ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2024-29: 999 Rio Final Site Plan**
Review Type	Final Site Development Plan
Parcel Identification	06100-00-00-154B0
Location	At the east corner of the intersection of Rio Road East and Belvedere Boulevard (See Figure 1.)
Zoned	Neighborhood Model District (NMD)/Entrance Corridor (EC) and Airport Impact Area (AIA)
Owner/Applicant	999 Rio LLC (Nicole Scro) / Shimp Engineering (Stephanie Paul)
Magisterial District	Rio
Proposal	Fourteen (14) multi-family attached lots and ten (10) single-family attached lots, for a total of *thirty-eight (38) dwelling units on approximately 1.92 acres. The proposal includes associated site improvements.
Context	The subject parcel was previously developed as a single-family residence, but buildings associated with that use have been removed and vegetation and wooded areas remain. In the immediate vicinity on the Rio Road East Entrance Corridor is a mix of large-scale institutional development (Harvest Church of God to the northwest and CATEC to the south) and single-family detached residential development (Dunlora, two- to three-stories) to the south and east. Single-story commercial development is found on the north side of the corridor just west of the railroad tracks, with residential on the south side, and a mix of residential, institutional and office beyond. (See Figure 2.)
Visibility	This development will be highly visible from the corridor.
ARB Meeting Date	April 15, 2024
Staff Contact	Mariah Gleason

PROJECT HISTORY

The Architectural Review Board (ARB) reviewed the initial site plan for 999 Rio, under ARB-2023-55, on June 20, 2023 and voted 3:0 to recommend approval of the plan with recommendations and requirements. The recommendations are listed in the Analysis section of this report.

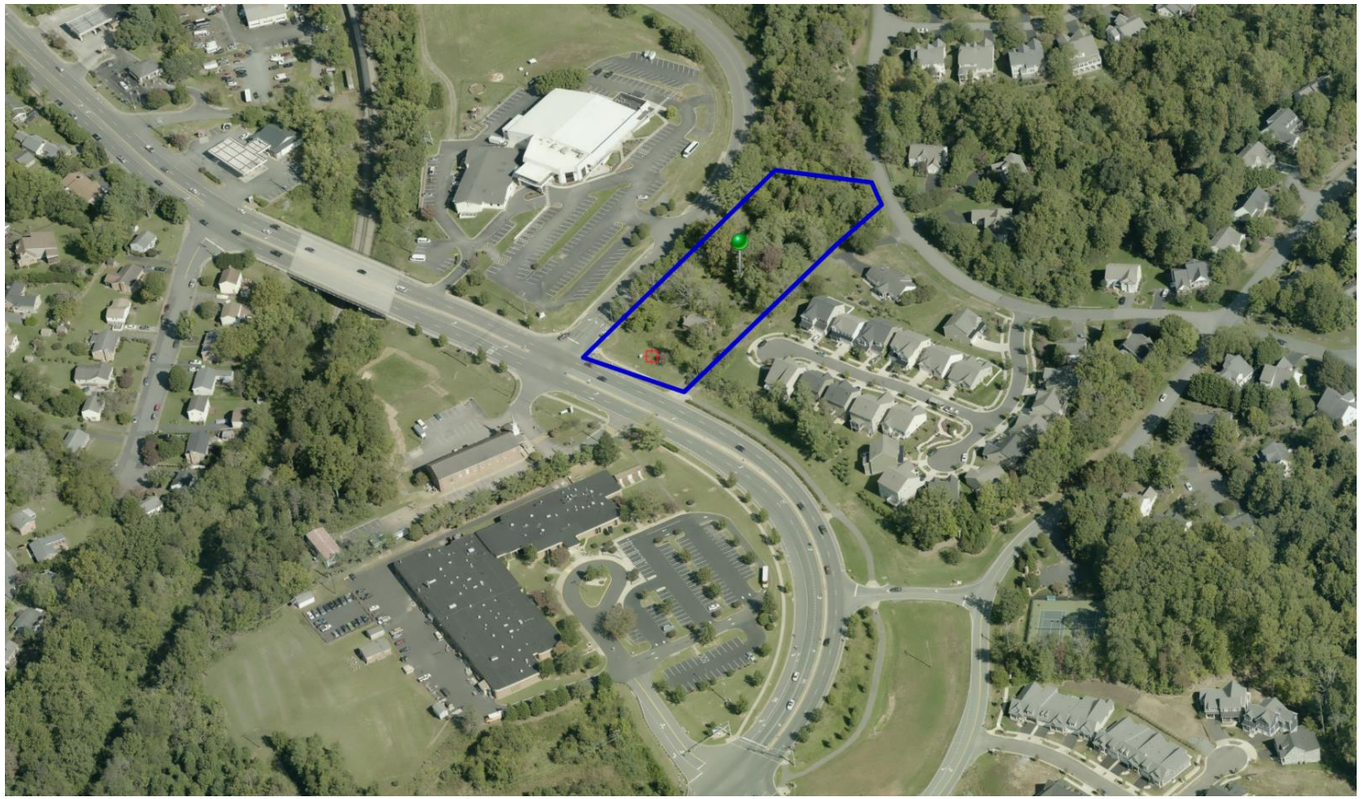

Figure 1: Aerial view highlighting the subject property.

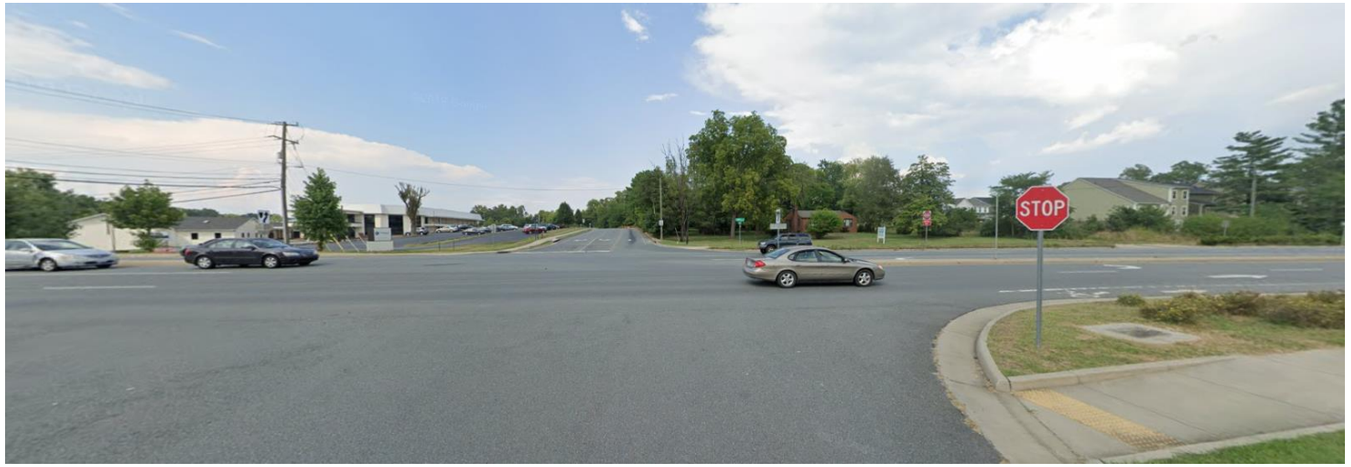

Figure 2: Street view showing Harvest Church of God (left) to the northwest of the subject parcel, the subject parcel with the single-story brick residence (center), and the Dunlora residential development to the east (right).

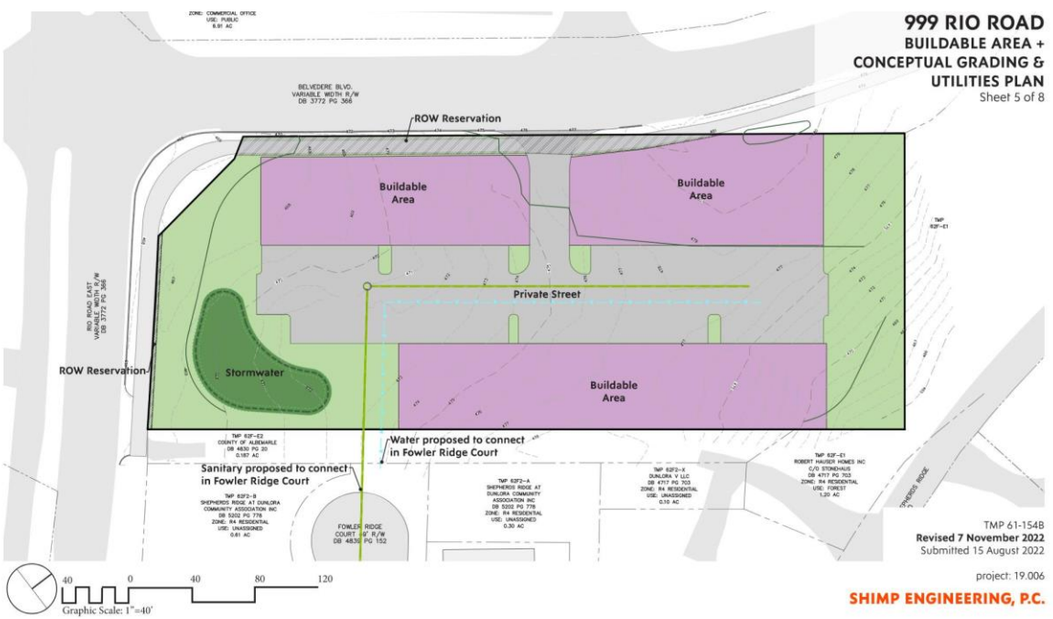

Figure 3: Buildable area and conceptual grading and utilities plan approved under zoning map amendment ZMA202200006 (approved May 3, 2023).

ANALYSIS

REF	GUIDELINE	ISSUE JUNE 20, 2023	RECOMMENDATION JUNE 20, 2023	ISSUE APRIL 15, 2024	RECOMMENDATION APRIL 15, 2024
	GENERAL GUIDELINES				
	Purpose				
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	Architectural designs were not provided with the initial site plan, but the applicant has said that the design of the buildings will follow the previously approved architectural designs. As such, side elevations are expected to face the EC. With the removal of the fronting commercial building along the EC, the side elevations will be more visible and prominent, which does not contribute to an orderly, attractive development.	Provide architectural designs with the next submittal. The Rio Road-facing elevations of the residential units must be fully designed elevations with sufficient detail and architectural design elements to eliminate blankness. Provide planting areas and landscaping to soften the appearance of the side elevations.	Two-story, two-family attached units will be located along Belvedere Blvd. (Lots 1-14) and 3-story, single-family attached units will be located along the eastern property edge (Lots 15-24). The east and west elevations of Lots 1-14 have a sufficient level of architectural detailing such that the elevations do not appear blank or undesigned. Side elevations of Lots 15-24 are mostly blank, with few windows and minimal architectural detailing, but only the south elevation of Lot 15 is expected to be visible from the corridor. The plan shows landscaping along that elevation; however, more architectural detailing may be needed to mitigate the appearance of blankness. See analysis of Guideline 36 for more information. Renderings for both residential unit types illustrate the proposed architectural design, but do not show the buildings in the context of the proposed layout and landscaping. Perspective views from the EC would be helpful in determining whether the	Revise proposed plantings and/or the architectural design of the south elevation of Lot 15 to alleviate the appearance of blankness. Proposed landscaping should be coordinated with other landscaping located between the buildings and the EC to promote an integrated, attractive appearance. Provide perspectives showing the development from various vantage points on the EC. Show how the proposed landscaping will mitigate blank walls and how it will be used to integrate the overall development.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.				
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.	Conformity with these guidelines can be fully assessed when architectural designs are submitted for review.			

				combination of proposed architecture and landscaping will result in a coordinated, orderly and attractive appearance from the EC.	
	Compatibility with significant historic sites:				
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.			Architectural drawings for proposed residential units show forms, shapes, and features that are compatible with regionally historic buildings, such as masonry and siding materials, gabled and dark roofs, and dormer windows. Proposed units will have brick at the first story with siding above, or brick on all stories. The materials list identifies the brick color as General Shale 'Blue Ridge Regent', which has a light tan finish.  Architectural drawings also show the use of Sherwin Williams "Dovetail" – a medium gray, matching darker colors within the proposed brick. Although building renderings show white soffits, rakes, and fascia, the architectural drawings do not identify the color of these features. Trim on other parts of	Revise the architectural drawings to note where trim colors will be white or sealskin. Revise renderings to align with the architectural drawings as needed.
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.				
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.				
	SPECIFIC GUIDELINES				
	Compatibility with significant historic sites				
	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 building design will be Sherwin Williams "Sealskin". Dovetail: Sealskin:  Brick in existing developments along the corridor is typically red. However, the color of the proposed brick and siding is similar to colors seen in other residential buildings nearby. The height of proposed units aligns with adjacent developments on either side of the property (2-story and 3-story developments are located to the west and east, respectively). The forms, shapes, and general character of the proposed buildings are also compatible with nearby residential developments but will have a different scale and character than existing institutional buildings nearby.	
10	Buildings should relate to their site and the surrounding context of buildings.				
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.				
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.			Proposed residential units are attached in six blocks of 3-5 lots. Architectural designs for the residential units do not include arcades, colonnades, or similar architectural features.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.			The designs may have been constructed in other locations, but they do not have the	None.

				appearance of trademark designs.	
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: *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.*			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.	The removal of the EC-fronting commercial building from the development proposal increases the visibility of residential units and accessory structures and equipment from the EC street. The location(s) of mechanical equipment is not labeled on the plan, but the applicant has indicated that mechanical units will be placed on the EC side of Lot 1, which is a highly visible location.	Locate mechanical equipment to eliminate visibility from the EC street and revise the site and architectural plans to show all equipment locations with complete details on proposed screening.	The locations and shielding of mechanical equipment associated with the 2-story and 3-story units are not shown on the site plan. Architectural drawings for the 3-story model note that HVAC units will be located on the side elevations and shielded by 3'. tall green lustre holly shrubs. This landscaping is not consistent with what is shown on the Amenity & Landscape Plan. The final site plan includes a design detail for the dumpster enclosure. It notes brick veneer walls with wood gates finished to match the residential building. More information is needed to understand the color that will be used to match the residential buildings. For example, the "white" color used on the buildings would not be an appropriate color for the wood gates.	Revise the final site plan to locate proposed mechanical equipment and identify materials that will be used to eliminate visibility of mechanical equipment from view from the EC. Revise architectural drawings for the 2- and 3-story models to identify the locations and shielding of proposed mechanical equipment. This information should be consistent with the final site plan. Revise the dumpster pad detail on Sheet C11 to identify a color for the wood gates other than white.
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.				
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.				

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 plan does not include the standard mechanical equipment note.	Include the standard mechanical equipment note on the site plan and architectural drawings.	The standard mechanical equipment note is provided on the Cover Sheet of the final site plan and within the architectural drawing sets for each of the model types. (See Attachments 2 and 3.)	None.
	Lighting				
	General Guidelines				
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	A lighting plan was not included in the initial site plan.	Provide a lighting plan with the final site plan that satisfies all guidelines requirements.	Technical errors were found in the Lighting Plan provided on Sheet C10 of the site plan. Corrected lighting plan information is provided in Attachment 5. Light spillover onto adjacent properties and rights-of-way will not exceed 0.5 fc, consistent with the requirements of the zoning ordinance. Light levels on the property boundary adjacent to the EC will be 0.0 fc.	Update the final site plan with the corrected lighting information.
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 freestanding and bollard light fixtures are full cutoff fixtures. The proposed wall mounted light fixtures can be inverted for an uplight option. Uplighting is not consistent with this guideline.	Provide a note on the Lighting Plan stating that the wall mounted light fixtures will be downlight only.
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 corrected lighting plan information shows a maximum light level of 7.2 fc within the development, well below the 30 fc threshold.	Update the final site plan with the corrected lighting information.
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.			Freestanding and wall mounted lights will have a color temperature of 3000K, consistent with the guidelines. The proposed color temperature of the proposed bollard light	None.

				fixtures is 4000K, similar to a daylight glow. Only two of the bollard lights are located along the EC-facing areas of the development. Landscaping proposed in these locations is likely to mitigate any impacts to the EC. The remaining bollard lights are located in the rear of the property within an amenity area, and are not expected to be visible from the EC.	
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.			The color finish for each of the light fixtures is dark bronze, consistent with the EC guideline.	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 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 freestanding, pole-mounted light fixtures is not provided.	Specify the mounting height for freestanding, pole-mounted light fixtures on the Lighting Plan as not to exceed 20'. Add a note stating that the 20' height is a maximum that includes any base.
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.			Proposed light fixtures will provide lighting around the internal parking area as well as amenity areas located in the rear of the property. Light fixtures are not proposed for the EC.	None.
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 required note is not included on the plan.	Include the standard lighting note on the lighting plan sheet (Sheet C10).
	Guidelines for the Use of Decorative Landscape Lighting			Decorative lights are not proposed.	None.
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.				
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				
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.	Existing and proposed easements are located along the EC frontage. Trees cannot be planted in these easements. The stormwater facility is proposed at the south corner of the site,	Provide a landscaping plan, elevations, and renderings with the final site plan to demonstrate how the stormwater management facility and residential units will achieve a unified, integrated,	Although stormwater facilities are not encouraged along EC frontages, a location adjacent to the EC was approved for this development with the rezoning (see Figure 3).	Revise the plan to integrate the detention pond into the finished site and promote a coordinated, non-engineered appearance along the EC.

44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.	adjacent to the easements. This location severely reduces the ability to provide sufficient landscaping to integrate the facility into the site and corridor. Without landscaping to mitigate their appearance, the utilities and side elevations of residential units will be the most prominent and visible components of the development when viewed from the EC. This condition does not support an integrated site design nor an orderly and attractive appearance from the EC street. (See additional analysis provided under Guidelines 6 and 39 below.)	attractive appearance from the EC.	The design of the facility includes a grassy berm partially shielding views from the EC to the detention pond. Large shade trees are proposed within the basin of the detention pond; however, large trees are not allowed in this location. Small trees and shrubs may be allowed within the stormwater facility at the discretion of County Engineering staff. The regular grading and lack of landscaping of the stormwater facility will result in a noticeably engineered feature that is visible from the EC, instead of a natural drainage pattern.	
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.			The proposal demonstrates continuity with predominant landscape features of the Rio Rd. East EC including landscape buffers, open lawn areas, shrubs screening parking areas, and street trees. Eight small deciduous trees are proposed along the EC frontage. They are unevenly distributed Yoshino Flowering Cherry trees with a planting height of 6-7'. The tree type, planting size and spacing do not meet guidelines requirements. The number of proposed street trees exceeds the guideline requirements by one tree. The smaller tree is proposed to avoid a 20-25' RWSA utility	Provide a north arrow and scale on the Landscaping Plan. Consider removing the curb cut at the southeast corner of the property and replace it with a continuous planting strip, having a more even spread of street trees along the EC frontage. Revise the landscaping plan to provide a coordinated and integrated appearance among landscaped areas along the EC frontage.
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.	A landscaping plan was not included with the initial site plan. Existing and proposed utility easements are located along the EC corridor, eliminating the ability to plant frontage trees on site.	Provide a landscaping plan with the final site plan that shows frontage trees meeting the guidelines requirement and an overall coordinated, harmonious appearance from the EC.		
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.			easement along the EC and to meet VDOT clear zone requirements, both of which prohibit large tree species. The irregular spacing of the trees is due to an existing drainage easement, vehicular sight line at the intersection of Belvedere Blvd., and an older curb cut along the EC. Since the curb cut is not maintained and there are no future plans for its use, the curb cut could be removed and replaced with a planting strip, allowing a more regular spacing along the frontage and a more attractive appearance along the corridor. (See image below.)  Two dense rows of trees and shrubs is shown between Lot 1 and the EC, providing a landscaped buffer around a seated lawn amenity and limiting views to the side elevation of the lot. Another group of trees is proposed in the detention pond (where they cannot be approved), and a row of shrubs is proposed along the parking lot perimeter. Although the location of existing and proposed utilities, stormwater features,	

				and associated easements present challenges to the development's planting scheme, the variety of uncoordinated planting groups results in a planting plan that has not achieved a unified or integrated appearance.	
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.	No interior roads are proposed.	None at this time.	No interior roads are proposed.	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 ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	A landscaping plan was not included with the initial site plan. The configuration of the units and interior sidewalks provides approximately 5-7 ft.-wide planting areas along interior pedestrian ways and portions of perimeter parking areas. The width of the planting areas, together with the proposed building heights (35ft maximum), may not allow sufficient space for large tree species and their canopies. Spacing between trees will also be limited by proposed utility connections to individual lots. The parking area is not relegated and is expected to be highly visible from the EC street. The location of existing and proposed easements around the parking area will make it challenging to effectively screen this improvement from the EC.	Provide a landscaping plan that shows landscaping along interior pedestrian ways (including the sidewalk connecting the residential units to the path along the EC), around the perimeter of parking areas, and screening of the parking lot stub-out.	Interior pedestrian ways demonstrate alignment with the planting requirements of the guidelines, except along sidewalks between Lots 7 and 8, which are not expected to be visible from the EC. The proposal does not include traditional parking lots – paved areas with back-to-back rows of parking spaces. Instead, a single travelway is flanked by rows of parking spaces. Sidewalks are located at the perimeter of most of the parking lot. Six large trees at 3½" caliper are provided in tree islands amongst 62 parking spaces. Additional small and large trees are provided within 5' of sidewalk edges. This combination of trees is consistent with the guidelines. Views to the internal parking area are not blocked by buildings lining the EC, as recommended	None.
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.				

		The plan shows a sidewalk connection between residential units and the multiuse path along the EC. Existing and proposed utility easements within 25 ft. of the EC will preclude trees from being planted at the southwest end of the sidewalk.		in EC areas. Instead, parking is located on the edges of proposed utility areas along the EC, precluding the planting of trees in these areas. However, evergreen shrubs are placed adjacent to the southern perimeter of the parking area, consistent with existing developments along the corridor.	
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; “drive thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	Side elevations of the residential units will face the EC. Since a landscaping plan was not included with the initial site plan, it is not known how plantings will be used to soften the appearance of the buildings or eliminate blankness.	Provide a landscaping plan with the final site plan that shows how plantings will be used to soften the appearance of the side elevations of residential units and eliminate blankness.	Side elevations of the residential units are oriented towards the EC. Based on the nature of this corner parcel and proposed landscaping, the most visible building elevations will be the south elevations of Lots 1 and 15 and the east and west elevations of Lots 1-14. Landscaping between Lot 1 and the EC is organized into two dense rows of a combination of evergreen and deciduous species of varying heights, effectively softening the appearance of exterior walls of the 2-story building. Landscaping between Lot 15, a 3-story building, and the EC is sparser and several of the proposed trees will need to be removed because of their location within the detention pond, which cannot be approved. Remaining landscaping, composed of evergreen and deciduous species, will reach heights of 12-17’ at 10 years	Revise proposed plantings and/or the architectural design of the south elevation of Lot 15 to alleviate the appearance of blankness. Proposed landscaping should be coordinated with other landscaping located between the buildings and the EC to promote an integrated, attractive appearance. Revise the landscaping plan to show shrubs along the east elevations of Lots 1-14. Proposed landscaping should have a coordinated appearance that is integrated into the overall development.

				maturity, resulting in highly visible upper stories that are mostly blank, with few windows and minimal architectural detailing. The use of taller tree species in this location would be more appropriate. Due to limited plantings at the southeast corner of the site, the east elevations of Lots 1-14 are expected to be visible from the EC. Although not reflected in the landscaping plan, renderings generally show shrubs located around buildings. A similar design on the east elevations of Lots 1-14 would help soften the appearance of structures and integrate the buildings into the site. The west elevations of Lots 1-14 will be planted with regularly spaced street trees along Belvedere Blvd.	
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.	A landscaping plan was not included with the initial site plan. When provided, proposed plantings should align with the recommended planting list approved by staff. This guideline will be assessed when a landscaping plan is submitted.	Provide a landscaping plan with the final site plan.	Although proposed plant species align with the county's approved plant list, there are some clerical errors in the Landscape Schedule.	Revise the quantity of "Rotundiloba Sweetgum" to 4, consistent with the landscape plan, and the botanical name for the Nellie R. Steven's Holly to "Ilex x Nellie R. Stevens' ".
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 required note is not provided on the plan.	Include the standard planting note on the site plan.	The required note is not included on the plan.	Include the standard planting note on the landscape plan sheet (Sheet C9).
	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 site layout does not establish an appropriate relationship between site elements and the EC. Residential units are arranged perpendicular to the EC and set back from it by approximately 90 ft. and 190 ft. This orientation and distance diminish the visual connection to the EC. The grouping of units is organized around the Belvedere Boulevard entrance – not organized to establish a coordinated appearance from the EC. The stormwater management facility, the stub-out of the parking area, and mechanical units – all service and utilitarian features – are oriented to the EC. The location of existing and proposed easements will severely limit, and in some areas preclude, the ability to plant appropriate landscaping for screening or softening the visual impacts of these components. The result is a development whose back is turned to the EC with insufficient space for mitigation. This layout does not contribute to the creation of an orderly or attractive appearance along the corridor, but the site elements are in approximately the same locations as shown on the approved application plan.	Provide a landscaping plan and renderings with the final site plan that show how the site will incorporate new plantings to screen the appearance of utilitarian/service features, soften the appearance of side elevations of residential units, and how the development will contribute to an orderly and attractive appearance from the EC. Consider replacing the stairway with an ADA accessible ramp.	While the site layout, including the location and orientation of buildings, parking, pedestrian paths, and the stormwater facility, is not generally recommended by the EC guidelines, it is consistent with the approved application plan for the development (see Figure 3). Pedestrian connections are provided to paths along Rio Rd. East and Belvedere Blvd., as well as internal site areas around the parking lot and within amenity areas. Although the pedestrian connection to Rio Rd. East will include intermittent stairs, the connection to Belvedere Blvd. will be ADA accessible. Connections between pedestrian paths and individual units are not shown on the plan. Please refer to the Landscape section above for additional related analysis and recommendations. Views are not expected to be negatively impacted.	Revise the site plan to show connections between pedestrian paths and the residential units.
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 *Albemarle County Zoning Ordinance* apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.				
	Site Grading				

40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	Site grading will create a bermed stormwater management facility at the southwest corner of the site, along the EC, with a level area at the center of the site for parking. Moving away from the corridor, the site rises gradually in elevation and then descends at the rear of the property, blending with the existing terrain. The location of the stormwater facility, and the grading proposed to create it, establish it as a prominent engineered feature adjacent to the EC. The central parking area and parking area stub-out, and side elevations of residences closest to the EC, which are located at higher elevations than the stormwater facility, will also be highly visible from the EC street.	Provide planting areas and landscaping to soften the appearance of the bermed stormwater management facility, elevated parking area, and the side elevations of residential units that face the EC.	The elevation of Rio Rd. in the vicinity of the project is 468'. Finished floor elevations of the units closest to the EC are at 474' (approximately 6' above the EC), increasing gradually moving away from the EC. Proposed grading is generally smooth and rounded without retaining walls and steep cut and fill sections. A bermed stormwater management facility (detention pond) is located in the southeast corner of the development, along much of the parcel's EC frontage. Landscaping is proposed within and behind the detention pond; however, the large trees shown in the detention pond cannot be approved. The proposed planting does not sufficiently soften the appearance or contribute to a natural appearance of the stormwater facility.	Revise the stormwater management facility, including associated landscaping, to integrate the facility into the finished site and promote a coordinated, non-engineered appearance along 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.	No trees or other existing features are designated for preservation.	None.	Although the Existing Conditions Sheet (Sheet C2) shows all but one tree will be removed from the site, later sheets appear to indicate that is likely a notation error and the tree is intended to be removed. Otherwise, no existing vegetation is identified for preservation.	Revise the Existing Conditions Sheet (Sheet C2) to note the removal of the existing, stand-alone tree near the northwestern corner of the parcel.
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.				
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. Continuity within landscaping along the EC frontage
2. Landscaping of the stormwater management facility and parking lot
3. Architectural design of the south elevation of Lot 15

Staff recommends approval with the following changes, pending ARB approval of #2, 10, and 13:

1. Revise proposed plantings and/or the architectural design of the south elevation of Lot 15 to alleviate the appearance of blankness. Proposed landscaping should be coordinated with other landscaping located between the buildings and the EC to promote an integrated, attractive appearance.
2. Provide perspectives showing the development from various vantage points on the EC. Show how the proposed landscaping will mitigate blank walls and how it will be used to integrate the overall development.
3. Revise the architectural drawings to note where trim colors will be white or sealskin.
4. Revise renderings to align with the architectural drawings as needed.
5. Provide a window glass sample for review.
6. Revise the final site plan to locate proposed mechanical equipment and identify materials that will be used to eliminate visibility of mechanical equipment from view from the EC.
7. Revise architectural drawings for the 2- and 3-story models to identify the locations and shielding of proposed mechanical equipment. This information should be consistent with the final site plan.
8. Revise the dumpster pad detail on Sheet C11 to identify a color for the wood gates other than white.
9. Revise the Lighting Plan to:
    a. Reflect corrected lighting information;
    b. Provide a note on the Lighting Plan stating that the wall mounted light fixtures will be downlight only;
    c. Specify the mounting height for freestanding, pole-mounted light fixtures on the Lighting Plan as not to exceed 20’. Add a note stating that the 20’ height is a maximum that includes any base; and
    d. Include the standard lighting note on the lighting plan sheet (Sheet C10) stating: “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.”
10. Revise the stormwater management facility, including associated landscaping, to integrate the facility into the finished site and promote a coordinated, non-engineered appearance along the EC.
11. Provide a north arrow and scale on the Landscaping Plan.
12. Consider removing the curb cut at the southeast corner of the property and replace it with a continuous planting strip, having a more even spread of street trees along the EC frontage.
13. Revise the landscaping plan to provide a coordinated and integrated appearance among landscaped areas along the EC frontage.
14. Revise the landscaping plan to show shrubs along the east elevations of Lots 1-14. Proposed landscaping should have a coordinated appearance that is integrated into the overall development.
15. Revise the quantity of “Rotundiloba Sweetgum” to 4, consistent with the landscape plan, and the botanical name for the Nellie R. Steven’s Holly to “Ilex x Nellie R. Stevens'".
16. Include the standard planting note on the landscape plan sheet (Sheet C9) stating: “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.”
17. Revise the site plan to show connections between pedestrian paths and the residential units.
18. Revise the Existing Conditions Sheet (Sheet C2) to note the removal of the existing, stand-alone tree near the northwestern corner of the parcel.

POSSIBLE MOTIONS

Should an ARB member choose to recommend approval of the request:
I move to recommend approval of ARB2024-29: 999 Rio Final Site Plan with the conditions outlined in the staff report.

Should an ARB member choose to recommend approval with revised conditions:
I move to recommend approval of ARB2024-29: 999 Rio Final Site Plan with the conditions outlined in the staff report, amended as follows (state amendments).

Should an ARB member choose to recommend denial of the request:
I move to recommend denial of ARB2024-29: 999 Rio Final Site Plan for (state the reasons).

ATTACHMENTS
Attach. 1: ARB2024-29: 999 Rio - Final Site Plan
Attach. 2: ARB2024-29: 999 Rio - Architectural Drawings for Lots 1-14
Attach. 3: ARB2024-29: 999 Rio - Architectural Drawings for Lots 15-24
Attach. 4: ARB2024-29: 999 Rio - Building Renderings
Attach. 5: ARB2024-29: 999 Rio - Corrected Lighting Information