



Staff Report
City of Richmond, Virginia
Planning Commission



UDC 2021-28	Conceptual Location, Character, and Extent Review Meeting Date: 12/19/2022
Applicant/Petitioner	Robert Stone, City of Richmond Department of Public Utilities
Project Description	CONCEPT Location, Character, and Extent review of the proposed new Administration Building for the Waste Water Treatment Plant located at 1400 Brander Street.
Project Location	
Address: 1400 Brander Street	
Property Owner: City of Richmond	
High-Level Details: The City of Richmond Department of Public Utilities proposes to construct a new Wastewater Treatment Plant Administration building adjacent to the currently existing admin building.	
UDC Recommendation	Approval, with Conditions
Staff Contact	Raymond Roakes, Raymond.roakes@rva.gov 804-646-5467
Previous Reviews	The concept was heard on December 8 th , 2022 UDC meeting. At the meeting, the Committee recommend approval with the conditions listed below.
Conditions for Approval	<ul style="list-style-type: none"> UDC recommends that final details on outdoor lighting be sensitive to light pollution or dark-skies compliant. UDC recommends inclusion of permeable hardscape materials where appropriate and as suggested by the Urban Design Guidelines. UDC recommends that the re-use of existing materials onsite should be incorporated with the design plans, where feasible. UDC recommends that a maintenance plan be submitted during the Final UDC review phase to include landscaping and sustainability features. UDC recommends that the applicant work with the Urban Forestry Department to revise landscape plans to reflect appropriate planting locations and species list to meet guidelines requirements and City standards in preparation for the Final application. UDC recommends that the applicant work with the Zoning Department to revise plans of the parking area to meet City landscape requirements as specified in the Zoning Code.

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Findings of Fact

Site Description	The Richmond Wastewater Treatment Plant is located in Manchester, west of the James River and east of Interstate 95. The project site is located just north of the existing administration building on open land and is surrounded by the existing waste water treatment plant. The site is in a floodway as specified by FEMA.
Scope of Review	The project is subject to location, character, and extent review under section 17.05 of the Richmond City Charter.
Project Description and Recommendations	<p>The new administration building is proposed as a three-story building with two occupied levels and parking taking up the first floor. The building will be clad with metal panels and have floor to ceiling windows on levels two and three. The exterior design of the building is meant to reflect the architecture of the newer surrounding buildings.</p> <p>The newer buildings on the campus have been upgraded for environmental concerns regarding water and electricity usage, however the existing administration building as not. The proposed building would utilize rooftop solar panels. Stormwater retention will not be added as a part of this project, but all wastewater from the site is cycled back into the treatment facility.</p> <p>New landscaping is proposed, but the Applicant must work with Forestry Staff to finalize planting species that are native, as required by the Design Guidelines.</p> <p>The site is located within a floodway that puts the campus at higher risk of flooding. The building includes two stories of office raised above first floor parking to reduce flooding risk.</p> <p>Additionally, the new building shall provide enough space to accommodate future expansion in employee numbers. The parking provided shall be sufficient for the number of employees. Three EV charging stations and one handicap accessible parking space will be installed.</p> <p>It is recommended that the applicant consider the utilization of green roof infrastructure in conjunction with the solar array currently proposed to reducing cooling and stormwater runoff.</p>

Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan	<i>"Installation of renewable energy (solar, wind, hydro, geothermal) on City buildings" (pg. 160).</i>	The new Administration building will utilize photovoltaic power, reducing overall energy consumption.

		It is recommended that the applicant consider the utilization of green roof infrastructure in conjunction with the solar array currently proposed to reducing cooling and stormwater runoff.
Urban Design Guidelines		
Building Materials	<i>New building materials should be compatible with and complement adjacent buildings. The selection and use of colors should be coordinated and compatible with each other and with adjacent buildings (pg. 17).</i>	In the project narrative, the applicant notes that the overall exterior design of this building is inspired by the surrounding buildings on the campus.
Building Design	<i>The number, size, style and type of windows should be appropriate for the architecture of the building. The rhythm, patterns, and ratio of walls to windows should be proportional and be compatible with adjacent buildings. Too many different window variations on a building can lead to visual confusion and should be avoided. Window design is also influenced by and should be compatible with details such as sills, sashes, lintels, depth of reveal, decorative caps and shutters. (pg. 18)</i>	The building will have floor to ceiling windows to provide an adequate amount of natural light and increase the transparency of the building to the surrounding area.
Building Design	<i>“Significant healthy trees should be preserved and maintained. Trees on public and private property should be appropriately trimmed around utility lines. Hazardous dead or dying trees on City-owned property should be removed and replaced (pg. 10).</i>	<p>The proposed project will require the removal of seven trees. Further plantings will be provided, but species will need to be changed to all native, per UDC Guidelines.</p> <p><u>Staff recommends that the applicant work closely with Urban Forestry to ensure all trees are replaced and with appropriate species.</u></p>