



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com

## Meeting Minutes - Final Urban Design Committee

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Thursday, September 6, 2018

10:00 AM

5th Floor Conference Room of City Hall

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### Call to Order

### Roll Call

**Present --** 3 - \* Jill Nolt, \* Andrea Quilici and \* Emily Smith

**Excused --** 6 - \* Chris Arias, \* Vice Chair Giles Harnsberger, \* David Johannas, \* Andrew P. Gould, \* James W. Klaus and \* Chair Andrea Almond

### Approval of Minutes

[UDC MIN  
2018-08](#)

Minutes of the regular meeting on August 9, 2018

**Attachments:** [DRAFT UDC MIN 2018-08](#)

A motion was made by Committee Member Quilici that these Minutes be approved with the following conditions:

- That the use of the term "sharrow" is defined
- That the first motion of three reflect that Mr. Quilici was in favor, not opposed

Committee Member Smith seconded. The motion carried unanimously, members in attendance were Aquilici, Nolt, and Smith, however it should be noted a quorum consists of five members of the committee. Procedural guidelines state that the meeting may be held and the recommendation forwarded to the Planning Commission as long as the Planning Commission is advised of the (Urban Design) Committee's attendance.

**Aye --** 3 - Jill Nolt, Andrea Quilici and Emily Smith

**Excused --** 6 - Chris Arias, Vice Chair Giles Harnsberger, David Johannas, Andrew P. Gould, James W. Klaus and Chair Andrea Almond

### Secretary's Report

Mr. Son announced the approval of the YMCA banners for their downtown location to be on display from October 2nd, 2018 to October 2nd, 2019.

### Consideration of Continuances and Deletions from Agenda

### CONSENT AGENDA

[UDC 2018-35](#) Final review of an encroachment (pedestrian bridge) for VCU Health System Adult Outpatient Facility, 1001 E. Leigh St

**Attachments:** [Staff Report to UDC](#)  
[Location & Plans](#)

Mr. Quilici asked the applicant if the columns supporting the bridge on the east of the bridge are in the public right of way.

Peter Barton of Hourigan assured Mr. Quilici that the intent is to keep columns outside of the public right of way, avoiding any encroachment into the public right of way.

Mr. Quilici asked the applicant if the bridge is conditioned.

Mr. Barton assured that the intent is to condition the bridge for the wintertime; also under consideration is the option of conditioning the bridge year round and planning to ventilate the bridge in the summertime.

**A motion was made by Mr. Quilici, seconded by Ms. Nolt, that the consent agenda item be recommended for approval to the Director of Public Works as submitted. The motion carried unanimously, members in attendance were Aquilici, Nolt, and Smith, however it should be noted a quorum consists of five members of the committee. Procedural guidelines state that the meeting may be held and the recommendation forwarded to the Planning Commission as long as the Planning Commission is advised of the (Urban Design) Committee's attendance.**

## **REGULAR AGENDA**

[UDC 2018-34](#) Final review of streetscape encroachments and improvements for Dominion Workplace Tower 2, 701 E. Cary Street

**Attachments:** [Staff Report to UDC](#)  
[Location & Plans](#)  
[Public Comment - Support](#)

Mr. Son: 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 spaces 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. 6th Street.

Garage entries will be located on E. Cary and S. 7th Streets. The building loading and service docks will be accessed from S. 8th 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. 8th 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. 7th. Streets during non-peak periods.

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.

Ms. Smith: I have one question. I am curious whether we are adding any parking spaces.

Brian Jackson, Hirschler Fleischer (applicant team): The street parking will remain. We are adding, certainly, underground parking, but we are not proposing that additional parking be added to that street.

Ms. Smith: Is the occupancy of the building changing at all?

Jim Ferrara, Director – Facilities Projects, Dominion (applicant team): No. There are possibly 1400 people in the building at this point in time, but there will be no increase.

Mr. Quilici: I have a couple of questions regarding the design. The first question is about the seat wall that you see pretty much all around the perimeter of the building. I would like to understand the height of this seat wall and the material of the seat wall, particularly looking at the northeast corner where there is a plaza or a restaurant.

Greg Nelson, Project Engineer, Timmons (applicant team): The wall at that corner that you are referencing will be on the western side of Cary and be about knee-wall height and will grow as you head south down 8th street to approximately four feet in height.

Mr. Quilici: That's quite tall, so people won't be able to see through. What material is that?

Mr. Nelson: It will be clad in the same stone as the building. There is a building cladding around the base of the building. It will be granite material.

Mr. Quilici: When you are on the plaza side, how tall is the wall on the plaza side? Is it still at the knee level?

Mr. Nelson: Yes.

Mr. Quilici: I am a little bit worried about the four foot wall on the street side. It's not so long, but is there any way to add vegetation to soften it?

Ms. Nolt: Four feet will still be at most people's eye levels. I am making an assumption here, but I assume that you are using the height of the wall and the planting bed together to avoid having any railing around that plaza. Is that correct?

Mr. Nelson: I don't think that we have gotten quite that far with the design of this particular corner at this point. The intent will be to keep it as pedestrian friendly as we possibly can.

Mr. Quilici: Walking next to a wall is always not so pleasant. If you can keep it as low as possible and add some planting, that would be desirable. Then, going down, there is

another wall in here, correct? What is the height of this wall?

Mr. Nelson: That's more of a knee wall height. Our finished floor of our lobby is above 8th street, so we needed a grade break right there. That will be planted between the lobby and that wall.

Ms. Nolt: Is the intent there for it to act as a seat wall so that people can sit on top of that?

Jareck Boss, Landscape Architect, OJB (applicant team): Basically, that wall is just letting that plaza stay level and match the sidewalk. It comes from a sliver to 30 inches.

Ms. Nolt: So, conceivably, there would be an area that people could sit?

Mr. Boss: Yes.

Mr. Quilici: Just to confirm, all these walls would be in stone, correct?

Mr. Boss: Correct.

Mr. Quilici: Is there any opportunity, especially at the northeast corner or the southwest corner, to have more seating for people who are waiting for others? By the restaurants, you may want more seating.

Ms. Nolt: Do you have any seating or furnishings in the right of way right now?

Mr. Boss: Anything in the right of way-no. Again, those plaza areas that you are describing are private property.

Mr. Quilici: There may be a couple of seating opportunities in the right of way.

Ms. Nolt: Are there any bus stops around the perimeter of the building?

Mr. Jackson: I think that there is one on Cary.

Mr. Quilici: Are they going to provide a new bus shelter in there?

Mr. Son: That is yet to be seen.

Ms. Nolt: So, we can make a recommendation for them to consider adding seating around a bus stop, at a minimum?

Mr. Quilici: Emergency exits—I see two conditions where the door gets into the right of way. Is there any way where this door can be moved to the side or not to encroach into the sidewalk?

Mr. Nelson: We don't have an architect here today, but with the way that the stairs are functioning, the egress path has to be out like that. We have done our best to minimize it.

Ms. Nolt: Is that door emergency exit only, or could someone casually exit from there at the end of their day?

Mr. Nelson: Yes. Emergency only.

Mr. Quilici: That's what I wanted to confirm. Couple small things—I saw that you have added bike racks. I would recommend some more bike racks closer to the restaurant area.

Mr. Nelson: With this development, we have met the code requirements. There is a large facility in the building that houses around 80 bikes within the facility, so we do have accommodations for upwards of 90 bicycles on this campus total. The retail spaces are accessible through the building again.

Ms. Nolt: So, tell me, again, which side that bicycle storage access is?

Mr. Nelson: The bicycle storage access would be from 7th street.

Mr. Quilici: Is that public, open to everyone, or only to employees?

Applicants: Employees only.

Mr. Quilici: I would find it possible to relocate the bike racks without adding more to a more active area. One thing that struck me in the report is that you try to apply to replace the Cobra Lights. This may be more of a question for Josh, because our guidelines on page 23 encourage the removal of the Cobra Lights and go to different lights. I think that the other types of lights are much better than the Cobra Lights, so I would like to understand why that was turned down. Can we do anything to go back to the original idea to remove the Cobra Lights?

Mr. Jackson: That was promptly resolved by Public Works.

Mr. Son: From what I gather, DPU and their facilities were unable to accommodate any type of lighting in this vicinity. This is something that we have still been trying to discuss internally, but I haven't gotten a full answer. We can state that it is the intent of the UDC to improve replace cobra-head lights when possible, throughout the city.

Mr. Nolt: Josh, I know there have been some city-wide lighting master plans. Some of them focused on particular neighborhoods. Is there any kind of lighting master plan focused in this area that so that, in the future, those Cobra lights might be replaced?

Mr. Son: That hasn't been a topic of discussion in this area, but it could be.

Mr. Quilici: I appreciate the addition of pedestrian lighting. I, also, appreciate the materiality.

Ms. Nolt: Let me open it for public comment. With no public comment, let me bring it back to the committee for discussion and formulate a motion.

Ms. Smith: So, the recommendations that are being made—is there an expectation that this comes back to the agenda in the future?

Mr. Quilici: No.

Ms. Nolt: No. At this point, we are making a recommendation with the following conditions. Staff has not added any conditions in their report, but we can add conditions to our recommendation for approval or denial. It sounds like some of what we have discussed they are open to considering, so we just want to state those clearly so that they can address them or carry them back to Public Works.

Overall, I have to thank for you the thoroughness of your application; it makes our job far easier to be able to review and give thoughtful comments and questions.

Mr. Jackson: We try to make it easy and try get everything right.

**A motion was made by Committee Member Quilici to recommend this item for final approval to the Director of Public Works with conditions:**

**Conditions are:**

- relocate two bike racks closer to the northeast corner of 8th and Cary Streets;**
- minimize the height of walls around the block as much as possible in instances where walls encroach into the right-of-way, especially at the northeast corner, while avoiding the use of railing;**
- consider furnishings for seating in public areas and utilize walls as seat walls in instances where public areas and walls encroach into the right-of-way;**
- coordinate with GRTC to provide seating for bus stops if possible**

**Committee Member Nolt seconded. The motion carried unanimously, members in attendance were Aquilici, Nolt, and Smith, however it should be noted a quorum consists of five members of the committee. Procedural guidelines state that the meeting may be held and the recommendation forwarded to the Planning Commission as long as the Planning Commission is advised of the (Urban Design) Committee's attendance.**

**Aye --** 3 - Jill Nolt, Andrea Quilici and Emily Smith

**Excused --** 6 - Chris Arias, Vice Chair Giles Harnsberger, David Johannas, Andrew P. Gould, James W. Klaus and Chair Andrea Almond

**UDC 2018-36** Final review of streetscape encroachments and improvements for The Sauer Center, 2000-2220 W. Broad Street

**Attachments:** [Staff Report to UDC](#)

[Location & Plans](#)

[Materials Appendix](#)

Mr. Son: With redevelopment of the 20-acre portion of The Sauer Center site, located on the north side of the 2000 block of W. Broad Street between N. Meadow Street and Allison Street, the sidewalk north of W. Broad Street needed repair and a new functional design to encourage pedestrian activity and to upgrade the streetscape appeal related to the development. With most street trees currently missing, portions of the sidewalk in poor condition, required movement of street light poles, pedestrian lighting below desirable levels, existing curb flush with the asphalt driving lanes, and a redesign of the streetscape was critical to reflect the first-class development intentions of The Sauer Center.

The streetscape design will be the front door to The Sauer Center. This development will also draw new pedestrian activity, and for those reasons, the design makes extensive use of quality materials such as brick, granite tree well curbing, new site furniture, and new pedestrian lighting. Sustainable items incorporated into the streetscape design include larger than usual 6'x18' tree wells, electric car charging stations, and solar panels (extensively used on roof tops and carports within The Sauer Center site outside of the right of way). The large tree wells are designed to provide more space for tree root development, hence providing for the longevity of the street trees.

The pavers incorporate patterns that help define the site furnishings zone, walking zone, potential outdoor dining zone, and call attention to the special building entrances. Brick pavers have been used to create a 'site furnishings' zone along the curb for tree wells, benches, trash receptacles, bike racks, and more. Brick pavers have also been used at special entrances in front of the Putney building (formerly Department of Taxation), and the Whole Foods Broad Street entrance and outdoor dining area (under roof). Natural gray scored concrete has been incorporated to create visual interest in the walkways.

LED in-ground up-lights are being used to light the building facades starting with The CF Sauer Company headquarter building and working west to the end of the development at the Putney building. The intent is to accentuate the development at night much in the same fashion as the buildings have been lit up on Main Street in the Fan district between N. Morris and N. Harvie Streets (Uptown) by the developer in the last part of the 20th century.

Staff finds that the project does a commendable job of improving this section of streetscape while maintaining a balance of existing and new landscaping while maintaining effective sidewalk width for both movement and programming. The use of hardscape materials to denote commercial entrances, outdoor seating, and streetscape furnishings further illustrate the thoughtful consideration that went into the design to further provide visual interest and overall enhancement of the public realm.

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

Ms. Nolt: It looks like you have specified a very nice size street tree to go into these tree wells, so I can't help but ask the question of whether you considered removing the lone and existing tree and planting a new, nice four inch in the same tree well in that location.

Rick Gorrell, Landscape Architect, HG Design Studio (applicant team): Originally, when we had the design, I had that done, because I figured that the tree had lived to its maximum life expectancy and probably wasn't going to live that much longer-- but the City of Richmond required that we keep that tree, even in spite of the fact that we are raising up the curb.

Ms. Nolt: You are doing quite a bit of work around the root zone of the tree, so you are increasing the likelihood that its lifespan is going to diminish. Has the city arborist specifically looked at this tree as a specimen and anticipated remaining lifespan?

Mr. Gorrell: We have submitted the plans for review and got comments back from the arborist as far as minimum distance, but the comment was that we need to save the tree. I know the roots are growing out over top of the curb.

Ms. Nolt: You are going to put in 3.5 to 4 inch caliper trees, and they are going to be substantial on the day they go in, and now, we have an odd sized tree well.

Mr. Gorrell: You are preaching to the choir, because we totally agree with you, but we were required to keep the tree. Because we are keeping it, of course, we have to make a larger tree well around it. I will say another thing. On the other end of that Putney building, the sidewalk didn't actually get smaller; the planter got smaller. The curb was shifted over twelve feet in order to accommodate the turning lane because of the bus lanes there.

Ms. Nolt: So, the width of those planters has decreased in size?

Mr. Gorrell: Yes. The one in front of the Putney building.

Mr. Quilici: I have a question for Josh. I think that it is very recommendable to have a street improvement, and in some way, I would like to see the same type of improvement on the other side of Broad Street or somewhere else. Is there anything that we can do as the Urban Design Committee to get this one almost like a standard?

Mr. Son: That is actually what this project is. It's serving a template for a separate project as we continue to look at West Broad Street streetscape improvements. The only difference obviously is that the Sauer is maintaining all of the encroachments, so that's why the materials are different. It may look differently as we take on more right of way as the City, so we may not see all the brick that you see here, because, again, that is going to be maintained by the Sauer's in perpetuity. In terms of sidewalk width, other programming furnishings, and spacing of trees, this is serving as a template for that as we move west towards Scott's Addition and beyond.

Mr. Quilici: Why can't the city provide a six foot band of brick, rather than the planters, or other materials?

Mr. Son: Again, that is something DPW is in discussion with, but as a design committee, we wouldn't say anything today on that. That may be something that we can bring up as Other Business or another reviewing item once we know the scope of the project with DPW.

Mr. Quilici: I would try to find some consistency in the design but, also, in the materials. One question I have for clarification: If you go to floor plans right where the parking lot in front of Whole Foods is, I would like to know what type of planting there is going to be there.

Ms. Nolt: We can't review that. It's not in our purview.

Ms. Smith: To build off of what Andrea is saying, it's such a welcome addition to that section of Broad Street, lacking in landscape, benches, and other developments that would support a pedestrian population. We have to have the shade to make the benches successful, so, hopefully, there is a way to use the existing trees and ensure that there is going to be shade.

Mr. Gorrell: We are, also, providing irrigation there so that the trees will grow and flourish. We have got larger, longer tree wells. Since there is no parking on that side of the street, I think that the longer tree wells give a little bit more of a buffer between the cars that are driving up and down and the pedestrians that are travelling on the sidewalk. In time, we'll have the shade; there is really nothing you can do to rush it other than take as good of a care as you can of the trees. They are already maintaining all the street trees along the other side of Hermitage at the 1840 building on the corner there.

The trees have been hit by cars, and the city never replaced them. There is no agreement that Sauer has to maintain them, but the city didn't do anything. So, they went out and replaced the trees. They know that the City is not going to maintain them very well, so they just want to take it on themselves, because they want it to look good. I don't know if you are familiar with their other development projects such as Libbie Place out on Broad Street where Target is. They maintain that very well. It's already over twenty years old. So, they maintain whatever they build.



Ms. Nolt: Is there anyone here from the public that wants to speak on this project? Public comment is closed. Back to us for a motion.

I would like to make a request that we have a professional arborist look at that existing tree to remain and advise on the long-range health of it or the lifespan of it. If possible, given the consistency of the streetscape and size of the street trees that are going in, I would love to see the tree come out and a new one planted.

Mr. Quilici: I would agree only if the tree is not in good condition. If the arborist says that the tree is, for instance, not going to last for five years, at that point, we should replace it.

Ms. Nolt: So, let's just recommend that we have a professional arborist review it and advise on its lifespan.

**A motion was made by Committee Member Nolt to recommend this item for final approval to the Director of Public Works with conditions:**

**Conditions are:**

**-a professional Arborist review the existing oak tree and advise on the lifespan and the long range success of the tree remaining alive post construction**

**Committee Member Quilici seconded. The motion carried unanimously, members in attendance were Aquilici, Nolt, and Smith, however it should be noted a quorum consists of five members of the committee. Procedural guidelines state that the meeting may be held and the recommendation forwarded to the Planning Commission as long as the Planning Commission is advised of the (Urban Design) Committee's attendance.**

**Aye --** 3 - Jill Nolt, Andrea Quilici and Emily Smith

**Excused --** 6 - Chris Arias, Vice Chair Giles Harnsberger, David Johannas, Andrew P. Gould, James W. Klaus and Chair Andrea Almond

## **OTHER BUSINESS**

### **Adjournment**