



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

**BOARD OF  
ZONING APPEALS**

May 12, 2023

City of Richmond Department of Parks & Recreation  
1209 Admiral Street  
Richmond, Virginia 23220

City of Richmond Department of Public Works  
900 East Broad Street, Suite 602  
Richmond, VA 23219  
Attn: Dexter Goode

To Whom It May Concern:

**RE: BZA 13-2023**

You are hereby notified that the Board of Zoning Appeals will hold a public hearing on **Wednesday, June 7, 2023 at 1:00 PM** in the 5<sup>th</sup> Floor Conference Room, City Hall, 900 E. Broad Street to consider an application for a building permit to construct a fire safety training facility at 3000 EAST BELT BOULEVARD (Tax Parcel Number C009-0612/020), located in an R-4 (Single-Family Residential) District. This meeting will be open to in-person participation with a virtual option. The public will have the option to provide their comments by teleconference/videoconference via Microsoft Teams, or in writing via email as indicated below.

Please be advised that the applicant or applicant's representative is required to participate in the subject public hearing either by teleconference/videoconference or in person. For teleconference participation call 804-316-9457 and entering code **656 471 671#**. For video access by computer, smart phone or tablet visit <https://richmondva.legistar.com/Calendar.aspx>. Select the Board of Zoning Appeals drop-down and 2023 drop-down, click meeting details for June 7, 2023 meeting and then click video access. In the event you have difficulty accessing a public hearing you may contact Mr. William Davidson at 804-396-5350 or by email at [Chuck.Davidson@rva.gov](mailto:Chuck.Davidson@rva.gov) for assistance. The Board of Zoning Appeals Rules of Procedure provides that in the case of an application for a variance or a special exception, the applicant, proponents or persons aggrieved under §15.2-2314 of the Code of Virginia, shall be permitted a total of six (6) minutes each to present their case. The Board of Zoning Appeals will withhold questions until the conclusion of the respective presentations. For the purposes of the record it also requested that before addressing the Board you identify yourself and spell your name.

Finally, when you submitted your application to the zoning office you were given an handout entitled, Suggestions for Presenting Your Case to the Board, which indicated that you should discuss your request with your neighbor(s) and neighborhood

BZA 13-2023  
Page 2  
May 12, 2023

association(s) prior to appearing before the Board of Zoning Appeals. Contact information for civic group(s) can be found by navigating to the Civic Group webpage of the City's website at <https://www.rva.gov/planning-development-review/civic-groups>. Once there, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, simply scroll down the page to the appropriate group(s) to find the contact information for each. The Board understands that given the current situation it is not practical to conduct face-to-face discussions with either your neighbors or neighborhood association(s) but the Board requests that you make a good faith effort to provide them with relevant information regarding your case.

If you have any questions regarding the Board's procedures or any issue involving presentation of your case, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, reading "Roy W. Benbow". The signature is fluid and cursive, with the first name "Roy" being the most prominent.

Roy W. Benbow, Secretary  
Phone: (804) 240-2124  
E-mail: [Roy.Benbow@rva.gov](mailto:Roy.Benbow@rva.gov)

cc: Zoning Administrator

Notice of this meeting is being sent to the persons whom the Board of Zoning Appeals believes to be property owners in the immediate vicinity of the property concerned in this application. This notice is for their information only, and there is no need for them to appear unless they so desire. The Board will, however, welcome such views as any persons care to express during the hearing on this application.

Austin James E  
2815 Belt Blvd  
Richmond, VA 23234

C S X Transportation Inc Tax  
Department J910  
500 Water St  
Jacksonville, FL 32202

Jireh Construction Company Inc  
20 Labrook Dr  
Richmond, VA 23225

Obiero Rodgers O  
3409 Terminal Ave  
Richmond, VA 23234

Scott Sherelle J And Robinson Tevin  
Dominique  
3425 Irvington St  
Richmond, VA 23234

Serene Wildlife Sanctuary Llc  
3926 Three Foxes Dr  
Henrico, VA 233

Tha Biz Llc  
2530 Hopkins Rd  
Richmond, VA 23224

Thornton Samuel H Jr  
3412 Terminal Ave  
Richmond, VA 23234

White 144 Llc  
2000 West Club Lane  
Richmond, VA 23226

Winfrey Robert A  
5712 S Melbeck Rd  
N Chesterfield, VA 23234

**Property: 3000 Belt Blvd Parcel ID: C0090612020****Parcel**

**Street Address:** 3000 Belt Blvd Richmond, VA 23234-  
**Owner:** CITY OF RICHMOND RECREATION & PARKS  
**Mailing Address:** 1209 ADMIRAL ST, RICHMOND, VA 23220  
**Subdivision Name :** NONE  
**Parent Parcel ID:**  
**Assessment Area:** 484 - South Side East 1  
**Property Class:** 455 - B Community Ctr / Club  
**Zoning District:** R-4 - Residential (Single Family)  
**Exemption Code:** 106 - Parks & Recreation

**Current Assessment**

**Effective Date:** 01/01/2023  
**Land Value:** \$654,000  
**Improvement Value:** \$1,585,000  
**Total Value:** \$2,239,000  
**Area Tax:** \$0  
**Special Assessment District:** None

**Land Description**

**Parcel Square Feet:** 304048.8  
**Acreage:** 6.98  
**Property Description 1:** HICKORY HILL ELEMENTARY SCHOOL  
**Property Description 2:** 0869.03X0277.00 IRG0006.986 AC  
**State Plane Coords( ?):** X= 11784149.500006 Y= 3699897.008105  
**Latitude:** 37.47987476 , **Longitude:** -77.46133365

**Description**

**Land Type:** Commercial S2  
**Topology:**  
**Front Size:** 869  
**Rear Size:** 277  
**Parcel Square Feet:** 304048.8  
**Acreage:** 6.98  
**Property Description 1:** HICKORY HILL ELEMENTARY SCHOOL  
**Property Description 2:** 0869.03X0277.00 IRG0006.986 AC  
**Subdivision Name :** NONE  
**State Plane Coords( ?):** X= 11784149.500006 Y= 3699897.008105  
**Latitude:** 37.47987476 , **Longitude:** -77.46133365

**Other**

**Street improvement:**  
**Sidewalk:**

**Assessments**

| Assessment Year | Land Value | Improvement Value | Total Value | Reason       |
|-----------------|------------|-------------------|-------------|--------------|
| 2023            | \$654,000  | \$1,585,000       | \$2,239,000 | Reassessment |
| 2022            | \$730,000  | \$1,027,000       | \$1,757,000 | Reassessment |
| 2021            | \$608,000  | \$856,000         | \$1,464,000 | Reassessment |
| 2020            | \$608,000  | \$856,000         | \$1,464,000 | Reassessment |
| 2019            | \$608,000  | \$856,000         | \$1,464,000 | Reassessment |
| 2018            | \$608,000  | \$823,000         | \$1,431,000 | Reassessment |
| 2017            | \$608,000  | \$823,000         | \$1,431,000 | Reassessment |
| 2016            | \$608,000  | \$823,000         | \$1,431,000 | Reassessment |
| 2015            | \$431,000  | \$1,000,000       | \$1,431,000 | Reassessment |
| 2014            | \$431,000  | \$1,000,000       | \$1,431,000 | Reassessment |
| 2013            | \$431,000  | \$1,000,000       | \$1,431,000 | Reassessment |
| 2012            | \$431,000  | \$1,000,000       | \$1,431,000 | Reassessment |
| 2011            | \$431,000  | \$1,000,000       | \$1,431,000 | CarryOver    |
| 2010            | \$431,000  | \$1,000,000       | \$1,431,000 | Reassessment |
| 2009            | \$430,500  | \$1,000,300       | \$1,430,800 | Reassessment |
| 2008            | \$430,500  | \$1,000,300       | \$1,430,800 | Reassessment |
| 2007            | \$410,000  | \$1,000,300       | \$1,410,300 | Reassessment |
| 2006            | \$118,800  | \$1,000,300       | \$1,119,100 | Reassessment |
| 2005            | \$113,100  | \$833,600         | \$946,700   | Reassessment |

**Transfers**

| Transfer Date | Consideration Amount | Grantor Name  | Deed Reference | Verified Market Sale Description |
|---------------|----------------------|---------------|----------------|----------------------------------|
| 01/25/1955    | \$0                  | Not Available | 00461-0127     |                                  |

**Planning**

**Master Plan Future Land Use:** OS  
**Zoning District:** R-4 - Residential (Single Family)  
**Planning District:** Broad Rock  
**Traffic Zone:** 1208  
**City Neighborhood Code:** CHGD  
**City Neighborhood Name:** Cherry Gardens  
**Civic Code:**  
**Civic Association Name:**  
**Subdivision Name:** NONE  
**City Old and Historic District:**  
**National historic District:**  
**Neighborhoods in Bloom:**  
**Redevelopment Conservation Area:**

**Economic Development**

**Care Area:** -  
**Enterprise Zone:**

**Environment**

**100 YEAR Flood Plain Flag:** Contact the Water Resources Division at 646-7586.  
**500 YEAR Flood Plain Flag:** N  
**Resource Protection Flag:** Contact the Water Resources Division at 646-7586.  
**Wetland Flag:** N

**Census**

| Census Year | Block | Block Group | Tract  |
|-------------|-------|-------------|--------|
| 2000        | 5007  | 0709005     | 070900 |
| 1990        | 906   | 0709989     | 070998 |

**Schools**

**Elementary School:** Cardinal  
**Middle School:** River City  
**High School:** Wythe

**Public Safety**

**Police Precinct:** 2  
**Police Sector:** 213  
**Fire District:** 22  
**Dispatch Zone:** 142B

**Public Works Schedules**

**Street Sweep:** TBD  
**Leaf Collection:** TBD  
**Refuse Collection:** Thursday  
**Bulk Collection:** TBD

**Government Districts**

**Council District:** 8  
**Voter Precinct:** 806  
**State House District:** 79  
**State Senate District:** 15  
**Congressional District:** 4

**Extension 1 Details**

**Extension Name:** C01 -  
**Year Built:** 1937  
**Stories:** 1  
**Units:** 0  
**Number Of Rooms:** 0  
**Number Of Bed Rooms:** 0  
**Number Of Full Baths:** 0  
**Number Of Half Baths:** 0  
**Condition:** normal for age  
**Foundation Type:**  
**1st Predominant Exterior:**  
**2nd Predominant Exterior:** N/A  
**Roof Style:** 1  
**Roof Material:**  
**Interior Wall:**  
**Floor Finish:**  
**Heating Type:** 0 sf  
**Central Air:** N  
**Basement Garage Car #:** 0  
**Fireplace:** N  
**Building Description (Out Building and Yard Items) :** Paving, Commercial Canopy - Good

**Extension 1 Dimensions**

**Finished Living Area:** 21606 Sqft  
**Attic:** 0 Sqft  
**Finished Attic:** 0 Sqft  
**Basement:** 0 Sqft  
**Finished Basement:** 0 Sqft  
**Attached Garage:** 0 Sqft  
**Detached Garage:** 0 Sqft  
**Attached Carport:** 0 Sqft  
**Enclosed Porch:** 0 Sqft  
**Open Porch:** 0 Sqft  
**Deck:** 0 Sqft

### Property Images

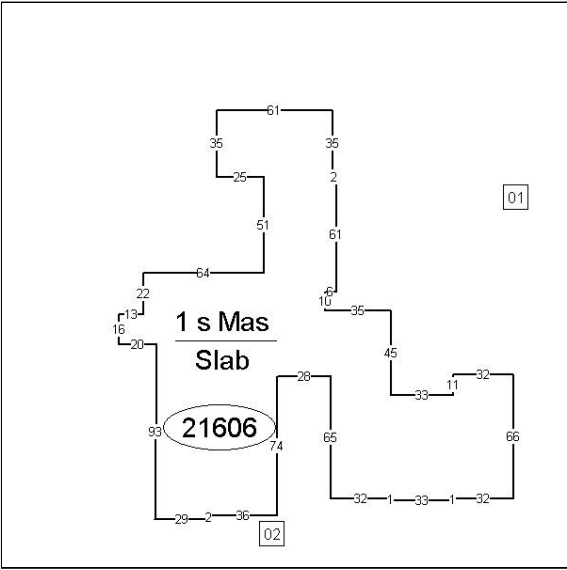
Name:C0090612020 Desc:C01



[Click here for Larger Image](#)

Sketch Images

Name:C0090612020 Desc:C01



# RICHMOND BOARD OF ZONING APPEALS APPLICATION FORM



**THE RICHMOND ZONING ADMINISTRATION OFFICE**  
**ROOM 110, CITY HALL, 900 EAST BROAD STREET**  
**RICHMOND, VIRGINIA 23219**  
**(804) 646-6340**

## TO BE COMPLETED BY THE APPLICANT

### PROPERTY

OWNER: City of Richmond PHONE: (Home) ( ) (Mobile) ( )

ADDRESS: Department of Parks & Recreation FAX: ( ) (Work) ( )

1209 Admiral Street

E-mail Address:

Richmond, Virginia 23220

### PROPERTY OWNER'S

REPRESENTATIVE: Dexter Goode PHONE: (Home) ( ) (Mobile) (804) 393-9086

(Name/Address) Capital Projects Manager FAX: ( ) (Work) (804) 646-7531

900 East Broad Street, Suite 602

E-mail Address: jouis.goode@rva.gov

Richmond, Virginia 23219

## TO BE COMPLETED BY THE ZONING ADMINISTRATION OFFICE

PROPERTY ADDRESS (ES) 3000 Belt Blvd

TYPE OF APPLICATION: ☐ VARIANCE ☒ SPECIAL EXCEPTION ☐ OTHER

ZONING ORDINANCE SECTION NUMBERS(S): 30-300, 30-402.1(2) & 30-408.1

APPLICATION REQUIRED FOR: A building permit to construct a fire safety training facility.

TAX PARCEL NUMBER(S): C009-0612/020 ZONING DISTRICT: R-4 (Single-Family Residential)

REQUEST DISAPPROVED FOR THE REASON THAT: The proposed use is not permitted. Uses required for the performance of governmental functions, primarily intended to serve residents of the adjoining neighborhood are permitted; the proposed use by the Fire Department serves the entire City of Richmond.

DATE REQUEST DISAPPROVED: September 6, 2022

FEE WAIVER: YES ☐ NO: ☒

DATE FILED: Sept. 6, 2022 TIME FILED: 12:56 p.m. PREPARED BY: Brian Mercer RECEIPT NO. BZAC-117824-2022

AS CERTIFIED BY: [Signature] (ZONING ADMINISTRATOR)

### I BASE MY APPLICATION ON:

SECTION 17.20 PARAGRAPH(S) C OF THE CHARTER OF THE CITY OF RICHMOND

SECTION 15.2 -2309.2 ☐ OF THE CODE OF VIRGINIA [OR]

SECTION 1040.3 PARAGRAPH(S) OF THE ZONING ORDINANCE OF THE CITY OF RICHMOND

## TO BE COMPLETED BY APPLICANT

I have received the handouts, *Suggestions for Presenting Your Case to the Board & Excerpts from the City Charter* ☐

I have been notified that I, or my representative, must be present at the hearing at which my request will be considered.

SIGNATURE OF OWNER OR AUTHORIZED AGENT: [Signature]

DATE: 5-12-23

## \*\*\* TO BE COMPLETED BY THE SECRETARY TO THE BOARD OF ZONING APPEALS \*\*\*

CASE NUMBER: BZA 13-2023 HEARING DATE: June 7, 2023 AT 1:00 P.M.

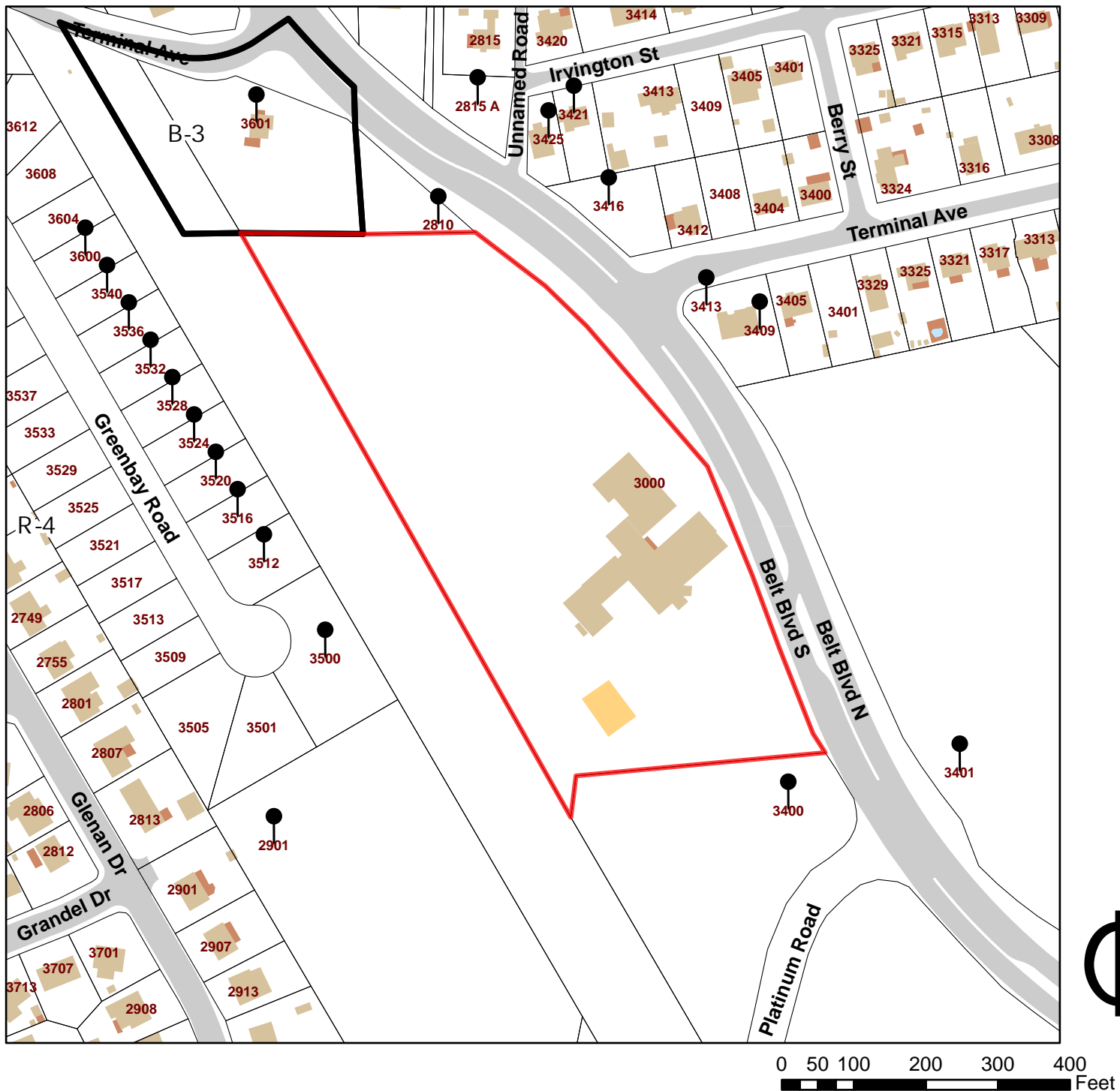
BOARD OF ZONING APPEALS CASE BZA 13-2023  
150' Buffer

APPLICANT(S): City of Richmond Department of Public Works

PREMISES: 3000 East Belt Boulevard  
(Tax Parcel Number C009-0612/020)

SUBJECT: A building permit to construct a fire safety training facility.

REASON FOR THE REQUEST: Based on Sections 30-300, 30-402.1(2) & 30-408.1  
of the Zoning Ordinance for the reason that:  
The proposed use is not permitted.





## BOARD OF ZONING APPEALS PRESENTATION SUGGESTIONS

CITY OF RICHMOND, VIRGINIA

When presenting your request for a variance or exception to the Board of Zoning Appeals, it is important that you consider the points outlined below. The City Charter requires that every decision of the Board must be based upon a finding of fact that the Board must determine from sworn testimony, together with pertinent evidence, presented at its public hearing. It is essential that the Board receive thorough and complete information in order for it to adequately consider your case and make an informed decision.

1. The powers and duties of the Board of Zoning Appeals (BZA) are specified in Section 17.20 of the City Charter and Article X, Division 5, of the Zoning Ordinance. The Zoning Office will assist you in identifying how your case should be filed. If you have questions regarding your case filing, please contact the Zoning Administration Office (804-646-6340) or at [PDRZoningAdministration@Richmondgov.com](mailto:PDRZoningAdministration@Richmondgov.com). Please review the applicable provisions of the City Charter or the Zoning Ordinance thoroughly and address them when presenting your case to the Board to show that the applicable requirements have been satisfied.
2. The Board of Zoning Appeals is a quasi-judicial board whose decisions are controlled by statutory law and also take into consideration applicable case law that has been handed down by the Richmond Circuit Court and the Virginia Supreme Court. The Board suggests that if you have any legal questions regarding statutory or case law as it may apply to your application, that those legal issues should be discussed with an attorney before you make your final decision to submit an application to the Board.
3. The Board considers it essential that you discuss your case with nearby residents (notification letters are sent to all property owners within a 150-foot radius of your property) and any nearby civic association(s). Information regarding your neighborhood association(s) and/or contact person(s) may be obtained [here](#). Once on the page, you can search for your property using the interactive map. A dialogue box will provide you with the names of all civic groups within which your property may lie. Once you have those group names, scroll down the page to the appropriate group(s) to find the contact information for each.

**Be advised that if you fail to discuss your request with your neighbors and neighborhood association(s), you should anticipate that your case will be continued until the Board's next regularly scheduled meeting. It is highly recommended that you contact your neighborhood association as soon as possible to determine their meeting schedule in order to be sure you allow yourself enough time to talk to all concerned parties prior to the hearing before the Board. The Board's Rules of Procedure require payment of a one-hundred fifty dollar (\$150) continuance fee if the applicant must request a continuance for the reason that the applicant failed to discuss their case with their neighbor(s) or neighborhood association(s).**

4. You are also strongly encouraged to discuss your pending case with the Secretary of the Board, Roy Benbow at (804) 240-2124 well before the hearing. The BZA Secretary can be helpful by explaining the BZA public hearing requirements and process.
5. Utilizing photographs, plans, maps, diagrams and such other written or graphic evidence as needed to fully explain your request can be a great help to the Board in understanding your request and thereby improve your chances for success. Remember . . . a picture is worth a thousand words.
6. Note that, although the Board is not authorized to grant a waiver from the zoning regulations based on financial circumstances alone, it may be a factor to be taken into consideration along with other facts in a case. If your case involves such a factor, please provide the Board with complete and relevant financial information for its review.
7. The Board's hearings are informal, although all testimony is taken under oath. You are not required to be represented by an attorney in presenting your case. However, if you choose, you may have legal representation and/or may utilize such technical experts or other persons to testify on your behalf as you feel are needed to adequately explain your request to the Board.

Acknowledgement of Receipt by Applicant or Authorized Agent: \_\_\_\_\_

**§ 17.20. Powers of board of zoning appeals.**

The board shall have the following powers and it shall be its duty:

(a) To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination by the administrative officer in the administration and enforcement of the provisions of the ordinance.

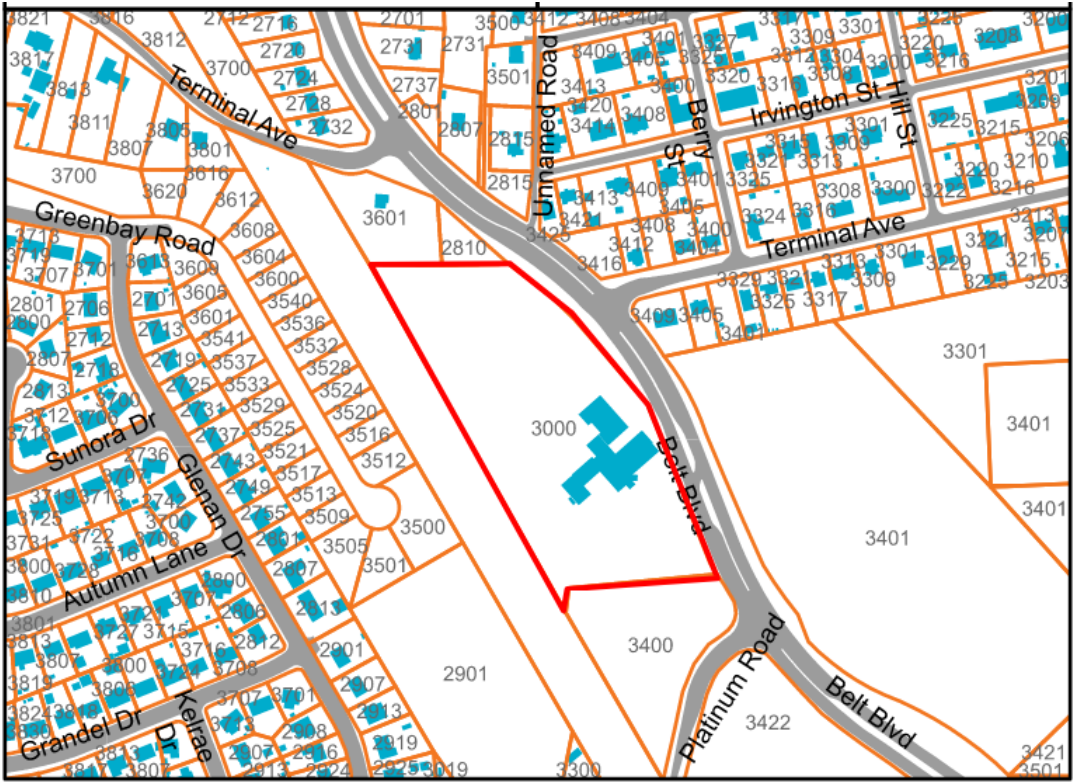
(b) To grant variations in the regulations when a property owner can show that his/her property was acquired in good faith and where by reason of the exceptional narrowness, shallowness or shape of a specific piece of property at the time of the effective date of the ordinance or where by reason of the exceptional topographical conditions or other extraordinary or exceptional situation the strict application of the terms of the ordinance actually prohibit or unreasonably restrict the use of the property, or where the board is satisfied, upon the evidence heard by it, the granting of such variations will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the owner, provided, however, that all variations granted shall be in harmony with the intended spirit and purpose of this chapter and the ordinance.

(c) To permit, when reasonably necessary in the public interest, the use of land, or the construction or use of buildings or structures, in any district in which they are prohibited by the ordinance, by any agency of the city, county or Commonwealth or the United States, provided such construction or use shall adequately safeguard the health, safety and welfare of the occupants of the adjoining and surrounding property, shall not unreasonably impair an adequate supply of light and air to adjacent property, shall not increase congestion in streets and shall not increase public danger from fire or otherwise affect public safety.



Staff Report  
City of Richmond, Virginia  
**Planning Commission**



| UDC 2023-02  | FINAL Location, Character, and Extent Review   | Meeting Date: 3/20/2023 |
|--|--|-------------------------|
| <b>Applicant/Petitioner</b>  | Dexter Goode, Capital Projects Manager, Sr., Department of Parks and Recreation  |                         |
| <b>Project Description</b>   | FINAL Location, Character, and Extent review of the proposed Fire Department Training Facility located at 3000 East Belt Boulevard.  |                         |
| <b>Project Location</b>  |   |                         |
| <b>Address:</b> 3000 East Belt Boulevard   |  |                         |
| <b>Property Owner:</b> CITY OF RICHMOND RECREATION & PARKS   |  |                         |
| <b>High-Level Details:</b><br><br>The applicant proposes to construct a Fire Department Training Facility, a three story temporary structure designed to provide hands on training with real fire and smoke response. The area around the building will be paved to facilitate fire truck access and a fence and landscaping will screen view from the road. |  |                         |
| <b>UDC Recommendation</b>  | Denial   |                         |
| <b>Staff Contact</b>   | Ray Roakes, Planner, raymond.roakes@rva.gov  |                         |
| <b>Public Outreach/ Previous Reviews</b>   | The CONCEPT was heard at the December 8 <sup>th</sup> , 2022 UDC meeting and Approved at the December 19 <sup>th</sup> , 2022 Planning Commission meeting with conditions.<br><br>The FINAL Application was recommended for denial by the UDC at the March 09, 2023 UDC Meeting.   |                         |
| <b>Conditions for Approval</b>   | <p><b>The UDC recommended DENIAL of the application.</b></p><br><p>FOR REFERENCE: Below are listed conditions that were recommended by Staff to the UDC:</p> <ol style="list-style-type: none"> <li>1. Outdoor lighting shall be sensitive to light pollution or dark-skies compliant.</li> <li>2. The Applicant shall continue to work with Forestry Staff to relocate any recently planted trees from the work area and to plant any required remediation for removed trees.</li> <li>3. Provision of temporary storage containers similar in size to shipping containers will require amendment of the Final plan.</li> </ol> |                         |

## Findings of Fact

|                     |   |
|---------------------|---|
| Site Description    | The site is located in the Cherry Gardens neighborhood on the South Side at the intersection of Belt Boulevard and Terminal Street. The site is zoned R-4 - Residential (Single Family) district, and of a property roughly 7 acres, or 304,048 square feet in size. The property is currently a community center operated by Richmond Parks and Recreation with the specific location of the project area is an unused ball field. Residential uses and wooded area are primary uses located in the adjacent neighborhood to the project. Industrial uses can be found in industrial parks further to the north and south. CSX/AMTRAK railroad are located to the west.  |
| 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   |
| Prior Approvals     | The CONCEPT application for this project was approved by the UDC on 12/8/2022 and the CPC on 12/19/2022. The FINAL Application was recommended for denial by the UDC at the March 09, 2023 UDC Meeting.   |
| Project Description | <p><b><u>UDC RECOMMENDATION AT END OF THIS SECTION</u></b></p> <p><u>Project Background</u></p> <p>The applicant proposes to construct a Fire Department Training Facility at 3000 Belt Boulevard with a three story temporary structure designed to provide hands on training with realistic fire and smoke effects. The area around the building will be paved to facilitate fire truck access and a fence and landscaping will screen view of the facility from the road.</p> <p>The Applicant states that: The Fire Training Facility will consist of an approximately 1.17-acre concrete apron for fire trucks to maneuver, a small training building, ornamental fence surrounding the site, site lighting, landscaping that includes tree and shrub planting, and required stormwater facilities. The proposed facility is intended to replace a similar, but now defunct facility located in Henrico County.</p> <p>Details of the site are as follow:</p> <ul style="list-style-type: none"> <li>• This is a part-time training facility</li> <li>• The site will be secured with an ornamental fence and gate.</li> <li>• The site will be buffered by existing wooded area and new landscape trees.</li> <li>• Primary operations are stated to take place between 8am and 5pm weekdays.</li> <li>• A majority of the training will have minimal noise impact on surrounding neighbors, however some training will involve alarms, metal on metal striking, and gas powered engines for tools.</li> <li>• Training that involves live training burns and theatrical smoke also will take place. This training is currently scheduled on limited basis, but may change as needs evolve or other jurisdictions utilize the site. The Fire Department states the theatrical smoke is non-toxic.</li> <li>• Sirens will not be used in relation to the training on this site.</li> </ul> <p>A relatively recent community tree planting has taken place on this site and in a portion of the work area. The Applicant has agreed to relocate any recently planted trees onsite and plant remediation as needed in coordination with the Forestry Division.</p> <p><u>Previous Concept Review Summary</u></p> <p>During CONCEPT review, members of the public expressed concern for how the proposed project would affect their property nearby. One community member expressed heightened concern because their property was under some level of environmental protection in conjunction with State level programs, as stated by the community member. Staff was unable to locate any programs or official designations from the State that would legally protect that property to a greater degree than other properties. Staff believes a private environmental easement or deed restriction protects the neighboring property in question so that activities by current and future owners are restricted for the purpose of conservation. That stated, Staff was unable to locate any such provisions but has limited access to such records.</p> |

Previously Approved CONCEPT Conditions:

1. *Final details on outdoor lighting be sensitive to light pollution or dark-skies compliant.*
2. *The Applicant shall include permeable hardscape materials where appropriate and as suggested by the Urban Design Guidelines.*
3. *Re-use of existing materials onsite should be incorporated with the design plans, where feasible.*
4. *A maintenance plan shall be submitted during the Final UDC review phase to include landscaping for Final Submission.*
5. *The Applicant shall work with Forestry Staff to finalize Landscaping plans to relocate any recently planted trees from the work area and to plant any required remediation for removed trees for Final Submission.*
6. *The Applicant shall provide further landscape plantings to include evergreen and deciduous trees for Final Submission.*
7. *That the applicant work with the community to determine what impacts to the adjacent wildlife sanctuary may be anticipated, if any, and how they may be mitigated; enumerate and mitigate environmental impacts to the community, including noise and pollutants; and clarify the specific mutual benefits that the project can provide to the community in preparation for the Final Location, Character, and Extent application.*
8. *Applicant shall provide a list of the top five to seven alternative properties considered for this project and why they were not suitable, for Final Submission.*

---

Staff Report to UDC

The Applicant has provided for this FINAL application details requested by the UDC and Planning Commission during the CONCEPT review.

The UDC and Planning Commission expressed several concerns with the project and how it interfaces with surrounding residential uses and pending further community outreach. The Planning Commission also requested that the Applicant provide a list of alternative properties that were considered for location of the facility and why the proposed location is superior to alternatives. The request for alternative properties is not under the purview of the UDC, only the CPC.

It is Staff's recommendation that the UDC and Planning Commission, in conjunction with the City of Richmond Fire Department, weigh the need for this facility to provide high quality fire protection service to the residents of this City and the region with the Location, Character, and Extent of the proposed project. The essential question being - are the protections, mitigations, operating arrangements, and proposed screening appropriate to make this use compatible with the surrounding neighborhood without undue disruptions.

The Applicant has shown a strong desire to be respectable neighbors to surrounding residential uses in how the facility will be operated, including times and frequency and restrictions on certain training activities that generate noise. Further landscaping provided by this project will also further attenuate any disruption and sound.

---

**Summary of Discussion at UDC**

The Applicant undertook further outreach to the community between when the Planning Commission approved the Concept Application and the current scheduled hearing date. In the Applicant's presentation to the UDC, the Applicant addressed concerns provided by the UDC and Planning Commission at previous meetings. Eleven (11) members of the public spoke at the meeting and others submitted letters for consideration, largely opposed to the project. The UDC discussed how the existing sports field is currently used that is proposed to be replaced with the training facility, use of an alternative open space that is available across the street from the subject site, how stormwater drainage will occur with the proposed project, how the

|  |  |
|--|--|
|  | <p>project site was selected, how many days a year that the facility will utilize smoke and health/environmental impacts of smoke proposed to be used onsite, how proposed operations and trainings will occur on the site, and how a delay on the project would affect any grant money current assigned to the project.</p> <p>Department of Parks, Recreation and Community Facilities stated activities at the current community center will not be negatively affected by the project. The Applicant (Department of Fire &amp; Emergency Services) stated that a live burn will be utilized only six (6) days a year. The Fire Department stated that they intend to provide classes to the community for health and fire related topics such as CPR training and youth classes located at the existing community center in conjunction with the proposed project.</p> <p><b>UDC Recommendation to CPC</b></p> <p>The UDC suggested that the project design takes steps to buffer and lessen impacts the use might provide to the neighborhood through landscaping and fencing. However, the UDC stated that it recommended denial of this application because the proposed use and proposed aesthetics are inconsistent with the neighborhood, existing open space, and existing community center. The UDC further recommended denial because the proposal will remove existing greenspace in a historically marginalized neighborhood; removal of a greenspace is counter to the Master Plan (Richmond 300) and RVA Green 2050 statements of increasing and protecting green and open space, especially in historically marginalized communities. The UDC noted strong opposition from the community itself, many speakers referencing loss of greenspace and the appearance of a lack of community representation in the process that chose the proposed site.</p> <p>Staff advised the UDC to consider specifically design and aesthetics. The CPC may wish to include considerations on location or use, as well as UDC recommendations on design. The Applicant will address location and use in the presentation to the CPC, but did not address those items to the UDC, under Staff's recommendation.</p> <p><b><i>The UDC recommended denial of this application.</i></b></p> |
|--|--|

## Urban Design Guidelines and Master Plan

|                    | Text  | Staff Analysis  |
|--------------------|---|---|
| <b>Master Plan</b> |   |   |
|                    | <p><b><i>P.70: Future Land Use Designation: Public Open Space</i></b></p> <p><b><i>Primary Uses:</i></b> Open space.</p> <p><b><i>Secondary Uses:</i></b> Cultural, institutional, and governmental.</p>  | <p>Staff finds that the proposed use of Fire Training Facility falls under the secondary use of "Government," as listed in the Master Plan.</p>   |
|                    | <p><b><i>Objective 17.7</i></b> Increase and enhance biodiversity</p> <p><i>b. Increase the prevalence of native plant species and plants for healthy pollinator communities at public facilities</i></p> <p><i>c. Implement the RVA Clean Water strategy to use 80% native plants in</i></p> | <p><b>Master Plan Objectives</b></p> <p>Final landscaping and lighting details will be established at a later stage.</p> <p><b><u>Outdoor lighting be sensitive to light pollution or dark-skies compliant.</u></b></p> |

|   |  |   |
|---|--|---|
|   | <p><i>new landscaping at public facilities by 2023.</i></p> <p><i>g. Encourage bird houses, bat houses, and other structures that provide important and safe shelters for wildlife.</i></p> <p><b>Objective 17.8</b> Reduce light pollution.</p> <p><i>b. Install hooded light fixtures on public rights-of-way and buildings to reduce light pollution and reduce effect on nocturnal species.</i></p>                                      |   |
| <b>Urban Design Guidelines</b>                |  |   |
| <b>LANDSCAPING –<br/>Page 10</b>              | <p><i>Plantings should be compatible with and relate to surrounding landscapes. Site landscaping should complement and soften new construction and building architecture. Plant materials should create spaces by providing walls and canopies in outdoor areas. In addition, landscaping should provide a sense of scale and seasonal interest. Species diversity, plant selection, and long term maintenance should be considered.</i></p> | <p><b>LANDSCAPING</b></p> <p>A significant portion of the site is currently green space. Minimal impact is proposed to existing stands of trees. Further trees will be planted in conjunction with this project.</p> <p>A relatively recent community tree planting has taken place on this site and in a portion of the work area. The Applicant has agreed to relocate any recently planted trees onsite and plant remediation as needed by the Forestry Division.</p> <p><b><u>The Applicant shall continue to work with Forestry Staff to relocate any recently planted trees from the work area and to plant any required remediation for removed trees.</u></b></p> |
| <b>Building Design<br/>Modular Units P.14</b> | <p><i>All other uses of modular units that will remain stationary beyond two years should be reviewed by the Urban Design Committee as a permanent building.</i></p>   | <p>Modular units are not proposed with this application, but needs may change in the future. This condition will require structures of significant size that are not “permanent,” I.E. do not include a footer, come back for review.</p> <p><b><u>Provision of temporary storage containers similar in size to shipping containers will require amendment of the Final plan.</u></b></p>   |



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
[www.rva.gov](http://www.rva.gov)

## Summary - Final Urban Design Committee

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Thursday, March 9, 2023

10:00 AM

5th Floor Conference Room of City Hall

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### Call to Order

1. [PDRPRES  
2023.014](#)

**Attachments:** [03 09 2023 Public Access and Participation Instructions - Urban Design Committee](#)

### Roll Call

**Present --** 10 - \* Committee Member Luigi Mignardi, \* Andrea Quilici, \* Justin Doyle, \* Eva Clarke, \* Amelia Wehunt, \* Jessie Gemmer, \* Committee Member Max Hepp-Buchanan, \* Committee Member Charles Woodson, \* Mitch Danese and \* Timothy Hamnett

**Absent --** 1 - \* Damon Pearson

### Approval of Minutes

### Secretary's Report

### Consideration of Continuances and Deletions from Agenda

### CONSENT AGENDA

2. [UDC 2023-06](#)

**Attachments:** [UDC 2023-06 Application](#)  
[UDC 2023-06 Proposed Amended Guidelines](#)  
[UDC 2023-06 UDC Staff Report](#)

**This Location, Character and Extent Item was withdrawn.**

**Aye --** 10 - Committee Member Luigi Mignardi, Andrea Quilici, Justin Doyle, Eva Clarke, Amelia Wehunt, Jessie Gemmer, Committee Member Max Hepp-Buchanan, Committee Member Charles Woodson, Mitch Danese and Timothy Hamnett

### REGULAR AGENDA

**3. [UDC 2023-02](#)**

**Attachments:** [UDC 2023-02 UDC report to CPC](#)  
[UDC 2023-02 UDC Staff Report](#)  
[UDC 2023-02 Application](#)  
[UDC 2023-02 Additional Narrative](#)  
[UDC 2023-02 Narrative](#)  
[UDC 2023-02 FINAL Site Plan](#)  
[UDC 2023-02 Detail Sheets](#)  
[UDC 2023-02 - Applicant Presentation Exhibit](#)  
[Exhibit - Dept Parks and Recreation Letter](#)  
[Exhibit - Fire Department Response to UDC and CPC Questions](#)  
[Exhibit - Public Notice Flyer Example](#)  
[Community Letter - Smith](#)  
[Community Letter - Lashley](#)  
[Community Letter - Marcus](#)  
[Community Letter - Marcus 2](#)  
[Community Letter - Esparza Dec 5](#)  
[Community Letter - Esparza Dec 23](#)  
[Community Letter - Esparza Feb 9 Presentation](#)  
[Community Letter - Esparza Feb 9](#)  
[Community Letter - Esparza Feb 16](#)  
[Community Letter - Sparks Dec 7](#)  
[Letter - Cullenwood Community Association](#)  
[Community Letter - McQueen](#)  
[Community Letter - Gray](#)  
[Community Letter - Deerbourne Civic Assoc](#)  
[Community Letter - Upper Reservoir District](#)  
[Community Letter - Oak Grove Community Assoc](#)  
[Community Letter - Gibson](#)  
[Community Letter - Page](#)  
[Exhibit from MAR UDC Meeting - State Code re Air Quality](#)  
[Exhibit from MAR UDC Meeting - Sign in Sheet for Applicant's Public Meeting](#)  
[Exhibit from MAR UDC Meeting - State Agency regarding use of fire retardant foam](#)

**A motion was made by Gemmer, seconded by Clarke, that this Location, Character and Extent Item be recommendation for denial to the Planning Commission, due back on 4/3/2023. The motion carried by the following vote:**

- Aye --** 8 - Committee Member Luigi Mignardi, Andrea Quilici, Justin Doyle, Eva Clarke, Jessie Gemmer, Committee Member Max Hepp-Buchanan, Committee Member Charles Woodson and Timothy Hamnett
- No --** 2 - Amelia Wehunt and Mitch Danese

#### 4. [UDC 2023-07](#)

**Attachments:** [UDC 2023-07 UDC report to CPC](#)  
[UDC 2023-07 Staff Report to UDC](#)  
[UDC 2023-07 Application](#)  
[UDC 2023-07 narrative](#)  
[UDC 2023-07 Site Plans - Demolition](#)  
[UDC 2023-07 Site Plan](#)  
[UDC 2023-07 Landscape Plans](#)  
[UDC 2023-07 Floor Plans & Elevations](#)  
[UDC 2023-07 Renderings](#)  
[UDC 2023-07 Site Amenity Information Sheets](#)  
[UDC 2023-07 Site Lighting Plans](#)  
[EXHIBIT 1 - UDC Approved Conditions Response Letter](#)  
[EXHIBIT 2 - Stadium Scoreboard](#)

A motion was made by Gemmer, seconded by Committee Member Hepp-Buchanan, that this Location, Character and Extent Item be recommended for approval with conditions to the Planning Commission, due back on 3/20/2023.

**Recommended Conditions:**

1. Staff recommends that the Applicant continue to provide outdoor lighting that is sensitive to light pollution or dark-skies compliant.
2. Staff recommends that the Applicant re-use of existing materials onsite, where feasible.
3. Staff recommends that the Applicant continue work with GRTC to provide and coordinate improvements to the bus stops located adjacent to the site.
4. Applicant to Address pedestrian scale of the Midlothian Turnpike Facade and street presence for nighttime aesthetics.

**The motion carried by the following vote:**

- Aye --** 9 - Committee Member Luigi Mignardi, Andrea Quilici, Justin Doyle, Eva Clarke, Amelia Wehunt, Jessie Gemmer, Committee Member Max Hepp-Buchanan, Mitch Danese and Timothy Hamnett
- No --** 1 - Committee Member Charles Woodson

## **OTHER BUSINESS**

### **Adjournment**

**Regular Agenda**

10. [UDC 2023-02](#) UDC 2023-02 FINAL Location, Character, and Extent review of the proposed Fire Department Training Facility located at 3000 East Belt Boulevard.

Ray Roakes gave an overview of this request, noting that the Urban Design Committee recommended denial of this request at their previous meeting.

Following Mr. Roakes presentation, Councilperson Reva Trammell addressed the Planning Commission, expressing support for the request.

Dexter Goode, Senior Capital Projects Manager, provided additional information, noting that all comments that had been made from the UDC's Conceptual Review have been addressed, detailing community outreach efforts that have been made, and noting that there will only be four days of "active smoke" each year. Mr. Goode turned to Tom Delego with Greeley & Hansen, and Andy Sisson with VHB, to provide additional information on the project details and proposed landscaping.

Travis Ford, Assistant Chief and Melvin Carter, Fire Chief for the Richmond Fire Department addressed the Commissioners, noting the need and benefits of this proposal, providing an overview of the public outreach to date, and summarizing the other properties that were considered for this proposal.

Mr. Pool opened the public hearing. Eleven people spoke in opposition to the proposal:

Eric Hunter spoke in opposition and provided an brief history of the Hickory Hill Preservation Committee.

Joseph Miller spoke in opposition, expressing concerns about noise, smoke, and the public outreach process.

Michelle Esparza Harris, Serene Wildlife Sanctuary, spoke in opposition of the request, expressing environmental impact concerns, and noting that there was no direct outreach to the Wildlife Sanctuary.

Kendra Esparza Harris spoke in opposition to this request, noting that she understands the importance of the proposal but is concerned about the loss of green space and the impact on the Wildlife Sanctuary.

Melody Gray spoke in opposition to the request, expressing concerns with the incompatibility of the fire training facility with the existing community center.

Monica Esparza spoke in opposition to the request, citing environmental, health, and safety concerns, as well as concerns about the lack of outreach.

Louise McQueen spoke in opposition to the request, expressing concerns with the impact on the nearby residential properties and the community center.

Mary Bryant spoke in opposition to the request, urging the applicant to find another location that won't impact the community center.

Sheri Shannon, Southside Relief, spoke in opposition to this request, citing concerns

with the City's lack of support for existing community efforts.

Kenneth Gibson, spoke in opposition to the request, urging the Commissioner's to honor the UDC's recommendation of denial.

Charles Pool spoke in opposition to the request, noting that the industrial use seems to be incompatible with the existing residential and community uses.

Seeing no one else wishing to speak, Mr. Poole close the public hearing.

Following the public hearing, Chief Carter addressed some of the concerns raised during the public hearing, noting that there is no live fire training happening within the existing community center. Chief Carter provided additional details on the grant and outreach process.

NOTE: Mr. Reginald Gordon voted as a designee for Commissioner Lincoln Saunders.

**A motion was made by Commissioner Addison, seconded by Commissioner Pinnock, that this Location, Character and Extent Item be denied for the following reasons:**

- the removal of greenspace;
- the adverse impact on the neighborhood;
- environmental impact concerns; and
- the Urban Design Committee's recommendation of denial.

**The motion carried by the following vote:**

**Aye --** 3 - \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield and \* Commissioner Andreas Addison

**No --** 2 - \* Commissioner Lincoln Saunders and \* Commissioner Rodney Poole

**11. [ORD.](#)  
[2022-262](#)**

To amend and reordain Ord. No. 95-152-151, adopted Jun. 26, 1995, as amended by Ord. No. 97-222-236, adopted Jul. 28, 1997, and Ord. No. 98-335-99-20, adopted Jan. 25, 1999, which authorized a special use of the property known as 815 North 35th Street to increase the number of permitted dwelling units and to reduce the required common area for the existing multifamily dwelling for the elderly, to further increase the number of multifamily dwelling units, to permit single-family attached dwelling units and single-family detached dwelling units, and to incorporate the property known as 823 North 36th Street, upon certain terms and conditions. (As Amended) (7th District)

Matthew Ebinger provided an overview of this request.

Jennifer Mullen, Roth Jackson, provided additional information on the changes that have been made to this proposal since its introduction.

Mr. Poole opened the public hearing. Seeing no one wishing to speak, Mr. Poole closed the public hearing.

**After brief discussion, a motion was made by Commissioner Greenfield, seconded by Commissioner Addison that this Ordinance be recommended for approval, with the following amendments:**

INTRODUCED: April 24, 2023

A RESOLUTION No. 2023-R023

To overrule the decision of the City Planning Commission denying approval of the City's application to relocate the Department of Fire and Emergency Services training facility to the Hickory Hill Community Center located at 3000 East Belt Boulevard.

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Patrons – Ms. Trammell and Mayor Stoney

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Approved as to form and legality  
by the City Attorney

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PUBLIC HEARING: MAY 8 2023      AT 6 P.M.

WHEREAS, on January 19, 2023, the City submitted an application for review by the Urban Design Committee to the Department of Planning and Development Review for general location, character, and extent approval concerning the City's proposal to relocate the Department of Fire and Emergency Services training facility to the Hickory Hill Community Center located at 3000 East Belt Boulevard; and

WHEREAS, on April 3, 2023 and following a public hearing on the application by the Urban Design Committee, the City Planning Commission disapproved the City's application and communicated such denial to the Council in accordance with City Charter section 17.07 and section 15.2-2232(B) of the Code of Virginia (1950), as amended, on <INSERT DATE>; and

AYES:                8                NOES:                0                ABSTAIN:                1

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ADOPTED:    MAY 8 2023    REJECTED:                STRICKEN:               

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WHEREAS, in accordance with section 15.2-2232(B) of the Code of Virginia (1950), as amended, the City, as the owner of the Hickory Hill Community Center located at 3000 East Belt Boulevard, appealed the aforementioned decision of the City Planning Commission to the Council on April 13, 2023; and

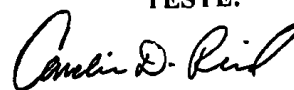
WHEREAS, in response to the City's appeal and in accordance with section 15.2-2232(B) of the Code of Virginia (1950), as amended, the Council believes that it is in the best interest of the citizens of the City of Richmond that the Council overrule the action of the City Planning Commission to deny approval of the City's general location, character, and extent application concerning relocation of the Department of Fire and Emergency Services' training facility to the Hickory Hill Community Center located at 3000 East Belt Boulevard and approve the general location, character, and extent of a Department of Fire and Emergency Services training facility at the Hickory Hill Community Center located at 3000 East Belt Boulevard as proposed in the City's application;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That, in response to the City's appeal and in accordance with section 15.2-2232(B) of the Code of Virginia (1950), as amended, the Council hereby overrules the action of the City Planning Commission to deny approval of the City's general location, character, and extent application concerning relocation of the Department of Fire and Emergency Services training facility to the Hickory Hill Community Center located at 3000 East Belt Boulevard and approves the general location, character, and extent of a Department of Fire and Emergency Services' training facility at the Hickory Hill Community Center located at 3000 East Belt Boulevard as proposed in the City's application.

A TRUE COPY:  
TESTE:



City Clerk

Shemicia Bowen stated her support for the proposed ordinances and the business opportunities it would provide the community.

Jason Guillot, Principal at Thalhimer Realty Partners and representative of RVA Diamond Partners, stated his support for the proposed ordinances and spoke of his appreciation for all those involved in completing the project.

*Councilor Ann-Frances Lambert asked for clarification on the project's job agreements related to the proposed development.*

Mr. Sledge elaborated on the project labor agreements of the Diamond District development.

*Councilor Lambert stated her support for the proposed ordinances and for the benefits the development would provide community members.*

*Councilor Ellen Robertson requested to be added as a co-patron of ORD. 2023-133.*

*Councilor Robertson also stated her support for the development outlined in the proposed ordinances.*

*Councilor Katherine Jordan stated her support for the proposed ordinances.*

*Councilor Andreas Addison stated his support for the proposed ordinances and growth the development would bring the community.*

*Councilor Cynthia Newbille stated her support for the proposed ordinances.*

*Vice President Kristen Nye stated her support for proposed ordinances. Vice President Nye also requested to be added as a co-patron of ORD. 2023-133 and ORD. 2023-134.*

*President Michael Jones stated his support for the proposed ordinances and the impact the development would have on the community and workforce.*

*Councilor Stephanie Lynch requested to be added as a co-patron of ORD. 2023-133 and ORD. 2023-134.*

**There were no further comments or discussions and ORD. 2023-133 and ORD. 2023-134 were unanimously adopted.**

**The following resolution was considered:**

29. [RES. 2023-R023](#) To overrule the decision of the City Planning Commission denying approval of the City's application to relocate the Department of Fire and Emergency Services training facility to the Hickory Hill Community Center located at 3000 East Belt Boulevard. (8th District)

**Patrons:** Ms. Trammell and Mayor Stoney

Lincoln Saunders, Chief Administrative Officer, introduced the proposed resolution and spoke in support of for the Richmond Fire Department's training center relocation.

Fire Chief Melvin D. Carter introduced the proposed ordinance, and elaborated on the details concerning the relocation of the training facility.

Fire Battalion Chief Kevin King elaborated on the problems caused by the current training center, and explained how the relocation of the training center would improve the safety of the city and the skills of the firefighters.

Chris Frelke, Director of Parks, Recreation and Community Facilities, stated the Department of Parks and Recreation and Community Facilities supported the proposed resolution.

### **Public Hearing**

Kenneth Gibson spoke in opposition of the proposed resolution, and stated his concern that the resolution would overturn a decision previously determined by the Planning Commission and Urban Design Committee.

Eric Hunter, former Chairman of Broad Rock Neighborhood Team, spoke in opposition of the proposed resolution, and stated his concern that the resolution would overturn a decision previously determined by the Planning Commission and Urban Design Committee.

Roslyn Gibson spoke in opposition of the proposed resolution and stated her concern that changes made due to the relocation would have negative impacts on the residents and the environment.

Mary Bryant spoke in opposition of the resolution and stated her concerns regarding the impact the relocation would have on her ability to access the Community Center.

Barbara Starkey Goode, President of the Oak Grove Civic Association, spoke in opposition of the resolution and stated her concern that the relocation would have negative impacts on the established programs and uses of the Hickory Hill Community Center.

Monica Esparza spoke in opposition of the proposed resolution, and stated her concerns regarding the loss of resources available to the community that may occur as a result of the fire department's training center relocation.

Lisa Esparza spoke in opposition of the resolution and stated her concerns regarding the loss of green space for the community.

Amy Wentz spoke in opposition of the proposed resolution, and stated her concerns regarding the loss of green space and recreational facilities for the community.

Michelle Esparza-Harris spoke in opposition of the proposed resolution, and stated her concerns regarding the negative impacts on the natural environment the relocation would cause. Ms. Esparza-Harris also noted that the relocation of the training facility would conflict with land use plans already adopted in the Richmond 300 Master Plan.

Joseph Miller spoke in opposition of the proposed resolution, and stated his concern that the resolution would overturn a decision already determined by the community.

Robert Oberhand spoke in opposition of proposed resolution, and stated his concern with relocating a fire training facility to a community center due to conflicting land use purposes.

Kendra Esparza-Harris, member of Serene Wildlife Sanctuary and Doctoral Fellow in Agroforestry, spoke in opposition of the proposed resolution, and stated her concerns regarding the negative impacts caused by the loss of green space in a minority community.

Marie Coone spoke in opposition of the proposed resolution, and stated her concerns regarding the negative impacts on the historic building, green space, and health of the residents.

Marie Hart spoke in support of the proposed resolution and the positive impact it would have on the public safety of the area.

Jerry Blow spoke in support of the proposed resolution and stated his belief that the relocation would benefit the overall safety of the entire city.

Donald Bryant spoke in support of the proposed resolution, and stated his belief in the importance of supporting public safety training and development.

CJ Johnson, Vice President of the McGuire Civic Association, spoke in support of the proposed resolution, and stated her support for a training facility in order to promote public safety for the city.

Keith Andes, President of the Richmond Professional Firefighters Association I.A.F.F. Local 995, spoke in support of the proposed resolution, and the impact it would have on firefighting training.

William Spindle, President of the local chapter of the International Association of Black Firefighters, spoke in support of the proposed resolution, and the impact of the overall public safety of the city due to the relocation.

Max Bell spoke in support of the proposed resolution, and the financial impact it would have for the city.

Dexter Goode, Department of Public Works Capital Projects Manager, spoke in support of the proposed resolution, and stated that several of the concerns previously raised during the public hearing were based on inaccurate information. Mr. Goode provided details regarding public parking and green space management in hopes to clarify information about the training facility relocation.

*Councilwoman Reva Trammell thanked the citizens that came to speak to the resolution, as well as the individuals and groups that had worked to support the relocation. Councilor Trammell stated her support for the proposed resolution.*

**There were no further comments or discussions and RES. 2023-R023 was adopted:  
Ayes 8, Jordan, Lambert, Robertson, Lynch, Trammell, Newbille, Nye, and Jones.  
Noes None. Abstentions 1, Addison.**

## **Budget Related Papers**

**The following ordinances were considered:**

## **Fire Training Facility Narrative**

**3000 E. Belt Boulevard**

**Richmond, VA 23234**

### **Background**

The City of Richmond tasked Greeley and Hansen to relocate the City's aging Fire Training Facility at Richmond Airport in Henrico County and design a new facility that will be constructed at 3000 East Belt Boulevard in Richmond. The property is owned by the City of Richmond and only a portion of the property will be designated for the new facility. The proposed site is approximately 1.97 acres at the grounds of the Hickory Hill Community Center.

The site is bounded by the north and west by heavily wooded areas. The site can be access from East Belt Boulevard which bounds the east side of the site. Existing residences are located opposite of the proposed site across East Belt Boulevard. The existing Hickory Hill Community Center bounds the southern portion of the site. CSX/AMTRAK railroad is on the west side of the property just past the wooded area. The site is well screened by the wooded areas on the north and west side of the property.

The Fire Training Facility will consist of an approximately 1.17-acre concrete apron for fire trucks to maneuver, small training building, ornamental fence surrounding the site, site lighting, landscaping that includes tree and shrub planting, and required stormwater facilities.

### **Responses to Fire Safety Training Facility Meeting Notes (1/11/2023)**

#### **1. Why this site or location?**

In December 2020, the City's Fire Department started reviewing City owned properties and selected 20 to ride by and look over. The Fire Department also reached out to the Virginia Port Authority and contacted Altria (Phillip Morris). In December 2021, the Fire Department shared and discussed all of the properties with the Fire Department's Executive Team. After multiple discussions, the list was then narrowed down to five for further consideration. The Fire Department will provide more detailed information for the sites reviewed for the UDC meeting.

#### **2. Why now, what is the urgency?**

The cost to keep the Fire Department Class 1 Insurance Rating, which affects every homeowner and business owner in the city, is approaching one million dollars a year to keep the existing training facility at the current location. The current burn building was deemed unsafe in 2022, and the tower was deemed unsafe over five years ago, by the state fire building inspectors.

Construction costs continue to escalate at a very high rate (over 10% for past two years). Delaying construction will cost the City thousands of dollars for every few months the project is delayed. Delaying will also jeopardize the grant that was obtained for the building.

#### **3. How are we addressing noise concerns? How does that pair with our new Sound Ordinance?**

We have included a decibel diagram showing the level of the sound at different distances from the training facility. A chainsaw (which will be used on the site for short durations) registers at 100 dBA. At 400 feet the sound of 100 dBA (chainsaw) will reduce to 58 dBA, which is close to average room noise. The trains on the railroad register at 85 dBA level. A lawn mower registers at 95 dBA. The chart shows that the sound from the Fire Training Facility will not register over 60 dBA which is typical to average office noise.

The Fire Department will provide a detailed summary of when the facility will be used and the approximate length of time for the training sessions.

**4. How are we addressing, from a holistic standpoint, the adjacent potential future conservation area or the current Bird Sanctuary.**

There are no design or construction restrictions required by the surrounding properties, including the property labeled as the Serene Wildlife Sanctuary. Peak stormwater flows will be decreased from the fire training site by the design of a detention pond. Noise levels will be about 55 dBA which is an average conversation (the trains going through the site are much louder).

**5. How are we managing environmental concerns?**

**a. What is the Composition for the smoke?**

Wood, straw, etc. Other times we use smoke candles that burn for two to three minutes during their training drills.

Smoke candles will be utilized for the training under the smoke conditions. The smoke candles are Superior® Smoke candles. The smoke candles residues would consist of the following: zinc chloride, carbon and water; slightly acidic; water soluble. Residues can be easily removed with soap and water.

**b. What sustainable elements help us to get ahead of the concerns?**

Permeable pavers are not suitable for this site since they cannot support the weight of a fire truck. No green stormwater management devices are practical for this site.

**c. What can we do to enhance the environmental quality of the area?**

A stormwater retention design will ensure that the peak stormwater flow from the site is reduced from the current flows. A figure shows the stormwater flows in the area will not increase as result of this construction. In addition, new trees are being planted to supplement existing landscaping.

**6. What are impacts to traffic?**

There are no traffic concerns. The training site is over 200 feet off of the roadway. Only fire vehicles will be entering the site.

**7. Drainage for the railway?**

The drainage will be managed on the site and will not affect the quantity of stormwater on the CSX property.

**8. Incorporate Landscape architects.**

The landscape plans have been updated to incorporate coniferous trees (evergreens) as requested by Urban Design Committee. The City's Urban Forestry will be reviewing the plans.

**9. What is a burn tower? Address common misconceptions.**

This is a training facility that is used for training fire fighters. The facility is needed to maintain a Class 1 ISO rating for the City of Richmond. The Fire Department will elaborate on this facility and its importance.

**10. What community education or programming could be offered once project is complete?**

This is an endless multiple opportunity question for the entire city to consider. Some of the training opportunities are the following:

- Citizen fire training academy.
- After school programs for high school students.

- Field trips for community groups.
- Girl/Boy scout field trips.

**11. What are the adjacent property uses and how does this fit into master plan elements?**

- Future subdivision could provide further buffer for existing residents.
- Site already has an active community center.
- Potential conservation area nearby.
- Railroad and roadway as existing separation lines.
- Elevations of site and surrounding area.

**12. What prior or future community meetings can help to clarify messaging?**

A Fire Department representative attended the Cherry Gardens, Cullenwood Civic Association, and Deerbourn Civic Association to discuss the proposal. The next week, fire companies canvassed all three neighborhoods and handed out/placed flyers. The following week Fire Department representatives attended the Southside District meeting. A copy of the flyer is included in the presentation. The Fire Department has since reached out to the community groups for future meetings as required.

**13. Other pending items:**

**a. Do we have the State Air Control Permit?**

No State Air permits are required based on the following Virginia Administrative Code.

*9VAC5-130-40 Permissible burning – paragraph 2 states that “Training schools where permanent facilities are installed for firefighting instruction are exempt from this notification requirement.”*

**b. What are major project milestones? (Permits, Committee dates, Community Events, Design, Construction, etc.)**

Preliminary Project Schedule:

- Acquire Permits and Approvals: Present through March 2023
- Bid and Award Project: April 2023 through June 2023
- Commence Construction: July 2023
- Project Completion: June 2024



## **CITY OF RICHMOND**

### **Department of Fire and Emergency Services**

November 14, 2022

Board of Zoning Appeals  
900 East Broad Street Room 108  
Richmond, VA 23219

Mr. Roy Benbow:

This letter is to provide clarification regarding the potential use of the Hickory Hill Community Center site, located at 3000 East Belt Boulevard, by the Richmond Fire and Emergency Services Department. The operations of the Fire Training Division varies greatly depending upon the type of training being conducted. Below is a breakdown of our activity levels during various training and operational evolutions.

#### **Recruit Training**

Our recruit academy typically lasts between 20 - 26 weeks, and we train up to thirty recruits at a time with six instructors supervising various activities. Training is broken into two major categories: Emergency Medical Technician (EMT) and Fire Training Certification. All of our training will be conducted during normal business hours 8:00 to 5:00 Monday through Friday.

EMT is 11 weeks of classroom training with practical/skill evolutions being conducted in a classroom environment. At no time will any noise impact the local neighborhood. The second half of training is our Fire Training Certification Program. This typically consists of half classroom and half practical/skill evolutions. During this phase we will be conducting all required practical/skill evolution training for certification outside on the training ground two to three days per week. Most of this training will have minimal noise levels outside of the immediate training ground area and should not impact the surrounding neighborhood. Some of the fire recruit training ground activities that have minimal noise levels are listed below:

- SCBA Training – our air packs sound similar to a smoke detector going off. This occurs when our personal alert safety system device activates during training activities.
- Forcible Entry Training – there will be repetitive metal on metal striking sounds.
- Ventilation Training – there will be gasoline powered saws being used.

During the recruit training program we are required by the Virginia Department of Fire Programs

to conduct two weeks of live burns. Each week will include four days in our burn building containers. This will produce some smoke in the immediate area and the noise level will be minimal based on fire ground activities discussed above.

We also use theatrical smoke during our recruit training. This smoke is non-toxic but may be seen by the surrounding neighborhood. The use of sirens or air horns on the fire trucks will not be allowed during any of the training evolutions. The only time a resident may here sirens is if our companies are responding to an emergency from the facility. We typically only conduct one recruit training a year, but we could have more based on the city's need.

### **Incumbent Training**

The training staff attempts to conduct two department wide incumbent training programs a year. They will include multiple fire companies reporting to the facility during business hours and the noise level of these activities will be minimal. This training usually takes two months. Theatrical smoke may be used during this time when needed, but not sirens and air horns.

Each fire company is required to conduct 18 hours of training at our facility each year in order for the City to maintain the Class 1 Insurance Service Office rating. This Facility Training is typically led by the Station's Company Officer. This training can be conducted some nights and on weekends. There will be specific rules for night training that will minimize the level of noise coming from the training ground. Any training conducted on weekends could include the same level of noise as discussed above and could include theatrical smoke on rare occasions.

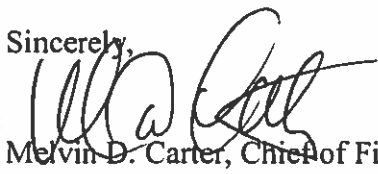
### **Normal Operations**

Although we do conduct a lot of training at our facility, there are plenty of days where there will be no practical/skill evolutions on the training ground. During classroom sessions, there may be occasional fire apparatus parked on the training ground while members are inside. Even when we are in the middle of recruit or incumbent training, there will typically be at least one day a week with no practical/skill evolution training being conducted on the training ground.

We will likely have several shipping containers on site to store our equipment. These containers will be located in close proximity to our burn building and training props, are kept in good repair, and will be secured nightly after use.

The Richmond Fire Training Division has always prided ourselves on being respectful neighbors in our community. If you have any questions or concerns, please do not hesitate to contact my Executive Officer at 804-564-7425.

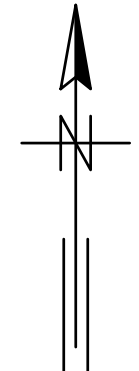
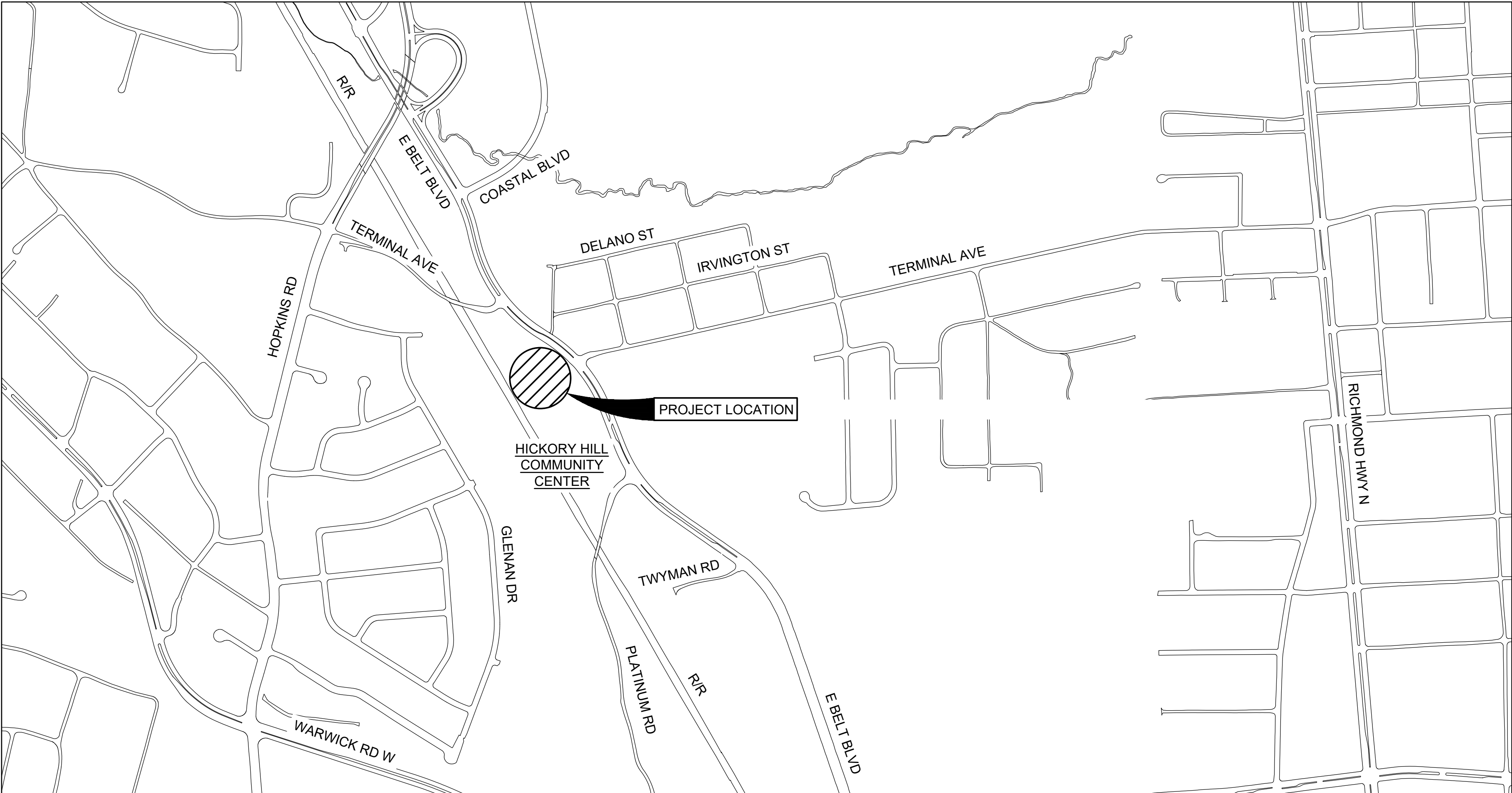
Sincerely,



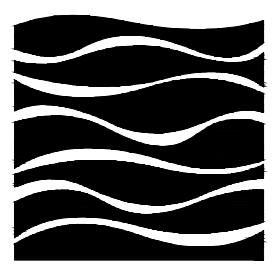
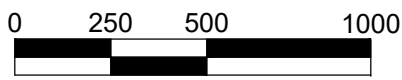
Melvin D. Carter, Chief of Fire  
Richmond Department of Fire and Emergency Services

CITY OF RICHMOND, VIRGINIA  
DEPARTMENT OF PUBLIC WORKS

FIRE DEPARTMENT TRAINING FACILITY  
PROJECT



VICINITY MAP



**GREELEY and HANSEN**

9020 STONY POINT PARKWAY, SUITE 275  
RICHMOND, VIRGINIA 23235

IN ASSOCIATION WITH

**ECE** **Environ-Civil Engineering, Ltd.**  
*Engineers • Scientists • Construction Managers*  
2108 W Laburnum Avenue, Suite 250 Richmond, VA 23227

**DANIELS & ASSOCIATES, P.C.**  
*Consulting Engineers*  
808 Moorefield Park Drive, Suite 105  
Richmond, Virginia 23236

PROJECT ADDRESS

3000 EAST BELT BOULEVARD  
RICHMOND, VA 23234  
PARCEL ID: C0090612020

OWNER CONTACT

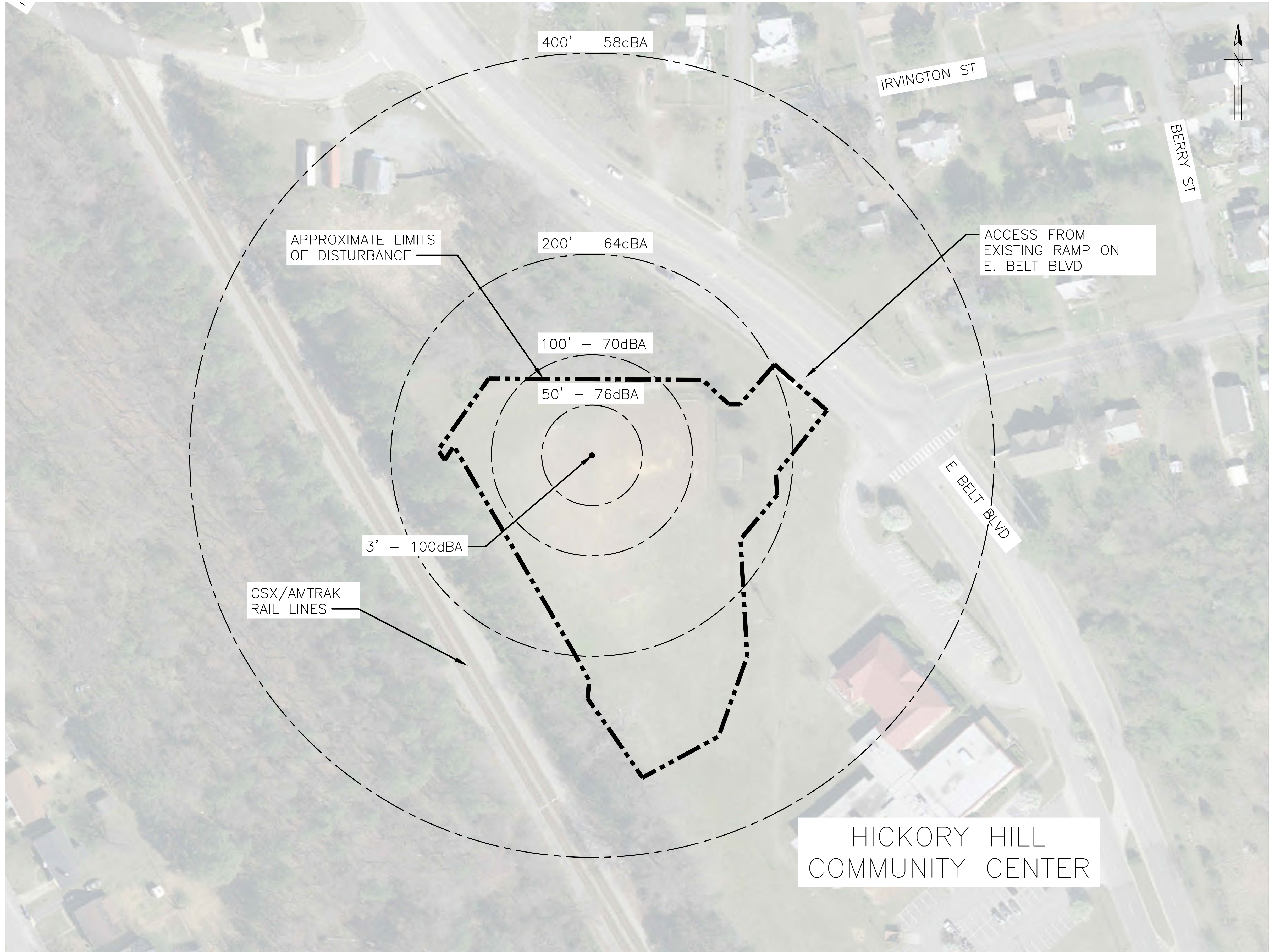
LOUIS D. GOODE  
CITY OF RICHMOND DEPARTMENT OF PUBLIC WORKS  
900 EAST BROAD STREET - RM. 602  
RICHMOND, VA 23219  
PHONE: (804) 646-7531

DPU CONTACT

LOUIS D. GOODE  
CITY OF RICHMOND DEPARTMENT OF PUBLIC WORKS  
900 EAST BROAD STREET - RM. 602  
RICHMOND, VA 23219  
PHONE: (804) 646-7531

JANUARY 2023

**100% SUBMITTAL**  
NOT FOR CONSTRUCTION



**AERIAL PLAN**  
SCALE: 1" = 100'

**LEGEND**

- LIMITS OF DISTURBANCE  
--- SOUND LEVEL AT VARIABLE DISTANCE FROM SOURCE

**NOTES:**

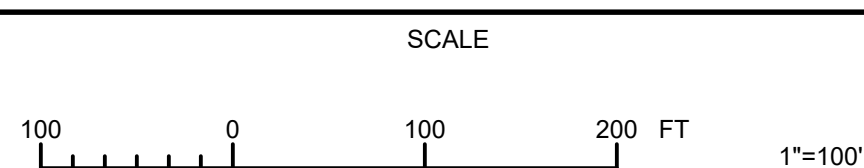
- SOUND-DISTANCE ATTENUATION CALCULATION BASED ON INVERSE SQUARE LAW.
- NOISE LEVEL CALCULATIONS ASSUME CLEAR VISIBILITY FROM THE SOURCE OF THE NOISE AND DO NOT ACCOUNT FOR EXISTING AND PROPOSED SOUND DAMPENING SITE FEATURES (TREES, ELEVATION, FENCES, HOUSES, ETC.). CALCULATED NOISE LEVELS ARE NOT INDICATIVE OF IN-SITU CONDITIONS AND ACTUAL NOISE LEVELS WILL BE DAMPENED BY EXISTING AND PROPOSED SITE FEATURES.
- TYPICAL NOISE LEVELS:
  - 30dBA - WHISPER/LEAVES RUSTLING
  - 30-50dBA - AVERAGE ROOM NOISE
  - 60dBA - BACKGROUND MUSIC
  - 70dBA - AVERAGE OFFICE NOISE
  - 75dBA - LANDSCAPING EQUIPMENT (INSIDE HOUSE)
  - 80dBA - INSIDE AN AIRPLANE
  - 85dBA - NOISY RESTAURANT
  - 90dBA - HAIRDRYER
  - 95dBA - PRO-SPORTS GAME/CAR HORN @16 FEET
  - 100dBA - MOTORCYCLE/LEAF BLOWER
  - 105-110dBA - NIGHTCLUBS/BARS/GAS-POWERED LEAF BLOWER

**ECE** Environ-Civil Engineering, Ltd.  
Engineers • Scientists • Construction Managers  
2108 W Laburnum Avenue, Suite 250 Richmond, VA 23227

**GREELEY AND HANSEN**  
9020 STONY POINT PARKWAY, SUITE 275  
RICHMOND, VIRGINIA 23235

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DRAWN XXX  
CHECKED XXX  
APPROVED

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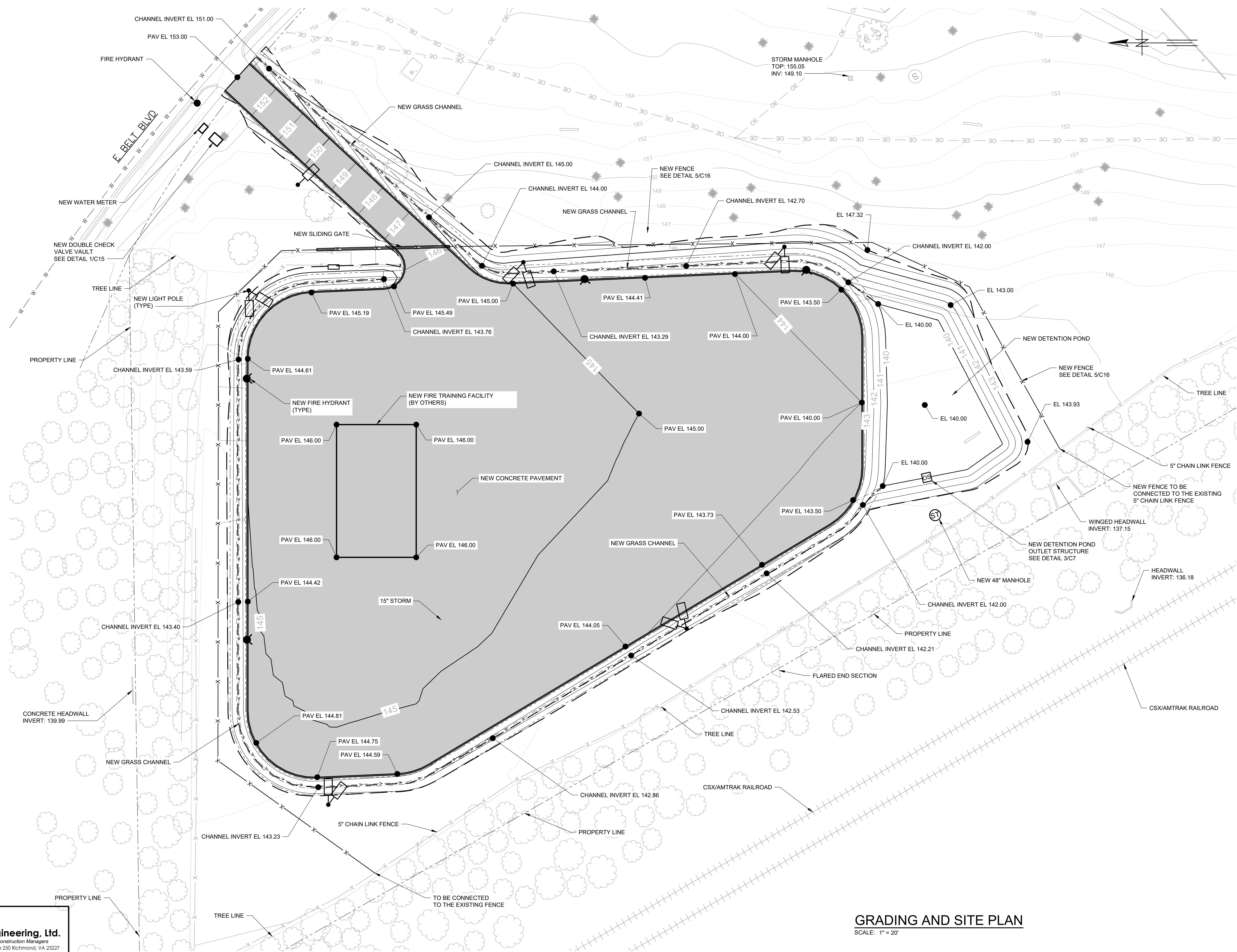


CITY OF RICHMOND, VIRGINIA  
DEPARTMENT OF PUBLIC UTILITIES  
RICHMOND FIRE DEPARTMENT  
TRAINING FACILITY



CIVIL  
SOUND-DISTANCE ATTENUATION

PROJECT NO.: 0218A-09  
DWG: **C3**  
SHEET: 5 OF 25  
DATE: JANUARY 2023 REV: 0



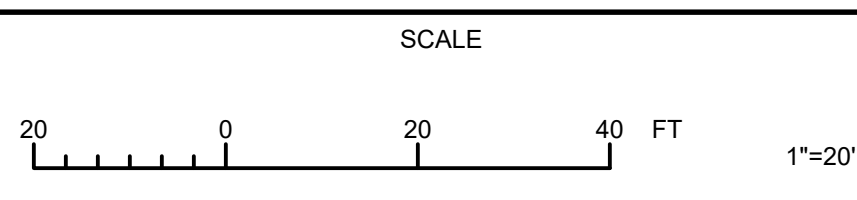
**GRADING AND SITE PLAN**  
SCALE: 1" = 20'

**Envron-Civil Engineering, Ltd.**  
Engineers • Scientists • Construction Managers  
2108 W Laborum Avenue, Suite 250 Richmond, VA 23227

**GREELEY AND HANSEN**  
9020 STONY POINT PARKWAY, SUITE 275  
RICHMOND, VIRGINIA 23235

DESIGNED XXX  
DRAWN XXX  
CHECKED XXX  
APPROVED

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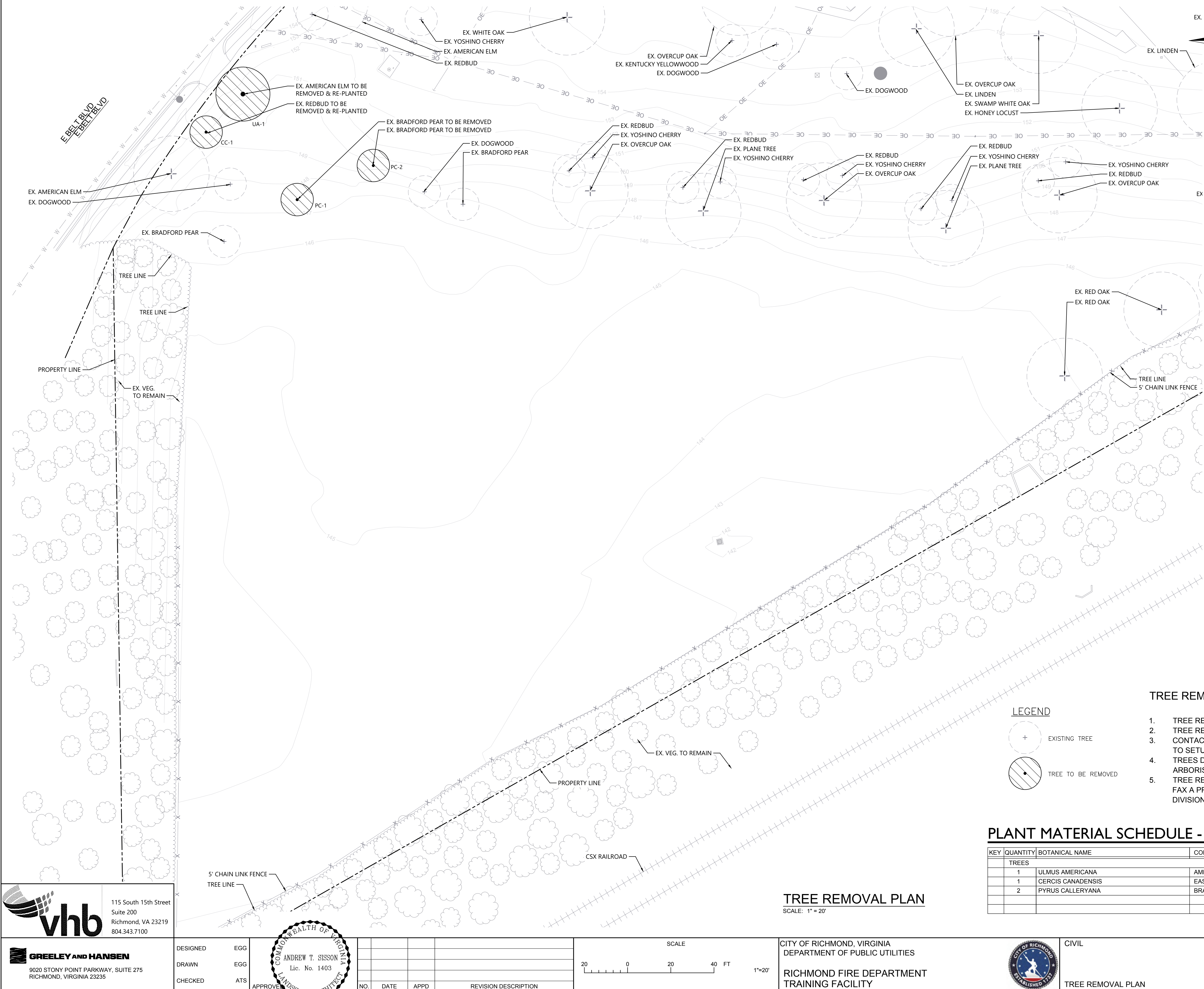


CITY OF RICHMOND, VIRGINIA  
DEPARTMENT OF PUBLIC UTILITIES  
RICHMOND FIRE DEPARTMENT  
TRAINING FACILITY



CIVIL  
CIVIL YARD GRADING PLAN

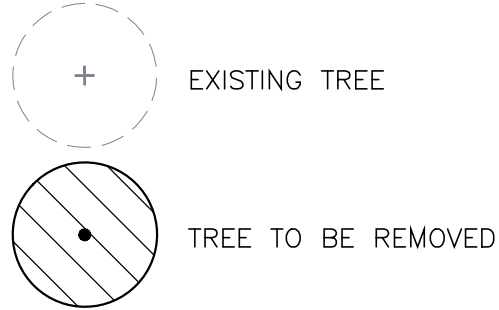
PROJECT NO.: 0218A-09  
DWG: **C13**  
SHEET: 15 OF 25  
DATE: JANUARY 2023 REV: 0



TREE REMOVAL NOTES:

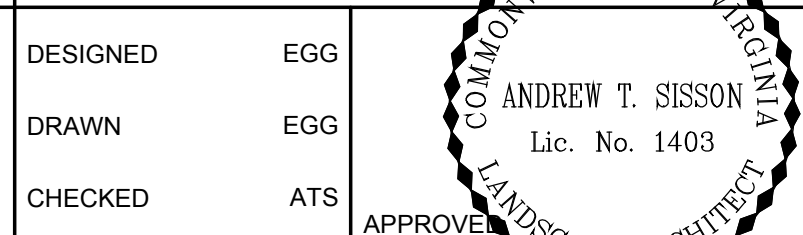
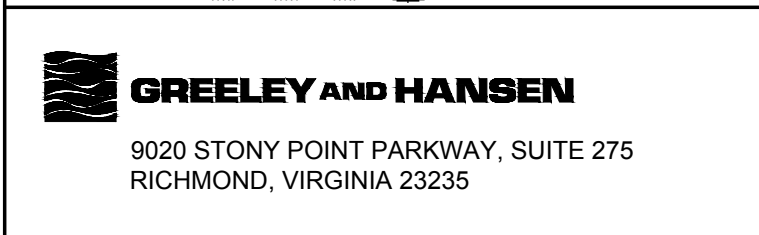
1. TREE REMOVAL EQUALS 12" DBH.
2. TREE REPLACEMENT TO BE ADDRESSED AT THE END OF CONSTRUCTION.
3. CONTACT URBAN FORESTRY AT 804-646-7000 PRIOR TO CONSTRUCTION TO SETUP A PRE-CONSTRUCTION MEETING.
4. TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED BY A CERTIFIED ARBORIST.
5. TREE REMOVAL CONTRACTOR SHALL HAVE THEIR INSURANCE COMPANY FAX A PROOF OF INSURANCE FORM DIRECTLY TO THE URBAN FORESTRY DIVISION AT 804-646-3087.

LEGEND

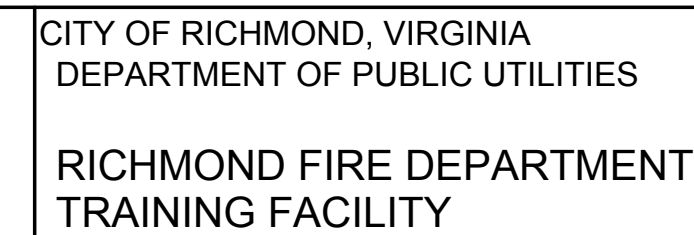
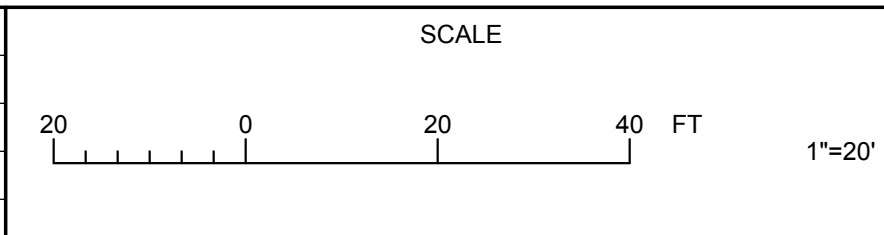


PLANT MATERIAL SCHEDULE - TREES TO BE REMOVED

| KEY   | QUANTITY | BOTANICAL NAME    | COMMON NAME    | CALIPER | REMARKS                            |
|-------|----------|-------------------|----------------|---------|------------------------------------|
| TREES |          |                   |                |         |                                    |
|       | 1        | ULMUS AMERICANA   | AMERICAN ELM   | 1-1/2"  | SAVE & RE-PLANT PER LANDSCAPE PLAN |
|       | 1        | CERCIS CANADENSIS | EASTERN REDBUD | 1-1/2"  | SAVE & RE-PLANT PER LANDSCAPE PLAN |
|       | 2        | PYRUS CALLERYANA  | BRADFORD PEAR  | 8"      |                                    |
|       |          |                   |                |         |                                    |
|       |          |                   |                |         |                                    |

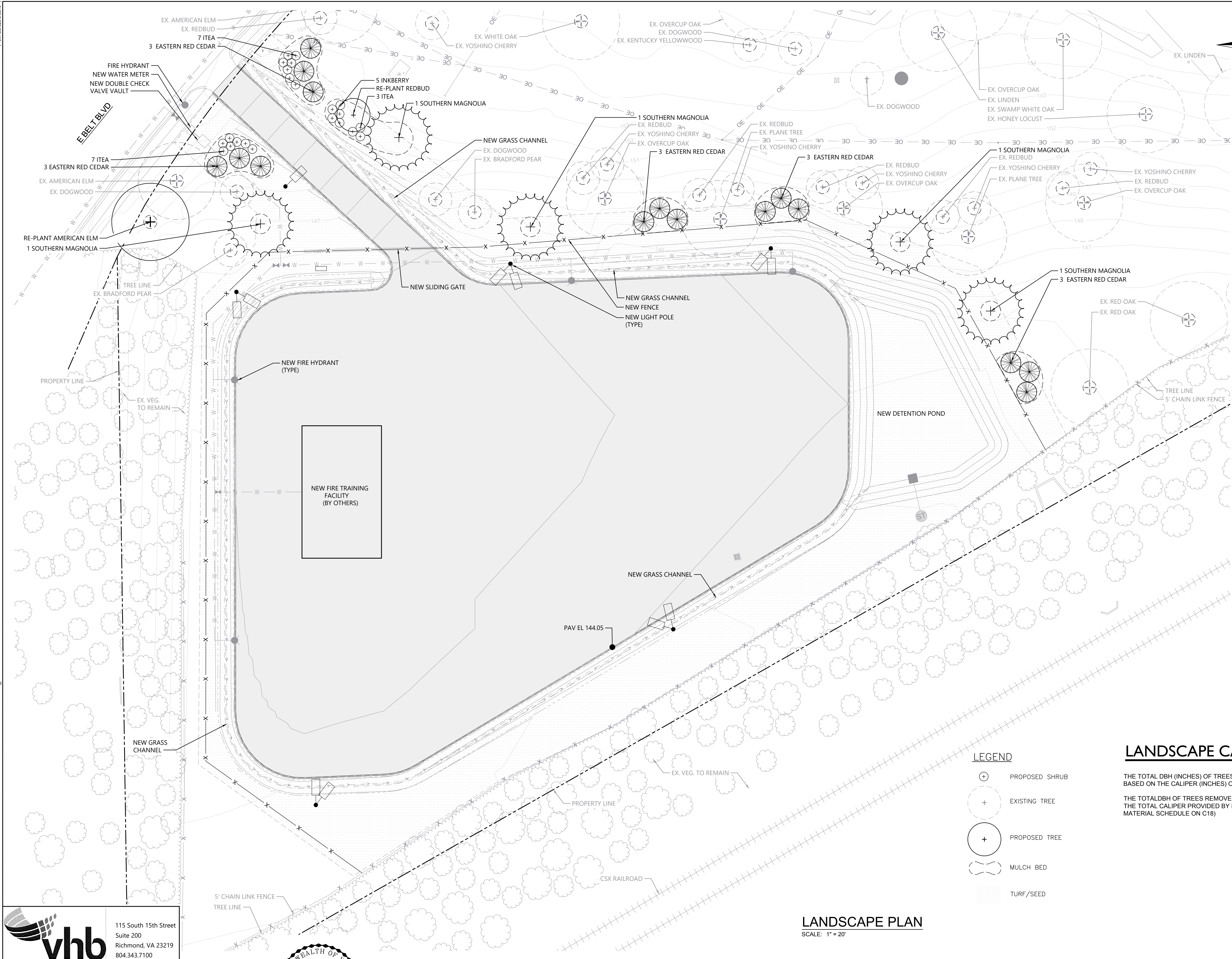


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|                   |                           |
|-------------------|---------------------------|
| CIVIL             | PROJECT NO.: 0218A-09     |
| TREE REMOVAL PLAN | DWG: C17                  |
|                   | SHEET: 19 OF 25           |
|                   | DATE: JANUARY 2023 REV: 0 |

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**LEGEND**

- ⊕ PROPOSED SHRUB
- ⊕ EXISTING TREE
- ⊕ PROPOSED TREE
- MULCH BED
- TURF/SEED

**LANDSCAPE CALCULATIONS**


THE TOTAL DBH (INCHES) OF TREES REMOVED SHALL BE REPLACED ON A 1:1 BASIS, BASED ON THE CALIPER (INCHES) OF PROPOSED TREES AT PLANTING.

THE TOTAL DBH OF TREES REMOVED FROM THE SITE IS 16 INCHES (SEE TABLE ON C16)  
THE TOTAL CALIPER PROVIDED BY REPLACEMENT TREES IS 32.5 INCHES (SEE PLANT MATERIAL SCHEDULE ON C18)

**LANDSCAPE PLAN**  
SCALE: 1" = 20'



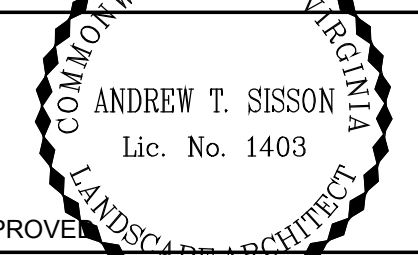
115 South 15th Street  
Suite 200  
Richmond, VA 23219  
804.343.7100



9020 STONY POINT PARKWAY, SUITE 275  
RICHMOND, VIRGINIA 23235

DESIGNED EGG  
DRAWN EGG  
CHECKED ATS

APPROVED



| NO. | DATE | APPD | REVISION DESCRIPTION |
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SCALE

20 0 20 40 FT

1"=20'

CITY OF RICHMOND, VIRGINIA  
DEPARTMENT OF PUBLIC UTILITIES

**RICHMOND FIRE DEPARTMENT  
TRAINING FACILITY**



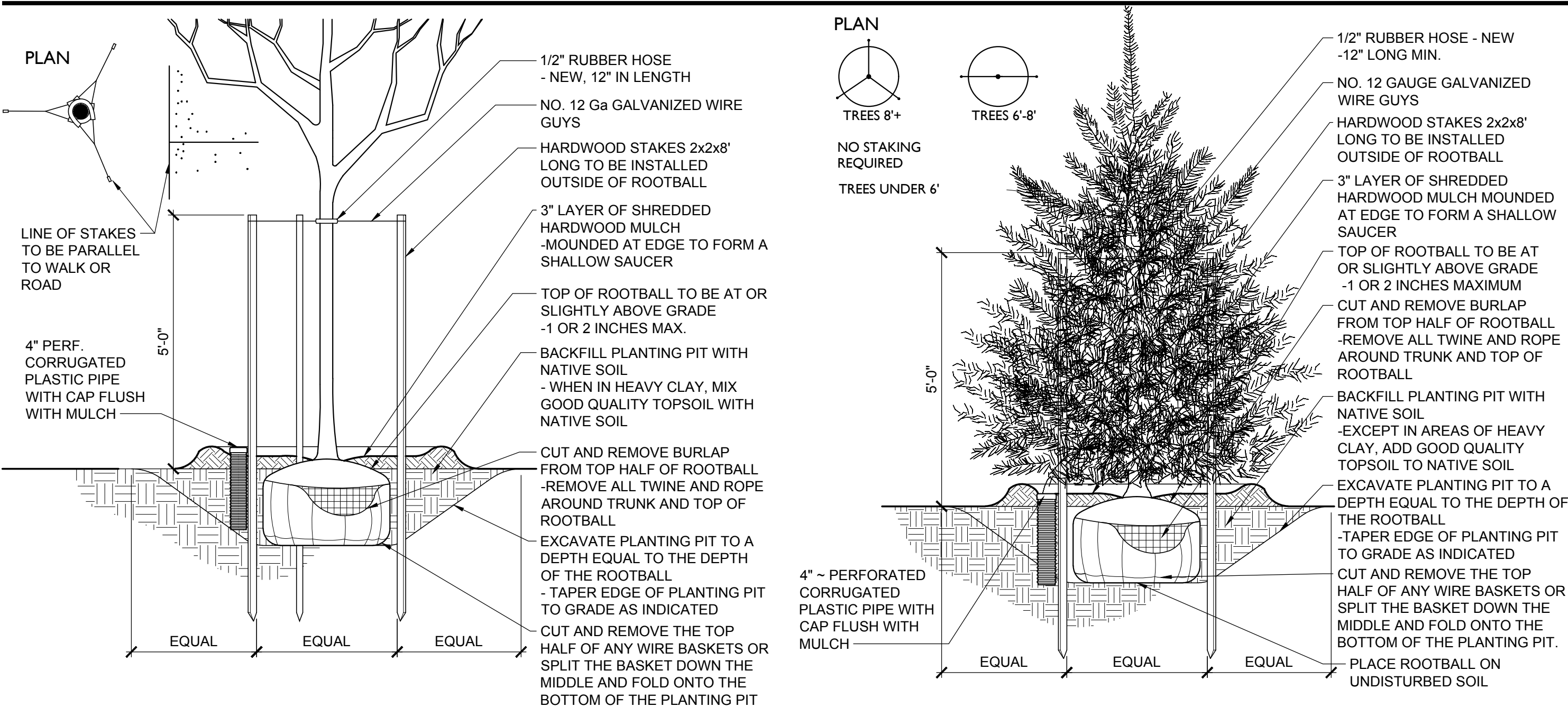
CIVIL

LANDSCAPING PLAN

|                           |
|---------------------------|
| PROJECT NO.: 0218A-09     |
| DWG: <b>C18</b>           |
| SHEET: 20 OF 25           |
| DATE: JANUARY 2023 REV: 0 |

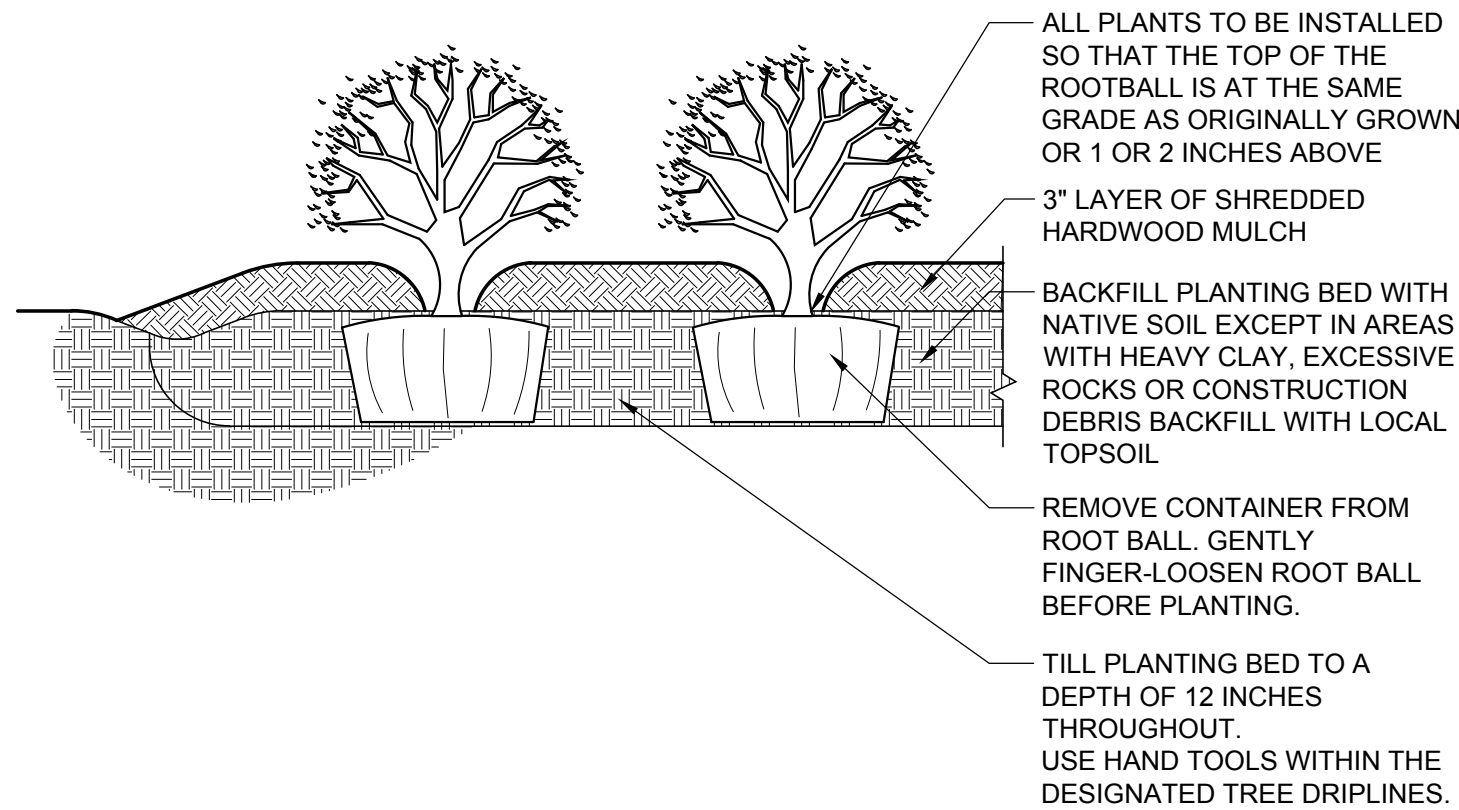
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PLANTING DETAILS



DECIDUOUS TREE STAKING DETAIL

EVERGREEN TREE STAKING DETAIL



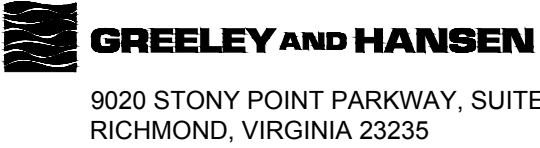
SHRUB PLANTING DETAIL

PLANT MATERIAL SCHEDULE

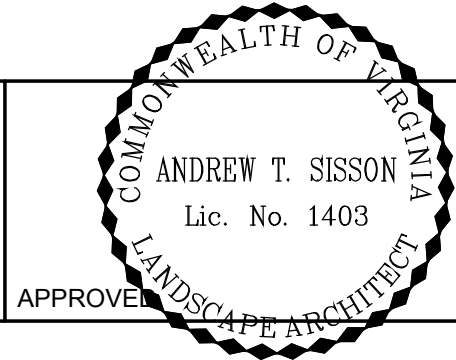
| QUANTITY | BOTANICAL NAME       | COMMON NAME               | SPACING  | CALIPER | HEIGHT  | ROOT TYPE | DETAIL | REMARKS               |
|----------|----------------------|---------------------------|----------|---------|---------|-----------|--------|-----------------------|
| TREES    |                      |                           |          |         |         |           |        |                       |
| 15       | JUNIPERUS VIRGINIANA | EASTERN RED CEDAR         | AS SHOWN | 1.5"    | 6'      | B&B       | C      | 15 X 1.5" = 22.5"     |
| 5        | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA         | AS SHOWN | 2.0"    | 10'     | B&B       | C      | 5 X 2" = 10"          |
| SHRUBS   |                      |                           |          |         |         |           |        |                       |
| 5        | ILEX GLABRA          | INKBERRY                  | AS SHOWN |         | 18" HT. | CONT.     | D      | DENSE, FULL TO GROUND |
| 17       | ITEA VIRGINICA       | ITEA, VIRGINIA SWEETSPIRE | AS SHOWN |         | 18" HT. | CONT.     | D      | DENSE, FULL TO GROUND |

PLANTING NOTES:

- CONTRACTOR SHALL VERIFY PLANT MATERIAL QUANTITIES SHOWN ON PLAN WITH TOTALS IN PLANTING SCHEDULE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING. UNIT PRICES SHALL BE SUBMITTED AS PART OF FINAL BID.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR TO BE IN A HEALTHY GROWING CONDITION. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTEE SHALL BE REPLACED AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTEE PERIOD. PLANTS THAT DIE SHALL BE REPLACED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOT ASSUME IRRIGATION SYSTEM IS FULLY OPERATIONAL AT COMPLETION OF PLANTING INSTALLATION
- CONTRACTOR RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING OF CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT IF ANY CONFLICTS OCCUR.
- THE LANDSCAPE ARCHITECT IS THE OWNERS REPRESENTATIVE AND SHALL BE THE APPROVING AUTHORITY FOR INFORMATION PROVIDED IN THESE PLANS AND SPECIFICATIONS.
- ALL PLANT MATERIALS, TOPSOIL, MULCH, FERTILIZERS, SOIL AMENITIES, PLANTING SUPPLIES AND METHODS SHALL BE SUBJECT TO LANDSCAPE ARCHITECTS APPROVAL. REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
- ALL PLANT MATERIALS AND PLANTING METHODS SHALL CONFORM TO A.A.N. STANDARDS.
- CONTRACTOR SHALL LAYOUT AND MARK LOCATION FOR ALL PLANT MATERIAL, PLANTING, AND IMPROVEMENTS SHOWN AND REQUEST IN FIELD APPROVAL FROM LANDSCAPE ARCHITECT.
- BEDS TO CONTAIN SHRUBS OR GROUND COVER SHALL BE TILLED TO A DEPTH OF 6" AND THE SOIL CONDITIONED BY ADDING CLEAN, WELL ROTTED MANURE. IF EXISTING SOIL IS CONSIDERED TO BE UNUSABLE BY OWNER, BEDS SHALL BE TREATED TO ELIMINATE WEEDS AND WEED SEEDS.
- ALL PLANTING BED AREAS SHALL BE COVERED WITH A 3" MINIMUM LAYER OF MEDIUM TEXTURE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED.
- ALL SUBSTITUTIONS OF PLANT MATERIAL SHALL BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER.
- ALL PLANTING OPERATIONS SHALL BE UNDER THE SUPERVISION OF AN EXPERIENCED PLANTSMAN.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT PLANT MATERIALS IN THE NURSERY.
- FOR TREES BALLED IN WIRE BASKETS, CUT AND REMOVE TOP AND SIDES OF BASKET AFTER INSTALLATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO A.A.N. STANDARDS. SEE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-(CURRENT EDITION).
- SOIL SHALL BE FREE OF ALL WEEDS.
- PLANT SIZES, QUANTITIES, AND SPECIES WILL BE CHECKED BY COUNTY INSPECTION FOR COMPLIANCE WITH PLANT SCHEDULE AS APPROVED BY THE COUNTY. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DELAY IN ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE COUNTY RESULTING FROM UNAUTHORIZED SUBSTITUTIONS OR DOWNSIZING.
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL, AND SCHEDULE A FINAL INSPECTION FOR ACCEPTANCE BY OWNER
- THE ONE YEAR GUARANTEE PERIOD SHALL BEGIN UPON THE OWNER'S APPROVAL AND ACCEPTANCE OF THE PLANTING INSTALLATION. THE OWNER SHALL ASSUME RESPONSIBILITY FOR MAINTENANCE INCLUDING WATERING, WEEDING, PEST CONTROL, AND FERTILIZATION.
- CONTRACTOR SHALL REMOVE STAKING FROM TREES AT THE END OF THE ONE YEAR WARRANTY PERIOD.



DESIGNED EGG  
DRAWN EGG  
CHECKED ATS



APPROVED

| NO. | DATE | APPD | REVISION DESCRIPTION |
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SCALE

CITY OF RICHMOND, VIRGINIA  
DEPARTMENT OF PUBLIC UTILITIES

RICHMOND FIRE DEPARTMENT  
TRAINING FACILITY



CIVIL

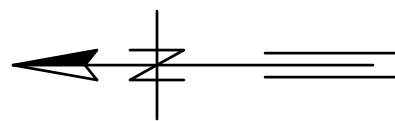
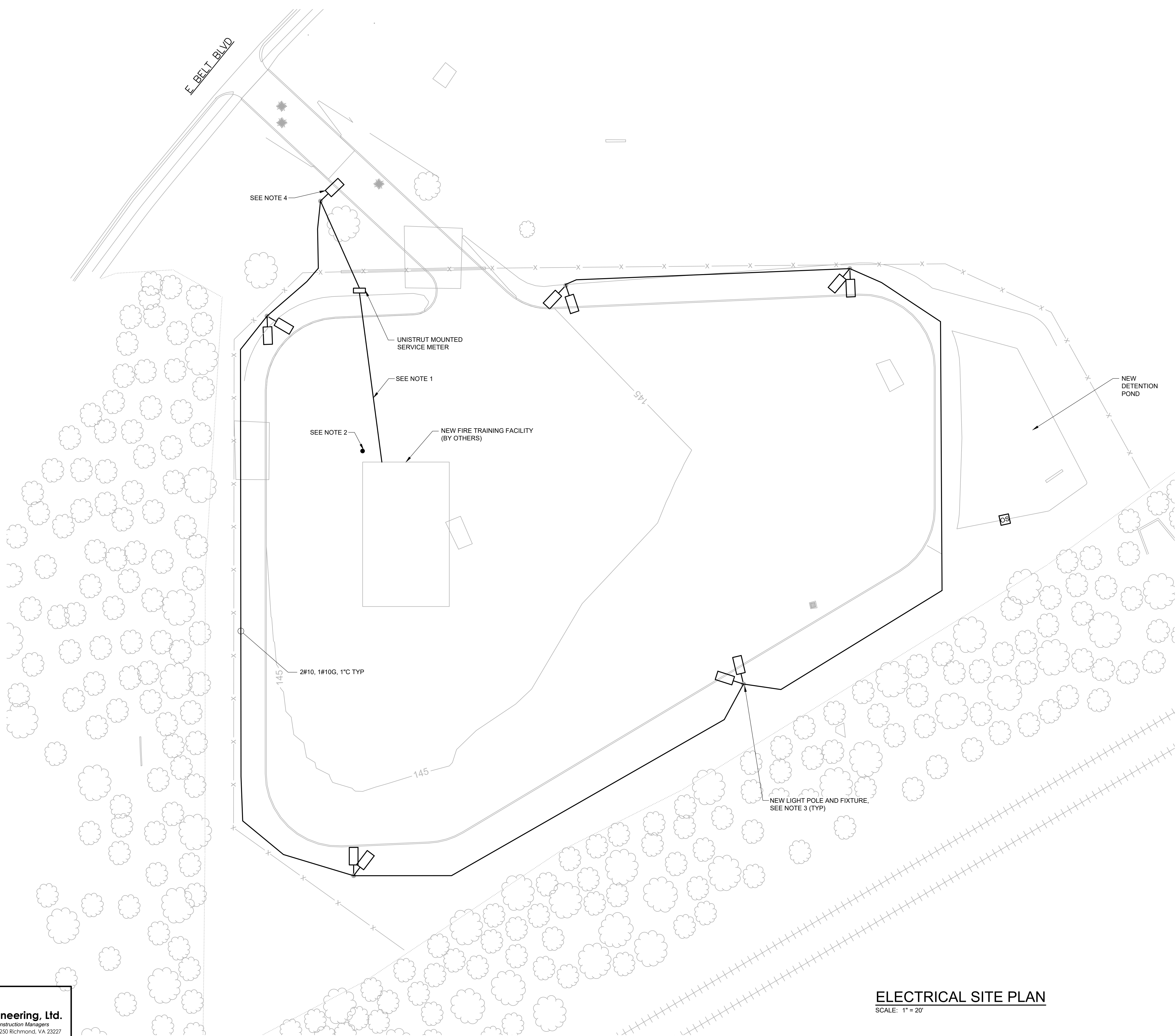
PLANTING DETAILS, SCHEDULE, AND NOTES

PROJECT NO.: 0218A-09

DWG: C19

SHEET: 21 OF 25

DATE: JANUARY 2023 REV: 0



NOTES:

- ROUTE 2#4/0, 1#4G, 2\"C AND 1\" SPARE CONDUIT FROM FIRE TRAINING FACILITY BREAKER TO NEW BUILDING. CONCRETE ENCASE CONDUITS UNDER COVERED AREAS. STUB CONDUITS UP FOR CONNECTION TO NEW BUILDING DISCONNECT BY OTHERS. PRIOR TO INSTALLATION OF CONDUITS COORDINATE LOCATION OF BUILDING DISCONNECT WITH BUILDING MANUFACTURER.
- PROVIDE GROUND ROD AT CORNER OF BUILDING FOR GROUNDING OF NEW BUILDING. FIELD COORDINATE LOCATION OF GROUND ROD PRIOR TO INSTALLATION.
- HOLOPHANE PREDATOR FLOOD LIGHT WITH TENON SLIP FITTER KNUCKLE AND 25FT ROUND TAPERED ALUMINUM POLE AND BULLHORN BRACKET. BLACK FINISH FOR FIXTURE, POLE AND APPURTENANCES. MODEL # PML5D P5 40K MVOLT 65 KM BKSDP NPR WL RTA 25 70E PLN NDR BK ABG BCV BR896 BK ASSY16589 OR APPROVED EQUAL.
- AMERICA ELECTRIC LIGHTING COBRA HEAD LIGHT WITH TYPE II OPTICS WITH A 25' ALUMINUM ROUND TAPERED POLE AND UMR ARM. BLACK FINISH FOR FIXTURE, POLE AND APPURTENANCES. MODEL # AT50P303 MVOLT R2 BK UMRBK NR RTA 25 60E PLN NDR DK ABG BR1061 BK ASSY16671 OR APPROVED EQUAL.

ELECTRICAL SITE PLAN

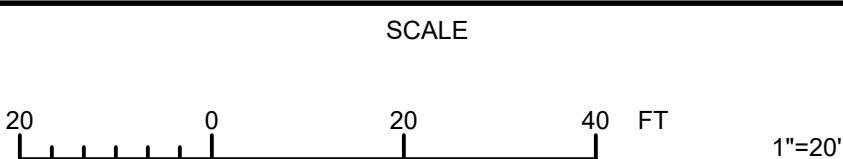
SCALE: 1\" = 20'

**EC** **Environ-Civil Engineering, Ltd.**  
Engineers • Scientists • Construction Managers  
2108 W Laburnum Avenue, Suite 250 Richmond, VA 23227

**GREELEY AND HANSEN**  
9020 STONY POINT PARKWAY, SUITE 275  
RICHMOND, VIRGINIA 23235

|          |     |
|----------|-----|
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| DRAWN    | MV  |
| CHECKED  | TK  |
| APPROVED |     |

| NO. | DATE | APPD | REVISION DESCRIPTION |
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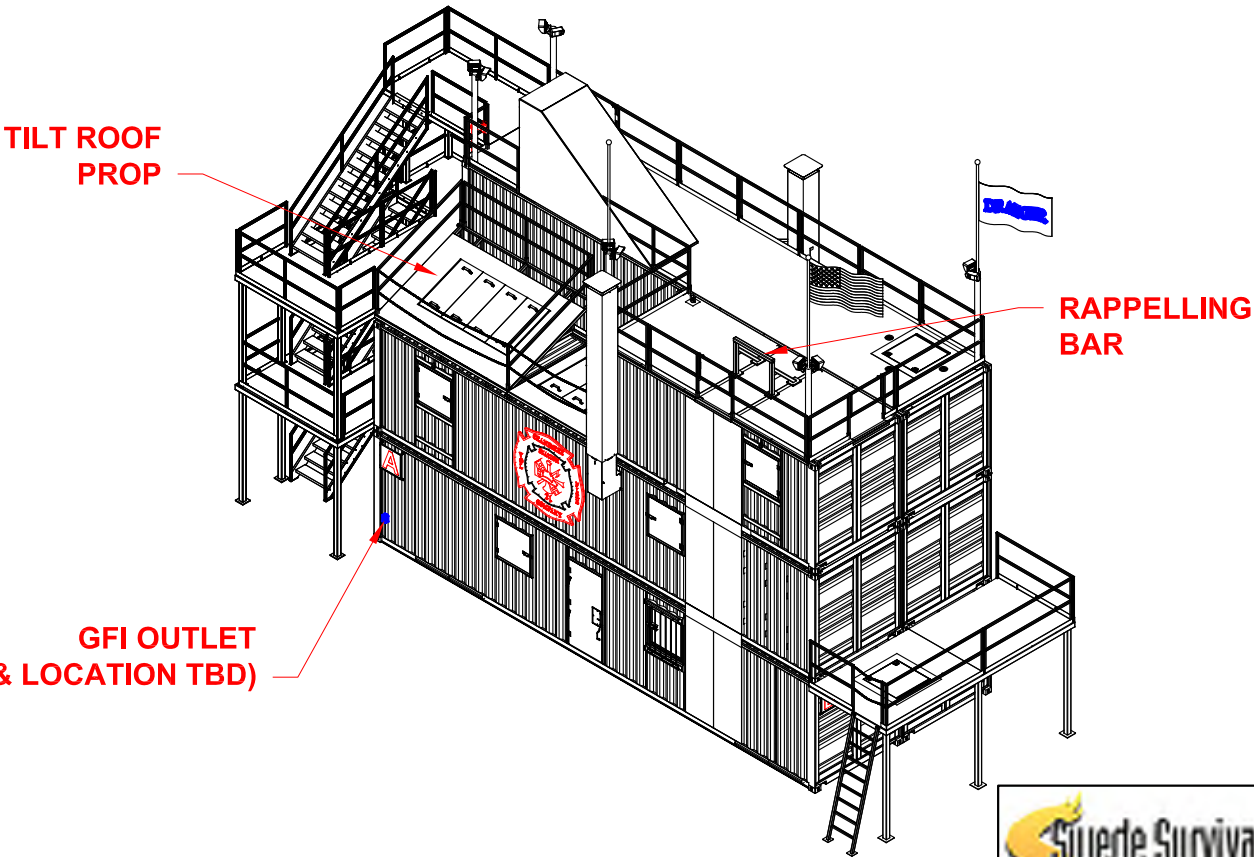
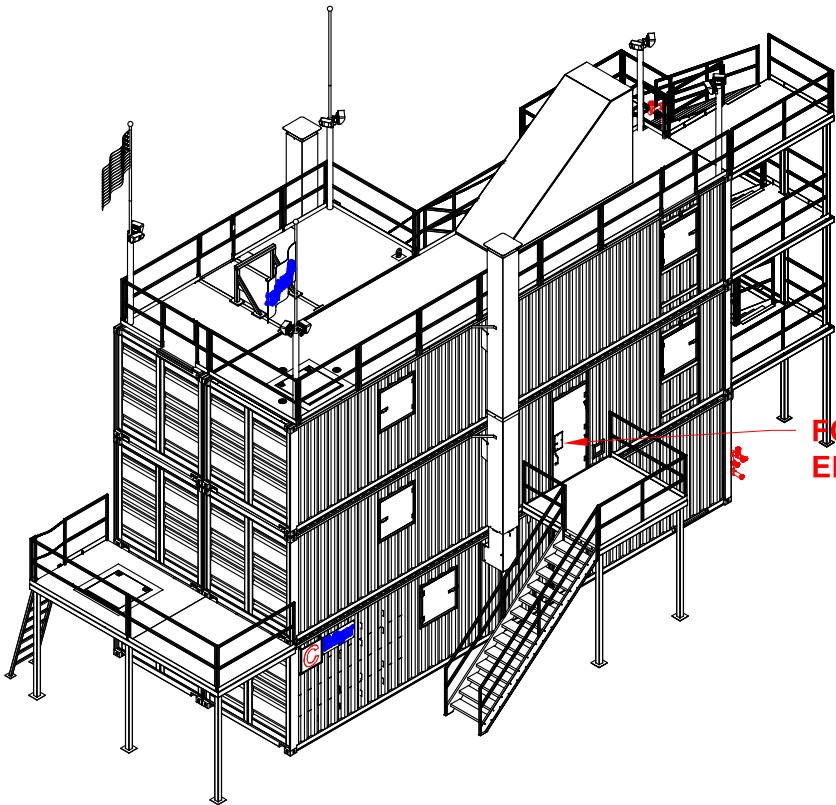
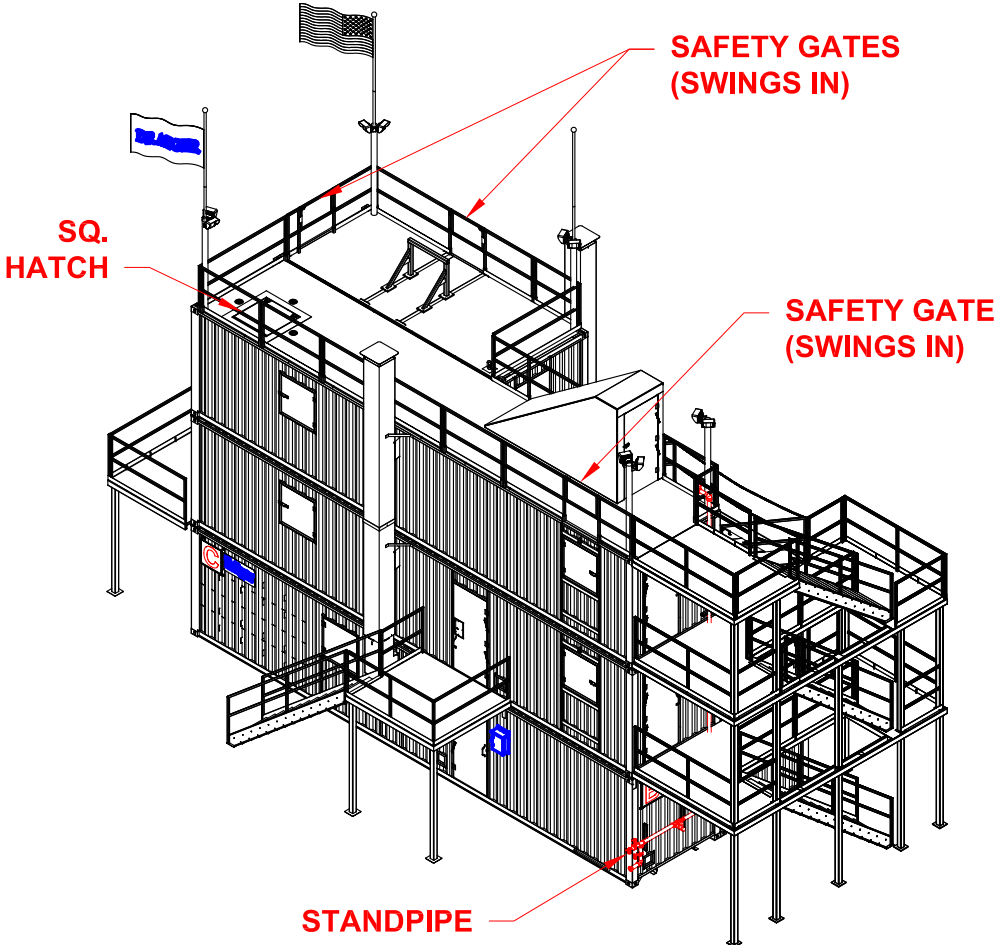
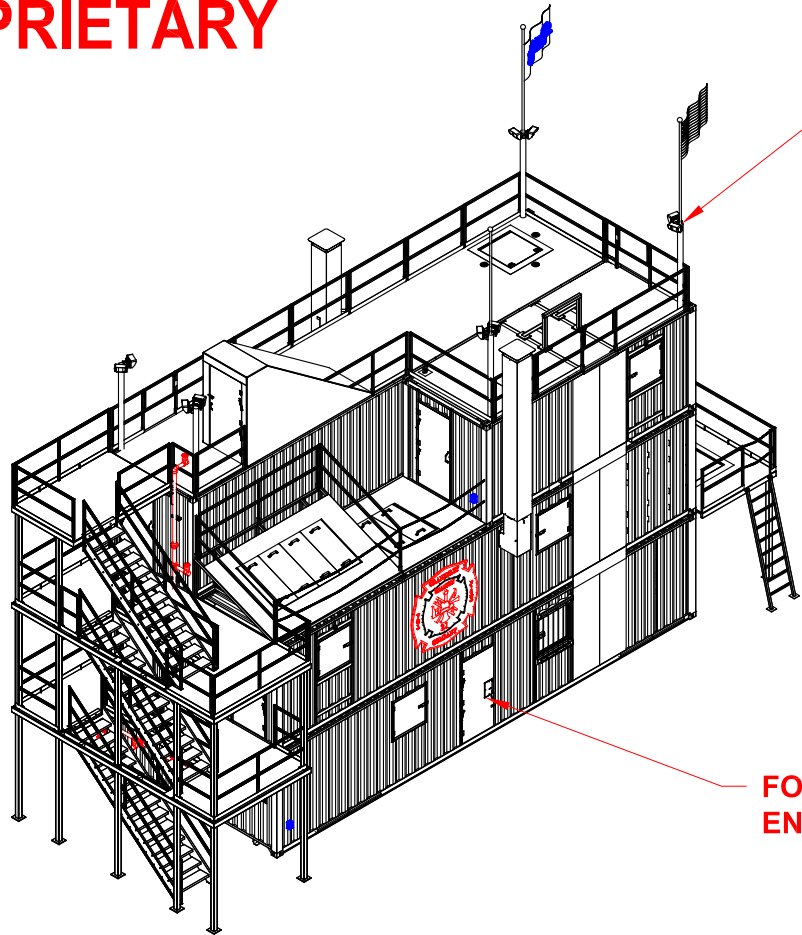
CITY OF RICHMOND, VIRGINIA  
DEPARTMENT OF PUBLIC UTILITIES  
**RICHMOND FIRE DEPARTMENT  
TRAINING FACILITY**



ELECTRICAL  
  
ELECTRICAL SITE PLAN

|              |              |
|--------------|--------------|
| PROJECT NO.: | 0218A-09     |
| DWG:         | <b>E2</b>    |
| SHEET:       | 24 OF 25     |
| DATE:        | JANUARY 2023 |
| REV:         | 0            |

PROPRIETARY



ISO

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|-------|----------|----------------------|
| C     | 02/11/21 | REVISED PER CUSTOMER |
| B     | 02/02/20 | REVISED PER CUSTOMER |
| REV.# | DATE     | DESCRIPTION          |

Dräger

PRODUCT PHASE II MODIFIED

CUSTOMER RICHMOND FIRE ACADEMY

TITLE ISO

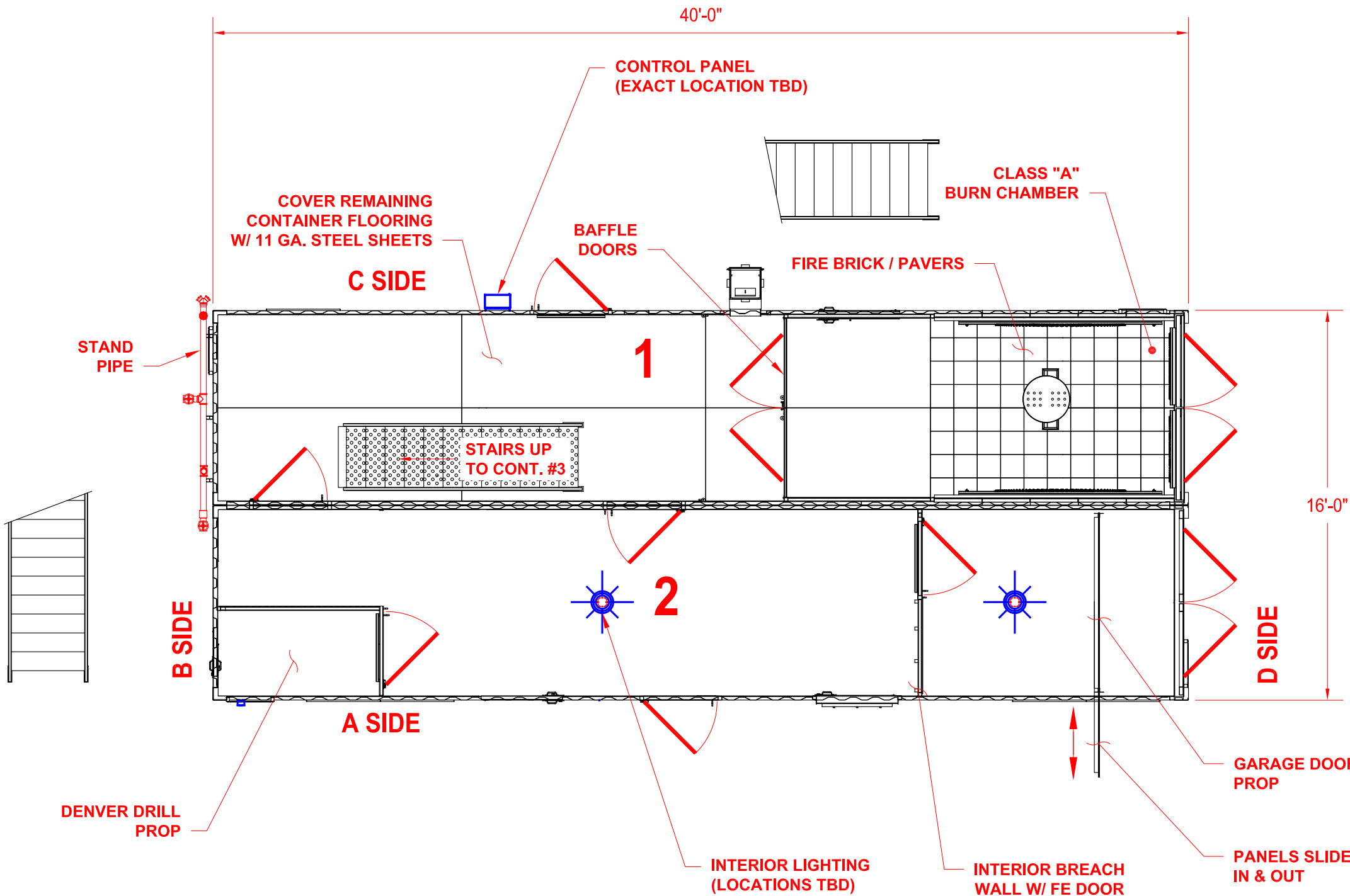
DWG NO. SHEET 01 OF 21

|                   |           |
|-------------------|-----------|
| DATE DEC 12, 2020 | SCALE NTS |
| DWN BY J. HAWLEY  | REV. C    |

PO# 4302279950-00010



PROPRIETARY



FIRST FLOOR

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|-------|----------|----------------------|
| C     | 02/11/21 | REVISED PER CUSTOMER |
| B     | 01/05/21 | REVISED PER CUSTOMER |
| REV.# | DATE     | DESCRIPTION          |

|               |                       |           |
|---------------|-----------------------|-----------|
| <b>Dräger</b> |                       |           |
| PRODUCT       | PHASE II MODIFIED     |           |
| CUSTOMER      | RICHMOND FIRE ACADEMY |           |
| TITLE         | FIRST FLOOR           |           |
| DWG NO.       | SHEET 19 OF 21        |           |
| DATE          | DEC 12, 2020          | SCALE NTS |
| DWN BY        | J. HAWLEY             | REV. C    |
| PO#           | 4302279950-00010      |           |



PROPRIETARY

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THESE DRAWINGS ARE FOR CONCEPTUAL USE ONLY. NOT FOR FABRICATION.

GENERAL NOTES

ROUTING AND PARTS SHOWN AS GENERAL GUIDELINES. FINAL ARRANGEMENT AND DESIGN SHALL BE APPROVED BY THE CUSTOMER.

|       |          |                      |
|-------|----------|----------------------|
| C     | 02/11/21 | REVISED PER CUSTOMER |
| B     | 01/05/21 | REVISED PER CUSTOMER |
| REV.# | DATE     | DESCRIPTION          |

Dräger

PRODUCT PHASE II MODIFIED

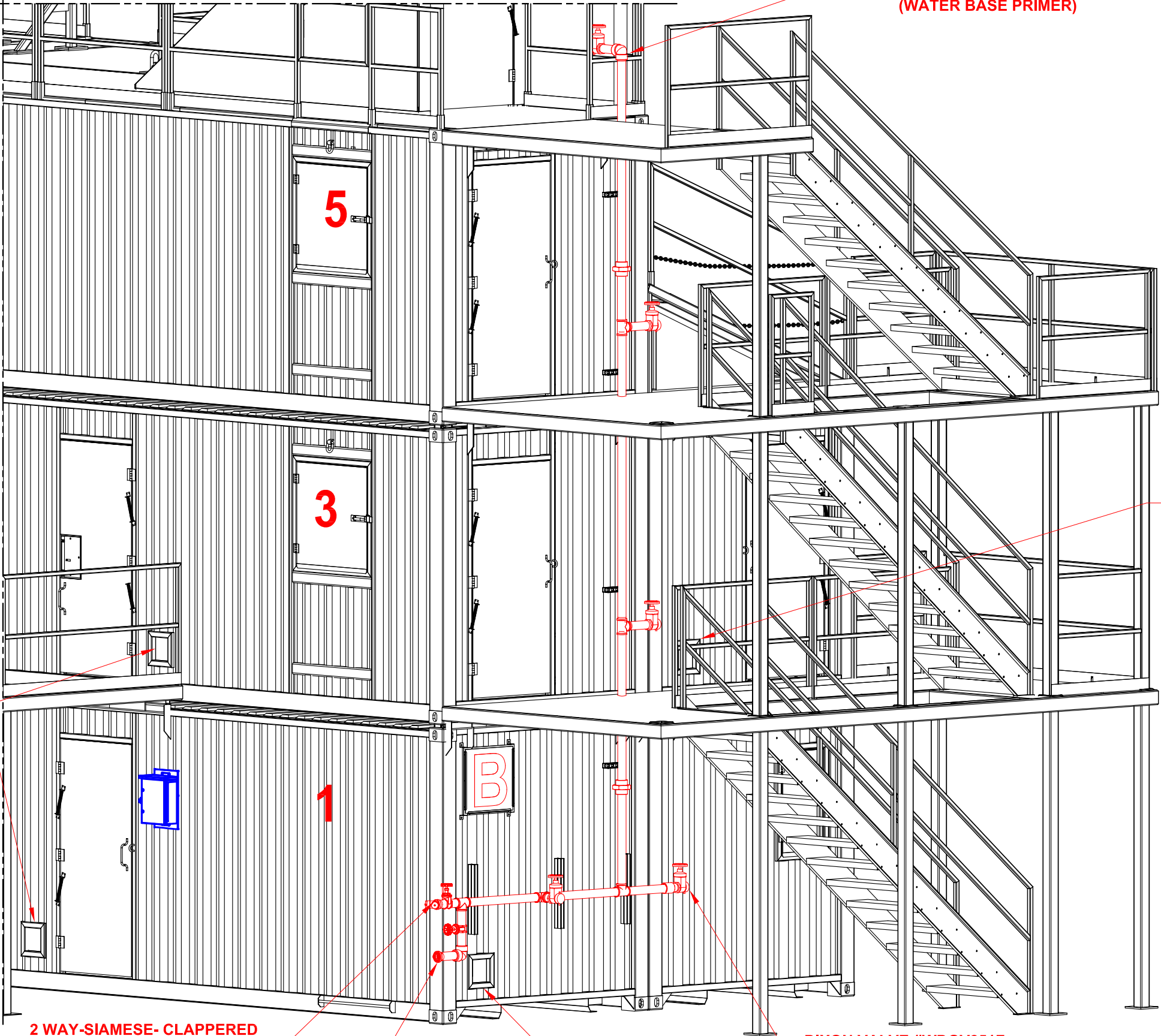
CUSTOMER RICHMOND FIRE ACADEMY

TITLE STANDPIPE

DWG NO. SHEET 20 OF 21

|        |              |       |     |
|--------|--------------|-------|-----|
| DATE   | DEC 12, 2020 | SCALE | NTS |
| DWN BY | J. HAWLEY    | REV.  | C   |

PO# 4302279950-00010



HOSE ACCESS

HOSE ACCESS

HOSE ACCESS

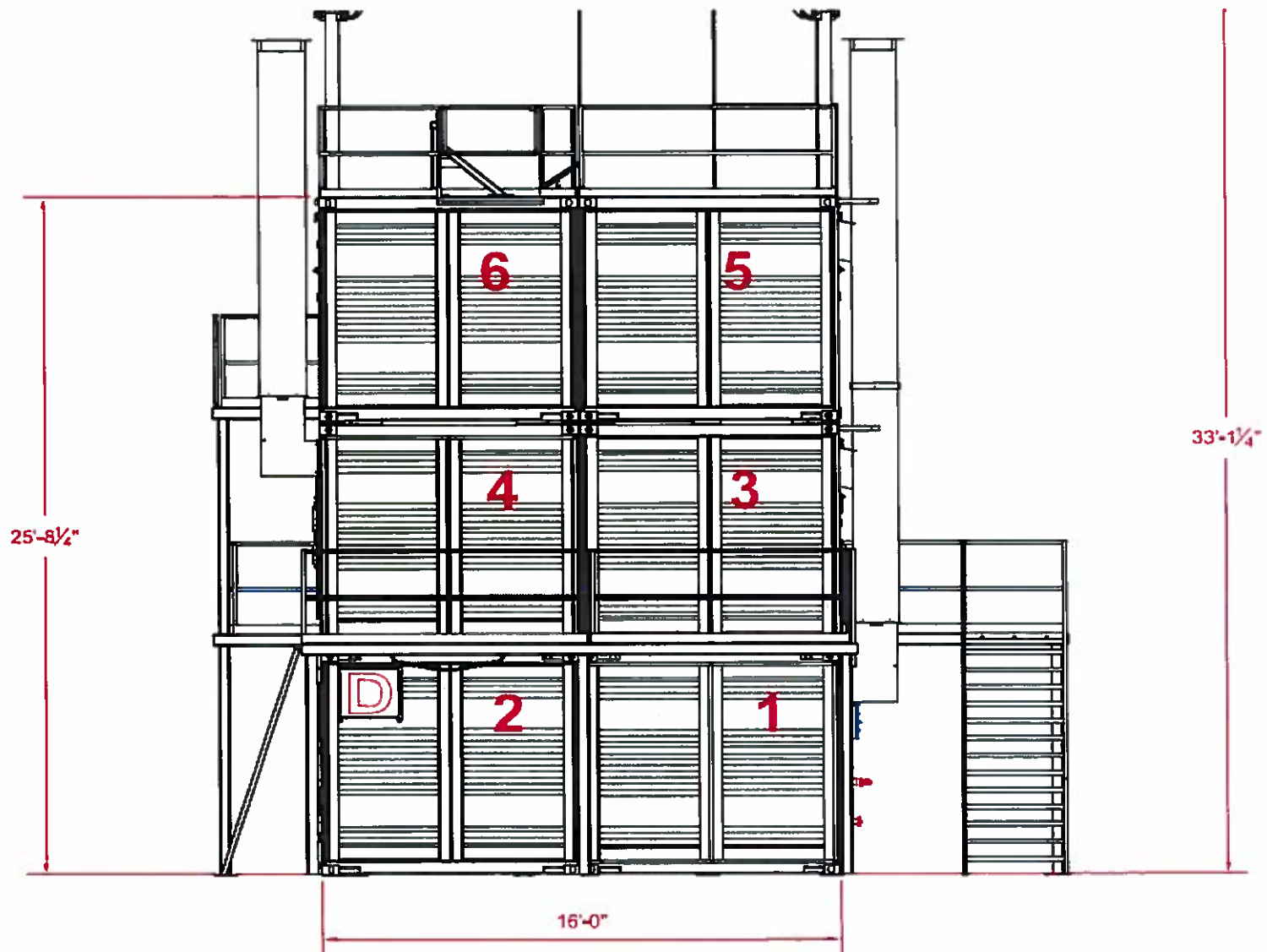
2 WAY-SIAMESE- CLAPPERED  
2.5" FEMALE NH

5" STORZ x  
2.5" FEMALE NH

DIXON VALVE #WDGV251F  
2.5" FNPT IN / 2.5" MALE  
NST OUT INCLUDES PIN  
LUG CAP  
(5 PLACES)

STANDPIPE





**"D" SIDE ELEVATION**

# AEGIS II®



## INDUSTRIAL ORNAMENTAL STEEL FENCE

Aegis II is the obvious front-runner in *strength and durability for fence and gates*. With a dual wall ForeRunner rail and *multi-layer coating*, this fence system is unmatched in overall product performance. In addition, the superior component design of Aegis II makes it *easy to customize for any project application*.



### PRIMARY APPLICATIONS

- **Stadiums & Event Centers**
- **Schools & Universities**
- **Airports**
- **Water Treatment & Storage**
- **Public Housing Authorities**
- **State Facilities**
- **Municipal Facilities**
- **Parks & Recreation**
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FENCE PRODUCTS

**AMERISTARFENCE.COM | 888-333-3422**

Experience a safer and more open world

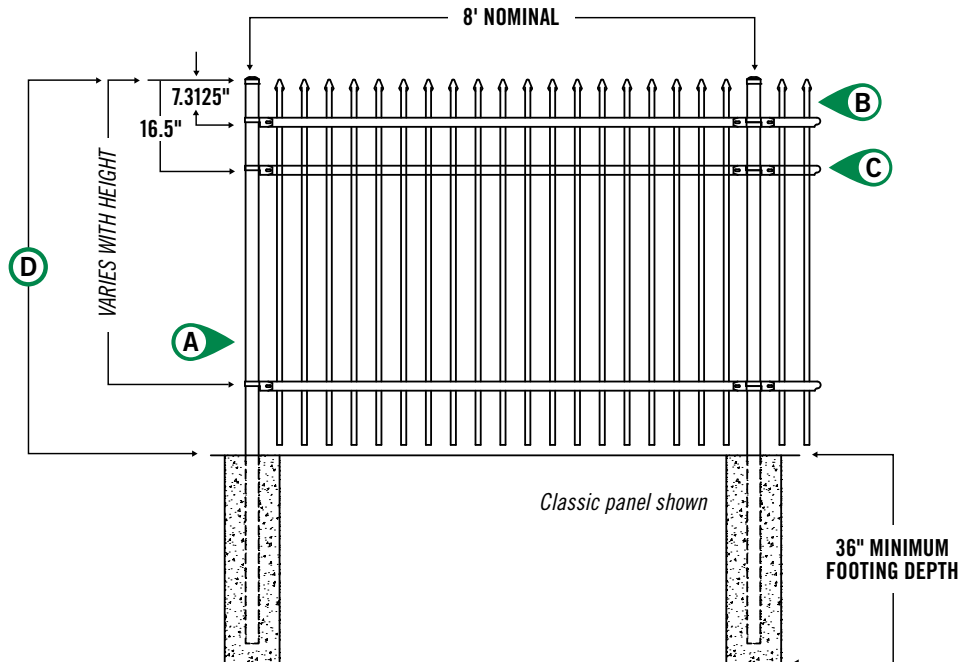
**AMERISTAR®**

**ASSA ABLOY**

## AEGIS II® | 2 & 3-RAIL OPTIONS | 4" AIR-SPACE

STANDARD BOTTOM OPTION AVAILABLE

PATENT NUMBERS: 6254064, 7461833, D566292, D573270



- Ⓐ 2.5"sq x 12ga / 3"sq x 12ga POSTS
- Ⓑ 1"sq x 14ga PICKETS
- Ⓒ 1.75" x 1.75" x 14ga ForeRunner RAILS
- Ⓓ 3', 3½', 4', 5', 6', 7', 8', 9' & 10' PANEL HEIGHTS

### PANELS REQUIRE ASSEMBLY

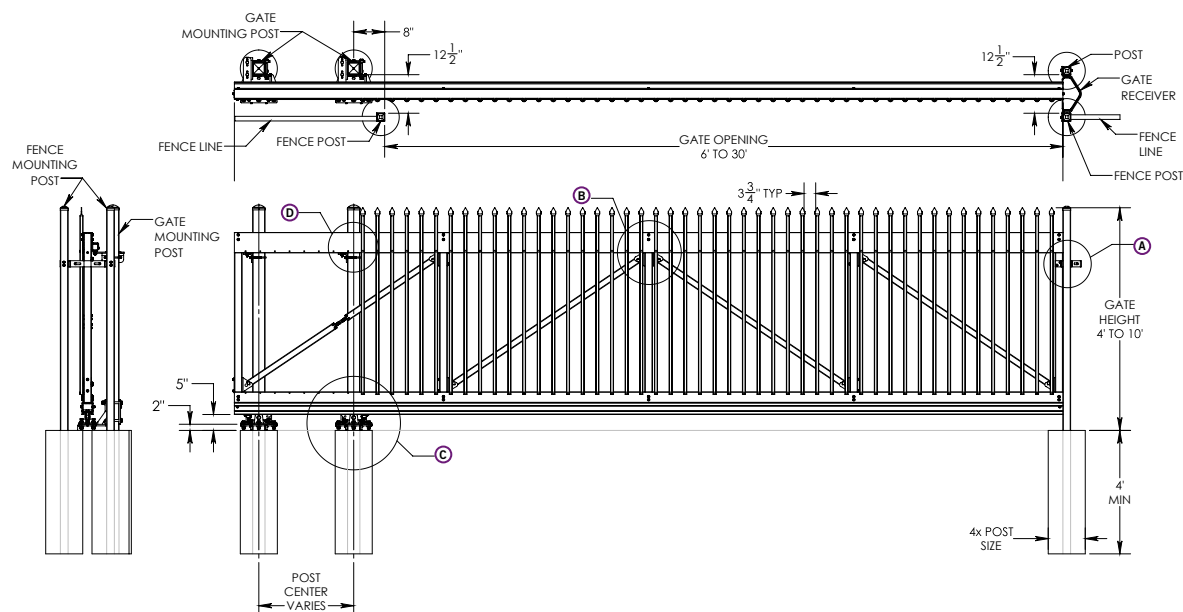
*Refer to construction specification & tables within this section for recommended post space by bracket type*

Effective: 01-26-22

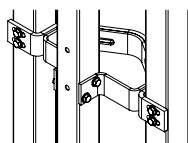
## TRANSPORT TRAVERSE II®

2-1/2"sq x 16 GA. STEEL UPRIGHTS | 2"sq x 16 GA. STEEL DIAGONAL BRACES | 1"sq PICKETS

PATENT NUMBER: D609951

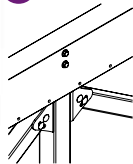


A



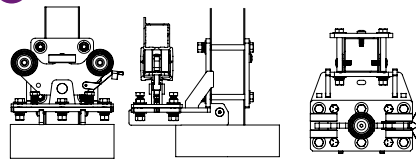
ISO VIEW

B



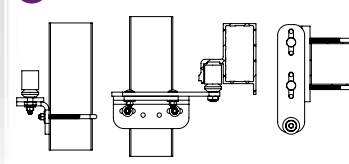
ISO VIEW

C



FRONT VIEW SIDE VIEW TOP VIEW  
 BOTTOM SUPPORT CARRIAGE  
 (POST MOUNT OPTION)

D



FRONT VIEW SIDE VIEW TOP VIEW  
 GUIDE ROLLER  
 (TOP POST MOUNT)



### AUTOMATED GATE WARNING

**Warning!** It is the responsibility of the gate installer to ensure the gate installation meets ASTM F2200, UL325, and any local standards, for gates that are to be automated. Ameristar assumes no responsibility for automated gate installations. Post close out shields, for closing voids greater than 2-1/4" between gate/fence posts and gate, and screening material covering the entire gate opening and tail section, including equal distance of the adjacent fence line when the gate is in the full open position, are NOT included with the gate. The gate installer may supply their own or see appropriate catalog section for separate kit pricing.

NOTE: Customer supplied screening material not to exceed .36 lbs per square foot.

Refer to construction specification & tables within this section for more details.

Effective: 8/30/22

# FIRE TRAINING FACILITY

## 3000 East Belt Boulevard

### PROJECT SUMMARY:

The City of Richmond is constructing a new Fire Training Facility located at Richmond located at 3000 East Belt Boulevard on the grounds of the Hickory Hill Community Center. The Facility will provide essential training to new recruits and current firefighters to deliver Richmond with exceptional emergency services.

The project work consists of constructing a building for fire training purposes, a concrete pad, ornamental fencing, and landscaping. The footprint of the Facility, shown in the rendering below, is located north of the existing Hickory Hill Community Center on the same City of Richmond property.

### Site Location



### Site Rendering



## Fire Training Facility – FAQ

### What is the project timeline?

- Acquire Permits and Approvals: November 2022 through March 2023
- Bid and Award Project: March 2023 through June 2023
- Commence Construction: June 2023
- Project Completed: June 2024

### Will this work impact traffic in the area?

The work is adjacent to East Belt Boulevard but no lane closures are anticipated. Construction traffic turning into the construction site will be negligible to existing traffic conditions.

### What training will occur at the facility?

The new Facility will serve as a training area for both new recruits and current emergency services staff. Recruit training typically lasts between 20 and 26 weeks and is divided into two phases: Emergency Medical Technician and Fire Training Certification. Current staff training typically takes 8 weeks per year.

### Will there be noise during training?

Most training will have minimal noise levels outside of the immediate training area and will not impact the surrounding neighborhood. Some of the fire recruit training ground activities that have minimal noise levels are:

- *SCBA Training* – Personal alert safety system devices may make sound similar to a smoke detector going off.
- *Forcible Entry Training* – Repetitive metal on metal striking sounds.
- *Ventilation Training* – Gasoline powered equipment will be used.

### Will sirens or air horns be heard?

Firetrucks are not permitted to use sirens or air horns coming to or during training. The only time sirens may be heard is if the fire department is responding to emergency situations from the Fire Training Facility.

### Will training take place at night?

Some training activity will be conducted some nights and weekends under specific rules that minimize the level of noise coming from the Fire Training Facility.

### Will this work impact access to the Hickory Hill Community Center?

The construction will be within a fenced area on the property. Public access to the construction site will not be allowed due to safety considerations. Full use and access to the Community Center will remain unchanged during construction.

### When will this work be performed?

The City of Richmond's Department of Public Works anticipates that the work will mainly be performed between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. Some isolated construction tasks may need to be performed at night or on weekends.

### Will the site be fenced?

The site will be fenced with an ornamental fencing system for facility security and community safety.

**Mayor Levar M. Stoney**

**IF YOU HAVE QUESTIONS, CONCERNS  
OR COMMENTS ABOUT THE PROJECT,  
PLEASE CONTACT:**

**Chief Melvin D. Carter**  
Richmond Fire and Emergency Services  
804-646-5451  
Melvin.Carter@rva.com



Virginia Administrative Code  
Title 9. Environment  
Agency 5. State Air Pollution Control Board  
Chapter 130. Regulation for Open Burning

## 9VAC5-130-40. Permissible open burning.

A. Open burning or the use of special incineration devices is permitted in the following instances provided the provisions of subsections B through E of **9VAC5-130-30** are met:

1. Upon the request of an owner or a responsible civil or military public official, the board may approve open burning or the use of special incineration devices under controlled conditions for the elimination of a hazard that constitutes a threat to the public health, safety or welfare and that cannot be remedied by other means consonant with the circumstances presented by the hazard. Such uses of open burning or the use of special incineration devices may include, but are not limited to, the following:
  - a. Destruction of deteriorated or unused explosives and munitions on government or private property when other means of disposal are not available. Hazardous waste permits may be required under the provisions of **9VAC20-60** (Virginia Hazardous Waste Management Regulations).
  - b. Destruction of debris caused by floods, tornadoes, hurricanes or other natural disasters where alternate means of disposal are not economical or practical and when it is in the best interest of the citizens of the Commonwealth. Solid waste management permits may be required under the provisions of **9VAC20-81** (Solid Waste Management Regulations).
  - c. On-site destruction of animal or plant life that is infested, or reasonably believed to be infested, by a pest or disease in order to (i) suppress, control, or eradicate an infestation or pest; (ii) prevent or retard the spread of an infestation or pest; or (iii) prevent further disease transmission or progression.
2. Open burning is permitted for training and instruction of government and public firefighters under the supervision of the designated official and industrial in-house firefighting personnel with clearance from the local firefighting authority. The designated official in charge of the training shall notify and obtain the approval of the regional director prior to conducting the training exercise. Training schools where permanent facilities are installed for firefighting instruction are exempt from this notification requirement. Buildings that have not been demolished may be burned under the provisions of this subdivision only.
3. Open burning or the use of special incineration devices is permitted for the destruction of classified military documents under the supervision of the designated official.
4. Open burning is permitted for camp fires or other fires that are used solely for recreational purposes, for ceremonial occasions, for outdoor noncommercial preparation of food, and for warming of outdoor workers provided the materials specified in subsections B and C of **9VAC5-130-30** are not burned.
5. Open burning is permitted for the on-site destruction of leaves and tree, yard, and garden trimmings located on the premises of private property, provided that no regularly scheduled collection service for leaves and tree, yard, and garden trimmings is available at the adjacent street or public road.
6. Open burning is permitted for the on-site destruction of household waste by homeowners or tenants, provided that no regularly scheduled collection service for such refuse is available at the adjacent street or public road.
7. Open burning is permitted for the destruction of any combustible liquid or gaseous material by burning in a flare or flare stack. Use of a flare or flare stack for the destruction of hazardous waste or commercial/industrial waste is allowed provided written approval is obtained from the board and the facility is in compliance with Article 4, Emission Standards for Toxic Pollutants from Existing Sources (Rule 6-4), (**9VAC5-60-200** et seq.) and Article 5, Emission Standards for Toxic Pollutants from New and Modified Sources (Rule 6-5), (**9VAC5-60-300** et seq.) of Part II of Hazardous Air Pollutant Sources. Permits issued under **9VAC5-80** (Permits for Stationary Sources) may be used to satisfy the requirement for written approval. This activity must be consistent with the provisions of **9VAC20-60** (Virginia Hazardous Waste Management Regulations).

8. Open burning or the use of special incineration devices is permitted on site for the destruction of clean burning waste and debris waste resulting from property maintenance, from the development or modification of roads and highways, parking areas, railroad tracks, pipelines, power and communication lines, buildings or building areas, sanitary landfills, or from any other clearing operations. Open burning or the use of special incineration devices for the purpose of such destruction is prohibited from May 1 through September 30.

9. Open burning is permitted for forest management, agricultural practices, and highway construction and maintenance programs approved by the board (see 9VAC5-130-50), provided the following conditions are met:

- a. The burning shall be at least 1,000 feet from any occupied building unless the occupants have given prior permission, other than a building located on the property on which the burning is conducted; and
- b. The burning shall be attended at all times.

10. Open burning or the use of special incineration devices is permitted for the destruction of clean burning waste and debris waste on the site of local landfills provided that the burning does not take place on land that has been filled and covered so as to present an underground fire hazard due to the presence of methane gas. Open burning or the use of special incineration device for the purpose of such destruction is prohibited May 1 through September 30.

B. Open burning or the use of special incineration devices permitted under the provisions of this chapter does not exempt or excuse any owner or other person from the consequences, liability, damages or injuries that may result from such conduct; nor does it excuse or exempt any owner or other person from complying with other applicable laws, ordinances, regulations and order of the governmental entities having jurisdiction, even though the open burning is conducted in compliance with this chapter. In this regard special attention should be directed to § 10.1-1142 of the Code of Virginia, which is enforced by the Department of Forestry.

C. With regard to the provisions of subsection B of this section, special attention should also be directed to the regulations of the Virginia Waste Management Board. No destruction of waste by open burning or transportation of waste to be destroyed by open burning shall take place in violation of the regulations of the Virginia Waste Management Board.

**Statutory Authority**

§ 10.1-1308 of the Code of Virginia; §§ 110, 111, 125, 129, 171, 172, and 182 of the Clean Air Act; 40 CFR Parts 51 and 60.

**Historical Notes**

Derived from Virginia Register Volume 25, Issue 12, eff. March 18, 2009; amended, Virginia Register Volume 27, Issue 23, eff. August 17, 2011; Volume 31, Issue 21, eff. July 15, 2015.

Website addresses provided in the Virginia Administrative Code to documents incorporated by reference are for the reader's convenience only, may not necessarily be active or current, and should not be relied upon. To ensure the information incorporated by reference is accurate, the reader is encouraged to use the source document described in the regulation.

As a service to the public, the Virginia Administrative Code is provided online by the Virginia General Assembly. We are unable to answer legal questions or respond to requests for legal advice, including application of law to specific fact. To understand and protect your legal rights, you should consult an attorney.

## Ford, Travis M. - Fire

---

**From:** Steers, Jeffery (DEQ) <Jeffery.Steers@deq.virginia.gov>  
**Sent:** Wednesday, February 8, 2023 2:03 PM  
**To:** Ford, Travis M. - Fire  
**Cc:** Rolband, Michael (DEQ)  
**Subject:** RE: Richmond Fire and Emergency Services

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Chief Ford: Thank you for your inquiry regarding use of foam at the City of Richmond Fire Training facility. As I mentioned to Chief Carter, the Virginia Department of Environmental Quality (DEQ), the Virginia Department of Health (VDH) and Henrico County are currently conducting an investigation of the release of Per- and Polyfluoroalkyl Substances (PFAS) substances into the environment in and around the Richmond International Airport (RIA). During the Fall of 2021, DEQ was notified of documented PFAS compounds in the Middle Chickahominy watershed by the Newport News Water Works (NNWW). A unified command was stood up to address potential threats to human health and the environment. DEQ, VDH and Henrico County are members of the UC.

While the UC has conducted environmental and drinking water testing in the area, DEQ has begun an investigation into the source. The main constituent found in the releases are two of the most common types of PFAS found in Aqueous Film Forming Foam (AFFF): perfluorooctane sulfonate (PFOS) and/or perfluorooctanoic acid (PFOA). Impacts appear to be coming from in and around RIA. Further study and a review of historic documentation indicates that impacts to area groundwater may be due in part to past operations of the former Air National Guard base that operated on the airport property. Other possible sources include an active Army National Guard facility and past airport operations.

The City of Richmond Fire Training facility also operates at RIA. While we have no evidence of ongoing releases from the training facility, we did include its operations as a potential source. On February 7, 2022, DEQ held a kickoff meeting with all of the potential responsible parties to discuss historic uses and releases of PFAS compounds. Representatives of Richmond Fire included Brian Turnage, Fire Battalion Chief and Christopher Cozzie, Fire Captain. At that meeting, Richmond Fire indicated that these type of foams had not been used for training exercises at the airport and that they would confirm that this policy has and continues to be in effect at the facility. On February 28, 2022, Battalion Chief Turnage confirmed to DEQ that no fire suppression foam is utilized on the fire training grounds and per policy of the department, members were and are currently aware of the mandate not to flow foam. Based on this information and data collected on other portions of airport property, we are not actively investigating the City of Richmond Fire Academy as a source of PFAS into the environment. DEQ however, reserves the right to conduct further study and investigation of the training facility should new information become available.

Please feel free to contact me should you have any questions or concerns.

Sincerely,

Jeffery A. Steers  
Director of Regional Operations  
Virginia Department of Environmental Quality

**From:** Ford, Travis M. - Fire <Travis.Ford@rva.gov>  
**Sent:** Tuesday, February 7, 2023 7:55 AM

CITY OF RICHMOND, VIRGINIA  
DEPARTMENT OF PUBLIC WORKS

# Planning Commission (CPC) Presentation for the Fire Training Facility Project

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Greeley and Hansen  
April 3, 2023



**GREELEY AND HANSEN**

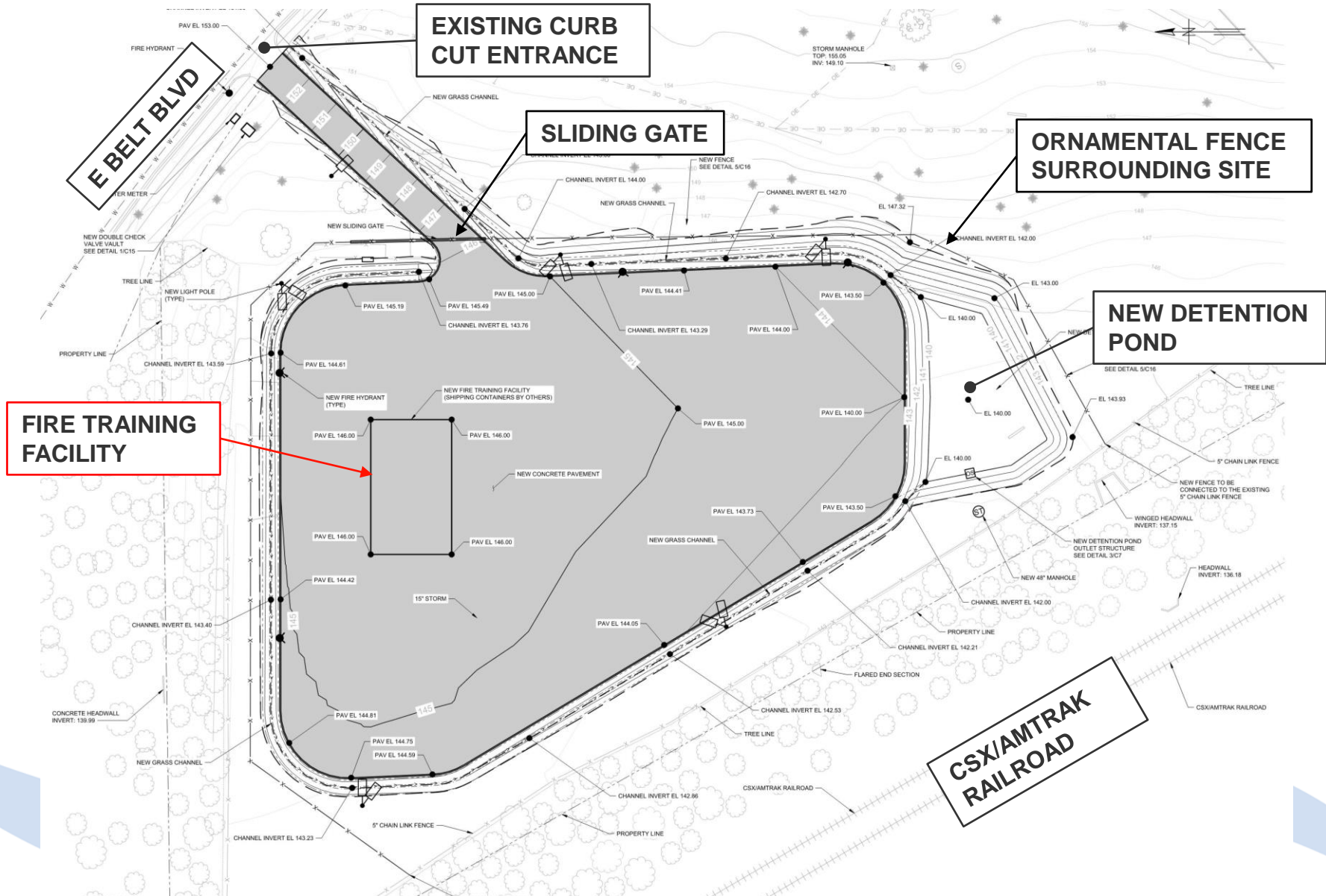


# Background/Purpose

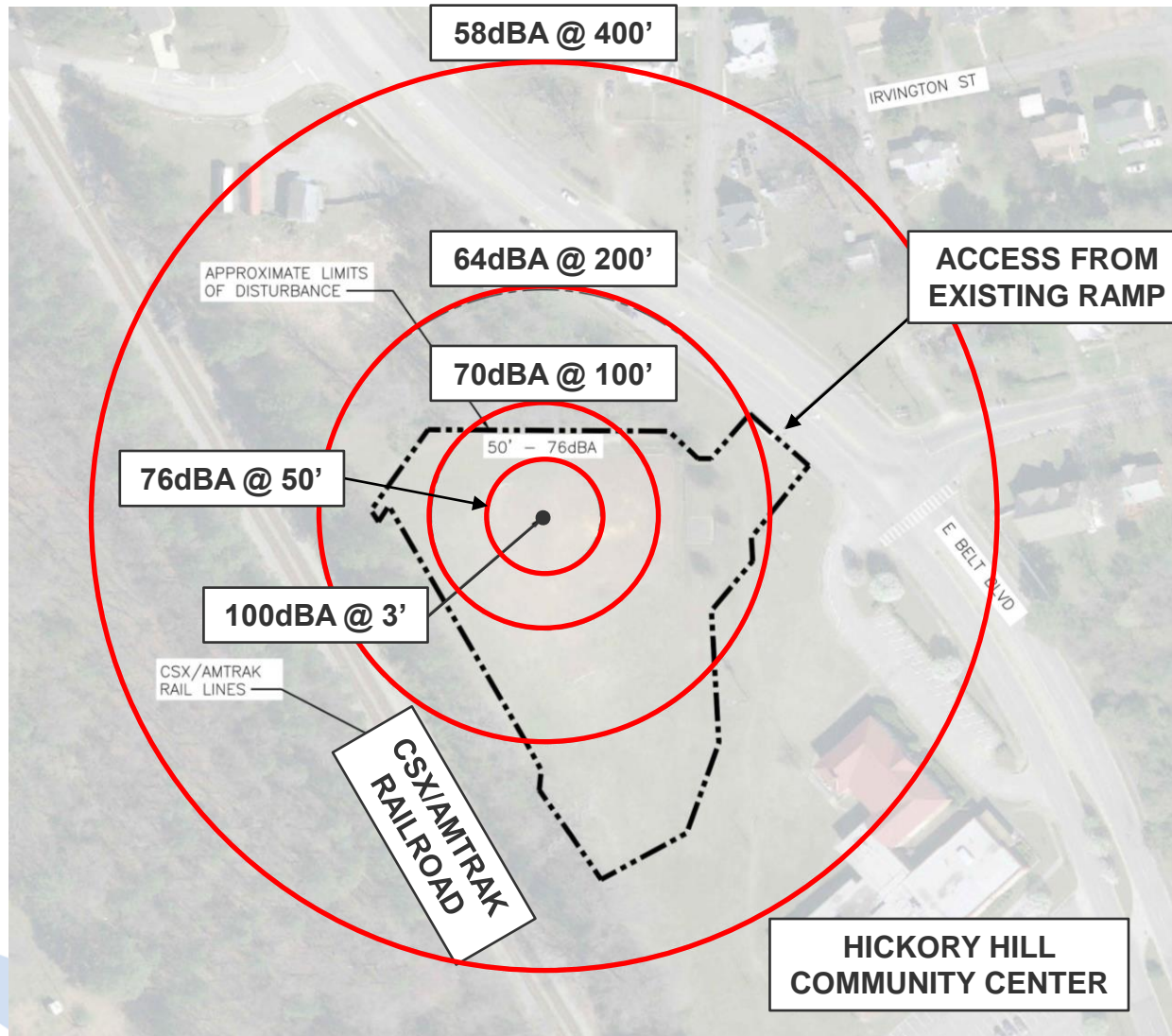
## SITE LOCATION



# Site Plan



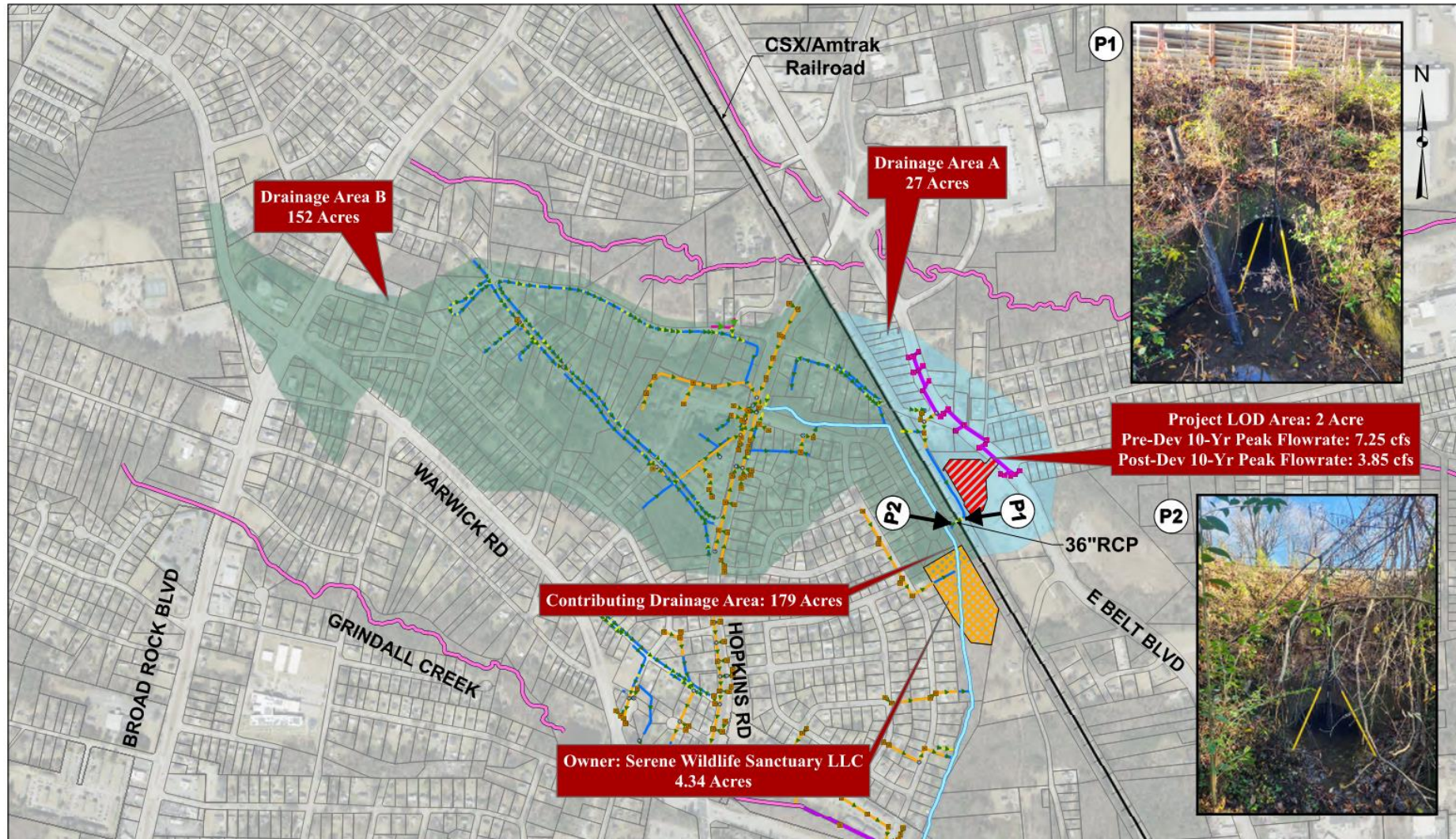
# Sound Distance Attenuation



- 30dBA - WHISPER/LEAVES RUSTLING
- 30-50dBA - AVERAGE ROOM NOISE
- 60dBA - BACKGROUND MUSIC
- 70dBA - AVERAGE OFFICE NOISE
- 75dBA - LANDSCAPING EQUIPMENT (AS HEARD FROM INSIDE HOUSE)
- 80dBA - INSIDE AN AIRPLANE
- 85dBA - NOISY RESTAURANT
- 90dBA - HAIRDRYER
- 95dBA - PRO-SPORTS GAME/CAR HORN @16 FEET
- 100dBA - MOTORCYCLE/LEAF BLOWER
- **96-110dBA – TRAIN HORN**
- 105-110dBA - NIGHTCLUBS/BARS/GAS-POWERED LEAF BLOWER

**SOUND LEVELS DO NOT TAKE INTO ACCOUNT NATURAL SOUND DAMPENING FEATURES SUCH AS TREES AND HILLS**

# Storm Drainage Plan





**E BELT BLVD**

**Trees to be Replaced/Relocated**  
 1- American Elm (New)  
 1- Redbud (New)

**Tree to be Removed**  
 2- Bradford Pear (Older)

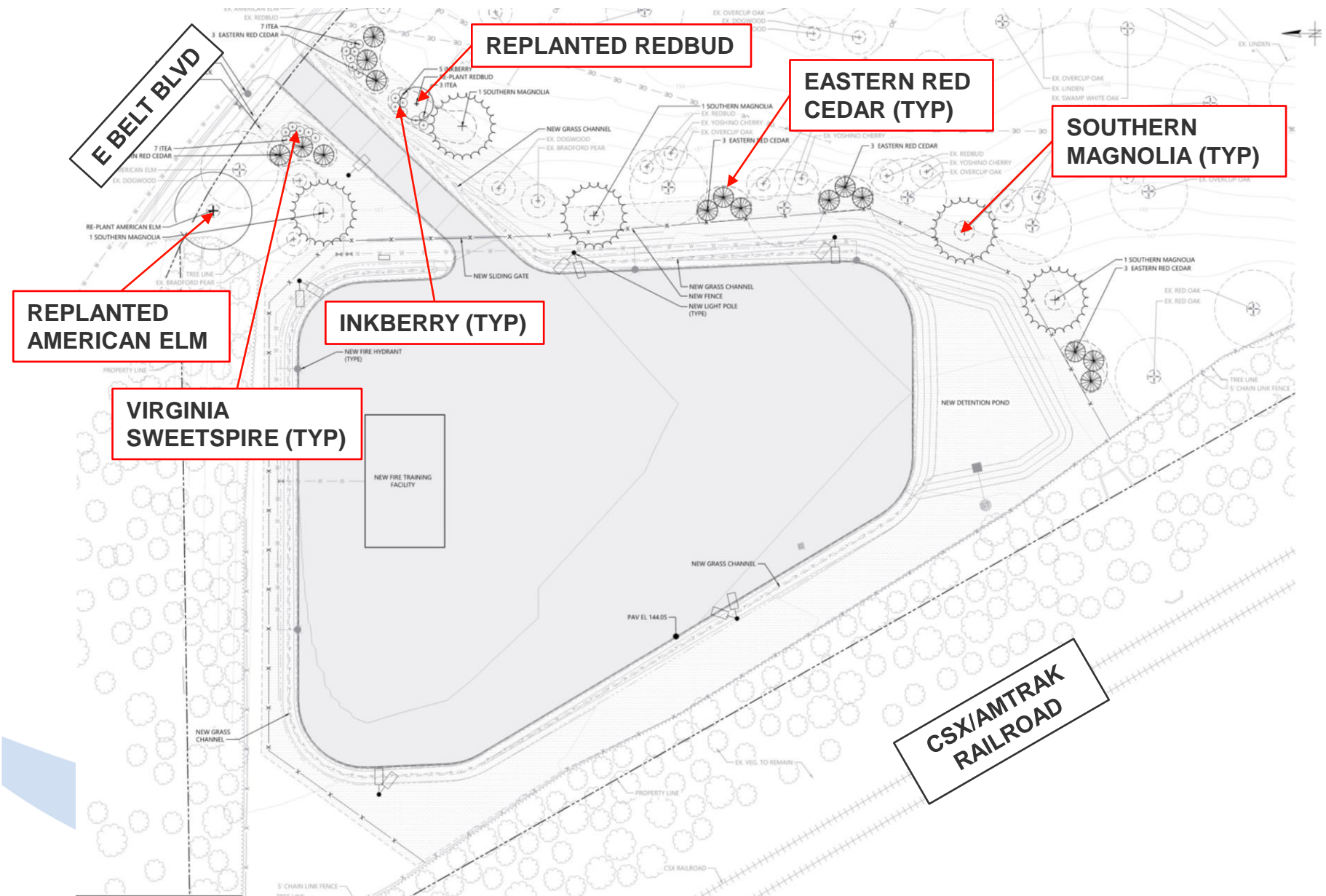
**CSX/AMTRAK RAILROAD**

**LEGEND**  
 + EXISTING TREE  
 • TREE TO BE REMOVED

EX. AMERICAN ELM  
 EX. DOGWOOD  
 EX. BRADFORD PEAR  
 EX. WHITE OAK  
 EX. YOSHINO CHERRY  
 EX. AMERICAN ELM  
 EX. REDBUD  
 EX. BRADFORD PEAR TO BE REMOVED  
 EX. BRADFORD PEAR TO BE REMOVED  
 EX. DOGWOOD  
 EX. BRADFORD PEAR  
 EX. OVERCUP OAK  
 EX. LINDEN  
 EX. SWAMP WHITE OAK  
 EX. HONEY LOCUST  
 EX. REDBUD  
 EX. YOSHINO CHERRY  
 EX. PLANE TREE  
 EX. YOSHINO CHERRY  
 EX. REDBUD  
 EX. OVERCUP OAK  
 EX. RED OAK  
 EX. RED OAK  
 TREE LINE  
 TREE LINE  
 PROPERTY LINE  
 EX. VEG. TO REMAIN  
 PROPERTY LINE  
 EX. VEG. TO REMAIN  
 CSX RAILROAD  
 TREE LINE  
 S' CHAIN LINK FENCE



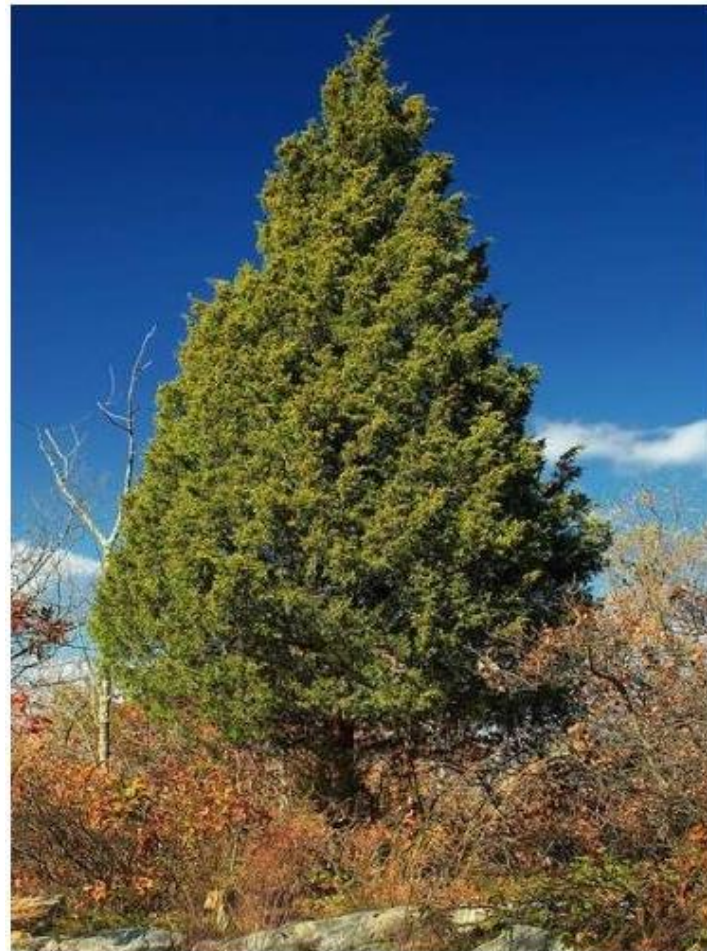
# Landscaping Plan



# Proposed Trees



**Southern Magnolia**



**Eastern Red Cedar**

# Proposed Plants



**Virginia Sweetspire**



**Inkberry**



# Building Rendering





# Existing Site Condition





# Preliminary Site Plan Rendering





# Site Plan Rendering

---



# Fence Material



- Ameristar Aegis II Fence System
- Used on previous City of Richmond Jobs
  - Byrd Park Tank Rehabilitation
- Wide range use in industrial and security settings
- Fence System is compatible with TransPort Traverse II Gate



# Gate System



- TransPort Traverse II Gate
- Wide range use in industrial and security settings
- Fence System is compatible with Aegis II Fence System

# Site Lighting



Proposed Lighting



Existing Ball Field Lights

- Lighting is dark-sky compliant
- Lighting will only be used in the early evening and never past 9:00 PM
- New lights will be attached to 25' tall light poles that are shorter than existing 40' tall ball field lights