

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	SP-2023-21: Flow Hyundai Outdoor Storage, Display, and Sales
Review Type	Advisory Review for a Special Use Permit
Parcel Identification	04500-00-00-068C0
Location	On the west side of Rt. 29, approximately 1280' south of the Rt. 29/Hilton Heights Rd. intersection.
Zoned	Highway Commercial (HC) / Entrance Corridor (EC) / Airport Impact Area (AIA)
Owner/Applicant	TAP Investments LLC / Shimp Engineering (Kelsey Schlein)
Magisterial District	Rio
Proposal	To establish outdoor storage, display, and sales of vehicles in association with the construction of an auto dealership consisting of two showrooms with service bays and associated site improvements on approximately 5.72 acres.
Context	The property is vacant and mostly wooded. The east and west perimeters of the parcel are bounded by Rt. 29 and Berkmar Drive with automobile dealerships to the north and south of the subject property. (Fig. 1.)
Visibility	The outdoor storage and display parking along the Rt. 29 Entrance Corridor will be readily visible.
ARB Meeting Date	February 19, 2024
Staff Contact	Khris Taggart

PROJECT HISTORY

- The ARB reviewed an initial site plan (ARB2023-101) for the Hyundai auto dealership and provided comments on the site plan and preliminary architecture on December 18, 2023.
- A special use permit (SP) is required for the outdoor storage, display, and sales use. This staff report is limited to an analysis of the proposal for that use, including appearance, treatment, and screening. The ARB's recommendation on the SP will be forwarded to the Planning Commission and Board of Supervisors.
- The applicant has also requested an exception from the supplementary regulation (5.1.31) that requires vehicles awaiting repair to be located where they will not be visible from any public street or residential property.



Figure 1: Pictometry image (left) showing project area along the Entrance Corridor and County GIS map (right) highlighting subject property.

Parking Allocation

- = Vehicles Awaiting Repair / Outdoor Storage and Display
- = Employee Parking
- = Outdoor Storage + Display
- = Customer Parking

SPECIAL USE PERMIT
 CONCEPT PLAN - EXHIBITS
FLOW HYUNDAI
PARKING ALLOCATION
 Sheet 5 of 7

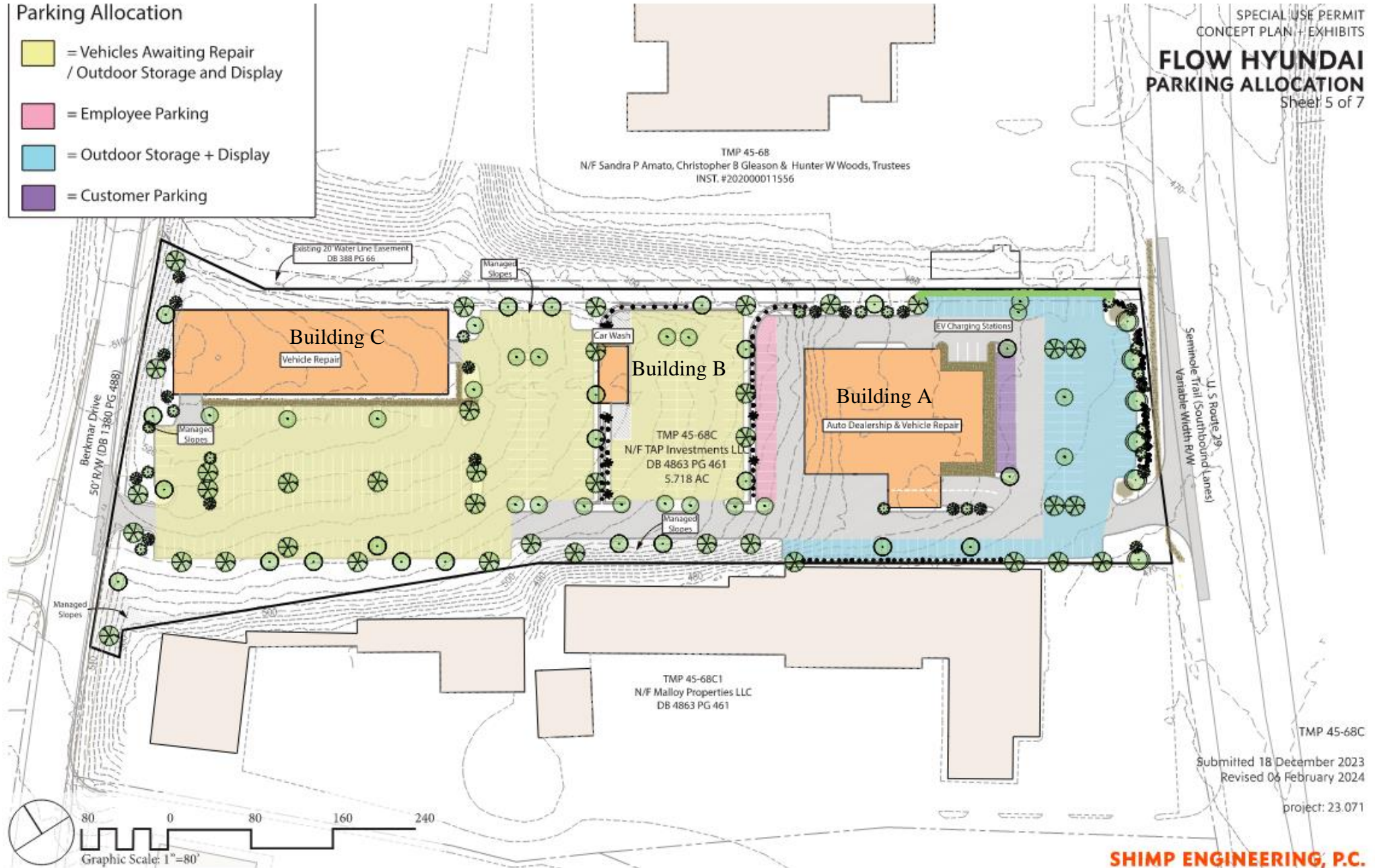


Figure 2: Proposed concept plan showing the layout of buildings, travelways, vehicle storage and display areas, and parking.

ANALYSIS

Grey shading indicates carryover issues from previous ARB review that are not directly related to the special use permit request.

REF	GUIDELINE	ISSUE 12/18/2023	RECOMMENDATION 12/18/2023	ISSUE 2/19/2024	RECOMMENDATION 2/19/2024
1-5, 9-19, 21	Purpose, Compatibility with significant historic sites, Compatibility with the Character of the Entrance Corridor, Structure Design, Accessory structures and equipment	No updated architectural drawings were submitted with this application.			See lighting and landscaping recommendations, below.
	Lighting				
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	A lighting plan has not been provided with the initial plan.	Provide a lighting plan with the next submittal. Limit all fixtures to full cutoff styles to minimize visual impacts of the development on the EC street.	A lighting plan has not been provided with the concept plan. The ARB has consistently applied conditions to minimize the visual impact of parking lots by limiting illumination at the ground to 30 footcandles for display lots and 20 footcandles for other uses, and by limiting pole light height to 20' maximum. Color temperatures for lighting have also been limited to a range between 2000K and 3000K and finishes for pole fixtures limited to dark brown, dark bronze, or black.	Provide a lighting plan with the final site plan submittal. Limit all fixtures to full cutoff styles to minimize visual impacts of the development on the EC street.
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.				Maximum light levels must not exceed 30 footcandles in the display lot and 20 footcandles in all other locations.
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.				All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin.
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 finish for freestanding poles must be either dark brown, dark bronze, or black.
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.				Pole-mounted fixtures must not exceed 20' in height maximum.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole-mounted light fixtures in the Entrance Corridors.				
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.				
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 lighting plan has not been provided with the concept plan.	Include the standard lighting note on the lighting plan.
30-31	<i>Guidelines for the Use of Decorative Landscape Lighting</i>	A lighting plan has not been provided with the initial plan.	Provide a lighting plan with the next submittal. Limit all fixtures to full cutoff styles to minimize visual impacts of the development on the EC street.	A lighting plan has not been provided with the concept plan.	Provide a lighting plan with the final site plan. Limit all fixtures to full cutoff styles to minimize visual impacts of the development on the EC street.
	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.	A complete landscape plan has not been provided with the initial site plan. The site has approximately 251’ of frontage along the EC and utilities – both underground and overhead – are in place along the frontage. The depth of the planting area proposed along the frontage ranges from approximately 43’ near the southern end of the site to 13’ near the northern end. County Transportation staff have recommended a 10’ shared-use path (SUP) along the Rt. 29 and Berkmar Drive frontages. The current site layout does not provide sufficient planting area to avoid frontage trees conflicting with existing utilities while accommodating the recommended SUP. A wider planting area will be needed to avoid conflicts.	Provide a complete landscaping plan with the next submittal. Increase the depth of the planting area along the EC frontage to accommodate the required large shade trees free of utility/easement conflicts.	A complete landscape plan has not been provided with this submittal. Since the initial site plan, three small bumpouts have been added to the frontage planting area. Additional changes include the Rt. 29 site entrance being reconfigured and a large frontage tree being replaced with increased ornamentals and shrubs. The addition of the bumpouts appears to help better accommodate the required frontage landscaping. However, the easements associated with the existing utilities along the EC are not shown on the plan, so the viability of the planting plan is uncertain. Additionally, there is little landscaping shown in the area south of the site entrance along Rt. 29. Revising the plan to show increased landscaping	Revise the concept plan to show the easements along the EC frontage and show that there are no conflicts with proposed landscaping. Revise the concept plan to show increased landscaping south of the site entrance along Rt. 29. Provide a complete landscaping plan with the final site plan.
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				

	<p>ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>The site plan shows vehicle display and customer parking spaces between the planting area adjacent to the EC and the showroom building. The placement and shallow depth of the planting areas along the frontage and perimeters of the site will result in parking spaces and travelways (approximately 31,980 sq. feet of paved area) being dominant features visible from the EC. Increasing the depth of the planting areas and landscaping will be needed to offset visual impacts and integrate the development into the EC.</p>		<p>in this area may help to further integrate the development into the EC.</p>	
33	<p>Landscaping along interior roads:</p> <p>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.</p>	<p>The site plan shows an interior travelway that leads from the site entrance at Rt. 29 to the entrance on Berkmar Drive. Perspective views show a clear view along the length of the travelway. Trees are provided along the travelway at the middle of the site, and at the perimeter of adjacent parking rows at the west end of the site. However, at the east end of the site, only a narrow planting strip with shrubs is shown.</p>	<p>See the recommendation provided with the parking area landscaping Guideline 35.</p>	<p>The depth of the planting area along the perimeters of the site has only been increased slightly at the southeast corner of the site where three trees are now located.</p> <p>Some interior trees have been added at the EC end of the site. These include 2 trees in islands in the front display lot, one island with two trees in the parking row adjacent to the northern perimeter, and 2 trees in the parking row adjacent to the southern perimeter. Providing additional tree islands in the north and south parking rows at 40' on center, would approximate the minimum perimeter requirement with interior trees.</p>	<p>Revise the concept plan to provide additional tree islands in the northern and southern parking rows at 40' on center.</p> <p>See recommendations in the frontage landscaping Guidelines, above.</p> <p>Revise the parking schedule to match the number of spaces shown on the site plan.</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</p>	<p>The site plan shows narrow planting strips along the parking rows at the perimeters of the site near Rt. 29. These narrow strips are planted with shrubs; this does not meet the minimum requirements. Large trees are required to mitigate the impacts of the paved areas.</p> <p>The proposal does not appear to meet the requirement for interior parking trees. 194 parking spaces are noted in</p>	<p>Increase the depth of the planting area along the perimeters of the parking areas to allow for large trees, 40' on center and 2½" caliper at time of planting.</p> <p>Revise the parking schedule to match the number of spaces shown on the site plan.</p>	<p>Note that the island added in the northern parking row is likely too small to accommodate the two trees shown there, and the planting strips southeast and southwest of the showroom building are</p>	

	<p>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>the parking schedule, but the total number of spaces shown on the site plan far exceeds that amount, and details have not been provided on tree species and planting size. Also, the interior trees are mostly distributed throughout the western portion of the site, which provides less benefit to the EC.</p> <p>The plan designates some of the parking spaces for outdoor storage, display, and sales. That use requires a Special Use Permit in the Entrance Corridor overlay. Historically, landscaping beyond the minimum requirements has been one effective method of offsetting impacts from the storage/display/sales use. The current plan does not meet minimum landscape requirements and does not appear to offer opportunities for establishing other mitigation measures in the areas of the site closest to the EC. For these reasons, staff cannot recommend approval of the initial site plan.</p>	<p>Increase the number of interior trees in the parking areas near Building A.</p>	<p>likely too narrow to accommodate the trees shown there.</p> <p>The concept plan shows some additional measures to mitigate the visual impact of the storage and display parking visible from the EC (Fig. 2). The frontage planting area has increased minimally, six interior trees have been added at the EC end of the site, and an increased number of ornamentals and shrubs are shown interspersed among the frontage trees. However, the interior trees along the north and south sides of the site are also attempting to satisfy perimeter parking area landscaping requirements, and little landscaping is shown in the area south of the site entrance along Rt. 29. Providing additional landscaping north and south of the showroom building and south of the Rt. 29 site entrance may help to better satisfy both frontage and perimeter and interior parking area landscaping requirements.</p> <p>A parking schedule has not been included in the concept plan.</p>	
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>Sidewalks are proposed between parking rows and Buildings A and C. Trees are shown between the south end of Building C and the nearby sidewalk. There is an existing sidewalk along Rt. 29. Proposed frontage trees are nearby.</p>	<p>None.</p>	<p>Sidewalks are proposed between parking rows and Buildings A and C. Trees are shown between the south end of Building C and the nearby sidewalk. There is an existing sidewalk along Rt. 29. Proposed frontage trees are nearby.</p>	<p>None.</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>The north elevation of Building A is long, with little detailing to break up the elevation and relieve blankness. The existing building on the Jim Price dealership parcel to the north limits some visibility of the elevation.</p>	<p>It is strongly recommended that the Special Use Permit application for outdoor storage, display, and sales be submitted prior to</p>	<p>The SP application for outdoor storage, display, and sales has been submitted for review prior to resubmittal of the initial plan. No updated architectural drawings were included with the concept plan but the length of the north elevation of</p>	<p>See recommendations in the frontage and perimeter parking area landscaping Guidelines.</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.	Revising the site plan to show a planting area with sufficient depth to accommodate the required large trees along the northern perimeter of the site could also help soften the appearance of this elevation as viewed from the EC.	resubmitting the initial plan, and that the SP concept plan include additional measures for mitigating the visual impacts of the storage, display, and sales. If not, remove all labels associated with the outdoor storage, sales, and display use.	Building A remains unchanged from the initial site plan. The elevation is expected to require detailing and/or landscaping to soften the appearance of this elevation as viewed from the EC.	
37	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> .	A landscape plan has not been provided with the initial site plan. This guideline will be reviewed when a landscape plan is submitted.	Provide a complete landscape plan for review in the next submittal.	A landscape plan has not been provided with the concept plan. This guideline will be reviewed when a landscape plan is submitted.	Provide a complete landscape plan with the final site plan.
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 standard plan health note does not appear on the site plan set.	Include the standard plant health note on the landscape plan in the next submittal.	The standard plant health note does not appear on the plan.	Include the standard plant health note on the landscape plan.
	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; ensuring 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 showroom building has been relegated from the EC with parking and travel lanes shown adjacent to Rt. 29, increasing the impact of those paved areas on the EC. Vehicular connections are provided but no pedestrian connections are shown in the site plan. County Transportation staff have recommended a 10’ shared-use path (SUP) along the Rt. 29 and Berkmar Drive frontages. A SUP along Rt. 29 would further restrict the planting area as currently shown on the plans.	See the recommendations provided with the frontage landscaping Guidelines 7, 8, and 32.	The site layout remains relatively unchanged from the initial site plan. Display and storage parking is shown adjacent to the Rt. 29 EC with the showroom/service building set back from the frontage. Vehicular connections are provided to Rt. 29 and Berkmar Drive, but no pedestrian connections are shown. The existing sidewalk along Rt. 29 is shown on the plan and will remain but the portion leading to TMP 45-68C1 (Malloy Ford) is missing from the plan. No significant natural features remain on	See the recommendations provided with the frontage landscaping Guidelines 7, 8, and 32. Standard conditions of approval for outdoor display are recommended: Vehicles must be displayed or stored only in areas indicated for display or storage on the Concept Plan.

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>			<p>this property. Views are not expected to be impacted.</p> <p>In addition to landscaping, there are a few standard practices related to the display of vehicles that can help reduce visual impacts. Over the years, the ARB has developed a standard recommended condition of approval for vehicle display that requires vehicles not be elevated anywhere on site. This means that vehicles cannot be displayed on ramps, turntables, or on other similar equipment or by other similar methods. This helps maintain an appropriate, organized, and orderly appearance on site.</p> <p>The ARB has also required that storage/display/sales spaces must be striped like standard parking spaces. This allows a distribution and orientation of parked cars that is more like standard parking lots, helps ensure a consistent appearance over time, and it makes it easier to assess conformity with the approved plan.</p>	<p>Vehicles must be parked in striped parking spaces.</p> <p>Vehicles must not be elevated anywhere outside of a building on site.</p>
	Site Grading				
40	<p>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.</p>	<p>There is a gentle change in topography in the eastern portion of the parcel adjacent to the EC. The existing topography becomes much steeper in the middle and western portions of the parcel. Significant grading is required to establish portions of the development, as evidenced by the proposed retaining walls east and west of the carwash building. (See Sheet C3.) However, due to their location, the walls are not</p>	None.	<p>There is a gentle change in topography in the eastern portion of the parcel adjacent to the EC. The existing topography becomes much steeper in the middle and western portions of the parcel. Significant grading is required to establish portions of the development, as evidenced by the proposed retaining walls east and west of the carwash building. (See Sheet C3.) However, due to their location, the walls are not expected to have a visual impact on the EC street.</p>	None.

		expected to have a 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 vegetation has been designated to remain.	None.	No existing vegetation has been designated to remain.	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.	The site plan shows below-ground stormwater facilities throughout the proposed development.	None.	The concept plan shows below-ground stormwater facilities throughout the proposed development.	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

Primary points of discussion:

1. The extent to which proposed landscaping mitigates the visual impacts of the storage, display and sales parking.
 - a. The depth of the planting area along Rt. 29.
 - b. Landscaping along parking lot perimeters.
 - c. Distribution of interior parking lot trees.

Recommended revisions to the Concept Plan prior to Planning Commission review:

1. Revise the concept plan to show the easements and show that there are no conflicts.
2. Revise the concept plan to show increased landscaping south of the site entrance along Rt. 29.
3. Revise the concept plan to provide additional tree islands in the northern and southern parking rows at 40’ on center.

Recommendation on the Special Use Permit:

Staff recommends no objection to the proposed outdoor storage, display, and sales with the following conditions:

1. Vehicles must be displayed or stored only in areas indicated for display or storage on the Concept Plan.
2. Vehicles must be parked in striped parking spaces.
3. Vehicles must not be elevated anywhere outside of a building on site.
4. Final site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to be in excess of the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate the visual impacts of the proposed use.
5. Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum light levels must not exceed 30 footcandles in the display lot and 20 footcandles in all other locations. The maximum height of pole lights must not exceed 20'. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin.

Recommendations for the Site Plan

1. Provide a lighting plan with the final site plan. Limit all fixtures to full cutoff styles to minimize visual impacts of the development on the EC street.
2. The finish for freestanding poles must be either dark brown, dark bronze, or black.
3. Include the standard lighting note 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.
4. Provide a complete landscaping plan with the final site plan.
5. Revise the parking schedule to match the number of spaces shown on the site plan.
6. Include the standard plant health note on 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.

ATTACHMENTS

- Attach. 1: [SP2023-21 Flow Hyundai Outdoor Display: Hyundai Narrative](#)
- Attach. 2: [SP2023-21 Flow Hyundai Outdoor Display: Hyundai Concept Plan](#)