ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2021-67: Discount Tire Initial Site Plan**
Review Type	Initial Site Plan and Preliminary Review of Architecture
Parcel Identification	06100-00-00-120J0
Location	1638 Seminole Trail
Zoned	Highway Commercial (HC), Airport Impact Area (AIA), Entrance Corridor (EC)
Owner/Applicant	Mimosa LLC (Frank Birckhead/Duffy Birckhead / Bohler Engineering (Katherine Roberts), Halle Properties c/o Discount Tire (Matthew Johnson)
Magisterial District	Rio
Proposal	To demolish an existing fast-food restaurant building to construct a 7,680 sq. ft. building to accommodate a Discount Tire vehicle service facility in addition to associated site improvements on approximately 1.32 acres.
Context	The front of the subject property is comprised of a 1-story drive-thru Wendy's restaurant building with associated parking. At the rear of the subject property, separated from the restaurant development by a tree line, are two 1-story storage buildings. Entrances/exits and a small landscaped lawn with mulched beds make up the frontage along the Route 29 Entrance Corridor. This portion of Rt. 29 is largely characterized by commercial development with nearby developments including Charlottesville Fashion Square Mall to the southeast, Albemarle Square Shopping Center to the northeast, a gas station with a self-storage facility behind it to the south, and a one-story retail shopping center to the north. (Fig. 1).
Visibility	The proposed development will be readily visible from the Route 29 Entrance Corridor.
ARB Meeting Date	July 19, 2021
Staff Contact	Khris Taggart

PROJECT HISTORY

A site plan was first approved for this site in 1978. The building was constructed in 1979, prior to the establishment of the Entrance Corridors. The ARB has not reviewed any applications for this site. A pre-application conference was held to discuss the proposed site changes on April 26, 2021.

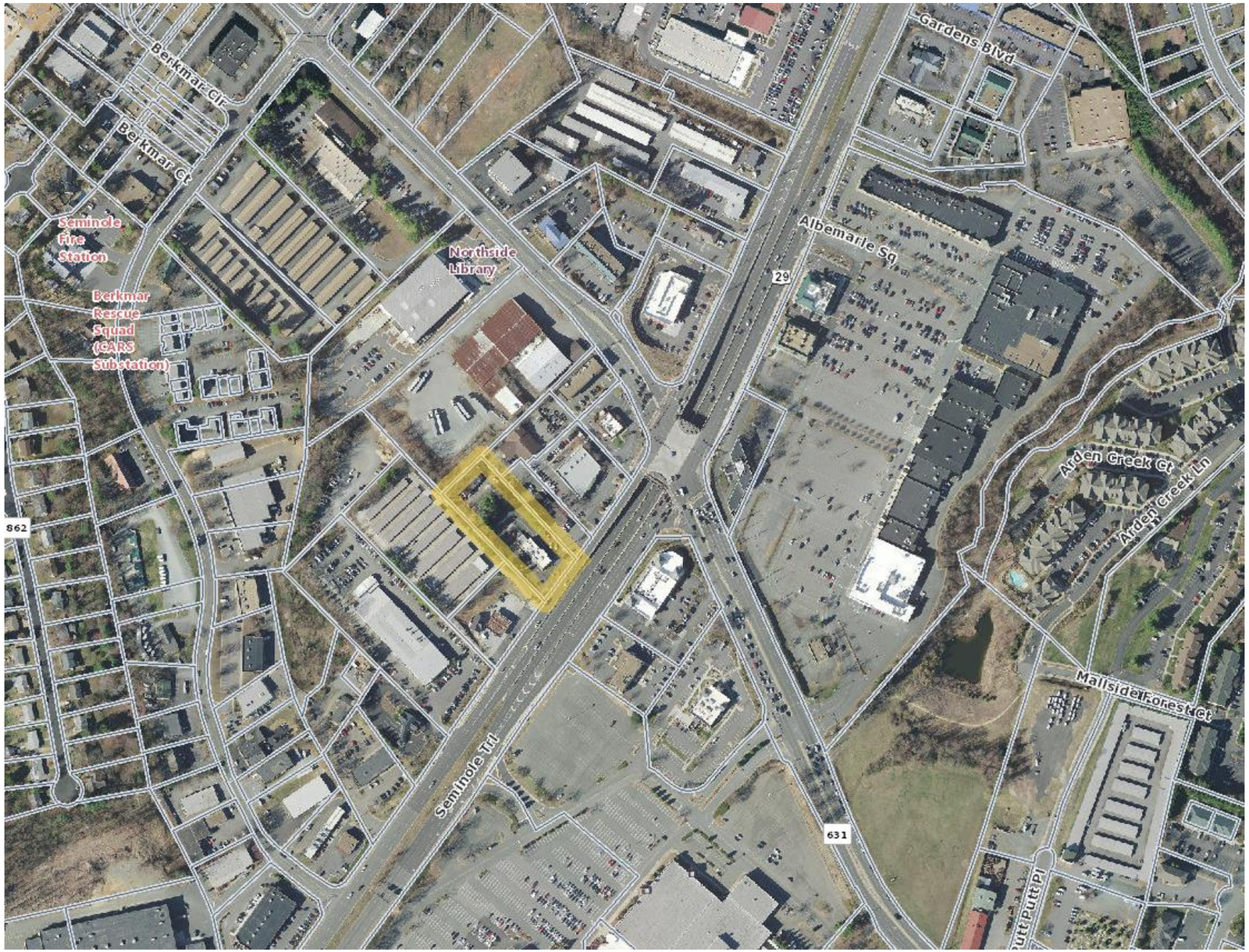

Figure 1: County GIS Image showing project area along the Rt. 29 Entrance Corridor.

ANALYSIS
Gray highlight = means the guideline can't be reviewed at initial site plan stage, but recommendations can be provided for final
Yellow highlight = means the guideline can only be reviewed for location/configuration at the initial plan stage
Regular text = means the guideline can be reviewed at initial plan stage, can be made a condition of initial plan approval, and can be the basis for denial

REF	GUIDELINE	ISSUE	RECOMMENDATION
GENERAL GUIDELINES			
Purpose; Compatibility with significant historic sites*; *Compatibility with the character of the Entrance Corridor; Structure Design			
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 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.	This portion of the Rt. 29 Entrance Corridor includes a mixture of small- and large-scale commercial buildings of varying styles and forms that achieve compatibility largely through the use of brick as a primary building material. The proposed building's connection to the historic architecture of the County is to some extent demonstrated in the storefront elements along the south and east elevations. On the south elevation, storefront windows are topped with a metal canopy with a band clad in corrugated metal siding above, and on the east elevation the storefront windows are either framed by ACM panels or topped with a band clad in corrugated metal siding. These forms and materials do not correspond with those found traditionally in historic commercial storefronts. The use of the ACM panels at the south end of the east elevation has an applied appearance that creates a form that appears to "float" with no connection to the elements and materials further along the elevation. This floating quality is particularly evident in the perspective rendering, which also clearly illustrates the bright red returns on the ACM panel bay. On the south and east elevations, the traditional storefront form is made less traditional by the use of corrugated metal siding above and the lack of a canopy, respectively. Lastly, the building design relies on two shades of split-face concrete masonry units, corrugated metal siding, and ACM panels as primary building materials. The concrete masonry and corrugated metal are reflective of materials used historically in utilitarian buildings within the County and are not appropriate primary building materials for the EC. The ACM panels could be highly reflective, a characteristic that has typically not been considered appropriate for the EC. Revising the building design to use masonry with a more finished appearance and less reflective metal would be appropriate.	Provide samples for all materials and colors. Revise the masonry to one with a more finished appearance. Revise the building forms to establish a more cohesive appearance for the overall building.
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.		
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.		
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.		
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.	The north side of the building, visible from the EC, is a largely "blank" elevation that has a "back of building" appearance due to the limited fenestration and lack of architectural detailing. Revising the north elevation to reduce blankness would be appropriate.	Revise the design of the north elevation to incorporate architectural detailing to relieve blankness.
10	Buildings should relate to their site and the surrounding context of buildings.	The building has a simple form like many of the buildings in the surrounding area. As viewed from the EC, human scale is enhanced on the south elevation by the storefront windows topped with a metal canopy. Further along this side of the building are garage bay doors that help to relieve blankness and add a sense of human scale, but they also add to the utilitarian appearance. On the east (EC) elevation, the storefront windows add an element of human scale, but the ACM panels are used to establish more of a monumental element on this elevation. The east elevation is divided into three bays using varying materials (ACM panels, corrugated metal siding, split face CMU, and glass). The distribution of the materials along the elevation does not result in a cohesive design. The size, form and character of	Revise the size of building forms and the distribution of materials and colors to create a better sense of human scale and greater coordination throughout the building.
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.		

		the bay clad in ACM panels would typically signify the entrance to the building; however, the entrance is located in the bay to the north of this feature. The middle bay is lacking human scale and balance due to the absence of a canopy and the narrow length. Also, the tops of the storefronts do not align on the EC elevation, and the color of the metal cap at the top of the building changes from white to "boysenberry". Revising the size of the building forms as well as the distribution of materials and colors could result in an elevation that has a more coordinated appearance.	
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	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.	The white and red of the ACM panels appear to be branding colors for Discount Tire, contributing a trademark appearance to the design.	Revise the color of the ACM to a more muted, earth tone color.
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.*	The standard window glass note is not present on the architectural drawings.	Revise the architectural drawings to include the standard window glass note.
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.	A dumpster enclosure and pad are proposed near the northwest corner of the building. In this location the dumpster enclosure will be visible from the Entrance Corridor, but no details have been provided on the enclosure's appearance with this submission. An enclosure matching the material approved for the main building would provide a coordinated appearance. The location(s) of mechanical equipment is not labeled on the plan.	Show the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC. Revise the site plan to provide a dumpster enclosure detail. A material that coordinates with that approved for the main building would be appropriate.
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.		
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.		
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."	The standard mechanical equipment note is not present on the site plan or the architectural drawings.	Add the standard mechanical equipment note to the site plan and architectural drawings.
	Lighting		

	General Guidelines		
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	The lighting does not exceed .5 footcandles over any public roadways or adjacent properties and the fixtures proposed are full cutoff.	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.		
24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.	The LLF has not been identified on the lighting plan. The plan shows a maximum illumination at the ground of 8.5 fc, which is expected to have an appropriate appearance.	Revise the photometric plan to indicate that the plan was calculated using an LLF of 1.0 for all fixtures and revise the photometrics accordingly.
25	Light should have the appearance of white light with a warm soft glow; however, a 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.	The building mounted lighting is proposed with a color temperature approximating warm white (3000K) but the pole-mounted lighting is proposed with a color temperature approximating neutral white (4000K). The under-canopy lighting color temperature does not appear to be noted on the plans.	Revise the color temperature of the pole-mounted lighting to a soft, warm white (3000K). Revise the lighting plan to indicate the color temperature for the under-canopy lighting. A lighting temperature of 2000K-3000K would be appropriate.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	The color of the wall and pole-mounted light fixtures has been indicated as dark bronze on the cutsheets.	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.	A note in the exterior fixture schedule states the height of the pole-mounted fixtures will be 25'. This height exceeds the maximum allowed of 20', including the base.	Revise the height of the pole-mounted fixtures to a height that does not exceed 20', including the base and indicate this on the plan.
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.		
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."	The standard lighting note is not on the site plan set.	Add the standard lighting note to the lighting plan.

	Guidelines for the Use of Decorative Landscape Lighting		
30	Light used for decorative effect shall: a. be compatible with the character of the Entrance Corridor. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, use, size, scale, color, and brightness. b. impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.	No decorative landscape lighting is proposed.	None.
31	Where used for decorative effect, outdoor light fixtures shall: a. be equipped with automatic timing devices and shall be extinguished between the hours of 11:00 p.m. and dawn. b. be shielded and focused to eliminate glare. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc. c. be cutoff luminaires, aimed so as not to project their output beyond the objects intended to be illuminated; or non-cutoff luminaires, equipped with glare shields, visors, barn doors, and/or other similar shielding accessories as required to meet the following criteria: Light distribution from all lighting installations shall be cut-off at all angles beyond those required to restrict direct illumination to within the perimeter of the landscape feature being illuminated. d. never exceed 3,000 lumens. Further restrictions on lumens may be imposed by the ARB. e. not be modified to reflect seasonal colors. f. be of a number that is compatible with the scale of the object and the development to be illuminated, such that the light emitted will not over-illuminate or overpower the site, as determined by the ARB.		
	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.	The landscape plan shows five Japanese Katsura trees with interspersed shrubs along the EC frontage of the site; however, the plantings are shown in easements and near multiple conflicting utilities. Additionally, the tree spacing exceeds 40' near the entrance to the site, the Japanese Katsura trees are medium trees (not the required large trees), and no ornamental trees are proposed. Increased planting area is required to accommodate the frontage landscaping. This might be accommodated by changes to	Revise the plan to provide additional planting area along the Rt. 29 frontage to accommodate required frontage trees free of utilities and easements. Note that this will likely require the elimination of the 8-space parking row and possibly some of the

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.	the large, open paved area behind the building (a truck turn-around area) or reducing the parking area at the front of the site, though compromises may still be needed for tree sizes and spacing.	adjacent travelway.
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.		
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 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);	There are 33 parking spaces proposed for the site. This requires three interior trees; this requirement has been satisfied with 9 interior trees.	None.

	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.		
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.	There are no interior pedestrian ways beyond the sidewalk along the perimeter of the building. The north elevation of the building, visible from the EC, is a long elevation (128') that is largely "blank" due to the minimal fenestration and lack of architectural detailing. A walkway is shown along the length of this wall, but no planting area has been provided. Revising the site plan to show a planting area that can sufficiently accommodate trees and shrubs along this elevation may help to integrate the appearance of this long elevation into the site.	Revise the site plan to provide a planting area along the north elevation of the building.
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 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)*.	The proposed plants are on the recommended species lists.	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."	The note is not present on the landscape plan.	Revise the site plan to include the standard landscaping note.
	Development pattern, Site Development and layout		

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.	The site is accessed from Rt. 29. The travelway and parking area have an organized pattern. The proposed commercial building is situated parallel to the EC. One of the two existing entrances along Route 29 is being closed off with landscaping. There is an existing sidewalk across the frontage. The plan does not clearly show a sidewalk with the new development. The site has been previously developed. Existing landscaping is proposed to be removed to accommodate the building and parking area and travelways. Views around the site are not expected to be negatively impacted.	Revise the plan to show a pedestrian way across the frontage with the new development.

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 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.	The site has been previously developed. Grading is proposed across the entire site, resulting in long retaining walls on both the north and south sides of the site, a level area near the center of the site for the building, and a gradual slope up from east to west. The building and other site elements are expected to screen portions of these walls from view of the EC, but the walls will be visible from along the frontage, most notably across the entrance into the site. Heights reaching 7’ are proposed for the southern wall and materials have not been identified. Shrubs are shown at the top of the southern wall, but no shrubs or trees are shown at the base of either wall, or at the top of the northern wall. Adding planting areas at the bases of the retaining walls to allow for trees and shrubs would help integrate the walls into the site.	Add planting beds along the retaining walls to allow for trees at 2.5” caliper and shrubs at 24”. Revise the plan to indicate retaining wall material, color, manufacturer. A block in a muted, earth-tone color would be appropriate. Samples may be required. Terrace all retaining walls over 6’ in height and provide planting beds.
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.	The plans note a 25’ landscape buffer along the frontage; however, that depth appears to be inaccurate.	Revise the plans to correct the depth of the landscape buffer.

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 features.	There are no above-ground stormwater features proposed.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.		
	Signs	Signage is reviewed and approved by separate submission. However, the following preliminary comments are provided. The ARB may require that the color and scale of standard templates for trademarks, service marks, corporate logos and graphics be modified. The cabinet signs will be required to have an opaque background (the white portion of the sign) if internally illuminated. Note that the existing freestanding sign at this site appears to be a non-conforming sign. If structural changes are made to a sign that is non-conforming as to height and area, Zoning Ordinance Section 4.15.20b will apply and the sign area and sign height must be reduced by at least 25 percent until the area and height are conforming. The wall signs for the building are shown as channel letters on backer panels and they use both face- and halo-lit internal illumination. The use of a backer panel will not allow the structure of the building to “read through” and channel letters must either have an opaque back when face-lit or an opaque face when halo-lit. Revising the wall signage to remove the backer panel and use either face- or halo-illumination will be required. The sign on the south elevation has a crowded appearance that could be resolved by changing the layout to a single line of text.	Please note separate sign applications are required for all proposed signs. The following preliminary comments are provided: Revise the wall signs to use either face illumination or halo illumination. Revise the sign proposed on the south elevation so that it has a more coordinated appearance. This can be done by reducing the size of the sign and/or changing the layout to a single line of text. The background of any cabinet signs proposed will be required to have an opaque background if internally illuminated. Include the size of the existing freestanding sign on the sign drawings. If the sign is taller than 12’ and larger than 32 square feet, the proposal must include a 25% reduction in height and area until the height reaches 12’ and area reaches 32 sf.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Proposed building materials
    - Concrete masonry units
    - Corrugated metal
    - ACM panels
2. "Blankness" of the north elevation.
3. Building forms on the east and south elevations.
4. Landscaping along the EC frontage: planting area size, spacing, and species.
5. Need for landscaping along the northern and southern sides of the site.

Staff recommends that the ARB forward the following recommendations to the Agent for the Site Review Committee:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
    - The ARB recommends approval of the Initial Site Plan with the following condition: Revise the plan to provide additional planting area along the Rt. 29 frontage to accommodate required frontage trees free of utilities and easements. Note that this will likely require the elimination of the 8-space parking row and possibly some of the adjacent travelway.

- Regarding recommendations on the plan as it relates to the guidelines: None.

- Regarding conditions to be satisfied prior to issuance of a grading permit: None.

- Regarding the final site plan submittal:
  A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:
    1. Provide samples for all materials and colors.
    2. Revise the masonry to one with a more finished appearance.
    3. Revise the building forms to establish a more cohesive appearance for the overall building.
    4. Revise the design of the north elevation to incorporate architectural detailing to relieve blankness.
    5. Revise the size of building forms and the distribution of materials and colors to create a better sense of human scale and greater coordination throughout the building.
    6. Revise the color of the ACM to a more muted, earth tone color.
    7. Revise the architectural drawings to include the standard window glass note: *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.*
    8. Show the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC.
    9. Revise the site plan to provide a dumpster enclosure detail. A material that coordinates with that approved for the main building would be appropriate.
    10. Add the standard mechanical equipment note to the site plan and architectural drawings: *"Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."*
    11. Revise the photometric plan to indicate that the plan was calculated using an LLF of 1.0 for all fixtures and revise the photometrics accordingly.
    12. Revise the color temperature of the pole-mounted lighting to a soft, warm white (3000K).
    13. Revise the lighting plan to indicate the color temperature for the under-canopy lighting. A lighting temperature of 2000K-3000K would be appropriate.
    14. Revise the height of the pole-mounted fixtures to a height that does not exceed 20', including the base and indicate this on the plan.

15. 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 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."*
16. Revise the plan to provide additional planting area along the Rt. 29 frontage to accommodate required frontage trees free of utilities and easements. Note that this will likely require the elimination of the 8-space parking row and possibly some of the adjacent travelway.
17. Revise the site plan to provide a planting area along the north elevation of the building.
18. Revise the site plan to include the standard landscaping note: "*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."*
19. Revise the plan to show a pedestrian way across the frontage with the new development.
20. Add planting beds along the retaining walls to allow for trees at 2.5" caliper and shrubs at 24".
21. Revise the plan to indicate retaining wall material, color, manufacturer. A block in a muted, earth-tone color would be appropriate. Samples may be required.
22. Terrace all retaining walls over 6' in height and provide planting beds.
23. Revise the plans to correct the depth of the landscape buffer.
24. Please note separate sign applications are required for all proposed signs. The following preliminary comments are provided:
    a. Revise the wall signs to use either face illumination or halo illumination.
    b. Revise the sign proposed on the south elevation so that it has a more coordinated appearance. This can be done by reducing the size of the sign and/or changing the layout to a single line of text.
    c. The background of any cabinet signs proposed will be required to have an opaque background if internally illuminated.
    d. Include the size of the existing freestanding sign on the sign drawings. If the sign is taller than 12' and larger than 32 square feet, the proposal must include a 25% reduction in height and area until the height reaches 12' and area reaches 32 sf.

ATTACHMENTS

- **Attach. 1: ARB2021-67: Discount Tire Initial Site Plan**
- **Attach. 2: ARB2021-67: Discount Tire Architectural Drawings**
- **Attach. 3: ARB2021-67: Discount Tire Sign Drawings (Wall)**
- **Attach. 4: ARB2021-67: Discount Tire Sign Drawings (Freestanding)**