



To: Planning Commission
From: Urban Design Committee
Date: March 19, 2018
RE: **Final Location, Character and Extent Review of a new pump station and water tank at 8850 W. Huguenot Road; UDC No. 2018-10**

I. APPLICANT

Rosemary Green - Department of Public Utilities

II. LOCATION

8850 W. Huguenot Road

Property Owner:

City of Richmond Dept. of Parks, Recreation and Community Facilities

III. PURPOSE

The application is for final location, character and extent review of a new pump station and water tank at 8850 W. Huguenot Road.

IV. SUMMARY & RECOMMENDATION

This project would allow for the construction of a new water tank and pump station at 8850 W. Huguenot Road. The new facilities will be constructed on a portion of 71-acre Larus Park that fronts on W. Huguenot Road. It is adjacent to both Fire Station #25 and an existing City water tank. The tank and pump station are being constructed by and for Chesterfield County. The City will retain ownership of the property and will lease the land to the County for the facilities.

The City's Water Treatment Plant is a regional facility providing water to surrounding municipalities including Hanover County, Henrico County and Chesterfield County. The water plant has a permitted capacity of 132 million gallons per day (mgd) and currently treats, on average, approximately 60 mgd to serve the water demands of the region. The City has been providing Chesterfield County with water since the early 1990's and today provides up to 27 mgd. The proposed Huguenot Pump Station and Tank will allow the City to supply an additional 5 mgd of water to Chesterfield County to meet projected increased water demands in the County. Additionally, Chesterfield County contributed over \$90,000 toward the purchase of an adjacent 18-acre parcel from the Redford Land Trust at 8778 West Huguenot Road to be incorporated into the park. Chesterfield's contribution paid for over 4 acres of forested land.

Staff finds the proposal to be consistent with the recommendations of the Urban Design Guidelines and Master Plan. Staff notes that the proposal has the support of the City's Department of Parks, Recreation and Community Facilities, on whose land the facilities will be located, as well as the Departments of Public Utilities. Staff is appreciative of the efforts to address conditions from the conceptual approval.

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

- That the TWH LED wall light be changed to full-cutoff
- That CCT for both lights should be 3000k

Staff Contact:

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

V. FINDINGS OF FACT

a. Site Description and Surrounding Context

The subject property is located on the north side of W. Huguenot Road just east of Stony Point Road, extending northward towards Chippenham Parkway, and is located in the R-2 (Single-family Residential) zoning district. The property is one of three parcels that comprise Larus Park, a 71 acre passive and heavily wooded park with walking trails beginning at the trailhead adjacent to a small parking lot behind Fire Station #25 at 8800 W. Huguenot Road. Also to the rear of the fire station is a City-owned property that contains a water tower and a 199' tall telecommunications monopole.

To the east side of the Fire Station is a gas station with a convenience store and a strip shopping center, all zoned B-2 (Community Business). Beyond that is a garden center and single-family detached residential uses, all zoned R-2. The area to the west of Stony Point Road is developed with a shopping center and office complex that are a part of the Stony Point Community Unit Plan. In this area, W. Huguenot Road is the dividing line between the City and Chesterfield County, with the single-family detached dwellings on the south side of the road being located in the County.

b. Scope of Review

The project is subject to location, character, and extent review under Section 17.07 of the Richmond City Charter as a "public structure".

c. UDC Review History

Staff was unable to identify any previously reviewed UDC projects for the subject property, however, in 1978 the UDC reviewed and the Planning Commission approved the construction of the water tank on the adjacent property.

In December 2014 and January 2015 respectively, the UDC reviewed and the Planning Commission approved the construction of a 225' tall telecommunications monopole behind Fire Station #25 at 8800 W. Huguenot Road, to replace two existing monopoles on the site. The new pole ensures that the local jurisdictions that make up the Capital Region Communications Steering Committee (the City and the Counties of Henrico and Chesterfield) and their emergency responders can communicate seamlessly with one another.

In February 2016 the UDC recommended approval and the Planning Commission granted conceptual approval with the following conditions:

- That the final plans include a tree survey indicating location and species of any tree 4" in caliper and greater that is proposed to be removed as part of the roadway widening and realignment.
- That the final plans include a landscape plan and schedule showing tree species, quantity, location and size at the time of installation.

- That the applicant considers planting a row of evergreen vegetation along the Huguenot Road section of security fencing to provide year-round screening.
- That the applicant considers, in consultation with the Fire Station, planting additional evergreen screening in the island created by the Fire Station access drives, in order to provide additional screening for vehicles travelling westbound on Huguenot Road.
- That the applicant specify and provide renderings showing that the water tank will be painted with a color designed to blend with the surrounding vegetation.
- That the final plans include renderings of all four pump station façades.
- That the final plans include plans showing the dimensions of the tank and pump station.

d. Project Description

This project would allow for the construction of a new water tank and pump station at 8850 W. Huguenot Road. The new facilities will be constructed on a portion of 71-acre Larus Park fronting on W. Huguenot Road adjacent to Fire Station #25 and an existing City water tank, however, the tank and pump station are being constructed by and for Chesterfield County. The City will retain ownership of the property and will lease the land to the County for the facilities.

The City's Water Treatment Plant is a regional facility providing water to surrounding municipalities including Hanover County, Henrico County and Chesterfield County. The water plant has a permitted capacity of 132 million gallons per day (mgd) and currently treats, on average, approximately 60 mgd to serve the water demands of the region. The City has been providing Chesterfield County with water since the early 1990's and today provides up to 27 mgd. The proposed Huguenot Pump Station and Tank will allow the City to supply an additional 5 mgd of water to Chesterfield County to meet projected increased water demands in the County.

The proposed location of the new County pump station and tank is adjacent to the City's existing pump station and tank along Huguenot Road and set back behind Fire Station #25. The existing pump station is located on the basement level of the fire station and the ground storage tank is behind the fire station. The applicant's report notes that the close proximity of the proposed County tank to the existing City tank will allow the tanks to be interconnected and allow both the City and County the ability to share storage if one of the tanks is out of service, providing beneficial redundancy for both the County and City.

The new pump station is designed to be consistent with the architecture of the existing fire station, utilizing a split face concrete block exterior in similar color tones to the fire station, topped by a standing seam metal roof. The plans propose a two million gallon welded steel water tank that will be painted to blend with the surroundings. The height of the new tank will match the top elevation of the existing water tank.

The new pump station will be constructed with a capacity of 5 mgd. The water storage tank will be filled by a supply line from the City. The pump station will pump water from the storage tank into the County's water distribution system.

Chesterfield County will design, construct, own, operate and maintain the proposed pump station, tank and pipeline serving the County. The City will design, construct, own, operate and maintain the new water supply line feeding the new ground storage tank.

For security reasons, the new facilities will be enclosed within an 8' tall chain link fence with 3 strands of barbed wire. A cleared area within the fence will allow room to maneuver around the tank to address future maintenance requirements including painting. The applicant's report notes that a 5' cleared area is required outside the fence to maintain the security of the facility. Beyond the cleared area, the remainder of the site will remain wooded.

The applicant notes that the new facilities have been located on the site to minimize the overall impact to park property and the existing trails. The site is heavily wooded with a mix of evergreen and deciduous tree species. A buffer of existing vegetation will be retained along the southern project boundary to screen the new facility from Huguenot Road. New evergreen plantings are proposed along the entrance drive to the site to aid in the screening for westbound traffic on Huguenot Road. The landscape plan also shows the installation of a planted buffer on the northern side of the facility to include a number of shrubs, evergreen trees and deciduous trees. In addition, to compensate the City for the cleared trees Chesterfield County contributed over \$90,000 toward the purchase of an adjacent 18-acre parcel from the Redford Land Trust at 8778 West Huguenot Road to be incorporated into the park. Chesterfield's contribution paid for over 4 acres of forested land.

Access to the site will be provided by way of the existing western fire station drive, which will be slightly expanded, allowing the Fire Department to more easily maneuver vehicles through their site. As part of the project, the parking lot for Larus Park, behind the fire station, will be enlarged to ten spaces, and the trailhead will be enhanced with landscaping. Also as part of this project, the City Department of Public Utilities plans to extend public water service along the private road adjacent to the fire station to 8778 Huguenot Road. The properties along this road do not currently have public water and therefore no fire protection. This improvement will result in the extension of fire protection and water service to several residences as well as expansion of fire protection to Sneed's Nursery.

The estimated cost for the project is \$9,000,000 and will be fully funded by Chesterfield County.

Furthermore, the applicant addressed conditions from the conceptual approval:

- Condition 1: That the final plans include a tree survey indicating location and species of any tree 4" in caliper and greater that is proposed to be removed as part of the roadway widening and realignment.
- Response 1: A tree survey has been conducted on the project site, noting the location and species of all tree 4" in caliper and greater. Due to the density of trees on the project site, this information cannot be shown on a plan sheet. A tree table can be provided.

- Condition 2: That the final plans include a landscape plan and schedule showing tree species, quantity, location and size at the time of installation.
- Response 2: A Landscape Plan is included in the submittal.

- Condition 3: That the applicant considers planting a row of evergreen vegetation along the Huguenot Road section of security fencing to provide year-round screening.
- Response 3: Evergreen plantings along the Huguenot Road section of fence are shown on the Landscaping Plan.

- Condition 4: That the applicant considers, in consultation with the Fire Station, planting additional evergreen screening in the island created by the Fire Station access drives in order to provide additional screening for vehicles travelling westbound on Huguenot Road.
- Response 4: An existing overhead power line, overhead utility line, and buried water, telephone, communications and gas utilities prevent the ability to add screening type landscaping to the fire station island.

- Condition 5: That the applicant specify and provide renderings showing that the water tank will be painted with a color designed to blend with the surrounding vegetation.
- Response 5: Renderings included with this submittal indicate that the proposed tank shall be painted green.

- Condition 6: That the final plans include renderings of all four pump station façades.
- Response 6: Renderings are included in this submittal

- Condition 7: That the final plans include plans showing the dimensions of the tank and pump station.
- Response 7: See site plan for the tank and tank dimensions.

e. Master Plan

The subject property is located in the Huguenot District, as defined by the Citywide Master Plan, and is designated for Public and Open Space uses, a category that includes publicly owned and operated parks, recreation areas, open spaces, schools and other government and public service functions (page 135). The Plan notes that the City is the regional water supplier, providing wholesale water supplies to Chesterfield, Henrico and Hanover Counties (page 92).

f. Urban Design Guidelines

In general, the Urban Design Guidelines note that building materials “should be appropriate for the size and architectural style of the building” and that “many different materials on a single building lead to visual confusion and should be avoided” (page 17). Building materials should also be “aesthetically and structurally durable, of high quality, and require little maintenance” (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).

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).

VII. ATTACHMENTS

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