

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2022-17: Rio Point Initial Site Plan
Review Type	Initial Site Development Plan
Parcel Identification	06100000016700, 061000000167C0
Location	878 E. Rio Road (See Figures 1 and 2.)
Zoned	Planned Residential Development (PRD) / Entrance Corridor (EC)
Owner/Applicant	Rio Pt. LLC/Timmons (Craig Kotarski)
Magisterial District	Rio
Proposal	To construct 327 multi-family and single-family dwelling units in apartment buildings and attached townhouses with associated site improvements.
Context	The property is occupied by a house, sheds, agricultural structures, and open fields and is elevated above the John Warner Parkway and above Rio Road at the Parkway intersection. The Parkway borders the property on the northwest and west. The Rivanna Trail runs through a park easement adjacent to the Parkway. CATEC is located across the Parkway to the north. To the northeast, east, and southeast are residential developments including Belvedere, Reserve at Belvedere, Dunlora, Dunlora Forest, Shepherd's Ridge, River Run, Treesdale, Stonehenge, and Stonewater.
Visibility	The proposed development will be readily visible from the Entrance Corridor.
ARB Meeting Date	March 21, 2022
Staff Contact	Margaret Maliszewski

PROJECT HISTORY

A farm was established at this site in the 1920s. Standing on site is a Craftsman style bungalow from ca. 1929 and several outbuildings, mostly sheds.

DATE	APPLICATION/REVIEW TYPE	RESULT
12-15-2021	ZMA-2019-08: Rio Pt. (formerly Parkway Place)	Rezoning from R4 to PRD approved.
9-3-2019	ZMA-2019-08: Rio Pt. (formerly Parkway Place)	The ARB provided clarification on recommendations related to the landscape buffers. (See Figure 3.)
8-19-2019	ZMA-2019-08: Parkway Place	The ARB provided advisory comments on the rezoning request. (See Figure 3.)
Dec., 2018		The John Warner Parkway was designated an Entrance Corridor.

Changes from the approved Application Plan (See Figures 3 and 4):

1. In the rezoning application plan, a building occupies the northwest corner of the development. The Initial Site Plan shows an amenity area in that location and the building immediately to the east is identified as “potential future”.
2. The Initial Site Plan shows multiple building footprints within what were previously shown as single building envelopes on the rezoning application plan.
3. The footprints of buildings closest to Rio Rd. have shifted westward away from Rio and towards an interior street.



Figure 1: View of subject property from Rio Road, looking south.

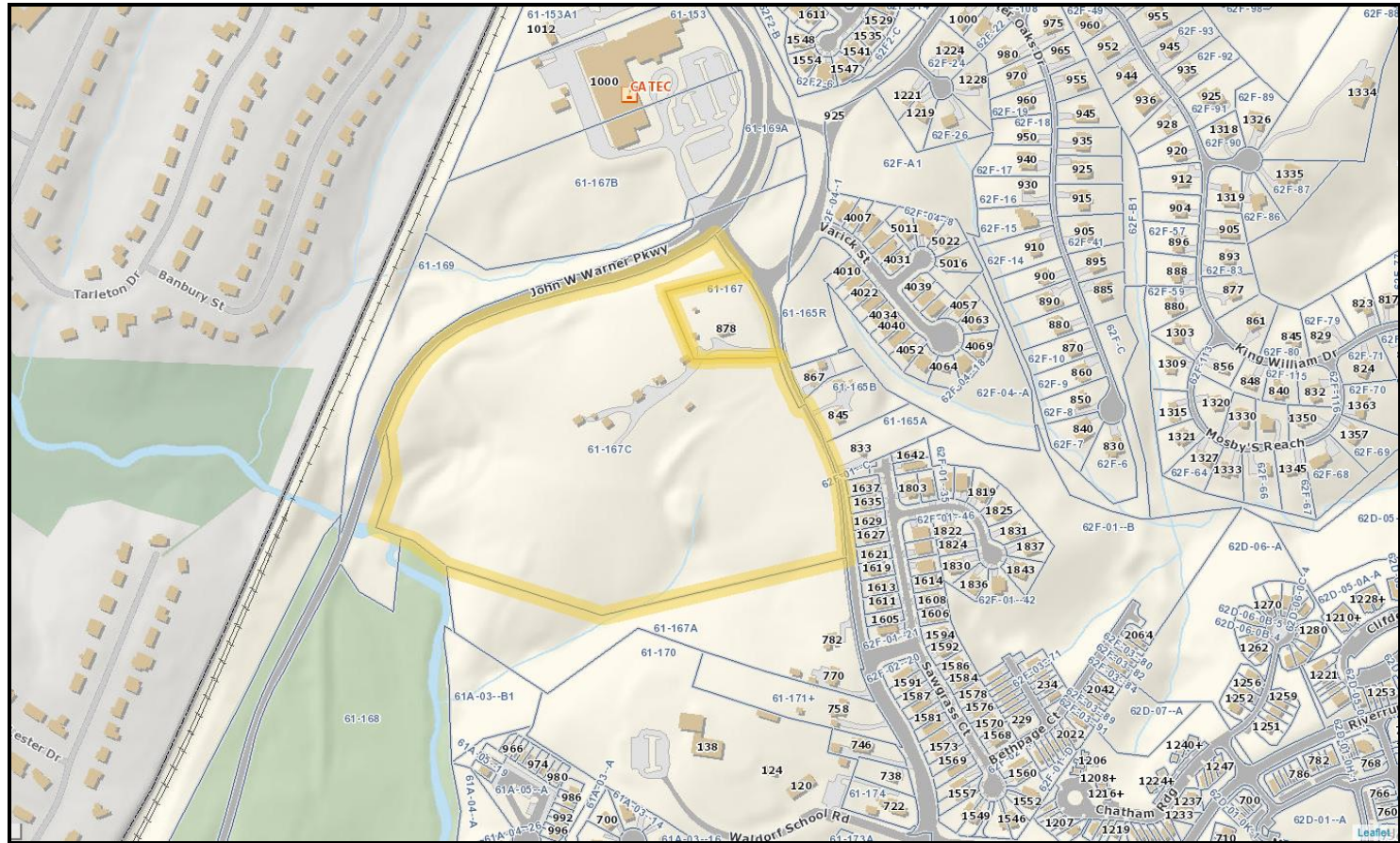
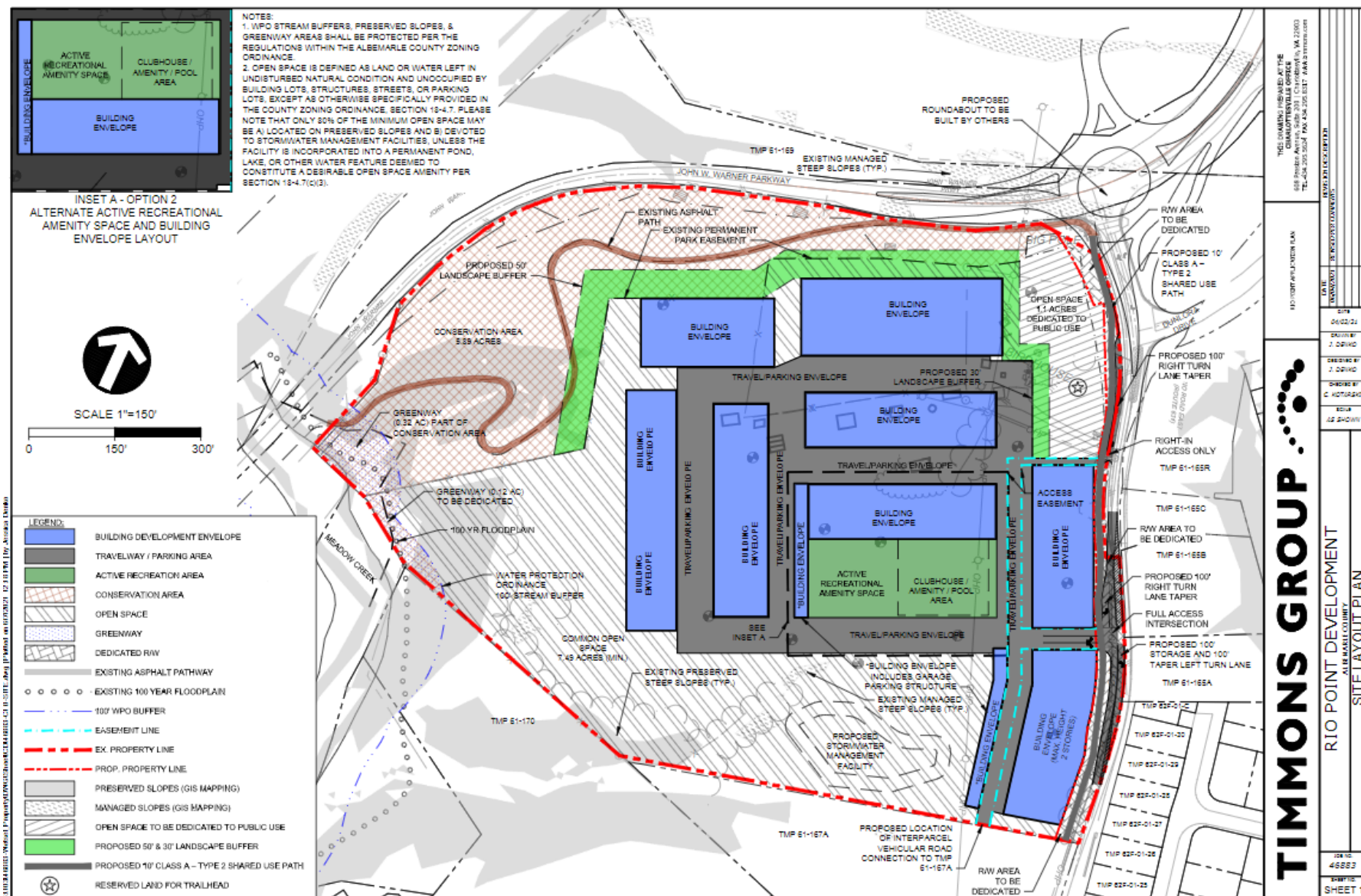


Figure 2: Location of the proposed Rio Point development.



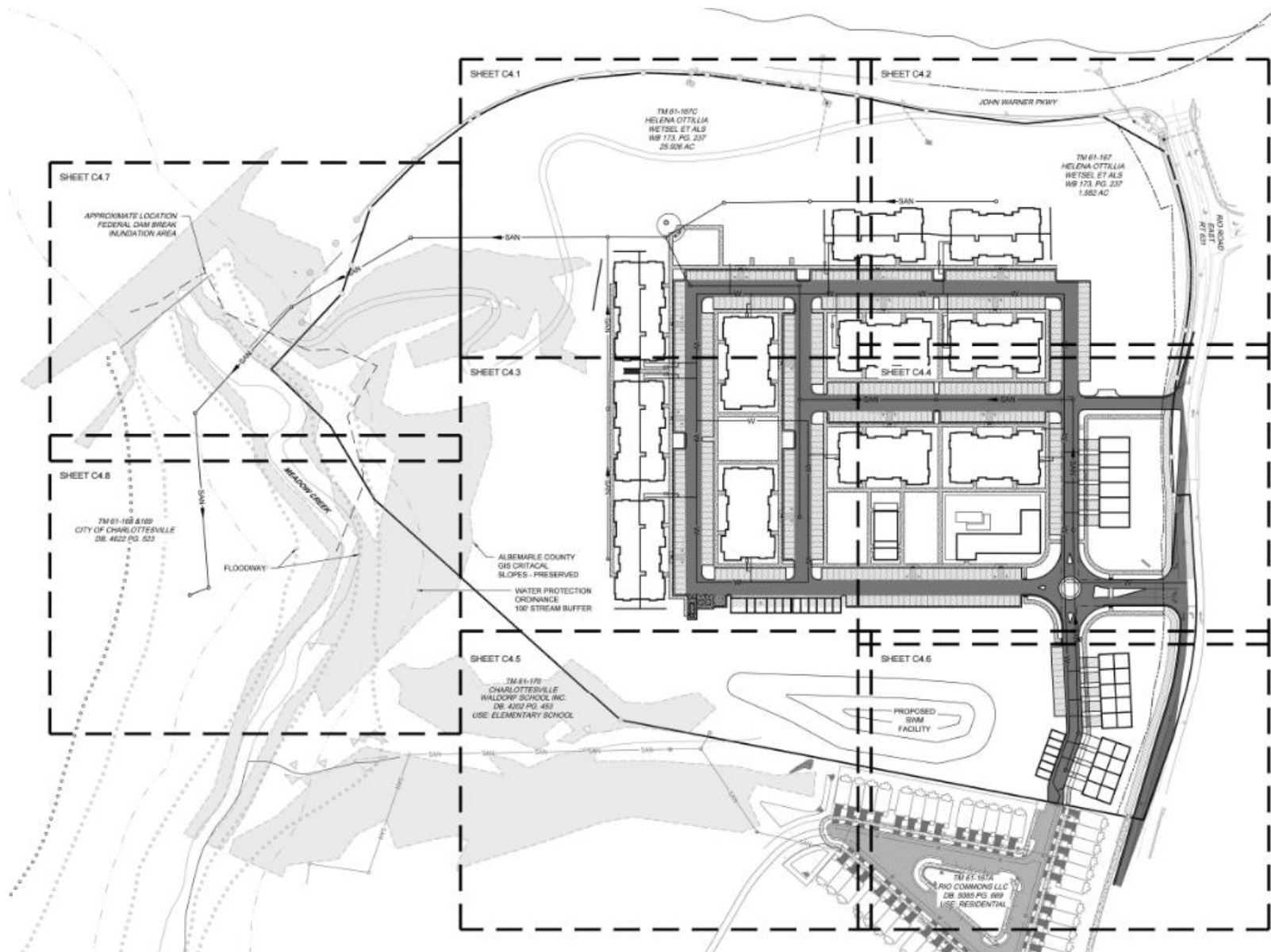


Figure 4: Current site layout plan (SDP2022-09 2/7/2022).

ANALYSIS

Gray highlight = means the guideline can't be reviewed at initial site plan stage, but recommendations can be provided for final

Yellow highlight = means the guideline can only be reviewed for location/configuration at the initial plan stage

Regular text = means the guideline can be reviewed at initial plan stage, can be made a condition of initial plan approval, and can be the basis for denial

REF	GUIDELINE	ISSUE	RECOMMENDATION
	GENERAL GUIDELINES		
	<i>Purpose</i>		
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	The site contains a Craftsman style bungalow from ca. 1929, as well as several outbuildings, mostly sheds, which will be demolished to accommodate the proposed development. Architectural designs were not submitted with the Initial Site Plan, but the scale of the proposed development means that the historic architecture of this specific site will not be reflected in the new development. It is anticipated that orderly and attractive development can be achieved with a combination of appropriate architecture and landscaping.	Include architectural designs with the next submittal. Note that demolition permits are required prior to demolition and the Albemarle County Historic Preservation Committee policy is to seek property owner permission to document historic properties before they are demolished.
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.	Architectural designs and landscape plans were not included in the Initial Site Plan set. Landscaping will be key to integrating the proposed buildings into the surroundings.	Include architectural and landscape designs with the next submittal.
	<i>Compatibility with significant historic sites:</i>		
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.	Architectural designs were not submitted with the Initial Site Plan. New architecture can respect the traditions of local historic architecture with the use of appropriate building forms, materials and scale.	Include architectural designs with the next submittal.
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.		
	<i>Compatibility with the character of the Entrance Corridor</i>		
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 Rio East Entrance Corridor is substantially developed; the Parkway corridor is not. The proposed development is expected to be visible from the Rio corridor beginning a short distance south of Belvedere Blvd. Compared to buildings currently standing on site and others along this section of the corridor, the proposed apartment buildings are expected to appear larger (the larger building footprints measure 78' x 150', 80' x 135' and 77' x 140'), and the elevated setting will further emphasize the mass and scale of the individual buildings and the overall development. Compatibility cannot be confirmed until architectural designs and landscape plans are submitted.	Include architectural designs and landscape plans with the next submittal.
10	Buildings should relate to their site and the surrounding context of buildings.		
	Structure design		
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.	Direction provided by the ARB at the August 19, 2019 ARB meeting for the architectural designs is summarized as follows: - Find ways to reduce uniformity and add diversity in architectural character, materials and colors. - For the buildings adjacent to the Parkway, find ways to break up the mass, possibly offsetting or staggering portions of the buildings, once if not twice, in addition to the current projections and bays.	Include architectural designs with the next submittal. Indicate how the 8/19/19 ARB comments have been addressed.

		• 3-story buildings at a raised elevation can be appropriate if the proposed landscape can be incorporated and maintained. • Two-story hyphens could allow the roofline to break in a meaningful way. These would be most appropriate along Parkway. It is less important for internal buildings. • Porches and material changes can help achieve human scale.	
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	Architectural designs were not submitted with the Initial Site Plan. The elevated setting combined with the size of the individual buildings will tend to emphasize the scale of the buildings and the overall development. Buildings with careful architectural treatments enhanced with landscaping will be required. The approved application plan states that “buildings within view of the John Warner Parkway and adjacent to Rio Road will include a variety of architectural materials and colors, porches and projections, and offsetting or staggering portions of the buildings, in addition to the use of projections and bays, and possibly two-story hyphens, to promote diversity of architectural character, to reduce uniformity among the buildings, to establish human scale, and to break up the mass of the buildings and the roof lines.”	Include architectural designs with the next submittal that address the “building architecture” requirements of the approved Application Plan.
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	Maximum building height is 3 stories and 45’. The extent of cohesion in the design cannot be determined until architectural designs are submitted.	
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	Blankness cannot be assessed until architectural designs are submitted for review.	
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	At the August 19, 2019 meeting, the ARB stated that connecting devices were not necessary in this development.	None.

15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	Architectural designs were not submitted with the Initial Site Plan.	Include architectural designs with the next submittal.
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: <i>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.</i>	Information on window glass was not included in the Initial Site Plan submittal.	Provides specs on proposed window glass with the architectural designs.
	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.	Equipment is not expected to be visible from the EC street.	None.
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.	Trash receptacles, a car wash, garages and a mail kiosk are located away from the EC street and are not expected to be visible from it.	None.
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.	A large stormwater facility is proposed north of Buildings 8 and 9, between the buildings and the Parkway. Although there are existing trees to remain between the pond and the Parkway, the amount and regularity of the grading of the feature will clearly identify it as a stormwater facility. The facility occupies a substantial portion of the 50' landscape buffer, which will reduce the effectiveness and intent of the buffer.	Move the stormwater facility located north of Buildings 8 and 9 out of the landscape buffer and to a location that will not have a negative visual impact on the EC.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site	Multiple stormwater management facilities are proposed throughout the site, including a very	

	to the extent possible.	large one in the southern portion of the development.	
21	The following note should be added to the site plan and the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”	The note appears as note #33 under “General Notes” on sheet C1.0. The note will also be needed on the architectural drawings.	Add the standard mechanical equipment note to the architectural drawings.
	Lighting		
	<i>General Guidelines</i>		
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	A lighting plan was not included in the Initial Site Plan set. In previous reviews, the ARB supported a recommendation to extend a landscape buffer around the parking area to reduce the impact of illumination of the site on the EC. A buffer extends around the north, east and west sides of the site. A complete review of lighting can be completed when a lighting plan is submitted with the Final Site Plan.	Include a lighting plan in the next submittal.
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.		
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.		
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.		
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.		
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.	In previous reviews, the ARB determined that screening should be provided along the perimeter of the parking lots to limit impacts of lighting on the Parkway. The current plan maintains a space for a potential future building west of Building 9. Until such	Provide landscape screening west of Building 9 to mitigate visual impacts of lighting.

		building is constructed, site lighting will have a greater impact on the Parkway.	
29	The following note should be included on the lighting plan: “Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.”	The note does not appear on the plan.	Include the standard lighting note on the plan.
	<i>Guidelines for the Use of Decorative Landscape Lighting</i>		
30	Light used for decorative effect shall: a. be compatible with the character of the Entrance Corridor. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, use, size, scale, color, and brightness. b. impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.	A lighting plan was not included in the Initial Site Plan set. A complete review of lighting can be completed when a lighting plan is submitted with the Final Site Plan.	Provide a complete lighting plan with the next submittal.
31	Where used for decorative effect, outdoor light fixtures shall: a. be equipped with automatic timing devices and shall be extinguished between the hours of 11:00 p.m. and dawn. b. be shielded and focused to eliminate glare. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, fixture placement, etc. c. be cutoff luminaires, aimed so as not to project their output beyond the objects intended to be illuminated; or non-cutoff luminaires, equipped with glare shields, visors, barn doors, and/or other similar shielding accessories as required to meet the following criteria: Light distribution from all lighting installations shall be cut-off at all angles beyond those required to restrict direct illumination to within the perimeter of the landscape feature being illuminated. d. never exceed 3,000 lumens. Further restrictions on lumens may be imposed by the ARB. e. not be modified to reflect seasonal colors.		

	f. be of a number that is compatible with the scale of the object and the development to be illuminated, such that the light emitted will not over-illuminate or overpower the site, as determined by the ARB.		
	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 landscape plan was not included in the initial site plan set. A comprehensive review of landscaping can be completed when a landscape plan is provided with the Final Site Plan set.	Provide a landscape plan with the next submittal.
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.	A landscape plan was not included in the initial site plan set. In previous reviews, the ARB determined that a naturalistic configuration is appropriate for street trees along the Parkway, but a quantity and density equivalent to the standard EC frontage planting requirement is appropriate.	Provide a landscape plan with the next submittal that provides a naturalistic configuration of street trees along the Parkway, with a quantity and density equivalent to the standard EC frontage planting requirements.
33	Landscaping along interior roads:	Most of the development has travelways with	None.

	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.	parking on both sides, with no space for trees along the street.	
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.	Sidewalks and paths are proposed between the buildings and parking rows, along Rio Rd., and along the entrance into the site from Rio Rd. There appears to be planting area available along these walks and paths.	Provide a landscape plan with the next submittal.
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.	The proposal includes no traditional parking lots – paved areas with back-to-back rows of parking spaces. Instead, rows of parking are provided along both sides of the travelways. With this layout, parking perimeters coincide with the planting area between the buildings and sidewalks, and the parking areas have no real “interiors”.	
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.	At the September 3, 2019 review of the rezoning, the ARB determined that a landscape buffer consisting of a mix of deciduous and evergreen trees in a naturalistic arrangement was needed between the buildings and the park easement, in addition to standard frontage planting. Building 7 and nearby parking should be screened from the Parkway, and screening should be provided along the western perimeter of the parking lot to limit impacts of lighting on the Parkway. The ARB also determined that there should be a depth of 30' of planting in a	Provide a landscape plan with the next submittal that addresses the ARB's 9/3/2019 comments.

		mixed naturalistic arrangement within the 50' buffer. (ARB members noted that this would allow for more flexibility in achieving a naturalistic arrangement, a better mix of deciduous and evergreen, and would allow for larger shade trees placed further out – not right up against the building – to help achieve a softened edge.)	
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 included in the site plan set.	Provide a landscape plan with the next submittal.
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.”	A landscape plan has not been included in the site plan set.	
	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 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.	A trailhead park is located at the northeast corner of the development and an amenity area is located at the northwest corner. In previous reviews the ARB noted that the design of the trailhead park would be included in their review of the development. The park design is not shown on the initial plan.	Include the designs of the trailhead park and the northwest amenity area in a landscape plan as part of the next submittal.
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 <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. f. The placement of structures on the site should respect existing views and vistas on and around the site.		
	Site Grading		
40	Site grading should maintain the basic relationship of the 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.	A significant amount of grading is shown throughout the site to achieve the proposed development. Currently, the site is elevated above the Parkway, with the residence and outbuildings at an elevation of approximately 470', which is 30' and more above the street. The apartment buildings closest to the Parkway have finished floor elevations of approximately 460' and 470', and 457' and 467'. So, those basic relationships will remain. However, graded slopes will have a strong engineered appearance. Retaining walls run parallel to the ends of the buildings on the north and west perimeters of the site. Wall heights are not consistently identified on the plans.	Include bottom-of-wall and top-of-wall elevations, and materials and colors, for all retaining walls. Provide information to clarify the appearance of the retaining wall on the northeast side of Building 8.
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.	Tree lines don't appear to be shown consistently on all the plans. It appears that grading may be proposed within the drip lines	Consistently show existing trees/tree lines and new tree lines on the

	Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	of some existing trees to remain.	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.	Tree protection is not shown on the plans.	Show tree protection fencing on the grading, landscaping and E&S plans.
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.		

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. Site layout, building footprints, “potential future building”
2. The stormwater facility located north of Buildings 8 and 9
3. The appearance of the retaining wall east of Building 8

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

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 - The ARB recommends approval of the Initial Plan with the following condition:
 1. Move the stormwater facility located north of Buildings 8 and 9 out of the landscape buffer and to a location that will not have a negative visual impact on the EC.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
 1. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.

- Regarding the final site plan submittal:
A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:
 1. Include architectural designs with the next submittal.
 - a. Include all items on the ARB submittal requirements checklist.
 - b. Address the “building architecture” requirements of the approved Application Plan.
 - c. Indicate how the 8/19/19 ARB architectural comments have been addressed.
 - d. Provides specs on proposed window glass with the architectural designs.
 - e. Add the standard mechanical equipment note to the architectural drawings: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
 2. Provide a complete lighting plan with the next submittal.
 - a. Include the standard lighting note on the plan: “Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.”
 3. Provide a landscape plan with the next submittal.
 - a. Include all items on the ARB submittal requirements checklist.
 - b. Include the park design.
 - c. Include all items necessary to meet the ARB’s 9/3/2019 landscaping comments.
 - d. Provide a naturalistic configuration of street trees along the Parkway, with a quantity and density equivalent to the standard EC frontage planting requirements.
 - e. Provide landscape screening west of Building 9 to mitigate visual impacts of lighting.
 - f. Move the stormwater facility located north of Buildings 8 and 9 out of the landscape buffer and to a location that will not have a negative visual impact on the EC.
 - g. Include the designs of the trailhead park and the northwest amenity area in a landscape plan as part of the next submittal.
 4. Include bottom-of-wall and top-of-wall elevations, and materials and colors for all retaining walls. Provide information to clarify the appearance of the retaining wall on the northeast side of Building 8.
 5. Consistently show existing trees/tree lines and new tree lines on the plans.
 6. Show tree protection fencing on the grading, landscaping and E&S plans.
 7. Note that demolition permits are required prior to demolition and the Albemarle County Historic Preservation Committee policy is to seek property owner permission to document historic properties before they are demolished.

ATTACHMENTS

Attach. 1: [Rio Point Initial Site Plan](#)