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To: Planning Commission  
From: Urban Design Committee  
Date: September 16, 2019  
RE: **Conceptual location, character, and extent review of Broad Rock Sports Complex Master Plan, 4835 Old Warwick Road; UDC 2019-24**

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**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 Master Plan

**IV. SUMMARY & RECOMMENDATION**

The proposed plan for the Broad Rock Sports Complex seeks to 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. Pickleball courts, outdoor fitness equipment, and an aquatic center are a few of the new components of the proposed plan.

In terms of physical design the plan proposes opportunities to reduce impervious surface, enhance pedestrian circulation and safety, improve stormwater drainage, and maintain existing, non-invasive shade trees (where possible).

Thus, the Urban Design Committee recommends that the Planning Commission grant conceptual approval as submitted with the following conditions and demonstrated considerations for final review:

- Broader, enhanced, safe pedestrian and bike connectivity from the park to surrounding neighborhoods
- Orientation of playing fields take into account optimum solar orientation (north and south), allowing elongated play with limited interference from the sun
- Connected, full loop trail around the site
- Connectivity among the green spaces and wetlands around the site
- Mitigation of light pollution on parking lots and playing fields
- Additional shade provided in the playground areas
- Opportunities for Public Art
- Preservation of existing healthy trees with an increase in the amount of canopy trees

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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.

**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**

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. The facility is several decades old and needs upgrades to better suit the current needs and wishes of the community, address maintenance issues and worn equipment, and address several areas of poor drainage on the site. This submittal is intended for Conceptual Review of the programming and overall layout of the park, rather than review of specific facilities. It is the intent of DPRCF to return to UDC for Conceptual and Final Review of the athletic facilities and buildings as the master plan is implemented in phases.

**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**