



Proposed Office Building - Christian Aid Mission
200 Bob Finley Way Charlottesville, VA 22903

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Submission Date: March 17, 2025

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Project Description

Project Overview:

This project proposes to redevelop the existing “Theatre Building” into a new office building for Christian Aid Mission, a global non-profit headquartered in Charlottesville. The existing structure is underutilized, in disrepair, and has sat sat vacant for a number of years. The redevelopment of the building presents an opportunity to improve the condition of both the project site and the visual appeal of the Ivy Road // Route 250 Entrance Corridor.

Project Compatibility with Surrounding Area & Entrance Corridor:

Noting that the surrounding section of Ivy Road // Route 250 is not heavily built up, the proposed building takes cues to avoid an imposing massing or stark material colors. The building makes use of a palette of brick, storefront and metal panel, all of which are present on nearby UVA Medical buildings. The massing of the building is broken into three major bodies to create a visual hierarchy defining spaces and entries, as well as keeping the building scale appropriate for the site and context.

Addressing the Pedestrian Scale:

Major entrances are highlighted by storefront curtain walls with pedestrian canopies. These covered “glass connectors” create a visual contrast against the more monumental brick volumes with punched openings. The large canopies help to identify the entrances and allow the user to experience the human scale relative to the other two-story elements.

Cohesive Design Elements:

While the massing is broken into distinct volumes, a consistent material palette and architectural language produce a cohesive whole. Breaking apart the massing of the building also creates visual texture aiding in avoiding the feeling of “blankness”.

Window Glazing:

Windows will not be highly tinted or reflective. Visible light transmittance will be at minimum 40%, and light reflectance shall not exceed 30%.

Mechanical & Service Areas:

Loading areas are located on the least public-facing sides of the building to minimize visibility from the entrance corridor. Mechanical equipment will be will be contained within the building envelope or placed on the roof structure with screening as neccesary to ensure equipment is not visible from the ground.

Landscaping:

All proposed new landscaping meets county requirements for large and medium shade trees, ornamental trees, and shrubs.



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Existing Site Map

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Site Perspective 1



Site Perspective 2



Site Perspective 3



Site Perspective 4



Site Perspective 5



Site Perspective 6

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Existing Site Conditions

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Front Elevation View
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Front Corner View
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Right Elevation View

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Rear Corner View
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Right Elevation Perspective - Entry

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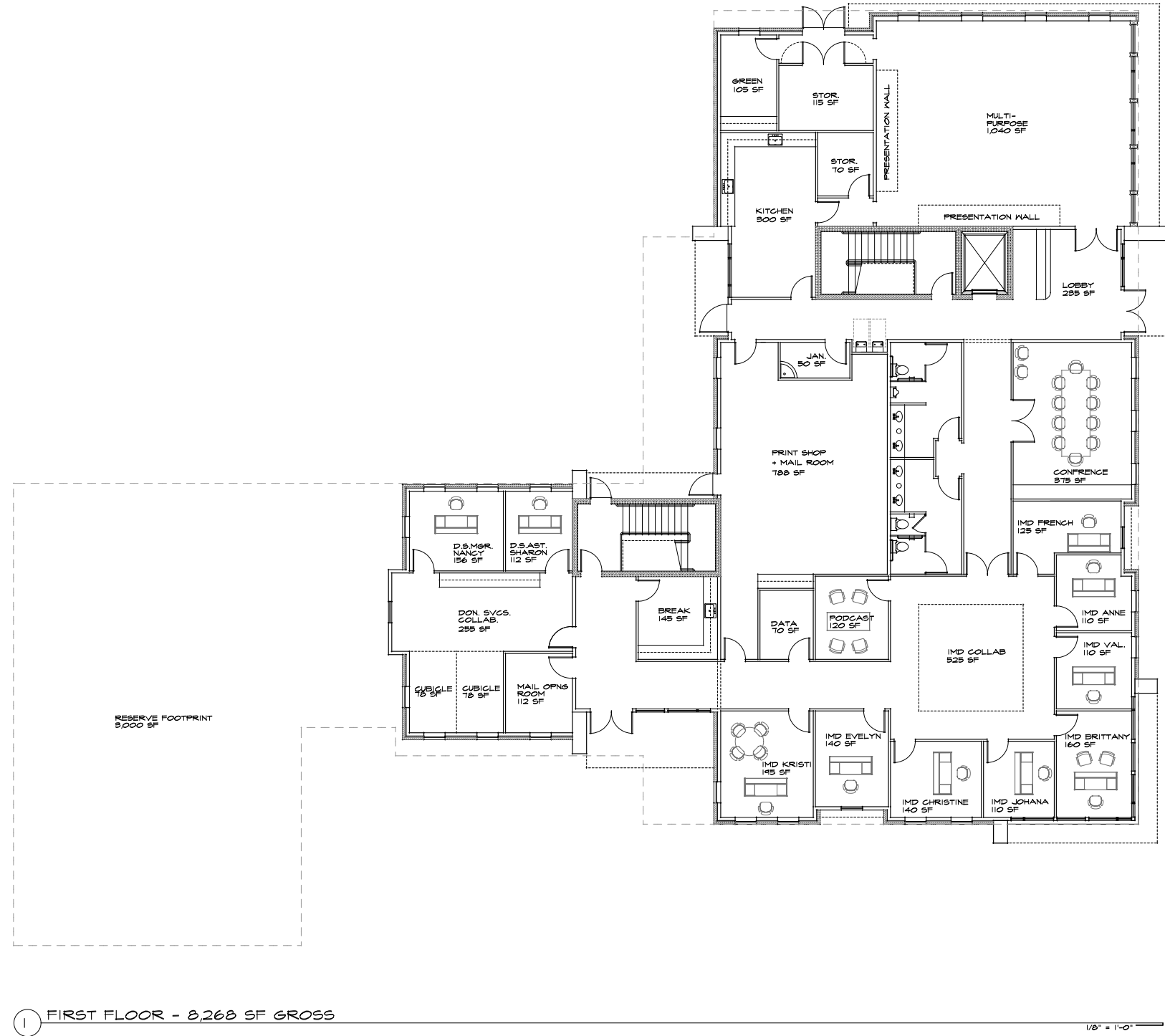
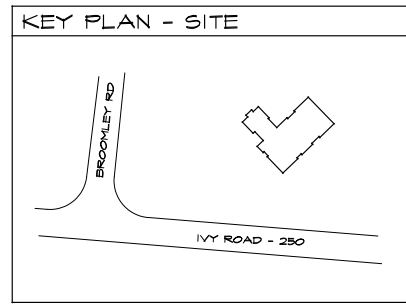
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Right Elevation Perspective - Front Corner

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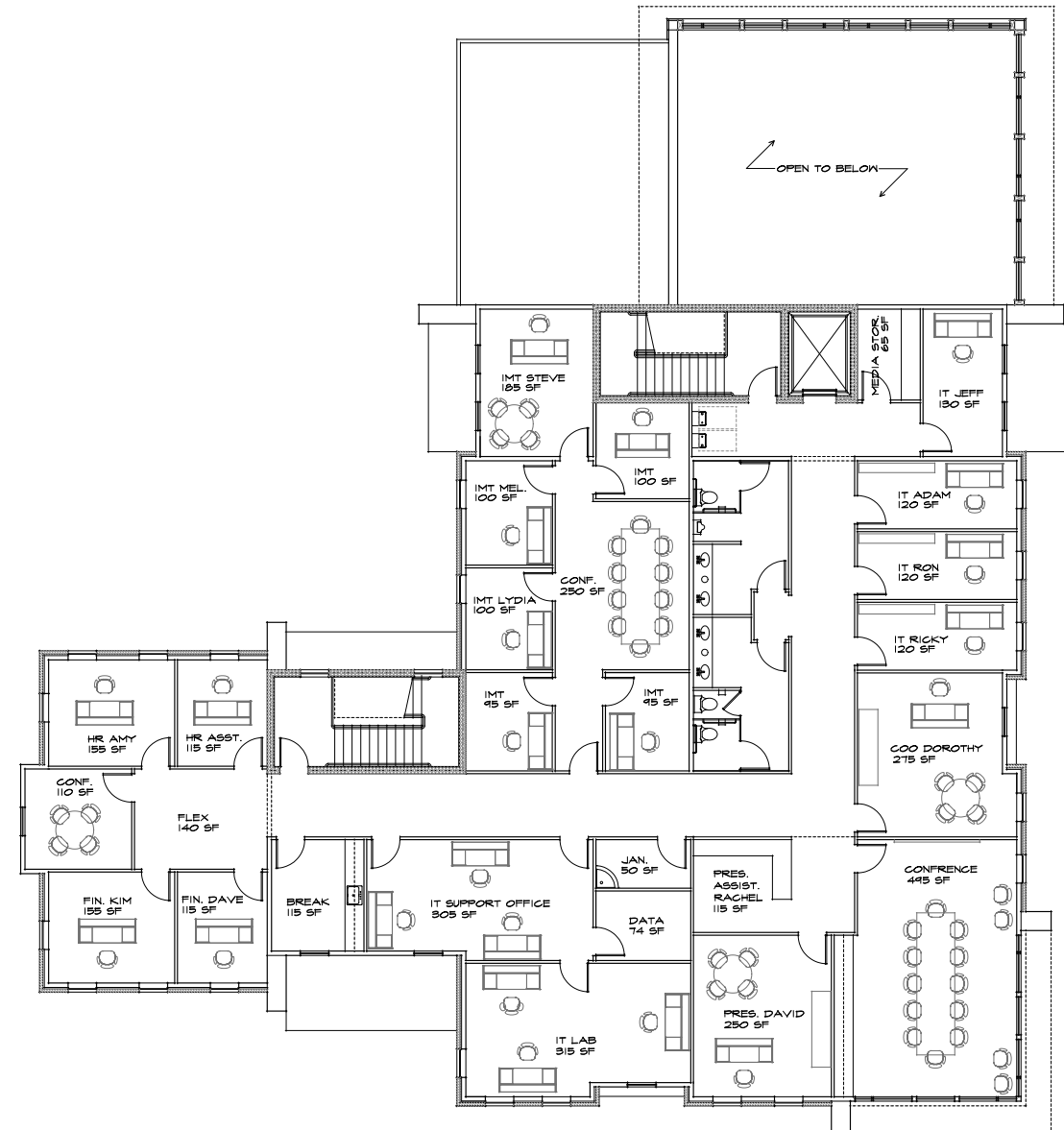
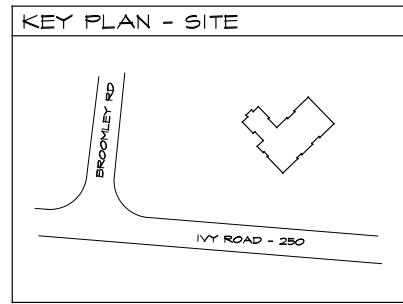
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Proposed First Floor Plan
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1 SECOND FLOOR - 6,492 SF GROSS

1/8" = 1'-0"

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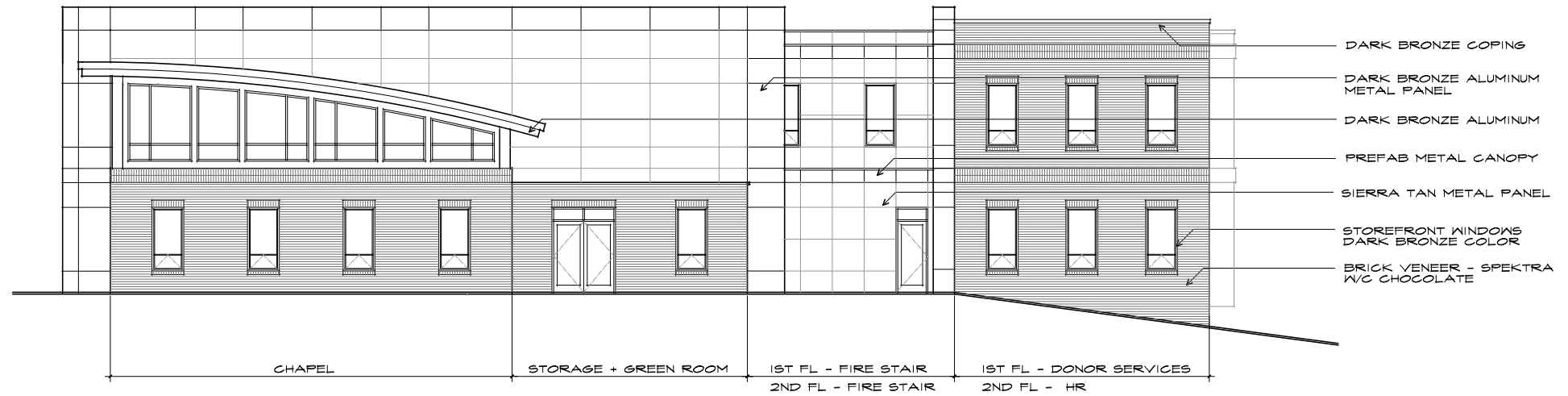
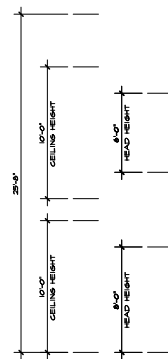
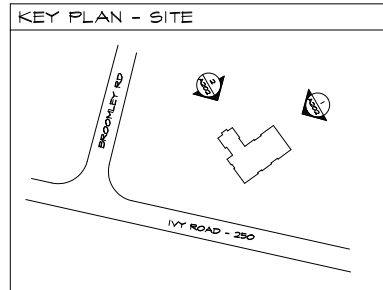
Proposed Second Floor Plan

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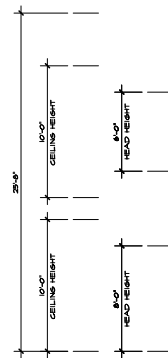

$$1/8" = 1'-0" \text{ ---}$$

$$1/8'' = 1'-0''$$



1 REAR ELEVATION

1/8" = 1'-0"



2 LEFT ELEVATION

1/8" = 1'-0"

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Proposed Rear & Left Building Elevations

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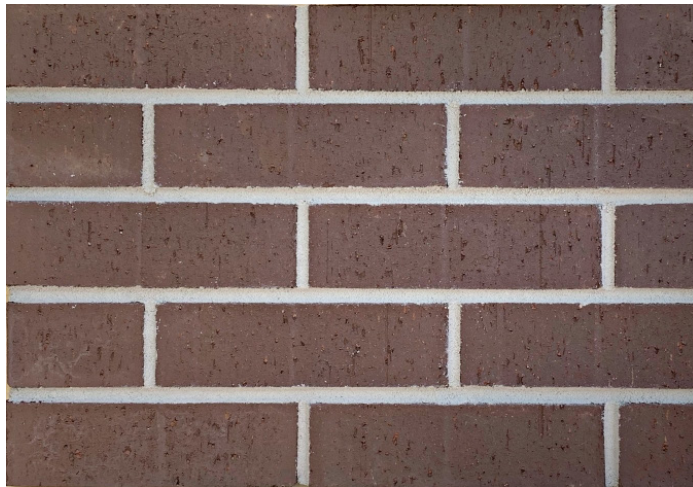


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Front Elevation Perspective - Material Callouts

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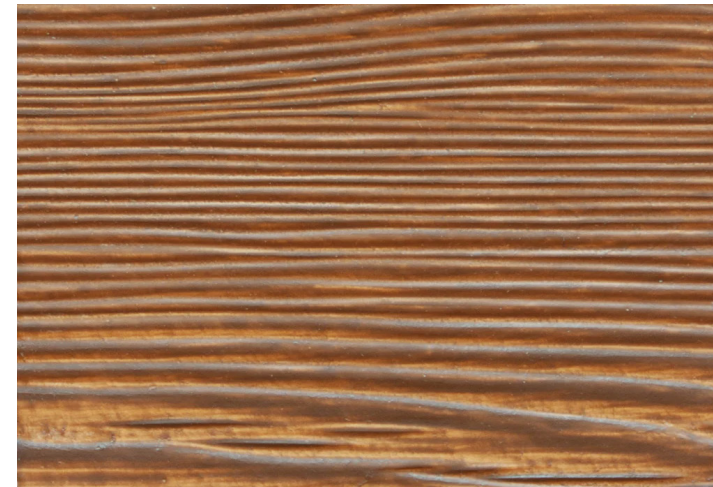
Spektra W/C Chocolate - Brick

Pine Hall Brick



Sierra Tan - Metal Panel

Atas



Summer Wheat - Wood Panel

WoodTone



Classic Bronze - Metal Panel

Atas



**Dark Bronze - Alum. Storefront &
Roof Coping Cap**

Atas

Material Index

- 1 - Spektra W/C Chocolate - Brick
- 2 - Sierra Tan - Metal Panel
- 3 - Summer Wheat - Wood Panel
- 4 - Classic Bronze - Metal Panel
- 5 - Dark Bronze - Aluminum Storefront & Roof Coping Cap



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Existing Site Map

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Ivy Road - East Approach

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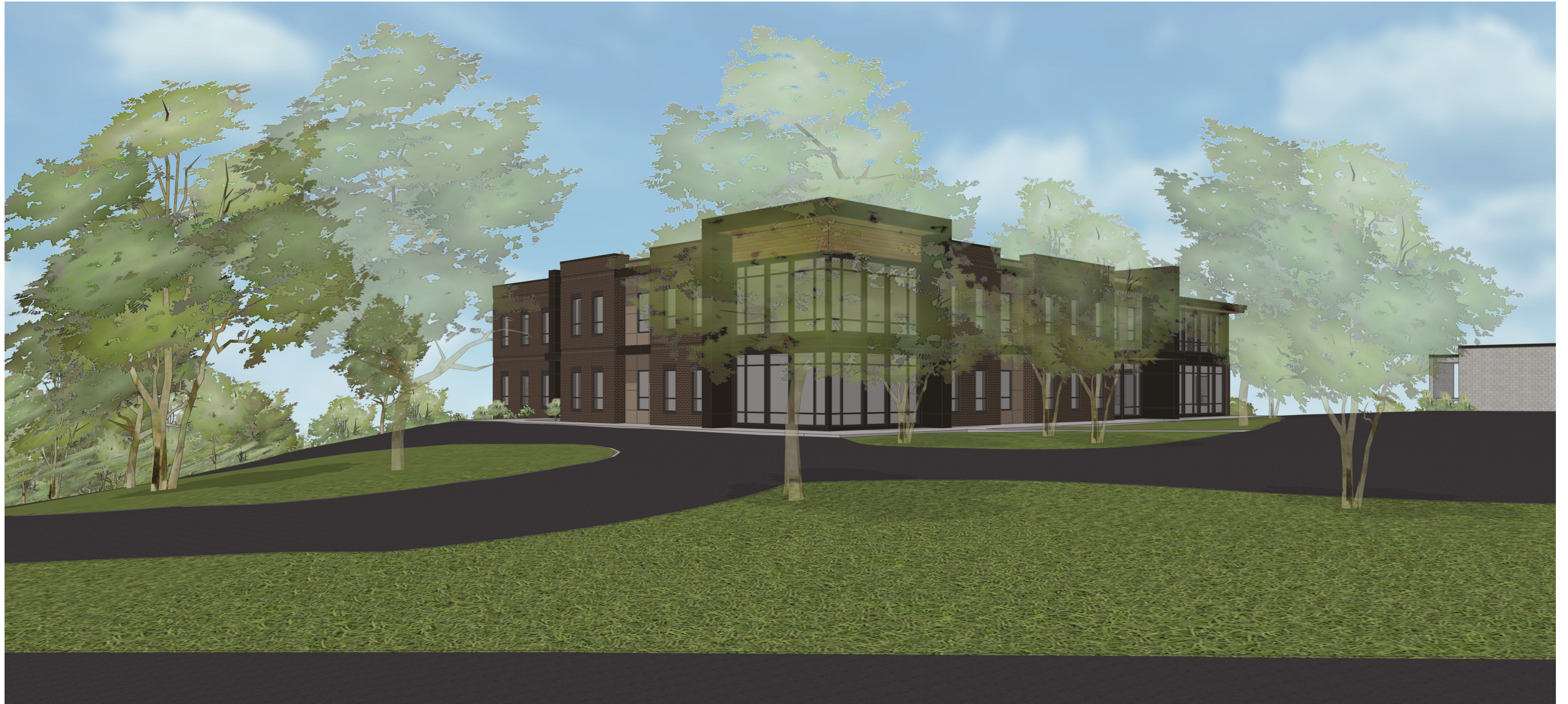
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Ivy Road - East Elevation

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Ivy Road - Corner View

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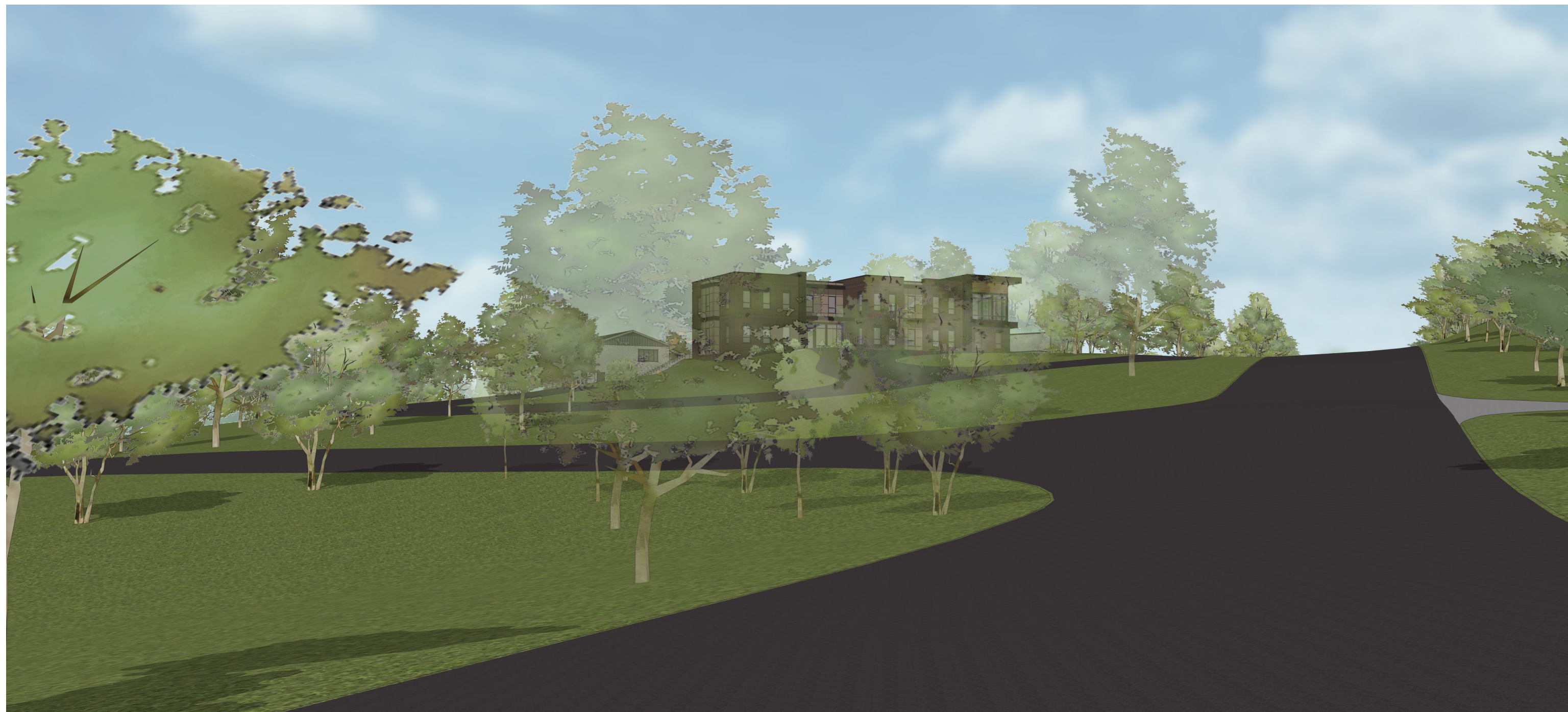
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Ivy Road - Broomley Intersection

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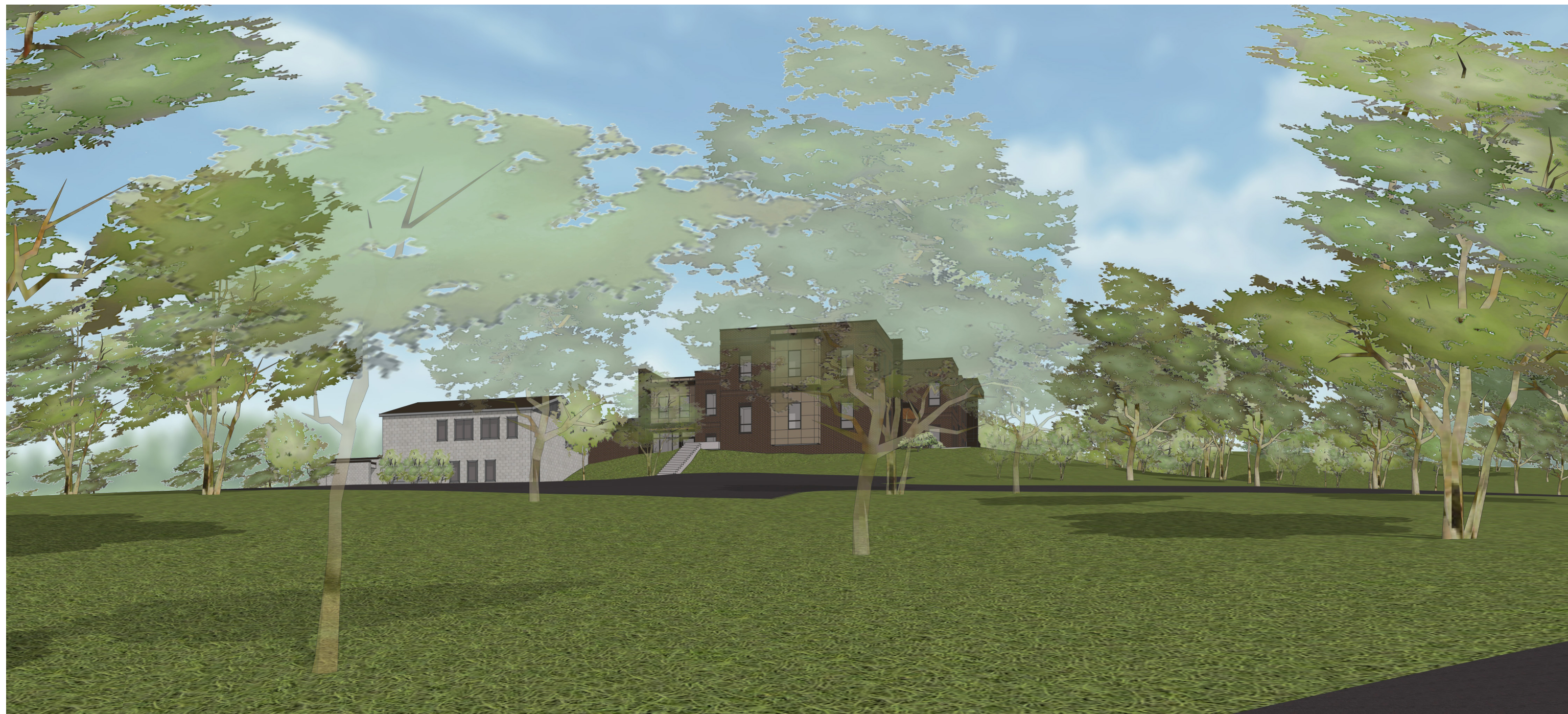
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Ivy Road - West Approach

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Broomley Drive - Rear Corner

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