



STANLEYBEAMAN&SEARS

March 26, 2010

Mr. Todd Marshall
University of Virginia Foundation
Facilities Management Department
P.O. Box 400218
Charlottesville, VA 22904-4218

Reference: **Barry and Bill Battle Building @ UVA Children's Hospital
Charlottesville, VA**

Dear Todd:

Pursuant to your request, I am providing the design rationale for the proposed height of the street wall along West Main Street for the Barry and Bill Battle Building at the UVA Children's Hospital.

The current design is for a 32'-2" street wall facing West Main Street. This wall consists of two enclosed levels and a third occupied level utilized as a terrace adjacent to a clinical waiting area. Although this height is not in accordance with the minimum height requirement, it is our assertion that the scale, character, and height are more pedestrian friendly and consistent with the scale of existing historic properties neighboring our site.

The design team has been keenly aware of the massing and scale challenges with this project and have diligently worked to mitigate the scale of the Battle Building with the use of material and several building massing strategies. These strategies include building step-backs in massing and material change, specifically between the street wall, clad in brick and the more transparent expression of the curtain wall system for the upper section. The building design also differentiates interior function through its fenestration and material changes, allowing the lower level street wall to be more in the character and scale of West Main retail shops.

The proposed street wall height of thirty two feet was both contextual as well as programmatically derived. During the design process, surveys of the surrounding structures determined that the heights varied between 1 and 4 floors, or approximately between sixteen and forty six feet, with a predominant roof line at an average of twenty six feet. Among others, the buildings surveyed included the University Baptist Church at 1298 West Main, the Dinsmore House, the Courtyard Charlottesville Hotel, and the house at 1185 West Main. A sectional study of this area of West Main Street further illustrates the sympathetic scale of the proposed street wall to pedestrians and to the historic structures directly across our site (West Main Street Section enclosed).

Street Wall along West Main Street

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Programmatically, the occupied terrace at the third level of the building provides an important amenity for patients, their family members, and staff. This level also serves as a primary and direct connection to the parking garage and to the main Hospital to the south. It is expected that this floor will have high traffic volumes throughout the day.

For these reasons we believe it is reasonable to request a Zoning Text Amendment for relief of the street wall height requirement.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Soto", with a period at the end.

Roger Soto
President and Design Director
Odell Associates