



To: Planning Commission
From: Urban Design Committee
Date: September 5, 2017
RE: **Final Location, Character, and Extent review of Boushall Middle School Signage, 3400 Hopkins Rd.; UDC File No. 2017-29**

I. APPLICANT

Raymond A. Powel

II. LOCATION

3400 Hopkins Rd.

Property Owner:

City Of Richmond School Board

III. PURPOSE

The application is for final location, character, and extent review of a sign identifying Boushall Middle School at 3400 Hopkins Rd.

IV. SUMMARY & RECOMMENDATION

The project involves the installation of a freestanding, two-sided identifying sign in front of Boushall Middle School at 3400 Hopkins Rd. The sign is proposed to be installed closer to the entrance of the school closest to the intersection of Hopkins Rd. and Warwick Rd.

The Urban Design Committee is supportive of the sign and finds the sign to be consistent other school signs found within the city. Therefore, the Urban Design Committee recommends that the Planning Commission grant final approval as submitted.

Staff Contact:

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V. FINDINGS OF FACT

a. Site Description and Surrounding Context

Boushall Middle School is bounded by Hopkins Rd. to the east, Warwick Rd. to the north, Walmsley Blvd. to the south, and a residential neighborhood consisting of single-family, detached homes to the west. It sits on approximately 17.71 acres within an R-3 zoned district, adjacent to an R-4 zoned district.

b. Scope of Review

The proposed sign is subject to location, character, and extent review under Section 17.07 of the City Charter as identification for a "public building".

c. Project Description

This proposal is to provide an onsite, freestanding sign with a manual change reader board selection that will communicate with the student body, parents, and the public in order to create awareness of special events and activities that are being conducted at the school.

The sign will be internally illuminated with an energy efficient LED lighting system and includes a nameplate above the reader board section that will display the school name and mascot. A locking cover will protect against vandalism and prevent unauthorized changes to the message board.

The funding source will be Richmond Public Schools with an anticipated budget range between \$8,700.00 and \$13,000.00 depending on whether the sign will have an aluminum base or a brick base. Providing primary electrical service to the sign location is not include in this budget estimate.

RPS desires to have the sign in place by the time school starts on 9/5/17. The projected start date to install the sign is 8/28/17 with completion by 9/1/17.

d. UDC Review History

Staff was unable to identify any prior projects involving this property.

e. Master Plan

This project falls within the Broad Rock Planning District of the Master Plan. The Plan places the subject area in the Public and Open Space use category, with primary uses including government facilities (page 147).

f. Urban Design Guidelines

The Urban Design Guidelines impart that “sign lettering should be 4” to 14” high and should be in proportion to the area in which it will be displayed. The Guidelines also note that “freestanding signs should be landscaped with appropriate evergreen shrubs, ground cover planting, annuals and/or perennials” (page 24).

VII. ATTACHMENTS

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