

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2021-42: Starbucks Final Site Plan
Review Type	Final Site Plan and Review of Architecture
Parcel Identification	045B1-05-0A-01100
Location	2231 Seminole Trail
Zoned	Highway Commercial (HC), Airport Impact Area (AIA), Entrance Corridor (EC)
Owner/Applicant	Commercial Rentals LLC/Timmons Group (Craig Kotarski)
Magisterial District	Rio
Proposal	To demolish an existing office building to construct a 1,138 sq. ft. building to accommodate a drive-thru Starbucks in addition to associated site improvements on approximately .70 acres.
Context	The subject property is comprised of an existing 2½-story office building that is set back approximately 143 feet from the road. A landscaped lawn and a paved parking lot are located between the building and the Rt. 29 Entrance Corridor. This portion of Route 29 is largely characterized by commercial development with nearby developments including Walmart to the west, car dealerships to the northwest, and a gas station to the north. Residential properties are directly adjacent to the east (Fig. 1).
Visibility	The proposed development will be readily visible from the Route 29 Entrance Corridor.
ARB Meeting Date	May 17, 2021
Staff Contact	Khris Taggart

PROJECT HISTORY

The ARB provided comments on the preliminary architecture and recommended approval without conditions on the initial site plan on March 1, 2021.



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

ANALYSIS

REF	GUIDELINE	COMMENTS 3/1/21	ISSUES 5/17/21	RECOMMENDATIONS 5/17/21
	GENERAL GUIDELINES			
	<i>Purpose; Compatibility with significant historic sites; Compatibility with the character of the Entrance Corridor; Structure Design</i>			
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	Provide samples for all materials and colors.	Material and color samples have been provided. Other than the removal of the conceptual mural, no changes have been made to the building design since the preliminary submission. The design remains contemporary in nature with a basic connection to the historic architecture of the County. This connection is demonstrated in the commercial building form seen at the front of the building	None.

	to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.			
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.			
			and materials (brick and wood) that were used historically throughout the County. In the previous staff report staff noted that the bond pattern (stack), brick color (gray), and strong texture of the walls contributed to an appearance that was somewhat utilitarian in nature. However, the samples provided illustrate a brick color, that while is not the historic red brick, is one with a warmer tone that will be compatible with the surrounding context.	

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.	Eliminate the mural from the proposal. The applicant may return in the future following ARB establishment of mural guidelines.	The mural has been eliminated from the proposal.	None.
10	Buildings should relate to their site and the surrounding context of buildings.	None.	The building has a simple form like many of the buildings in the surrounding area. As viewed from the EC, human scale is enhanced by the metal canopy/column/screen structure which adds interest at the west end of the building, and by the outdoor seating area with benches on the EC-facing side. In the previous staff report staff noted that the focus on human scale did not appear to transition to the eastern end of the building. However, at the March 1 meeting, the ARB was satisfied with the scale of the building.	None.
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.	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 canopy is proposed in the standard Starbucks dark green color, and the wood cladding seems to be part of Starbucks’ current materials palette but the overall building design does not have a trademark feel.	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: <i>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.</i>	None.	The window glass note is not present on the architectural drawings.	Add the standard window glass note to the drawings.

	<i>Accessory structures and equipment</i>			
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 details regarding the drive-thru related items. Revise the plan to indicate the color of the drive-thru related items. Colors that are compatible with the building design and that minimize the visibility of these elements from the EC would be appropriate.	No detailed drawings or color specifications have been provided on the drive-thru related items. The color renderings illustrate the drive-thru related items in black. The black color helps mitigate the visibility of these items. Detail drawings and color specifications will be needed to confirm.	Provide as part of the site plan detail drawings and color specifications for the clearance bar and order point canopy.
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.	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 dumpster enclosure detail to specify materials that are compatible with the building and appropriate for the EC.	The location(s) of mechanical equipment is not labeled on the site plan. The architectural plans have been revised to show the location of the roof-mounted mechanical equipment; however, it is still unclear whether it will be visible from the EC. The applicant response letter notes that the dumpster enclosure is to be CMU block clad in brick to match the building. However, no changes have been made to the dumpster enclosure detail in the site plan. Materials and colors coordinated with those approved for the building would be appropriate.	Show the location of rooftop and wall-mounted equipment on the architectural elevations. Show the location of ground-mounted equipment on the site plan, or indicate that no ground equipment is proposed. Revise the dumpster enclosure detail to specify materials that are compatible with the building and appropriate for the EC.
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."	Add the standard mechanical equipment note to the architectural drawings.	The standard mechanical equipment note is present on the site plan but not the architectural drawings.	Add the standard mechanical equipment note to the architectural drawings.
	<i>Lighting</i>			
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	Provide a lighting plan with the next submittal.	A lighting plan has been provided with this submission. The lighting does not exceed .5 footcandles 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.		The photometric plan shows maximum lighting levels (4.1 fc) well below the Guideline's maximum. However, the building-mounted and bollard lighting shown on sheet A151 of the architectural drawings and sheet C1.3 of the site plan does not appear to be accounted for in the photometrics, no information on the fixtures is provided in	Revise the photometric plan to include footcandle values and cutsheet information for the bollard and building-mounted lighting.
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.			

			<p>the luminaire schedule, and no cutsheets have been provided in the plans. The canopy lighting on sheet A151 includes LED strip lighting. Lighting that outlines a structure or part thereof is not permitted. Details on strip light installation are needed to determine if the fixtures can be approved.</p> <p>The LLF of the proposed fixtures is less than 1.0.</p>	<p>Note the lumen levels for the bollard lighting on the plan. Fixtures that emit 3000 or more lumens must be full cutoff fixtures.</p> <p>Provide details to clarify the installation of the strip light fixtures.</p> <p>Revise the photometric plan using an LFF of 1.0 for all fixtures.</p>
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 color temperature of the site lighting has not been indicated on the plans.	Revise the photometric plan to specify a color temperature between 2000k and 3000k for the site lighting.
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 light fixtures has not been indicated on the plans.	Indicate the color of the proposed fixtures on the plans.
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.		Height is included in the photometric plan, but there is no information on whether or not the site lights are to be mounted on bases.	Include a note on the lighting plan indicating that the 20' maximum height of the pole-mounted fixtures includes any base.
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."		A version of the lighting note is on the photometric plan.	Revise the photometric plan to add the standard lighting note.
30-31	<i>Guidelines for the Use of Decorative Landscape Lighting</i>	Provide a lighting plan with the next submittal.	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 add an additional tree along the frontage to achieve more consistent spacing and meet the minimum planting requirement.	The width of the travelway at the south end of the site has been reduced, allowing for two additional large trees to be provided along the western perimeter of the site. While the spacing still exceeds 40' near the travelway at the north end of the site, the trees provided along the western perimeter exceeds the minimum planting requirement (four trees). The species, layout, and limited planting area along this perimeter will likely result in over-crowded trees. Removing the London Plane tree at the northwest corner of the parking area, due to the size of the tree at maturity and potential conflicts with surrounding hardscapes, would be appropriate and would still meet the minimum planting requirement. Given the limited planting area provided, the location of any freestanding sign that may be wanted, and its associated landscaping, should be considered now to ensure an appropriate appearance along the EC. (Note that sign locations are approved with sign permit applications.)	Revise the landscape plan to remove the London Plane tree at the northwest corner of the parking area.
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.			

34	<p>Landscaping along interior pedestrian ways:</p> <p>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.</p>	<p>Revise the landscape plan to show large trees, at 40’ on center and 2½” caliper at time of planting, in the planting area east of the parking lot.</p>	<p>The landscape plan has been revised to show large trees, that meet the spacing and caliper requirements, in the planting area east of the parking lot. However, the London Plane tree shown at the northeast corner of the parking area has the potential to conflict with the pipe along the northern perimeter of the parking area. Removing the London Plane tree at the northeast corner of the parking area, due to the size of the tree at maturity and potential conflicts with surrounding hardscapes, would be appropriate.</p>	<p>Revise the landscape plan to remove the London Plane tree at the northeast corner of the parking area.</p>
35	<p>Landscaping of parking areas:</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Revise the landscape plan to provide a row of shrubs along the full length of the proposed retaining wall along the southern perimeter of the site.</p> <p>Revise the landscape plan to provide trees along the northern perimeter of the site that does not conflict with existing off-site landscaping.</p>	<p>The landscape plan has been revised to provide a row of shrubs along the full length of the proposed retaining wall along the southern perimeter of the site.</p> <p>Four Scarlet Oak trees have been provided along the northern perimeter of the site. Due the limited planting area and their spread (40’ -50’) once mature these trees have the potential to conflict with the drive-thru travelway and the off-site landscaping. Revising the landscape plan to replace the Scarlet Oak trees with a medium-sized tree or a more narrow, columnar species to avoid conflicts with the drive-thru travelway and the off-site landscaping would be appropriate.</p>	<p>Revise the landscape plan to replace the Scarlett Oak trees with a medium-sized tree or more narrow, columnar species.</p>
36	<p>Landscaping of buildings and other structures:</p> <p>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.</p> <p>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.</p>			
37	<p>Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i>.</p>	<p>Revise the landscape plan to increase plant diversity such that no single species of tree or shrub exceeds 25% of the total proposed for that plant type.</p>	<p>The landscape plan has been revised to increase the diversity of the plantings so that no single species of tree or shrubs exceeds 25% of the total proposed for that plant type.</p>	<p>None.</p>
38	<p>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.”</p>	<p>None.</p>	<p>The note is present on the landscape plan.</p>	<p>None.</p>

	<i>Development pattern, Site Development and layout</i>			
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.	None.	<p>The site is accessed from Seminole Lane. The travelway and parking area have an organized pattern.</p> <p>The proposed commercial building is situated parallel to the EC and the front elevation is approximately 45' closer to the Rt. 29 frontage than the existing building. An outdoor seating area is proposed between the building and the frontage that helps to add interest and engage the EC street.</p> <p>A striped crosswalk and pedestrian way are proposed to connect to the existing pedestrian way along Rt. 29.</p> <p>The site has been previously developed. Existing landscaping is proposed to be removed to accommodate the building, drive-thru travelway/parking area, and outdoor dining area.</p> <p>Views around the site are not expected to be negatively impacted.</p>	None.
39	<p>The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows:</p> <p>a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site.</p> <p>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.</p> <p>c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems.</p> <p>d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor.</p> <p>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 <i>Albemarle County Zoning Ordinance</i> 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.</p> <p>f. The placement of structures on the site should respect existing views and vistas on and around the site.</p>			
	<i>Site Grading</i>			
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	Increase the depth of the planting bed along the retaining walls or revise the shrub to one with an upright habit and mature size suited to the available planting area.	No changes have been made to the depth of the planting bed along the retaining walls. The shrub species between the retaining wall and the drive-thru travelway along the eastern perimeter of the site has been revised to Virginia Sweetspire, a species better suited to the available planting	Note on the plan the specific color proposed for the retaining walls. A block in a muted, earth-tone color would be appropriate.

	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.	Revise the landscape plan to provide a row of shrubs along the full length of the proposed retaining wall along the southern perimeter of the site. Revise the plan to indicate retaining wall material, color, manufacturer. A block in a muted, earth-tone color would be appropriate.	area. Along the southern perimeter of the site the landscape plan has been revised to continue the row of Winterberries along the full length of the retaining wall. The plan has been revised to indicate retaining wall material and manufacturer. The plan notes the color as “natural” but does not specify a particular color. A specification is needed to confirm appropriateness.	
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.	Show areas designated for preservation and tree protection fencing coordinated throughout the plans.	The areas designated for preservation and tree protection fencing have not been noted on the plans.	Show areas designated for preservation and tree protection fencing coordinated throughout the plans.
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.	None.	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	Sign applications are required for all proposed signs.	Signage is reviewed and approved by separate submission. However, the following comment is provided. General sign locations are shown along the building elevations in the architectural drawings. The locations shown appear to be appropriate for the EC but the height of the signs shown on the canopy face in the elevations is as tall as the canopy. Signage in the EC should allow for clear space above, below, and to the sides to avoid overcrowding the sign area. The heights shown in the perspectives appear to show signage better suited to the height of the canopy face.	Sign applications are required for all proposed signs. Ensure that the sign application drawings show canopy sign heights that allow for clear space above, below, and to the sides of the letters to avoid overcrowding the sign band.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Visibility of rooftop equipment; appropriate screening.
2. Landscaping along the western side of the property: quantity and spacing.
3. Landscaping along the northern side of the property: species.

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

1. Add the standard window glass note to the drawings: "Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%."
2. Provide as part of the site plan detail drawings and color specifications for the clearance bar and order point canopy.
3. Show the location of rooftop and wall-mounted equipment on the architectural elevations. Show the location of ground-mounted equipment on the site plan, or indicate that no ground equipment is proposed.
4. Revise the dumpster enclosure detail to specify materials that are compatible with the building and appropriate for the EC.
5. Add the standard mechanical equipment note to the architectural drawings: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
6. Revise the photometric plan to include footcandle values and cutsheet information for the bollard and building-mounted lighting.
7. Note the lumen levels for the bollard lighting on the plan. Fixtures that emit 3000 or more lumens must be full cutoff fixtures.
8. Provide details to clarify the installation of the strip light fixtures.
9. Revise the photometric plan using an LFF of 1.0 for all fixtures.
10. Revise the photometric plan to specify a color temperature between 2000k and 3000k for the site lighting.
11. Indicate the color of the proposed fixtures on the plans.
12. Include a note on the lighting plan indicating that the 20' maximum height of the pole-mounted fixtures includes any base.
13. Revise the photometric plan to add the standard lighting note.
14. Revise the landscape plan to remove the London Plane tree at the northwest corner of the parking area.

ATTACHMENTS

- **Attach. 1:** ARB2021-42: [Starbucks Final Site Plan](#)
- **Attach. 2:** ARB2021-42: [Starbucks Architectural Drawings](#)
- **Attach. 3:** ARB2021-42: [Starbucks Color Renderings](#)

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
-	Starbucks Final Site Plan	4/5/21
C0.0	Cover Sheet	
C1.0	Notes & Details 1	
C1.1	Notes & Details 2	
C1.2	Notes & Details 3	
C1.3	Starbucks Details & Proffers	
C2.0	Existing Conditions	
C2.1	Demolition Plan	
C4.0	Layout & Utilities Plan	
C5.0	Grading and Drainage Plan	
C6.1	Inlet Drainage Area Plan	
C7.0	Utility Profiles	
L1.0	Landscape Plan	
L2.0	Landscape Details	
-	Lighting Plan	
-	Lighting Cut Sheets	
-	Starbucks Architectural Drawings	3/19/21
A001	Architectural Site Plan	
A100	Building Floor Plan	
A151	Building Roof Plan	
A201	Building Exterior Elevations	
A202	Building Exterior Elevations	
A301	Building Sections	