



City of Richmond

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

Meeting Minutes - Final Urban Design Committee

Thursday, May 7, 2015

10:00 AM

5th Floor Conference Room of City Hall

Call to Order

Ms. Almond called the meeting to order at 10:00 a.m.

Roll Call

Present: 8 - Chair Andrea Almond, Doug Cole, Vaughn Garland, Andrew P. Gould, Bryan Green, Giles Harnsberger, Vice Chair Andrea Levine and Robert Smith

Absent: 2 - Chris Arias and Jill Nolt

Approval of Minutes

Staff Present

Mr. Jeff Eastman, PDR
Ms. Tara Ross, PDR
Mr. Matthew Ebinger, PDR

Others Present

Ms. Beth Rappaport, DPW
Mr. Shane Rollison, HVC Chenault
Mr. Bill Hobgood, DIT
Mr. David Butler, HVC Chenault
Mr. Norman Burns, Maymont Foundation
Mr. Fred Murray, Maymont Foundation
Dr. Norman Merrifield, DPRCF
Ms. Beth Kennan, EDC
Mr. Charles Wray, BCWH
Mr. Sandy Bond, 3north
Mr. Danny MacNelly, 3north
Ms. Lisa Clark, 3north
Mr. John Carty, VHB
Ms. Jennifer Mullen, Roth Donor Jackson
Mr. Will Scribner, SMBW
Ms. Maggie Schubert, SMBW
Ms. Sarah Weisiger
Mr. Mark Brandon
Ms. Jolanda Knezevich
Mr. Graham Moomaw, Richmond Times-Dispatch
Hon. Parker Agelasto, 5th District City Council Representative

[ID 2015-014](#) Regular Meeting of April 9, 2015

Attachments: [Regular Meeting of April 9, 2015](#)

A motion was made by Ms. Levine, seconded by Ms. Harnsberger, that the minutes from the April 7, 2015 meeting be adopted. The motion carried by the following vote:

Aye: 4 - Almond, Garland, Harnsberger and Levine

Excused: 1 - Green

Abstain: 3 - Cole, Gould and Smith

Secretary's Report

Mr. Eastman welcomed Mr. Gould to the Committee.

Mr. Eastman also informed the Committee that GRTC requested a special meeting of the Committee for the purpose of discussing the plans for Bus Rapid Transit. Mr. Eastman stated that the Committee Chair has the authority to call a special meeting, and that the applicant would like for that meeting to be held on Thursday, August 20th at 10 am in the 5th Floor conference room. Ms. Almond polled the Committee, and that date was acceptable for most of the members.

Mr. Eastman stated that at their April 20th meeting, the Planning Commission approved the Commerce Road and Hopkins Road new building projects on the Consent agenda. Also at that meeting, the Planning Commission continued the Kanawha Plaza project until its May 18th meeting and referred it back to the UDC. Mr. Eastman stated that the applicant did not submit any plans for consideration of the UDC, and for that reason the item is listed on the continuances and deletions section of today's agenda.

Consideration of Continuances and Deletions from Agenda

[UDC No. 2015-03\(2\)](#) Final Location, Character and Extent Review of Phase 1A of the renovations to Kanawha Plaza, 701 E. Canal Street

Attachments: [KEi Revised Application Plans 04202015](#)

[UDC Report to CPC](#)

[Staff Report to UDC](#)

[Location Map](#)

[UDC Subcommittee Report to CPC on Revised Plans](#)

[Revised Plans for 4-20-15 CPC Meeting](#)

[Application & Plans](#)

[Public Comment](#)

CONSENT AGENDA

A motion was made by Mr. Cole, seconded by Ms. Levine, that the Consent Agenda item be recommended for approval. The motion carried unanimously, with Mr. Green excused.

1. [UDC No. 2015-11](#) Conceptual Location, Character and Extent Review of an addition to the Emergency Communications Center and associated site improvements at 3516 N. Hopkins Road

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location Map](#)
[Application & Plans](#)

This Location, Character and Extent Item was recommended for conceptual approval, with the following conditions, and was forwarded to the City Planning Commission for their meeting on May 18, 2015:

- That the final plans include a landscaping plan and schedule, showing plant species, quantity, location and size at the time of installation.
- That the final plans include a lighting plan, showing make, model and finish for any light pole and fixture, as well as fixture light source and color temperature.
- That the applicant considers providing pervious paving in the new parking area.
- That the applicant considers providing additional windows into the office and common spaces in the northern façade.

REGULAR AGENDA

2. [UDC No. 2015-12](#) Conceptual Location, Character and Extent Review of a new Animal Care building, a new classroom building and associated site improvements in the vicinity of the Maymont Children's Farm, 800 Swan Lake Drive

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location Map](#)
[Application & Plans](#)
[Public Comment](#)

[Ms. Almond recused herself from consideration and exited the conference room. Ms. Levine assumed the duties of Chairperson.]

Mr. Eastman stated that he sent public notice to the Carillon Civic Association, the Maymont Civic League, the Randolph Neighborhood Association and the William Byrd Terrace Association. Mr. Eastman stated that some of the Committee members have received emails and he received a letter from the Byrd Park Civic League which did not receive public notice because the City's database didn't have any contact information for them. Mr. Eastman stated that he also sends public notice to the councilperson so they can be in touch with any of their constituents and in this case the councilperson was in touch with the Byrd Park Civic League and he has received contact information for them. Mr. Eastman stated that he also received one citizen comment.

Mr. Cole inquired about the trees that are being removed and inquired if some of them could be saved. Mr. Eastman stated that the applicant could answer that question but he assumes that the bump out is there to protect the roots of the giant cedar tree. Mr. Cole stated that it looks like there is a lot of parking but not good access to the building and inquired if there was a drop off area or something like that. Mr. Eastman referred the question to the applicant.

Ms. Levine inquired if Mr. Eastman could go over the public notice requirements for UDC projects and Mr. Eastman stated that there are no legal requirements for notice at all unlike the written notices that get sent for Special Use Permits and other land use

projects. He stated that there is no legal notice requirement or location, character and extent items but that he does send notice to civic associations and councilpersons within 1000' of the project.

Mr. Smith inquired if they were going to wait to look at the Spotswood closing and the new entrance and inquired if they speak at all to traffic flow. Mr. Eastman stated that the UDC doesn't review the location of the road, which is reviewed by the Planning Commission and City Council and stated that if it is something that they are passionate about then he would encourage them to send comments to Public Works, or speak at the Planning Commission or City Council meetings when this project comes up for public discussion. Mr. Eastman stated that the UDC can speak on the design of the road after the road has been dedicated. Mr. Smith stated that his concern about the flow from Park Drive and whether this will accomplish that.

Mr. Gould stated that the improvements that are on the other side of the parking lot is that before the Committee today or is that just for informational purposes. Mr. Eastman stated that it is just for informational purposes and stated that it goes hand in hand with the roadway alignment. Mr. Eastman stated that it is owned by the Maymont Foundation and not by the City and that the property that Maymont sits on is owned by Parks and Rec which is why it's a location, character and extent item. Mr. Eastman stated that the two properties on Westover and Spottswood are owned by the Maymont Foundation which is private and that is why it is a Special Use Permit request. Mr. Gould inquired if those projects would share this parking area between what they are looking at today and where those improvements are. Mr. Eastman stated that he assumes when there is some special event that the parking would be shared.

Mr. Norman Burns, Executive Director of Maymont Foundation, stated that they are in the midst of a \$35 million capital campaign which encompasses \$25 million for Capital Projects and \$10 million for endowment. Mr. Burns gave a brief presentation about the project. Mr. Burns stated that they have had several meetings with neighborhood associations and stated that they have posted to a community website with all of the drawings and applications for the public to see. Mr. Burns stated that their 5th District councilman has been sharing all the information through his email distributions about the meetings and the website and that they have done a good job reaching out to the neighborhood.

Ms. Levine stated that regarding the parking lot she agrees that she would like to see more bicycle parking there and inquired has there been any thought on a charger for electrical cars and Mr. Burns stated that they plan to put in bicycle parking but they don't have the location finalized yet. Mr. Burns stated that there hasn't been any consideration made for an electric car charger yet but that is good feedback and they will take into consideration. Mr. Burns stated that they are looking at other sustainability items with the Children's Farm with relation to stormwater collection. Ms. Levine inquired if the wetland will become educational because that is a great opportunity for them and Mr. Burns stated that it currently is and the wetlands that they currently have were reestablished about a decade ago and about six years ago they put in an educational observational deck above and below with signage that is currently being used for the wetland education. Ms. Levine inquired if the new buildings are sustainable or LEED certified and Mr. Burns stated that they are not pursuing that but they are looking at the building as being best practices to sustainability.

Mr. Cole inquired if they were saving any trees in the parking area and Mr. Fred Murray with Maymont stated that no trees are really coming down except perhaps one ash tree to the west that might have to come down. Mr. Cole stated that the parking lot needs a drop off and stated that the parking lot needs a little more connection to the building. Mr. Burns stated that they have gone through many iterations just to get to this point and what they are not seeing is the promenade and sidewalks and the way that they are

having traffic to flow where people can park and get to the sidewalk much better. Mr. Burns stated that this plan is much better at controlling vehicles and pedestrian traffic and making it safer than what exists at Maymont today. Mr. Burns stated that any drop-off points impacts any handicapped accessibility in some ways but that is something that they can continue to look at.

Mr. Cole inquired why they were moving the access road and Mr. John Carty with VHB stated that they have looked at the traffic analysis on the way you come into the park and the biggest concern on the entrance is the proximity of it to Park Drive. Mr. Carty stated that it is a very tight turn especially if you are coming from the south and the other issue is that they are trying to create a two-way entrance now because the existing entrance serves one way traffic only coming in and then all the traffic exits at Westover. Mr. Carty stated that the idea of creating a two-way entrance and pushing it away from the intersection of Park Drive was preferred to allow more visibility, better sight distances and to allow stacking on Shirley and to prevent vehicles from driving down Westover. Mr. Cole inquired as that road exits what is across the street and Mr. Carty stated that there is a house right there and quite a bit of vegetation. Mr. Cole inquired if the person that own this house will get notification about that change and Mr. Eastman stated that he is not sure about the notification requirements for road closings but for the Special Use Permit they would receive notification.

Ms. Levine stated that the area is heavily congested on the weekend and especially on a Sunday when you have closures throughout Byrd Park and inquired if they feel that this will ease some of the traffic and Mr. Carty stated that the biggest advantage is the additional parking and that majority of the traffic circulates through the subdivision because they can't find parking in the park. Mr. Carty stated that their goal was to add more parking to the area without impacting any existing trees. Ms. Levine inquired if the traffic will flow better and Mr. Carty stated yes.

[Mr. Green arrived at 10:29]

Mr. Gould inquired if this was driven by code or just the desire to have more parking available for the park and Mr. Carty stated that it is driven by the need for more parking and that they are working with the City to have a controlled pedestrian access from the Carillon side to the Maymont side and creating a more accessible park system between Byrd and Maymont. Mr. Carty stated that there are two possible options: one is to have a roundabout with pedestrian controlled crosswalk and a median in that roundabouts. Mr. Carty stated that VHB has done two traffic studies for them one 6 ½ years ago and one 2 ½ years ago to update all of this data.

Councilman Parker Agelasto, 5th District council representative, stated that he would like address the concerns regarding the public notice and stated that public hearings need to have proper notice so that the public can come to express their views on a particular issue. Mr. Agelasto stated that the UDC and the Secretary has the authority to require certain notices and it is not required under city code. In 2014 he was working on another project in the 5th District with the UDC and they were concerned about notice and the Secretary Jeff Eastman created a new policy by which the civic association within 1000 feet would be notified by mail. Mr. Agelasto stated that is a policy that they have and if the Committee feels that additional notices should be required they can work with the Secretary or the City Clerk to provide such notices. Mr. Agelasto stated that Mr. Eastman does maintain an email list that he can send it out to anyone that requests it and now that they have Granicus in use there is a lot more of information that is online that they can share it very easily. Mr. Agelasto stated that as a City Council representative he has done his best trying to keep people informed.

Ms. Harnsberger stated that she was comfortable with Staff's recommendations and inquired about the recommendation for the windows on the classroom building. Mr.

Eastman stated that there is not a whole lot of information being provided on the plans right now but they will have glass doors to let in natural sunlight. Mr. Eastman stated that he is asking them to consider providing some windows so that people could see into the buildings and the people in the buildings can see outside.

This Location, Character and Extent Item was recommended for conceptual approval with the following conditions, and was forwarded to the City Planning Commission for their meeting on May 18, 2015:

- That the applicant completes the Spottswood Road closing and new access drive land dedication process prior to final consideration of the entrance road portion of the project.
- That the final plans include detailed architectural plans and renderings for each building, indicating dimensions, building materials and finishes.
- That the applicant considers providing windows in the north façade of the new classroom building instead of the current blank façade.
- That the final plans include a landscaping plan and schedule showing plant species, quantity, location and size at the time of installation.
- That the landscaping plan seeks to utilize native, non-invasive species where possible.
- That the final plans include a lighting plan, showing make, model and finish for any light pole and fixture, as well as fixture light source and color temperature.
- That the applicant considers providing prominent bicycle parking in the vicinity of the vehicle parking lot.
- That the applicant considers the provision of an electric vehicle charging station in the parking lot.

Aye: 7 - Cole, Garland, Gould, Green, Harnsberger, Levine and Smith

Recused: 1 - Almond

3. [UDC No. 2015-13](#) Conceptual Location, Character and Extent Review of a new building for the Horticulture, Maintenance and Public Safety Departments at Maymont, 800 Swan Lake Drive

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location Map](#)
[Application & Plans](#)
[Letters of Opposition](#)

[Ms. Almond returned to the meeting and resumed the duties of Chairperson]

Mr. Cole inquired about the term green roof and Mr. Eastman clarified that the recommendation was for them to consider a vegetative roof.

Mr. Will Scribner, with SMBW Architects, gave a brief presentation and discussed some changes per staff recommendations.

Mr. Garland inquired if the northwest corner of the vehicle storage building connects to the hillside and Mr. Scribner stated yes and stated that the grade is rising and stated that they are doing minimum grading. Mr. Garland stated that he is worried that people will walk on the roof and Dr. Burns stated that the density and sharp edges of the plantings will serve as a deterrent.

Mr. Cole asked if a grading plan will be provided at final review and Mr. Scribner stated

that they will have a full grading plan.

Ms. Almond inquired about information on the gate at the driveway and Mr. Scribner they will capture the spirit of the Maymont gate further up Hampton Road with vertical rods on there with a peak on the center. Ms. Almond inquired if you will be able to see through it and Mr. Scribner stated yes. Ms. Almond inquired if there was any thought that the gate and fence line on Hampton Street could be improved and Mr. Burns stated that is not currently a part of this project but it is a part of the Capital Campaign in which they are looking to redo all of the fencing at Maymont. Mr. Burns stated that the existing chain link fence was installed by the City decades ago.

Mr. Gould inquired about some storm water strategies and Mr. Scribner stated that they will be doing rain water harvesting off of both of the roofs and will be looking to do that in a sustainable way. Mr. Burns stated that they will be working with VHB doing a water train system at the Children's Farm and they will be addressing storm water run-off coming off Shields Lake next to the bison habitat. Mr. Burns stated that they are looking how they are going to handle the storm water and the water that comes into Dooley's Creek.

Mr. Carty stated that for the storm water they will look at pretreatment before the water gets in the wetlands system and they are managing the storm water management for the park as a whole and are providing other areas of storm water management to compensate. They will treat the water before it's released in the stream.

Ms. Levine inquired how the vehicle fueling and storage area functions. Mr. Burns stated that works with policy and procedure from the Maymont Foundation and every vehicle will get into that space. Right now they are scattered all over the property, mostly in the historic district. Mr. Burns stated that right now they put 5 gallon gas cans in the back of the vehicles and they take it to the City fueling station in order to bring gasoline to fuel all of their vehicles at Maymont because they are scattered across the property. Mr. Burns stated that this building creates efficiency for all of their vehicles stored in one area and undercover and having fueling taking place with that vehicle right there in that location.

Mr. Scribner stated that they have two 500 gallon tanks for gasoline and for diesel which will be accessed by service vehicles about once every two weeks and stated that the vehicles will pull into the driveway to be fueled. Mr. Scribner stated that this will bring together in one location all of the gas powered hand tools and most of the vehicles and that will prevent the hazard of transporting gas in cans.

Mr. Garland inquired if there was any consideration for Maymont to have battery powered vehicles in the future and Mr. Scribner stated that they will have a mixture of electrical and fuel powered vehicles and they will have the opportunity to have electrical fueling stations for larger vehicles. Mr. Garland stated that maybe the roof can be solar paneled instead of the green roof and Mr. Scribner stated that they structured it that way and the arc of the sun will be coming in with the south light hitting it and these are the things that they can consider with the budget.

Mr. Scribner stated that they have had an opportunity to read the public's comments and stated that they want to confirm that they are not proposing to add any parking along this side and their only impact on Hampton Street will be a very small amount of occasional traffic but the bulk of the traffic will be oriented in the park.

Mr. Cole inquired about the master plan in 2008 and stated that no one likes maintenance buildings but you have to have them and inquired if this maintenance building was shown in this location on the master plan. Mr. Cole stated that if the maintenance buildings wasn't shown here on the master plan then what the criteria to

put it here was. Mr. Scribner stated that it is his understanding that there were a number of sites considered: one near the Children's Farm, one near the other facilities and in the main public zone. Mr. Scribner stated that the Children's Farm is expanding and bringing more of the public into this area and they were deemed inappropriate due to the intensity of the visitor experience going on there. Mr. Scribner stated that the other area is the area that they have been working with and it has a steep ravine and they can push a little but then they get into a little topography there. Mr. Cole stated that he appreciate the fact that there is 12' driveway but when they get to the building it looks like it only increased to 14' and wonder if that is enough room. Mr. Scribner stated that the driveway between the two buildings is 20' and the driveway to Hampton Street might be drawn fatter than it should be but 20' between the two buildings is needed for the maneuvering of a pickup truck.

Ms. Almond stated that when they are revisiting the landscaping plan they should consider having a clear view over the area on Hampton Street at the corner for safety reasons. Mr. Scribner stated that they will take it into consideration and make sure that the view shed stays open for safety reasons.

Mr. Cole stated that he is okay with native landscaping but in a place like this sometimes cultural plants rotate in too. Mr. Scribner stated that they greatly appreciate that and stated that they can see a slightly different palette from one side to the other.

Ms. Sarah Weisiger stated that she lives in Byrd Park and has been a member of Friends of William Byrd Park since it was formed to plant trees after the devastation of Hurricane Isabel. She helped write the preliminary nomination form which makes the park officially eligible for the National Register of Historic places. Ms. Weisiger stated that she strongly believes that the proposed office and maintenance buildings, parking and roads next to Hampton Street will destroy a beautiful and historic landscape. Ms. Weisiger stated that this proposed location should be rejected outright not tweaked. Ms. Weisiger stated that maintenance building and car port will encroach upon views of Maymont and these trees have been identified on maps for over 140 years. Ms. Weisiger stated that in 1995 the city chose to destroy the south end of the woods to build a 3 ½ acre parking lot for the Maymont Nature Center and the city has the opportunity to not kill any more trees and to allow for the restoration of the grove to be in keeping with when it was one of the loveliest spots in the Richmond Park system. Ms. Weisiger stated that this park is worth preserving and asked that they don't destroy this precious gem.

Mr. Mark Brandon, currently the Vice President of the Maymont Civic League stated that he walks the park and knows many of the area residents. Mr. Brandon stated that there haven't been notices sent to the immediate neighbors but there had been some meetings and information was given to them. Most of the people he talks to don't like the idea of the location for this facility. Mr. Brandon stated that he supports and loves Maymont but stated that he couldn't agree more with Ms. Weisiger that the way to protect this view shed is to not build this thing there because it doesn't need to be there. Mr. Brandon stated that the park is perfect the way that it is and he worries about it being altered forever. This is the historic entrance to the park. There are a lot of other places that can be remade and this is a grand entrance to Maymont now it is going to be side road that leads to a gas station. Mr. Brandon stated that he read the City staff report that Maymont looked for other locations and one important thing about this road is that it cuts off the Billy Austin sidewalk which was made for his wheel chair to get into the park. Mr. Brandon stated that they could share the facility with the city that is already in Byrd Park. Mr. Brandon stated that this is a transgression against the very nature of the park and they are putting it on their side of the park and he just doesn't understand it.

Ms. Jolanda Knezevich, Byrd Park Civic League President, stated the residents of Byrd

Park should know about these meetings. Ms. Knezevich stated that with something big like this they need to do a better job addressing the neighborhood. Ms. Knezevich stated that Byrd Park already has one maintenance facility that is not looking good and it's an eyesore and adding another in an area is questionable Ms. Knezevich stated that this is something that they can't support and there must be a way that they can combine the two facilities and she doesn't understand why Maymont doesn't have another location that can facilitate this. Ms. Knezevich stated that going forward they want to be included in the meetings and their main concern is preserving the Byrd Park and not making it a maintenance facility area.

Councilman Parker Agelasto stated that he serves on the Maymont Foundation Board as the City Council appointee and that there is one essential thing to resolve prior to taking any further action on the proposal for this horticulture maintenance facility. Mr. Agelasto stated that a lot of people see a fence when they go to Maymont and think this side of this fence is Maymont and the other side is Byrd Park and stated that there is an operating agreement between the City and Maymont. Mr. Agelasto stated that he doesn't know if there is a description of where that boundary line is and yet they have a question about roles and responsibilities and who is responsible for what portion and if there is not a clear designation about whose responsibility it is then a lot of people start pointing fingers. Mr. Agelasto stated that it is a City fence because they built it and they are responsible for it but states that it delineates boundaries. Mr. Agelasto stated that there is strong partnership between the City and Maymont and that is a great thing and Maymont is truly an example of being good stewards with City resources but when they are talking about expansion from what the perception is about Maymont it needs to be clearly delineated as to what is and where is Maymont. Mr. Agelasto stated that in the UDC packet he seriously questioned the boundary line of Maymont that was provided to the Committee that suggests that Maymont goes all the way to Amelia Street. Mr. Agelasto stated that he doesn't believe that Maymont has been doing maintenance to Amelia Street and don't think they are removing debris from the area of the gravel parking lot over towards the lakes. Mr. Agelasto stated that part of this process is that the City is going to work with Maymont to extend the operating agreement but wouldn't it be helpful to understand where that operating agreement covers. Mr. Agelasto stated that he thinks right now there is too much ambiguity and a lot of people are seeing this fence and they see a building that is going to be plopped right on the fence line and they question who is responsible and liable and he thinks those are serious legal questions that need to be clarified prior to this particular project moving forward.

Mr. Eastman stated that the location map that was in the packets and delivered online is one that they create in-house from the City GIS system and the red outline is the individual parcel in which Maymont sits and part of where Byrd Park sits. Mr. Eastman stated that he has heard this issue come up with some of the conversation that he has had with the public and he agrees that it would be good to have some clarity as to if there is a property line but he wants everybody to know that regardless this is the City Park property as is Byrd Park to the north is separate parcels but they are all owned by the City Parks Department.

Ms. Levine asked Mr. Agelasto was there ever any discussion about the facility that is currently by the lakes with Maymont to co-join the two. Mr. Agelasto stated that he had personally asked Mr. Burns to consider that because he does feel that if it's all considered City park land and if they have all the same intentions to work together then it would be better to use the same resources rather than create redundancy. Mr. Agelasto stated that there is a question again about liability and about who employs which employee and trying to co-mingle and share facilities and who owns the vehicles. Mr. Agelasto stated that his preference as a citizen would be to co-mingle and work together upon the maintenance facility.

Mr. Cole stated that maybe it's not sharing vehicles or certain things but sharing the

same space and inquired if that has been looked at and Mr. Agelasto stated that the Maymont Foundation may be able to speak better to this and thinks that the idea has been brought up but no serious consideration has been given to it.

Mr. Gould stated that he would like to hear from the applicant's perspective about the shared space. Mr. Burns stated that the Maymont Foundation has been managing the park for the City since January 1975 and the first agreement was 20 years and now they are in a 30 year agreement until 2025 and they are responsible for maintaining, operating and improving Maymont on behalf of the City. Mr. Burns stated that they are a private 501 C non-profit that raises money and over the course of 40 years they are responsible for \$110 million worth of operational and improvement to a City park and the City part of that is about 11%. Mr. Burns stated that this particular project is all private dollars and they have gone to the City to build this facility with their private fund raising and it takes about \$12,000 a day to open the gates for free. Mr. Burns stated that a big part of their fund raising is to raise the funds to be able to do educational programs to take care of the site. Mr. Burns stated that the building that is being proposed has large component of volunteerism and last year they had 1,142 volunteers at Maymont that contributed almost 19,000 hours which is about \$450,000 worth of value. Mr. Burns stated that almost 50% of them are horticulture volunteers and they have a large component of citizens that volunteer. Mr. Burns stated that in this building there will lockers that they can put their belongings in and there will be a training area. Mr. Burns stated that they have had casual conversation about sharing the Byrd Park maintenance facility and the building is owned by Public Works. It has a very large footprint and there is some open space and they store a lot of things there.

Mr. Cole inquired if it was possible to share the space and Mr. Burns stated that he thinks it has to do with their ability to adequately and properly manage the assets of Maymont and how it relates to improving the guest experience. Mr. Burns stated that part of what they are doing is trying to restore the core estate and the cultural integrity component to it and they made the decision that the core of the historical estate which includes those buildings and that they build nothing new on that site or take any of the existing buildings and expand onto them. Mr. Burns stated that they want to restore those buildings and they currently have offices in all of those historic buildings which is why they have never been interpreted. Mr. Burns stated that they are moving equipment and that service out of the historic district so they can put it in a location further out and decrease the vehicular and pedestrian traffic that currently shares the same road. Mr. Burns stated that is why as part of this plan they are proposing to change the current pedestrian and vehicular entrance to pedestrian only. Mr. Burns stated that one of the sites that they looked at was not the historic core but behind the stone barn but the topography and the impact on the storm water and the cost of those facilities were all determining factors why that site wasn't chosen. Mr. Burns stated that the reason they didn't use the Children's Farm was because of the fact that they have Park Drive and the accessibility of vehicle going across the parking lot and the issues with the animals that are there, the erosion down on the hillside with the elk habitat down to Dooley's creek and there are a lot of reasons why they didn't do that. Mr. Burns stated that as far as sharing the Byrd Park facility it they have raised private funds the private donors have a hard time with distinguishing them doing something with the City.

Ms. Almond asked what route historically was used for the entry drive to the mansion and Mr. Burns showed the original entry gates to the estate and stated that traffic came in that way and circled around the mansion and went back out. Mr. Burns stated that this was the service entrance and when the City opened Maymont up in March of 1926 as a public park the gates were closed off because the accessibility and service entrances were used. Ms. Almond inquired what the approach coming to that drive and Mr. Burns stated that he doesn't know if they truly know that because he has never seen the maps before the neighborhood was created. Ms. Almond stated that she think what he implied earlier was that historically the approach to the estate would have been

the view through the valley where they are putting the maintenance building.

Mr. Cole stated that he loves public hearings because he always learns something and he can't say how many times that he has changed his vote because of something he has heard. Mr. Cole stated that he thinks the architects did a great job with this and there is nothing wrong with it except is it needed. Mr. Cole stated that it is needed because they have 35 projects and this is number 2 but he wishes he heard something other than them saying that they had a casual conversation and that there was some concrete reason that they can't use the other facility. Mr. Cole stated that he understands the neighbors' concerns that they are taking beautiful landscaping, rolling hills and trees for a maintenance facility. Mr. Cole stated that he would like to find out if it is feasible or not and stated that the foundation could save money and make it more beautiful.

Mr. Scribner stated that they have about 550,000 people that visit Maymont and about 78% of the people are from central Virginia. Mr. Scribner stated that they have a strong tourism relationship and a great economic and educational impact on the community and they are trying to have a facility that can take care of a historic arboretum and estate as well as maintain the contemporary planning of the City.

Mr. Garland inquired if it is okay to call up the Parks Department and ask them about the shared property and Dr. Norman Merrifield, Director of Parks and Recreation, stated that he does support the proposal and in terms of the shared facility his only concern is the size and scope of what will be necessary if one facility was to serve both. Dr. Merrifield stated that they are talking about a sizable facility regardless of where it is located and the second concern would be the feasibility of the two organizations being able to coexist and carrying out their missions which are a bit different. Dr. Merrifield stated that there is a third component which is that the facility is Public Works so now you really have three parties involved.

Mr. Gould stated that he appreciates the residents' concerns. Mr. Gould stated that in his mind he is comfortable from a conceptual standpoint letting the project move forward and he would ask the landscape architect to make sure that they do their best to make sure this is not your typical maintenance facility.

Mr. Garland stated that he can't imagine this being in any other place and there are so many amazing spots in Maymont that it is hard to decide where to put it but it is also unfortunate that they can't resolve issues between City entities to make a situation like this better.

Ms. Levine stated that she would like to hear a little more conversation about what those possibilities are because you have two separate uses and you have your buildings for your volunteers and the maintenance facilities that can coexist with the City's facility.

Mr. Garland inquired if there was a time line to this and Mr. Burns stated that this is a very high priority project and they received a substantial private gift from a foundation to help fund it. In order to start the process of developing the historic district they need this project to move forward. Mr. Burns stated that they have a proposed time table and it is all dependent upon approval.

Ms. Harnsberger stated that the issues that were brought up are important and Maymont needs to address them with Parks and Rec but she doesn't think the UDC can solve that today. Ms. Harnsberger stated that this project serves a function in Maymont that she thinks is important to serve in Maymont and she agrees that the facility on Shields needs to be better taken advantage of. Ms. Harnsberger stated that she doesn't think of the horticulture building as a blight on Maymont and it doesn't

offend her at all. She thinks it is very sensitive to the context and feels that it should move forward.

This Location, Character and Extent Item was recommended for conceptual approval with the following conditions, and was forwarded to the City Planning Commission for their meeting on May 18, 2015:

- That the final plans include a landscaping plan and schedule showing plant species, quantity, location and size at the time of installation.
- That the landscaping plan seeks to utilize native, non-invasive species to the greatest extent possible.
- That the applicant considers utilizing a vegetative roof or a solar panel roof on top of the vehicle storage area.
- That the final plans include a lighting plan, showing make, model and finish for any light pole and fixture, as well as fixture light source and color temperature.
- That the final plans include detailed architectural plans and renderings for each building, indicating dimensions, building materials and finishes.
- That accessible ramps are installed in the sidewalk where the access lane connects to Hampton Street.
- That the applicant has further conversations with the Department of Parks, Recreation and Community Facilities and the Department of Public Works to pursue whether or not combined usage of the Byrd Park Maintenance Facility is feasible.

Aye: 6 - Cole, Garland, Gould, Green, Harnsberger and Smith

No: 2 - Almond and Levine

OTHER BUSINESS

There was no other business.

Adjournment

Ms. Almond adjourned the meeting at 12:08 p.m.