

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2024-22 Rio Point
Review Type	Final Review of a Site Development Plan and architectural design
Parcel Identification	06100-00-00-16700, 06100-00-00-167C0
Location	878 Rio Road
Zoned	Planned Residential Development (PRD) / Entrance Corridor (EC)
Owner/Applicant	Rio Point LLC / Stoney Point Design Group (Joe Wrege)
Magisterial District	Rio
Proposal	To construct a multi-family development consisting of 328 units, with a trailhead park and associated site improvements.
Context	The property is primarily open fields with some wooded areas, with a house and outbuildings. The site 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 1, 2, and 3 will have the most visibility from the EC. Buildings 4 and 7 will also have some visibility.
ARB Meeting Date	March 18, 2024
Staff Contact	Khris 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
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.
8-15-2022	ARB-2022-66: Rio Point Final Site Plan	The ARB provided comments on the final site plan and preliminary architectural drawings.
12-5-2022	ARB-2022-94: Rio Point Final Site Plan	The final site plan was scheduled for review but the applicant requested deferral prior to the ARB meeting.
10-2-2023	ARB-2023-78: Rio Point	The developer engaged a new design team. This resulted in new building footprints, new building designs, and a revised site layout. Consequently, the project returned to the ARB for a preliminary review.



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

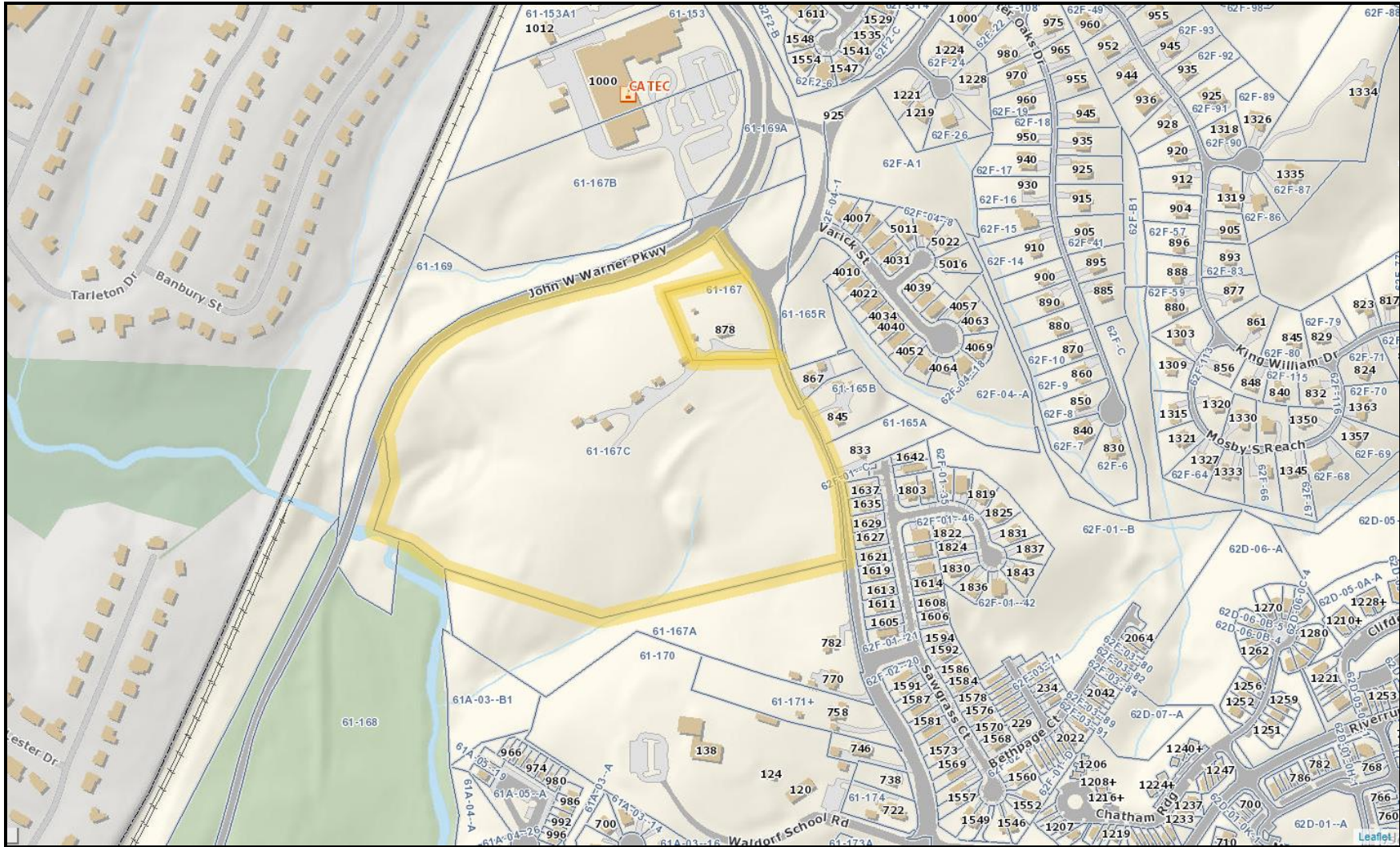


Figure 2: Location of the proposed Rio Point development.

REF	GUIDELINE	ISSUE 10/02/2023	RECOMMENDATION 10/02/2023	ISSUE 03/18/2024	RECOMMENDATION 03/18/2024
	GENERAL GUIDELINES				
	<i>Purpose; Compatibility with significant historic sites:</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 1929 Craftsman-style bungalow and associated outbuildings which would be demolished to accommodate the development. The scale of the historic buildings would not be reflected in the scale and footprints of the proposed apartment buildings, which are significantly larger. Landscaping will be a key factor in accomplishing the integration of buildings into the corridor. The design of the proposed apartment buildings is contemporary. The hipped roof forms, lap and board & batten siding, and entrances marked by columns are minimally reflective of local historic building traditions.	See architectural and landscape recommendations, below.	The design of the proposed apartment buildings remains contemporary with forms, materials, and detailing that are minimally reflective of local historic building traditions. Since the previous review, changes have been made to the building elevations visible from the EC that help reduce the mass and uniformity of the buildings.	See architectural and landscape recommendations, below.
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.				
	<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 is not. The proposed apartment buildings will appear larger than most of the buildings in the immediate context, with the size amplified by the elevated setting. Sufficient architectural detailing can help establish appropriate scale. Landscaping will be key to harmonizing the development with the surroundings.			
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.	The approved application plan requires “building architecture within view of the Parkway and adjacent to Rio Rd. to include a variety of architectural materials and colors, porches and projections, and offsetting or staggering portions of the building, 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.”	Revise the architectural design to incorporate more recesses and projections to break up the mass of the EC-facing elevations of Buildings 1 and 2, and the southwest elevation of Building 3.	The design of the central portion of Building 1 (E3) has been revised to incorporate slight recesses and projections as well as shifting the two porch/balcony bays inward. The central portion of Building 2 (C5) has been revised to show a change in material height between the two porch/balcony bays. Additionally, the end bays of both buildings have been revised to show a small window on each floor. The changes to the EC-	Revise the site plan to coordinate the building footprints with the ones shown in the architectural plan. Revise the architectural drawings to show where the shake siding is used or remove it from the material palette.
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	Eight apartment buildings are proposed. They range from approximately 170’ to 250’ long, 75’ to 85’ wide, and 3-4 stories tall. The buildings have hipped	Coordinate plans and elevations regarding recesses and projections.		Consider revising the white used for the upper

12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	roofs. Projecting bays have hipped roofs, as well, but the main roof of each apartment building is massive. The elevated site could help reduce the impact of the roof mass. Building forms are simple rectangles with varying amounts of projections and recesses. Most of the footprints shown on the site and architectural plans seem to show more recesses and projections than the architectural elevations show. The center portions of the elevations of Buildings 1 (E3), 2 (C5) and 3 (A2) are overly uniform. More recesses and projections would be appropriate for the EC-facing elevations of Buildings 1 and 2, and the southwest elevation of Building 3. Proposed materials include asphalt shingles for roofs and walls clad in siding of various patterns: vertical board & batten, horizontal lap, and shake. The color palette appears to be a range of whites, grays and black; specific colors have not been specified. The siding material has not been identified.	Revise the architectural drawings to indicate the proposed siding material. Revise the architectural drawings to indicate the proposed material colors. Provide samples.	facing elevations of Building 1 and 2 are expected to help better establish rhythm and break up the uniformity of the central portion of these elevations. No changes are shown to the southwest elevation of Building 3 (A2); however, the uniformity of this elevation is mitigated by its length (77' shorter than Buildings 1 and 2) and the intervening frontage and buffer landscaping. The footprints shown in the architectural plan coordinate with the building elevations. However, the site plan shows different recesses and projections. The drawings have been updated to note the material colors and siding material (fiber cement). Color samples have also been provided except for the white (High Reflective White SW7757) proposed for the board & batten siding at the upper part of the apartment elevations. The white (Site White SW7070) used for the clubhouse is compatible with the other colors proposed for the apartment building elevations, is more muted than the High Reflective White, and may be more appropriate for the EC.	portions of the apartment buildings to Site White SW7070 or provide a color sample for High Reflective White SW7757 for review.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	Blankness is not a characteristic of the proposed design, though the central portion of Buildings 1, 2 and 3 are overly uniform.	See recommendations above.		

				The architectural drawings note shake siding in the material palette, but the material is not shown on any of the building elevations.	
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	The ARB previously commented that physical connecting devices were not necessary here.	None.	The ARB previously commented that physical connecting devices were not necessary here.	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 trademark designs.	None.	The buildings do not have the appearance of trademark designs.	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>	Window glass has not been addressed.	Revise the architectural drawings to provide specs on the proposed window glass that meet the design criteria. Add the standard window glass note to the drawings.	The architectural drawings have been revised to include the standard window glass note. However, the submittal does not include a glass sample, which is needed to confirm the tint.	Provide a window glass sample for review.
	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.	Dumpsters, trash compactor, mailboxes, and swimming pool have been located to eliminate visibility from the EC street.	Indicate on the plans where the building-related mechanical equipment will be located. Show how visibility of the equipment from the EC street will be eliminated.	The architectural site plan shows that building-related mechanical equipment will be ground-mounted and screened by the street trees and the landscape buffer. However, the equipment locations are not noted on the full site plan set and the elevations and renderings show additional landscaping near the mechanical units that is not reflected on the landscape plan.	Revise the site plan set to show the mechanical equipment locations.
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.	Building-related mechanical equipment has not been addressed.			Revise the landscape plan to show mechanical equipment-related landscaping.
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	A large stormwater facility is located within the landscape buffer between Building 2 and the	None.	No changes have been made to the locations of the stormwater	None.

	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.	Parkway. The grading associated with the facility is very regular and will have an engineered appearance. The trees that are designated to remain between the facility and the street, and the trees added in the landscape buffer should help soften that effect. Another facility is located west of Building 4. Topography and trees to remain are expected to limit its visual impact on the EC.		facilities or the planting arrangements near these facilities.	
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.				
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 on Sheet C0.2.	None.	The note remains on the revised site plan.	None.
	Lighting				
	<i>General Guidelines</i>				
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	Spillover meets ordinance limits.	None.	There have been no changes to the spillover levels since the previous review.	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.	Site lights are full cutoff fixtures.	None.	All proposed site lighting remains full cutoff.	None.
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.	Light levels reach a maximum of 13.3 fc, which is within the approvable range.	None.	The lighting levels remain within the approvable range.	None.
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.	Site lights are proposed with a 3000K color temperature, which should appear warm white.	None.	All site lighting is shown with a 3000K color temperature.	None.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	The lighting plan isn’t clear about the color/finish of the fixtures, but the pole color is intended to match the fixture color.	Revise the lighting plan to clearly note the proposed color/finish of the light fixtures.	The plan has been revised to note that the finish for all fixtures and poles will be black.	None.
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	Poles are proposed at 15’ high, but the plan doesn’t indicate if a base is proposed.	Revise the lighting plan to note whether bases are proposed for the light poles and indicate the base height.	The lighting plan has been revised to note that the light poles will be mounted on at-grade concrete pedestals.	None.

	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.	No building-mounted fixtures are shown on the plan.	Revise the lighting plans to include information on building-mounted fixtures.	The site plan has been revised to include cutsheet information on the building-mounted fixtures. The plan notes that the footcandle values for these fixtures have not been included on the plan because the fixtures are low-voltage lighting. Information showing that light levels at the ground will not exceed 20 fc is needed to confirm consistency with the guidelines. The symbols for the bollard and building-mounted fixtures have not been noted on the plan.	Revise the lighting plan to note the intensity of illumination at the ground for the building-mounted fixtures. Revise the site plan to clarify the symbols for the bollard and building-mounted lighting.
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 lighting note appears as note #36 on Sheet C0.2.	None.	The note remains on the revised site plan.	None.
	<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.	No decorative lighting is shown on the plan.	Revise the photometric plan to show all decorative lighting or include a note that no	The lighting plan has been revised to note that “enhanced lighting” is not proposed in the amenity areas. However, it is unclear if this note confirms that	Revise the lighting plan to confirm that no decorative lighting is proposed.

	b. impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.		decorative lighting is proposed.	no decorative lighting is proposed for the site.	
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.	Part of the frontage is occupied by the trailhead park. The park design has been revised to include more plantings, a sculpture pedestal, kiosk, and centrally located seating. Large shade trees (37 Southern Red Oak at 3.5" caliper) are shown along the Parkway at approximately 35' on center. 22 Sweetbay Magnolia	None.	The design of the trailhead park has been revised slightly since the previous review. The kiosk has been replaced with a small pavilion, a small landscape area has been added east of the public art installation, and a small	None.

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.	and 16 Dogwood are interspersed, all close to the street. These street trees are backed by some existing tree canopy to be preserved near the intersection with Rio Rd.		gravel trail has been added around the park. The trees provided along the Parkway remain as shown on the previously reviewed landscape plan.	
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.	Large trees are provided along Rio Rd. at approximately 40' on center, 2.5" caliper at planting.	None.	The trees provided along Rio Rd. remain as shown on the previously reviewed landscape plan.	None.
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	The layout of the development includes travelways with parking on both sides. Sidewalks are proposed between buildings and parking rows, at the perimeter of the central recreational field block, along Rio Rd.,	Add trees along the sidewalk located southwest of Buildings 3 and 4, and along the	The landscape plan has been revised to show trees along the sidewalk southwest of Buildings 3 and 4 and along the sidewalk	Revise the plant schedule to note the tree species proposed

	ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	along the entrances into the development from Rio Rd., and southwest of Buildings 3 and 4. Most of the space between buildings and parking is occupied by proposed utilities. Space is available for planting southwest of Buildings 3 and 4, and along the sidewalk that leads from the Rio Rd. site entrance to the trailhead park.	sidewalk that leads from the Rio Rd. site entrance to the trailhead park. Add large trees, 2.5” caliper at planting, at the perimeter of the recreational field lot to achieve 40’ spacing.	that leads from the Rio Rd. site entrance to the trailhead park. However, the trees are located approximately 5’ from a sanitary line and the species has not been noted on the landscape plan. The recreational field lot has been revised to show 6 additional large trees and the calipers of the trees previously proposed have been increased to 2.5”. However, the spacing still exceeds 40’ in several locations.	southwest of Buildings 3 and 4.
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.	493 parking spaces are proposed. 49 interior trees are required. 44 are proposed. Most parking lot perimeters fall where sidewalks are located. Utilities are proposed in most of the spaces between the sidewalks and buildings. Some trees are proposed at the perimeter of the recreational field block, but not at the 40’ spacing. No trees are provided on the Rio Rd. perimeter of the trailhead parking lot.		The landscape plan has been revised to show five large trees along the Rio Rd. perimeter of the trailhead parking lot.	None.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory	The approved application plan requires a 50’ landscape buffer to include a 30’ depth of plants that are existing to be retained and/or a new mix of deciduous and evergreen trees and shrubs that are locally native to Virginia. It also requires that the buffer include large trees and achieve a naturalistic arrangement.	None.	The depths and plantings in the buffer remain unchanged since the previous review.	None.

	buildings and structures; “drive thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	The proposed buffer planting includes a mix of Magnolia, Dawn Redwood, Loblolly Pine, Tulip Poplar, Dogwood and Redbud trees. The buffer trees are expected to add a degree of softening to the buildings’ walls.			
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 county’s plant list was recently updated. The following plants that appear on the proposed plan do not appear in the approved list: Quercus Nuttallii (Nuttall Oak), Styrax Japonicus (Japanese Snowbell), Ilex Cornuta Burfordii Nana (Dwarf Burford Holly), and Salix Humilis (Prairie Willow).	Revise the plant schedule to eliminate trees and shrubs that do not appear on the County’s Plant List.	The plant schedule has been revised to eliminate trees and shrubs that do not appear on the County’s Plant List.	None.
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 note does not appear on the plan.	Add the standard plant health note to the plan.	The standard plant health note has been added to the plan.	None.
	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.	The proposal maintains some of the existing wooded area and the elevated character of the site and provides for new trees along the Parkway and Rio Rd. Proposed buildings are oriented parallel to the Parkway. The layout of the overall development appears organized. Pedestrian connections are provided. The design of the trailhead park at the northeast corner of the development has been revised. From the Rio Rd. entrance into the site, a sidewalk leads to a sculpture pedestal in a planting area, two benches, and an information kiosk. Some trees are provided in the vicinity of the benches and kiosk. A mixed planting of trees is provided between the park and Building 2, and between the trailhead parking lot and the apartments parking lot. The layout and orientation of the park features are better suited to the corner location of the park. As viewed from the EC, the park	None.	No changes have been made to the wooded area that is to remain or the trees provided along the Parkway and Rio Rd. No changes have been made to the building orientation or the organization of the site since the previous review. Minor changes have been made to the design of the trailhead park. These changes include the kiosk being replaced with a small pavilion, a small landscape area added east of the public art installation, and a small gravel trail added around the park. The park is expected to have an appropriate appearance from the EC.	None.
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.	will be seen with a backdrop of trees, which is expected to have an appropriate appearance.			
	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.	There is a significant amount of grading shown to achieve the proposed development. The site is currently elevated above the Parkway. The FFE of Building 2 is 455'; the elevation of the Parkway in the vicinity is approximately 430'-440'. Consequently, the basic relationship will remain. Graded slopes are expected to have a strong engineered appearance. Retaining walls are proposed throughout the site. One runs parallel to the end of Building 2. Another is proposed between the EC-facing walls of Buildings 1 and 2. Another runs along the southern end of Building 1, extending along a parking lot to Building 3. The walls have a maximum height of 10'. They are not stepped or landscaped and materials have not been	Add information to the plans to clarify the appearance of the proposed retaining walls (materials, colors). Add treatments to reduce the visual impact of the retaining wall located between Buildings 1 and 2.	The site plan has been revised to note the materials and block color (James River) for the proposed retaining walls. The block color is one that has been approved throughout the County. However, the wall between Buildings 1 and 2 has a maximum height of 10' and is elevated above the EC. These factors are expected to increase the wall's visual impact on the EC. Shrubs with a mature height ranging between 6' to 20' have been added along the sidewalk	Revise the plans to ensure that the retaining wall between Buildings 1 and 2 will have no negative impact on the EC.

		identified. The wall between Buildings 1 and 2 could have a negative visual impact on the EC street.		that is located at the base of the wall. If maintained at mature height, these shrubs would mitigate the wall's visual impact, but that may create an uncomfortable environment for pedestrians on the sidewalk.	
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.	Trees to remain are shown beyond the limits of disturbance.	Show tree protection on the grading, landscaping, and E&S plans.	The plan has been revised to show tree protection.	None.
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.			
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 architectural design, building mass, roof mass, uniformity of the elevations.
- 2. The visual impact of the retaining wall between Buildings 1 and 2 on the EC.
- 3. Proposed landscaping.
- 4. The design of the trailhead park.

Staff recommends approval with the following changes, pending ARB approval of #11:

- 1. Revise the site plan to coordinate the building footprints with the ones shown in the architectural plan.
- 2. Revise the architectural drawings to show where the shake siding is used or remove it from the material palette.
- 3. Consider revising the white used for the upper portions of the apartment buildings to Site White SW7070 or provide a color sample for High Reflective White SW7757 for review.
- 4. Provide a window glass sample for review.
- 5. Revise the site plan set to show the mechanical equipment locations.
- 6. Revise the landscape plan to show mechanical equipment-related landscaping.
- 7. Revise the lighting plan to note the intensity of illumination at the ground for the building-mounted fixtures.
- 8. Revise the site plan to clarify the symbols for the bollard and building-mounted lighting.

9. Revise the lighting plan to confirm that no decorative lighting is proposed.
10. Revise the plant schedule to note the tree species proposed southwest of Buildings 3 and 4.
11. Revise the plans to ensure that the retaining wall between Buildings 1 and 2 will have no negative impact on the EC.

ATTACHMENTS

- **Attach. 1:** [ARB-2024-22: Rio Point Site Plan](#)
- **Attach. 2:** [ARB-2024-22: Rio Point Architectural Drawings](#)