



Staff Report
City of Richmond, Virginia



Urban Design Committee

UDC 2021-34	Final Location, Character, and Extent Review Meeting Date: 7/8/2021
Applicant/Petitioner	Terry Moore Jr., Department of Parks, Recreation, and Community Facilities, City of Richmond
Project Description	Final location, character, and extent review of a new modular restroom in Bryan Park.
Project Location	
Address: 4308 Hermitage Road	
Property Owner: City of Richmond	
High-Level Details: The City of Richmond Department of Parks, Recreation, and Community Facilities is proposing to demolish an existing, deteriorated, CMU restroom facility in Bryan Park. Once demolition is complete a modular restroom of a similar size will be installed in the same location. Existing brick pathway will be repaired and replaced as necessary.	
Staff Recommendation	Approval, with Conditions
Staff Contact	Alex Dandridge, alex.dandridge@richmondgov.com , (804) 646-6569
Previous Reviews	None.
Conditions for Approval	<ul style="list-style-type: none"> - Staff recommends that final exterior colors be submitted to staff for review - Staff recommends that if there are any funds allocated to landscaping, the applicant consider planting new, native, shade trees in the general vicinity of the restroom, and the location to be coordinated with the City Arborist. - Staff recommends that the applicant submit a cost analysis to staff, demonstrating the benefit of installing a modular restroom facility instead of reusing the existing building prior to demolition.

Findings of Fact

Site Description	The existing restroom facilities are located within Bryan Park. The restrooms are deteriorated and not currently in use. The existing restroom facility is located at the north end of the park next to a tennis court and picnic shelter. There is a brick sidewalk that leads to the facility from the parking lot. Bryan Park is located in North Richmond.
Scope of Review	The project is subject to location, character, and extent review under section 17.05 of the Richmond City Charter
Project Description	<p>The project scope consists of the removal of the existing men's and women's free-standing restroom facility located in Bryan Park. The existing facility is a one-story, CMU construction with a gable roof, and is approximately 26' long by 20' wide. Once demolished, a new concrete pad, foundation, and utilities will be installed, as well as a modular, freestanding restroom facility.</p> <p>The existing sidewalk is constructed of brick pavers, and will be repaired or replaced in-kind as necessary and will meet ADA requirements.</p>

Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan	<i>The Richmond 300 Master Plan states that "public parks serve a vital role to the health and well-being of Richmond's residents and its environment. (pg. 99).</i>	It is important to maintain and update the City's public parks and community centers so that residents have access to high quality resources that respond to the current needs of a community. This location currently does not have adequate restroom facilities for park users.
Urban Design Guidelines		
Landscaping	<i>Site landscaping should complement and soften new construction and building architecture. Plant materials should create spaces by providing walls and canopies in outdoor areas. In addition, landscaping should provide a sense of scale and seasonal interest. (pg. 10)</i>	The Urban Design Guidelines encourage landscaping as part of any park improvement, and new construction. Given that this is a modular unit and can be moved or replaced, staff recommends against any substantial landscaping abutting the new modular facility. <u>Staff recommends that if there is any funds allocated to landscaping, the applicant consider planting new, native, shade trees in the general vicinity of the restroom, and the location to be coordinated with the City Arborist.</u>

Public Facilities	<i>Connectivity from the site to adjacent areas should be considered during the design phase. (pg. 14)</i>	The scope of the project includes the rehabilitation and repair of the existing, brick sidewalk which connects the restroom facility to the parking lot.
Modular Units	<i>The Urban Design Committee is strongly opposed to the use of temporary modular classroom units by Richmond Public Schools to meet ongoing educational needs. The UDC supports the City Planning Commission's policy, adopted July 17, 1995, which states that all future modular unit requests, including renewals of currently approved units, will not be considered unless they are submitted with a cost analysis which compares the cost of the modular unit(s) to the cost of constructing an addition or a new school in lieu of the modular unit(s). (pg. 16)</i>	While the UDC no longer reviews the installation of modular classrooms, there is no language pertaining to other modular facilities. <u>Staff recommends that the applicant submit a cost analysis showing the benefit of installing a modular restroom facility instead of rehabilitating the existing building prior to demolition.</u>
Building Colors	<i>The selection and use of colors should be coordinated and compatible with each other and with adjacent buildings. Individual buildings should not be painted the same color as an adjacent building to allow for variety and interest along the street. The use of multiple colors may be appropriate on a building elevation. However, no more than three different colors should be used on one plane. Combinations of extremely dark colors or a monochromatic approach to painting should be avoided. The color choice should be appropriate for the building material. Bright, vibrant colors are usually more appropriate as building accents or as accent colors on signs. (pg. 17)</i>	As submitted, the modular restroom facility will be clad in horizontal lap boards and faux stone, and a gable roof with cedar shake roofing units. <u>Staff recommends that final exterior colors be submitted to staff for review.</u>