

## **UDC MEETING 4/7/2016**

### **Minutes**

A motion was made by Ms. Levine to approve the minutes from the February 22<sup>nd</sup> Tour of Broad Street, seconded by Mr. Arias and passed 6-0-2(Arias, Smith, Green, Gould, Harnsberger, Levine for and Nolt and Almond abstained).

A motion was made by Ms. Harnsberger to approve the March 10<sup>th</sup> minutes, seconded by Mr. Arias and passed 7-0-1 (Almond, Arias, Green, Harnsberger, Levine, Nolt, Gould for and Smith abstained).

### **Secretary's Report**

There was no Secretary's Report. Ms. Onufer stated that there will be a number of items on next month's agenda and asked that they block off a little more time because the next meeting will be content heavy.

There are no Consideration of Continuances and Deletions from Agenda

#### **1. Final Location, Character and Extent Review of a sign identifying Albert Hill Middle School, 3400 Patterson Avenue; UDC No. 2016-03**

The application is for final location, character, and extent review of a sign identifying Albert Hill Middle School.

Mr. Arias inquired if they are approving both options and Ms. Onufer stated that the Committee would be approving either option. Mr. Arias stated that he appreciate the applicants willingness to hear the opinions and advice from UDC and stated that it is definitely reflected in the design.

A motion was made by Ms. Levine to approve the items on the consent agenda, seconded by Mr. Smith and passed 8-0-0 (Almond, Arias, Gould, Green, Harnsberger, Levine, Nolt and Smith for)

Ms. Almond gave the public the procedures for the meeting and stated that after the staff presentation and question from the Committee then they will open the floor to public comment and stated that everyone will be limited to 2 minutes. Ms. Almond stated that they are asking that if they are repeating something that someone else has said that they will try to limit their comment and they will have their full 2 minutes to talk about the project. Ms. Almond stated that the Urban Design Committee makes recommendation to the Planning Commission and stated that they are charged to look at the location, character and extent of projects in public properties. Ms. Almond read the Design Guidelines Book on the location, character and extent review to the public.

## **2. Final Location, Character and Extent review of rental outpost for the Richmond Cycling Corps' Kickstand at 3011 Water St; UDC No. 2016-11**

The application is for final location, character, and extent review of a seasonal rental outpost structure to be located along the Virginia Capital Trail and operated by the Richmond Cycling Corps.

Ms. Onufer read the staff report.

Ms. Onufer stated that they had one question from City staff relating to questions about gravel and sweeping the Capital Trail if the gravel bed from the use of the structure would come in and out. Ms. Onufer stated that applicant stated that is part of the responsibilities of the students operating the structure.

Mr. Craig Dodson, the Executive Director and Founder of Richmond Cycling Corps, stated that the concept is to provide an earned income generator for their non-profit to provide job opportunities for youths in their program which is rooted in cycling. Mr. Dodson stated that this is also to provide an amenity for users of the Capital Trail which is continuing to pick up steam daily at this point.

Ms. Nolt stated that the Kickstand sign wraps around the corner and stated that she is wondering if there is a sign on the other side that is visible from the road or the parking area. Mr. Dodson stated that it will probably say Kickstand and wrap it around the back and stated that where it is on the corner does pretty well with traffic coming through and see it on both sides. Ms. Nolt stated that they might consider putting it on the corner or on the back side for Water Street and Mr. Dodson stated that they could do that.

Ms. Levine stated that staff is recommending additional lighting and is wondering if they have given that any thought and if so how will they approach that. Mr. Dodson stated that if they are operating at dusk they are kind of enabling dangerous activity and stated that if there are people riding on the Capital Trail at dusk they don't want to be renting bikes at dusk because that is kind of dangerous. Mr. Dodson stated that closing at dusk is their idea and inquired if they need additional lighting for that. Ms. Levine stated that it was a recommendation only because there is fine line on their hours and darkness and stated she don't know if there is a way that they could do some solar lighting under the canopy. Mr. Dodson stated that they certainly could but stated that they don't to get to the point where their operation are coinciding with dangerous activities and stated that they could easily do solar lighting.

Mr. Arias Inquired if there is power running to the facility and Mr. Dodson stated no that they don't need it. Mr. Arias inquired how they would do rental and things without power and Mr. Dodson stated that they are going to have a swipe with a card reader and stated that they would use a tablet and run a swipe reader.

Mr. Gould inquired if the Porta John was enclosed behind a fence and Mr. Dodson stated yes that is what they would like to do and to put an 8ft privacy fence around it.

Mr. Smith stated that on the lighting there are pedestrian street lights on the other side and Ms. Onufer stated that it is on the river side of the Capital Trail. Mr. Smith inquired are they in close proximity to provide lighting and Ms. Onufer stated that staff suggestion was that given the hours those would extent past dusk and stated that just as a consideration the idea of battery operated lighting is an important part of the design.

Mr. Dodson stated that there are some lights running down the Capital Trail that are on a timer and they are quite bright.

Ms. Onufer stated that they received one email in favor of this project.

Ms. Harnsberger stated that this is a great project and that they salute projects like this when they bring people to amenities like this and bring students from the east end to the Capital Trail needs to be celebrated.

Ms. Harnsberger made a motion to recommend approval of the project with staff's recommendations with the following conditions:

- That the applicant investigate temporary lighting options, as the proposed hours of operation will stretch to dusk.
- That signage be visible from Water Street.

The motion was seconded by Ms. Levine and passed 8-0-0 (Almond, Arias, Green, Gould, Harnsberger, Levine, Smith and Nolt for).

### **3. Conceptual Location, Character and Extent review of Maggie Walker Memorial Plaza; UDC No. 2016-12**

This application is for conceptual review of a plaza and public open space around a statue commemorating Maggie L. Walker.

Ms. Onufer gave the staff report for the Maggie Walker Plaza. Ms. Onufer they have received a large portion of public comments in the Committee member packets and from a number of citizens and institutions. Ms. Onufer stated that they had 14 citizens that are in support of the project many with substantive design concepts around location, character and extent. Ms. Onufer stated that the Committee members have a letter in their packet from the State Department of Historic Resources where they believe the location is inappropriate for the Broad Street National Register District. Ms. Onufer stated that they have a letter from the Cyan Crump of Historic Richmond Foundation in support of the location. Ms. Onufer stated that they also have a large packet including comments from other citizens that were submitted by Jennie Dotts that includes a lot of resources regarding the historic nature of Brook Road and the cultural landscapes. Ms. Onufer stated that they also have a letter from the Commission of Architectural Review as an advisory body.

Ms. Ellyn Parker, the Public Art Coordinator and serve as Secretary for the Public Art Commission, gave the overview of the process and the public engagement.

Ms. Diane Linderman, the Managing Director for VHB in Richmond, stated that they have been excited to work with Mr. Toby Mendez, the City and the Site Selection Committee and the public for the design.

Mr. Toby Mendez, the artist came up and gave a brief presentation about the ideas and concepts of the Maggie Walker statue and the plaza.

Ms. Nancy Rod, with the landscape architecture team FBHB, came up to discuss the landscape concepts and some changes they incorporated since the last public meeting and the input they had from staff regarding the landscaping of the plaza.

Ms. Linderman briefly discussed some improvements for the sidewalk to ensure mobility through the plaza.

Ms. Almond stated that there was some reference to the budget and inquired what the budget is and Ms. Linderman stated that they haven't been given a specific budget but they are cautious of doing things to keep the budget down.

Mr. Gould inquired if there were any underground utilities in the portion of Brook Road that would be impacted through this closing of the street and Ms. Linderman stated that there are a number of underground utilities and stated that they are avoiding them. Ms. Onufer stated that there is a diagram of that included in the packets.

Mr. Smith inquired what the treatment is on the granite in the concentric area and Mr. Mendez stated that they are going with cold spring granite and Mr. Mendez stated the finishes would be either thermal or flamed so they could be nonslip as possible. Mr. Smith inquired about the green and Mr. Mendez stated that the green in terms of the benches would be honed and flamed treated with water.

Ms. Almond inquired if either of those granites are sourced regionally from Virginia and Mr. Mendez stated no and stated that they are a domestic granite and stated that Virginia is stuck with black and grey. Mr. Mendez stated that one of the things they were trying to do in working with the Maggie Walker Alumni Association was to use the color green because that is a symbolic color for Maggie Walker. Mr. Mendez stated that they are trying to stay away from greys because they are too white and stark in this space and stated that they want to make sure that the tone of the space feels warm and inviting.

Mr. Smith inquired about them using end caps for the historic and Mr. Mendez stated that the end caps are the end walls that are on the Brook Road side of the design.

Mr. Arias inquired if there was lighting within the plaza especially for the art work and Mr. Mendez stated that the desire is to make sure that it is highly visible and the space light above the street light cobra light is close to yellow. Mr. Mendez stated yes and that it would illuminate from above. Mr. Arias inquired why so many bollards and stated that it looks awkward.

Ms. Linderman stated that the original plans had been to separate visitors and create a visual barrier.

Ms. Levine stated that regarding the shade in the area and know that it is difficult to show the art work and have shading but stated that the discussing as how to add more shading to the area and inquired about the café seating along the edge and inquired what was the limitation to only have that short space there. Ms. Linderman stated that they worked with the City and they did a shade study and looked at the shade on the plaza based on the time of day and season and stated that a lot of the plaza is in the shade because of the building across the street. Ms. Levine inquired why there is limited space in the café seating area and Ms. Linderman stated that they received information from Planning that it is typical width encroachment for outdoor seating so that is what they used.

Ms. Almond inquired who is going to maintain the maintenance for the plaza and Ms. Parker stated that it will be maintained by Public Works.

Mr. Green stated that as the joint representative of UDC and CAR and stated that they have concerns about the path review and they believe that under code that it should have gone to CAR at least jointly. Mr. Green stated that they addressed that in a letter to City Council, the Planning Commission and the Zoning Administration and the City Attorney. Mr. Green stated that in the 2000 resolution by council they did express that they delegate review to the Commission of Architectural Review, the Planning Commission and the Public Art Commission. Mr. Green read the comments and recommendations from the Commission of Architectural Review in the context of location, character and extent review to the Committee.

#### Public Comment

Mr. Andrew Bleckley, Landscape Architect at 310 N. Adams Street, stated that this project is at their front door and stated that he appreciated Mr. Green comments. Mr. Bleckley showed the brief presentation of a study model of their view of how the design should be versus the design that was proposed to the Committee members.

Mr. Melvin Jones, speaking as a member of the public and a member of the site selection team, stated that he is one of the people that went before City Council to get this spot for Maggie L. Walker. Mr. Jones stated that he know a lot of people didn't want see it happen but stated that Ms. Walker needs to be honored. Mr. Jones stated that he is hearing more about the outside café and the tree than Ms. Walker and stated that the alumni wants to see Ms. Walker on Adams and Broad.

Mr. Dave Edwards, owner of Festival Flags, stated that the statue of Maggie Walker will be a symbolism of the live oak tree. Mr. Edwards stated that the tree is very powerful and that the symbolism of tree is very valuable. Mr. Edwards stated that the tree is part of the nature and that it provides a lot of shade. Mr. Edwards gave a brief synopsis of how important protecting trees are.

Ms. Cyan Crump, Executive Director for the Historic Richmond Foundation, thanked the committee for their work. Ms. Crump stated that she wanted to clarify one item that there letter was not in support of the project but a letter to advocate support to CAR authority to review the matter. Ms. Crump stated that Brook Road and Broad Street is a very important area in the Broad Street Old and Historic District and stated that they wanted to make sure that they gave due consideration to CAR comments. Ms. Crump stated that they would ask the Committee to give special weights to the comments from CAR.

Ms. Harnsberger stated that they also received a letter from the Department of Historic Resources with concerns related to a different historic designation. Ms. Harnsberger stated that issue DHR brought to the Committee is the same issue relating to the Brook Road right of way and inquired if the contemporary compatible suggestion presented by Mr. Bleckley is something that addresses both CAR and DHR's concerns. Ms. Crump stated that they haven't seen that letter from DHR.

Ms. Beth Glassier, speaking as a member of the public, speaking on behalf of the tree not being removed. Ms. Glassier stated that this 45 year old tree will intercept 8,659 gallons of storm water runoff this year. Ms. Glassier stated that the young tree that are proposed to be planted will not be able to do anything like this tree can do for years. Mr. Glassier stated that

taking down that tree really desecrates that particular section and Brook Road and the environment in which we live.

Mr. Gary Flowers, speaking as a member of the public at 407 W. Clay Street stated that someone said to follow the power point and to let 9 people jump the line. Mr. Flowers stated that they will yield but stated that he wants to know for the record that there are people that are in the line before those people.

Ms. Rueben Peacock, speaking as a member of the public at 303 Brook Road, stated that the distinct character of the proposal of the plaza on Brook and Broad is unique to Richmond and Jackson Ward and the state at large. Mr. Peacock inquire why a uniquely historic neighborhood character was ignored in the planning of the plaza. Mr. Peacock stated that long term residences like himself was never included in the planning process of the plaza. Mr. Peacock stated that they are the tax payers and the ones that are paying for this project. Mr. Peacock gave a brief synopsis of the history of the site. Mr. Peacock stated that their neighborhood has its own unique character and they wish to keep it that way.

Mr. Walter Dotts, speaking as a residence of Church Hill and have a business at 206 W. Marshall Street, stated that he wants to reinforce some of what they have already seen. Mr. Dotts stated that they know the importance of Brook Road with the contextual and historic fabric that it provides and is showing the relationship between the historic street grid and the development of Richmond and the triangular trapezoid and the overlapping buildings. Mr. Dotts stated that without the original street grid particularly on Brook Road they lose that context which is very important.

Mr. Bridgeford Allen, the Co-director of the East Broad Street Task Force, stated that the task force has unanimously adopted a resolution to oppose the destruction of the terminus at Brook Road and the live oak tree. Mr. Bridgeford stated that they also appealed to the geometry of the area that has been mentioned before.

Ms. Carol Burntner, speaking as a member of the public, stated that the Broad Street location is small, cramped and inadequate. Ms. Burntner stated that Abner Clay Park which is a few blocks away can holds more promise and stated that it is a better place for a number of reasons. Ms. Burntner stated that the park will be less expensive to develop and stated that it is already an expansive comfortable green space perfect for family picnics. Ms. Burntner stated that the black family reunion is held there every August and stated that the park is easier and safer access for visitors. Ms. Burntner stated that it is in proximately to other structures in Jackson Ward including the new Black History Museum and stated that the Ebenezer Baptist Church overlooks the park. Ms. Burntner stated that there are plans for a welcome center so let's take advantage of this wonderful opportunity to partner with VCU and create a welcome center that encompasses Maggie Walker's Legacy.

Reverend Gram Patterson, Presbyterian Ministers student of Scriptures at Princeton Seminary for four years and has been preaching for over 40 years. Reverend Graham stated that he is riding in defense of Ms. Maggie Walker and her oak tree and the honor of Ms. Maggie Walker's bible especially in the Old Testament. Reverend Graham stated that the oak tree is a symbol of God and when God is angry the prophet says to Israel that they are going to take away all of their oak trees which is a tower of strength to them. Reverend Graham read versus from bible regarding the oak tree and stated that green is the symbol of Ms. Maggie Walker.

Ms. Jennie Dotts, Preservationist and residence of Church Hill with a business in Jackson Ward, stated that Jackson Ward is distinct and has its own traits that can never be confused with any other neighborhood. Ms. Dotts stated that the triangle could only be in Jackson Ward and that is where it has been since the 1700's. Ms. Dotts stated that instead of reinforcing this distinctive shape in the current plaza design the triangle is erased. Ms. Dotts stated that the plaza design was created by a Boston firm with no apparent understanding of Richmond's history or climate is an assault not only on history but individuality. Ms. Dotts stated that CAR has been denied it lawful review of this process and stated that the entire process for this project has been tragically mishandled and continues to be so.

Ms. Carol Patterson, was an Art critic for the Virginia Pilot for a number of years and taught Art History at Old Dominion University, stated that she wants to call the Committees attention to the possibility of moving the statue to Abner Clay Park where they can have more freedom. Ms. Patterson stated that they could open up Brook Road put cobblestones there and put some embellishment there and stated that the African Baptist Church was the center of the civic and religious life. Ms. Patterson stated that you could read the standing work of Ms. Maggie Walker and see that the character of Jackson Ward in 1900's was centered on the church. Ms. Patterson stated that it wasn't enough time to go into a thoughtful discussion of the background of Ms. Maggie Walker and stated that she is going to ask for a continuance to study the background of Ms. Maggie Walker.

Mr. Gary Flowers, residence of Jackson Ward at 407 W. Clay Street, stated that the reason that they are here is that the City Council appropriated a place at Adams and Broad and selected a sculptor and selected an opening budget. Mr. Flowers stated that with respect to location, content and character he thinks that has been established and stated that he would like you to know that the Public Art Commission voted 7 to 0 to remove the tree. Mr. Flowers stated that this was a 2 ½ year process and stated that as an African American he is very insulted that the statue itself seems to be a third concern for those who are critics and want to remove the tree. Mr. Flowers stated that this is not about a tree it is about a free and clear plaza to honor Ms. Walker in her legacy. Mr. Flowers stated that as African Americans they feel insulted and diminished once again that a tree 70 feet tall 1700 square feet in perimeter is going to block the optics of Ms. Walker.

Ms. Kris Bostic, speaking as a member of the public, stated she had no plans to come and speak and stated that she hasn't seen a picture or design of the plaza. Ms. Bostic stated that they she likes the second design because you can see from all sides and it is more inviting than the first design. Ms. Bostic stated that like that design better because it appears to be more open and friendly.

Mr. Doug Cole, who lives at 310 N. Adams Street stated that for 8 years he studied the site designs and looked over the space that they refer to as Maggie Walker Plaza and stated that he knows it like the back of his hands. Mr. Cole stated that he knows that it has potentials and challenges and stated that he know the Committees task isn't an easy one. Mr. Cole stated that the process has been flawed and the results doesn't measure up to the spaces potential. Mr. Cole stated that as a landscape architect, a neighbor and a key stakeholder who is invested in the area stated that he is here to tell the Committee that the plan that Mr. Bleckley presented achieves far better benefits to the statue, the space, the adjacent land owners and the entire neighborhood than the plan in the Committees packet. Mr. Cole stated that please note that the plan presented to the Committee was unsolicited by anyone likewise there was no fees to the city. Mr. Cole stated that today's vote is for conceptual approval and stated that he they consider the merits of that plan in their discussion.

Mr. Ben Turpin, Landscape Designer in Richmond, stated that he wanted to present an alternate design to what was presented here today. Mr. Turpin stated that it was important that the main focus of the plaza be the statue of Maggie Walker and stated that in this scheme he scaled up the statue and elevated the height of the statue as well on the top of a pedestal system of seat walls and grass terraces so this will make the statue more visible for pedestrians and vehicular traffic. Mr. Turpin stated that the granite seat walls could also act as gathering spaces and interpretive elements where the important dates, quotes and elements of Ms. Walker's life inscribed on the seat walls. Mr. Turpin stated that this will be a great gathering space where they incorporate human activity. Mr. Turpin briefly discussed elements of the triangle and the historic Brook Road.

Ms. Sarah Driggs, Chair representing the Maggie Walker Site Team, stated that the whole reason they are here is to honor Maggie Walker. Ms. Driggs stated that the site selection team has been working on this for 3 years and stated that the logical way to put the statue in the plaza is to make the space larger so that it would be a commemorative space. Ms. Driggs stated that they asked the Planning Commission if they could consult with both the CAR and UDC because they felt that everybody had some say in this project. Ms. Driggs briefly discussed their research and how they chose the site and sculptor for the statue. Ms. Driggs stated that they don't want this to be a drive by monument and that they want the site to be looser but adaptable to different uses.

Ms. Almond inquired if the site team has some more feedback on the status of the design and inquired if there was any talk of working with the design team on tweaking the design before it came to the Committee. Ms. Driggs stated that they did have a meeting on March 15<sup>th</sup> and the Committees deadline for submitting the materials for this meeting was March 17<sup>th</sup> and stated that they discussed those matter there with VHB and Mr. Mendez and they felt that the planting bed was the best for the plaza.

Ms. Almond inquired if the Site Committee the client to the design team for this process and Ms. Parker stated that the applicant is listed as Mr. Mark Olinger.

Ms. Nolt inquired if there is a critical path for the project or a time line that it needs to be reviewed with a recommendation from UDC. Ms. Onufer stated that they will start construction in August in order to for it to be completed by the end of the year. Ms. Nolt inquired if that was because of funding and Ms. Onufer stated that she is not sure but stated that is the time line that she received.

Ms. Driggs stated that they asked if they were the client and stated that she would assume that they are saying that they had asked for changes and stated that they had also asked for those changes earlier and it had been explained to them that they couldn't change the planting beds to pervious pavement because it would take extra draining systems that they couldn't afford.

Mr. Maurice Hopkins, representing a large contingent of Maggie Walker High School Alumni, stated that he grew up in the Jackson Ward Community where Abney Clay sign is. Mr. Hopkins stated that he is here to discuss their somewhat dissatisfaction with the height of the statute that was approved by the Public Art Commission. Mr. Hopkins stated that they assumed that the statue would be 12 to 14 feet and stated that Mr. Mendez introduced a smaller version 9ft statute on a pedestal. Mr. Hopkins stated that he has before the Committee signed comments from over 250 alumni and friends who would prefer to have the larger statue. Mr. Hopkins

stated that he learned through this hearing that they have a couple of options on the table in terms of landscape, design and the new plaza design. Ms. Almond stated that the only thing they are reviewing and recommending conditions on is the submitted design that given to them by the applicant and stated that the new design that was introduced in public comments is not something they will take a stance on. Ms. Almond stated that if some of the ideas are brought forward than that will make ideas that they will mention for the committee design. Mr. Maurice inquired that it would happen with who and Ms. Almond stated that it would be a recommendation that they will make to the Planning Commission about design changes. Mr. Hopkins stated that there are some interesting ideas in that and stated that they both look very nice and stated that as far as the landscape designer building those walls was a concern for skateboarders because they don't want anybody skateboarding on those walls. Mr. Hopkins stated that they want Ms. Maggie Walker erected properly and that is all that they are interested in having it done.

Ms. Linda Herman, Alumnus of Ms. Maggie Walker, stated that with all the talk and for 24ft of a block she has never heard this much discussion before and having gone to all the cerates for City Planning and going to all the council meetings and all of the Committee meetings and know with the City plans a lot this was discussed as walkability. Ms. Herman stated that when the bicycle thing came along and transportation came along and the Rapids Bus all of this fit into the City budget and stated that she really don't understand how there can be so much discussion around accepting a statue that is being put up for Ms. Maggie Leanna Walker. Ms. Herman stated that when you think of continuity between VCU, Hospital and VCU University 24 feet at Brook and Adams is not asking for too much.

#### Closed Public Comment

Mr. Green inquired if the timeline to break ground is in August and inquired if there is a budget. Ms. Almond stated that she asked earlier and they stated that it wasn't a budget. Ms. Parker stated that the budget was allocated for art and that allocation was established by the Public Art Commission when they put out the initial call for 300,000 for art. Ms. Parker stated that at this time she hasn't been given a budget for the plaza.

Ms. Nolt inquired if they were given a design budget to be working toward or how they are making decisions relating to design decisions and cost. Ms. Linderman stated that she don't know if funding has been identified to pay for the plaza improvements.

Mr. Manuchehr Khara, Department of Public Works, stated that they are going to look into the details of what the UDC and Planning Commission recommend and what the estimated cost for the final improvements and elements that will be a part of the plaza and stated that the statute itself is already determined two hundred thousand dollars. Mr. Khara stated that once the Planning Commission give them a final recommendation of approval and the final elements be 250,000 thousand or 300,000 thousand dollars. Mr. Khara stated that they were initially estimating about 300,000 and creating a platform and doing some improvements and stated that it based on doing the right thing the first time.

Mr. Arias stated that some of the design decisions are being driven by this illicit budget and inquired why they don't go with what the desire to approach the permeable aspects of the place then bring the budget to it. Mr. Arias stated that right now why have the planters the size that they are right now based on the size of the lot. Mr. Khara stated that initially they are looking at 300,000 thousand dollars for construction budget and stated that if permeable

pavers are included the cost goes up then it will certainly have an impact on the project and that is what we all need to keep in mind.

Ms. Linderman stated that it was going to be the purview of the Department of Public Works to maintain it and stated that the challenge of maintaining permeable pavers is keeping them permeable and stated that it is a long term maintenance cost. Ms. Linderman stated that if it is the desire of the Planning Commission for this plaza to be all hardscape then they could certainly come up with a design to do that and stated that there are some costs associated with it.

Mr. Arias stated that the tree aspect should be taken of the table and stated that he is very much an advocate for sustainable design and wish that we could embrace it more. Mr. Arias stated that he love the tree and love the historic aspect of it and stated that it poses such great challenges to the design of the plaza and trying to squeeze them both in the plaza will be too much.

Ms. Nolt stated that it helped her thinking about the tree to see that historic photograph when there wasn't even a triangle in the space or there was no curves designating the triangular space between these 3 intersecting roads. Ms. Nolt stated that it was much more of a broad open urban intersection where cars are moving and maneuvering through it and stated that there was a commemorative fountain or statuary in the middle. Ms. Nolt stated that it helped keep her in mind that the tree wasn't always there and those banked bricks sloping sides from the curbs were not always there. Ms. Nolt stated that the curves themselves were not always there and stated that it is important to consider what they know today and see how they can layer something new to this urban space that makes it appropriate for the current need and current use. Ms. Nolt stated that the priority is to be commemorative to Ms. Maggie Walker and have the statue in a prominent location.

Ms. Almond stated that what is nice with the previous tree and the new trees in the future is that they will provide shade and stated that during the previous public meeting they referenced a solar study that someone had done. Ms. Almond stated that she don't believe that the site is in as much shade that they said in the public meeting and stated that she has been keeping her eyes on it at different times of the day and stated that the site is in full sun. Ms. Almond stated that she do think that shade is more important aspect than they were previously talking about and stated that it will concern her with them picking the elms species which is a really skinny tree which is not going to provide adequate shade. Ms. Almond stated that she would like to see that as an actual shade tree species.

Ms. Nolt stated that she agree with Ms. Almond and that trees have a wonderful way of being able to act in a number or ways because the limbs branch up high you can continue to maintain site line of the statue but then it could create shadow and shade. Ms. Nolt stated that it also created enclosure and if the goal of the project is to be in some ways contemplative she thinks that the tree canopy can help assist with that. Ms. Nolt stated that the tree have the potential to keep some of that contemplative quality while also being visible.

Ms. Levine stated that she agrees with Ms. Nolt and stated that she thinks it is the right location for this and stated that when they get into design she does have an issue with the current plan that was put forth and stated that she is thankful that Mr. Bleckley came and spent his time and presented a plan that seems to embrace and work that space better than the plan that has been presented. Ms. Levine stated that she knows they are commenting on that plan but states that she would like to take a lot of ideas from that plan to incorporate in their discussion

and ultimately their advisory board position. Ms. Levine stated that she was concerned with several things on the original plan like shade which she know is a difficult balance here because you can't block the art work. Ms. Levine stated that ultimately she think it is again about Ms. Maggie Walker so if trees are surrounding maybe there is another way to do it by getting movable furniture with umbrellas where people can sit. Ms. Levine stated that as far as incorporating granite she would hope that the artist can look at the locally sourced granite and stated that colorings, like greys, black or white might work beautifully in this particular setting. Ms. Levine stated that Brook Road yes to be honored and they move forward in our history and incorporate our past into our present and stated that bringing Brook Road more into the design would be very helpful.

Ms. Almond stated that with the additional seating and outdoor dining opportunities everyone knows in that neighborhood know that there are a lot more places now to go and pick up lunch and stated that there is large demand for people who work in that area to have a nice place to eat outside. Ms. Almond stated that it makes sense to add that into the design.

Mr. Green stated that one of his concerns as the design is evolving is that there are two distinct designs and stated that there is the memorial which they all agree that it is a wonderful thing and that it should have happened a long time ago. Mr. Green stated that the first resolution was passed in 1999 about this. Mr. Green stated that his concern is that it is sort of a scope creep with all these other things going on and stated that it is a memorial and that is what it should be about. Mr. Green stated that memorializing Ms. Maggie Walker should be first and stated that these other things are nice but that is not the stated goal and stated that the goal is to honor Ms. Maggie Walker. Mr. Green stated that they are talking about everything else except the statue and stated that the statue is getting lost with the conversations about all the other things.

Ms. Almond stated that her understanding is that the statue was under the purview of Art Commission as a separate review and the UDC is to look at everything surrounding it.

Ms. Onufer stated that the resolution that the City Planning Commission passed at their meeting that they ask that the Public Art Commission provide guidance on the public art component and for UDC to provide guidance on the plaza.

Mr. Green stated that it comes back to extent and what it must do to fulfill that program and that is where it comes into their purview. Mr. Green stated that he is not talking about the specifics of the design of the statue because he knows that is not in their purview and he is using that to get to extent. Mr. Green stated that is where his concerns are with the extent with these other things and inquired what ultimately the goal is for this.

Ms. Levine stated that when statues was placed along Monument Avenue and they are drive-by and stated that there is not a contemplative space there and stated that here they are trying in today's environment and future environment.

Mr. Green states that it speaks to the issue of what is trying to be accomplished here and inquired if it was supporting what the stated goals is.

Ms. Almond stated that is one of staff's comments and stated that there are things that don't reflect on the memorial.

Ms. Nolt stated that she has heard from the public today that making the plaza useable on a casual day-to-day personal level and stated that she is intrigued with the idea of the moveable furniture. Ms. Nolt stated that she would love to push the idea around and recommend that it gets explored further and stated that she thinks that the planters are a little bit restricting of allowing spontaneous use of the space. Ms. Nolt stated that she likes the green space and think there can be some ways to have planters at the ground level could still be incorporated but allow some cross movement.

Mr. Arias stated that this is not the first project were they discussed moveable seating and stated that if they are going to look at it as a precedence he don't understand why it can't move here also. Mr. Arias stated that it can be a little more adoptable instead of just predefined and stated that the planting can be shrunk down to allow for more seating and stated that they may need some permeation as well as some permeable pavers so that they want break the budget so it will allow for café dining.

Ms. Nolt stated that she knows that the storm water is going to blow their budget and stated that the moment that they are not balancing their pervious and impervious it's going to blow their budget. Ms. Nolt stated that they haven't heard a solid budget here so now is the time to listen to what the public has said and explore some alternatives. Ms. Nolt stated that when she first looked at the plan she thought it was all lawn and stated that maybe there is some in between for planting beds and hardscape that could meet somewhere in the middle.

Mr. Arias stated that reorganizing and emphasizing the path that Brook Road is taking for so many years and kind of maintain that per CAR recommendation.

Ms. Almond stated that the information that was given from Ms. Onufer from the staff report and master plan talked about it serving as a gateway to Jackson Ward and the style and character that it would represent. Ms. Almond stated that she don't understand what is in this design of Jackson Ward when you are talking about architectural character and inquired if the applicant could discuss it.

Mr. Mendez stated that the comment came from the site selection committee about the materials that they are using within the site and stated that there was some desire to have more Jackson Ward materials within the design like brick, cast iron and cobble stones. Mr. Mendez stated that the answer to that is that the circular plaza within the overall plaza defines a memorial that represents some parity of what happens on Monument Avenue that they bring in granite and things that distinguish Ms. Maggie Walker as a memorial itself. Mr. Mendez stated that naturally with the back drop for the plaza is the architectural that surrounds the space and stated that it is surrounded completely by Jackson Ward. Mr. Mendez stated that all of the peripheral paving within this plaza turns to brick which is Jackson Ward's materials and stated that one of the members from Maggie Walker site selection committee recommended cast iron. Mr. Mendez stated that one of the things that he would like to suggest is that the benches that are rendered within the space be metal benches as they see in contemporary environments. Mr. Mendez stated that as far as cobble stones goes it could be incorporated in the design and stated that as a sculpture he also is collaborating with the landscape architects and stated that they talk about a sense of space so that this is a memorial that when you come in it feels intimate. Mr. Mendez stated that one thing that helps that is surrounding it by trees and bringing in some soft scape to the space and cools the space and stated that they could experiment on how people come and go through the space. Mr. Mendez stated that he thinks it is important that they define Ms. Maggie Walker memorial space and also respect the retail space that is there right now and stated that his fear is if they eliminate

all of the landscaping within the space it will be like erasing everything that is soft in that space and all of sudden Ms. Maggie Walker is in a parking lot. Mr. Mendez stated that he is not saying that he wouldn't borrow anything from the other design that was presented today and stated that but those designs weren't vetting by the public for comment.

Mr. Green stated that from the CAR's perspective one of their concerns is about the materials was that most of the buildings that surround this square date from Maggie Walker's life time and stated that there must be a link between those to establish that place. Mr. Green stated that there should be a visual connection between them. Mr. Mendez stated that he thinks there is because that is her back drop and stated that she is set in that environment in which she made on Broad Street. Mr. Mendez stated that one of the discussions that they had with the public was that placing her at Abner Clay Park by a pastoral scene has nothing to do with Maggie Walker and stated that this sets her in where she made her mark.

Ms. Nolt stated that she thinks the design team has done a sensitive job of creating a place for the statue using materials and she has a little bit of breathing room around her that can be commemorative and stated that the rest of the site is working and maybe we can work to fit it into the fabric. Ms. Nolt stated that she thinks the cobblestones on Brook Road will be an improvement and stated that she doesn't love the green granite and stated that it is forcing the green a little bit. Mr. Mendez stated that the green granite is a honed finish and is soft and stated that it's not stark over the top. Ms. Nolt stated that she feel strongly that on Brook Road that they should keep the curbs as they are and stated that includes the radius. Ms. Nolt stated that they should be thoughtful that if they are going really going to preserve that part of history lets hold the radius from Broad Street that turns onto Brook Road and then on the other side so you can really see that as a layering of history. Ms. Nolt stated that she wouldn't preserve the lower road bed because they don't need a tripping hazard so they can bring that up and make it accessible and stated that she does like the cobblestones there instead of the brick and concrete pavers.

Mr. John Cartier, with VHB, stated that he wanted to point out that there is currently a bump-out in the curb line along Brook Road to allow for a parking lane in there and stated that their plan shows that they have eliminated the bump-out so that they could maintain the existing curb line for the majority of it but allow it to pass just straight through it and eliminate the bump-out and tie it back in. Mr. Cartier stated that the cobble becomes an ADA issue so they don't know if they can use another material that provides the similar look of cobble but can meet the ADA requirements.

Ms. Harnsberger stated that with the end caps they actually detracts from the nature of Brook Road and appreciate that it is nod to the history and stated that there is a different way to reference Brook Road significance. Ms. Harnsberger stated that they should make a recommendation that actually states something to that effect that if it is possible to reference the history of the War of 1812 early access to Richmond it will be great to do it in a way that actually respect that kind of intention of regrowth. Ms. Harnsberger stated that maybe they should use a different kind of strategy then an end cap is what she would suggest.

Ms. Nolt stated that she don't mind the space is overlapping Brook Road and stated that she thinks there is a way to tell both of those stories and fear that if they try to pull it apart separate that it's going to look like a fire lane or an emergency egress lane that Brook Road could still be used for vehicular circulation. Ms. Nolt stated that she thinks that there is a way that they can move forward and position the statue where it needs to be for this plaza. Ms. Nolt stated that there something interesting about some overlap between the space of the sculpture and

the Brook Road and the overlap and blending of uses that they are going to experience there too tells the story.

Ms. Harnsberger stated that she think that gets to the CAR's comment about the challenging geometry and the history coming together at one point and stated that it could be a really neat design element.

Mr. Cartier stated for clarification that the width is about 24 feet and stated that on the darker pavers those represent where Brook Road would actually come through providing an accurate representation of the width of the road.

Ms. Almond inquired about off street parking spaces and crosswalks and stated that there was discussion at the public meeting about whether the 3 spaces on the left side of the plaza could be removed to replace more visual connection to the plaza to expand that space. Ms. Almond stated that at the end of the plaza where would there be a crosswalk getting across Adams. Mr. Mike Sawyer, City Transportation Engineer, stated that there is one layer that isn't seen yet which is the BRT that has been approved by the Planning Commission and stated that only the north bound access points are going to be Belvidere, Adams and 2<sup>nd</sup> Street. Mr. Sawyer stated that everything else is going to be closed off as far as getting north into Jackson Ward when the BRT comes through in the median running section. Mr. Sawyer stated that Adams Street becomes very important north bound and stated that with the BRT is the eastern sidewalk now allows more access to the crosswalk that they want people to use which creates gaps and that is on Broad and Adams. Mr. Sawyer stated that there is going to be a lot happening in that section where Brook intersects with Adams and stated that the safest place to cross are at the signalized intersections. Ms. Almond stated that there are no plans for crosswalks other than the one that is shown on the plan right on Broad Street and Mr. Sawyer stated yes. Ms. Almond stated that people are going to cross at the corner because that is where they cross now and stated that they need a safe crossing there because it is dangerous.

Mr. Josh Son, with Economic and Community Development former Master Planning student at VCU, stated that the crosswalks were actually at the intersections of Brook and Adams near Emrick Flats and stated that they made a crosswalk right there. Mr. Son stated that it crossed Brook Road, Adams and then Brook Road again on the side where Max's is.

Ms. Harnsberger stated that it was an effective traffic calming actually just to have the reference to a crosswalk even though it was an art installation and stated that people will cross there. Ms. Harnsberger stated that if school groups come in and they are walking from Jackson Ward and as a teacher how are you going to cross the students across the street to get to the plaza. Mr. Cartier stated that the safest place to cross is going to be at Adams and Broad where there is a pedestrian count down signal and stated that they spend a quarter of a million dollars to three hundred thousand dollars to put it there. Mr. Sawyer stated that with pedestrian behavior they are going to take the shorter distance between two points and stated that they have to mark the safest place to cross.

Ms. Almond stated that they need to have crossings there. Ms. Almond inquired how they feel about the 3 parking spaces tucked into the side.

Ms. Harnsberger stated that she is concerned that there are not being adequate space for deliveries or school groups and stated that with all of the activity from Max's and all of the valet activities that will probably happening there is a major concern.

Ms. Almond stated that currently on this plan there is proposed to be a loading zone and Ms. Onufer stated that they are proposed as parking and loading zones to accommodate valet activities or loading activities. Ms. Almond inquired that they could be that and they could pave them something don't make them look like asphalt parking spaces so it feels more like a plaza.

Mr. Arias stated that the whole pallet then would be moved out into the street and stated that now there is a 2ft indent in the plaza and stated that if they try to extend it out the other way then you will start going out into traffic and that it might give someone a false sense of security and they may step out into traffic.

Ms. Nolt stated that she would hope at this time point that the design team has done their due diligence to know that parking spaces and loading demands are required and if they put forth the design that they think solves that. Ms. Nolt stated that if those parking spaces are going to be used as loading spaces then they need to be thoughtful about how they get from those spaces to where they need to take the deliveries and stated that she sees some there by the curb that may need to be refined.

Ms. Almond asked Mr. Bleckley to speak on the issue with the loading and unloading in the neighborhood. Mr. Bleckley stated that Max's has brought a great asset to the community and stated that they have been introduced to a valet stand which brings in people from other areas of the city which is great. Mr. Bleckley stated that the valet stand is critical to their success so he wouldn't want to lose that and stated that in their design they were able to study that based on some of the happenings that they see on a regular basis. Ms. Almond inquired where the Max's valet stand is located on the plan. Mr. Bleckley stated that he don't think they did enough study on it and stated that on their design they were able to eliminate the parking that they see and then allow for an additional spot that will serve as valet in the afternoons but also a loading spot in the morning hours. Mr. Bleckley stated that the bear trucks that show up 3 or 4 at a time for Max's on Wednesday's park on sidewalks right now and stated that he knows that there are systematic approaches that they can put in place that will help to alleviate that issue. Mr. Bleckley stated that they have asked the design team to reach out to them and ask them some specific questions about the neighborhood. Mr. Bleckley stated that he doesn't know if they studied it because he don't see it flushed out in the design and stated that they do need some traffic calming in that area.

Ms. Almond asked the design team about the idea of a valet stand in the plan. Ms. Lynn Lancaster, the City Parking Administrator, stated that they had the initial conversation with the general manager of Max's when they first allowed them to create the valet stand during the day because originally it was in the evening. Ms. Lancaster stated that she told them with the development downtown they would talk about consolidating the valet because Max's have valet, Tarrant's have valet and a lot of other restaurants have valet and stated that at some point of time they will talk about creating a stand where everybody will be dropped off and then disseminate to the restaurant.

Ms. Harnsberger inquired about the delivery trucks and Ms. Lancaster stated that they have some discussion that the delivery trucks will be on Adams on the other side of the alley and they would move the loading zone which is further down Marshall further up to the alley and Saison's and Max's could use that loading zone. Ms. Harnsberger inquired if these 3 spaces on the plan be reserved for school groups and visiting groups. Ms. Harnsberger stated that it is a great place to drop people off and inquired if there was a way to prohibit use of that space for anyone other than those visiting groups. Ms. Lancaster stated that most of the visiting

groups will be coming to the November Theater and there will be accommodations for drop offs there.

Mr. Cartier stated that from a traffic engineering standpoint what they have currently is 2 northbound roads and access at both of those points and stated that by eliminating one of them there is one road that they can go northbound on. Mr. Cartier stated that currently they have another road to get around and once they eliminate that road they will have Adams Street completely blocked and no northbound traffic can get through Broad Street if you don't allow proper loading zones. Mr. Cartier stated that they are providing 3 spaces that they called out in the conceptual plan either as short term parking or loading zones and stated that they haven't designated what those will be and stated that they will get into that at the final concept.

Mr. Green inquired that on Brook Road where there is cobblestone and brick that it will be raised but the existing curbs will stay in its current location and the road bed will flow through that and it will be a bollard or something permeable at either end so you can see through it. Mr. Green continued that the street trees that are now planted in the middle of what would be Brook Road are actually carved out in the sidewalk boxes on the east side. Ms. Nolt stated yes and that she was okay with that.

Ms. Harnsberger inquired if these conditions will meet DHR concerns and Mr. Green stated that they were speaking on the impact of the proposed design on the Broad Street commercial historic district and they are speaking of the state and national district not the local district. Mr. Green stated that not to speak for them but states that he thinks it addresses their concerns.

Ms. Almond stated that as far as the trees she thinks that something that provides shade will be more appropriate and stated that loves that this plan is crossing over the street and is taking out the crate myrtles that are on the other side of Adams and the ones that are along Brook Road. Ms. Almond stated that she do agree with the idea of a reduction of plantings and have more hardscape and stated that native plants and things that are low in maintenance is going to be really important. Ms. Almond stated that it will great if the trees were in grates so there is more pedestrian access around that.

Ms. Harnsberger read a comment from Mr. Smith that he recommend the light temperature be 3000 color temperature on the down lighting for the Maggie Walker statue.

Ms. Nolt stated that maybe a lighting strategy should follow the exploration of how the lighting is used it is used in the plaza.

Mr. Arias stated that they could have a cut sheet of lighting and the seating furniture.

Ms. Harnsberger stated that the bollard take away from the design and wonders if there an opportunity for planters that are keeping with the memorial vocabulary. Ms. Almond stated that with the traffic it seem like there should be something there. Ms. Harnsberger stated that they recommend that they investigate the opportunity of alternatives than bollards or reducing the number of bollards.

The Committee inquired about bike racks and Mr. Cartier stated that Mr. Jake Helmboldt stated that there will be opportunities for them.

The Committee had a discussion of the overall plan and briefly discussed;

- The green granite and recommended that the applicant revisit it

- The statue and its size
- The outside dining furniture and café seating

The Committee went over the staff's and Committees recommendations to prepare for a motion.

A motion was made by Ms. Harnsberger to recommend conceptual approval to the Planning Commission with staff's comments and the following conditions:

- Strategies to increase the size of the plaza space and expand hardscape, including re-orienting more seating towards the memorial and public art elements
- Strategies other than bollards to delineate the plaza boundary along the West Broad St. curb
- Removing the street tree(s) which may be located within the Brook Road historic bed
- That the applicant investigate a species other than Ever clear that create shade and enclosure for the trees on Adams St;
- Removal of the dedication wall that's a component of the plaza design;
- Recommend investigating locally or regionally-sourced granite materials for public art components;
- Recommend exploring ways to create more shade in the plaza;
- Recommend exploring ways to create a variety of seating and increased pedestrian opportunity for viewing and interacting with the statuary;
- Recommending that the curb lines of the historic Brook Rd right of way be maintained and that use of cobblestone or other local material on Brook Rd be utilized to bring Brook Road to plaza-grade;
- Recommend down lighting on the statuary to be 3000 color temperature;
- Recommend that the applicant provide schedule and cut-sheets for lighting, furniture, receptacles, and bicycle accommodations with materials that are referential to the culture of Jackson Ward;
- Recommend a future study of parking and loading requirements around the plaza;
- Recommend the addition of a crosswalk at Adams and Brook Road to facilitate safe pedestrian movement to plaza;
- Recommend maintaining and preserving sightlines to the Maggie Walker statue.
- Recommend that the applicant study further storm water strategies.

The motion was seconded by Ms. Levine and passed 6-1-0 (Almond, Arias, Gould, Harnsberger, Levine, and Nolt for and Green opposed).

Mr. Olinger inquired if they could defer the Parklet design to the next meeting. Ms. Onufer gave a brief discussion about the Parklets and stated that the guidelines could be rescheduled to the next meeting.

Meeting adjourned at 1:43 pm.