

**City of Charlottesville
Board of Architectural Review
Staff Report
December 17, 2024**



Pre-application Conference (No action will be taken)

NE corner of Wertland and 10th Street, NW

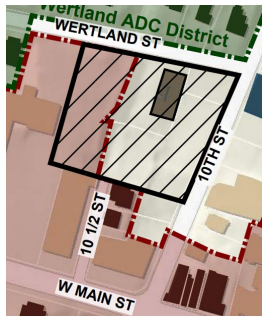
TMP 100037000, 100038000, 100039000, 100053000 (partial)

West Main Street ADC District

Owner/Applicant: UVA Foundation and UVa

Developer: Preservation of Affordable Housing (POAH) + National Housing Trust (NHT)

Project: 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)

Except for Stacey Hall, no existing historic structures exist on the project site. See the historic maps in the Appendix.

Note: Only TMP 100053000 is within the ADC District; however, with it being incorporated into the project the entire project falls under BAR purview.

Prior BAR Reviews

May 21, 2024 – Preliminary discussion re: proposed multi-story building. [[Link to archive](#), [Video at 0:28:00.](#)]

Application

- Submittal: Grimm+Parker submittal, *Wertland & 10th Street Affordable Housing*, dated November 26, 2024, 30 sheets; narrative letter, dated November 21, 2024,

CoA request for construction of a multi-story residential building, the existing non-contributing structure will be razed.

Note: The applicant requested a formal review for a Certificate of Appropriateness (CoA); however, for several reasons--including those noted below--staff has deemed this an incomplete application. With that, in lieu of a recommendation the BAR either defer action to January 2025, or

deny the CoA request, staff is presenting this to the BAR as a continuation of the May 2024 pre-application conference, with a recommendation the BAR comment on the project as presented.

For a complete submittal, the applicant should provide the following (BAR can offer guidance):

- Elevations with dimensions.
- Typical wall sections (include parapet, cornice, windows/doors, canopies/awnings, etc.)
- Exterior lighting plan, including the courtyard, and emanating from interior near garage entrance(s)
- Brick selection and coursing
- Joint detail: cement wall panels
- Cut-sheets: doors/windows,
- Location and screening of street level utilities (meters, transformers, etc.)
- Roof top screening – locations, material
- Existing site plan
- Detailed landscaping plan. Street trees, spacing, etc.
- Street Trees
 - Analysis of shade
 - Compatibility with underground and overhead utilities
 - Species selection and canopy requirements
- Relationship to Stacey Hall. Re: spacing, bike and pedestrian routes, access between W. Main and Wertland Street, etc.

Pre-application Conference Process

This is a pre-application conference, and no BAR formal action will be taken; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for certain materials, identify features that require revision or clarification, or request additional analysis or modeling of specific elements.) 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.

The key objectives of a pre-application conference:

- Introduce the project and applicant to the BAR.
- Allow the applicant to present to the BAR any questions they have.
- Allow the BAR to provide guidance on what information is necessary, with the formal submittal. for the BAR to evaluate the requested CoA.

Regarding a pre-application conference: 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 2--*Site Design and Elements* and Chapter 3--*New Construction and Additions*.

Of assistance are the following criteria from Chapter 3:

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

- Details & Decoration

Elements:

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

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. Project area is zoned CX-8, see Appendix.

The existing structure (c1982) is not within the ADC district. Demolition does not require BAR approval.

In the May preliminary discussion with the BAR, the applicant posed three questions:

- Should precedents from the Wertland ADC district and the Coca-Cola Building (IPP) be considered equal to or stronger influences than the West Main Street ADC designation?
- What historical cues or architectural principles found in proximity does the BAR view as most critical to the development of the site?
- Can the BAR identify exemplary pedestrian experiences in the surrounding area that should be considered?

BAR Comment Summary:

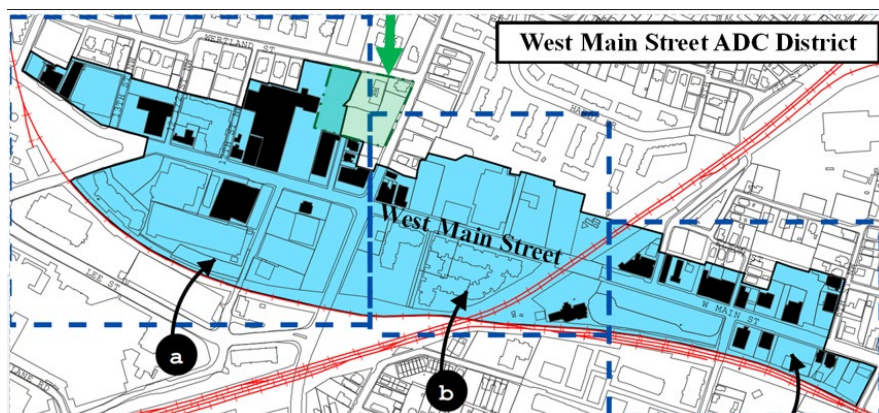
- The challenge for this project will be to consider the 3 *historics*- Wertland ADC, W. Main ADC & the IPP.
- Look at the materiality and fenestration of the Coca-Cola Building for inspiration.
- Residences across Wertland Street from project area are setback and lifted, however the proposed building will impact them, as well as the Coca-Cola Building. [Viewscape, shade, etc.]
- The project “wants” to be a West Main building, but it must respect the residential development behind.
- The project straddles the commercial and the residential, so special attention should be given for this transition.
- Members expressed they were pleased the proposal is for 6 stories, not 11. And that it would be wonderful if street trees are included.
- Make this a nice pedestrian experience. West Main developments did not necessarily consider the pedestrian experience.
- The 10th and Wertland corridor is critical. It crosses many Charlottesville neighborhoods and through all the City’s socioeconomic lines. This is an opportunity to improve function, connection, and could be one of the best examples of pedestrian environments.
- Traffic considerations: 10th Street is very busy, and is located up a hill with a short traffic signal. Consider parking access of Wertland or 10th ½ Street.
- The two buildings on 10th ½ Street are very historic. Consider the impact and pedestrian experience and spacing near them.

- Creating a courtyard (as proposed) is a nice addition for the residents, however the massing is not very welcoming to the Wertland neighborhood.
- This streetscape will be a concern, especially being able to navigate the underground stormwater utility.
- This is a massive building and fortress-like.
- Create an idea of porousness. Off West Main Street, 10th Street should continue feeling like it leads “somewhere”. Invite the public in; create curiosity. (Gardens, a walking experience?)
- Honor the Coca-Cola Building.
- The parking entrance off 10th Street could destroy that walkability.
- This project has the opportunity to become a symbol of good design for the transition between high density and commercial and residential districts.
- The Corner ADC District provides good examples of connecting the public and private elements on the streetscape.
- Plazas or courtyards along 10th Street could assist with that porosity.
- On Wertland Street, give consideration to “turning the corner” into the more commercial area.
- Consider a drop-off lane and side pedestrian entrance where vehicular traffic can stop or safely pull-off.

From the design guidelines:

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

No action to be taken.

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

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. Major Historic Review. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

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 setbacks 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 6 Public Improvements](#)

From Chapter 3: New Construction and Additions

A.3. Building Types within the Historic Districts

When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1: Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

- a. Traditional Commercial Infill:** Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings in the downtown mall or in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet.
- b. Residential Infill:** These buildings are new dwellings that are constructed on the occasional vacant lot within a block of existing historic houses. Setback, spacing, and general massing of the new dwelling are the most important criteria that should relate to the existing historic structures, along with residential roof and porch forms.
- c. Neighborhood Transitional:** Neighborhood transitional commercial/office buildings are located on sites that adjoin residential areas. The design of these buildings should attempt to relate to the character of the adjacent residential neighborhood as well as the commercial area. While these buildings may be larger in scale than residential structures, their materials, roof forms, massing, and window patterns should relate to residential forms. In the West Main Street Corridor and in the 14th and 15th Street area of Venable Neighborhood, new buildings on these sites should provide an appropriate transition to any neighborhood adjoining the district.

B. Setback

- 1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- 2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
- 3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
- 4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.
- 5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.

- 6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
- 7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
- 8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.

C. Spacing

- 1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
- 2) Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.
- 3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.
- 4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. Massing and 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 and 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.
- 5) 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.
- 6) 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.

G. Roof

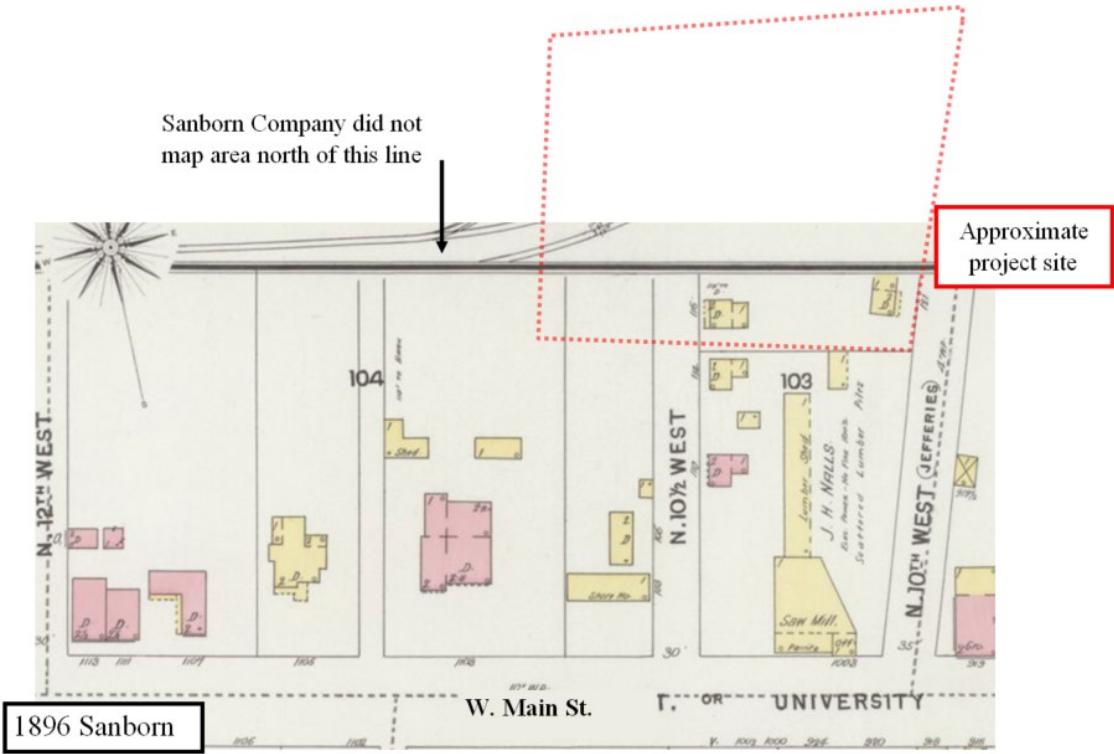
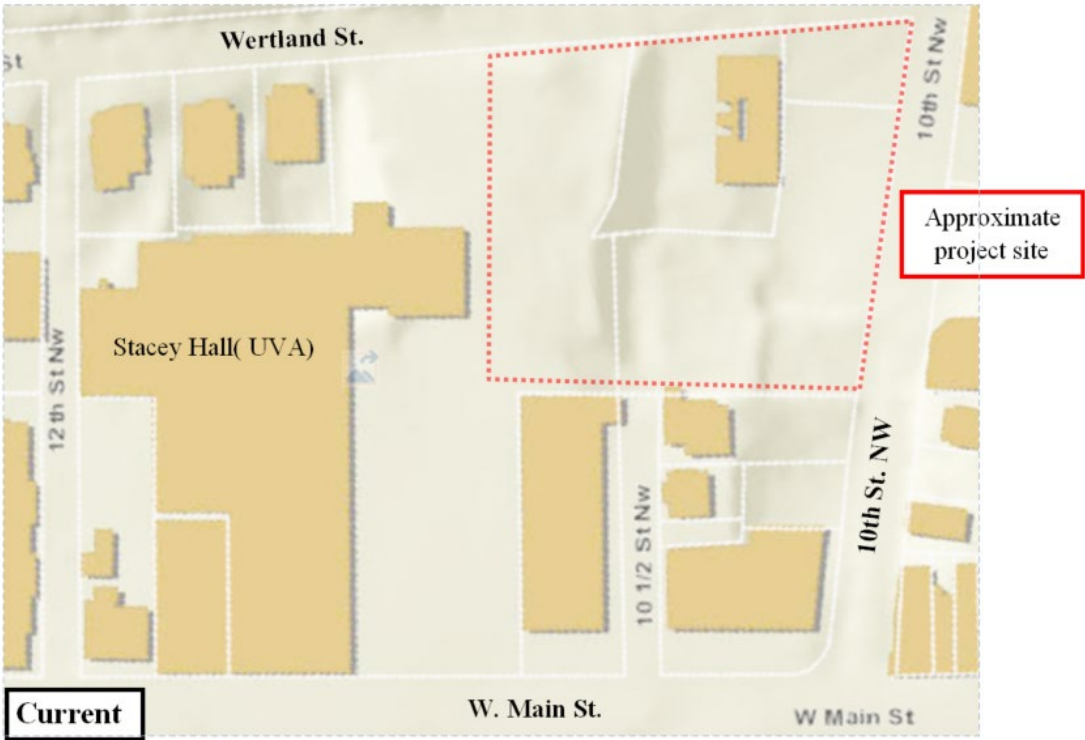
- 1) Roof Forms and Pitches
 - a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.

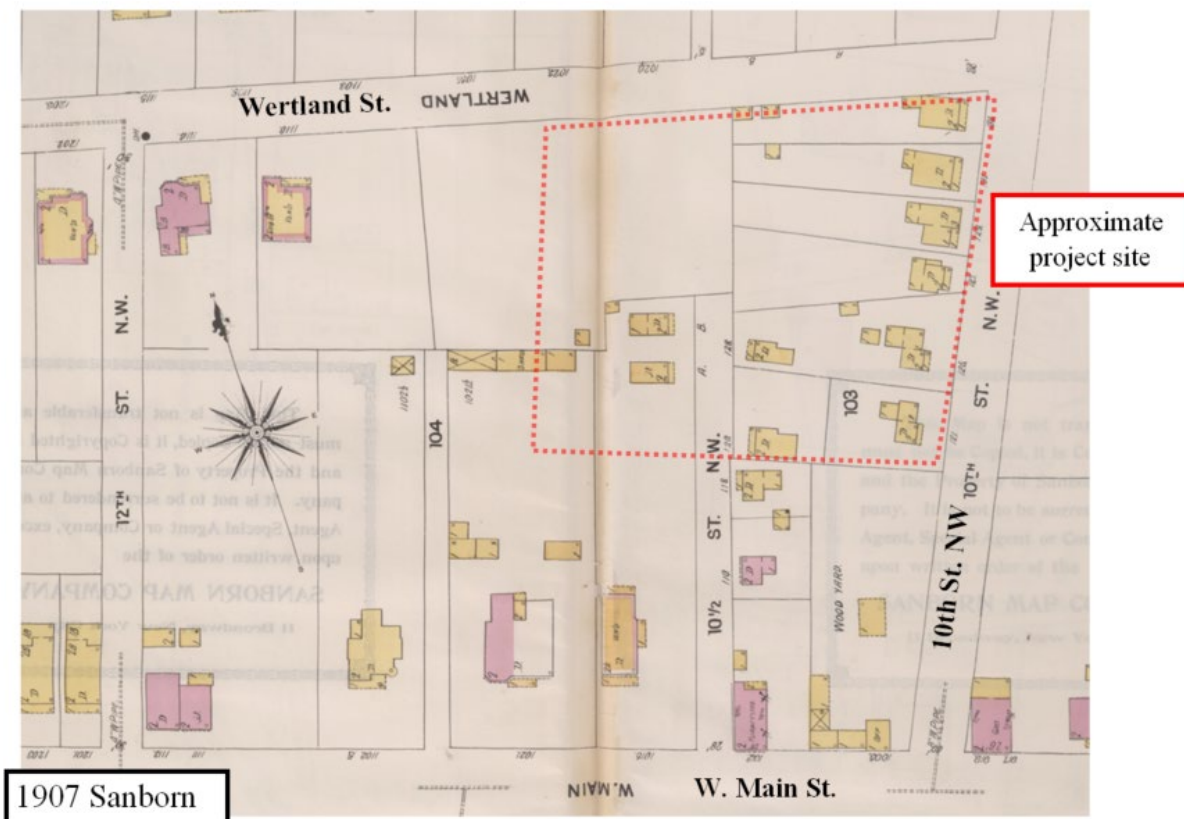
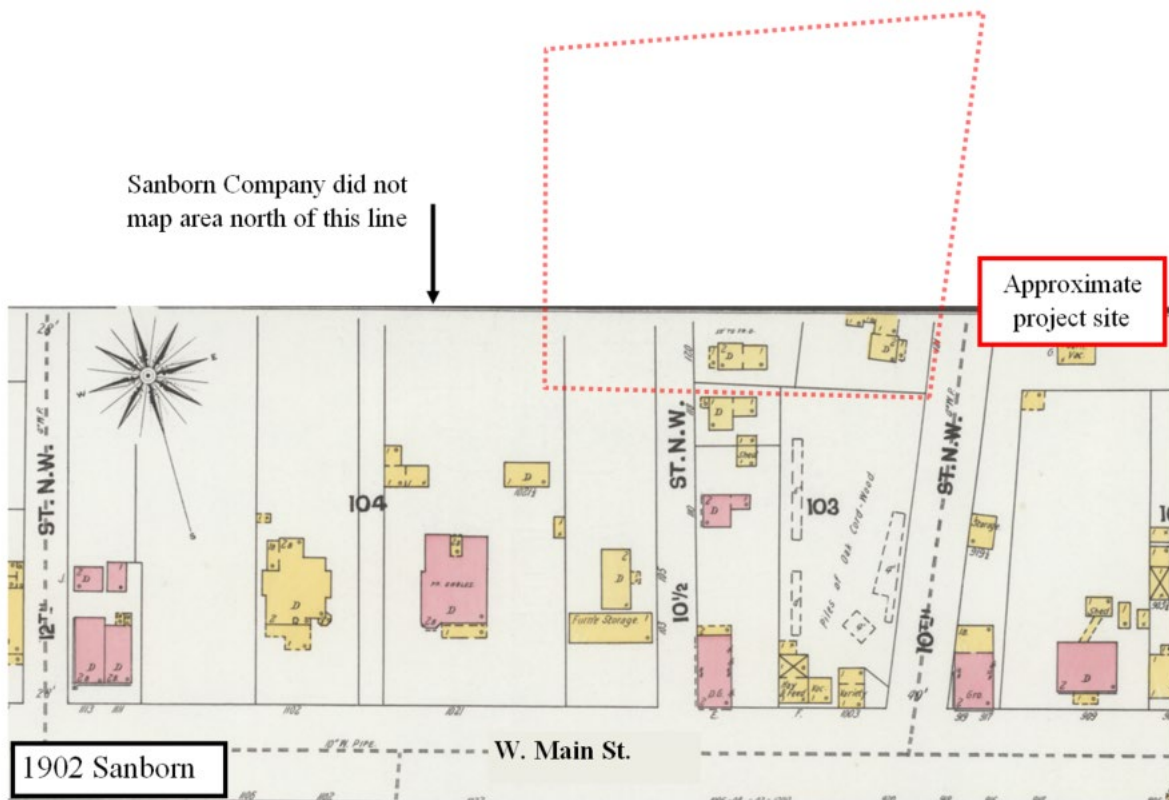
Appendix:

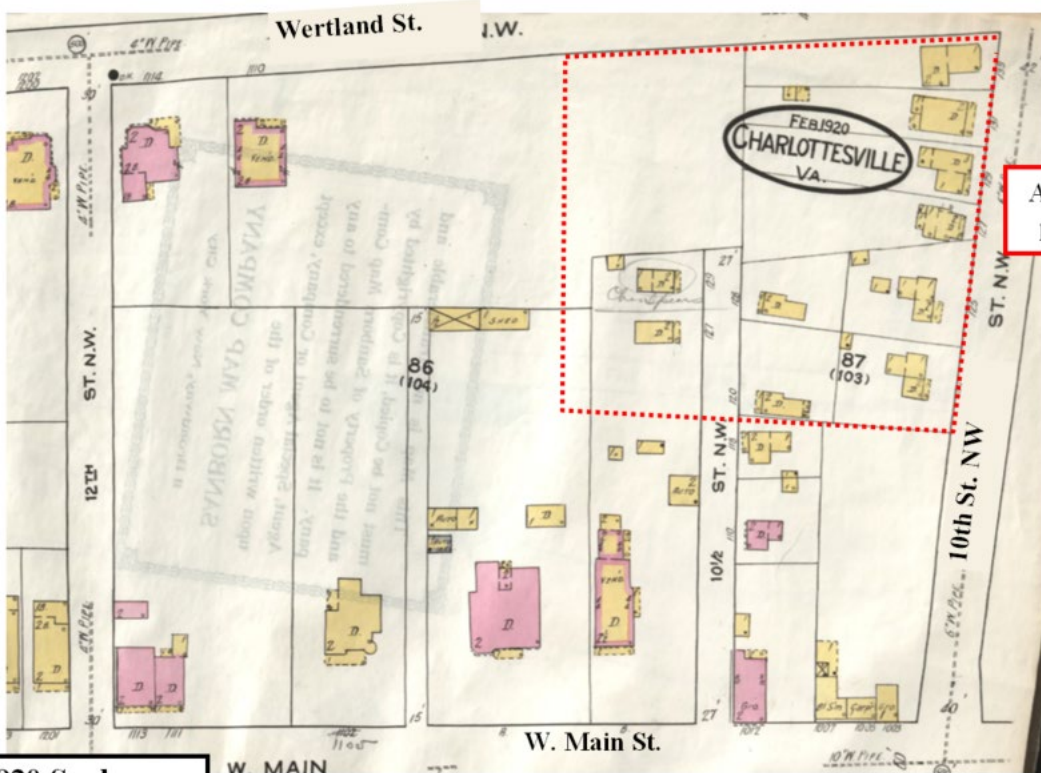
Building façade lengths, for context:

- 15th Street NW façade *Grand Marc Apartments* (5 stories) approx. 450-feet.
- Water Street façade *Water Street Parking Garage* (4 stories) approx. 400-feet.
- West Main façade *The Standard* (5 stories) approx. 380-feet.
- 10th Street elevation *The Lark* (6 stories) approx. 380-feet.
- West Main façade *The Flats* (6 stories) approx. 370-feet.
- Water Street facade *City Walk Apartments* (4 stories) approx. 360-feet
- Memorial Gym: (4 stories) approx. 320-ft
- *Culbreth Parking Garage* (3 stories) approx. 285-feet.
- Side streets, Downtown Mall: Building wall approx. 235-feet.
- West Main facade *The Omni* (6 stories) approx. 232-feet.
- Maywood Lane façade of 1800 JPA (3 stories) approx. 221-feet
- Water Street façade *CODE Building* (8 stories) approx. 215-feet.
- 2111 JPA (apartments) front façade (3 stories) approx. 210-feet.
- East High Street façade *Queen Charlotte* condos (4 stories) approx. 200-feet.
- Main Street (facing Downtown Mall). Building wall approx. 196-feet.
- 1600 JPA west façade *South Range Apartments* (4 stories) approx. 188-feet
- Grady Avenue façade *Preston Court Apartments* (4 stories) approx. 160-feet
- 1815 JPA apartments façade (5 stories) approx. 160-feet
- 1600 Monticello Avenue (apartments) (5 stories) approx. 150-feet.
- Stadium Road facade *Woodrow Apartments* (2 stories) approx. 145-feet.
- 1830 JPA (apartments) Shamrock Road facade (3 stories) approx. 124-feet.
- 1725 JPA (apartments) front façade (6 stories) approx. 100-feet.

Maps

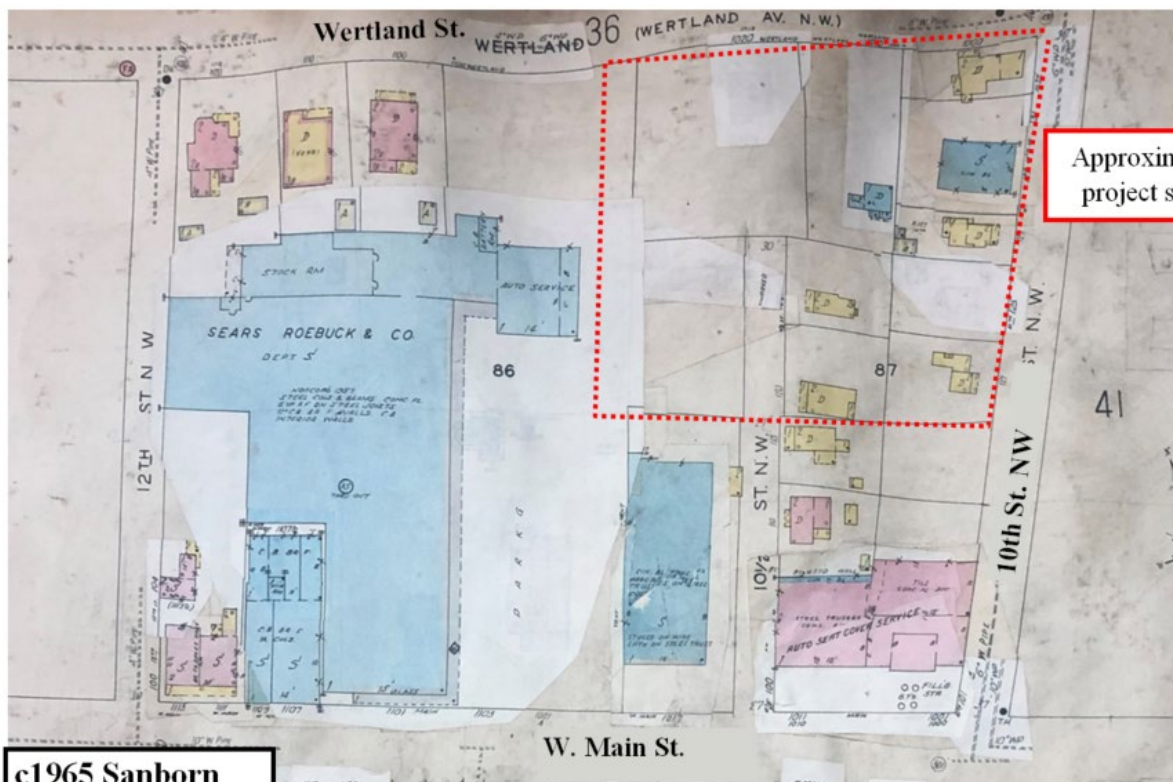






Approximate project site

1920 Sanborn

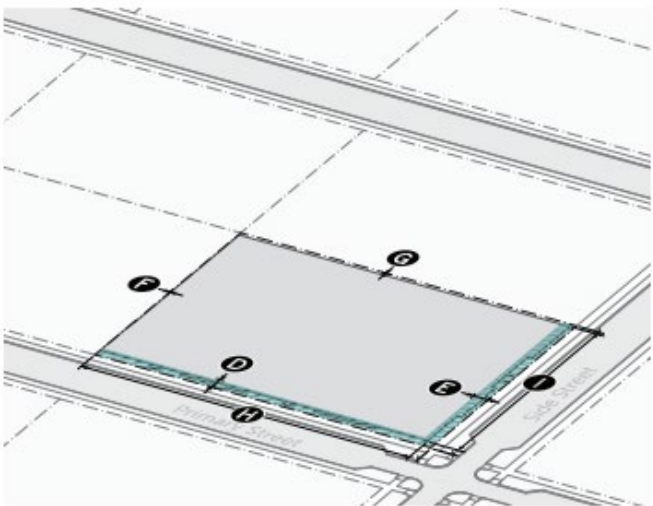
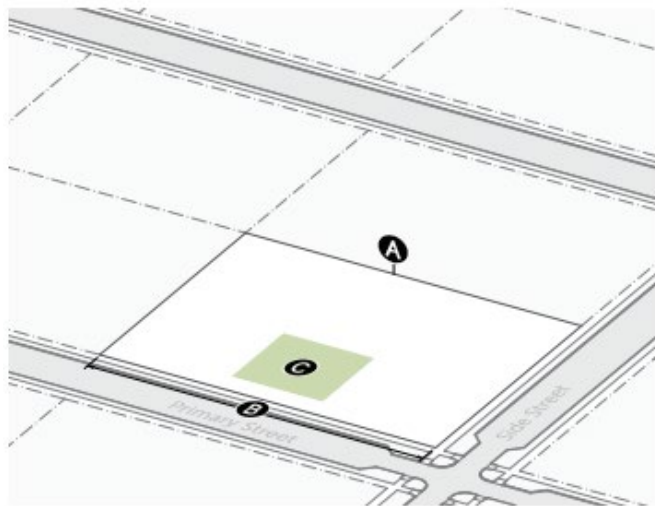


Approximate project site

c1965 Sanborn

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

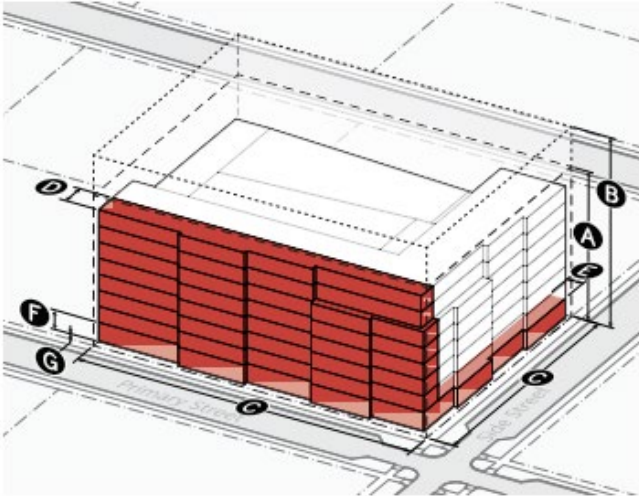
A. **LOT**



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.
C Building width (max)	275'
Active depth (min)	
D Primary street	15'
E Side street	9'
3. GROUND STORY	Sec. 2.10.11.
F Ground story height (min)	
Residential	10'
Nonresidential	14'
G Finished floor elevation (min/max)	
Residential	0' / 6'
Nonresidential	-2' / 6'



4. TRANSPARENCY	Primary St.	Side St.	Sec. 2.10.12.
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	Sec. 2.10.13.		
K Street-facing entry spacing (max)	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'		

GRIMM + PARKER

ARCHITECTS

November 21, 2024

Jeff Werner
City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, VA 22902

Re: BAR COA Application Supporting Documents
UVAF – Wertland & 10th Affordable Housing
Parcel #100038000, 100037000, 100039000, part of 100053000

Mr. Werner,

Please see the attached Certificate of Appropriateness Application for more information on the above-mentioned project.

Description of Proposed Work:

The site development team, comprised of Preservation of Affordable Housing (POAH), National Housing Trust (NHTC) and Wickliffe Development and Consulting (WDC), in partnership with the UVA Foundation proposes to construct 180 units of affordable housing in a mixed-use building at the corner of Wertland and 10th Streets. Adjacent properties include Stacey Hall, a 1-story office building and part of the UVA grounds; 118 10 ½ Street NW, a 2-story house currently containing a coffee shop; 134 10th Street NW, also known as the Coca Cola Building, and 1001, 1005, & 1009 Wertland Street, three 2-story homes that have been subdivided into apartments. These neighboring buildings fall into either the West Main St ADC and the Wertland ADC or are listed as individual contributing structures.

The existing property is currently spread across 4 parcels; however, UVA and UVAF are in the process of adjusting the property boundaries with the city to create a single parcel to be wholly owned by UVAF. While the site falls partially within the West Main St ADC, there are no existing contributing historic structures present. The proposed site currently contains surface parking lots and a 3-story apartment building of approximately 9 units constructed in 1982.

Our proposed building will include a ground story of street facing commercial tenant spaces along 10th Street with a partially buried garage housing approximately 83 parking spaces behind the tenant spaces. The primary vehicular entrance is proposed to be located on 10th Street. Above this ground story podium construction, we are proposing 5 stories of residential units and related amenity and support spaces in a Type 3 structure. Units will be organized in a double-loaded corridor configuration and arranged around a central landscaped courtyard. The main pedestrian entrance to the residences will be located at the northwest corner of the property on Wertland Street. To reduce the overall bulk and scale of the building with respect to the adjacent structures, the top floor will step back approximately 9.5' along 10th Street and Wertland Street. Our 3D daylight studies show that this will significantly reduce the overall size of the building when viewed from the pedestrian perspective and will allow more daylight access to the adjacent structures.

As suggested by the Neighborhood Transitional definition in Section 3 of the Charlottesville Architectural Design Control District Design Guideline, this proposal attempts to pay deference to the adjacent structures through detailing and material selection while increasing overall massing in recognition of the city's current focus on maximizing affordable housing stock. Building exterior materials will primarily consist of brick, horizontal lap siding, and fiber cement panel siding in a neutral colorway. We recognize that brick and lap siding are the main cladding types found in the surrounding neighborhood and want to utilize a similar material palate. On the ground floor, sections of storefront glazing will be provided along with entrance canopies, lighting, and signage to mark the entry to each commercial bay and add visual interest. These entry points will be coordinated with the surrounding landscaping and hardscaping to enhance the pedestrian experience.

List of Attachments:

- COA Application
- BAR slide show PDF
- Submittal Requirements from COA:
 1. Detailed and clear depictions of any proposed changes in the exterior features of the subject property.
 - N/A, existing structure is non-contributing and proposed to be demolished.
 2. Photographs of the subject property and photographs of the buildings on contiguous properties.
 - Reference the BAR slide show PDF
 3. One set of samples to show the nature, texture, and color of materials proposed.
 - Included in digital form in the BAR slide show PDF. Physical samples can be provided to Jeff Werner if needed.
 4. The history of an existing building or structure, if requested.
 - N/A
 5. For new construction and projects proposing an expansion of the footprint of an existing building, a 3D model (in physical or digital form).
 - 3D renderings from the digital model are included in the BAR slide show PDF. If further views are needed for the BAR to make their determination, please advise.
 6. In the case of a demolition request where structural integrity is at issue, the application shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.
 - N/A

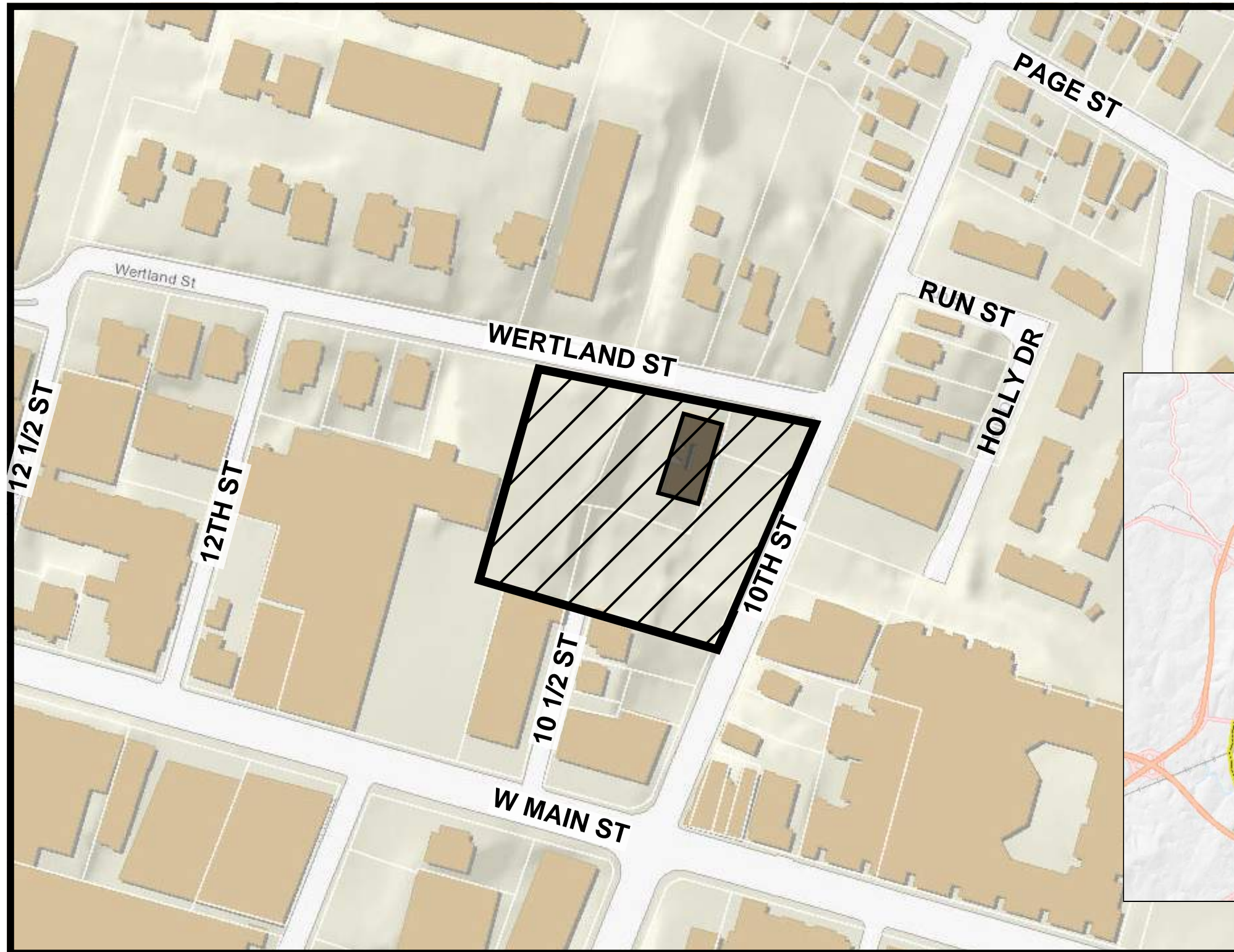
Prepared by:
Elizabeth Chapman, AIA, LEED AP ND
Associate Principal
Grimm + Parker Architects

WERTLAND & 10TH AFFORDABLE HOUSING

BAR SUBMISSION

NOVEMBER 26, 2024

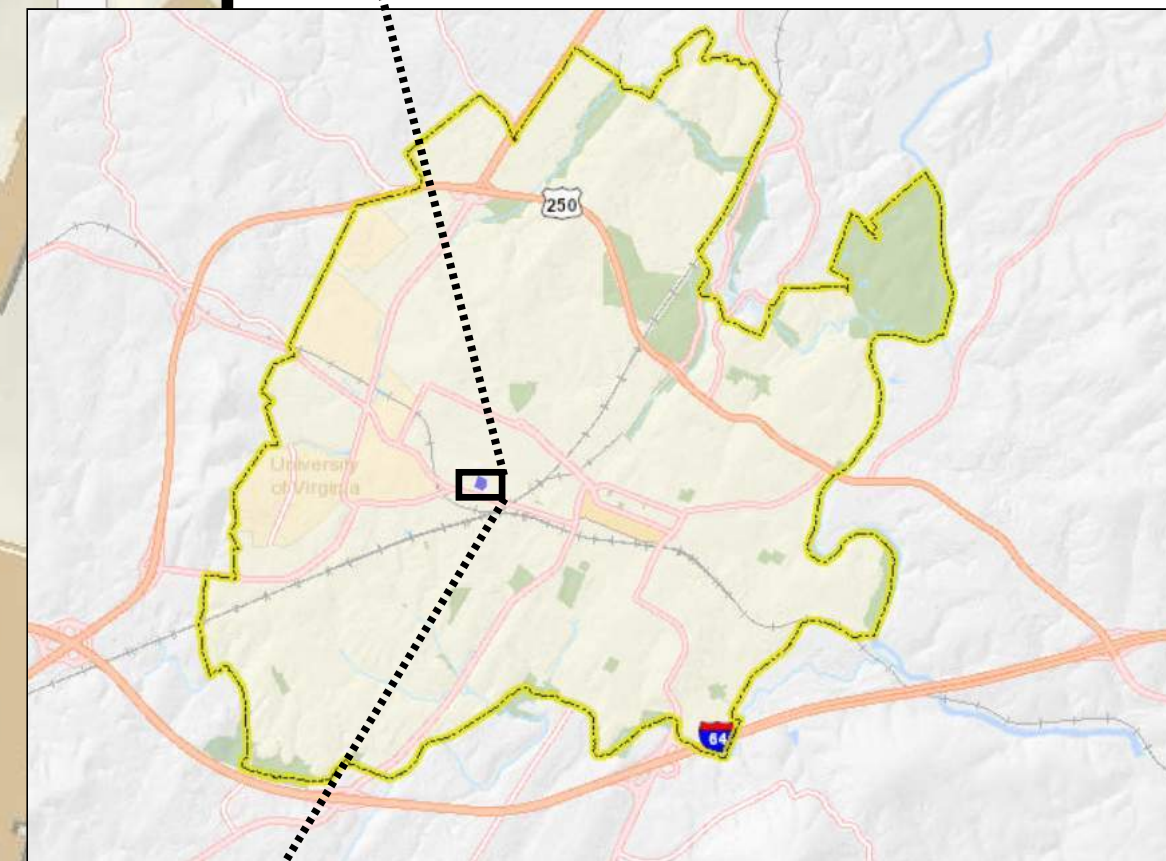


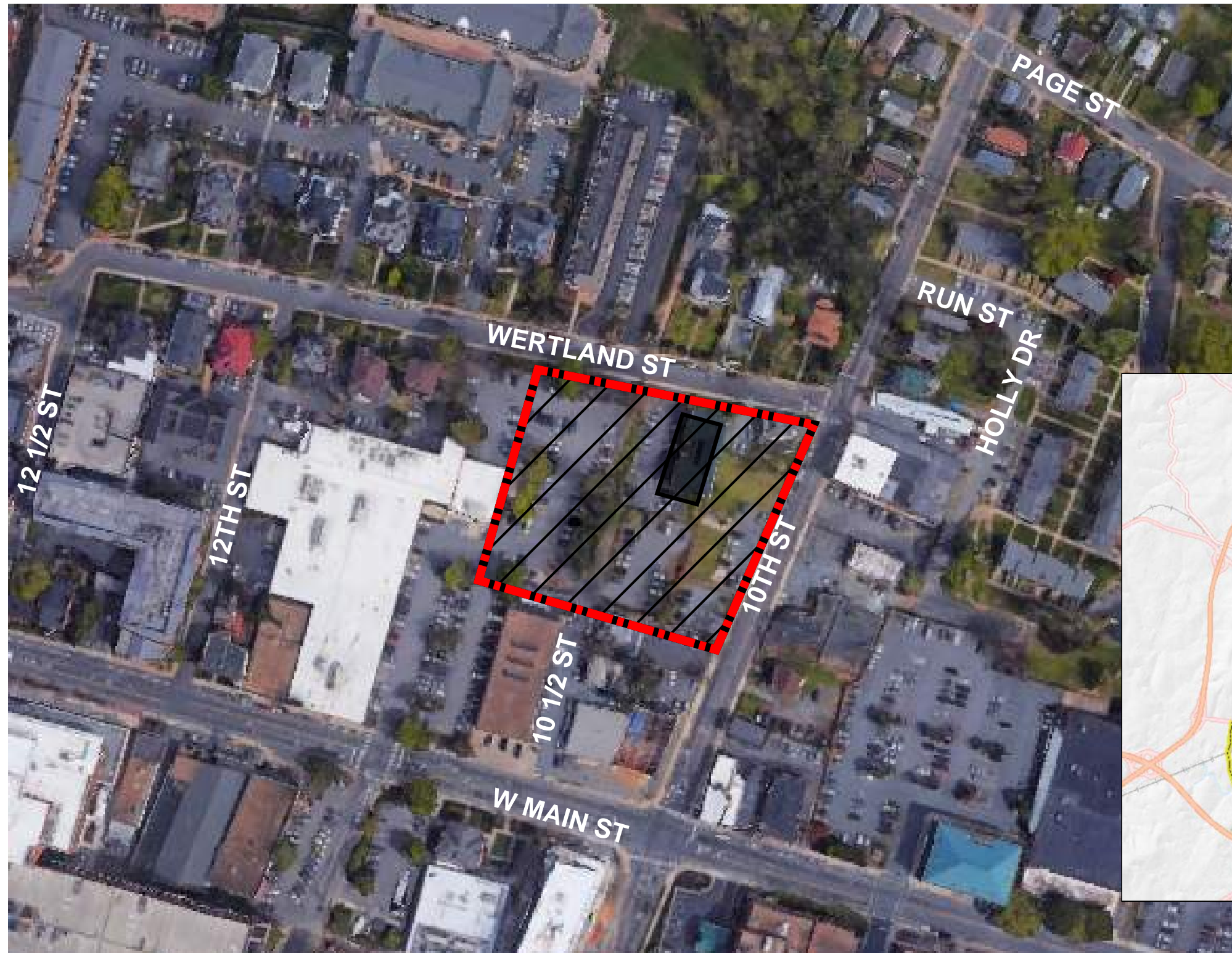


**Proposed Site
currently 4 properties:**

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

2.18 Acres Total

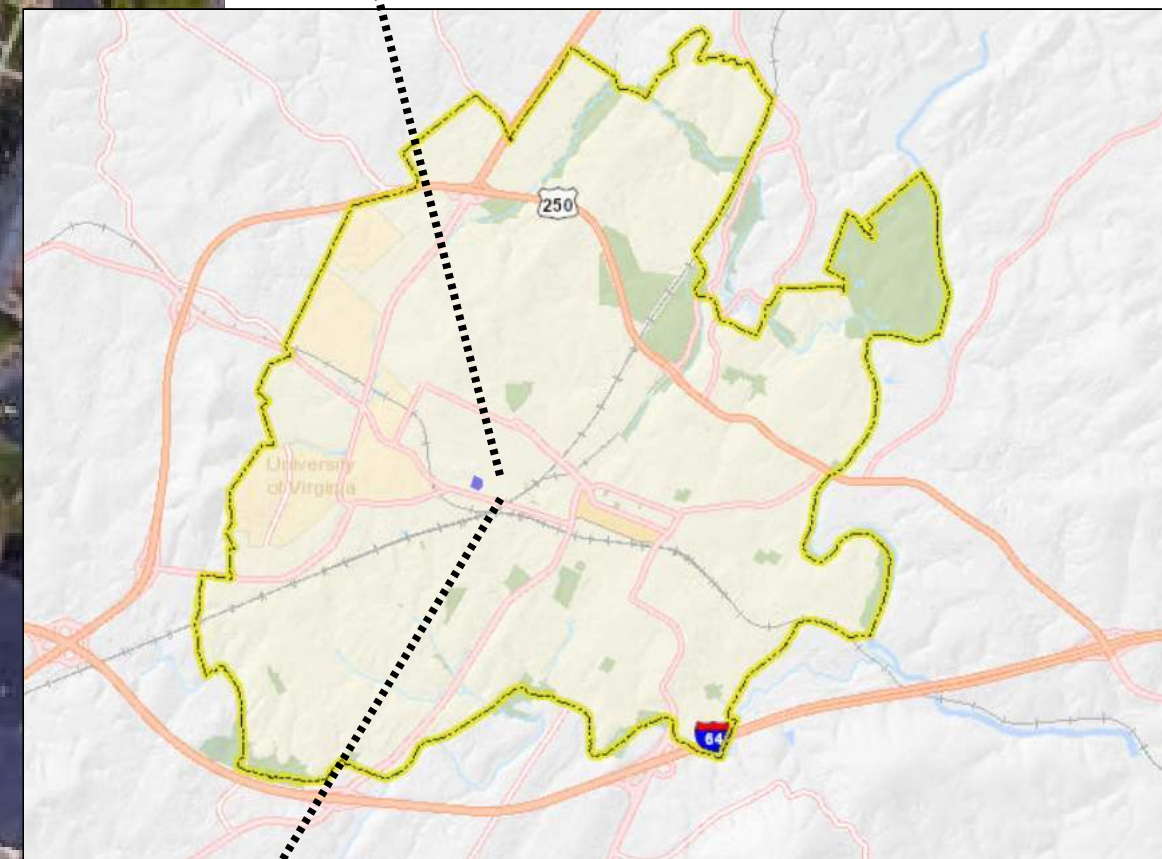


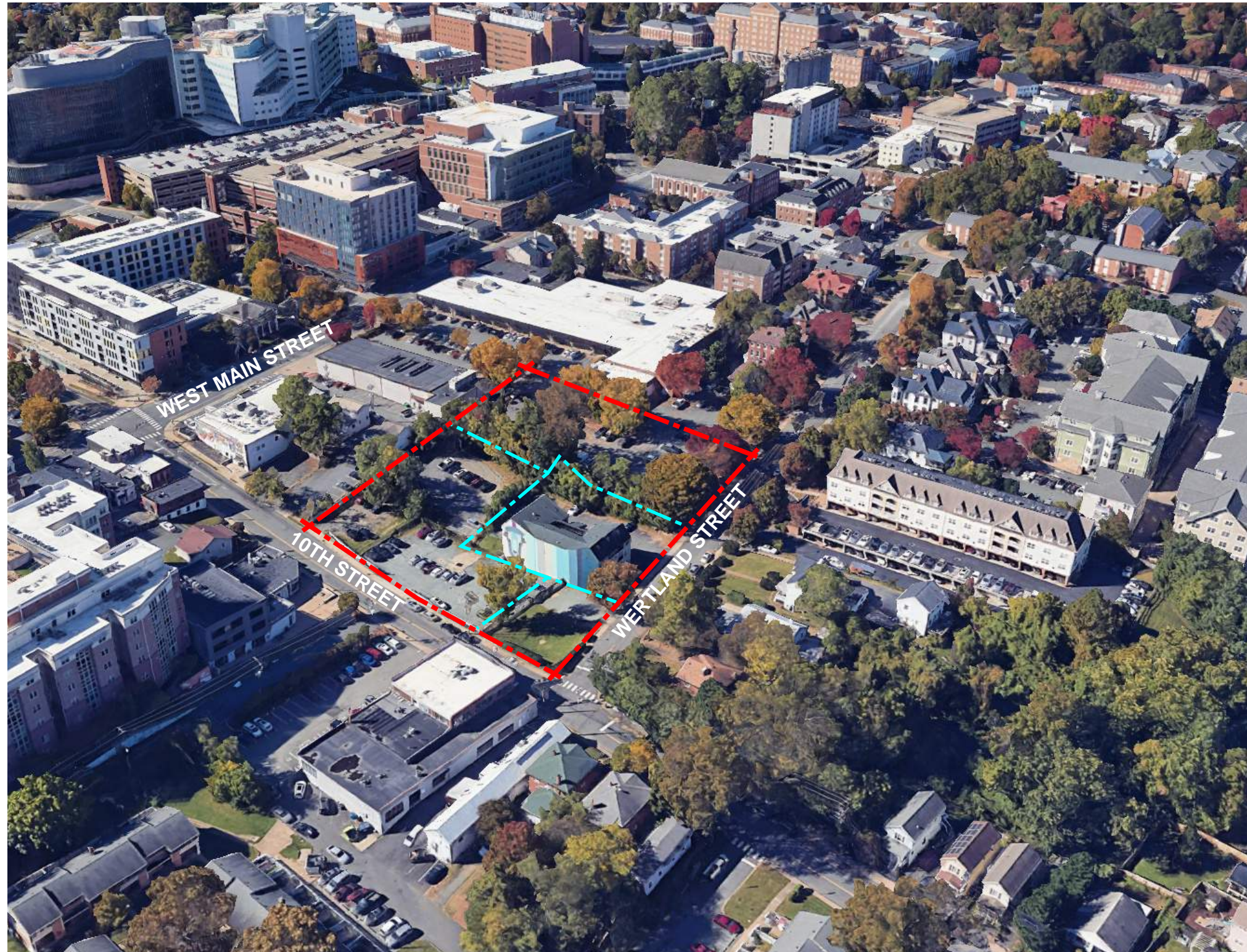


**Proposed Site
currently 4 properties:**

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

2.18 Acres Total



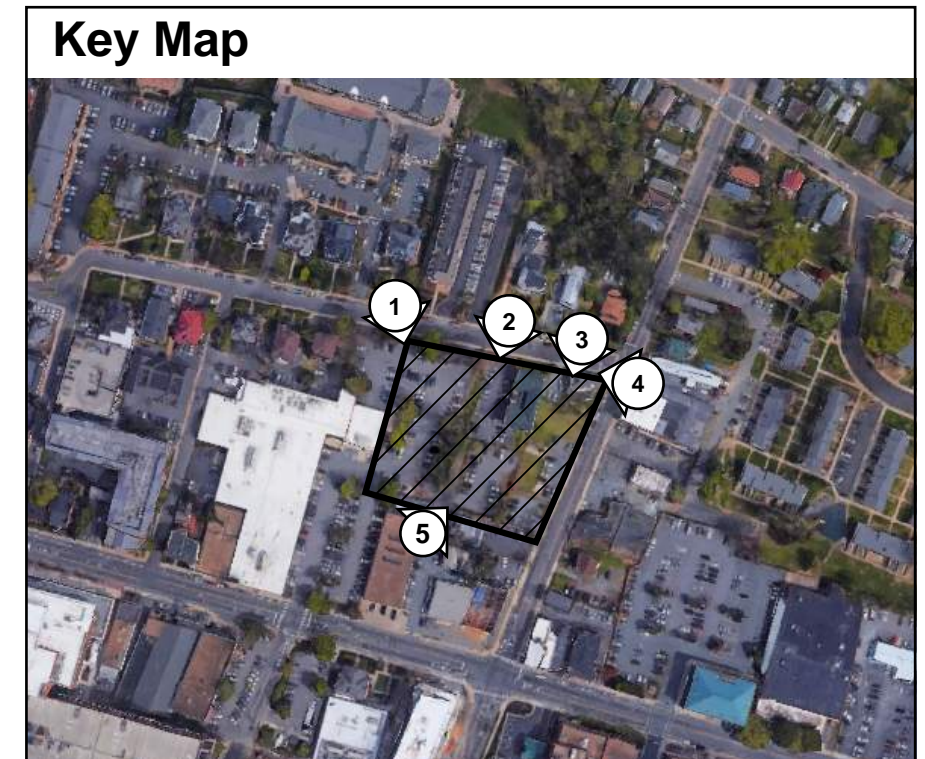


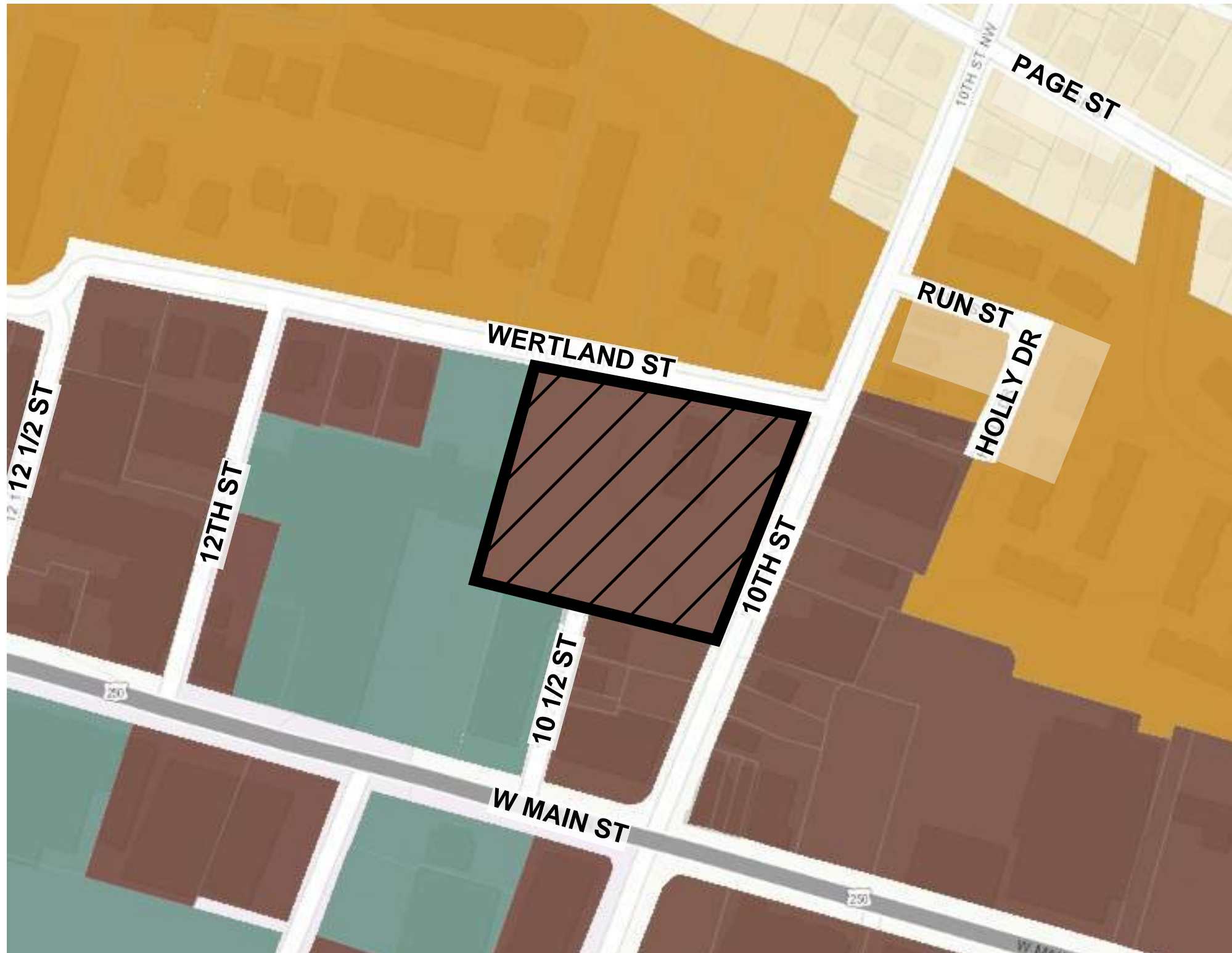
**Proposed Site
currently 4 properties:**

**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

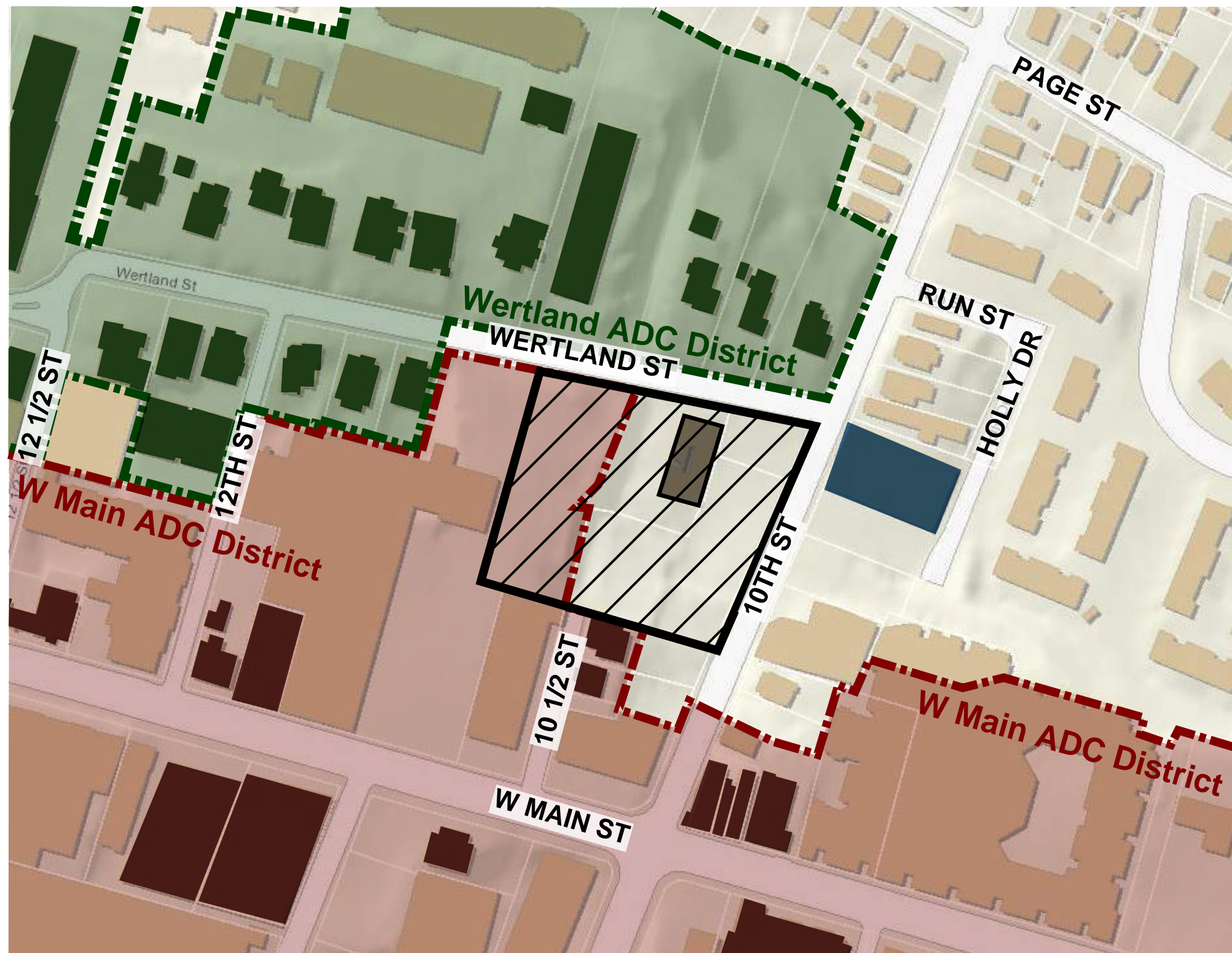
**Allowable Height: Base, 8 stories
w/ Bonus, 11 stories**






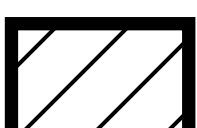
Proposed Height: 6 stories

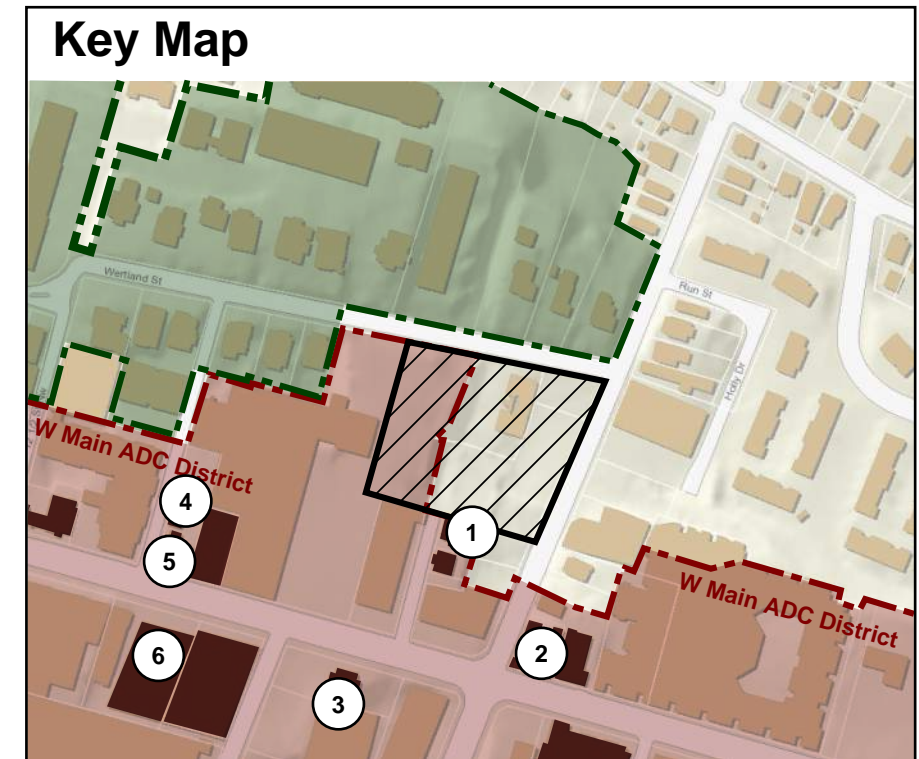
Affordable Housing:

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.





1



2



3



4



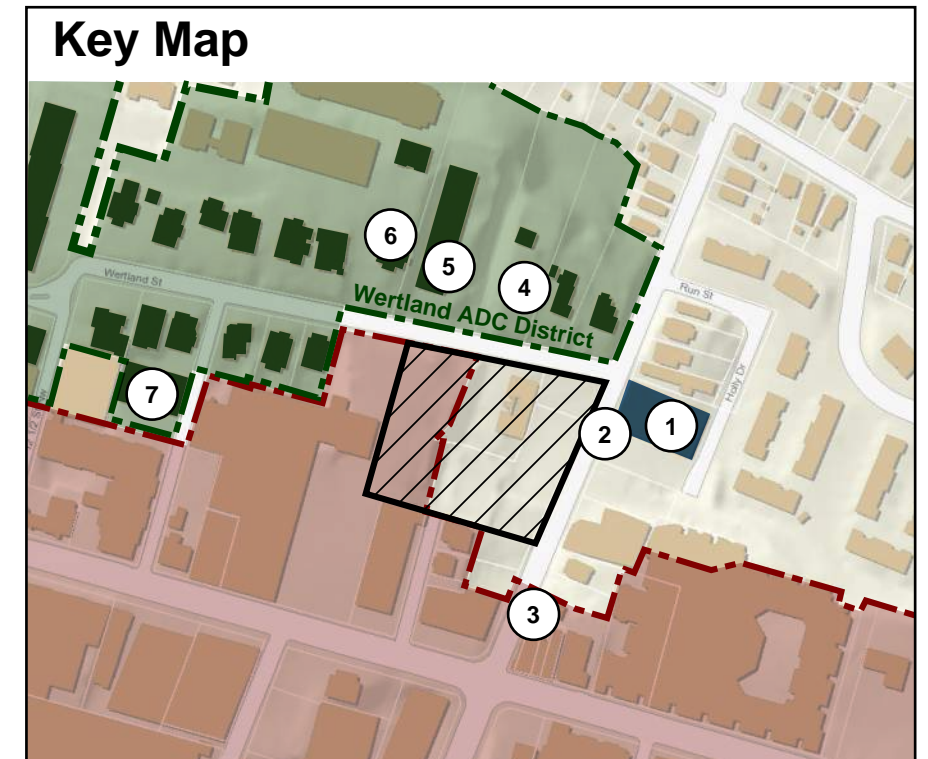
5

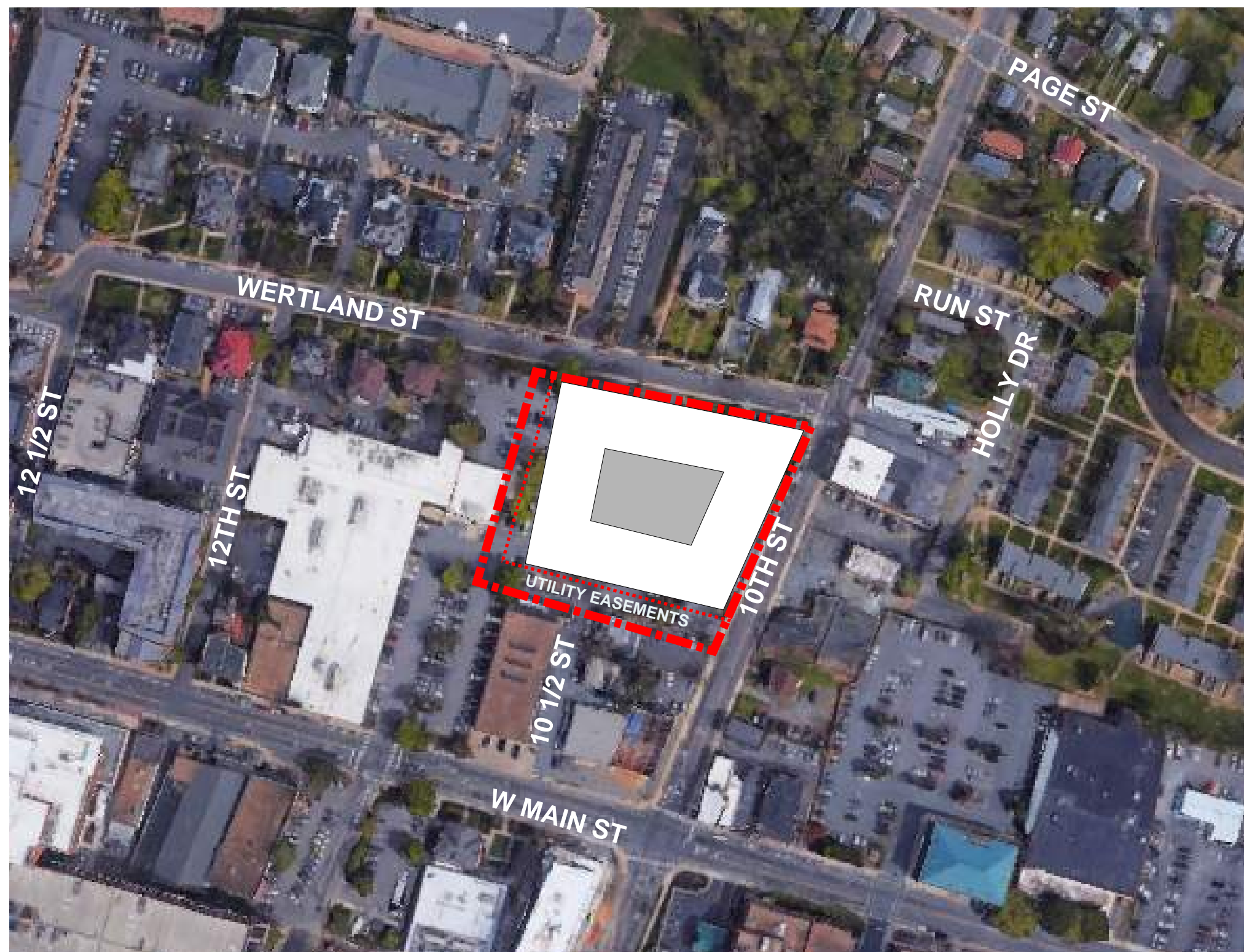


6



7





**PERMITTED:
BUILDABLE AREA**

Zone: CX-8

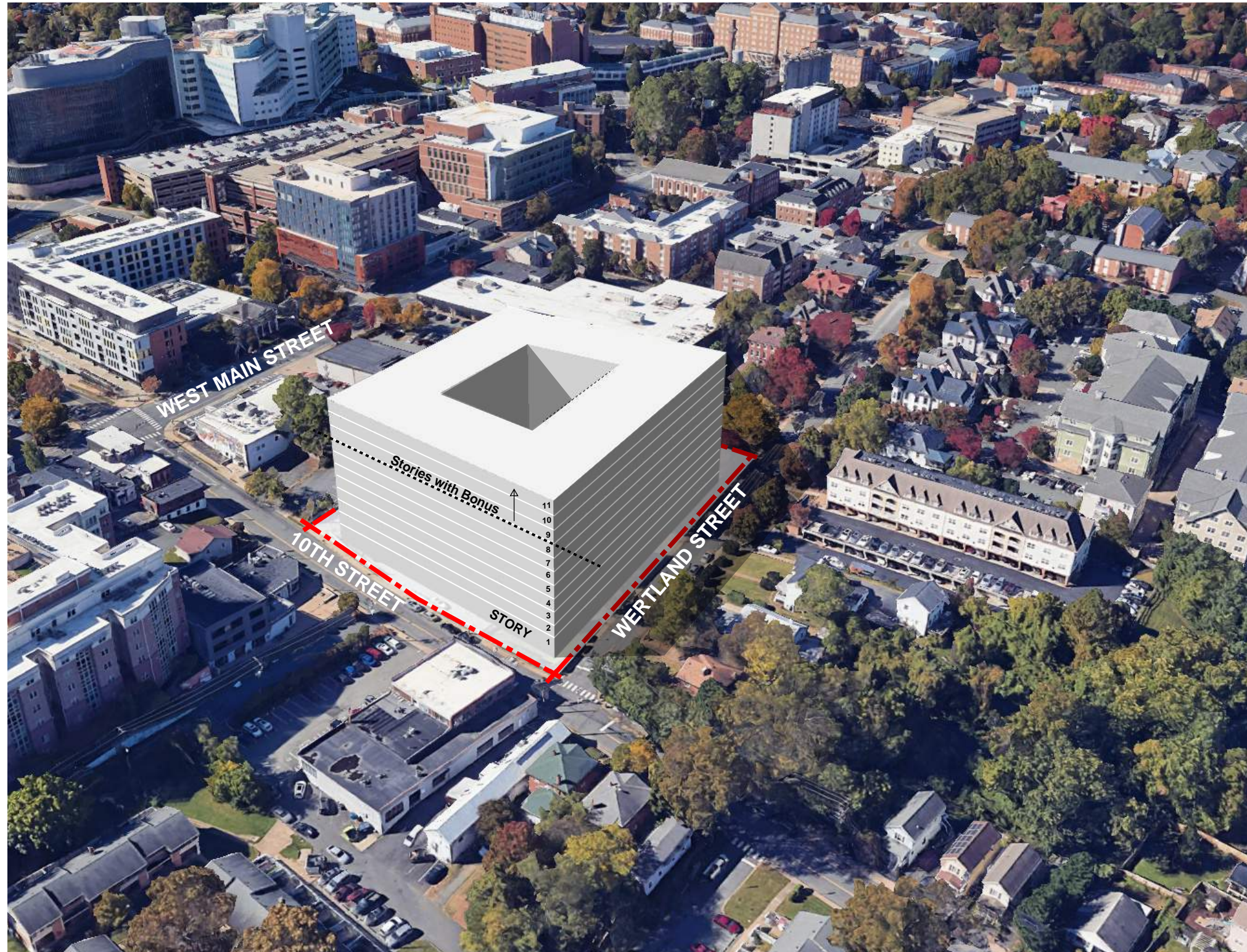
Allowable Height:
Base, 8 stories
w/ Bonus, 11 stories

Proposed Height:
6 stories

Density:
Unlimited DU/Lot

Building Coverage:
Unlimited

Outdoor Amenity Space:
10% Minimum



PERMITTED: BUILDABLE AREA / MASSING

Zone: CX-8

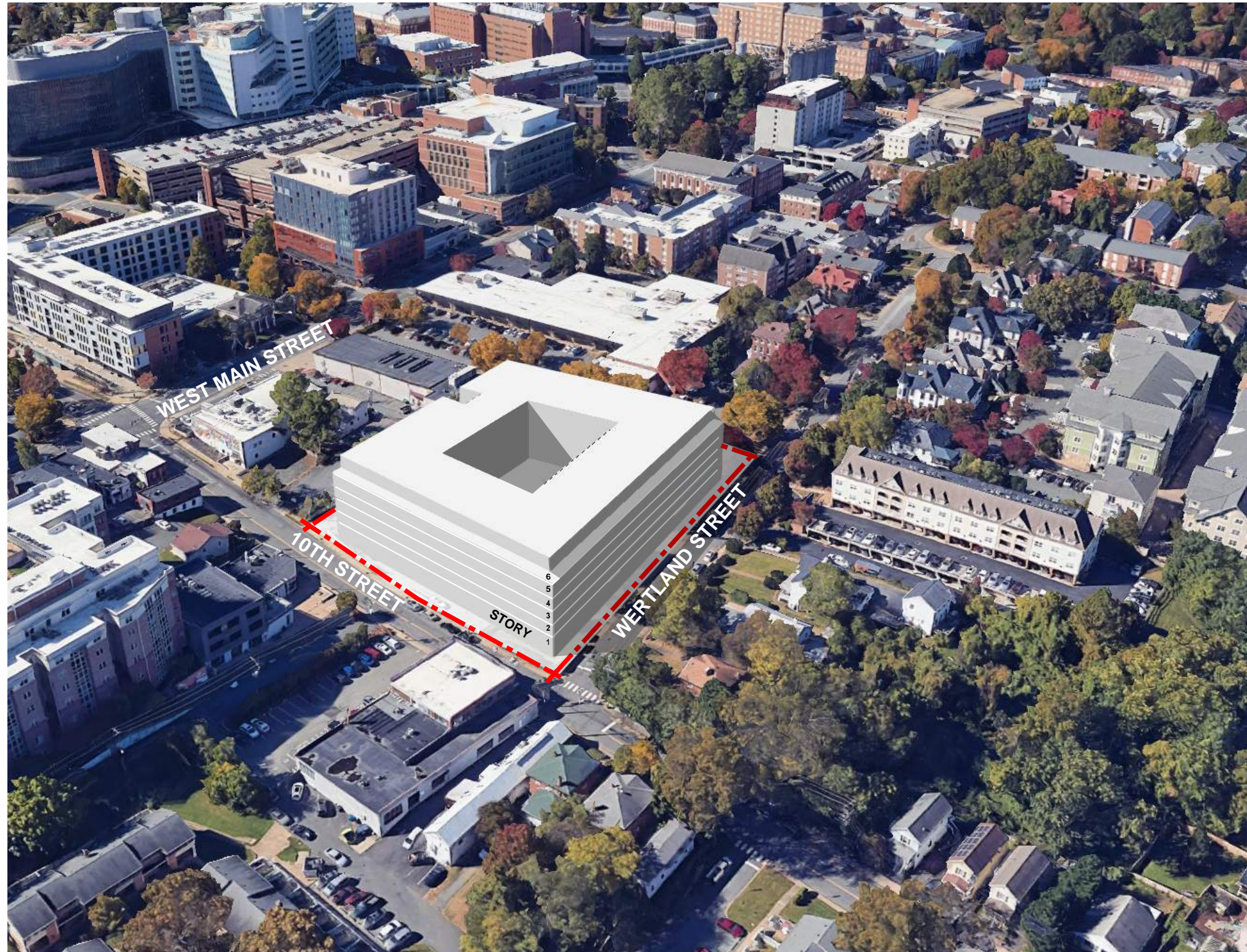
Allowable Height: Base, 8 stories
w/ Bonus, 11 stories

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).

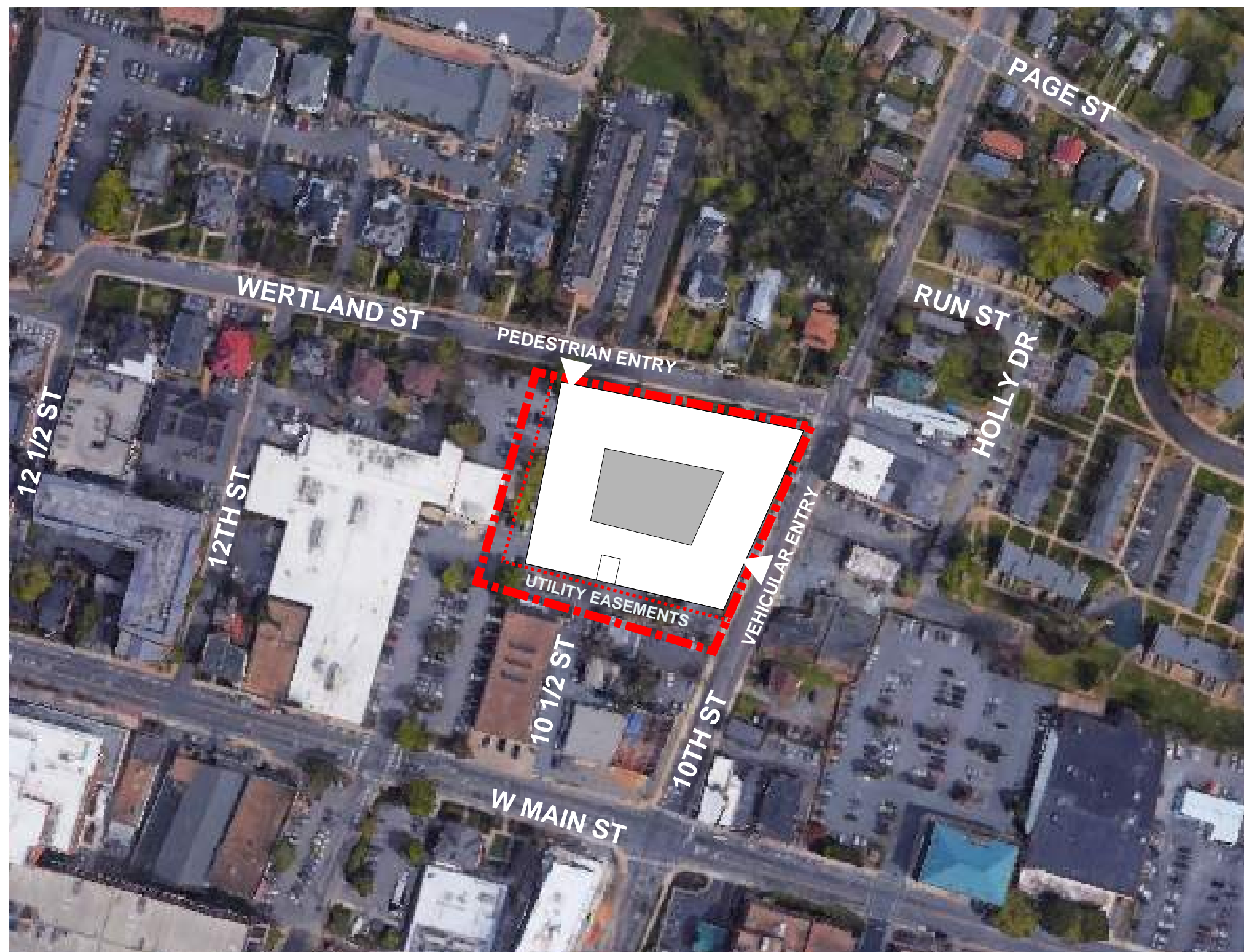
At the **Bonus Level**, 10% of dwellings in residential projects require rents be affordable to tenants earning **50%** of AMI for 99 years or (fee-in-lieu).



PROPOSED: MAXIMUM BUILDING MASSING

Podium Style Mixed Use Building

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

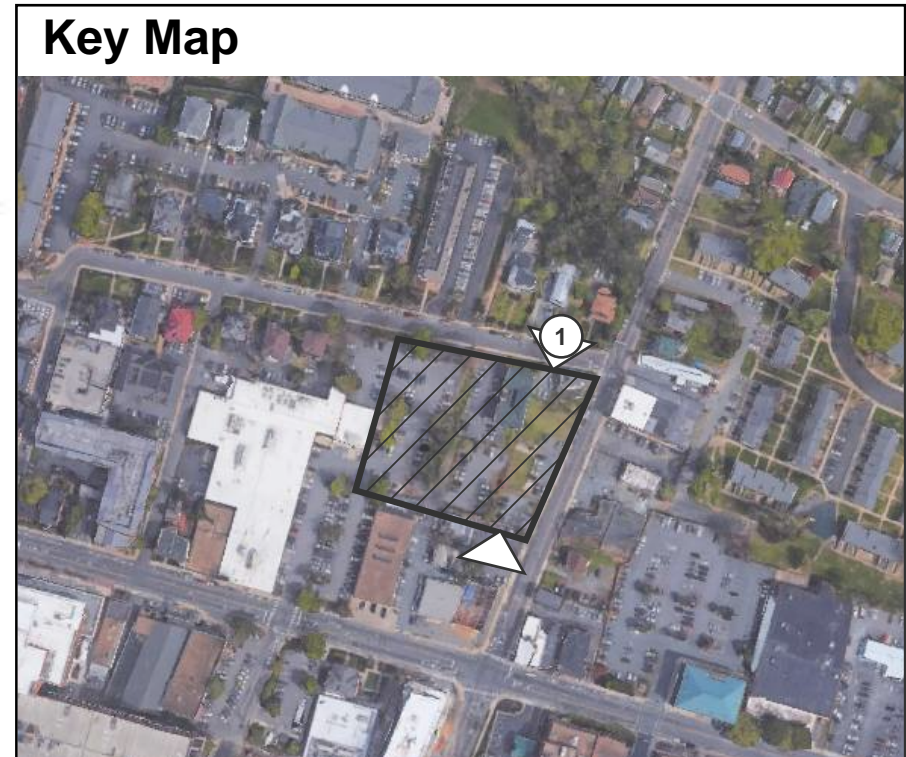
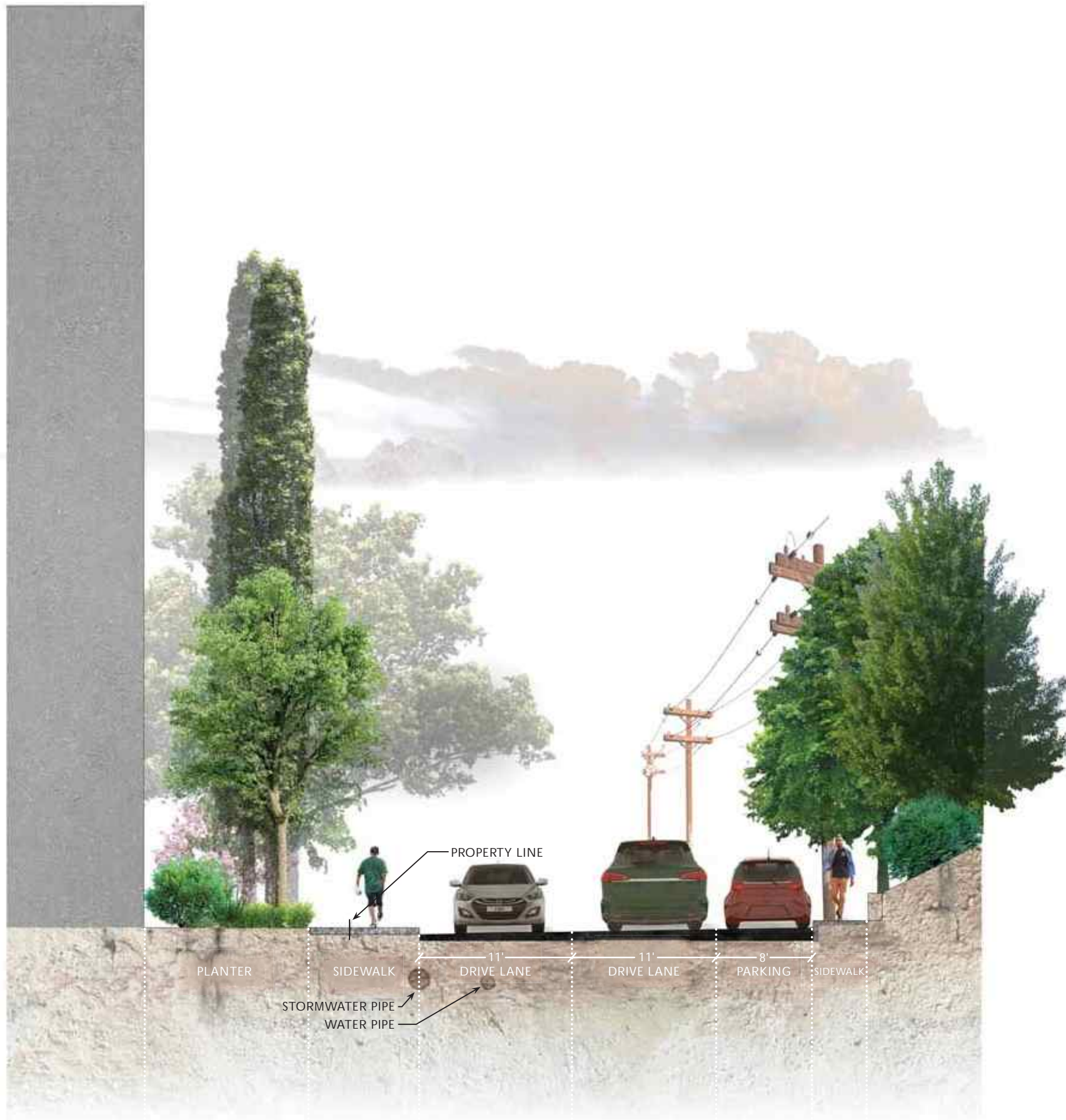


PROPOSED: MAXIMUM BUILDING FOOTPRINT

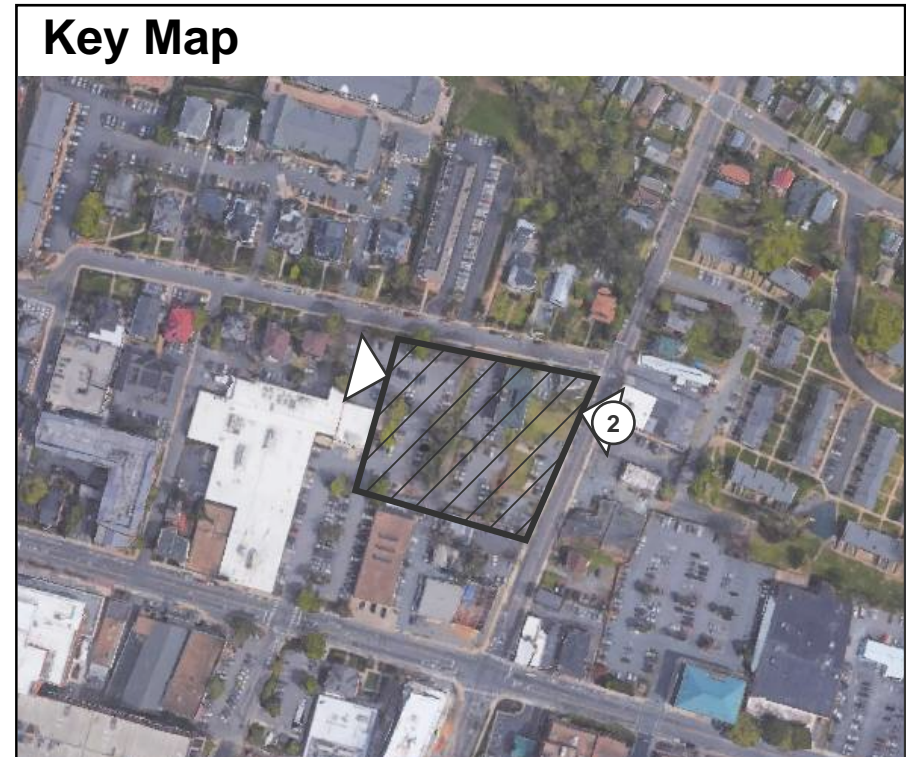
Podium Style Mixed Use Building

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











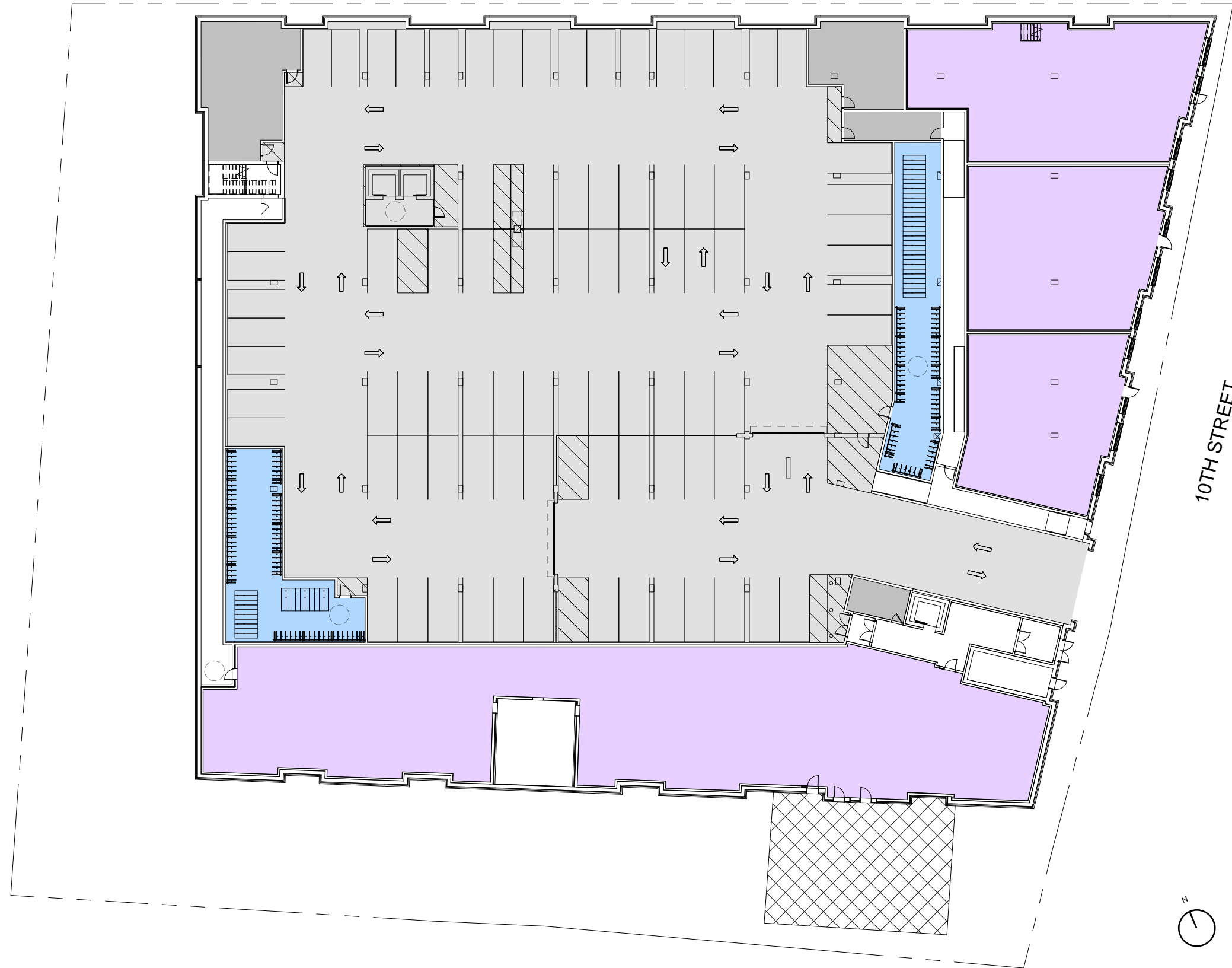








WERTLAND STREET



- GARAGE
- RETAIL
- AMENITY
- UTILITY/MECH











PROPOSED PROJECT MATERIALS

1. HARDIE FIBER CEMENT
PANEL WITH REVEALS



2. HARDIE FIBER CEMENT LAP



3. BRICK

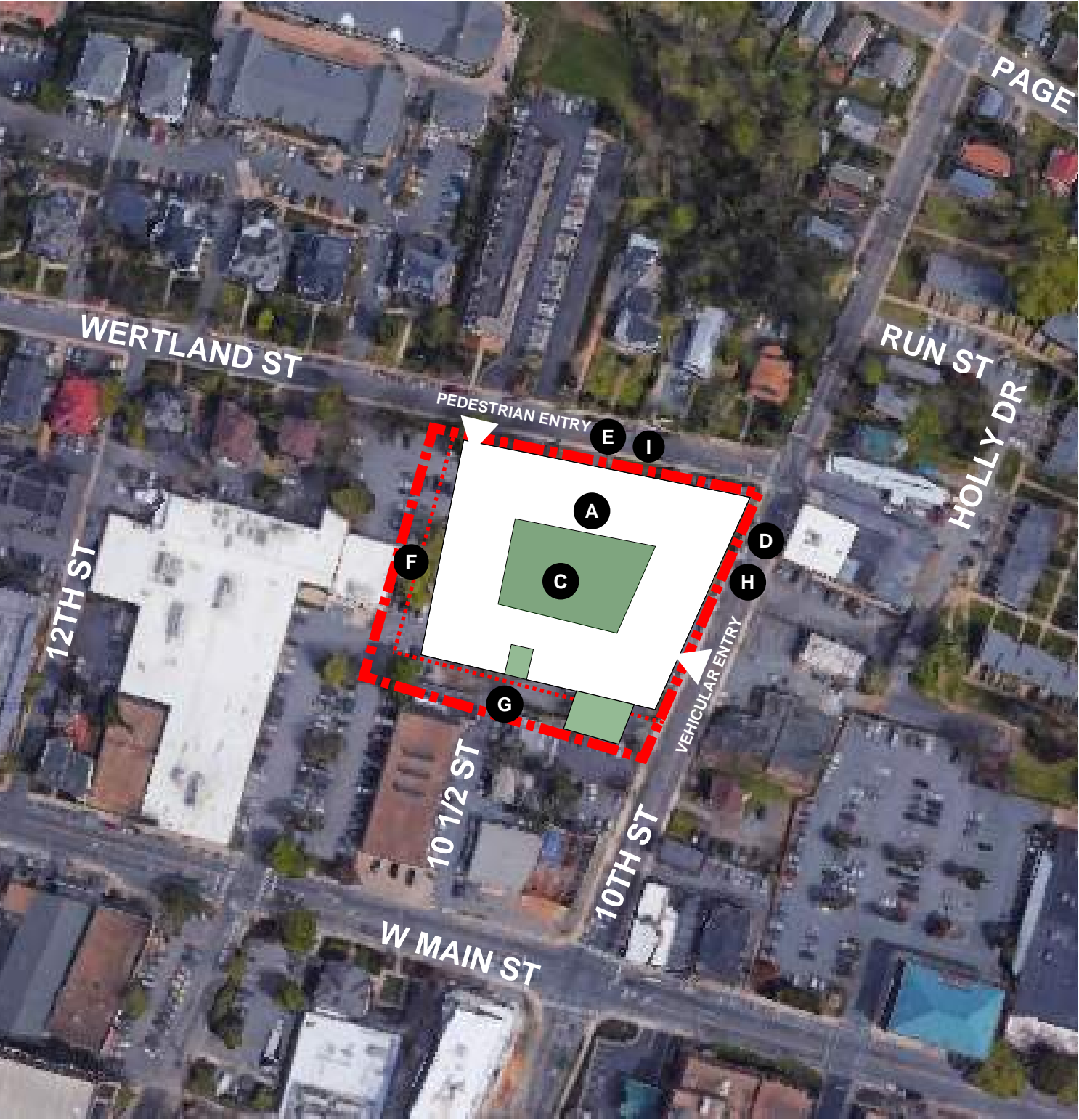


4. LIGHT BRICK ACCENT



WERTLAND & 10TH AFFORDABLE HOUSING

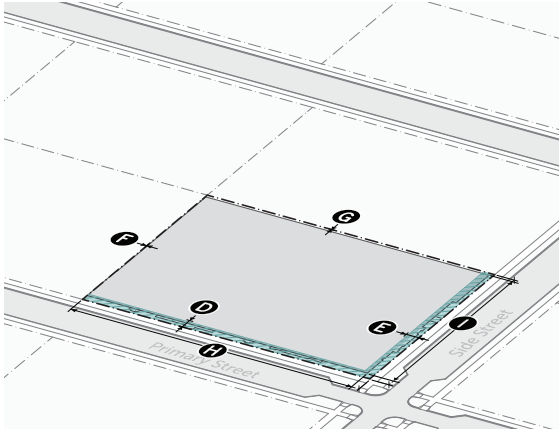
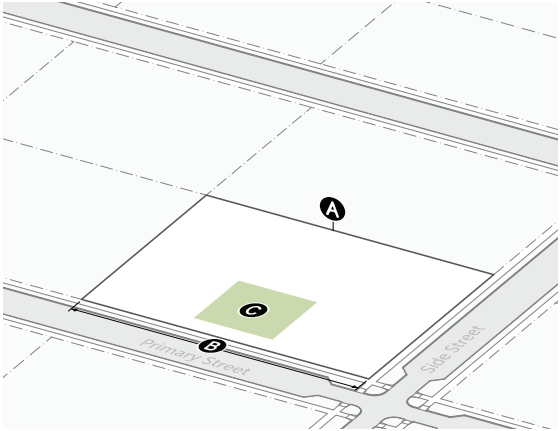
APPENDIX



CORRIDOR MIXED USE

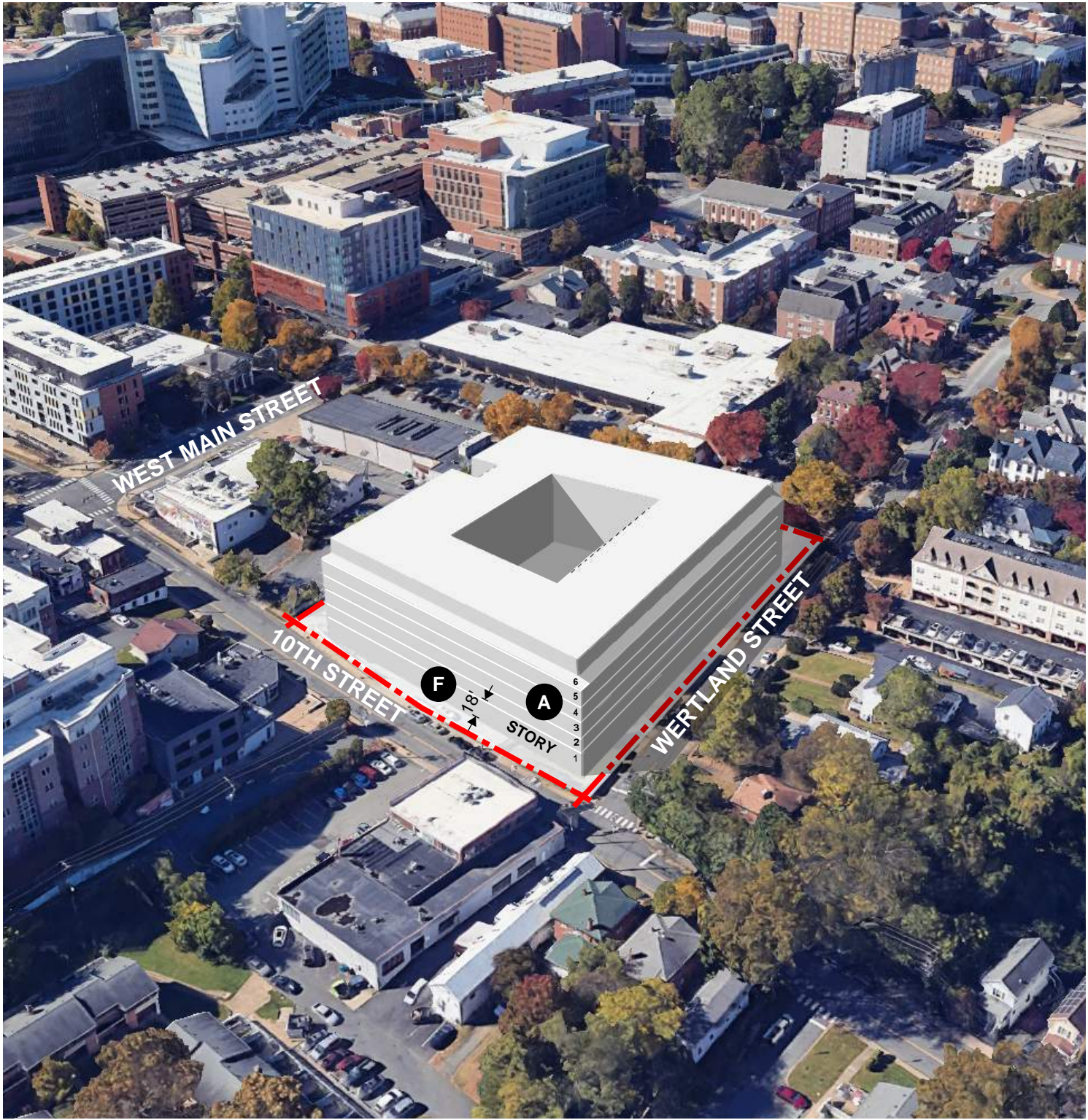
2.4.4. **CX-8** CORRIDOR MIXED USE 8

A. LOT

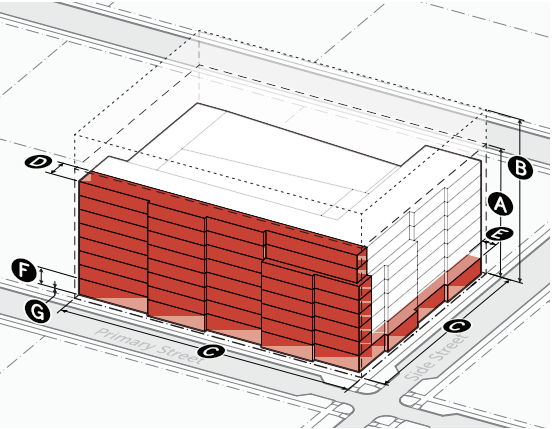


1. LOT SIZE	Sec. 2.10.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side / rear access	15'
2. DENSITY	Sec. 2.10.3.
Dwellings per lot (max)	Unlimited
3. COVERAGE	Sec. 2.10.4.
Building coverage (max)	None
C Outdoor amenity space	10%

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.
C Building width (max)	275'
Active depth (min)	
D Primary street	15'
E Side street	9'
3. GROUND STORY	Sec. 2.10.11.
F Ground story height (min)	
Residential	10'
Nonresidential	14'
G Finished floor elevation (min/max)	
Residential	0' / 6'
Nonresidential	-2' / 6'

4. TRANSPARENCY	Sec. 2.10.12.	Primary St.	Side St.
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	Sec. 2.10.13.		
K Street-facing entry spacing (max)	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'		