2005 JEFFERSON PARK AVENUE

CHARLOTTESVILLE, VA

ENTRANCE CORRIDOR REVIEW APPLICATION

MITCHELL / MATTHEWS ARCHITECTS

DECEMBER 20, 2022

REQUEST FOR ENTRANCE CORRIDOR CERTIFICATE OF APPROPRIATENESS

INTRODUCTION: 2005 JPA is a proposed multi-family residential development on Jefferson Park Avenue. The project consists of residential units over parking and is situated in close proximity (walking distance) to the University of Virginia's central grounds. The project is within an entrance corridor.

LOCATION: 2005, 2007 Jefferson Park Avenue and 104 Observatory Avenue, an assemblage of 3 lots, with frontage on Jefferson Park Avenue between Observatory Avenue and Washington Avenue.

ZONING: The property is currently zoned R-3 in the City of Charlottesville.

PROPOSED USE: Multi-Family Residential

#R-22-117

RESOLUTION
Granting a Special Use Permit (SUP) for Property Located at 2005/2007 Jefferson Park Avenue and 104 Observatory Avenue

WHEREAS Norman Lamson, as Trustee for the Gadient JPA Land Trust ("Landowner") is the owner of certain land identified within City real estate assessment records by Parcel Identification numbers 170104000, 170103100, and 170103000, respectively, currently addressed as "2005/2007 Jefferson Park Avenue" and "104 Observatory Avenue" (collectively referred to as the "Property"), and the Landowner, proposes to redevelop the Property to accommodate a 119-unit multifamily building with underground parking, and

WHEREAS to facilitate this redevelopment, the Landowner seeks City Council's approval of a Special Use Permit to increase allowable residential density to 70 DUA, to increase building height from 45 feet to 75 feet, to reduce the rear-yard setback from 75 feet to 36 feet, and to reduce (lower by 22%) the amount of on-site parking required by City Code Sec. 34-984 (the "Project"); and

WHEREAS the Applicant seeks a Special Use Permit under City Code Secs. 34-420, 34-353(3), and 34-162(a), which collectively,allow the increased residential density, additional building height, and modified [reduced] setbacks and onsite parking requirements for the Project; and

WHEREAS the Property is located within the R-3 zoning district, a district in which, according to the Use Matrix set forth within City Code §34-420, the Project as proposed may be authorized by City Council by means of a special use permit; and

WHEREAS the Project is described in more detail within the application materials submitted by the Landowner in connection with SP22-00001("Application Materials"); and

WHEREAS, the Planning Commission and City Council conducted a joint public hearing on May 10, 2022, after notice and advertisement as required by law; and

WHEREAS following the joint public hearing, the Planning Commission considered and recommended approval of this application at their May 10, 2022 meeting; and

WHEREAS upon consideration of the Planning Commission's recommendation, the City Staff Report, comments received at the joint public hearing, and the factors set forth within Sec. 34-157 of the City's Zoning Ordinance, this Council finds and determines that granting the proposed Special Use subject to suitable regulations and safeguards would serve the public necessity, convenience, general welfare or good zoning practice; now, therefore,

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia, **THAT** a Special Use Permit is hereby granted to allow the Project to be established on the Property, subject to the following conditions:

(1) Not more than seventy (70) dwelling units per acre (DUA) shall be permitted within the area of the Property.

(2) The rear-yard setback applicable within the Property shall be thirty-six (36) feet, and a twenty-five (25) foot buffer shall be provided within the rear yard, to include mature trees and shrubs at the time of planting consistent with the plant materials prescribed for an "S-3" buffer (as listed in City Code §34-871, as in effect on the date of approval of this SUP). The S-3 buffer, and plant materials, shall be detailed within the final Site Plan. Within the rear setback Landowner shall consider construction of a multipurpose path (for bicycles and pedestrians) linking Washington Avenue and Observatory Avenue within the rear setback, in order to establish the block-level scale of the Project as represented within the Application Materials.

(3) The Landowner shall construct within the Project, along Jefferson Park Avenue, a new seven (7) foot sidewalk with a three (3) foot curbside buffer in accordance with the standards set forth within the City's Streets that Work Plan.

(4) The Landowner, in consultation with the City's Traffic Engineer, shall develop a Master Parking Plan for the site related to the reduction of onsite parking by 22% from what is required by Sec. 34-984 (in effect on the date of Council's approval of this Special Use Permit). The Master Parking Plan shall indicate how available parking spaces will be distributed within the Project, how residents of the Project are informed of their parking opportunities, any offsite parking options for residents, and other potential issues associated with parking. The Master Parking Plan shall be provided as a component of the final approved site plan for the Project, and any subsequent amendments approved to the Master Parking Plan shall be made in consultation with the City's Traffic Engineer and a copy maintained along with the final approved site plan, within the zoning file for the Property.

(5) The Landowner shall upgrade the pedestrian crossing of Jefferson Park Avenue at Harmon Street during construction of the Project, to provide residents within the Project safe access to public transit options. The Landowner shall work with the City's Traffic Engineer to determine the scope of improvements.

(6) The arrangement of the buildings within the Property shall be generally consistent with the layout and design presented within the Application Materials for SP22-00001.

	Aye	No
Magill	_absent	___
Payne	_x__	____
Pinkston	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
September 19, 2022

Kyna Thomas

Kyna Thomas, MMC
Clerk of Council

Contents

SECTION 1

ERB GUIDELINES

Highlights of the proposal's response to the city's Entrance Corridor Review Guidelines

Exterior materials are brick and stucco, consistent with other buildings along the corridor. Building massing is varied, not monolithic. The scale-- evident in fenestration, entrances, site stairs, canopies and porches-- is appropriate for this district.

Design for a Corridor Vision

Multiple terraced spaces along JPA have the potential to enhance the public realm. The entry plaza-- planted throughout with a rich diversity of native species-- results in a kind of expanded sidewalk with places to sit, rest, eat and talk. The opportunities here for pedestrian comfort and interaction in a shaded environment represent a distinct improvement over most of the student housing that fronts this corridor.

Create an Inviting Public Realm

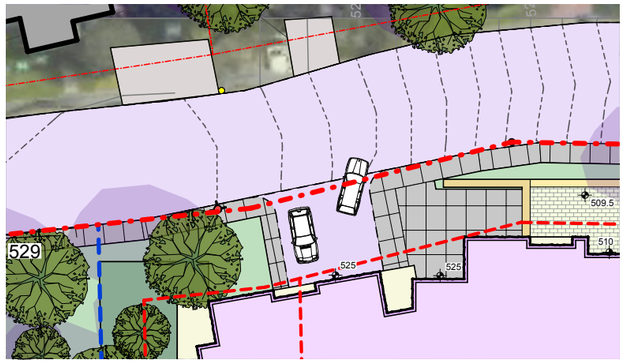
In its current state, the site's presence along the corridor is undetermined. With only a modest, unremarkable building at the corner of JPA and Observatory Ave and few street trees-- none of these deliberately arranged-- passersby have little to identify as a street wall or street edge. The proposed architecture and landscape will engage the street corners and create a legible street edge.

Create a Sense of Place

Street Trees + Native Species

A varied selection of plantings-- from large trees to medium trees to shrubs-- will benefit the environment around the building, encouraging people to gather and socialize within the color, comfort and shelter of the landscape. In addition to street trees, multiple planting beds-- as buffers along JPA, in transitional spaces between sidewalks and entrance terraces/porches, and along the building edge-- will host smaller plantings. The combination of plantings will enhance a sense of scale around the building, both emphasizing edges and enclosing outdoor space. Plant selections prioritize native species, most recommended by Charlottesville's Tree Packet.

Avoid Excessive Curb Cuts



The proposed project requires only one curb cut on Washington Avenue, zero on Observatory Ave. Currently, there are seven curb cuts on both side avenues, typically including cars parked at all hours in front yards.

Observatory Avenue

Washington Avenue

Design Sidewalks appropriate for the Site

Following city guidelines, the sidewalk along JPA will be 7' wide with a planted buffer. Along the side avenues, continuous sidewalks will be installed. This will be a big improvement over present conditions, in which sidewalks along both Washington and Observatory Avenues are missing for significant stretches adjacent to this site.

Corner of JPA and Observatory Avenue

Washington Avenue

Orient Building Facades to Front on the Corridor

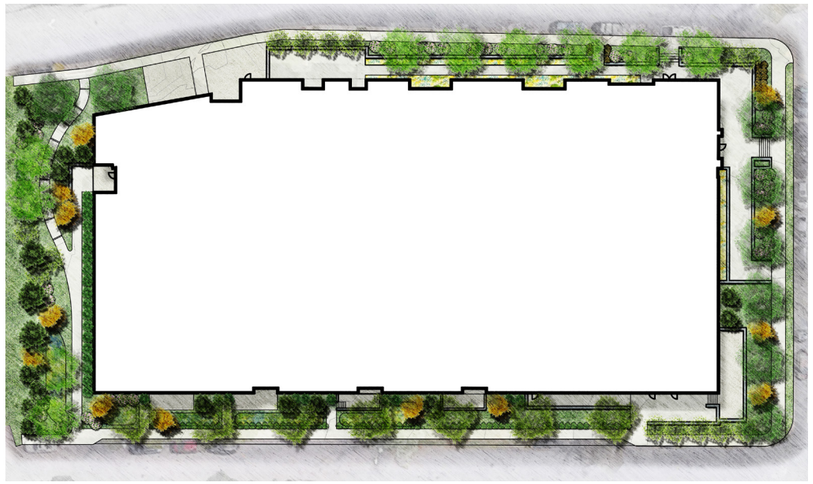
The JPA facade includes not only a prominent entry portal but an entry plaza. The brick base and brick volume that extend up at the entry are prominent along the Corridor frontage.

Prioritize Building Facades that Face Street Corners

A secondary-- but still visually significant-- entry is around the corner on Washington Avenue. The two entries-- combined with site stairs and the brick-face corner volume-- help mark this important intersection, the one which pedestrians and cyclists traveling from UVA westward will encounter first.

Locate most open space at the Perimeter

Open space is purposefully designed along the site's edges. New sidewalks, an array of plantings and bioretention will all liven the perimeter and improve the environment. On Observatory Avenue, open space is punctuated by neighborhood scaled porches, where tenants can see and be seen.



Plant Along Site Boundaries

Boundaries will be extensively planted with native species.

Use Different Scales of Plantings

Plantings in a range of sizes are proposed

Stormwater Treatment as an Element of Landscape

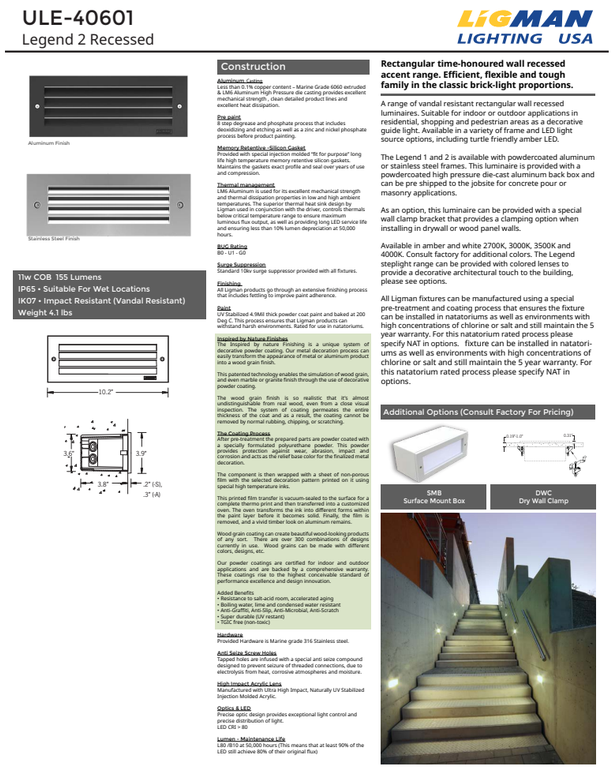
Biofilters are designed into the landscape along portions of the rear of the site and along Observatory Avenue.

Reduce the Visibility of Garages

Parking is concealed beneath the building, accessed by a single point of entry on Washington Avenue, over 200 feet from its intersection with JPA.

This allows a heavily planted pedestrian environment along the Corridor. Contrast this with present conditions, in which multiple nearby properties prioritize asphalt and parked cars abutting the Corridor.

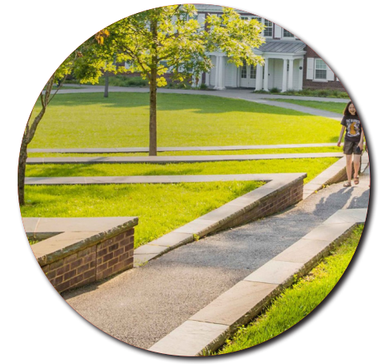
Lighting to Provide Appropriate Illumination



Lighting choices-- locations and provisional selections of which are described on pages 49-50-- will enhance safety without creating unnecessary illumination. Following BAR guidelines, the color temperature will not exceed 3000K and the color rendering index will not be lower than 80.

Choose High Quality Materials for Site Walls

Brick and stone-- durable materials not uncommon in this district-- are proposed for site walls.



Use Step Backs at Upper Stories

Step backs are used in prominent locations, including the JPA facing corners of each building wing. At the rear corner on Observatory, the volumes step back to mitigate massing where the building is closest to the smaller scale neighborhood.

corner of JPA and Washington Ave.

rear corner along Observatory Ave.

Use Varied Wall Surfaces

Avoid Large Expanses of Blank Walls

Wall surfaces do not extend for long stretches in the same plane. Facades are distinguished by projections and interrupted by recesses at regular intervals. Brick facades are typically less than 40’ wide, and windows occur at regular intervals-- even in stair towers-- avoiding blank, undifferentiated vertical surfaces.

Use Massing Reduction Techniques

A variety of massing reduction techniques are employed, among them step backs, variations in color and changes of materials. Along the side avenues-- where existing houses tend to be smaller than they are along JPA-- brick facades, limited to threes stories tall above the rear and middle-rear ground level are intended to draw attention away from the building’s upper stories, which are finished in darker, subdued materials. These brick faces do not extend continuously and monotonously, but are spaced apart, typically vertically proportioned, creating an impression not unlike a series of rowhouses.

Opening with Traditional Vertical Proportions Preferred

Windows and doors are all vertically proportioned

Use Storefronts or Large Display Windows at Street Level

At the plaza along JPA and Washington Avenue storefront is used at the two points of entry. At the opposite corner, it's also used at a commons space with visibility on the Corridor.

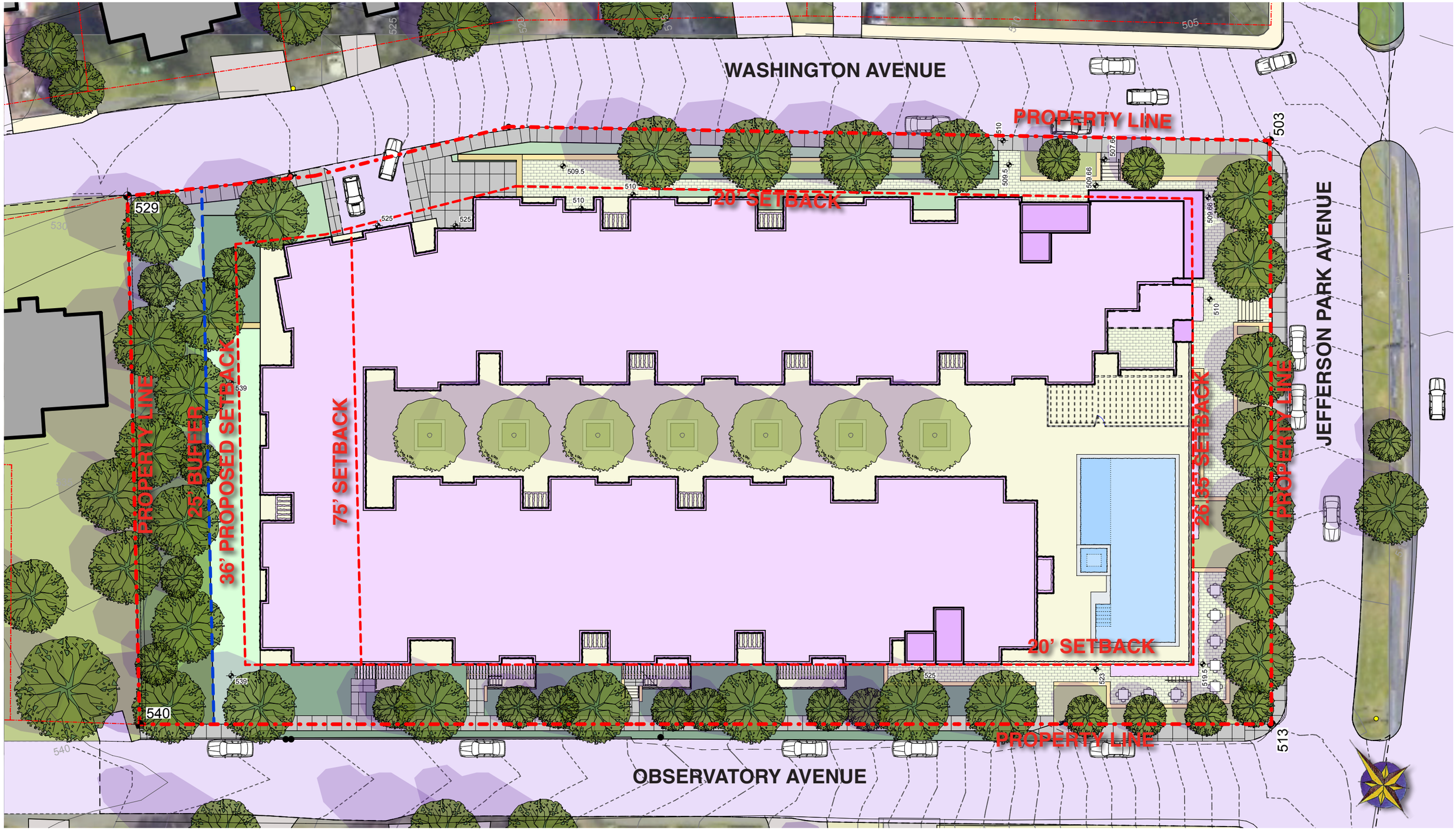
Use Material Changes to Improve Massing

Material and color changes are used on all building facades to improve massing.

SECTION 2

PROPOSED DESIGN

Illustrations of the previous design + the current proposal



2005 JPA
Charlottesville VA
12.20.2022

SITE PLAN, refer to page 44 for updated landscape plan

All grades, counts and quantities are approximate and will change as design proceeds.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550

2005 JPA
Charlottesville VA

12.20.2022

ELEVATION **JEFFERSON PARK AVENUE** PREVIOUS DESIGN

All grades, counts and quantities are approximate and will change as design proceeds.

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ELEVATION **OBSERVATORY AVENUE** PREVIOUS DESIGN

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ELEVATION **WASHINGTON AVENUE** PREVIOUS DESIGN

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12.20.2022

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ELEVATION **REAR FACADE** PREVIOUS DESIGN

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PERSPECTIVE **JPA & OBSERVATORY AVE CORNER** PREVIOUS DESIGN

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12.20.2022

PERSPECTIVE **JPA & OBSERVATORY AVE CORNER** PREVIOUS DESIGN

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12.20.2022

PERSPECTIVE **JPA & OBSERVATORY AVE CORNER** CURRENT DESIGN + PREVIOUS OUTLINE

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12.20.2022

PERSPECTIVE **JPA & OBSERVATORY AVE CORNER**

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PERSPECTIVE **JPA FACADE** CURRENT DESIGN + PREVIOUS OUTLINE

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MITCHELL / MATTHEWS
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434.979.7550

PERSPECTIVE **JPA & WASHINGTON AVE CORNER** PREVIOUS DESIGN

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ARCHITECTS & PLANNERS
434.979.7550

2005 JPA
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12.20.2022

PERSPECTIVE **JPA & WASHINGTON AVE CORNER**

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2005 JPA
Charlottesville VA

12.20.2022

PARTIAL STREETSCAPE **WASHINGTON AVENUE**

All grades, counts and quantities are approximate and will change as design proceeds.

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

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2005 JPA
Charlottesville VA

12.20.2022

PARTIAL STREETSCAPE **OBSERVATORY AVENUE**

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TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

MITCHELL / MATTHEWS
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PARTIAL STREETSCAPE **JEFFERSON PARK AVENUE**

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TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

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2005 JPA
Charlottesville VA

12.20.2022

PARTIAL STREETSCAPE **JPA ENTRY TERRACE**

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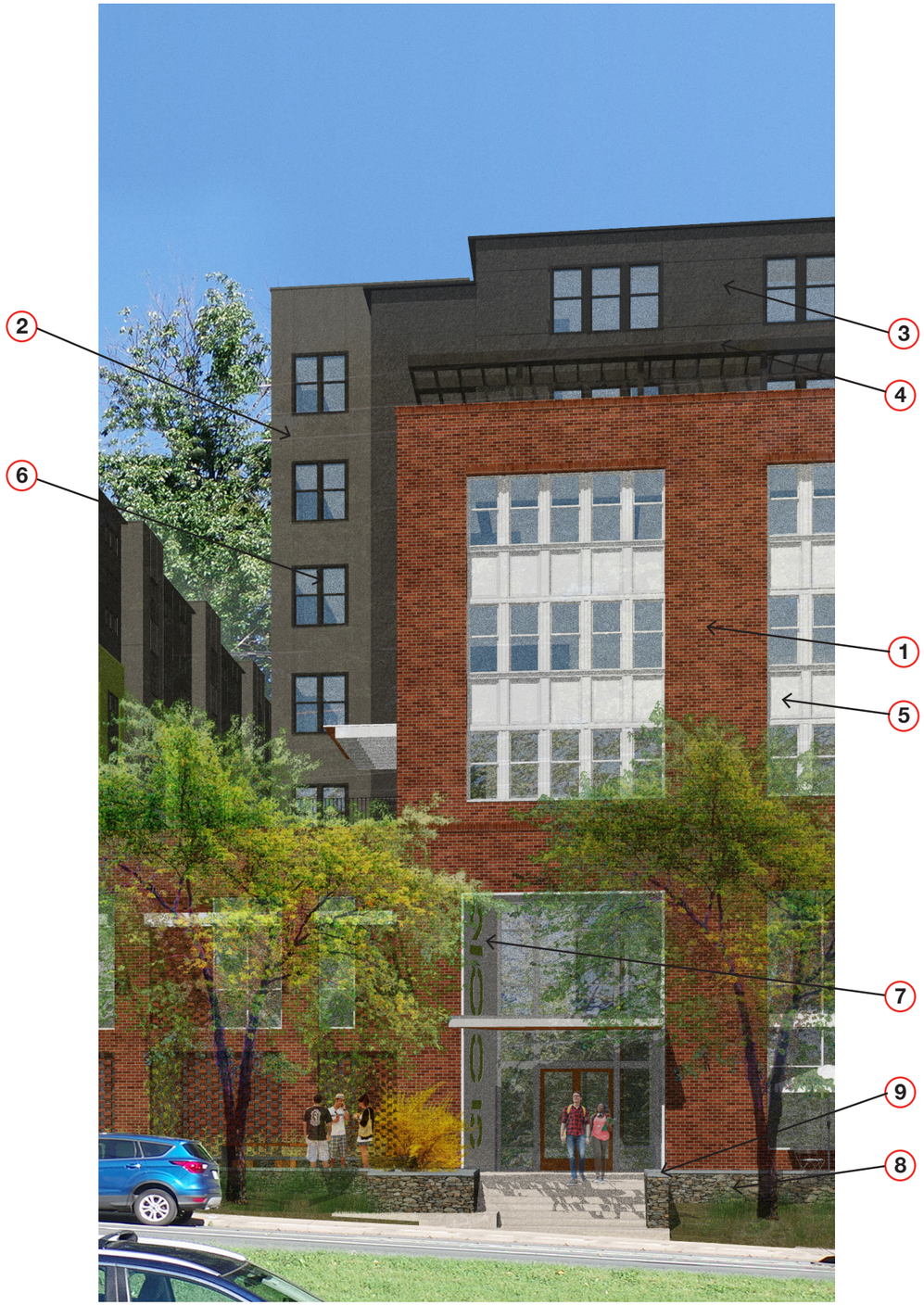
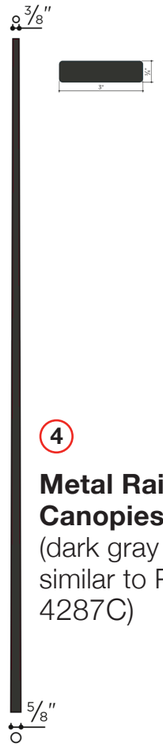
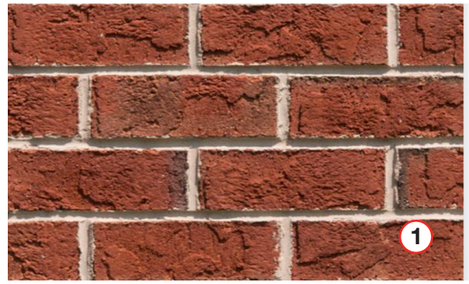




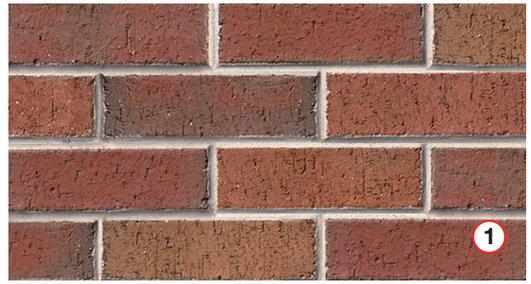
4

Metal Railings & Canopies
(dark gray color similar to Pantone 4287C)

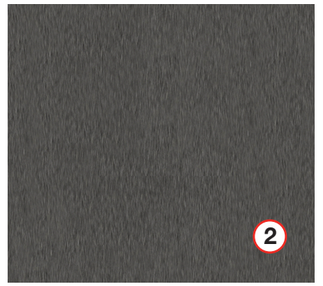


Triangle Cape Cod (or similar)

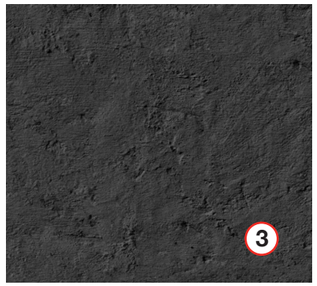
OR



Meridian Brick - mix of Red Wire-cut Flashed & Flat Set (or similar)



Stucco Color
(Pantone 417C or sim.)
sand or float finish -- vertical scoring aligned at window edges + horizontal scoring at window headers and sills



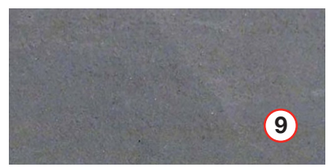
Stucco Color
(Pantone 447C or sim.)
roughcast or montalvo finish, minimal scoring

White Window Color
(based on Ply Gem standard color)

Black Window Color
(based on Ply Gem standard color)

White Metal
at entry portal & podium level canopies

Fieldstone Wall
(Western Maryland Thin or similar)



Bluestone wall caps

MERIDIAN BRICK | MERIDIAN BRICK AND MASONRY SUPPLY

< back

RED WIRECUT FLASHED

Columbia, SC Architectural Series (‹) PREV NEXT (›)

Available Sizes (WxHxL):

Thin Brick: Available Made to Order
Modular: 3.5 x 2.25 x 7.625
Utility: 3.5 x 3.625 x 11.625
Closure: 3.5 x 3.625 x 7.625
Engineer: 3.5 x 2.75 x 7.625
Norman: 3.5 x 2.25 x 11.625
8x8 Wall Unit: 3.5 x 7.625 x 7.625

MERIDIAN BRICK | MERIDIAN BRICK AND MASONRY SUPPLY

< back

FLAT SET RED BROWN FLASHED WIRECUT

Columbia, SC Architectural Series (‹) PREV NEXT (›)

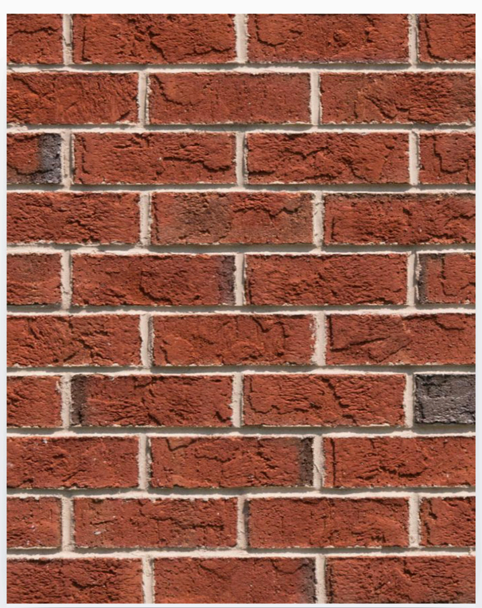
Available Sizes (WxHxL):

Thin Brick: Available Made to Order
Modular: 3.5 x 2.25 x 7.625
Utility: 3.5 x 3.625 x 11.625
Closure: 3.5 x 3.625 x 7.625
Engineer: 3.5 x 2.75 x 7.625
Norman: 3.5 x 2.25 x 11.625
8x8 Wall Unit: 3.5 x 7.625 x 7.625

TRIANGLE BRICK | MAKING QUALITY AFFORDABLE

My Account Contact Us View Brick By Address

BROWSE BRICKS WHY TRIANGLE BRICK DESIGN CENTER TECHNICAL RESOURCES WHERE TO BUY



Cape Cod

RED

Classic, all-American style.

Inspired by the all-American style of a quaint, New England village, our Cape Cod brick offers a bold, red brick option with slight charcoal accents for a look that's classically elegant and down-to-earth. This sand-faced brick is perfectly suited for most building projects.

Brick Image: Engineer Size | Gray Mortar | Merry Oaks

WHERE TO BUY | VIEW BRICK IN PERSON

1110 SERIES SINGLE HUNG

VINYL WINDOWS

TRADITIONAL SIZING T

10 YEAR GLASS WARRANTY

STANDARD FEATURES

- Energy-efficient Warm Edge insulating glass
- Maintenance-free multi-chamber PVC construction
- Fully fusion-welded corners on sash and frame for superior structural strength
- Dual lift rails on bottom sash for easy operation
- Integral nail fin (shown) for simple installation
- Bottom sash tilts in and is removable for easy cleaning
- Flush mounted tilt latches
- Traditional brick mould profile with 2-3/4" frame depth
- Interior glazed top sash, exterior glazed bottom sash
- Aluminum reinforced meeting rail with cam locks that engage keepers for your security
- Block and tackle balances

WARM EDGE TECHNOLOGY

PERFORMANCE GRADE

Overall Rating	Test Unit Size
LC - PG30	48" x 96"
R - PG40	36" x 96", 44" x 74"
R - PG45	36" x 74"
R - PG40	(Twin - 2) 79.5" x 65.5"
R - PG35	(Triple -3) 107.5" x 71.5"

1110/1111 THERMAL PERFORMANCE

3MM GLASS		NFRC CERTIFIED‡		
	R Value	U Factor	SHGC	VT
WITH WARM EDGE				
3/4" Low-E	2.86	0.35	0.30	0.55
3/4" Low-E^{SC}	2.86	0.35	0.23	0.43
3/4" Low-E2+	3.33	0.30	0.29	0.53
3/4" Low-E2+^{SC}	3.33	0.30	0.22	0.42
WITH WARM EDGE+				
3/4" HP Glass	3.23	0.31	0.29	0.55
3/4" HP^{SC} Glass	3.33	0.30	0.22	0.43
3/4" HP2+ Glass	3.70	0.27	0.28	0.53
3/4" HP2+^{SC} Glass	3.70	0.27	0.22	0.42

‡All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: ¾" IGU, 3mm glass and no grilles.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

OPTIONS

GLASS OPTIONS:
Low-E, Low-E^{SC}, Low-E2+, Low-E2+^{SC}, HP, HP^{SC}, HP2+, HP2+^{SC}, Warm Edge+ spacer, obscure and tempered

GRILLE OPTIONS:
Color-coordinated grilles-between-the-glass (GBG) in 5/8" and 3/4" flat

FRAME OPTIONS:
4-9/16" or 6-9/16" primed jamb extensions

PRODUCT CONFIGURATIONS:
Singles, twins, triples, fixed, combinations and a wide variety of architectural shapes

HARDWARE OPTIONS:
Safety vent latch to meet ASTM F2090 requirements

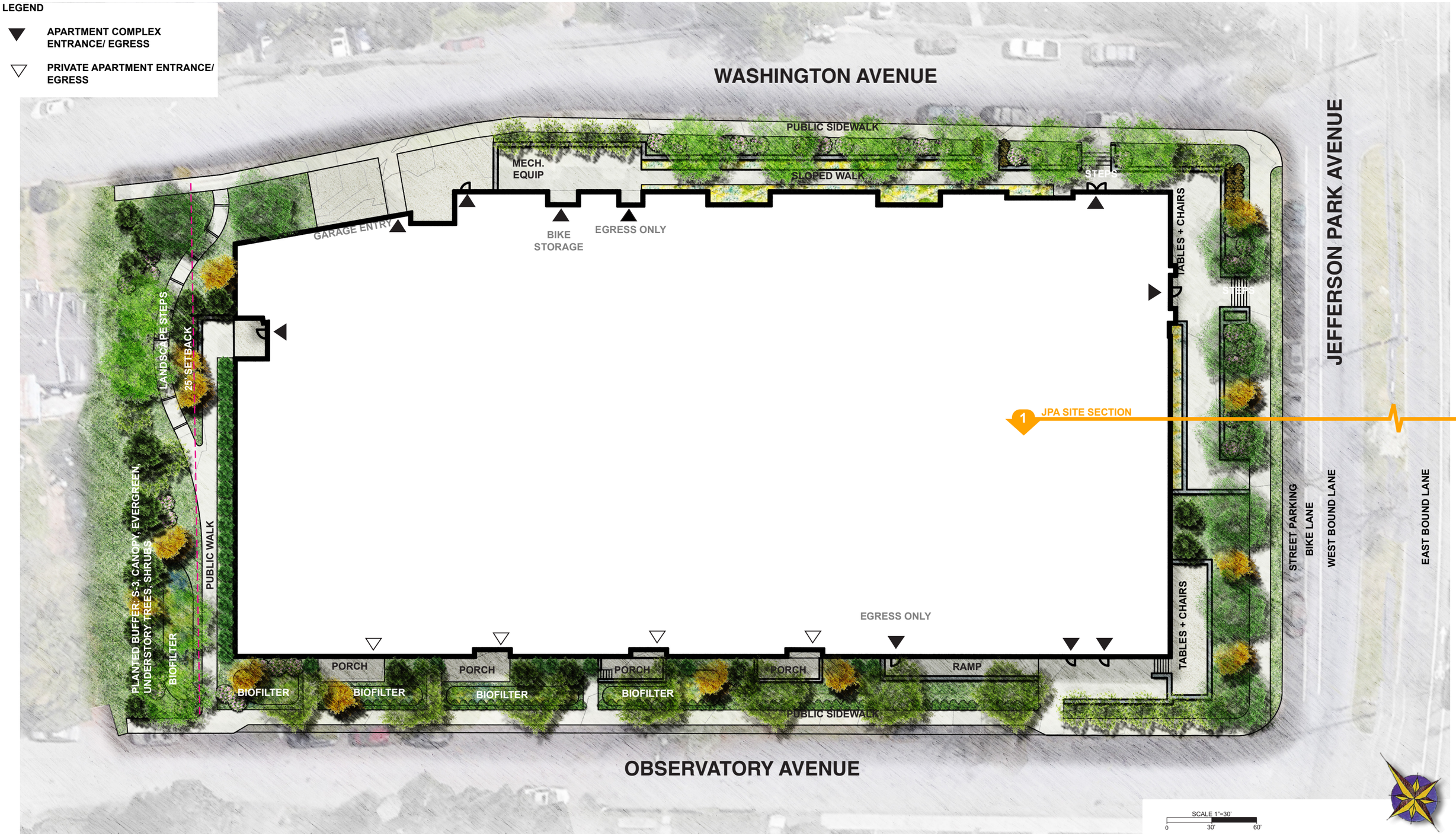
SOUND CONTROL OPTIONS:
STC 24, 31, or 34

COLOR OPTIONS:
WHITE | ALMOND | CLAY | WHITE INT BRONZE EXT | WHITE INT BLACK EXT

LOW-E GLASS | HP GLASS | WARM EDGE TECHNOLOGY | CUSTOM SIZING C | SOUND REDUCTION

NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative.

Ply Gem® PART OF THE CORNERSTONE BUILDING BRANDS FAMILY | SIDING + ACCESSORIES | WINDOWS + DOORS | STONE VENEER | TRIM + MOULDINGS | FENCE + RAILING



2005 JPA
Charlottesville VA
12.20.2022

LANDSCAPE PLAN

All grades, counts and quantities are approximate and will change as design proceeds.

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550

STORMWATER CONCEPT:

MICRO-BIOFILTERS ALONG OBSERVATORY AVE.; NATIVE PLANTING AND WEIR WALLS/ TIERS TO SLOW THE MOVEMENT OF WATER

BRICK SITE WALLS:

ALONG OBSERVATORY + WASHINGTON AVE, ARCHITECTURAL FACADE AND TERRACES

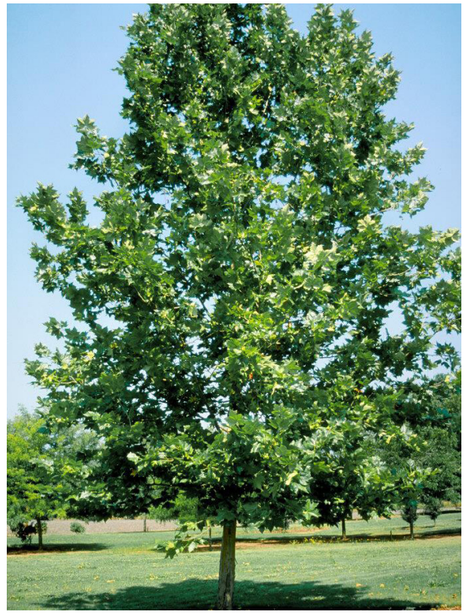
STONE SITE WALLS:

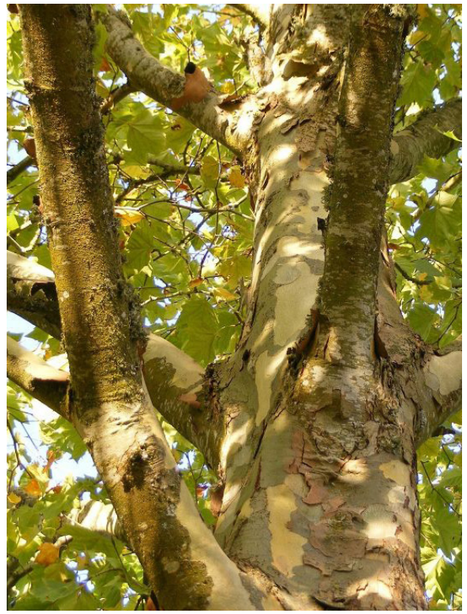
ALONG JPA STREET FRONTAGE AND LANDSCAPE TERRACES

1

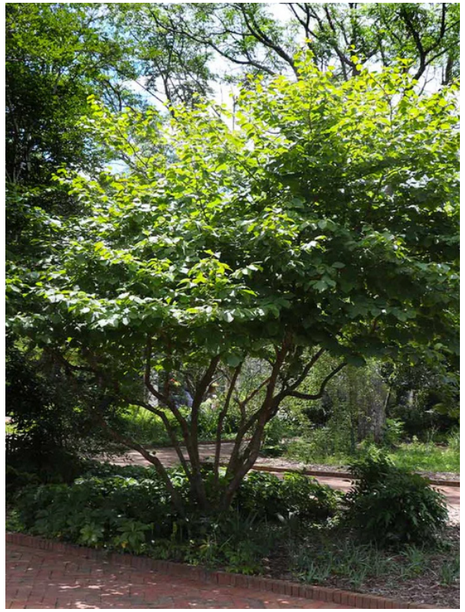


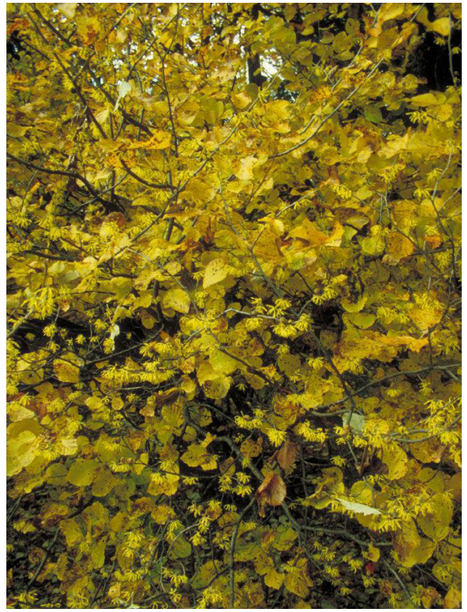
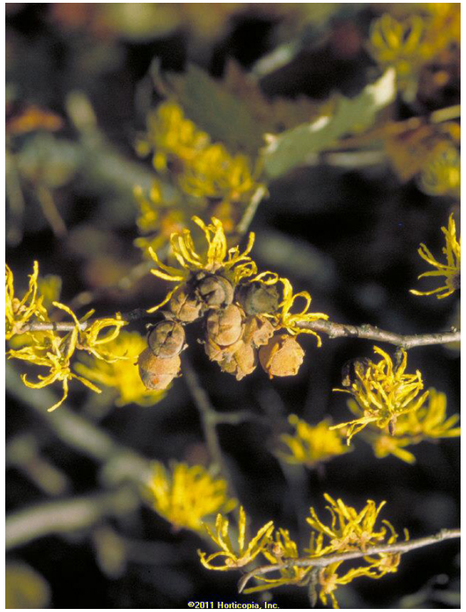

Willow Oak
Quercus phellos



London Plane Tree
Platanus x acerfolia

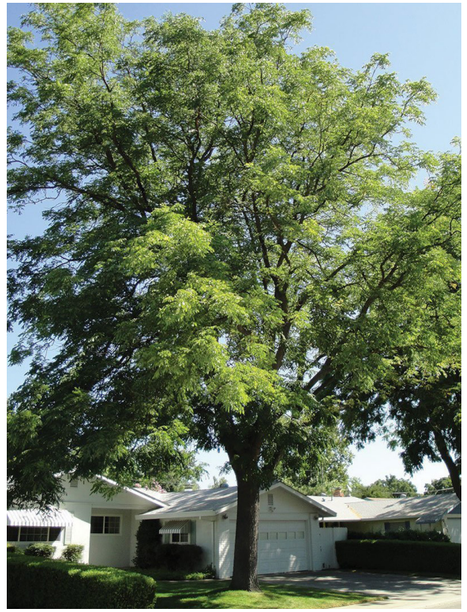


Witch Hazel
Hamamelis virginiana




Sweetbay Magnolia
Magnolia virginiana

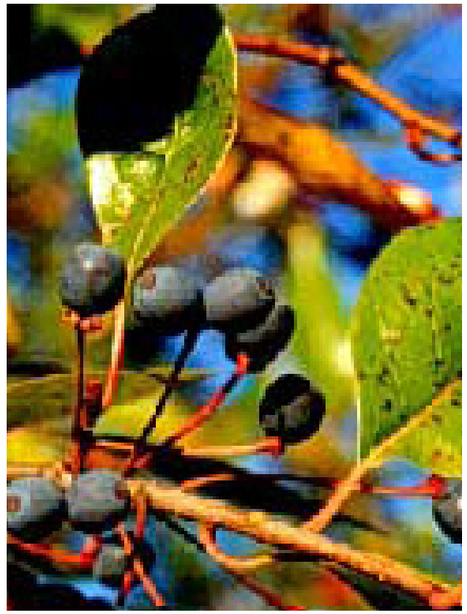



Kentucky Coffeetree
Gymnocladus dioicus ‘Espresso”

alternative: Honey Locust (Thornless)

WASHINGTON AVE STREET TREES



Black gum
Nyssa sylvatica

OBSERVATORY AVE. STREET TREES (STORMWATER)

LEGEND

- PEDESTRIAN BOLLARD
- SITE WALL LIGHT
- WALL MOUNTED

WASHINGTON AVENUE

JEFFERSON PARK AVENUE

BIKE LANE

GARAGE ENTRY

OBSERVATORY AVENUE

1. See notes on cut sheet page for additional information

SCALE 1"=30'
0 30' 60'

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Charlottesville VA
12.20.2022

SITE LIGHTING PLAN

All grades, counts and quantities are approximate and will change as design proceeds.

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

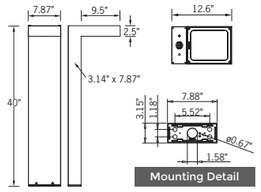
MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550

ULI-10022
Light Linear PT 1 Single Head Bollard

microVos TECHNOLOGY

LIGMAN LIGHTING USA

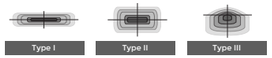
55w LED 6240 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 26 lbs



Mounting Detail

microVos TECHNOLOGY

Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



Type I | Type II | Type III

Type IV | Type V

The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.

HYBRID
TYPE I & TYPE IV

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Boiling water, lime and condensed water resistant
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super durable (UV resistant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Area distribution bollard-integrated projectors. Stylish but technically precise area lighting solutions as part of a large flexible family.

Light Linear PT Bollard is an elegant minimalistic bollard that is suitable for both modern and classic architecture. Ideal for creating visual guidance with exceptional visual comfort. The dual sealed optical chamber with integrated heat sinks houses a range of field interchangeable optically controlled LED's, providing Type II, III, IV & V distribution, as well as variations of this for precise light distribution requirements.
An example of this, is using a combination of Type II and Type IV distribution optics inside the same fixture.
This product range is available in 29w and 55w options, as single & double head styles.

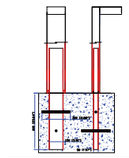
Customer specific wattages can be provided, contact the factory for more information.

Bollards can be provided with GFCI boxes positioned to specific heights specified by the customer.
Internal house side shields are available as an option.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

Optional: Security Bollard:
The Light Linear Bollard is available as a traffic rated security bollard.
This security bollard provides restraint of vehicular traffic in unauthorized areas.
Impact calculations shows this bollard will stop a 5,500lb/2.75 tons vehicle, travelling at 30mph.
The galvanized pole must be filled with concrete up to the waterproof driver housing to provide a solid concrete barrier.

Additional Options (Consult Factory For Pricing)



A13391
Security Bollard

GFCI
GFCI Box

RGBW or Static Color Laser Cut Lettering, Logos & Designs (LLVT Bollard shown for visual reference)

Ligman can provide custom logos and signage in the Light Linear Bollard
The images above show this feature in the Light Linear VT Bollard

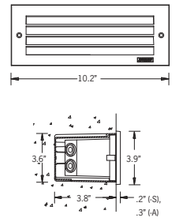
ULE-40601
Legend 2 Recessed

LIGMAN LIGHTING USA

Aluminum Finish

Stainless Steel Finish

11w COB 155 Lumens
IP65 • Suitable For Wet Locations
IK07 • Impact Resistant (Vandal Resistant)
Weight 4.1 lbs



Construction

Aluminum Casting
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

BUG Rating
B0 - U1 - G0

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
• Resistance to salt-acid room, accelerated aging
• Boiling water, lime and condensed water resistant
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Super durable (UV restant)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact Acrylic Lens
Manufactured with Ultra High Impact, Naturally UV Stabilized Injection Molded Acrylic.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Rectangular time-honoured wall recessed accent range. Efficient, flexible and tough family in the classic brick-light proportions.

A range of vandal resistant rectangular wall recessed luminaires. Suitable for indoor or outdoor applications in residential, shopping and pedestrian areas as a decorative guide light. Available in a variety of frame and LED light source options, including turtle friendly amber LED.

The Legend 1 and 2 is available with powdercoated aluminum or stainless steel frames. This luminaire is provided with a powdercoated high pressure die-cast aluminum back box and can be pre shipped to the jobsite for concrete pour or masonry applications.

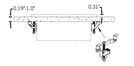
As an option, this luminaire can be provided with a special wall clamp bracket that provides a clamping option when installing in drywall or wood panel walls.

Available in amber and white 2700K, 3000K, 3500K and 4000K. Consult factory for additional colors. The Legend steplight range can be provided with colored lenses to provide a decorative architectural touch to the building, please see options.

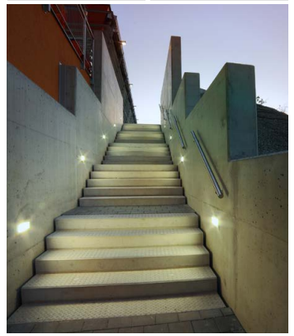
All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options. fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

Additional Options (Consult Factory For Pricing)

SMB
Surface Mount Box



DWC
Dry Wall Clamp

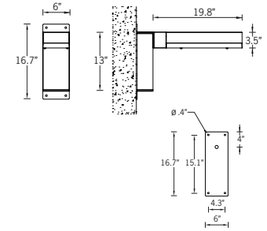


ULI-30012
Light Linear PT 12 Surface

microVos TECHNOLOGY

LIGMAN LIGHTING USA

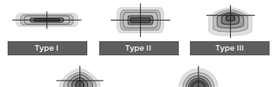
54w LED 6193 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 17 lbs



Mounting Detail

microVos TECHNOLOGY

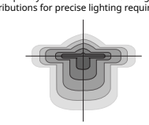
Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



Type I | Type II | Type III

Type IV | Type V

The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



HYBRID
TYPE I & TYPE IV

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Area distribution wall-mounted projectors. Stylish but technically precise area lighting solutions as part of a large flexible family.

Light Linear PT wall light is an elegant wall mount fixture suitable for both modern and classic architecture. Ideal for creating visual guidance, with exceptional visual comfort.

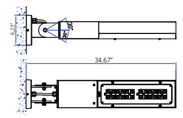
The dual sealed optical chamber with integrated heat sinks houses a range of field interchangeable optically controlled LED's, providing Type II, III, IV & V distribution, as well as variations of this for precise light distribution requirements. An example of this, is using a combination of Type II and Type IV distribution optics inside the same fixture.

This fixture is unique as it has a IP68 driver housing container that is housed within the IP65 rated light fixture.

This product range is complemented with high performance optics in the bollard and streetlight luminaires, to provide a consistent range of design aesthetics for any project.

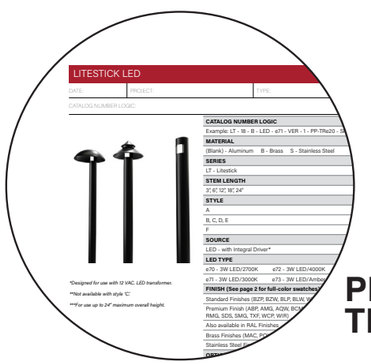
To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15˚ allowable to permit leveling).

Additional Options (Consult Factory For Pricing)



SAM
Small Adjustable Arm

PEDESTRIAN BOLLARD



LITESTICK LED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER SCALE:

CATALOG NUMBER LOGIC
Example: LT - 18 - B - LED - e71 - VER - 1 - PP-TRe20 - S
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
LT - Litestick
STEM LENGTH
3', 4', 12', 18', 24'
STYLE
A
B, C, D, E
F
SOURCE
LED - with Integral Driver*
LED TYPE
e70 - 3W LED/2700K e72 - 3W LED/4000K
e71 - 3W LED/3000K e73 - 3W LED/Amber
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW,
Premium Finish (ABP, AMG, AQW, BCW,
RMG, SDS, SMG, TVF, WCP, WYP,
Also available in RAL Finishes
Brass Finishes (MAC, PVD
Stainless Steel Fi
Other

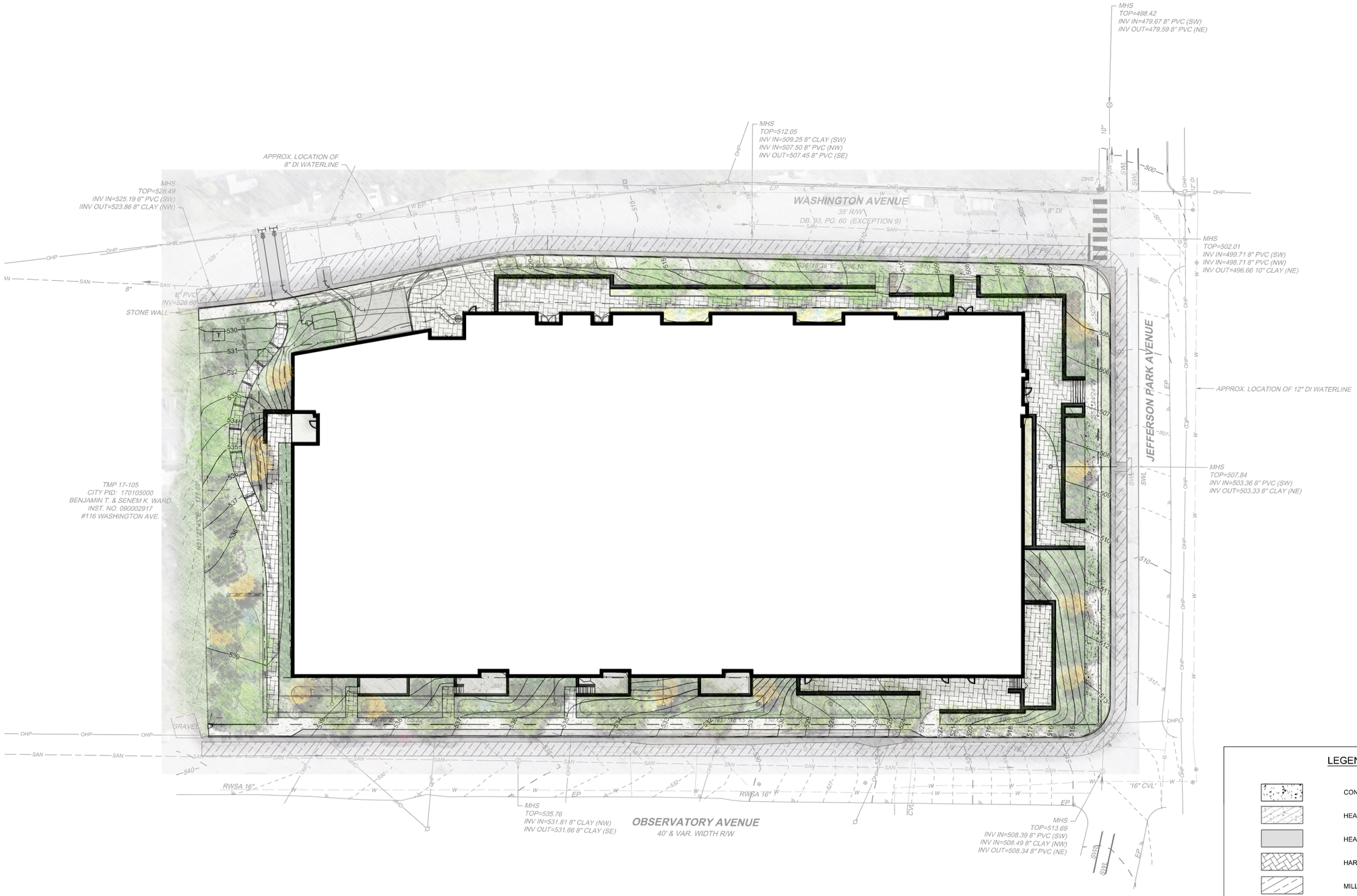
*Designed for use with 12 VAC. LED transformer.
**Not available with style 'C'.
***For use up to 24" maximum overall height.

PLANTING ACCENT OR UPLIGHTING IN TERRACED PLANT BEDS (TBD)

SITE WALL LIGHT

WALL MOUNTED EXTERIOR LIGHT

1. Outdoor lighting shall conform to the City of Charlottesville Cod eof Ordinances Chapter 34 - Zoning Article IX Division 3, Sec, 34-1000 et. seq.
2. The selected luminaires and layout may differ from site plan and the the luminaire manufacturers and types listed; cut sheets provided to convey lighting concept only.
3. Photometrics to confirm adherance to local lighting requirements and finalize fixture spacing and orientation



LEGEND:

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- HARDSCAPE (SEE LANDSCAPE PLAN)
- MILL AND OVERLAY

SCALE 1"=40'
0 40' 80'

2005 JPA
Charlottesville VA

12.20.2022

PAVING PLAN

All grades, counts and quantities are approximate and will change as design proceeds.

TIMMONS GROUP
ENGINEERING | DESIGN | TECHNOLOGY

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
434.979.7550

APPENDIX a

ERB GUIDELINES (DETAILED)

Full response to all published guidelines

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

***Design for a Corridor Vision**: New building design should be compatible-- in massing, scale, materials and colors-- with neighboring structures that contribute to the overall quality of the corridor. Site designs should contain some common elements to provide continuity along the corridor. New development should compliment the city's character and respect those qualities that distinguish the city's built environment.*

***Preserve History**: Preserve historic buildings and distinctive architecture from earlier periods. Encourage contemporary design that is respectful of historic building design.*

***Facilitate Pedestrian Access**: Encourage compact, walkable developments. Design pedestrian connections from sidewalk and car to buildings, between buildings and between corridor properties and adjacent residential areas.*

***Maintain Human Scale in Buildings and Spaces**: Consider the impact of building design-- especially height, mass, complexity of form, architectural details and exterior spaces-- on the people who will pass by, live, work or shop here. The size, placement of doors, windows, portals and openings define human scale.*

***Preserve and Enhance Natural Character**: Encourage plantings of diverse native species.*

***Create a Sense of Place**: In corridors with substantial pedestrian activity, one goal is to create a sense of place. Building arrangements, uses, natural features and landscaping should contribute, where feasible, to create exterior space where people can interact.*

***Create an Inviting Public Realm**: Design inviting streetscapes and public spaces. Redevelopment of properties should enhance the existing streetscapes and create an engaging public realm.*

***Mask the Utilitarian**: Provide screening from adjacent properties and public view of: parking lots, outdoor storage and loading areas, refuse areas, mechanical and communication equipment and other uses that have adverse impacts. Relegate parking behind buildings.*

***Respect and Enhance Charlottesville's Character**: Architectural transplants from other locales or shallow imitations of Jeffersonian architecture are examples of building designs that are not appropriate.*

Response

Exterior material selections are predominantly brick and stucco, consistent with other buildings along the JPA corridor. The color palette falls in a compatible range. Building massing is varied, not monolithic. The scale evident in fenestration, entrances, site stairs, canopies and porches is appropriate for this district. The landscape design along JPA-- consisting of multiple terraces and plantings-- has the potential to enhance the corridor's character, creating opportunities for pedestrian comfort and interaction in a shaded environment that is a marked improvement over other student housing that fronts this corridor.

There are no historically designated buildings on this site. The property is in an Entrance Corridor, but it does not fall within any of the city's Historic Districts.

The potential pedestrian experience along JPA represents a significant improvement over streetscapes found elsewhere on the corridor. The existing sidewalk will be rebuilt to current city standards with a narrow planted buffer between parked cars and pedestrians. On site, easily accessible plaza spaces adjacent to the sidewalk will give pedestrians a kind of wayside where they can relax and socialize in the shade and beauty of new plantings. At the rear of the property, a paved walk is proposed, available for public use, allowing nearby residents a second, alternative connection between Washington and Observatory Avenues.

The building height is similar to multiple nearby structures along the corridor. Buildings at 1725 JPA, 1815 JPA and 1800 JPA are five to nine stories tall. Mass and form of the proposed building is varied. Multiple walks and terraces provide usable spaces, traversable by visitors and passers-by. Street trees will provide screening, shade and beauty. The dimensions and arrangements of windows, openings and entries are consistent with neighboring apartment buildings.

The landscape plan proposes a variety of native plantings in a variety of sizes-- from smaller shrubs to large trees.

In addition to the multiple terraced areas along JPA, several of the apartments fronting Observatory Avenue have porches and walks connected to the sidewalk. Not only will these benefit the scale of the project, they provide outside spaces from which tenants can easily see and communicate with other students and city residents as they move to and fro. In its current state the site makes little contribution to the street wall. It lacks architectural presence on the corridor. Very few buildings front the street to contribute to a sense of place. The proposed development will engage the street corners and contribute to the existing street wall-- one defined by variation more than uniformity.

A generous array of plaza spaces and planting beds will create a comfortable, shaded environment along the public realm, creating a kind of expanded sidewalk with places to sit, rest, eat and talk. At the corner of Jefferson Park and Observatory Avenues, a corner space is proposed with the potential to serve future commercial use, connected to an outside terrace convenient to passers-by.

All on-site parking is concealed under the building. Access to the basement parking is located on Washington Avenue, over 200 feet away from JPA. Storage areas, refuse areas and mechanical equipment will all be concealed within the building or on rooftops behind parapets.

By and large, traditional materials are proposed, but the building's architecture does not rely on historic references deployed superficially or romantically. It does not indulge vernacular details associated with places outside Charlottesville.

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

II. Streetscape Guidelines — Plantings & Open Space

***Use street trees** to provide shade, a sense of enclosure and to define edges.*

***Include appropriately scaled trees, shrubs and other plantings** to provide beauty as well as shade within a pedestrian gathering place and as screening for parking, utilities and service areas.*

***Use hardy native species** that require minimal maintenance. Avoid over-used species.*

***Use larger species** where appropriate to space and function.*

*Expand use of **seasonal color** in plantings.*

*Use plantings to promote **visual order** and help integrate buildings into the corridor.*

Response

Many street trees are proposed along Jefferson Park, Observatory and Washington Avenues. In the site's current condition, street trees are uncommon.

A varied selection of plantings-- from large trees to medium trees to shrubs-- will benefit the environment around the building, encouraging people to gather and socialize within the color, comfort and shelter of the landscape. In addition to street trees, multiple planting beds-- as buffers along JPA, in transitional spaces between sidewalks and entrance terraces/porches, and along the building edge-- will host smaller plantings. The combination of plantings will enhance a sense of scale around the building, emphasizing the edges of and enclosing outdoor space.

Most planting selections come from the Charlottesville Tree Packet of recommended species. Over-used species-- Bradford Pear and Crepe Myrtle, for example-- are not proposed.

Certain species-- London Planetree, Honeylocust and Kentucky Coffeetree, among them-- will attain significant height when mature. They are proposed along the streets, where in time they will provide abundant shade and an ever-changing screen of the upper stories of the new building.

Multiple species-- blackgum, ? and ? among them-- will provide potentially great colors in fall and spring.

In time, the varied scale of plantings will create a layered environment from which the building emerges, avoiding abrupt or stark transitions.

*Refer to the **Tree Planting and Preservation BMP Manual** in the Charlottesville Standards and Design Manual.*

Yes.

II. Streetscape Guidelines — Pedestrian Routes

*Where feasible, **provide unbroken pedestrian routes** between developments. Place paths in a logical pattern where people will want to walk. Separate sidewalks from the curb by a five feet wide landscape buffer if possible.*

The continuity of sidewalks will be significantly improved with this project. Currently sidewalks along both Observatory and Washington Avenues are discontinuous on both sides, with stretches of more than 200 feet without sidewalks at all. Where there are sidewalks currently, they are frequently crossed by parking drives and aprons. After this project is complete, the sidewalks will continue, without break, along all three street edges. Only one vehicular drive-- at the Washington Ave. entry to the parking deck-- will cross the new sidewalks. At JPA, a landscape buffer is proposed. Because of utility limitations it will be three feet wide, sufficient for smaller plantings. To compensate, we propose a sufficiently wide planting bed for larger street trees to be located on the building side of the sidewalk.

*Within developments, **identify a complete pedestrian pathway system** linking all buildings, parking and green spaces. Ensure this network connects to public pedestrian pathways.*

All building entries, porches and plazas are connected to public pathways, often in multiple locations. At the rear of the property, there is currently a surface parking lot with few trees. For years this lot has served an informal, but illicit, function as a pedestrian connection between Washington and Observatory Avenues. With this project, a new pedestrian path behind the building-- and open to public use-- will replace the parking lot. The new path will enjoy screening and shade from a wide planted buffer along the north property boundary.

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

II. Streetscape Guidelines — Pedestrian Routes, cont.

	Response
Add designated pedestrian pathways through larger parking lots.	No visible surface parking lots are proposed in this project.
Provide crosswalks at intersections, between major pedestrian destinations and in front of building entrances that link to parking.	A crosswalk will be provided where the Washington Ave. sidewalk intersects with the vehicular drive accessing the parking levels.
***Design crosswalks to highlight their visibility** by slightly raising them, making them wider, constructing them of materials other than asphalt and using bulb-out corners than reduce their length.*	At the entrance to the under-building parking, the crosswalk will not be paved in asphalt, and it will be wider than the sidewalk.
***Provide breaks in large building masses** to allow pedestrians to pass through, particularly through shopping centers.*	The concealed parking levels do not permit accessible passage across the full site within the building's perimeter. However, at the rear of the property, not far from JPA, a public pathway is proposed that crosses the entire property. Currently, it's unusual for people to walk between Observatory and Washington Avenues except at the rear parking lot and at JPA. Connections at these locations will be retained and improved.
***Avoid excessive curb cuts for vehicular access** across pedestrian ways. Where curb cuts are necessary, mark them with a change in materials, color, texture or grade.*	The project requires only a single curb cut, marked with a change in material, at the entry to the under-building parking on Washington Ave. This is a significant reduction to existing curb cut conditions. Currently, there are at least eight curb cuts or driveway crossings located along Observatory and Washington Avenues accessing this site.
***Design sidewalks appropriately for the site** and the expected amount of foot travel.*	In this largely residential district, a seven foot wide sidewalk is proposed along Jefferson Park Ave.
***Use brick or patterned concrete** or a combination of these materials that relates to the existing architectural vocabulary of the corridor.*	Currently, there is little precedent in this corridor for brick or patterned concrete walks... however, we propose brick and stone for numerous low site walls contiguous to walks and plazas.
Avoid concrete curbing poured in continuous strips.	We will.
Avoid excessive variation in sidewalk and curb material.	We will.

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*	***Response***
II. Streetscape Guidelines — **Bicycle Routes**	
***Provide for bicycle traffic along major corridors** and between major destinations, with particular emphasis on connecting residential areas to schools, recreation areas and commercial centers.*	Currently there is a dedicated bike lane along JPA adjacent to the site. This will remain.
Provide new bike paths to connect to planned or existing municipal paths or paths of adjoing developments.	NA
***Provide facilities to store or lock bicycles** at appropriate sites.*	Indoor, secure storage for up to XX bicycles will be provided on site.
Develop an easily identifiable graphic system of signs and road markings to designate bicycle routes and crossings.	NA
II. Streetscape Guidelines — **Lighting**	
***Use full cutoff luminaires** in accordance with city lighting requirements to provide better lighting and prevent unwanted glare.*	Full cutoff luminaries will be used.
*Where appropriate, **replace modern cobra-head type lamps and poles** with painted metal, traditionally designed fixtures that have a base, shaft and luminaire.*	NA
Consider using a different but compatible style of fixture for each of the corridors.	NA
Light pedestrian areas with appropriately scaled poles.	NA
Provide pedestrian lighting at transit stops and along paths to parking lots and other destinations.	NA
Provide lighting of intersections in high traffic areas.	NA
Include any lighting upgrades as a part of an overall streetscape plan for each corridor.	NA

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

Response

II. Streetscape Guidelines — Street Furniture

Develop and use a common palette of colors, materials and design.

The furniture materials, colors and design will be coherent.

***Coordinate street furniture along corridors**. While they need not match, they should be compatible and not clash.*

There is little presence or continuity of street furniture along JPA now. We do not anticipate furniture choices for this project to clash.

***Place benches at key locations** such as transit stops. Use traditional designs constructed of wood and/or painted metal.*

No transit stops are currently located along the site's JPA boundary, but built-in benches and tables are planned to be included on the front entry plaza. These are very close and convenient to the sidewalk. They will allow a place to wait, rest and meet with friends. If a transit stop is placed here in the future, the project's benches have the potential to create alternative waiting areas close-by and within sight of it.

Avoid placing too many elements on narrow sidewalks.

NA

II. Streetscape Guidelines — Public Signs

***Develop a system of public way finding** and informational signs to reflect the character of Charlottesville to be used on all corridors.*

NA

***Coordinate the colors and design of signs** within a corridor.*

The color scheme and design of signs will be consistent and coherent.

***Keep signs to the minimum number and size** necessary for the use.*

The number of signs will not be excessive.

***Scale and place signs** for both automobile traffic and pedestrians.*

NA

Avoid placing signposts in locations where they can interfere with the opening of vehicle doors.

NA

Consider using decorative color banners within a specific corridor.

NA

II. Streetscape Guidelines — Public Art & Monuments

No public art or sculpture is being replaced by or proposed within this development, so none of the criteria in this section is applicable.

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

II. Streetscape Guidelines

Utilities & Comm. Equip.

Locate and screen utilities to limit their visibility *from the street and from nearby development.*

Place existing and proposed utilities underground.

Consider integrating cellular communication towers *into building design so as to appear visually unobtrusive.*

III. Site Guidelines

Connectivity Between Entrance Corridor area & neighborhoods

Maintain or provide a strong sense of community *by providing pedestrian and vehicular links from a corridor site to nearby neighborhoods, parks, schools and other public destinations.*

Use common streetscape elements*, materials and designs to visually link the corridor areas and neighborhoods.*

Provide continuous pedestrian routes *along corridors where feasible.*

Site grading should promote connectivity *with adjacent sites.*

Response

Power and communication cables will remain above ground and suspended from utility poles. but transformers and meters will be located out of view from JPA.

Utilities will not be buried, as is typical of almost all other buildings along this corridor.

NA

Pedestrian connections to the neighborhoods on Observatory and Washington Avenues are enhanced by improved continuous sidewalks that are minimally interrupted by vehicular crossings.

Materials typical of the surrounding neighborhoods-- brick, stone, concrete-- will be used in walks and site walls.

Pedestrians routes along the corridor will be enhanced and expanded.

Site grading will not affect adjacent sites.

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

III. Site Guidelines

Connectivity Between & Within Sites

***Create a complete pedestrian pathway system** within a site and between adjacent sites, linking all buildings, parking areas and green spaces. Ensure that this network connects to any nearby public pedestrian pathway.*

Design pedestrian and vehicular circulation to maximize the quality and safety of the pedestrian experience through:

"shared space" approaches that slow vehicle speeds and enhance pedestrian experience;

designated, separate sidewalks with planted areas through large parking lots;

crosswalks at points of vehicular access routes and in front of building entrances;

crosswalk designs that highlight their visibility by slightly raising them, making them wider, by constructing them of materials other than asphalt and by using bulb-out corners that reduce their length.

***Ensure the new paving materials are compatible with area character.** Scored concrete with broom finishes, colored, exposed aggregate concrete and brick or unit pavers are examples of appropriate applications. Avoid large expanses of bright white or gray concrete surfaces.*

***Provide passageways within large building masses** to allow pedestrians to pass through, particularly through shopping centers.*

Response

All building entries, porches and plazas are connected to public pathways, often in multiple locations. At the rear of the property, there is currently a surface parking lot with few trees. For years this lot has served an informal, but illicit, function as a pedestrian connection between Washington and Observatory Avenues. With this project, a new pedestrian path behind the building-- and open to public use-- will replace the parking lot. The new path will enjoy screening and shade from a wide planted buffer along the north property boundary.

At the entrance to the under-building parking, the crosswalk will not be paved in asphalt, and it will be wider than the sidewalk. The change in materials and wider dimension will call attention to pedestrians where the garage entry/exit crosses the sidewalk at Washington Ave.

At the entry plaza, associated walks and the corner terrace at the intersection of Jefferson Park and Washington Avenues, paving materials will be scored concrete in a buff stain. The walks leading to the Observatory Ave. porches will be paved in brick.

The concealed parking levels do not permit accessible passage across the full site within the building's perimeter. However, at the rear of the property, not far from JPA, a public pathway is proposed that crosses the entire property. Currently, it's unusual for people to walk between Observatory and Washington Avenues except at the rear parking lot and at JPA. Connections at these locations will be retained and improved.

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

III. Site Guidelines

Building Placement

	Response
Orient the facade of new buildings to front on the corridor.	The main building entry and entry plaza front Jefferson Park Avenue.
Limit setbacks of new buildings *according to the zoning of the particular corridor.*	The front yard is between 20 and 30' deep, which is consistent with multiple other similar buildings along the corridor.
Limit setbacks at major intersections *so that the architecture can help define the area.*	While the intersections may not be regarded as major, they are not insignificant. The architecture-- both in the street-level terracing and prominent entry areas-- serves to define the corners.
Use compact building arrangements *to reduce the feeling of seas of parking, encourage pedestrian activity and define space.*	No exposed, surface parking is proposed. The building is not sited too far from rights-of-way, but enough to allow expanded pedestrian spaces and ample plantings.
Strive for contiguous building arrangement along the street face *and avoid large breaks between buildings in identified development sites.*	We seek a balance in the building arrangement. While the base of the building is contiguous along JPA, the residential wings above step back independently of one another-- one offset from the other-- to introduce varied massing and temper the impression of formality that a more symmetrical form might impose.
Ensure that larger developments orient their design *to any adjoining neighborhoods and side streets.*	The introduction of brick facades along Washington and Observatory Avenues creates the impression of independent attached dwellings-- not unlike townhouses-- fronting on the side streets and their associated neighborhoods. Porches at multiple ground level apartments along Observatory reinforce this perception.
Orient service areas to limit their impact *on the development and any neighboring areas.*	The building will be serviced largely at the entrance to the under-building parking on Washington Ave. This will help minimize the presence of service vehicles like trash trucks along the JPA corridor.
Each side of a corner building *that faces a street should be considered a facade for design purposes.*	Building corners, especially at Washington Ave., turn to face side streets with prominent entry points and fenestration.

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

III. Site Guidelines

Parking

	Response
Reduce the scale of parking lots...	NA (This project does not include surface parking lots.)
Reduce the visibility of residential garages by:	
Not allowing a garage to become the primary architectural feature when a development is viewed from the street;	The garage entry is on the project's east side yard, over 200 feet from the JPA corridor.
Placing garages behind the building setback, preferably facing to the side or rear of attached housing;	The entry drive to the garage is not in the front yard.
Placing garages and parking in the rear with alley access.	Because of grading concerns and to prevent vehicle access from conflicting with rear yard pedestrian use and planted screening, we elected not to access the garage from the rear yard.
Accommodate pedestrian needs within parking areas by:	
Providing clear pedestrian paths and crossings from parking spaces to main entrances and to the street;	Ways from parking spaces to building entrances will be clearly marked.
Planning parking so that it least interferes with appropriate pedestrian access and connections to adjoining developments;	Primary building entrances are connected directly to public sidewalks, away from subterranean parking.
***Construct parking lots that reinforce the existing street wall** of buildings and the grid system of rectangular blocks.*	NA
***The number and width of curb cuts should be the minimum necessary** for effective on- and off-site traffic circulation.*	Only one curb cut for vehicular access is proposed. This will be on Washington Avenue, over 200 feet up from the corridor.
Design any detached parking structure to be architecturally compatible with its setting...	NA (No detached parking structure is proposed.)
Bicycle parking facilities should be provided within areas where significant bicycle traffic is anticipated. They should be located in designated areas close to buildings and pedestrian paths.	Bike storage will be located securely inside the building, convenient to an exterior entry along Washington Avenue with continuous sidewalk access to JPA.

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

III. Site Guidelines — Plantings & Open Spaces

	Response
Provide landscaping within parking areas by...	NA (This project does not include parking lots outside of the building under open sky.)
The majority of open space should be located at the perimeter of the site *where it is visible, and it should be of sufficient width and depth to provide adequate contrast to any adjoining site parking. Planting zones should be consolidated into areas large enough to give natural character to a site rather than randomly distributed in small and narrow open spaces that do not match the context and scale of the project.*	Most open space is located along the perimeter. Planting zones vary. Some are linear and narrow, creating an edge along walks. Others are more spacious, allowing generous green areas suitable for larger tree species. Planting zones are designed deliberately to help define and shade public sidewalks. At the rear of the site, a broad swath of mixed plantings will provide a buffer between this project and smaller scaled neighboring houses to its north.
Planted areas should be located along the site boundaries, *within parking areas, along drainage or stormwater management areas, around buildings and at building entries.*	Plantings are proposed in all of these locations (with the exception of parking areas, because all parking is under the building).
The existing topography should be preserved intact as much as possible *to minimize disruptions in drainage.*	Outside the building perimeter, significant regrading is not proposed.
Different scales of plantings *(trees, shrubs, flowers) should be incorporated into site design to the extent possible and such features as mature woods and riparian areas should be retained.*	A variety of plantings of different sizes and colors are proposed.
Use species appropriate for site conditions *including available sunlight, water and root and canopy space.*	Selected species are appropriate for site conditions.
Use trees, shrubs and other landscaping features to provide screens for service areas, parking and utilities.	Plantings will be used to screen utilities where necessary.
Use large specimen street trees along pedestrian routes *to provide shade and to define edges.*	Large trees, selected from Charlottesville's Tree Packet of recommended species, are proposed along all sidewalks.
In the core of larger commercial and office centers, street trees and more formal urban plantings organized around public open spaces are recommended.	NA
*Consider using **landscaping areas that also provide storm water treatment** such as rain gardens.*	Planted Bioretention is planned along parts of Observatory and Jefferson Park Avenues.

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

Response

III. Site Guidelines — Plantings & Open Spaces, cont.

*Refer to the **Tree Planting and Preservation BMP Manual** in the Charlottesville Standards and Design Manual*

We have.

*Encourage **day lighting of streams** where appropriate.*

NA

III. Site Guidelines — Lighting

***Use cutoff luminaries in accordance with city lighting requirements** to provide better lighting and prevent unwanted glare. Lighting should at all times be designed to prevent light pollution in the form of light transmission laterally beyond site boundaries or upward to the sky.*

All relevant lighting will follow the city's cutoff luminary requirements.

***Coordinate the lighting plan with the landscape plan** to ensure pedestrian areas are well-lit and that any conflict between trees and light fixtures is avoided.*

Lighting is being coordinated with the landscape design.

***Lighting should provide for appropriate and desirable nighttime illumination** for all uses on and related to the site to promote a safe environment.*

LED lighting at levels and temperatures recommended by BAR guidelines will be specified. Most exterior lighting will be motion-activated.

***Light pedestrian areas with appropriately scaled poles and luminaries.** Their heights are typically ten to fourteen feet.*

Most lighting of pedestrian areas will not be mounted on poles. Those lights that are will not be mounted above appropriate heights.

***Avoid using building accent lighting that is too bright and draws too much attention to the building.** Reasonable levels of accent lighting to accentuate architectural character may be appropriate in individual instances when it is shielded and is not aimed towards neighboring properties, sidewalks, pathways, driveways or public right-of-ways in such a manner as to distract travel.*

Accent lighting will be subtle and used only around building signs.

Gasoline station/convenience store aprons and canopies should utilize full shielded lighting fixtures...

NA

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

III. Site Guidelines

Walls and Fences

	Response
Choose high quality materials *and designs using materials such as brick, stone, metal and wood. Avoid untreated wood, vinyl, chain-link fences, wire fences or concrete block walls. Consider materials used elsewhere on the property or structures within the site.*	Site walls will be built out of quality, durable materials.
Use a scale and level of ornateness of the design of any new walls and fences that relate to the scale and ornateness of the building within the site. *Use simpler designs on smaller lots.*	In detailing and scale, the site walls will be compatible with the building.
Avoid exceeding the average height of other fences and walls *of surrounding properties.*	Site walls will typically be low-- in many cases, seat wall height-- especially along the JPA corridor.
Fences should be set back form the street right-of-way *to allow a clear area for utilities and landscaping.*	NA -- no fences proposed
When walls or fences stretch longer than 50 feet, use designs with texture and modulation *to provide a regular rhythm without being monotonous.*	The brick wall around the upper terrace at Jefferson Park and Observatory Avenues is punctuated by recesses that keep the wall face from being too monotonous. Where other site walls stretch more than fifty feet without interruption, these are typically low, seat-height walls where modulation is of negligible value.
Use paint or opaque stains on pressure treated or unpainted wood fences.	NA
Fence stringers (the structural framing of the fence) should be located facing the interior *of the subject lot, with the finished side facing out away from the subject property.*	NA
Fence at intersections or driveways should comply with city requirements for site distance *(see Article IX, Division 7 of the Zoning Ordinance for detailed site triangle requirements.)*	NA

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

III. Site Guidelines

Signs

	Response
Place signs so that they do not obstruct architectural elements and details *that define the design of the building.*	Signs will not obscure architecture. They will be well integrated.
Respect the design and visibility of signs for adjacent businesses.	Signs on the subject property will not obscure or clash with signs on properties elsewhere.
Use colors and appropriate materials that complement the materials and color scheme of the building*, including accent and trim colors.*	Sign materials and design will enhance building materials and design.
Use a minimal number of colors per sign where possible. *Avoid jarring or overly bright color schemes.*	Signs will not have a busy color palette. Bold colors may be selected in special cases, but we believe these are potentially interesting choices.
Exterior illumination of signs shall comply with the city's outdoor lighting requirements. *Exterior neon is discouraged.*	Sign lighting will adopt the city's BAR's recommendations for exterior lighting.
Illumination of any sign shall not be directed toward any residential area or adjacent street.	Sign lighting will be discreet and indirect, not shining outward toward the property edges.
Consider using a comprehensive signage plan *for larger developments.*	Signs will be compatible with one another.
Encourage the use of monument signs *with accent landscaping at the base along corridors.*	Large signs may be used along the corridor with or without associated landscaping.
Internally lit signs should use an opaque background *so only letters are lit.*	Sign lighting will be indirect, illuminating only the text/numbers.
Flashing lights are prohibited.	None proposed.

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

III. Site Guidelines

Utilities, Comm. Equip. & Service Areas

	Response
***Locate utilities to minimize their visual impact** from the street and adjoining developments.*	Utilities will be away from or screened from the JPA Corridor.
***Screen and landscape dumpsters** with wood board or solid barrier wall when multiple sides of the a building are highly visible.*	NA. (Trash dumpsters/bins will be stored in the building, out of sight.)
***Place utilities underground** if possible or located behind buildings.*	NA
***Screen service areas and loading docks** that are visible from streets or adjoining development with berms, landscaping, structures or fences.*	NA
***Site noise generating features away from neighboring properties,** especially residences.*	The pool deck-- the only potential generator of noise-- is located at the already busy and active JPA thoroughfare rather than facing the houses on the quieter side avenues.
Screen rooftop communications and mechanical equipment.	Rooftop equipment will typically be screened behind parapet walls.

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

IV. Building Guidelines

Architectural Compatibility

Response

Charlottesville seeks new construction that reflects its unique character, history and cultural diversity. *Architectural transplants from other locales or shallow imitations of historic architectural styles, for example, are neither appropriate nor desirable.*

The building's architecture does not rely on historic references deployed superficially or romantically. It does not indulge vernacular details associated with places outside Charlottesville.

A distinctive identity for each corridor should be created *through a combination of materials, forms and features that create a coordinated and inviting mix of buildings and spaces.*

Exterior material selections are predominantly brick and stucco, consistent with other buildings along the JPA corridor. The color palette falls in a compatible range. Building massing is varied, not monolithic. The scale evident in fenestration, entrances, site stairs, canopies and porches is appropriate for this district. The landscape design along JPA-- consisting of multiple terraces and plantings-- has the potential to enhance the corridor's character, creating opportunities for pedestrian comfort and interaction in a shaded environment that is a marked improvement over other student housing that fronts this corridor.

Encourage a diversity of architectural materials, *forms and styles that respect the traditions of architecture in the Charlottesville area, including gable or hipped roof forms, standing seam metal roofing, brick and wood siding.*

Exterior material selections are predominantly brick and stucco, consistent with area traditions. The flat roof with parapets is common among the city's larger apartment buildings, including older ones (see 300 Fourth St SE, the Altamont Circle Apts, 39 University Circle, the Preston Court Apts, etc...)

New developments should strive to implement the intended vision *rather than repeat existing inappropriate development patterns.*

Currently there are multiple examples of buildings along JPA that do not present engaging facades along the corridor (1909, 1905, 1801, 1721, 1719, 1715, 1713, 1709 and 1712 JPA, among them). On these properties, surface parking is prominent and visible in the front yards. Pedestrian walks are negligible and typically connect front doors not to public sidewalks but to asphalt parking. Street trees are uncommon, in many cases nonexistent. Trash cans are visible throughout the week. These properties do little to contribute to a sense of a street edge. Architectural character is often indistinct. The proposed project will not perpetuate any of these patterns. It represents a design that aspires to a better vision for this Corridor.

New development should respect existing historic buildings *and excellent examples from the recent past.*

No buildings on the property are historically designated.

Existing development should be upgraded as opportunities arise.

NA

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

IV. Building Guidelines — Building Mass, Scale & Height

Response

***Break up the front of a large building** by dividing it into individual bays, 25 - 40 feet wide.*

Along the side avenues, brick facades at three stories above the base stories are less than 30 feet wide and are intended to create the impression of individual dwellings attached to one another, not unlike townhouses.

***Use variation in materials, textures, patterns, colors and details** to break down mass and scale of the building.*

Material, textures and colors are varied. Brick veneer is used both to establish a building base and to emphasize smaller scale building faces within the longer facades, an effort to differentiate volumes within the mass.

***Avoid an unmodulated mass**.*

Perspective views reveal modulated massing.

***Use stepped-back height**.*

Stepbacks occur frequently at upper stories.

***Use varied wall surfaces**.*

Wall surfaces do not extend for long stretches in the same plane. Facades are distinguished by projections and interrupted by recesses at regular intervals.

***Use varied heights with regular width**.*

Parapet walls are taller over some locations, creating both variation in wall heights and places to screen mechanical equipment.

***Use building mass appropriate to the site.** Place buildings of greatest footprint, massing and height in the core of commercial or office developments where the impact on adjacent uses is the least. Follow setback requirements for upper story according to zoning classification of the corridor.*

NA (This is not an office or commercial development.)

***When making transitions to lower density areas, modulate the mass of the building to relate to smaller buildings.** Heights can be greater if the mass is modulated and other scale techniques are adopted. Reduce height near lower density areas.*

Because the grade rises from JPA to the rear of the site, the lower parking levels of the building can be submerged. This results in fewer stories above grade at the rear half of the site, where the proposed building is closer to the smaller scale houses along Observatory Avenue. The foremost brick faces here are limited to three stories. The two stories above are faced in darker, desaturated, muted colors, ones intended to help these upper levels withdraw into the background.

***Use massing reduction techniques of articulated base, watertables, string courses, material changes, patterns and fenestration to reduce the apparent height of the building.** Floor-to-floor heights of a building can have an impact on the mass of a building. For instance... when actual or implied floor-to-floor heights exceed 15-20 feet on the exterior, a building may begin to read as more massive than human-scaled.*

Multiple massing reduction techniques are employed. Floor-to-floor heights are typically 11', appropriate for a multi-family building.

***Create human-scaled spaces** defined by either buildings or landscape features that provide more friendly, inviting spaces.*

Spaces along the streets, those pedestrians are most likely to encounter, benefit from plantings, site walls, terraces and porches that support human-scaled environments. On the building, windows, doors and canopies will further enhance this sense of scale.

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

IV. Building Guidelines

Facade Organization & Storefronts

	Response
Orient primary entrances on a building facade to the street or corridor.	The primary entrance faces on the corridor, close to the corner of JPA and Washington Ave.
Use a hierarchy of entry design *on any complex, if the building has more than one orientation and focus on the main entry on the street/corner facade.*	The inclusion of an entry plaza + site stair aligned with the main entrance creates a visible arrival sequence, complimented by beautiful native plantings.
Secondary entrances *may be created to allow convenient access from adjacent buildings, sidewalks, parking, bicycle paths and transit stops..*	Secondary entrances are located at both side avenues, close to their intersections with JPA, promoting convenience and helpful redundancy.
Orient at least part of public elevations of shopping complexes to any adjoining neighborhoods.	NA
Provide attractive facade treatments *on any elevation that is visible from streets/corridors or from any primary elevations of adjoining developments and avoid use of unadorned blank walls.*	Primary elevation facades utilize materials, fenestration and masonry detailing that create a robust level of relief and adornment.
Consider using the traditional three-part facade *of a cornice, a pattern of upper story windows and a storefront with articulated base when designing a new building or renovating an existing structure.*	While it has a masonry base, the proposed building does not present a three-part hierarchy in the most obvious, traditional form. This building does not prioritize the historical horizontal subdivisions that were more common in previous eras. Instead, we intend the use of material and facade transitions to create a richer juxtaposition, emphasizing both vertical and horizontal proportions, often overlapping the two.
Use a regular pattern of solids and voids *for openings that relate to more traditional building design in the corridor.*	NA
Use a proportion of openings *(vertical or horizontal) that is generally consistent with the context of the building. Traditional design openings are typically vertically proportioned.*	The windows, doors and storefront typically adopt vertical proportions in keeping with traditional buildings.
Strive for designs and materials *that reflect the architectural traditions of the region.*	Typically, material choices are appropriate for the region.
Storefronts or large display windows *should be used at street level.*	Storefronts are used at the two main street-level entries at the corner of Washington Ave and JPA. At the corner of Observatory Ave. and JPA, we also call for storefronts that offer visibility into amenity space (that may be converted to commercial space at a future time).

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

Response

IV. Building Guidelines — Materials and Textures

Use material changes *to help reduce mass and provide visual interest.*

Materials changes are used deliberately to reduce the impression of massiveness.

Choose materials that offer texture *and avoid monotonous surfaces. For example, use wood or brick or stone or new synthetic materials that approximate the look and dimension of these materials.*

The proposed brick and synthetic stucco will provide a range of textures and avoid monotony.

Use quality materials *consistently on all visible sides of commercial, office and multi-family residential buildings.*

Materials will be durable.

*In Charlottesville **common building materials are brick, wood or stucco walls and standing-seam metal roofs.** Stone is more commonly used for site walls than building walls.*

Building walls will be faced in stucco or brick. Some stone is proposed on site walls only.

Avoid the use of building materials with long-term maintenance problems *such as EIFS (Exterior Insulation and Finish System) or vinyl siding**.** Sustainable, utilitarian building materials such as concrete block, metal siding or cementitious panels may be appropriate in contemporary designs.*

Synthetic stucco is proposed as an exterior finish on some walls. Synthetic stucco problems on past projects typically resulted from poor application practices that allowed moisture to get trapped in the wall envelope. Modern application standards using a proven drainage system, such as the inclusion of a full mesh layer-- one that does not have to be conscientiously oriented to be functional-- under the insulated stucco panels, will be adopted for this project.

IV. Building Guidelines — Colors

A coordinated palette of colors *should be created for each development. This palette should be compatible with adjacent developments.*

The colors will be complimentary. Red brick is common along the Corridor. Dark stucco colors are intended to make upper story walls visually recede into the background, leaving the brick facades more prominent. Other than the brick color, the palette is muted and modern. White windows, storefront and trim is proposed only in the brick facade along the JPA base and at the corner entry, setting these locations apart. Dark windows are used elsewhere. We think the dark window and stucco colors will also create a nice backdrop to the brighter color range seasonally present on the perimeter site plantings. On the courtyard at the third level, vivid color is proposed on courtyard facing pavilions. These are remote enough, they are only partially visible from the Corridor and only from certain angles. They add an unexpected lining-- only occasionally glimpsed-- to an otherwise staid exterior.

Set the color theme *by choosing the color for the material with the most area. If there is more roof than wall area, roof color will be the most important color choice and will set the tone for the rest of the colors.*

The brick facades cover the most exterior area. The stucco colors are coordinated to look good with the brick.

Limit the number of color choices. *Generally there is a wall color, trim color, accent color and roof color.*

While there are several wall colors, the proposed massing warrants it. The variation in colors and materials are intended to mitigate the building massing.

Use natural tints of materials such as reds, browns, tans, grays and greens as primary colors. *Save bright accent colors for awnings and signs on commercial buildings.*

Primary colors will have natural tints. Vivid color is proposed only on facades within the courtyard, turned inward. Rarely visible from the street, they will create a distinctive and vibrant interior environment.

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

Response

IV. Building Guidelines — Colors

Use natural tints of materials such as reds, browns, tans, grays and greens as primary colors. *Save bright accent colors for awnings and signs on commercial buildings.*	Primary colors will have natural tints. Vivid color is proposed only on facades within the courtyard, turned inward. Rarely visible from the street, they will create a distinctive and vibrant interior environment.
Use color variation *to break up the mass of the building and provide visual interest.*	See perspective drawings.
Do not use strong color *that has the effect of turning the entire building into a sign.*	We do not.

IV. Building Guidelines — Details

Use articulated elements *such as cornices, belt courses, water tables, bay divisions, variations in wall plane and roof features to create designs of interest.*	A building base, bay divisions, variations in wall plane, masonry detailing and coping projections at tops of walls are among the elements used to create architectural articulation.
Include human-scaled elements *such as columns, pilasters and cornice, in particular at street level and on facades with a pedestrian focus.*	Canopies and fenestration contribute to human scale.
Avoid large expanses of blank walls *that are visible from the public right of way or neighboring developments.*	Typically vertical planes, materials and colors vary often enough that large blank expanses do not result.
Avoid oversized decorative elements.	No big decorative elements are proposed.
Avoid decorative elements that do not relate to the architecture *but serve to turn the whole building into a sign.*	No such elements are proposed

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

	Response
IV. Building Guidelines — **Roof Forms & Materials**	
***Use roof forms that complement the building design** and contribute to human scale. Avoid tall roof areas that overwhelm the height of the building's wall. Common Charlottesville roof forms include hipped, gable, flat and gambrel.*	Roofs and their materials are not visible from the ground. They are flat roofs, common for and appropriate to multi-family buildings in Charlottesville.
If a shed roof or flat roof design is used, add a parapet wall to screen the roof.	Some roofs have parapets.
***Avoid a visible monolithic expanse of roof on large-scale buildings.** Break the roof mass with elements such as gables, dormers or parapets. Scale these features to the scale of the building.*	Roof surfaces are not visible from the Corridor.
***Consider using a special roof feature on buildings located at a gateway,** a prominent corner, or highlight entry bays on larger structures.*	Canopies are used to help distinguish prominent corners and their entries.
***Steeper forms are associated with more traditional design** and can be appropriate when the development adjoins nearby neighborhoods.*	NA
***On roofs that visible such as gable, hipped or shed design,** use quality materials such as metal or textured asphalt shingles*	NA
Any equipment located on a roof should be screened from public view.	It will be.
IV. Building Guidelines — **Awnings**	
***Encourage the use of awnings at the storefront level** to shield displays and entry and to add visual interest.*	Canopies are proposed for these purposes.
***Coordinate the choice of colors** as a part of the overall color scheme. Solid colors, wide stripes and narrow stripes should be considered as appropriate.*	Canopy colors are coordinated with associated storefronts.
Awning forms may be angled or curved.	NA

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

Response

IV. Building Guidelines — Awnings

Use of a canopy as an illuminated sign is not appropriate

NA

Awning materials should be appropriate to the overall design of the building. *Traditional cloth fabric, standing seam metal or newer rigid materials may be considered.*

Canopies would be painted or powder coated metal.

IV. Building Guidelines — Appurtenances

Building service, loading and utility areas should not be visible from public streets, *adjacent developments or from access drives within large developments. Such service areas should be located behind the main structure in the least visible location possible.*

Service, loading and utility areas will be located our of sight in the parking deck or screened by a wall near the entry drive into the parking level.

Mechanical equipment on roofs or sides of buildings should not be visible from the street.

Rooftop equipment will be screened behind parapet walls.

When mechanical equipment vents, meters, satellite dishes and similar equipment is ground mounted, *screening should include either an opaque fence or wall made of the same material as the building or an evergreen hedge that screens objectionable views.*

NA

Items such as roof ladders, railings, roll-up doors and service doors, *should be located on building elevations that are the least visible from public streets/corridors, adjacent developments or from access drives within large developments. Their colors should be coordinated among all of these elements and with the rest of the building.*

None of these are located in visible locations.

In some cases appurtenances may be integrated into the building design *if such integration enhances the compatibility of the overall design with the corridor vision.*

NA

IV. Building Guidelines — Additions & Corridor Conversions

NA

*(reference Charlottesville's **Entrance Corridor Design Guidelines**)*

Response

IV. Building Guidelines	**Franchise Designs**	NA
IV. Building Guidelines	**Gas Station Canopies**	NA
IV. Building Guidelines	**Civic & Institutional Buildings**	NA
IV. Building Guidelines	**Multi-Family Buildings**	
***Follow other guidelines in this chapter** as applicable to the overall design of such buildings in such issues as massing and building footprint, scale, complexity of form, height and width, materials, textures and colors, roof forms and materials, etc...*		Other applicable chapter guidelines are addressed in previous pages.
***Give consideration to placing the first floor retail storefronts in multi-family buildings** if they face along a commercial corridor or face a pedestrian-oriented street within the downtown.*		NA
Avoid creating street front facades that are dominated by garage doors.		No garage doors are proposed on the front facade.
Ensure that the designs of such buildings are consistent with any adjoining neighborhoods and the zoning ordinance.		They are consistent.

APPENDIX b

CORRIDOR CONTEXT

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2005 JPA
Charlottesville VA

12.20.2022

JPA CORRIDOR CONTEXT PHOTOS

All grades, counts and quantities are approximate and will change as design proceeds.

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