacts of demolition or construction on the Adjacent Property.

The Landowner shall also offer the Adjacent Landowner an opportunity to have meetings: (i) prior to commencement of demolition at the Development Site, and (ii) at least fourteen (14) days prior to commencement of construction at the Development Site, on days/ times reasonably agreed to by both parties. During any such preconstruction meeting, the Adjacent Landowner will be provided information as to the nature and duration of the demolition or construction activity and the Landowner will review the Protective Plan as it will apply to the activities to be commenced.

Permits--No demolition or building permit, and no land disturbing permit, shall be approved or issued to the Landowner, until the Landowner provides to the department of neighborhood development services: (i) copies of the Baseline Survey Report and Protective Plan, and NDS verifies that these documents satisfy the requirements of these SUP Conditions, (ii) documentation that the Baseline Survey Report and Protective Plan were given to the Adjacent Landowner in accordance with these SUP Conditions.

218 W. Market St.

Special Use Permit Amendment

Application Narrative

City Council approved a Special Use Permit for increased building height and density for the property located at 218 W. Market Street (City Parcel Identification No. 330276000) (the "Property") on September 8, 2020, which SUP was extended on March 4, 2022 by the Director of Neighborhood Services (the "SUP"). The Property is now owned by Heirloom Downtown Mall Development, LLC (the "Applicant"), which is preparing to develop the property as a mixed use building at a height of up to 101 feet, with retail space on the ground floor facing West Market Street, residential dwelling units at a density of up to 240 dwelling units per acre, and underground parking (the "Project"), as permitted by the SUP. As part of the SUP approval, the Applicant offered additional conditions of approval requiring enhanced affordable housing in excess of the zoning ordinance requirements (more affordable units, at deeper affordability levels, for a longer affordable term, and of a variety of unit types and sizes), and the provision of community space within the building at a substantial discount for a non-profit entity. During the design process for the Project, the design team identified a zoning anomaly for this site that we wish to correct through an amendment to the SUP. The Property is zoned Downtown Mixed Use, and is located in the Downtown Historic District.

The streetwall regulations for the Downtown Mixed Use district states the following in Section 34-558(a):

"After forty-five (45) feet, there shall be a minimum setback of twenty-five (25) feet along the length of the street wall. However, any streetwall fronting upon a numbered street within this district between Ridge Street and 10th Street East shall, after forty-five (45) feet, be required to have a setback of five (5) feet. These streetwall/setback requirements shall not apply to any building facade along Water Street; if a building has frontage along Water Street and any other street, then only its facade along Water Street is exempt from these requirements."

Section 34-162 of the Zoning Ordinance provides that in reviewing an application for a special use permit, the City Council may reduce or otherwise grant exceptions to yard regulations, including setback requirements.

We are requesting an amendment to the existing Special Use Permit to reduce the twenty-five (25) foot setback along West Market Street and Old Preston Avenue as follows:

1. A minimum ten (10) foot setback on West Market Street
2. A minimum five (5) foot setback on Old Preston Avenue

As the only through-block parcel on the north side of the downtown mall, this parcel is an anomaly in the City, as it requires a 25-foot setback on both West Market Street and Old Preston Avenue. This presents impediments to maximizing the parcel's potential for increased density and for contributing positively to the urban fabric on both streets. The double 25-foot setback on this parcel results in a building footprint that makes it impossible to achieve the type of density the Special Use Permit allows, and that the City desires as it works to expand its overall housing stock generally, and in particular its affordable housing stock and options as specifically set forth in this SUP. The double

25-foot setback will cramp and distort the standard dimensions and shapes of the residential units within the Project. Additionally, if the 25-foot setback were consistently applied along West Market Street (as currently required), it will result in a downtown core of podium buildings with small towers sitting atop 3 story bases.

In meetings and conversations with Neighborhood Development Services staff, we learned that there was no consideration for the uniqueness of this particular parcel when the current zoning ordinance was adopted. It is our understanding that the primary purpose of the larger setback requirement in the Downtown district was to prevent the “canyon effect” on the downtown mall, given the predominantly 3-story height of historic structures there, and the importance of the mall as a public gathering place. But the Property does not front on the downtown mall, but rather on Old Preston Avenue and W. Market Street, such that the purpose of the larger setback is not furthered when required in connection with the Project.

We further find it notable that the same section of the ordinance specifically exempts building facades along Water Street from the 25-foot setback requirement. For example, the newly constructed CODE building is exempt from the 25-foot setback along its Water Street façade. Yet the ordinance nevertheless provides that “if a building has frontage along Water Street and any other street, then only its facade along Water Street is exempt from these requirements,” such that any parcel with double-frontage on the downtown mall and Water Street would still be subject to the 25-foot setback requirement on the mall side, in furtherance of the goals of avoiding the canyon effect on the downtown mall. With the CODE building, this provision functions exactly as intended, in that it incorporates the 25-foot setback on the downtown mall side, where the importance of avoiding the canyon effect is relevant and appropriate, but its Water Street façade is exempt from the 25-foot setback. If the 25-foot setback were required on both the downtown mall and Water Street facades of the CODE building, it would have resulted in a podium building with small towers instead of the iconic architectural design that developed.

The fact that the 25-foot setback is expressly exempted from Water Street is further evidence that the Ordinance intended to avoid imposing a double-25-foot setback on any single through-block parcel, for any through-block parcel fronting on Water Street will also front on the downtown mall.

As noted above, the strict application of the 25-foot setback requirement on both sides of the Property would require a 25-foot setback along Old Preston Avenue as well as Market Street. However, the only reason it is required on Old Preston Avenue is because of an anomaly in the ordinance. As noted previously, the streetwall regulations for the Downtown zoning district expressly exempt numbered side streets from the 25-foot setback requirement:

“After forty-five (45) feet, there shall be a minimum setback of twenty-five (25) feet along the length of the street wall. However, any streetwall fronting upon a numbered street within this district between Ridge Street and 10th Street East shall, after forty-five (45) feet, be required to have a setback of five (5) feet.” *[emphasis added]*

We contend that Old Preston Avenue, while not technically a “numbered side street” was intended to benefit from the exception highlighted above, and that it was an oversight in the ordinance that it was left out. Old Preston Avenue is a narrow street, and fronting on its west side is the Omni Hotel and its large utility cabinets, loading and service area, and parking garage. It functions as a side street at best, almost more like an alley, which makes a 5-foot setback much more appropriate.

We also learned that the 25-foot setback requirement along West Market Street was adopted largely to prevent a tall structure from encroaching too closely on Market Street Park should such a structure ever be built on the open parking lot immediately south of the park. While this may be

reasonable for that particular, individual parcel (especially since that individual parcel is not a thru-block parcel that would result in a double 25-foot setback), it is not reasonable for all parcels along West Market Street.

If the 25-foot setback is required for development of all other parcels along West Market Street, it would result in an entire street of podium structures. From an urban design perspective, this is contrary to the 10-foot building setback typically employed in new construction to allow light and air to make its way to the street while still accommodating reasonably sized terraces for residential units.

It's also important to note that other than one very specific and limited exception discussed below, the setback requirements for all other mixed use zoning districts in the City range from 0-feet to 10-feet, as shown in more detail on page 5 of the supplemental application materials entitled "Request for Setback Relief at 218 West Market Street," prepared by Bushman Dreyfus and Heirloom Development, dated October 10, 2022 (the "Application Exhibits." The sole exception applies to the four (4) parcels in the Water Street District that front on South Street between Ridge Street and 2nd Street SW, across from the small South Street Corridor zoning district. The South Street Corridor mixed use district, which was specifically created to protect the small grouping of historic homes along South Street wedged against the railroad tracks, most of which have been converted to offices and/or apartments. As noted in the description of the purpose and intent of the South Street Corridor district, "in order to preserve the rich character and style of these few remaining structures from another era, the South Street Corridor district has been created. This district is intended to preserve the historic pedestrian scale, recognizing the importance of this area to the history of the downtown area." Among those South Street Corridor specific regulations is a maximum building height of just 45 feet, such that it is appropriate and relevant to require a 25-foot setback for any buildings constructed on the four parcels zoned Water Street District that front on the South Street District. By contrast, there is no similar reason to require a 25-foot setback along Market Street, much less along Old Preston Avenue.

Given that except for the unique exception noted above, **all other** mixed use zoning districts in the City have no more than a 10-foot setback, and that many do not have any setback, the 25-foot setback required on the entirety of Market Street seems excessive as well as detrimental. Furthermore, without any founding principles as to its necessity, it is inherently arbitrary. And requiring the double-25-foot setback along Old Preston Avenue as well, when no portion of the parcel actually abuts the downtown mall, is particularly so.

Modifying the 25-foot setback requirement via an amendment to the SUP will both allow the City to correct the zoning anomaly of a 25-foot setback on a minor street such as Old Preston Avenue, and rectify the disparity between the required 25-foot setback on West Market Street and the more typical urban condition of a 10-foot setback to ensure a moderate building scale and provide residential terraces of a reasonable size.

This modification request does not constitute a design proposal, nor does it increase density or building height, as those are fixed by the SUP. Rather, the setbacks define the envelope within which the design team must work to create a building that will be approved at a later date by the Board of Architectural Review (the "BAR"). Modifying the setbacks at this time will provide the BAR and the design team greater flexibility in how we shape and sculpt a building that is appropriate for this particular site.

Because the Property is located in a Historic District, the BAR provides a recommendation as to whether the proposed amendment to the SUP will have an adverse impact on the Historic District, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts. Prior to submitting this SUP application, the Applicant and its design team brought the

proposal to the BAR for a consultation about the proposal's consistency with the ADC District guidelines. The BAR discussed the proposal at its meeting on October 18, 2022, and requested that staff report to the Neighborhood Development Services Director that they are generally supportive of the Applicant's proposed modifications to the building setbacks.

Section 34-157 of the Zoning Ordinance provides that in considering an application for a Special Use Permit, the City Council shall consider the following factors (italicized):

- (1) *Whether the proposed use or development will be harmonious with existing patterns of use and development within the neighborhood;*

As described above and shown on "Comparison of Stepback Regulations" on sheet 5 of the Application Exhibits, the proposed modification of the setbacks would be harmonious with existing patterns of use and development within the neighborhood and within other areas nearby in the City, in that it allow setbacks that are consistent with the setback regulations in all other mixed use zoning districts.

- (2) *Whether the proposed use or development and associated public facilities will substantially conform to the city's comprehensive plan;*

The 2021 adopted Comprehensive Plan designates this property as Downtown Core, which is described as "A primary, central mixed-use activity hub for the city," and describes the form as "Compatible with, and respond to, the existing urban scale and historic/civic context." As described above, and demonstrated in the attached plans, the proposed reduction in setbacks is consistent with the setback regulations in other areas of the City and meets the recommendations of the Comprehensive Plan.

 **Downtown Core:** A primary, central mixed use activity hub for the city.

Objectives for Mixed-Use Areas

- Facilitate economic activity in the City and ensure the availability of sites for incremental business growth and expansion.
- Support the redevelopment of “under-utilized” gray-field sites along community corridors.
- Provide opportunities to develop a variety of housing options near employment and community services.
- Develop buildings and public spaces that are human-scaled and contribute to placemaking & Charlottesville’s authentic community identity.
- Promote and encourage design elements that enhance community livability such as active uses at the ground floor level along key street frontages.
- Encourage compact block and street networks and a built environment that facilitates walking, biking, and bus riding.



	<p>Downtown Core A primary, central mixed use activity hub for the city.</p>	<p>Compatible with, and respond to, the existing urban scale and historic/civic context.</p>	<p>Up to 10 stories</p>	<p>Commercial, employment, residential. A mix of uses in the same building (“vertical mixed use”) is encouraged. Include an inclusionary zoning mechanism to support housing affordability.</p>
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(3) *Whether proposed use or development of any buildings or structures will comply with all applicable building code regulations;*

The reduction the stepback regulations will have no impact on the building’s ability to comply with all the applicable building code regulations.

(4) *Whether the proposed use or development will have any potentially adverse impacts on the surrounding neighborhood, or the community in general; and if so, whether there are any reasonable conditions of approval that would satisfactorily mitigate such impacts. Potential adverse impacts to be considered include, but are not necessarily limited to, the following:*

a. *Traffic or parking congestion;*

No traffic or parking congestion will occur with this amendment to the SUP for stepbacks.

b. *Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;*

As shown in the Application Exhibits, the reduction of setbacks will better enhance the natural environment to allow light and air space between two building masses.

c. Displacement of existing residents or businesses;

Displacement of existing residents or businesses will not occur with this amendment to the SUP for setbacks.

d. Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;

The amendment to the SUP for setback reduction will not discourage economic development in any way.

e. Undue density of population or intensity of use in relation to the community facilities existing or available;

The amendment to the SUP for setback reduction will not result in additional units within the project or affect the intensity of use in relation to the community facilities available.

f. Reduction in the availability of affordable housing in the neighborhood;

The amendment to the SUP for setback reduction will not reduce the availability of affordable housing, which will remain regulated by the City ordinance and SUP conditions.

g. Impact on school population and facilities;

The amendment to the SUP for setback reduction will not have an impact on the school population or facilities.

h. Destruction of or encroachment upon conservation or historic districts;

As described above and shown in the Application Exhibits, the setback reduction is consistent with the design and form of other areas of the city and will not have an impact on the conservation or historic districts. More importantly, during its October, 2022 consultation on the Applicant's request to modify the setbacks, the BAR requested that staff report to the Neighborhood Development Services Director that they are generally supportive of the Applicant's proposal.

i. Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and,

The Project will conform with applicable federal, state, and local laws.

j. Massing and scale of project.

As described above, and demonstrated in the Application Exhibits, the massing and scale of the project will be significantly improved with the reduction of setbacks. It will allow additional light and air space by breaking the building massing into two smaller building masses.

- (5) *Whether the proposed use or development will be in harmony with the purposes of the specific zoning district in which it will be placed;*

No changes to the use are proposed with this SUP amendment. As described above and demonstrated within the Application Exhibits, the setback reduction will allow a form of development that will be compatible with adjacent and nearby areas of the City.

- (6) *Whether the proposed use or development will meet applicable general and specific standards set forth within the zoning ordinance, subdivision regulations, or other city ordinances or regulations; and*

The development will meet all applicable general and specific standards set forth within City's ordinances and regulations.

- (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 BAR or 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.*

As noted above, the BAR provided preliminary feedback on the applicant's proposal on October 18, 2022. As part of the SUP review process, we understand that the BAR will consider the request again and provide a recommendation to the city council.

For all of the reasons described herein, the Applicant requests an amendment to the Special Use Permit to reduce the building setback along West Market Street to 10 feet, and the building setback along Old Preston Avenue to 5 feet, which will be consistent with adjacent areas and nearby in the City. Granting the requested amendment will further the goals of the Comprehensive Plan without creating any adverse impacts on the public.

Thank you for your consideration of this request.

**REQUEST FOR STEPBACK RELIEF AT
218 WEST MARKET STREET**

218 WEST. MARKET ST.

ZONE: MIXED-USE DOWNTOWN CORRIDOR "D"
ARCHITECTURAL DESIGN CONTROL
DISTRICT URBAN CORRIDOR PARKING
ZONE

PRIMARY STREETS: WEST MARKET ST., OLD PRESTON AVE.

LAND AREA: 0.56 ACRES/24,393 SF

DENSITY: 240 DUA - 9/8/20 APPROVED SUP

DWELLING UNITS: 134 UNITS - 9/8/20 APPROVED SUP

STREET WALL HT: 40' MIN., 45 ' MAX.

OVERALL HEIGHT: 101' - PER 9/8/20 APPROVED SUP

**AVERAGE
GRADE PLANE:** 448'-3"

STEPBACK: 25' AFTER 45', BOTH STREET WALLS

Sec. 34-558. - Streetwall regulations.

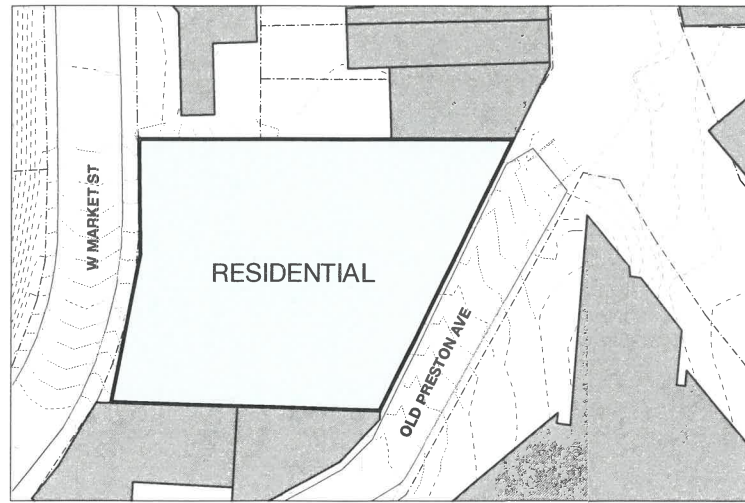
"After forty-five (45) feet, there shall be a minimum stepback of twenty-five (25) feet along the length of the streetwall. However, any streetwall fronting upon a numbered street within this district between Ridge Street and 10th Street, East shall, after forty-five (45) feet, be required to have a stepback of five (5) feet.

SPECIAL USE PERMIT MODIFICATION

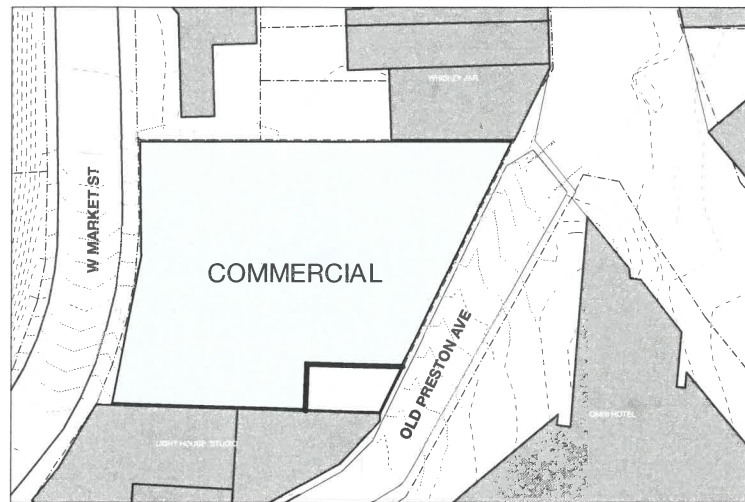
STEPBACK: 5' AFTER 45' ALONG OLD PRESTON AVENUE
10' AFTER 45' ALONG WEST MARKET STREET

"After forty-five (45) feet, there shall be a minimum stepback of five (5') along the length of the Preston Avenue streetwall and ten (10') feet along the length of the West Market Street streetwall.





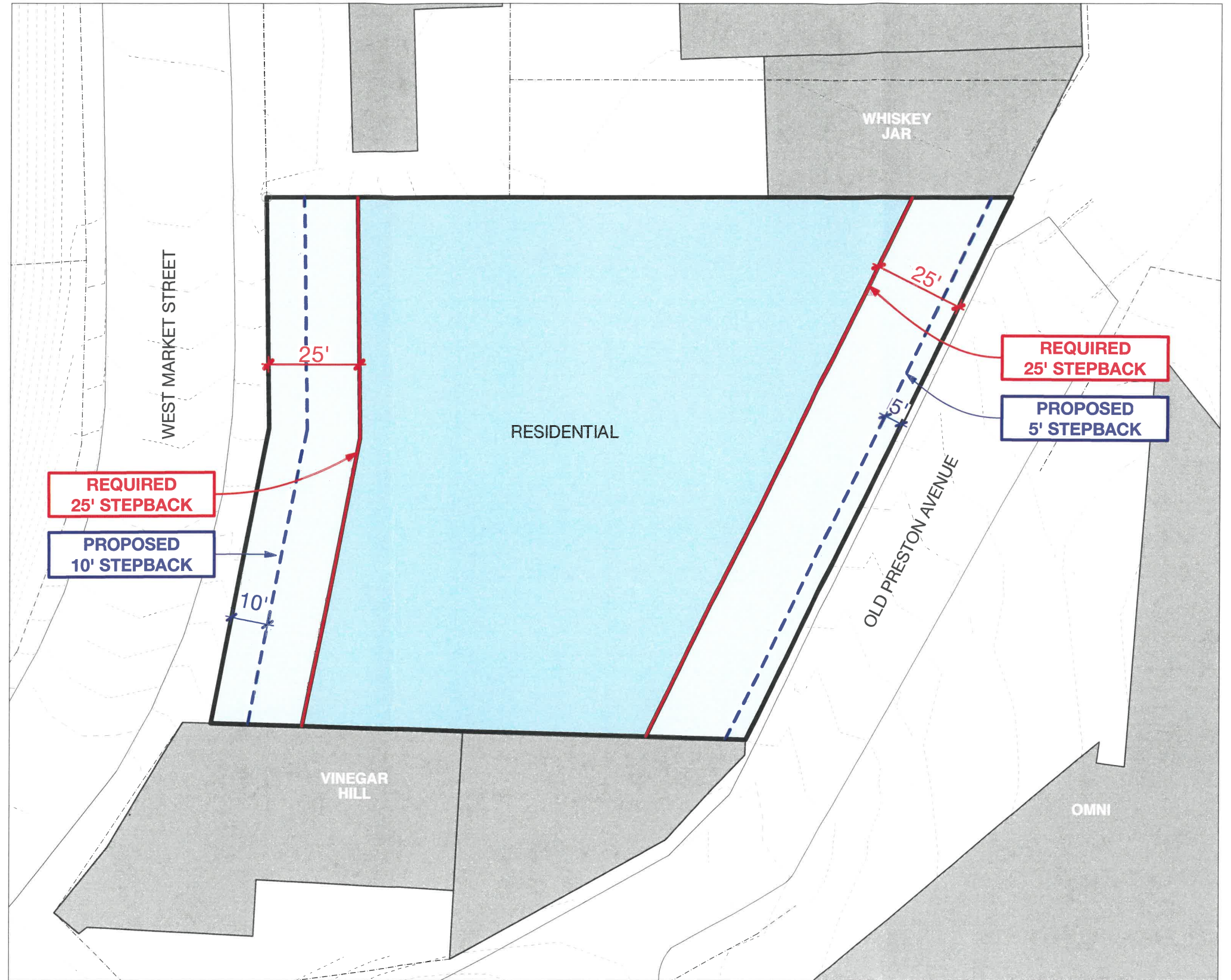
LEVELS 2 AND 3



LEVEL 1



PARKING - BASEMENT LEVEL

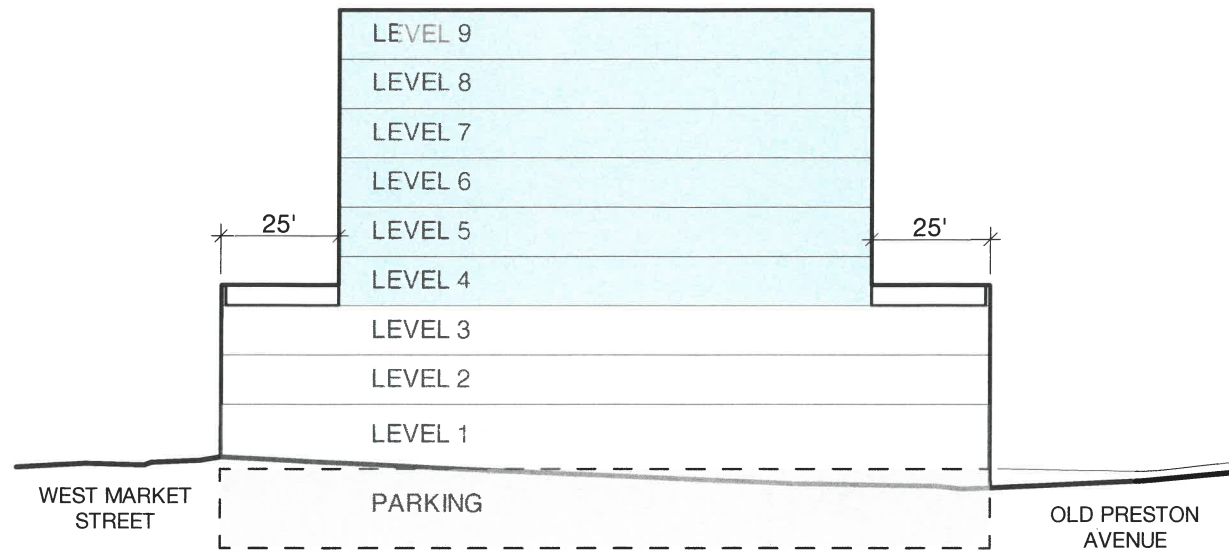


LEVELS 4 -9

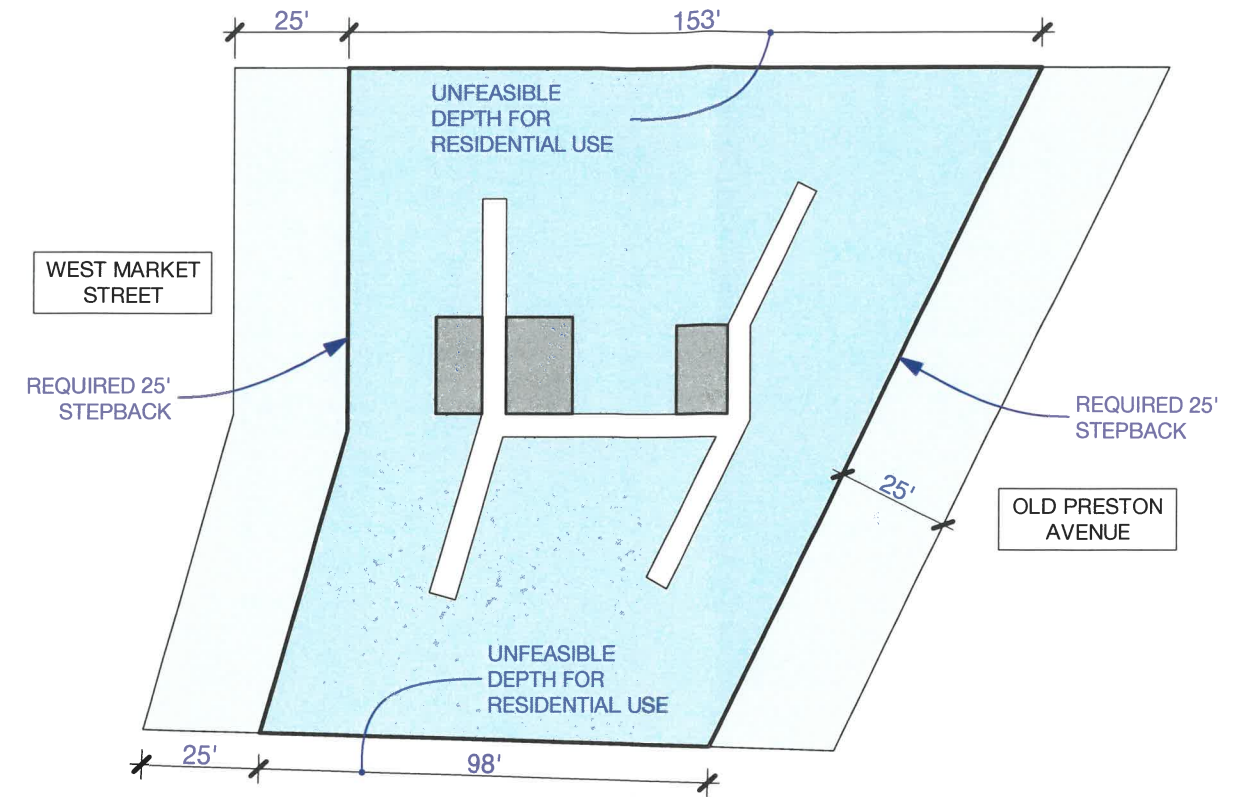


FLOOR PLAN LAYOUTS EXPERIENCE A HARDSHIP FOR PROPERLY DESIGNED RESIDENTIAL UNITS.

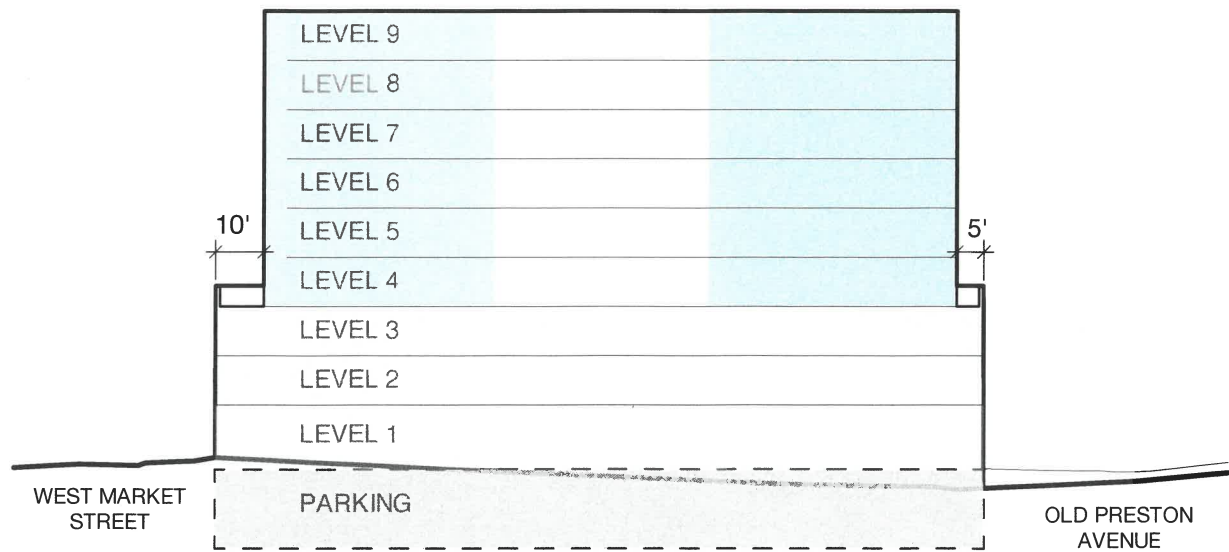
NOTE: STEPBACK RELIEF WILL NOT CHANGE UNIT QUANTITY.



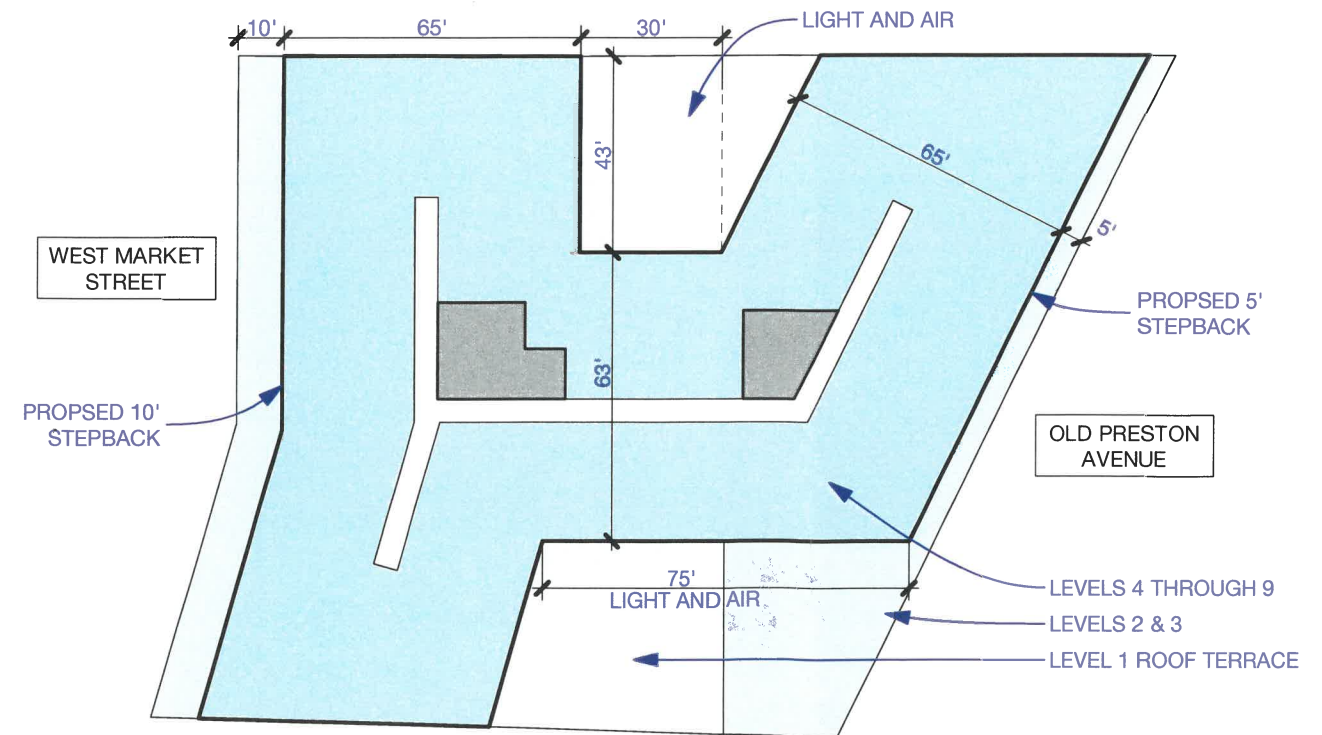
REQUIRED STEPBACKS



REQUIRED STEPBACKS

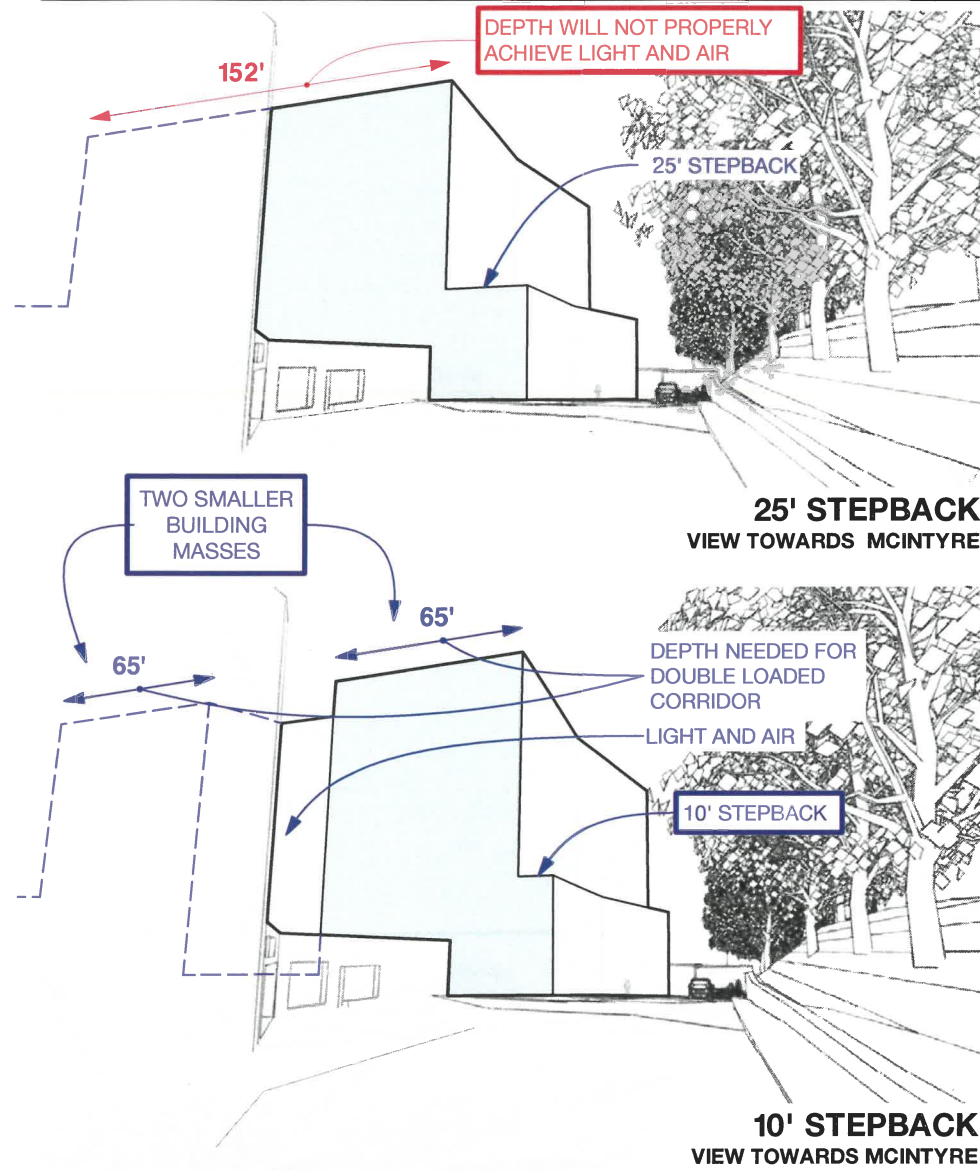


PROPOSED STEPBACKS

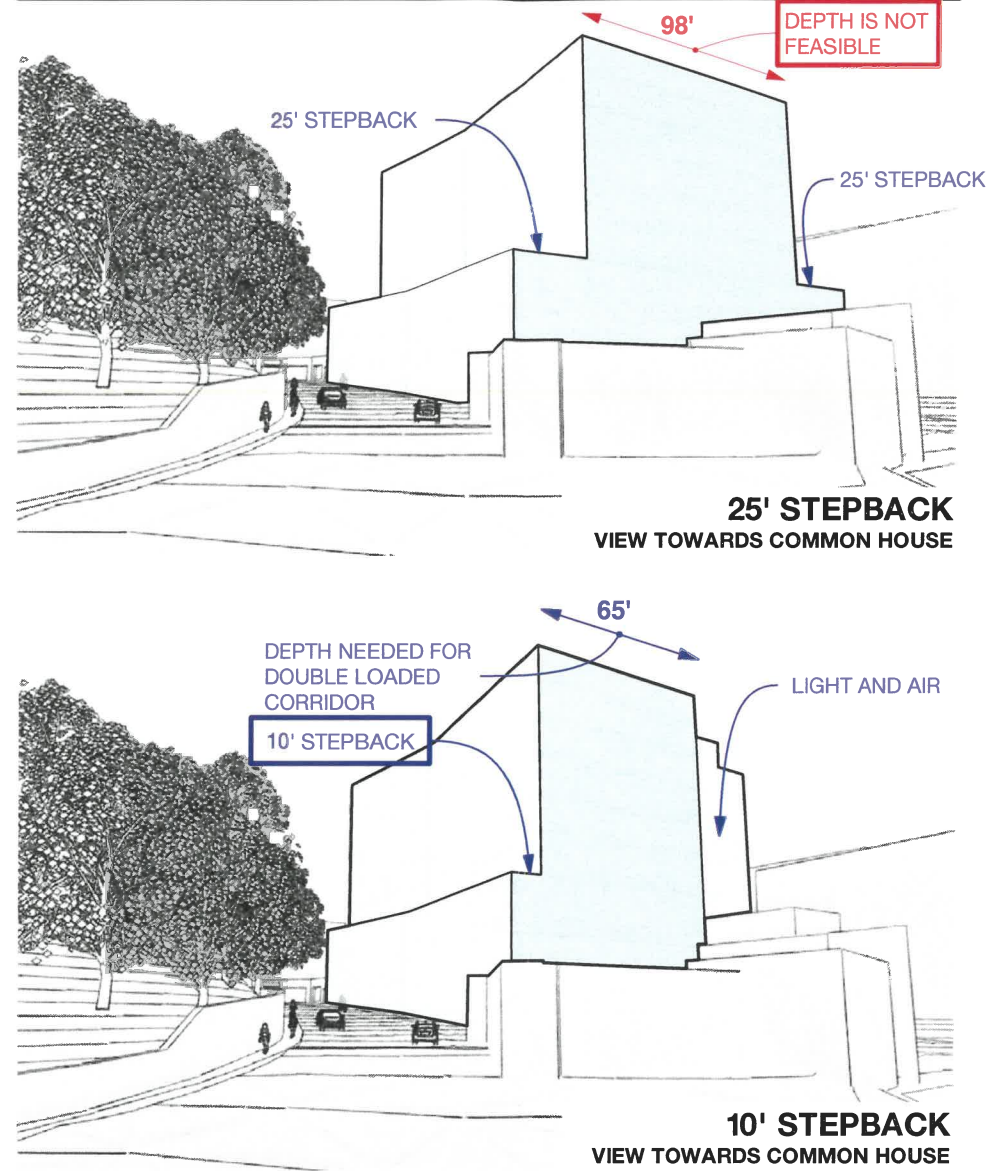


PROPOSED STEPBACKS

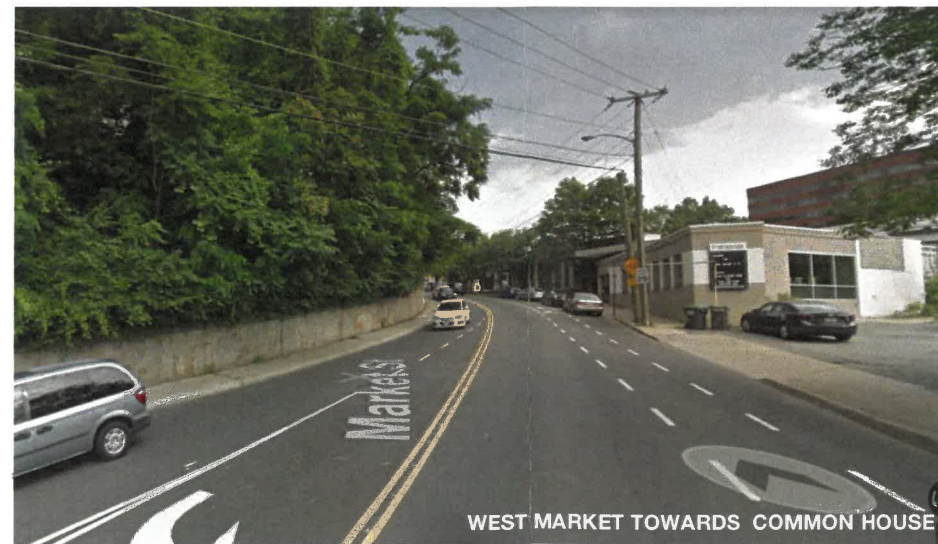
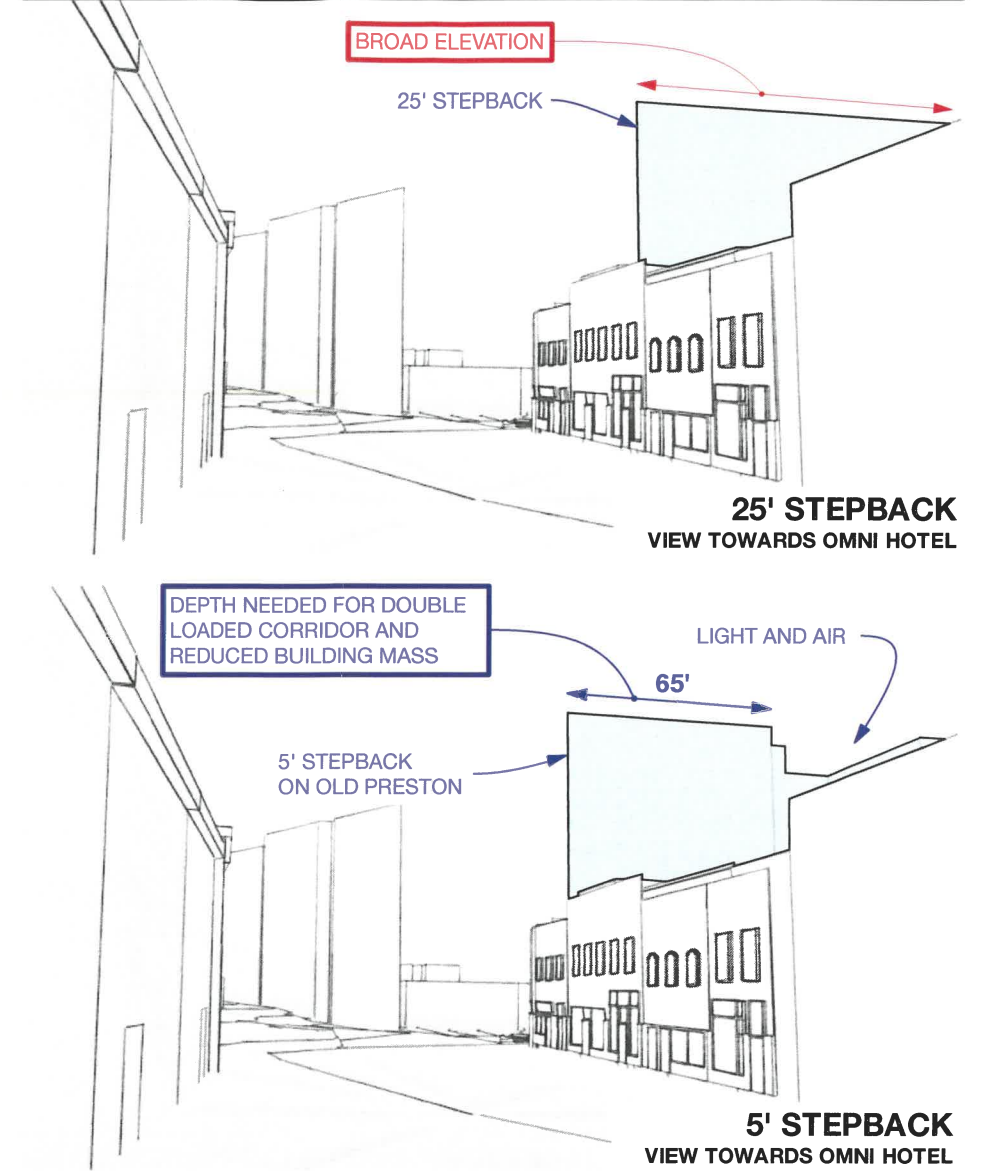
WEST MARKET - VIEW TOWARDS MCINTYRE



WEST MARKET - VIEW TOWARDS COMMON HOUSE



DOWNTOWN MALL - VIEW TOWARDS OMNI HOTEL



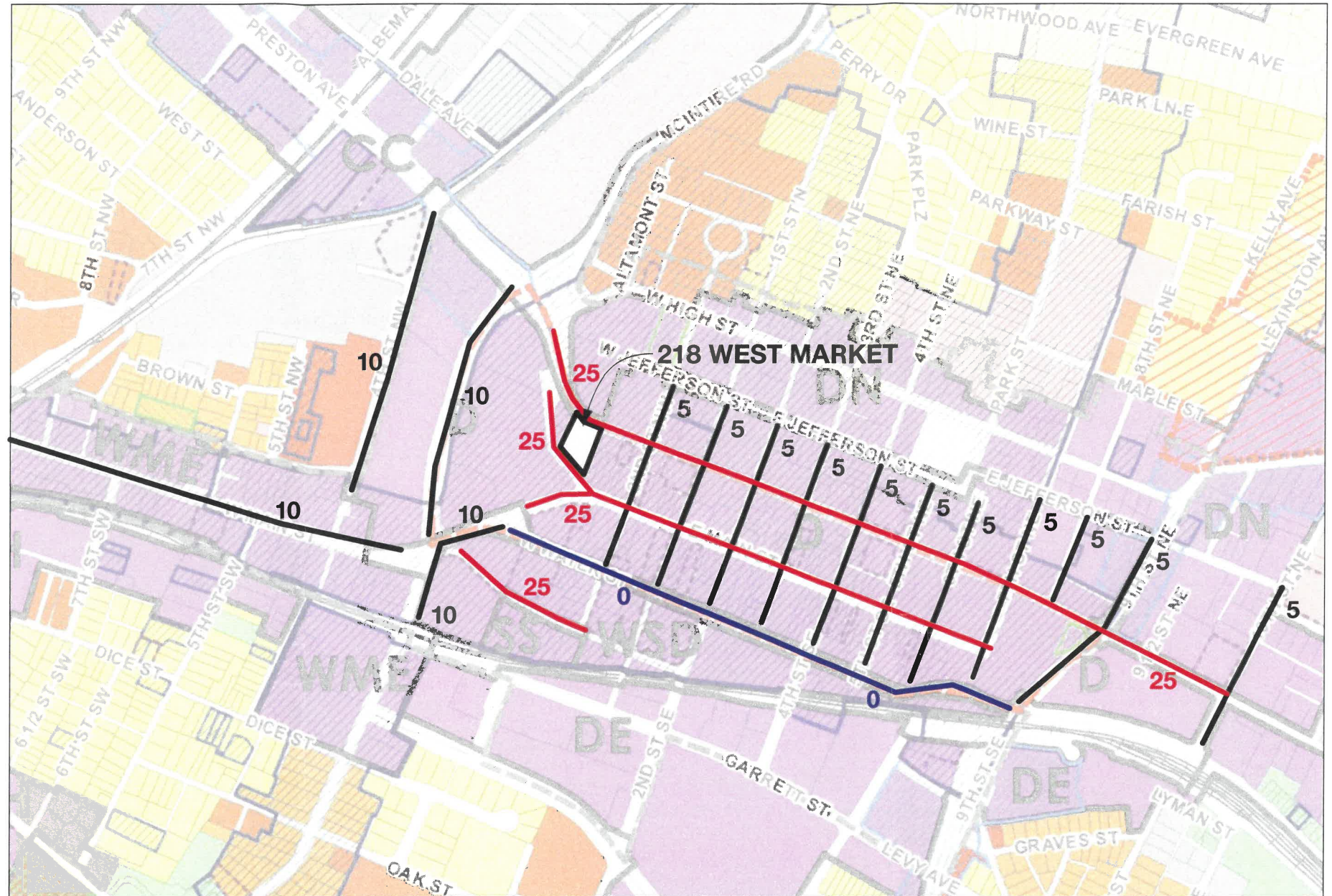
**5' AND 10' STEPBACK PRECEDENT AT MIXED-USE LOCATIONS
218 WEST MARKET STREET IS UNIQUELY BURDENED**

COMPARISON OF STEPBACK REGULATIONS:

Downtown Stepback Requirement: 25' stepback after 45' along entire streetwall. Buildings fronting on Water Street are exempt.

Stepbacks in Nearby Zoning Districts and other Mixed Use Districts:

Downtown Extended:	10' after 50', along 70% of the streetwall.
Downtown North:	Only for facades facing a low-density residential district, 10' after 3 stories, along 70% of the streetwall. Otherwise, none.
Water Street:	None along Water Street.
Along South Street:	25' after 45' because of small height limits applicable to the South Street zoning district with historic buildings, and 10' after 45' along Ridge Street.
West Main East:	10' after 40'.
West Main West:	10' after 40'.
Corridor: High Street:	None, max. building height is only 35'.
Neighborhood Commercial	10' after 45 feet, only along 50% of the streetwall.
Central City Corridor:	10' after 45' along 70% of the streetwall.
Highway:	None.
Cherry Ave:	10' after 35'.
Urban:	None.



None of the other mixed use districts require a 25 foot stepback on the front other than Water Street District, and there the stepback is only required for those buildings that front on South Street. South Street's zoning district's intent is to "preserve the historic pedestrian scale" of a small grouping of large historic homes, where the maximum building height is 45 feet.

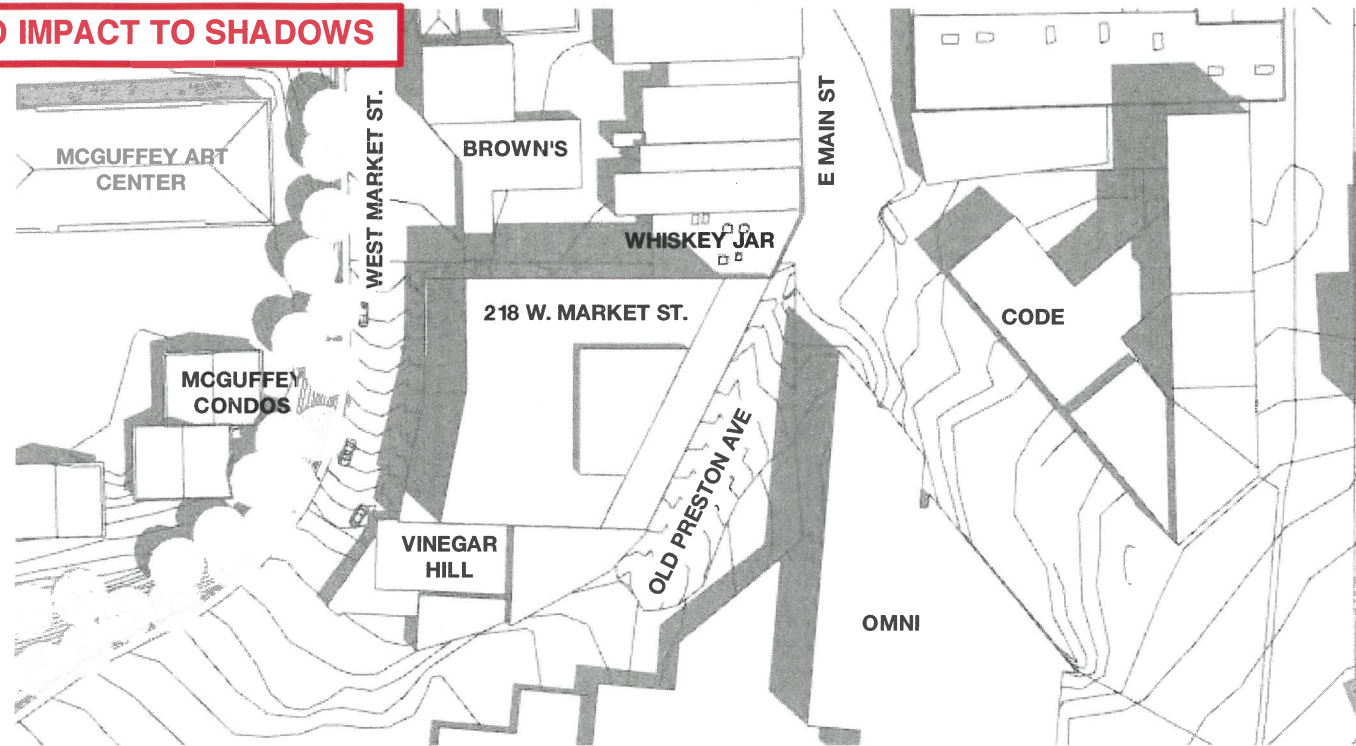
The buildings along Market Street do not have an equivalent "special" district to protect per the "purpose and intent" of the South Street zoning district.

For buildings in the Downtown District that front on Water Street, and for buildings in the Water Street District that front on Water Street, there is NO stepback requirement – note the 101' streetwall of the CODE building along Water Street.

LEGEND

0' STEPBACK	
5' STEPBACK	
10' STEPBACK	
25' STEPBACK	

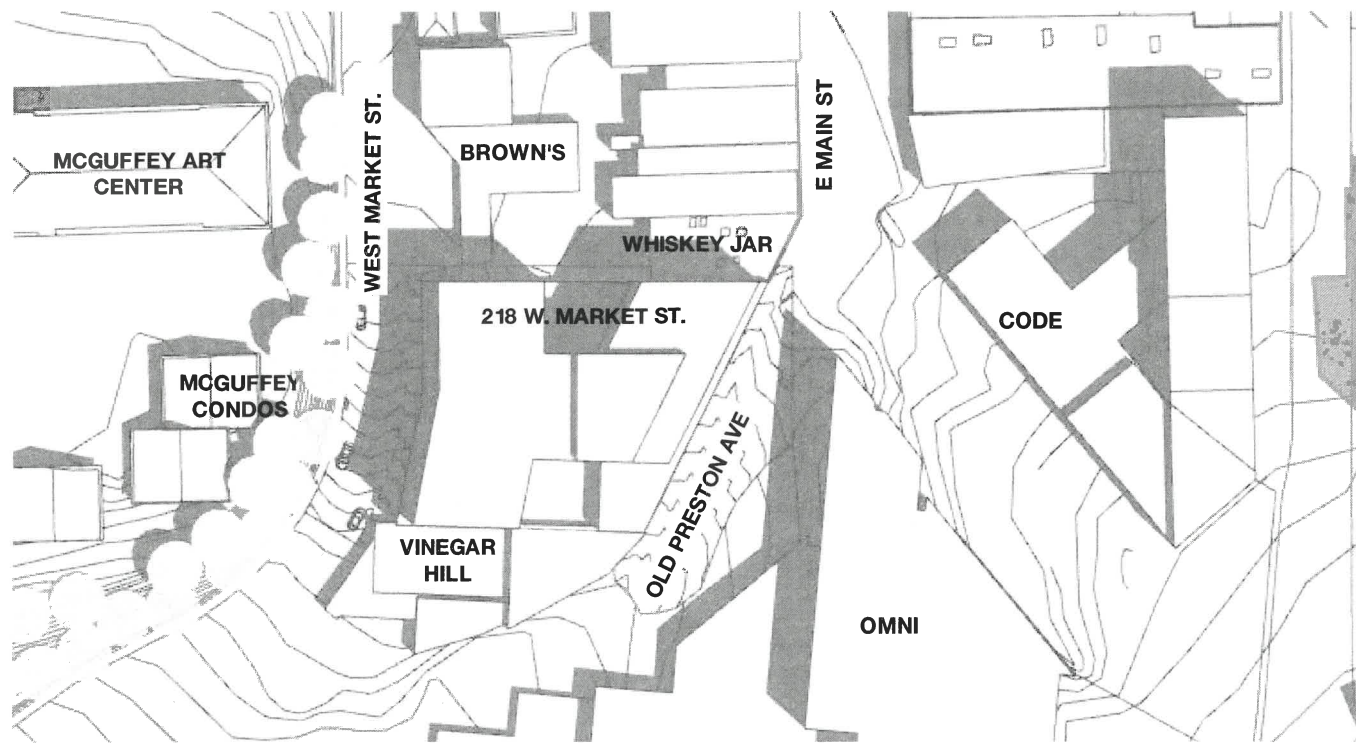
NO IMPACT TO SHADOWS



REQUIRED STEPBACKS - LONGEST DAY OF THE YEAR: 2PM JUNE 21ST



REQUIRED STEPBACKS - SHORTEST DAY OF THE YEAR: 2PM DECEMBER 21ST



PROPOSED STEPBACKS - LONGEST DAY OF THE YEAR: 2PM JUNE 21ST



PROPOSED STEPBACKS - LONGEST DAY OF THE YEAR: 2PM DECEMBER 21ST

