



To: Planning Commission
From: Urban Design Committee
Date: May 4, 2020
RE: **Conceptual location, character, and extent review of Broad Rock Sports Complex Indoor Baseball Facility and Outdoor Fitness Facility, 4835 Old Warwick Road; UDC 2020-07**

I. APPLICANT

Deborah Morton, Deputy Director, Department of Parks, Recreation, and Community Facilities

II. LOCATION

4835 Old Warwick Road

Property Owner:

City of Richmond

III. PURPOSE

The application is for the conceptual location, character, and extent review of the Broad Rock Sports Complex Indoor Baseball Facility and Outdoor Fitness Facility.

IV. SUMMARY & RECOMMENDATION

The proposed plan for the Broad Rock Sports Complex Indoor Baseball and Outdoor Fitness Facilities will enhance and increase the offerings available to users in the surrounding community. Proposed programming aims to serve a wide range of user groups that vary in age and ability, and allow Broad Rock Sports Complex to accommodate sporting events and other community activities.

The indoor Baseball Facility will have a simple design, utilizing a variety of exterior materials and increased architectural interest at the main entrance. The outdoor Fitness facility will have outdoor-quality exercise equipment, seating, cubbies, a shade canopy, and poured-in-place rubber ground material for the convenience and comfort of users.

The plan proposes to reduce impervious surface, enhance pedestrian circulation and safety, improve storm-water drainage, and maintain existing, non-invasive shade trees (where possible).

Thus, The Urban Design Committee recommends that the Planning Commission grant conceptual approval of the plan with the following conditions:

- Applicant consider a way to break up the expanse of blank wall on the western façade of the Indoor Baseball Facility using landscaping and/ or additional windows
- If applicable, a lighting plan for the outdoor fitness area be provided with the final submission

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V. FINDINGS OF FACT

a. Site Description and Surrounding Context

The project site is comprised of approximately 46.50 acres and is zoned R-4 Residential. The Sports Complex abuts residential neighborhoods to the north, west, south, and Old Warwick Road to the east. Broad Rock Library is located to the southeast of the project site, and across the street is Fire Station No. 22. The primary access to the park is from Warwick Road and there is secondary access from Old Warwick Road behind the library, which leads to Broad Rock Road. Both accesses are gated.

b. Scope of Review

The improvements associated with this project are subject to location, character, and extent review as a “park” in accordance with Section 17.07 of the Richmond City Charter.

c. UDC Review History

At the September 5th, 2019 Regular Meeting, the Urban Design Committee reviewed the Conceptual location character and extent of the Broad Rock Sports Complex Master Plan (UDC 2019-24). The UDC recommended that the Planning Commission grant final approval of the plan as submitted. The Planning Commission subsequently approved the plan as submitted at the September 16, 2019 regular meeting.

Between 1974 and 1988 the UDC reviewed projects on this site that consisted of alterations, new construction, and streetscape.

d. Project Description

The Department of Parks, Recreation, and Community Facilities (DPRCF) has completed a master plan for the existing Broad Rock Sports Complex, and is completing a schematic design package to use for pricing the Indoor Baseball Facility and Outdoor Fitness Facility.

The Indoor Baseball Facility’s exterior materials consist of masonry veneer, metal panels, and aluminum storefront with tinted glazing. The following are the predominant exterior materials that will be utilized for the building: exterior walls - scored CMU veneer, metal panels, and polycarbonate panels; sloped roofing - standing seam metal; entrance canopy - EPDM rubber.

The Outdoor Fitness Facility will have exterior-grade fitness equipment strategically placed to allow for various workout options as well as multiple colors of poured-in-place rubber surfacing. The PIP surfacing will include a perimeter track. Surface patterns will denote additional two-dimensional fitness elements.

Supporting the Outdoor Fitness Facility, a hi-low drinking fountain and modular bench will be situated between masonry piers along the south façade of the building, which will have an open-air canopy structure.

Landscaping on the site consists of:

- preserving as many healthy existing trees as possible, and planting trees to replace non-invasive trees removed from property
- Planting of native species to the greatest extent possible and regionally adapted non-native species as needed
- Planting of mostly large shade trees, including street trees along the access drive, as well as flowering trees and evergreen trees
- Planting of shrubs (evergreen for screening), grasses, flowering perennials, and groundcovers
- Restoring lawn and reseeding disturbed areas
- Plantings as required in storm water BMPs. Landscape maintenance will primarily belong to DPRCF as the property owner. DPU is responsible for maintaining storm water BMPs on City-owned properties. Care of trees on City-owned property is the responsibility of the Urban Forestry division of the Department of Public Works (DPW). The maintenance of the storm water facilities should include a minimum of annual maintenance and should adhere to the guidelines in the Virginia Storm water Management Handbook.

The park master plan addresses major functional and operational issues at the site including access and circulation, safety and security, and storm water management. Existing parking will be used for the Indoor Baseball Facility. No additional parking will be added. The first section of a perimeter maintenance road will be added to create access to the rear of the baseball facility, which will house storage areas and mechanical equipment. The future perimeter road can eventually double as a loop trail for walking, running, and biking. Sidewalks will be added to improve access, circulation, and safety for pedestrians around the site. The new sidewalk in this phase will connect with the relocated basketball courts.

There are several problem areas with poor drainage on site, which create maintenance and management issues and can potentially reduce the accessibility and the usability of facilities. Improvements during this phase will direct drainage away from the site. This phase of the plan will include the addition of storm water Best Management Practices (BMPs) in the form of swales, bio-retention, or other structures that will alleviate drainage issues and mitigate the addition of impervious surface area. Maintenance and renovation of existing facilities such as the culvert connecting the areas north and south of the access drive near the new facilities can further improve storm water conveyance to the natural drainage area on the south side of the site.

The City currently has \$315,000 budgeted for improvements at Broad Rock Sports Complex. No portion of the budget is specifically allocated to the Indoor Fitness Facility and Outdoor Fitness Facility; however, a portion of this budget will be available after relocation of the basketball courts, and DPRCF is currently exploring community partnerships to support the implementation of this phase of the master plan. Initial cost estimates for the Indoor Baseball Facility and Outdoor Fitness Facility are \$4,430,000: \$830,000 for site improvements, including construction of the Outdoor Fitness Facility, and \$3,600,000 for the Indoor Baseball Facility. An independent estimate of the project cost will be based on the advanced Schematic Design package and will be provided to DPRCF for future planning. Informed requests for future funding will be based on

these initial cost estimates. The timeline of construction will be based on available funding.

e. Master Plan

This project falls within the Broad Rock Planning District of the existing Master Plan. The plan notes that additional public park space and community facilities are needed throughout the district. The future land use map retains the Broad Rock Sports Complex.

f. Urban Design Guidelines

The Urban Design Guidelines note that “a preference should be given towards materials and construction techniques which improve energy efficiency and water/soil quality. Lighting and landscaping should allow for surveillance and policing activities, but should be designed primarily to accommodate the intended use of the park” (p. 9).

The guidelines state that, “All park projects should include a maintenance plan which addresses all phases of the project” (p.9), and that, “Significant healthy trees should be preserved and maintained” (p.10).

VII. ATTACHMENTS

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