

Written Description of Proposal

Rio Point, formerly known as Parkway Place, is being submitted for preliminary review with the Albemarle County ARB. The project is a proposed multi-family development consisting of 328 units and a trailhead park, per ZMA 2019-00008. This project was initially reviewed by the ARB in 2022; however, the developer has engaged a new design team which has resulted in new building footprints, new building designs, and a revised site layout.

Prior County and ARB comments regarding the trailhead park have been incorporated into the revised design which reflects additional plantings, a sculpture pedestal, park kiosk, and seating that is centrally located at the high point of the hill along the proposed greenway trail. An enlargement of the conceptual plan for the area and a perspective have been included in the submission.

Entrance corridor plantings have been incorporated along frontage for Rio Road and John Warner Parkway. Renderings both with and without plantings along both roadways have been included in the submission. Photos of the existing conditions from different angles along the roadways are also included.

The submission includes new perspective renderings of the different building types along with elevations and material palettes for review. The new building design adheres to the guidelines by incorporating finishes that give unity to the project. A variety of materials including dark bronze railings, juliet balconies, exterior building lighting, and storefront windows at the clubhouse help to provide continuity and cohesion.

Site plan drawings can be found with the recent application SDP202200031.