ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2021-026: Green Clean Car Wash Final Site Plan**
Review Type	Final Site Plan and Architectural Review
Parcel Identification	046B4-00-00-001D0
Location	3290 Worth Crossing, at the intersection of Rt. 29 and Worth Crossing, south of First Union Bank and north of McDonald's. (see Figure 1).
Zoned	Highway Commercial (HC), Entrance Corridor (EC)
Owner/Applicant	Guaranty Bank C/O W Rod Gentry, Union Bk & Trust/Green Clean Holdings (Craig Van Bremen)
Magisterial District	Rivanna
Proposal	To construct a 3,700-sf car wash building and associated site improvements on approximately 1.08 acres.
Context	This portion of Route 29 is commercial in nature, with strip shopping centers, big box stores, Hollymead Town Center, and stand-alone fast food restaurants nearby. The majority of the commercial buildings in the vicinity are one story tall.
Visibility	Three sides of the building and site will be clearly visible from the EC (Route 29). The proposed building is 59' from the right-of-way and approximately 69' from the Route 29 edge of pavement.
ARB Meeting Date	April 5, 2021
Staff Contact	Khris Taggart

PROJECT HISTORY

The ARB completed a review of the initial site plan and preliminary architectural design for the car wash on December 7, 2020. Comments resulting from that review are included in the Analysis section of this report. The initial site plan was approved on December 22, 2020.

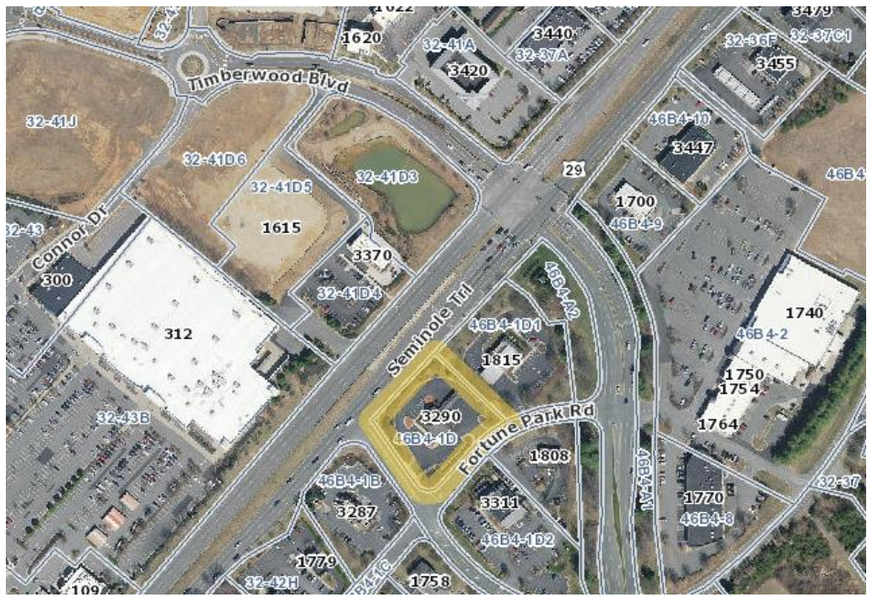
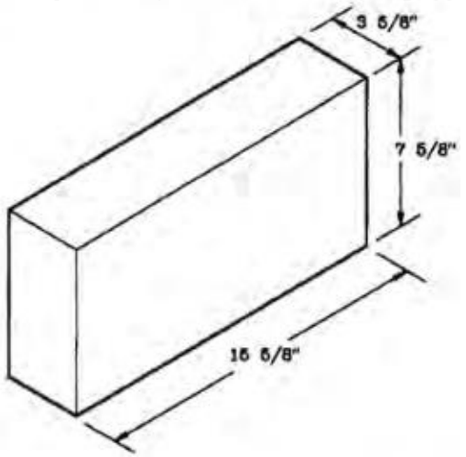


Figure 1: County GIS map highlighting subject property.

ANALYSIS

REF	GUIDELINE	RECOMMENDATIONS from the December 7, 2020 ARB meeting	ISSUES 4/5/2021	RECOMMENDATIONS 4/5/2021
	GENERAL GUIDELINES			
	Purpose			
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of	Provide material and color samples for all materials. Add architectural details such as height variation and greater variation in the material changes along the EC-facing elevation to help better establish the elevation as the front of the building and add	The EC-facing elevation has been revised to include variations in height and depth that help break up the regularity of the design and better establish the appearance of the elevation as a building front. Additionally, the tower elements on the elevation facing Worth Crossing have been lowered in height to give the EC-facing elevation greater prominence. Material samples have been provided. The masonry colors have been revised to earth tones and variation in color has been added at	Revise the size of the masonry unit to one that more closely approximates traditional brick. Revise the architectural drawings to provide a complete materials schedule, including masonry color and size, and coordinate the schedule with elevation drawings.

	design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	human scale to the building. Most ARB members agreed that the revised elevation shown during the meeting is moving in the right direction. Consider revising the proposed material to a more traditional brick form and/or a natural earth-tone color. Accurately reflect the proposed material in the drawings and renderings.	the base and in the bands and soldier courses to further reduce the regularity and emphasize the base/middle/top wall divisions. The earth tones have an appropriate appearance. However, the elevation drawings do not indicate masonry color and appear to illustrate the masonry in a traditional brick size, but the masonry proposed (EP Henry Smooth) is in blocks measuring approximately 4” x 8” x 16”.  Masonry in a traditional brick size would be more compatible with the surroundings and the historic architecture of the area. Masonry in a larger block size could contribute to a more utilitarian appearance.	
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.			
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.			
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area’s historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline’s standard of compatibility can			

	be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.			
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.			
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.			

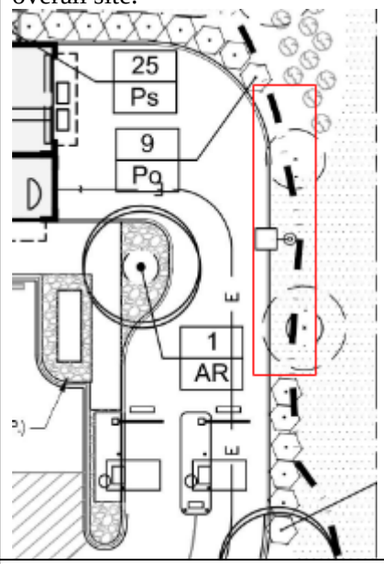
10	Buildings should relate to their site and the surrounding context of buildings.			
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.			
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.			
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.			
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	None.	There are no connecting devices proposed. A single building is proposed, so a connecting device is not necessary.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	None.	The building does not appear to be a trademark design.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.*	Submit a window glass sample and specs with the next submission. Add the standard window glass note to the drawings with the next submission: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.	A window glass sample for the EC-facing elevation has been provided. Based on visual inspection of the sample, the glass has no tinting. The standard window glass note has been added to the drawings.	None.
	Accessory structures and equipment			
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	Provide detail drawings and color samples for the vacuum and auto sentry equipment. Provide in the plan all pay station and vacuum station-related elements (canopies, trash cans, lighting, pay stations, etc.).	No detailed drawings have been provided on the auto sentry, pay station, and vacuum station-related equipment. The color renderings illustrate the auto sentry and vacuum stations shades of gray, but the pay stations are white. The gray color helps mitigate the visibility of the equipment, but the white color stands out in the development. Revising the white color to one that is recessive, i.e., one that will reduce visibility and blend with the surroundings, would be appropriate.	Provide as part of the site plan detail drawings and color specifications for the vacuum, pay station, and auto sentry equipment. Revise the color for the pay stations to one that is recessive, i.e., one that will reduce visibility and blend with the surroundings.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative			

	visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.	Provide a perspective view looking south into the site, with and without landscaping. Provide a dumpster screen detail in the site plan. Provide preliminary information on vacuum and pay station-related signage for review.	A perspective view looking south into the site with landscaping has been provided. No views without landscaping were provided but the visibility of the equipment appears limited to the pay stations. The site plan has been revised to provide details on the dumpster screen. The plan notes that the dumpster enclosure will use EP Henry masonry, but the masonry color and size are not specified. A note has been provided on the architectural drawings that the mechanical equipment related to the building will located inside the building.	Provide color samples for the vacuum, pay station, and auto sentry equipment. Revise the site plan to add the masonry color and size proposed for the dumpster enclosure.
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.	Revise the drawings to show where building- and car wash-related equipment is located. If the location is inside the building, note this on the plans. If located on the rooftop, provide a roof plan showing the equipment locations, show the equipment locations and heights on the elevation drawings, and illustrate methods for eliminating visibility of the equipment.		
21	The following note should be added to the site plan and the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."	Add the standard mechanical equipment visibility note to the drawings with the next submission: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."	The standard mechanical equipment note is on the plans.	None.
	Lighting			
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	None.	The lighting does not exceed .5 foot-candles over any public roadways or adjacent properties.	None.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.	Coordinate the light fixtures shown on the building elevations with the light fixtures listed in the lighting schedule in the site plan.	The light fixtures shown on the building elevations have been revised to coordinate with the lighting fixtures listed in the lighting schedule in the site plan.	None.
25	Light should have the appearance of white light with a warm soft glow; however, a	Revise the proposed lighting to soft, warm white (3k).	The proposed lighting has been revised to a soft, warm white (3k).	None.

	consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.			
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	Indicate the color of the proposed fixtures on the plans. Include a note on the lighting plan indicating that the 20' maximum height of the pole-mounted light fixtures includes any base.	The lighting plan has been revised to indicate the proposed fixture color (black) and that the height (14') of the pole-mounted fixtures includes any base.	None.
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.			
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.			
24	Light levels exceeding 30 foot-candles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.	Revise the photometric plan using an LLF of 1.0 for all fixtures. Add the standard lighting note to the lighting plan: "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from	The LLF has been revised to 1.0 on the lighting plan. The maximum proposed illumination at the ground is now 18.5 fc, which is still expected to have an appropriate appearance.	None.
29	The following note should be included on the lighting plan: "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from			

	adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle."	adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle."		
30-31	*Guidelines for the Use of Decorative Landscape Lighting*	None.	No decorative landscape lighting is proposed.	None.
	Landscaping			
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	Revise the landscape plan to show the large shade trees extending along the full frontage of Rt. 29. Confirm the location of electrical service on the plans.	The landscape plan has been revised to show an additional large shade tree along the frontage. While this still leaves a small gap at the southwest corner of the site, it is anticipated that the low landscaping required for monument signage will further alleviate the gap in landscaping in this area. The site plan has been revised to show a transformer near the southeast corner of the site and an underground electrical line that runs along the northern perimeter of the site connecting to the north end of the building.	None.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.			
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center.			

	b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.			
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	Provide two large trees, one parallel to Worth Crossing and one parallel to Fortune Park Road, 2½" caliper at planting.	Two additional large trees, one parallel to Worth Crossing and one parallel to Fortune Park Road, have been provided.	None.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	None.	A sidewalk extends approximately 132' along the east elevation of the building. Two trees are planted along its length. A short pedestrian way runs from Fortune Park Road to the parking area interior to the site. A large tree is shown along this pedestrian way.	None.
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for	Revise the landscape plan to show one large tree in the gap along the north side of the site near the pay stations to meet the perimeter parking area landscaping	There are 19 parking spaces proposed for the site. This requires two interior trees; this requirement has been satisfied with 3 interior trees. The landscape plan has revised to show one additional large tree	Consider providing additional shrubs along the travelway near the north end of the building.

	every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	requirements. Provide additional shrubs near the pay stations along the north end of the site to help mitigate the visibility of the paved area and pay stations/queuing line from Rt. 29.	along the north end of the site near the pay stations satisfying the perimeter parking area landscaping requirements. Additional shrubs have been provided near the pay stations along the north end of the site. However, there are some gaps near the north end of the building where additional shrubs could more completely integrate the paved area and pay stations/queuing line into the overall site. 	
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru" windows; service	Provide shrubs or other vegetation along the EC-facing elevation of the building.	The landscape plan now shows ornamental grass along the EC-facing elevation with a row of shrubs continuing past the north end of the building. This vegetation helps to further break up and add interest to the appearance of the walls.	None.

	areas; and signs. Shrubs should measure at least 24 inches in height.			
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.	None.	The proposed plants are on the recommended species list.	None.
38	Plant health: The following note should be added to the landscape plan: "All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."	None.	The note is present on the plan.	None.
	Development pattern			
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	Provide details on the proposed dumpster enclosure.	The plan notes that the dumpster enclosure will use EP Henry masonry, but the masonry color and size are not specified.	See accessory structures and equipment recommendations.

39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and			
	pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the *Albemarle County Zoning Ordinance* apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.			
	Site Grading			
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining	None.	The site has already been graded and developed. Proposed grading is not significant.	None.

	walls and by shaping the terrain through the use of smooth, rounded landforms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten-foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.			
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	Provide the conservation checklist and associated checklist items in the site plan.	The conservation checklist and associated checklist items have been provided in the site plan.	None.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.			
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.			
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered	None.	The site was previously developed. No new above-ground stormwater facilities are proposed.	None.

	features.			
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.			
	Signs	Sign applications are required for all proposed signs. Provide with the sign applications a sample of the color proposed for the signs. Reduce the scale of the car logo shown on the monument signage to create a more proportional sign design.	Signage is reviewed and approved by separate submission. However, the following comments are provided on the updated signage. The monument sign shown in the prospective views has been revised to show a cabinet style sign on a low masonry base. The scale of the car logo has been reduced and more fully incorporated into the overall sign design. Sign colors will be reviewed for compliance with the EC Sign Guidelines when sign applications are submitted.	Sign applications are required for all proposed signs. Provide with the sign application samples of all proposed sign colors.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The changes to the architectural design; the size of the masonry units.
2. The landscaping along the north end of the travelway/queuing lane.

Staff recommends approval of the final site plan with the following revisions:

1. Revise the size of the masonry unit to one that more closely approximates traditional brick.
2. Revise the architectural drawings to provide a complete materials schedule, including masonry color and size, and coordinate the schedule with elevation drawings.
3. Provide as part of the site plan detail drawings and color specifications for the vacuum, pay station, and auto sentry equipment.
4. Revise the color for the pay stations to one that is recessive; i.e., one that will reduce visibility and blend with the surroundings.
5. Provide color samples for the vacuum, pay station, and auto sentry equipment.
6. Revise the site plan to add the masonry color and size proposed for the dumpster enclosure.
7. Consider providing additional shrubs along the travelway near the north end of the building.
8. Sign applications are required for all proposed signs. Provide with the sign application samples of all proposed sign colors.

ATTACHMENTS

- **Attach. 1: ARB2021-26:** Green Clean Site Plan
- **Attach. 2: ARB2021-26:** Green Clean Architectural Drawings
- **Attach. 3: ARB2021-26:** Green Clean Building Concept – Site Views
- **Attach. 4: ARB2021-26:** Green Clean Response Letter

TABLE A

This report is based on the following submittal items:

Site Plan		
CA-100	Cover Sheet	02/18/2021
CA-101	General Notes	
CV-101	Existing Conditions	
CS-101	Site Plan	
CS-501	Site Details	
CS-502	Site Details	
CG-101	Grading Plan	
CL-101	Lighting Plan	
CL-501	Lighting Details	
CP-101	Landscape Plan	
CP-501	Planting Notes and Details	
Architectural Drawings		
-	Exterior Elevations	01/12/2021
-	Exterior Elevations - Color	02/17/2021
Green Clean Building Concept – Site Views		
-	Cover Sheet	02/19/2021
-	Existing Site	
-	Existing Site Plan One	
-	Conceptual Site Plan One	

-	Conceptual Site Plan Two	
-	Existing Elv. 1	
-	Conceptual Elv. 1	
-	Existing Elv. 2	
-	Conceptual Elv. 2	
-	Existing Elv. 3	
-	Conceptual Elv. 3	
-	Conceptual Elv. 4	
-	Conceptual Elv. 5	
-	Conceptual Elv. 6	
-	Conceptual Elv. 7	
-	Conceptual Elv. 8	