ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2013-96: Rio Hill Redevelopment**
Review Type	Conceptual Plan
Parcel Identification	04500-00-00-094A0
Location	West of Rt. 29, East of Berkmar Drive, south of Woodbrook Drive
Zoned	Planned Development Shopping Center (PDSC), Entrance Corridor (EC)
Owner/Applicant	SCT Rio Hill LLC C/O Rosenthal Properties/ BRW Architects (David Timmerman)
Magisterial District	Rio
Proposal	To renovate a majority of the existing Rio Hill Shopping Center (excluding the Kroger store and the southeast corner of the center), removing portions of the existing canopies and store entries to update the current façade.
Context	The subject property is an existing strip shopping center. The shopping center is surrounded primarily by commercial development. Some residential development is located to the west and beyond Rt. 29 to the east.
Visibility	The portion of the parcel that is adjacent to the Rt. 29 Entrance Corridor is occupied by a stormwater facility. The shopping center building begins approximately 219' from the EC street and is located as far as approximately 1113' from the street. Despite this distance, the shopping center building has some visibility from Rt. 29, with the increased height of building elements marking major tenants more visible from the street. Site lighting and illuminated signage are visible and make the shopping center more noticeable at night.
ARB Meeting Date	October 19, 2020
Staff Contact	Khris Taggart

PROJECT HISTORY

The development was built prior to the establishment of the Entrance Corridor overlay district. The ARB has approved a Comprehensive Sign Plan and a number of sign applications for the development, as well as some renovations to tenant spaces. A pre-application conference was held to discuss the proposed façade changes on July 13, 2020. A minor site plan amendment for the proposed work was submitted to the County on October 5, 2020.

ANALYSIS

REF	GUIDELINE	ISSUE	RECOMMENDATION
	GENERAL GUIDELINES		
	Purpose, Compatibility with significant historic sites, Compatibility with the character of the Entrance Corridor		
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	The development was constructed prior to the establishment of the Entrance Corridors. The size, layout and configuration of the building is not consistent with the development pattern of the County's historic buildings. The existing shopping center uses a colonnade to connect its storefronts. Colonnades are used in some of the County's most historic buildings, but its use in this building does not result in an obvious reflection of local historic architecture. The conceptual design, while contemporary in style, shows forms and materials that are varied but coordinated, helping to break up the lengthy façade. The conceptual renovation design uses sharp geometry along the façade to break up the elevation/storefronts and to highlight storefronts, windows and openings. The design also has a strong focus on horizontals and the application of layered materials/colors. While the use of varying forms and materials/colors help to break up the length and height of the building; the overall appearance of the renovation proposal would be well served by the inclusion of additional warmer-toned materials/colors. While some of the forms are typical strip shopping center forms; others (like the L shaped "frames") are not. The distance from the EC street helps mitigate the appearance of the non-traditional forms present in the renovation design. The character of this Entrance Corridor is mixed, with large- and small-scale commercial buildings nearby. The designs in the conceptual plans note the use of stucco as well as metal panel and ceramic tile in many places along the façade. While stucco is used in some of the nearby developments, the buildings in the surrounding area as a whole largely use brick. The use of brick in addition to other warmer toned materials in	Provide line drawing elevations and plans to show in more detail what is proposed. Incorporate warmer-toned materials and colors into the design.
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.	the proposed renovation would better connect to both the historic architecture of the county and the surrounding area.	
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.		
10	Buildings should relate to their site and the surrounding context of buildings.		
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	It appears that the design attempts to establish human scale by breaking up the length of the building by using a series of architectural elements to highlight major tenants and to form groups of minor tenants. This series creates a rhythm, albeit an irregular one, that breaks up the length. Some individual spaces retain a more monumental scale that doesn't read as particularly pedestrian-friendly (for example, the new spaces created near the existing Jo-Ann and Five Below stores). Incorporating materials with more texture (for example, ceramic tile) and/or adding more architectural detail would be appropriate for the expansive wall spaces at the major tenant shops. In many places, canopies appear to be shallow or non-existent, which would diminish the pedestrian experience.	Consider alternate materials, additional architectural details, and additional canopies/canopies with greater depth to improve human scale and the pedestrian experience.
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	The conceptual plan shows a design that uses forms and materials to create cohesion and coordination within the development.	None.
13	Any appearance of "blankness" resulting from building design should be relieved using design detail or vegetation, or both.	Where blankness currently exists (on either side of the JoAnn and the previous Dick's Sporting Goods) is the renovation would replace it with additional storefront (to the right of JoAnn) and storefront and material changes (where Dick's was located). Some of the larger architectural forms incorporate expansive wall areas without relief. Alternate materials with greater texture (ceramic tile) and/or incorporating more architectural detail to reduce the scale of these spaces would be appropriate.	Consider alternate materials and/or additional architectural detail to reduce the scale of expansive wall areas.

14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	The colonnade in the existing building design would be removed in the proposed design. Although the design of the colonnade may be "dated" it provides weather protection and scale. Lack of a colonnade may result in a diminished pedestrian experience.	Consider design revisions that improve the pedestrian experience.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The renovation designs shown in the conceptual plan does not appear to reflect a trademark building design.	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: *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.*	Details on window glass have not been provided with the conceptual plan. Although clear, non-tinted, non-mirrored glass would support the pedestrian experience, the distance from the street suggests that the glass type will not have a significant impact on the EC.	None.
	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.	There are no new accessory structures or equipment shown in the conceptual plan. If new HVAC equipment will be included in the renovation, it must not be visible from the EC.	Indicate if any new accessory structures or mechanical equipment will be included in the renovation. If so, show how they will be screened from view from the EC.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.		
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.		
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 new surface runoff structures or detention ponds are proposed.	None.
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 will be needed on the site and architectural drawings.	Provide the standard mechanical equipment note on the site and architectural drawings.
22-29	**Lighting**	Lighting details have not been provided at this stage or review, although one note states, "Gutter or architectural steel channel with light" and some of the proposed elements would lend themselves to illumination (for example, the L-shaped "frames"). The ARB has typically not approved the illumination of buildings except for safety and security.	Provide a lighting plan for review. Over-illumination of the building is not appropriate for the EC.
30-31	*Guidelines for the Use of Decorative Landscape Lighting*		

		Distance from the EC street could be a mitigating factor in this case, but over-illumination, which can function as a type of signage, provides for an uncoordinated appearance along the corridor and would not be appropriate.	
	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.	Although the shopping center building is set back 219' and more from the EC, the parcel has approximately 389' of frontage adjacent to the street. The previously approved plan shows a mixture of Sweet Gum and Winter King Hawthorne trees in addition to Dwarf Burning Bush along the frontage. Only the shrubs remain along the EC frontage.	The owner is responsible for ensuring that the site matches the approved site plan. Missing landscaping must be installed. Alternatively, the owner may submit a site plan amendment that proposes alternate landscaping.
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.	The previously approved landscape plan shows large trees (Sweet Gum) parallel to the interior roads in the development. Large trees (Sweet Gum) are also shown along the perimeter of the parking areas. This landscaping is needed to help break up the large amount of paved area in the development.	
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one		

	tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.		
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	Other than the pedestrian walkway along the building frontage, there are no interior pedestrian ways in the existing development. The conceptual plan shows the addition of landscaped open spaces where the existing clocktower is located and near the JoAnn store, but landscaping in these open spaces is not expected to be visible from the EC.	None.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru" windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	The applicant has presented this as a façade remodel and plans to minimize site work, with no new landscaping proposed. While the existing building has long elevations, the distance from the EC helps to mitigate its length. There is no existing space for planting along the building, but the addition landscaping close to the building could help to improve the pedestrian experience.	Consider adding landscaping close to the building to further break up its length and to improve the pedestrian experience. The owner is responsible for ensuring that the site matches the approved site plan. Missing landscaping must be installed. Alternatively, the owner may submit a site plan amendment that proposes alternate landscaping.
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)*.		
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."		
	Site Development and layout		
	Development pattern		
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	The existing site layout is to remain.	None.

	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.	Portions of the building are not parallel to the EC and the building is set back from the frontage; however, no major site changes are proposed. An existing sidewalk runs along Rt. 29 and is to remain.	
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the *Albemarle County Zoning Ordinance* apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.	Views are not expected to be negatively impacted.	
	Site Grading		
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded 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.	The existing site grading is not being altered.	None.
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.		
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.		
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	The site is already developed. Drainage patterns are not changing.	None.
	SIGNS	The façade renovation will require an update to the Comprehensive Sign Plan.	Provide with the next review a proposed Comprehensive Sign Plan for the renovated building.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The forms and materials shown in the conceptual plans.
2. Landscaping along the EC and within the site.

Staff offers the following recommendations on the proposal:

1. Provide line drawing elevations and plans to show in more detail what is proposed.
2. Incorporate warmer-toned materials and colors into the design.
3. Consider alternate materials, additional architectural details, and additional canopies/canopies with greater depth to improve human scale and the pedestrian experience.
4. Consider alternate materials and/or additional architectural detail to reduce the scale of expansive wall areas.
5. Consider design revisions that improve the pedestrian experience.
6. Indicate if any new accessory structures or mechanical equipment will be included in the renovation. If so, show how they will be screened from view from the EC.
7. Provide the standard mechanical equipment note on the site and architectural drawings: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
8. Provide a lighting plan for review. Over-illumination of the building is not appropriate for the EC.
9. The owner is responsible for ensuring that the site matches the approved site plan. Missing landscaping must be installed. Alternatively, the owner may submit a site plan amendment that proposes alternate landscaping.
10. Consider adding landscaping close to the building to further break up its length and to improve the pedestrian experience.
11. Provide with the next review a proposed Comprehensive Sign Plan for the renovated building.

TABLE A

This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date/Revision Date
1	Cover Page	9/8/2020
2	Site Plan/Narrative	9/8/2020
3	Existing Conditions/Project Narrative	9/8/2020
4	Overall Proposal	9/8/2020
5	South Elevation – Phase 1	9/8/2020
6	South Elevation – Phase 2	9/8/2020
7	New – South Elevation Perspective	9/8/2020
8	New – South Elevation Perspective	9/8/2020
9	Southwest Elevation	9/8/2020
10	Existing South Elevation Perspective/ New – South Elevation Perspective	9/8/2020
11	North Elevations	9/8/2020
12	Existing South Elevation Perspective/ New – South Elevation Perspective	9/8/2020

ATTACHMENT

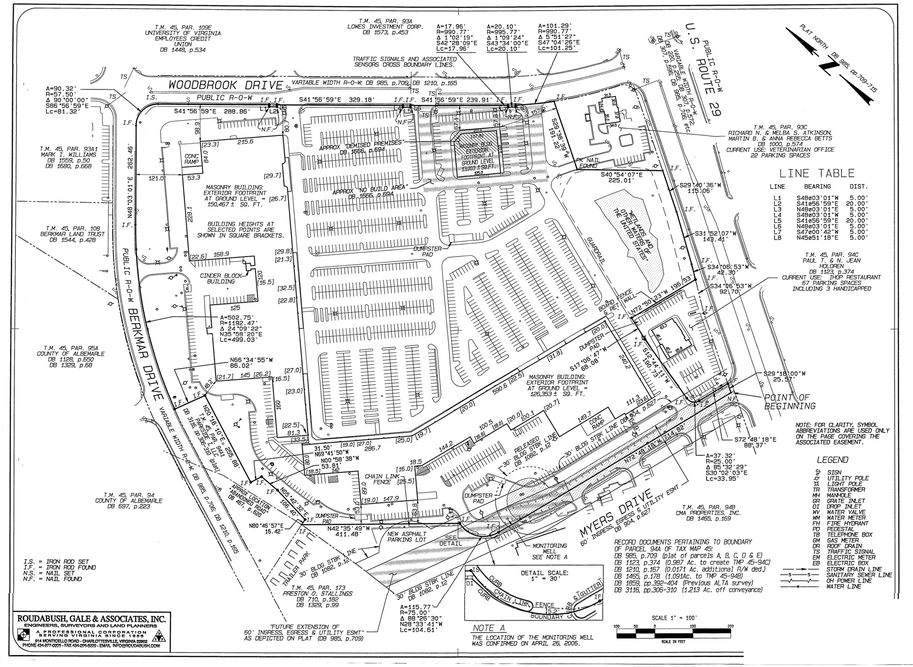
Rio Hill Conceptual Plan (below)



RIO HILL

FACADE RENOVATION - ARB CONCEPTUAL DESIGN REVIEW

September 8, 2020



ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS

MINOR CHANGES TO EXISTING SITE PLAN

Scale : 1" = 200'-0"

SITE PLAN





We are pleased to present to the Architectural Review Board a conceptual Façade Redevelopment Design for the existing Rio Hill shopping Center. This scope of work is a complete façade remodel of the areas shown in this design package; which constitutes most of the existing shopping center (with the exception of Krogers and the site's South East Corner - see below). While the existing buildings will remain, new construction would involve removing portions of the existing canopies and store entries and transforming these building fronts using a variety of new materials, forms and storefront windows. As strictly a 'façade remodel', the plan is to minimize site work.

Most individuals living in the region can relate to Rio Hill as a large retail space, anchored by such various stores as Krogers, TJ Maxx, JoAnns fabrics and various restaurants - among a variety of other smaller businesses.

Perhaps most the most prominant feature is the site is centered around a large parking lot. Most would likely agree that the complex gives the impression -with its disorganized façade and tired materials - of being out-of-date.

When one begins analyzing the problems with the existing conditions, it becomes apparent that the solution for a truly successful site transformation requires a creative design response revolving around a major reorganization of the current façade.

Indeed, ownership approached us with the problem of how to make these 33 acres (developed in the 1980s) more 'current' and 'pedestrian friendly.' In developing these initial design ideas, certain themes central to the ARB have become paramount in re-orienting what we see as a new 'vision' for Rio Hill.

NEW VISION FOR RIO HILL

RIO HILL FACADE RENOVATION

ARB Submittal

September 8, 2020

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Perspective looking from E.C.



Perspective looking SW



Perspective looking NW

EXISTING SITE CONDITIONS

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Given Rio's oversized scale and length (1600' ln. ft.), the design team proposes demolishing portions of the existing canopy. Also, removing the external 'wing walls', seen between the canopies, helps to restructure the current relentless march of a rather disorganized façade design. This removal of the major existing architectural elements, in turn, begins this process of site reorganization by 'breaking down the scale' of the façade. Removing these most visible features clears the way for a more interesting, varied front and for the potential of replacing the block walls with new materials.

We see this idea of 'breaking down the scale' as working hand in hand with creating a more human scale. Currently, the site's pedestrian experience is dominated by the parking lot and the uninspiring covered canopy that stretches nearly the entire front. Through the reorganizing of a series of new and various building fronts, this design concept looks to the idea of the pedestrian experience that is enhanced through a variety of experiences and walkway that changes and evolves at different locations. Further, with the removal of structures like the clocktower (south west corner), the intent is to open areas along the building fronts that provide potential gathering space. It is not hard to imagine this new corner 'opening' becoming a wonderful spot for outdoor dining while also providing a much needed attractive 'pass through' between buildings.

Working in real time within the current Covid crisis, our team realizes that the idea of 'human scale' becomes even more important in determining the way future stores are developed. Much can be learned by paying attention to how certain restaurants are able to survive in these times: A priority on better indoor/outdoor connection, easier access for quick pick-up and enticing outdoor environment all appear to be important features of new business models trying to adapt to this changing world. And we hope to integrate these features within the architecture of this project.

It is important to understand that the owners see a potential later phase that may likely come into play with this site. They have identified the southwest corner as near-term future redevelopment option. That portion the site is problematic in that its retail space is difficult to attract clients due to its awkward location – generally hidden from the rest of the site and from the road. This potential later construction phase would include the demolition the first 150 ' of retail space and the re-building of a new 2 story office or medical office building. You will notice on our elevations and renderings of this corner, we have illustrated both the current scope of work (Phase 1) and the new potential future building (Phase 2).

In changing the dynamic of Rio Hill, concepts like 'breaking down the oversize scale' of this large strip mall and 'introducing ways of better relating to the human scale' are vital to the overall project success in the way they relate to our changing world and in this particular instance the future viability of the retail business center. As we work through this process, our hope is to balance this initial project with a more general road map for how to make Rio a more pedestrian friendly, attractive space that has stronger connections to its surroundings.

We respectfully ask for the ARB guidance in finding the best possible solution for the Center's redevelopment in its relation to the Entrance Corridor.

PROJECT NARRATIVE

RIO HILL FACADE RENOVATION

ARB Submittal

September 8, 2020





OVERALL PROPOSAL

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OVERALL PROPOSAL

RIO HILL FACADE RENOVATION
ARB Submittal
September 8, 2020

EXISTING CONDITIONS



EXISTING ELEVATION



NEW PROPOSAL



Scale : 3/64" = 1'-0"

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SOUTH ELEVATION - 'PHASE 1' (or current project)

RIO HILL FACADE RENOVATION

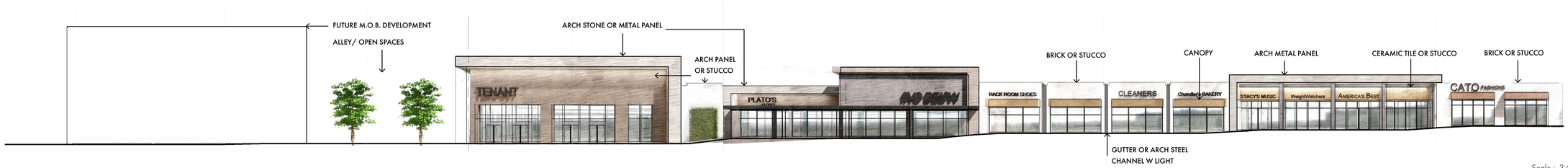
ARB Submittal

September 8, 2020





View from Route 29
(see existing condition photo adajacent)



Scale : 3/64" = 1'-0"

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SOUTH ELEVATION - PHASE 2

RIO HILL FACADE RENOVATION
ARB Submittal
September 8, 2020



EXISTING PERSPECTIVES



EXISTING PERSPECTIVES

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NEW - SOUTH ELEVATION PERSPECTIVE

RIO HILL FACADE RENOVATION

ARB Submittal

September 8, 2020







EXISTING + NEW PERSPECTIVES

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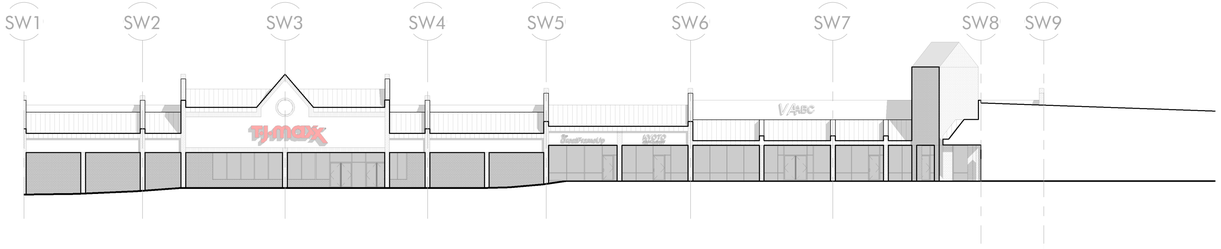
NEW - SOUTH ELEVATION PERSPECTIVE

RIO HILL FACADE RENOVATION
ARB Submittal
September 8, 2020

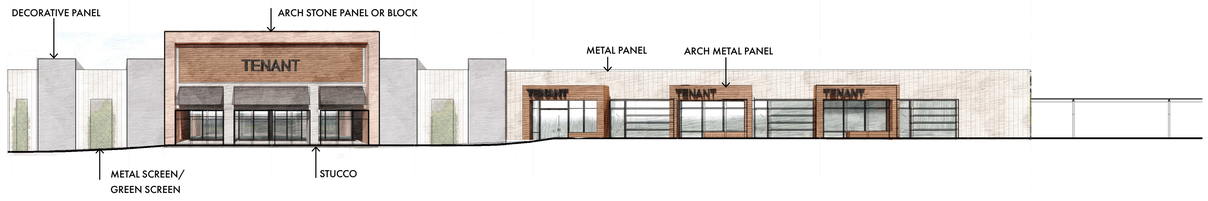
EXISTING CONDITIONS



EXISTING ELEVATION



NEW PROPOSAL



Scale : 3/64" = 1'-0"

SOUTH WEST ELEVATIONS

RIO HILL FACADE RENOVATION

ARB Submittal

September 8, 2020









EX - SOUTH ELEVATION PERSPECTIVE











Scale : 3/64" = 1'-0"

NEW - SOUTH ELEVATION PERSPECTIVE

RIO HILL FACADE RENOVATION
ARB Submittal
September 8, 2020

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EXISTING CONDITIONS

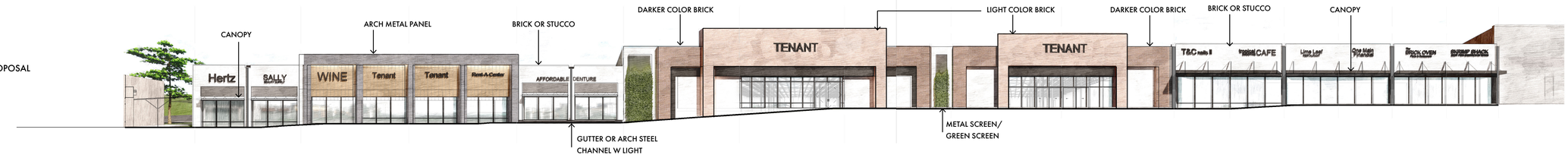


N1 N2 N3 N4 N5 N6 N7 N8 N9 N10 N10.5 N11 N11.5 N12 N12.5 N13

EXISTING ELEVATION



NEW PROPOSAL



Scale : 3/64" = 1'-0"

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NORTH ELEVATIONS

RIO HILL FACADE RENOVATION

ARB Submittal

September 8, 2020









EX - SOUTH ELEVATION PERSPECTIVE

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NEW - SOUTH ELEVATION PERSPECTIVE

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