

City of Charlottesville  
Department of Neighborhood Development Services  
Staff Report



Entrance Corridor Review Board (ERB)  
Review of Certificate of Appropriateness for 2005 Jefferson Park Avenue\*

Planning Commission Regular Meeting

Date of Planning Commission Meeting: **June 13, 2023**

Project Planner: Matt Alfele

Date of ERB review: March 14, 2023

Application Number: P22-0133

Zoning: R-3 Residential with Entrance Corridor Overlay (Fontaine Ave/JPA; Sub-area C.)

Tax Parcels: 17-104, 17-103, 17-103.1 (Note: 17-104 is not within the EC Overlay.)

Site Acreage: 1.7 acres (74,531 sq ft)

ERB Staff report prepared by: Jeff Werner, AICP, Preservation and Design Planner

Submittal: Mitchel/Matthews Architects & Planners drawings for *2005 Jefferson Park Avenue Entrance Corridor Review Application*, dated December 20, 2022: Sheets 1 (cover) through 76.

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**Summary of CoA Request**

Development of 1.7 acres (three parcels, existing structures to be razed) to construct a multi-story, brick and stucco apartment building with a footprint of approximately 312-ft x 155-ft. The building will feature two, five-story wings separated by a courtyard and atop a two-story, brick foundation/podium, which provides a street level, primary entrance and encloses an internal parking garage accessed off Washington Avenue.

**\* NOTE:** The ERB reviewed this request on February 14, 2023, resulting in approval of the CoA via a 7-0 vote; however, due to an error regarding the public notice posted at the site, the request was readvertised and reviewed by the ERB on March 14, 2023, resulting in approval of the CoA via a 6-0 vote approving the motion noted below. The ERB's action on February 14 and on March 14 were subsequently appealed to City Council, who heard the appeal on May 15, 2023. (See Appendix for links to the Council memo, the letters appealing the ERB's actions, and staff's response to the appellants' claims.) Council determined the claims regarding the ERB's design review were without merit; however, to resolve a discrepancy regarding the March 14, 2023 ERB notice letter, staff was instructed to readvertise this matter for ERB review.

The submittal and the February 14, 2023 staff report are unchanged and can be accessed via the following (pdf page 18): [PC-ERB Meeting - Feb 14 2023](#).

Staff recommends approval by reference to the motion for approval noted below.

## **Suggested Motion**

*Approval (motion as approved with conditions on February 14, 2023 and on March 14, 2023):*

Having considered the standards set forth within the City's Entrance Corridor Design Guidelines, I move to find that the proposed design for 2005 Jefferson Park Avenue is consistent with the Guidelines and compatible with the goals of this Entrance Corridor, and that the ERB approves the Certificate of Appropriateness application as submitted, with the following conditions of approval:

- Glass will be clear, at the locations noted in the staff report.
- New railings, if required, will match the metal rail at the podium terrace [as presented in the submittal dated 12/20/2022].
- All exterior lighting and interior lighting visible from the garage will have lamping that is dimmable, has a Color Temperature [CCT] not exceeding 3,000K, and has a Color Rendering Index [CRI] not less than 80, preferably not less than 90. Additionally, the owner will address any reasonable public complaints about light glare by either dimming the lamp or replacing the lamps/fixtures. [Note: This condition addresses two light sources: *exterior lighting* refers to all site and exterior lighting fixtures; *interior lighting visible from the garage* refers to all lighting fixtures within (inside) the garage.]
- Dumpsters and trash and/or recycling bins to be located within the garage and pulled to the curb only on collection days.
- If used for mechanical units, utility/service boxes, storage, trash containers, the *Mech Equip* area noted on sheet 44, at the west elevation, will be appropriately screened. That screening will be subject to approval by design staff and must be memorialized as an amendment to the site plan.
- Any ground-level mechanical equipment and/or utility boxes will be appropriately screened. That screening will be subject to approval by design staff and must be memorialized as an amendment to the site plan.
- Meters and panel boxes for utility, communications, and cable connections will be located preferably within the garage; if not, then in non-prominent locations on the side elevations only and appropriately screened. That screening will be subject to approval by design staff and must be memorialized as an amendment to the site plan.
- Stucco used on this site will be a durable synthetic material which is mechanically fastened over appropriate drainage mats with a code compliant water-resistant barrier.
- Bicycle runnels shall be provided as part of the multi-use path at the rear of the site.
- There will be no up-lighting of landscaping on the site.
- The number, size, type and character of all plantings (trees, shrubs etc.) and the biofilter shall be installed and maintained in substantial accordance with the drawings. [Reference sheets 44 through 48 of the submittal dated 12/20/2022.]
- Screening of vehicular lighting at the south wall of the parking garage, particularly at headlight level. [Re: glare and brightness visible outside the garage.]

### **Alternate Motions**

*Deferral:* I move to defer [or, to accept the applicant's request to defer] the Entrance Corridor Certificate of Appropriateness application for 2005 Jefferson Park Avenue.

*Denial:* Having considered the standards set forth within the City's Entrance Corridor Design Guidelines, I move to find that the proposed design for 2005 Jefferson Park Avenue is not consistent with the Guidelines and is not compatible with the goals of this Entrance Corridor, and that for the following reason(s) the ERB denies the Certificate of Appropriateness application as submitted...

### **Appendix**

City Council review of appeal, May 15, 2023

- [City Council memo May 15 2023 - 2005 JPA CoA Appeal](#)
- [Attachment 1 – 2005 JPA Appeal Letters](#)
- [Attachment 1 Addendum - 2005 JPA appeal](#)
- [Attachment 2 - 2005 JPA CoA- ERB appeal - Staff Response](#)