

# UDC Site Tour

## Broad Street Design Guidelines (VCU-Staples Mill)

February 22, 2016

**UDC Members in Attendance:** Andrea Levine, Chris Arias, Giles Harnsberger, Robert Smith, Andrew Gould

**Staff in Attendance:** Kathleen Onufer, Mark A. Olinger

- Urban Design Committee (UDC) toured the western end of the Pulse route, focusing on the area west of Belvidere through to Staples Mill.
- UDC stopped at 3 locations for more in-depth discussion of existing conditions and Design Guidelines development. Locations were:
  - Laurel & W. Broad in the vicinity of the VCU Depot Building (please see Appendix A)
  - Pleasants Hardware (proposed site for Whole Foods and Sauer Center development) (please see Appendix B)
  - 4300 block of W. Broad where a proposed mixed-use development at the former Virginia Dept. of Game and Inland Fisheries buildings has been submitted for review. (please see Appendix C)
- Generalized observations from the site visits (please see comments at Appendices A-C):
  - Side Streets (e.g. Laurel between Grace & Broad): improve the “one block off” to improve north/south connections, both sides of Broad.
  - Landscape along edge of parking (screening - based on existing Zoning standards). Exist’g conditions will not be able to do this in future
  - Pedestrian lighting along corridor: continue look from Belvidere to at least Sheppard (street lighting poles are identical to exist’g poles in Design Guidelines.
  - Develop consistent street light pole west of Sheppard, replace wood with Steel as per balance of street.
  - Street lighting - new luminaires? More discussion needed
  - Festoon lighting opportunities (poles, etc.): Think a good idea for corridor

- Sidewalks/Pavers: What is the pattern/character we want? Varies along corridor...do we look to do total replacement betw. curb and building for uniform appearance?
- Corner treatments: More discussion needed
- Street furniture (benches, trash recycling, bike racks): TBD
- Tree Pits: what are our options? Lots of different styles along corridor
- Coordination w/ BRT Sta.: topic of future meeting
- Public Art @ Bridge: More discussion needed
- Sustainability: what does it look like?
- Treatment along curb where "No Parking" occurs (Public discussion during BRT hearings/meetings): Not mentioned on tour, but an item that comes up frequently in other venues...need to address
- Treating Sidewalk Cross-Sections
  - Amenity Zone
  - Pedestrian Zone
  - Encroachment Zone
  - How to set dimensions (e.g., Bike Share Sta. may set Amenity zone width, etc.)

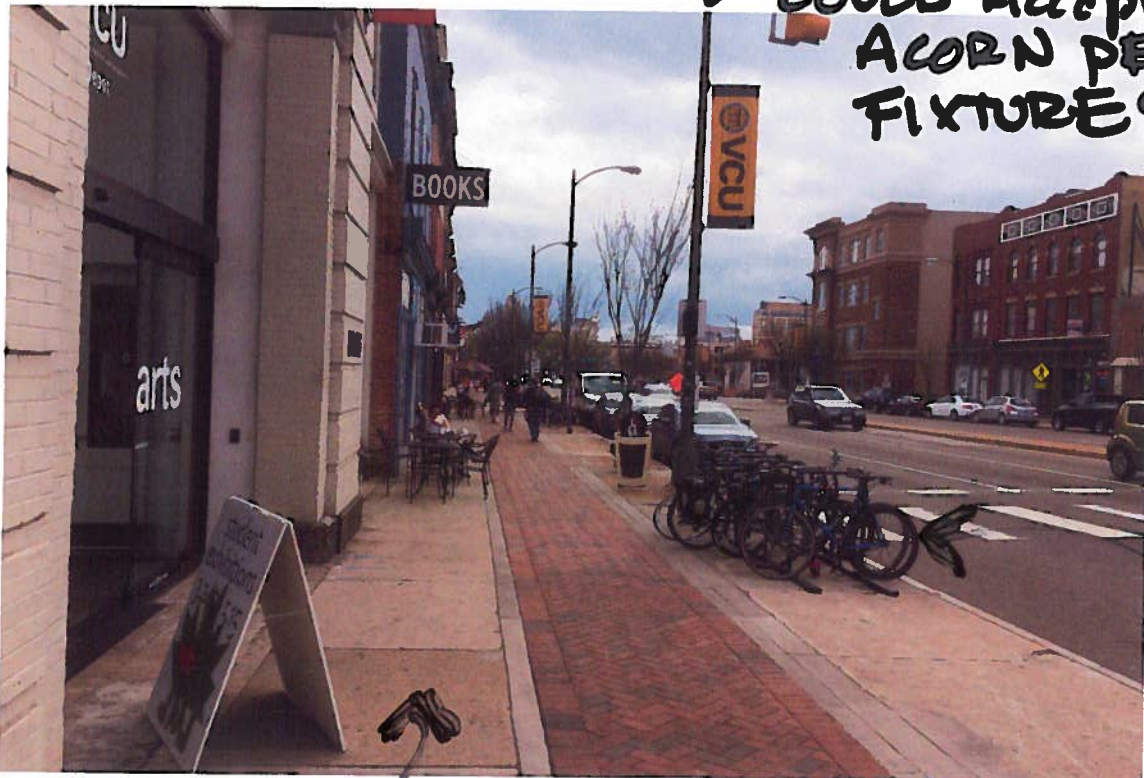
#### Boulevard & Broad (please see Appendix D for a couple of photos)

- Creating a sense of place
- Narrowness of lot depth on south side of Broad
- Overall urban design issues in this area

# APPENDIX A BROAD & LAUREL



EXIST'G POLES  
COULD ACCEPT  
ACORN PED.  
FIXTURES



NOT ALL WALK  
AREAS REPLACED

BIKE BACK  
DIM.  
BIKE SHAM...

# ZONES: AND ITEMS WIN ZONES



WHAT HAPPENS ONE BLK. OFF

← PED. ZONE



CHARACTER  
-v-  
OTHER  
AREAS  
ALONG  
W. PROAD

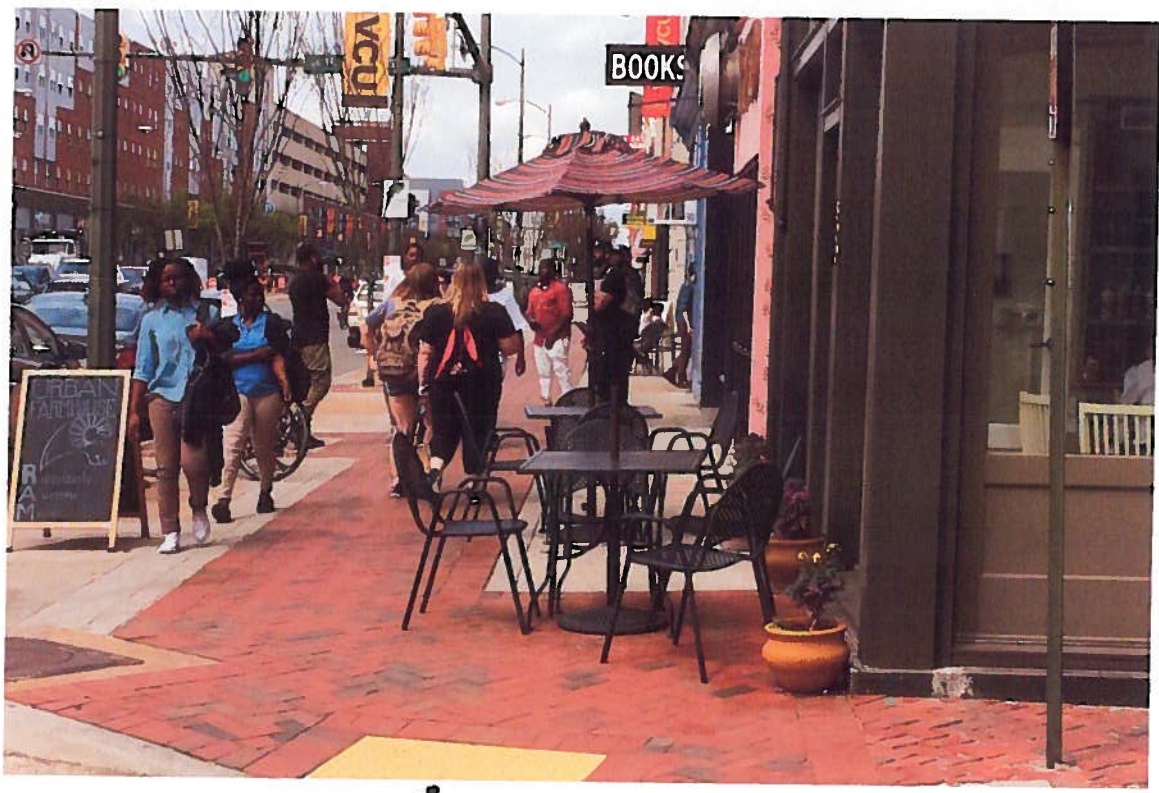


↑ AMENITY ZONE

← CLEAR AREA  
1 BLK. EAST



DIM. OF  
ZONES  
FEELS  
ABOUT  
RIGHT  
(WIDTH  
TO  
ZONE)



↑ ZONE "CREEP"



REMOVE OLD  
PICK METER  
POLES .

HOW  
DO  
WE  
HANDLE  
PLANTING  
AREAS?

# APPENDIX B PLEASANT HARDWARE

Pg. B.1

ENGAGE  
STREET  
&  
WALK



GOOD  
DISTANCE  
ZONES  
SHOULD  
WORK



AMENITY  
ZONE  
CLEANUP

AMENITY  
ZONE

PED  
ZONE

EDCROACH.  
ZONE

PK'G  
LOT  
SCREENING



FESTOON LIGHTING TEST AREA



TEST AREA FOR GUIDELINES?

CONSISTENT  
POLE  
ALONG  
CORRIDOR

POLES  
CAN ACCOMMODATE  
P&D. FIXTURES



STREETSCAPE, GEN.

STREETSCAPE  
REQUIREMENTS



HOW  
BUDGETS  
RELATE  
TO  
STREET

Zones

REDEV.



FULTON LIGHTING



TREE AREAS  
& ZONE CREEP

OUTDOOR  
DINING  
&  
STREETSCAPE

APPENDIX C  
FORMER D6/F SITE



LIGHTER DUTY O'HD UTILITIES

POLES CHANGE @ SACPPA

HARD EDGE



SOFT EDGE

UNDERGROUND UTILITIES

OHD ELEC./UTILITIES



NICE  
SMALL  
RESID.  
AREA



HEAVY  
DUTY  
OHV  
SHOWS  
UP @  
ROSENBERG

EXAMPLE  
OF LIGHT  
DUTY POLE



HEAVY DUTY  
POLE.



DO WE  
PUT TREES  
BEHIND WALK?



IN  
WALK  
UTILITIES



STREETSCAPE, ESP. NO  
PARKING LOT SCREENING



APPENDIX D  
BLVD. + W. BROAD

Pg. D.1



