

Werner, Jeffrey B

From: Werner, Jeffrey B
Sent: Wednesday, May 22, 2024 3:14 PM
To: Liz Chapman
Subject: BAR action - 10th & Wertland project

May 22, 2024
[via email]

Preliminary Discussion - Certificate of Appropriateness
NE corner of Wertland and 10th Street, NW
TMP 100037000, 100038000, 100039000, 100053000 (partial)
West Main Street ADC District
Owner/Applicant: UVA Foundation
Project: Multi-story, residential building

Ms. Chapman.

The City of Charlottesville Board of Architectural Review on May 21, 2024 held a preliminary discussion on the above referenced project. As appropriate for such discussions, no formal action was taken.

For specifics of the discussion, the meeting video is on-line at the link below. This discussion starts at approximately 01:28:00. <https://boxcast.tv/channel/vabajtzezyv3iclkx1a?b=votxamw5ejjsi1zrhjix>

Moving forward, below is the BAR meeting schedule (with submittal deadlines) for the remainder of 2024. As a next step, we should coordinate a time to meet and talk through how this will transition to a formal application.

2024 BAR schedule	
Meeting Date	Submittal Deadline
Tuesday, June 18, 2024	Tuesday, May 28, 2024
Tuesday, July 16, 2024	Tuesday, June 25, 2024
Tuesday, August 20, 2024	Tuesday, July 30, 2024
Tuesday, September 17, 2024	Tuesday, August 27, 2024
Tuesday, October 15, 2024	Tuesday, September 24, 2024
Tuesday, November 19, 2024	Tuesday, October 29, 2024
Tuesday, December 17, 2024	Tuesday, November 26, 2024

If you have any questions, please contact me at wernerjb@charlottesville.gov.

Sincerely,
Jeff

Jeff Werner, AICP

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City of Charlottesville
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Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.gov



Preliminary Discussion - Certificate of Appropriateness

NE corner of Wertland and 10th Street, NW
TMP 100037000, 100038000, 100039000, 100053000 (partial)
West Main Street ADC District
Owner/Applicant: UVA Foundation
Developer: Preservation of Affordable Housing (POAH) + National Housing Trust (NHT)
Project: New, multi-story building



Background

1000 & 1010 Wertland St, 129 10th St, portion of current lot at 1105 W Main St

Year Built: n/a (See Discussion)

District: West Main ADC District

Status: n/a (See Discussion)

Note: Only TMP 100053000 is within the ADC District; however, being incorporated into the project results in the BAR having purview over the entire development. UVA is current property owner, but will turn their portion over to UVAF by the time permits are pulled for construction.

Prior BAR Reviews

n/a

Application

- Submittal: Grimm+Parker submittal, *Wertland & 10th Street Affordable Housing*, dated May 21, 2024 (17 sheets).

Preliminary discussion of a pending CoA request for construction of a multi-story residential building, the existing non-contributing structure will be razed. Note: Per code section 5.2.7. Major Historic Review, B. Application Requirement, a pre-application conference [a *preliminary discussion*] with the entire BAR is mandatory for a development having a projected construction cost of \$350,000.00 or more.

Discussion

Only a portion (0.7 acres) of the project site (1.9 acres) is within the West Main ADC District and the contributing structure at 1105 West Main will not be altered. However, because of that overlap into the district, the entire project is subject to design review.

The existing structure (c1982) is not within the ADC district. Demolition does not require BAR approval. Per the Sanborn maps (see attached) there are no historic structures remaining within the area proposed for this project.

Project area is zoned CX-8, see Appendix.

Objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

During a preliminary discussion the BAR may, by consensus, express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*.

From Chapter II:

- Plantings
- Walls & Fences
- Lighting
- Walkways & Driveways
- Parking Areas & Lots
- Garages, Sheds, & Other Structures
- Utilities & Other Site Appurtenances

From Chapter III:

- Setback
- Spacing
- Massing & Footprint
- Height & Width
- Scale
- Roof
- Orientation
- Windows & Doors
- Porches
- Foundation & Cornice
- Materials & Textures
- Paint [Color palette]
- Details, Decoration

Elements:

- Roof
- Gutters & Downspouts
- Exterior walls
- Trim
- Doors & Windows
- Lighting
- Railings
- Balcony details
- Plantings/Landscaping
- Patios & walks
- Public spaces
- Screening (HVAC, utilities)

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicates mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example:

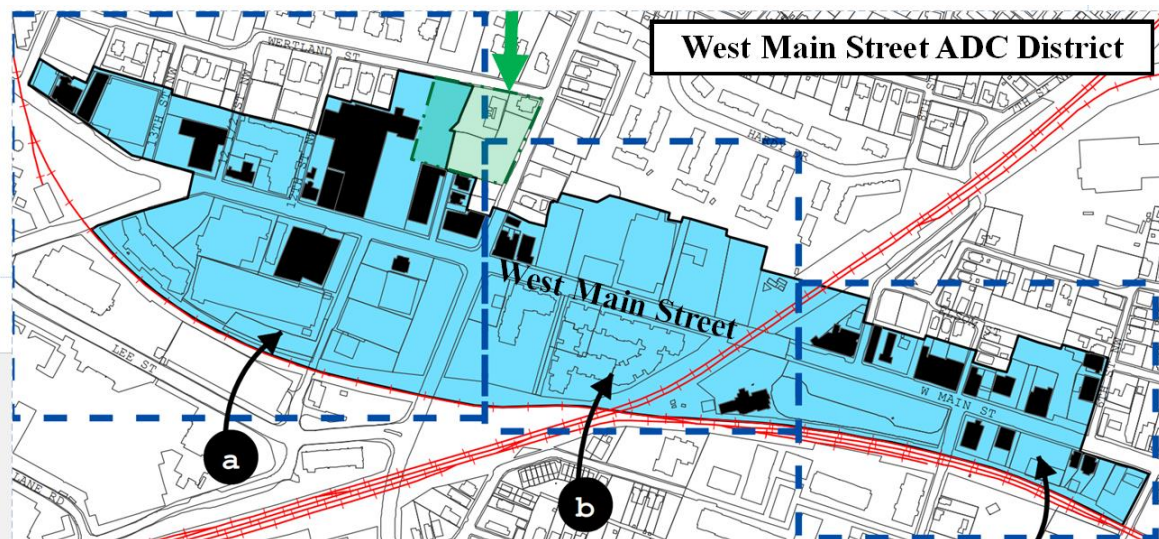
- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

From the design guidelines, Chapter 1.

West Main Street ADC District

This thoroughfare was originally part of Three Notched Road, an early east to west transportation route from Tidewater to the Shenandoah Valley. It now serves as an important connector, origin, and destination between downtown and the University. The earliest structures along this route are a series of brick townhouses that date from the early-nineteenth century and were built by a master craftsman associated with the University of Virginia. Installation of railroad tracks parallel to West Main Street in the 1850s provided the impetus for construction of various historic commercial buildings of two and three stories in the late-nineteenth and early-twentieth centuries. In the mid-part of the twentieth century, more one-story structures with surrounding parking areas relating to auto-oriented uses were added to the corridor. The character of this historically mixed-use corridor exhibits much variety in the type, age, style, and scale of its buildings.

Subarea a. West of 10th Street: mixed scale, institutional, large new hotels, overhead utilities, cobrahead lights, auto-oriented, some street trees, some historic.





Suggested Motions

Preliminary discussion, no action will be taken.

Criteria, Standards and Guidelines of the City Code, under Major Historic Review

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations:
 - i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
 - ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
 - iii. The BAR may require upper story stepbacks of up to 25’

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. 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;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
 - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
 - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
 - viii. Any applicable provisions of the City's design guidelines.

ADC District Design Guidelines (Links }

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

[Chapter 5 Signs, Awnings, Vending, and Cafes](#)

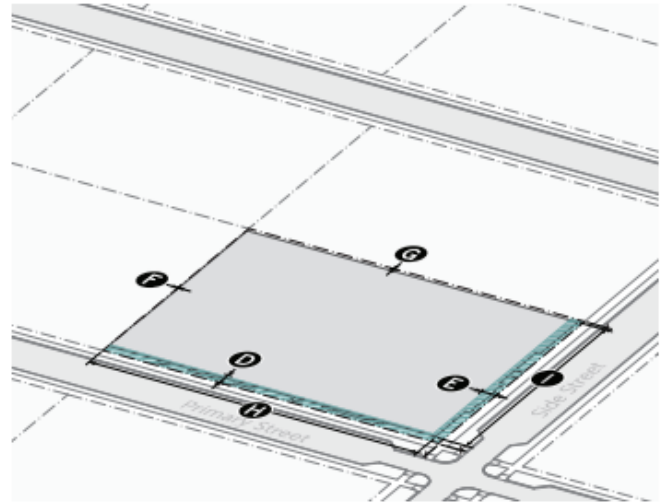
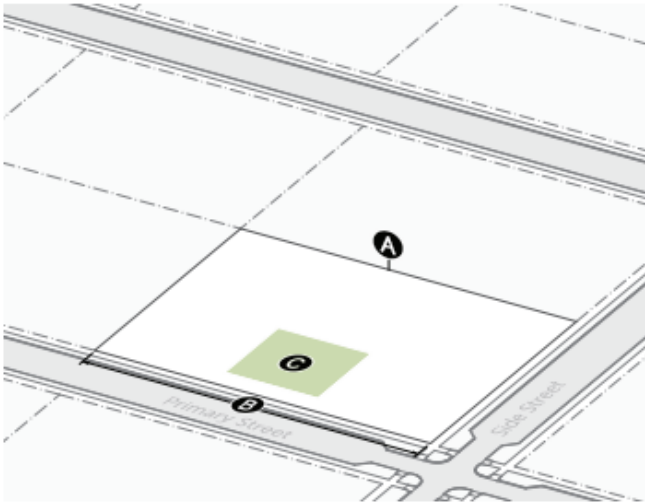
[Chapter 6 Public Improvements](#)

[Chapter 7 Demolition and Moving](#)

Appendix:

2.4.4. CX-8 CORRIDOR MIXED USE 8

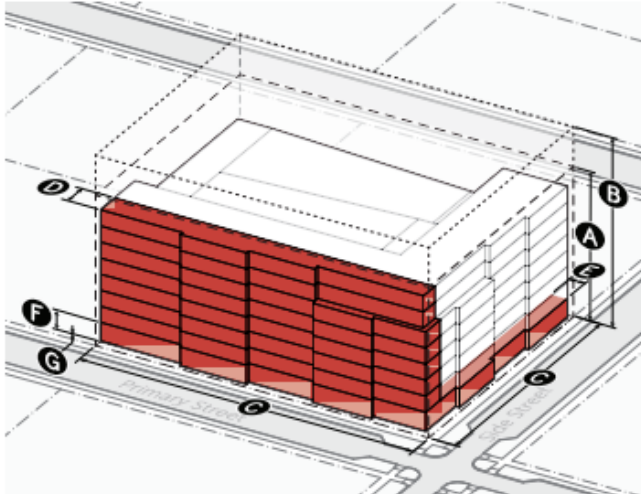
A. LOT



1. LOT SIZE	<i>Sec. 2.10.2.</i>
A Area (min)	None
B Width (min)	
Front access	40'
Side / rear access	15'
2. DENSITY	<i>Sec. 2.10.3.</i>
Dwellings per lot (max)	Unlimited
3. COVERAGE	<i>Sec. 2.10.4.</i>
Building coverage (max)	None
C Outdoor amenity space	10%

4. BUILDING SETBACKS	<i>Sec. 2.10.5.</i>
D Primary street lot line (min/max)	0' / 10'
E Side street lot line (min/max)	0' / 10'
F Side lot line (min)	0'
G Rear lot line (min)	0'
Alley lot line (min)	5'
5. BUILD-TO	<i>Sec. 2.10.6.</i>
Build-to width (min)	
H Primary street	75%
I Side street	45%
6. TRANSITION	<i>Sec. 2.10.7.</i>
Transition type	Type B, D
7. PARKING LOCATION	<i>Sec. 2.10.8.</i>
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

B. BUILDING



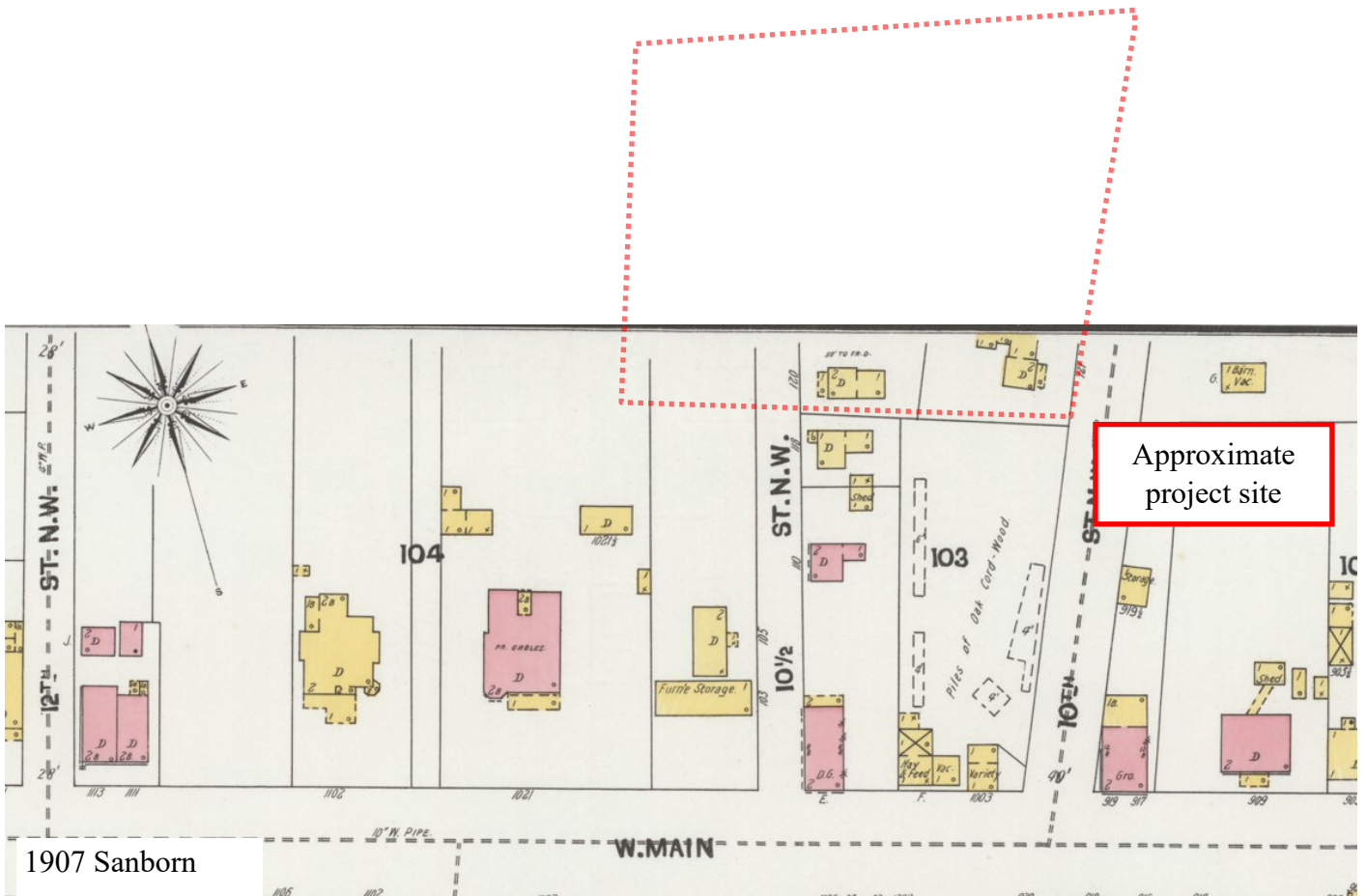
1. HEIGHT	<i>Sec. 2.10.9.</i>	
Building height (max stories/feet)		
A Base	8 / 114'	
B With bonus	11 / 156'	
2. MASSING	<i>Sec. 2.10.10.</i>	
C Building width (max)	275'	
Active depth (min)		
D Primary street	15'	
E Side street	9'	
3. GROUND STORY	<i>Sec. 2.10.11.</i>	
F Ground story height (min)		
Residential	10'	
Nonresidential	14'	
G Finished floor elevation (min/max)		
Residential	0' / 6'	
Nonresidential	-2' / 6'	

4. TRANSPARENCY	<i>Sec. 2.10.12.</i>	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	15'	25'
5. ENTRANCES	<i>Sec. 2.10.13.</i>	
K Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes
6. FENCES AND WALLS	<i>Sec. 2.10.14.</i>	
Front yard height (max)	4'	
Side street yard height (max)	6'	



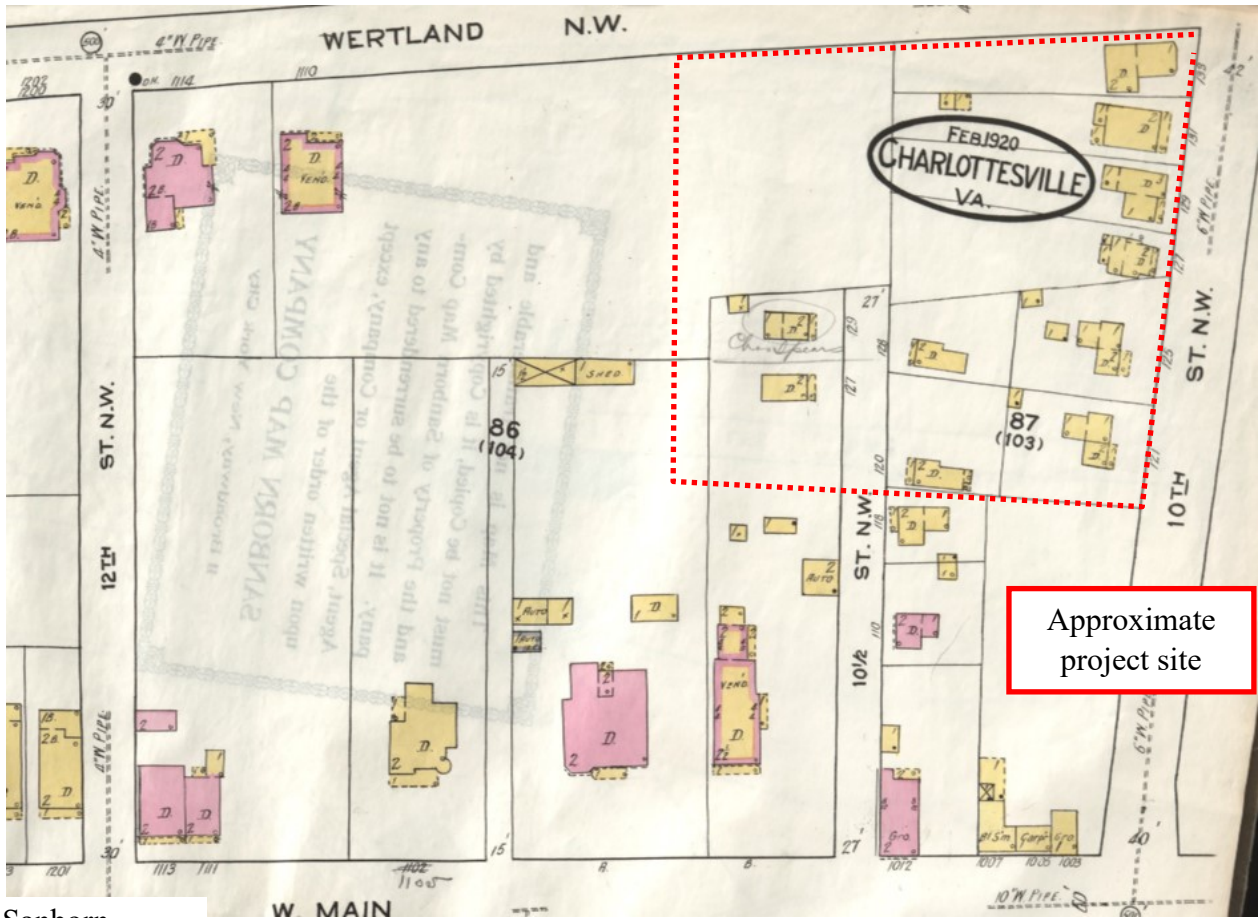
Approximate project site

Current



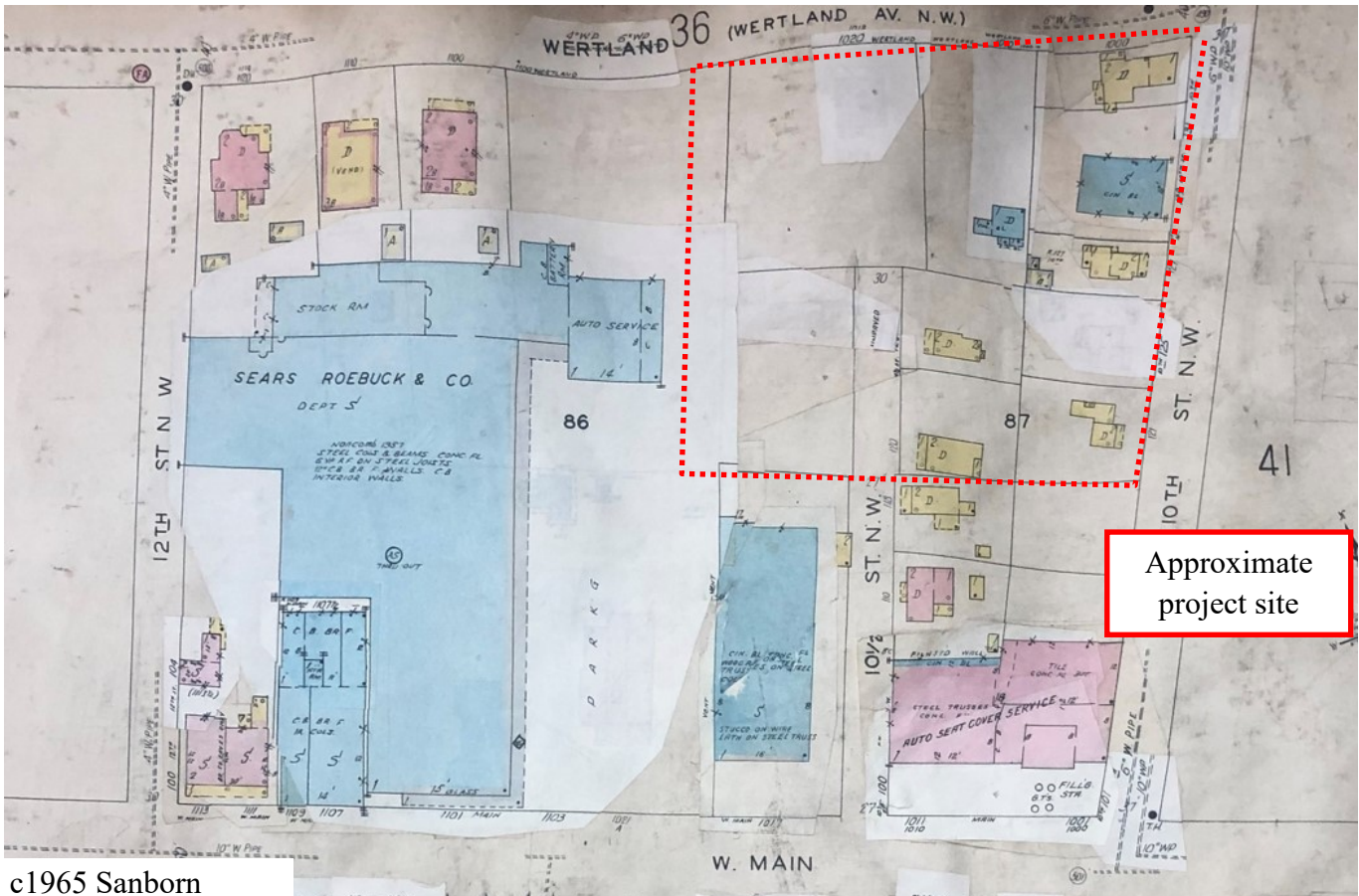
Approximate project site

1907 Sanborn



Approximate project site

1920 Sanborn



Approximate project site

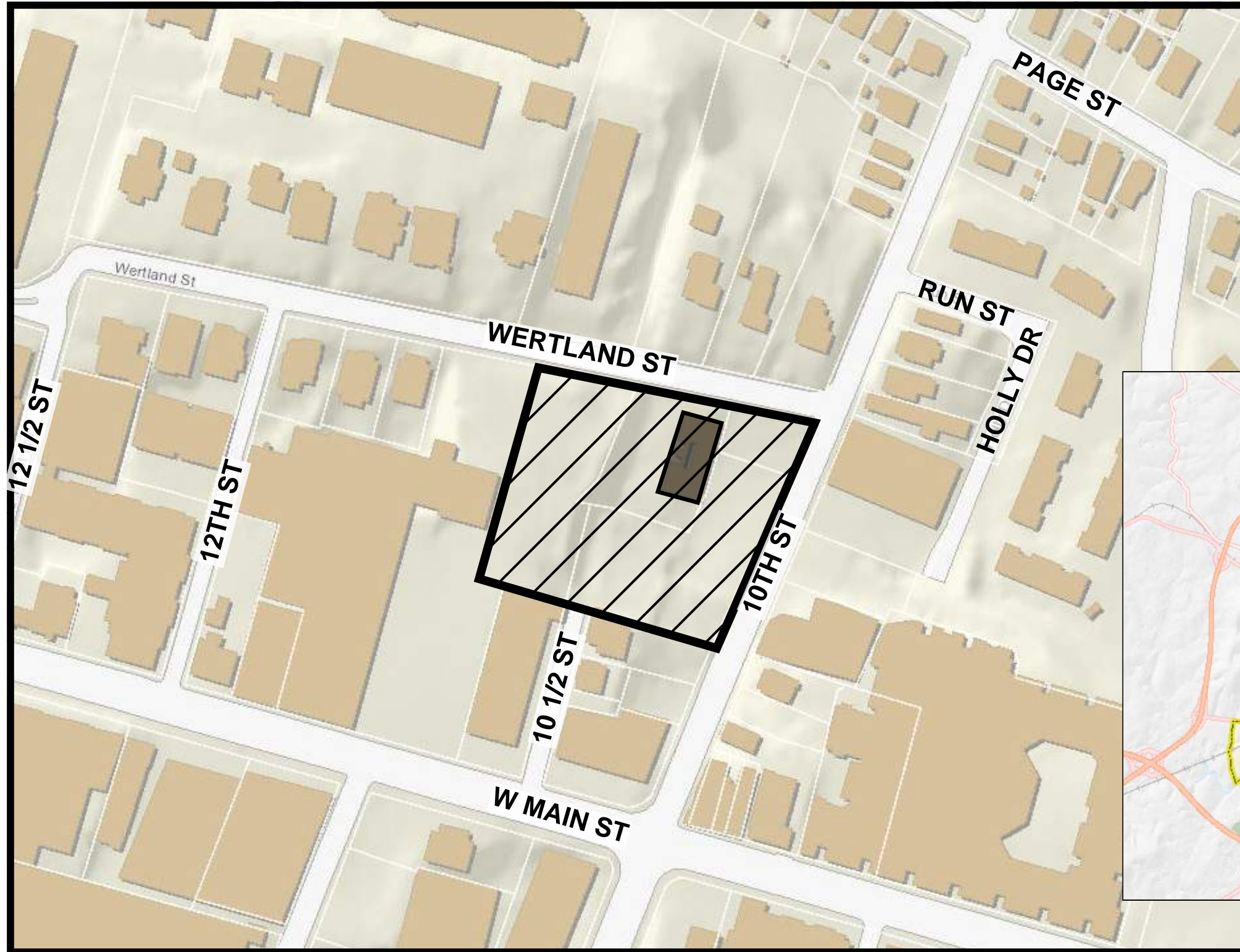
c1965 Sanborn

WERTLAND & 10TH AFFORDABLE HOUSING

BAR PRELIMINARY DISCUSSION

MAY 21, 2024

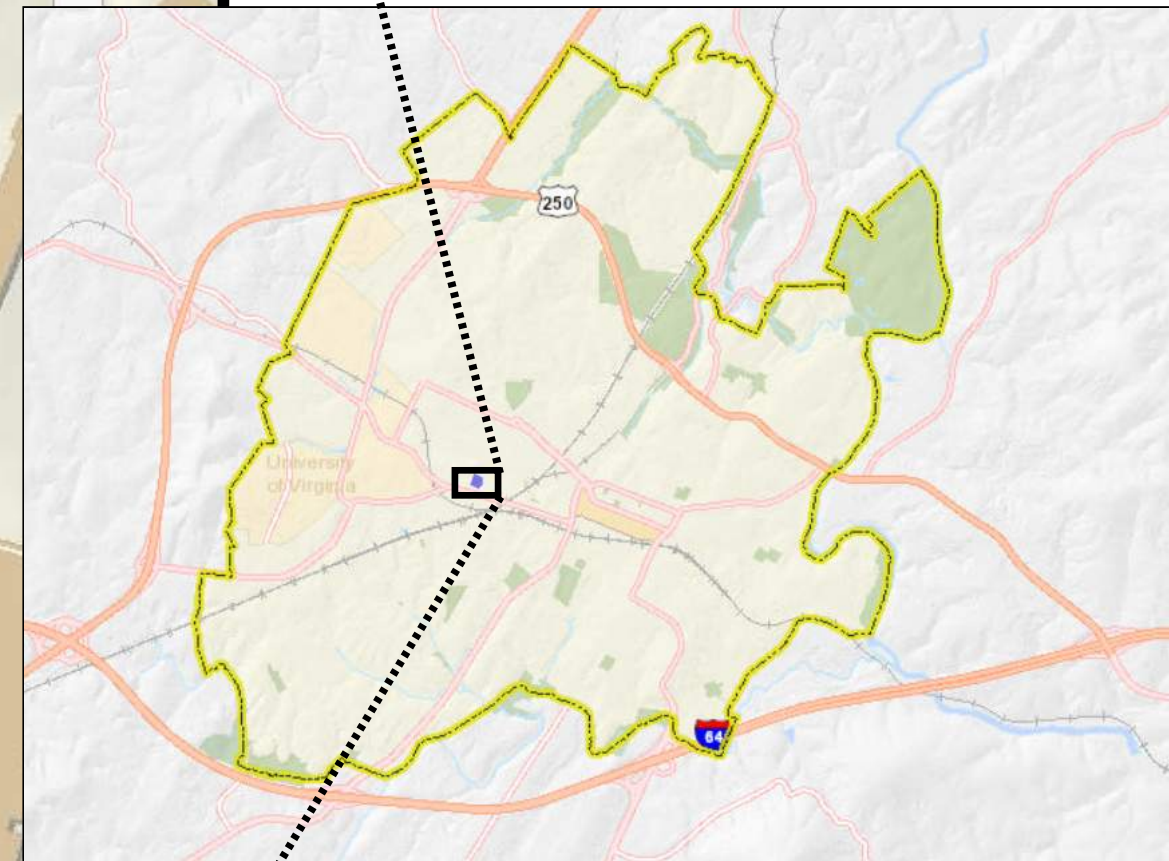


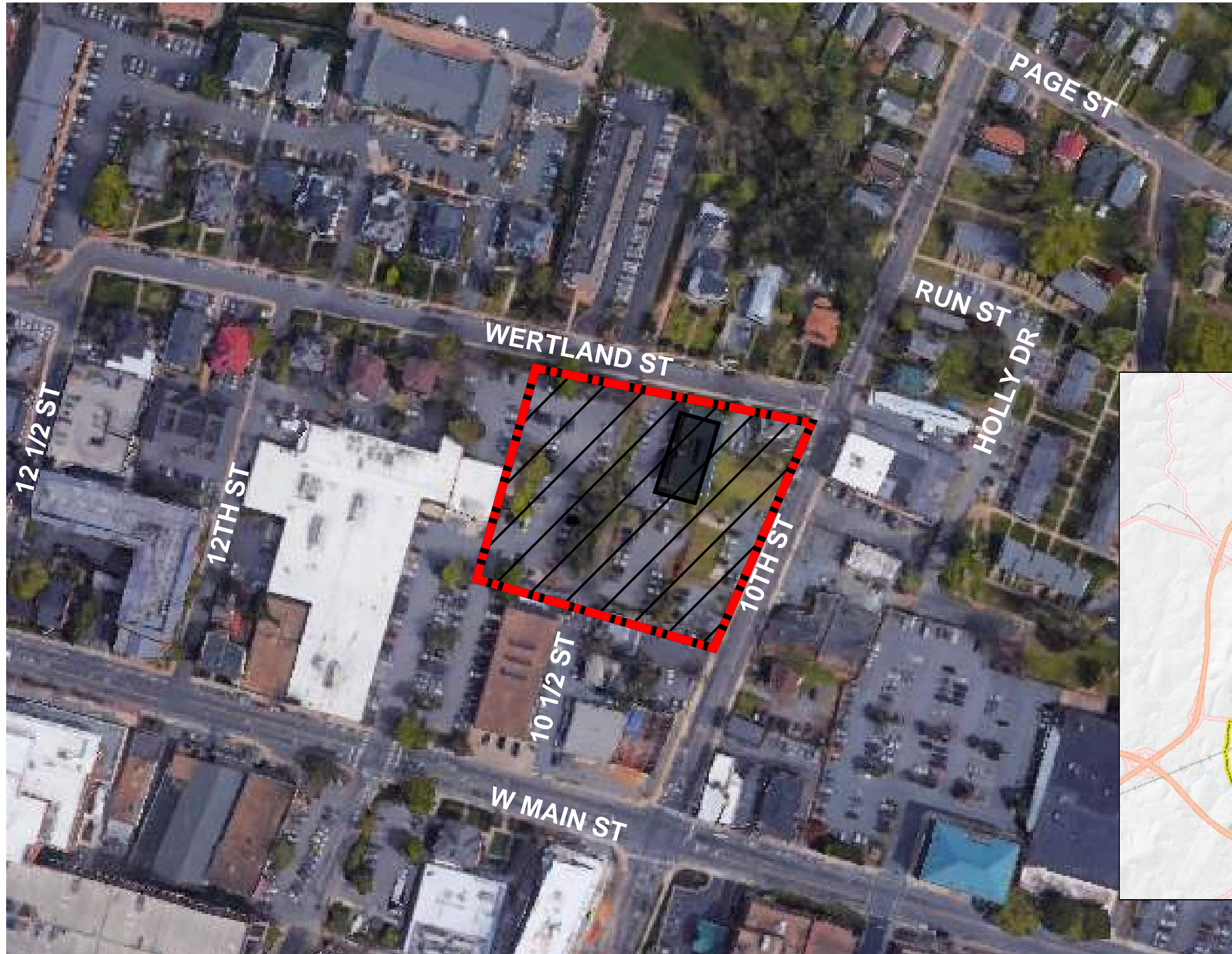


**Proposed Site
currently 4 properties:**

- 1000 Wertland St**
- 1010 Wertland St**
- 129 10th St NW**
- 1105 W Main St**
(property being subdivided)

2.18 Acres Total

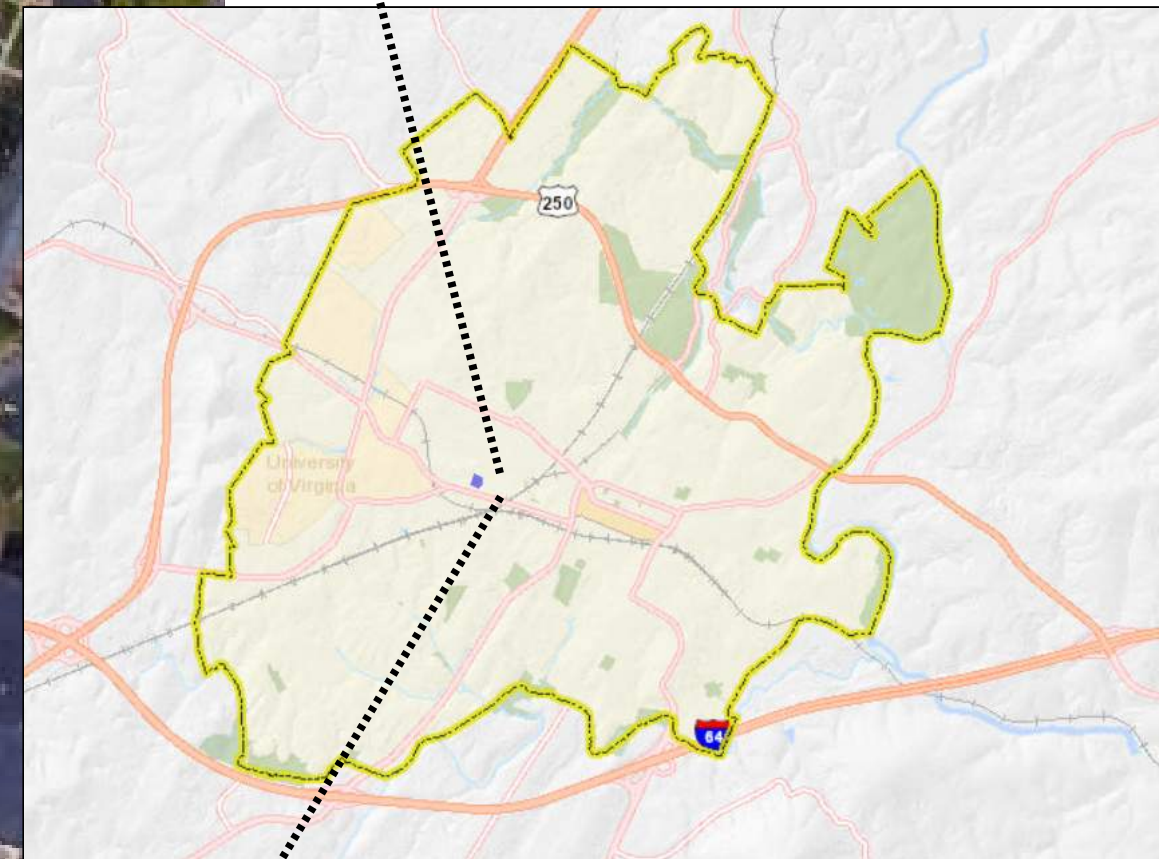




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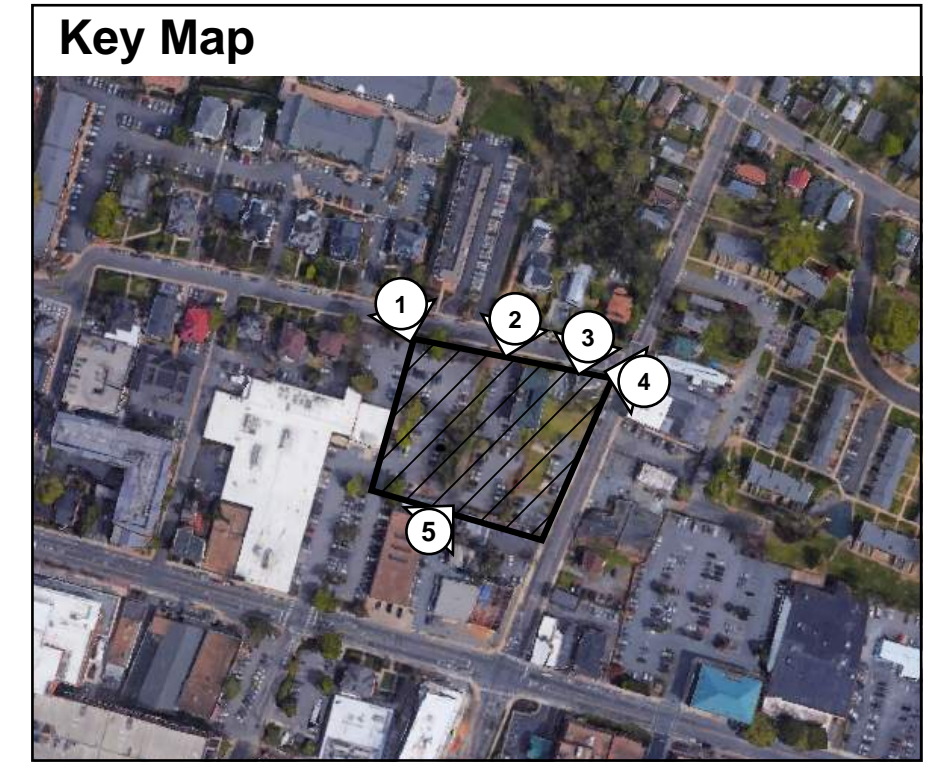


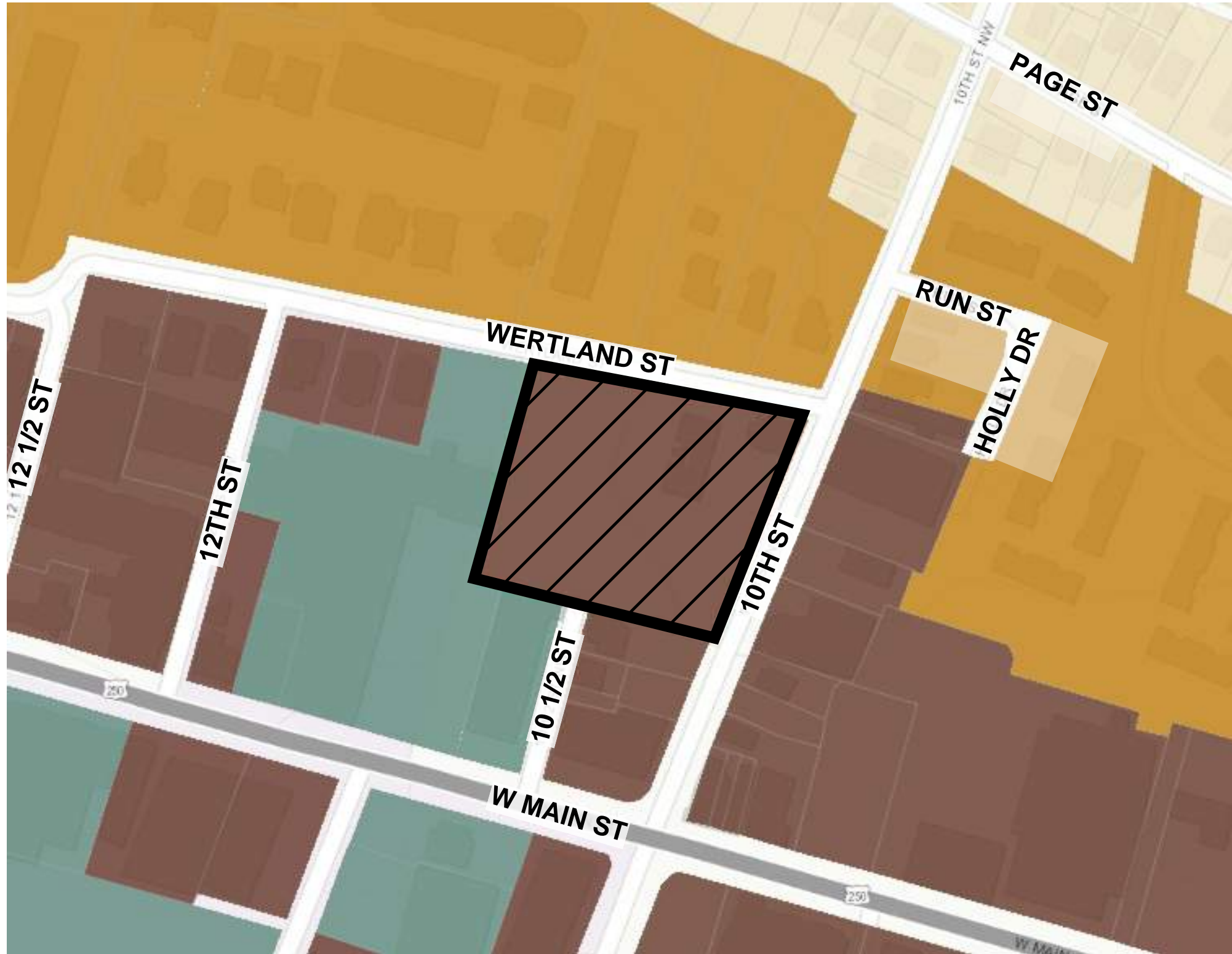
**Proposed Site
currently 4 properties:**

- 1000 Wertland St**
- 1010 Wertland St**
- 129 10th St NW**
- 1105 W Main St**
(property being subdivided)

2.18 Acres Total

- New Property Boundary**
- Existing Property Boundaries**





- CM
- RX-5
- R-A
- CX-8

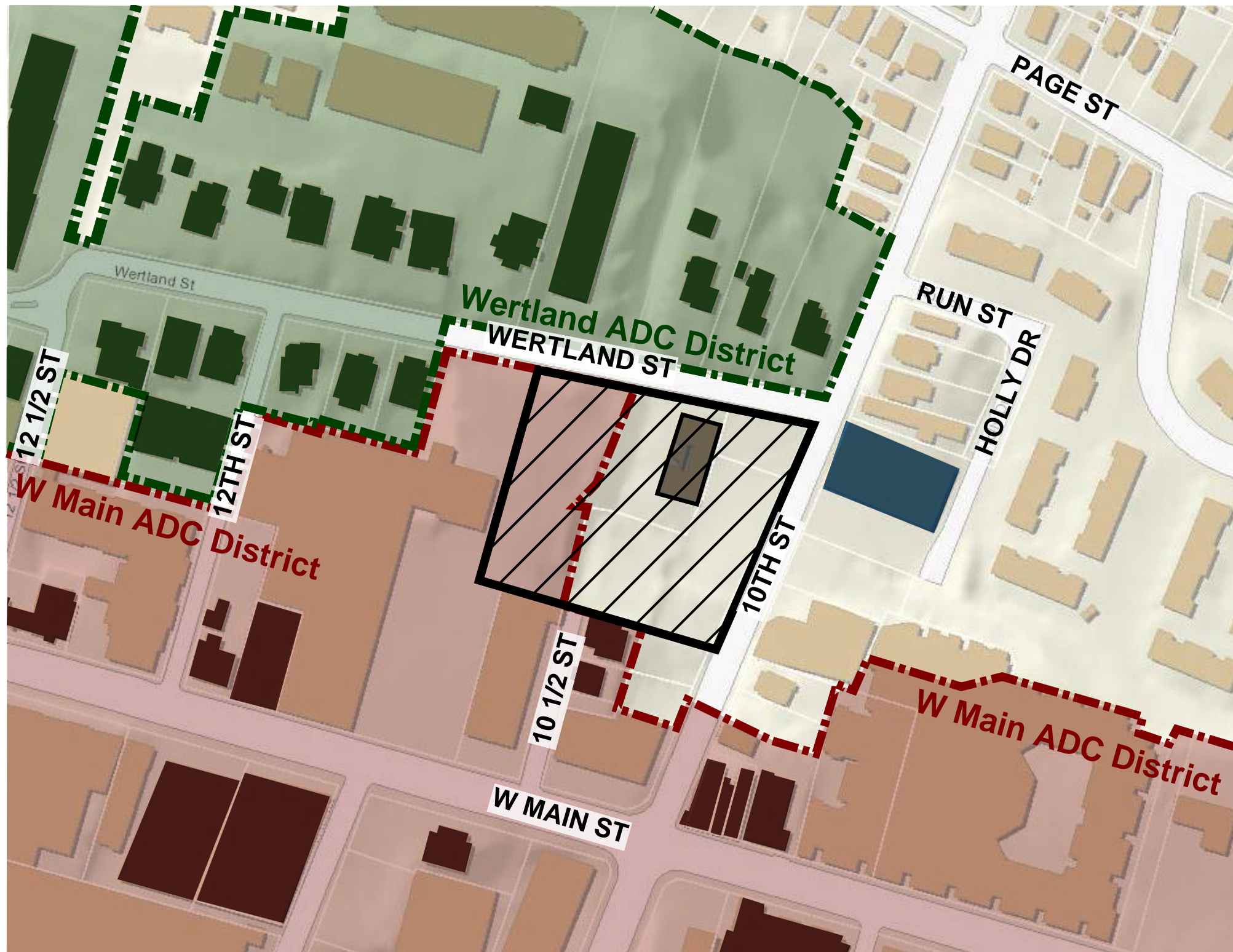
Zone: CX-8






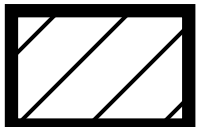
**Allowable Height: Base, 8 stories
w/ Bonus, 11 stories**

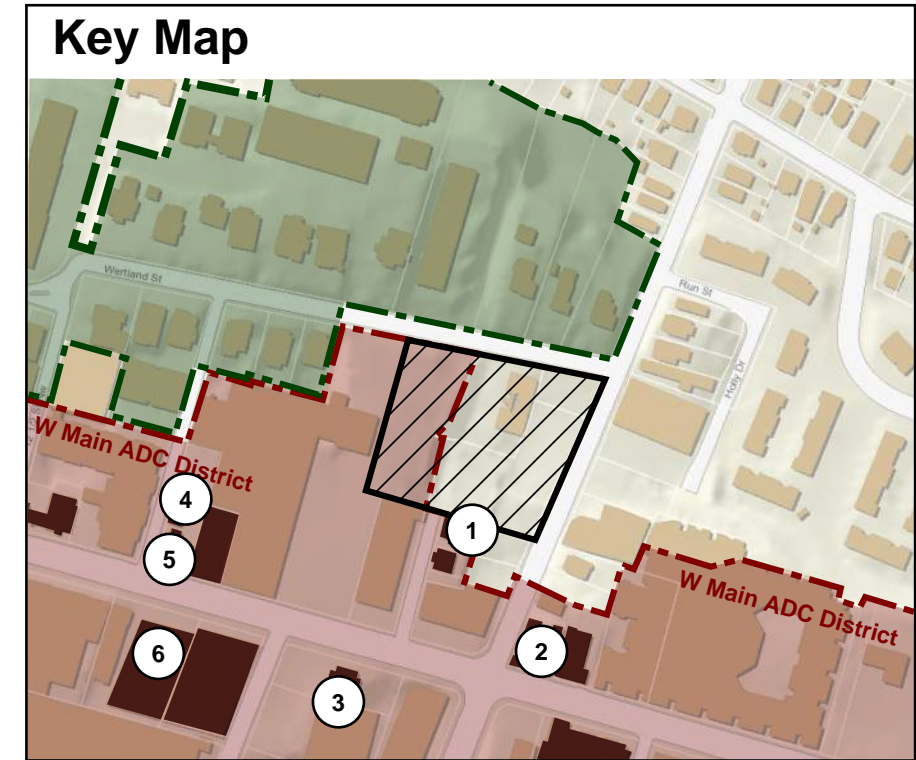
Proposed Height: 6 stories

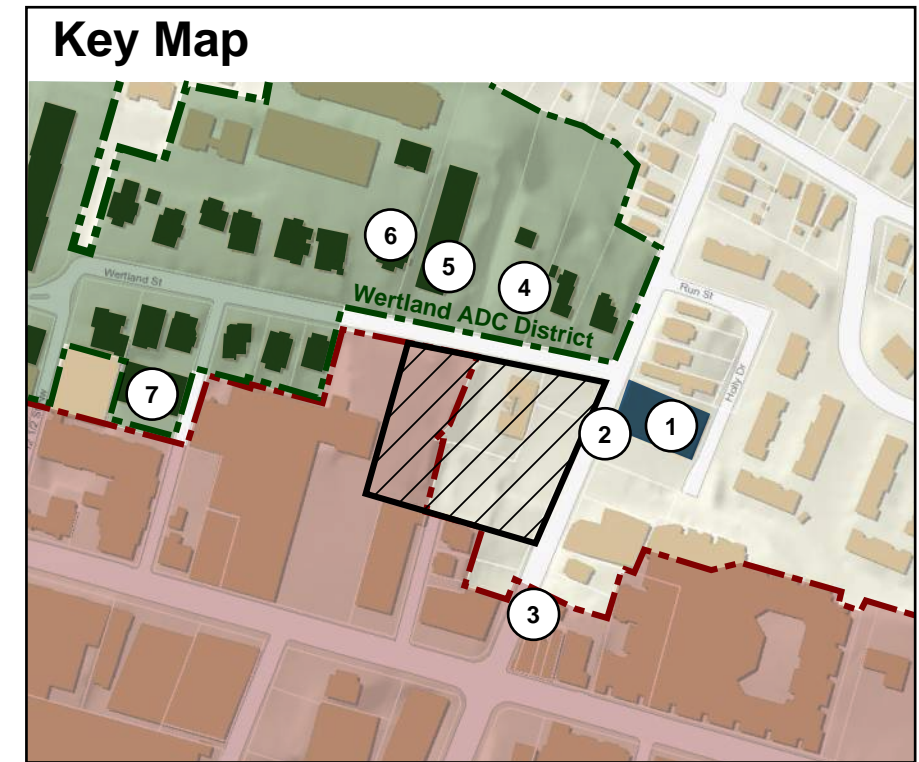
Affordable Housing:
At the **Base Level**, 10% of dwellings in residential projects require rents be affordable to tenants earning **60%** of AMI for 99 years (or fee-in-lieu).

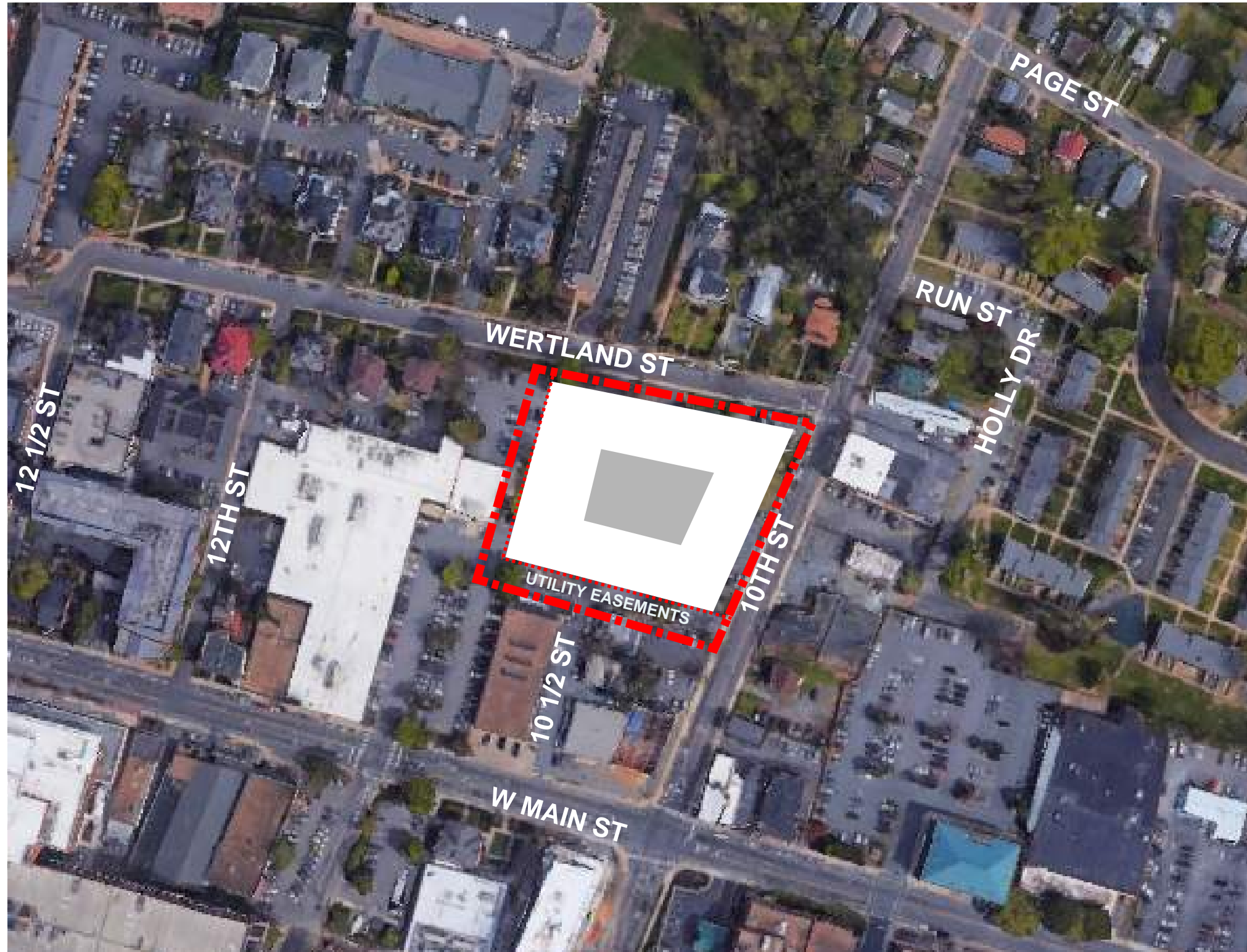
At the **Bonus Level**, 10% of dwellings in residential projects require rents be affordable to tenants earning **50%** of AMI for 99 years or (fee-in-lieu).



-  Wertland ADC District
-  Wertland ADC Contributing Structure
-  W Main ADC District
-  W Main ADC Contributing Structure
-  Individually Protected Property
-  Proposed Site. Boundary adjustment in progress to combine 4 lots. 1 existing non-contributing structure.







**PERMITTED:
BUILDABLE AREA**

Zone: CX-8

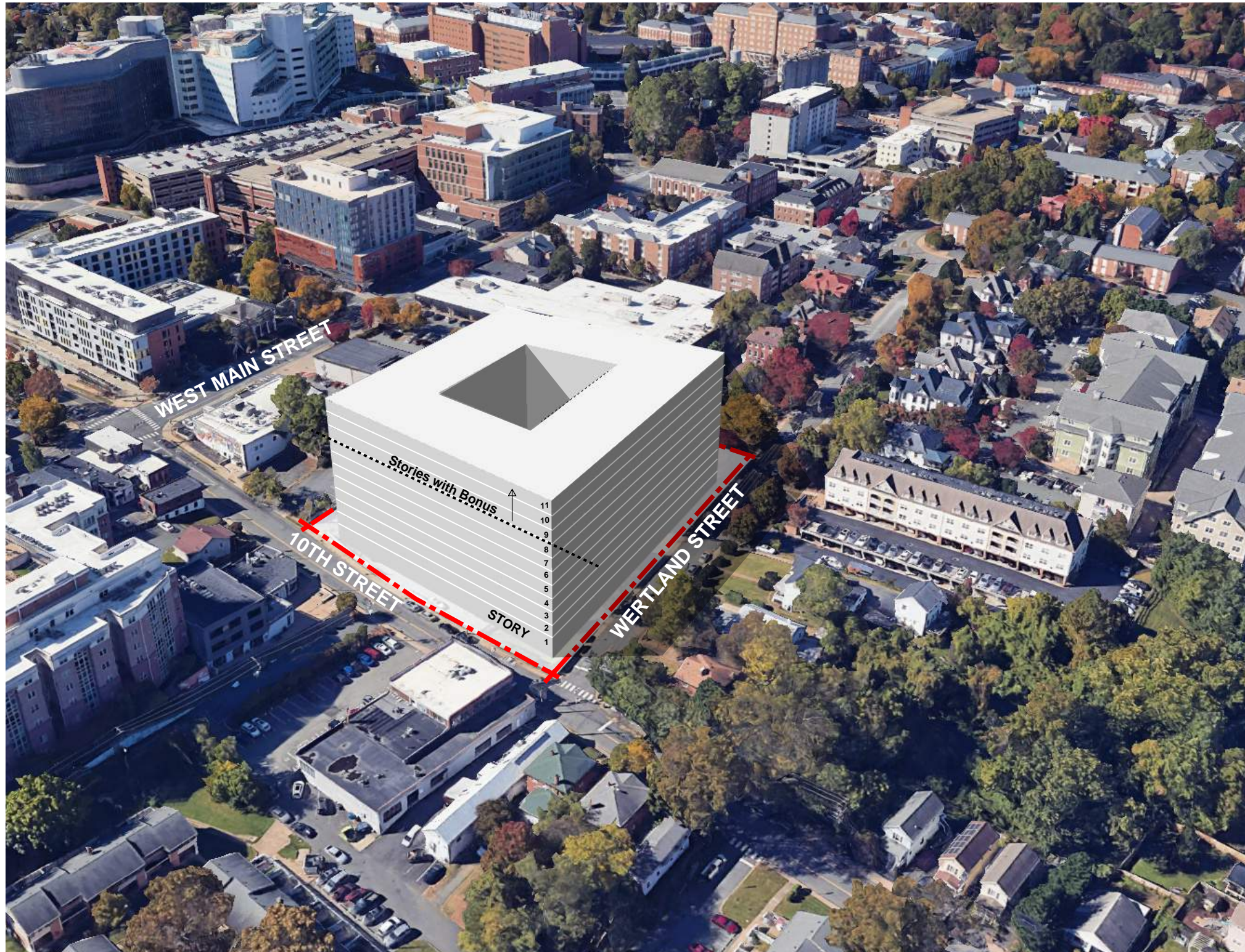
Allowable Height:
Base, 8 stories
w/ Bonus, 11 stories

Proposed Height:
6 stories

Density:
Unlimited DU/Lot

Building Coverage:
Unlimited

Outdoor Amenity Space:
10% Minimum



**PERMITTED:
BUILDABLE AREA / MASSING**

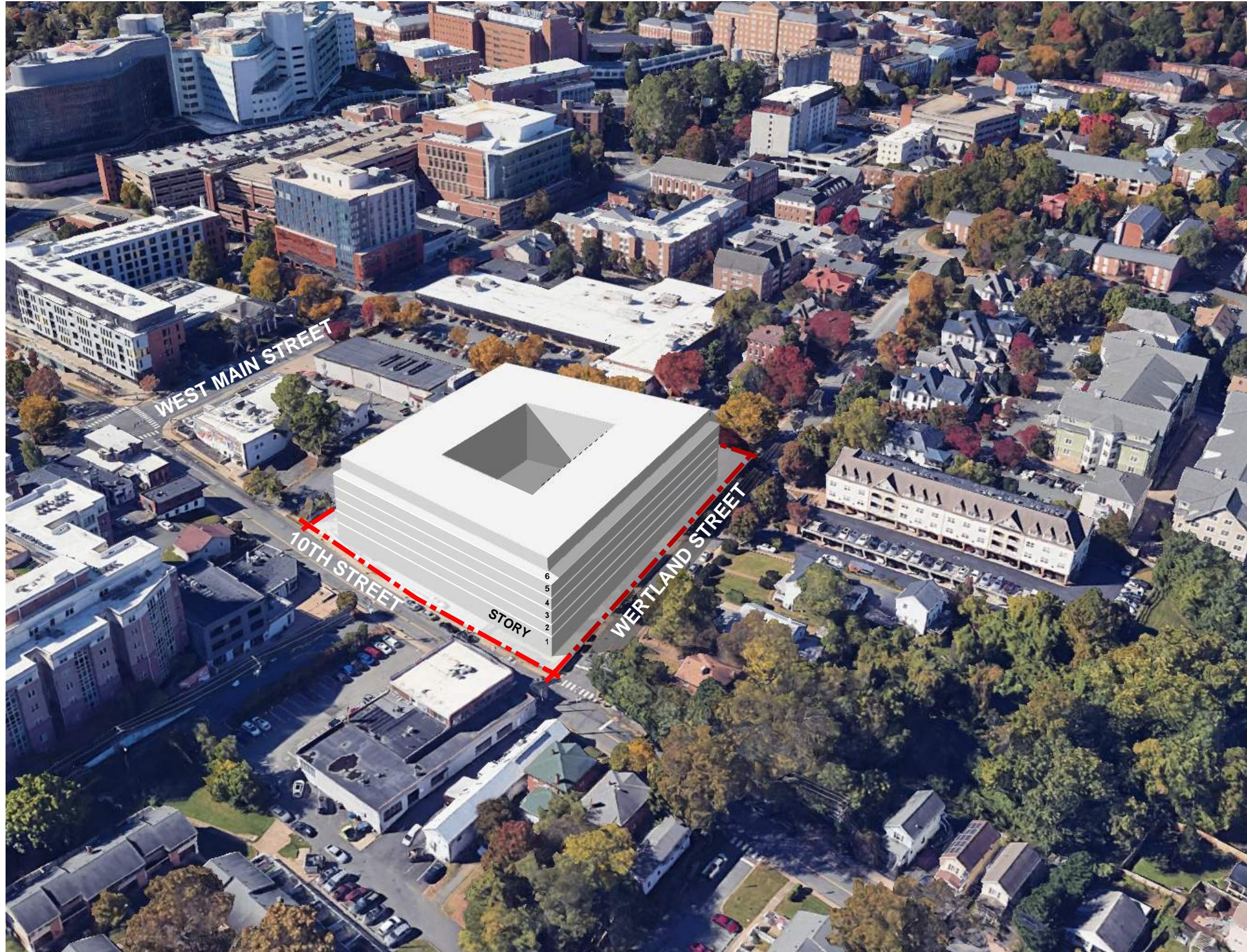
Zone: CX-8

**Allowable Height: Base, 8 stories
w/ Bonus, 11 stories**

Proposed Height: 6 stories

Affordable Housing:
At the **Base Level**, 10% of dwellings in residential projects require rents be affordable to tenants earning **60%** of AMI for 99 years (or fee-in-lieu).

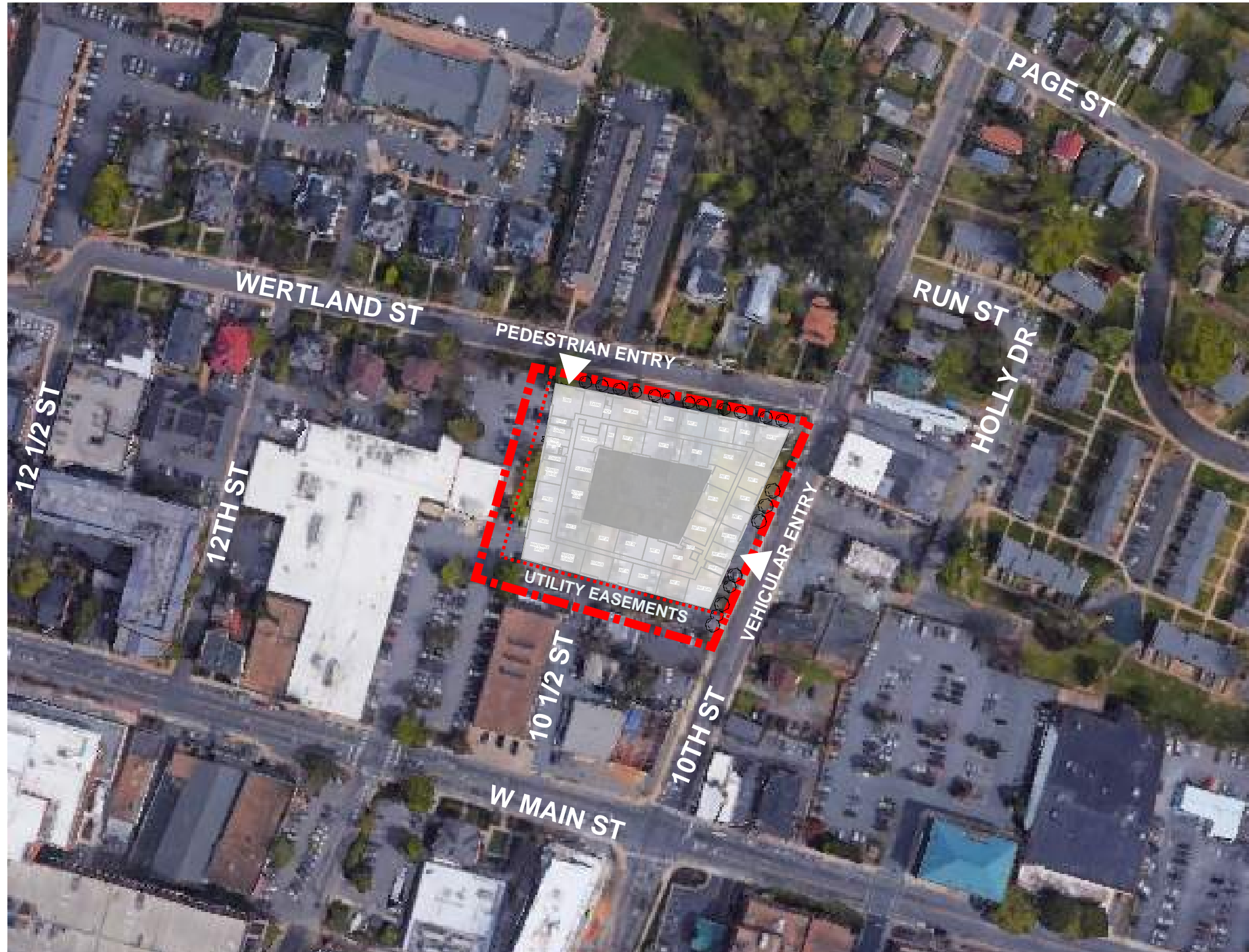
At the **Bonus Level**, 10% of dwellings in residential projects require rents be affordable to tenants earning **50%** of AMI for 99 years or (fee-in-lieu).



**PROPOSED:
MAXIMUM BUILDING MASSING**

Podium Style Mixed Use Building

- **Retail facing 10th Street**
10,000 - 16,000 SF
- **Parking Garage**
Below building, behind retail
80-90 spaces
- **150 - 190 affordable rental units**
- **Central landscaped courtyard**
Over retail and parking podium
- **Building Height**
6 Stories



**PROPOSED:
MAXIMUM BUILDING FOOTPRINT**

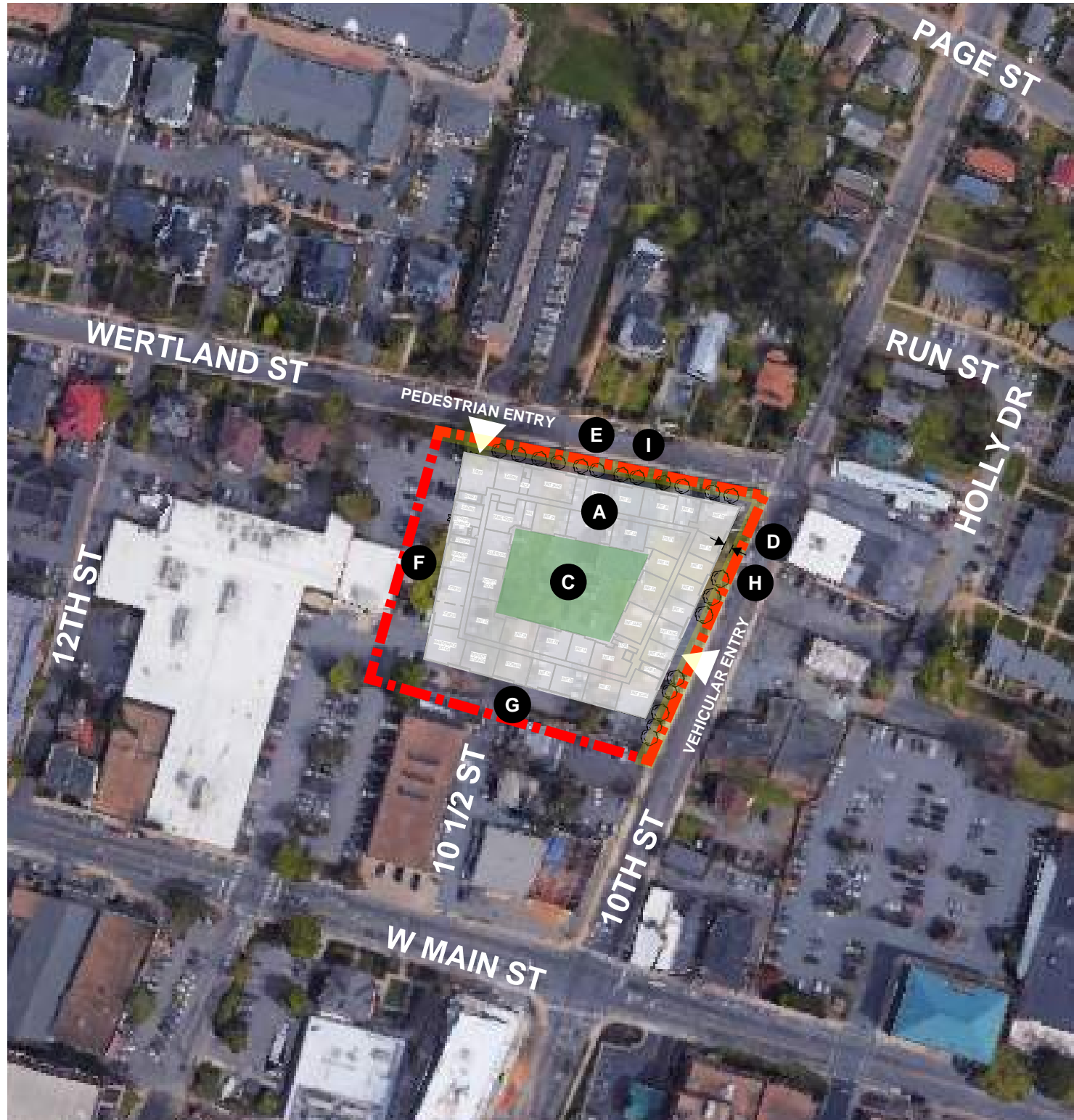
Podium Style Mixed Use Building

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Over retail and parking podium
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6 Stories



WERTLAND & 10TH AFFORDABLE HOUSING

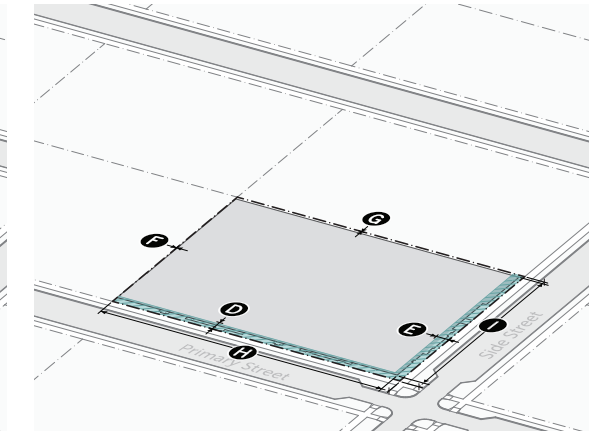
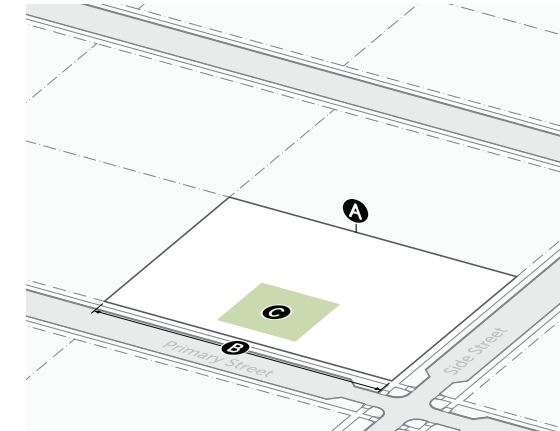
APPENDIX



CORRIDOR MIXED USE

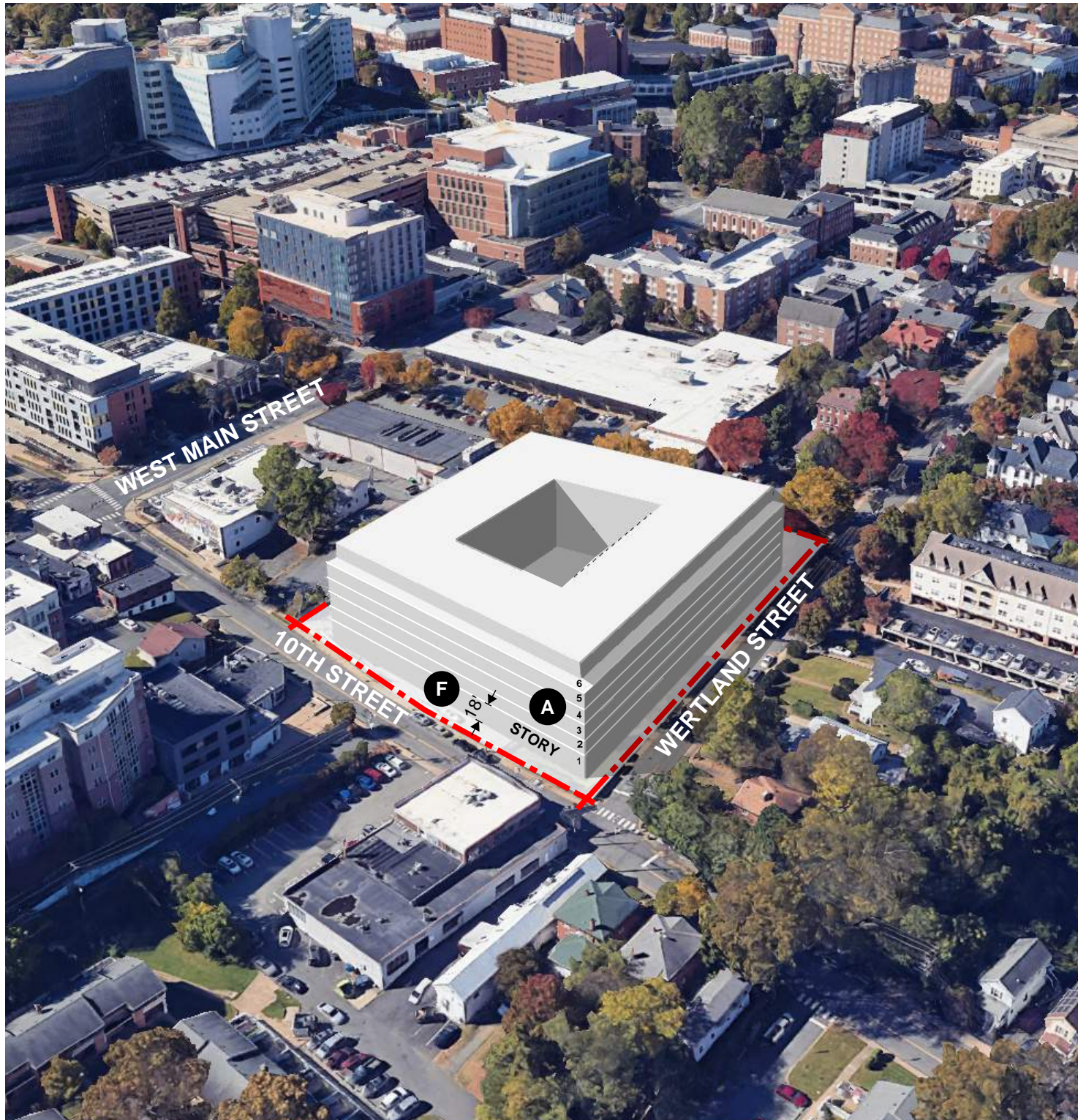
2.4.4. **CX-8** CORRIDOR MIXED USE 8

A. LOT

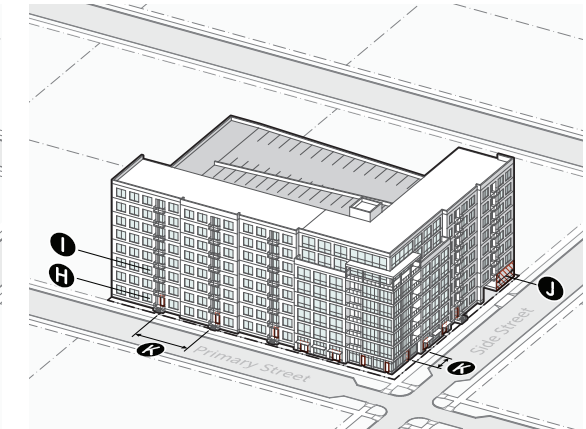
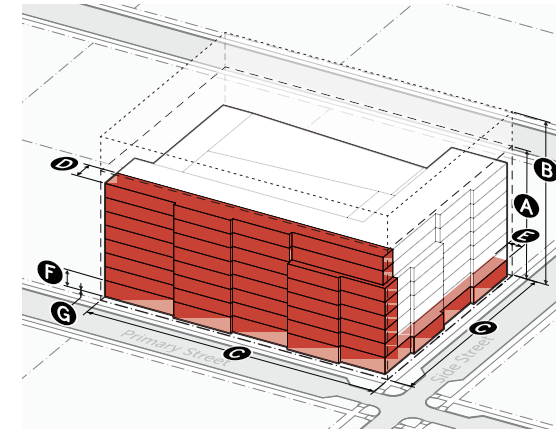


1. LOT SIZE	Sec. 2.10.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side / rear access	15'
2. DENSITY	Sec. 2.10.3.
Dwellings per lot (max)	Unlimited
3. COVERAGE	Sec. 2.10.4.
Building coverage (max)	None
C Outdoor amenity space	10%

4. BUILDING SETBACKS	Sec. 2.10.5.
D Primary street lot line (min/max)	0' / 10'
E Side street lot line (min/max)	0' / 10'
F Side lot line (min)	0'
G Rear lot line (min)	0'
Alley lot line (min)	5'
5. BUILD-TO	Sec. 2.10.6.
Build-to width (min)	
H Primary street	75%
I Side street	45%
6. TRANSITION	Sec. 2.10.7.
Transition type	Type B, D
7. PARKING LOCATION	Sec. 2.10.8.
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed



B. BUILDING



1. HEIGHT		Sec. 2.10.9.
Building height (max stories/feet)		
A	Base	8 / 114'
B	With bonus	11 / 156'
2. MASSING		Sec. 2.10.10.
Building width (max)		
C		275'
Active depth (min)		
D	Primary street	15'
E	Side street	9'
3. GROUND STORY		Sec. 2.10.11.
Ground story height (min)		
	Residential	10'
	Nonresidential	14'
Finished floor elevation (min/max)		
	Residential	0' / 6'
	Nonresidential	-2' / 6'

4. TRANSPARENCY		Sec. 2.10.12.	
Ground story (min)			
H	Residential	35%	30%
	Nonresidential	50%	30%
Upper story (min)			
I		20%	20%
Blank wall width (max)			
J		15'	25'
5. ENTRANCES		Sec. 2.10.13.	
Street-facing entry spacing (max)			
K		40'	60'
Entry feature			
		Yes	Yes
6. FENCES AND WALLS		Sec. 2.10.14.	
Front yard height (max)			
		4'	
Side street yard height (max)			
		6'	