

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2022-94: Rio Point Final Site Plan
Review Type	Final Site Plan (Third Review of Site Plan and Second Review of Architecture)
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 / Cline Design (Caleb Robinson)
Magisterial District	Rio
Proposal	To construct 328 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	Buildings 10, 11, and 12 (north, east, and west elevations), and Building 6 (north elevation) will have the most visibility from the Entrance Corridor. Portions of Buildings 1, 8, and 9 (east and north elevations), and Building 7 (north elevation) will also have some visibility from the Entrance Corridor (Fig. 3).
ARB Meeting Date	December 5, 2022
Staff Contact	Khrist Taggart

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
8-15-2022	ARB-2022-17: Rio Point Final Site Plan	The ARB provided comments on the final site plan and preliminary architectural drawings. Given the changes that were requested, the ARB intended to review the revisions at a future meeting.
3-21-2022	ARB-2022-17: Rio Point Initial Site Plan	The ARB recommended approval of the initial plan with a condition related to the relocation of the stormwater facility located north of Buildings 8 and 9 out of the landscape buffer and to a location that would not have a negative visual impact on the EC. The Initial Site Plan was approved with the condition that the stormwater facility be located so that a 30’ depth of land within the buffer (on the Parkway side) remains available for planting/screening.



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

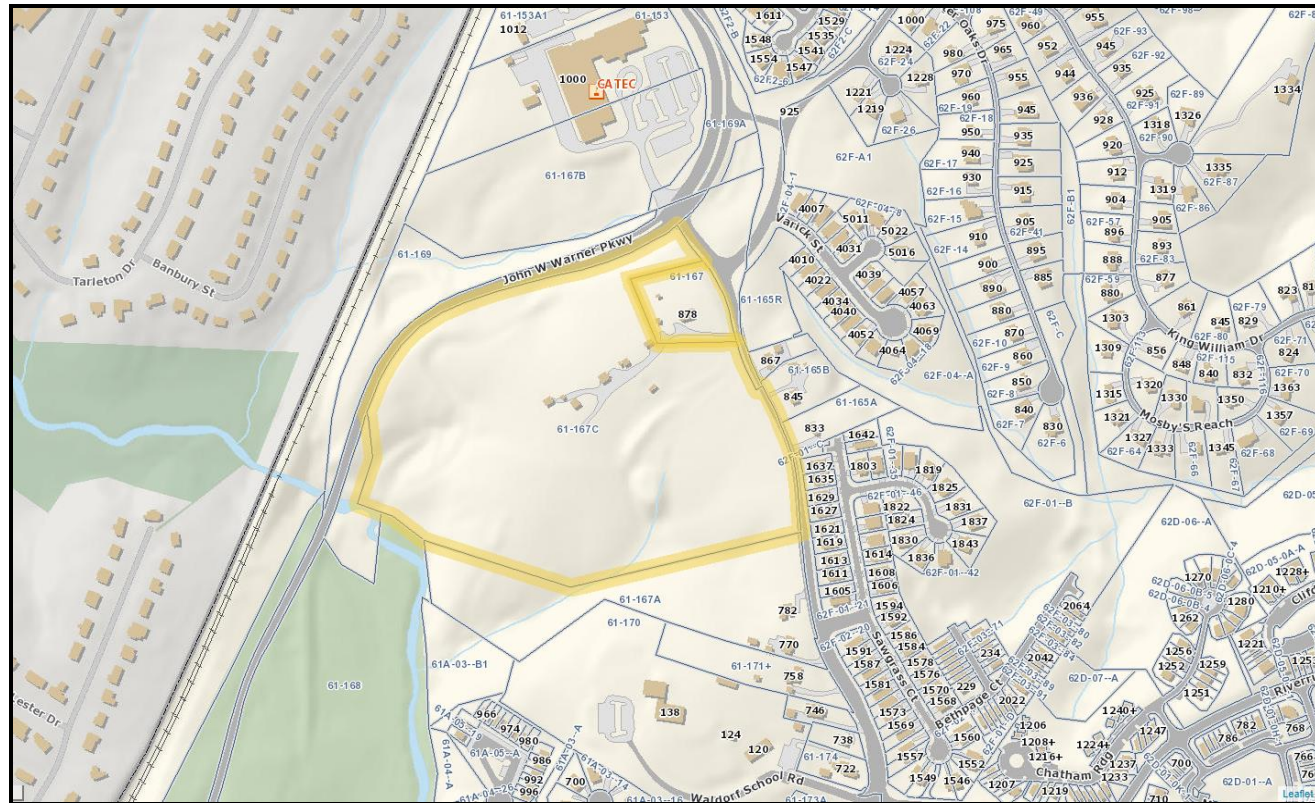


Figure 2: Location of the proposed Rio Point development.



Figure 3: Current site layout plan.



Figure 4: North Elevations of Building Type B, 8/15/2022 (left) and 12/5/2022 (right).



Figure 5: North Elevations of Building Type D, 8/15/2022 (left) and 12/5/2022 (right).



Figure 6: East/West Elevations of Building Types B, 8/15/2022 (left) and 12/5/2022 (right).



Figure 7: East/West Elevations of Building Types D, 8/15/2022 (left) and 12/5/2022 (right).

ANALYSIS

REF	GUIDELINE	ISSUES from the 8/15/22 ARB Meeting	RECOMMENDATIONS from the 8/15/22 Action Letter	ISSUES 12/5/22	RECOMMENDATIONS 12/5/22
	GENERAL GUIDELINES				
	<i>Purpose, Compatibility with significant historic sites, Compatibility with the character of the Entrance Corridor</i>				
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 site contains a ca. 1929 Craftsman-style bungalow (1½-story) and several outbuildings (1-story), which are being demolished to accommodate the development. The scale and footprint (79’ x 153’, 84’ x 144’, and 79’ x 152’) of the larger buildings mean that the scale of the historic architecture of this site are not reflected in the new development. The architectural designs of the buildings within this development have been provided. The overall design of these buildings is contemporary in style but uses gabled roof forms and building materials (stone, standing seam metal, and board and batten, vertical, and horizontal lap siding) that are reflective of those used historically within the County. The use of these forms and materials provides a minimal connection to both the local historic architecture and the surrounding context. A note has been added to the plan (sheet LP1.00) acknowledging that demolition permits are required prior to demolition and the HPC’s policy to document historic properties before	See the recommendations listed below on the architectural and landscape designs.	Some changes have been made to the building designs since the previous submittal. These changes include revisions to accent roof forms and materials as well as material, detailing, and color changes to the building elevations.	See the recommendations listed below on the architectural designs.
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.	they are demolished.			
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.				

	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.	During the review of the rezoning, the ARB provided guidance on the architectural designs of the development. The Board emphasized the need to reduce uniformity and add diversity to the building design. For the buildings along the Parkway, finding ways to break up the mass (such as offsetting/staggering portions of the building and/or two-story hyphens) was identified as important. The buildings closest to the EC remain 3-stories tall with a 30’-50’ landscape buffer between them and the street. From the EC looking through this buffer, the elevations that will have the most visibility from the EC are the north, east, and west elevations of Buildings 8 and 9, and the north elevation of Building 12 (all Building D in the architectural drawings). Portions of the north, east, and west elevations of Buildings 4, 6, 7, and 10 (Building B in the architectural drawings) will also have some visibility from the EC. The north elevations of Buildings B and D feature stacked front gable roof bays at either end that are clad with stone at the base and a mixture of board and batten and horizontal siding above. Between these two end bays is a side-gabled central wing. When viewed from the lower vantage point of the Parkway directly below the buildings, at which point the roof would not be visible, this wing may	Revise the white used in the building designs to color(s) that are more muted in nature. Revise the color of the accent standing seam metal roofs on Buildings 8 and 9* to one that is more coordinated with the overall architectural design. (*Buildings 10 and 11 in the Illustrative Site Plan.) Provide perspectives from the Parkway with and without landscaping and with and without the future building. Provide samples for all materials and colors.	The white used in the building designs has been identified as SW7006 Extra White. A combination of this white and a light gray (SW 7604 Gray Screen) are used for most of the elevations of most of the buildings. These light colors are expected to emphasize the buildings in the wooded context of the Parkway. Using warmer earth tones would help the buildings integrate more into the context and result in a more appropriate appearance for the corridor. The accent standing seam metal roofs on the main roof have been removed and the roof now uses a single material (black asphalt shingles). Perspectives from the Parkway without landscaping have been provided. The perspectives confirm that topography and siting of the buildings result in visually prominent buildings as seen from the EC until the landscape buffer matures and helps soften the appearance of the buildings. The architectural drawings have been revised to note the	Revise the building colors and/or materials to use darker/warmer colors to help better integrate the development into the surrounding context. Revise the architectural drawings to note the manufacturers and specific colors for the asphalt shingles, stone veneer, and standing seam metal. Provide physical samples for the paint colors, asphalt shingles, stone veneer, and standing seam metal.
10	Buildings should relate to their site and the surrounding context of	would not be visible, this wing may			

	buildings.	function minimally as a hyphen. The elevation of this wing features minimal color and material changes, as well as variation in depth, which includes recessed porches to help break up the length of the building. However, the color (bronze/gold) of the accent standing seam metal roofs at the center of these elevations does not appear to coordinate with the rest of the overall design. The east and west elevations of Buildings B and D, while varied in depth, don't achieve the diversity in character, material, or color previously requested by the ARB. One way to achieve this would be to extend the stone base up to the first/second floor. Additional variation in colors could help to break up the elevation and add human scale. No physical materials/color samples have been provided with this submittal. However, both the palette and notes identify the materials which include stone veneer, board and batten and vertical/horizontal siding, and fiber cement panels. The building elevations, particularly the east and west elevations, feature a substantial amount of white siding. The white appears stark; more muted tones would blend more with the vegetated buffer. A perspective of the overall development that excludes landscaping and the future building would help illustrate the visual impacts of these elevations on the EC.		proposed paint colors for the buildings but the manufacturers and specific colors for the asphalt shingles, stone veneer, and standing seam metal have not been noted on the plan.	
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11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	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.” The end bays along the north elevations of Buildings B and D feature stone at the base, as well as windows, stairwells, and recessed porches that help to establish human scale. The building designs use changes in materials and roof forms (front gable for the end bays and side gable for the central wings) in addition to projections and recesses along the elevations to help reduce uniformity and break up the mass of the buildings when viewed from the EC.		The stone veneer previously provided at the ground story of the end bays of the north elevations of Building B has been removed from the current design (Fig. 4). This change increases the uniformity of the building elevations and removes a feature that added human scale and helped to break up the mass of the building. The north elevation of Building D do not feature a stone base as mentioned in the previous staff report. The north and south elevations were mislabeled in the previous submittal (Fig 5). Revising the design of the north elevation of Building Types B and D to increase the stone up to the first story of the EC facing elevation would be appropriate.	Revise the design of the elevations that will be visible from the EC to use additional masonry and contrasting warm earth tones to help to reduce the scale and uniformity of the building designs.
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.				
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	While the building designs do not feature elevations that are blank, the amount of white used on the east and west elevations results in walls that lack detail and differentiation.	Revise the east and west sides of Buildings B and D to increase diversity in architectural character, materials, and colors. Possibilities include, but are not limited to, increasing the height of the stone veneer at the base of the elevations and adding more variation in	Slight revisions have been made to the east and west elevations of Buildings B and D (Fig. 6 and 7). These revisions include changing the wall colors of the balcony bays from gray to white and the central bays from white to gray, replacing the shed roof from above the balcony bays	

			colors.	with a gable form with decorative trusses, and adding decorative panels that use accent paint colors between the windows on each floor. However, the white and gray wall colors are light and have little contrast between them, which does not help reduce the uniformity of the building designs. Revising the elevations to include additional material changes and warm earth tones with greater contrast may help to increase variation in the building designs.	
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.	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.	The buildings do not have the appearance of a trademark design.	None.	The buildings do not have the appearance of a trademark 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: <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>	No specifications on the proposed window glass have been provided with this submittal.	Revise the architectural drawings to provide specs on proposed window glass that meet the design criteria.	The architectural drawings have been revised to include notes that the window glass specifications will meet the EC guidelines.	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.	What appears to be ground-mounted mechanical equipment is shown (sheet LP1.00) in various locations around the buildings within this site. This equipment is not expected to be visible from the EC street due to the frontage landscaping along the Parkway and the 30'-50' landscape	None.	No changes have been made to the locations or anticipated visibility of the proposed ground-mounted mechanical equipment.	None.

		buffer between the EC and the equipment.			
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.	No changes have been made to the placement of the carwash, garages, mail kiosk, or the trash and recycling areas since the previous review.	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.	The location of the stormwater facility within the landscape buffer remains unchanged from the initial site plan. A landscape plan has been provided with this submittal which shows an informal arrangement of plantings within this facility. This arrangement is expected to soften the amount and regularity of the grading of the feature and maintain the effectiveness of the buffer.	None.	The location and landscaping of the stormwater facility within the landscape buffer remain unchanged since the previous review.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	Multiple stormwater management facilities are proposed throughout the site, including a very large one in the southern portion of the development, which won't be visible from the EC.		No changes have been made to the locations of the multiple stormwater management facilities proposed throughout the site.	
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 standard mechanical equipment note has not been added to the architectural drawings.	Add the standard mechanical equipment note to the architectural drawings.	The standard mechanical equipment note has been added to the architectural drawings.	None.
	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 has been provided. The plan shows spillover above ½ footcandle near the entrance to the site north of Building 2 and near the travelway southwest of Building 1.	Revise the photometric plan to eliminate the spillover above ½ footcandle.	The photometric plan has been revised to eliminate the spillover above ½ footcandle.	None.

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.	The pedestrian light fixtures (Forrey 11 Post Top) emit 4553 lumens and are not full cutoff fixtures.	Revise the pedestrian light fixtures to ones that emit less than 3000 lumens or to fixtures that are full cutoff.	The cut sheet information for the pedestrian light fixtures has been removed from the plan but the fixtures remain on the lighting plan around the pool area. Additionally, no information has been provided on building-mounted lighting. Lighting with minimal impact would be appropriate given the parkway context. It is unclear from the information submitted if the bollard light fixture, which emits over 3000 lumens (5200lm), is full cutoff.	Provide cut sheets in the lighting plan for all light fixtures. Provide fixture color and color temperature for all light fixtures. Revise the lighting plan to provide complete information on building-mounted lighting, including cut sheets, schedule information, fixture colors, lamp color temperature, etc. Lighting must emit less than 3000 or be full cutoff and have a color temperature approximating warm white (2000K and 3000K). Revise the lighting plan to show that the proposed bollard light fixtures are full cutoff. If the fixture is not full cutoff revise the fixture to one that is or one that emits less than 3000 lumens.
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.	The maximum footcandles and the light loss factor (LLF) used to calculate the photometrics have not been noted in the schedule. This makes it difficult to determine the maximum lighting levels for the site.	Revise the lighting plan to note in the schedule the light loss factor and maximum footcandles for the site. A LLF of at least 1.0 is required and lighting levels that do not exceed 20 footcandles would be appropriate.	The lighting plan has been revised to show an LLF of 1.0 and a maximum footcandle value of 18.3 fc for the site.	None.
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or	A lighting schedule and cutsheets have been provided with the plan;	Revise the schedule and cutsheets to provide	The schedule and cutsheets have been revised to indicate	None.

	development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.	however, the cutsheets do not indicate the fixture color or color temperature for the area light fixtures. The manufacturer's website indicates that the specified fixture has a color temperature of 4000K. A color temperature between 2000K – 3000K is standard for lighting in the ECs.	information on the fixture colors and color temperatures for the area light and pedestrian light fixtures.	appropriate fixture colors (black) and color temperatures (3000K) for the pole-mounted and bollard lighting.	
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	The lighting plan and cutsheet note pedestrian light fixtures (Forrey 11 Post Top) but these fixtures are not shown on the photometric plan and lighting schedule and no information has been provided on the fixture color and color temperature of these lights. The lighting schedule and cutsheet note two different catalog numbers for the bollard lights.	Revise the schedule and cutsheet for the bollard light fixtures to specify the same fixture.	The lighting plan has been revised to specify the same bollard light fixture on the schedule and cutsheet.	
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.	The height of the pole-mounted fixtures has not been noted in the lighting plan. Fixtures heights should not exceed 20' including the base.	Revise the lighting plan to note that the height of the pole-mounted fixtures including the base will not exceed 20'.	The schedule has been revised to note that the pole-mounted lighting will be mounted 15' above the finished grade.	None.
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.	An arrangement of Holly and Cypress trees has been added along the perimeter of the parking lot west of Building 9. These trees, along with the 50' landscape buffer, are expected to sufficiently mitigate the impacts of lighting on the EC.	None.	The site plan now shows a building west of the two buildings closest to the Parkway where a "potential future building" was previously noted. If this building is being constructed with the rest of the development, then the lighting from the site will be sufficiently screened.	None.
29	The following note should be included on the lighting plan: "Each	The standard lighting note has been	None.	The standard lighting note is	None.

	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.”	added to the plan.		on the photometric 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 schedule and cutsheets have been provided with the plan. There is no decorative landscape lighting proposed in this site.	None.	No decorative landscape lighting has been added to the site plan since the previous review.	None.
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	A landscape plan has been provided with this submittal. The plan shows naturalistic arrangements of	None.	No changes have been made to the arrangements of ornamentals and large shade	None.

	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.	ornamental and large shade trees along the Parkway that meet the EC frontage quantity, spacing, and size requirements.		trees along the Parkway shown in the previous 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.				
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 proposed layout, across most of the site, makes the same planting space available for pedestrian way trees, perimeter parking trees, and trees for softening long building elevations. However, trees are not provided in most of these spaces. The trees along Rio Rd. meet site plan requirements for size and spacing. Medium trees are shown near sidewalks in some locations but the	Revise the landscape plan to provide trees in the available planting areas between the buildings and sidewalks, and along the parking row associated with the trailhead park. Revise the landscape plan to provide large shade trees, 40' on center, along the parking area between the	The landscape plan has been revised to show trees in the available planting area between the buildings and sidewalks. This change and the change to the layout of the trees along the parking row associated with the trailhead park provide more consistent spacing of the trees interior to the site. However, there appear to be some	Revise the landscape plan to eliminate conflicts between street trees and utilities/easements. Shift the three trees east of the garages to eliminate the stormwater pipe conflict.
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.				
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.	spacing is generally wide and inconsistent. It appears that more consistent spacing could be achieved along the sidewalk near the parking row for the trailhead park, and along the sidewalks west of the two townhome blocks. The parking row south of the clubhouse/pool area may also be an opportunity for perimeter parking trees. There are 500 parking spaces provided, requiring 50 large shade trees. The Code Required Planting Plan (sheet LP1.00) states that 51 large interior parking trees are proposed. However, only approximately 25 trees are located in the interior of the parking lots. The proposed lots are more linear than traditional parking lots, and the trees are not evenly distributed throughout the paved parking area. A more even distribution of trees throughout the paved area would better integrate the parking area into the overall site. However, there are no "extra" parking spaces that could be replaced with tree islands. Adding trees in the areas between the apartment buildings and sidewalks would bring the tree counts closer to guidelines requirements.	clubhouse/pool area and the stormwater facility.	discrepancies and/or conflicts with the easements and trees interior to the site. The landscape plan has been revised to show large shade trees, 40' on center, along the parking area between the clubhouse/pool area and the stormwater facility. However, the three trees directly east of the garages are located over a stormwater pipe.	
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	During the review of the rezoning, the ARB determined that a landscape buffer with a mix of deciduous and evergreen trees in a naturalistic arrangement was needed between the buildings and the park easement. The ARB also determined that there should be a depth of 30' of planting in	Show the buffer planting locations on the landscape plan.	The site plan has been revised to show the locations of all plantings proposed within the landscape buffer. The revision confirms that the arrangement of plantings will be appropriate and compatible with the	None.

	least 24 inches in height.	a mixed naturalistic arrangement within the 50’ buffer. The landscape plan shows that a depth of 30’ within the 50’ landscape buffer has been reserved for planting and the buffers between the buildings and the park will have a mixture of shrubs and ornamental and large shade trees in a naturalistic arrangement. An arrangement of Holly and Cypress trees has been added along the perimeter of the parking lot west of Building 9, as recommended by the ARB during the rezoning review. These trees, along with the 50’ landscape buffer, are expected to sufficiently mitigate the impacts of lighting on the EC.		surrounding context.	
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> .	The plants are found on the various lists.	None.	The plants are found on the various lists. However, one of the proposed shrub species (“Alleghany” Viburnum) has recently been identified as invasive.	Consider revising the invasive shrub species (“Alleghany” Viburnum) to a noninvasive species.
38	Plant health: The following note should be added to the landscape plan: “All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.”	The standard plant health note is included in the landscape plan.		The standard plant health note is included in the landscape plan.	
	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,	The designs of the trailhead park and the northwest amenity area have been provided. The amenity area features a wood trellis structure, dining tables, and a fire pit with associated furniture. These features are bounded by an open lawn and a wildflower/meadow area. This area is	Revise the layout of the trailhead park so that the associated paved area is not the primary feature visible from the EC. Provide a park design that addresses the intersection and presents an appropriate face to the EC.	The layout of the trailhead park has been revised to remove the turning loop in favor of a native meadow. This revision moves the paved area associated with the trailhead park away from the EC, but the meadow lacks	Reevaluate the trailhead park design to establish greater visual interest and a stronger sense of place. Options include, but are not limited to, incorporating the public art installation, gazebo,

	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.	expected to have minimal visibility from the EC and any features that are visible are compatible with the general designs in the overall development.		a sense of place when viewed from the EC. Bringing the public art installation, gazebo, walkways/trail connections, and/or landscaping into the proposed meadow area may help to create a stronger sense of place and a more appropriate appearance as viewed from the EC.	landscaping, and walkways/trail connections.
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.	The trailhead park is located at the north corner of the site and includes a turning loop, a parking row, a gazebo/shade structure, a path connecting to the sidewalk at Building 8, and trees and shrubs along some of the paved areas and surrounding the gazebo/shade structure. These features mostly create a paved parking area, not a park. A more fully developed park with reduced paving and amenities that address the intersection and present an appropriate face to the EC are needed. The illustrative plan and the perspective from the intersection of Rio Rd. and the Parkway show a sidewalk that is not shown on the site plan and the landscaping plan does not appear to account for a sidewalk in this area.	If the path featured in the perspective view at the Rio/Parkway intersection is proposed, show it in the site plan and provide appropriate landscaping. Coordinate the perspective views with the proposed site layout.	The path featured in the previously submitted perspective view has been removed.	
	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 plan has been revised to include bottom-of-wall and top-of-wall elevations of the proposed retaining walls. The maximum height of the walls running parallel and perpendicular to the ends of Buildings 8, 9, and 12 is 9', between Buildings 8 and 9. A perspective has been provided that	Revise the site plan to note the specific color proposed for the retaining walls. Revise the perspective to clarify the level of visibility of the retaining wall on the northeast side of Building 8.	The site plan has been revised to specify the color for the retaining walls as James River. The perspectives have been updated to include a view without landscaping from the EC. This perspective confirms that the retaining	None.

		shows the view of the site from the intersection of John Warner Parkway and Rio Rd. From this perspective, it appears that the retaining wall on the northeast side of Building 8 will have some visibility from the intersection. However, the orientation of the retaining wall in the perspective differs from the site plan, making it unclear how prominent this wall will be from the EC. The site plan has been revised to note the retaining wall material as Anchor Diamond Pro with a rock-like texture and an earth-tone color; however, a specific color has not been provided. A color that has been approved for other sites within the EC is James River.		wall on the northeast side of Building 8 will be located behind the landscape buffer and screened from the EC.	
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.	The existing trees/tree lines appear to be shown consistently on the plan, but no tree protection fencing is shown on the grading plan, and it still appears that some grading is proposed with the drip line of existing trees to remain.	Show tree protection fencing on the grading, and E&S plans.	The site plan has not been revised to show tree protection fencing on the grading and E&S plans.	Show tree protection fencing on the grading and E&S 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 fencing has been added to the landscape plan, but none is shown on the grading plan.			
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. The appearance of Building Types B and D: materials, level of detail, and colors.
2. The appearance of the trailhead park from the EC.
3. The proposed landscaping: between the buildings and the parkway, at the interior of the site.

Staff recommends the following revisions be reviewed by the Board at a future Architectural Review Board meeting:

1. Revise the building colors and/or materials to use darker/warmer colors to help better integrate the development into the surrounding context.
2. Revise the architectural drawings to note the manufacturers and specific colors for the asphalt shingles, stone veneer, and standing seam metal.
3. Provide physical samples for the paint colors, asphalt shingles, stone veneer, and standing seam metal.
4. Revise the design of the elevations that will be visible from the EC to use additional masonry and contrasting warm earth tones to help to reduce the scale and uniformity of the building designs.
5. Provide fixture color and color temperature for all light fixtures.
6. Revise the lighting plan to provide complete information on building-mounted lighting, including cut sheets, schedule information, fixture colors, lamp color temperature, etc. Lighting must emit less than 3000 or be full cutoff and have a color temperature approximating warm white (2000K and 3000K).
7. Revise the lighting plan to show that the proposed bollard light fixtures are full cutoff. If the fixture is not full cutoff revise the fixture to one that is or one that emits less than 3000 lumens.
8. Revise the landscape plan to eliminate conflicts between street trees and utilities/easements.
9. Shift the three trees east of the garages to eliminate the stormwater pipe conflict.
10. Consider revising the invasive shrub species (“Alleghany” Viburnum) to a noninvasive species.
11. Reevaluate the trailhead park design to establish greater visual interest and a stronger sense of place. Options include, but are not limited to, incorporating the public art installation, gazebo, landscaping, and walkways/trail connections.
12. Show tree protection fencing on the grading and E&S plans.

ATTACHMENTS

- Attach. 1: [ARB2022-94: Rio Point Final Site Plan](#)
- Attach. 2: [ARB2022-94: Rio Point Architectural Drawings](#)
- Attach. 3: [ARB2022-94: Rio Point Perspectives](#)