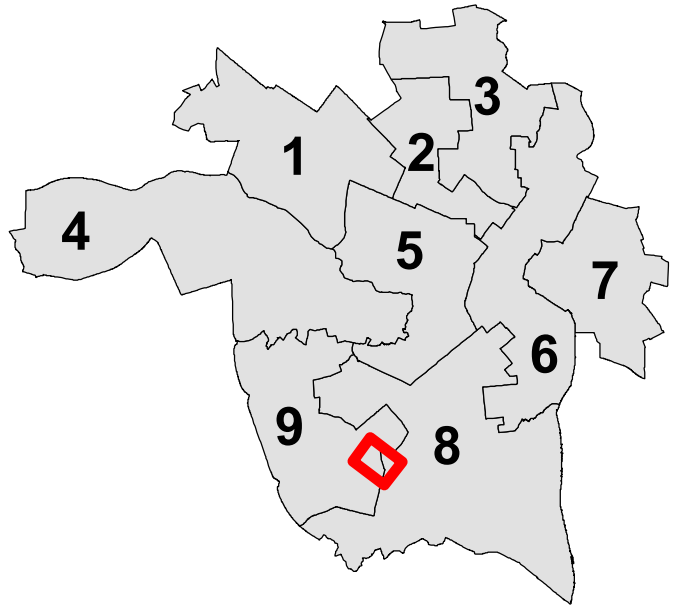




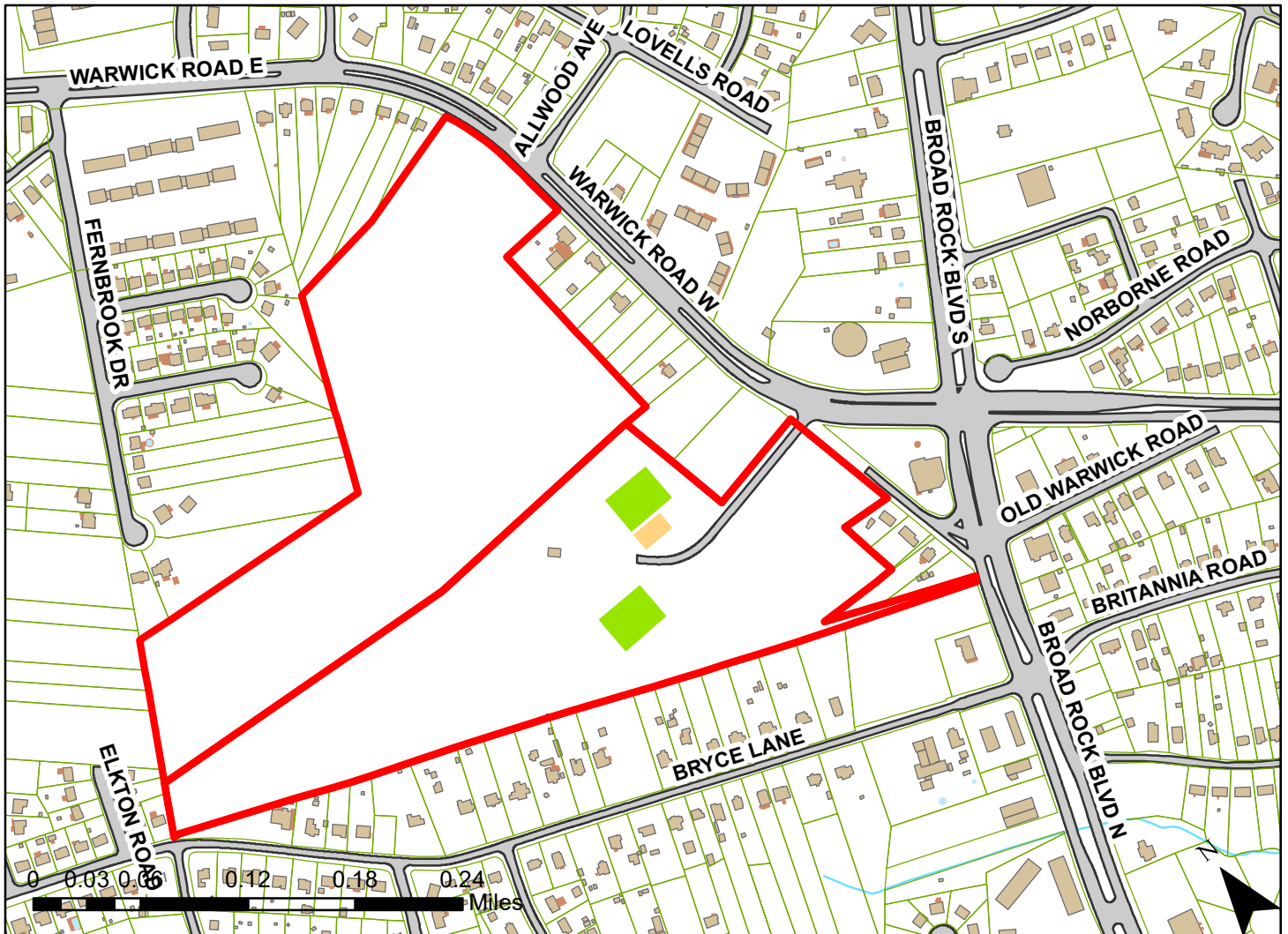
**City of Richmond
Department of Planning
& Development Review**

Location, Character, and Extent

LOCATION: 4835 Old Warwick Road
COUNCIL DISTRICT: 9
PROPOSAL: Conceptual review of Broad Rock Sports Complex Master Plan



*For questions, please contact Josh Son
 at 646-3741 or joshua.son@richmondgov.com*





Application for Urban Design Committee Review

Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, Virginia 23219 | (804) 646-6335
www.richmondgov.com/CommitteeUrbanDesign



Application Type (select one)

Location, Character, & Extent
Section 17.05
Other:

Encroachment
Design Overlay District

Review Type (select one)

Conceptual
Final

Project Information

Submission Date: _____

Project Name: _____

Project Address: _____

Brief Project Description (this is not a replacement for the required detailed narrative):

Applicant Information (a City representative must be the applicant, with an exception for encroachments)

Name: _____ Email: _____

City Agency: _____ Phone: _____

Main Contact (if different from Applicant): _____

Company: _____ Phone: _____

Email: _____

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

Submittal Deadlines

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission (CPC) on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06, and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

Broad Rock Sports Complex Master Plan – Project Narrative

Purpose and Description of the Project

Introduction

The Department of Parks, Recreation, and Community Facilities (DPRCF) has completed a master plan for the existing Broad Rock Sports Complex. The facility is several decades old and needs upgrades to better suit the current needs and wishes of the community, address maintenance issues and worn equipment, and address several areas of poor drainage on the site. This submittal is intended for Conceptual Review of the programming and overall layout of the park, rather than review of specific facilities. It is the intent of DPRCF to return to UDC for Conceptual and Final Review of the athletic facilities and buildings as the master plan is implemented in phases.

Park Location and Context

Broad Rock Sports Complex is located at 4835 Old Warwick Road/4955 Warwick Road near the signaled intersection of Warwick Road and Broad Rock Road, next door to Broad Rock Library and across the street from Fire Station No. 22. The primary access to the park is from Warwick Road and there is secondary access is from Old Warwick Road behind the library, which leads to Broad Rock Road. Both accesses are gated. A sidewalk along Warwick Road provides pedestrian access, and there is easy access to the library.

The facility is located in the 9th Council District and is surrounded by the neighborhoods of South Garden, Southwood, McGuire Manor, Hickory Hill, and British Camp Farms. The athletic facilities are surrounded by woods located on site; the entire park is surrounded by residential properties. The park consists of four parcels: two larger parcels comprising the existing athletic facilities and two smaller parcels on Warwick Road that were more recently acquired by the DPRCF.

Park Programming

The park is currently programmed with softball fields, a multiuse field, tennis courts, a volleyball court, a basketball court, a playground, and a building with restrooms that formerly housed concessions. These programmatic features will be maintained and renovated or relocated, with the exception of the existing building which will be removed.

Based on planning goals by DPRCF and an initial community meeting and follow-up survey, the project team developed a site program to combine the existing features with the following additions:

- An indoor baseball facility with an infield practice area and retractable batting cages
- An indoor aquatics facility with lap lanes, a therapy pool, water slides, and play elements
- An open-air pavilion with storage, restrooms, and an adjacent outdoor grill area
- An outdoor fitness area
- Pickleball courts combined with existing tennis courts
- A water play area
- A nature trail and elevated woodland boardwalk
- Renovated and new parking, walkways, plantings, site furnishings, and site lighting

With the addition of new features to the program, the park will be able to provide opportunities for a greater range of community members to utilize the facility. The overarching goal of the program is to serve a wide variety of user groups and diversity in the age of users. Features such as pickleball and outdoor fitness equipment represent trending developments in parks and recreation programming and highlight elements that will both attract specific demographics (pickleball for aging adults) and visitors of varying ages and abilities (outdoor fitness equipment).

The proposed aquatics center and an additional parking lot are located on two parcels that are owned by DPRCF but are currently undeveloped. All other facilities will be located on the parcels currently used for the sports complex.

Site Challenges and Solutions

The park master plan will also address major functional and operational issues at the site, namely access and circulation, safety and security, and stormwater management. These site challenges and proposed improvements are as follows:

- Access and circulation
 - There is currently an excess of paved surfaces for parking with too few landscape islands, which contributes to drainage issues and allows for vehicles to move too quickly through the site.
 - This asphalt parking will be reduced to make way for additional recreational facilities (basketball and volleyball courts) and reduce the impervious surface area, including replacement with pervious surfaces.
 - Sidewalks will be added to improve pedestrian access and circulation around the site. A nature trail and elevated boardwalk will enable access to the site's wooded and wetland areas.
 - A maintenance road will be added around the perimeter of the site will allow easier access for DPRCF staff; this road can double as a loop trail for walking, running, and biking.
- Safety and security:
 - As mentioned above, the center and front parking lots have been redesigned to slow the speed of traffic and sidewalks have been added for pedestrian safety.
 - The site programming has been arranged for optimal visibility to features such as the play area.
 - Additional lighting is proposed for evening programming and safety.
- Stormwater management:
 - There are several problem areas with poor drainage (ponding, standing water, etc.) on site, which create maintenance and management issues on site and can potentially reduce access to and the usability of facilities on site.
 - Maintenance and renovation of existing facilities, redesign and removal of existing asphalt parking lots, and the addition of stormwater Best Management Practices (BMPs) in the form of bioretention will alleviate drainage issues.
 - Drainage swales and channels leading to the potential wetland areas on the south side of the site can be improved/restored to further improve stormwater conveyance to this natural drainage area.

Project Background

DPRCF engaged Timmons Group and Worley Associates Architects for master planning services to prepare the park for renovations and future construction. The project began with an initial site visit and project kickoff meeting with DPRCF officials. After preliminary site inventory and analysis, the project team held its first community meeting on March 27, 2019 to introduce existing conditions and analysis and facilitate discussion on the community's vision for the facility. The project team issued a survey at the meeting, and DPRCF made this survey available character image boards (of site programmatic elements) at Broad Rock Library for several weeks after the meeting. The project team used this information along with meetings with DPRCF staff and additional site visits to generate concepts, revise the designs, and finalize the master plan. Upon completion of the draft master plan, the project team held a second community meeting on July 24, 2019 to present the design work (from concepts to draft final plan). The project team followed up this presentation with another at the 9th District Council Meeting hosted by Councilman Michael Jones on August 15, 2019.

Project Budget and Funding Sources

The project budget for the entire buildout of the master plan is projected to be upwards of \$20,000,000, which includes full construction and engineering and design services. Without the indoor baseball and indoor aquatics facility, the cost of the buildout and engineering and design services is projected to be upwards of \$5,000,000. There is currently no funding dedicated to this project.

Construction Program

This current submittal is for Conceptual Review. No construction is currently planned and there is currently no timeline for the completion of this project. Initial improvements will most likely focus on maintenance and renovations to existing stormwater infrastructure such as ditches and conduits that appear clogged and unable to manage and convey stormwater effectively. An initial buildout is likely to include the indoor baseball facility and outdoor fitness area (and adjacent bioretention facility), followed by the addition of pickleball to the existing tennis courts, basketballs courts, and volleyball and changes to the adjacent parking lot (center lot). Subsequent phases will include the addition of the pavilion and surrounding grill and outdoor game area, relocation of the play area, water play area, renovations to the existing softball and multiuse fields, and the indoor aquatics facility. The potential location of additional multiuse fields has also been identified on the plan in the current wooded area on the west side of the site.

Landscaping Plan and Maintenance Analysis

Landscaping on the site consists of following components:

- Preservation of as many healthy existing trees as possible and planting trees to replace non-invasive trees removed from property (on a one-to-one replacement ration by diameter at breast height)
- Planting of native species to the greatest extent possible and regionally adapted non-native species as needed
- Planting for four-season interest and low maintenance

Broad Rock Sports Complex Master Plan – Project Narrative

- Planting of mostly large shade trees, including as street trees along the access drive and in parking lot islands, as well as flowering trees and evergreen trees
- Planting of shrubs (evergreen for screening), grasses, flowering perennials, and groundcovers
- Restoring lawn and reseeding disturbed areas
- Plantings in the bioretention facilities

Landscape maintenance will primarily belong to DPRCF as the property owner. DPU is responsible for maintaining stormwater BMPs on City-owned properties. Tree care of trees on City-owned property is the responsibility of the Urban Forestry division of the Department of Public Works (DPW).

The maintenance of the bioretention basin should include a minimum of annual maintenance and should adhere to the guidelines in the Virginia Stormwater Management Handbook, including the following:

- “Section 9: Maintenance” of the Virginia DCR Stormwater Design Specification No. 9 for bioretention, available online at https://www.swbmp.vwrrc.vt.edu/wp-content/uploads/BMP_Spec_No_9_BIORETENTION.pdf
- Appendix 9-C.10.0 Bioretention Practices: O&M Checklist, available online https://www.swbmp.vwrrc.vt.edu/wp-content/uploads/36_Chap-9_App-9-C_Example-BMP-Maint-Insp-Checklists.pdf

BROAD ROCK SPORTS COMPLEX

URBAN DESIGN COMMITTEE – CONCEPTUAL REVIEW
AUGUST 2019

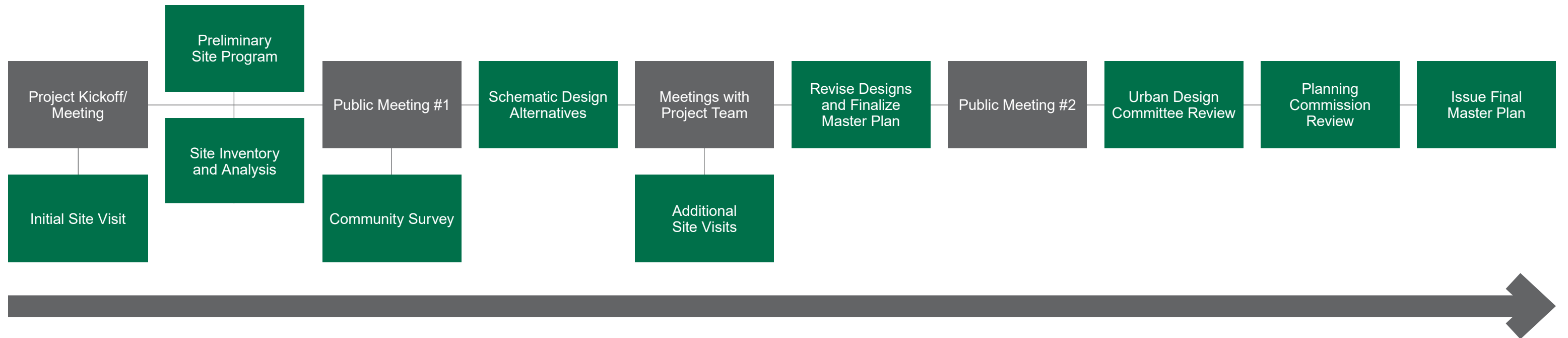


**WORLEY
ASSOCIATES**
ARCHITECTS




TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

MASTER PLAN PHASE



FUTURE PHASES

- ▶ Development of Construction Documents and Specifications
- ▶ Permitting Review
- ▶ Bidding
- ▶ Construction

EXISTING CONDITIONS



- LEGEND**
- PARK BOUNDARY
 - PARCEL LINES
 - ADJACENT PROPERTY LINES
 - VEHICULAR CIRCULATION
 - PEDESTRIAN CIRCULATION
 - WETLANDS (NWI)
 - BUILDING/ STRUCTURE
 - PARKING
 - ATHLETIC FIELD
 - ATHLETIC COURT
 - PLAY AREA

EXISTING SITE PROGRAM

- ▶ BASKETBALL COURT
- ▶ MULTIUSE FIELD
- ▶ PLAY AREA
- ▶ RESTROOMS
- ▶ SOFTBALL FIELDS
- ▶ TENNIS COURTS
- ▶ VOLLEYBALL

PARCEL INFORMATION

ADDRESS: 4801 Warwick Road
Richmond, VA 23234

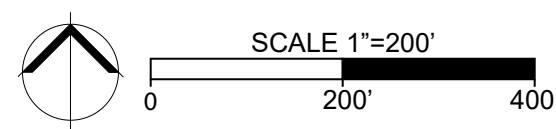
ZONING DISTRICT: R-4 – Residential

PLANNING DISTRICT: Broad Rock

TOTAL PARCEL ACREAGE: 53.8 Acres

PARCELS: C0080141028
C0080224006T
C0080224004
C0080224002

BROAD ROCK SPORTS COMPLEX
EXISTING CONDITIONS PLAN





FRONT PARKING LOT



ACCESS DRIVE



VIEW FROM OVERLOOK SPACE ATOP RESTROOMS



EXISTING CELL TOWER



EXISTING RESTROOMS



EXISTING TREES IN REAR PARKING LOT



ENTRANCE TO REAR PARKING LOT,
CONCRETE DRAINAGE DITCH TO LEFT



EXISTING PLAYGROUND

BROAD ROCK SPORTS COMPLEX

EXISTING CONDITIONS





EXISTING VOLLEYBALL COURT



EXISTING RESTROOMS



PATHWAY BETWEEN THE PARKING LOT AND FIELDS



FRONT PARKING LOT DRAINAGE INTO LOW LYING AREA



REAR PARKING LOT



PLAYGROUND SWINGS



FRONT PARKING LOT



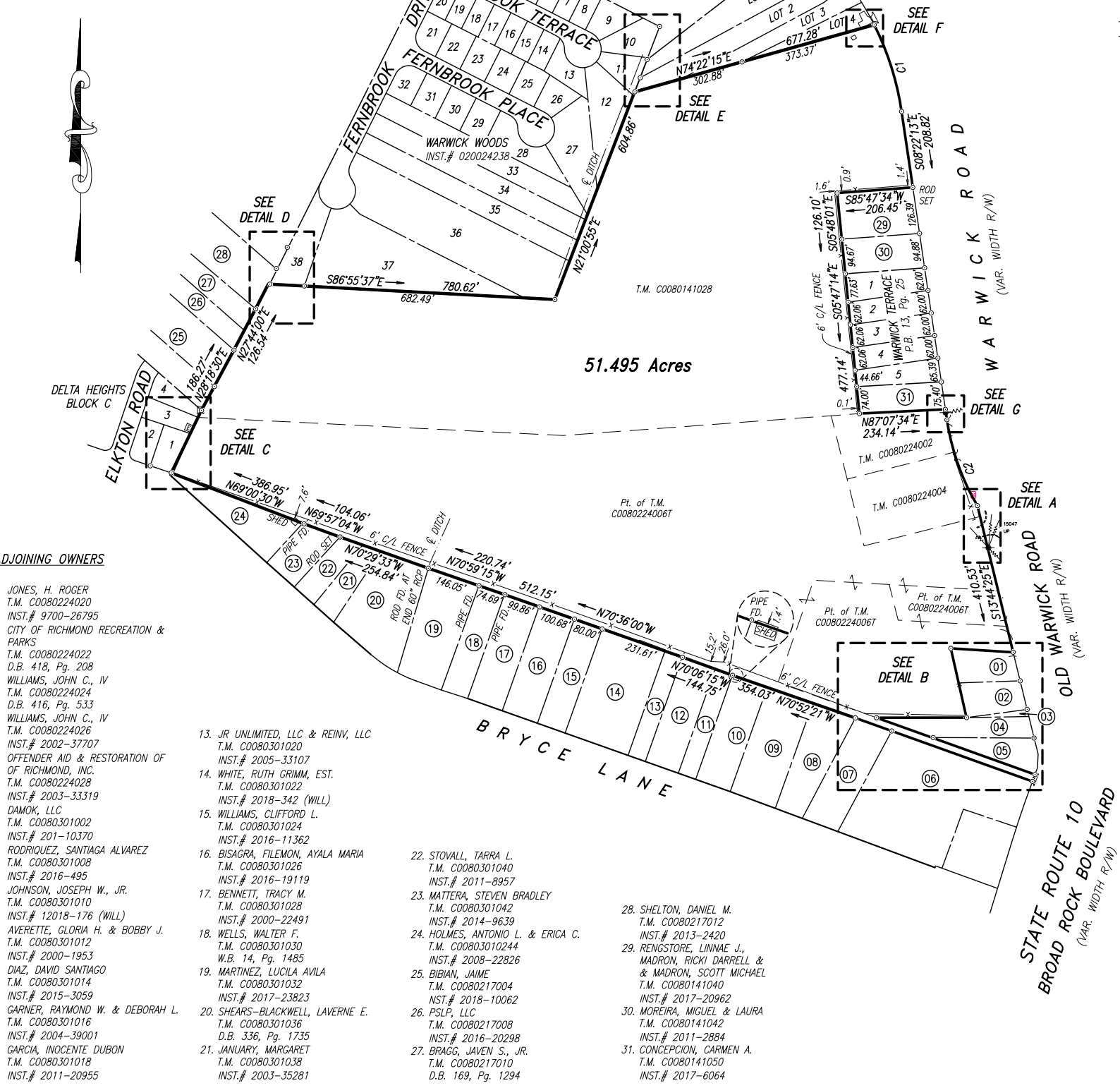
LOW LYING DRAINAGE AREA

BROAD ROCK SPORTS COMPLEX

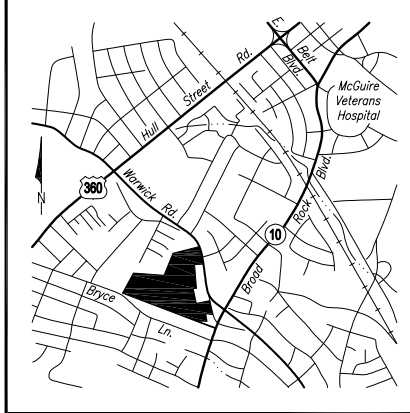
EXISTING CONDITIONS



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH BEARING	CHORD
C1	774.51'	248.40'	18°22'33"	125.28'	S17°33'29"E	247.34'
C2	641.51'	249.51'	22°17'04"	126.35'	S19°30'45"E	247.94'
C3	2923.79'	20.00'	0°23'31"	10.00'	S20°42'12"W	20.00'



- LEGEND**
- TEL. PEDESTAL
 - TEL. HANDHOLE
 - TRAFFIC CONTROL HANDHOLE
 - ELEC. PEDESTAL
 - UTILITY POLE
 - OVERHEAD UTILITIES
 - WOOD FENCE
 - CHAIN LINK FENCE
 - CENTERLINE
 - PROPERTY LINE
 - INDICATES FOUND ROD UNLESS OTHERWISE DENOTED




- NOTES**
- Owner: City of Richmond Recreation & Parks
1209 Admiral Street
Richmond, Virginia 23220
 - Tax Parcels: C0080141028, C0080224002, C0080224004 & C0080224006T
 - Deed Refs.: D.B. 418, Pg. 206, D.B. 443, Pg. 656, D.B. 443, Pg. 665, D.B. 453, Pg. 470, Inst.# 2004-19531
 - Plat Ref.: D.P.W. Drawing P-18513-A
 - Zoning: R-4
 - Flood Zone: X
FEMA Rate Map: 5101290076D
Effective Date: April 02, 2009
 - Tax Parcel C0080224006T Consists of Three Individual Parcels Per DPW Drawing # P-18513-A, But Are Listed Under One Tax ID Number.

- ADJOINING OWNERS**
- JONES, H. ROGER
T.M. C0080224020
INST.# 9700-26795
 - CITY OF RICHMOND RECREATION & PARKS
T.M. C0080224022
D.B. 418, Pg. 208
 - WILLIAMS, JOHN C., IV
T.M. C0080224024
D.B. 416, Pg. 533
 - WILLIAMS, JOHN C., IV
T.M. C0080224026
INST.# 2002-37707
 - OFFENDER AID & RESTORATION OF RICHMOND, INC.
T.M. C0080224028
INST.# 2003-33319
 - DAMOK, LLC
T.M. C0080301002
INST.# 201-10370
 - RODRIGUEZ, SANTIAGA ALVAREZ
T.M. C0080301008
INST.# 2016-495
 - JOHNSON, JOSEPH W., JR.
T.M. C0080301010
INST.# 12018-176 (WILL)
 - AVERETTE, GLORIA H. & BOBBY J.
T.M. C0080301012
INST.# 2000-1953
 - DIAZ, DAVID SANTIAGO
T.M. C0080301014
INST.# 2015-3059
 - GARNER, RAYMOND W. & DEBORAH L.
T.M. C0080301016
INST.# 2004-39001
 - GARCIA, INOCENTE DUBON
T.M. C0080301018
INST.# 2011-20955
 - JR UNLIMITED, LLC & REINV, LLC
T.M. C0080301020
INST.# 2005-33107
 - WHITE, RUTH GRIMM, EST.
T.M. C0080301022
INST.# 2018-342 (WILL)
 - WILLIAMS, CLIFFORD L.
T.M. C0080301024
INST.# 2016-11362
 - BISAGRA, FILEMON, AYALA MARIA
T.M. C0080301026
INST.# 2016-19119
 - BENNETT, TRACY M.
T.M. C0080301028
INST.# 2000-22491
 - WELLS, WALTER F.
T.M. C0080301030
W.B. 14, Pg. 1485
 - MARTINEZ, LUCILA AVILA
T.M. C0080301032
INST.# 2017-23823
 - SHEARS-BLACKWELL, LAVERNE E.
T.M. C0080301036
D.B. 336, Pg. 1735
 - JANUARY, MARGARET
T.M. C0080301038
INST.# 2003-35281
 - STOVALL, TARRA L.
T.M. C0080301040
INST.# 2011-8957
 - MATTERA, STEVEN BRADLEY
T.M. C0080301042
INST.# 2014-9639
 - HOLMES, ANTONIO L. & ERICA C.
T.M. C00803010244
INST.# 2008-22826
 - BIBIAN, JAIME
T.M. C0080217004
INST.# 2018-10062
 - PSLP, LLC
T.M. C0080217008
INST.# 2016-20298
 - BRAGG, JAVEN S., JR.
T.M. C0080217010
D.B. 169, Pg. 1294
 - SHELTON, DANIEL M.
T.M. C0080217012
INST.# 2013-2420
 - RENGSTORE, LINNAE J., MADRON, RICKI DARRELL & MADRON, SCOTT MICHAEL
T.M. C0080141040
INST.# 2017-20962
 - MOREIRA, MIGUEL & LAURA
T.M. C0080141042
INST.# 2011-2884
 - CONCEPCION, CARMEN A.
T.M. C0080141050
INST.# 2017-6064



Sheet 1 of 2

BOUNDARY SURVEY OF 51.495 Ac. LOCATED ON THE WEST LINES OF WARWICK ROAD, OLD WARWICK ROAD AND BROAD ROCK BOULEVARD CITY OF RICHMOND, VIRGINIA



Engineers, Surveyors
Construction Managers
114 east cary street, suite 200
richmond, virginia 23219
(804) 644-4600

HORIZONTAL DATUM: VA State Plane - South Zone - NAD 83 - US Survey Foot
VERTICAL DATUM: N/A

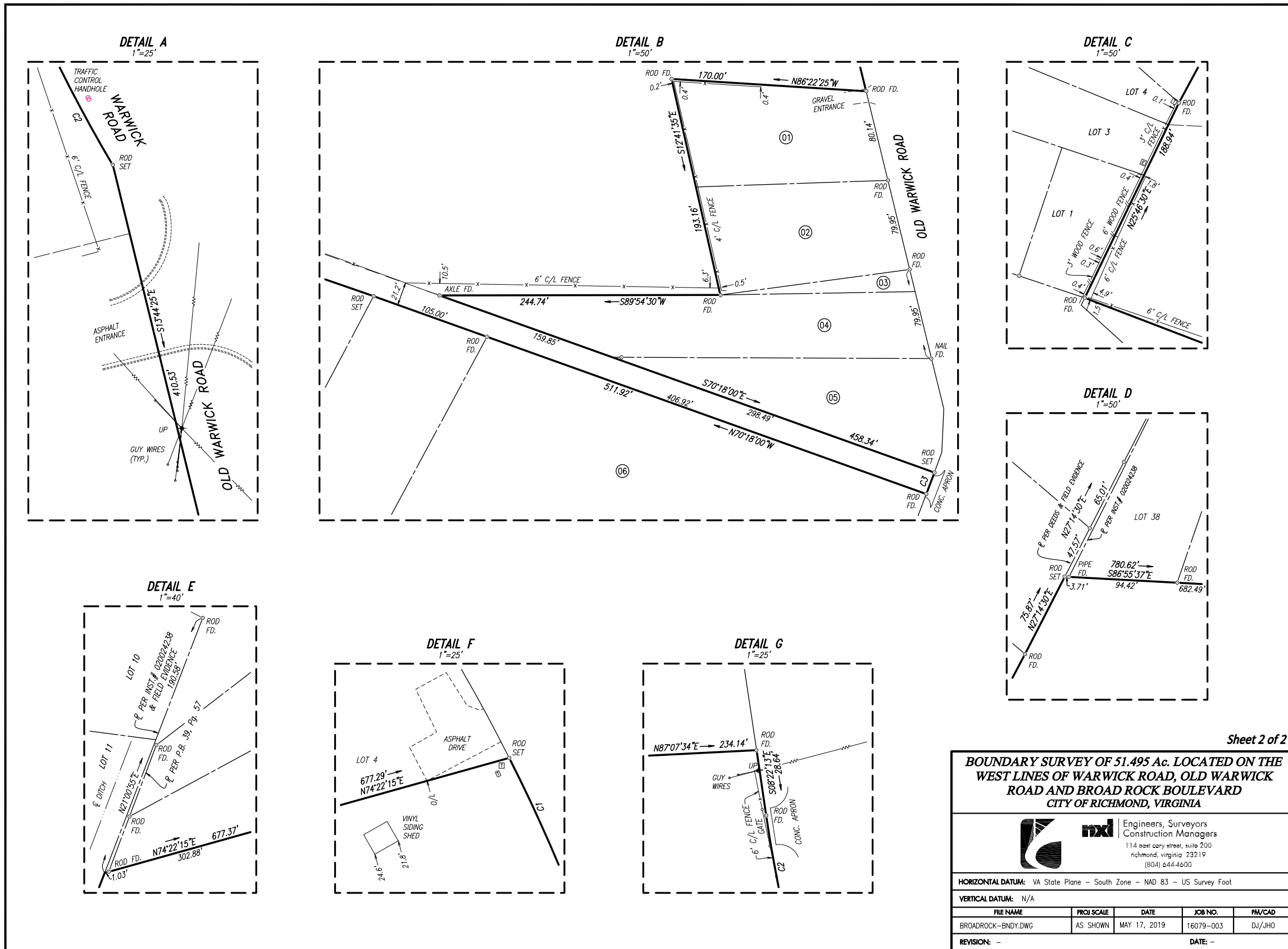
FILE NAME	PROJ SCALE	DATE	JOB NO.	PM/CAD
BROADROCK-BNDY.DWG	1"=200'	MAY 17, 2019	16079-003	DJ/JHO

REVISION: - DATE: -

BROAD ROCK SPORTS COMPLEX

BOUNDARY SURVEY





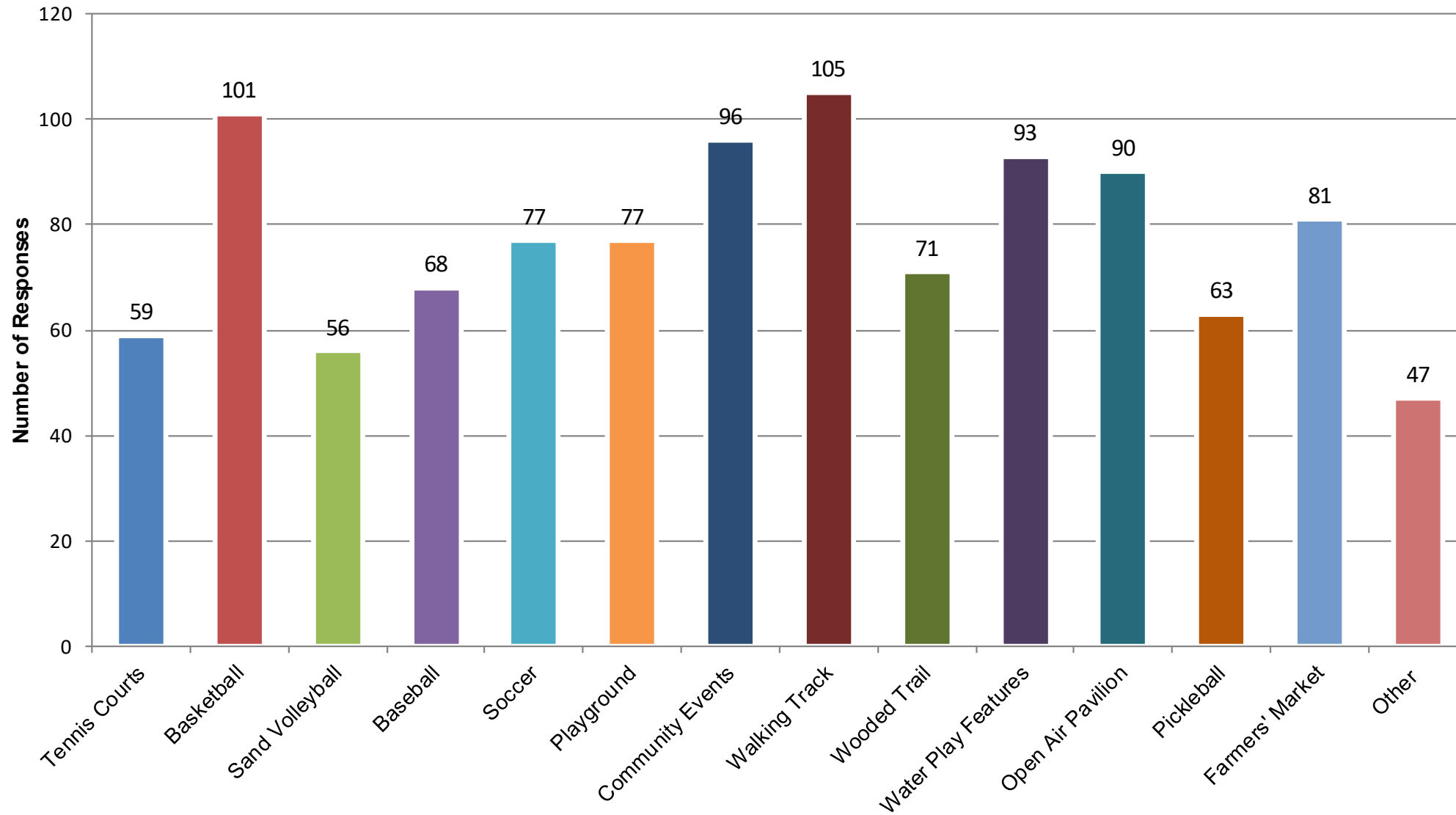
BROAD ROCK SPORTS COMPLEX

BOUNDARY SURVEY DETAILS

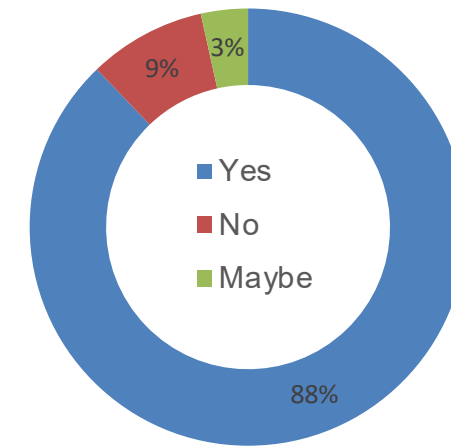


CONCEPTUAL DESIGN

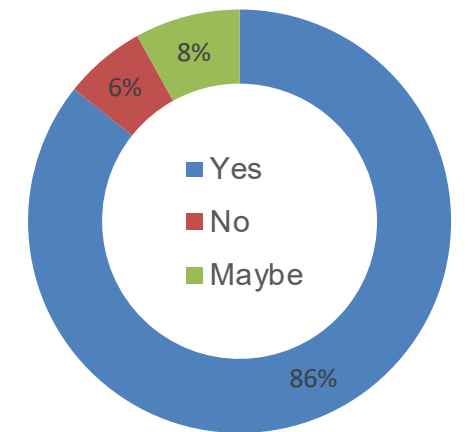
SURVEY RESULTS



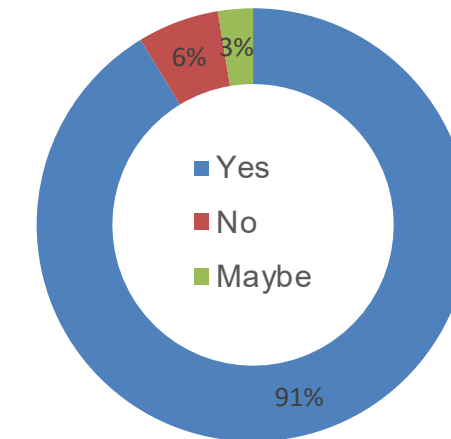
Basketball



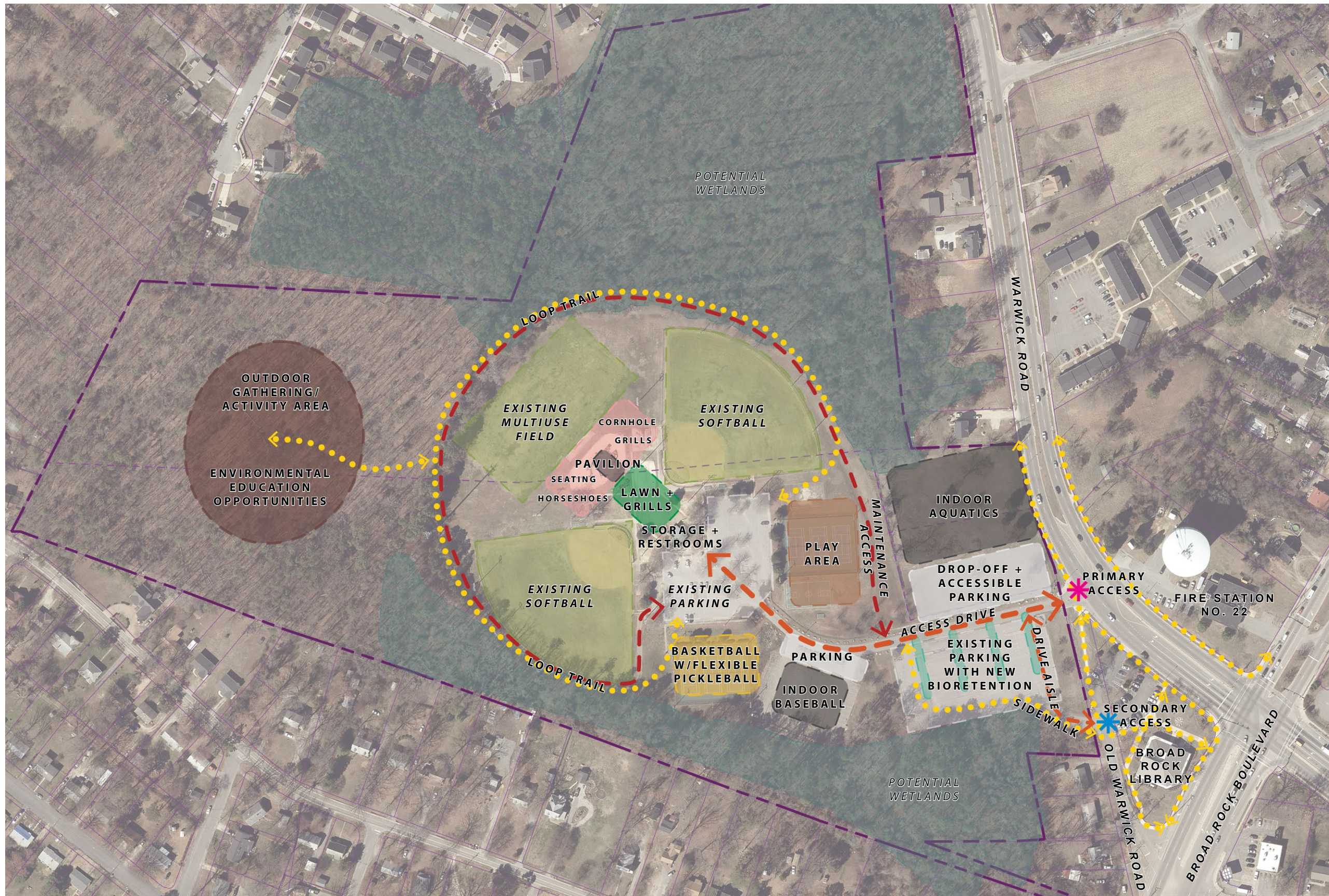
Community Events



Walking Track



A community survey was provided at Community Meeting #1 on March 27, 2019 and made available at the Broad Rock Library. The results are depicted in the bar graph above. A total of 132 community members responded. Respondents provided over 40 independent recommendations in addition to the items listed above. The three most popular programmatic features are depicted in the surrounding pie charts: basketball, community events, and a walking track.

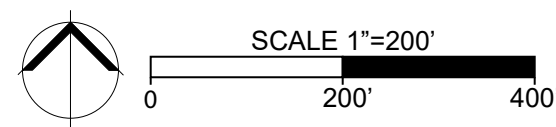


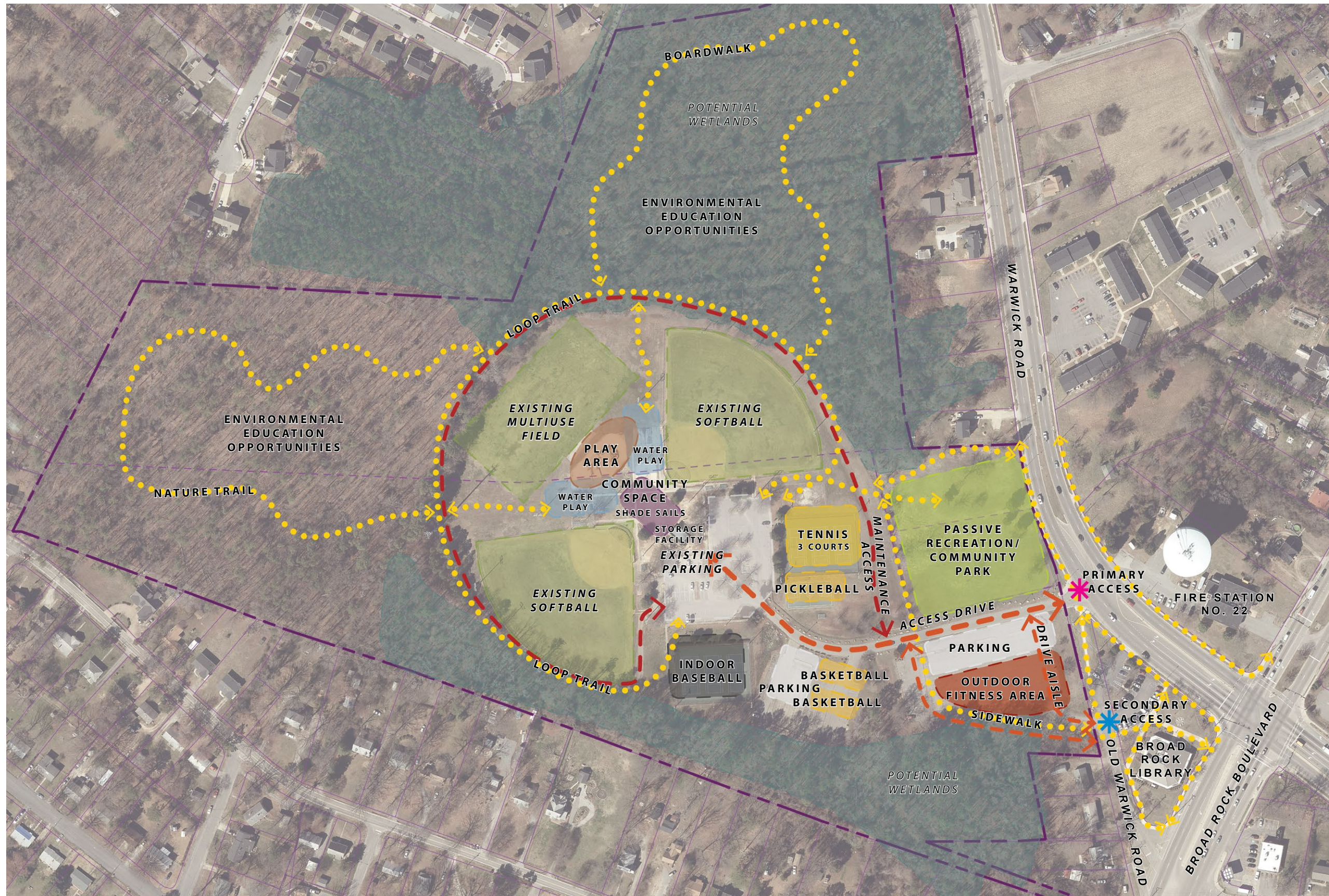
- LEGEND**
- PARK BOUNDARY
 - PARCEL LINES
 - ADJACENT PROPERTY LINES
 - VEHICULAR CIRCULATION
 - PEDESTRIAN CIRCULATION
 - WETLANDS (NWI)
 - BUILDING/STRUCTURE
 - PARKING
 - ATHLETIC FIELD
 - ATHLETIC COURT
 - PLAY AREA
 - LAWN & GRILL AREA
 - SEATING & GAMES
 - BIORETENTION AREA
 - OUTDOOR ACTIVITY/GATHERING AREA

- SITE PROGRAM**
- ▶ BASKETBALL COURTS
 - ▶ ENVIRONMENTAL/OUTDOOR EDUCATION OPPORTUNITIES
 - ▶ GRILLING AREA
 - ▶ **INDOOR AQUATICS FACILITY**
 - ▶ INDOOR BASEBALL FACILITY
 - ▶ MULTIUSE FIELD (EXISTING)
 - ▶ LOOP TRAIL
 - ▶ OPEN AIR PAVILION
 - ▶ **OUTDOOR GAME AREA**
 - ▶ PICKLEBALL COURTS
 - ▶ PLAY AREA
 - ▶ RESTROOMS FACILITY
 - ▶ SOFTBALL FIELDS (EXISTING)
 - ▶ STORAGE FACILITY
 - ▶ TENNIS COURT

BROAD ROCK SPORTS COMPLEX

CONCEPT DIAGRAM 1





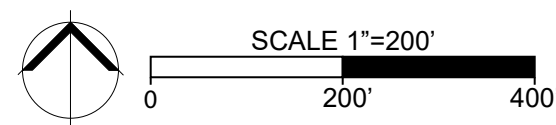
LEGEND

	PARK BOUNDARY
	PARCEL LINES
	ADJACENT PROPERTY LINES
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION
	WETLANDS (NWI)
	BUILDING/ STRUCTURE
	PARKING
	ATHLETIC FIELD
	ATHLETIC COURT
	PLAY AREA
	WATER PLAY AREA
	SHADE SAILS
	PASSIVE RECREATION AREA
	OUTDOOR FITNESS AREA

- SITE PROGRAM**
- ▶ BASKETBALL COURTS
 - ▶ ENVIRONMENTAL/OUTDOOR EDUCATION OPPORTUNITIES
 - ▶ INDOOR BASEBALL FACILITY
 - ▶ MULTIUSE FIELD (EXISTING)
 - ▶ LOOP TRAIL
 - ▶ NATURE TRAIL
 - ▶ OUTDOOR FITNESS AREA
 - ▶ **PASSIVE RECREATION AREA**
 - ▶ PICKLEBALL COURT
 - ▶ PLAY AREA
 - ▶ **SHADE SAILS**
 - ▶ SOFTBALL FIELDS (EXISTING)
 - ▶ STORAGE FACILITY
 - ▶ TENNIS COURT
 - ▶ WATER PLAY AREA
 - ▶ WETLAND BOARDWALK

BROAD ROCK SPORTS COMPLEX

CONCEPT DIAGRAM 2



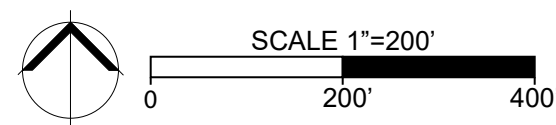


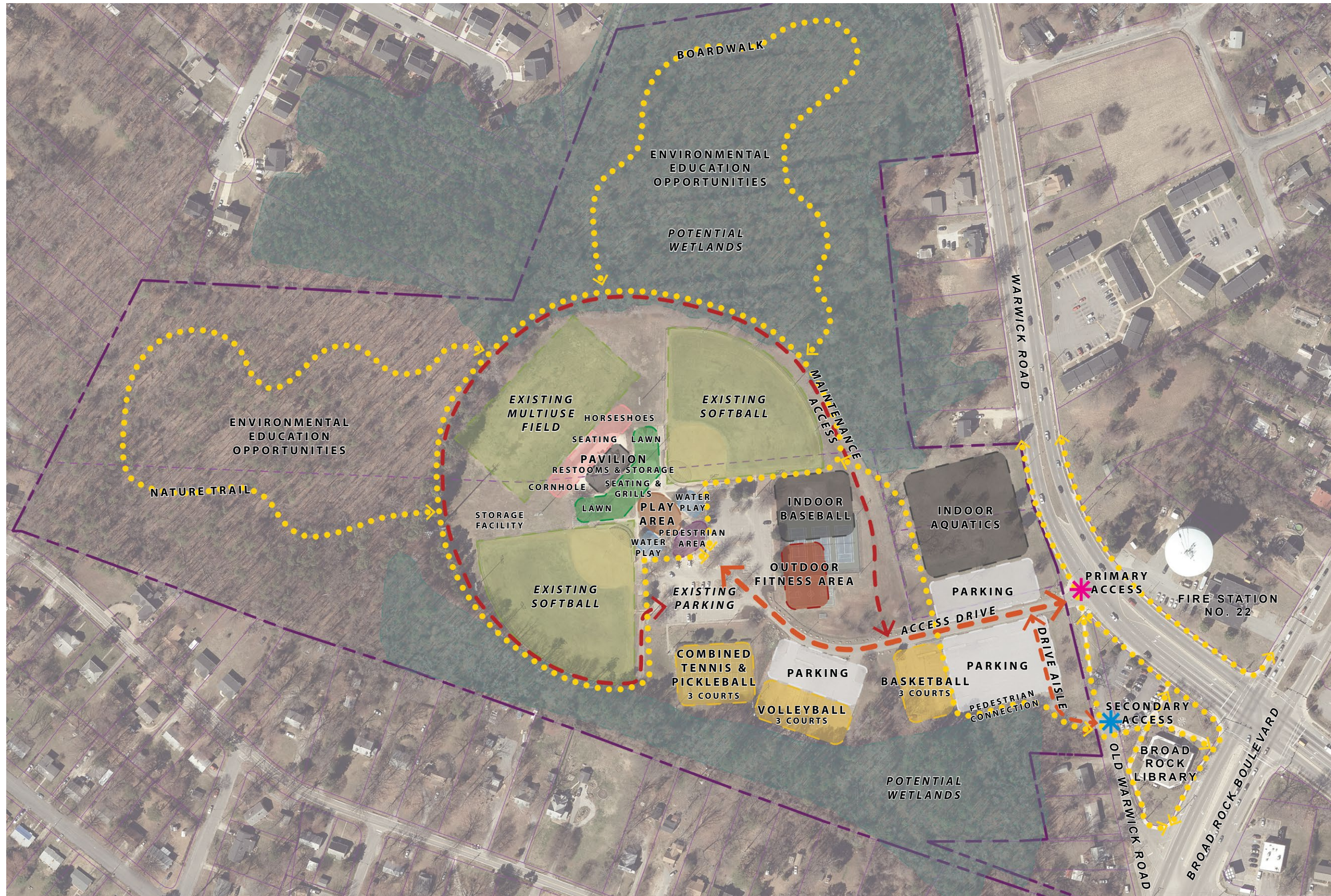
- LEGEND**
- PARK BOUNDARY
 - PARCEL LINES
 - ADJACENT PROPERTY LINES
 - VEHICULAR CIRCULATION
 - PEDESTRIAN CIRCULATION
 - WETLANDS (NWI)
 - BUILDING/STRUCTURE
 - PARKING
 - ATHLETIC FIELD
 - ATHLETIC COURT
 - PLAY AREA
 - WATER PLAY AREA
 - SEATING & GRILLS
 - BERM/SLOPE
 - DOG PARK
 - LANDSCAPE BUFFER
 - DOG PARK

- SITE PROGRAM**
- ▶ BASKETBALL COURTS
 - ▶ **DOG PARK**
 - ▶ ENVIRONMENTAL/OUTDOOR EDUCATION OPPORTUNITIES
 - ▶ GRILLING AREA
 - ▶ INDOOR BASEBALL FACILITY
 - ▶ MULTIUSE FIELD (EXISTING)
 - ▶ NATURE TRAIL
 - ▶ OPEN AIR PAVILION
 - ▶ OUTDOOR FITNESS AREA
 - ▶ **OUTDOOR STAGE**
 - ▶ PICKLEBALL COURT
 - ▶ PLAY AREA
 - ▶ SOFTBALL FIELDS (EXISTING)
 - ▶ STORAGE FACILITY
 - ▶ TENNIS COURT
 - ▶ WATER PLAY AREA
 - ▶ WETLAND BOARDWALK

BROAD ROCK SPORTS COMPLEX

CONCEPT DIAGRAM 3





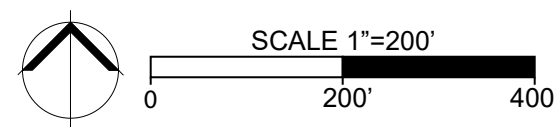
LEGEND

	PARK BOUNDARY
	PARCEL LINES
	ADJACENT PROPERTY LINES
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION
	WETLANDS (NWI)
	BUILDING/STRUCTURE
	PARKING
	ATHLETIC FIELD
	ATHLETIC COURT
	OUTDOOR FITNESS AREA
	SEATING & GRILLS
	WATER PLAY AREA
	PEDESTRIAN AREA
	LAWN, GRILLS, & SEATING
	OUTDOOR GAMES & SEATING

- SITE PROGRAM**
- ▶ BASKETBALL COURTS
 - ▶ ENVIRONMENTAL/OUTDOOR EDUCATION OPPORTUNITIES
 - ▶ GRILLING AREA
 - ▶ INDOOR AQUATICS FACILITY
 - ▶ INDOOR BASEBALL FACILITY
 - ▶ MULTIUSE FIELD (EXISTING)
 - ▶ NATURE TRAIL
 - ▶ OPEN AIR PAVILION
 - ▶ OUTDOOR FITNESS AREA
 - ▶ OUTDOOR GAME AREA
 - ▶ PICKLEBALL COURTS
 - ▶ PLAY AREA
 - ▶ RESTROOMS
 - ▶ SOFTBALL FIELDS (EXISTING)
 - ▶ STORAGE FACILITY
 - ▶ TENNIS COURTS
 - ▶ WATER PLAY AREA
 - ▶ WETLAND BOARDWALK
 - ▶ VOLLEYBALL COURTS

BROAD ROCK SPORTS COMPLEX

FINAL CONCEPT DESIGN



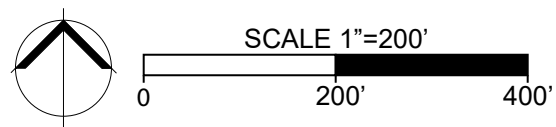
MASTER PLAN



KEY

- 1. PRIMARY ENTRANCE
- 2. SECONDARY ENTRANCE
- 3. ACCESS DRIVE
- 4. DROPOFF
- 5. EXISTING PARKING
- 6. EXISTING SOFTBALL
- 7. EXISTING MULTIUSE FIELD
- 8. INDOOR BASEBALL FACILITY
- 9. INDOOR AQUATICS FACILITY
- 10. NEW PARKING LOT
- 11. BIORETENTION STORMWATER FEATURE
- 12. RAIN GARDEN
- 13. COMBINED TENNIS & PICKLEBALL (3 COURTS)
- 14. VOLLEYBALL (3 COURTS)
- 15. BASKETBALL (2 COURTS)
- 16. OUTDOOR FITNESS AREA
- 17. WATER PLAY AREA
- 18. PLAYGROUND AREA
- 19. SEATING & GRILLS
- 20. PAVILION & RESTROOMS
- 21. BLEACHERS & VIEWING HILL
- 22. CORNHOLE (4 COURTS)
- 23. HORSESHOES (3 COURTS)
- 24. MAINTENANCE / ACCESS DRIVE
- 25. VEHICLE TURNING APRON
- 26. POTENTIAL WETLAND AREA
- 27. ELEVATED BOARDWALK
- 28. NATURE TRAIL
- 29. POTENTIAL MULTIUSE FIELDS
- 30. ENVIRONMENTAL EDUCATION OPPORTUNITIES
- 31. CELL PHONE TOWER

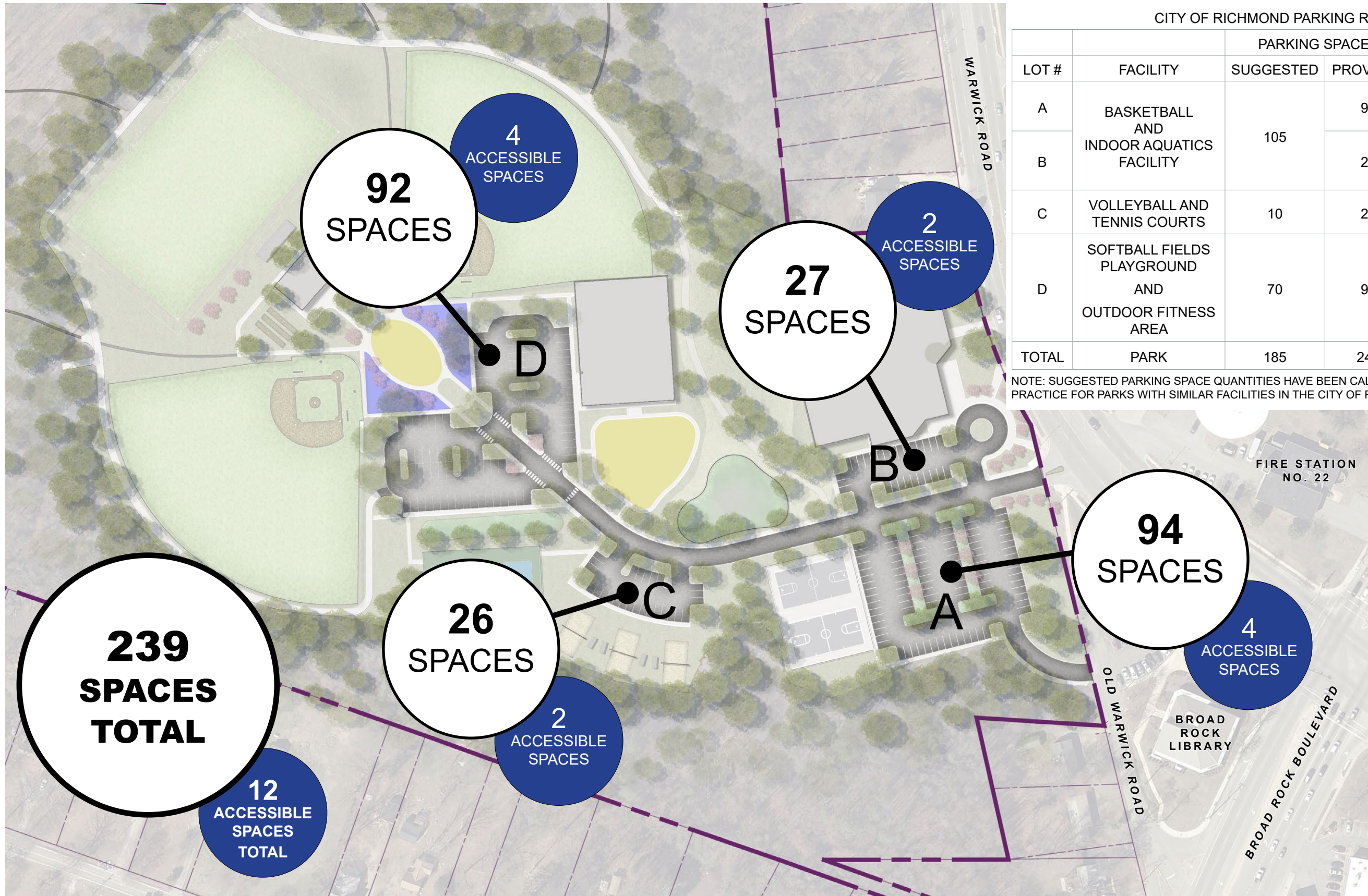
BROAD ROCK SPORTS COMPLEX
MASTER PLAN





BROAD ROCK SPORTS COMPLEX
3D VISUALIZATION



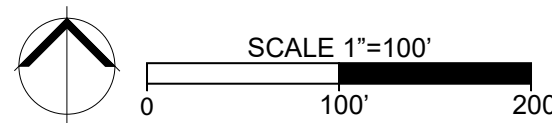


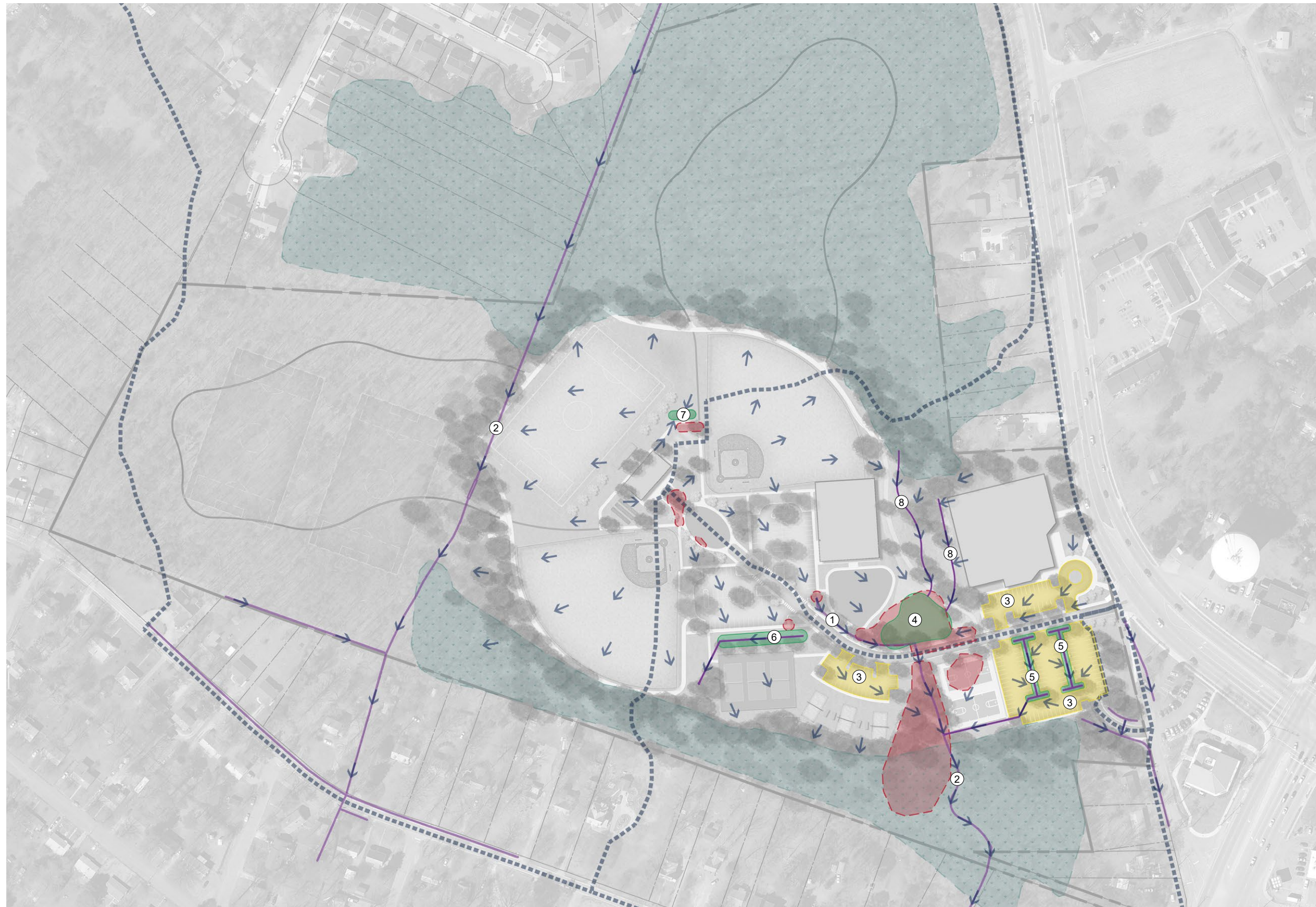
CITY OF RICHMOND PARKING REQUIREMENTS

LOT #	FACILITY	PARKING SPACES		ADA REQUIREMENTS	
		SUGGESTED	PROVIDED	TOTAL	VAN
A	BASKETBALL AND INDOOR AQUATICS FACILITY	105	94	4	1
B			27	2	1
C	VOLLEYBALL AND TENNIS COURTS	10	26	2	1
D	SOFTBALL FIELDS AND OUTDOOR FITNESS AREA	70	96	4	1
TOTAL	PARK	185	243	12	4

NOTE: SUGGESTED PARKING SPACE QUANTITIES HAVE BEEN CALCULATED TO REFLECT COMMON PRACTICE FOR PARKS WITH SIMILAR FACILITIES IN THE CITY OF RICHMOND





BROAD ROCK SPORTS COMPLEX
PARKING DIAGRAM









LEGEND

EXISTING

-  DRAINAGE AREA
-  WETLAND (NWI)
-  PONDING OR OTHER DRAINAGE ISSUES
-  EXISTING STORMWATER INFRASTRUCTURE

PROPOSED

-  DRAINAGE DIRECTION
-  PERMEABLE PAVERS
-  BIORETENTION BMP
-  PROPOSED STORMWATER PIPING

KEY

1. EXISTING CONCRETE DITCH
2. EXISTING OPEN CHANNEL
3. PERMEABLE PAVERS
4. LEVEL I BIORETENTION BASIN
5. PARKING LOT BIORETENTION (ISLANDS)
6. LINEAR BIORETENTION
7. RAIN GARDEN
8. VEGETATED SWALES

MITIGATION MEASURES

PRELIMINARY IMPROVEMENTS

- ▶ MAINTENANCE OF EXISTING PIPES AND CULVERTS TO REDUCE PONDING

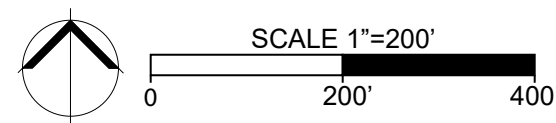
INITIAL BUILDOUT

- ▶ LEVEL I BIORETENTION BASIN
- ▶ STUDY OF DOWNSTREAM CHANNEL

LATER PHASES

- ▶ IMPROVEMENTS TO/REPLACEMENT OF CONDUITS AND PIPES
- ▶ STREAM RESTORATION OF EXISTING CHANNELS ON SITE
- ▶ PERMEABLE PAVERS
- ▶ PARKING LOT BIORETENTION (ISLANDS IN EAST LOT)
- ▶ LINEAR BIORETENTION
- ▶ RAIN GARDEN
- ▶ VEGETATED SWALES
- ▶ DIRECTLY PIPING ROOFLINES TO SWALES OR RAIN GARDEN

BROAD ROCK SPORTS COMPLEX
CONCEPTUAL STORMWATER MANAGEMENT PLAN



FOCAL AREAS



**CROSS
TRAINING**

**CIRCUIT
TRAINING**



**STREET
WORKOUT**





BROAD ROCK SPORTS COMPLEX

OUTDOOR FITNESS AREA





CORNHOLE



HORSESHOES



COMBINED TENNIS AND PICKLEBALL COURT



BASKETBALL COURT (FENCED)



SAND VOLLEYBALL

BROAD ROCK SPORTS COMPLEX

ATHLETIC COURTS AND OUTDOOR GAMES





**WATER
PLAY
AREA**

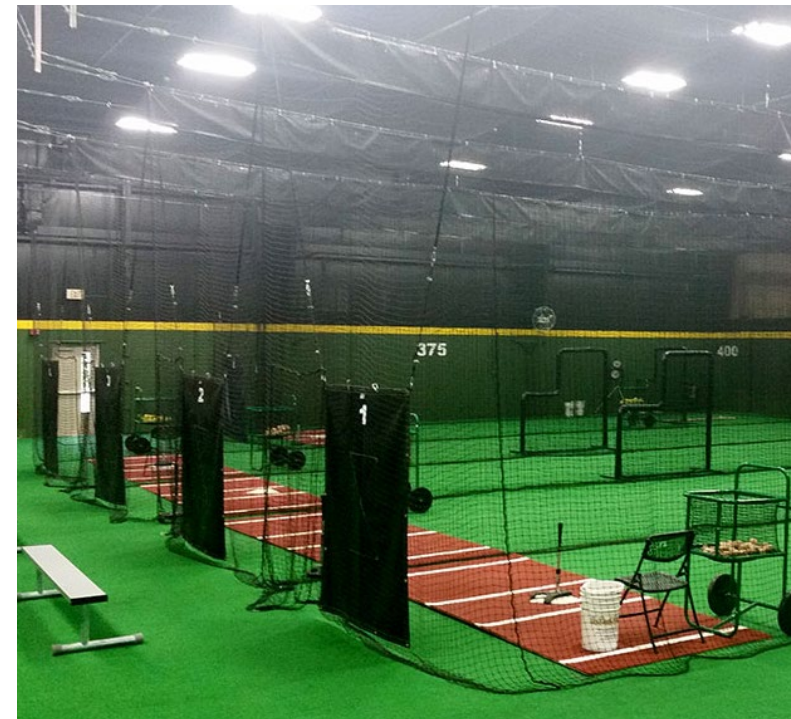


**CURRENT
PLAYGROUND**

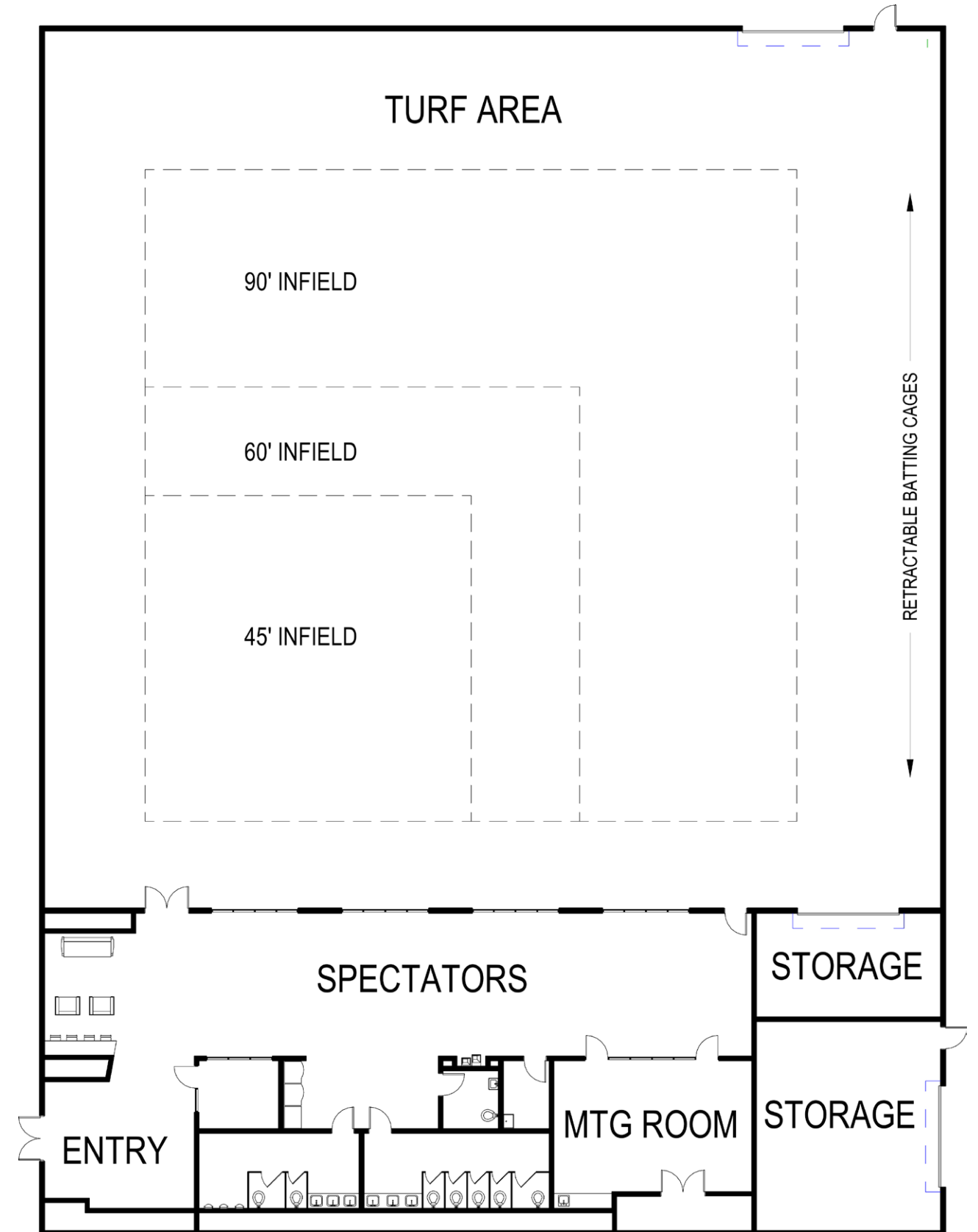


BROAD ROCK SPORTS COMPLEX
EXISTING PLAYGROUND EQUIPMENT AND WATER PLAY





PLAN VIEW

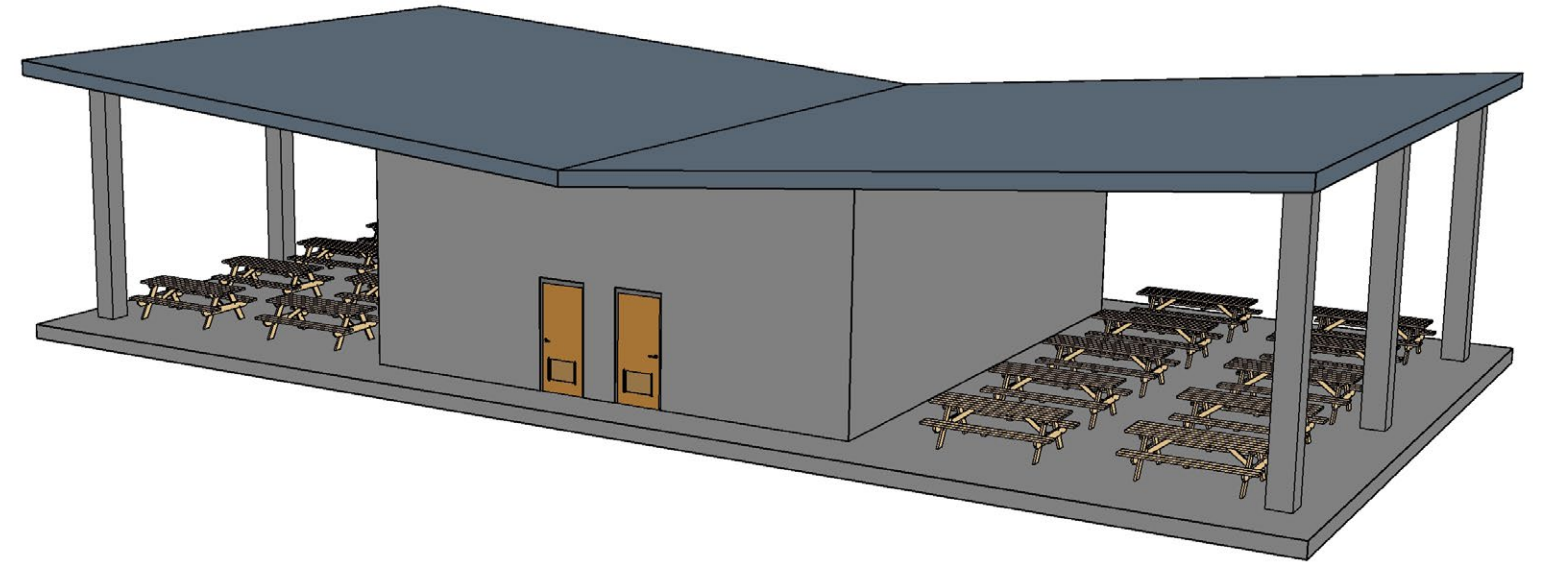


BROAD ROCK SPORTS COMPLEX
 INDOOR BASEBALL TRAINING FACILITY – CONCEPTUAL DESIGN

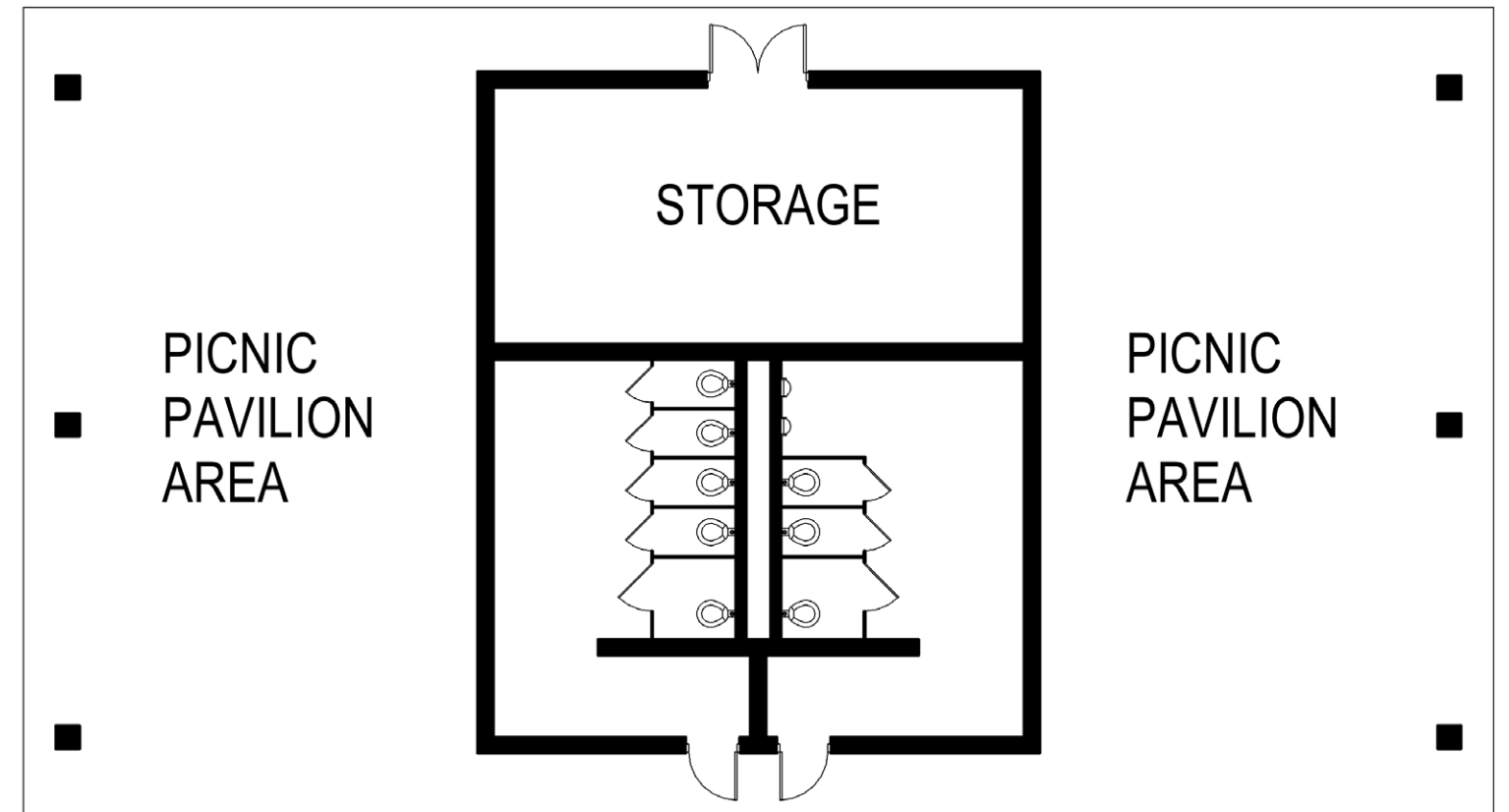




3D MODEL VIEW



PLAN VIEW



BROAD ROCK SPORTS COMPLEX
PAVILION – CONCEPTUAL DESIGN

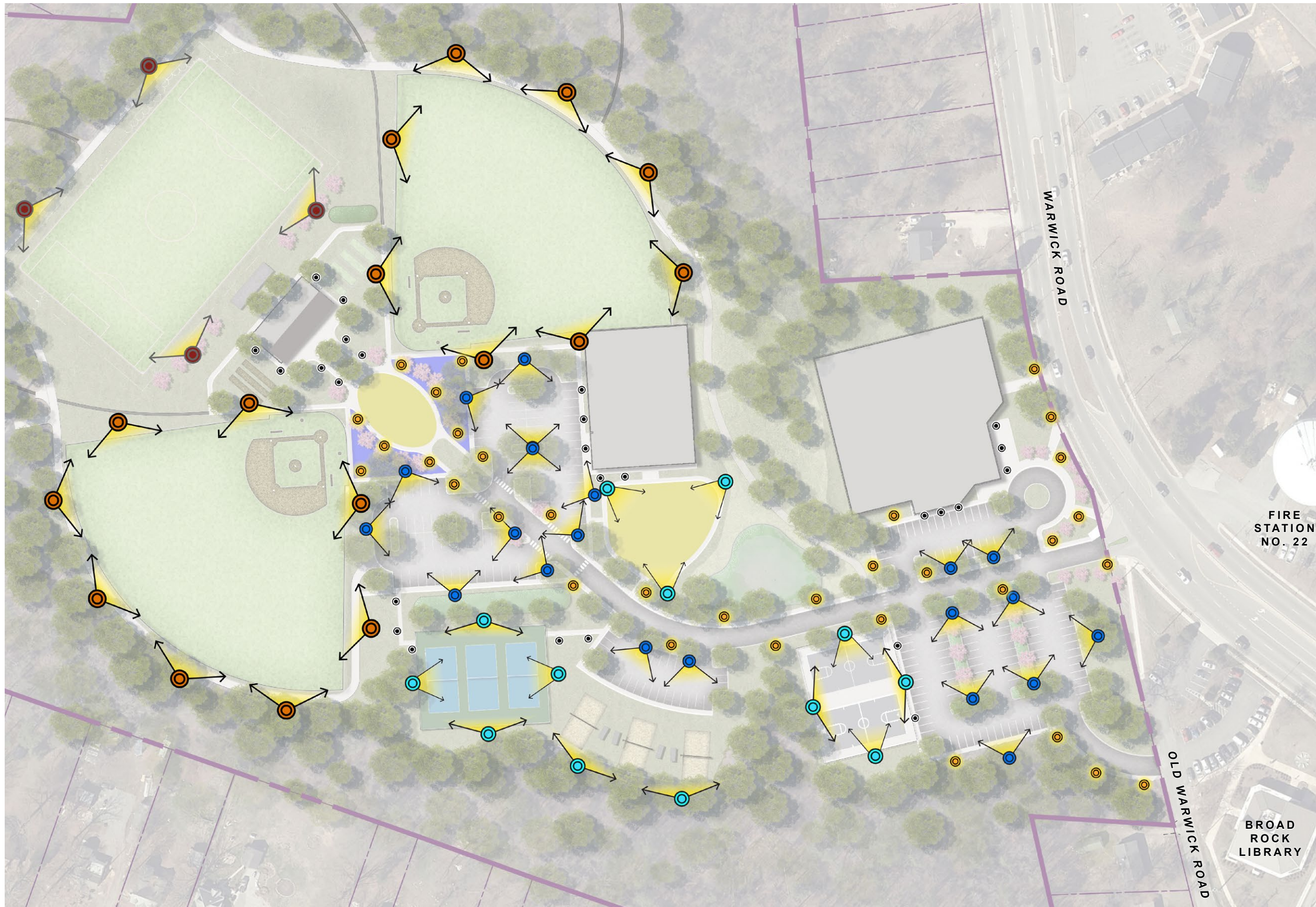










BROAD ROCK SPORTS COMPLEX
INDOOR AQUATICS FACILITY – CONCEPTUAL DESIGN



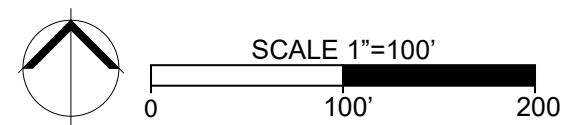
DESIGN PALETTE

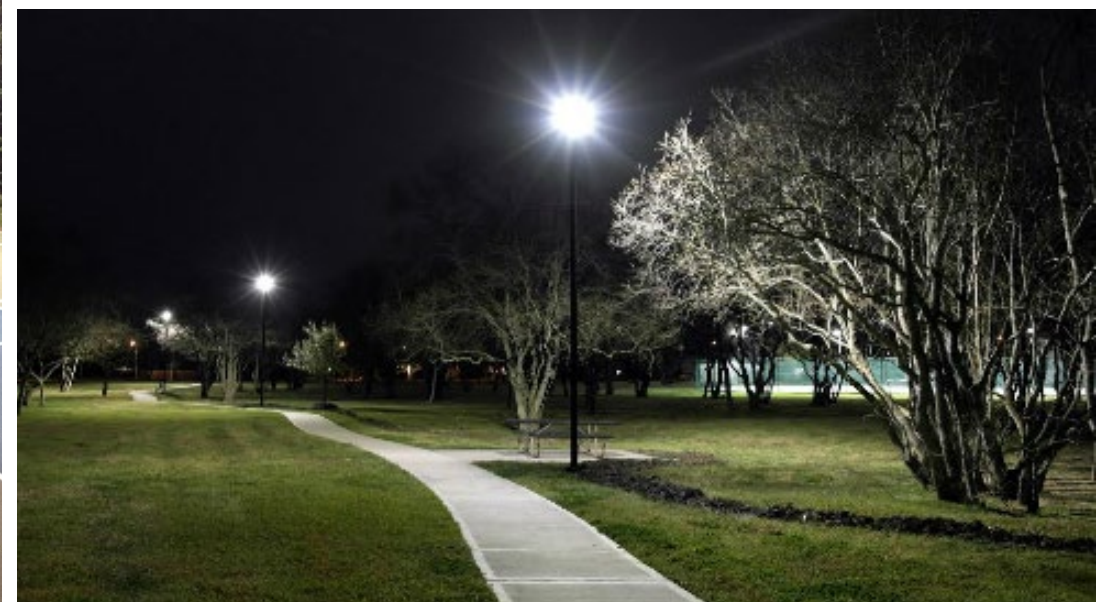
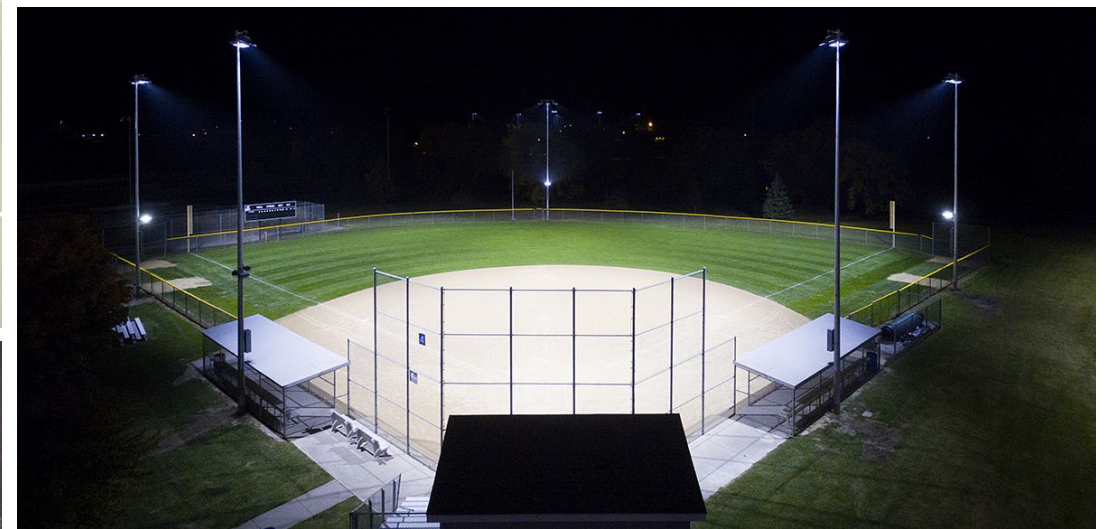


LEGEND

-  EXISTING 75 FT. HIGH FIELD LIGHTING
-  PROPOSED 75 FT. HIGH FIELD LIGHTING
-  PROPOSED 50 FT. HIGH COURT LIGHTING
-  PROPOSED 25 FT. HIGH PARKING LOT LIGHTING
-  PROPOSED 14 FT. HIGH PEDESTRIAN LIGHTING
-  PROPOSED 3 FT. HIGH PATHWAY LIGHTING

BROAD ROCK SPORTS COMPLEX
CONCEPTUAL LIGHTING PLAN











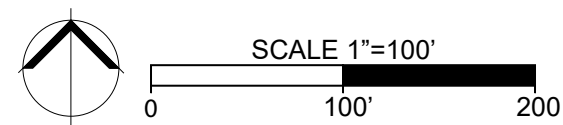
BROAD ROCK SPORTS COMPLEX
SITE LIGHTING PALETTE





- LEGEND**
-  SPORTS BLEACHERS
 -  PARK BENCH
 -  TRASH AND RECYCLING RECEPTACLES
 -  BIKE RACK
 -  BOLLARD
 -  OUTDOOR GRILL

BROAD ROCK SPORTS COMPLEX
CONCEPTUAL SITE FURNISHINGS PLAN





BIKE RACKS

BLEACHERS



BOLLARDS



TRASH AND RECYCLING RECEPTACLES



BENCH



GRILL



GAME TABLE



PICNIC TABLE



WATER FOUNTAIN

BROAD ROCK SPORTS COMPLEX

SITE FURNISHINGS PALETTE





ELEVATED BOARDWALK



NATURE TRAIL



CONCRETE SCORING PATTERN FOR SIDEWALK



PARK WALKWAY



POURED-IN-PLACE PROTECTIVE PLAY SURFACE



PARK SIDEWALKS



WATER PLAY WITH COLORED CONCRETE



WATER PLAY WITH COLORED CONCRETE

BROAD ROCK SPORTS COMPLEX

HARDSCAPE





LARGE SHADE TREES



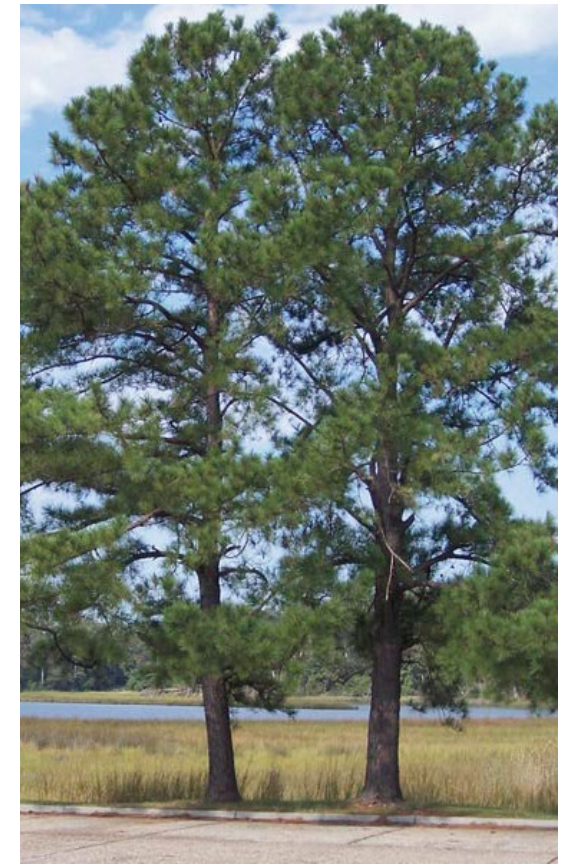
SHADE TREES ALONG PARK DRIVE



SHADE TREES IN PARKING LOT ISLANDS



FLOWERING TREES



EVERGREEN TREES IN BUFFER



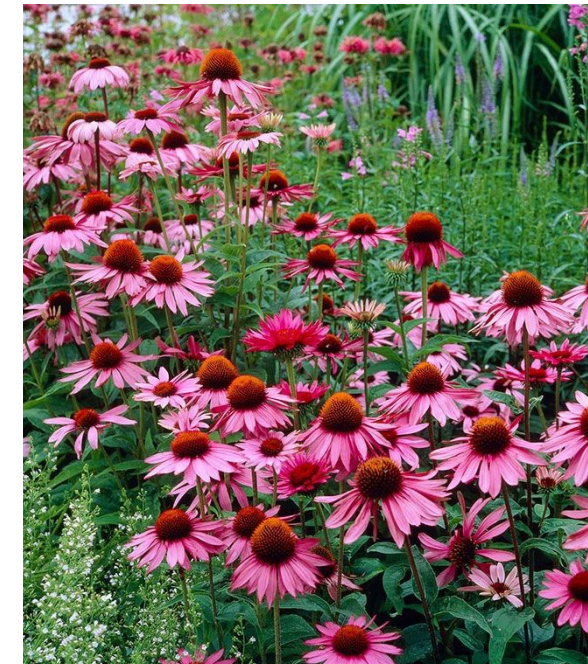
EVERGREEN SCREENING



NATIVE GRASSES



FOUR-SEASON INTEREST



FLOWERING PERENNIALS



RAIN GARDEN

BROAD ROCK SPORTS COMPLEX

LANDSCAPING AND PLANT PALETTE

