



**Staff Report**  
**City of Richmond, Virginia**



# Urban Design Committee

Report to Planning Commission

UDC 2022-07	Final Review	Meeting Date: 5/16/2022
Applicant/Petitioner	L. Dexter Goode Senior Capital Project Manager, CoR Special Capital Projects	
Project Description	Final location, character and extent review of the Southside Community Center Addition and Site Improvements.	
Project Location		
Address: 6255 Old Warwick Road		
Property Owner: City of Richmond		
<p><b>High-Level Details:</b></p> <p>The City of Richmond’s Department of Parks, Recreation, and Community Facilities is proposing to construct an addition to the existing Southside Community Center including associated site improvements. The new addition will be contemporary in design and include indoor recreational amenities and other community spaces.</p> <p>General exterior renovations to the existing northern façade are being proposed as well such as new windows and insulation.</p>		
UDC Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, <a href="mailto:alex.dandridge@richmondgov.com">alex.dandridge@richmondgov.com</a> , (804) 646-6569	
Previous Reviews	<p><b><u>Southside Community Center Master Plan</u></b></p> <p>The Urban Design Committee Conceptually reviewed and recommended approval of the Southside Community Center Master Plan in May 2016 (UDC 2016-19) with the following conditions:</p>	

- That the final plans for any projects show how the project will address sustainability as detailed in the Urban Design Guidelines.

The application was subsequently reviewed and approved by the Planning Commission at their June 20, 2016 Meeting with the Urban Design Committee's recommended conditions.

After this Conceptual Approval, the Master Plan was revised due to a change in the scope of work relating to the extent of disrepair of the existing building, and need to remove the proposed pool facility from the site's programming. Thus, the Urban Design Committee reviewed and recommended approval of the revised Master Plan (UDC 2018-23) at their June 2018 Meeting with the Following Conditions:

- That the final plans address, for any aspect of this proposal, sustainability as detailed in the Urban Design Guidelines such as, but not limited to: the utilization of pervious pavement for the parking areas; an increase in programming to address stormwater drainage; and additional trees to be planted along the trail and within the parking lot islands
- That the final plan consider the position of the softball field to ensure stray balls do not negatively impact oncoming traffic
- That the final plan consider access between the trail and the parking lot to the north of the softball field
- That the final plan provide a comprehensive planting plan and schedule
- That the final plan provide a lighting plan, considering the use of LED with a 3000k correlated color temperature or less

The application was subsequently reviewed and approved by the Planning Commission at their June 18, 2018 meeting with the Urban Design Committee's recommended conditions.

The Urban Design Committee reviewed and approved the final submission of the Southside Community Center Master Plan as submitted at their March 2019 Meeting.

The Planning Commission subsequently reviewed and Approved the Southside Community Center Master Plan as submitted at their March 18, 2019 meeting.

#### Community Center Addition

The Urban Design Committee reviewed and recommended approval of the Conceptual application for the Southside Community Center Addition (UDC 2018-37) at their October 2018 Meeting with the following conditions:

- That the final plan provide a planting plan and schedule, with special consideration given to external areas of the building that may have large expanses of wall such as the auxiliary multipurpose court, utility pump room, etc.
- That the final plan provide a lighting plan, considering the use of LED with a 3000k correlated color temperature or less

	The Planning Commission subsequently reviewed and approved the application at their October 15, 2018 with the Urban Design Committee’s recommended conditions.
Conditions for Approval	<ul style="list-style-type: none"> <li>• Final color selections be submitted to staff for review prior to the permitting process.</li> <li>• Planting plan indicating the use of taller plantings in these locations be submitted for review by staff prior to permitting.</li> </ul>

## Findings of Fact

Site Description	The location of the proposed addition is on a 17.98 acre site, the former campus of the Richmond Outreach Center, formerly known as the ROC Church. In addition to the Gymnasium and the former sanctuary building, an assortment of pre-existing, poor condition buildings of various scale and utility are situated on site, including a small skate park, a multi-use field, three baseball fields, and expansive parking areas.
Scope of Review	The improvements associated with this project are subject to location, character, and extent review as a “public building” in accordance with Section 17.07 of the Richmond City Charter.
Project Description	<p>While the application submitted to the UDC includes documentation from past reviews of the Southside Community Center Master Plan and Site Improvements, this review is only focused on the exterior of the new addition. The site design has been approved with the final approval of the master plan in 2019.</p> <p>The City of Richmond’s Parks, Recreation and Community Facilities envision the Southside Community Center as a regional gathering place for community and recreational activities. Upon acquiring the property in 2014, the City engaged the design team to undergo a Master Planning process to identify long-term goals and assess facility conditions. Community Engagement was pillar to the master planning process and included multiple community forums to solicit feedback on desired programmed activities.</p> <p>As proposed, the addition will be added to the southern elevation of the existing gymnasium building, a two-story, rectangular, CMU, and brick construction with minimal detailing. The new addition will be contemporary in design and will feature various roof forms, projections, window openings, and materials, obscuring the entirety of the southern façade of the existing building. There will be a central, vertically projecting mass on the new addition that will serve as an architectural focal point, having a stepped fenestration pattern and steeply sloped roof form. The remainder of the addition will be similar in height to the existing building.</p> <p>Windows on the new addition will be arranged in horizontal and vertical groupings as a response to the form of the building, and will emphasizes the roof form.</p> <p><b>EXTERIOR MATERIALS &amp; FINISHES</b></p> <p>The building form, massing and materials were selected in response to design goals of a unique character that invites visibility into the activities that occur within.</p>

	<p>Exterior materials consist of masonry, metal panels, composite siding, and an aluminum curtainwall system.</p> <p>The following are the predominant exterior materials that will be utilized for the building:</p> <ul style="list-style-type: none"> <li>• Existing Exterior Walls and Fire Escapes---Paint</li> <li>• New Exterior Walls---Brick, Metal Panels, Composite Siding</li> <li>• Low Slope Roofing---TPO Fully-Adhered Membrane Single Ply Membrane</li> <li>• Steep Slope Roofing---Standing Seam Metal Roofing</li> <li>• Curtainwall Framing---Aluminum with Low-E Insulating Glass</li> <li>• New Windows / Entrance Framing---Aluminum with Low-E Insulating Glass</li> <li>• Replacement Windows---Aluminum with Low-E Insulating Glass</li> <li>• Exterior Doors---Aluminum/Glass &amp; Hollow Metal (Insulated)</li> </ul> <p><b>SUSTAINABILITY OBJECTIVE</b></p> <p>The design and construction processes shall include various environmentally conscious and energy efficient strategies and shall endeavor to achieve a LEED 'Silver Certification' from USGBCs LEED V4 rating system for New Construction.</p> <p>The design package is anticipated to be complete in late July of 2022 at which time it will be submitted for permit review and procurement for construction.</p>
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### Urban Design Guidelines and Master Plan

	TEXT	STAFF ANALYSIS
Richmond 300 Master Plan	<i>Objective 2.1 - Align new facilities and improve existing City owned facilities.</i>	The addition to and renovation of the existing Southside Community Center will be a significant improvement to this public facility, providing more community amenities and collaborative spaces.
Urban Design Guidelines		
Environment, Design Considerations , pg. 9	<i>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</i>	The design and construction processes shall include various environmentally conscious and energy efficient strategies and shall endeavor to achieve a LEED 'Silver Certification' from USGBCs LEED V4 rating system for New Construction.
Building Materials, pg.17	<i>Building materials should be aesthetically and structurally durable, of high quality, and require little maintenance. Where appropriate, substances which</i>	Exterior cladding will include Resysta Wall Cladding with is a 100% recycled material manufactured from rice husks. It is known to be a durable material resistant to the elements and resembles

	<p><i>resist vandalism should be applied to building materials to reduce maintenance requirements...</i></p> <p><i>Building textures and their combinations should add continuity and not conflict or detract from each other. Textures should be appropriate for the size, proportion and architectural style of the building and its surroundings. Reflectivity, durability and color of the texture should be considered.</i></p>	<p>wood in its appearance and ability to be cut. Pest resistant.</p> <p>Exterior cladding will include Centria Formwall 2" thick panels. embossed insulated panels installed with concealed clips, fasteners, and sealants with insulated metal horizontal joints. Panel sizes are coordinated to typical panels widths of 24", 30" and 36" to maximize efficiency and minimize construction waste.</p> <p>The cladding being proposed will present a number of colors and textures that will add visual interest to the structure and site, which currently has very little architectural interest.</p>
<p><b>Building Materials, pg. 17</b></p>	<p><i>The use of multiple colors may be appropriate on a building elevation. However, no more than three different colors should be used on one plane. Combinations of extremely dark colors or a monochromatic approach to painting should be avoided. The color choice should be appropriate for the building material. Bright, vibrant colors are usually more appropriate as building accents or as accent colors on signs.</i></p>	<p>The proposed addition and building renovation will include a few different colors and materials. <u>Staff recommends that final color selection be submitted to staff for review prior to the permitting process.</u></p>
<p><b>Façade Design, pg. 18</b></p>	<p><i>There may be instances...when a building's facade design should not relate to neighboring buildings. This may be the case if there is no general design theme in the neighborhood or if neighboring buildings have been significantly or inappropriately altered over time. A building should have an easily recognizable, inviting and accessible entrance on its facade. The use of special exterior paving, lighting and landscaping is encouraged to highlight a building's entrance.</i></p>	<p>The existing gymnasium building located on the site is a simple CMU and Brick building with little architectural interest, the design being more functional, rather than creative. No design elements from the existing building, with the exception of brick cladding, will be featured in the new addition.</p> <p>While there are residential dwellings located directly south and east of the site, the existing building and addition are located in a large field, which serves as a visual break between the community center and residential architecture. The New addition will be larger in scale than the surrounding residential architecture, bringing greater visual interest to the site and emphasizing the importance and centrality of this new public facility.</p>

<p>Landscaping, pg. 26</p>	<p><i>Evergreen tree and/or shrub plantings should be located adjacent to walls and fences to strengthen their screening ability. Evergreen trees and/or shrubs should also be planted adjacent to large screening enclosures to improve their appearance.</i></p>	<p>Replacing missing street trees. Variety of trees and shrubs. Must coordinate any tree removal and planting with DPW department of Urban Forestry. Landscaping was previously approved.</p> <p>The plans submitted do not indicate that the applicant has responded to the UDC's condition of approval that landscaping with taller planting be proposed adjacent to expanses of blank wall, specifically on the eastern and southern elevation. <u>Staff recommends that a planting plan indicating the use of taller plantings in these locations be submitted for review by staff prior to permitting.</u></p>
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