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To: Urban Design Committee  
From: Planning and Preservation Division  
Date: September 6, 2018  
RE: **Final review of streetscape encroachments and improvements for Dominion Workplace Tower 2, 701 E. Cary Street; UDC 2018-34**

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**I. APPLICANT**

Brian Jackson, Hirschler Fleischer representing Dominion Resource Services, Inc.

**II. LOCATION**

The streetscape public right-of-way surrounding the block of 701 E. Cary Street

**Property Owner:**

City of Richmond right-of-way; Dominion will retain ownership of the improvements

**III. PURPOSE**

The application is for the final review of streetscape encroachments and improvements into the City right-of-way

**IV. SUMMARY & RECOMMENDATION**

Overall, Staff finds the encroachments will enhance the streetscape. The hardscaping plans are cohesive, and while existing trees will be removed for the construction of the building, the planting plan will help soften the surroundings. The burial of utilities, installation of an irrigation system, and use of enhanced planting soils will allow for larger growth of the proposed shade trees and landscaping that will improve the pedestrian realm around the site.

Therefore, it is Staff's position that the Urban Design Committee recommend that the Director of Public Works grant approval of the encroachment request.

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**V. FINDINGS OF FACT**

**a. Site Description and Surrounding Context**

The subject right-of-way surrounds the block of 701 E. Cary Street and is located in the B-4 (Central Business District) zoning district in a prominent spot fronting Kanawha Plaza. Demolition of the existing building at the site is proposed. The existing streetscape consists of concrete sidewalks, street trees in wells, and City streetlight and traffic signal mast arms at S. 8<sup>th</sup> and E. Canal Streets; S. 8<sup>th</sup> and E. Cary Streets; S. 7<sup>th</sup> and E. Cary Streets; and a traffic light pole at S. 7<sup>th</sup> and E. Canal Streets. The site is bordered by Cary Street to the north, consisting of four, one-way traffic lanes, two of which are metered on-street parking. The eastern side of the site is bordered by S. 8<sup>th</sup> Street which contains four, one-way traffic lanes. The southern side of the site is bordered by E. Canal Street which contains five, one-way traffic lanes, one of which is a right-turn lane onto S. 7<sup>th</sup> Street. The eastern side of the site is bordered by S. 7<sup>th</sup> Street, consisting of four,

one-way traffic lanes, two of which are metered on-street parking – this is street is currently closed due to ongoing construction of Dominion Workplace Tower I.

**b. Scope of Review**

The City owns the rights-of-way, but Dominion will perform all of the work and will be responsible for all of the maintenance, which puts the improvements in the category of encroachments. The UDC has reviewed a number of streetscape encroachments for similar projects, such as Dominion Workplace Tower I and the neighboring Gateway Plaza building, in the last few years.

The encroachment process is administered through the Department of Public Works, which has requested that the Urban Design Committee (UDC) provide design advice on certain types of encroachments. The UDC does not have the authority to approve encroachments, but rather provides advice to the Department of Public Works.

**c. UDC Review History**

In 2016, the UDC reviewed encroachments associated with the neighboring Dominion Workplace Tower I, consisting of a pedestrian bridge and streetscape improvements that encompassed landscaping, hardscaping, lighting, and other streetscape amenities approved by the Planning Commission.

In 2015, the UDC reviewed the neighboring Kanawha Plaza project, with multiple returns for different phases and elements of the project.

In 2013, the UDC reviewed a pedestrian plaza for the neighboring Gateway Plaza building that included many streetscape elements.

**d. Project Description**

The project involves the provision of functional encroachments as well as streetscape improvements to accompany a new 17 story building, comprised of approximately 577,711 square feet of Class A office space and amenities. Additionally, a 4-story below grade parking deck comprising of approximately 331,398 square feet with 807 would be provided. Retail space is proposed for the northeast and northwest corners of the building, comprised of approximately 2,400 and 8,300 square feet respectively at street level. Furthermore, a pedestrian bridge will connect this building with Dominion Workplace Tower I, currently under construction at 111 S. 6<sup>th</sup> Street.

Garage entries will be located on E. Cary and S. 7<sup>th</sup> Streets. The building loading and service docks will be accessed from S. 8<sup>th</sup> Street. The loading service dock will include 3-loading bays and 1-compactor bay. A lay-by auto drop-off is proposed at the tower entry along S. 8<sup>th</sup> Street. The lay-by drop-off will be flush with the adjacent sidewalk and building and will be separated with a row of bollards.

Streetscape improvements anticipate new curb lines for all streets, with a re-alignment of the right turn lane on East Canal with tighter radii being provided at intersections for enhanced pedestrian safety. On-street parking will be maintained along E. Cary and S. 7<sup>th</sup>. Streets during non-peak periods. The pedestrian realm will include a clearly identified amenity zone that includes

special paving, street trees in planting, street lights, pedestrian scale lighting and some planting at various locations around the building perimeter.

The building lobby is located at the south east corner of the block along S. 8<sup>th</sup> Street. The lobby entry faces Canal Street and can be accessed by either a set of stairs or an accessible walk.

Hardscape materials anticipate stone at the building lobby entry, concrete unit pavers near the lay-by and along the tower lobby space and secondary entry along E. 7th Street. The streetscape perimeter anticipates the use of some concrete unit pavers and concrete paving. The building entries for the parking garage and loading service docks will be a thickened concrete paved surface with painted bollards at key locations.

Additional site amenities will include fixed and flexible seating depending on the location.

### **Proposed encroachments on the public right-of-way**

Generally, the encroachments include enhancements to the accessibility, traffic, pedestrian flow, and aesthetic nature of the project in the way of site hardscaping, site walls, landscaping, lighting, bollards, and egress door swings. The materials specified are identical to the materials approved by the Urban Design Committee and the Department of Public Works for 600 Canal Place (Tower 1).

Hardscaping will consist of eight (8) paving materials, per the included site materials palette and hardscape encroachment drawings. Hardscape encroachments will consist of the following: (1) – Vehicular Colored Concrete: Provided within the lay-by drop-off along S. 8th Street and will consist of a thickened reinforced pavement section. There will be 624.83 square feet of vehicular colored concrete. (2) – Natural Gray Concrete: Provided at entries to the parking garage and loading docks, installed per City standards, a CG-9D entry with pedestrian zone. There will be 1,488.81 square feet of CG-9D. (3) – Stone Header Course: Provided as a visual separation between pavers along Canal Street header course will consist of granite stone pavers and installed on a reinforced concrete base. There will be 38.67 square feet of stone header course. (4) – Stone Pavers: Provided at the main entry to the building the pavers will consist of pietra cardosa granite stone pavers. Pavers will be dark grey in color and installed on a reinforced concrete base. There will be 1160.24 square feet of stone pavers. (5) – Concrete Unit Pavers: Provided along 7th, Canal and 8th Streets extending north to the parking garage and loading entries. The unit paver will consist of a Hanover architectural concrete prest paver, in a dark grey color, to be installed on a reinforced concrete base. There will be 5,548.62 square feet of concrete unit pavers. (6) – Colored Concrete Sidewalk: Provided north of the 7th Street parking garage and 8th Street loading entry the concrete will be an integral colored concrete with selected color Scofield Chromix C-24 Charcoal, the concrete section will be 5" thick. There will be 4036.39 square feet of colored concrete sidewalk. (7) – Concrete ADA ramp: Provided at each roadway crossing per VDOT standards. There will be 422.27 square feet of ADA ramps. (8) – Detectable Warning Plate: Provided at ADA ramps at each roadway

crossing consisting of Neenah Foundry cast iron plates or Hanover detectable warning pavers, there will be 67.88 square feet of detectable warning plates.

Seat walls will be provided along Canal Street and at the northwest corner of the site at the E. Cary & S. 8th Street intersection. The seat walls are being installed to provide separation from the public walk and Dominion plaza, and makeup grade from the adjacent street to the building. The seat walls will be granite stone cladding. Seat wall locations can be found on the encroachment drawing.

Seat walls will be provided along Canal Street to provide separation from the public walk and Dominion plaza, and makeup grade from the adjacent street to the building. The stairs will be granite stone and are denoted as Encroachment 9. There will be 30.13 square feet of stair, locations can be found on the hardscape encroachment drawing.

Street trees and groundcover plantings will be provided within the right-of-way. There will be a total of 28 street trees, the species will be swamp white oak. Within the planting beds, beneath the street trees, groundcover will be provided using dwarf mondo grass, there will be 2,892.00 square feet of planting as shown on the hardscape encroachment drawing. Additionally, trees and planting will be installed along Canal Street between the public walk and Dominion plaza. Tree planting areas will consist of a planting soil mix and will be irrigated with two bubblers per tree. Tree and bubbler locations are shown on the planting palette and irrigation diagram respectively.

Streetlight and pedestrian scale lighting and tree up-lighting will be installed within the right-of-way. Streetlight will meet City DPU standards, and consist of a cobrahead fixture mounted at 30' on an aluminum pole. A total of 8 streetlights will be provided with this project. Pedestrian scale lighting will consist of a Bega 77954 on a 15' pole, lighting will be provided along each adjacent Street. A total of 11 pedestrian lights will be installed with this project, specific locations of the lights can be found on the included lighting plan and encroachment drawing. Tree up-lighting will be provided by BK lightings Delta Star fixture, and will be provided at each tree within the right-of-way. A total of 28 tree up-lights will be provided.

Bollards will be installed adjacent to the drop off loop along S. 8th Street to provide pedestrian protection. Calpipe stainless steel bollards in brushed finish and Forms+Surfaces light column lighted bollards will be provided, bollards will be K4 rated. Four of each type of bollard will be installed, specific locations of the bollards can be found on the encroachment drawing.

Doors for code required building egress will encroach into the right-of-way along S. 7th and Cary Streets. Door encroachments will allow for continued pedestrian movement along the adjacent sidewalks. The specific locations of the door swing encroachments are denoted on the encroachment drawing.

### **Planting materials**

It is anticipated that a combination of natives and adaptive trees, shrubs, grasses and ground covers will be used for the streetscape improvements, building perimeter and roof garden amenity deck.

The streetscape will be planted with street trees and ground cover. The building perimeter planting will include a mixture of shrubs, perennials and ground covers of various container sizes. Plant material at grade will be placed in a premium topsoil mix. Plants on planting palette will be selected considering existing and proposed plants for the Gateway and Kanawha Plazas. Selected plants will be the same if not similar (in height, form or color) to establish relationship and visual contiguity between the Dominion Workplace streetscape and adjacent plazas.

The roof garden amenity deck will be planted with trees anchored to the structure, shrubs, grasses and perennials. The roof garden amenity deck planting will be planted in a light-weight soil system.

Plant materials have been preliminarily selected utilizing the City of Richmond Urban Design Guidelines, Appendix 5, adopted in December of 2011 and the Native Plants for Northern Virginia a reference prepared by plantnovanative.org.

An automatic controlled irrigation system will be utilized to water the plant material on grade and at the roof garden amenity level. It is anticipated that a mixture of bubblers for trees and drip irrigation with sensors in planting beds. The roof garden will be irrigated utilizing a drip irrigation system that will be zoned by plant species.

### **Streetlight**

Initial design intent for this project was to provide a full LED lit streetscape, however during POD review the City of Richmond DPU Streetlight Division indicated we must use City standard HPS cobrahead fixtures. Extensive coordination was conducted with the streetlight division to allow an all LED streetscape, ultimately culminating in a meeting on July 8, 2016 with the Director and Operations Manager. During the meeting it was confirmed that this project will be required to provide City standard cobrahead fixtures for street lighting with the division allowing smaller pedestrian scale LED fixtures.

Based on our coordination efforts streetlight for this project will consist of City standard HPS cobrahead fixtures on City standard aluminum poles, to be maintained by City of Richmond. Additional pedestrian scale lighting for sidewalk areas will be provided by a Bega 77954 LED fixture mounted on a 15' pole, to be maintained by Dominion. The lighting design for this project will mimic the installed lighting at the 600 Canal Place and the Gateway Plaza building, which includes a City cobra head and a Bega LED pedestrian fixture. LED fixtures will have a color temperature of no greater than 3,000K.

### **e. Master Plan**

The subject property is located in the City Center Focus Area, as defined by the 2008 Downtown Master Plan, and is placed in the Urban Core character area. The Plan contains very specific language about the site two blocks to the east, which has a common program to this project. It "should be developed as a signature gateway building" (page 4.28). The Plan further notes that the "building should engage the pedestrian and respect the human scale" and that "the ground floor should be dedicated to active, street-oriented uses such as offices, office

lobbies, hotel lobbies, or shops, in order to engage pedestrians and contribute to the vitality of the street” (page 4.28). Though not specific to the property, the Plan advocates for the planting of street trees to create desirable addresses and enhance the pedestrian environment (page 4.21).

**f. Urban Design Guidelines**

Generally, the Guidelines do “not support the encroachment of door swings into the public right-of-way. Recessed entries are encouraged. When a recessed entry is not feasible, the encroachment of the door swing into the public right-of-way should be minimized as much as possible.” (p. 28).

The Community Character section of the Urban Design Guidelines contains several suggestions on having streetscape elements, including furnishings, paving, and lighting, reflect their surroundings and match existing context. The Guidelines state that “lighting fixtures should be consistent with the existing fixtures in the surrounding area. The finish on street lights and site furnishings should coordinate. The replacement of cobra head light fixtures is encouraged by the UDC” (p. 23). Additionally, the Guidelines state that “appropriate landscaping should be used to clearly define entrances and pedestrian walkways (p. 20)”.

**VI. ATTACHMENTS**

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