



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com

## Meeting Minutes Urban Design Committee

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Thursday, November 7, 2019

10:00 AM

5th Floor Conference Room of City Hall

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### Call to Order

The meeting was called to order by Alex Dandridge at 10:00 AM.

### Roll Call

**Present --** 2 - \* Emily Smith and \* John Reyna

**Absent --** 7 - \* Jill Nolt, \* David Johannas, \* Andrea Quilici, \* Andrew P. Gould, \* James W. Klaus, \* Chair Andrea Almond and \* Sahied Mansaray

### Approval of Minutes

[UDC MIN 2019-10](#) Minutes of the regular meeting on October 10, 2019

**Attachments:** [DRAFT UDC MIN 2019-10](#)

**These Minutes failed to approve**

**Aye --** 2 - Emily Smith and John Reyna

### Secretary's Report

The Secretary's Report was given by Mr. Alex Dandridge.

Mr. Dandridge: Staff approved the installation of three banners on three poles on West Franklin Street for the downtown YMCA, to be on display from October 2nd 2019 through October 2nd 2020.

Staff also approved the installation of one banner on two poles above 15th Street between East Franklin Street and East Main Street for the 17th Street Farmer's Market. That will be on display from November 4, 2019 through March 19, 2020.

UDC 2019-27, the Biosolids Storage Canopy, was approved by the Planning Commission at the October 21, 2019 meeting.

### Consideration of Continuances and Deletions from Agenda

### CONSENT AGENDA

There are no items on the Consent Agenda

### REGULAR AGENDA

[UDC 2019-28](#) Conceptual location, character, and extent review of sludge thickening and dewatering facility improvements at the Wastewater Treatment Plant; 1400 Brander Street

**Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location & Plans](#)  
[Loading Building Supplemental Information](#)

The application was presented by Mr. Dandridge.

Mr. Dandridge: This application is for conceptual location, character, and extent review of improvements to the sludge thickening and dewatering facilities at the City of Richmond's wastewater treatment plant, located at 1400 Brander Street. The site is located on Brander Street and lies within the M-2 (Heavy Industrial) zoning district. The property is over 150 acres in size and is surrounded by other industrial sites, bordered by Brander Street to the North and East, and Interstate 95 to the West.

The scope of the current project includes the following upgrades to the Sludge Thickening Facility: replacement of four thickening centrifuges; new centrifuge control panels elevated on a platform above the 100-year flood plain; replacement of four progressing cavity sludge pumps; new electrical building and transformers above the 100-year flood plain elevation adjacent to the existing facility; new outdoor HVAC platform above the 100-year flood plain elevation adjoining the existing facility.

The thickening centrifuges will be replaced in the current facility and the existing windows will be replaced in kind, and interior upgrades to office space and control rooms are proposed.

The scope of the project includes the following upgrades to the dewatering facility: replacement of five dewatering centrifuges; new centrifuge control panels and centrifuges on a platform above the 100-year flood plain elevation; a new dewatering polymer system; a new dewatered cake conveyor system; a new loading building; and a new integrated power assembly unit above the 100-year flood plain elevation. Other supporting systems that need to be upgraded are central drains, noise reduction system in the centrifuge room, I & C systems, and HVAC system.

A temporary dewatering system will be constructed to the west of the current facility to allow the rehabilitation of the dewatering building to be conducted without coordinating a difficult phased construction approach.

Windows will be replaced in kind, and interior updates to the office spaces and laboratory are being proposed.

Staff received additional drawings of the new loading building that have been included in the project packets. These updates include dimensioned and context drawings of the new metal building.

The City of Richmond's Wastewater Treatment Plant's sludge thickening and dewatering facilities have been in continuous operation since the 1980s, and have begun to require frequent and costly maintenance. The City selected Greeley and Hansen to develop a basis of design report for upgrades to both facilities. Upgrades to these facilities include new centrifuges, a new electrical building and equipment, a new loading building, interior

renovations to office space and control rooms, replacement of windows and sound reducing panels, and raising existing HVAC and electrical equipment above the 100-year flood plain.

Therefore Staff recommends that the Urban Design Committee recommend that the Planning Commission approve the conceptual design, with the following conditions: that the applicant consider a simpler design for the new loading building that is compatible with the industrial nature and aesthetic of the site; and that the applicant submit a context drawing of the new loading building that shows dimensions and scale in relation to the existing dewatering facility.

[11:00]

Committee Member Reyna invited the applicants to comment.

George Guhse of Greeley and Hansen introduced himself and stated that the purpose of the application is essentially to replace aging equipment which is difficult and expensive to maintain. Centrifuges, of which there are 9 in the facility, cost \$500,000 – thus, equipment is the primary expense, with building upgrades done as budget allows. Metal was chosen for the loading building because it was inexpensive; that building is not generally inhabited by people, only briefly used by staff during the day.

Committee Member Reyna asked if the switch gear and transformer were being replaced in kind, and would look the same. Mr. Guhse confirmed that this was the case. Mr. Guhse stated that the applicants would be installing an integrated power facility, which is a metal structure which has all the switch gears and transformers on each end.

Committee Member Smith asked about the reason for the gabled roof of the loading building. Mr. Guhse stated that a gabled roof is simply a typical industrial design. Committee Member Smith raised the idea of altering the roof in order to tie that building more to the surrounding ones. Mr. Guhse stated that the expense of changing the roof would be the main reason not to do so, and that the gabled roof which was chosen to go over the conveyor assembly was an inexpensive option.

**A motion was made by Committee Member Reyna, seconded by Committee Member Smith, to recommend approval of UDC-2019-28, with staff recommendations:**

- that the applicant consider a simpler design for the new loading building that is compatible with the industrial nature and the aesthetic of the site.
- that the applicant submit a context drawing of the new loading building that shows dimensions and scale in relation to the existing dewatering facility.

**Members in attendance were Smith and Reyna however it should be noted a quorum consists of five members of the committee. Procedural guidelines state that the meeting may be held and the recommendation forwarded to the Planning Commission as long as the Planning Commission is advised of the (Urban Design) Committee's attendance. The motion carried by the following vote:**

## **OTHER BUSINESS**

Mr. Son stated that he had been hoping for a larger discussion about the ongoing revision of the UDC Guidelines, but offered that, if the Committee Members present had any comments or questions, he would be glad to field them. It was determined that it would

be more helpful to wait.

## **Adjournment**

Committee Member Reyna adjourned the meeting at 10:15 AM.