



Staff Report
City of Richmond, Virginia
Planning Commission



UDC 2024-11	FINAL – Location, Character, and Extent	Meeting Date: 4/16/2024
Applicant/Petitioner	Heywood Harrison, Parks and Recreation Smitty Lynch, HBA Architecture and Interior Design	
Project Description	FINAL Location, Character, and Extent review of Fonticello Park restroom structure and splash pad, located at 2813 Bainbridge Street.	
Project Location		
Address: 2813 Bainbridge Street		
Property Owner: CITY OF RICHMOND RECREATION & PARKS		
<p>High-Level Details:</p> <p>This project proposes to add a splash pad and make associated site layout changes. The adjacent service structure with bathrooms will also receive minor renovations, but is outside the scope of this application due to the minor nature.</p>		
UDC Recommendation	Approval	
Staff Contact	Ray Roakes, Planner, raymond.roakes@rva.gov	
Public Outreach/ Previous Reviews	UDC 2020-08 CONCEPTUAL Fonticello Park Master Plan – Approved May 18, 2020 by the Planning Commission and Amended on November 9, 2023.	
Conditions for Approval	NA	

Findings of Fact

Site Description	The project is located at 2715 Bainbridge Street in the Swansboro Neighborhood. The site consists of 11.28 acres (49,1581 sqft.) in total, although the project area is only a small portion of the larger existing park.
Scope of Review	The project is subject to location, character, and extent review under section 17.05 and 17.07 of the Richmond City Charter.

	<p>Items the UDC could directly review could include if the FINAL matches the CONCEPT for the General Location, such as if this use is appropriate for this location according to the Master Plan; General Character of site improvements, such as the appropriateness of overall landscaping themes; and General Extent, such as does this project meet its stated goals or interfere with other City priorities or goals.</p> <p>Items the UDC could make specific recommendations on include the site improvements, such as materials, plantings, and site layout.</p>
Prior Approvals	<p>Previously approved CONCEPT Conditions:</p> <ol style="list-style-type: none"> 1. The UDC recommends that final details on outdoor lighting be sensitive to light pollution or dark-skies compliant, where applicable. 2. The UDC recommends inclusion of permeable hardscape materials and sustainable stormwater features, where appropriate, and as suggested by the Urban Design Guidelines. 3. The UDC recommends to explore revising treatment of site furniture to facilitate common themes with color palette.
Project Description	<p>The Applicant states in their narrative:</p> <p><i>Project includes the renovation and accessible upgrades to the existing park pavilion. Adjacent site improvements include:</i></p> <ul style="list-style-type: none"> • ACCESSIBLE WALKS TO PAVILION. <i>The existing asphalt drive is closed to vehicular traffic and is the predominant north-south pedestrian walkway through the park. New walkways will provide barrier free access from the asphalt walk to the pavilion and adjacent site amenities.</i> • SPLASHPAD. <i>Envisioned as a memorial to Markiya Dickson who was shot and killed in the park in 2019. The splashpad will be part of the Markiya Dickson Imagination Zone that includes the newly installed playground equipment. The design of the splashpad takes inspiration from the pinwheels that were part of temporary memorial at the time of her vigil. The overall color palette ties together the pavilion exterior paint colors, the new playground equipment, new park signage and Markiya’s favorite color, pink. The splashpad will be constructed using a variety of ground-mounted nozzles, creating an interactive experience on a timed cycle that celebrates Markiya’s love of song and dance. The splashpad will not have any overhead sprayers or structures due to the Parks & Recreation’s maintenance requirements. As an independent system (not connected with a community swimming pool), the splashpad will be open dawn to dusk and will be operated as a pass-through system using a push button mounted on the exterior of the pavilion.</i> • SITE FURNISHINGS: <i>Site furnishings include drinking fountains, benches, bike racks, and trash/recycling receptacles. Site furnishings are to match others recently installed in city parks.</i> • PLANTING: <i>New planting includes native flowering redbud trees which bloom in Markiya’s favorite color, and a matrix of native grasses perennials that provide seasonal interest.</i> • EXISTING PAVILION: <i>Renovations to the existing pavilion structure include remediation of lead based paint present, updating the existing exterior and bathroom spaces to make it ADA compliant, upgrading the interior bathroom fixtures, and updating the existing window openings.</i> <p>The proposal is very closely what was proposed in the approved CONCEPT AMENDMENT. Staff does not have any recommended conditions of approval.</p> <p>Staff recommends approval.</p>

Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan		
	<p>Objective 17.2 Increase city-wide tree canopy from 42% to 60%</p>	Construction may affect several existing trees but many more are proposed to be planted.

Urban Design Guidelines		
	<p><i>(P.9) <u>Environment, Public Parks:</u> Successful public parks, both small and large, active or passive, share certain qualities, which include the ability to attract and entertain visitors, access and connectivity to surrounding areas, and safety and comfort.</i></p>	<p>The proposal creates a new high quality park space.</p>
	<p><i>(P.10) <u>Landscaping, Species Diversity:</u> Landscape plans should include a diverse palette of plant species that include evergreen trees, flowering and shade tree species, shrubs, ground cover, and annual and perennial plantings.</i></p>	<p>Proposal includes native planting species.</p>