

Applicant’s Report
In Support of
Campus Master Plan Amendments
April 2022

I. Request

The University of Richmond (the “University”) wishes to amend its Campus Master Plan with improvements to better serve its campus community and visitors. The proposed improvements address spaces that need to be replaced or renovated; fulfillment of the 2018 “Boatwright Memorial Library & Tyler Haynes Commons Envisioning Study”; additional features to the Eco-Corridor; and, an addition to the Jepson Alumni Center.

II. Proposed Changes

A. Future Office Building Redevelopment (#1 on the Amended Master Plan)

Three old fraternity buildings, currently known as Atlantic House, Pacific House, and Law Dorm 3, have been used to house both undergraduate and graduate students for decades. Since the buildings have exceeded their useful lives and the University has determined that student housing should be located on the main part of campus southeast of College Road, the highest and best use for the site is to be redeveloped into office space.

B. Restrooms / Concessions / Press Box (#2 on the Amended Master Plan)

Pitt Field, home to the Richmond Spider’s Baseball team, has an outdated concession / press box and wishes to replace it with a new facility including restrooms.

C. Addition and Alterations to the Library (#3 on the Amended Master Plan)

In 2018 the University commissioned an envisioning study for Boatwright Memorial Library with the goal of creating “... an inspiring, inclusive, and fully accessible space that enables Boatwright Memorial Library to foster a thriving learning environment.”

D. Addition and Alterations to the Commons (#4 on the Amended Master Plan)

Also included in the envisioning study for Boatwright was the goal of “...reimagining Tyler Haynes Commons to become the student-centered destination of choice on campus by providing contemporary, adaptable and dynamic spaces to encourage creative activities and collaborative, innovative programs.”

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E. Outdoor Covered Pavilion (#5 on the Amended Master Plan)

The “Eco-Corridor”, a section of campus adjacent to the Country Club of Virginia that includes Little Westham Creek, was created in 2019 as part of a stream reclamation project and has become a park that both the campus community and our neighbors enjoy. Since a number of professors have their students study the “Eco-Corridor”, the University would like to build an open air covered pavilion nearby.

F. Boardwalk to Ruins (#6 on the Amended Master Plan)

One of the interesting discoveries during the stream restoration project was the ruins of an abandoned small water treatment plant and parts of the original earthen dam. The University would like to construct a boardwalk in order to gain access to those ruins.

G. Boardwalk / Pier (#7 on the Amended Master Plan)

Another feature created by the stream restoration project was a small pond near River Road. The University would like to construct a boardwalk / pier to allow kayaks and canons to be launched.

H. Addition and Alterations to the Alumni Center (#8 on the Amended Master Plan)

This year the Jepson Alumni Center is celebrating its 25th anniversary and is in need of a renovation. In addition to the renovation, the University would like to construct an addition to house the University’s catering operation.

III. Summary

The requested amendments are consistent with the Institutional Zoning and requirements for approval of Institutional Master Plans in the City of Richmond. The locations and designs of the proposed improvements will not have any impact on the health, safety and welfare of the adjoining and surrounding properties. Accordingly, the University respectfully requests the City of Richmond Planning Commission’s approval of the proposed Master Plan amendments.