




Staff Report
City of Richmond, Virginia
Planning Commission



UDC 2025-19	Conceptual Review	Meeting Date: 7/15/2025
Applicant/Petitioner	Ryan Rynn / Department of Parks, Recreation & Community Facilities	
Project Description	UDC 2025-19 CONCEPT Location, Character, Extent review for the renovation of the Holly Street Playground, located at 819 Holly Street.	
Project Location		
Address: 819 Holly Street, Richmond, VA		
Property Owner: City Of Richmond Recreation And Parks		
High-Level Details: A Conceptual Master Plan for renovation of the Holly Street Playground. Plans include upgrades to existing amenities, additional play structures, native plantings and community requested features.		
UDC Recommendation	UDC recommends approval, with conditions	
Staff Contact	Ray Roakes, Raymond.Roakes@rva.gov	
Public Outreach/ Previous Reviews	No Previous Review Outreach detailed in Applicant Report.	
Conditions for Approval	<ol style="list-style-type: none"> 1. Final details on outdoor lighting be sensitive to light pollution or dark-skies compliant. 2. Inclusion of permeable hardscape materials where appropriate and as suggested by the Urban Design Guidelines. 	

	<ol style="list-style-type: none"> 3. The re-use of existing materials onsite should be incorporated with the design plans, where feasible. 4. A maintenance plan be submitted during the Final UDC review phase to include landscaping, sustainability features, public spaces, and splash-pad. 5. The Applicant incorporate public art, where feasible. 6. Applicant to explore additional shade features, specifically around the proposed play area, for final review. 7. Applicant to consider fencing material options for final review.
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Findings of Fact

Site Description	<p>The Holly Street Playground is a 1.1-acre site in the Oregon Hill Neighborhood.</p> <p>The site currently includes play equipment, sports courts, and open space.</p>
Scope of Review	The project is subject to Location, Character, and Extent review under Section 17.07 and design recommendations under Section 17.05 of the Richmond City Charter.
Prior Approvals	N/A
Project Description	<p><u>The Applicant States:</u></p> <p><i>Holly Street Playground is 1.126 acre park nested into the southeast corner of the Oregon Hill Neighborhood. While generally maintained and well-loved by neighborhood residents, the park needs upgrades. Funding was provided through council allocation in the approximate amount of \$400K to make community-approved upgrades. From June 2024 through June of 2025 a plethora of community engagement activities, surveys, charettes, feedback sessions and meetings were held to discuss the priorities of park users. Details of these meetings are included in the attached packet along with pictures, survey results, timelines, and the progress of renderings to the conceptual master plan. On June 17th, 2025 – the Friends of Oregon Hill Parks (a 40+ member committee that works under the Oregon Hill Neighborhood Association) voted unanimously to support the attached conceptual plans for Holly Street Playground.</i></p> <p><u>Staff Review:</u></p> <p>The proposed renovation includes a revised entry plaza, new playground, splash pad, “skateboard nook,” and resurfaces sports court. Structured shade and new shade trees are also proposed.</p> <p>Part of the site is below the grade of the adjacent street, ADA access is proposed to be improved.</p> <p>Staff supports the proposal, renovating an important space for the surrounding neighborhood.</p> <p>Note: The UDC received one letter from the community at the time of writing this report.</p> <p><u>Staff Recommendation:</u></p> <p>Staff recommends approval with the following conditions:</p> <ol style="list-style-type: none"> 1. Final details on outdoor lighting be sensitive to light pollution or dark-skies compliant. 2. Inclusion of permeable hardscape materials where appropriate and as suggested by the Urban Design Guidelines.

3. The re-use of existing materials onsite should be incorporated with the design plans, where feasible.
4. A maintenance plan be submitted during the Final UDC review phase to include landscaping, sustainability features, public spaces, and splash-pad.
5. The Applicant incorporate public art, where feasible.

UDC Review

The UDC discussed the details of the proposed skateboard nook, the color of the playground ground material, pervious surfaces and hardscaping, fencing, landscaping maintenance issues, ADA accessibility,

Concern was raised for the layout of the entrance and fencing, balance of hardscaping and green space.

Significant public comment was received in person at the meeting as well as letters provided for the record.

UDC Recommendation

The UDC recommended approval with conditions:

8. Final details on outdoor lighting be sensitive to light pollution or dark-skies compliant.
9. Inclusion of permeable hardscape materials where appropriate and as suggested by the Urban Design Guidelines.
10. The re-use of existing materials onsite should be incorporated with the design plans, where feasible.
11. A maintenance plan be submitted during the Final UDC review phase to include landscaping, sustainability features, public spaces, and splash-pad.
12. The Applicant incorporate public art, where feasible.
13. Applicant to explore additional shade features, specifically around the proposed play area, for final review.
14. Applicant to consider fencing material options for final review.