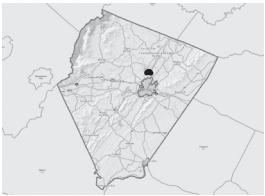


Entrance Corridor // Route 631 (Rio Rd. West)

From Earlysville Rd. to Rt. 29

DRAFT



Last updated: 11.28.2022



LENGTH: 1.1 MILES

HISTORY

In the late 1800s, the area around today's Rio Rd. West was developing into the African American neighborhoods of Cartersburg, Hydraulic, and Union Ridge. The Nine Mile Circuit Road that appears on the 1907 Massie Map of Albemarle County approximates the route of today's Rio Rd. West. Rt. 631 west of Rt. 29 was designated an Entrance Corridor in 1990.

GENERAL CHARACTERISTICS OF PROGRESSION

Travelers on this corridor experience a wide variety of building types, uses, forms, scale, orientation, and character, with most of the development predating the EC designation. The western end has a suburban character, with a mix of commercial office buildings and single-family residential developments. The eastern end has a stronger commercial character with a mix of commercial retail and office buildings, larger footprints, and some industrial character.

Many of the commercial buildings on the corridor were constructed between 1975 and 1990 and reflect styles typical of the period. More recent construction includes more divergent styles and forms.

ZONING & LAND USE

West of Woodburn Rd., most of the north side of this corridor is zoned Rural Areas and much of the south side is residentially zoned. On the north side this results in some wooded lots extending to the street and wooded backdrops for developed parcels. On the south side, some neighborhoods are oriented away from the corridor, with some fence and landscape screening. East of Woodburn Rd. most sites have developed under a mix of commercial zoning and typically provide paved parking in front and behind buildings of one and two stories.

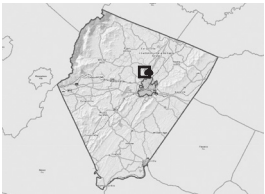
This corridor is expected to redevelop over the next few decades. With the portion of the corridor from Rt. 29 west almost to Woodburn Rd. included in the Rio29 Small Area Plan planning area, future development is anticipated to be more dense and urban in character, as this portion of Rio Rd. West transforms into the heart of the Rio29 planning area.

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Entrance Corridor // Route 631 // Rio Rural

Between Earlysville Rd. to the west and Woodburn Rd. to the east

DRAFT



Last updated: 11.28.2022



LENGTH: 0.7 MILES

GENERAL CHARACTERISTICS

Although the western segment of the Rio Rd. West corridor contains a variety of uses and building forms, its undeveloped wooded lots and wooded backdrops for developed sites impart a degree of visual quiet and softness to this part of the corridor. Most of the development in this segment predates the ECDG, as evidenced by some buildings oriented away from, or at angles to, the corridor, and developments with large, un-relegated parking lots.

A glimpse of mountains is available looking south across West Park Plaza (301 Rio Rd. West).

STRUCTURES – PREDOMINANT FEATURES

- Form: Simple rectangles
- Scale: One-story residences; two-story offices
- Materials: Brick walls, shingle roofs
- Colors: Earth tones; white for trim

LANDSCAPE – PREDOMINANT FEATURES

- Mature trees at the street edge
- Low level planting supplements street trees

ELEMENTS OF ORDERLY AND ATTRACTIVE DEVELOPMENT

- Landscaped frontages

CHARACTERISTICS TO AVOID

- Buildings not oriented parallel to the EC street
- Frontages without street trees
- Parking lots without perimeter and interior trees
- Long lengths of screening fence without landscape softening
- Unscreened mechanical equipment

Entrance Corridor // Route 631 // Rio Rural

Between Earlysville Rd. to the west and Woodburn Rd. to the east

DRAFT

PRECEDENT IMAGES

Last updated: 11.28.2022



Intersection of Earlysville Rd. and Rio Rd. West (Looking North)
Buildings that predate the ECDG display a range of scales and materials.



400 Rio Rd. West
The brick used in these commercial office buildings constructed prior to the ECDGs continue the strong tradition of masonry construction in the County. Minimal frontage and parking lot landscaping result in overly-prominent paved areas.



301-355 Rio Rd. West
A group of multi-tenant commercial buildings stands on the south side of this segment. The red brick walls and brown shingle roofs of these buildings are compatible with nearby residences and coordinated with other buildings on the corridor.



352 Rio Rd. West
On the north side of the segment, west of Woodburn Rd., some wooded lots extend to the street and single-family residences have wooded backdrops, often supplemented by landscaped frontages.



Vicinity of 435-470 Rio Rd. West



Vicinity of 425 Rio Rd. West



Vicinity of Crenshaw Ct.
Small shade trees chosen to work with existing overhead utilities help a pre-ECDG residential development visually integrate into the corridor.

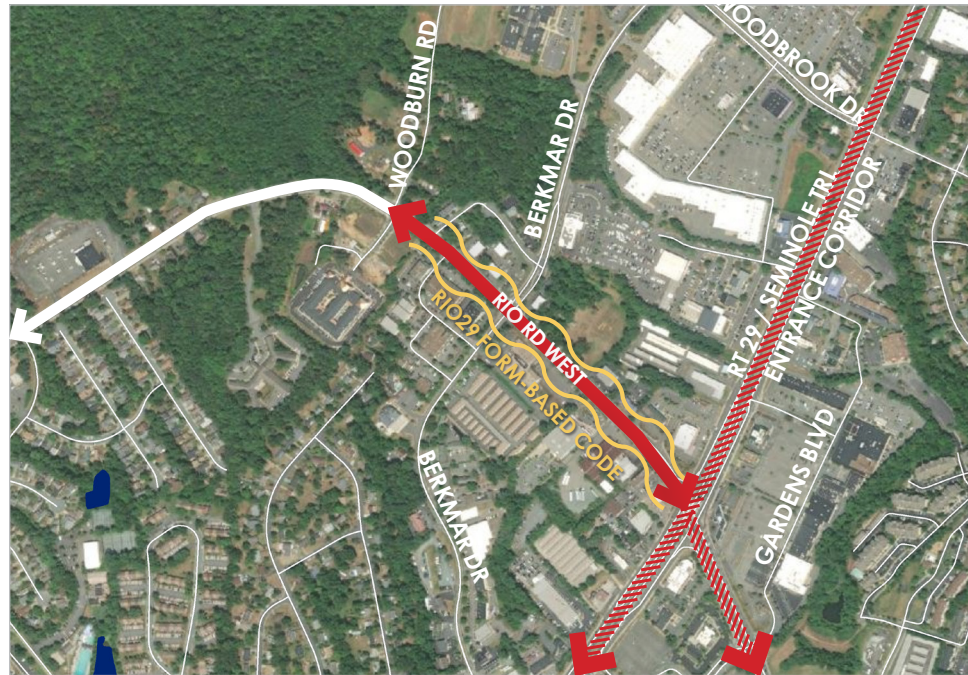
Entrance Corridor // Route 631 // Rio West Commercial

Between Woodburn Rd. to the west and Rt. 29 (Seminole Trl.) to the east

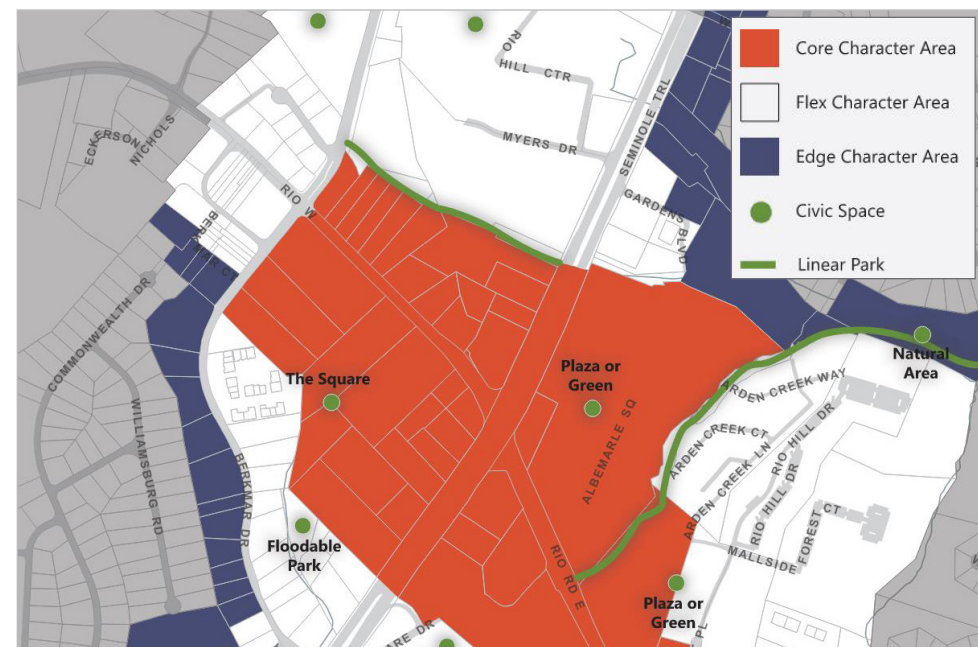
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Last updated: 11.28.2022



LENGTH: 0.4 MILES



Rio29 Form-Based Code Overlay District Regulating Plan
Adopted September 2021

GENERAL CHARACTERISTICS

The eastern segment of Rio West is primarily a commercial corridor with pockets of residential and industrial buildings. Many of the office, retail, and warehouse buildings predate the ECDG and lack the frontage planting that helps establish a consistent appearance along the corridor. A glimpse of distant mountains is available looking southeast from Woodburn Rd.

The Rio29 Small Area Plan and the optional Rio29 Form-Based Code Overlay District apply to the majority of this segment, from the intersection of Rt. 29 to approximately 160 feet east of Woodburn Rd. The goal of both the plan and overlay district is to transform the Rio29 small area into a vibrant and diverse mixed-use community with interesting character and a human-scale built environment with Rt. 631 (Rio Rd.) at its center.

The Rio29 FBC Regulating Plan (bottom left) designates "character areas" for the Rio29 planning area, including the Rio29 portion of this Entrance Corridor. Each character area is intended to have a particular form, feel, and uses, as described below.

- **Core.** The Core character area has the highest intensity and most urban form of development within the District. Development encompasses a mixture of uses and an active street life, encouraged by transparent façades, taller ceiling heights, and non-residential uses on the ground floors of buildings. Well-designed civic spaces enhance an urban and pedestrian-friendly experience. People can easily walk, bike, and use transit to reach their destinations within and outside of the Core.
- **Flex.** The Flex character area accommodates a range of building forms and uses to transition from higher intensity urban development in the Core to the lower intensity development along the Edge. The Flex physically connects the Core and the Edge and has a variety of building heights and block sizes. This connection is enhanced through a network of civic spaces and pedestrian, bike, and transit options.
- **Edge.** The Edge character area exhibits less intense development than the Core and Flex, given its location next to existing residential neighborhoods. Buildings are expected to have lower heights and smaller forms, while continuing to provide neighborhood services and a mixture of uses.

More information is available in the Rio29 Small Area Plan and Rio29 Form-Based Code Overlay district section of the Albemarle County Zoning Ordinance.

STRUCTURES – PREDOMINANT FEATURES

- Form: Simple rectangular blocks; flat and gables roofs
- Scale: 1-3 stories
- Materials: Brick, metal, stucco
- Colors: earth tones, white, accent colors add interest

LANDSCAPE – PREDOMINANT FEATURES

- Consistently spaced street trees
- Low level plantings help screen parked cars

ELEMENTS OF ORDERLY AND ATTRACTIVE DEVELOPMENT

- Consistently spaced street trees
- Landscaped parking lots
- Buildings oriented parallel to the street

CHARACTERISTICS TO AVOID

- Warehouse style buildings with no architectural detailing or fenestration to relieve mass and scale
- Frontages without street trees
- Parking lots without perimeter and interior trees

Entrance Corridor // Route 631 // Rio West Commercial

Between Woodburn Rd. to the west and Rt. 29 (Seminole Trl.) to the east

DRAFT

PRECEDENT IMAGES

Last updated: 11.28.2022



250 Nichols Ct.

Recent construction for The Blake senior living community uses a deep setback to mitigate visual impacts of scale and divergent architectural influences.



620-690 Berkmar Cir.

Material and texture changes establish a rhythm across the elevations of a 3-story office building and a series of brick piers establishes a consistent rhythm across a strip shopping center.



685 Rio Rd. West

Muted earth tone colors help minimize the mass and scale of a warehouse that predates the ECDGs.



705 Rio Rd. West

The adaptive reuse of a warehouse into a public library employed color, geometric forms, new window openings, and landscaping, to increase visual interest and create a welcoming destination.



1680 Seminole Trl.

By increasing landscaping and reducing lighting impacts, this renovation of a fast food restaurant brings the site closer to conformity with the ECDGs.