



---

## FINAL ARB ACTION MEMO

**Date:** October 2, 2023

**Time:** 1:00 PM

**Meeting Room:** Lane Auditorium

**Members:**

Chris Henningsen, Chair: Present  
Frank Hancock, Vice-Chair: Present  
Frank Stoner: Absent  
Dade Van Der Werf: Present  
Taro Matsuno: Present

**Staff:**

Margaret Maliszewski  
Mariah Gleason

**CALL TO ORDER:** Mr. Henningsen called the meeting to order at 1:01p.m. and established a quorum.

**DISCLOSURES:** Mr. Henningsen stated that his firm is working with Quinn Evans architects on an project unrelated to the High School Center.

**PUBLIC COMMENT:** None.

**CONSENT AGENDA:** None.

### REGULAR REVIEW ITEMS

a. **ARB2023-78: Rio Point**

**Location:** 878 Rio Road

**Proposal:** To construct a multi-family development consisting of 328 units, with a trailhead park and associated site improvements.

Staff Contact: Margaret Maliszewski

Representative: Charles Rapp, Jonathan Beck

**Motion:** Mr. Van Der Werf moved to provide the following comments to be addressed in the next submittal:

1. 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.
2. Coordinate plans and elevations regarding recesses and projections.
3. Revise the architectural drawings to indicate the proposed siding material.
4. Revise the architectural drawings to indicate the proposed material colors. Provide samples.
5. Revise the architectural drawings to provide specs on the proposed window glass that meet the design criteria.
6. Add the standard window glass note to the drawings: "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."

7. 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.
8. Revise the lighting plan to clearly note the proposed color/finish of the light fixtures.
9. Revise the lighting plan to note whether bases are proposed for the light poles and indicate the base height.
10. Revise the lighting plans to include information on building-mounted fixtures.
11. Revise the photometric plan to show all decorative lighting or include a note that no decorative lighting is proposed.
12. Add trees along the sidewalk located southwest of Buildings 3 and 4, and along the sidewalk that leads from the Rio Rd. site entrance to the trailhead park.
13. Add large trees, 2.5" caliper at planting, at the perimeter of the recreational field lot to achieve 40' spacing.
14. Revise the plant schedule to eliminate trees and shrubs that do not appear on the County's Plant List.
15. Add the standard plant health note to the 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."
16. 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.
17. Show tree protection on the grading, landscaping and E&S plans.

Mr. Hancock seconded the motion.

The motion was carried by a vote of 4:0. (Stoner absent)

**b. ZMA2023-08: Albemarle High School Center 2**

**Location:** 2775 Hydraulic Rd., between Lambs Rd. and Georgetown Green

**Proposal:** To rezone 9.9 acres of the Lambs Lane Campus from Rural Area to R10 Residential for the construction of a new High School Center with reduced setbacks and flexibility in building height.

Staff Contact: Margaret Maliszewski

Representative: Charles Tilley

**Motion:** Mr. Van Der Werf moved to recommend no objection to the rezoning proposal and to provide the following comments to be addressed in the next submittal:

1. Note that the degree of reflectivity of the metal panels will be a point of discussion during site plan review. Details and samples should be provided with the ARB site plan submittal.
2. Provide details and samples of proposed window glass with the ARB site plan submittal.
3. Equipment screening should be designed as an integrated architectural element. Provide details with the ARB site plan submittal.
4. Provide a landscape plan with the Initial Site Plan submittal.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 4:0. (Stoner absent)

**WORK SESSION**

**a. Entrance Corridor Design Guidelines Addenda – Route 29 South (Monacan Trail Rd.)**

Staff: Mariah Gleason

The ARB members commented on the draft addenda.

**OTHER BUSINESS**

**a. Minutes Approval:**

**Motion:** Mr. Van Der Werf moved for approval of the minutes from the September 5, 2023, ARB meeting.

Mr. Matsuno seconded the motion.

The motion was carried by a vote of 4:0. (Stoner absent)

**b. Other items from staff or ARB members:** None.

**c. Next ARB Meeting:** Monday, October 16, 2023, 1:00 PM – Lane Auditorium

**ADJOURNMENT**

The meeting was adjourned at 2:03 p.m. to the next ARB meeting on Monday, October 16, 2023, at 1:00 p.m.