

NOVEMBER 25, 2014

1000 WEST MAIN STREET
CAMPUS ACQUISITIONS HOLDINGS, LLC

BOARD OF ARCHITECTURAL REVIEW SUBMITTAL 5
CHARLOTTESVILLE, VA

SUMMARY OF REVISIONS TO PREVIOUS BAR SUBMISSIONS
PROJECT NARRATIVE AND DATA
EXISTING SITE AND CONTEXT
BUILDING PLANS
BUILDING ELEVATIONS AND PERSPECTIVES
BUILDING MATERIALS
TYPICAL UNIT PLANS
LANDSCAPE DESIGN



i 1 2 3 4 5 6 7

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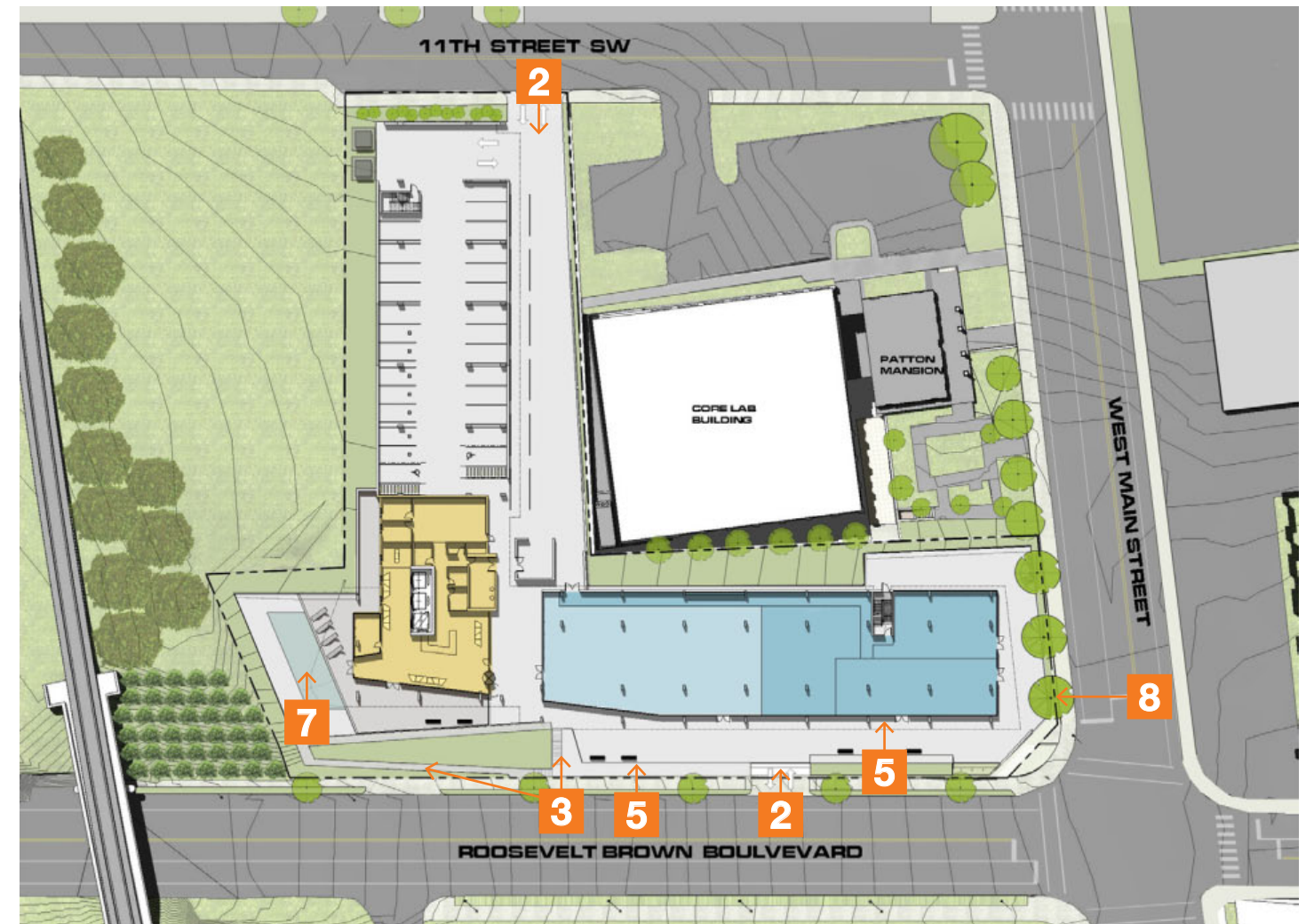
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The documents on the following pages include revisions and refinements to the project design, below is an outline summary of those revisions.

- 1** *Reduced Building Height and Simplified Massing Strategy.* The building height has been reduced from 12 stories to 6 stories. The previous building submission was approximately 117' tall, the revised submission is now around 66' tall. With this reduction in height comes a reduction in massing/SF and number of dwelling units (see the updated SF and Residential Mix tables on sheet 1.3 – Project Data)
- 2** *Parking Layout and Parking Access Locations.* The parking for the project has been reduced accordingly from 216 spaces (232 including tandem) to 134 spaces due to less demand with the reduction in dwelling units. The entry point on 11th Street remains consistent with the previous proposal, but there will be no ramp to P2 from that point, only access to the parking on grade for retail and staff. The Roosevelt Brown Boulevard entry has shifted up the hill closer to West Main Street and will now occupy the other existing curb cut location.
- 3** *Updated Roosevelt Brown Boulevard access to Retail from the south.* A new pedestrian walking path with green space has been incorporated into the project as a means to break up the existing steep grade change from West Main Street to the south along Roosevelt Brown Boulevard. Images of this path can be found in the building elevations and renderings section of this submission.
- 4** *Maintain Setbacks and Stepbacks along Roosevelt Brown and West Main.* We have made efforts to maintain the building setbacks and stepbacks in a similar fashion to the previous efforts along West Main Street and Roosevelt Brown Boulevard. The upper portion of the building is setback 15 feet from the property line with a 10 foot stepback along the sixth floor level.

- 5** *Maintain engagement at the street levels and program space along Roosevelt Brown Boulevard.* We had previously engaged in several collaborative discussions with the BAR to resolve the program and visual appearance along Roosevelt Brown Boulevard. While some of the element sizes and exact locations have been pushed and pulled, all the pieces remain in place along this important street edge.
- 6** *Maintain material palate.* Although some of the dimensions (now showing plank siding cement board rather than rectangular running bond panels), we have the same material palate as previously presented to the BAR. More detail on the materials can be found in the project narrative on the following pages.
- 7** *Removed Roof Top Terrace and relocated pool.* The roof top pool and terrace has been relocated to the southern side of the building near the Residential building lobby and entry. See updated Ground Floor Plan for location.
- 8** *Street Tree Details.* The design team revised the previous street tree detail that was questioned by the BAR for concerns that there wasn't enough space for the required root growth. We have since pulled back the parking and foundation wall below to allow enough separation underground for the full growth potential of these trees.



BAR SUBMISSION 5

NOVEMBER 25, 2014

i SUMMARY OF REVISIONS TO PREVIOUS BAR SUBMISSIONS

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- A. INTRODUCTION:** 1000 West Main Street is a proposed mixed-use development located at the southwest corner of West Main Street and Roosevelt Brown Boulevard on a land assemblage comprised of 1002-1006 West Main Street and 118 11th Street SW. The project consists of residential units over commercial / retail space and is situated at a vital pedestrian linkage between the Downtown Mall and the University of Virginia. The project is within the City's West Main Street Architectural Design Control (ADC) District. It is our opinion the project's design complies with the city's stated vision for the redevelopment of West Main Street, a designated urban development area within the city, and with the character of this particular section of West Main Street, west of 10th Street. Below you will find responses to each of the city's Design Guidelines for New Construction and Additions.
- B. SETBACK:** The upper portion of the building will be located within the minimum and maximum setbacks along its two primary streets (West Main and Roosevelt Brown Boulevard) and one linking street (11th Street SW) in accordance with the zoning requirements for West Main South. No setbacks are required on the side and rear. The base of the building requires a modification to the setback along Roosevelt Brown Boulevard for the addition of the community room, commercial / retail space, bicycle storage room, and terraces above at the elevation of West Main Street.
- C. SPACING:** The upper portion of the building is situated aligned with the minimum fifteen feet setback along Roosevelt Brown Boulevard and West Main in order to provide more spatial relief to its historically significant neighbor to the west and the Patton Mansion – a Virginia Landmarks Registered building. The building is also pulled away from the Core Lab Building, an addition to the south side of the Patton Mansion. Furthermore, this project will define the corner at the intersection of West Main and Roosevelt Brown and provide needed definition to the street wall along West Main at this intersection.
- D. MASSING & FOOTPRINT:** The massing of the proposed mixed-use building provides a respectful backdrop to the neighboring Patton Mansion - the centerpiece of this West Main Street block. The footprint of the building is an "L" shape to accommodate the unusual site. The slender footprint of the building is generated by the project's enhancement of the streetscape – by pulling the building back from the main streets in order to provide semi-public spaces along West Main Street and Roosevelt Brown Boulevard. Additionally, the building is shifted to the east so as to allow the existing east-facing windows of the Core Lab Building to maintain access to natural light and ventilation.

The Roosevelt Brown Boulevard massing works with the existing steeply graded site by inserting programmed space: a community room, a small retail space, and the bicycle storage room, at street level to provide activation and engagement with the street. Above, the podium that extends along West Main Street wraps the corner and continues south along Roosevelt Brown Boulevard, creating an elevated walkway along the retail and commercial space. At the south end of the site, a ramp and stair traverse green space and allow access to the podium and retail from lower Roosevelt Brown Boulevard. The taller portions of the building are pulled west from Roosevelt Brown Boulevard to allow for the pedestrian scale of the podium to become the focal point of passersby.

The building's primary mass, extending south from West Main Street and west to 11th Street, is recessed into the site, away from the historic Patton Mansion and the Core Lab Building addition, in order to give this historic structure "room to breathe". In this manner, the proposed building will become background, allowing the Patton Mansion to maintain its historically significant presence on West Main Street.

- E. HEIGHT & WIDTH:** The overall height and width of the proposed new building is in keeping with the city's approved vision for West Main Street and recent projects, which have been approved in the area. The proposed building is now only 6 stories with a roof height approximately 66 feet above the building plinth/terrace and West Main Street. The width of the building is a constraint of the abnormal site, zoning regulations, and the preference to create open space between the Patton Mansion and the proposed building.
- F. SCALE & ORIENTATION:** Overall, the scale of the proposed project is consistent with the city's stated vision for the West Main Street corridor and is consistent with a range of existing and recently approved projects on West Main Street as illustrated in the accompanying sketches.
- The proposed new building will be oriented primarily to West Main Street in keeping with the orientation of other buildings along the street. The West Main Street façade of the building is pulled south, within the requirements of the ordinance, to allow the Patton Mansion to maintain a presence on the street as one approaches from the east. The building presents a narrow façade on Main Street to reduce the mass of the building, to allow more light and airflow to West Main Street. Along the western leg of the building, which extends to 11th Street, a series of articulated bays were developed to break up the massing of the façade that faces West Main Street.
- G. ROOFS:** The proposed mixed-use infill project on West Main Street will have a flat roof, conforming to the city's guidelines for this area and consistent with other buildings along the street. Rooftop equipment (if any) will be screened from pedestrian public view on all sides.
- H. OPENINGS – DOORS & WINDOWS:** The ground floor will contain a combination of commercial / retail and residential lobby functions, each housed within a full height storefront envelope. The commercial / retail zone of the building runs along West Main Street and Roosevelt Brown Boulevard providing an active façade along the streets. The residential units on the upper floors will contain a combination of tall glass walls at the living spaces – allowing light to penetrate deep into the residential unit, and more narrow windows at the private spaces. Generally, the door and window patterns and sizes as well as the ratio of solids to voids are consistent with the other buildings in this district – West Main Street, 10th Street West. Larger openings have been punched into the Roosevelt Brown Boulevard façade to further reduce the scale and massing of the façade, to add depth and shadow, and to enliven the façade through social interactions.

- I. **PORCHES:** Few porches exist along this stretch of West Main Street; however, the commercial / retail level façade is inset in response to the scale of the portico of the adjacent Patton Mansion, creating a similar covered entry to the building. The covered entry level extends outwards towards Main Street, creating a podium that is envisioned as a “present-day agora”, or gathering place. Along Roosevelt Brown Boulevard, the ground floor retail is pulled in from the face of the building above, affording a covered walkway for pedestrians to access the retail spaces.
- J. **STREET-LEVEL DESIGN:** The building elevations, walks and landscaping are designed to present an appropriate façade and scale to West Main Street while also presenting a pedestrian friendly façade to Roosevelt Brown Boulevard. The podium upon which the building sits creates a semi-public plaza along West Main Street, inviting passersby into this new gathering space. Along the eastern portion of the site on Roosevelt Brown Boulevard, a stair provides direct access up to the retail level in response to the steeply sloping grade of the street. A community room, commercial / retail space, and a bike storage room create porosity, activity, and engagement with this street. In addition, a semi-public terrace offers a space for passersby to pause or a place for viewing the mountains to the south. Refer to Section 7 for additional details.
- K. **FOUNDATION:** The concrete foundation of the building is differentiated from the upper levels by a change in material, distinguishing the building’s podium from the residential and retail uses above. Along Roosevelt Brown Boulevard a planter frames storefront conditions at the bike storage room, creating a lively and engaging façade.
- L. **MATERIALS & TEXTURES:** The building is envisioned as a palette of materials that reflect the earthen nature of the surrounding building materials: concrete, modular cast clay cladding units, fiber cement panels, metal panels, along with the glazing in the retail and residential units. The color palette is primarily muted in nature, in deference to the historic characteristics and features of the Patton Mansion and so as to blend into the materials found along West Main Street - in particular with the section of West Main from 10th Street west. Visual Texture is created on the elevations with projections and recesses, which will enliven the façade when stricken with light. A mixture of two shades of cement siding and two textures (rough and smooth) as well as multiple colors of modular cast clay cladding units will create another scale of visual texture. See elevations (Section 4) and proposed materials (Section 5).
- M. **PAINT:** Paint will primarily be avoided on the building exterior, with the color/texture of the façade being created instead by the natural color of the materials themselves. The colors preliminarily selected and shown in the renderings are neutral colors and in keeping with the existing character of the street and appropriate for the historic district. Lively color schemes are not envisioned for this project. Color will be used on interior walls visible from the exterior; these painted walls are intended to draw the eye inward and make the building more porous.
- N. **DETAILS & DECORATION:** The detailing of the proposed building will be simple in nature, in deference to the Patton Mansion. Extravagant ornamentation is not envisioned for the project, but rather the material palette of the building will be developed to create a sensibility, scale and rich texture to the project that is meant to complement the Patton Mansion.
- O. **SUSTAINABILITY:** Our material palette primarily consists of sustainable, earthen materials – modular cast clay cladding units, cementitious and metal panels and trim, as well as clear glass windows (see Section 5). In addition to the inclusion of the sustainable materials mentioned above, the following sustainable features are incorporated in the plan:
- Infill development making more efficient use of the land.
 - Water saving plumbing features.
 - Improved use of natural light by the use of larger windows and narrow floor plates.
 - High efficiency mechanical systems.
 - Energy efficient lighting.
 - Use of native plants in the landscape.
 - Mixed-Use development along a main public transit route and within walking and biking distance of the Downtown Mall and the University of Virginia, reducing the reliance on private vehicular traffic.

For additional information on the project, see the Project Data sheet in this submittal.

Location	1002 - 1006 WEST MAIN STREET & 118 11TH STREET SW		
Site Area	55,650 Square Feet	1.277 Acres	
Zoning	Existing: WMS (West Main Street South)	Proposed:	WMS
Use	Existing: Vacant Commercial	Proposed:	Mixed-use Residential/Commercial
Height	Allowable: 70 Feet + Appurtenance 101 Feet + Appurtenance with SUP (117' max)	Proposed:	66'-4" (Podium + 6 stories) + Appurtenance
Density	Allowable: 43 DUA 240 DUA with SUP	Proposed: Actual:	193 DUA with SUP 100.2 DUA
Tax Map	10-68 & 10-70		

FLOOR / LEVEL	BUILDING AREA * (+/-)	COMMERCIAL AREA * (+/-)	UNIT TYPES	4 BEDROOMS			3 BEDROOMS		2 BEDROOMS	1 BEDROOMS		TOTAL UNITS PER FLOOR
				4X4 BALCONY	4X4	4X4 ROTUNDA	3x3	3X2	2X2	1X1	STUDIO	
Level 6	27,951			4	2	1	3	6	5	1	3	25
Level 5	30,538			9	2	1	2	2	5	2	3	26
Level 4	30,538			9	2	1	2	2	5	2	3	26
Level 3	30,538			9	2	1	2	2	5	2	3	26
Level 2	29,240			9	2	0	2	2	5	2	3	25
Level 1 (Ground Floor)	29,816	5,945										0
Parking 2	23,211	920										0
Parking 1	19,642	0										0
Total GSF	221,474	6,865										
	including parking & commercial areas	including back of house										
	Unit Total (per unit type)			40	10	4	11	14	25	9	15	128 UNITS +/-
	Total Units (per Bedroom Qty)				54			25	25	9	15	365 BEDS +/-
	% of total units (per unit type)				42.2%			19.5%	19.5%	7.0%	11.7%	
	% of total units					61.7%				38.3%		

* All quantities, areas, and dimensions are approximate and subject to change as the project is refined and further input is received from city planning staff.

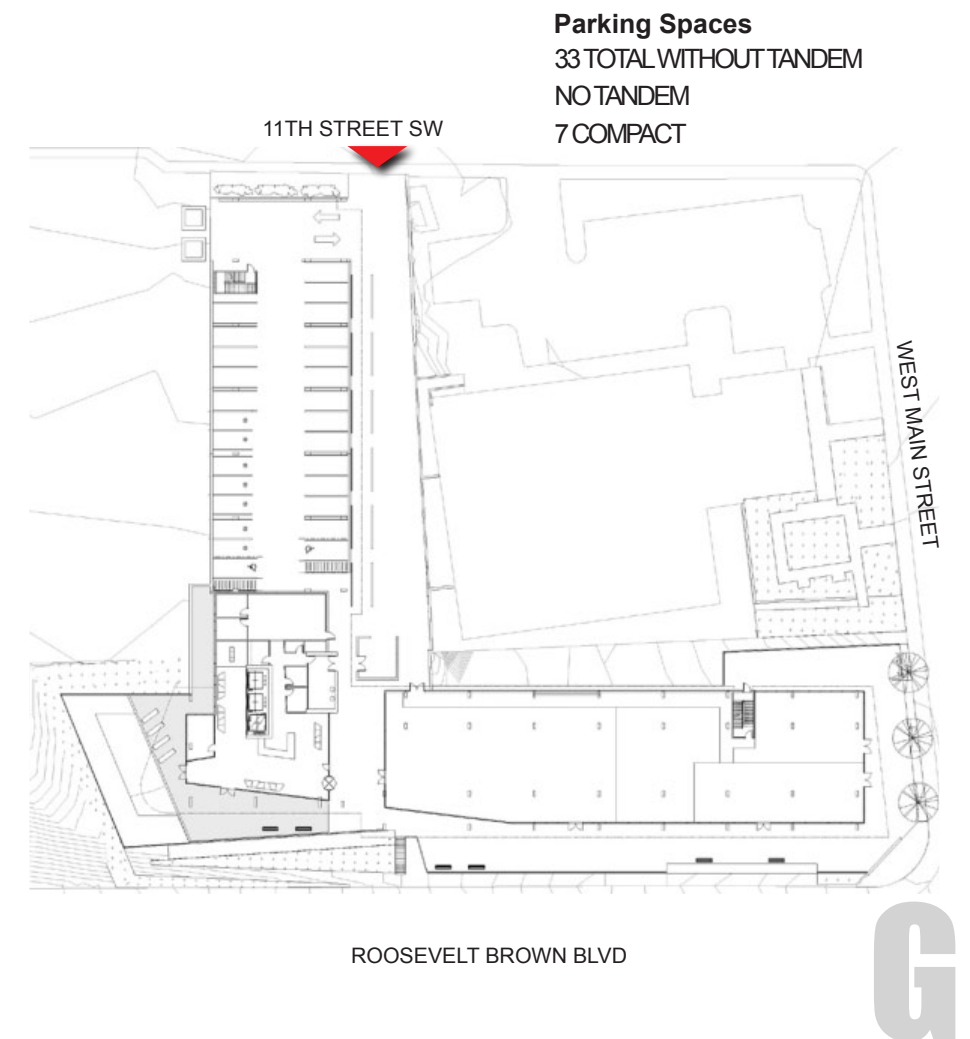
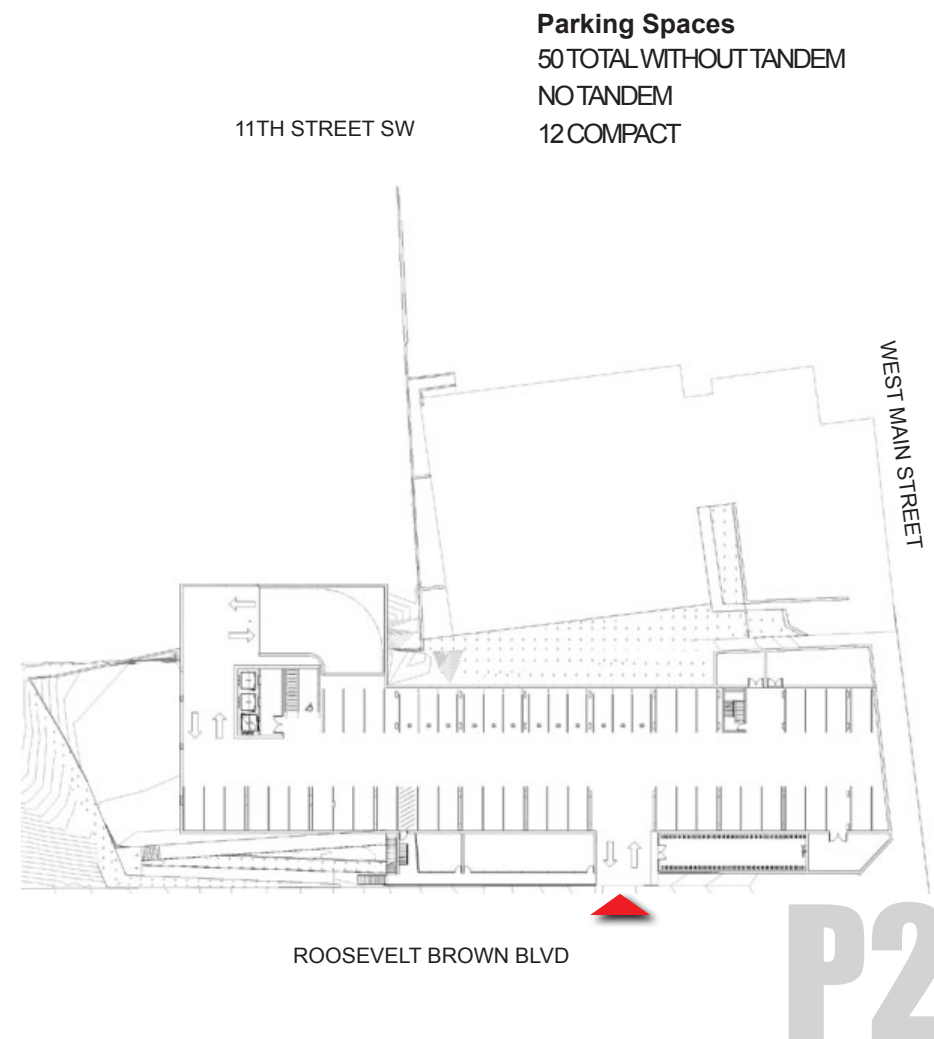
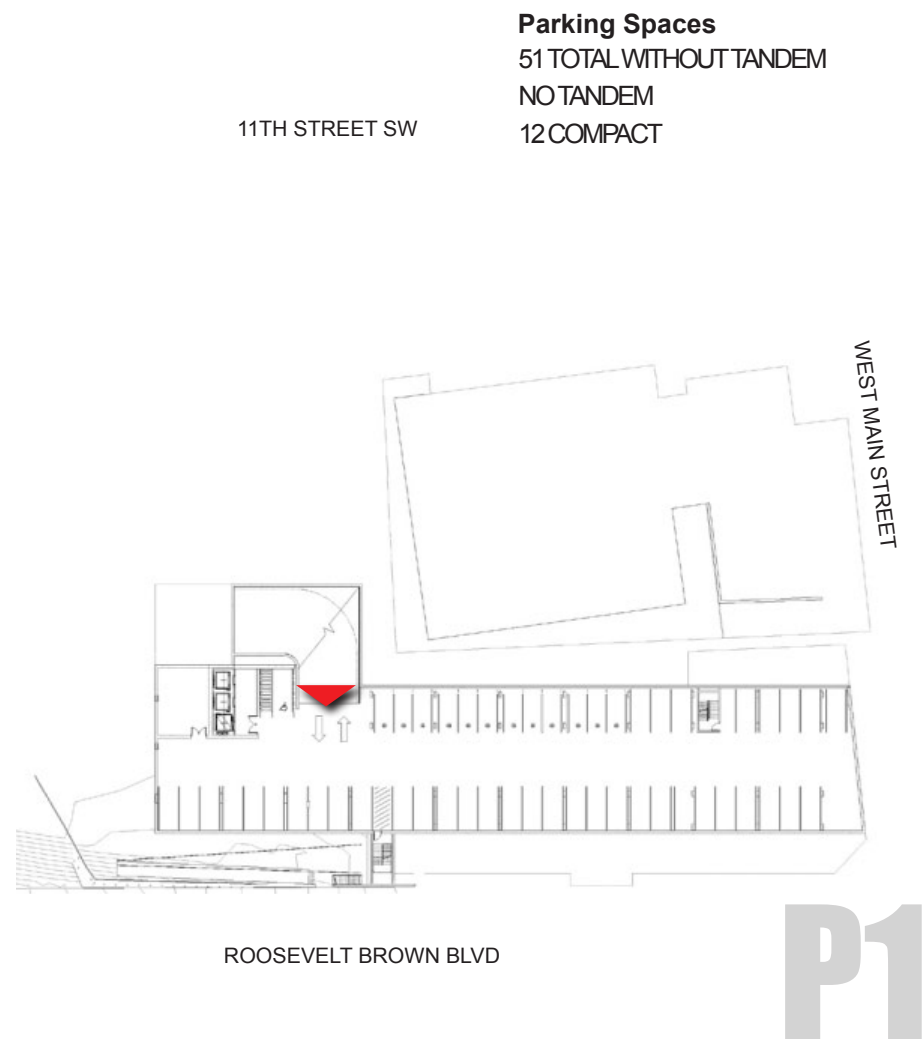
Required Parking (Parking Modified Zone)	
Residential (1 space / unit)	128
Commercial (50% of required)	11
Civic (1 per 200 GFA)	5
Total	144 Spaces

Allowable Reductions (20% max = 214)	
Commercial within 300' of bus stop	-2
Residential within 300' of bus stop	-2
Secure Bike Storage (120 spaces)	-24
Total Reductions per WMS Zoning	-28

Parking Req'd After Reductions	116 spaces
Parking Provided	134 spaces
Required Contribution	0 spaces

Parking Ratio	1.05 Spaces / Unit
	0.37 Spaces / Bed

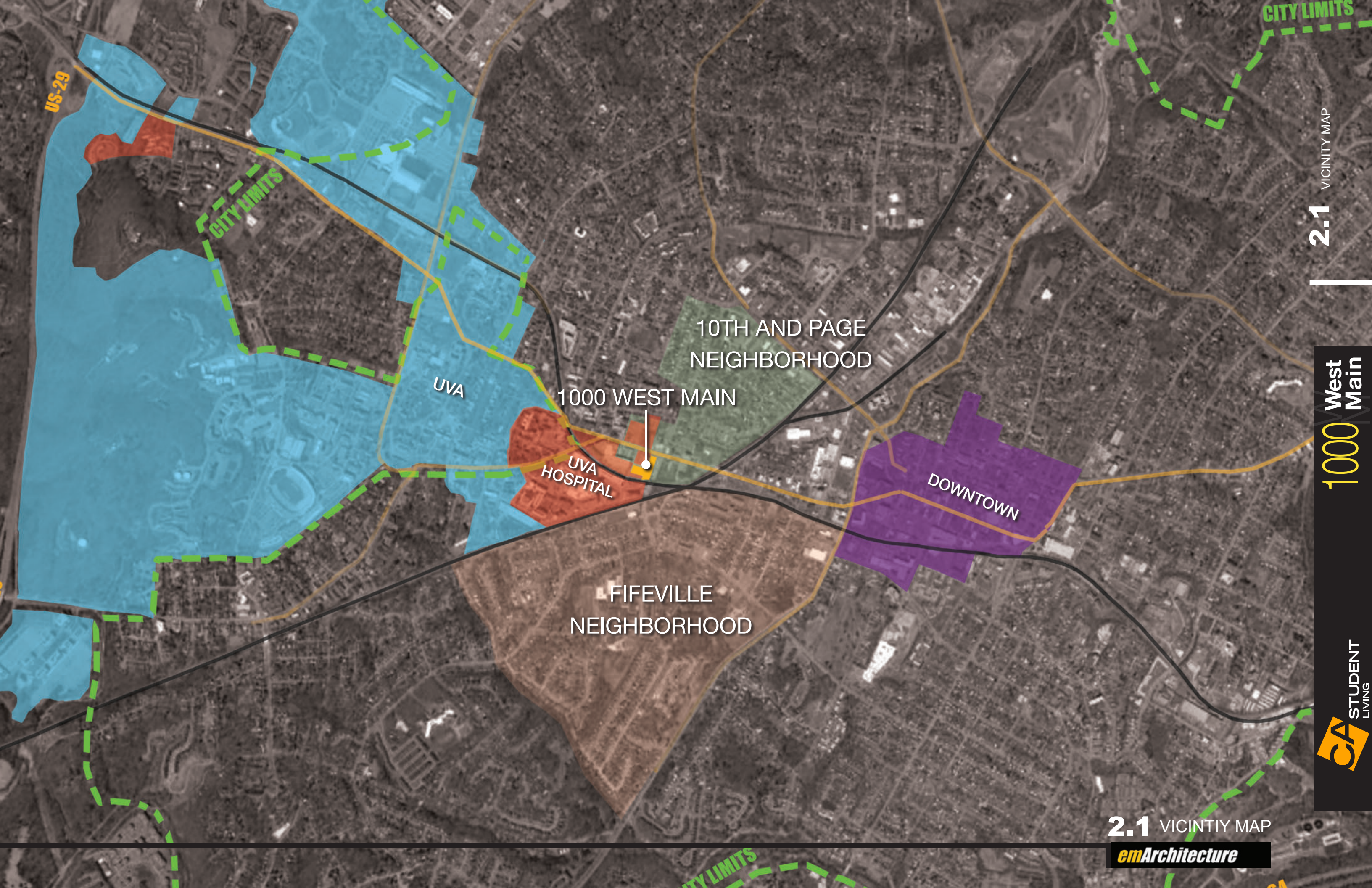
Floors	
Ground	14,440 GSF
Parking 2	18,487 GSF
Parking 1	18,851 GSF
	51,777 GSF



* All quantities, areas, and dimensions are approximate and subject to change as the project is refined and further input is received from city planning staff.

2 EXISTING SITE AND CONTEXT

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US-29

CITY LIMITS

UVA

1000 WEST MAIN

UVA
HOSPITAL

10TH AND PAGE
NEIGHBORHOOD

FIFEVILLE
NEIGHBORHOOD

DOWNTOWN

CITY LIMITS

2.1 VICINITY MAP

West
Main
1000

STUDENT
LIVING
CA

2.1 VICINITY MAP

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ROTUNDA
10 MIN. WALK

THE LAWN
10 MIN. WALK

THE CORNER
5 MIN. WALK

10TH AND PAGE
NEIGHBORHOOD

WMN

WMS

WEST OF 10TH

10TH ST. NW

10TH ST. TO DREWARY
BROWN BRIDGE

DOWNTOWN MALL
15 MIN. WALK

EAST OF D.B. BRIDGE

JEFFERSON PARK
AVENUE NEIGHBORHOOD

1000 WEST MAIN

UNIVERSITY HOSPITAL
& MEDICAL CENTER
5 MIN. WALK

FIFEVILLE NEIGHBORHOOD

NEIGHBORHOOD MAP

2.2

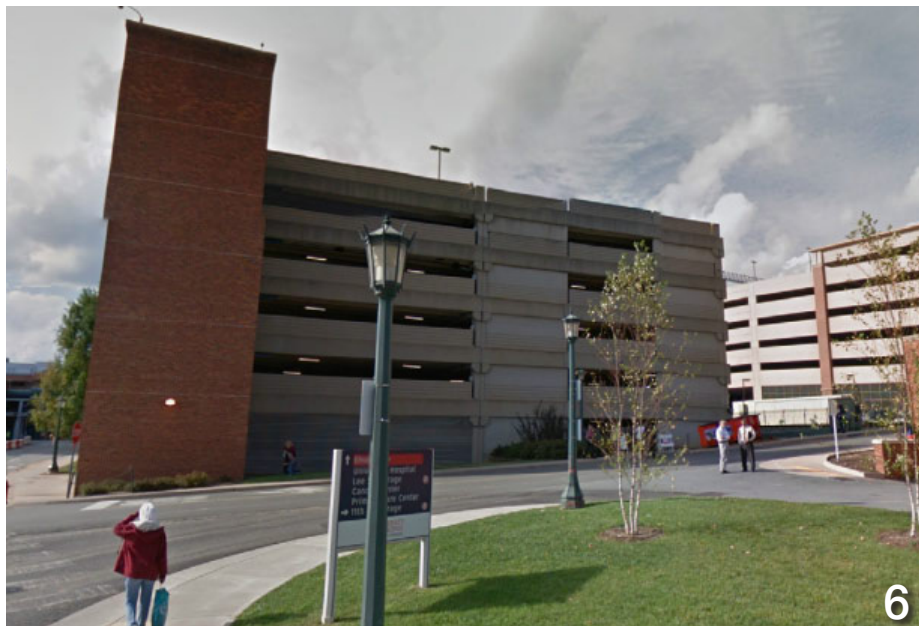
West
Main
1000

STUDENT
LIVING

2.2 EXISTING SITE AND CONTEXT: NEIGHBORHOOD MAP

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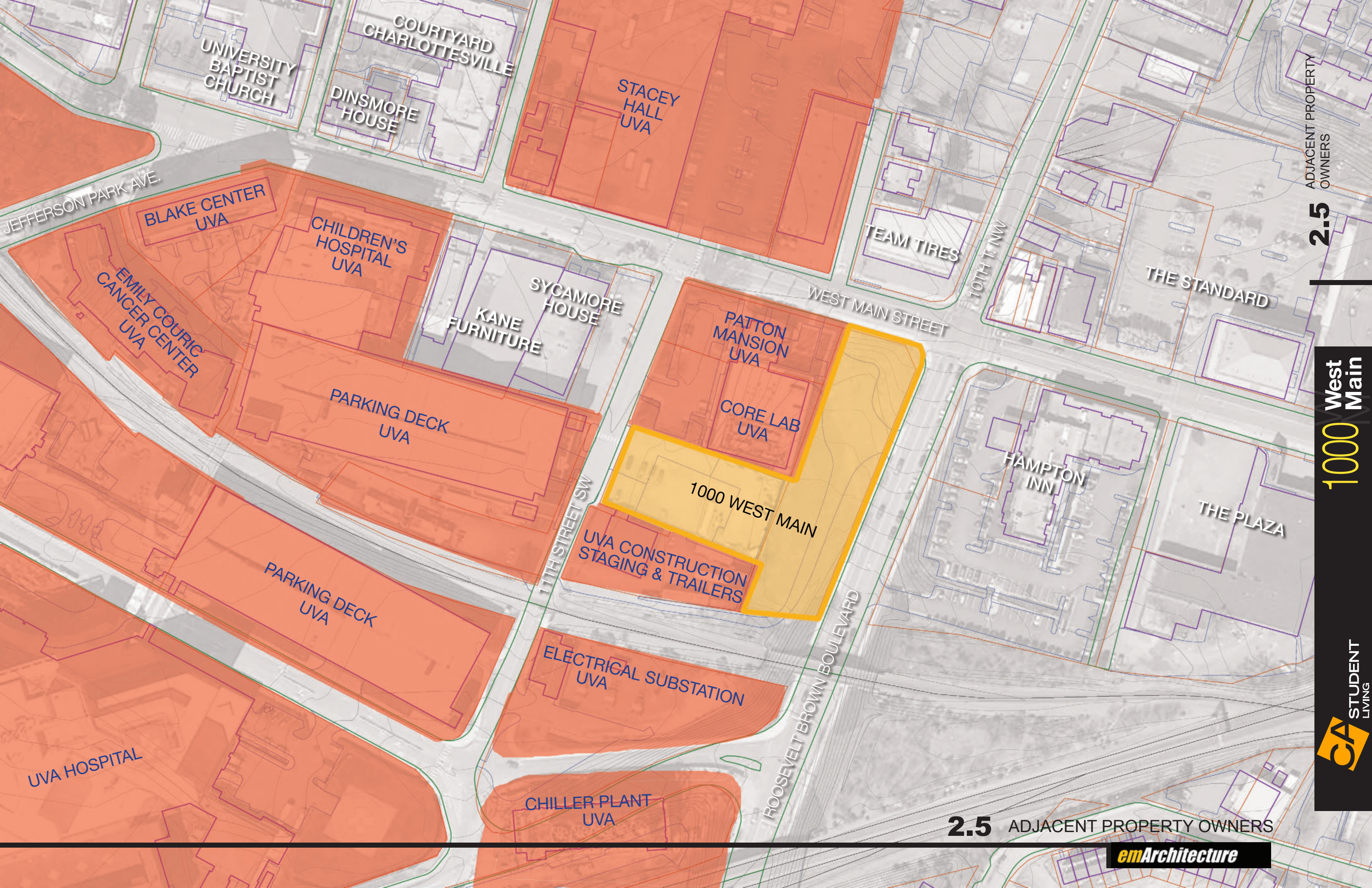


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2.4 ADJACENT STRUCTURES

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UNIVERSITY
BAPTIST
CHURCH

DINSMORE
HOUSE

COURTYARD
CHARLOTTESVILLE

STACEY
HALL
UVA

TEAM TIRES

THE STANDARD

HAMPTON
INN

THE PLAZA

BLAKE CENTER
UVA

CHILDREN'S
HOSPITAL
UVA

SYCAMORE
HOUSE
KANE
FURNITURE

PATTON
MANSION
UVA

CORE LAB
UVA

1000 WEST MAIN

UVA CONSTRUCTION
STAGING & TRAILERS

ELECTRICAL SUBSTATION
UVA

CHILLER PLANT
UVA

PARKING DECK
UVA

PARKING DECK
UVA

EMILY COURIC
CANCER CENTER
UVA

UVA HOSPITAL

ADJACENT PROPERTY
OWNERS

2.5

West
Main
1000

STUDENT
LIVING



2.5 ADJACENT PROPERTY OWNERS

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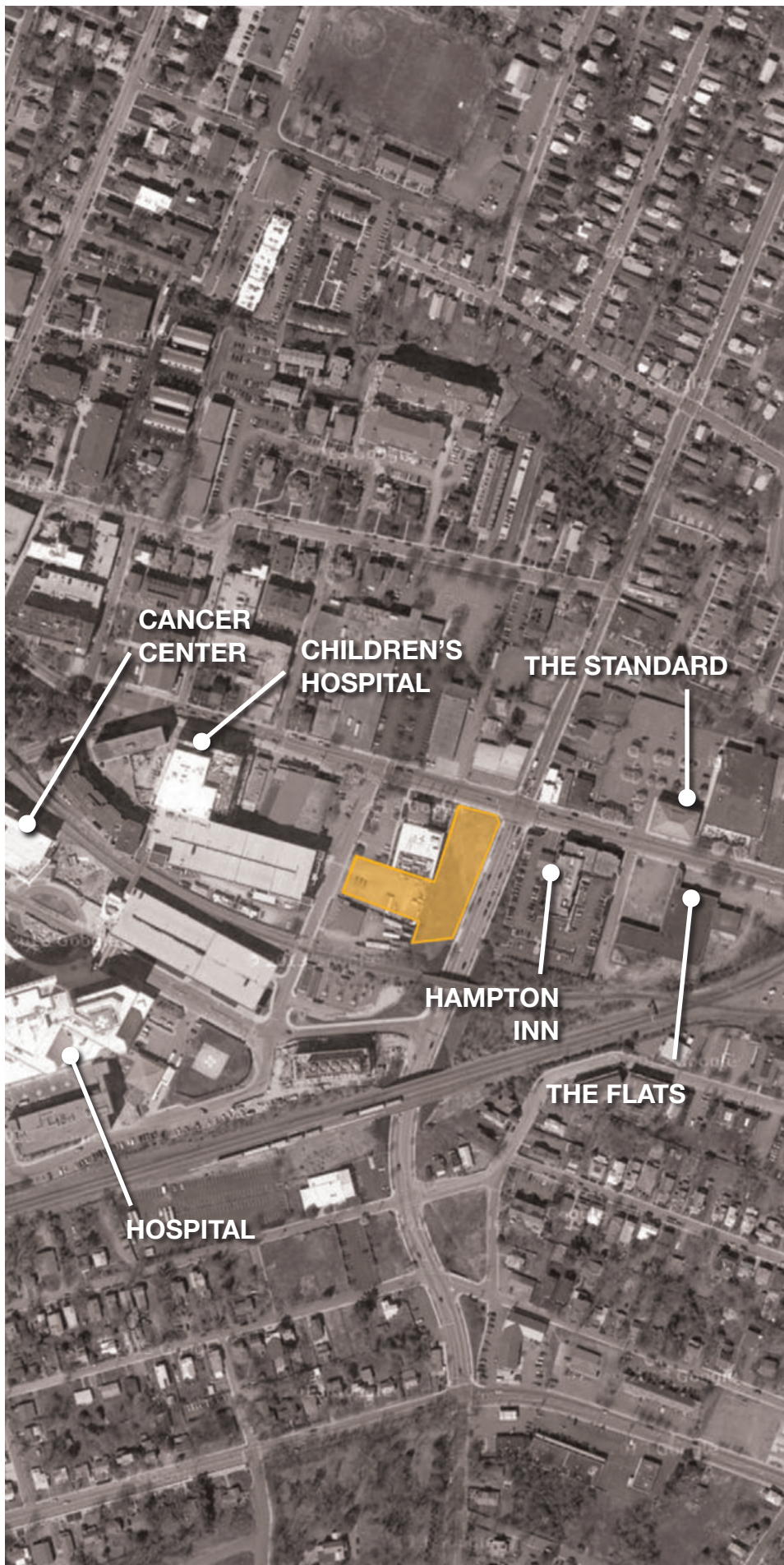
CANCER CENTER



HOSPITAL



CHILDREN'S HOSPITAL



CANCER CENTER

CHILDREN'S HOSPITAL

THE STANDARD

HAMPTON INN

THE FLATS

HOSPITAL



HAMPTON INN



THE STANDARD



THE FLATS



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2.7 EXISTING SITE AND CONTEXT

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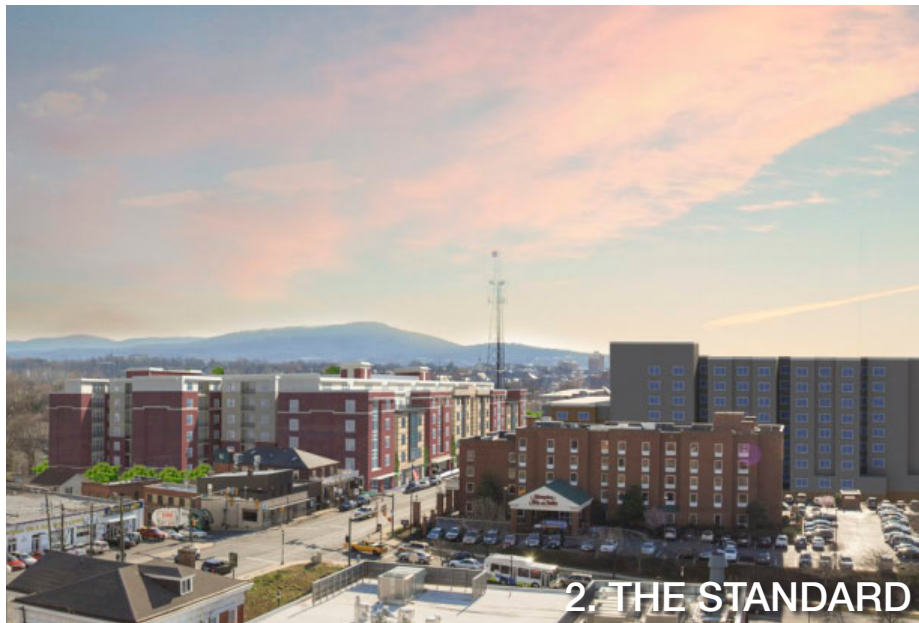
3. THE FLATS



4. THE GLEASON



5. WATERHOUSE

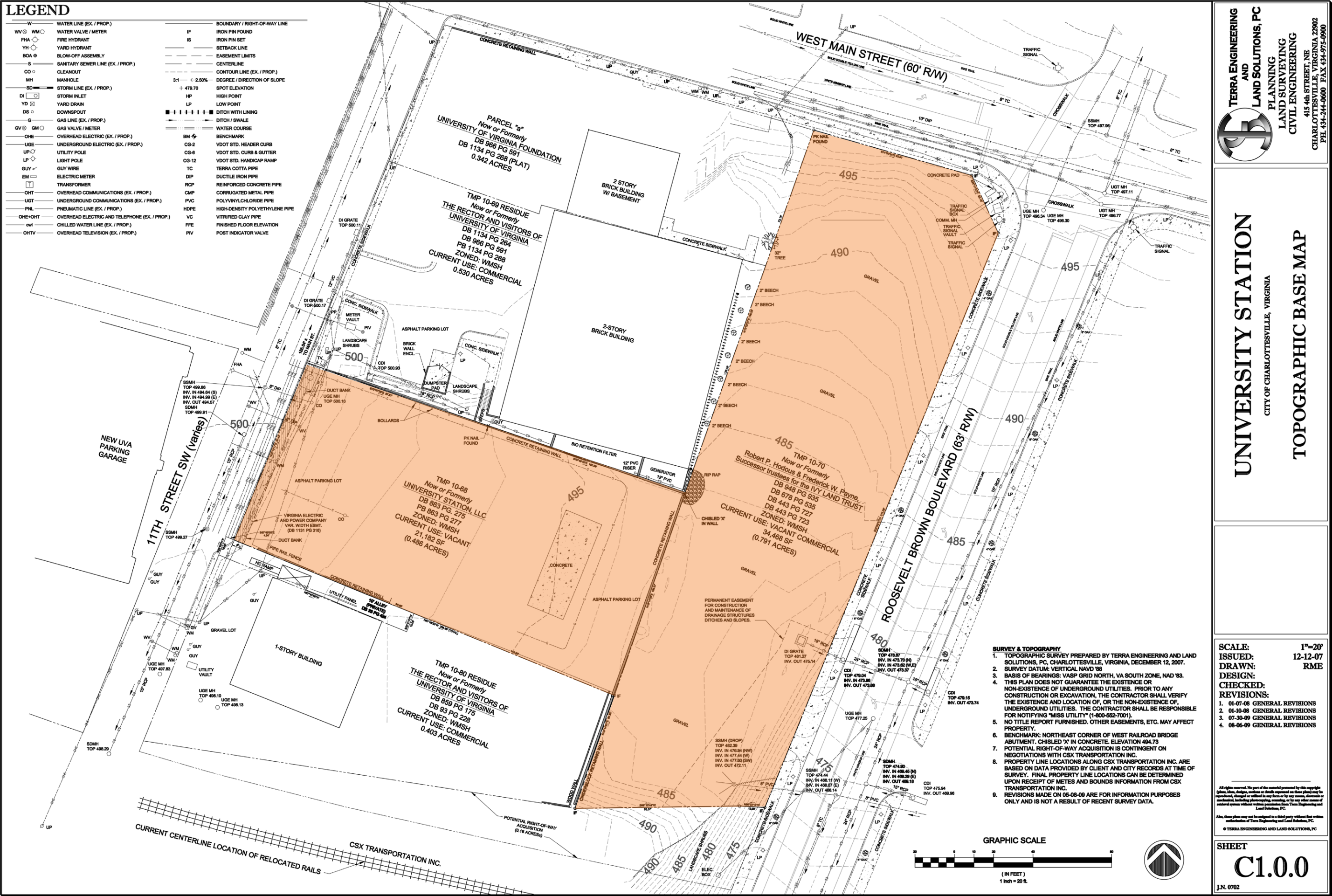


2. THE STANDARD



1. THE PAVILION





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UNIVERSITY STATION
CITY OF CHARLOTTESVILLE, VIRGINIA

TOPOGRAPHIC BASE MAP

SCALE: 1"=20'

ISSUED: 12-12-07

DRAWN: RME

DESIGN:

CHECKED:

REVISIONS:

1. 01-07-08 GENERAL REVISIONS

2. 01-10-08 GENERAL REVISIONS

3. 07-30-09 GENERAL REVISIONS

4. 06-06-09 GENERAL REVISIONS

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SHEET

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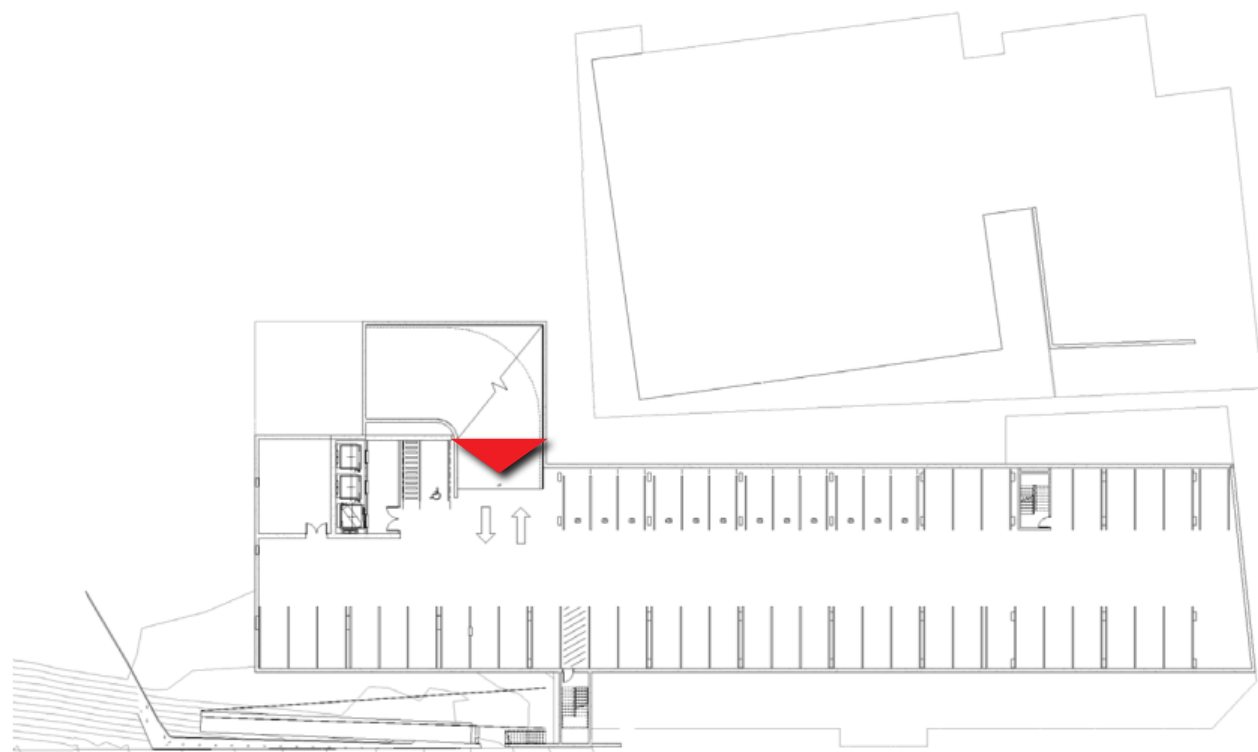
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3 BUILDING PLANS

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11TH STREET SW

Parking Spaces
51 TOTAL
NO TANDEM
12 COMPACT

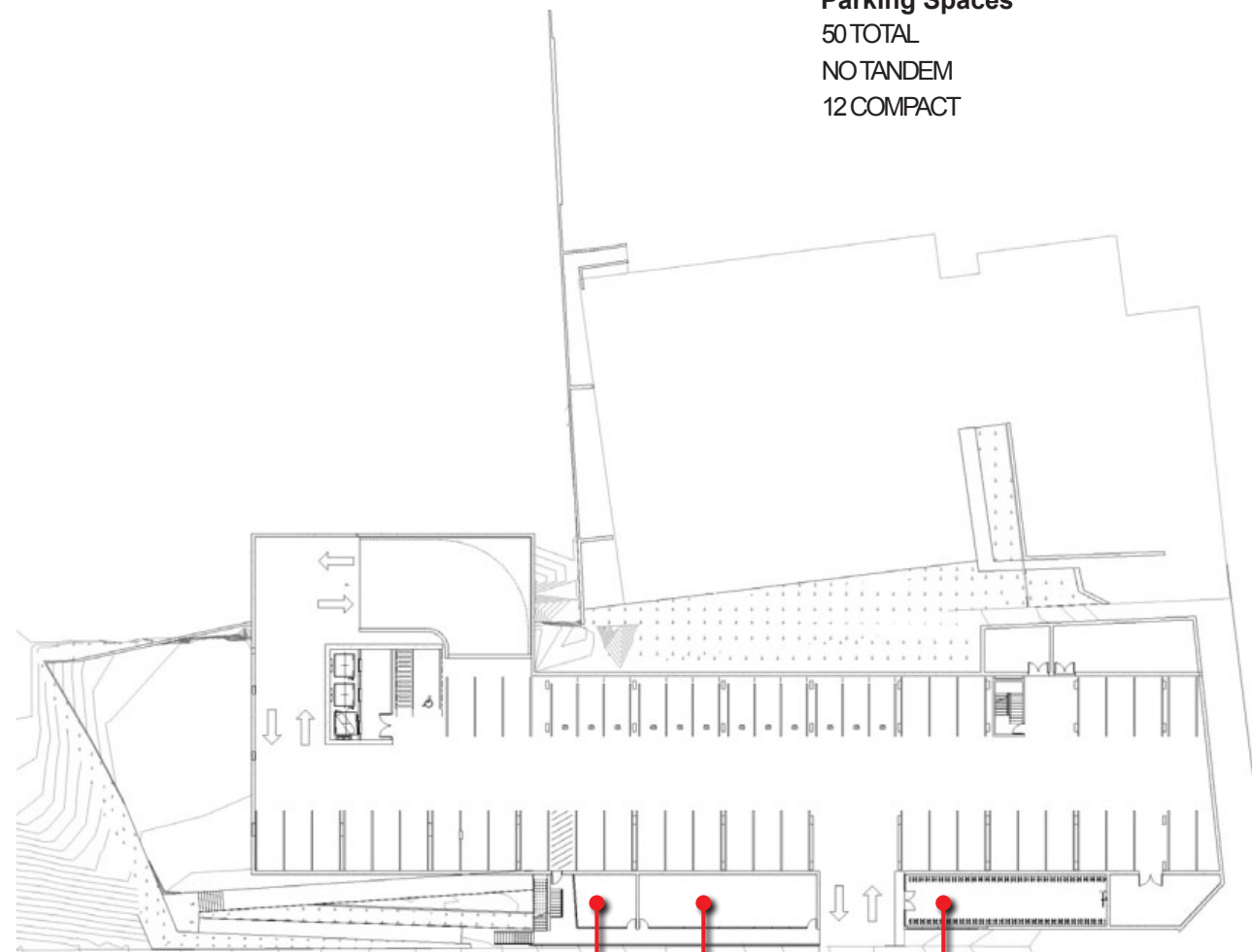


ROOSEVELT BROWN BLVD

P1

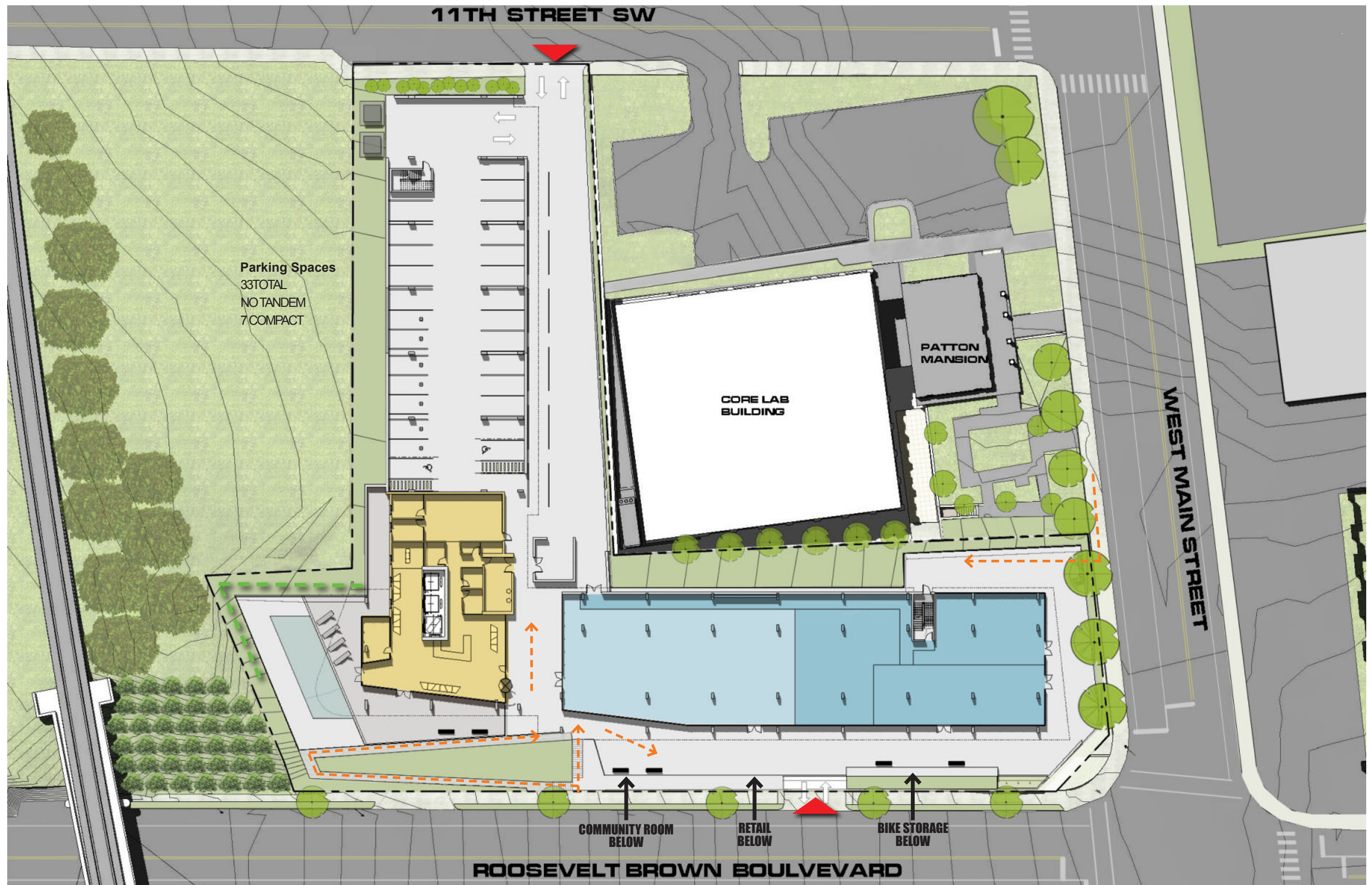
11TH STREET SW

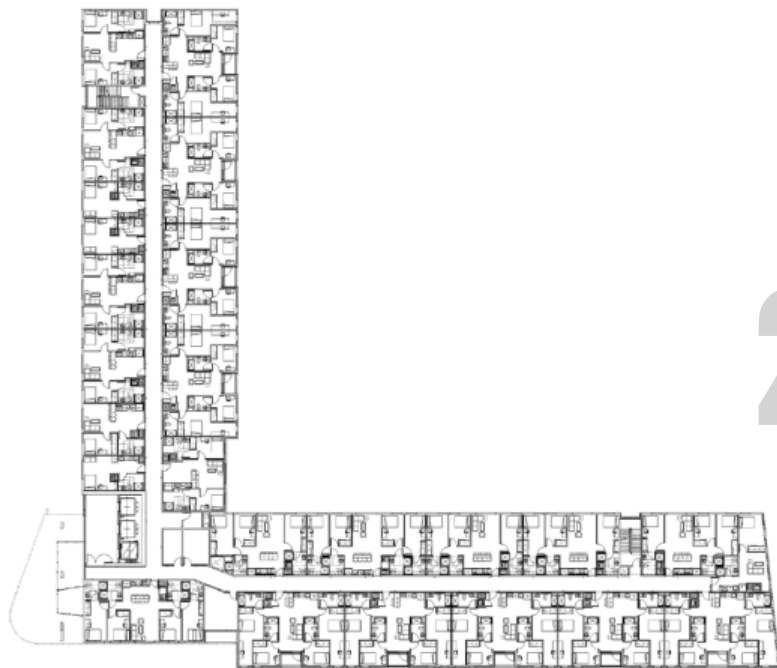
Parking Spaces
50 TOTAL
NO TANDEM
12 COMPACT



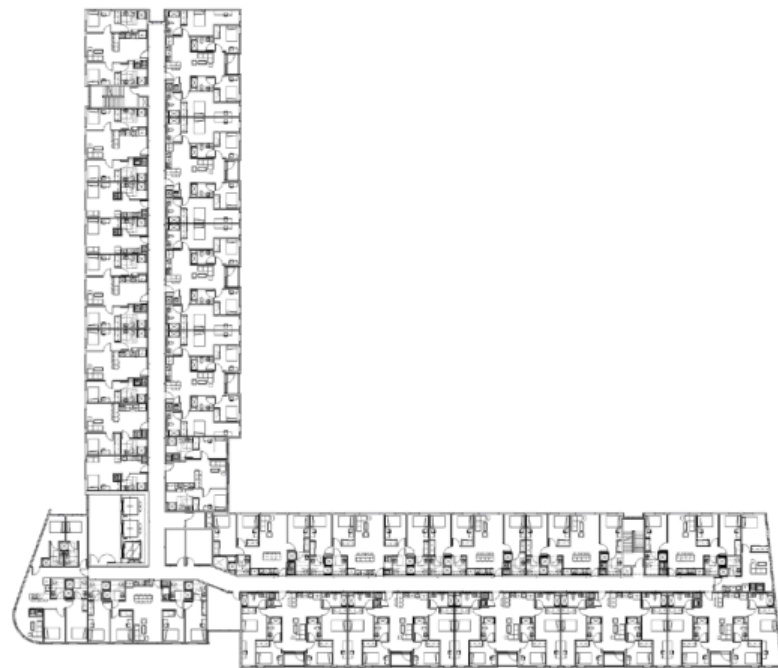
ROOSEVELT BROWN BLVD

P2

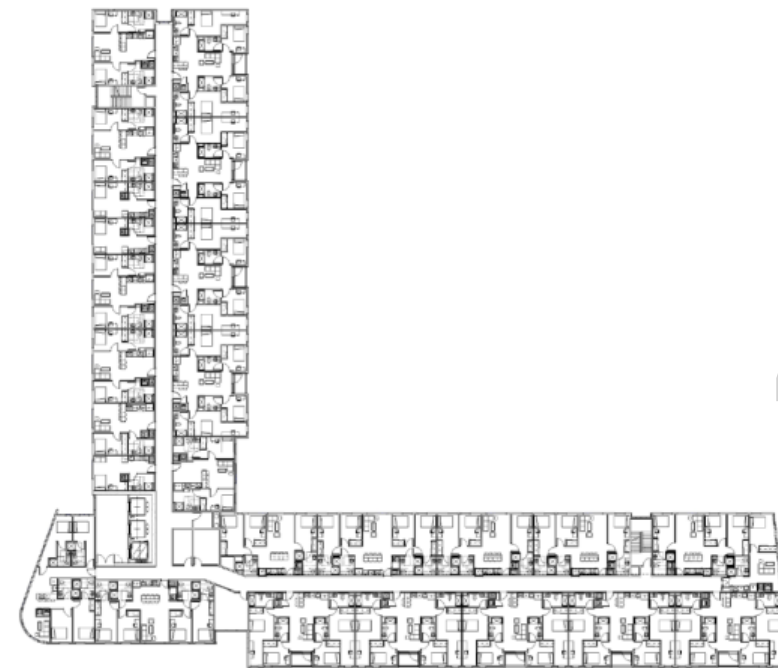




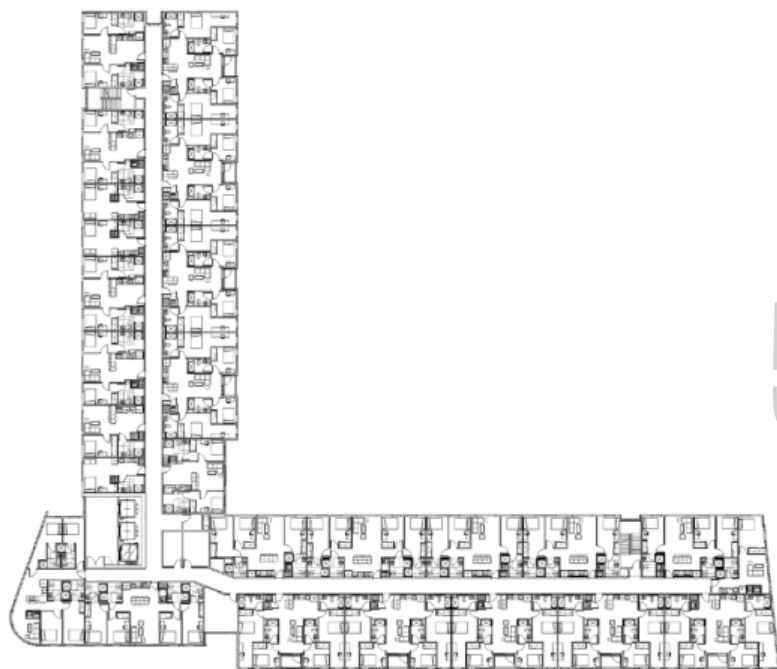
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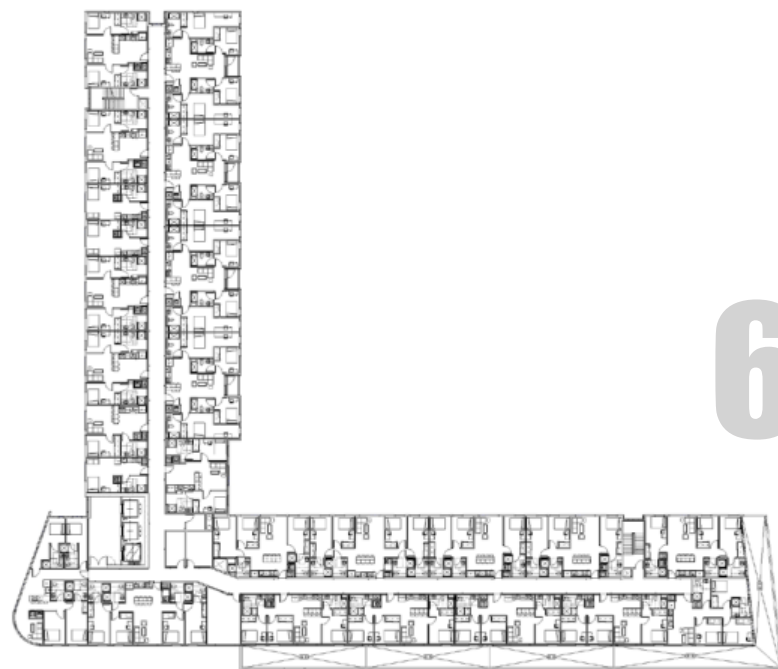
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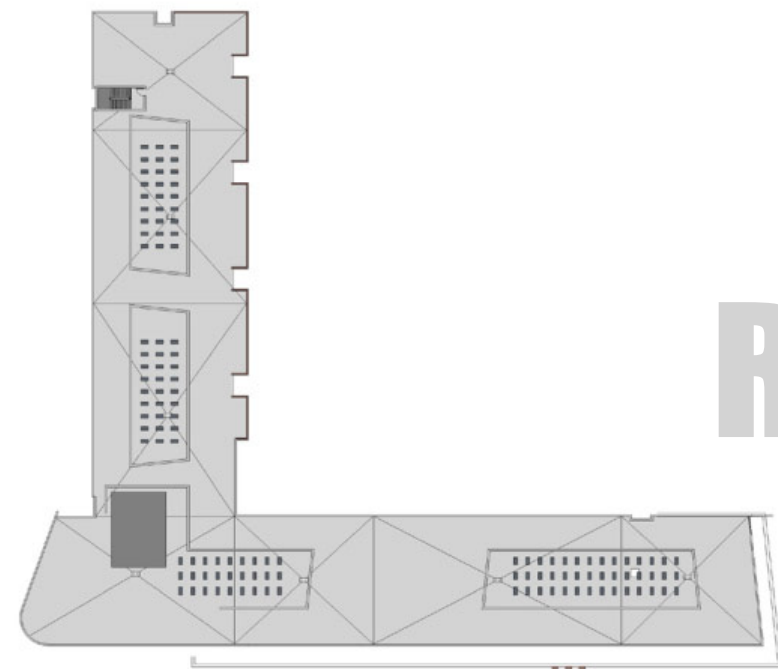
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5



6



R

3.3 LEVELS 2 THROUGH ROOF

4 BUILDING ELEVATIONS AND PERSPECTIVES

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4.4 SOUTH ELEVATION

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4.5 PERSPECTIVE 1

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BAR SUBMISSION 5

NOVEMBER 25, 2014

4.6 PERSPECTIVE 2

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BAR SUBMISSION 5

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4.7 PERSPECTIVE 3

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4.7 PERSPECTIVE 3

CA STUDENT LIVING
1000 West Main



BAR SUBMISSION 5

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4.8 PERSPECTIVE 4

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4.8 PERSPECTIVE 4

CA STUDENT LIVING
1000 West Main



BAR SUBMISSION 5

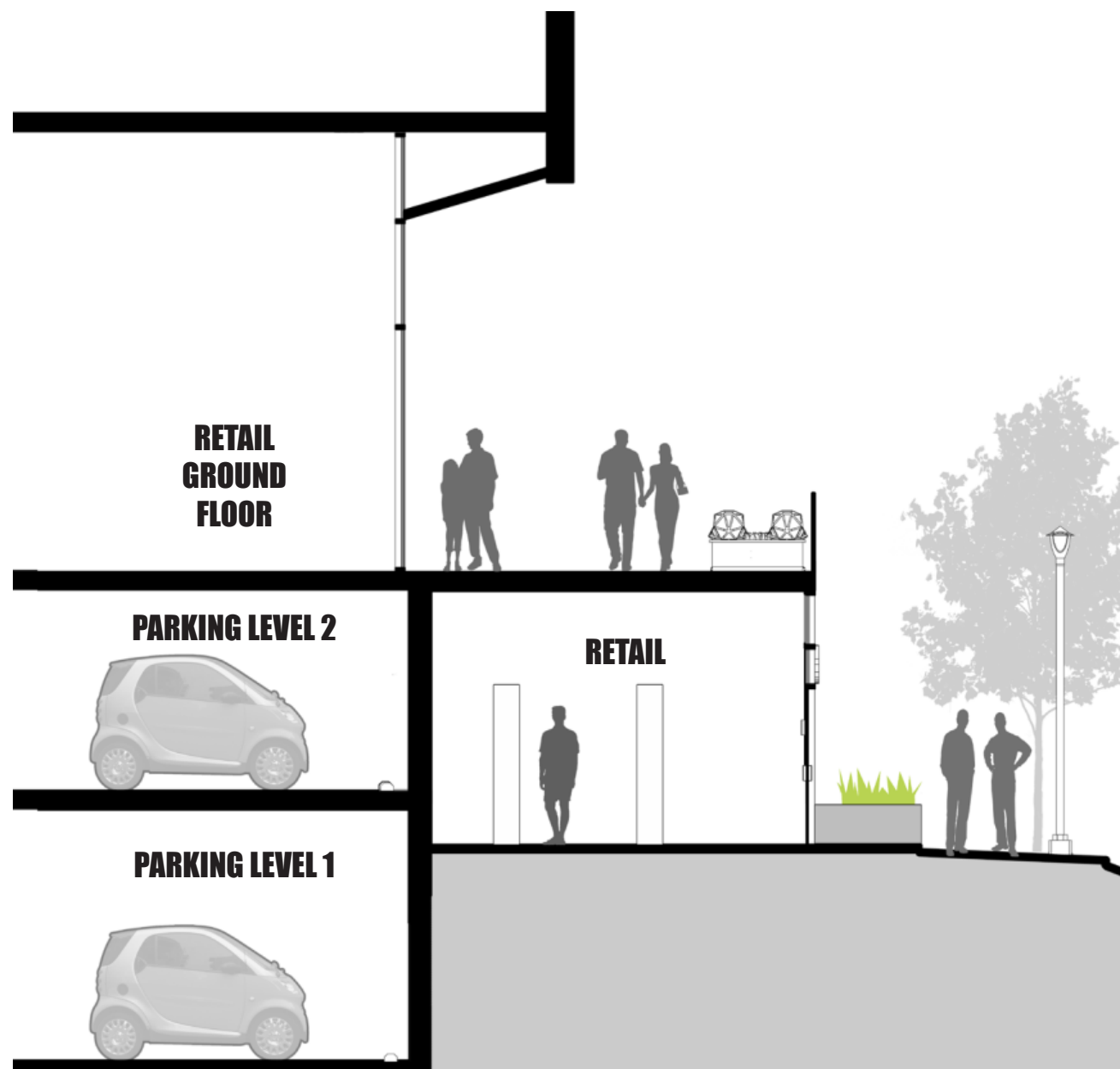
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4.9 PERSPECTIVE 5

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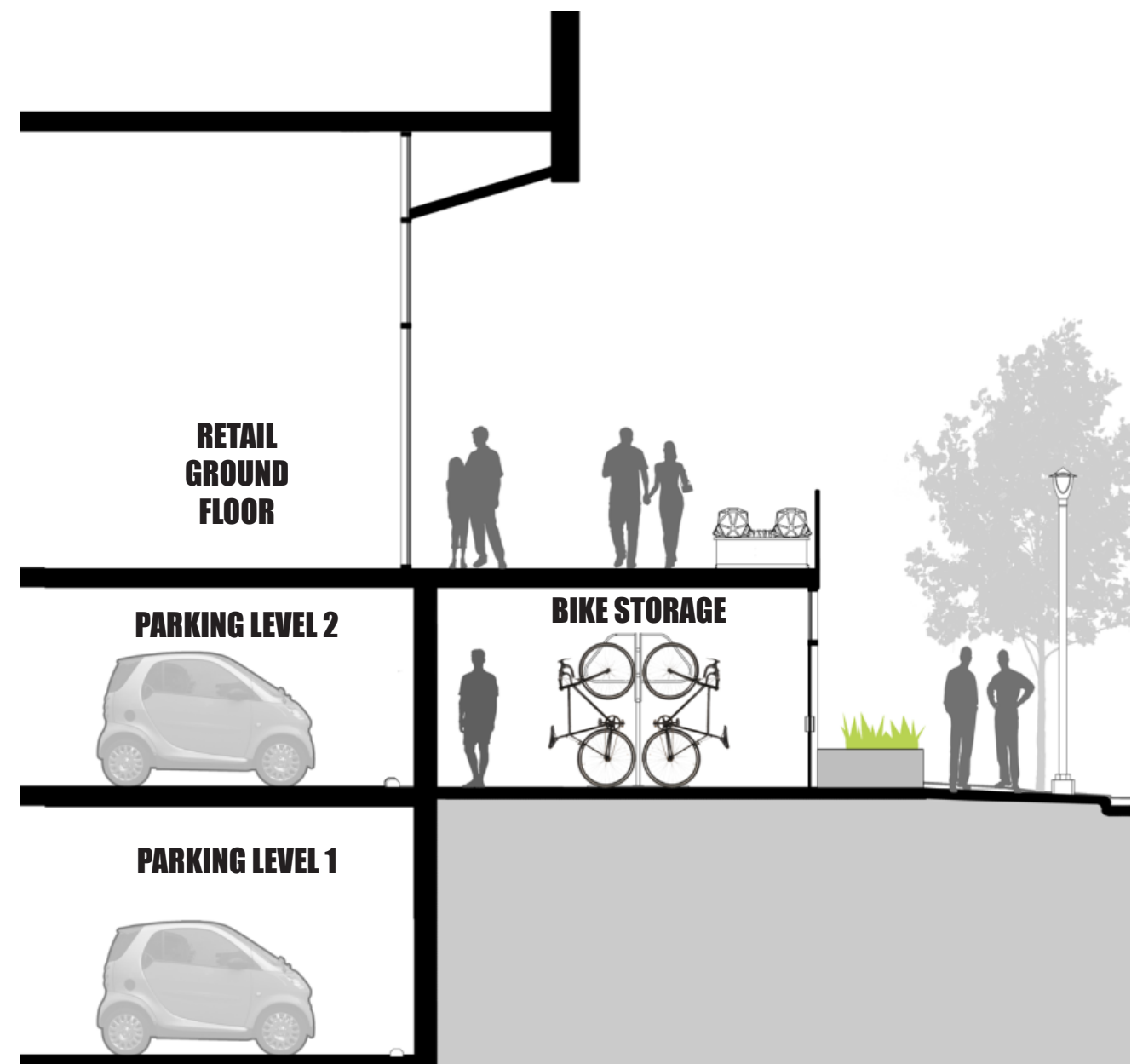
4.9 PERSPECTIVE 5

1000 West Main
STUDENT LIVING



BAR SUBMISSION 5

NOVEMBER 25, 2014



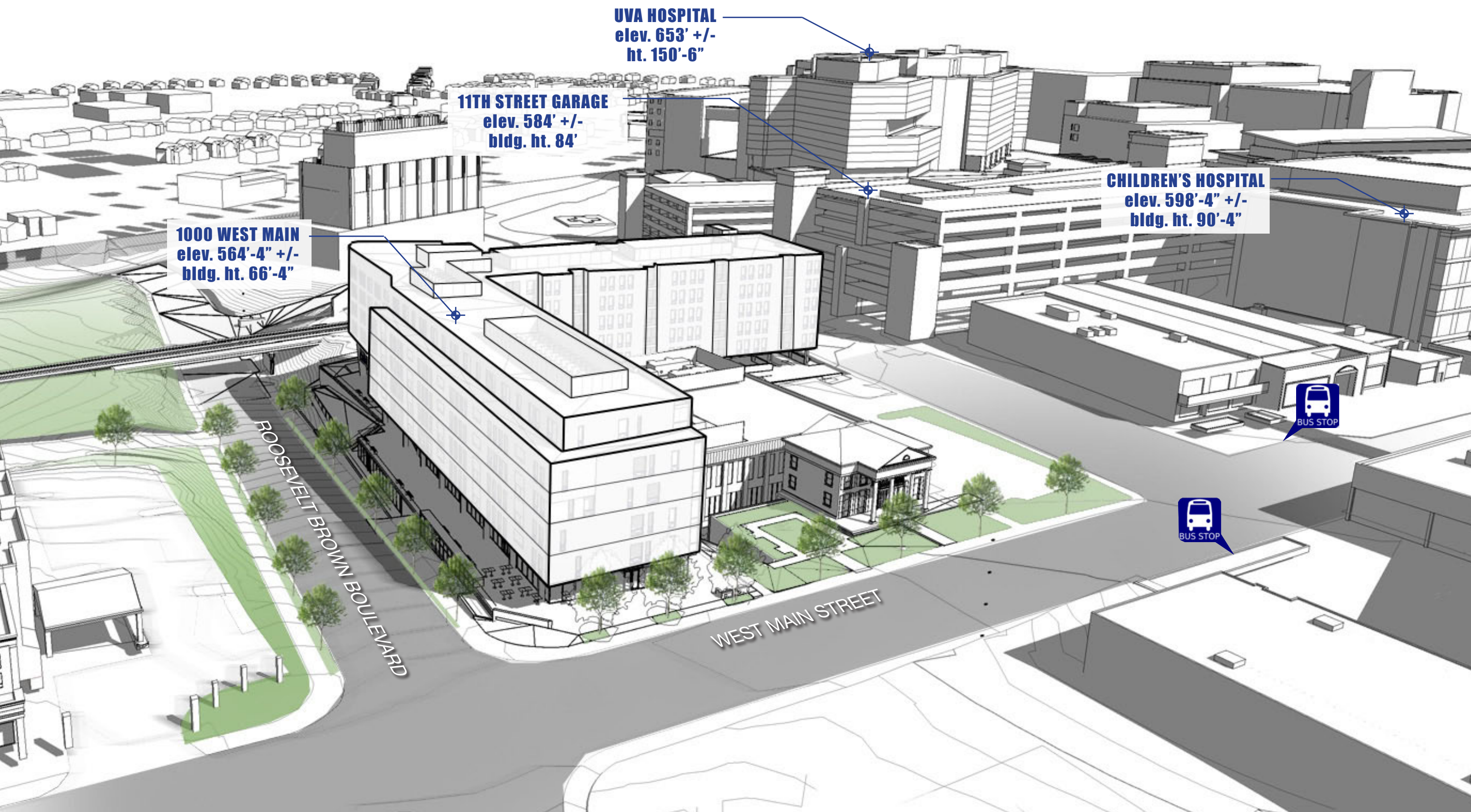
4.10 ROOSEVELT BROWN BLVD PARTIAL SECTIONS

PARTIAL SECTIONS
(ROOSEVELT BROWN BLVD.)

4.10

1000 West Main

CA STUDENT LIVING



1000 WEST MAIN
elev. 564'-4" +/-
bldg. ht. 66'-4"

11TH STREET GARAGE
elev. 584' +/-
bldg. ht. 84'

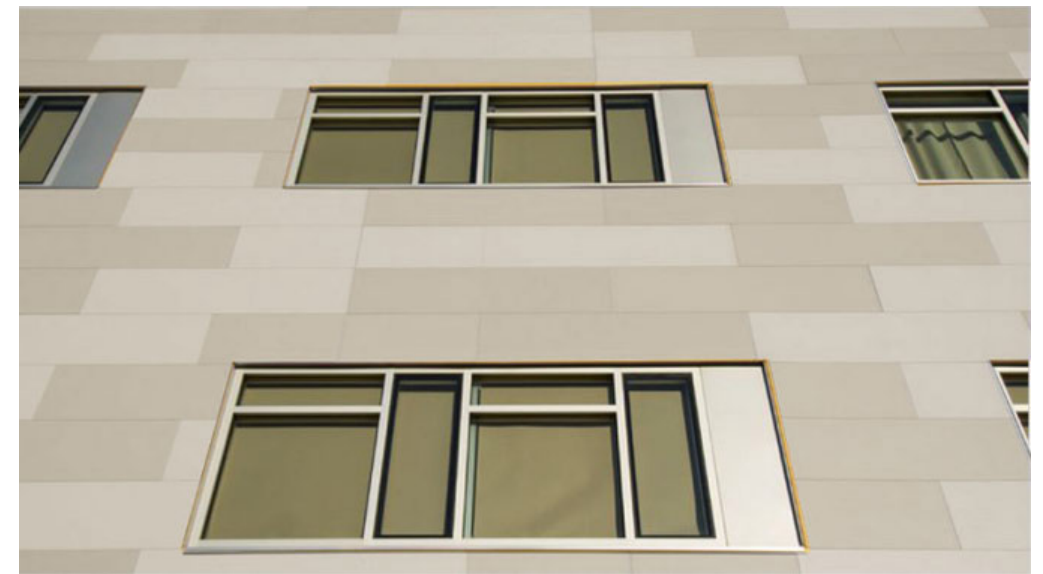
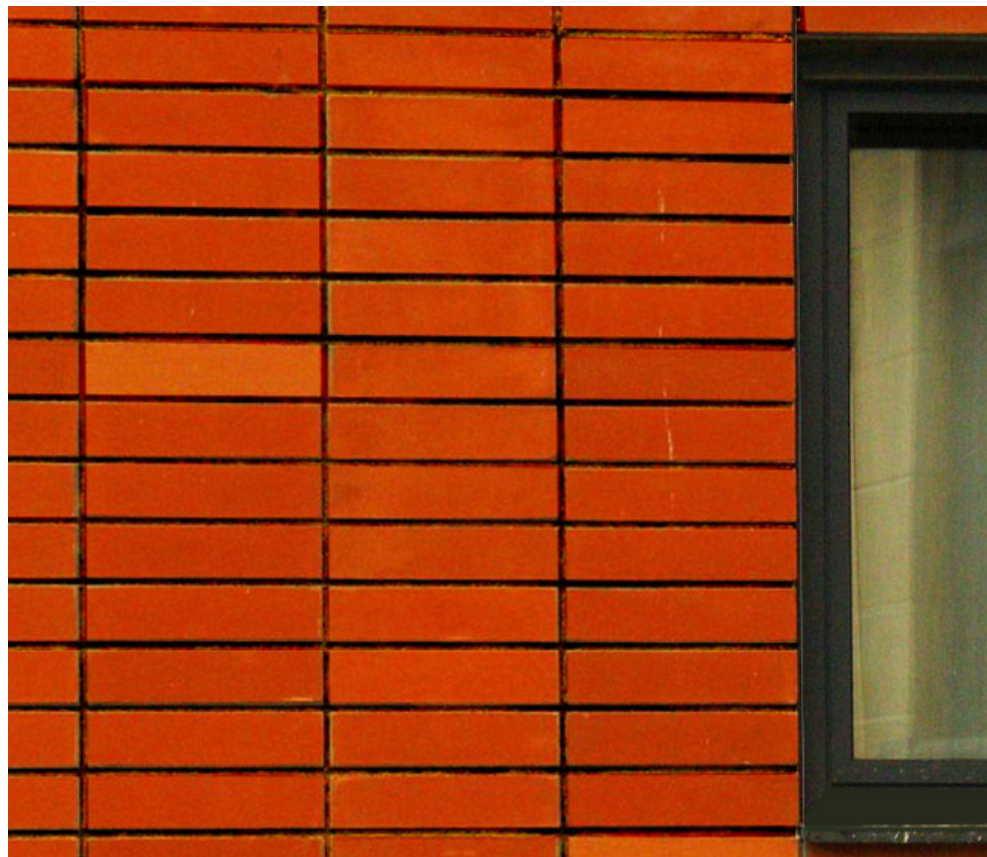
UVA HOSPITAL
elev. 653' +/-
ht. 150'-6"

CHILDREN'S HOSPITAL
elev. 598'-4" +/-
bldg. ht. 90'-4"



WEST MAIN STREET

ROOSEVELT BROWN BOULEVARD



METAL SIDING
(APPURTANENCE)

MODULAR CAST
CLAY CLADDING
UNITS

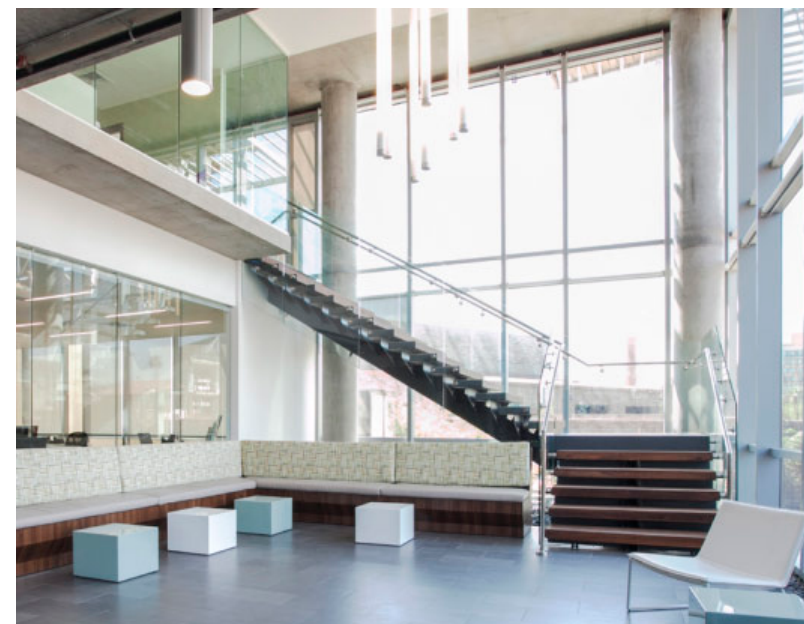
CEMENTITIOUS PANELS

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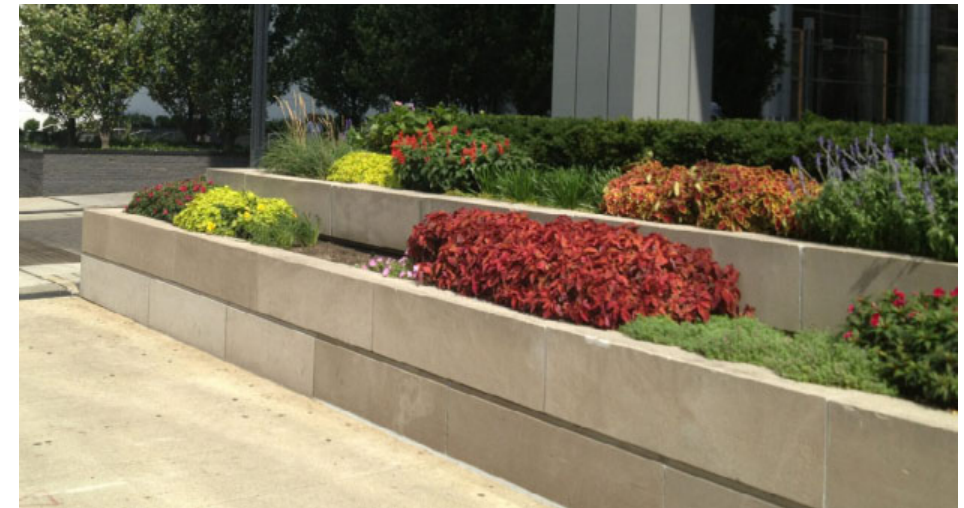
5.1 EXTERIOR BUILDING MATERIALS

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CONCRETE



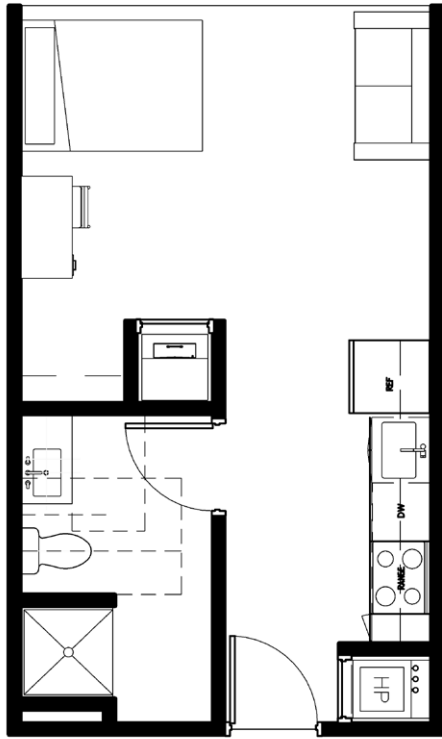
CAST STONE



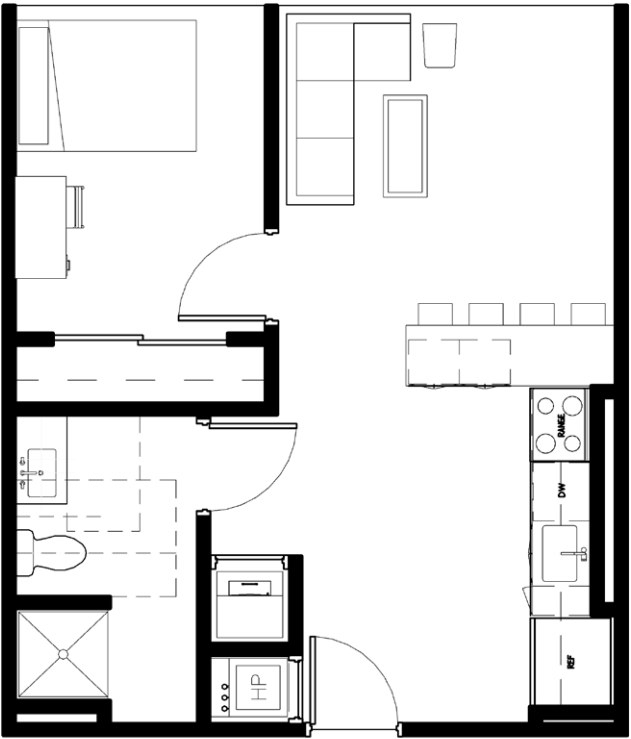
6 TYPICAL UNIT PLANS

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TYPICAL STUDIO

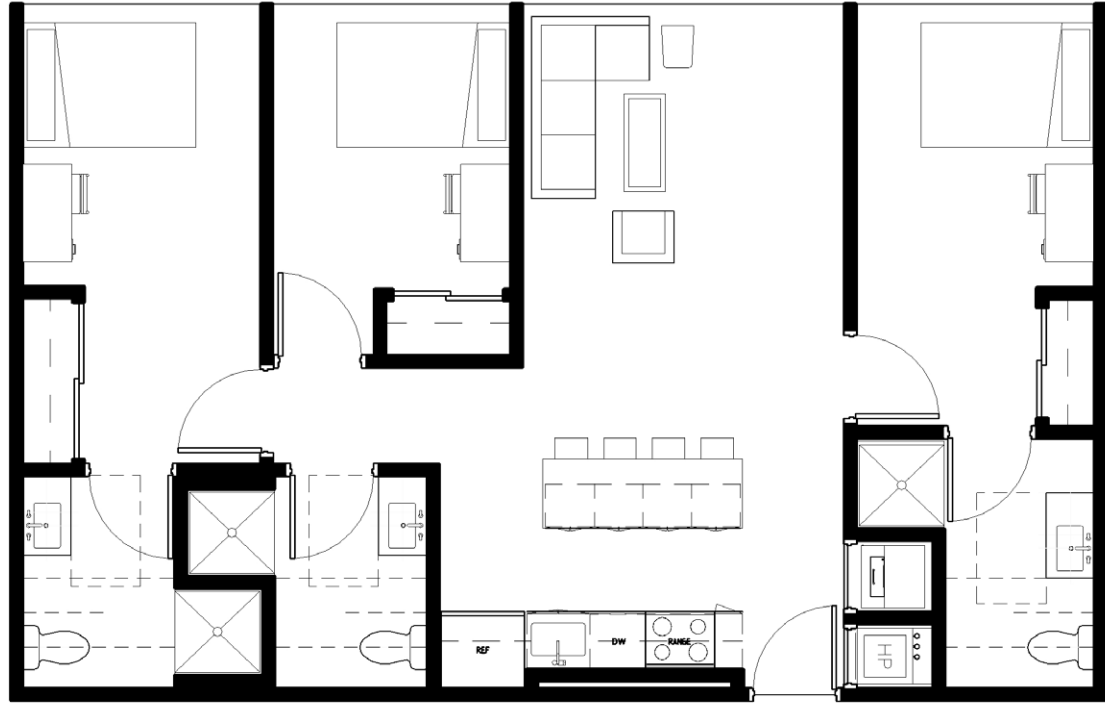


TYPICAL 1 BEDROOM

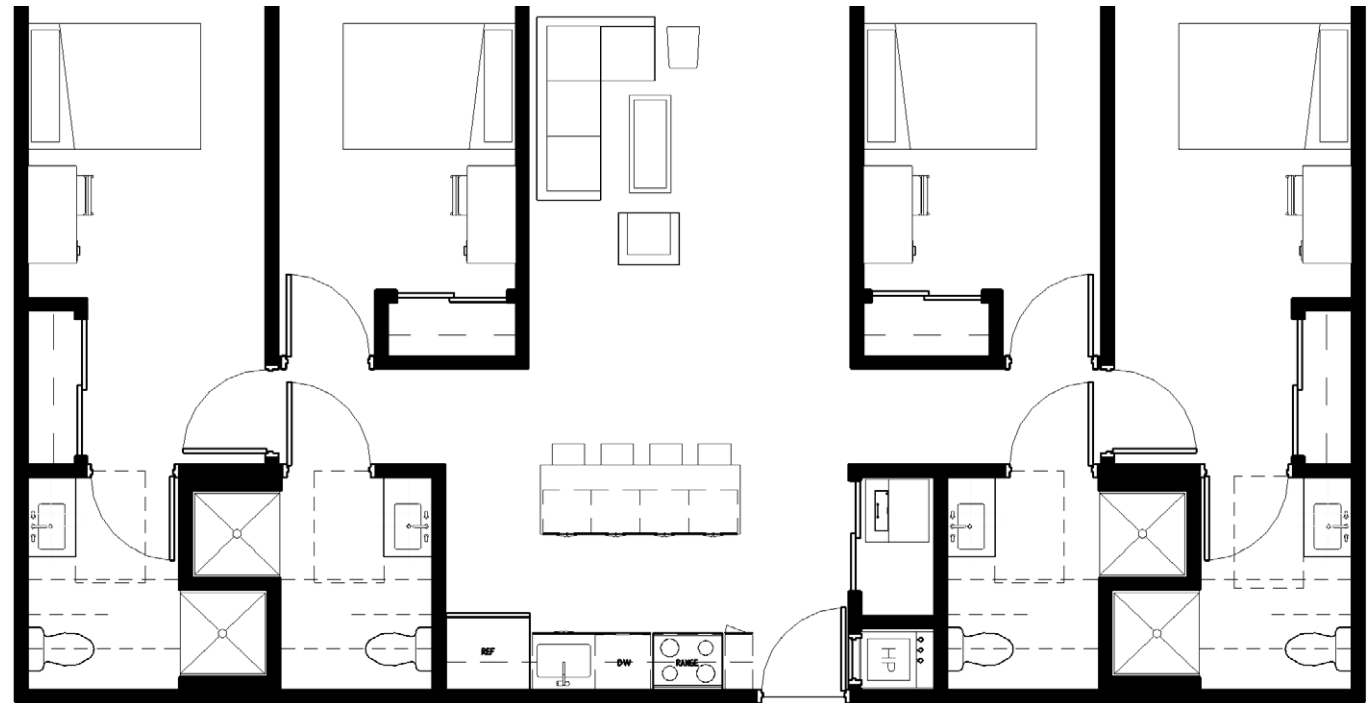


TYPICAL 2 BEDROOM





TYPICAL 3 BEDROOM



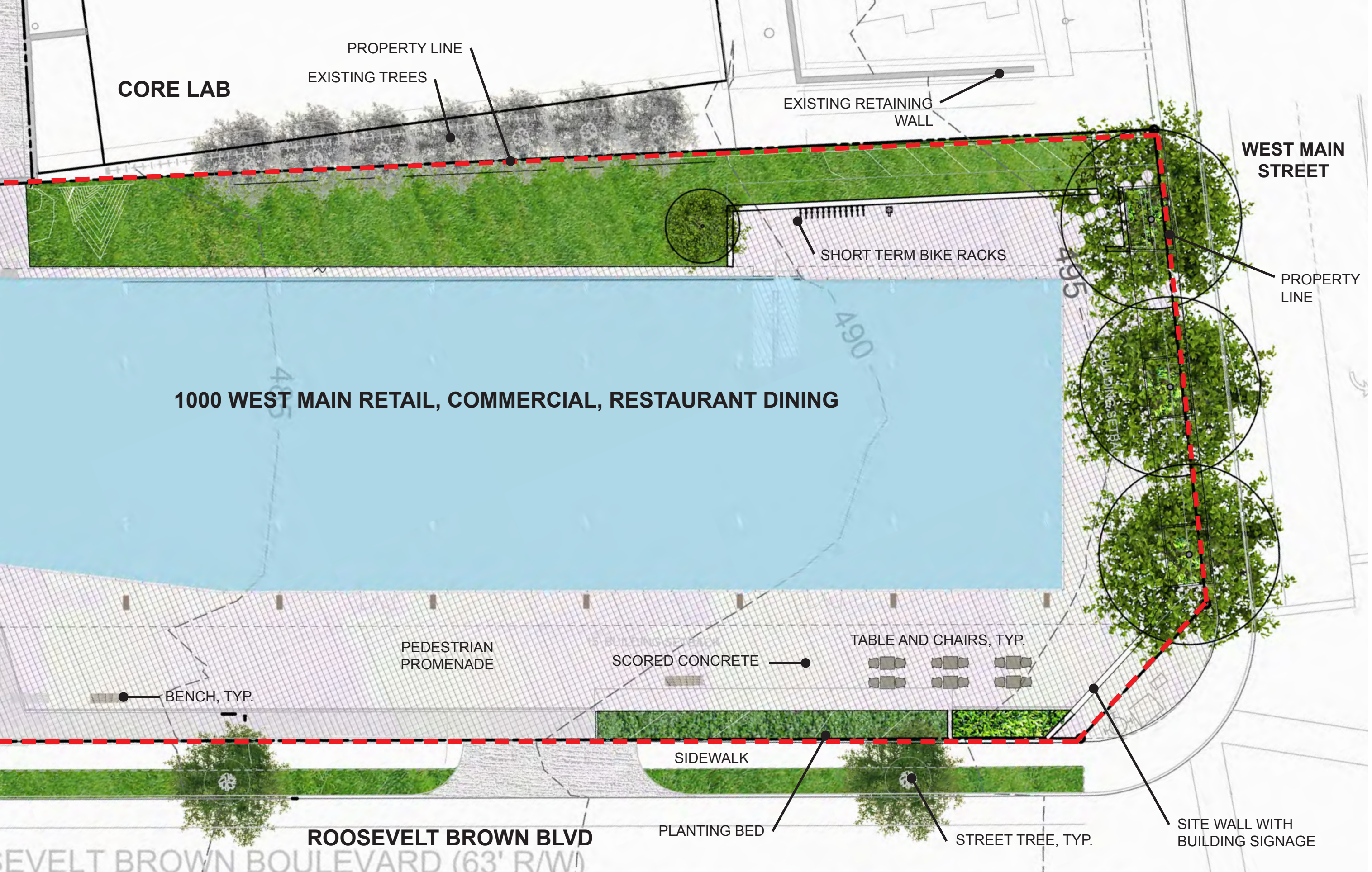
4 BEDROOM 4 BATH

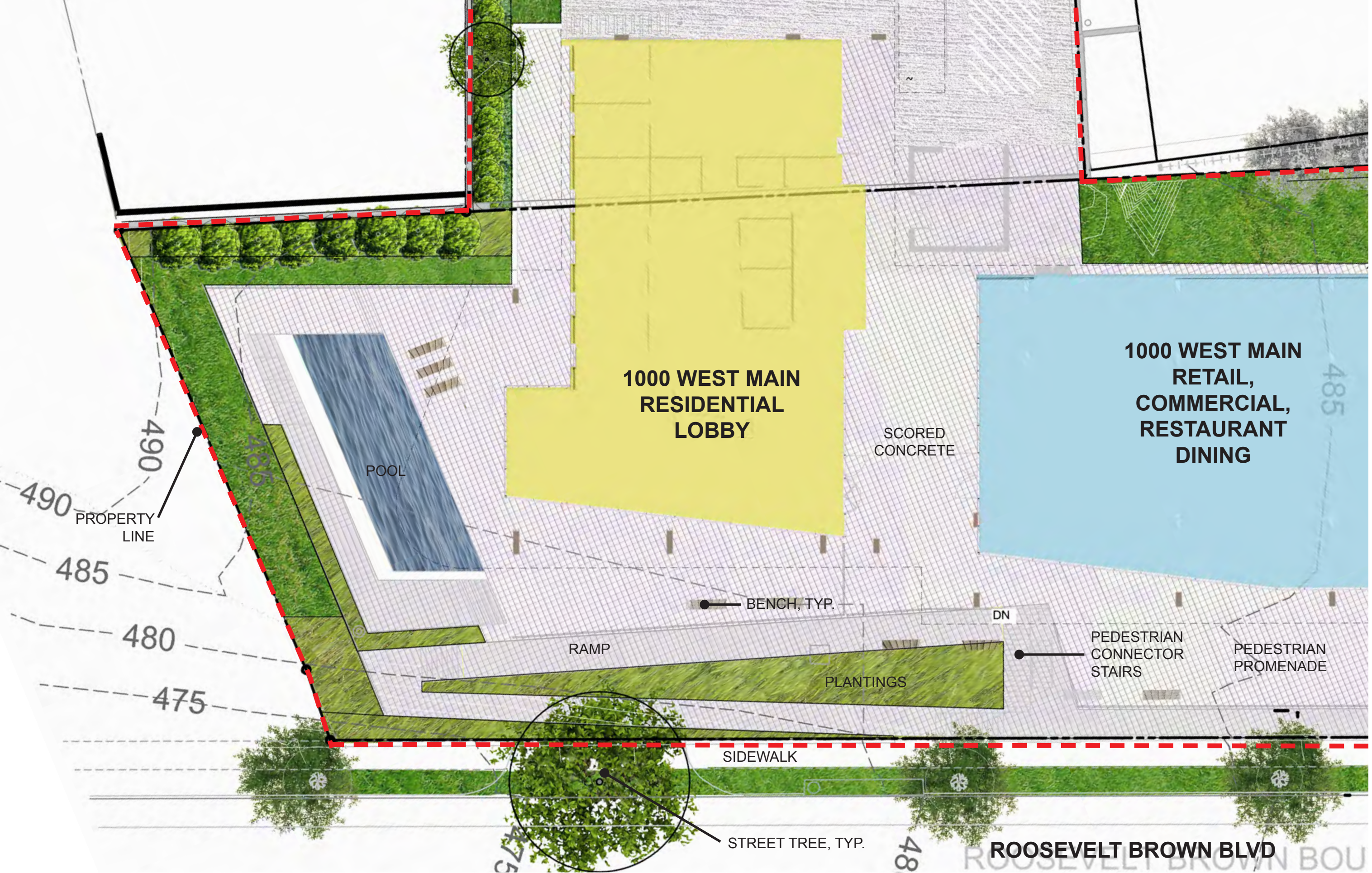
4 BEDROOM 4 BATH BALCONY -WINGS



7 LANDSCAPE DESIGN

em*Architecture*



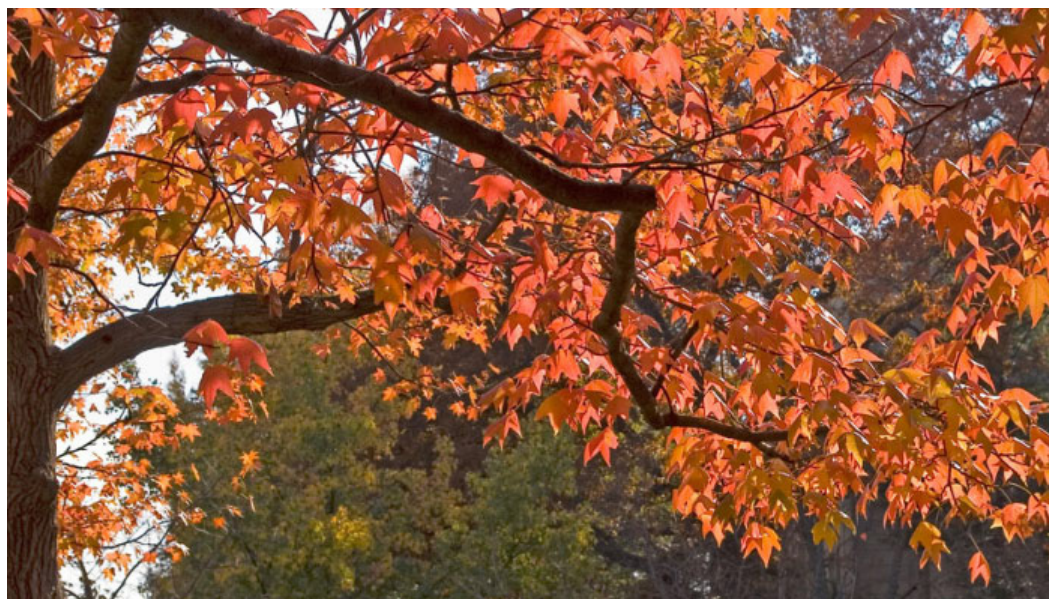
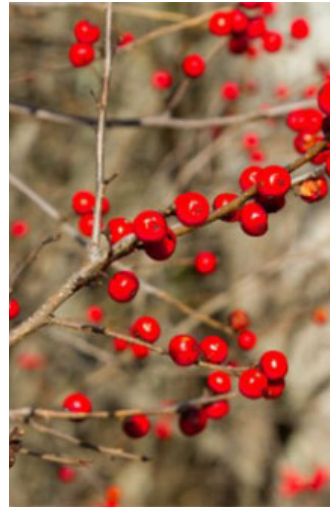
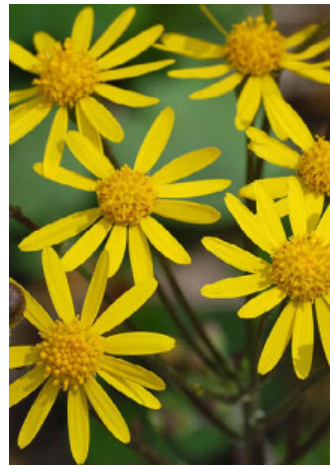
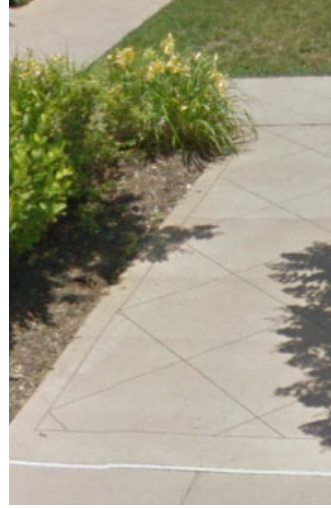


7.3 SUPPLEMENTAL INFORMATION: ROOSEVELT BROWN BLVD. STREETSCAPE

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7.4 PLANTED & HARDSCAPE MATERIALS

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BOLLARD



SPOTLIGHT



WALL SCONCE



WALL WASHER



GARAGE LIGHTING



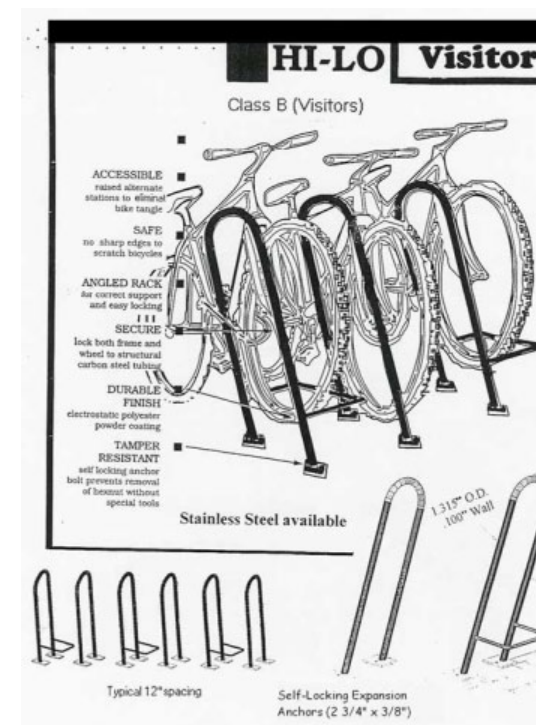
FLOODLIGHT



BENCH



TRASH CAN



BIKE RACK



TABLE AND CHAIRS

* All site furnishings shown are the basis of design, are awaiting owner confirmation, and are subject to change as the project is refined.