

From: Scala, Mary Joy
Sent: Wednesday, January 18, 2017 2:22 PM
To: Powe, Gregory
Subject: BAR Action - 200 2nd Street SW - Jan 17, 2017

January 18, 2017

Powe Studio Architects
ATTN: Gregory Powe
208 3rd St NE
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 16-01-01
200 2nd Street SW
Tax Parcel 280069000, 280071000, 280072000, 280073000, 280074000, 280075000
Market Plaza LLC, Owner/ Powe Studio Architects, Applicant
Perimeter Landscape Revisions

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 17, 2017. The following action was taken:

Graves moved to find that the proposed revisions to plantings and hardscape details satisfy the BAR's criteria and guidelines, and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the changes as submitted. Sarafin seconded, and the motion passed 5-0-1, with Schwarz recused.

This certificate of appropriateness shall expire in 18 months (June 20, 2018), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

If you have any questions, please contact me at [434-970-3130](tel:434-970-3130) or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 17, 2017**



Certificate of Appropriateness Application

BAR 16-01-01

200 2nd Street SW

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

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Perimeter Landscape Revisions

Background

This property is located in the Downtown ADC District. The site is currently used for parking. A building used by the City Department of Parks and Recreation 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, but a public hearing must be held by Council before it can be closed. Negotiations for a purchase and development agreement are currently underway.

September 16, 2014 – The BAR recommended (8-0) to City Council that the Special Use Permit (SUP) to allow increased density (from 43 units per acre to 60 units per acre) and additional building height (from 70 feet to 101 feet), with an exception for a 12 foot setback on Water Street, for the redevelopment of 200 2nd Street SW into a mixed use development including the City Market and other public assembly events that may be in excess of 300 people, will not have an adverse impact on the Downtown Architectural Design Control (ADC) District, and the BAR recommends approval of the SUP, subject to the usual BAR review.

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

- Massing is thoughtful, tallest part in right place;
- Plaza side is more successful than Water/2nd Street facades;
- Revisit forcing context with 25 ft. modules, be less literal in modulating facades, use details of wall to break down plane, think of it as single large composition;
- Simplify base, upper and lower elevations need to hang together more, fenestration on brick base needs work, Deco effect on upper brick stories is good and reflects warehouse-industrial context;
- Revisit NW glass corner that incorrectly reads as an entrance;
- Revisit enormous, projecting balconies, prefer negative corners;
- Need thoughtful design of intersections of glass and masonry corners;
- Revisit metal spine above stairs on South Street terraces;
- Want bolder pedestrian connection from 2nd Street to plaza;
- Like the change in brick color, like the tactility of brick material, would be concerned if all glass, 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.

December 1, 2014 - City Council approved the SUP with conditions.

December 16, 2014 - The BAR approved (8-0) the massing and general site layout as submitted; and the applicant shall return to the BAR with further approval for the design details of the entrance and stair area, and including: a comprehensive signage plan, detailed landscape plan; "plaza layout" plan including site

amenities and furnishings; window specifications; building and paving materials; wall sections; lighting; and location of mechanical units and trash areas; and

The BAR unanimously supports the curtain wall on the plaza side of the building [rather than the brick grid]; and the BAR does not support trees on the plaza.

January 20, 2015 – The BAR accepted applicant’s deferral request (7-0); Some of the items the BAR asked to see were: concise submittal with correct versions of all drawings, architectural elevation drawings, make solid band on top before stepback, then no brick above, no mall brick for pavers, planters should be brick next to building, final design of perforated railing, overall lighting plans (may come later), plaza plan with changes to lighting (Keith’s design lighting fixtures along 1st Street). [Please refer to the January 20, 2015 minutes for a full discussion.]

The BAR also made a recommendation to City Council regarding a Special Use Permit: they recommended (7-0) that a proposed temporary location for City Market at 100 E Water Street would have no adverse effects on the ADC district.

February 2, 2015 – City Council approved Special Use Permit for temporary location for City Market at 100 E Water Street, subject to the following conditions:

1. The Farmer’s Market shall be easily visible from adjacent vehicular rights-of-way, easily accessible from adjacent sidewalks, and shall be arranged in a manner that facilitates a comfortable flow of pedestrians among the various vendor stands within the Market.
2. The special use permit shall expire on December 31, 2017.

February 17, 2015 - The BAR approved (6-0) the building perspectives with elevations and details to come back to the BAR to confirm the design intention:

1. Handrail along Water Street;
2. Remove brick pillar at top of stair;
3. No brises soleil on east elevation;
4. Modify top of building to minimize crenellations;
5. Terrace dividers;
6. Remove two light poles at bottom of stair;
7. Explore options to remove entry barrier to plaza from South Street;
8. Landscape plan;
9. Lighting plan;
10. Signage plan;
11. Confirm final materials, windows, metal colors;
12. Elevation drawings to show corner details resolved.

April 21, 2015 – The BAR approved (6-1-1 with Keesecker opposed and Schwarz abstained) the application as submitted, with further refinements to brick paving and other details to be circulated [to BAR] and approved administratively if possible. The following addendum to the motion was included: When the 2 versus 3 lanes of traffic flow in and out of the building is resolved, if there are design changes accordingly, it moves to 2 lanes, that the BAR will specifically see that design revision [because perhaps the elevator location would change].

August 18, 2015 – The BAR recommended (5-1-1, with Miller opposed, and Mr. Schwarz recused) that the proposed amendments to the special use permit conditions previously approved by City Council on December 1, 2014 for the redevelopment of 200 2nd Street SW into a mixed use development including City Market, regarding the elimination of the water feature and the provision for a 16 foot wide pedestrian walkway and handicapped access by elevator, will not have an adverse impact on the Downtown Architectural Design Control (ADC) district, and the BAR recommends approval of those portions of the proposed amendments to the special use permit, but the BAR has no comment on the remaining portions of the amendments. The BAR requests that the Planning Commission and City Council review other aspects of the document that concern the transition from public to private plaza space and implications to operations (usage and access, viability of the City Market) and impact on the district and the BAR asks for review (of drawings and details) of the new centerpiece and pedestrian access.

September 15, 2015- The lawn feature with four pairs of Willow Oak trees was proposed to replace the water feature. The elevator was being moved closer to the building, and new stairs to the garage were proposed on the plaza at First Street. There were multiple other changes being proposed to the building and site. The BAR approved the application as submitted (7-1-1 with Keesecker opposed and Schwarz recused) with the exception of: adding a planter wall next to the grand stair between old 1st Street and the parking lot; change to granite banding in the tree lawn will be 8" and 24" to align with plaza brickwork; and back to the original brick base design on the building.

October 5, 2015 – City Council approved amendments to conditions of original Special Use Permit. An option to allow a water feature was retained.

October 19, 2015- City Council approved sale of land and First Street right-of-way, and City Market lease agreement.

January 19, 2016 – The BAR approved (7-0) the inverted tents, the fountain design, the spandrel glass, the change to the 1st Street and South Street elevations re-proportioned to remove the brick projecting into curtain wall, the east wall of the plaza, the details of the previously approved aluminum and glass railing system, the new building elevations as presented in the packet, the removal of the hockey stick lights, and the brise-soleils.

The BAR would like to see a fully developed site plan [clarify trees on 2nd Street SW] and the 1st Street memorialization [a thirty-foot wide combination of lights and subtle brick color change] to come back. The lighting and signage should also come back.

March 15, 2016 - The BAR approved the following changes:

- plaza material selection approved
- lighting package with controls approved as discussed, and preferably 2700K for light fixture 2 with the rest 3000K
- residential entrance to be revisited with other options
- plaza benches approved
- hanger doors approved
- roof top garden approved
- tree plantings approved
- design for the residential entrance to be circulated and approved via e-mail
- solar panels on the roof to be circulated and approved via e-mail

(5-0-2, with Schwarz recused and Balut abstained)

April 1, 2016 - The BAR signed off on Alternative B residential entrance by email (attached).

Application

The applicant proposes the following revisions to plantings and hardscape details:

- On Second Street SW replace 7 Red Maple trees with 7 Sentry Gingko and 1 Autumn Gold Gingko trees.
- On South Street move 10 previously approved Swamp White Oak trees to the north 2 feet.
- On Second Street SW in two loading areas replace brick pavers with scored concrete to match adjacent sidewalks.
- On Water Street at First Street S replace brick crosswalk with stamped asphalt crosswalk.
- On Water Street replace planter with two additional bike racks.
- On Water Street relocate one of the two access points to the coffee shop outdoor seating area.

Staff has included previously approved drawings for comparison.

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

- (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;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Site Design and Elements

B. PLANTINGS

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

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

Pertinent Design Review Guidelines for New Construction

K. STREET LEVEL DESIGN

- 1. Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.*

2. *When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.*
3. *Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.*
4. *Include doors in all storefronts to reinforce street level vitality.*
5. *Articulate the bays of institutional or office buildings to provide visual interest.*
6. *Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.*
7. *Office buildings should provide windows or other visual interest at street level.*
8. *Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.*
9. *Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.*
10. *Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.*
11. *A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.*

Discussion and Recommendations

The proposed revisions are appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements and for New Construction, I move to find that the proposed revisions to plantings and hardscape details satisfy the BAR's criteria and guidelines, and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the changes as submitted (or with the following modifications...).

Market Plaza, Charlottesville, VA

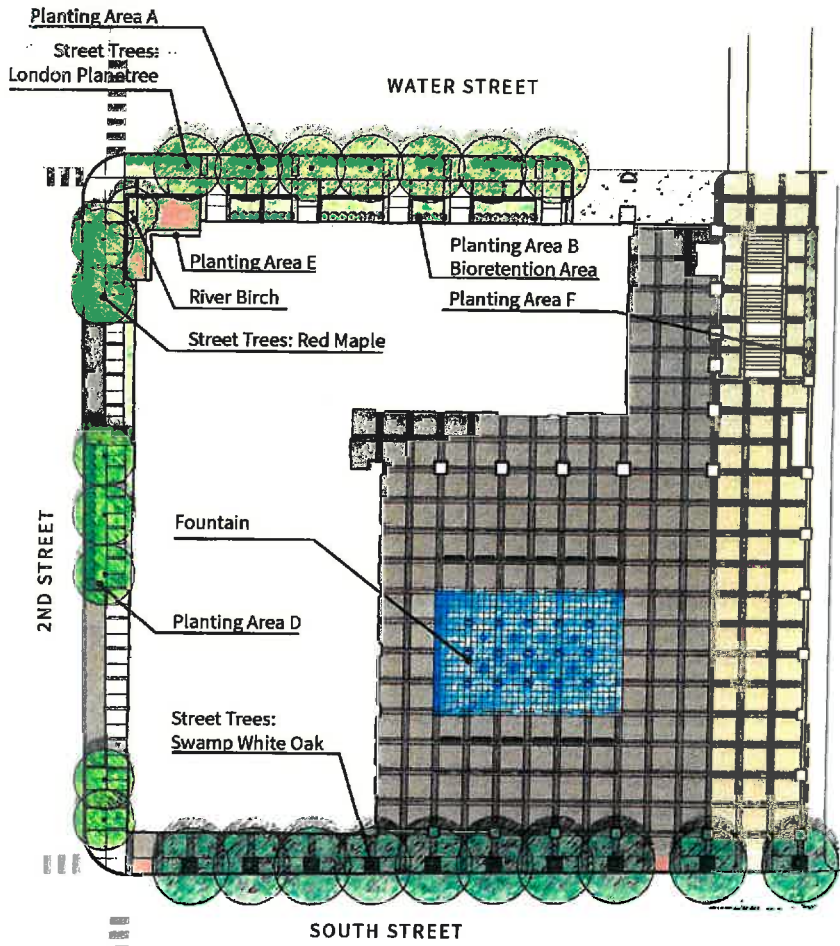


Main Residences Entrance, Alternative B, Second Street SW: view 3 looking southeast from the corner of Water and Second Streets, illustrating the full projected brick base bay.

March 30, 2016

Approved April 2016

Powe Studio Architects PC with Keith O. Woodard, RA



PLANT SCHEDULE

QTY.	Symbol	Scientific Name	Common Name	Size	Spacing	Root	Notes	20 Yr. Canopy
7	A1	Acer rubrum 'Red Sunset'	Red Maple	2' GAL	AS SHOWN	8.1'	well branched, straight dominant leader	110'
1	B1	Rubus idaeus 'Heritage'	Heritage River Birch	12' HT.	AS SHOWN	8.8'	truncation, slight leader (3-5 stems)	101'
10	PA	Rubus idaeus 'Columbo'	London Plane Tree	2' GAL	AS SHOWN	8.8'	well branched, straight dominant leader	100'
10	G1	Quercus bicolor	Swamp White Oak	2' GAL	AS SHOWN	8.8'	well branched, straight dominant leader	81'

QTY.	Symbol	Scientific Name	Common Name	Size	Spacing	Root	Notes	20 Yr. Canopy
3	W1	Chamaelirium luteum	Summerweed	3 GAL	3' O.C.	CONT.		
3	W2	Fothergilla gardenii 'Merrill Ally'	Dwarf Fothergilla	3 GAL	3' O.C.	CONT.		
3	W3	Fothergilla gardenii 'Merrill Ally'	Smooth Hydrangea	3 GAL	3' O.C.	CONT.		
3	W4	Rex vericillata 'Red Pearl'	Winterberry	3 GAL	3' O.C.	CONT.	7 female to 1 male plant	
3	W5	Viburnum dentatum 'Blue Arrow'	Arrowwood Viburnum	3 GAL	3' O.C.	CONT.		

QTY.	Symbol	Scientific Name	Common Name	Size	Spacing	Root	Notes	20 Yr. Canopy
1	PA1	Aechia racemosa	Black Catnip	1 GAL	18" O.C.	CONT.		
1	PA2	Amorpha biocolor	Goat's Beard	1 GAL	18" O.C.	CONT.		
1	PA3	Carex pennsylvanica	Pennsylvania Sedge	1 GAL	18" O.C.	CONT.		
1	PA4	Dianthus armeria	White Bouncing Heart	1 GAL	18" O.C.	CONT.		
1	PA5	Diuris spheerocera 'Belliance'	Arkum Fern	1 GAL	18" O.C.	CONT.		
1	PA6	Gaultheria procumbens	Wintergreen	1 GAL	18" O.C.	CONT.		
1	PA7	Heuchera villosa 'Autumn Brill'	Holy Alum Root	1 GAL	18" O.C.	CONT.		
1	PA8	Hebe alberta 'Cassara Brother'	Siberian Iris	1 GAL	18" O.C.	CONT.		
1	PA9	Malva sylvestris	Virginia Bladder	1 GAL	18" O.C.	CONT.		
1	PA10	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA11	Polystichum acrostichoides	Christmas Fern	1 GAL	18" O.C.	CONT.		
1	PA12	Sanguinaria canadensis	Red-pink	1 GAL	18" O.C.	CONT.		
1	PA13	Thalictrum aquilegifolium	Footflower	1 GAL	18" O.C.	CONT.		

QTY.	Symbol	Scientific Name	Common Name	Size	Spacing	Root	Notes	20 Yr. Canopy
1	PA14	Carex pensylvanica	Pennsylvania Sedge	1 GAL	18" O.C.	CONT.		
1	PA15	Chamaelirium luteum	Summerweed	3 GAL	3' O.C.	CONT.		
1	PA16	Fothergilla gardenii 'Merrill Ally'	Dwarf Fothergilla	3 GAL	3' O.C.	CONT.		
1	PA17	Oncoclea sensibilis	Sensitive Fern	1 GAL	18" O.C.	CONT.		

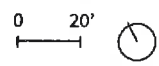
QTY.	Symbol	Scientific Name	Common Name	Size	Spacing	Root	Notes	20 Yr. Canopy
1	PA18	Amorpha biocolor	Blue Star Amaranth	1 GAL	18" O.C.	CONT.		
1	PA19	Carex pensylvanica	Pennsylvania Sedge	1 GAL	18" O.C.	CONT.		
1	PA20	Eryngium yuccifolium	White Wood Aster	1 GAL	18" O.C.	CONT.		
1	PA21	Gaillardia xanthocoma 'Totanum'	Scarlet Gaura	1 GAL	18" O.C.	CONT.		
1	PA22	Heuchera villosa 'Autumn Brill'	Holy Alum Root	1 GAL	18" O.C.	CONT.		
1	PA23	Thalictrum aquilegifolium	Footflower	1 GAL	18" O.C.	CONT.		

QTY.	Symbol	Scientific Name	Common Name	Size	Spacing	Root	Notes	20 Yr. Canopy
1	PA24	Achillea millefolium	Yarrow	1 GAL	18" O.C.	CONT.		
1	PA25	Ajuga reptans 'Blue Fortune'	Arise Hyssop	1 GAL	18" O.C.	CONT.		
1	PA26	Caryopteris 'Turtle Bay'	Blueberry	1 GAL	18" O.C.	CONT.		
1	PA27	Heuchera villosa 'Autumn Brill'	Thalictrum	1 GAL	18" O.C.	CONT.		
1	PA28	Heuchera villosa 'Autumn Brill'	Coltsfoot	1 GAL	18" O.C.	CONT.		
1	PA29	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA30	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA31	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA32	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA33	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA34	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA35	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA36	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA37	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA38	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA39	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA40	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA41	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA42	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA43	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA44	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA45	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA46	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA47	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA48	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA49	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA50	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA51	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA52	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA53	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA54	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA55	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA56	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA57	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA58	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA59	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA60	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA61	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA62	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA63	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA64	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA65	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA66	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA67	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA68	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA69	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA70	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA71	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA72	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA73	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA74	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA75	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA76	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA77	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA78	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA79	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		
1	PA80	Rubus idaeus 'Heritage'	Switzerland	1 GAL	18" O.C.	CONT.		

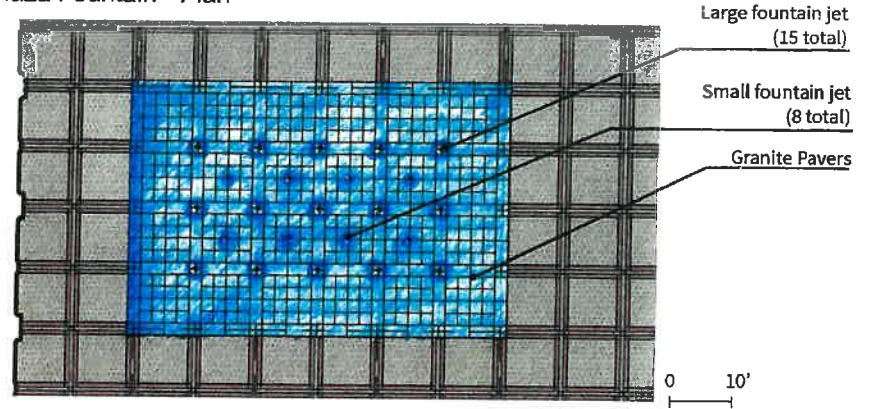
LANDSCAPE CALCULATIONS

SECTION NAME	REQUIREMENTS
SECTION 1	30 YEAR MINIMUM TREE CANOPY COVERAGE
SECTION 2	TREE CANOPY REQUIRED: 10% GROSS AREA OF DEVELOPMENT
SECTION 3	1 LARGE TREE PER 40 LINEAR FEET OF 1 MEDIUM TREE PER 20 LINEAR FEET
SECTION 4	MINIMUM TREE CANOPY COVERAGE
SECTION 5	ROAD FRONTAGE: 201.2 L.F.
SECTION 6	TREES REQUIRED: 4 LARGE TREES
SECTION 7	TREES PROVIDED: 7 LARGE TREES
SECTION 8	MINIMUM TREE CANOPY COVERAGE
SECTION 9	ROAD FRONTAGE: 222.2 L.F.
SECTION 10	TREES REQUIRED: 4 LARGE TREES
SECTION 11	TREES PROVIDED: 7 LARGE TREES
SECTION 12	MINIMUM TREE CANOPY COVERAGE
SECTION 13	ROAD FRONTAGE: 10 LARGE TREES

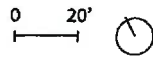
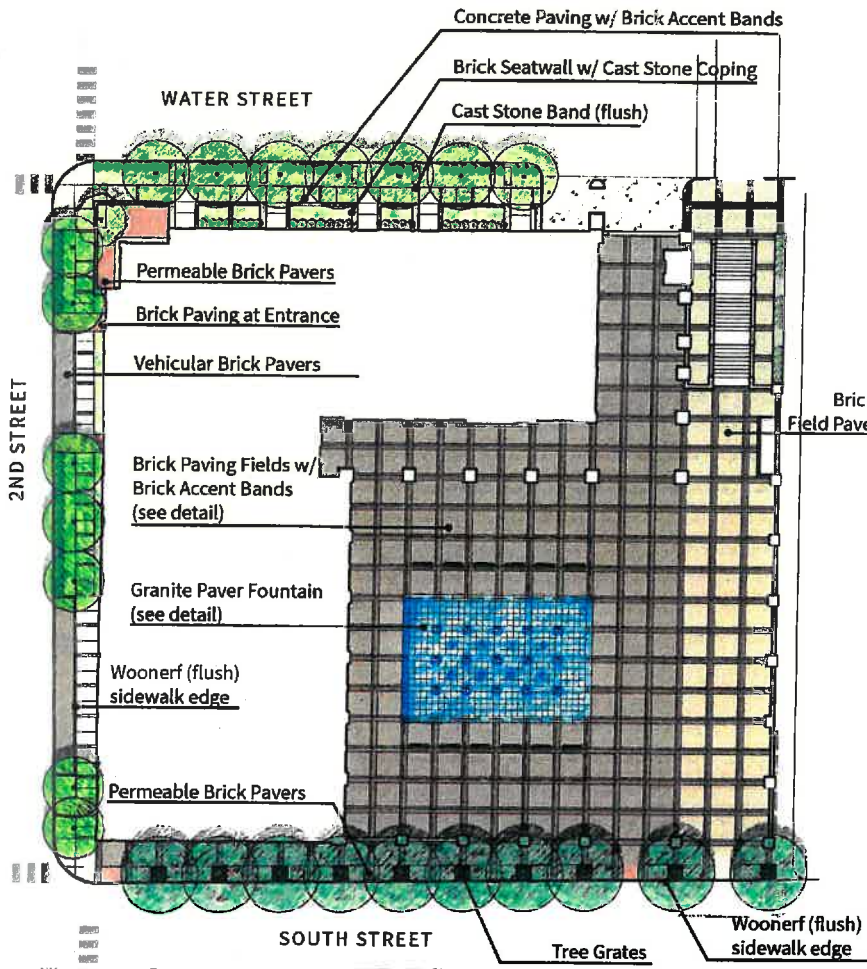
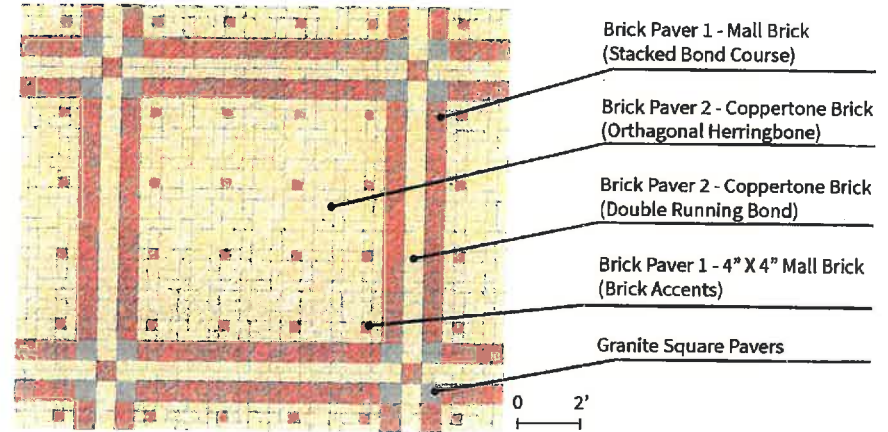
Approved March 2016



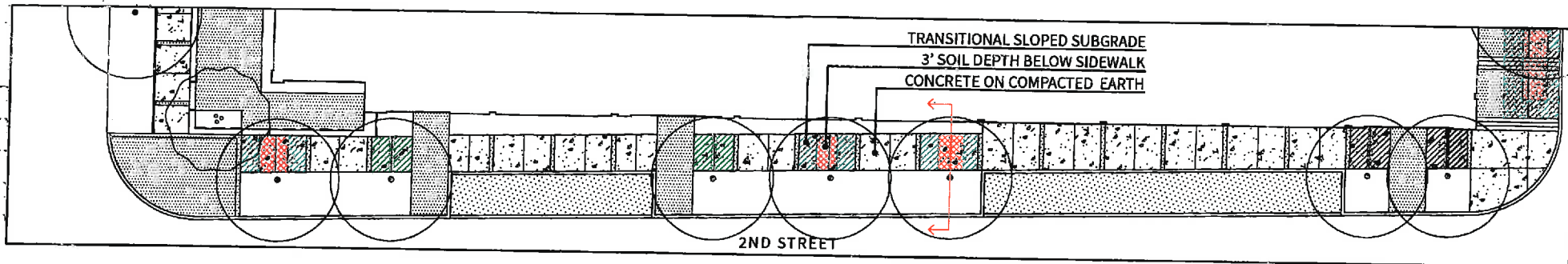
Plaza Fountain - Plan



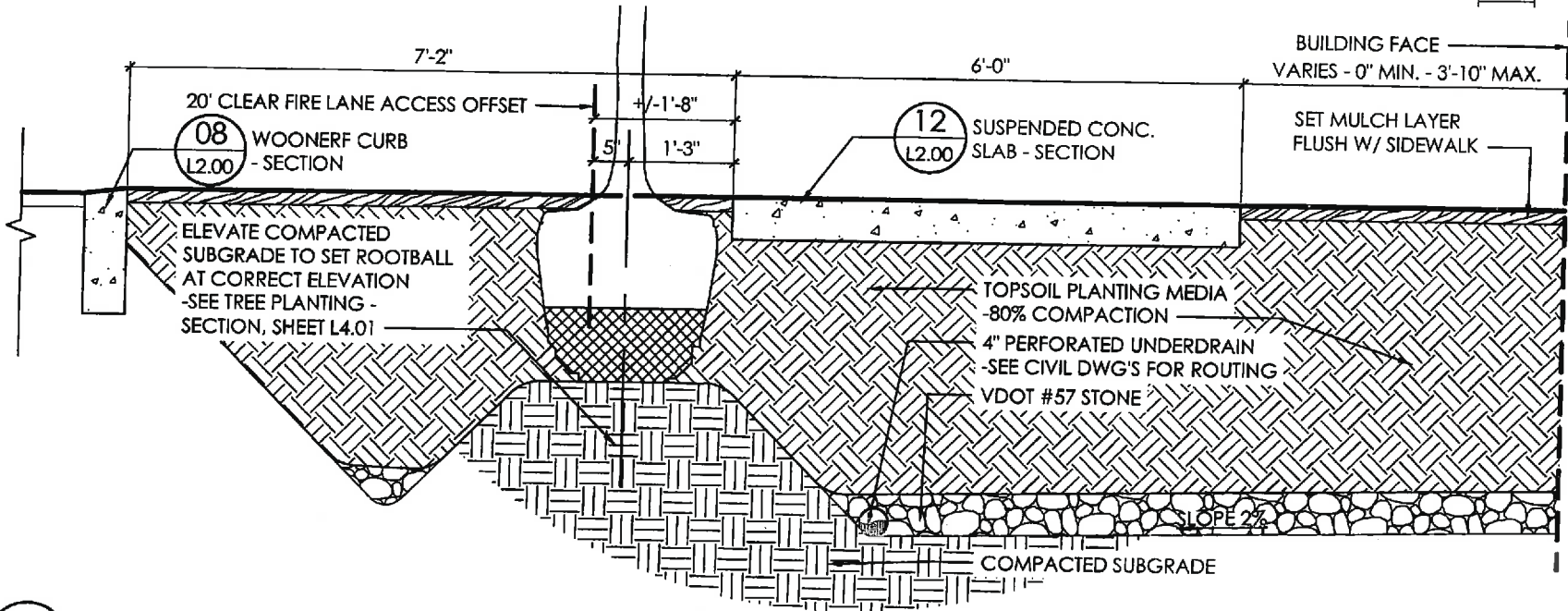
Brick Paving Field - Plan



Approved March 2016

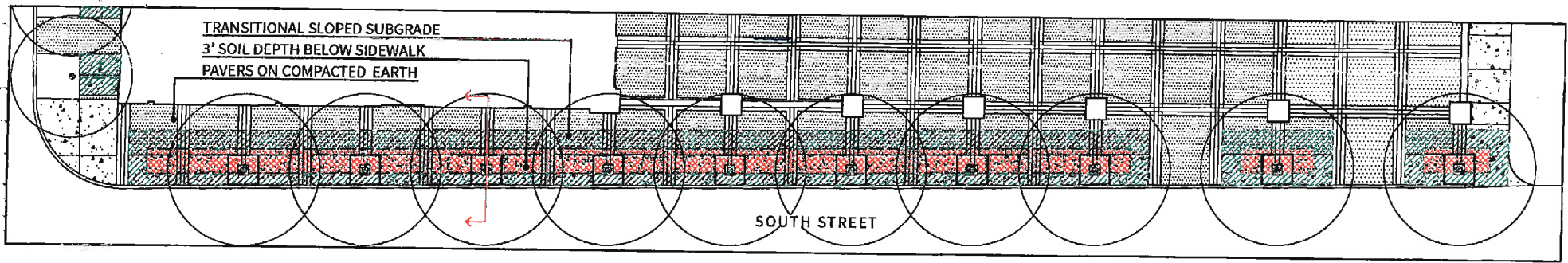


0 16'

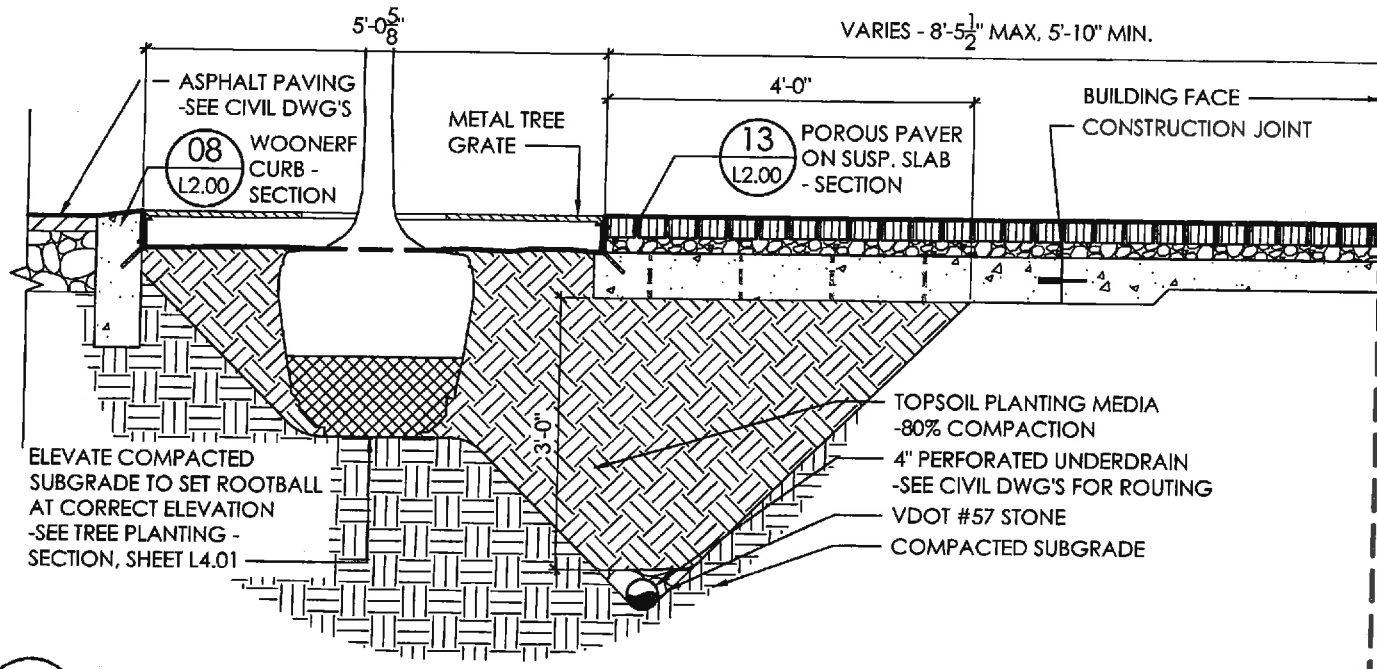


17 REINFORCED CONCRETE SIDEWALK @ TREE PLANTING
 SCALE: 3/4" = 1'-0"

Approved March 2016



0 16'

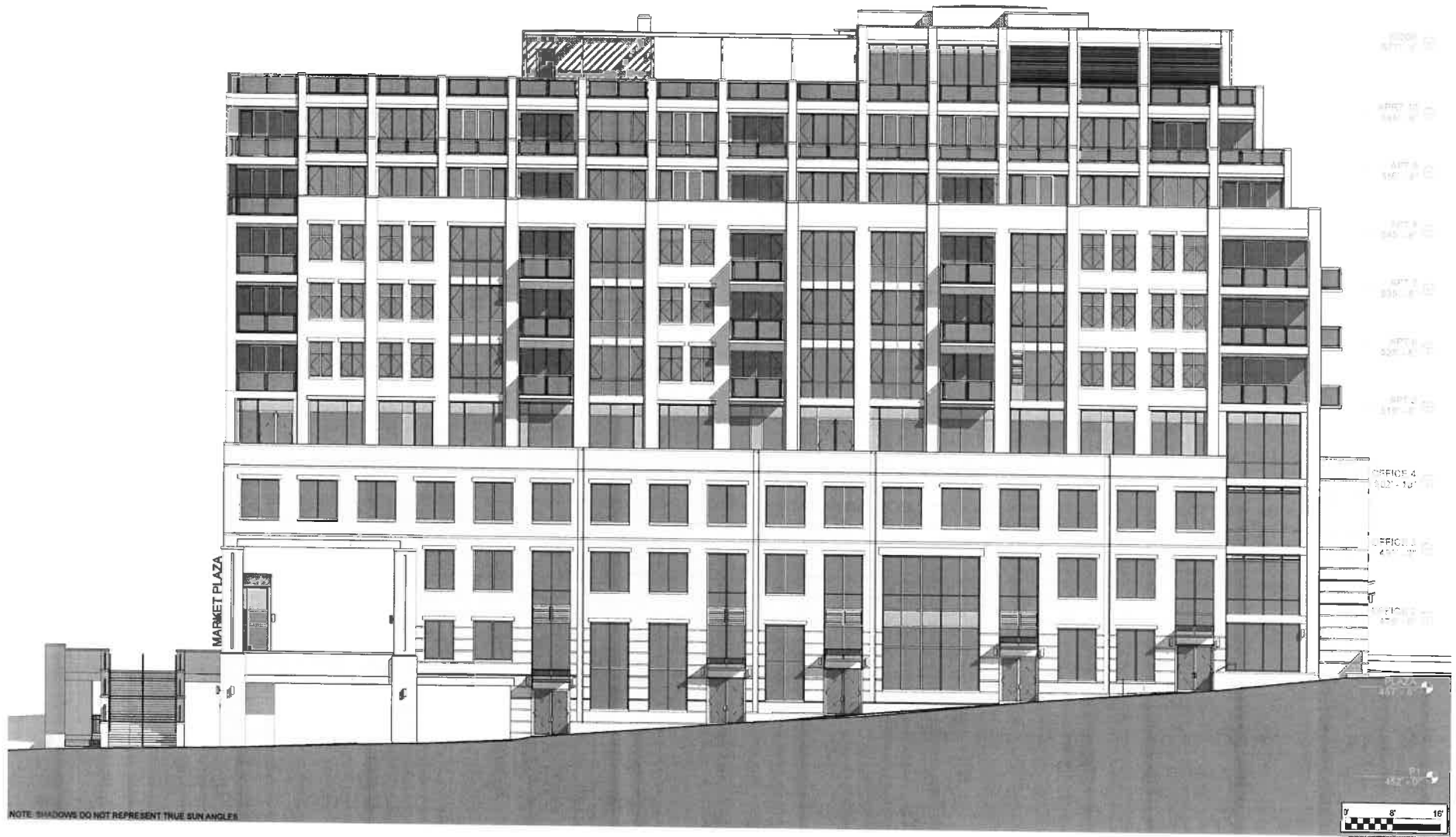


18 SUSPENDED SLAB @ TREE WELL - SECTION
 L1.02 SCALE : 3/4" = 1'-0"

Approved March 2016



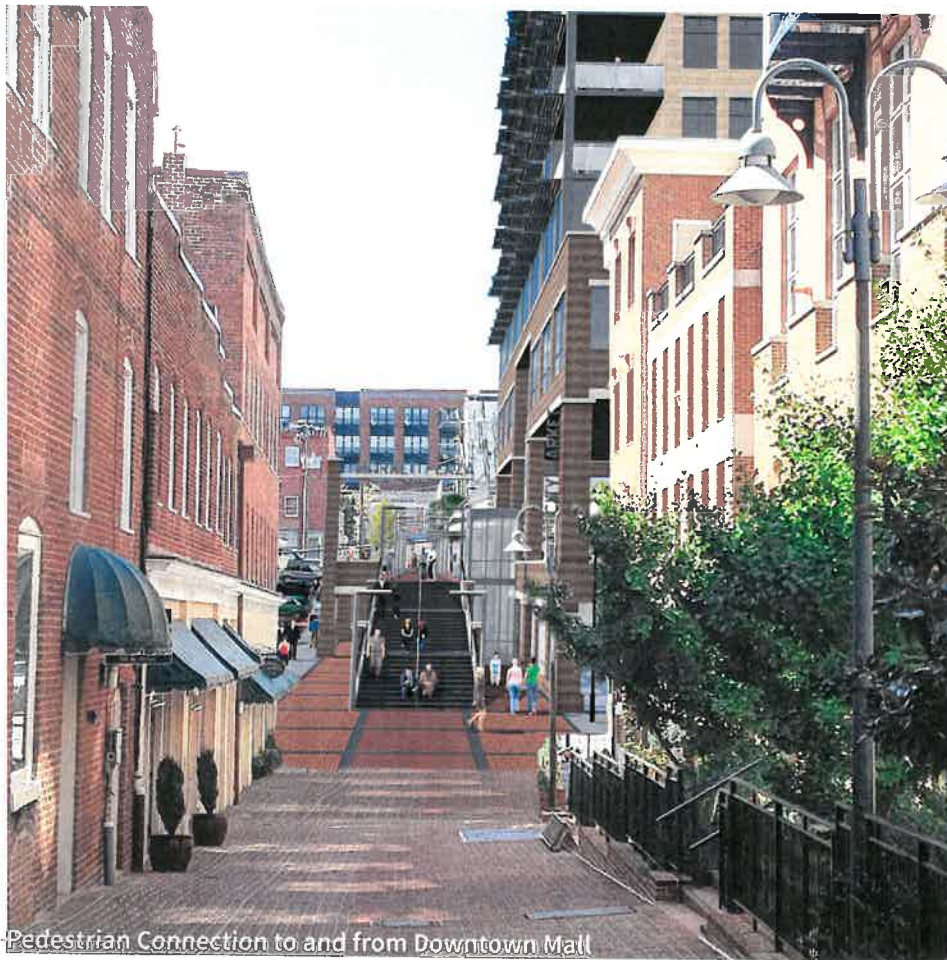
CAFE SEATING AREA



WATER STREET ELEVATION

Market Plaza | Urban Mixed-Use Development
 Market Plaza, LLC - a joint venture led by Woodard Properties
 Charlottesville, VA

Powe Studio Architects PC
 in association with Keith O. Woodard, RA and Design Develop, LLC
 13 JANUARY 2017



Pedestrian Connection to and from Downtown Mall



Pedestrian Connection to and from Downtown Mall

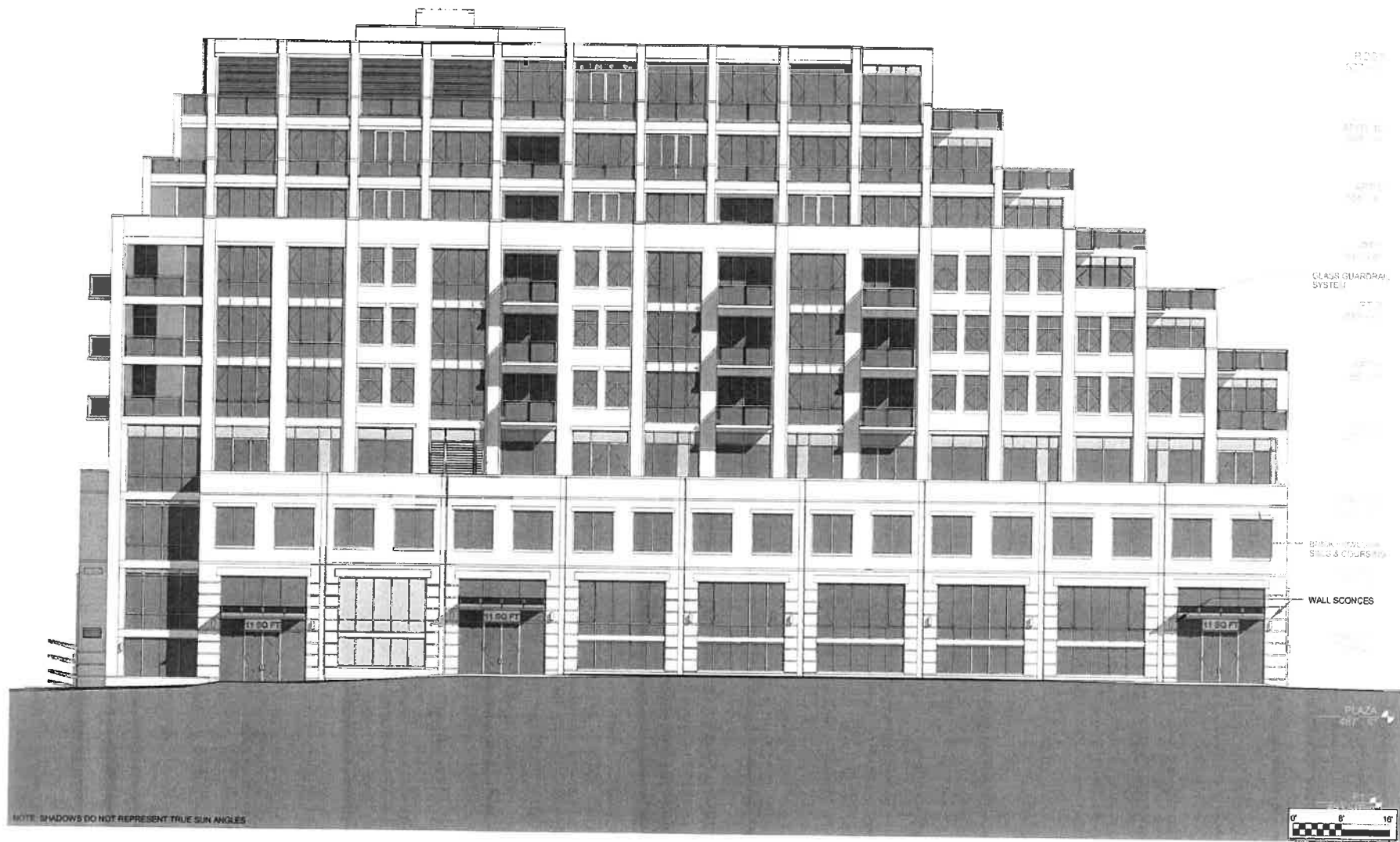
Detail View - Grand Stair Looking From Downtown Mall Towards South Street

Market Plaza | Urban Mixed-Use Development
 Market Plaza, LLC - a joint venture led by Woodard Properties
 Charlottesville, Virginia

Powe Studio Architects, PC
 in association with Keith O. Woodard, RA and Design Develop, LLC.
 November 25, 2014

10

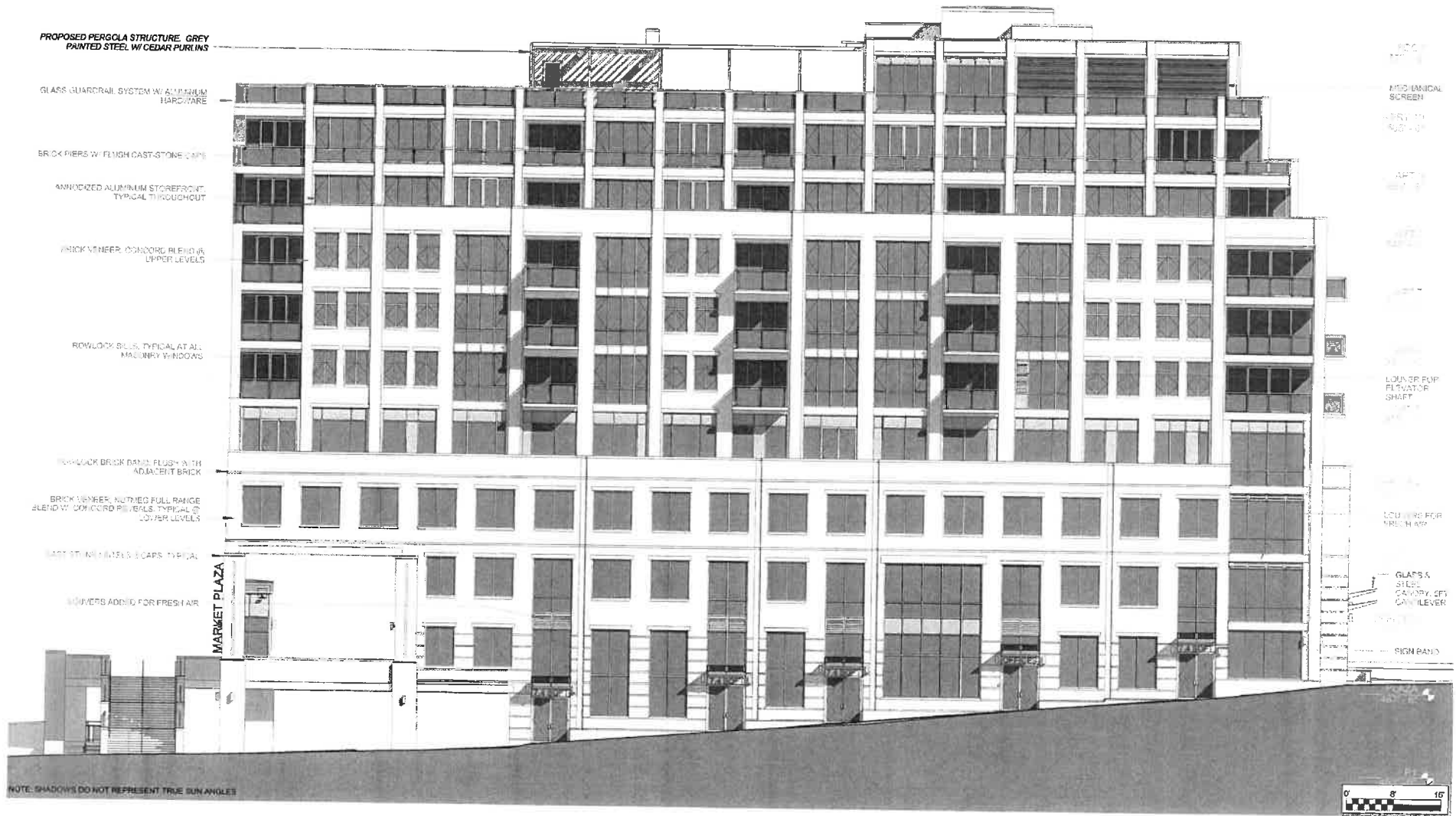
Provided at 1/17/2017 meeting



Market Plaza | Urban Mixed-Use Development
 Market Plaza, LLC - a joint venture led by Woodard Properties
 Charlottesville, Virginia

West Elevation

Powe Studio Architects, PC
 in association with Keith O. Woodard, RA and Design Develop, LLC.
 February 22, 2016 **13**
Provided at 1/17/2017 meeting



Market Plaza | Urban Mixed-Use Development
 Market Plaza, LLC - a joint venture led by Woodard Properties
 Charlottesville, Virginia

North Elevation

Powe Studio Architects, PC
 in association with Keith O. Woodard, RA and Design Develop, LLC
 Provided at 1/17/2017 meeting February 22, 2016 **14**



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name MARKET PLAZA LLC Applicant Name POWE STUDIO ARCHITECTS
GREGORY POWE
Project Name/Description MARKET PLAZA / URBAN MIXED-USE Parcel Number TM 28-69, 71, 72, 73, 74, 15
Project Property Address 200 SECOND ST SW

Applicant Information

Address: POWE STUDIO ARCHITECTS
208 3RD ST NE, CHARLOTTESVILLE, VA 22902
Email: GREG@POWESTUDIOARCHITECTS.COM
Phone: (W) 434-979-0979 (C) 434-316-2525

Property Owner Information (if not applicant)

Address: 40 WOODARD PROPERTIES
224 14TH ST NW, CHARLOTTESVILLE, VA 22903
Email: KEITH@WOODARDPROPERTIES.COM
Phone: (W) 434-971-8860 (C) 434-989-6732

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 12.22.16
Signature Date

GREGORY POWE, AIA
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature Date
MARKET PLAZA, LLC
Print Name Date

For Office Use Only

Received by: O. Eubank
Fee paid: 125⁰⁰ Cash/Ck. # 0487
Date Received: 12/27/16

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

December 22, 2016

Board of Architectural Review
C/o Mary Joy Scala
Neighborhood Development Services
City of Charlottesville
610 East Market Street
Charlottesville, VA 22902

Subject: **Certificate of Appropriateness Amendment:
Market Plaza: Perimeter Landscape Revisions**

Dear Board of Architectural Review Members and Ms. Scala,

During the site plan approval process there have been a number of technical issues raised by various City agencies reviewers which require us to make minor modifications to some plantings and hardscape details around the Market Plaza site, for which we are submitting this request to modify our Certificate of Appropriateness for Market Plaza. These minor changes include:

- **Second Street Trees:** City public utilities reviewers have instituted new requirements for trees planted in proximity to (low pressure) gas lines. The City now requires a root barrier to separate tree roots from (lower pressure) gas lines, and this barrier must be a minimum of 3 feet from the gas line (negotiated compromise from their new standard 5 feet requirement). Along Second Street the gas line is inboard of the street curb line so this new root barrier requirement does not provide adequate root space for the maples which are previously approved for this street. We therefore are proposing to change the tree species to a more vertical tree requiring less root space (their tree crowns and corresponding roots system is too wide for the limited space remaining inboard of the new root barrier). This submission presents an increased more closely spaced grouping of seven Sentry Ginkoes opposite the events space (spaced more closely than our previous maple submission, since the Sentry Ginkgo tree crowns spread less), with one wider spreading Autumn Gold Ginkgo tree north of the main residential entrance near Water Street where we have more root area to accommodate this wider spreading species.
- **South Street Trees:** fortunately the low pressure gas line along South Street is a little further into the street right-of-way so we are able, by moving the previously approved Swamp White Oaks north 2 feet, to provide sufficient root space north of the new required root barrier. Tree spacing remains the same as previously approved.
- **Second Street Laybys:** this submission relocates the two loading laybys on Second Street to align with the new tree plantings layout. The City does not want brick pavers used in vehicular locations, (and the developer concurs), so we are proposing to replace the brick pavers previously planned for these laybys with a scored concrete pattern, with the concrete matching the adjacent sidewalks.

- **Water at First Street Pedestrian Crosswalks:** the City is in the process of establishing new standard details for pedestrian crosswalks crossing urban streets (the City does not want to maintain brick crosswalks). Current thinking by the City is to use colored stamped asphalt pattern to for its urban crosswalks. The developer has committed funding to the City to install the new standard urban crosswalk detail at Water and First Streets once the City adopts its new standard.
- **Additional Bike Racks on Water Street:** the developer and the City's Bike/Pedestrian Coordinator have agreed on a location for two additional standard bike racks on Water Street, to be located between the coffee shop entrance and office entrance, inboard of the pedestrian sidewalk. (These racks are in addition to the significant number of bike racks already planned under the grand stair in the garage at Water and First Streets.)
- **Outdoor Seating Area Access:** we are proposing to relocate one of the two access points to the outdoor seating area for the planned coffee shop retail space at the corner of Water and Second Streets, moving one entrance from Second Street to a stair access immediately adjacent the coffee shop retail entrance (east side of seating area), leaving the second access point at grade directly from the Water Street sidewalk.

We look forward to presenting these minor necessary Market Plaza perimeter landscape modifications at the January meeting of the Board of Architectural Review. Thank you.

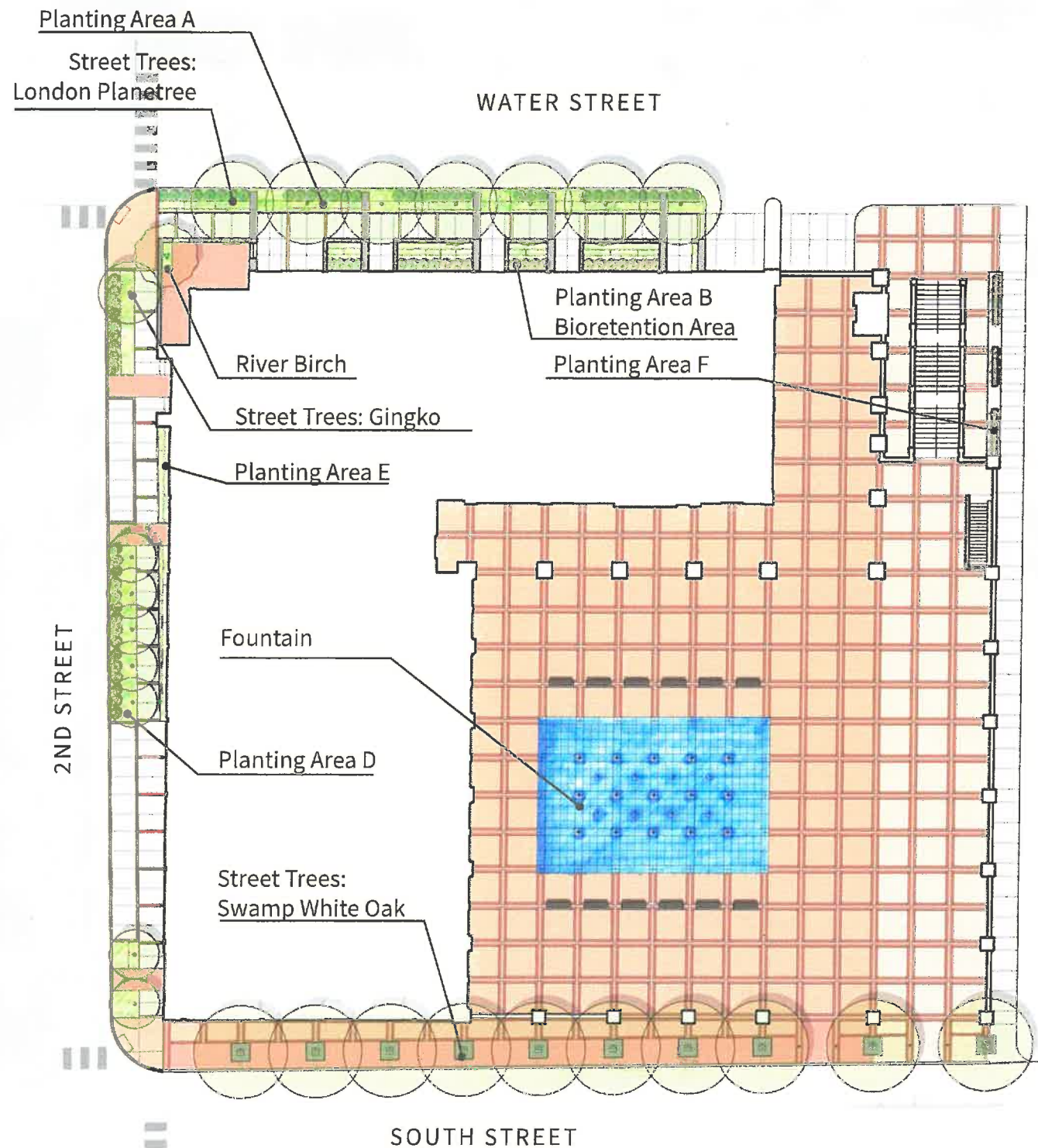
Respectfully Submitted by:
Powe Studio Architects PC



Gregory Powe, AIA Principal

Submission Enclosure:

- Market Plaza: Site Plan Planting Diagram
- Site Materials Diagram & Paving details
- Second Street Plan and Section
- South Street Plan and Section

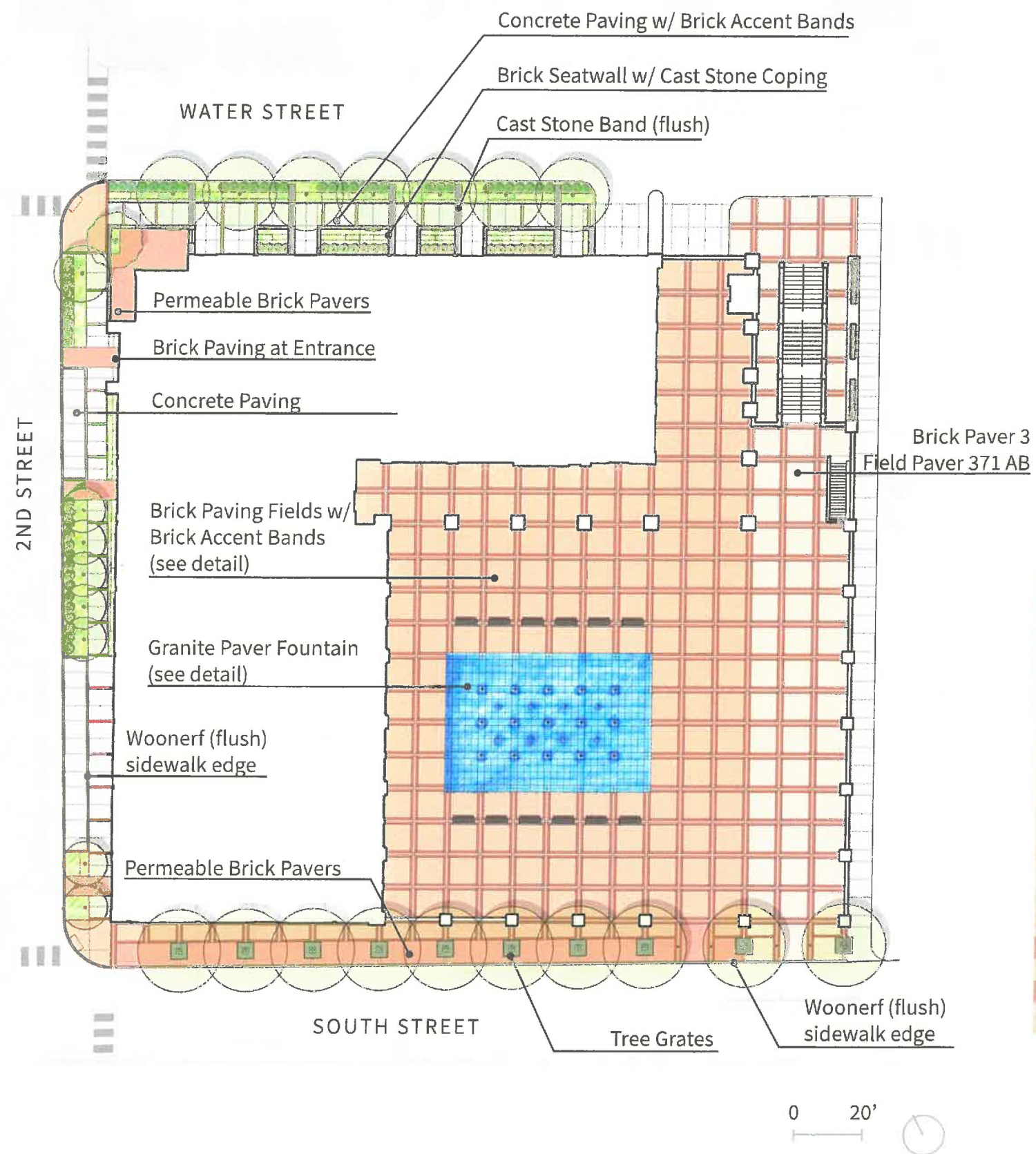


PLANT SCHEDULE

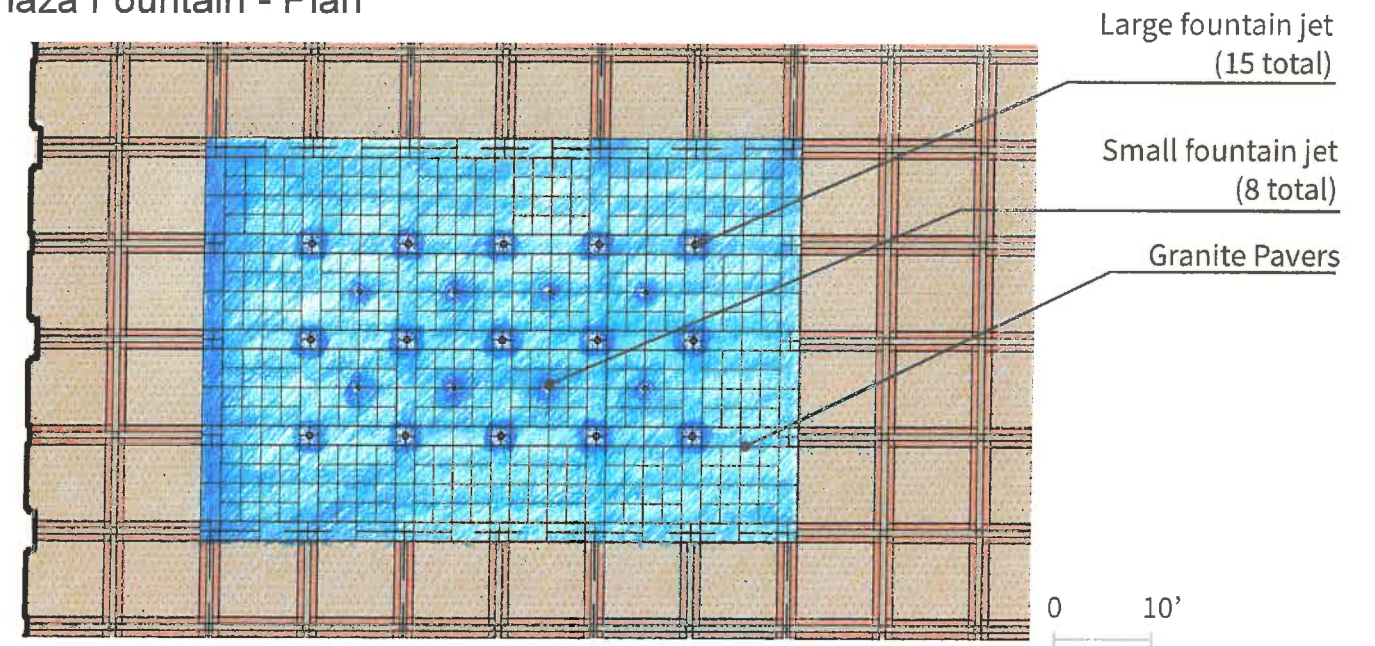
QTY.	Symbol	Scientific Name	Common Name	Size	Spacing	Root	Notes
STREET TREES							
1	BN	Betula nigra 'Heritage'	Heritage River Birch	12' HT.	AS SHOWN	B&B	specimen, multi-leader (3-5 stems)
7	GB1	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2' CAL.	AS SHOWN	B&B	well branched, straight dominant leader
1	GB2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2' CAL.	AS SHOWN	B&B	well branched, straight dominant leader
10	PA	Platanus x acerifolia 'Columbia'	London Planetree	2' CAL.	AS SHOWN	B&B	well branched, straight dominant leader
10	QB	Quercus bicolor	Swamp White Oak	2' CAL.	AS SHOWN	B&B	well branched, straight dominant leader
WATER STREET PLANTINGS							
PLANTING AREA "A" - Shrubs							
18	FG	Fothergilla gardenii 'Mount Airy'	Dwarf Fothergilla	3 GAL.	3' O.C.	CONT.	
17	IL	Ilex verticillata 'Red Sprite'	Winterberry	3 GAL.	3' O.C.	CONT.	7 female to 1 male plants
PLANTING AREA "A" - Grasses and Perennials							
45	AB	Amsonia 'Blue Ice'	Dwarf Blue Star Amsonia	1 GAL.	12" O.C.	CONT.	
44	ATS	Amsonia tabernaemontana var. salicifolia	Blue Star Amsonia	1 GAL.	18" O.C.	CONT.	
14	CP	Carex pensylvanica	Pennsylvania Sedge	1 GAL.	12" O.C.	CONT.	
26	DP	Dennstaedtia punctilobula	Hay Scented Fern	1 GAL.	18" O.C.	CONT.	
26	DE	Dryopteris erythrosora 'Brilliance'	Autumn Fern	1 GAL.	15" O.C.	CONT.	
53	EA	Euphorbia amygdaloides var. robbiae	Wood Spurge	1 GAL.	12" O.C.	CONT.	
16	ED	Eurybia divaricata	White Wood Aster	1 GAL.	12" O.C.	CONT.	
86	GN	Galanthus nivalis	Snowdrop	1 GAL.	12" O.C.	BULB	
9	GM	Geranium macranthum 'Album'	White Bigroot Geranium	1 GAL.	12" O.C.	CONT.	
68	HV	Heuchera villosa 'Autumn Bride'	Hairy Alum Root	1 GAL.	12" O.C.	CONT.	
25	IC	Iris cristata 'Tennessee White'	Dwarf Crested Iris	1 GAL.	12" O.C.	CONT.	
8	MV	Mertensia virginica	Virginia Bluebells	1 GAL.	12" O.C.	CONT.	
44	PV-S	Panicum virgatum 'Shenandoah'	Switchgrass	1 GAL.	18" O.C.	CONT.	
PLANTING AREA "B" - Bioretention Basin - Shrubs and Ferns							
10	CA	Clethra alnifolia 'Hummingbird'	Summersweet	3 GAL.	3' O.C.	CONT.	
13	IT	Itea virginica	Virginia Sweetspire	3 GAL.	3' O.C.	CONT.	
29	OS	Onoclea sensibilis	Sensitive Fern	1 GAL.	18" O.C.	CONT.	
21	OC	Osmunda cinnamomea	Cinnamon Fern	1 GAL.	18" O.C.	CONT.	
PLANTING AREA "B" - Grasses and Perennials							
13	AT	Amsonia tabernaemontana	Blue Star Amsonia	1 GAL.	18" O.C.	CONT.	
13	CL	Chasmanthium latifolium	River Oats	1 GAL.	18" O.C.	CONT.	
8	CG	Chelone glabra	Turtlehead	1 GAL.	18" O.C.	CONT.	
17	GT	Gentiana 'True Blue'	Bottle Gentian	1 GAL.	12" O.C.	CONT.	
23	IS	Iris siberica 'Caesar's Brother'	Siberian Iris	1 GAL.	18" O.C.	CONT.	
23	LS	Labelia siphilitica	Blue Cardinal Flower	1 GAL.	12" O.C.	CONT.	
20	MB	Monarda bradburiana	Eastern Beebalm	1 GAL.	12" O.C.	CONT.	
14	PV-C	Panicum virgatum 'Cheyenne Sky'	Switchgrass	1 GAL.	18" O.C.	CONT.	
SECOND STREET PLANTINGS							
PLANTING AREA "C" - Shrubs, Grasses and Perennials							
10	AG	Agastache 'Blue Fortune'	Anise Hyssop	1 GAL.	18" O.C.	CONT.	
19	BA	Baptisia australis	False Blue Indigo	1 GAL.	18" O.C.	CONT.	
45	BM	Baptisia australis var. minor	Dwarf False Blue Indigo	1 GAL.	12" O.C.	CONT.	
9	CC	Caryopteris 'Pell's Blue'	Bluebeard	1 GAL.	18" O.C.	CONT.	
122	NF	Nepeta 'Walker's Low'	Catmint	1 GAL.	18" O.C.	CONT.	
0		Panicum virgatum 'Heavy Metal'	Switchgrass	1 GAL.	18" O.C.	CONT.	
32	PA	Perovskia atriplicifolia 'Little Spire'	Russian Sage	1 GAL.	12" O.C.	CONT.	
7	PM	Pycnanthemum muticum	Short-toothed Mountain Mint	1 GAL.	18" O.C.	CONT.	
44	SN	Salvia nemerosa 'Marcus'	Sage	1 GAL.	9" O.C.	CONT.	
49	SH	Sporobolus heterolepis	Prairie Dropseed	1 GAL.	12" O.C.	CONT.	
SECOND STREET AND WATER STREET CORNER PLANTINGS							
PLANTING AREA "D" - Between Sidewalk and Building - Grasses and Perennials							
13	BM	Baptisia australis var. minor	Dwarf False Blue Indigo	1 GAL.	12" O.C.	CONT.	
23	CP	Carex pensylvanica	Pennsylvania Sedge	1 GAL.	12" O.C.	CONT.	
33	EA	Euphorbia amygdaloides var. robbiae	Wood Spurge	1 GAL.	12" O.C.	CONT.	
23	GN	Galanthus nivalis	Snowdrop	1 GAL.	12" O.C.	BULB	
FIRST STREET AND WATER STREET CORNER PLANTINGS							
PLANTING AREA "E" - Between Sidewalk and Building - Shrub and Perennial							
37	BS	Buxus sinica var. insularis 'Justin Brouwers'	Boxwood	1 GAL.	12" O.C.	CONT.	
68	NT	Narcissus 'Thalia'	Daffodil		12" O.C.	BULB	

TREE COVER REQUIREMENTS	
SECTION 34-869	
20 YEAR MINIMUM TREE CANOPY COVERAGE	
TREE CANOPY REQUIRED:	10 % GROSS AREA OF DEVELOPMENT
SITE DATA	
SITE AREA:	51,363 S.F.
CANOPY REQUIRED:	5,136 S.F.
CANOPY PROVIDED:	19,260 S.F.
STREETSCAPE TREES	
SECTION 34-870	
1 LARGE TREE PER 40 LINEAR FEET or 1 MEDIUM TREE PER 25 LINEAR FEET	
WATER STREET DATA	
ROAD FRONTAGE:	231.2 L.F.
TREES REQUIRED:	6 LARGE TREES
TREES PROVIDED:	7 LARGE TREES
2nd STREET DATA	
ROAD FRONTAGE:	223.2 L.F.
TREES REQUIRED:	6 LARGE TREES
TREES PROVIDED:	8 LARGE TREES
SOUTH STREET DATA	
ROAD FRONTAGE:	232.2 L.F.
TREES REQUIRED:	6 LARGE TREES
TREES PROVIDED:	10 LARGE TREES

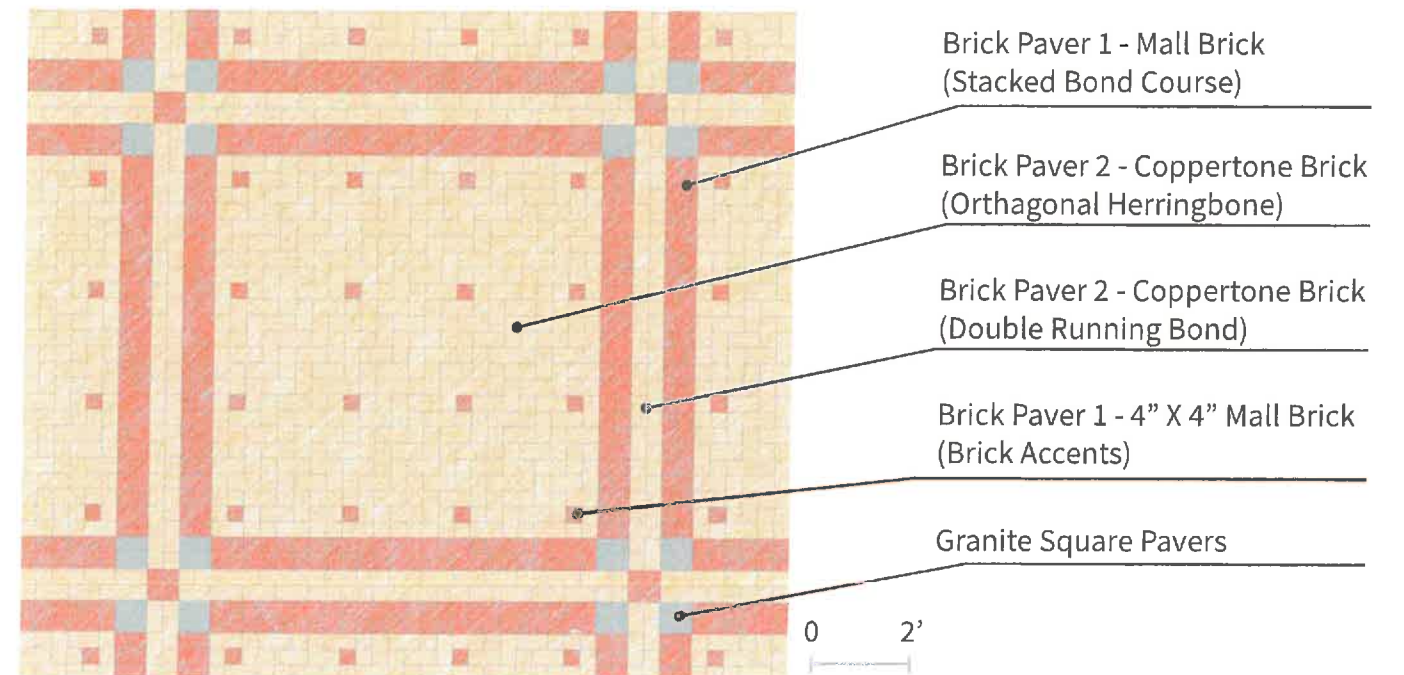


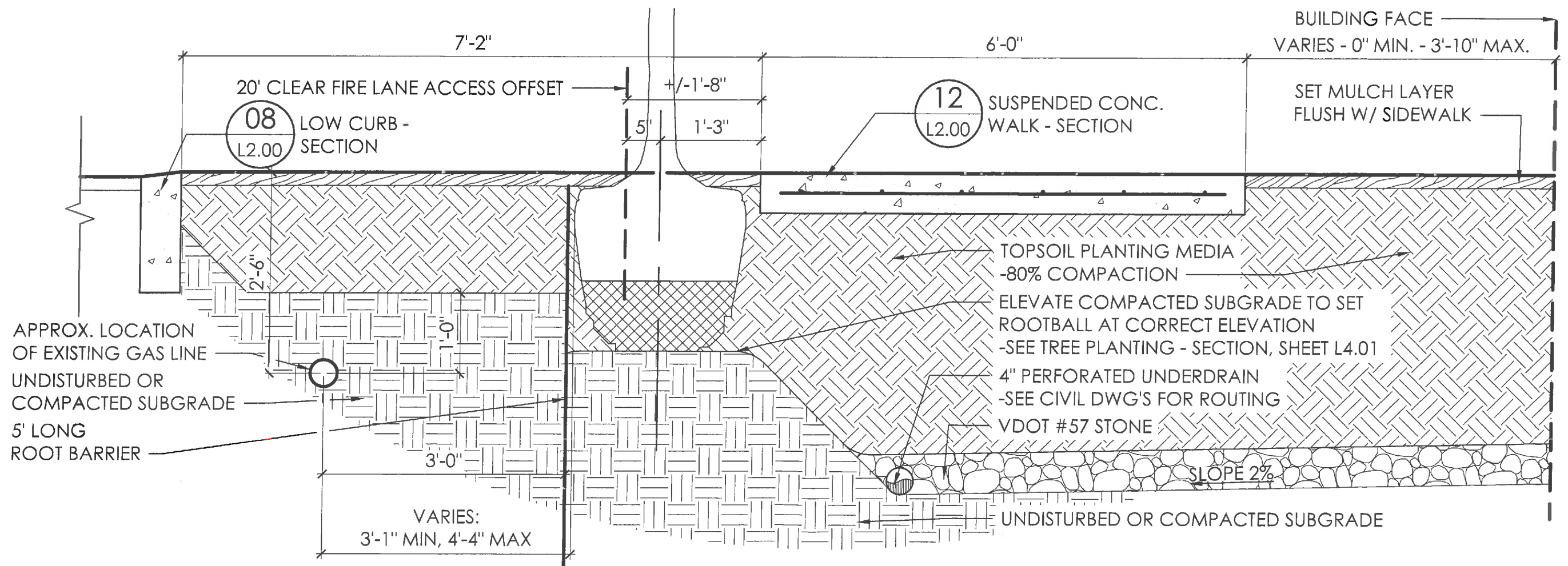
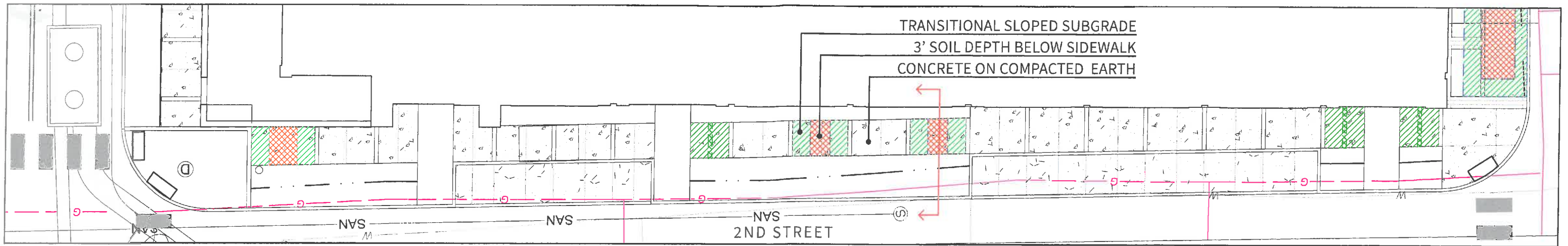


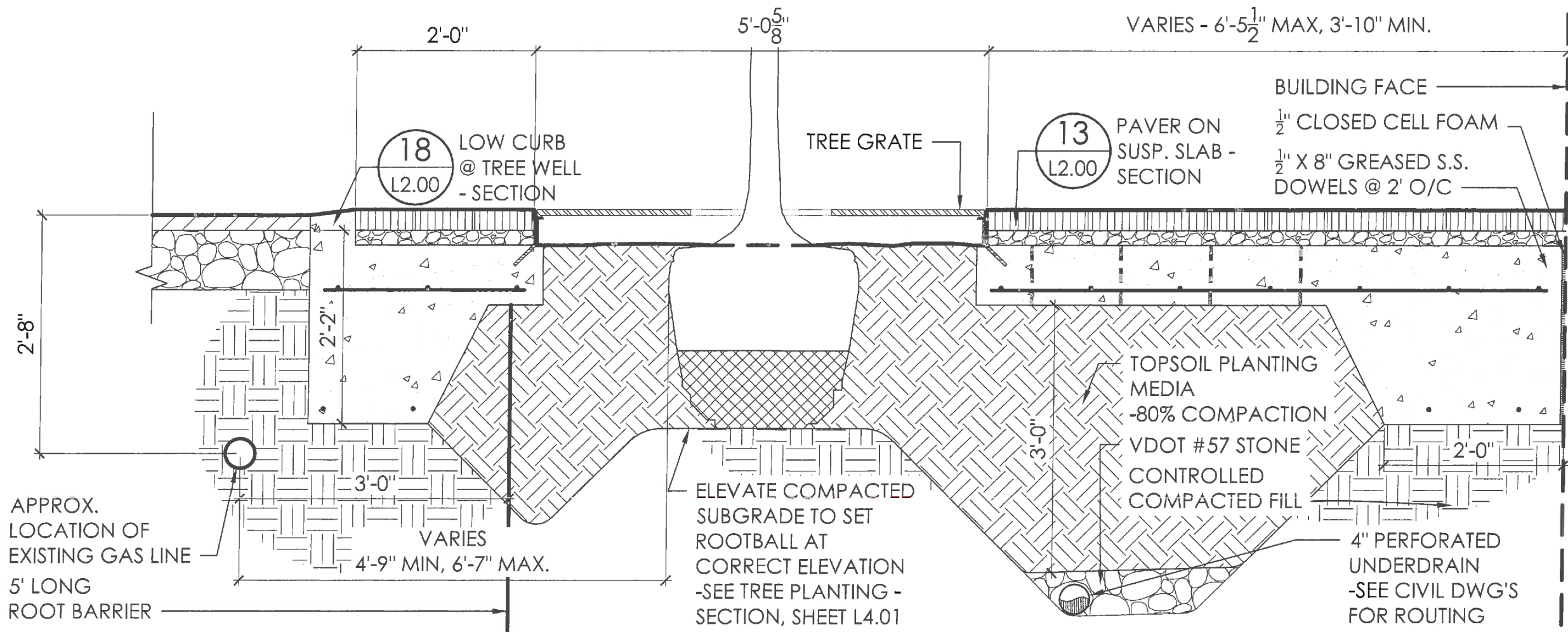
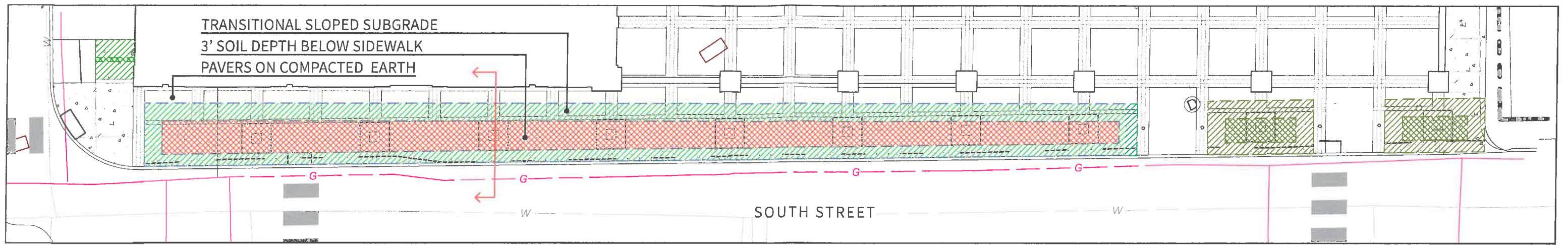
Plaza Fountain - Plan



Brick Paving Field - Plan



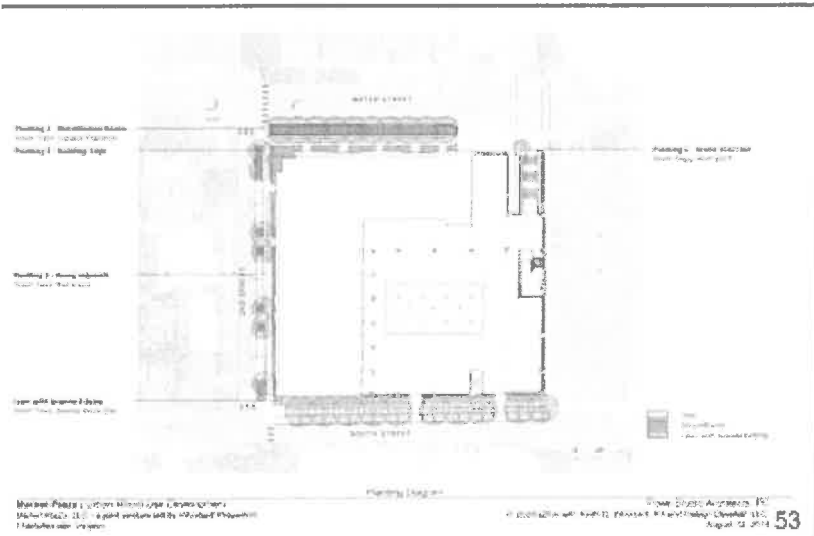




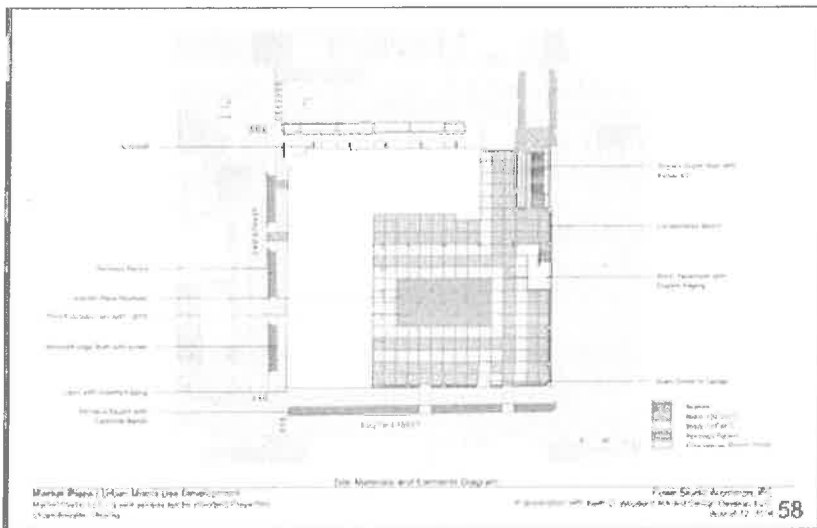
Scala, Mary Joy

From: Scala, Mary Joy
Sent: Monday, October 31, 2016 11:54 AM
To: Haluska, Brian
Cc: Ikefuna, Alexander; Creasy, Missy; Brown, Craig
Subject: November 11 drawings

1. These two drawings were included with the PC's Sup materials on Nov 11, 2014. The first is very specific about tree species; the second shows pervious pavers on Water although not an entire crosswalk. According to Brian, SUP condition #1 could make these drawings part of the approval.
2. There are no SUP drawings posted on City Council's agenda on Dec 1 when the SUP was approved, so I do not know what CC approved..
3. The crosswalk was shown on the BAR's February and April 2015 drawings that were approved by the BAR. The crosswalk then disappears from the subsequent BAR approvals although it's removal was never specifically approved by the BAR.



Market Plaza



Scala, Mary Joy

From: Scala, Mary Joy
Sent: Thursday, October 20, 2016 9:58 AM
To: Brown, Craig
Cc: Ikefuna, Alexander
Subject: BAR actions regarding 200 2nd Street SW
Attachments: BAR_200 2nd Street SW_March2016.pdf

The BAR met nine times, beginning September 2014, regarding the former Market Plaza project at 200 2nd Street SW, making special use permit recommendations and approving the COA for design. The first COA approval occurred in February 2015 with subsequent amendments.

The first 4 pages of the attached March 2016 (final) scanned application list the entire history of all the BAR's actions on the project.

I have viewed the drawings for all the submittals, and found that the paved crosswalk on Water Street appears in the following applications:

February 2015- drawings 9, 10, 12

April 2015 – drawings 1,9,10,11

The paved crosswalk is later omitted from the drawings in the following applications:

September 2015 – drawings 5,7

January 2016 – drawings 3, XX and XX (last 2 pages)

March 2016 – drawings 2,3.

The BAR written minutes would not contain details; the best source would be the archived audio tapes online. I have not listened to it, but the September 2015 tape would be the one I'd check first to see if there was any discussion about removing the paved crosswalk.

My recollection is that the applicant originally proposed the paved crosswalk; it was not required by the BAR. I do not recall any later discussion that the applicant wanted to remove it, although it was omitted from the drawings.

I am attaching application scans for the 5 meeting dates noted above in subsequent emails. Scans of all BAR applications/staff reports are available on the J: drive under NEIGHPLAN/Scanned Design Review/ BAR and the BAR's web page under "Archived BAR Applications."

Let me know if you need any other information.

Mary Joy Scala, AICP

Preservation and Design Planner

City of Charlottesville

Department of Neighborhood Development Services

City Hall – 610 East Market Street

P.O. Box 911

Charlottesville, VA 22902

Ph 434.970.3130 FAX 434.970.3359

scala@charlottesville.org

Memorandum

*Department of Public Works
Public Utilities
305 4th Street N.W., Charlottesville*

To: Alex Ikefuna

From: Lauren Hildebrand

Date: September 23, 2016

Subject: Market Plaza Landscape Trees in Proximity to Gas Mains

Upon review of the proposed Market Plaza development, there are large trees proposed on South Street and 2nd Street SW. There are two key reasons that Utilities is concerned with the location of the trees. The first concern is that the trees are in close proximity to a 4" high-density polyethylene natural gas main; the second being that the proposed trees are Red Maples and Swamp White Oaks that will have large root systems.

The gas system in this area is a low pressure system. Our low pressure systems typically operate around 11" water column, which equates to 0.4 psi. While this does not seem like a very dangerous system, it is in fact difficult to maintain and can be extremely dangerous if mismanaged. If there is a gas leak in a low pressure system, due to the low pressure, the gas will travel low to the ground and through any open voids underground. A leak could be several hundred feet away from where gas is detected. Conversely, a high pressure system will "blow" and release to the atmosphere with force. In several locations on the landscape plan, the proposed root ball is within 3' of the low pressure main. Public Utilities personnel have repeatedly voiced safety concerns over this separation through face-to-face meetings, as well as through site plan review comments.

The design engineer has proposed root barriers in order to decrease the horizontal separation distance between the gas main and the tree roots, but when there is not an adequate separation between the root barrier and the gas main this proposal will be ineffective and will not alleviate the potential safety issues. Roots will try to find a water source- especially the large tree roots of maples and oaks. From our experience, roots typically seek out water, sanitary or storm sewers under the street. Since these utilities are on the opposite side of the gas main from the trees, we believe that these roots will begin to traverse by and around the gas main. Due to the possibility of the roots wrapping the gas main, we believe there is a very good probability that if the tree would uproot, it could pull the gas main up with the root system. This could then release gas from the low pressure system to any voids in the area, including any abandoned utilities under the street that have not been sealed on the ends, potentially causing an explosion.

In addition, high-density polyethylene pipelines have a tracer wire installed that allows for these non-metallic pipelines to be located. The tree roots can shift these tracer wires reducing the accuracy of a gas utility locate and emergency response could be hindered, along with maintenance being compromised.

The specific locations that the trees are shown in close proximity to the gas main are as follows:

- 1) The most southern corner of the proposed building on South Street- proposed edge of root ball (Swamp White Oak assuming 2' root ball) is approximately 3' away from the gas main
- 2) The two Swamp White Oaks at the western corner on South Street- proposed edge of root ball is approximately 3.5' away from the gas main
- 3) The other seven Swamp White Oaks along South Street are within 4' of the gas main
- 4) All six of the Red Maples along 2nd Street SW are within 3' to 4' of the gas main

Utilities understands that the aesthetic value and the trees of Market Plaza are important to all parties. However, we believe that the safety of the public should not be compromised by installing trees in close proximity to the Utilities' low pressure gas system. Due to these safety concerns, we added a section to the newly adopted Streets That Work Design Guidelines that states separation requirements between street trees and underground utilities be a 5' minimum separation and 10' is preferred. If the distance is less than 10', then the design engineer should consult with the Utilities Engineer.

Utilities did evaluate whether the gas main could be relocated. Unfortunately there is no place to relocate the gas main in the street right-of-way considering the placement of the existing utilities and the electrical duct bank along with the associated vaults.

Some alternatives that we suggest are to propose trees that do not have deep roots or relocating the trees away from the utilities. We can provide a list of these "utility friendly" trees that can be planted close to utilities as a possible solution for the landscape plan.