



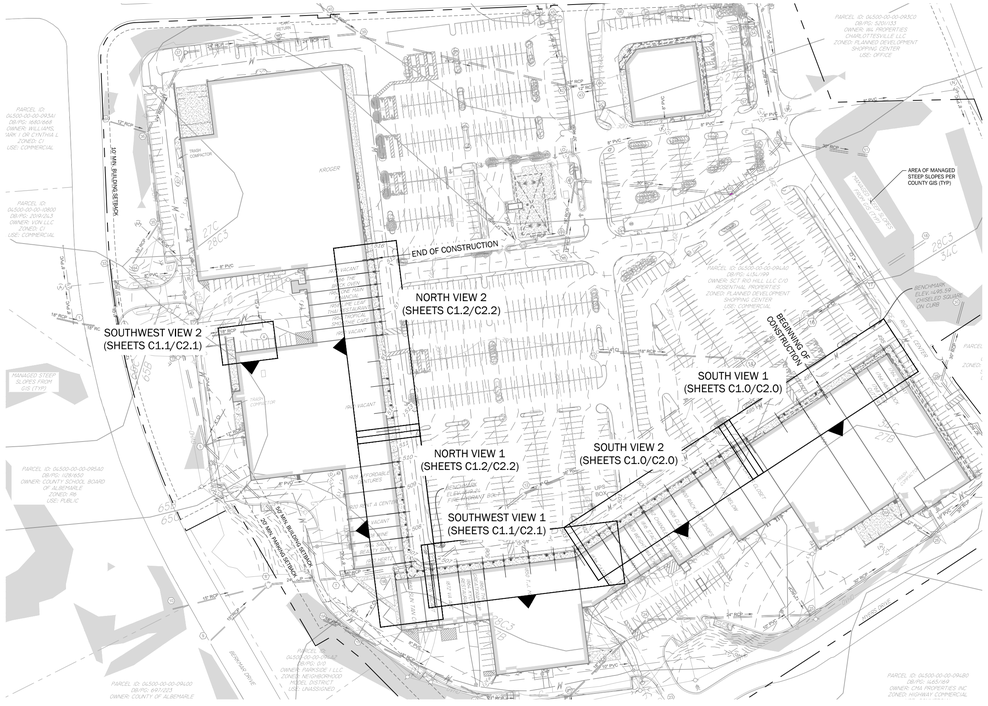


RIO HILL

FACADE RENOVATION - ARB PRELIMINARY DESIGN REVIEW

Submission 2

December 21, 2020



MINOR CHANGES TO
EXISTING SITE PLAN

Scale : 1" = 120'-0"

SITE PLAN

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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would likely agree that the complex gives the impression -with its disorganized façade and tired materials - of being out-of-date.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

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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

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Responses tp County comments

The following are responses to County comments listed on ARB-2020-96 document (dated 10.27.20)*. Architectural responses follow each county comment below:

1. Provide line drawing elevations and plans to show in more detail what is proposed. Include 3-dimensional views.

• Façade elevations and perspectives included in architectural booklet.

2. Incorporate warmer-toned materials and colors into the design. Provide a material and color palette for consideration.

• Color palette includes a variety of elements including Brick, Metal paneling, stucco, Architectural paneling, and refinished existing walls. Brick and architectural panels meant to add warmth through not only color but also through a combination of texture.

3. Consider alternate materials, additional architectural details, and additional canopies/canopies with greater depth to improve human scale and the pedestrian experience.

• Additional canopies have been added to the design in this submission. (Note: The entire range of canopy pedestrian cover is called out in the Building elevation.) New areas with canopy cover now include the larger Sierra and TJ Maxx stores along with a number of storefronts around the corner of the West and South facades. It is important to note that the façade renovation as shown has been essential in attracting new tenant interest in the existing vacancies. Retail tenants in today's environment locate their stores in shopping centers which are contemporary, updated and which can accommodate their specific branding and co-tenancy requirements. The new design includes various depths ranging from 3' to 6' , and together with the existing larger pavilions, they provide customers with protection from the elements while also giving the shopping center a new, current aesthetic look and appeal.. The design strategically spaces these canopies so that no matter where you are on the site's sidewalk, adequate cover is always within reach. In keeping with the design theme of infusing variety and interest to transform Rio Hill, the canopies are shown in a variety of forms and heights, as well as different colors and textures that are intended to complement the specific architecture of each section. The variety of canopies offers the pedestrian an enhanced experience both in providing protection from the elements and in offering an architectural element that helps break down the current strip into human scale.

All of the above is in contrast to the existing facade – which is dominated by the low uninviting canopy extending most of the length of the façade. Not only is the existing canopy out of date and in disrepair, its removal is vital to the new design in the way it improves the pedestrian experience and appeal to the shopping center's customer. It changes the way in which customers view and experience the shopping center. The new canopies will offer variety along the façade counteracting the current monotony of the travel-way. Further, their new heights will provide exalted spaces and allow for more daylight to reach the storefronts; which are currently reduced by the existing structure's low-ceiling, poor lighting and want of detail. Finally, in addition to all it's other benefits, the removal of the canopy will dramatically increase the aesthetics of the center from the Entrance Corridor.

4. Consider alternate materials and/or additional architectural detail to reduce the scale of expansive wall areas.

• Our strategy for the expansive wall areas is to fill in these 'voids of blankness' with some simple but interesting decorative metal paneling that not only provides a greenscreen framework for a vines but also has architectural merit in its own right. We see a series of these panels as adding layers and interest to these expansive walls. In addition, we are working with a brick and masonry stain product that when applied to the wall, yields a fresh new look, assist (JCK: is part of the foundation for) with the site's overall transformation and provides a proper contrast to the new accent paneling.

5. Consider design revisions that improve the pedestrian experience.

• Generally, the elements of this design are focused on the customer and pedestrian experience – the intention of replacing the old façade with one that has variety in form, material as well as repetition are all meant to lead to the idea of creating place. As ones moves through this new façade, the façade changes and evolves as a way generating interest and creating memorable locations.

• But more specifically, we see the idea of 'opening up' the façade as a way creating new opportunity for both tenant and pedestrian. It gives the entire center a new visibility to consumers. Perhaps the best example of this is at the corner of the main west and south facades; where the design calls for removing the exiting clock tower and, in turn, opens up a space in the void for potential outdoor eating. This creative re-use of this underutilized outdoor space is a key to the transformation of Rio.

• Finally, accent lighting will be an important part of the re-design in both the pedestrian experience and overall appearance of the Complex from the EC.

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.

• As strictly a façade renovation, The Rio project does not include new mechanical equipment; with the possible exception of the TJX stores, whose lease mandates certain tenant improvements by the Landlord. While the owners are currently attempting to negotiate a re-use of the current rooftop mechanicals, it is likely that a replacement of the existing units will be necessary, with new tenant-specific RTU's in generally the same size and location. Either way, the equipment will be fully screened 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."

• Provided - See Site Plan -

8. Provide a lighting plan for review. Over-illumination of the building is not appropriate for the EC.

• The main intent of architectural lighting would be to increase the pedestrian experience, provide a well-lit and inviting atmosphere and subtly accent elements of the architecture.

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.

• See Site Plan

10. Consider adding landscaping close to the building to further break up its length and to improve the pedestrian experience.

• See Site Plan

11. Provide with the next review a proposed Comprehensive Sign Plan for the renovated building.

• Comp Sign Plan and TJX Sign review shall be provided.

Other Notes:

Economic Feasibility

The Rio Hill Center – like many strip malls in this area – has become an outdated complex and the shopping center requires the Transformation of this Façade project to attract new tenants and remain viable as a shopping destination on the Route 29 corridor. We feel the design elements incorporated in our design are very much in line with the ARB guidelines, and will substantially improve how the center is viewed from the Entrance Corridor. Ultimately, its transformation hinges on the ability for Rio Hill to attract customers through creating a more pedestrian friendly experience, reinforcing a human scale and designing the potential for flexibility so that the complex can adapt to remain relevant for the long-term.

TJX Projects

The owners would like to request of the Board that the TJX projects (which include Sierra and TJMaxx relocated to the old Dicks space) be separated out as a review, running in parallel with the rest of the Façade review. The TJX company has a specified accelerated timeline and move-in date pursuant to their lease. This project is a major driver of the overall façade project.

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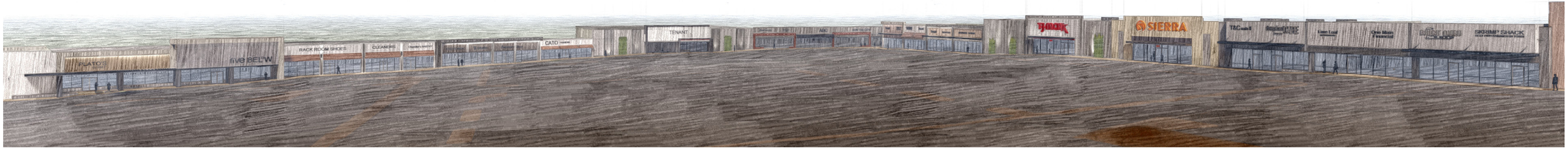
RESPONSES TO COUNTY COMMENTS (letter dtd 10.27.20)

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OVERALL PROPOSAL

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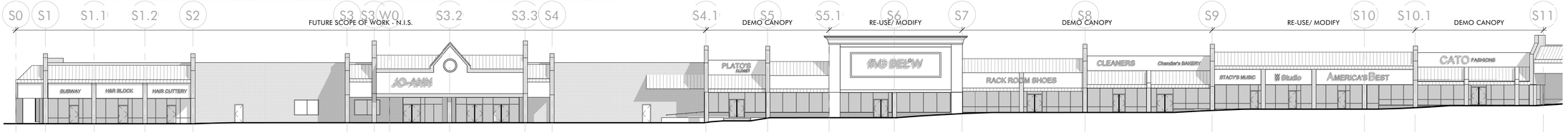
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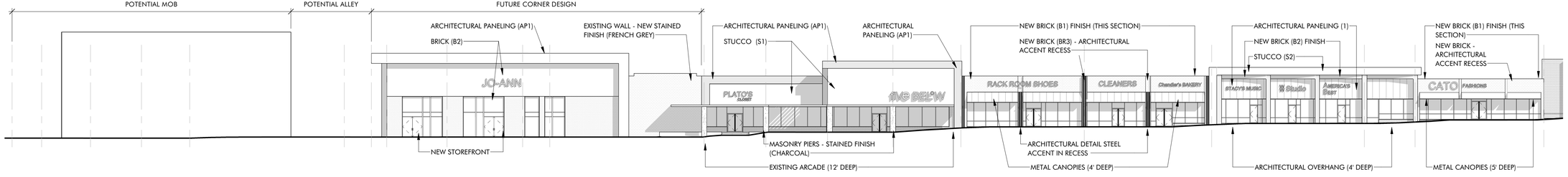
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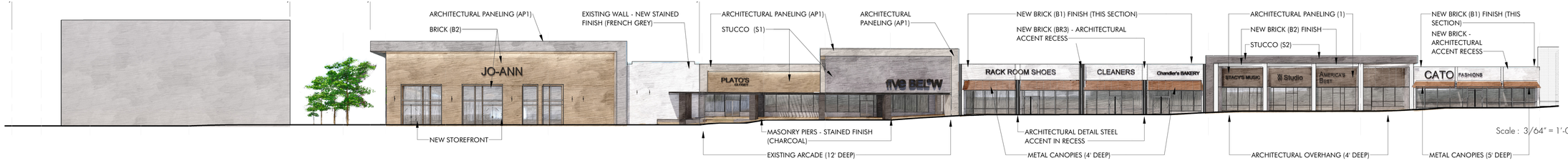
EXISTING CONDITIONS



NEW PROPOSAL



NEW PROPOSAL MATERIALS



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

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

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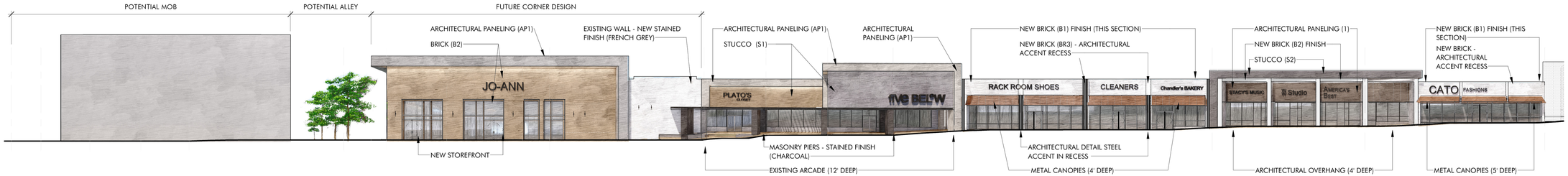
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View from Route 29
(see existing condition photo adajacent)



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

SOUTH ELEVATION - PHASE 2

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EXISTING PERSPECTIVES

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EXISTING PERSPECTIVES

NEW - SOUTH ELEVATION PERSPECTIVE

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EXISTING + NEW PERSPECTIVES

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NEW - SOUTH ELEVATION PERSPECTIVE

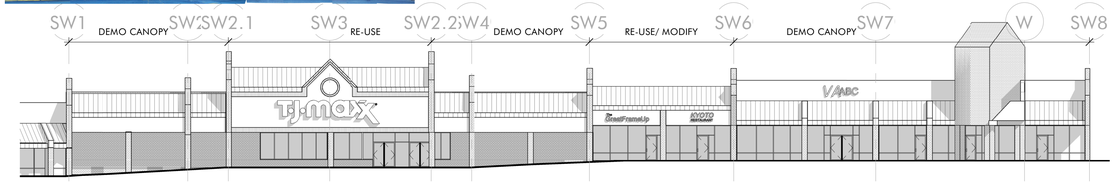
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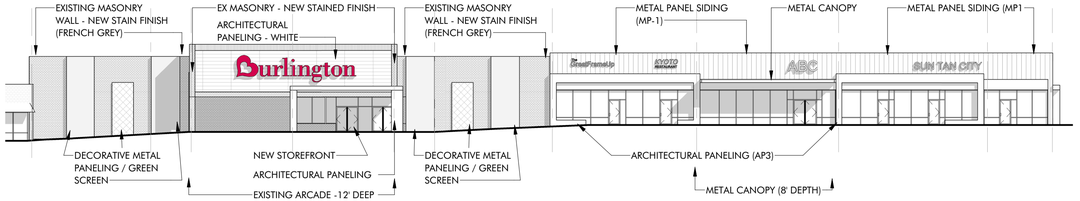
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EXISTING CONDITIONS





NEW PROPOSAL



NEW PROPOSAL MATERIALS



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

SOUTH WEST ELEVATIONS

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EX - SOUTH ELEVATION PERSPECTIVE











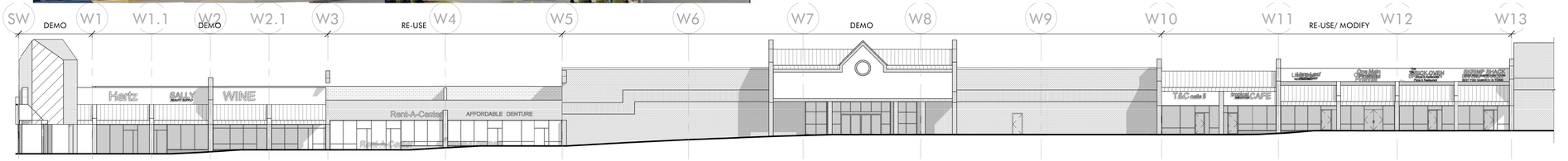
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NEW - SOUTH WEST ELEVATION PERSPECTIVE

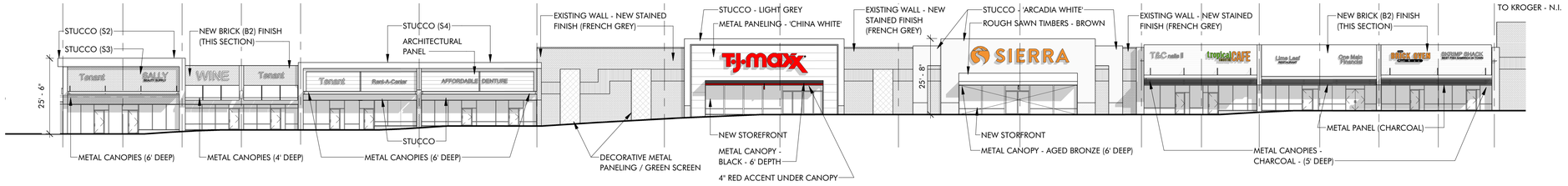
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EXISTING CONDITIONS

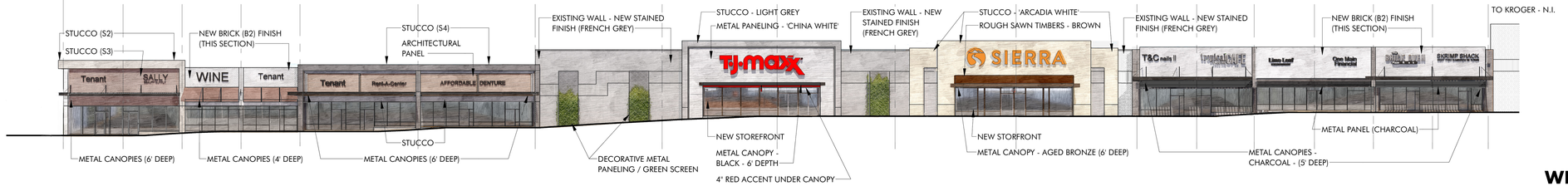




NEW PROPOSAL



NEW PROPOSAL MATERIALS



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

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WEST ELEVATION

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EX - SOUTH ELEVATION PERSPECTIVE

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NEW - SOUTH ELEVATION PERSPECTIVE

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FINISHES - VISUAL KEY

4 MAIN ADDITIVE FINISHES

TYPE 'AP'

AP - ARCHITECTURAL PANEL
MANUFACTURER: STONEWOOD
PRODUCT: STANDARD PANEL
TYPE/SYSTEM: 10" PLANK ON CLIP SYSTEM
FINISH Options:

- Astra Strondz
- 5th Ave Elm
- Grey Mesh
- Copper Brown





TYPE 'BR'

BR 1

BR - BRICK
MANUFACTURER: FELDHAUS- KLINKER
PRODUCT: THIN BRICK
FINISH: SINTRA/ VULCANO #761




BR 2

BR - BRICK
MANUFACTURER: FELDHAUS
PRODUCT: THIN BRICK
FINISH: VASCUL CREAMA TOCCATA #732

Substrate options for applying to existing wall:
'TABS II' or 'Thin Tech' or
'Laticrete/Permabase thin veneer system'

TYPE 'E'

E - STUCCO
MANUFACTURER: STO OR EQ.
PRODUCT: STANDARD FINISH
FINISH: COLOR TBD

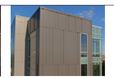


TYPE 'MP'

'MP -1'

E- METAL PANEL
MANUFACTURER: MORIN
PRODUCT: MATRIX 1.0
TYPE: 20 GUAGE GALVALUME
FINISH: FACTORY



'MP -2 - ALTERNATE'

E- METAL PANEL
MANUFACTURER: MORIN
PRODUCT: EXPOSED FASTENER
TYPE: 20 GUAGE GALVALUME
FINISH: FACTORY

TYPE 'M'

M-1 (standard)

METAL
MANUFACTURER: MCNICHOLS
(OR GC SELECT)
PRODUCT: STANDARD WOVEN
WIRE MESH (2"x4")
FINISH: FOR EXTERIOR

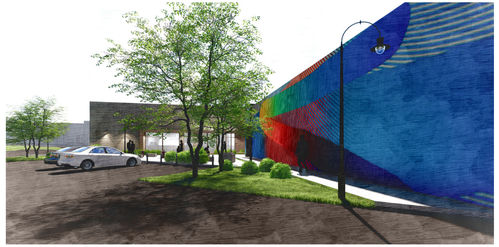



M-2 (decorative)

METAL
MANUFACTURER: MCNICHOLS (OR GC SELECT)
PRODUCT: DESIGNER WIRE MESH 'CHATEAU' 3120
FINISH: FOR EXTERIOR



MATERIAL PALETTE


PRELIMINARY STUDIES FOR EXTERIOR PEDESTRIAN SPACE

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