



To: Urban Design Committee
From: Planning and Preservation Division
Date: September 7, 2017
RE: **Final Location, Character, and Extent review of renovations to Overby-Sheppard Elementary School, 2300 1st Avenue; UDC File No. 2017-34**

I. APPLICANT

Raymond A. Powel

II. LOCATION

2300 1st Avenue

Property Owner:

City Of Richmond School Board

III. PURPOSE

The application is for final location, character, and extent review of renovations to Overby-Sheppard Elementary School, 2300 1st Avenue.

IV. SUMMARY & RECOMMENDATION

The project involves the renovation of Overby-Sheppard Elementary School. The proposal calls to update and enhance the character of roof elements by affixing a ribbed-metal cover to the existing wooden fascia and to use the same material to screen rooftop air conditioning equipment. Additionally, the applicant is proposing to use the school color, Gallery Blue, for the improvements.

Staff is supportive of the renovation and finds that it will generally improve the overall appearance of the building. Therefore, it is Staff's position that the Urban Design Committee should recommend that the Planning Commission grant final approval as submitted.

Staff Contact:

Josh Son // (804) 646-3741 // joshua.son@richmondgov.com

V. FINDINGS OF FACT

a. Site Description and Surrounding Context

Overby-Sheppard Elementary School is bounded by, currently, an undeveloped, forested area to the west, a small service road adjacent to single family detached homes to the north, Juniper St. to the south, and 1st Avenue to the east. It sits on approximately 10.3 acres that is split between R-5 and R-6 zoned districts. It is surrounded by a residential neighborhood consisting mostly of single-family, detached homes to the north and east with a mix of newly constructed single family attached homes to the south.

b. Scope of Review

The proposed sign is subject to location, character, and extent review under Section 17.07 of the City Charter as identification for a "public building".

c. Project Description

Overby Sheppard ES was opened in 1977 and still has the original wooden façade and screen walls on the building, which is worn and outdated.

Richmond Public Schools is proposing to install new rib style metal over the existing wooden façade as well as on the roof screens for the rooftop air conditioning equipment.

RPS is proposing to use the school colors for the exterior. The new façade would be Gallery Blue and the support columns will be painted Acorn Squash Yellow.

The funding source will be Richmond Public Schools with a budget of \$162,578.00

RPS desires to have the façade and painting completed by 1/1/2018. The projected start date to begin installation is 9/25/2017 with completion by 12/22/2017.

d. UDC Review History

Staff was unable to identify any prior projects involving this property.

e. Master Plan

This project falls within the North Planning District of the Master Plan and the Highland Park Southern Tip Revitalization Plan. Aside from illustrating the property to remain as a public/institutional use, Overby-Sheppard Elementary is not highlighted in the plans.

f. Urban Design Guidelines

The Urban Design Guidelines note that “A building's roof form should relate to neighboring buildings. There may be instances, however, when this is not necessary. This may be the case if there is no general design theme in the neighborhood or if neighboring buildings have been significantly or inappropriately altered over time, then a building's roof form should not relate to neighboring buildings. A building's roof form should be proportional to the building and its facade. A corner building may use its roof form to define an entry point location to the block. Larger scaled buildings should have varied roof forms and roof lines in order to minimize monolithic visual impacts. Roof materials and colors should blend with building materials and colors.” (page 16).

VII. ATTACHMENTS

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