



City of Richmond, Virginia
Department of Planning and Development Review
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To: Planning Commission
From: Urban Design Committee
Date: October 19th, 2020
RE: **Final location, character, and extent review of Septage Hauling Unloading Station Improvements at the Wastewater Treatment Plant, 1400 Brander Street; UDC 2020-15**

I. APPLICANT

Barbara Jackson, City of Richmond, Department of Public Utilities

II. LOCATION

1400 Brander Street

Property Owner:

City of Richmond

III. PURPOSE

The application is for final approval of improvements to the Wastewater Treatment Plant's Septage Hauling Unloading Station, which includes the construction of a new canopy structure.

IV. SUMMARY & RECOMMENDATION

The City of Richmond is proposing to install a new canopy structure over the existing Septage Hauling Unloading Station at the Wastewater Treatment Plant located at 1400 Brander Street. The canopy will be installed covering the new skid and equipment. The new canopy will be industrial in design, defined by a shed roof made of translucent fiberglass panels in an aluminum grid which will match the roof form of other new and proposed structures on site. It will be supported by 4 steel beams anchored in concrete bases that will be painted a reflective yellow for increased visibility.

The proposed canopy structure will be in keeping with the overall industrial aesthetic of the site, and have a similar design to existing and proposed structures on the site.

Therefore, the Urban Design Committee recommends that the Planning Commission approve the final design as submitted.

Staff Contact:

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V. FINDINGS OF FACT

a. Site Description and Surrounding Context

The site is located at 1400 Brander Street and lies within the M-2 (Heavy Industrial) zoning district. The property is over one hundred fifty (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 specific portion of the site affected by this project is located directly adjacent to Brander Street on the north side of the site via a side pull-off area for unloading.

b. Scope of Review

The improvements associated with this project are subject to location, character, and extent review as a “public building or structure” in accordance with Section 17.07 of the Richmond City Charter.

c. UDC Review History

At the December 2019 meeting, the UDC reviewed the final location, character, and extent review of the sludge thickening and dewatering facility improvements at the Wastewater Treatment Plant (UDC 2019-30). At this meeting, the UDC recommended that the Planning Commission grant final approval of the plan as submitted. The Planning Commission granted final approval of the project at the Commission’s December 16th, 2020 meeting as submitted.

At the November 2019 meeting, the UDC reviewed the conceptual location, character, and extent of sludge thickening and dewatering facility improvements at the Wastewater Treatment Plant (UDC 2019-28). At this meeting, the UDC recommended that the Planning Commission grant conceptual approval of the project with the following conditions:

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

The Planning Commission granted conceptual approval of the project at the Commission’s November 18, 2019 meeting with the UDC’s recommendations.

At the October 2019 meeting, the UDC reviewed the conceptual location, character, and extent of a new biosolids canopy (UDC 2019-27). At this meeting the UDC recommended that the Planning Commission grant conceptual approval; this application was subsequently approved by the Planning Commission at the Commission’s meeting on October 21, 2019.

At the May 2019 meeting, the UDC reviewed the final location, character, and extent of new Grit and Screening Facilities (UDC 2019-15). At this meeting, the UDC recommended that the Planning Commission grant final approval; this application was subsequently approved by the Planning Commission at the Commission’s meeting on May 20, 2019.

d. Project Description

The Septage Hauling and Unloading Station allows licensed septage haulers in the City to unload septage waste at the Wastewater Treatment Plant. The motivation for this project was to increase redundancy for the system, and increase space around the equipment for maintenance. The City would like a larger skid, a larger rock trap, redundant grinders, and a canopy over the skid area. Existing skid and equipment will be replaced first with improvements requested by the City, and the canopy will be installed covering the new skid and new equipment. No future additions or improvements to the unloading station will impact the new canopy.

The canopy will be constructed of translucent fiberglass panels in an aluminum grid supported by structural columns set onto concrete bases. The concrete bases will be painted a reflective yellow for increased visibility. The canopy will

have a shed roof form. The canopy will be removable as one piece during flood events.

The existing light pole adjacent to the skid area will provide lighting over the skid through the translucent panels. Additional bollards will be added to protect the canopy supports. The canopy design will provide cover for the equipment and controls, and the columns will be placed so no conflicts will occur with the operation of the SHUS. No landscaping or tree removal are proposed as part of this project.

The canopy structure will be located off Brander Street, and will be visible from the street. The applicant has confirmed that the canopy structure will be set back far enough from the street, and will be an appropriate height as to not impact the visibility of motorists, pedestrians, and cyclists traveling on Brander Street. Screening of the site by fencing or landscaping is not being proposed in the scope of this project.

e. Master Plan

This property is within the Old South Planning District. The current Master Plan calls for industrial uses at this location. It is appropriate for a wastewater treatment facility and related equipment to be located at this site.

f. Urban Design Guidelines

In matters of public facilities, the Urban Design Guidelines encourage consistency with the existing architectural massing, character, and materials. Building colors should be coordinated and compatible with adjacent buildings. The proposed canopy structure will be a shed roof and is in keeping the roof forms of other recently approved buildings and structures at the Wastewater Treatment Plant, including the loading building at the dewatering facility (UDC 2019-28), the biosolids canopy structure (UDC 2019-27), and the Grit and Screening Facility (UDC 2019-15), which all utilize a shed roof form.

VII. ATTACHMENTS

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