



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

# Urban Design Committee To Planning Commission



Planner Ray Roakes

April 3, 2023

# UDC 2023-02 FINAL Review

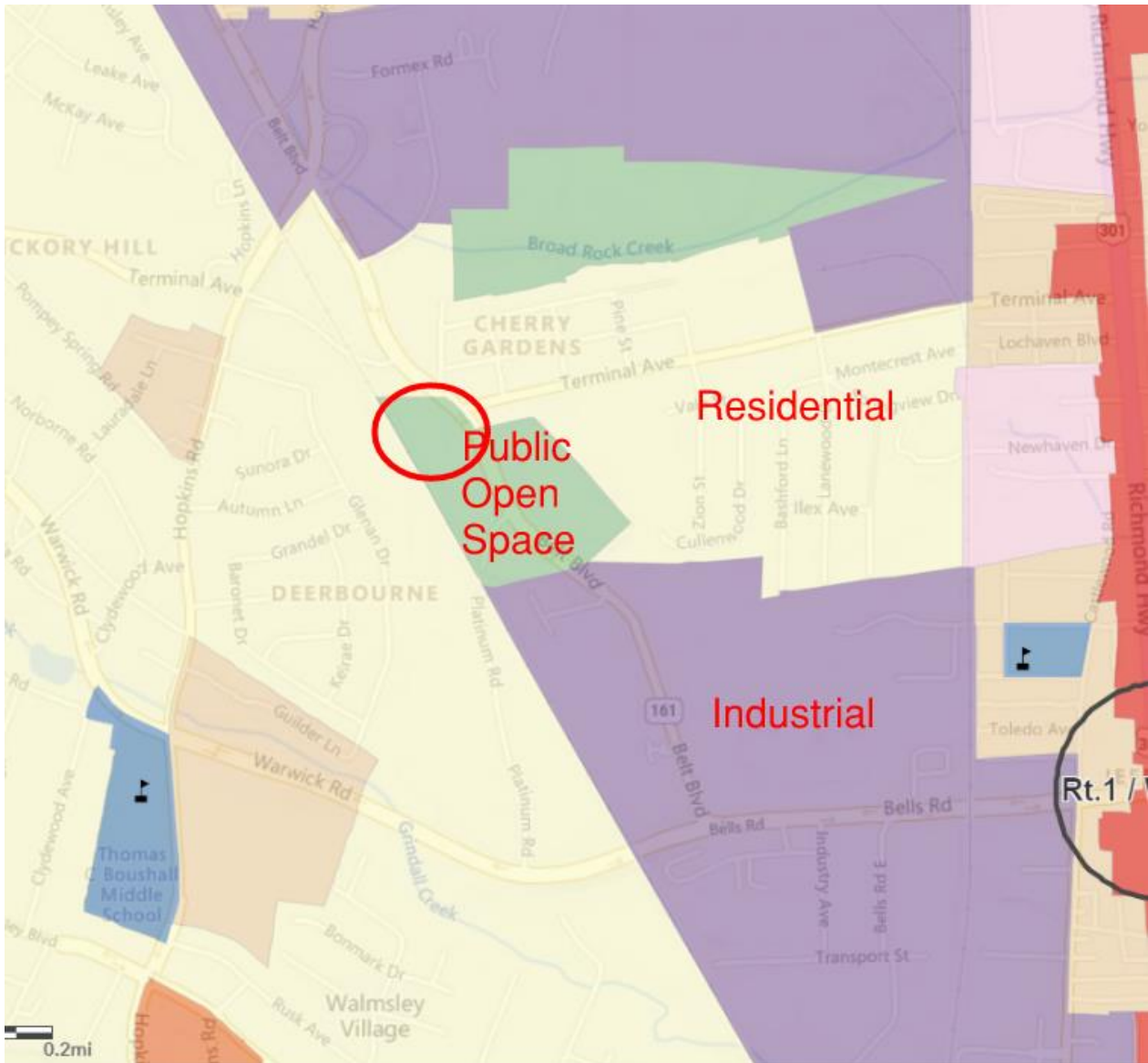
Proposed Fire Department Training Facility  
3000 East Belt Boulevard.



# Location



# Location



Existing Site:  
Public Open Space  
Secondary Use – “Government”

Surrounding  
Residential and Industrial



# Site Map



# Existing Condition

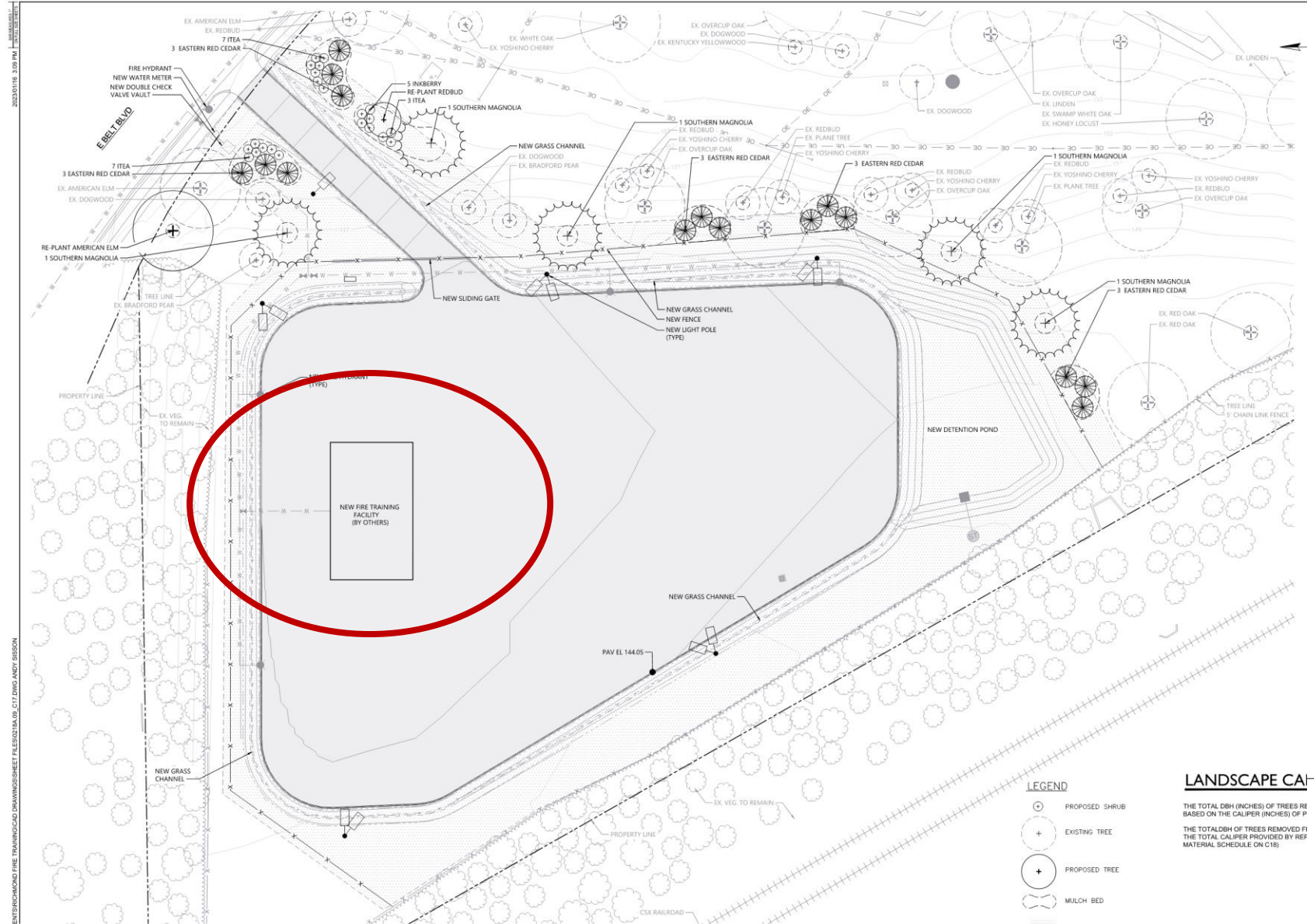


Existing Sports  
Field/ Open Space



# Proposal – CONCEPT Site Plan

## Fire Training Building



**LEGEND**

|  |                |
|--|----------------|
|  | PROPOSED SHRUB |
|  | EXISTING TREE  |
|  | PROPOSED TREE  |
|  | MULCH BED      |

**LANDSCAPE CA**

THE TOTAL DBH (INCHES) OF TREES RE  
BASED ON THE CALIPER (INCHES) OF P

THE TOTALDBH OF TREES REMOVED FI  
THE TOTAL CALIPER PROVIDED BY REF  
MATERIAL SCHEDULE ON C18)

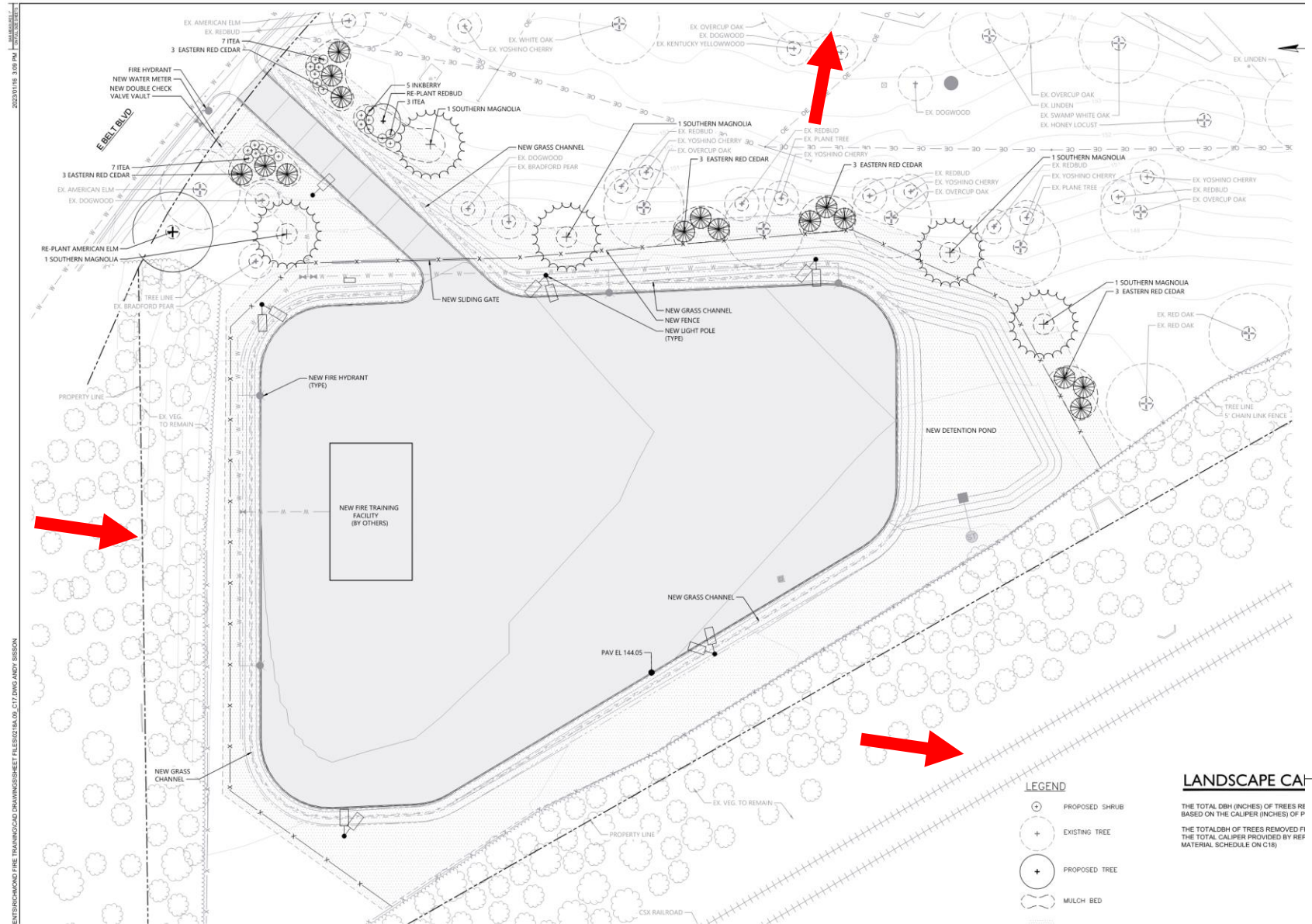


# Proposal – CONCEPT Site Plan

Community Center

Existing Forest Buffer

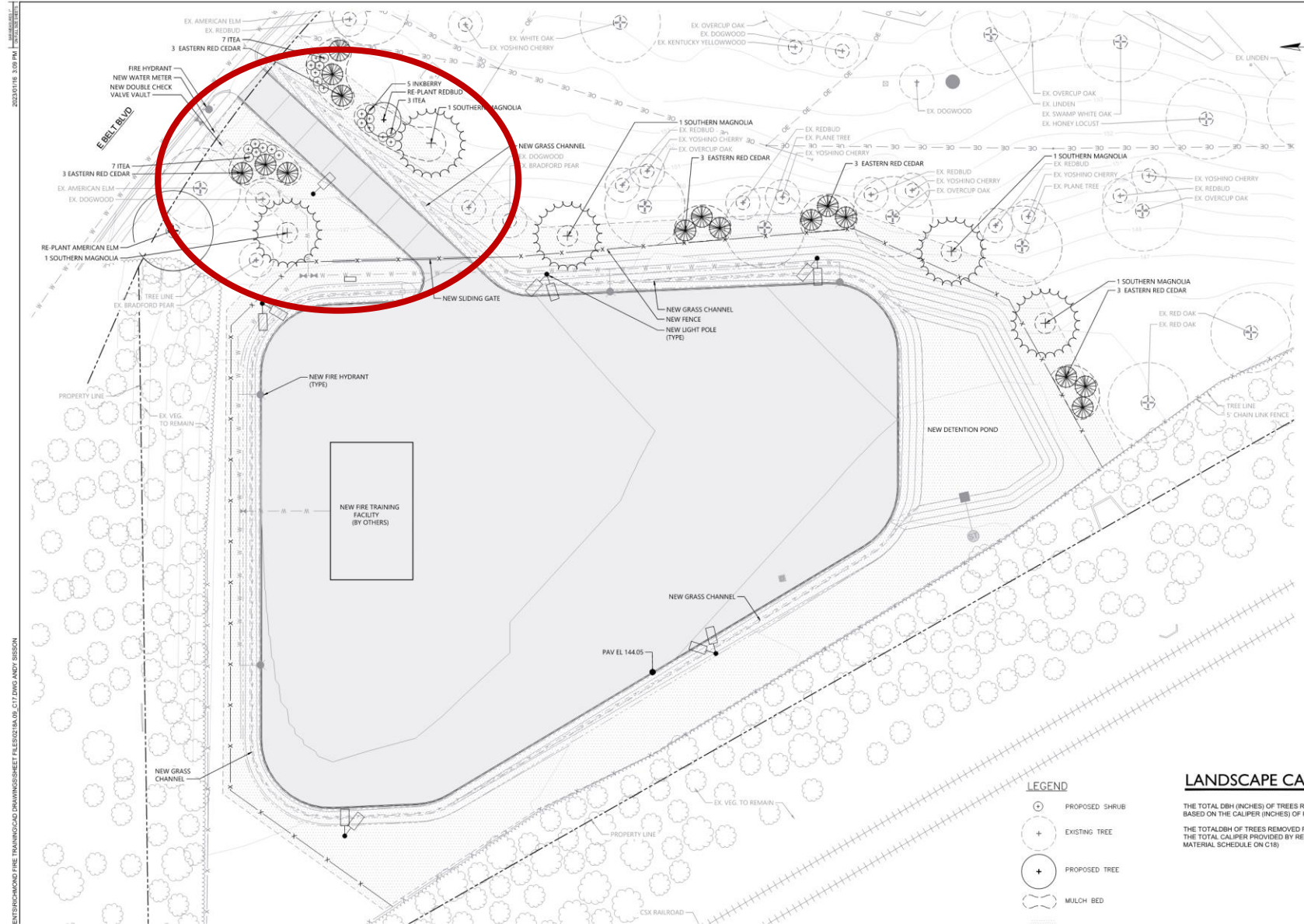
Train Tracks





# Proposal – CONCEPT Site Plan

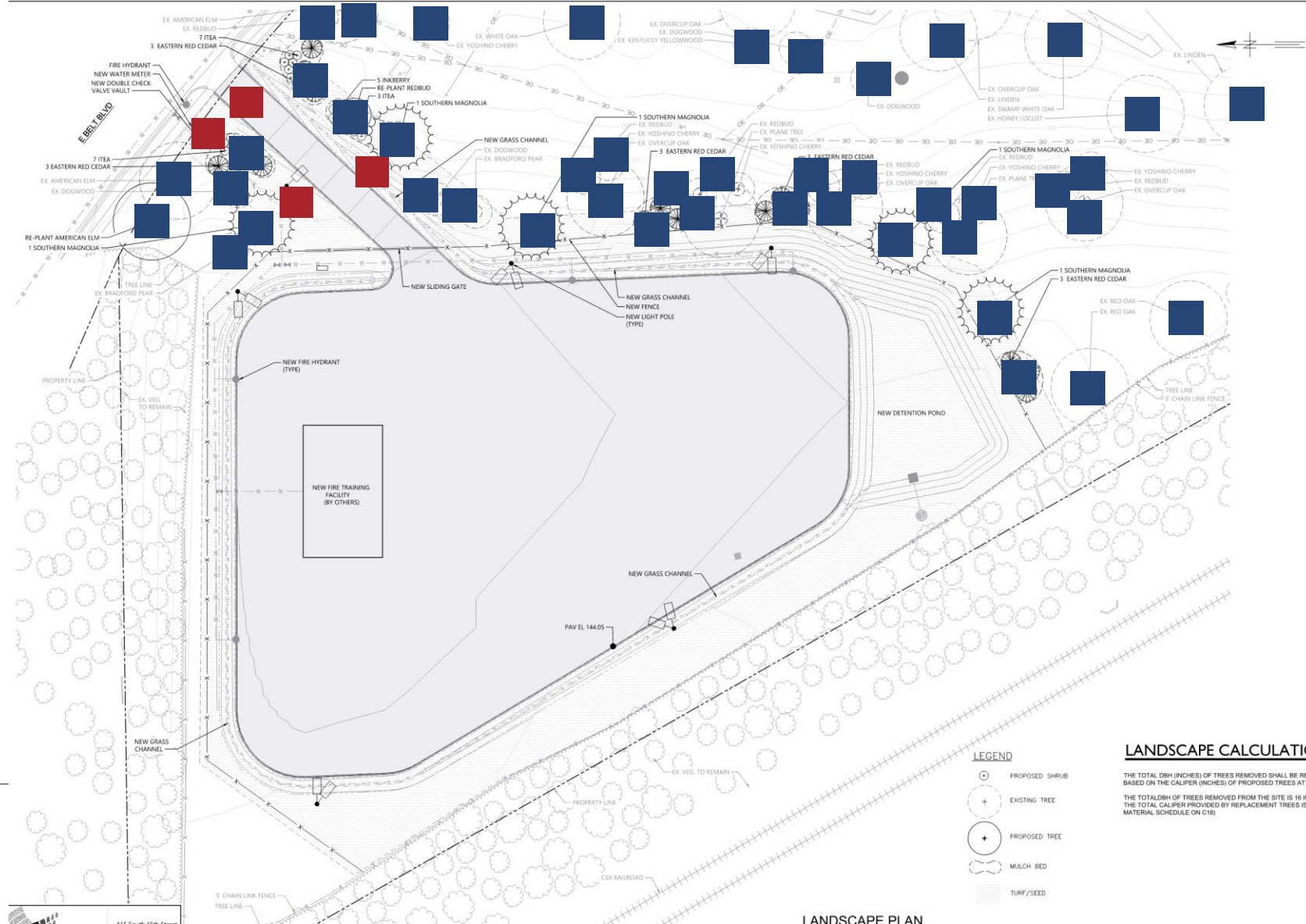
## Entrance and Landscape Screening



# Proposal – Existing/New Trees

Trees to be Kept

Trees to be Removed/ Replanted



## LEGEND

- ⊕ PROPOSED SHRUB
- ⊕ EXISTING TREE
- ⊕ PROPOSED TREE
- ⊕ MULCH BED
- ⊕ TURF/SEED

## LANDSCAPE CALCULATIONS

THE TOTAL DBH (INCHES) OF TREES REMOVED SHALL BE REPLACED ON A  
BASED ON THE CALIPER (INCHES) OF PROPOSED TREES AT PLANTING.  
THE TOTAL DBH OF TREES REMOVED FROM THE SITE IS 18 INCHES (SEE TAB  
THE TOTAL CALIPER PROVIDED BY REPLACEMENT TREES IS 32.5 INCHES (S  
MATERIAL SCHEDULE ON C18)



# Proposal – Site Items

## Proposed Architectural Fence



# PREVIOUS CONCEPT Conditions

## Conditions from the Planning Commission:

- That the applicant work with the community to determine what impacts to the adjacent wildlife sanctuary may be anticipated, if any, and how they may be mitigated; enumerate and mitigate environmental impacts to the community, including noise and pollutants; and clarify the specific mutual benefits that the project can provide to the community in preparation for the Final Location, Character, and Extent application.
- Applicant shall provide a list of the top five to seven alternative properties considered for this project and why they were not suitable, for Final Submission.



# Staff Recommendation to UDC

It is Staff's recommendation that the UDC and Planning Commission, in conjunction with the City of Richmond Fire Department, weigh the need for this facility to provide high quality fire protection service to the residents of this City and the region

with

The Location, Character, and Extent of the proposed project.

# Staff Recommendation to UDC

The essential question being - are the protections, mitigations, operating arrangements, and proposed screening appropriate to make this use compatible with the surrounding neighborhood without undue disruptions.

Impacts to the neighborhood could include sound, light, smoke, and traffic.



# UDC Recommendation to Planning Commission

The UDC recommended DENIAL of the application.

With three (3) findings

# UDC Recommendation to Planning Commission

1. UDC RECOMMENDS– the design of the project takes significant steps to lessening nuisances:

## Staff Suggests:

- Significant landscaping to lessen sound and visibility from the ROW
- High quality fencing for security and aesthetics
- Appropriate lighting that limits interference with adjacent residences

# UDC Recommendation to Planning Commission

## 2. HOWEVER, UDC RECOMMENDS:

The proposed use and proposed aesthetics are inconsistent with:

- The surrounding residential neighborhood
- The existing open space
- The existing community center



# UDC Recommendation to Planning Commission

## 3. AND, UDC RECOMMENDS:

The Proposal is inconsistent with the Master Plan Richmond 300 and RVAGreen 2050 by:

- removing existing greenspace
- In a historically marginalized neighborhood



# Staff Recommended Conditions

Outdoor lighting shall be sensitive to light pollution or dark-skies compliant.

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The Applicant shall continue to work with Forestry Staff to relocate any recently planted trees from the work area and to plant any required remediation for removed trees.

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Provision of temporary storage containers similar in size to shipping containers will require amendment of the Final plan.

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