



Project Address: 3206 E Washington Avenue

Application Type: New Car Wash in Urban Design District (UDD) 5
Final Approval is Requested

Legistar File ID #: [73251](#)

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Background Information

Applicant | Contact: Jeffrey Natrop, Renner Architects | Lakhbir Singh

Project Description: The applicant is seeking Final Approval for a new car wash located in Urban Design District 5. The proposal involves the demolition of the existing car wash and construction of a new tunnel car wash with 10 outdoor vacuum stations.

Project Schedule:

- The UDC granted Initial Approval on September 21, 2022.
- The Plan Commission approved this proposal on October 3, 2022.

Approval Standards: The UDC is an **approving body** on this application request as the site is within Urban Design District 5 ("UDD 5"), which requires that the Urban Design Commission review the proposed project using the design requirements and guidelines of [Section 33.24\(12\)](#).

Summary of Design Considerations

Staff requests that the UDC review the proposed development and make a recommendation based on the aforementioned standards, including the previously recommended conditions that were part of the Commission's previous Initial Approval motion as noted below:

- Updating the landscape plan to include formal planting beds along the north side of the property and the use of bark mulch.
- The applicant shall provide more specific data on the expected noise levels generated by the inside blowers. Noise levels shall be reported in dBA.
- Reducing the height or the north tower element to be more in scale with the other tower.
- Removing the seashell element from the building elevation.

Summary of UDC Initial Approval Comments and Conditions

As a reference the Commission's comments from the September 21, 2022, Initial Approval are provided below:

The Commission discussed the following:

- Is the traffic pattern going to be clear on the site with the two curb cuts? I could see confusion with people entering and exiting at the same time in that same confined area.
 - We can paint some arrows on the curb cut going to E. Washington Avenue, and a left-out only on the other curb cut.

- How many employees would be working here at the same time?
 - Typically four.
- I don't see another place for the employees to park other than those four stalls.
- What are the proposed hours for the recessed lighting under the cornices? I'd be concerned about the light from that being visible to the apartment buildings directly behind this car wash.
 - They are only facing the street, the cornice on the other side will not be illuminated. They would prefer to leave the light on at night.
- That's up to Zoning.
- The landscaping in general looks pretty nice and is above what most would expect for a car wash. What is the intention for that border with arborvitaes and pines, are those intended to be planted in a bed with turf or just a mulched bed all the way around? The undulating line seems to imply formal edging.
 - That hadn't occurred to me when I reviewed it.
- A mulched bed benefits the plants and is easier maintenance for the owners. The only reason for turf could be the corner where the sign is located.
- We prefer not to see Callery Pear Cleveland Select, although there is an existing one on the terrace. Plant list: flowering tree we prefer not to see. Callery Pear Cleveland Select. Whoever drew this out inadvertently tagged that Callery Pear as a fourth Ginkgo, which is not what's on the list but should be easy to remove from your planting design.
- I applaud the color on this, it's an improvement to what's there now. What is the material on the vacuum stations?
 - Metal arches hold the vacuum hoses with some fabric awnings on top for shade.
- Are those stations lit up at night?
 - They do have small LED lights in them so you can see the car.
- It's nice to see this site revitalized and improved. How noisy will that be inside the building, specifically the CMU wall, is that the appropriate architecture to mitigate that sound?
 - The producers are located inside one of the towers which should mitigate the sound quite a bit. The cavity is filled with insulation. There are no penetrations on the building.
- This is a nice improvement on the street side, but a missed opportunity for some improvements on the back side. You have made the building taller and exposed the rear occupants to those towers and red metal panel. Any discussions on other treatments on the back wall?
 - We considered making that glass but didn't think it would benefit anyone. We put glass on both sides of the tunnel to give it more natural light, but given we were going to have to screen heavily from the residential district, we opted for a neutral wall with landscaping.
- Glass wouldn't do much, but taller plantings might be a viable option.
- Taller plantings might be more attractive. The residents are accustomed to this use, but it is an opportunity to make improvements.
- Beyond more specific data on the noise, that is something is a concern, ensuring the design.
- Are the blue ovals and seashell element at the exit part of the building design or part of the signage?
 - We see the seashell as a building element. The blue oval on the westerly tower facing E. Washington Avenue is essential for the design. The other blue oval tower is not as essential because that elevation is broken up already with the storefront and canopy.
- Is the tower that tall just to accommodate the signage? How much give do you have? I feel like the proportion is off.
 - No, there's a mezzanine level inside for equipment, and an office upstairs in the other tower. The windows above the awning are there the break area and office.
- But there is no third floor above that, what's that height for?
 - There's extra height in that tower, yes.
- The proportion is off, maybe it needs to come down.
- Make sure the mulch is not stone but rather bark mulch.
- I don't think that seashell is doing you any favors. Is that a branding shape?
 - It's more of a creative decorative element, powder coated metal panel with white trim.

The Initial Approval motion included the following conditions:

- The landscape plan shall be updated to include formal planting beds along the north side of the property and the use of bark mulch.
- The applicant shall provide more specific data on the expected noise levels generated by the inside blowers. Noise levels shall be reported in dBA.
- The north tower shall be reduced in height to be more in scale with the other tower.
- The seashell element shall be removed from the building elevation.