



To: Planning Commission
From: Urban Design Committee
Date: May 4, 2020
RE: **Final location, character, and extent review of Broad Rock Sports Complex
Basketball Court Relocation, 4835 Old Warwick Road; UDC 2020-06**

I. APPLICANT

Deborah Morton, Deputy Director, Department of Parks, Recreation, and Community Facilities

II. LOCATION

4835 Old Warwick Road

Property Owner:

City of Richmond

III. PURPOSE

The application is for the final location, character, and extent review of the Broad Rock Sports Complex basketball court relocation.

IV. SUMMARY & RECOMMENDATION

The first component of the Broad Rock Sports Complex Master plan to be implemented is the relocation of the existing basketball courts to the south side of the access drive where they will be placed over a portion of an existing parking lot. This plan also includes demolition of the existing basketball courts, tennis courts, volleyball court, and horseshoe pits on the north side of the access drive to make room for a future indoor baseball facility.

In terms of physical design the plan proposes reductions in impervious surface by removing the existing basketball courts and repurposing a section of the existing parking area for the new courts. Drainage will be reconfigured to be directed away from the new courts and existing parking; and sidewalks will be added to improve access, circulation, and safety for pedestrians around this area of the site. An effort will be made to preserve as many existing trees as possible, and any chain link fencing will be lined in a black vinyl to enhance aesthetic appearance.

Thus, the Urban Design Committee recommends that the Planning Commission grant final approval with the following conditions:

- That the existing basketball, tennis, volleyball, and horseshoe courts not be demolished until the new facility is open
- That the amount of chain-link fencing around the new basketball court be minimized as much as possible
- That the applicant consider providing infrastructure for the future lighting of the new basketball court

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V. FINDINGS OF FACT**a. Site Description and Surrounding Context**

The project site is comprised of approximately 46.50 acres and is zoned R-4 Residential. The Sports Complex abuts residential neighborhoods to the north, west, south, and Old Warwick Road to the east. Broad Rock Library is located to the southeast of the project site, and across the street is Fire Station No. 22. The primary access to the park is from Warwick Road and there is secondary access from Old Warwick Road behind the library, which leads to Broad Rock Road. Both accesses are gated.

b. Scope of Review

The improvements associated with this project are subject to location, character, and extent review as a “park” in accordance with Section 17.07 of the Richmond City Charter.

c. UDC Review History

At the September 5th, 2019 Regular Meeting, the Urban Design Committee reviewed the Conceptual location, character, and extent of the Broad Rock Sports Complex Master Plan. The UDC recommended that the Planning Commission grant final approval of the plan as submitted. The Planning Commission subsequently approved the plan as submitted at the September 16, 2019 regular meeting.

Between 1974 and 1988 the UDC reviewed projects on this site that consisted of alterations, new construction, and streetscape.

d. Project Description

The first component of the Broad Rock Sports Complex Master Plan to be implemented is the relocation of the existing basketball courts to the south side of the access drive where they will be placed over a portion of an existing parking lot. This plan also includes demolition of the existing basketball courts, tennis courts, volleyball court, and horseshoe pits on the north side of the access drive to make room for a future indoor baseball facility.

As a part of this phase of the master plan implementation, the existing single basketball court will be replaced with two new courts. In a future phase of master plan implementation, the volleyball court will be replaced with three new courts on the south side of the access drive. The tennis courts to be removed in this project phase will not be replaced, but there is another set of existing tennis courts to remain across the adjacent parking lot, and DPRCF has determined that these are sufficient for the programming desired at this site. The horseshoe pits will be replaced during a future phase of the master plan implementation.

The park master plan addresses major functional and operational issues at the site including access and circulation, safety and security, and storm water management. There is currently an excess of paved surfaces for parking. Asphalt parking will be reduced and that area of impervious surface reused to make way for the new basketball courts. Overall, the impervious surface area will be

reduced during this phase of the master plan implementation and existing drainage patterns will be largely maintained. The new courts have been designed for positive drainage away from the courts and remaining parking area. Sidewalks will be added to improve access, circulation, and safety for pedestrians around this area of the site. The courts have been placed as part of an overall site programming configuration that optimizes visibility.

The basketball court relocation plans include the following: Removal of existing asphalt and concrete curbs to make way for the basketball courts; construction of new asphalt basketball court with black vinyl-coated chain link fencing (10 feet high at the baselines and 42 inches high along the sidelines); new concrete sidewalk outside the courts and new concrete curb and gutter along the adjacent parking spaces; and removal of the existing basketball court, tennis courts, volleyball court, and horseshoe pits and replacement with permanent seeding.

The City of Richmond currently has \$315,000 budgeted for improvements at Broad Rock Sports Complex. The project budget for the basketball court relocation plan is estimated to cost \$170,000. About half of this budget will be needed for the construction of the new basketball court (including associated site work); the other half will be needed for the demolition of the existing facilities.

The documents have been broken into a base bid, which is the construction of the basketball courts alone, and an additive bid item, which is the demolition of all the existing facilities where the indoor baseball will be relocated. This has been done to enable the City to break the project up as needed to meet the current budget for the work. The construction of the new courts can be done without the other demolition work, but it is the preference of the City to move ahead with the other demolition work in order to prepare the site for the baseball facility.

Completion of construction is anticipated for the end of 2020. As noted above, the project may be broken into two main phases based on the available budget, with the new basketball courts constructed first to be followed by the demolition of the existing courts on the north side of the access drive.

The landscaping plan for this project is minimal. Any disturbed areas will be permanently seeded; existing lawns that are disturbed will be restored. Additional plantings as shown in the master plan will be implemented at a future phase when greater build-out is planned. Landscape maintenance will primarily belong to DPRCF as the property owner. Only two trees have been identified for removal: a less than two-inch caliper deciduous tree and an approximately ten-inch caliper eastern red cedar, both at the northwest corner of the existing parking lot where a new sidewalk is to be located at the entrance to the new basketball courts. The plan is to replace these two trees on a one-to-one replacement ratio by diameter at breast height, but to complete that work during one of two future phases of master plan implementation: during either the construction of the indoor baseball facility or the replacement of the parking lot adjacent to the basketball court.

e. Master Plan

This project falls within the Broad Rock Planning District of the existing Master Plan. The plan notes that additional public park space and community facilities are needed throughout the district. The future land use map retains the Broad Rock Sports Complex.

f. Urban Design Guidelines

The Urban Design Guidelines note that “a preference should be given towards materials and construction techniques which improve energy efficiency and water/soil quality. Lighting and landscaping should allow for surveillance and policing activities, but should be designed primarily to accommodate the intended use of the park” (p. 9).

The guidelines state that, “All park projects should include a maintenance plan which addresses all phases of the project” (p.9), and that, “Significant healthy trees should be preserved and maintained” (p.10).

VII. ATTACHMENTS

- a. Vicinity Map**
- b. Application**
- c. Plans**