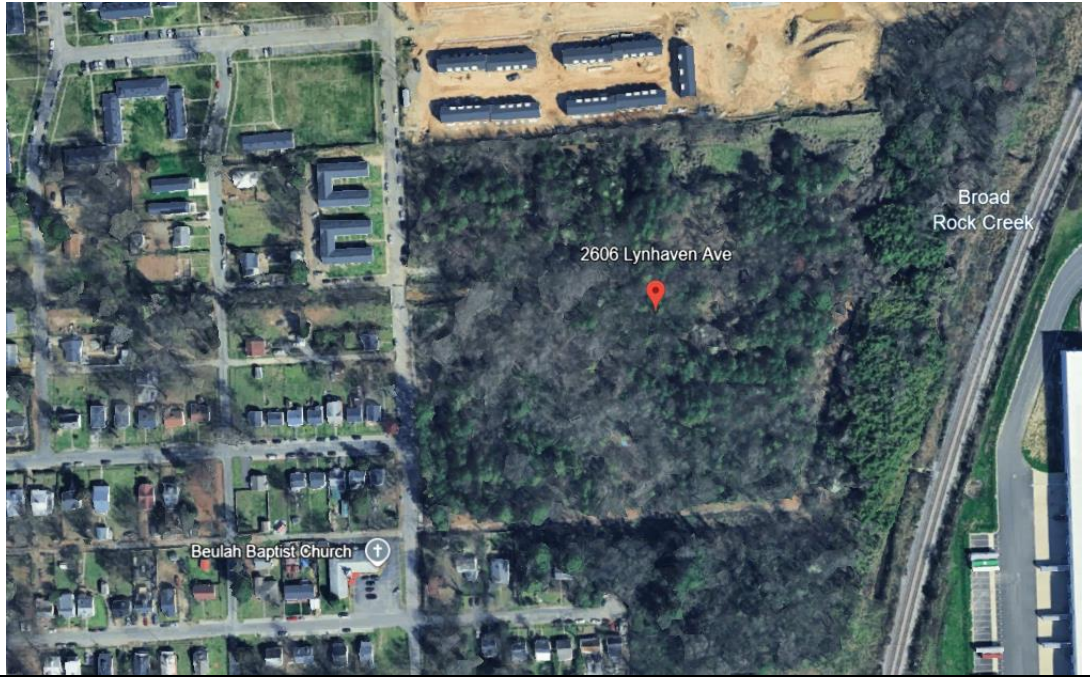




Staff Report
City of Richmond, Virginia
Planning Commission



UDC 2025-31	Conceptual Review	Meeting Date: 9/16/2025
Applicant/Petitioner	Ryan Rinn / Department of Parks, Recreation, and Community Facilities (PRCF)	
Project Description	UDC 2025-31 - Concept: Location, Character, and Extent review for the Broad Rock Creek Park Master Plan and Phase 1 improvements.	
Project Location		
Address: 2606 Lynhaven Avenue		
Property Owner: City of Richmond – Parks, Recreation, and Community Facilities (PRCF)		
High-Level Details: The Broad Rock Creek Park project will create park amenities and improve access to recreational resources. Phase 1 includes restroom facilities, a multiuse trail with spaces for public art, and front entrance pathways.		
UDC Recommendation	Approval, with Conditions	
Staff Contact	Kevin Costanzo - kevin.costanzo@rva.gov	
Public Outreach/ Previous Reviews	Please see Applicant Narrative.	
Conditions for Approval	- UDC recommends that final details on outdoor lighting be sensitive to light pollution or dark-skies compliant, where applicable. - UDC recommends inclusion of permeable hardscape materials and sustainable stormwater features, where appropriate, and as suggested by the Urban Design Guidelines. - UDC recommends the inclusion of public art, where feasible. - UDC recommends that the re-use of existing materials onsite should be incorporated with the design plans, where feasible.	

Findings of Fact

Site Description	Broad Rock Creek Park is a 26.2-acre property in South Richmond, bounded to the east by a CSX rail line and Dominion Energy easement. The park connects to developing housing communities to the north (Brady Square, 2150 Lynhaven) and is surrounded by established residential neighborhoods. Existing conditions include wood-chip trails, two bridges (one unsafe), and several youth-created art installations.
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Scope of Review	The project is subject to Location, Character, and Extent review under Section 17.07 and design recommendations under Section 17.05 of the Richmond City Charter.
Prior Approvals	N/A
Project Description	The Broad Rock Creek Park project will propose new park amenities and improved access to recreational resources. Phase 1 includes: • A prefabricated restroom facility near the main entrance. • A paved multiuse trail loop with clearings for future public art. • Entrance promenade pathways with landscaping. • Preservation of existing tree canopy where feasible; native replantings where removal is unavoidable. The design anticipates a future Fall Line Trail spur connection at the northern edge of the site, influencing the siting of restrooms and trailheads. Staff Analysis The subject property currently consists of a wooded area partially within a riparian buffer. Semi-formal paths and uses are currently located in the space, including art and community uses. The proposal formalizes many current uses and adds much needed infrastructure, including a restroom. Staff had concern about visibility from the street for safety purposes, due to the heavily wooded nature of the park and depth of the property. The Applicant has provided an explanation in the attached Narrative that discusses these issues. Staff supports approval of this application. <u>UDC report to the Planning Commission</u> The UDC reviewed the application and discussed strong support for the project. The UDC recommends the following conditions. 1. UDC recommends that final details on outdoor lighting be sensitive to light pollution or dark-skies compliant, where applicable. 2. UDC recommends inclusion of permeable hardscape materials and sustainable stormwater features, where appropriate, and as suggested by the Urban Design Guidelines. 3. UDC recommends the inclusion of public art, where feasible. 4. UDC recommends that the re-use of existing materials onsite should be incorporated with the design plans, where feasible.

Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan		
<i>Big Moves: Realign City Facilities</i>	<i>Vision: Equity, Sustainability, and Beauty</i> <i>Sustainability - City facilities can help showcase green building features.</i> <i>Beauty – Oftentimes, City facilities serve as beautiful landmarks that anchor a</i>	Big Moves: Realign City Facilities The project includes the stated goal of enhancing community space located in an underserved neighborhood. The park already serves as a community focal point and will

	neighborhood and create a distinctive place through architecture and site design. <i>Thriving Environment: City-owned buildings and land are opportunities for energy retrofits and green infrastructure to further Goals 15 and 16, as well as locations for new parks, urban agriculture, and resiliency hubs to further Goal 17.</i>	greatly benefit from the high quality design and amenities proposed. <u>Staff recommends inclusion of sustainable considerations such as stormwater retention and permeable hardscape materials where appropriate and as suggested by the Urban Design Guidelines.</u>
	Objective 4.2 – Integrate public art into the built environment. <i>c. Link public art with major public facility initiatives (e.g., plazas, buildings, parks, bridges) and expand the definition of public art to include architectural embellishments of buildings, or landscape features.</i> Objective 15.4 - Reduce the amount of waste going to landfills. <i>f. Demonstrate sustainable consumption, sustainable building practices, and zero-waste behaviors in the design and expansion of City operations.</i> Objective 16.3 - Reduce water consumption by 10% per capita. <i>b. Encourage on-site graywater uses in public and private facilities.</i> Objective 16.4 - Increase green stormwater infrastructure <i>b. Identify opportunities for green infrastructure on public lands and rights-of-way</i> Objective 17.3 Reduce urban heat <i>a. Encourage lighter-colored surfaces for roads and roofs to reflect sunlight.</i> <i>b. Identify opportunities for green roofs on public facilities</i> Objective 17.7 Increase and enhance biodiversity <i>b. Increase the prevalence of native plant species and plants for healthy pollinator communities at public facilities</i> <i>c. Implement the RVA Clean Water strategy to use 80% native plants in new landscaping at public facilities by 2023.</i> <i>g. Encourage bird houses, bat houses, and other structures that provide important and safe shelters for wildlife.</i> Objective 17.8 Reduce light pollution.	Master Plan Objectives Staff recommends opportunities for public art be considered. Richmond 300 includes a number of sustainability objectives specifically relating to public facilities and City owned properties. Renewable energy, energy efficiency, sustainable stormwater management, and sustainable construction should be considered. Lighting details will be established at a later stage, but should include sustainability considerations. <u>Staff recommends that final details on outdoor lighting be sensitive to light pollution or dark-skies compliant.</u> <u>Staff recommends that the re-use of existing materials onsite should be incorporated with the design plans, where feasible.</u> <u>Staff recommends inclusion of sustainable considerations such as stormwater retention and permeable hardscape materials where appropriate and as suggested by the Urban Design Guidelines.</u>

	<i>b. Install hooded light fixtures on public rights-of-way and buildings to reduce light pollution and reduce effect on nocturnal species.</i>	
Urban Design Guidelines		
PAVING AND SURFACE MATERIALS – Page 3	<i>The design guidelines suggest compatibility, performance, durability, maintenance requirements, cost, and sustainability be considered when designing pavement areas. Impervious areas should be limited and pervious pavement materials should be introduced, especially in minimally used parking areas.</i>	PAVING AND SURFACE MATERIALS <u>Staff recommends inclusion of sustainable considerations such as stormwater retention and permeable hardscape materials where appropriate and as suggested by the Urban Design Guidelines.</u>
	<i>(P.9) <u>Environment, Public Parks:</u> Successful public parks, both small and large, active or passive, share certain qualities, which include the ability to attract and entertain visitors, access and connectivity to surrounding areas, and safety and comfort.</i>	The park includes a number of activities for all ages, abilities, and interests.
	<i>(p.10) <u>Landscaping, Design:</u> Landscaping should not only provide a sense of scale and seasonal interest, but should also be designed to minimize human impact on the environment. Designs that include conservation landscaping, strategically minimize the urban heat island effect, or decrease stormwater runoff are strongly encouraged.</i>	The project limits the impact on the existing forested area and includes invasive removals.
	<i>(P.10) <u>Landscaping, Species Diversity:</u> Landscape plans should include a diverse palette of plant species that include evergreen trees, flowering and shade tree species, shrubs, ground cover, and annual and perennial plantings.</i>	The proposal includes native species. The proposal also includes a specific native species meadow that will be pollinator friendly.