

### **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

http://www.richmondgov.com/CommitteeUrbanDesign

Application Type  Addition/Alteration to Existing Structure New Construction Streetscape Site Amenity	Encroachment Master Plan Sign Other	Review Type Conceptual Final
Project Name: 17th St. Market - Public Sa Project Address: 100 N. 17th Street 23219 Brief Project Description (this is not a replacement Development of the 17th St. Market into an		/
Applicant Information (on all applications other than encroachments, a City agency of Name:  City Agency:  Address:  Main Contact (if different from Applicant):  Company:  Email:  Submittal Deadlines  All applications and support materials must be filed of the Urban Design Committee (UDC). Please see justed due to City holidays. Late or incomplete sub	Phone:  I no later than 21 days per the schedule on page	erior to the scheduled meeting 3 as actual deadlines are ad-
Filing Applications can be mailed or delivered to the atter listed at the top of this page. It is important that the agencies, Zoning Administration staff, and area the application with the UDC.	applicant discuss the p	proposal with appropriate City

**UDC Background** 

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission 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.

## 17<sup>th</sup> St. Market – Public Square – FINAL Design Submission:

#### <u>Purpose of the Project & Background:</u>

To fulfill the Shockoe Bottom Revitalization Strategy to develop the 17<sup>th</sup> St. Market into an improved open public space that will accommodate markets, special events and day to day program and remove the existing sheds to open the space to flexible programming.

#### **Project Budget and Funding Sources:**

CIP Budget Shockoe Revitalization Implementation Strategy Proj. 500407 Award 101767

Funding allocated: \$3,564,000

Funding available: \$3,408,934 (as of 1/13/16)

<u>Construction Project:</u> \$3 million (additional costs: A/E, soft costs, permits, utility

work)

#### Construction Program and start date:

Bid: April 2016

Award Contract/Construction Mobilization: June 2016

## <u>Surrounding Area:</u>

Shockoe Bottom neighborhood, Main St. Station, Slave Trail, Multimodal Transportation Hub, future BRT stops, Canal Walk, Capital Bike Trail, CBD

Response to UDC No. 2014-25 Planning Commission Action Summary from July 21, 2014 (see attached):

Many of the issues itemized in the list are incorporated into design changes represented in the submitted plans for this application: 3, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and part of 17. Others are addressed as follows:

#### 1. Zoning Codes:

We have had meetings with the Zoning Officials including Chuck Davidson and Lory Markham to insure that restricting vehicular traffic along 17<sup>th</sup> during non delivery times is compliant with zoning and they concur that it is. We will not close the ROW and sell off the street.

#### 2. Street closures to vehicular traffic:

We are working with the merchants and building owners along both 17<sup>th</sup> Sts. to determine delivery schedules and to determine the schedule requiring closing the streets temporarily to vehicular traffic to accommodate outdoor dining, etc. Once those time frames are determined, we will follow the proper procedures and actions required. We are also finalizing traffic studies to support our street "closure" approach developed with the merchants and building owners.

#### 3. Final plans more physically represent the history of the street:

We believe the plans reflect this desire.

The trees that were shown in the former street bed, have been removed from the former street bed. The new curb alignment of the streets remain in the same place as the historic street so the historic street reads as the same location. The curbs will be granite curb and historic curb reused where possible. The original cobblestones will be reset when the road bed is lifted flush with the square and sidewalks and the areas of cobblestone infill will be with matching material. The linear road cobblestones will be rectilinear cobblestones matching those found in the alleys of Shockoe Bottom. To emphasize: The road bed in this final design has been raised to be a "flush" continuous and uninterrupted plane from east façade edge to west façade edge. The new "streets" are similar to many streets seen in Europe where there is not a raised curb line delineation. The road beds are tapered into a trench drain system, the storm drainage drains along the centerline of the new "streets".

ACCESS to the streets will be from Franklin St. Bollards also exist at the Franklin St. street entrances.

A parking valet program (customers will pay for the valet service) will be offered at the Main St. end of the square. There will not be a curb cut for this service, it will be a offered as a curbside service.

4. How many off street parking spaces lost and measures to mitigate loss: 23 spaces lost, the City returned the lot just north of the Market to public use. The sand lot and the Main St. Station lot at Crane and Ambler will become public parking as well (see public parking diagram showing Lots A – E).

5.The City, the SBNA and residents have agreed to Commercial Collection in the immediate area. (see photos).

#### **Design Standards:**

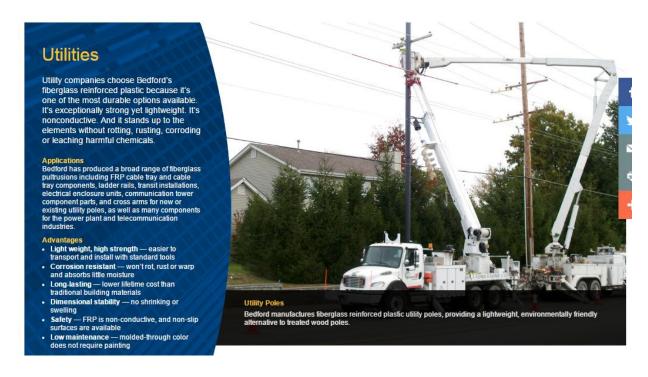
The City will provide the vendor tents and the outdoor dining regulations will follow the existing ordinance for outdoor dining. Design standards will be set.

• Regulation of vehicular access & bollard placement, waiting to close streets. We are entering into final negotiations with future Market Management. The Market Operation and Management team with manage the bollard operations. We are requesting the design's final approval. We will pursue the specified closure regulation required to enforce traffic prohibition along the path that request requires. The idea is to restrict public vehicular traffic and access these streets from Franklin St. only for deliveries only, however, emergency vehicles will have access too (fire trucks can also access the center of the square if necessary). Times that the streets allow for deliveries will be set with the property owners and merchants along the square.

#### <u>Dominion power and transformers will remain on poles:</u>

Dominion has changed course on this over the past few years. Their final directive is that they will not allow undergrounding the transformers in the floodplain. Therefore, we have had many meetings with them to see if we can aesthetically improve the overhead lines, poles and overhead infrastructure. The video and plans showing the improved aesthetics but keeping Dominion power

lines and transformers OVERHEAD was presented and highlighted (no undergrounding) at our last Community Engagement Public Meeting held at Main St. Station on Feb. 13, 2016. The SBNA is aware, the Historic Shockoe Partnership is aware, etc. On a Dominion Pole or other telephone type pole carrying dry utilities, Verizon and Comcast are typically always the lowest set on the pole, Dominion is set highest. We plan to bury Verizon and Comcast. Dominion is striving to reduce a couple of poles and replace the poles with black fluted fiberglass poles, we recommended black poles to match the black city standard streetlights.



#### Public Bathrooms now eliminated from proposed plan:

The bathrooms were removed from the formerly presented conceptual plan due to negative comments received from the stakeholders and to open up the space. Additional public restrooms serving Shockoe Bottom will be provided at the Main St. Station which opens in the Spring of 2017.

The City issued an RFP for the <u>Future Operations and Management of the Market</u>. The City is in the negotiation stage of this selection process.

## Connectivity Plan: attached

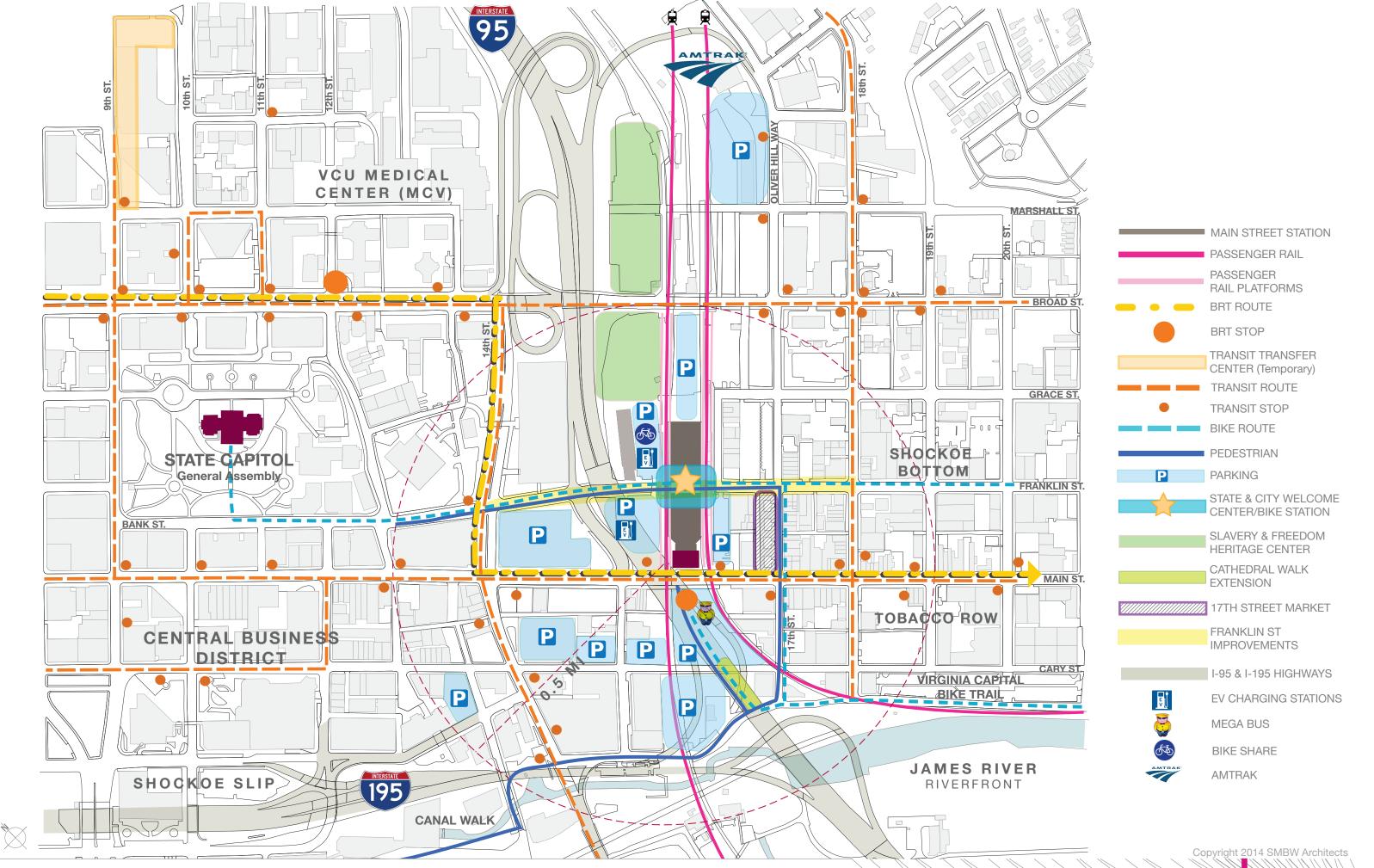
<u>The storm drainage plan</u> utilizes the storm water infrastructure in place and ties into the existing infrastructure using trench drains in the streets (see plans).

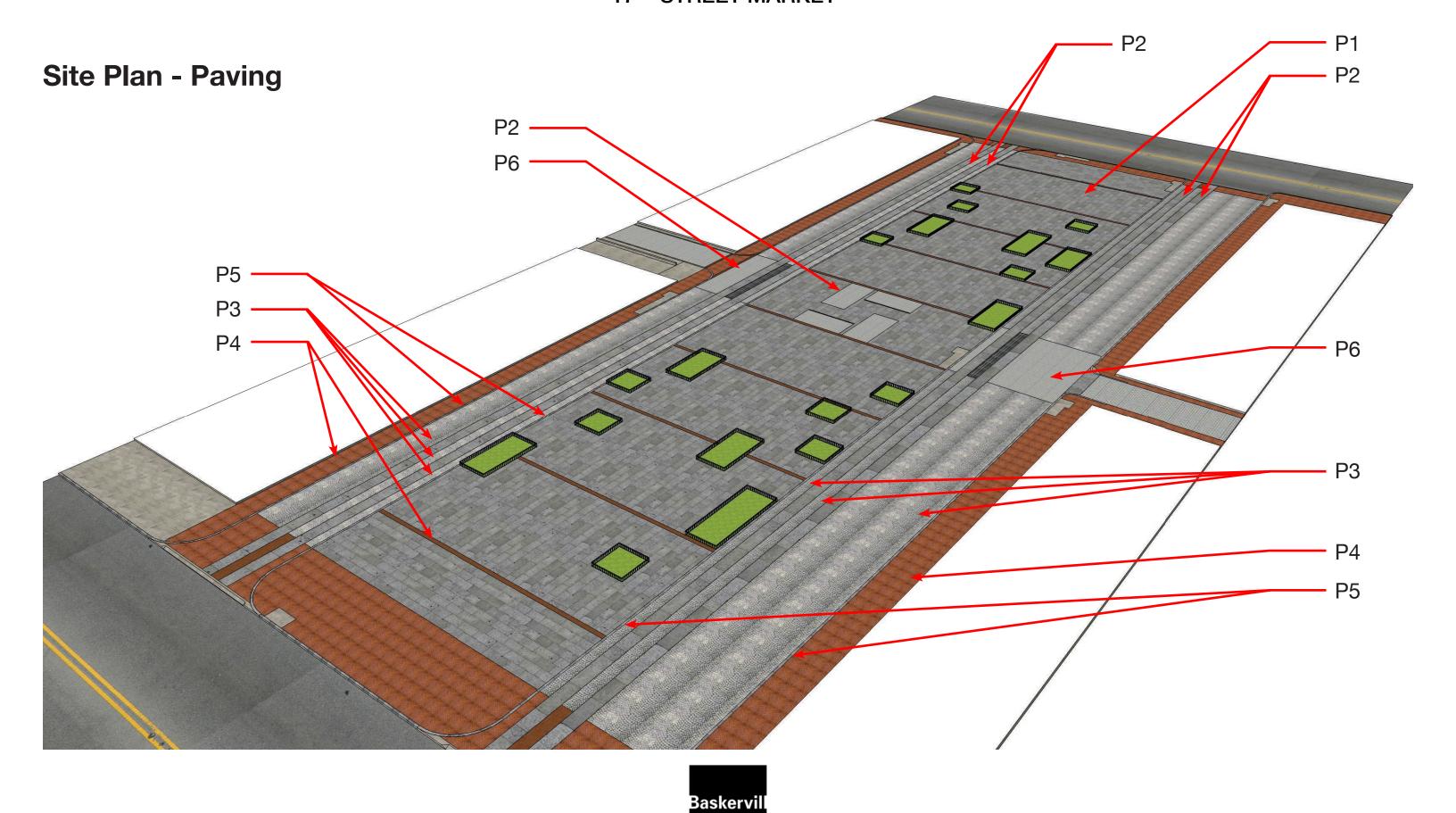
# 17th Street Market UDC Final Review

**January 14th, 2016** 









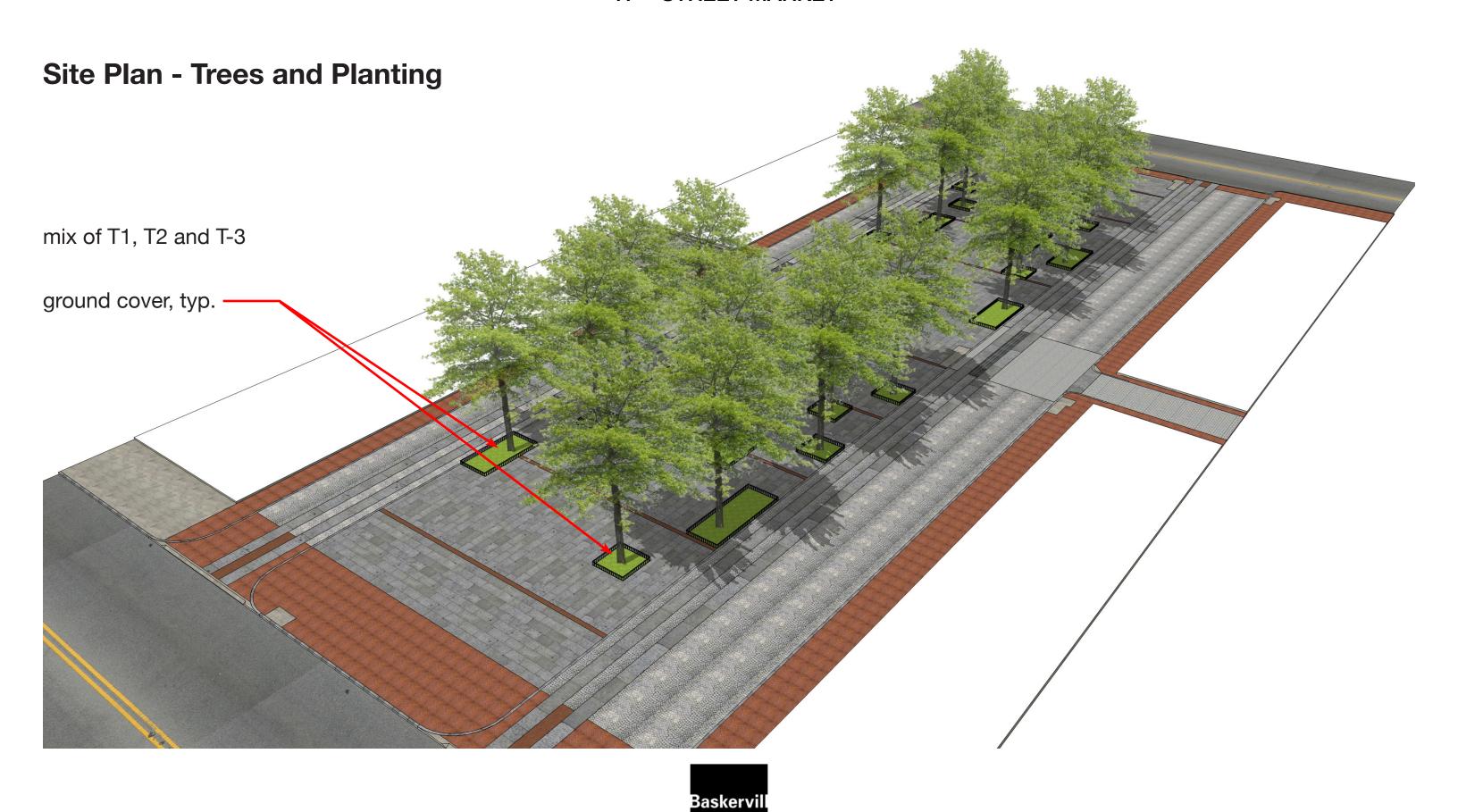
## **Paving**

## note:

Paving will include reclaimed granite cobbles and curbs from 17th Street, new granite pavers, and city standard bricks. Paving materials will reflect materials present and inspired by those already used within Shockoe Bottom. Physical samples to be supplied at Urban Design Commission presentation.

- P1 New Granite Paver, 2'x4'
- P2 New Granite Paver, 3'x6' at service lanes, to be verified.
- P3 Reused "Fishtail" Cobbles, new to match as required.
- P4 City Standard Brick Paver
- P5 Reused Granite Curbs, new to match as required. Angled granite curbs to be employed where service lanes meet Main Street and Franklin Street.
- P6 Reused Walnut Alley cobbles, new to match as required.





## **Planting**

#### Select Trees Limited Portfolio Ascendor™ Willow Oak Quercus phellos 'QPSTJ' P.P.A.F. Description -

Ascendor™ is upright, but with a moderate branch angle that is much less likely to develop included bark as compared to other upright trees we have evaluated. Growth rate is vigorous with a much more fibrous root

system than most wilow oaks.

**Specifications** Shape Very dense, somewhat upswept branching; dominant leader

Foliage Dark green, fine texture Fall Color Yellow / Orange

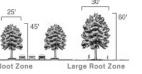
Hardiness Zone 6 to 8 Summer Dig Yes

Native Yes

Own Root Clone Yes

**Potential Growth** 







## note:

The tree palate has been selected in consultation with the Select Trees, one of the South's most reputable tree nurseries. Their specific growing and root pruning practices make their trees hard to beat in urban environments. These practices also allow for transplantation of large shade trees without the high risk of failure in typical nursery stock.

#### Select Trees Limited Portfolio

#### Sangria™ Red Leaf Nuttall Oak

Quercus nuttallii 'QNSTD' P.P.#16254

Sangria™ Nuttall Oak has leaves that emerge a deep burgundy in the spring, holding the color for several weeks before returning to green. An excellent choice to serve as a single specimen or to line streets, this tree will stand out in spring with striking contrast to the rest of the landscape.

#### Specifications

Shape Uniform, dense; dominant leader

Foliage Deep burgundy new foliage in spring, turning dark green in the summer, then yellow-orange

Fall Color Yellow

Hardiness Zone 6 to 8

Summer Dig Yes Native Yes

Own Root Clone Yes





**T2** 



## **Planting**

#### Select Trees Limited Portfolio

#### Highbeam® Overcup Oak

Quercus lyrata 'QLFTB' P.P.#13470

#### Description

The first cultivar Overcup Oak available on it own root. Dr. Michael Dirr declares, "Highbeam® Overcup Oak is a refinement of one of the best native species. Its uniqueness resides in the lustrous leathery leaves, changing yellow and bronze-red in fall. Further, leaf drop is clean and uniform, without the lingering dried brown foliage common to many oak species. The gray-brown winter branches and trunk assume a scaly texture, presenting a sculptural silhouette in the winter landscape. Branches are upswept, making Highbeam® a perfect street tree."

#### **Specifications**

Shape Uniform, dense; dominant leader

Foliage Dark green

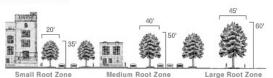
Fall Color Yellow-orange

Hardiness Zone 6 to 9

Summer Dig Yes Native Yes

Own Root Clone Yes

#### **Potential Growth**









GC ground cover

## note:

The ground palette will be a mix of evergreen shrubs, combined with limited use of hardy deciduous material and short-stature ornamental grasses. The intention is a dapper urban palette - splashes of color for visual interest but predominantly evergreen for structure.

Everyday maintenance will be provided by the market Vendor. The city arborist has been and will continue to be involved in the design as it evolves.







grasses	height x spread
Juncus inflexus 'blue arrow'_bog rush	18-36"
Ophiopogon japonicus _ mondo grass	6-10"x8-12"
Pennisetum alopecuroides 'piglet'_fountain gras	SS 8-15"x18-24"
Sporobolus heterolepis_prairie dropseed	24-36"x18-24"

Clethra alnifolia 'sixteen candles' summersweet 30-36"x42-48" Zenobia pulverulenta 'woodlanders blue'\_dusty zenobia

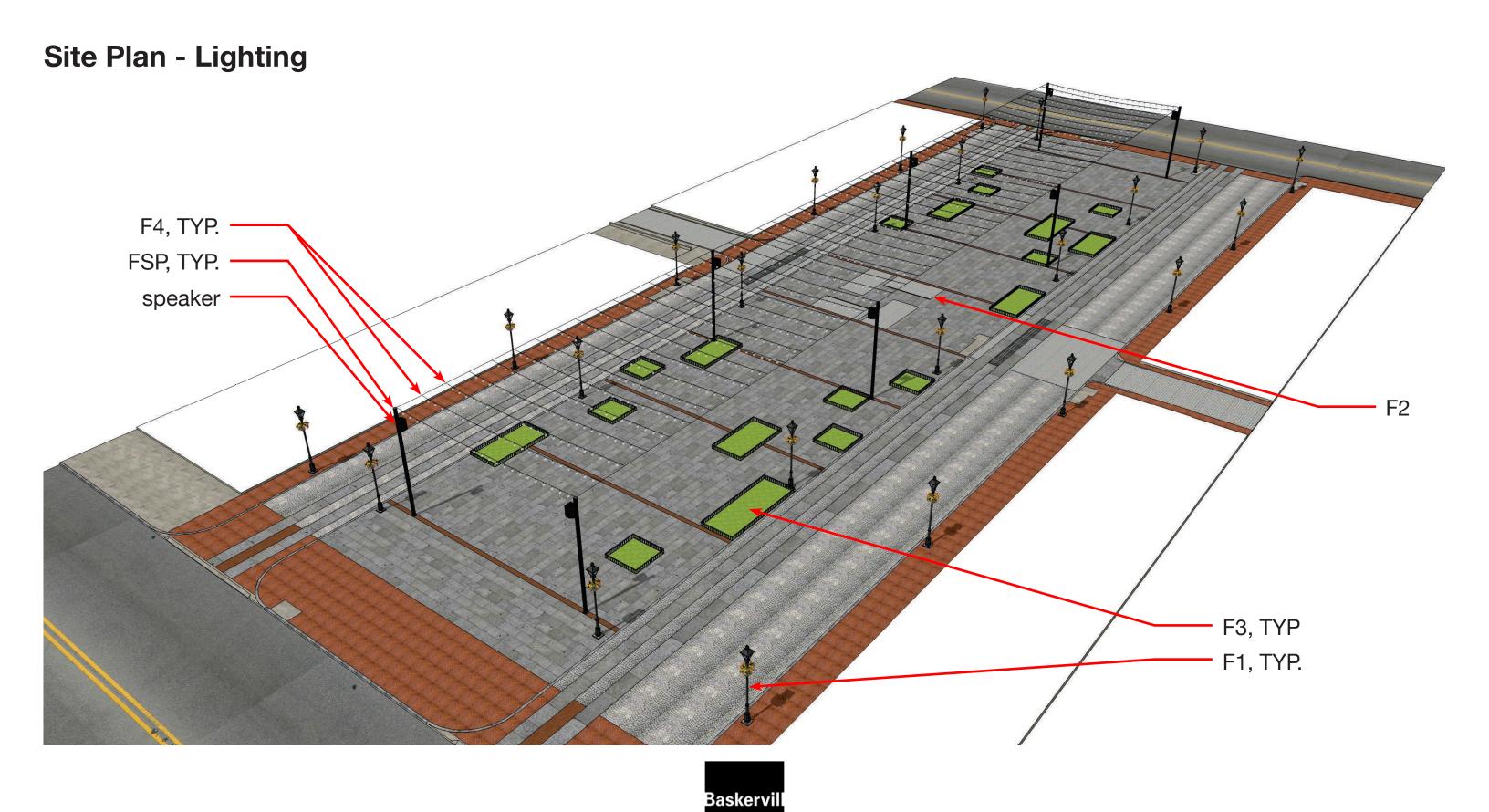
24-42"x36-48" Distylium 'blue cascade'\_evergreen distylium 36-42"x36x48" llex verticillata 'red sprite'\_deciduous holly 30-36"x30-36" llex glabra 'shamrock'\_inkberry holly 30-36"x30-36" Cephalotaxus harringtonia 'fritz huber'\_plum yew 24-36"x36-48"

#### perrenials

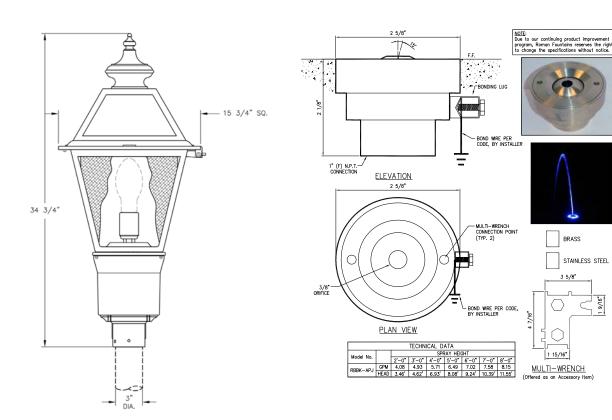
Achillea millefolium_yarrow	20-24"x18-24"
Artemisia arborescens 'powis castle'_wormwood	24-30"x24-30"
Echinacea 'mama mia'_coneflower	20-24"x12-18"

quantities to be determined



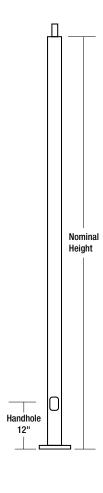


# Lighting









**F1** pedestrian lighting

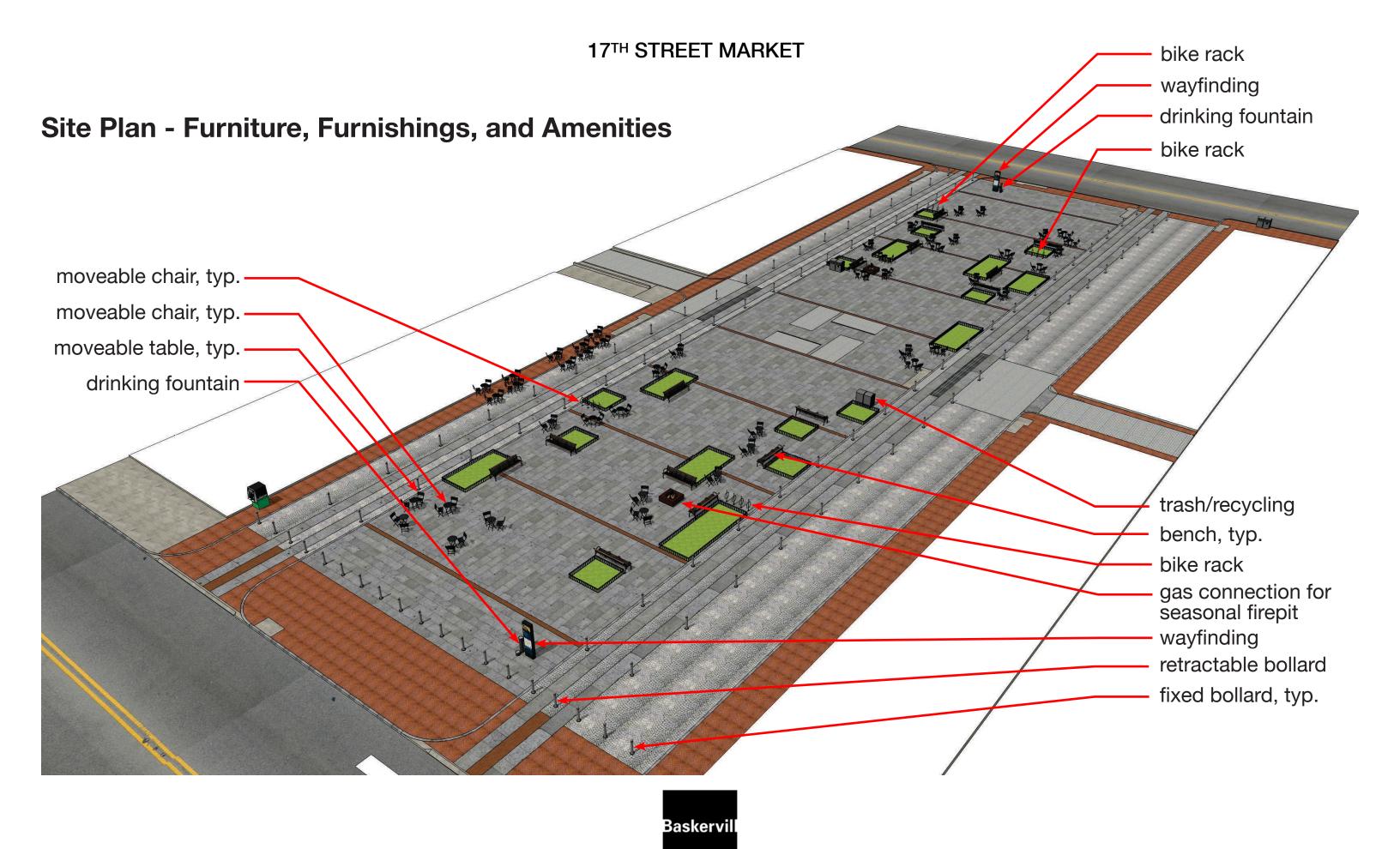
**F2**LED integrated with surface mounted pop-jet fountain

**F3**exterior uplighting at tree planting areas

**F4** exterior festoon style lighting

**FSP** 25' tapered steel pole





## furnishings page 1



#### TECHNICAL **CHARACTERISTICS**

CLASSIQUE: lacquered wooden curved slats. DURAFLON®: High quality resin curved slats. Available colours: Cotton white and Cedar green.

NATUREL : natural wooden curved slats + Textrol® treatment.

METAL: galvanised steel curved slats.

Plastic part for slower and safer folding. One piece crossbar. Foot protectors.

High Protection Treatment for outdoor use.

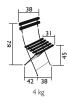
Anti-UV powder coating.

I-year guarantee

Contract use: Very High Protection

DIMENSIONS (cm) / MABE (cm)

moveable chair



foldable

liquorice finish

#### TECHNISCHE MERKMALE

Kunststoff Duraflon®.

CLASSIQUE: Gebogene Latten aus lackierter Naturbuche. DURAFLON® : Gebogene Latten aus hochwertigem

Erhältliche Farben: Baumwollweiß und Zederngrün.

NATUREL: Gebogene Latten aus Naturbuche mit Textrol®

METAL : Gebogene Latten aus Stahl.

Kunststoffclip zum sicheren und langsamen

Auf-und Zusammenklappen.

Querstrebe aus einem Stück. Schutzgleiter. Hochschutzbehandlung für eine Nutzung

UV-beständiger Pulverlack. I Jahr Garantie

Objektnutzung = Wir empfehlen die Extra Hochschutzbehandlung.



#### TECHNICAL **CHARACTERISTICS**

Steel base. Steel sheet table top.

High Protection Treatment for outdoor use. Anti-UV powder coating.

I-year guarantee

Contract use: Very High Protection

#### TECHNISCHE MERKMALE

Gestell aus Stahl. Platte aus Stahlblech.

Schutzgleiter.

Hochschutzbehandlung für eine Nutzung im Außenbereich.

UV-beständiger Pulverlack.

#### I Jahr Garantie

Objektnutzung = Wir empfehlen die Extra Hochschutzbehandlung.

## moveable table

foldable liquorice finish



## note:

All dining furnishings associated with dining and retail zones are to conform to the City of Richmond Department of Planning & Development Review Sidewalk Cafe Design Guidelines, November 2012.



The Plainwell bench is available with seats constructed of aluminum or wood. be specified with Pangard II® powdercoat in standard colors; optional colors available for an upcharge. Available in two lengths, the 72" and 96" bench may both be specified with a center arm. The 96" bench may also be specified with 2 intermediate arms, placed at equal intervals. Freestanding/surface mount



Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic catalyzed acrylic lacquer.

Exterior woods are unfinished and will weather to a soft pewter gray, requiring

Metal is finished with Landscape Forms' proprietary Pangard II® polyeste powercoat, a hard yet flexible finish that resists rusting, chipping, peering and fading. Call for standard color chart. A wide array of optional colors may be specified for an upcharge.

Bench: Select Plainwell bench, 72" or 96" length, wood type or aluminum seat and powdercoat color. Specify with or without center arm or intermediate arms

Litter Receptacle: Select Plainwell litter, wood type or aluminum side panels powdercoat color. Specify top or side opening; if side opening is specified, select with or without sand pan

Visit landscapeforms.com; click Design Tools, Materials/Colors link for standard offerings, including FSC wood options.

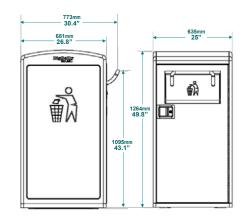
## benches

Powder coated black w/ lpe

## furnishings page 2



#### **BigBelly Solar Intelligent Waste & Recycling Collection System**



#### Materials

RoHS compliant

Galvanized sheet metal steel interior and exterior

Heavy duty plastic side panels for dent and scratch resistance (recycled content)

Exterior Finish: polyester TGIC powder-coat finish for outdoor and salt-spray durability

Interior Bin: single bin is leak proof made out of low density polyethylene plastic

#### Power & Electronics

Polycrystalline silicon cell PV module (20 watts). (30 watts HE [high energy] upgrade available)

PV panel protected by polycarbonate bubble

#### **BigBelly® Compactor Technical Specifications**

#### **Overall Machine Dimensions**

Height: 49.8" (1264mm)

Width: 25" (635mm)

Depth: 26.8" (681mm) Handle Height (ADA Compliant): 43.1" (1095mm)

Weight: 270 lbs (122 kg)

Hopper Opening: 6" x 17" (152mm x 432mm)

Bin Volume: 33 gallons (125 L)

Liner Bag: Custom bags available (part # RPPBB3032) 47" H (120cm), 46" W (117cm), 3 mil (76µm) thick

#### **Compactor Features**

Compaction Force: up to 5-to-1 compaction ratio

Cycle Time: about 40 seconds

(users can deposit trash during cycle—no lock-out)

Motor Size: 1/6-HP DC gear-motor

Drive System: Gear-motor with heavy duty chain drive (non-hydraulic)

Fully automated, IC processor controlled system senses trash level, fullness and machine status

3-color LED status lamps indicate compacted trash level, machine

GPRS wireless data radio for online monitoring and management

Unique design achieves deep ram penetration Vertical ram travel provides even compaction

GPS assisted location service

#### **Safety Features**

Fully interlocked access doors protect users and service personnel

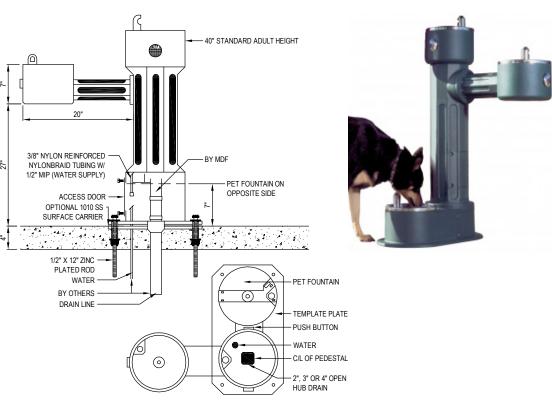
Locked front trash removal door. (Locked rear door option available).

# speaker

waterproof speaker system mounted on FSP

# trash & recycling receptacles



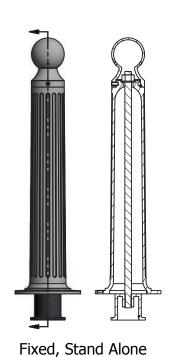


- SURFACE CARRIER AVAILABLE AS AN OPTION.
   INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- 4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- 5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- 6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER

REFERENCE NUMBER 3354-6.2.

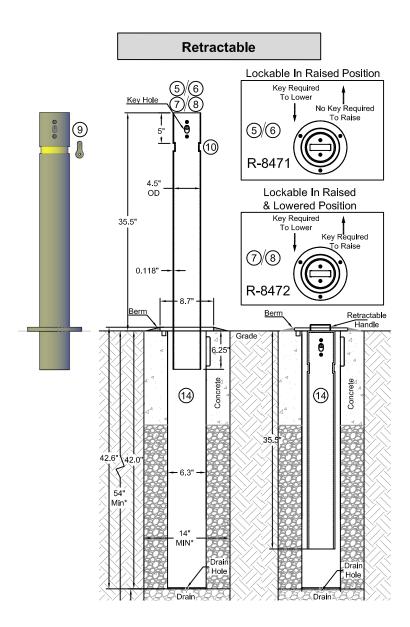
## drinking fountain

## **Amenities**



of or new construction (see sheet 2 of 10)
of or installation into existing concrete
using concrete insert (see sheet 3 of 10)
of or installation into existing concrete
using concrete adhesive (see sheet 4 of 10)
Flange mount installation
(see sheet 5 of 10)

## fixed bollard black textured finish



retractable bollard black semi gloss textured

Flanged Surface Mount (for detail, see sheet 5 of 6)



bike rack black semi gloss textured new city standard

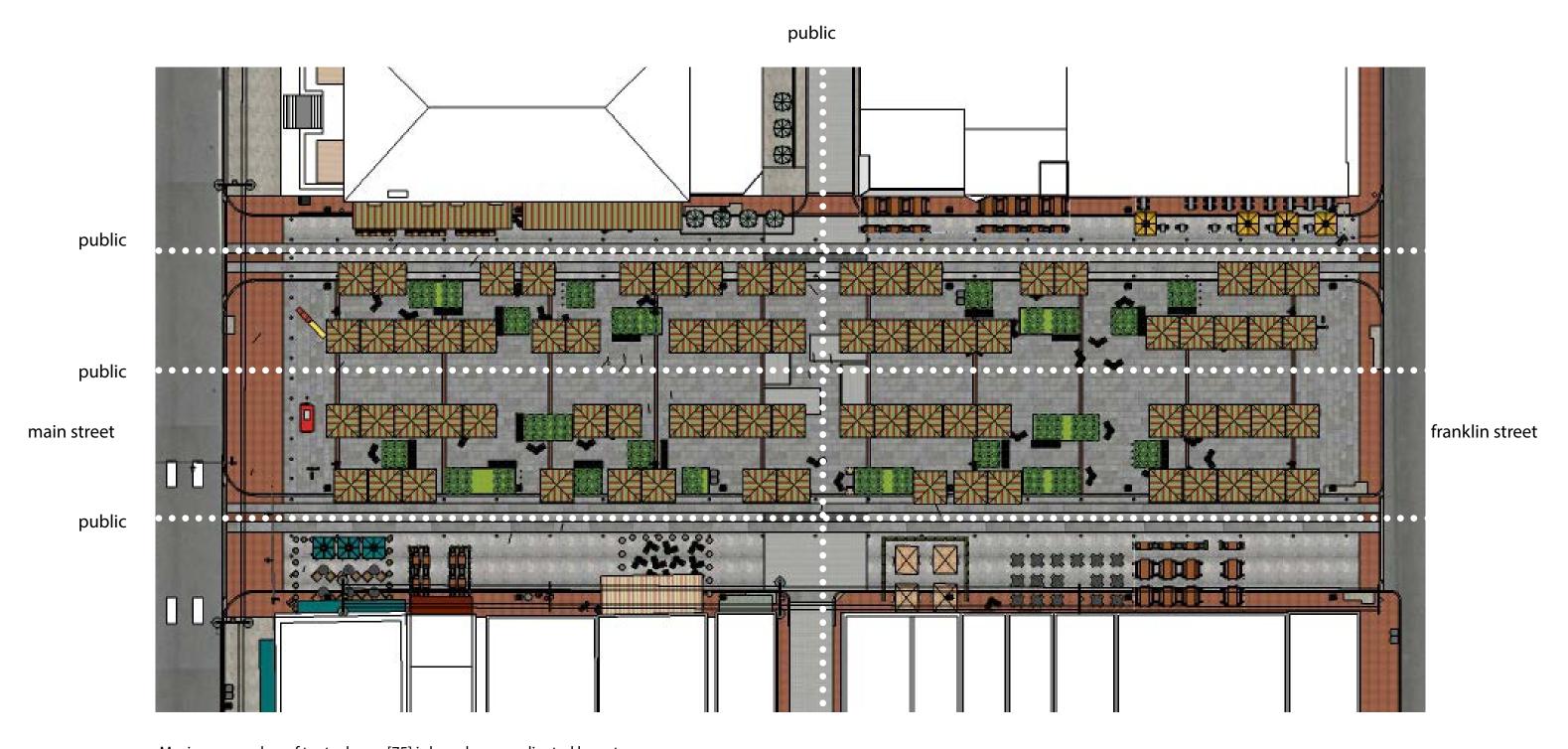


wayfinding new city standard



# market layout

vendor plan is based on a 10'x10' tent standard



Maximum number of tents shown [75] is based on coordinated layout with site landscape and furnishings. Services [water and electricity] are provided inbetween tents in back to back layout.



# existing conditions



Main Street & 17th Street South



Main Street & 17th Street North



Walnut Alley & 17th Street South



Walnut Alley & 17th Street North



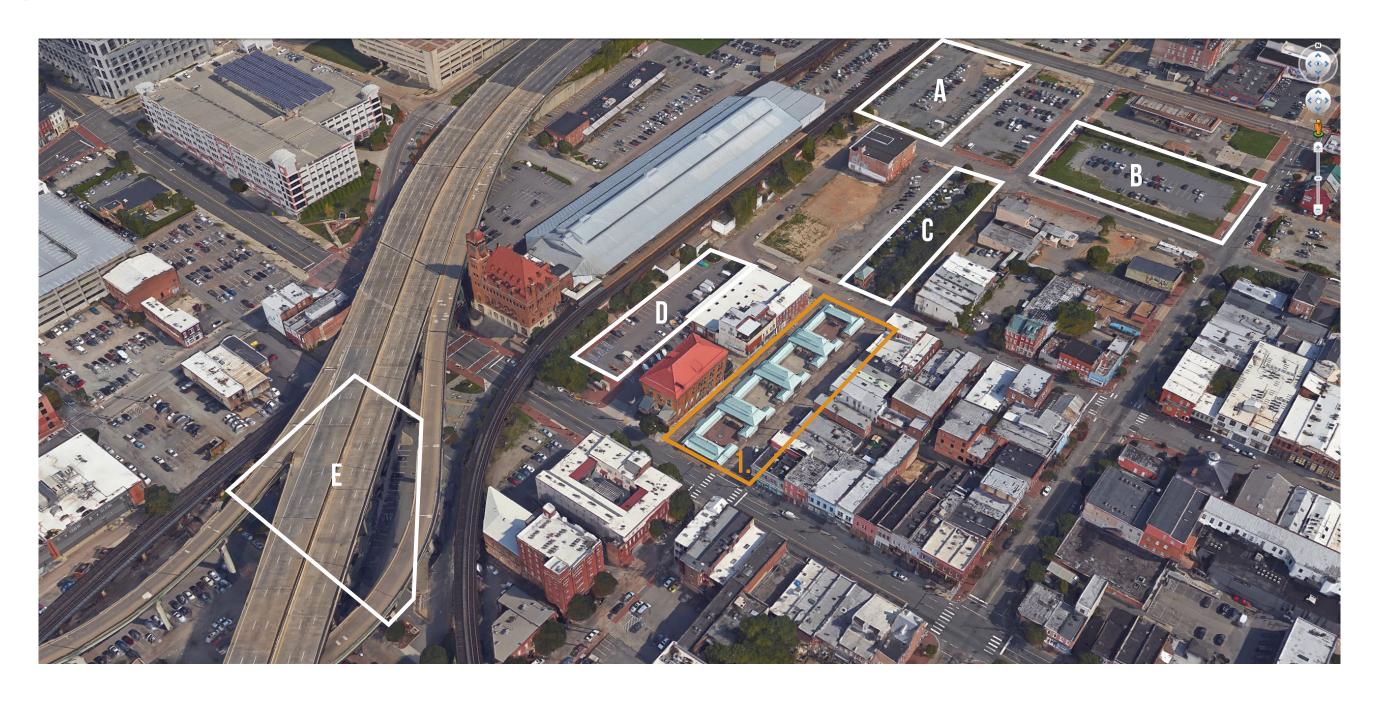


Franklin Street & 17th Street South



Franklin Street & 17th Street North

# parking

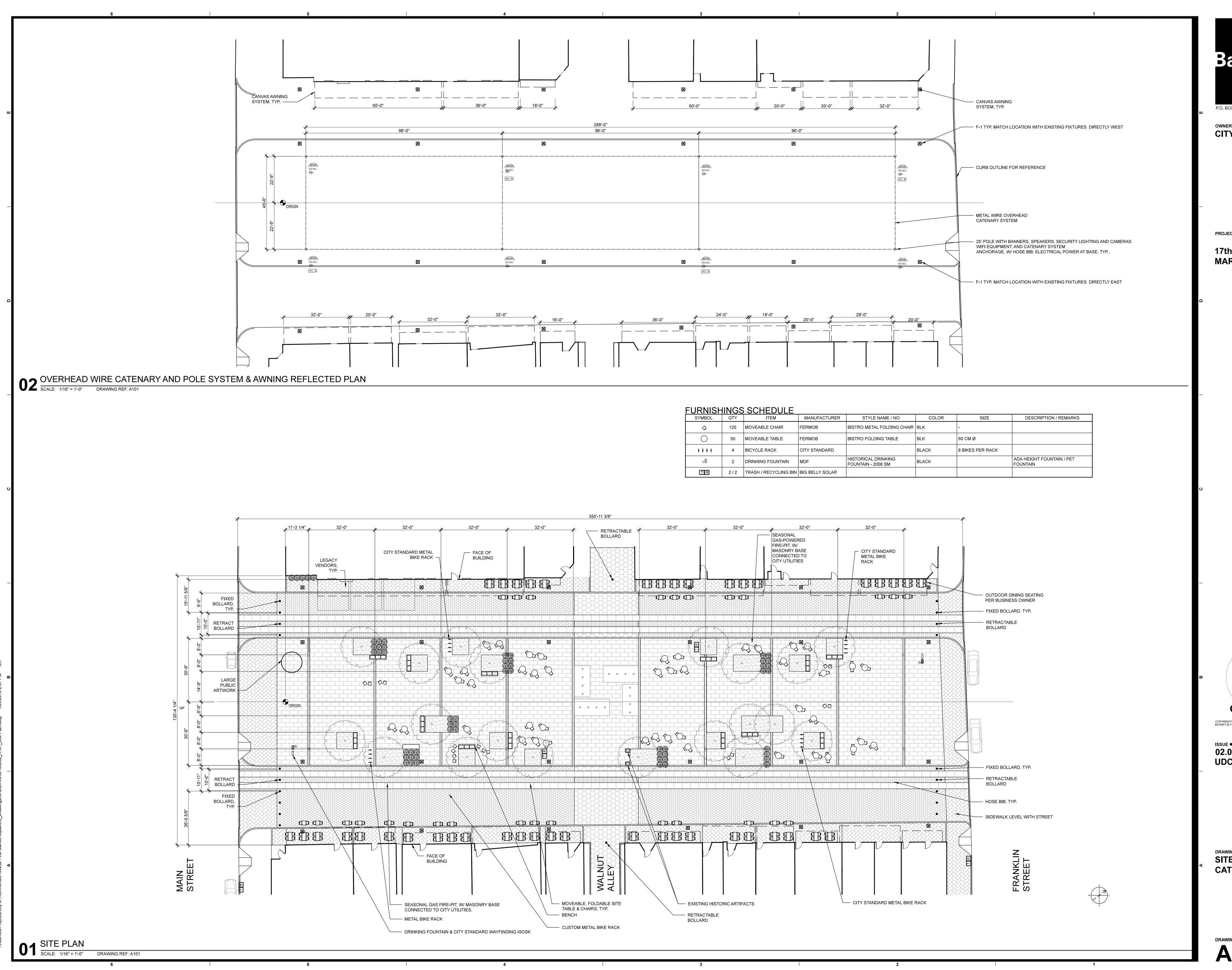


Lot A: 132 spaces
Lot B: 73 spaces
Lot c: 43 spaces
Lot D: 56 spaces
Lot E: 105 spaces

1st hour free! \$1 per hour after \$5 daily max



Area 1: 38 off street 34 on street



Baskervil

P.O. BOX 400, RICHMOND, VA 23218-0400

CITY OF RICHMOND

7th STDEET

17th STREET MARKET

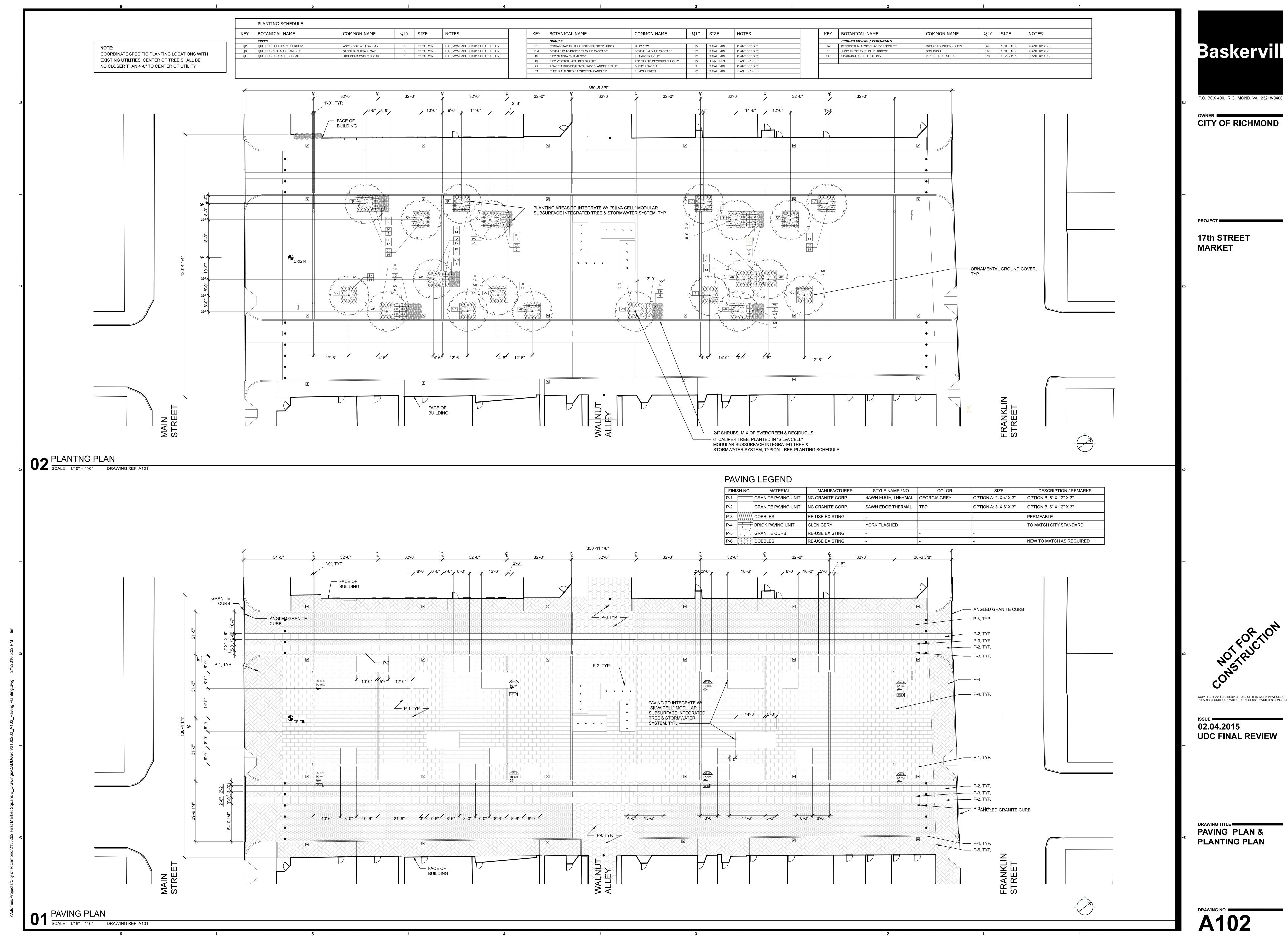
COPYRIGHT 2014 BASKERVILL. USE OF THIS WORK IN WHOLE OR IN PART IS FORBIDDEN WITHOUT EXPRESSED WRITTEN CONSENT.

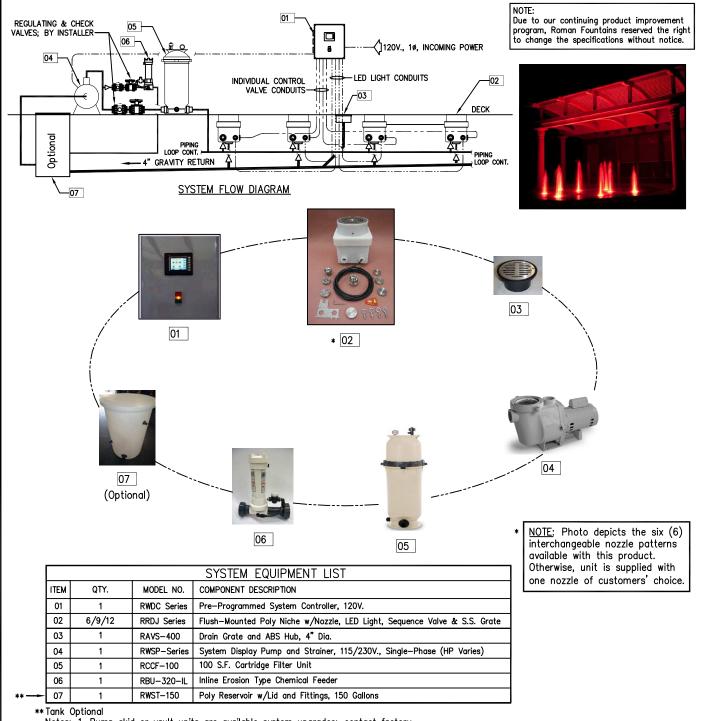
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02.04.2015 UDC FINAL REVIEW

SITE PLAN &
CATENARY PLAN

A101





Notes: 1. Pump skid or vault units are available system upgrades; contact factory.

2. Basic 'Musical Fountain' controls option available; contact factory.

SPECIFICATION DATA: A pre-engineered and pre-packaged 'KIT' for assembly on site. Available with 6, 9, or 12 S.S. nozzles in flush-mounted poly niches with integral LED lighting in White or RGB Color! Package includes pre-programmed, independently seguencing solenoid valves, LED lighting (RGB type) plus, complete installation drawings. Kit is designed for "SMALL FOOTPRINT" applications, where a budget priced, easy—to—install system with a minimum of complexity in wiring and controls, is required. Kit can be installed as a "Dry Deck" fountain or as a "Traditional Basin" system, using our Free-standing 'Bollard' model nozzle/LED light assembly; see catalog sheet 1.69d.

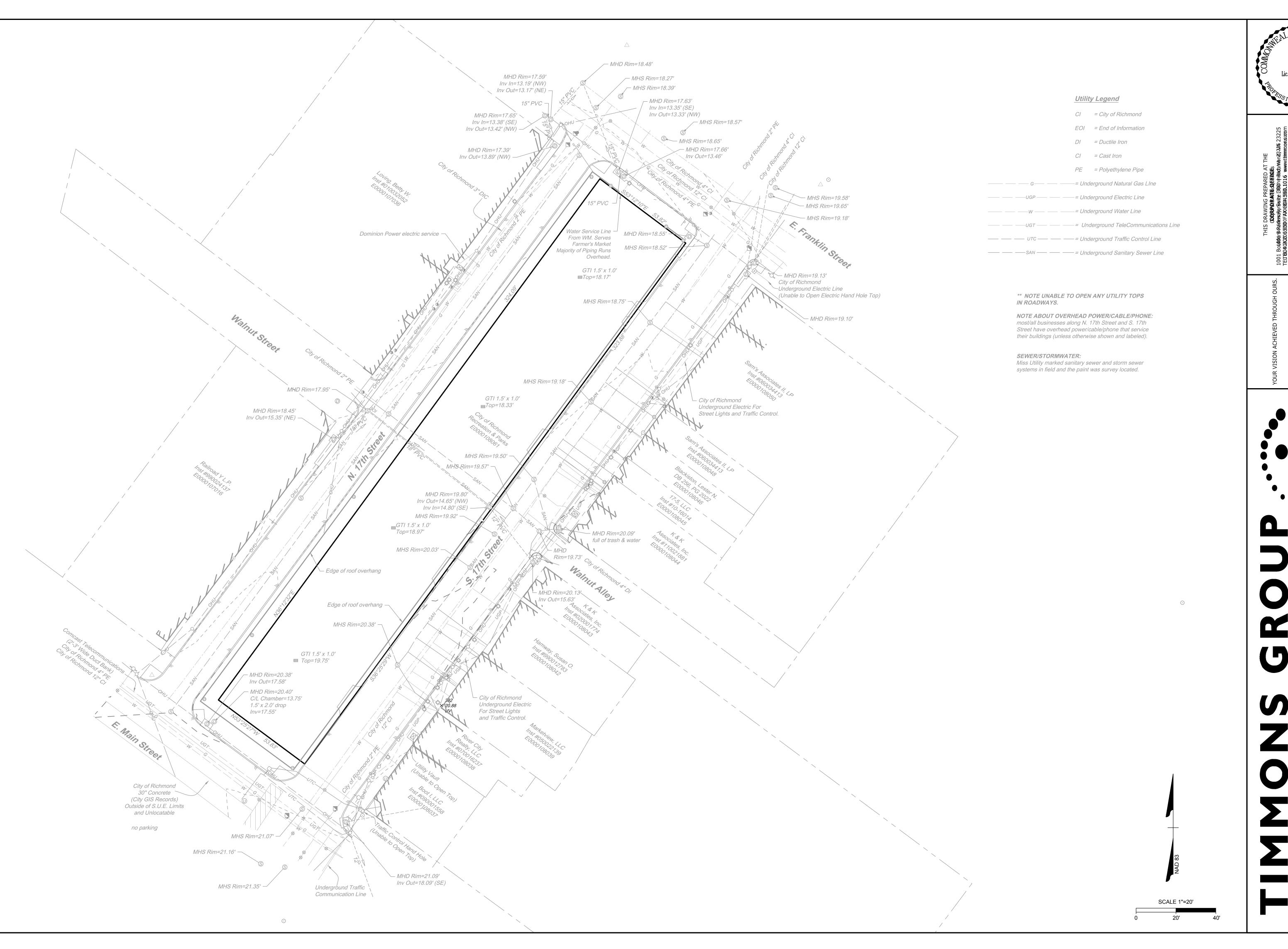
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TYP. ( ) ITEM #\_\_\_



ROMAN FOUNTAINS CORP. P.O. Drawer 10190 Albuquerque, N.M. 87184 Phone #: (800) 794-1801 Fax #: (505) 343-8086 http://www.romanfountains.com

	R	evisions:		Individual Nozzle Sequencing Ftn. Kit										
	No.	Date	$B_{\rm V}$	mary radar ryozzie see	aenemg i un int									
	_	-	_	w/ LED Lighting/White or RGB Colo										
١				Drawn By: S.S.	Model No.									
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١				Checked By: R.A.	RBBK Series									
				Scale: None	Drawing No.									
				Date: 02/10/14	2.15b									





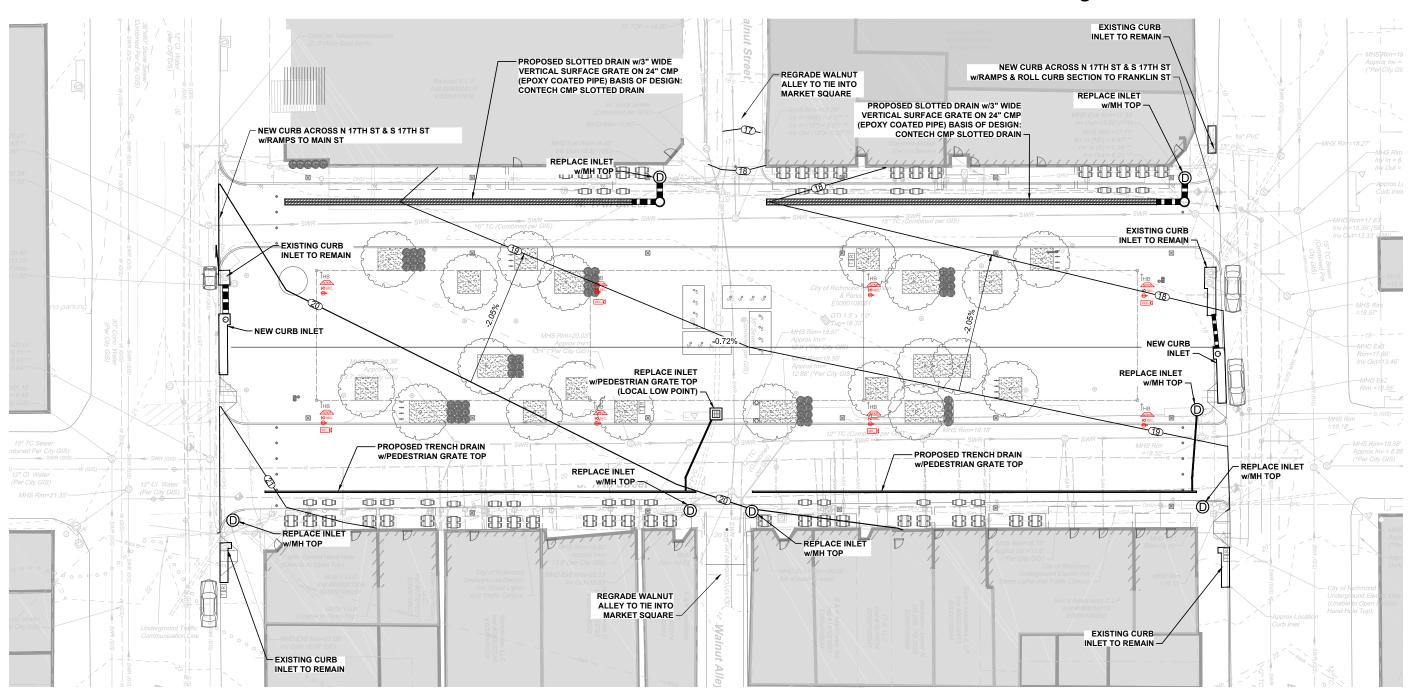
DATE  09-24-202  DRAWN BY

34570

SHEET NO.

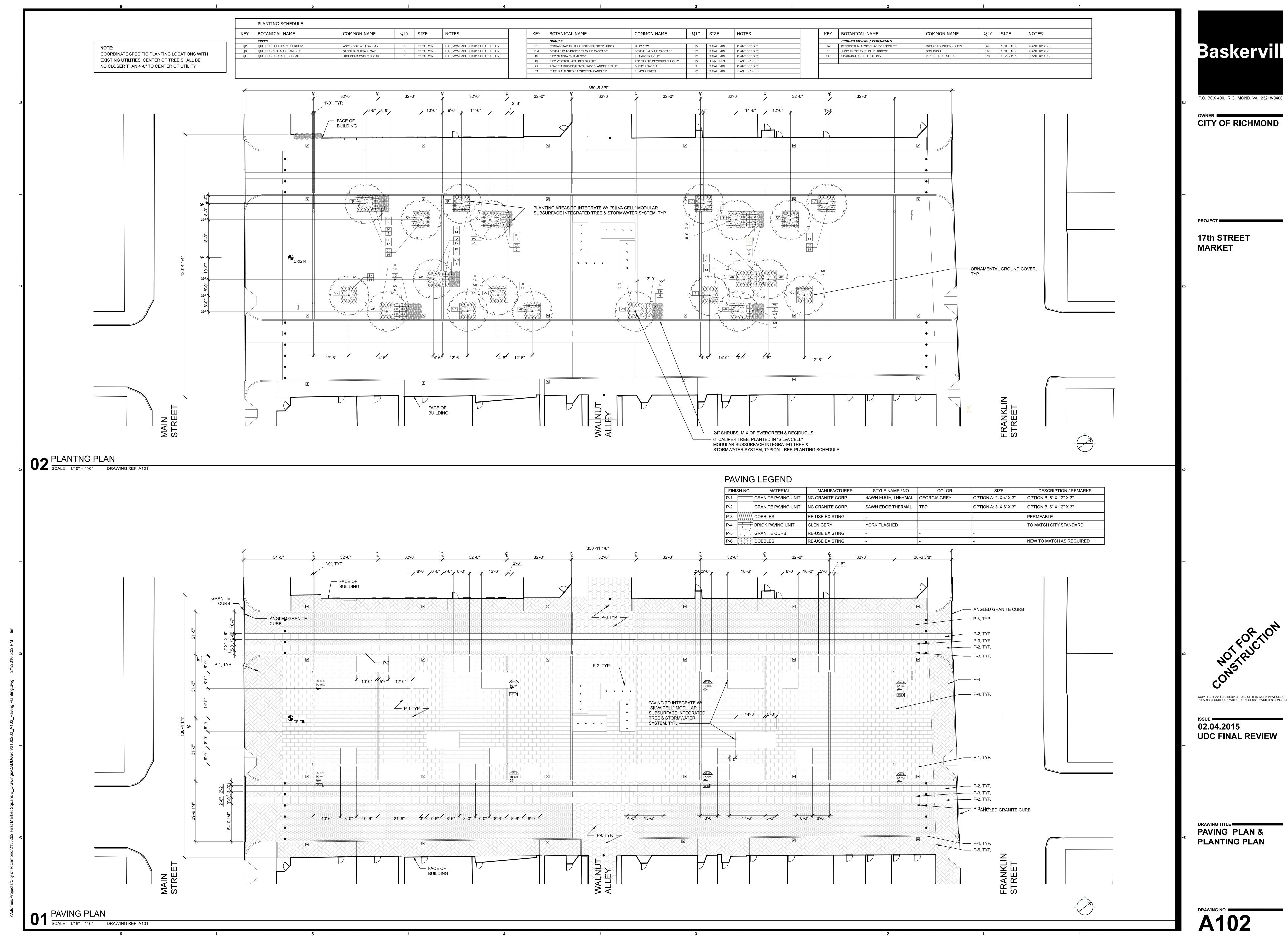
## drainage plan

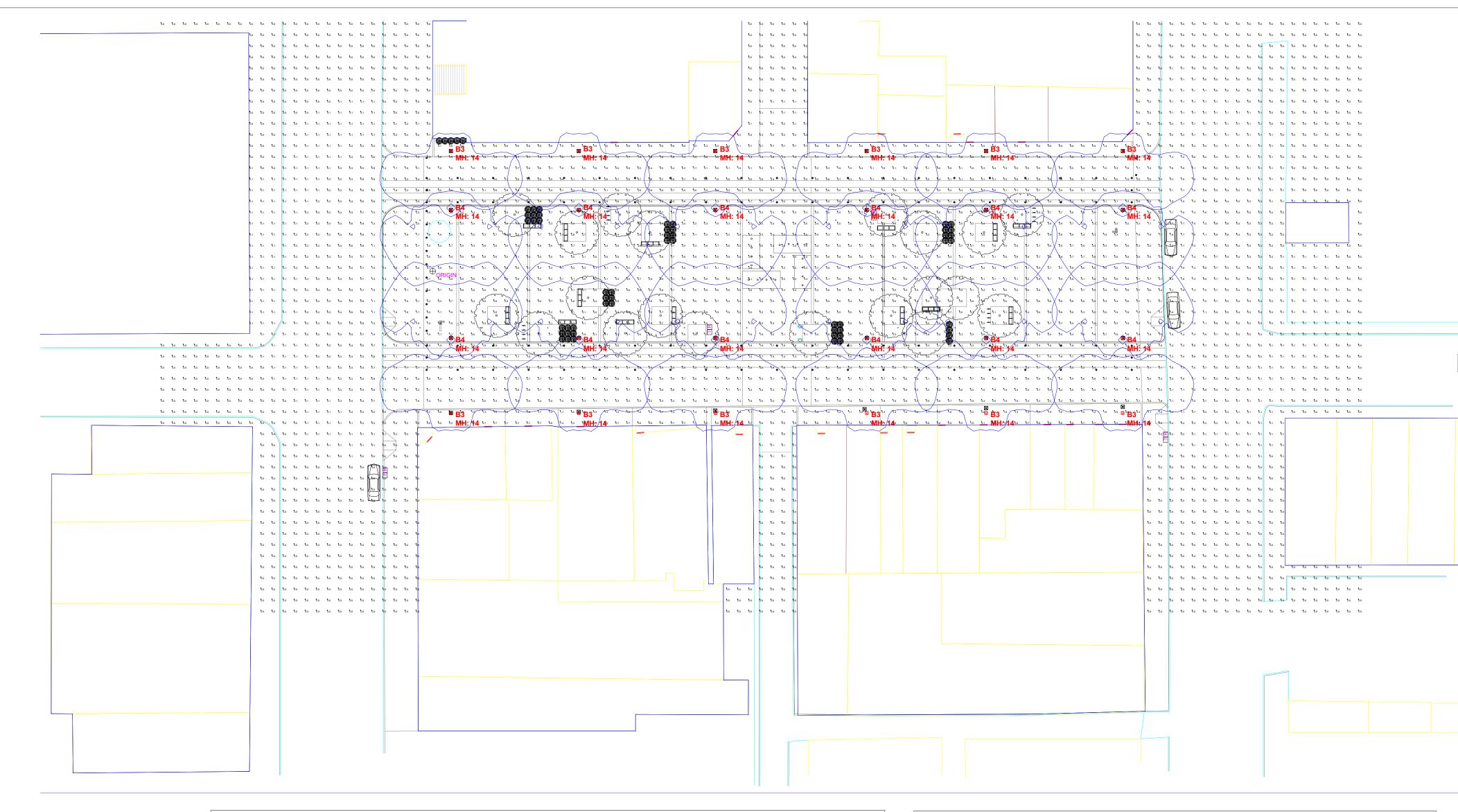
the site slopes gently from southeast corner to northwest corner. new stormwater infrastructure is tied into existing infrastructure work.





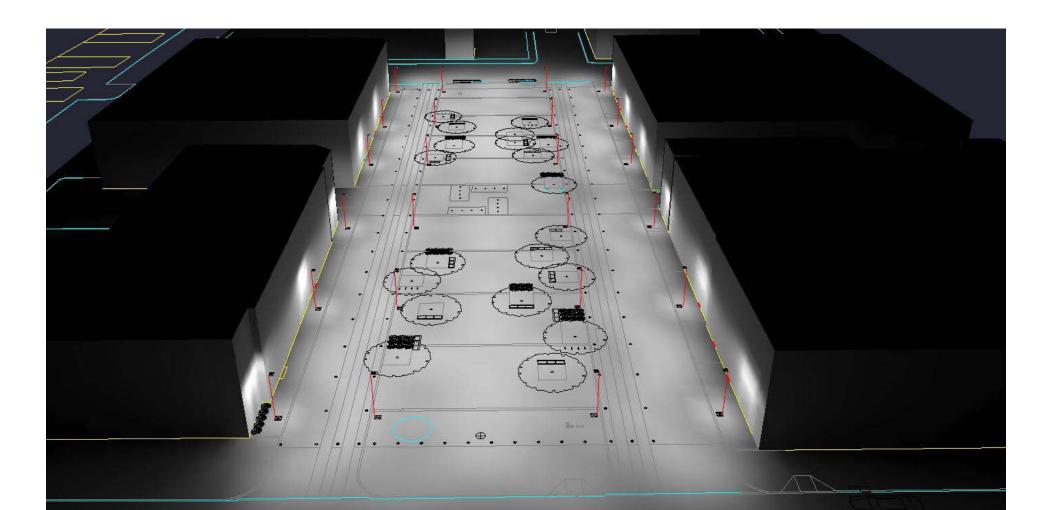






Luminaire Sch	uminaire Schedule													
Symbol	Qty	Label	Total Lamp Lumens	LLF	[MANUFAC]	Description	Lum. Watts							
-	12	В3	4861	1.000	BEACON LIGHTING	BOS40-36G-80W-T3	80							
-	12	B4	5724	1.000	Hubbell Lighting, Inc.	BOS40-36G-80W-T4	80							
			9x4	10	×4									

Calculation Summary													
Label	СаісТуре	Units	Avg	Max	Min	Avg/Min	Max/Min						
Site	Illuminance	Fc	1.22	4.3	0.0	N.A.	N.A.						
Center Market Area	Illuminance	Fc	2.57	3.6	1.4	1.84	2.57						



LIGHTING VIRGINIA CENTRAL 400G-2 Southlake Blvd. Richmond, VA 23236 Tel: 804-379-7777 www.lightingvirginia.com

MH = mounting height in FEET 5ft x 5ft calculation grid

1. NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF LIGHTING VIRGINIA

2. THE OUTPUT ON THIS PHOTOMETRIC LAYOUT IS SPECIFIC TO THE MANUFACTURER AND CATALOG NUMBERS LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN MAY INCUR SIGNIFICANTLY DIFFERENT RESULTS, ANY SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL, REVIEW COSTS, REWORKED PHOTOMETRIC LAYOUTS, PRODUCT SUBMITTALS AND A FULL SET OF ITL REPORTS WILL SOLELY BE THE RESPONSIBILITY OF ANY CONTRACTING FIRM MAKING A SUBSTITUTION, AND MUST COMPLY WITH DESIGN CRITERIA AND WITH ANY APPLICABLE JURISDICTIONAL CODES.

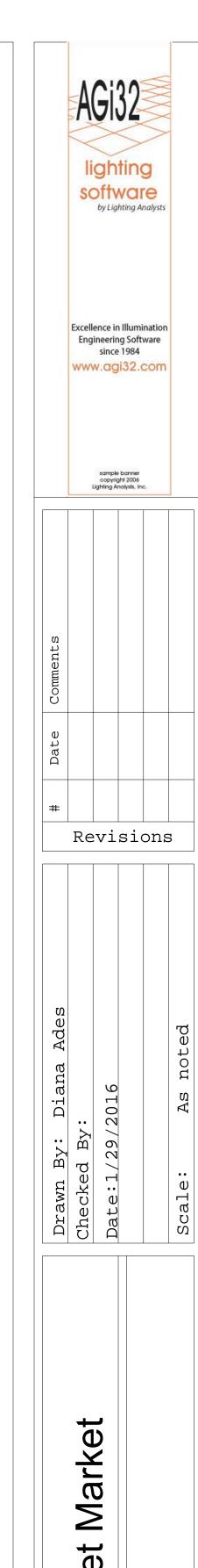
3. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE

4. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS AND SUPPLIED BY OTHERS TO LIGHTING VIRGINIA. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

5. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE

OWNER'S REPRESENTATIVE.

6. CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



Date: Jan 29, 2016 PDAMO LIGHTING VIRGINIA

PARNELL

## **Transmittal**

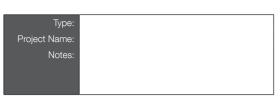
Lighting Virginia-Central 400 G2 Southlake Blvd. Richmond VA 23236 Phone: (804) 379-7777 From: Diana Ades

**Project** 17th Street Market Quote# LV - CENTRAL16-19781 **Location** City of Richmond VA

	Contact:									
ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITED prawings Specifications Other:    Prints   Information   Submittals										
☐ Prid	ARE TRANS or Approval oroval oroval as Sub oroval as Not	SMITTED FO omitted ed	☐ Re ☐ Co ※ Yo	submittal for Approval rrections ur Use view and Comment	Record Bids due on: Other:					
Qty	Туре	MFG		Part						
12	B3	Beacon Produc	cts	BOS40-AC-36NB-80-4K-XXX-DIR3-PT- TRF-BBT						
12	B4	Beacon Produc	cts	DIR4-PT-						
24	POLE	Beacon Produc	cts	HOLL-S-12-4G-TN(3IN OD-3II BBT	N HIGH)-					

LV - CENTRAL16-19781





rev. 09.28.2015

**BOS40 (LED)** 40" Bostonian Luminaire Max Weight: 50.0 lbs Max EPA: 3.94 sq ft

G. ELECTRICAL OPTIONS

photocell, button

PEC

GNT

MST

MTT

owi

RAL

green textured

old world iron

metallic silver textured

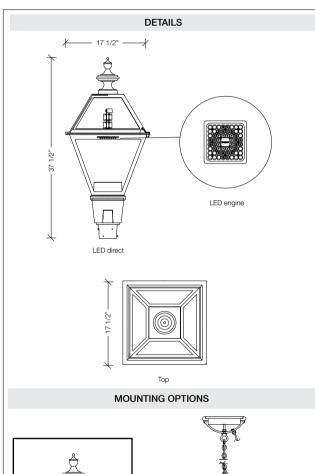
metallic titanium textured

Sample	BOS40		AC	2	24NB-55		5K		UNV		DIR3		PEC		GENIXX		PT		TRF		BBT
Ordering		/		/		/		/		/		/		/		/		/		/	
	Α		В		С		D		E		F		G		н		1		J		K

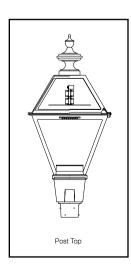
A. MODEL

Bostonian 40"

BOS40



B. LENS OF	PTIONS	H. CONT	ROL OPTIONS
C	acrylic, clear	GENI-XX	( energeni 1
\F	acrylic, frosted		
s	acrylic, seeded	I. MOUN	TING OPTIONS
w	acrylic, white	PT	post top
PC	polycarbonate, clear	PM	pendant mount 2
PF	polycarbonate, frosted		
		J. STYLE	OPTIONS
C. ENGINE	-WATTS	TRF	traditional fitter
o. LINGINE	WAITO		
	55 Watts - LED array		
24NB-55		J. COLO	
24NB-55 36NB-80	55 Watts - LED array	J. COLO	
24NB-55 36NB-80 48NB-110	55 Watts - LED array 80 Watts - LED array		R
24NB-55 36NB-80 48NB-110	55 Watts - LED array 80 Watts - LED array 110 Watts - LED array	BBT	R basic black textured
24NB-55 36NB-80 48NB-110 60NB-136	55 Watts - LED array 80 Watts - LED array 110 Watts - LED array	BBT	basic black textured black matte textured white textured
24NB-55 36NB-80 48NB-110 50NB-136	55 Watts - LED array 80 Watts - LED array 110 Watts - LED array 136 Watts - LED array	BBT BMT WHT	basic black textured black matte textured white textured
24NB-55 36NB-80 48NB-110 60NB-136 D. CCT - C	55 Watts - LED array 80 Watts - LED array 110 Watts - LED array 136 Watts - LED array	BBT BMT WHT MBT	basic black textured black matte textured white textured metallic bronze textur
24NB-55 36NB-80 48NB-110 60NB-136	55 Watts - LED array 80 Watts - LED array 110 Watts - LED array 136 Watts - LED array  OLOR TEMP 3000K	BBT BMT WHT MBT BZT	basic black textured black matte textured white textured metallic bronze textur bronze textured





F. OPTICS

E. VOLTAGE

UNV

480

DIR2	direct, type II
DIR3	direct, type III
DIR4	direct, typeIV
DIR5	direct, type V

120-277V

**SELECT** 

**VOLTAGE** 

347V

480V

 $<sup>^{1}</sup>$  When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

<sup>&</sup>lt;sup>2</sup> consult factory



#### Job Name: 17th Street Market

Catalog Number: BOS40-AC-36NB-80-4K-XXX-DIR3-PT-TRF-BBT Notes: Type:

LV - CENTRAL16-19781

В3



rev. 09.28.2015

BOS40 (LED)

40" Bostonian Luminaire

Max Weight: 50.0 lbs

Max EPA: 3.94 sq ft

**Housing**: All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

Construction: The upper chamber/lid shall be topped by a decorative cast aluminum finial/cap and mechanically fastened to the optical chamber. The cast multi-sided cage shall accommodate UV stabilized acrylic or polycarbonate lenses (side panels) which shall be sealed for weather tight operation.

The electrical chamber/fitter shall be aluminum, decorative fitter designed to accommodate the ballast assembly and shall mount to 3 OD x 3" H tenon and secured by three stainless steel set screws.

Fasteners: All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

Finish: Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Bezel Optical System: Each luminaire is supplied with an optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. Two-piece silicone and polycarbonate foam gasket ensures a weather-proof seal around each individual LED and allows the luminaire to be rated for high-pressure hose down applications. The optical cartridge is secured to the extruded housing with fasteners and a heat pad to ensure thermal conductivity. The optics are held in place without the use of adhesives and the complete assemble is gasketed for high pressure hose down cleaning. The cartridge assembly is available in various lighting distributions using a specially designed acrylic optical lens over each LED.

Power Supply/Driver Requirements: U.L. UL1310, Class 2 and UL48 compliant

Color Rendering Index (CRI): Luminaire shall have a minimum CRI of 67 at 5000K.

Operating Environment: Shall be able to operate normally in ambient temperatures from -40°C to 40°C

LifeShield™ Circuit: Thermal circuit shall protect the luminaire from excessive temperature by interfacing with its 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range in recognition of the effect of reduced current on the internal temperature and longevity of the LEDs and other components. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure. Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point.

Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage (NEC Class 2). The device shall be located in an area of the luminaire that is protected from the elements.

Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

**Surge Protector:** The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

Electrical: Luminaires are equipped with LED driver(s) that accept 90 through 305

VAC, 50 Hz to 60 Hz (UNIV). Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL-217F Notice 2. All driver components supplied are component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

**Agency Certification:** The luminaire shall bear an NRTL label and be marked suitable for wet locations

Limited Warranty: Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

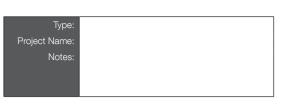
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

2041 58th Avenue Circle East Bradenton, fl 34203 Phone: (800) 345-4928 Fax: (941) 751-5535 SPECIFICATION

LIGHTING

VIRGINIA





rev. 09.28.2015

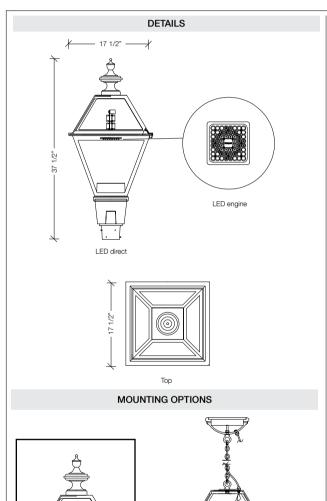
**BOS40 (LED)** 

40" Bostonian Luminaire Max Weight: 50.0 lbs Max EPA: 3.94 sq ft

G. ELECTRICAL OPTIONS

Sample	BOS40		AC		24NB-55		5K		UNV		DIR3		PEC		GENIXX		PT		TRF		BBT
Ordering		/		/		/		/		/		/		/		/		/		/	
	Α		В		С		D		E		F		G		н		1		J		K

A. MODEL



BOS40	Bostonian 40"		PEC	photocell, button	
B. LENS OF	PTIONS		H. CONTR	OL OPTIONS	
AC	acrylic, clear		GENI-XX	energeni 1	
AF	acrylic, frosted				
AS	acrylic, seeded		I. MOUNT	NG OPTIONS	
AW	acrylic, white		PT	post top	
PC	polycarbonate, clear		PM	pendant mount 2	
PF	polycarbonate, froste	ed			
			J. STYLE	OPTIONS	
C. ENGINE	-WATTS		TRF	traditional fitter	
24NB-55	55 Watts - LED array				
36NB-80	80 Watts - LED array		J. COLOR		
48NB-110	110 Watts - LED arra	ıy	BBT	basic black textured	$\neg$
60NB-136	136 Watts - LED arra	ıy	ВМТ	black matte textured	_

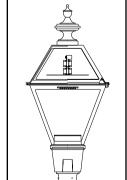
4K	4000K		
5K	5000K (std.)		
E. VOLTA	GE		
UNV	120-27	7V	
347	347V <b>r</b>		
480	480V	SELECT	

D. CCT - COLOR TEMP

3000K

3K

BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	



Post Top



DID4	diseast to seal\/
DIR3	direct, type III
DIR2	direct, type II

DIR4 DIR5 direct, type V

F. OPTICS

<sup>&</sup>lt;sup>1</sup> When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

<sup>&</sup>lt;sup>2</sup> consult factory



#### Job Name: 17th Street Market

Catalog Number: BOS40-AC-36NB-80-4K-XXX-DIR4-PT-TRF-BBT Notes: Type:

LV - CENTRAL16-19781

**B4** 



rev. 09.28.2015

B0S40 (LED)

40" Bostonian Luminaire

Max Weight: 50.0 lbs

Max EPA: 3.94 sq ft

**Housing**: All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

Construction: The upper chamber/lid shall be topped by a decorative cast aluminum finial/cap and mechanically fastened to the optical chamber. The cast multi-sided cage shall accommodate UV stabilized acrylic or polycarbonate lenses (side panels) which shall be sealed for weather tight operation.

The electrical chamber/fitter shall be aluminum, decorative fitter designed to accommodate the ballast assembly and shall mount to 3 OD x 3" H tenon and secured by three stainless steel set screws.

Fasteners: All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

Finish: Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Bezel Optical System: Each luminaire is supplied with an optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. Two-piece silicone and polycarbonate foam gasket ensures a weather-proof seal around each individual LED and allows the luminaire to be rated for high-pressure hose down applications. The optical cartridge is secured to the extruded housing with fasteners and a heat pad to ensure thermal conductivity. The optics are held in place without the use of adhesives and the complete assemble is gasketed for high pressure hose down cleaning. The cartridge assembly is available in various lighting distributions using a specially designed acrylic optical lens over each LED.

Power Supply/Driver Requirements: U.L. UL1310, Class 2 and UL48 compliant

Color Rendering Index (CRI): Luminaire shall have a minimum CRI of 67 at 5000K.

**Operating Environment:** Shall be able to operate normally in ambient temperatures from -40°C to  $40^{\circ}$ C

LifeShield™ Circuit: Thermal circuit shall protect the luminaire from excessive temperature by interfacing with its 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range in recognition of the effect of reduced current on the internal temperature and longevity of the LEDs and other components. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55°C (131°F). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure. Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point.

Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage (NEC Class 2). The device shall be located in an area of the luminaire that is protected from the elements.

Thermal circuit shall be designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

**Surge Protector:** The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

Electrical: Luminaires are equipped with LED driver(s) that accept 90 through 305

VAC, 50 Hz to 60 Hz (UNIV). Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL-217F Notice 2. All driver components supplied are component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

**Agency Certification:** The luminaire shall bear an NRTL label and be marked suitable for wet locations

Limited Warranty: Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

2041 58th Avenue Circle East Bradenton, fl 34203 Phone: (800) 345-4928 Fax: (941) 751-5535 SPECIFICATION

LIGHTING VIRĢI<mark>NIA</mark> PANEL

Job Name: 17th Street Market

Sample

Ordering

**Catalog Number:** HOLL-S-12-4G-TN(3IN OD-3IN HIGH)-BBT Notes:

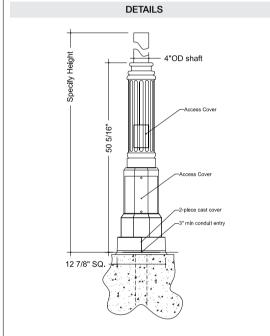
Type: POLE

LV - CENTRAL16-19781









Bolt Circle	Perspective
+ 11 7/8" + + 9" + + 11 7/8" +	• 8 • 7 • 6 • 5 • 4
+ 10 3/8"	•3 •2 •1

available EPA index		AASHTO 2001 wind zones (mph)							
catalog #	wall thickness	nominal height	90	100	110	120	130	140	150
HOLL/S/10/4G	.125"	10'	7.3	5.5	4.3	3.3	2.8	2.3	1.9
HOLL/S/12/4G	.125"	12'	5.5	4.0	3.0	2.2	1.8	1.4	1.2
HOLL/S/14/4M	.188"	14'	6.6	5.0	3.7	2.9	2.3	1.9	1.6
HOLL/S/14/4P	.226"	14'	7.4	5.6	4.3	3.3	2.7	2.3	1.9
HOLL/S/16/4M	.188"	16'	5.1	3.6	2.6	1.8	1.5	1.1	0.9
HOLL/S/16/4P	.226"	16'	5.8	4.2	3.1	1.2	0.0	0.0	0.0
HOLL/S/18/4P	.226"	18'	4.3	3.0	2.0	1.3	1.0	0.7	0.5
HOLL/F/10/4G	.125"	10'	6.3	4.8	3.6	2.7	2.0	1.5	1.0
HOLL/F/12/4M	.188"	12'	6.5	4.9	3.7	2.8	2.0	1.6	1.1
HOLL/F/14/4M	.188"	14'	4.9	3.5	2.5	1.7	1.1	0.7	0.3
HOLL/F/16/4M	.188"	16'	3.5	2.3	1.5	0.8	0.3	0.0	0.0
CAUTION:	Consult factory for structural approval prior to ordering poles. Warranty void if pole is cut, welded, drilled or otherwise modified outside Beacon factory.								

A. MOD	A. MODEL		
HOLL	Ø4" Holland		
		_	
B. PRO	FILE	_	
s	smooth		

fluted

C. HEIGH	łT		
6	6'		
8	8'		
10	10'		
12	12'		
OTHER			

D. SHAFT		
4G	Ø4", .125" wall thickness (S) (F)	
4M	Ø4", .188" wall thickness (S) (F)	
4P	Ø4", .226" wall thickness (S)	

E. POLE TOP		
ОТ	open top	
ARC	acorn finial	
BAL	ball finial	
TN	tenon	
OTHER	3" OD x 3" HIGH	
F. OPTIONS		

F. OPTIONS		
GFI-IU	20AMP GFCI receptacle	
OTHER		

BBT	basic black textured
вмт	black matte textured
WHT	white textured
MBT	metallic bronze textu

G. COLOR

BZT

MTT

DBT dark bronze textured GYS gray smooth DPS dark platinum smooth GNT green textured MST metallic silver textured

metallic titanium textured

Fax: (941) 751-5535

bronze textured

owi old world iron Construction: All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal. Standard fluted shaft profile shall be 16-flat flutes for 3"OD and 12-flat flutes for 4" 5" & 6"OD

RRT

Base Covers: require specification of smooth or fluted shafts of the size required to meet wind load

Vibration Dampeners: Vibration dampener pads shall be provided when required by customer or deemed necessary by Beacon Products. Please consult factory for bridge mounted applications.

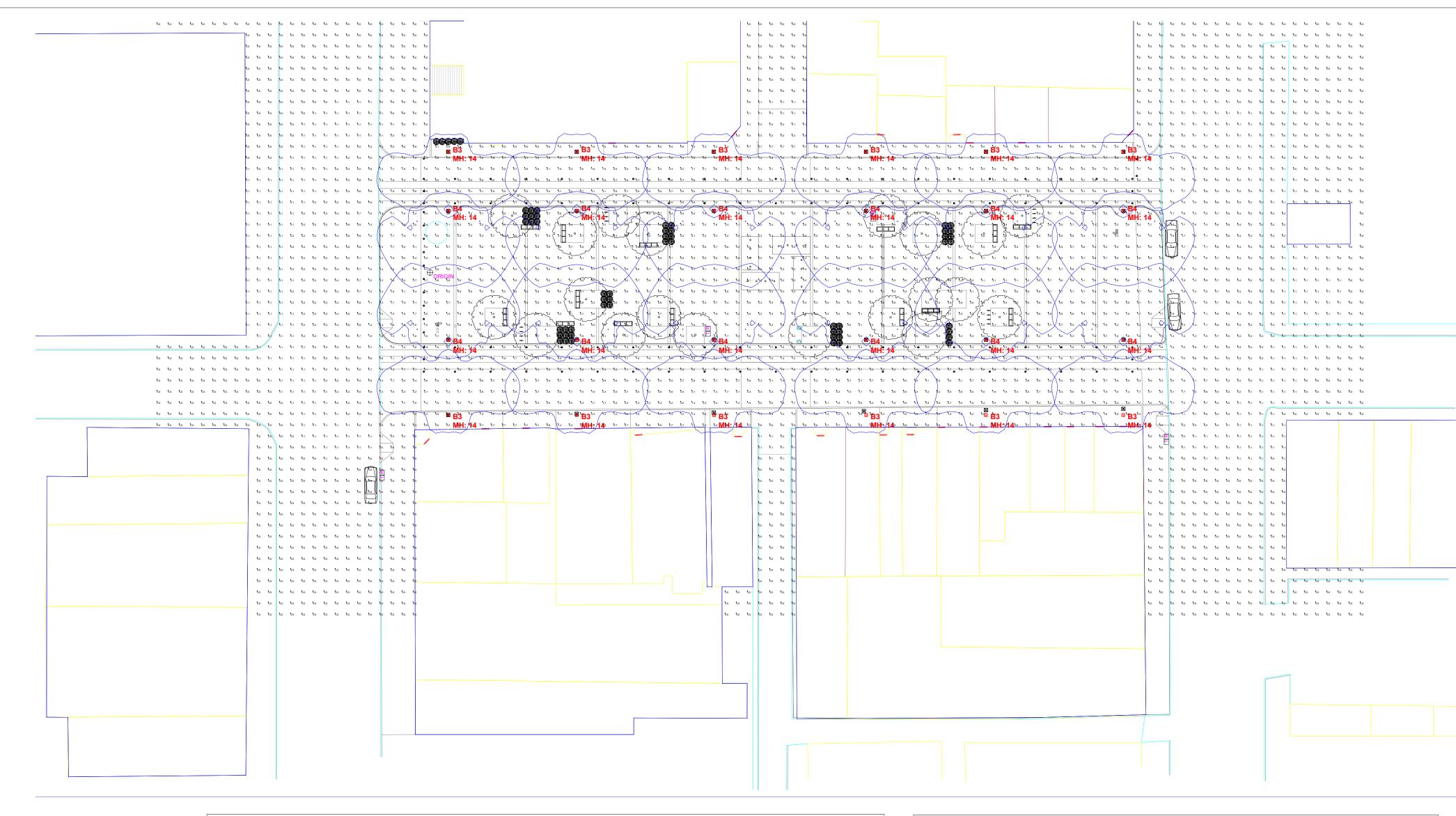
EPA (effective projected area): EPA is defined as (projected surface area X drag factor) and measured in ft2. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (50yr design life). Customer assumes all responsibility for selecting the appropriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

Anchor Bolt: Anchor bolts, sized as required, double hex nuts and flat washers shall be hot dipped galvanized steel. A bolt circle template shall be provided for installation

Fasteners: All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

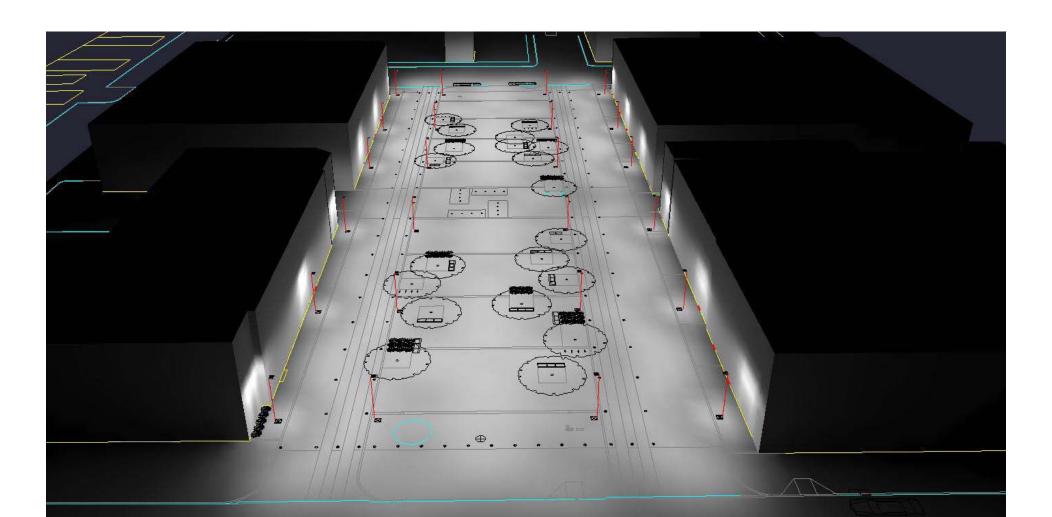
Finish: Finish shall be a Beacote V polyester powdercoat electrostatically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Limited Warranty: Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a period of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty Information on www.beaconproducts.com for complete details and exclusions.



Luminaire Schedule							
Symbol	Qty	Label	Total Lamp Lumens	LLF	[MANUFAC]	Description	Lum. Watts
-	12	В3	4861	1.000	BEACON LIGHTING	BOS40-36G-80W-T3	80
-	12	B4	5724	1.000	Hubbell Lighting, Inc.	BOS40-36G-80W-T4	80

Calculation Summary								
Label	СаІсТуре	Units	Avg	Max	Min	Avg/Min	Max/Min	
Site	Illuminance	Fc	1.22	4.3	0.0	N.A.	N.A.	
Center Market Area	Illuminance	Fc	2.57	3.6	1.4	1.84	2.57	



LIGHTING VIRGINIA CENTRAL 400G-2 Southlake Blvd. Richmond, VA 23236 Tel: 804-379-7777 www.lightingvirginia.com

MH = mounting height in FEET 5ft x 5ft calculation grid

1. NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF LIGHTING VIRGINIA

2. THE OUTPUT ON THIS PHOTOMETRIC LAYOUT IS SPECIFIC TO THE MANUFACTURER AND CATALOG NUMBERS LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN MAY INCUR SIGNIFICANTLY DIFFERENT RESULTS, ANY SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL, REVIEW COSTS, REWORKED PHOTOMETRIC LAYOUTS, PRODUCT SUBMITTALS AND A FULL SET OF ITL REPORTS WILL SOLELY BE THE RESPONSIBILITY OF ANY CONTRACTING FIRM MAKING A SUBSTITUTION, AND MUST COMPLY WITH DESIGN CRITERIA AND WITH ANY APPLICABLE JURISDICTIONAL CODES.

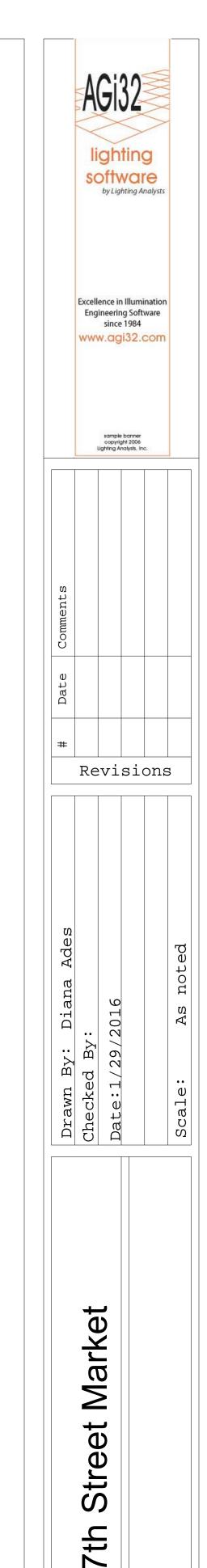
3. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE

4. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS AND SUPPLIED BY OTHERS TO LIGHTING VIRGINIA. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

5. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE

OWNER'S REPRESENTATIVE.

6. CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



# THE WALNUT ALLEY UPDATE

For the past several years Walnut Alley has been the location for waste pick up. This caused very unsanitary conditions. In addition the property and business ewners located in the alley receive repeated code violations. Seventhing had to change. As of September 2015 the Richmond Separtment of Public Works decided to no longer pick up Transcens in Walnut Alley. Commercial waste disposal services have been hired providing three Dumpsters and Fish up service three times per week Manday. Thursday and Saturday.

BEFORE





- DON'T USE THE SERVICES WITH OUT PERMISSION
- DON'T PUT CARDBOARD BOXES IN THE DUMPSTERS
- PLACE WASTE IN THE DUMPSTER NOT ON THE GROUND
- \* NO CONSTRUCTION WASTE IN THE DUMPSTERS
- \* NO FURNITURE OR APPLIANCES IN THE DUMPSTERS
- ·NO FRYER OIL OR CHEMICALS IN THE DUMPSTERS

CAMERAS HAVE BEEN INSTALLED VIOLATORS WILL BE FINED

QUESTIONS OR CONCERNS ? PLEASE CALL 804 317-6032

# CITY OF RICHMOND DEPARTMENT OF PROCUREMENT SERVICES RICHMOND, VIRGINIA (804) 646-5716

Date:



Services for Management, Operation and Promotion of the 17<sup>th</sup> St. Market located in Shockoe Bottom, Richmond, Virginia



Request for Proposal #

Due Date:

Time: 3:30P.M.

Receipt Location: City Hall, 900 East Broad Street, 11th floor, Room 1104

# **Request for Proposal Prepared by:**

Name:

Title: Contract Specialist Supervisor Telephone (804) 646- Fax (804) 646-5989

Email: @richmondgov.com

**Department of Procurement Services** 

www.RichmondGov.com/business/bids\_proposals

#### Signature Sheet

My signature certifies that the proposal as submitted complies with all Terms and Conditions as set forth in RFP #.

My signature warrants that I have not employed or retained any firm or person other than a bona fide employee working solely for the firm to solicit or secure this contract and have not paid or agreed to pay any firm or person other than a bona fide employee working solely for the firm any fee, commission, percentage, brokerage fee, gifts or other consideration contingent upon or resulting from the award or making of this Contract. For breach or violation of this warranty, the City shall have the right to annul or void this Contract without liability or, in its sole discretion, to deduct from the contract price or consideration, or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

My signature also certifies that this firm has no business or personal relationships with any other companies or persons that could be considered as a conflict of interest or potential conflict of interest to the City of Richmond, and that there are no principals, officers, agents, employees, or representatives of this firm that have any business or personal relationships with any other companies or persons that could be considered as a conflict of interest or a potential conflict of interest to the City of Richmond, pertaining to any and all work or services to be performed as a result of this request and any resulting contract with the City of Richmond.

I hereby certify that I am authorized to sign as a Representative for the Firm:

Complete Legal Name of Firm:	-	
Order from Address:		
Remit to Address		
Fed ID No.:		
*Virginia License Number		
Signature:		
Name (type/print):		
Title:		
Telephone:	()Fax No.: ()	
EMAIL:		
Date:		

To receive consideration for award, this signature sheet should be return to the Department of Procurement Services as it shall be a part of your response.

<sup>\*</sup> Please note that state law requires most business entities to register with the Commonwealth of Virginia's State Corporation Commission to obtain legal authorization to transact business in Virginia. A contractor organized as a stock or nonstock corporation, limited liability company, business trust, or

limited partnership or registered as a registered limited liability partnership shall be authorized to transact business in the Commonwealth as a domestic or foreign business entity if so required by Title 13.1 or Title 50 of the Code of Virginia or as otherwise required by law. Any business entity described above that enters into a contract with the City shall not allow its existence to lapse or its certificate of authority or registration to transact business in the Commonwealth, if so required under Title 13.1 or Title 50, to be revoked or cancelled at any time during the term of the contract. The City may void any contract with a business entity if the business entity fails to remain in compliance with this provision.

# STATEMENT OF NO OFFER

Procur require	ement ements	Office at (804) 64 must be brought	46-5716 prior to the so	olicitation due da ne Procurement C	ted must fax this form t te. Questions concernion Official responsible for the sing date.	ng			
RFP#:				Service:					
Declin	e to suk	omit an offer on t	the RFP for the followi	ng reasons:					
		Unable to meet	statement of needs						
		Requirements a	re unclear or restrictiv	ve (explain in rem	iarks)				
		Unable to meet	required delivery or p	performance date	!				
		Unable to meet	insurance requiremen	nts					
		Insufficient time to respond to the solicitation							
		Do not offer red	quested commodity o	r service, please ı	remove our name from	the City of			
		Richmond's bid	der's list for this comn	nodity or service	only.				
		Other (explain i	n remarks)						
Remar	KS.								
			completed form may r y or service requested		val from the City of Rich	<u>ımond</u>			
Compa	any Nar	ne: _							
Autho	rized Re	epresentative: _							
Signat	ure:	_							
Teleph	ione:	_							
Date:		_							

# PART I STATEMENT OF NEEDS

- 1.0 Introduction.
- 1.1 **Purpose.** The City of Richmond's Department of Economic Development seeks proposals from qualified parties to manage, operate, brand and promote the 17<sup>th</sup> St. Market located within the Shockoe Bottom neighborhood, in downtown Richmond, Virginia. The selected contractor will be responsible for the management, programming, operation and upkeep of the 17<sup>th</sup> St. Market. The City of Richmond will reserve the right to host and sponsor events at the Market and will coordinate those events with the selected Market Manager, selected through this RFP process.
- 1.2 **Background.** Established through a declaration by the Virginia General Assembly in 1780, the 17<sup>th</sup> St. Market is one of the oldest public markets in America and the oldest in Virginia. The 17<sup>th</sup> St. Market is positioned in the heart of Shockoe Bottom adjacent the Central Business District and within city blocks of the Virginia State Capitol, James River and historic Canal system. Many structures have occupied the 17<sup>th</sup> St. Market and its configuration has evolved and changed, however, since its inception, the market has continuously served the community as a public square, a gathering place and a venue for events, farmers' markets and other vendor markets. This proposal is to select a contractor to exclusively manage the 17<sup>th</sup> St. Market and to enhance its role as a activate public square via managing and promoting daily programming, major and minor events and market days.

#### Shockoe Bottom Revitalization Strategy and Community Workshops: 2010/2011

In 2010, the City of Richmond's Department of Economic & Community Development commissioned an Economic Revitalization Strategy for Shockoe Bottom. The strategy team worked closely with the surrounding community, stakeholders of Shockoe Bottom and city leadership to establish a revitalization strategy roadmap for the area. The repositioning and enhancement of the 17<sup>th</sup> St. Market is a priority of the 2010/2011 Shockoe Bottom Revitalization Strategy.

#### 17<sup>th</sup> St. Market Phase I Improvements:

The 2010/2011 Shockoe Bottom Revitalization Strategy recommends the removal of the existing sheds within the 17<sup>th</sup> St. Market and repositioning the space as an open urban square condusive to flexible programming. The removal of all but three of these sheds is scheduled as an intermediate Phase I improvement for mid 2015. Phase I improvements will open up the space into an expanded public market square that can accommodate outdoor dining, live music, events, market days and daily programming.

(See Figure 1 and 2 - Phase I improvements to the 17 St. Market)



Figure 1 Figure 2

# 17<sup>th</sup> St. Market Phase II Improvements:

Once full funding has been secured for the 17 St. Market Phase II improvements, the city will advance the removal of the remaining three sheds, will underground the overhead utilities and eliminate all wooden poles along 17<sup>th</sup> Sts., install new trees, landscaping, lighting and new hardscape. Please see Figure 3 and Figure 4 showing renderings of the future 17<sup>th</sup> St. Market Phase II improvements in summer and winter.



Figure 3: 17<sup>th</sup> St. Market – Phase II improvements - winter



Figure 4: 17<sup>th</sup> St. Market – Phase II improvements - summer

### 17th St. Market Programming: Events, Market Days, Daily Programming

**Events:** Below represents some events that have been programmed in the past at the 17<sup>th</sup> St. Market and some recommendations for new programming. Your submission should include your recommendation and a mock schedule that includes recommended events, daily programming and Market Days including the recommended mix of vendors for Market Days.

Possible events: (attendance with historical attendance in parentheses), please feel free to include fresh ideas in your mock calendar submission

#### **SPRING**

Japanese Garden and Music Festival (3,500):, A Celebration of Spring with a traditional Japanese Water garden display and Cherry trees to include music, food and art of the orient.

Cinco de Mayo Festival (2,500-3,500):, May 5<sup>th</sup>celebration of Latin culture with traditional and contemporary music, food and art.

Bacon Festival (28,500): Everything BACON!! Food, music and fun to celebrate the power of pork!

#### **SUMMER**

Tomato Festival (3,500-5,500): Is it a fruit or is it a vegetable? Let the consumers decide at the Markets' Tomato festival. This has been a Richmond tradition for many years and represents one of the most popular area produce.

RVA BBQ and Craft Beer (8,500-10,000): Cold craft beer, hot BBQ chicken, beef and pork with a variety of style of sauces to complement any pallet. Music, food and much, much more.

RVA Caribbean Festival (8500): Whether you like it jerk, lime, boiled, broiled or fried you will find it at the Taste of the Islands. This is to include regional music, art and of course...beer!

#### **FALL**

Shockoe Hops n' Rock Concert Series (20,000): Continue the tradition of showcasing RVA's great music scene along with games, food and vendors.

RVA Food Cart & Truck Rally (7,500): Tacos, empanadas, sushi or hemp dogs, you can find it at these along with some out of the park combinations of food and wine for your dining pleasure.

Shockoe-on-the-Half Shell (7,000): Shucked, Rockefeller, smoked, stewed, fried, frittered or Po Boy, it doesn't matter because we have them. One of the best local meeting of oyster lovers in the area.

RVA Chicken Wing Festival (23,000): Spicy, mild or 5-alarm you can find them at this festival. Show your eating stamina or speed in the consumption of these little feet!

Annual Shocktoberfest (3,500-4,500): Celebrate the feast of the field with traditional German/Hungarian food, music and dance

Day of the Dead (2,500-3,500): Dia de los Muertos or Day of the Dead is a Mexican holiday celebrated throughout Mexico, in particular the Central and South regions, and acknowledged around the world in other cultures.

Brunswick stew Festival (8,500-10,000):Stewmaster's from all over gather at the market at this annual event, each offering their unique take on a tasty fall favorite. Stew available for purchase by the sample or by the quart. Come enjoy an expanded craft market, great music and AB brew to wash down all that delicious stew. Make sure you get there early before the quarts run out.

Autumn Bottom brews (3,000-5,000):Embark on a craft beer adventure at the historic 17th Street Farmers' Market. Sample Virginia craft beer from 15+ regional breweries. This event also features local food to pair with your beer, including wood-fired pizza, local barbecue, hot gourmet pretzels, burgers, hot dogs and more. Plus enjoy live music and an expanded craft & fresh foods marketplace. Free to attend, food and beverages available for purchase.

Bottom to the Tap 5K Road Race (700):The Bottom to Tap 3 Miler, presented by **Shake & Bake Sports**, is a casual 3 mile run from the 17th Street Farmer's Market in Shockoe Bottom through

historic and scenic Church Hill. The race ends back at the Farmer's Market where you'll be rewarded with a finish line celebration featuring local craft beer, live music and great food!

#### WINTER

December - February (1,000/night): Eclectic mix of food vendors, handmade/homemade vendors with an emphasis in coffess and deserts as a prime destination for family and couples/date night to include ice skating rink, music and entertainment.

#### **Market Days:**

Establish a market that is approximately 70% growers and other food vendors and 30% crafters. Growers include agricultural based, direct sellers of the five major food groups. Crafters include vendors selling handmade and homemade. The selected manager will be responsible for "jurying" and selecting the vendors appropriate for specific Market Days. Floral vendors, spice vendors, condiment vendors will fall into the other food vendor category and should be included in the mix of vendors.

## **Programming:**

Possible programming:

Yoga, story telling, food demonstrations, beach volley ball, artist en plein air and art classes, ice skating, dance, chess events, bache ball, corn hole events, music, puppet shows, outdoor movies, roadshow events, pop up retail, plays.

- 2.0 Requirements and Deliverables.
- 2.1 **Points of Contact.**
- 2.1.1 **Contract Specialist.** The City's Contract Specialist for this contract is:

#### [name]

Contract Specialist
Department of Procurement Services
City of Richmond
900 East Broad Street, Room 1104
Richmond, Virginia 23219
Telephone: (804) 646-####

Fax: (804) 646-5989 E-Mail: [email address]

- 2.1.2 **Technical Representative.** The City's Technical Representative information will be provided to the successful proposer upon contract award.
- 2.1.3 **Contact before Award.** In accordance with the City's No Contact Policy (see Part II ("Instructions to Offerors"), section **1.3** ("No Contact Policy") no Offeror shall communicate

with the Technical Representative on any matter relating to this solicitation prior to award of the contract.

- 2.1.4 **Delivery.** Each deliverable shall be delivered in a timely manner and in accordance with the contract schedule to the Technical Representative with a copy to the Contract Specialist.
- `2.2 **Deliverables:** The selected contractor shall:
  - a. *Event Promotion and Management:* promote, operate and manage at least twelve events annually. Four of the twelve should be considered major events where the intended attendance exceeds 8,500 guests and the GROSS revenue taken at the street exceeds \$100,000.
  - b. Operate 17<sup>th</sup> St. Market Market Days from May 1 through November 15 with a minimum of 3 Market Days weekly, each market day lasts a minimum of 4 hours. Operate expanded market events if requested by the City, including a Holiday Market in December.
  - c. Operate the 17<sup>th</sup> St. Market programming daily year round.
  - d. Provide professional marketing and branding campaigns, advertisements and print material.
  - e. *Submit quarterly reports describing progress* towards provision of contract deliverables that includes scheduled quarterly programming, major events and Market Days.
  - f. Collect fees for the use of the 17<sup>th</sup> St. Market as outlined by the City Code for the City of Richmond and remit such fees to City within 30 of collection. Typical sees collected are related to vendor fees, ATM fees, permitting fees and fees collected to reserve space in the Market.
  - g. Establish and maintain a mutually beneficial working relationship between the market and its current long term lessors.
  - h. Develop and successfully implement well conceived plans to manage day-to-day operations, promotion and development of the 17<sup>th</sup> St. Market Square including Market Days, events, and programming.
  - i. Maintain a business environment conducive to a profitable 17<sup>th</sup> St. Market and to increase the number of farmers and vendors participating in the 17<sup>th</sup> St. Market Market Days and expanding the diversity of goods sold at the 17<sup>th</sup> St. Market.
  - j. Participate with the Department of Economic and Community Development (DECD) in periodically evaluating the current market performance and future growth of the market.

- k. *Provide a delivery service or other proposed approach* to enhance access to fresh locally grown produce to underserved families and individuals in the surrounding community.
- 3.0 **Proposal Contents.** The proposal must include all of the information set forth in this section and be organized as set forth in this section.
- 3.1 **Tab 1 Signed Forms.** This tab should include the completed and signed Signature Sheet, Addenda Acknowledgement and Office of Minority Business Development Forms included with this Request for Proposals.

\*\*CONTENTS. Proposals should be organized in a uniform matter to make review and comparison easier for the evaluation committee. Require that the offerors use tabs to organize information such as project approach, references, subcontractors, and key personnel for easy reference. Describe each tab in a separate section, indicating the tab's number and heading in the caption. Tabs should meet the needs of the particular procurement and not be uniform. Tabs should be organized to facilitate ease of comparison of proposals with the stated evaluation criteria and with each other. If cost is an evaluation factor, either include a tab for a cost proposal or specify that cost proposals are to be submitted in a separate sealed envelope, whichever is appropriate for the procurement.

- 3.2 **Tab 2 Statement of the Scope.** In concise terms, state the Offeror's understanding of the scope of work presented by the RFP
- 3.3 **Tab 3 Executive Summary.** This tab should provide a brief summary of the proposal's contents, emphasizing any unique aspects or strengths of the proposal. The Executive Summary should not exceed three pages.
- 3.4 **Tab 4 Key Personnel** This tab should include the résumés or curriculum vitae of the offeror's key staff members and event coordinator(s). It should identify the specific employees assigned to provide the services solicited by this Request for Proposals. For each key person identified by the offeror, this tab should include the following information, provided in résumé format:
  - A. Name and title.
  - B. Office location and city of residence.
  - C. Project responsibilities and roles.
  - D. Educational background.
  - E. Professional registrations and memberships (if applicable).
  - F. Years of relevant experience.

Under this Tab 3.4 for Key Personnel, please also list **relevant and proven partnership** relationships that you will team with to assist with providing the services solicited by this Request for Proposals Please briefly describe the projects that your partners have teamed with the offeror in the past.

- 3.5 **Tab 5 Offeror History.** This tab should include a comprehensive narrative history of the firm, including the development of its experience in providing management of outdoor public spaces and the depth of resources and relevant partnerships (identified in Tab 3.4) to provide the management, programming, maintenance and operation of the 17<sup>th</sup> St. Market. Explain the size of your firm, including years in business, office locations and legal structure.
- 3.6 **Tab 6 References.** This tab should include the names, addresses and telephone numbers of individuals that can attest to the offeror's capability and capacity in the management of outdoor public spaces or other areas relative to the 17<sup>th</sup> St. Market. References should be current and represent individuals/partnerships with whom offeror has worked during the last five years. The tab should briefly identify the location and services performed. The tab should also include an affirmative statement that the offeror grants its consent for the City to contact the offeror's references for purposes of evaluating the offeror for this Contract and acknowledges that any information obtained from the offeror's references will not be disclosed to the offeror.
- 3.7 **Tab 7 Project Approach.** This tab should describe in detail the offeror's proposal for providing the management, programming, maintenance and operation of the 17<sup>th</sup> St. Market solicited by this Request for Proposals. **The Project Approach** should include daily programming, events programming and the operation of Market Days at the 17 St. Market, as well as specifically address Offeror's plan to meet the deliverables outlined in Section 2.14 herein. Project Approach should demonstrate your knowledge of Virginia Alcohol Beverage Control laws as they pertain to events and licensure.
- 3.8 **Tab 8 Subcontracting.** This tab should identify any of the required services that you intend to subcontract, if any, providing the following information:
  - A. Reasons for subcontracting.
  - B. Proposed subcontractor responsibilities.
  - C. Identity of proposed subcontractors including location, relevant personnel and experience, previous use as a subcontractor, and any other relevant supporting information.
- 3.9 **Tab 9 Price**. This tab should include the Offerors' price proposal. The price proposal shall include a lump-sum fixed price and any breakdown of the elements of the price. Any proposed payment schedule based on project milestones shall also be included. This tab should also include a **Project Proforma** listing revenue resources, funding needs, operating

costs and any support funding required of the City of Richmond to deliver offeror's proposed Project Approach.

- 3.9.1 **Separate Envelope.** In a separate sealed envelope labeled "Project Proforma" on the outside, the offeror should submit its proforma tailored to the project approach presented in 3.7 Tab 7.
- 4.0 **Evaluation Criteria.** The Evaluation Committee will use the following evaluation criteria in ranking and selecting offerors for negotiation pursuant to this Request for Proposals:

#### **Available Points**

A. Experience with Similar Projects .......30 Pts.

This criterion considers (i) the offeror's past performance on any City contracts, (ii) the results of reference checks and (iii) the offeror's general and experience in providing the services solicited by this Request for Proposals as set forth in the offeror's proposal.

B. Cost ....... 5 Pts.

As allowed by City Code § 74-71 (e), this criterion considers the price of the services solicited by this Request for Proposals. Offerors will be evaluated on their pricing scheme as well as on their price in comparison to other offerors.

C. Proposed Project Approach and Proforma Evaluation...... 30 Pts.

This criterion considers the extent of the offeror's understanding of this offering and the offeror's ability to deliver a successful project as described by this Request for Proposals.

D Accessibility 5 Pts.

As required by City Code § 74-73, this criterion considers "the degree of accessibility that the contractor will be able to provide to the city officials who will be administering the contract." This criterion recognizes the need for close cooperation and communication between the City and the Contractor in order to achieve the objectives of the contract resulting from this Request for Proposals.

In accordance with City Code § 74-71(e), this criterion considers the offeror's "good faith minority business enterprise and emerging small business participation efforts" as defined in City Code § 74-4. Pursuant to City Code § 74-71(e), an offeror must receive at least 15 points under this

criteria in order to be selected for negotiations, unless granted a waiver by the Chief Administrative Officer. The MBE/ESB participation goal for this contract is <PERCENTAGE>%. See sections 2.1.10 and 2.4 of the Instructions to Offerors and 2.6.2 and 3.9 of the Terms and Conditions for the MBE/ESB provisions.

Total Available Evaluation Points ...... <u>100 Pts.</u>

# **END OF STATEMENT OF NEEDS**