



To: Planning Commission
From: Urban Design Committee
Date: June 18, 2018
RE: **Final Location, Character, and Extent review of a new Richmond Police Department Equestrian Center, 3900 Crestview Rd.; UDC No. 2018-24**

I. APPLICANT

Dexter Goode

II. LOCATION

3900 Crestview Rd.

Property Owner:

CITY OF RICHMOND PUBLIC WORKS

III. PURPOSE

The application is for final location, character, and extent review of a new equestrian center for the Richmond Police Department.

IV. SUMMARY & RECOMMENDATION

The project involves the design and new construction of a new Equestrian Center for the Richmond Police Department's mounted unit. This will replace the existing, operationally deficient, stables at 801 Brook Rd. The proposed site amenities will include a gravel parking area for visitors, staff, police vehicles, and horse trailers. Paved accessible parking will also be provided to meet the accessibility codes. Turning radiuses will be designed to accommodate hay deliveries via tractor trailers. Hay is purchased in bulk so the deliveries are infrequent, typically just a few times per year. Other site amenities will include pastures for the horses, a training ring comprised of sand or sand and dirt; or, clay and silt; a round pen for training, and a bin for bedding storage. An area for a dumpster will also be provided.

The Master Plan states that horse stables are appropriate for this area as part of a City park system expansion. Staff finds the location and character of the space appropriate and is supportive of the proposal.

The applicant addressed the conditions as enumerated in conceptual review.

Therefore, the Urban Design Committee recommends that the Planning Commission grant final approval as submitted with the following conditions:

- That, if it is still required, the applicant consider the regulation that 1% of Capital Improvement Project costs go toward public art resources

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V. FINDINGS OF FACT

a. Site Description and Surrounding Context

The site is located in the Oakwood Cemetery Neighborhood, just north of both Gillies Creek and a Norfolk Southern Railroad. Nestled among a group of trees, the proposed site straddles an area zoned R-5 (residential, single family) and an area zoned M-1 (light industrial), and is adjacent to an area zoned M-2 (heavy industrial). It is predominantly surrounded by a forested area in close proximity to residential, single family homes. Directly east of the proposed site are undeveloped parcels owned by the Department of Public Works and City of Richmond Recreation and Parks, farther east lies the East Richmond Road Landfill. The proposed project is spread across parts of two parcels, one totaling about 3 acres and the other about 42 acres, but itself will encompass approximately 3.5 +/- acres.

b. Scope of Review

The proposed structure 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

This project consists of designing and constructing a new Equestrian Center for the Richmond Police Department’s mounted unit. It will replace the aging and operationally deficient stable currently located at 801 Brook Rd. The new building will consist of a wood framed structure with metal wall and roof panels and associated site amenities.

As early as 1894, mounted officials patrolled the outskirts of the city, thus establishing the Richmond Police Mounted Unit as the oldest mounted unit in the Commonwealth. The Mounted Unit relocated to the present location at 801 Brook Road in 1972. The current building has significant operational deficiencies and substantial ongoing facility maintenance problems. In 2004 and 2008, tropical storms hit the city causing a 3-4 foot high water, mud and sewage cascading through the stables. Horses were trapped and there was substantial damage and/or loss to the structure, equipment, vehicles and furnishings. The mounted stable has deteriorated to the point where it is no longer an acceptable workspace for employees nor does the building provide a healthy and safe boarding environment for the work animals.

The proposed new building will include a main floor level that will accommodate an administration area for the mounted officers and a stable area for the horses and related functions such as tack room, wash bays, laundry room, and farrier area. A hay loft will be included above the stable for the storage of hay and will include floor openings to facilitate feeding the horses by dropping hay directly into the feeders in the stalls below.

An open office area will be provided with workstations for approximately 8 to 10 mounted officers in addition to a private office for the sergeant in charge. A training classroom/conference room will be provided to accommodate approximately 20-25 persons for regional equestrian training and educational tours. The administration area will also provide a break room and storage cabinets for operational & office needs. Associated support spaces including toilet and locker facilities will be provided.

The roof will consist of an insulated roof assembly with metal roof panels. Asphalt shingles may also be considered if necessary to stay within the project’s budget.

Functional cupolas will be provided to facilitate ventilation. Exterior walls will be clad with metal wall panels and metal clad fascias and soffits.

The site amenities will include a gravel parking area for visitors, staff, police vehicles, and horse trailers. Paved accessible parking will also be provided to meet the accessibility codes. Turning radiuses will be designed to accommodate hay deliveries via tractor trailers. Hay is purchased in bulk so the deliveries are infrequent, typically just a few times per year. Other site amenities will include pastures for the horses, a training ring comprised of sand or sand and dirt; or, clay and silt; a round pen for training, and a bin for bedding (wood shavings) storage. An area for a dumpster will also be provided with an access ramp to facilitate staff dumping wheelbarrows directly into the top of the dumpster after cleaning out the stalls.

The building will be designed to comply with the Virginia Construction Code (2012 ICC with Virginia amendments) as well as the Americans with Disabilities Act. The occupancy use classification will be a mixed with the stable area being classified as a Group U, Utility and the administration area as a Group B, Business occupancy.

The approximate gross floor areas (measured to the outside face of the exterior walls) of each floor level is as follows:

First Floor "Stable" 4,310 SF
First Floor Administration 2,220 SF
First Floor "Run-outs" 1,740 SF (Covered Overhang)
Second Floor "Hay loft" 2,400 SF (Unfinished)
Total 10,670 SF

The total project budget (including soft and hard costs) is \$1.5 million. The funding Source is General Obligation Bonds.

d. UDC Review History

At the regular March 2018 meeting of the UDC, the original application (UDC 2018-11) came for conceptual review. The UDC recommended that this item be approved as conceptual with the following conditions for final review:

- The consideration and emphasis of shade trees in the parking area, and a landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type and location must be noted on the landscape plan.
- The consideration of full-cut off lighting, lighting temperatures of 3000k, and the provision of a lighting plan that notes the location of all lighting units on a site plan, including wall-mounted, site, and parking lot lighting. Other site details, such as benches, trash containers and special paving materials, should also be located. Include specification sheets for each item.
- Provision of samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint, and stain colors. When actual samples cannot be provided, a product information

sheet that shows the item or a photo of an existing item may be substituted.

- The consideration of the building plan to maximize opportunities for natural light through windows, skylights or other options
- The consideration of natural air flow through the building through possible functioning cupolas or other options
- The consideration of an improved site plan as it relates to the topography of the site
- The consideration of improved building programming as it relates to the site

The subsequent regular March 2018 meeting of the Planning Commission saw the approval of UDC 2018-11 on the consent agenda with the recommendation put forth by the UDC.

e. Master Plan

This project falls within the East Planning District of the Master Plan. The area is mentioned within the Parks and Recreation section of the Land Use plan as part of land identified as appropriate for City park system expansion “Development of recreational facilities and/or recreational opportunities within Gillies Creek Park, inclusive of the former East End Landfill. Possible activities include: horse stables, natural areas...etc.) (page 173).

f. Urban Design Guidelines

The Urban Design Guidelines impart that “Impacts to the natural landscape should be assessed and should generally be minimized when constructing man-made elements. A preference should be given toward materials and construction techniques which improve energy efficiency and water/soil quality” (page 9).

The Guidelines note that landscape plans should “include diverse plant species, including evergreen, flowering and shade tree species combined with shrubs, ground covers and annual and perennial plantings” (page 10).

The Guidelines also note that “Building materials should be aesthetically and structurally durable, of high quality, and require little maintenance. Where appropriate, substances which resist graffiti should be applied to building materials to reduce maintenance requirements” (page 17).

The subsection on materials continues to say that “building textures and their combinations should add continuity and not conflict or detract from each other” and that “textures should be appropriate for the size, proportion and architectural style of the building and its surroundings” (page 17). Referring to building colors, that Guidelines note that they “should be coordinated and compatible with each other and with adjacent buildings” (page 17). The Guidelines also state that “windows, projecting cornices, and architectural details, such as decorative masonry bands in an accent color, may be used to break up flat building planes” (page 19).

VII. ATTACHMENTS

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