

Agenda
City of Charlottesville
Board of Architectural Review
Regular Meeting
September 15, 2026 5:30 p.m.
Hybrid Meeting (In-person in Council Chambers and virtual via Zoom)



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review. Staff will introduce each item, followed by the applicant's presentation, which should not exceed ten minutes. The Chair will then ask for questions from the public, followed by questions from the BAR. After questions are closed, the Chair will ask for comments from the public. For each application, members of the public are each allowed three minutes to ask questions and three minutes to offer comments. Speakers shall identify themselves and comments should be limited to the BAR's purview; that is, regarding only the exterior aspects of a project. Following the BAR's discussion and prior to taking action, the applicant will have up to three minutes to respond.

Noted times are approximate only.

5:00 Pre-Meeting Discussion

5:30 Regular Meeting

A. Matters from the public not under items C through E on the agenda.

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Any item pulled from the Consent Agenda will be heard prior to items in Section C, and presented as a regular agenda item.)

1. **Meeting minutes:** June 16, 2026. [[Meeting video link.](#)]
2. **Recommendation for Special Exception Permits**
 Permit # PL-26-0126
 835 West Main Street; Tax Parcel 310183000
 843 West Main Street; Tax Parcel 310175000
 847 West Main Street; Tax Parcel 310174000
 West Main Street ADC District
 Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC
 Applicant: Andree Sahakian & Brittani Sanders, LV Collective
3. **Certificate of Appropriateness Application**
 BAR #26-0041
 211 Ridge Street, Tax Parcel 290029000
 Ridge Street ADC District
 Owner: The Salvation Army
 Applicant: Erin Hannagan
 Project: Demolition of contributing structure

C. Deferred Items – N/A

D. New Items

- (5:40) 4. **Certificate of Appropriateness Application**
BAR # 26-0039
221 E. Main Street, Tax Parcel 330235000
Downtown ADC District
Owners/Applicants: Guiseppe & Antonina Finazzo
Project: After-the-fact CoA/service counter in café space
- (6:10) 5. **Certificate of Appropriateness Application**
BAR # 25-0095
835 West Main Street; Tax Parcel 310183000
843 West Main Street; Tax Parcel 310175000
847 West Main Street; Tax Parcel 310174000
West Main Street ADC District
Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC
Applicant: Andree Sahakian & Brittani Sanders, LV Collective
Project: Landscape plan

E. Pre-Application Conferences [Including continued, preliminary discussions]

- (6:50) 6. **Pre-Application Conference – Certificate of Appropriateness**
No formal action will be taken
BAR # 26-0040
211 Ridge Street, Tax Parcel 29002900
Ridge Street ADC District
Owner: The Salvation Army
Applicant: Erin Hannagan
Project: Construction of two multi-story, mixed-use buildings.

F. Other Business [Including work sessions, staff questions/discussion, non-action items]

- (7:30) 7. **BAR Training**
- Part II – scenario review

G. Adjourn (8:00)

Public Participation & Access

Regarding public comment(s): The BAR values community participation and input and welcomes public comments at meetings. The intent is to allow public input; not initiate a dialogue or debate with the board. Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at 434-987-1267 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide a 48-hour notice so that proper arrangements may be made. The Board of Architectural Review's regular meetings are held in person and online via Zoom webinar which requires advance registration. Access event details and Zoom link under the City of Charlottesville's event and meetings calendar. Additionally, the webinar is broadcast on all the City's streaming platforms. For a complete list and direct links, please visit: www.charlottesville.gov/streaming.

Remainder of the 2026 Meeting Schedule

Tuesday October 20, 2026
Tuesday November 17, 2026
Tuesday December 15, 2026

**BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
June 16, 2026 – 5:00 PM
Hybrid Meeting (In person at City Council Chambers & virtual
via Zoom)**



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Members Present: Roger Birle, Carl Schwarz, Cheri Lewis, Ron Bailey, Jennifer Trumpeter, Katherine Tabony, James Zehmer, David Timmerman, Jerry Rosenthal

Staff Present: Patrick Cory, Kate Richardson, Jeff Werner, Remy Trail

Mr. Zehmer called the meeting to order at 5:31 PM.

Mr. Zehmer introduced the newest BAR member Jennifer Trumpeter (Landscape Architect).

A. Matters from the public not on the agenda.

No Public Comments

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. Meeting Minutes – March 16, 2026

Motion to Approve Consent Agenda – Ms. Lewis – Second by Mr. Bailey – Motion passes 8-0 with one abstention (Ms. Trumpeter).

C. Deferred Items

N/A

D. New Items

1. Certificate of Appropriateness Application

BAR # 26-0025

601-617 East Market Street; Tax Parcel 530100000

Downtown ADC District

Owners: Townsquare Associates

Applicant: Candance Smith

Project: Installation of entry gate

Jeff Werner, Staff Report – CoA request for a metal gate with glass transom to be installed within an existing entry on the Market Street elevation.

Candace Smith, Applicant – The proposed metal gate installation aims to minimize the alterations to the existing structure. The arch transom completes that security closure. It is a glass transom and avoids altering the existing opening shape. Other gates in the surrounding area were referenced to ensure the proposal fit within the context of the building and East Market Street more broadly.

QUESTIONS FROM THE PUBLIC

No Questions from the Public

QUESTIONS FROM THE BOARD

Ms. Lewis – Will the Babar sconces on each side of this proposed gate remain?

Ms. Smith – They will. The only other external addition is this little thing on the left. That is a box for emergency personnel. It balances the fire hydrant on the right.

Mr. Werner – That is why I included in my staff report the sentence, ‘the design identifies the gate as non-historic while contributing to the contemporary eclectic elements that have been added over the years to this historic building.’

Mr. Rosenthal – Is the primary purpose of this gate security?

Ms. Smith – Yes. It will just be closed at night. It will be open during the day. It will lay back against the opening and allow normal access to the business.

Mr. Bailey – Do you need the dark panel there? I noticed some other examples at the Monticello Hotel where the gates are more open.

Ms. Smith – Yes. I think I will show you those 2 examples in the packet. The gate is secured with a keypad on the outside for getting in. On the inside, it must be able to just pull the lever and escape. If we don’t put a security panel of some kind, you can reach over and just lift it open and open the gate. Other more exotic shapes were added to other places. We thought that square panel with an applied molding of a steel bar went along with the rest of the rectangular images from those other windows and openings.

Mr. Werner – I suspect that, at least at the tavern, Monticello Hotel had it gotten the code. That was the first question when Kenneth asked me. I went and talked to the code official. I assume you probably should have something on that. That is the difference.

Ms. Smith – We talked to them and confirmed their gate could swing in even though the egress door swings out.

Mr. Timmerman – I was curious about the glass panel. I am assuming it is glass. It is not some kind of synthetic.

Ms. Smith – It is clear glass tempered and maybe the address on it so people can identify it. There are two businesses that currently go in and out that door.

Mr. Timmerman – You need that for security.

Ms. Smith – It would take a big effort to climb over. It is possible.

Mr. Timmerman – The door and that panel and the frame is all one piece.

Ms. Smith – The transom and the frame are anchored to the building. The gate is set on hinges and opens.

Ms. Lewis – Did you say that it would swing inward when it is open? It would block one of the doors.

Ms. Smith – Yes. Those are fixed doors. They have desks and things up against them. They don't have handles. They do not open. It is just one door directly ahead.

Mr. Zehmer – Does the gate also swing out or just in?

Ms. Smith – The gate just swings in.

Mr. Schwarz – If you have a limited number of people, you can swing in.

Ms. Trumpeter – There is something about applied decorative sticking.

Ms. Smith – That is just on the black metal panel. It is just using a picket to make a square as though it was a raised panel. It is just an applied half inch square that will be black like the others. It will be more a textural thing than a visible sign.

Ms. Trumpeter – I wondered about the powder coated black mild steel and if that was consistent with the other steel elements that you have. It looks like the light fixtures are quartan.

Ms. Smith – They are weathered copper. They were installed in the early 90s.

Ms. Trumpeter – I was just curious if the powder coating would be consistent. With one picture, the sign is hanging what looks like dark.

Ms. Smith – There are two signs on the arms for the two businesses, an architect's office and the Hartpine Company.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Motion – Mr. Schwarz – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed entry gate at 609 East Market Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted. Second by Mr. Bailey. Motion passes 9-0.

2. Certificate of Appropriateness Application

BAR # 26-0028

1410 Grady Avenue; TMP 050089000
Rugby Road-University Circle-Venable ADC District
Owner: Grady Apartments LLC
Applicant: Kassiah Skipwith, Woodard Properties
Project: Window replacements

Jeff Werner, Staff Report – CoA to replace existing, non-historic metal sliding windows with one-over-one (single-lite), double-hung, vinyl windows.

Mr. Schwarz – Is there somewhere in the staff report that mentions the color?

Mr. Werner – It is like a dark bronze on the exterior, like what is there now.

Mr. Birle – What is the light division?

Mr. Werner – They are sliders right now, just side-by-side.

Mr. Birle – Is it going to have divided lights?

Mr. Werner – No.

Ms. Lewis – Is this to replace all windows in the building? I noticed some apartments were noted.

Mr. Werner – It is a question about that. It is to replace all the windows.

Ms. Lewis – I went by the other day. I thought there were some double-hung windows.

Mr. Werner – It is possible. I believe there might be double hung windows on the second story.

Mr. Rosenthal – What has been the objection in general to the vinyl? Why do you suggest an alternative?

Mr. Werner – It has been in the guidelines for some time. The guidelines have not changed. If this was on a historic building, it would be a different response to it. The objection previously had been the quality of the material. Vinyl windows at that time were a builder grade product and not appropriate within a historic district. Products have gotten better. This is a non-historic building with non-historic windows. You have approved vinyl windows in some circumstances recently.

Kassiah Skipwith, Applicant – For this initial phase, we will be doing 36 of the windows. It is the 36 existing aluminum windows throughout the building for the next 3 years until 2029. We do expect full window replacement of all 130 of the windows. A few of those windows are already double hung. They are aluminum. They are the windows in the bathroom. All the other existing windows are sliders. The proposed replacement of the units consists of the bronze, vinyl, double hung windows that are consistent with the surrounding neighborhood's architectural context and ensuring a minimal visual impact with a cohesive refined exterior appearance. We want to use vinyl rather than higher cost materials. It is a deliberate and value driven decision that not only reduces upfront and long-term maintenance expenses but also allows us to help attainable rent levels for residents while reinvesting those savings into meaningful, sustainable upgrades within the building's interior. Ultimately, enhancing both affordability and overall quality of living.

QUESTIONS FROM THE PUBLIC

No Question from the Public

QUESTIONS FROM THE BOARD

Ms. Lewis – Is the interest in replacing them have to do with any problems operating the windows at this point?

Ms. Skipwith – No to the operation. We have been having a lot of concerns with tenants with ongoing condensation buildup, thermal bridging, and water intrusion.

Mr. Zehmer – People have said the aluminum windows are not the original windows. Do you or anyone have any idea when the aluminum windows were installed?

Ms. Skipwith – We are guessing a little after 1952. We don't have an exact date though.

COMMENTS FROM THE PUBLIC

No Comments from the Board

COMMENTS FROM THE BOARD

Mr. Schwarz – My concern is that I feel like when we approve a vinyl window, we need to have some sort of proof that it is a quality vinyl window. Looking at the marketing materials for this, there was not anything in there that told me that it is commercial quality that is going to last for multifamily apartments. I found the warranty online. The warranty explicitly excludes commercial properties or anything that is not owner occupied. That right there makes me want you to pick a different vinyl window and prove to us why we should accept that vinyl window. I am Ok with vinyl if I have some sort of assurance that it is quality. It is going to last and not going to fall apart. I don't feel like we have enough information right now. I don't have enough information to approve this. I know the building is not contributing. If it was new construction, I think I would say the exact same thing. Just because it is a non-contributing and frankly ugly building, I don't think it means that we can just let them do whatever they want to it.

Ms. Lewis – The cut sheets did look like they were single-family residential owner occupied.

Mr. Schwarz – There is a lot of marketing in there about the energy savings, which is great. I want you guys to get energy efficient windows. There are 2 pages on the glass and one page on the window itself. I would like to see some reassurance that it is a quality product.

Ms. Lewis – We are changing the profile of the aperture from side-by-side to double hung. In my opinion, the side-by-side windows, which look like casement, are not a character-defining feature of the building. I want to note that if I felt like those windows were, I would not want to replace them with a different profile. I don't think that the change impacts the building at all. We have properties in the city that have been designated on our IPP list that are much newer than 1952. Saying that this building is not historical, we may not find it interesting or 100 years old. It certainly is an old building. We have not talked about the profile of the windows changing. If it was a different type of window, a more unique window, and character defining, and defined the facades of this, we would be discussing that now. I support it, except for the concerns raised by Mr. Schwarz.

Mr. Zehmer – I feel the fact that it is a non-contributing building lets me back off. Since typically, we don't allow vinyl windows per our guidelines, there needs to be a good reason to do so. That is in step with Mr. Schwarz's thoughts of something quality just to ensure the integrity of the neighborhood that by the time you are halfway through replacing them, they don't start falling apart before you even finish the job. I was ready to approve this. What are your thoughts about doing some research on possibly a product that is still affordable

but maybe of higher-level quality that has a warranty that applies to commercial buildings. That might be something you would be interested in regardless.

Ms. Skipwith – We can do some more research. For the ones that we did price out, it is not the Series 100, which is the lowest grade. We did upgrade to a more premium style series. The series 200 is a little bit better.

Mr. Zehmer – If the warranty does not cover commercial properties, if something happens and it is damaged, there is no warranty. That is for your own awareness.

There are a couple of different ways we can do this. We can make a motion and take a vote. The applicant can request a deferral or we can defer it.

Motion – Ms. Lewis – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed window replacements at 1410 Grady Avenue satisfy the BAR’s criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted. Second by Mr. Bailey. Motion passes 7-2 with Mr. Schwarz and Mr. Rosenthal dissenting.

3. Certificate of Appropriateness Application

BAR # 25-0095

835 West Main Street; Tax Parcel 310183000

843 West Main Street; Tax Parcel 310175000

847 West Main Street; Tax Parcel 310174000

West Main Street ADC District

Owners: Kim T. & Chris Dabney; Fluvanna Holdings, LLC

Applicant: Andree Sahakian & Brittani Sanders, LV Collective

Project: Multi-story housing development

Jeff Werner, Staff Report – CoA request for construction of multi-story apartment building and related site improvements at 835, 843, and 847 West Main Street. The building will be eight stories at West Main, stepping down to six stories at the rear (north) elevation. (Per the CX-8 zoning of the project site, the maximum by right height is 11 stories/156-ft, with height bonus.)

Mr. Zehmer – We are ruling on the project and that walkway connector as designed. If I believe what I read was if that was to get community involvement and a design flushed out, staff would look at it and decide whether it needs to come to us in the future.

Mr. Werner – The caveat is that when you get a community led design, be careful. They have come up with something to put in front of the BAR for a yes or a no. I cannot calibrate that at this point, at least to plant that seed there.

Mr. Zehmer – The way you laid it out was clear. It is a good process. It would first go through staff review, which is pretty much everything through you first. You can reach out to the Chair and Vice-Chair. We can help determine whether it needs to come to the full BAR. The ‘marching orders’ for tonight are what are in front of us tonight.

Mr. Werner – I had a good conversation yesterday with one of the individuals associated with the community. It is a rather ‘dry’ paragraph in here. I was worried. I don’t want to say that this matter does not matter. It is simply saying, as a means to end here, we don’t have a design. We cannot approve something with a ‘To Be Determined’ later. I needed something that you could either say that this is Ok, or this is not Ok. I hope if this

project is approved and moves forward, what has been shared with the neighborhood will be realized. I don't know how you within your purview can compel that or require that. At the least, what we can do is acknowledgement in the discussions that this has been raised, this has been promised. You all cannot go so far as to say, I am approving this only if this happens in the future.' You don't have the purview to do that.

Mr. Zehmer – That is what we talked about at the end of the pre-application conference for this project at last month's meeting. I think we are sticking to that.

In the staff report, there is a letter from the City of Charlottesville NDS Timmon's Group from 12 days ago. It is talking about the plan being denied. Some clarity on that would be helpful.

Mr. Werner – We are planners. We don't review site plans and development plans every day.

Ms. Richardson – Development plans are either approved or denied. If there are revisions required, comments that need to be addressed, the plan is simply denied. Every submission is on a timeline basis as outlined by state code.

Mr. Werner – An approval of a development plan requires a CoA. That is something Ms. Richardson and I are still 'wrapping our heads around,' how exactly to make that happen.

Mr. Birle – Some of the requirements or some of the reasons for denial impact us such as green space, tree requirements, and tree canopy.

Mr. Werner – It is a bit of 'cart before the horse.' I would even go as far as to say to simply state on the development plan "I must get a CoA for this." What we are saying with a site plan, you look below grade. Without looking below grade, the development plan does not identify a giant lake. It is more of a two-dimensional view looking down. The risk to the developer and the applicant is that if you all approve a design and that becomes part of that approved development plan, they move forward with the site plan and that giant lake and cannot build what was approved. They must come back. It is at their risk that they are assuming that what is shown on that development plan and approved by the CoA can be transferred successfully to an approvable site plan. If not, we then see them again with a revised design. This is on the applicant.

Ms. Lewis – I wanted to ask a question about The Memory Walk. If we could go back to the contextual plan for clarification for us and for members of the public, on this contextual plan, there is no area designated as Memory Walk. I believe it is item one, which is the pedestrian walk and the vehicular alley. I think that is how it is described: vehicular drive aisle and pedestrian promenade. That is what is collectively called The Memory Walk.

Mr. Werner – I shared an email with you today from Emily Dreyfus, who raised some questions. If you want to address those questions, you can all discuss them. The Memory Walk exists as an aspirational idea.

Ms. Lewis – I am asking what it is and what we are asked not to look at it, except as presented. It is not labeled as Memory Walk on contextual plans. For members of the public trying to make a connection about what The Memory Walk means, I am pointing out that it is number one on that.

Mr. Werner – That was the space identified as available for that. It is possible whenever it occurs, it surrounds the building. We are also not limiting what the community might come up with. It is a sidewalk on the side, a driveway in and out of the parking garage, and where the number one is there, that is a continuation of a semi-permeable paved surface, which allows vehicular traffic to the cell tower site number five on the east

side. As currently designed and as you are looking, that is what it will accomplish. Cars going in and out of the garage, a path for occasional trucks to the tower site, and a sidewalk along the west boundary.

Mr. Zehmer – I want to compliment staff on the excellent staff report.

Brittani Sanders, Applicant – I wanted to say thank you for the feedback and to acknowledge that we spent a lot of time trying to make sure that we responded to every single one. I know some of those will be done here in the meeting with physical samples. I figured that was a little easier than the email back and forth. We have made some big changes. One of them is wrapping the brick around the north and the west façade. I thought it was a great suggestion and an appropriate suggestion. We did that. The majority of what we have done is a commitment to the details that the rendering suggests. We show that we are committed to providing the details, but also to making staff's job easier during the site plan process, so that everybody is clear what it is that we are proposing. I know staff mentioned the possibility of a deferral. I want to go on record and say that it is our desire to hopefully get to a vote today no matter what that vote is. We are hopeful for a vote. I want to publicly state that it is still LV Collective's intent to follow the process that is being discussed here today. What was discussed at the last meeting in terms of having a productive community dialogue and following their lead in terms of how that memory walk is designed.

Mohammed Mohsen, Applicant – I am going to pick up from where we left off the last time. We got some great feedback. The direction that we presented at our meeting in May was received well in general in terms of the adjustments that we have made since our meeting in August 2025. We have shown the renderings, the depth, and the massing. We did get questions or were asked for more information related to how that depth is going to translate into the two-dimensional elevations and the plans. What we have done working with staff is we went back to the elevations and looked at all these renderings that we have done with the corbelling and the brick and the depth that was presented. We identified five key wall sections around the perimeter that have these changing conditions from the corbelling to the overhang of the building, entry into the garage and main lobby. We have identified those here where you see the red dots. These are the wall sections. We have 3 of them along West Main given there were a lot of transitions that took place along that frontage. We have one through the parking entrance on the west façade. We have another one along the east façade where we have parking on the ground and the change of planes that is occurring further up with the residential levels.

Next Slide

These are the five sections that we have identified. You can see that we have enlarged a couple of them that I will run through in the following slides. The renderings show the design intent, what we were considering from massing and transition and layering of materials. Here we have taken a step further with these wall sections to understand constructability. Where do we identify these dimensional changes and the depth that has been presented?

Next Slides

The next slides are zoom-ins on enlarged details in a couple of areas from those wall sections. On the screen now, you are seeing the brick corbelling that is happening along West Main Street and as it wraps the corner on the west façade fronting The Standard. This is the condition at the amenities along West Main and at the front door of the lobby.

These are a couple of other conditions where we have overhangs on the elevated levels. The bottom right is the soffit condition above that parking level that is fronting the east side and a couple parapet conditions further up in the building. These are all coming from the wall sections enlarged and dimensioned to give us more clarity about what is being proposed.

Here are a couple of parapet conditions that we are illustrating here. These are enlarged floor plan details showing how we transition from the outside corner transition where we have fiber cement panel brick transitions at the corner and transitions from brick to fiber cement. It is giving us a little more information in that depth. This is the west façade on the ground level where we talked about a lot of the service rooms. There were concerns about how we are going to address this area. It is where we have the celebrated the Memory Walk and the connection. We have a lot of utilities located in this area. Part of it is just the challenging access that we have to this development. There are very few areas where we can get these vehicles and get access to the utilities and services that are necessary. We have pushed the design further here. We are illustrating between brick texturing, a little bit of corbelling, and the brick pilasters that you are seeing. It does start to give it a strong character even though it is not necessarily a transparent use. These are solid doors, solid brick. You cannot see through the wall. On the right side, there is a little profile that shows how we are stepping and that driven dimensional change.

Next Slide

This is a vignette. The colors here are not necessarily what we are after. It shows that northwest corner and the beginning of the memory lane coming from Westhaven. Ms. Sanders talked about adding brick to the back of the development. That was a comment that we heard last month. Treat portions of that back as if it is also the front. Bring the brick and the materiality and the change of mass to the backside of the building. We have done that. This is looking at that northwest corner where you see all the brick detailing coming together along the Memory Walk and further up at that corner.

Next Slide

We talked about windows last week. We are proposing vinyl windows. There was an earlier discussion about vinyl windows. I have a sample that I will pass around here. Vinyl windows have come a long way. They are efficient, are thermally broken, and contribute to the sustainability & energy efficiency of the building. The manufacturing and the process now allow for us to have a lot of colors. We are proposing black vinyl windows along the perimeter of the building. We talked about the depth. With vinyl windows, the frame needs to come close or flush if not project slightly beyond the fiber cement panel. That is the detail that we need so we can caulk around the perimeter and provide a proper seal. With the manufacturer that we are looking at or similar manufacturers, some of them do have the ability to provide that deep back set, which is the frame that we have at the top there. The frame does stay flush with the exterior. The glazing and the sash and the window itself are pushed in to provide some additional depth. A typical frame would put the frame right at the edge and put the glazing right at the face. The whole thing feels flat. With profiles like this, we can get the glass pushed in so we can get a deeper shadow line within the window frame itself. It helps provide that depth. We are proposing that on the West Main Street façade and the west elevation where we have the Memory Walk knowing that is where the building is going to experience from close proximity people walking right under those elevated levels where the vinyl windows are proposed. Along the east and north sides, we are proposing to stick to the original frame, which is the one at the bottom. We have a couple of details here showing that window profile in brick, showing in fiber cement, and the kind of range of depth that we can achieve with that deep back set profile.

Next Slide

These are some images from the manufacturer that we are looking at as basis of design. That is a vinyl window. It looks like a metal frame from an aesthetic standpoint. We have come a long way in terms of being able to provide. It used to have a lot of curves and bends in these in the fabrication process. With the higher end products, they are now able to get these profiles that are rectangular. From a distance, they look like aluminum windows.

Next Slide

With the storefront, we have the details here. We did not hear concerns about this. We are keeping everything at the ground where we have the amenities, the front lobbies, and where we touch the ground. We are using the storefront.

Next Slide

Fiber cement is another one that we talked about last month. Like the vinyl windows, fiber cement has come a long way. We are looking at James Hardy as the basis for the design here. A big part of the perception of the fiber cement panel is typically where you might see the product looking like it is quickly aging. It typically ends up being around at the joints where you have the panel conditions. We are proposing a reveal system. Easier trim reveals that is a heavier gauge. It is a lot more durable than your typical aluminum hardware or the reveals that you use with fiber cement installed. This is certainly far more superior. I will pass these around so you can see the gauge that we are looking at. Compared to a batten installed, that tends to age quickly. It is hard to keep those points straight. With this product here, we can get a cleaner joint. That typically is how the fiber cement is perceived.

Next Slides

These are a couple example projects that LV Collective developed. This is in Columbus, Ohio. You can see all the elevated panels there. That is a fiber cement panel. I believe that is using the easy trim reveal.

This next one is in Athens, Georgia. This is one I personally worked on with LV Collective. I can say that one does have the easy trim reveal that I will pass around. However, this project did not have a deep-set frame. This was the typical vinyl window where you can see in these pictures the face of the glazing is close to the exterior finish. We are proposing a slightly different approach here.

Next Slide

This is the solar study. We have looked at it four times during the year to show how this building impacts the surrounding area,

Next Slide

Finally, here are the materials that we are proposing.

The applicant proceeded to pass the different examples of the materials to be used for this project.

QUESTIONS FROM THE PUBLIC

Emily Dreyfus – I am here on behalf of Legally Justice Center. Could you please clarify? Are these questions for the developer or questions for the BAR members? I sent an email yesterday that hopefully most of you have read. One of the concerns is about asking their intentions for community dialogue. To my knowledge, there has been no attempted community dialogue since the last BAR meeting. I work closely with the Public Housing Association of Residents. I would have heard if there had been some follow-up. It is concerning that the last time they were here, they heard that you were going to approve, and the dialogue seems to have stopped. If you could ask their intentions and set up a timeline for check-ins, that is my question. Could you please do that? The perspective view that I requested from 806 Hardy Drive is something that I think you all would benefit from as well. Understanding how things will look from the street level, the plan for the Westhaven Redevelopment will ultimately have tall buildings where it will be window-to-window on the lower floors. It would be helpful if we could get more information. I would like to ask if you could request that perspective view and not approve until you get that information. I have lots of questions about the solar study. You all probably know a lot more about solar studies than I do. Would you ask them to do one that reflects 9 AM, 3 PM, and 6 PM in addition to the noon view? As the sun moves, it will change the shadow. The most impactful thing is whether you could do more to ask them about greenery in the back. Currently from the street

view, I don't think most people will be able to even see the greenery if it is low. It would need to be tall trees that could survive in the shadow of the building with a lot of shade. Could you please take any ideas that you have and help ensure that large trees or perhaps a hedge or other attractive materials could soften the view for residents of Westhaven, the most harmed people with this development. Thank you for all that you did on The Mark. I don't think I have been back to the podium since then. We appreciated that.

Ms. Sanders – Multiple attempts were made via email. I can provide those emails for the public record. I can also provide phone calls to where contact was attempted with all community members. They were all copied but with a specific direction towards attending the Westhaven planners' meeting. Two attempts were made. Both times the day of, I was asked to attend virtually. When I asked for the details of the virtual meeting, I was no longer invited. The purpose of that Westhaven planners' meeting was to go through a lot of those questions. The intent of the first one in my mind was to talk about the building overall. I was told by the leader of that Westhaven planner meeting, who is not on behalf of Westhaven, that the purpose of the meeting was just for the ground level Memory Walk. I said 'great.' I was hopeful of attending that meeting with some dialogue on that between us and the community. Two attempts were made in writing. There were follow-up calls. We had the discussion with Mr. Sales and CRHA. Hopefully you can understand why I did not want to get into that here. That is not the point of this meeting. At the same time, if a question is asked, I would like to respond to that. I will go on public record and say again that our intent is to dialogue with the community. I hope the community's intent is to dialogue with us.

The trees in the back are a little tricky. We are happy to discuss that in detail right now and put on our plans what is controllable within our property line. I am not evading that. If we just want to ignore the community dialogue and put what you guys see fit, it is great. Let's do that. The intent was a little fuzzy because the property line is right in the middle between our building and the 6-story Westhaven building. Some of the plans that I have seen from Westhaven have improvements on our property line, which is Ok. We are open to that. How can I design landscaping without knowing what is on our property line? We are happy to provide that. Without the opportunity to have that dialogue, it is a bit of a conundrum.

We did have 4 different times on the solar study.

Mr. Mohsen – We have different dates on the solar study. Noon is when the sun is high. Early in the morning, it will be lower. In the afternoon, it will be lower. We picked one time in the day to show how it would be at noon, recognizing that is probably when you are going to get the most sun because the sun is going to start dropping as it gets early in the morning and further in the afternoon. That was 4 times in the year picking a noon time just to see how it impacts the surrounding area.

Mr. Zehmer – You do have some landscape plans with proposed plantings at the back of the property.

Mr. Mohsen – That is correct.

Ms. Sanders – We did our representative landscape plans. It was a specific request from the community as a part of negotiated community benefits agreement that has not been signed. It is still our public intent to work towards that. It was the community's request that we use Water Street Studios for the ground level or just landscaping specifically on the Memory Walk and in between our 2 buildings. We committed to that. We continue to commit to that. However, we are happy to adjust these representative plannings however any one of you see fit.

Mr. Mohsen – We have a series of slides in the package. It is pages 7 through 12 in your packet that has the trees, lighting, and furniture as a representation of what was proposed. The only other thing to address from a massing standpoint is related to how the building feels from a couple areas around the site. We have a couple

of these studies that we have put together. Looking at the building from Hardy & 8th Street, this is the view on the screen. On page 25 in your packet, this is looking at it from 10th & Page. There are a couple other views that are further up looking back towards Westhaven and building in the backdrop from a progression of scale and height. Those are also in your packet on pages 23 and 24.

QUESTIONS FROM THE BOARD

Mr. Zehmer – The examples that you showed us are from Columbus, Ohio and Athens, Georgia. Can you tell us when those were built?

Mr. Mohsen – The Athens project was completed 2 years ago in August 2024. The Columbus project was completed in August 2025.

Mr. Zehmer – I was asking in terms of the questions are maybe about the fiber cement panel. I think that I read that the bricks are still full thickness.

Mr. Mohsen – That is correct.

Mr. Zehmer – On the window depth sheet, I think it was plus or minus 3 inches to 4 inches deep recessed. The others were plus or minus ½ to 3. That seems like a bigger range.

Mr. Mohsen – That is the 2 different options. We are proposing a deeper inset for where the glazing is going to be located. That is the 3.5 inches along West Main and the Memory Walk. For the 2 other sides, we are proposing to go with a conventional vinyl window, which would then be the reduced depth the inch, the inch and a half.

Mr. Zehmer – That is what I was curious about. Right here, it says varies from inch and a half to three and a half. That is a 2-inch variance. I did not know. Does that depend on the exact location on the building?

Mr. Mohsen – It is hard to see. With this frame here, you can see where the window itself and where the glazing is going to be located right here. It is pushed a good bit from the outside face, the outside edge of the frame. That would be three and a half inches. That would be proposed on the vinyl windows that are fronting West Main Street and the Memory Walk. The lower end of the range would be this profile here. You can see the glazing sitting close to the outside edge of the frame. This is proposed for those windows on the east side facing the rail and, on the side, facing the north side, facing the back. That would be a shallower plane or depression from face of frame to face of glass.

Mr. Zehmer – The top image matches the two left-hand details. The bottom image matches the two middle details.

Mr. Mohsen – They are drawn to handle both in a way. It is just saying from the face of the fiber cement to the face of the glazing is going to be an inch and a half plus or minus what we have on the east side and the north side. It is going to be three and a half on the south and the west.

Mr. Zehmer – Both of the images say an inch and three-eighths.

Mr. Mohsen – An inch and three-eighths is the overhang from the flange to the outside edge of the frame. This is the outer edge from where the flange is installed to the outside edge of the frame. It is really the same because the finish is the same. This is sheathing and the fiber cement panel. That frame extends out so that we

can haul around the perimeter for a seal. The inch and three-eighths are from the flange out as opposed to where the glass is sitting.

Mr. Rosenthal – On the previous one, Mr. Schwarz brought up the quality of these vinyl windows. Are these commercial windows? Do they come with a warranty that will work in a commercial building?

Mr. Mohsen – Absolutely. VPI is the window manufacturer that provides it. That is a commercial grade vinyl window. Our preference is to keep it open. The specs are going to be calling out for these quality windows. We would be looking to bid for the job at some point. We want to be able to keep it open to other manufacturers. That is the level of detail and quality that we would be after. It would be a manufacturer that can provide deeper frames so we can inset the glass further in from the outside frame.

Ms. Sanders – There are two things about the manufacturer. That comment is going to come from me. I have developed projects where you commit to it and then they go out of business or it is not available due to lead times. It is not that we are unwilling to commit. That is why we have tried to add the dimension here. We are happy to commit to the dimensions. It is just trying to give ourselves a little flexibility when it comes to buyout and scheduling and sequencing to have a little flexibility as it relates to manufacturer's specs. I also wanted to talk through the window color. One thing we talked through is that LV Collective does black windows on all our buildings, which is a premium and limits the groups that we can go to.

Mr. Mohsen – Long ago, vinyl windows only came in two or three colors. As the manufacturing process advanced, they were able to start to get an array of different colors. Typically, the higher end manufacturers, higher end products are the ones that you are going to find that can offer these different colors, especially the darker colors. That sample here is what we would be looking at doing along the perimeter. It is an indication that it is a higher quality window. It is not a single-family product. There is a lot more to it than color. It is the color, efficiency, and way it is thermally broken. There are a lot of aspects to it. This is a commercial window we would be able to offer the types of warranty that LV Collective is going to be expected on a project like this.

Mr. Timmerman – I have a question about what you were showing on your details and this sample. They look like two different kinds of windows. This looks like it is a bigger scale representing a facsimile of a storefront. The ones you were showing on the screen, I don't know if they are in our packet.

Mr. Mohsen – I believe that this section here is specifically sticking not at the frame. It is sticking at a sash condition where you have the top panel and bottom panel there, the top and bottom sashes. It is not necessarily showing the actual frame.

Mr. Birle – This is a storefront section that you are showing us here.

Mr. Mohsen – This is a vinyl window.

Mr. Birle – Is that a structural wall? I agree with Mr. Timmerman here. I don't see that. I don't see where that is in the section.

Mr. Mohsen – That is because the section here that you are seeing, you are talking about these details. This section here shows the frame and the sash. This is showing the top frame. This section would probably be just this portion here at an intersection between the mullions. If you have a double window, that would be that intersection right here. This does not include the frame.

Mr. Schwarz – The steel and everything that is in there would be in bullion condition but not like your typical condition.

Mr. Mohsen – That is right. The frame does not need the stiffening. It is already attached to the studs. All of this except for the stiffener in here is vinyl. The only metal in this is the little rectangular square.

Mr. Schwarz – I know that you have said this multiple times. West Main Street and west façade will be deeper. What happens where you turn the corner with the brick from the West Main Street side to the east side? Does the thick and thin only apply to the fiber cement? Does it apply to the brick?

Mr. Mohsen – Just the fiber cement. With the brick, we already have four inches of depth. We are assuming that we are going to use the regular profile by our window.

Mr. Schwarz – That makes sense

Mr. Mohsen – I should have clarified that. Brick usually gives us a decent bit of depth anyways. We did not think that we needed to go above and beyond there. The reason behind West Main and the west façade is that is where a lot of the pedestrian traffic is happening. We figured let's get that value. You are going to be experiencing it from a close proximity. Let's put the upgraded window there. On the other sides, you don't get that close to it. When you do, you are either under an overhang or tight to the building. You don't get that perspective of it.

Mr. Schwarz – It looks like there aren't any conditions where you are turning a corner and you are switching from one type to another.

Mr. Mohsen – No. It is always separated with brick. The addition of the brick at the northwest corner gave us that separation. Otherwise, that back corner would have been a transition. We don't have that anymore.

Mr. Timmerman – I was noticing on the top of the southeast corner, which is probably the most visible, are those storefronts up there up top?

Mr. Mohsen – Yes. This is an amenity space up at the top of the building. With the size window and the configuration that we are doing there, we could not do that with vinyl. Vinyl still has some limitations on the size of window. By the time we work through this, I imagine we would have thickened mullions. It would not be like this repetitive 2-inch or 3-inch mullion all the way through. Just for design loads and full transparency, when we advance it some, there is going to be thickened volume. This will be a series of storefront windows, not one continuous storefront. We are talking about a limited gap between them; enough to get a stud so that you can brace it. From a design pressure standpoint, you are not designing for this long window. You have some stiffeners every now and then to be able to support the window in the opening in case of wind

Mr. Timmerman – There is storefront on the top and down at the base.

Mr. Mohsen – Along the entire public realm would be storefront.

Mr. Timmerman – Is it a storefront or a curtain wall?

Mr. Mohsen – It would be the storefront. In this case here, we are seeing that darker band. That is the floor level in there. That will provide support for that. We could not do 15- or 16-foot tall storefronts. You tend to be limited to 10 to 10.5 feet and 11 feet maximum depending on the manufacturer. With this one, it would be

separated. At the lobby where we have double height, there is going to be a steel frame so that we can split the vertical span into two storefront windows. That would be that opposite corner right here.

Mr. Timmerman – What is the wider bands?

Mr. Molsen – That will be a metal cover. It might be some manufacturer's offer that slap cover or a blank panel that matches exactly what finish they have. In most cases, even if they cannot provide it, it is brick metal depending on the size. It is either brick metal or some kind of a metal panel that we would install there. The intent here is to make the bottom storefront and the top storefront feel like they are part of an assembly. It is not broken with some other material in between. It would be metal to match the color and finish of the storefront.

Mr. Timmerman – What are the manufacturers you typically source?

Mr. Molsen – We use YKK as basis of design. For the same reasons that Ms. Sanders had mentioned, we tend to keep it open from a specs' standpoint. We must do the performance spec. I believe YKK do offer that cover. For this project, there is going to be, from an energy standpoint, whether we must do rigid insulation, we are probably going to do an energy model to understand that better. Depending on what we must do, whether we must insulate the edge of slab or not, it can restrict some of the options we have available as well.

Ms. Trumpeter – What is the Memory Walk? I would love a little history on what that is. It has not come up.

Mr. Zehmer – We are not judging the Memory Walk this evening. All we are going to look at is the vehicle/pedestrian connector that is to the west of the building that connects West Main Street to the Westhaven Neighborhood as it is designed. It is a road and pedestrian area. The applicant has made it clear that they would like to continue a conversation about a future Memory Walk or some way to engage the community in the design of the building. That will come to us later if staff determines that it is appropriate.

Ms. Sanders – I am happy to talk through the history. There is a lot if you would like.

Ms. Trumpeter – The question related to that though is in the comment last month. In the conversation last month, you mentioned the intention to make more out of this space in front of the building. That would extend to the front. You also talked about a dedicated space between the buildings between Westhaven. There is a lot missing for me in this drawing. I am going to ask a lot of questions about the things that are missing.

Ms. Sanders – It is intentional. These are all spaces intended to be designed with the community.

Mr. Schwarz – Whatever is there we need to approve something. If we make an approval tonight, we must assume that if everything goes bad and you guys don't work with the neighborhood, what is in these drawings, we are Ok with being there.

Ms. Lewis – I would encourage Ms. Trumpeter that if she sees things that are missing to bring it up.

Ms. Sanders – I agree. I would ask that we look at it.

Ms. Trumpeter – Ms. Richardson did ask in that conversation last month for a diagram of the public space. Right now, I don't feel like I understand what it is.

Ms. Sanders – Consider that it is all public. We must ignore the Memory Walk. I would review it as if it was all public.

Ms. Trumpeter – The area in the front is all public. Where all the seating is located is public.

Ms. Sanders – Everything at the ground level is public.

Ms. Trumpeter – The furnishings that are shown on Main Street are for everybody.

Ms. Sanders – Those are built-in furnishings. I would not weigh in on movable furnishings.

Ms. Trumpeter – There are no furnishings shown on the west side or the back side.

Ms. Sanders – This was a question that was asked by the CRHA. For clarity, the gray is where it shows 22 feet. That is a true drive aisle into the deck. The area in green with the festoon lighting that is up above, that is a service alley for two things. Legally, we must provide access for two things. That is our utility equipment that is right behind the building in terms of transformers and to the cell tower. That is number 5 on this. That is not a part of our property. It is outside of our property line. Vehicles are running through there. There will be bollards that are movable. You cannot put permanent furnishings. You also have fire access. That is how they are getting back there. You cannot have any permanent furnishings that would obstruct the Fire Department's ability to provide services from a safety standpoint and from vehicles being able to access the other side. The area where there is a trellis that is a built-in. It is representative if there are any comments around the look or the placement. It is there because it clears the turn to get to the transformers that are there and to get to the cell tower. That is the intent for the built-in space that serves as a transition from those monumental stairs that we are aligning directly with. It would maybe be good to go to the site plan to help her understand the context of this.

This shows you how the outdoor space connects directly between the two newly proposed Westhaven projects. This is their new plan, not how it exists today. It is aligned. The intent is where the blue double-sided arrow is there. That is where there is a moment to be designed with the community.

Ms. Trumpeter – A lot of the things you just mentioned are not indicated at all; festoon lighting, bollards, trellis, monumental stairs are not indicated anywhere.

Ms. Sanders – We did not include it, not to evade it. I was under the impression that we did not know that there was going to be a new member. Our intent is not to evade or not provide information. The information was just provided previously. We are happy to go through it again.

Ms. Lewis – As BAR members, if we are being asked to vote tonight, we only look at the submittal that we have received for this meeting. We cannot look at anything that we received in May. I know it sounds redundant.

Mr. Mohsen – This is in your packet. It was just not in the presentation today.

Mr. Zehmer – Mr. Mohsen was picking up where he left off last month. It is in the packet. I saw some lighting.

Ms. Trumpeter – There is no festoon lighting, bollards, and trellis.

Ms. Sanders – The monumental stairs are not on our property. With the lighting, we don't have a spec. This is where it gets hard. We specifically discussed not getting into detail. The only reason I mentioned festoon lighting is because the strings are overhead. I was just mentioning that for reference.

Mr. Mohsen – Part of what we are doing is the 22-foot-wide-lane is going to be used for parking up to the parking entry. The section beyond that where we have the pavement patterns and the greenery, that is going to be favored. We need to design it to withstand fire access and access to the cell tower and if needed access to our transformers that are in the back. It is going to be designed to withstand that type of load. We have changed the pattern, so it is a clear delineation between what is vehicular access to get to the deck versus beyond that point it is only emergency services.

Ms. Sanders – What we have talked about with the community is even though we cannot do built-ins there, I can provide the emails where we responded in writing saying that we are happy to do programming subject to the Fire Department. If we wanted to have food trucks in there, if we wanted to have an art show, those are all things if it is temporary and removable that are all open in discussion. I am happy to provide those communications.

Mr. Timmerman – The daily use would be temporary.

Ms. Sanders – It would be up for discussion. We are open if it is not a permanent obstruction that would stop the fire department from having access or from us meeting our legal obligations to allow access to the cell tower and the transformers.

Ms. Trumpeter – Is the walk shown there intended to be accessible?

Ms. Sanders – Yes. Everything must be accessible. We cannot control what is not on our property line.

Ms. Trumpeter – Where will stormwater be collected on the site?

Mr. Mohsen – That is part of the civil engineering packet that is currently being reviewed. I believe that it is going to be under the building in the parking area. I would need to confirm that with the civil engineering teams.

Ms. Trumpeter – I did not see any indication of any collection area on the site.

Mr. Mohsen – We have not included any civil engineering.

Ms. Sanders – It is going to be underground detention. That is a part of the site plan approval process, not necessarily under BAR purview if it is underground.

Mr. Zehmer – It is out of view. If there were exterior downspouts, those would be under our purview.

Ms. Trumpeter – My next question is about archaeology. Given that this has never been developed, have you considered in Phase I to look at that?

Ms. Sanders – We have taken care of that. We will adhere to all the requirements. The most we can do is start construction. If something is found, we will stop construction. As it relates to the design of the building, I am happy to answer any questions or concern around the design of the building.

Ms. Trumpeter – Is it acceptable for us to request more?

Mr. Werner – It is very common particularly at a site like this that has not been developed to require a Phase I examination. These are spaced test pits. It is an in-depth document and record evaluation by an archaeologist.

If they deem it necessary to do any kind of test pits, they might. This does not become an archaeological site. Unlike where we had at the court's expansion project where we had documentation of burials, none are suspected here or at least not a record indicating burials here. Phase I would be appropriate. You could use language that we used for The Mark, for the 218 West Market project. Simply to say 'prior to the issuance of a building permit, a Phase I archaeological investigation will be completed and provided to staff.

Ms. Tabony – We don't normally talk about the interior of the building. I think this directly affects the exterior space on the west side of the building. Is there interior access to the trash room from the parking side? How are people bringing their trash down?

Ms. Sanders – There are chutes. You don't come down. You are going to drop it in your chute on each floor.

Ms. Tabony – We are not going to have trash sitting outside the trash door. That will have weekly pickup from a truck.

Ms. Sanders – We don't know that yet. That is to be worked through with the city. We have started those discussions. Weekly pickups would be the minimum.

Mr. Mohsen – The doors that we are going to have in the trash room at the ground level is going to be an overhead door. When the chutes are being emptied, they are pulled out and put back in when that overhead door closes. Usually, we would have a regular main door in there as well. Maintenance would not want to open the overhead door every time just to get in and out of the room. Those could be designed to be facing the parking area. We have shown one door currently in that design that we have done with the plasters and the brick detailing. There is one door there. We have flexibility there in terms of how we maneuver these bins of the sheets and all that to make it work.

Mr. Rosenthal – I wanted to get back to the solar study and the shade analysis. You have shown the noon shadow. It would be helpful to show 9 AM and 5 PM on those same dates. That would help determine what plantings are survivable or thriving at your property line. They may want to do plantings there seeing that shade and solar study would be helpful for them.

Mr. Timmerman – I was curious about the trees that were shown in the shrubs. What was the selection process for those? Were they done by your group? Was Water Street involved? You mentioned Water Street having been involved in some of the planning at some point. I was wondering what the selection process was.

Mr. Mohsen – This was done by our in-house landscape group early as we were starting to advance on the design and leading up to the submission that we made to meet with you in May. Since then, there have been some updates in terms of the ongoing discussions and Water Street potentially coming back on board.

Ms. Sanders – We have not had any dialogue with Water Street since our August meeting.

Ms. Trumpeter – Is there a reason why you have not engaged with them yet?

Ms. Sanders – Yes. It is a larger part of a community benefits agreement. It was a part of maybe about 200-line items that I was presented with. I have not had the opportunity to sit with Westhaven specifically. That is who we interact with the most. There has not been an opportunity to engage in that dialogue. I don't want to have conversations with Water Street if I don't know what the community is looking for me to say to Water Street

Mr. Zehmer – Do you know if the plants that are shown on this plan adhere to the city's tree list?

Mr. Mohsen – I would hope so. Unfortunately, I do not know.

Ms. Sanders – If there is a preference on the type of plants that specifically go back there, we don't have any preconceived notions of what goes back there-scale, height, width.

Mr. Birle – I have a follow-up question based on the June 4th letter to Timmons from the city planner. It sounds like there are still some issues with streetscape standards, green space, tree requirements, selections. These are all reasons for denial, and they are looking for a resubmission. Is that resubmission going to change the site plan that we are looking at? We are only able to comment or vote on what we see tonight.

Mr. Werner – This is the 'rolling of the dice.' If something significant or substantive changes, we then must weigh whether that is necessary to get an approved site plan. That is why I made the note

Mr. Birle – Basically, this would come back to us.

Mr. Werner – It is possible. A development plan is not the equivalent of a site plan. If what is approved for a CoA, that must be reflected with what is in a development plan. Development plans are now requiring elevations and a level of information. It is more information. If I was an applicant, I would be looking at my site plan because I want to make sure I know where everything is going to go and where everything will fit. I would make sure the building fits within that. The risk here is with the developers. If you approve the design as presented and later a site plan or development plan cannot be approved without changes to that, the risk they face is to come back and modify their design.

Ms. Sanders – We tried to do our best here in working with staff. We were in a site plan process before. That is our intent to continue with the site plan process. We switched to the development process for the process of transparency here so we can outline what does not match. That is typically a part of the process. We are in our first round. You are always going to have comments in the first round. That is simply where we are. It is tough to ask the development community to go all the way through to construction documents to get your site plan without knowing if the BAR supports you. Just not sure how to move forward.

Mr. Birle – I appreciate that. It does not have to be fully construction drawings. We are usually presented with more specific species, tree canopies. Those are things that matter a lot to us.

Ms. Sanders – I completely understand. That is where I am in a bit of a hard place when it comes to landscaping as well. It is all part of the community dialogue. The last thing I want is to design this in a silo and do what the community thinks I am doing. I am trying to tell you that we are happy to put anything that is on the list of requirements there. No matter what, we cannot get a permit without a site plan approval. You cannot build this without getting to a site plan approval. You guys have comfort that something from the city's list of requirements is going to be there. That comfort is inherent because we cannot build it without doing that. What I am suggesting is if there is something from the list that we must pick from either way that you would like to see, please tell me.

Ms. Tabony – The planning requirements for this site, would that just be right along Main Street? Does that apply to all 4 sides of the building?

Mr. Schwarz – The tree canopy is the whole site. There are streetscape requirements. There is a tree canopy for the whole site.

Mr. Werner – What I want to make clear to everyone and to the public record. It has happened where buildings are changed. Where there is a door, it might become a window. Where there is a window, it might have to be shifted because a mechanical room wall must be built. If at some point in the future, they come back and say these transformers are over here off this inset is not there. This wall continues. I am probably going to work with them on that. I don't say 'no, you said this thing was going to be 12 feet, 6 inches. It had better be 12 feet, 6 inches and not 12 feet, 8 inches.' You are looking at this at a step-back level from construction drawings. When they go in with projects on this scale and figure out where the transformers are going to go, figure out where the mechanical systems are going to go, things move around. I allow myself the freedom to work with the applicant. If they come in and the plaza is infilled, the storefronts are only on the two ends, we are going to have a conversation. I want to make that clear to everyone out there. When we talk about what changes might occur, changes happen. A landscape plan is required for the site plan. A more robust landscape plan than what you are seeing here. That is something that is detailed, something that meets the tree canopy requirements. With the new ordinance, there is a lot more specificity in that they must meet. That is why I am Ok with this. I know, for example, the lighting is addressed in the code. They cannot put bright lights in with a lot of glare. I put in some conditions that address the parking lot. As far as the landscaping goes, if necessary, I could omit the landscaping from this CoA. I know we don't do incremental CoAs. That means we don't say that you like height, massing, and scale. We approve it and come back later with the design. The landscape (the plantings) is a distinct piece that is separable from the design of this building. We want clarification on what is planted, particularly on that north boundary. I see no problem if you were to approve a CoA for the design, omitting the landscaping plan requiring that to come back for a CoA. That would be a separate application. It would be something later. It would be a CoA specifically for the plantings or for whatever element of the landscaping that you chose. I am comfortable with that if it is a means to an end. There is also a section of the code that refers to the type of screening between areas of different zoning. We don't have that here. There is not a required type of landscape screening. I don't know what the best species is to put there or what sequence of plantings to put there. If there is an intent that we can establish and if it is an intent we can establish through reference to these in the code, you don't have the authority to say that you must meet the code. You have purview to say that here is a good example in the code of development. Let's refer to that. I am offering that if that is a helpful way to express what you are hoping to accomplish.

Mr. Rosenthal – If we approve the massing as proposed and the shade makes this screening untenable, where does that put us?

Mr. Schwarz – There are species that will fit and will grow back there. There are trees growing on the north side of The Flats that are living there. There are trees growing on the north side of tall buildings in town. They can find something.

Ms. Sanders – You are hitting on a good point. I want to make sure that I am saying that I am not asking for a specific species. What we are happy to commit to is the bullet point list that staff put up earlier. If we want to add a bullet point that says you must have plantings at 2 feet, 4 feet, 6 feet, or a plethora thereof, we are happy to add that as an option. I am happy to outline exactly where that needs to be within the plan. I would ask that the species is left open to pick from what is allowed within the code

Mr. Werner – It is trying to keep us from going down that path of designing this space knowing that tree canopy and coverage is a requirement of the code. Using our code to express an intent. The goal back there is to achieve X. If they came back and said 'we couldn't do this because of the height of our building. We can't meet the tree canopy requirements.' They have avenues to request a remedy for that. The result may be 'you are not providing the screening type the BAR asked for.' We can have a conversation about that. I am trying to think of a means to move forward. Part of why at the end of the staff report, I took the Guidelines is that this is a lot of the discussion we have been having internally. What are the Guidelines? What is the BAR purview? An explanation that is helpful is that our Guidelines don't say that you must provide building sections of a

level of detail. A lot of these are because it helps when we must review the building permit. The drawings are realizing what is shown in the renderings and the elevations that you have looked at. I appreciate that there are times when we ask for more detail than maybe the Guidelines suggest we ask for. There are also places where the Guidelines are general. I am trying to illustrate that by adding it here. The intent with the landscaping back there is to create screening. What type of screening can be expressed by you referencing the ordinance if what types of trees, spacing, and ultimately what that landscaping will be back there. If you want to see that in specificity, you can omit that from the CoA and say that it comes back. There is a distinction between a designed landscape where someone is achieving something with the terrace and plants versus providing the trees as required by code. If this was intended as this landscape that 100 years from now is a Lawrence Halprin landscape that is available for The National Register, what are the trees necessary to provide shade and provide buffer. That distinction applies here. These are not the gardens in front of the palace.

Ms. Trumpeter – This is a vernacular landscape. This is a cultural landscape probably since the 1960s. This has been a site where the community has access to West Main Street. We need to give it much more consideration than just a sidewalk.

Ms. Sanders – That is where I need to speak to the history. The Memory Walk was on the other side of the building. There was a detailed landscape plan designed by Water Street. The community understandably wanted a direct connection to Main Street. At that point, the location of the walkway was a little closer to ours. They wanted a straight shot. Between August and today, Westhaven reimaged their plans not to necessarily align with anything just conditions on their site. It moved to where it is now. In response to that, we relocated ours to align with it so we could provide that direct straight access. We are even providing the walkway all the way across Main Street to the southern side so that there is safe ADA access with a signalized crosswalk to get to the bus stop. With that, there is about 6 feet of topography that does not show in the plans running from our driveway all the way to the bridge. The bridge connection is right there. There is only one place that the city will allow us to access our garage. It is right there. If we want the direct connection to align with Westhaven per the community, how do you fit all of that within there? There are a lot of layers to this. It is not meant to be an 8-foot sidewalk. That is why we are trying to figure out ways to wrap it all. The intent is that it wraps all the way around the building. The reason that we cannot get to specificity on the landscape plans is because the Westhaven plans show improvements on our property line. We want to be able to do that. That is the right thing to do. We want that connection to happen. I know we are focused on the historic district here, not the relation to Westhaven. That needs to be remembered. The intent is that it is wrapping all the way around. We cannot get into specificity of the landscaping without having that community meeting, which was attempted to have twice by the time we got here. Those meetings are bi-weekly. An attempt was made at each meeting.

Ms. Trumpeter – I appreciate that. I understand what you are saying. I want to go on record that this is not just a planting plan. This is an important connection for the community that has been there as long as Westhaven has been there. I am just saying that there is a connection to Main Street from Westhaven.

Ms. Sanders – There is no connection right now.

Mr. Zehmer – That level of community involvement has not yet happened for whatever reasons. That flushed out full design is not what we are looking at tonight. We will have to grapple with that in a few minutes. We are still in Questions phase. If we could table that, we will come back to it. That would be helpful.

Mr. Schwarz – You are going to use the James Hardy with the finish that comes with it. Is that the plan?

Mr. Mohsen – That is the intent. In some markets, we have found that painting the hardy is the way that it is done in these specific markets. Our preference is always to find a color if it works with the palette. They have

limited colors. It has expanded over the years. Our preference is to find something that comes in prefinished. It installs, is touched up as need be. That tends to age better than the paint onsite.

Mr. Schwarz – You are going to use the smooth finish, not the wood grain.

Mr. Mohsen – That is correct. Those are four colors here. We only have three on the building as it stands currently. We have the light and the dark. These are the accents. The lighter of the two grays is what we would use as the mid-gray. This one will be our darker gray. That would be dark.

Mr. Zehmer – This one is probably going in the trash. Those two are similar.

For the brick, is this just texture or all three colors?

Mr. Mohsen – The brick is just one color currently that we are now proposing. These are just alternatives that we are weighing in proximity to the site, where it comes from. It is just to say that this is the tone and the shade.

Mr. Schwarz – Back to the notes that zoning gave you, there are some modifications, variances, and waivers that they are expecting you to address. These questions are me trying to understand the building better. With the requirements of the streetscape, is it just where the trees are relative to the sidewalk? In our packet, we see the trees against the street. I think there is a screenshot somewhere of a site plan that shows the sidewalk between the trees and the street. What way are you?

Mr. Mohsen – That is correct. That must go with the topography that we are working with. We are trying to get that plaza as leveled as it can be against the building, provide these entry points as much as we can. There is a 6-foot slope from one end to the other. By having the landscaping between the internal sidewalk and the outer sidewalk, we can maneuver the grades a little bit better and provide stepping between the internal sidewalk and the external sidewalk. From a utility standpoint, we are talking to the civil engineer. It was working a little bit better in terms of being able to run everything that needs to be run on the ground. The building across the street from The Standard had the same condition. It could be that The Standard has the same outside. I believe there was also some utility benefit to it in terms of where the trees are going to go relative to the utility lines.

Mr. Schwarz – What we are voting on tonight would be whether those trees are moving inward.

Mr. Mohsen – That is correct.

Ms. Sanders – This might be a timing issue because we are trying to get the development plans reviewed at the same time. My apologies are that this is now showing.

Mr. Schwarz – With the ground story height and finished floor elevation, where are you guys going with that?

Mr. Mohsen – Where we are not meeting the active height, it is where we have the amenities stacked. Where we have the lobby, where we have this double height space, we don't have issues there. As soon as we get into the amenities, because of the way the sidewalk is working, we are depressed. Once we get past these steps, the finished floor inside the building is lower than the plaza. We have another level above that. If we are measuring from the street level, that next amenity level up comes in quicker.

Ms. Sanders – It is halfway in between. You still see it. It just does not come all the way to the window line to count. You still see that second mezzanine level up there. You still have the activity. It just does not come all the way to that band that we were talking about.

Mr. Schwarz – With the pedestrian experience, we are still seeing double height spaces.

Mr. Mohsen – It is active use. It is 2 floors instead of one tall floor.

Mr. Schwarz – I understand the setback in the entrances. I get why that is an issue.

Mr. Mohsen – It has been extended here to accommodate the plaza.

Ms. Sanders – The intent of the plaza is to serve as an extension of the Memorial Walk, not a plaza for our residents per se. It is because I felt the same way in terms of having this Memory Walk to the left that I wanted to bring it to the front of the building to make sure it was at the forefront. The intent is that you have your art there, you have your signage. It is celebrated front and center. That is why that is there.

Mr. Zehmer – I was trying to find in the staff report where the image was that somebody referenced the trees along the street edge or go away.

Mr. Schwarz – No. They shift towards the steps. There will be a sidewalk, street trees, steps down, and then plaza.

Ms. Sanders – If you look at this, the rectangles are squares down at the bottom. Those go away. There are already planters and planting boxes there. They now must meet city requirements. That is the idea.

Mr. Mohsen – You shift up and then you have the sidewalk against the curve. You then have the landscaping strip with the steps that connect between the 2 sidewalks and then you have the plaza.

Ms. Sanders – From a variance perspective, if that is not approved, then this is the plan we must build. You are looking at it both ways. If we don't get approval for the variance, this is what is built. If we do get approval from the variance during the site plan process, the rectangles at the bottom go away.

Mr. Schwarz – Is this buildable?

Ms. Sanders – It is a civil question. Yes, as shown. You would run into utilities. We would have to investigate utility reroutes because of the slopes. I cannot fully answer that question.

Mr. Mohsen – I cannot answer the civil portion of it. We do have the sidewalks internal on the plaza and the sidewalk on the outside. At some point, the closer we get to the bridge, the more that elevation change occurs. If we have them against each other, it makes that connection between the 2 a little more difficult. You would have to work your way to the southwest corner to get closer to being leveled. Separating them allows that landscape buffer to function as that zone that we can use to step up and down between the 2 sidewalks. It improves the connection between the outer sidewalks and the plaza by having the landscape zone in there to be able to grade differently and give us enough room to be able to step between the two when we need more than a couple of steps. By the time we get to the front door on the southwest corner, we are close to the sidewalks. The sidewalks are close to being leveled. It is the bridge side. We have improved the condition with the plaza stepping up the way it is. There are still grade differences to be worked out between the plaza and the sidewalk. The sidewalk must be maintained as an accessible connection all along the front edge. The street

elevation is not changing. We don't have any control over what grades that is going to be. That gives us the ability to step up and down.

Mr. Zehmer – There is still a step here.

Mr. Mohsen – At that point, it ends up being nothing.

Mr. Zehmer – Why I asked is to your point about accessibility. It is important to have these grades right there so people can get into the plaza if they have accessible needs.

Mr. Mohsen – That is correct. That end by the front door is going to be leveled. Civil engineering is working the gates for that to be leveled. Beyond that, it will start with a couple of steps and then up to 4 or 5 steps at the most.

Mr. Zehmer – Because the street sidewalk maintains its grade, you don't need to add in additional ADA requirements. You don't need a ramp at this step here.

Mr. Mohsen – That is correct. We have guardrails at the bridge. There is no connection to that sidewalk anyway. The elevation is different. We are working the accessible means by having that zone in the middle to wrap it.

Mr. Schwarz – With the north side on the elevation, I was expecting to see screens. It says textured brick. Is that correct?

Mr. Mohsen – We have made that change between the presentation in May and this one. Part of that is there was some feedback and some comments about thinking through how we are screening the lights from the parking from bleeding outside. What happens to headlights? Based on the redesign over the last few months, we have lost our ability to do natural ventilation anyways. We do not need these openings to be able to get ventilation in the back. If that is an issue and there is a concern there, we know and understand that it is going to be residential on the north side of us. We have decided to take out the openings. We did not want to have a flat brick wall. We have used that same patterning to create textured brick or a different running wall.

Mr. Schwarz – You have a metal parking screen example that looks like it is a wire grid. That would be on the east side.

Mr. Mohsen – That is correct. It is only on the east side. That side is facing the rail.

Mr. Timmerman – You had some decorative brick shown on some of your renderings. It was unclear how it was. It looked interesting on the renderings. I had no idea what it was and how it was detailed.

Mr. Mohsen – This is what we are doing. This one here is shown as a Flemish bond right now. What we are doing is just with every other course, we are pushing it out half an inch. It creates that texture that you are seeing in the screen. It is not a lot of depth. It is enough for when the sun hits it. It creates that shadow effect. It elevates it a little bit beyond the typical flat bonds. Part of that is we don't have glazing on this side. This is the Memorial Walk. We wanted to celebrate it. We are forced into having to put some of the utilities there. It is the only way we can get vehicular access to them. This was a way to elevate the design along that west base of the building.

Mr. Zehmer – You also have some rustication.

Mr. Mohsen – This is looking south. On the right side, there is the west façade. The Memorial Walk is on the right side of this image.

Ms. Trumpeter – You have a trellis in your plan. I don't see it there.

Ms. Sanders – We are standing in front of it. There was a specific request at the last meeting to focus on enhancements to the elevation. This image is just meant to focus on the enhancements to that elevation.

Mr. Mohsen – Even the patterning on the ground is not matching. I would reference this just for the purpose of some of the detailing on the façade.

Mr. Zehmer – For the vertical brick striping on the upper floors, is that the same approach?

Mr. Mohsen – It is the same approach. It is a little more subtle. In a couple of areas along the perimeter, this is one where the unit layouts come together. We are going to have bathrooms along the edge. We don't have the ability to put windows. This would be part of the typical running bond that we are doing. We will take a zone in there. We will start to inset at a half-inch inset portion of it to create a little bit of texture.

Mr. Zehmer – You have some along West Main as well at least in one spot?

Mr. Mohsen – Currently on West Main, it is one spot. It is like these residential wings that project out, just the design of the units at the end of that wing tend to put bathrooms against a center demising wall. Instead of it being a flat wall, we are just coming in. We would not change the brick bond. We would come in inset in and out to create a little bit of shadow and some detail.

Mr. Timmerman – It looked like you had Flemish Bond in the other picture. What is creating the vertical there? What is creating the horizontal?

Mr. Mohsen – I think this is just the pattern in the rendering. We have the corbel up top. This graphic here shows you a lot better what we are proposing. That wraps the corner on the north end as well. It is the Flemish Bond with the full bricks getting pushed out. This right here is the silhouette or the profile of what the wall is doing. You can see the in-and-out every course. By the time we get to the top here, we are doing half inch corbeling. It is just a brick supporting itself. Horizontally, we have these projecting pilasters that come out 12 inches. This graphic here was to really assign a dimension to it. It is not just in the rendering. It shows what we are proposing.

Ms. Tabony – What is the fencing on the roof?

Ms. Sanders – It is a glass rail.

Ms. Tabony – How tall is it?

Mr. Mohsen – It is 48 inches tall. Where we have the terraces up high, the brick comes up a couple of feet. Behind that, the glazing extends. The height of the glazing is going to be 48 inches. You are not going to see the full 48 inches. The masonry comes up some and you have glazing on top of that. We do have a detail that is not super clear. On this diagram here, you can see that this is a terrace where the brick comes up. We have the coping. That comes up 24 inches. The glass rail comes up 4 feet from finish. It extends up to 24 to 30 inches above the brick.

It is not shown in this sketch. We had talked about with these brick masses, they celebrate the top of it some, not necessarily a large crown. We started to think through that. You are seeing the soldier course and how the coping is going to lap over the masonry. This might also be a great place where we can get a half inch depression to give the top band of the masonry a little bit more of a profile. We talked about how with the corbelling and some of the brick course that we are doing down at the base, it is giving it a lot of texture and detail. This would be a more subtle approach to it up at the top where instead of just having the running ball all the way up, we are doing a soldier course band at the top and letting the coping run down on itself.

Ms. Tabony – With some of the soffit materials, some of the renderings you are showing wood. With your details, I am only seeing fiber cement. What is your intention there for the public overhangs at the ground story?

Mr. Mohsen – For the public overhangs at the front where we have this main entry along West Main? It is going to be wood or the wood look and texture. It is not going to be a wood product. We use metal that has that wood texture. It is durable and it lasts a long time. Beyond these main prominent entries where we have the building overhanging on the east and the west, that would be sedentitious product.

Mr. Zehmer – Are you having plantings on top of the corbelling?

Ms. Sanders – If it was up to my design team, internally, yes. That is something that would be desired internally. Whether that depth can support it, it is questionable.

Mr. Mohsen – We have shown the planters. This is one of the areas where we have a little bit of a recess. We have a zone there behind the parapet where there could be planters that sit there. The plants would spill over. The details have not been worked out. It is intentionally done in that location because we do have the depth to be able to do it. It would be a potted type setup.

Ms. Sanders – It was intentionally added by our leadership.

Mr. Mohsen – It is not high from a maintenance standpoint. I think you would get to it with a ladder when you need to get to it. You would probably have irrigation.

Mr. Schwarz – For what it is worth, you do show some green roofs on your precedent images for the other building projects.

Mr. Timmerman – I was thinking back to your wall sections. They look thin to me. I did not see any continuous insulation on the outside. I am curious about the energy code.

Mr. Mohsen – We have not yet gotten there. We plan to run an energy model. If we go prescriptive, chances are that we will have to provide rigid insulation. For this climate, even with the energy model, we might have to. A lot of times in a lot of climates, we run the energy model based on the performance of the windows and the R values of the walls and the roof. Sometimes we can get out of needing to provide continuous insulation. We must prove it through an energy model before we can commit to that. We have not gone through that exercise. It is an exercise that we plan to go through. If we need the energy model to comply with the energy code requirements, it will be included in there. With all these profiles, the easy trim reveals come in different depths. I think there is a brochure that comes with it. It shows all the dimensions. They come in all dimensions. If we must do rigid insulation, it works with up to 3 inches with the rigid insulation behind the fiber cement.

Mr. Timmerman – If you must use that, it is fiber cement?

Mr. Mohsen – Yes. It is Z Channels attached directly to the sheathing that are as deep as the rigid insulation needs to be. The fiber cement is installed directly into that C Channel.

Mr. Timmerman – Why not use a material that returns easily and does not need a complicated clip system? That is a little bit of a leading question. It is still a question that follows this train of thought.

Mr. Mohsen – The options that come to mind if it is not cementitious type board, it will be stucco type system. If we find out that we need rigid insulation behind the stucco, it would be like an eave system. You can still do a hardcode stucco on rigid insulation. I believe that we can do eave. It is not allowed. I could be wrong about that. If you don't need insulation or you don't need 2 inches of insulation, maybe that becomes an overkill. From a maintenance and durability standpoint, LV Collective would prefer a product like this cement board or in other markets, stucco as an alternative for this type of construction. When you get into other kinds of construction, there are great eave systems that are durable. They have come a long way compared to some of the old eaves installs that have caused a lot of issues over the years. For this type of construction, 90 percent of it tends to be either fiber cement panel or stucco.

Mr. Zehmer – If you were to switch materials based on your energy model, that would have to come back to us?

Mr. Mohsen – We would not switch materials. We would just be putting insulation behind the fiber cement. That would just be to comply with energy requirements. It would thicken the assembly some instead of it being towards the interior. Even if we cannot get out of it all together, I cannot imagine we would need more than an inch, 1.5 inches maximum. If the stud holds firm where it is, if that means the fiber cement panel comes out, it might reduce the change of plane between the masonry and the fiber cement from 4.5 inches to 3.5 inches. It would not be anything that is noticeable.

The BAR meeting went into a 10-minute recess at 8:10 PM.

The BAR meeting returned from the 10-minute recess at 8:24 PM.

COMMENTS FROM THE PUBLIC

Brandon Collins – I have the honor and privilege of working with our Westhaven resident planners. They are coming up on 4 years of planning for their newly redeveloped community. There is a lot to say. Based on the discussion, I will try to stick to design. Overall, our request is that you defer this. I know it is not necessarily your concern that an agreement has not been fully reached between the community and LV Collective. That agreement will determine the parameters for which resident planners can chime in on the design. It is not just the so-called Memory Walk, which is a connection to West Main Street. We want to incorporate the Memory Walk into that. Some of that will have an impact visually on the broader community. There are other aspects about the building, particularly the facades on all 4 sides that our residents are going to want to have some say on what that looks like, especially with the north side with the materials, colors, and the plantings. We had a recent discussion with the residents about plantings back there. We have had past conversations about historic plantings. Those are all things that need to be worked out. I don't think the BAR should move forward with approval without having answers to some of those questions, especially with the west side façade. When we are talking about potentially having banners hanging down, that façade will interact with our connection to West Main Street and the Memory Walk. With the feel and color of that, how can we create an openness there? How do we deal with the turning into the parking area there? Those are all things that are visible from the public from West Main. What if the residents decide that we want a whole lot of red brick to commemorate Westhaven? We might want to have that as some kind of incorporated memory. That is something that is within the BAR's purview to consider. There are a lot more reasons to defer. The whole thing is an eyesore.

We need an agreement and some parameters. We are this close. Our residents have tried to discuss certain aspects and just cannot until they know what they are working with once there is an agreement with LV Collective. We are close.

Emily Dreyfus – I want to roll back my communication about conversations with the community. I talked with Ms. Sanders during the recess. Apparently, she tried hard to get to a resident planners meeting. She was put off to some future point, which we will look forward to having happen. I also encouraged her to talk with residents by being in the neighborhood and talking to PHAR and trying to get more dialogue going. The connecting walkway is critically important. If you could please delay approving this for both the reasons of the connecting walkway and the landscaping, it will help to keep you involved and have the residents' quality of life to have this body as a checkpoint. If you cannot do that, if you don't feel like that is possible for you, I think omitting the landscaping and the walkway to come back at a future point. I hope that you don't completely drop your role with the walkway. The solar study is the other thing that concerns me. Some of you expressed concerns about that and getting more pictures. Assuming that Westhave Redevelopment, like most LI HTC processes, take longer than a private development, there will be an impact on current residents for a year to 18 months. Knowing more about what shadows are going to be cast for them and future residents would be helpful.

COMMENTS FROM THE BOARD

Mr. Rosenthal – I would hope that they could provide perspective from Westhaven to give staff to help with the plantings and other aspects. That is something I would like to see from LV Collective in going to staff. I don't think it needs to come back to us. It would be a useful thing.

Mr. Schwarz – I hear the public in wanting us to defer. I also feel like if we approve, deny, or just vote on it tonight with on what we have before us, the Westhaven residents do not have to rush and get something figured out the next week to then come back to us. Something basic could be voted on. If it is approved, that would mean that the applicant could work with the residents, take their time, come up with a good plan, and it then comes back to us. The BAR gets to look at it again. I would hope that we would not put too heavy a hand on whatever the residents come up with. It would still give us a chance to be involved again. We spent over an hour asking questions. I am feeling more comfortable with what we have in front of us as being a complete application. I would be in favor of having a vote tonight. Some conditions that I would put on there would include:

- Hopefully, with the soon to be Memory Walk area, I think we approved the sidewalk, the driveway, and the pedestrian lighting that shows up on the plan, the ballards and the catenary lights. We assume that it is not there. When it is added later, it comes back to us.
- With the trellis, we don't have any information on it. We assume it is not there. When it is finally designed, it comes back to us and we see it.
- I want to push for some shade trees in the back. I don't know what site plan implications you have. I emailed you all the transition screens.

Mr. Zehmer – There was a note passed to me that I was waiting until our comments period. In the Development Code, Chapter 34, there are transition screens. In this case, it would not be required by code. However, we can use this as what our intent might be. It was shown on the screen earlier this evening. The potentially transition screen high-two is the tallest and deepest of a transition planting plan, which provides for tall trees and larger shrubs with a 20-foot depth minimum.

Mr. Schwarz – I would be Ok with a moderate two. What that gives you is two large trees per 50 feet, one large tree every 25 feet, an evergreen tree every 25 feet, and 5 shrubs. I think spaced out matches a little bit what the site plan was showing. That is my thought.

Mr. Zehmer – We will pass those around so that if people have not had a chance to pull up their email, they can see them. This is a good mechanism for us to give guidance on that landscape area and address the concerns we have heard from the community tonight about screening.

Mr. Werner – I want to make a clarification. When I was referring to the landscaping plan and omitting that if necessary. I am not talking about a community designed Memory Walk. I am talking about the trees at that back or the tree or plant selections. It is up to LV Collective if they want to engage and talk about what kind of plants to put at the back. If we can't decide the spacing of the trees or what type of trees or what screening variation. When I say landscaping plan, I am not talking about hardscape.

Mr. Schwarz – There are some parts of it I would like to get 'baked' into the approval just in case. If it is built, we need to have something there.

Mr. Bailey – Wouldn't we be able to just require them to come back with a landscaping plan to be required as part of the condition as opposed to specifying any screening or anything like that?

Mr. Schwarz – My preference is not to. We can do that if others want to.

Ms. Trumpeter – My preference would be for it to come back fully. Landscape is much more than just plants. There are visual connection, spatial character, and circulation. Defining the number of plants within a certain area feels very limiting.

Ms. Lewis – I don't think we got enough information about the Memory Walk, about the bollards, about the easements that goes around to the cell tower. I know it sounds extreme because we have been working on this. There is a lot of support for this application. I would propose that we approve everything except for the Memory Walk, a landscape plan, a hardscape plan, and even details in the plaza. You were basically calling out verbally that were different than what was submitted. I am not criticizing. It is all connected in some way. The Memory Walk apron at the street front at West Main. The materials will continue and be the same as used in the Memory Walk itself. Maybe the pedestrian walk will be contrasting. The easement will also need to be connected. The landscaping in the back and even around the east side. I see it as one continuum of things where I don't know how we can approve one of those elements tonight. It would be a separate CoA later. That would give the applicant options if the planning of the Memory Walk did not go forward quickly. It needs to take more time for both parties. You could come back and give us some landscape and hardscape. That could be a separate CoA. It is hard for us to approve something and say that we are approving a blank slate or we are approving the bare minimum or what the zoning code currently may require. That is not the best job that we can do. We have some expertise on this board that I think, with more discussion and more time, could refine those elements.

Mr. Werner – The development plan does include a landscape plan. I cannot sign off on the development plan if there is not a CoA for the landscape plan. If it was an absolute impasse, that is a means to an end.

Ms. Lewis – We don't choose the development plan. We approve a Certificate of Appropriateness.

Mr. Werner – I cannot approve the development plan until there is an approved CoA.

Ms. Lewis – There are a lot of conditions on that development plan.

Mr. Werner – All those conditions must be met. I am trying to help with your discussion.

Ms. Sanders – We agree with everything that is being said.

Ms. Lewis – I would like to know why Mr. Werner personally objects to this why we couldn't have a separate CoA for the elements that I have named. We have done it before.

Mr. Werner – I am not objecting to anything. If you approve the CoA for the building, that is fine. They know that they can move forward with that. That does not allow me to sign off on the development plan, which is a piece of this. I want to be clear about that.

Mr. Schwarz – The development plan does not have to be finalized until they go for a building permit?

Mr. Werner – A site plan must be finalized. With a development plan, the way the ordinance is written, it is to create a zoning compatibility document. It essentially is a document that says this thing meets the development code.

Mr. Schwarz – If we take all the landscaping out of this, all the site planning, all the hardscapes out of this application and it becomes a separate CoA, are we damaging the process? Is it still going to be something?

Mr. Werner – You are not damaging my process. It is simply that I could not sign off on the development plan. My signature is necessary to say that this development plan is consistent with the CoA.

Mr. Timmerman – Sequentially, it is not going to disrupt the timing of the development of their project.

Ms. Sanders – We are switching from the development plan to the site plan anyway. There is no development plan. We will be going for the site plan. We do not need that until the building permit. It allows us enough time. This is a great in-between solution to allow for that community development and to hold LV Collective accountable to get it on the plans before the building permit.

Mr. Zehmer – With that in mind, it sounds like if we want to move ahead with kind of motion or vote, we would essentially be excluding the site plan.

Mr. Birle – It would include the Memory Walk at that point?

Mr. Werner – The Memory Walk does not exist.

Mr. Zehmer – We don't look at the Memory Walk tonight. We will have to approve a site plan.

Mr. Birle – That is a doable compromise.

Mr. Werner – You used to say that you are approving the height but not the design. These are separate things. There is a reasonable approach here.

Mr. Zehmer – We had a lot of questions that we asked. We did not necessarily say what we felt about those things. For example, the brick in terms of our palette. Some of you were looking at those. I like the yellowish tone brick.

Mr. Birle – I have no issues with the palette in general. I am Ok with there being some flexibility as long as it is within that range.

Ms. Lewis – I did not care for the butter and yellow. I just don't know where else we see that color in the city of Charlottesville. It reminds me of an old federal institutional building.

Mr. Zehmer – I am not hearing objections to the palette. Stylistically, I like where you are going with the building. I like the articulation of some of the brick work, especially the vertical in the field where you have restrooms or bathrooms. That is helpful to help give the façade some texture. There are some hints of art deco detailing happening, which I would encourage. In some of the storefront openings, you had a curved edging at those openings. I thought that was handsome. I appreciate you adding and sprinkling in some of those levels of details like we talked about last time with corbel brick. You picked up on my request a little bit for the cornice up higher by switching to the soldier course. If you could step it out a little bit to give some shadow line, that would be great.

Mr. Schwarz – I appreciate the fact that people are going to see the building up close as brick. I hate fiber cement. The hardy plank stuff, even when it is prefinished, we have other buildings around town where it is not. It gets 'wonky' over time. Your reveal system will help. I don't know if it collects dirt and the dirt then mildews or if the material mildews. With The Lark on 10th Street, that siding has mildew all over it. It is less than 10 years old. I am going to back down on that. I appreciate that you are wrapping most of the building with brick, at least for the lower levels.

Mr. Birle – There are two elements to that you have working in your favor. If you use the smooth, that holds up a lot better as far as picking up. I have seen that too picking up dust and mildew. The channel system that you are using is a good one. That is where you usually see these things looking cheesy, when the extrusions are not big enough.

Mr. Timmerman – It goes back to your point in the previous project. There are different qualities in all these products. The Hardy is a residential product. There are better cement panels that you can choose from. I certainly prefer them. I want to applaud you for being open to the process. You have listened and you have come back and tried to respond to the feedback.

I was sorry to hear that there was not more communication between you and the community. When we left the last time, I felt that since both sides were here and heard each other. I felt like it was the start of that. I was looking forward to hearing what would come of that. I was a little disappointed when I heard that nothing had come of it. When we took our break, there was a re-engagement of communication, which was fantastic. It sounds like there is a path forward to that. In a way, that led to this willingness and what seems right from all of us to separate the landscape to give that more of a chance to develop so we don't have to make decisions about the landscape or recommend a standard and not sensitive solution. That is not what we want to do here. We want this to be as rich as it can be. That is only going to come from communicating to one another. That is not our purview.

We are just looking at the building now. I agree with Mr. Schwarz. I don't like the fiber cement, especially on what should be class A building. This is our Main Street. It is a piece of civic architecture. Everybody is going to see it all the time. It is a big building. For me, the vinyl window is also an issue. I grudgingly approved the previous one. That was a 2-story 1950s building. They needed new windows. In this case, I wish there was a sense of appreciation of quality that would be instilled in these kinds of projects and public facing projects. The priority for me is that you did listen. You did provide a good amount of good material, true brick. You have come up with some interesting detailing that adds to the richness of this experience. I appreciate that. This is a process that we want to work. We want it to work for the betterment of the community.

If we do vote on it, as a condition that I would like to apply, would be the sun studies. Make sure that those are included in the follow-up report. That is an important issue that we should delve into a little bit more. There was some more information that probably could have been looked at in that regard.

Ms. Tabony – I agree that deferring the landscape plan is the right move. I don't feel comfortable with the level of detail for any of the landscape, particularly the front of the building on Main Street. When you come back with those details, it would be helpful to see detailed sections through the stairways, the seats, and the plantings there. The amount of talking that happened and not just reviewing drawings about that was tip off for me that was just not enough information. It is the same with the elements that you are proposing in the back, the trellis, the specific trees, or at least a detailed description of the kind of massing of trees that you are planning on planting there.

With the sun studies you have provided, community members have spoken about that already. It is hard to read those, especially because of the slope behind the building. You are just showing that in plan. What would really be helpful is to show façade studies of the massing of the proposed Westhaven buildings. I am not sure how solidified that is. Assuming there are several stories that they plan to have there, it would be nice to see how the shadows from the LV Collective building will pass across those facades. As much as it will help them with whatever planning they are doing. That would be part of the process of engagement.

Mr. Zehmer – It potentially could impact planting selection.

Ms. Sanders – If it is going to be a formal condition, I would want to make that clear. That could mean a lot of things.

Ms. Tabony – I am not suggesting that you change the massing of the building, just landscaping and planting.

Mr. Werner – As I wrote it, a shade study is to be provided. You can all decide whether to show at 9 AM, noon, 3 PM, and 6 PM. To assist with plant selection on site and provide information for the Westhaven landscaping plan.

Mr. Schwarz – You can leave off March or September.

Ms. Tabony – I guess you have already done the Phase I archaeological study. Has that been provided to staff?

Ms. Sanders – I am not sure. It may have been before my time. We do intend to provide it as a part of the site plan.

Ms. Tabony – I am in support of the architecture of the building. I agree with my colleagues with the comments about materials, vinyl windows, and fiber cement. This is an important building. It is on the corner of a major thoroughfare. We see all the sides of the building. It is an important moment in our city. It should respond to that position appropriately with materials.

With the sections that you have provided, it is helpful. I would like to see more detailed sections through the pedestrian walkway on the west side of the building and where the property line is, where the roadway lands in that striped section back there. It is hard to understand that right now.

Ms. Trumpeter – I am excited that we have all come to this conclusion about the site plan. I appreciate that you are on board with that. I appreciate your intent. We cannot vote on the intent. I am pleased that has come down to this. I was noting this robust conversation about architecture, brick, and windows. I was sad sitting here wishing I could talk about the planting or the sidewalk. I am excited that you will be looking into and be

able to provide more details on that. I just want to emphasize that more study and collaboration occur between the two spaces. There is a wedge of planting. That is an opportunity to look at accessibility. There is a switchback walk at Westhaven. It would be cool if that walk could continue to create up into the space. I am worried that there is going to be this effort on Westhaven's part to make it accessible and it is going to come into the site and not be accessible. I want to see some effort to collaborate. It is great that Water Street is on both and that you can do that. I really encourage that collaboration at that interface between those spaces and that transition space. In the spirit of collaboration, there should be some connectivity between things like lighting, furnishings, plantings, paving for both spaces so it feels more connected with Water Street. Doing both, you have a great opportunity and efficiency to be able to do that.

I think there is a bus stop on West Main Street in front of the building. It will be great when you are looking at the landscape in front to think about accommodation for people waiting. People will be coming up and considerations for that. I am excited there is going to be Phase I work done. I am curious to see if there are any findings. With the Phase I sections and perspectives, I would like to see a section through that west side on a more detailed scale. I cannot see what the conditions will be between the sidewalk, the street, and the wall. I would like to see more sections. I am concerned about the grass pavers on that west side. That is going to be mostly in the shade. Pavers often do not work. With it in the shade, it will make it even less likely. I want to encourage you to revisit that. The planting is a suggested plant palette. I am not going to comment on the plant palette because it is not the plant palette. Water Street is going to be a great asset to you when it comes to planting. I hope there is a significant budget for the landscape. I worry when I see site plans like this in my own work. It means all the money is going to the building and none of it is going to the landscape. There needs to be more screening and trees on the back. The model views were done from far back. I would like to see a view of the back of the building. The shade studies are important. The intention is to have a clear view of West Main. I want to see what that looks like. This section on West Main is more open. It has more open space than other sections of West Main. I know the intention is to build up more residents there. I want to emphasize the importance of open space.

Mr. Zehmer – At that northwest corner, you mentioned the need for vehicular access to the cell tower and potentially emergency vehicles. I am just making sure you have the turning radius for a firetruck. That may impact on the side plan. There are a couple of suggested conditions from staff talking about ground level mechanical equipment and making sure those are screened per the design guidelines. Meters panel boxes, and cable connectors be put in the garage. We would like to see those things in the garage. If not, it needs to be screened per the design guidelines. Any signage would have to go through the approval process for a sign permit. The glass at the street level must be clear with a VLT of not less than 70 percent.

Ms. Lewis – With the second bullet on page 3, they have addressed that with the solid brick wall outside the garage on the Westhaven side. There is also a suggestion that anything be dimmable if it is shining towards that area.

Ms. Sanders – We are happy to do that. It was more so the second part of the statement that was a little troubling. I would ask if we could work through any resolution with staff if there are any concerns expressed but also with the brick. I don't know how that works. The dimmable is easy.

Ms. Lewis – I meant to talk about any exterior lights on that back portion.

Mr. Werner – I would suggest that all the conditions that I have suggested that they become associated with this project. With the lighting, it is a unique set of conditions that we have applied on entrance corridors and on BAR large scale projects. It is directly from what we used for The Verve, 2005 JPA.

Motion – Mr. Zehmer – Having considered the standards set forth within the City Code, including City’s ADC District Design Guidelines, I move to find that the proposed development at 835, 843, and 847 West Main Street satisfies the BAR’s criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application with the following conditions and omissions:

- **Ground level mechanical equipment, utility meter boxes/panels, transformers, etc., will be appropriately screened per the design guidelines (Chapter 2, Section H). Screening will be indicated on the Final Site Plan and approved by BAR staff.**
- **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. Screening will be indicated on the Final Site Plan and approved by BAR staff.**
- **Glass at street level storefronts (doors, windows, and transoms) must be clear, with a VLT of not less than 70%.**
- **Prior to a Permit allowing disturbance associated with the proposed development, a Phase I Archaeological Investigation of the three (3)-parcel site will be completed and provided to Staff for BAR’s archive and recorded with the Virginia Department of Historic Resources.**
- **The following design elements are to be considered as removed from the applicant’s submittal and are omitted from this CoA:**
 - **site plan;**
 - **sample plant pallet;**
 - **sample paving pallet;**
 - **site furnishings; and**
 - **site lighting.**
 - **The aforementioned site details [as indicated] on sheets 7, 8, 9, 10, 11, and 12 of the submittal.**
- **The omitted site elements (above) will be reviewed at a later date as a separate CoA request.**
- **Prior to BAR approval of the omitted site elements (and within the separate CoA request), the applicant will provide a new shade study examining the hours of 9AM, Noon, 3PM, and 6PM. The intent is to advise plant selection for the site, and to provide information to the public and Westhaven Citizen Planners to assist the selection of plantings within the Westhaven community. The hours listed should be added to the dates already submitted within the solar plan [sheet 13 of the submittal].**
- **To prevent bright light and glare emanating from the garage openings, lamping for the garage lighting [immediately inside any opening] will be dimmable, have a Color Temperature not exceeding 3,000K, and have a Color Rendering Index not less than 80, preferably not less than 90.**

Second by Mr. Schwarz. Motion passes 9-0.

4. Staff questions/discussion

- **Bylaws revision update: second draft for review & comments.**

5. Adjourn

Adjournment

The meeting was adjourned at 9:32 PM.