



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Meeting Minutes Urban Design Committee

Thursday, September 9, 2021

10:00 AM

5th Floor Conference Room of City Hall

This meeting will be held through electronic communication means.

[PDRPRES](#) Public Access and Participation - Urban Design Committee
[2021.154](#)

Attachments: [Public Access and Participation Instructions](#)

Call to Order

This meeting was called to order by Committee Chair Almond at 10:02am.

Roll Call

Present -- 8 - * Chair Andrea Almond, * Charles Woodson, * Justin Doyle, * Eva Clarke, *
Jessie Gemmer, * Mitchell Danese, * Damon Pearson and * Max Hepp-Buchanan
Absent -- 3 - * Andrea Quilici, * Amelia Wehunt and * Emily Smith

Approval of Minutes

None

Secretary's Report

None

CONSENT AGENDA

There were no items on the Consent Agenda

REGULAR AGENDA

[UDC 2021-36](#) UDC 2021-36 Conceptual location, character, and extent review of the
West Broad Street Green Conceptual Plan

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[Additional Community Notes](#)
[Public Comment - Online](#)

Mr. Dandridge presented the application.

Committee Member Almond asked if the applicant wanted to speak to the project.

Committee Member Almond asked if there were any questions the Committee had of staff or the applicant.

Committee Member Pearson asked how or if parking along Broad Street exists currently, and how it would be impacted by the plan.

Mr. Dandridge said he didn't think there was currently street parking on Broad Street in this location, and that neighboring property owners on Cutshaw Avenue have been reached out to regarding Cutshaw being temporarily closed for events. The property owners have shown excitement at that prospect, and there have not been any complaints from property owners.

Committee Member Pearson asked about the gravel pathway, because they are hard to maintain. He asked if there should be more durable pavement. Mr. Dandridge said that the pathway is there because of the GRTC Pulse Stop. The applicant also wanted to remove as much permeable pavement as possible.

Committee Member Almond asked if the path represented where paths exist today. Mr. Dandridge said they're pretty similar to the ones that exist today.

Giles Garrison, the applicant, said the community group involved wanted a path to connect to the Pulse stop.

Committee Member Almond said that the stone dust isn't permeable after it is compacted to a state that prevents erosion. She said it would be helpful for a diagram to show how pedestrians are cutting through this space in the next iteration.

Robbie Roach with Kimley Horne, the applicant, said that they didn't want to divide the open space, but rather to provide as much continuous open space as possible. They wanted the path to be more meandering.

Committee Member Pearson asked what the pink vs. red material show on the plan represents. Mr. Roach stated that pink was brick, and red is scored concrete, but it can be changed.

Committee Member Woodson said the Department of Public Works (DPW) just installed some impervious pathways on Monroe Park. He also wanted to know what the green, lawn space material would be. He said he would like to see something pollinator friendly like clover instead of grass. Mr. Dandridge said that there would be areas of grass but also opportunities for planting beds and clusters of native plants and ground covers that are not mowed; examples exist on the site today.

Committee Member Clarke said they could put ¼ mix of clover seeds to grass.

Ms. Garrison said that buckwheat or clover were proposed by the community members involved. She said it would be nice for this project to be a great example of a pollinator-friendly green space.

Committee Member Doyle said he liked the project and wanted to know how much DPW had been involved. Ms. Garrison said they haven't been very involved, and DPW hasn't had capacity to mow the lawn here, so volunteers have been doing that. Mr. Dandridge said DPW has been involved in the layout of the right-of-way.

Committee Member Gemmer asked about the P4 curve from Broad to the one-way street, about the rationale of that. Mr. Roach said some of that is from DPW. It's to provide access to adjacent developments. It would help alleviate congestion at the intersection of Sheppard and Broad Streets. Committee Member Gemmer said she thinks it would slow down traffic approaching that intersection.

She also asked about the Mosaic catering company's parking access, if there had been any resolution about accessing it from the alley from the back. Mr. Dandridge said there was talk about whether or not it would be appropriate to include alley improvements in this project. DPW said their preference was for it to be closed. Additional conversations are needed.

Gemmer asked about ADA access too. She said talking to an accessibility advocacy group before the next iteration would be useful for the applicants. She also asked about connecting tree wells, if they were considering connecting any others. Mr. Roach stated that the ones on W. Broad Street west of Wayne Street are set to be constructed, but the ones due north of Wayne Street are proposed to be connected. They are working around site furnishings. On Cutshaw Avenue, those tree wells could be bigger, but there is on-street parking and access between those spaces and the green space needs to be taken into consideration.

Lastly, she asked about the character of the lighting. She said mixing traditional style pedestrian light with modern light can look disjointed, and would recommend keeping a consistent style of each lighting at each scale. Mr. Roach provided both light fixture designs to get feedback because they didn't know what the City preferred. Committee Member Pearson asked if the City has a standard for outdoor lighting. Mr. Dandridge said there are typical, standard pedestrian and regular street lighting. Mr. Roach said there are no streetscape standards for Scott's Addition, so maybe this project could have an impact. Committee Member Pearson said the "pathway lights" were almost too modern. Mr. Roach said W. Broad Street has green light fixtures. Ms. Garrison said there is no standard for pathway lights.

Committee Member Clarke said when choosing light sources, there are certain bulbs that are friendlier to insects. It would be wonderful to consider a light source that is kinder to insects.

Committee Member Woodson asked if there are available electrical connections, maybe for music, entertainment, or presentations. Mr. Roach said they could provide that in a more finalized step of the plan. Woodson asked about solar panels too.

Committee Member Gemmer asked about providing water for a water fountain. Ms. Garrison said Parks is not planning to install a water fountain, because they tend to be about \$20,000 to install and they don't have the funding. There is a water connection to be made, and it's a possibility, but not in the immediate future.

Committee Member Woodson said there might be opportunities for public art here.

Committee Member Gemmer said the brick paver could be changed to impervious paver. Mr. Dandridge said that the budget and the consideration of larger trucks that use that street are what needs to be considered when utilizing impervious pavement and pavers. Mr. Roach also said maintenance would be an issue with that. They aren't currently vetting storm water needs, so they might not need pervious pavers.

Committee Member Woodson asked if there are sewer inlets on the perimeter of the park. Mr. Roach said he didn't think so. There is an existing inlet at the NW corner of Wayne and Cutshaw.

Committee Member Almond asked if there was any public comment. There was none.

A motion was made by Committee Member Pearson, seconded by Committee Member Doyle, that this Location, Character and Extent Item be approved as submitted. The motion carried by the following vote:

Aye -- 8 - Chair Andrea Almond, Charles Woodson, Justin Doyle, Eva Clarke, Jessie Gemmer, Mitchell Danese, Damon Pearson and Max Hepp-Buchanan

OTHER BUSINESS

UDC Guidelines

Mr. Dandridge brought up the edits to the UDC Guidelines and asked for guidance.

Adjournment

The meeting was adjourned at 11:24am.