# ARCHITECTURAL REVIEW BOARD STAFF REPORT

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| **Project #/Name** | **ARB-2021-147: Towneplace Suites Initial Site Plan** |
| **Review Type** | Initial Site Development Plan, preliminary architectural review |
| **Parcel Identification** | 078000000009D0 |
| **Location** | South of Olympia Drive, east of Town and Country Lane (Figure 1) |
| **Zoned** | Highway Commercial (HC) / Entrance Corridor (EC) |
| **Owner/Applicant** | Pantops Hotel LLC/HMP Properties (Hitesh M. Patel) |
| **Magisterial District** | Rivanna |
| **Proposal** | To construct a hotel with associated site improvements. |
| **Context and visibility** | The hotel is proposed for the site located north of the Guadalajara restaurant and the Town and Country shopping center. The site was previously cleared, and vegetation has since grown up. The site is lower than the Rt. 250 EC, but the size of the hotel footprint and the proposed 60' height will result in a building that is still quite visible from the EC. Visibility of some of the lower floors will be reduced by the buildings already in place along the EC frontage, but the upper floors will be visible above and beyond these buildings, and the hotel will be seen rising above the surroundings from the higher elevations of Rt. 250 east of Town and Country Lane. |
| **ARB Meeting Date** | February 7, 2022 |
| **Staff Contact** | Margaret Maliszewski |

Figure 1: Aerial view of  subject parcel.

## SITE, PROJECT and RELATED HISTORY

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| The ARB reviewed plans for a Holiday Inn Express (ARB-2009-12 and 2009-56) to be located on the subject parcel in 2009 and 2010. The ARB approved the proposal pending resolution of several conditions to be approved by staff. The last round of staff review comments was made on 5/7/2010. No resubmittal was made. The proposal was a five-story hotel with brick in two colors as the primary building material. | |
| A Springhill/Towne Place development was reviewed and approved by the ARB for a site on Rt. 29 North, just south of the Fairfield Inn at Branchlands (ARB-2016-70 and 2017-32) in 2016 and 2017. Building materials included brick, cultured stone, and stucco. The building was l-shaped, with the Spring Hill wing located closer to the EC street and the TownePlace wing further to the east. | |
| The ARB reviewed and approved plans for a hotel located along Pantops Corner Way between Routes 20 and 250 in 2018 and 2019. That hotel, a Holiday Inn Express, uses brick and EIFS as primary materials. | |
| The Overlook Hotel proposal located on the south side of Rt. 250 East, approximately 1/3 of a mile to the east of the Towneplace Suites site, is currently under review. The current design uses brick as a primary material. | |

**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 |
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| | ***Purpose; Compatibility with the character of the Entrance Corridor/significant historic sites*; Structure design** | | |
| 1 | The goal of the regulation of the design of development within the designated Entrance Corridors is to insure 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. | The applicant describes the proposed building as a contemporary interpretation of Charlottesville's traditional architectural style, with facades divided into a base, middle and top.<br> <br>The building does have a defined base, but the top is only loosely defined with a change in the color of the stucco for most of the building, and the building form and style reflect current trends in hotel construction rather than the traditional architecture of the area.<br><br>The butterfly roof over the central bays of the building is a strong, non-traditional feature. Angled roof elements also appear at the tops of the eastern and western wings of the building in the perspective images, but these elements are flat in the elevation drawings.<br> <br> | Clarify whether the angled roofs shown over the eastern and western wings of the building in the perspective images are proposed. Revise the drawings to show consistent roof treatments across all drawings.<br><br>Confirm that the wall area under the butterfly roofs will not be lit.<br><br>Revise the building design to provide greater compatibility along the corridor. Among the options are the use of local masonry and providing a more traditional treatment at the top of the 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 | | |

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| | 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. | Many of the buildings in the immediate area incorporate pitched roof forms. Even though the butterfly roofs are angled, the hotel roofline will look unlike any others in the area. The wall area under the butterfly roofs is often brightly lit in the TownePlace brand. That type of illumination would not be appropriate for Albemarle's Entrance Corridors. | |
| 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. | The manufacturer describes the proposed manufactured stone as being "reminiscent of northern ski lodges". Northern ski lodges are not Albemarle precedents, but local stone is available, and brick has a long tradition in the county and is a prominent material in the Pantops area. | |
| 12 | Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole. | The proposed color palette (off-white, medium tan/gray, and a darker tan/gray) represents current industry trends rather than historic patterns of the area. Many nearby buildings approved in the corridor use red brick as a primary material. Neutral tones of stucco are also prevalent.<br><br>The proposed hotel will look different than the buildings it rises above. Its materials, colors and forms will contribute to variety more than to compatibility along the corridor. Among the methods for achieving greater compatibility are the use of local masonry and providing a more traditional treatment at the top of the building. | |
| 11 | The overall design of buildings should have human scale. Scale should be integral to the building and site design. | The general form of the building, and the methods used to break up the mass and length of the building are similar to the treatments proposed in the earlier Holiday Inn Express design and other contemporary hotel designs. The proposed hotel will appear much larger than the buildings nearby | None. |

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| | | that front the corridor, but the building length appears to be sufficiently broken down and the distance from the street will help limit impacts. | |
| 13 | Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both. | There are two limited areas of blank walls on the south elevation of the building that could be mitigated with landscaping. | See landscape recommendations, below. |
| 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 connecting devices are not needed. | None. |
| 15 | Trademark buildings and related features should be modified to meet the requirements of the Guidelines. | The proposal is a version of a trademark design. The butterfly roofs are a feature of the brand. | Revise the building design to provide a more traditional treatment at the top of the building. |
| 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.* | Window glass specs have not yet been submitted for review. | Provide on the plans the proposed specs for window glass. Show that VLT is not below 40% and VLR does not exceed 30%. |
| 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. | Many nearby buildings approved in the corridor use red brick as a primary material. Neutral tones of stucco are also prevalent. Use of these materials and colors would help the hotel achieve unity and coherence in the corridor. | Reconsider the proposed color scheme for the building for greater compatibility with the existing character of the corridor. |
| 10 | Buildings should relate to their site and the surrounding context of buildings. | | |
| | **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 is proposed at the northeast corner of the site. It is not expected to be visible from the EC street due to topography. | Revise the roof plan to show the location of the roof screens. |
| 18 | The following should be located to eliminate visibility from | Two metal roof screens are proposed for | Reconsider the color of |

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| | 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. | screening roof-mounted equipment. They would be painted one of the tan/gray colors used for the building. Typically, it is more appropriate int eh ECs to use the design of the building itself to screen equipment. In this design, the added metal screens do not appear out of character. However, the screens are not shown on the roof plan. | the grill panels to reduce noticeability. |
| 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. | Air handling units with grill panels at the exterior wall are proposed below guest room windows. A note on the elevations states that the grill panels will match the color of the adjacent window. The color elevation drawings show a square white panel below the window adjacent to the grill. The materials list identifies the metal trim color as "antique white". Typical practice in the ECs has been to match the color of the grill to the adjacent wall color to limit noticeability 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." | The note appears as note 33 on sheet C1.0 of the site plan, but it does not appear on the architectural plans. | Add the standard mechanical equipment note to the architectural plans. |
| | **Lighting** *General Guidelines* | | |
| 22 | Light should be contained on the site and not spill over onto adjacent properties or streets; | There is no excessive spill onto adjacent properties or streets. However, the photometrics were calculated using an LLF of .95. To meet County requirements, the LLF must be 1.0. | Revise the photometric plan using an LLF of 1.0 and limit spillover to a maximum of .5 fc. |
| 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. | Site lighting fixtures are full cutoff fixtures. Building-mounted lighting has not been addressed. | Revise the lighting plan to include complete information on building-mounted light 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 maximum light level shown on the photometric plan is 6.7 fc. | None. |
| 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. | The site lights are proposed with a 4000K color temperature. The fixtures are available in 3000K, which is a warm white light. | Revise the luminaire schedule to specify a 3000K color temperature |

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| | Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them. | | for the site lights. |
| 26 | Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors. | The finish has not been specified for the site lights. Dark bronze is available and is typical for most Entrance Corridor sites. | Revise the luminaire schedule to specify dark bronze as the finish for the site lights. |
| 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. | The lighting plan notes a 20' mounting height for the site lights. | Note on the plan that the 20' mounting height for the site lights includes any proposed 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. | The wall area under the butterfly roofs is often brightly lit in the TownePlace brand. That type of illumination would not be appropriate for Albemarle's Entrance Corridors. | Confirm that the wall area under the butterfly roofs will not be lit. |
| 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 note does not appear on the plan. | Add the standard lighting note to the plan. |
| **30-31** | ***Guidelines for the Use of Decorative Landscape Lighting*** | No decorative lighting is proposed. | None at this time. |
| | **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. | Landscaping of this parcel will help promote visual order within the corridor by providing interior and perimeter trees that will help soften the appearance of the mass of the building and help integrate the building into the surroundings. | See recommendations below. |
| 8 | Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that | | |

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| | 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:<br>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.<br>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.<br>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.<br>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. | The site of the proposed hotel does not have frontage on the EC street. | None. |
| 33 | Landscaping along interior roads:<br>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. | The plan is short one street tree along Town and Country Lane. The planting size for these trees is specified as 2”. | Add one large tree along Town and Country Lane. Revise the plant schedule to show the planting size of the trees along Town and Country Lane as 2½” caliper at planting. |
| 34 | Landscaping along interior pedestrian ways:<br>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. | Street trees double as pedestrian way trees along Town and Country Lane and Olympia Drive. Trees are not proposed along the sidewalks that are internal to the site. | Provide medium trees, 2½” caliper at planting, along the sidewalks located southeast of the hotel. |

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| 35 | Landscaping of parking areas:<br>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.<br>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.<br>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. | The portion of the parking lot that does not front on Olympia Drive does not have perimeter trees.<br><br>120 parking spaces are proposed, requiring 12 interior parking lot trees. 12 interior trees are provided, but they are specified at 2" caliper. | Provide large shade trees, 2½" caliper at planting, along the 12-space parking row located southeast of the hotel entrance.<br><br>Increase the planting size of the interior parking lot trees to 2½" caliper at planting. |
| 36 | Landscaping of buildings and other structures:<br>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.<br>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. | The building measures approximately 260' long. The south elevation has two wall areas devoid of windows. They are located at the east and west ends of the building where planting area is available. One tree is shown at the west end, but there are no other trees proposed along the elevation. | Provide a tree or trees at the east end of the south elevation to mitigate the blank wall in that area. |
| 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 included on the various 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 does not appear on the plan. | Add the standard plant health note to the plan. |
| | ***Site Development and layout* - Development pattern** | | |
| 6 | Site development should be sensitive to the existing natural landscape and should contribute to the creation of | The site was previously cleared. No significant natural features remain. | None. |

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| | 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 layout appears generally organized. A travelway rings the hotel and some parking. Additional parking is proposed at the outer edge of the travelway on the north, east and parts of the south side. A site entrance is more or less aligned with the hotel entrance.<br><br>The hotel is not oriented parallel to the EC street, but the location beyond building that front the EC will somewhat limit the impact of the non-parallel orientation. | |
| 39 | The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows:<br>a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site.<br>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.<br>c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems.<br>d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor.<br>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.<br>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 | The existing topography falls from approximately | None. |

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| | site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms 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. | 436' at the east end of the parcel down to approximately 416' at the northwest corner. The hotel has a finished floor elevation of approximately 427'. A retaining wall approximately 350' long is proposed along the north and west sides of the site, raising the grade 6' at the northwest corner. The wall itself is not expected to have a significant visual impact on the EC street. | |
| 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. | No existing trees are proposed to remain on site. | 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 features. | No above-ground stormwater facilities are 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. | | |

**SUMMARY OF RECOMMENDATIONS**

Staff recommends the following as the primary points of discussion:

1. Compatibility of the architectural design with the surrounding context and the historic architecture of the County: the building form, butterfly roofs, materials, colors
2. The rooftop mechanical equipment screens
3. The color of the grill panels

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

- Regarding <u>requirements</u> to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
  - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None.

- Regarding <u>recommendations</u> 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. Clarify whether the angled roofs shown over the eastern and western wings of the building in the perspective images are proposed. Revise the drawings to show consistent roof treatments across all drawings.
  2. Confirm that the wall area under the butterfly roofs will not be lit.
  3. Revise the building design to provide greater compatibility along the corridor. Among the options are the use of local masonry and providing a more traditional treatment at the top of the building.
  4. Revise the building design to provide a more traditional treatment at the top of the building.
  5. Provide on the plans the proposed specs for window glass. Show that VLT is not below 40% and VLR does not exceed 30%.
  6. Reconsider the proposed color scheme for the building for greater compatibility with the existing character of the corridor.
  7. Revise the roof plan to show the location of the roof screens.
  8. Reconsider the color of the grill panels to reduce noticeability.
  9. Add the standard mechanical equipment note to the architectural plans: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
  10. Revise the photometric plan using an LLF of 1.0 and limit spillover to a maximum of .5 fc.
  11. Revise the lighting plan to include complete information on building-mounted light fixtures.
  12. Revise the luminaire schedule to specify a 3000K color temperature for the site lights.
  13. Revise the luminaire schedule to specify dark bronze as the finish for the site lights.
  14. Note on the plan that the 20' mounting height for the site lights includes any proposed base.

15. Add the standard lighting note to the 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. Add one large tree along Town and Country Lane.
17. Revise the plant schedule to show the planting size of the trees along Town and Country Lane as 2½” caliper at planting.
18. Provide medium trees, 2½” caliper at planting, along the sidewalks located southeast of the hotel.
19. Provide large shade trees, 2½” caliper at planting, along the 12-space parking row located southeast of the hotel entrance.
20. Increase the planting size of the interior parking lot trees to 2½” caliper at planting.
21. Provide a tree or trees at the east end of the south elevation to mitigate the blank wall in that area.
22. Add the standard plant health note to the 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.”

**ATTACHMENTS**

**Attach. 1**: ARB2021-147: Towneplace Suites Architectural Drawings
**Attach. 2**: ARB2021-147: Towneplace Suites Initial Site Plan