



VCU

Virginia Commonwealth University

VCU Standard Streetscape Encroachment Package - Revised

Application for Urban Design Committee

Submission Date: April 13, 2023

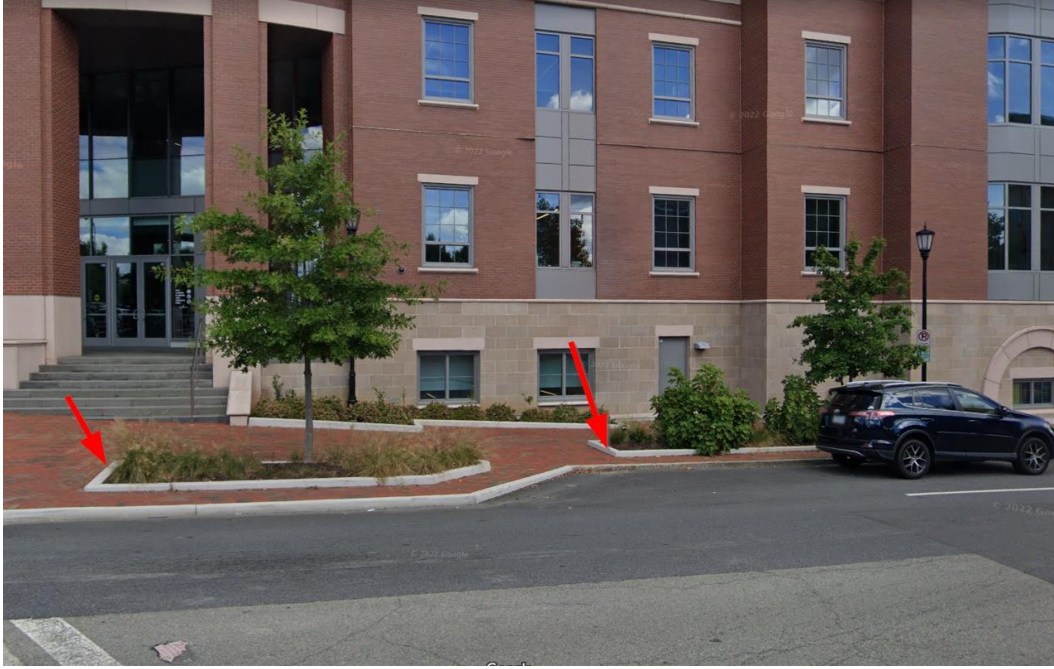
UDC Review Date: May 4, 2023

Detailed Narrative:

- Objective: Virginia Commonwealth University wishes to revise the VCU Standard Streetscape Encroachment Package that was approved by the City of Richmond Urban Design Committee in 2016. VCU wishes to align the encroachment standards with recently completed and future projects that impact the Right of Way.
- History: In June of 2016, the UDC approved the VCU Standard Streetscape Encroachment Package. This document set the VCU Campus standards for streetscape improvements which has guided projects on the Monroe Park and MCV Campus. The standards included design guidelines for sidewalk brick paving at different locations on both campuses, tree well sizing & configuration, ADA paving details, and standard street lighting. At that time, VCU had numerous projects on both campuses that came through the UDC for essentially the review of the same details. The approval of these standards created a package that created a compliance path that could be reviewed administratively by the UDC Secretary.
- 2023 Revisions: The revisions being proposed to the 2016 standards pertain to modifying the standard tree well design to better align to the increased tree well size that the City of Richmond has implemented on West Broad Street as well as implementing a raised border curb around the tree well that has been approved on recent projects on VCU's Monroe Park Campus. The increased tree well size improves the health of street trees and deters pedestrians from crossing the street mid block. The raised curb helps keep sidewalk salt out of the tree wells.

VCU Monroe Park Campus Precedents:

VCU Engineering Research Building side walk tree wells (UDC 2016-21 V.1). Pictured below are the enlarged street tree wells with the raised curb border at east side of West Cary Street and North Belvidere Street.



Linden Street (UDC 2016-21 V.1) Pictured below are the enlarged street tree wells with the raised curb border at east side of west side of North Linden Street near Floyd Ave.





VCU

VIRGINIA COMMONWEALTH UNIVERSITY

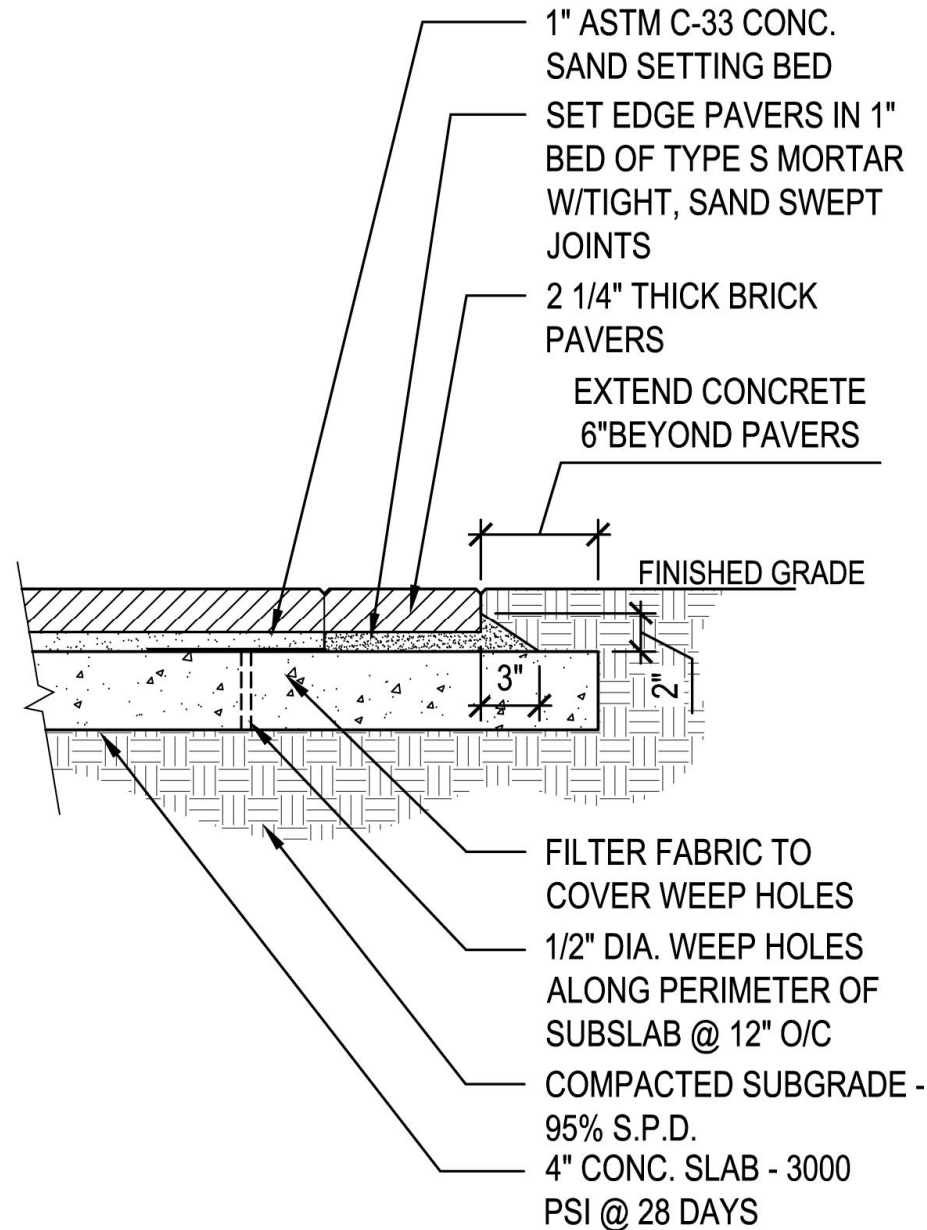
VCU Standard Streetscape Encroachment Package

Submitted for the consideration of the Urban Design Committee

June 9, 2016

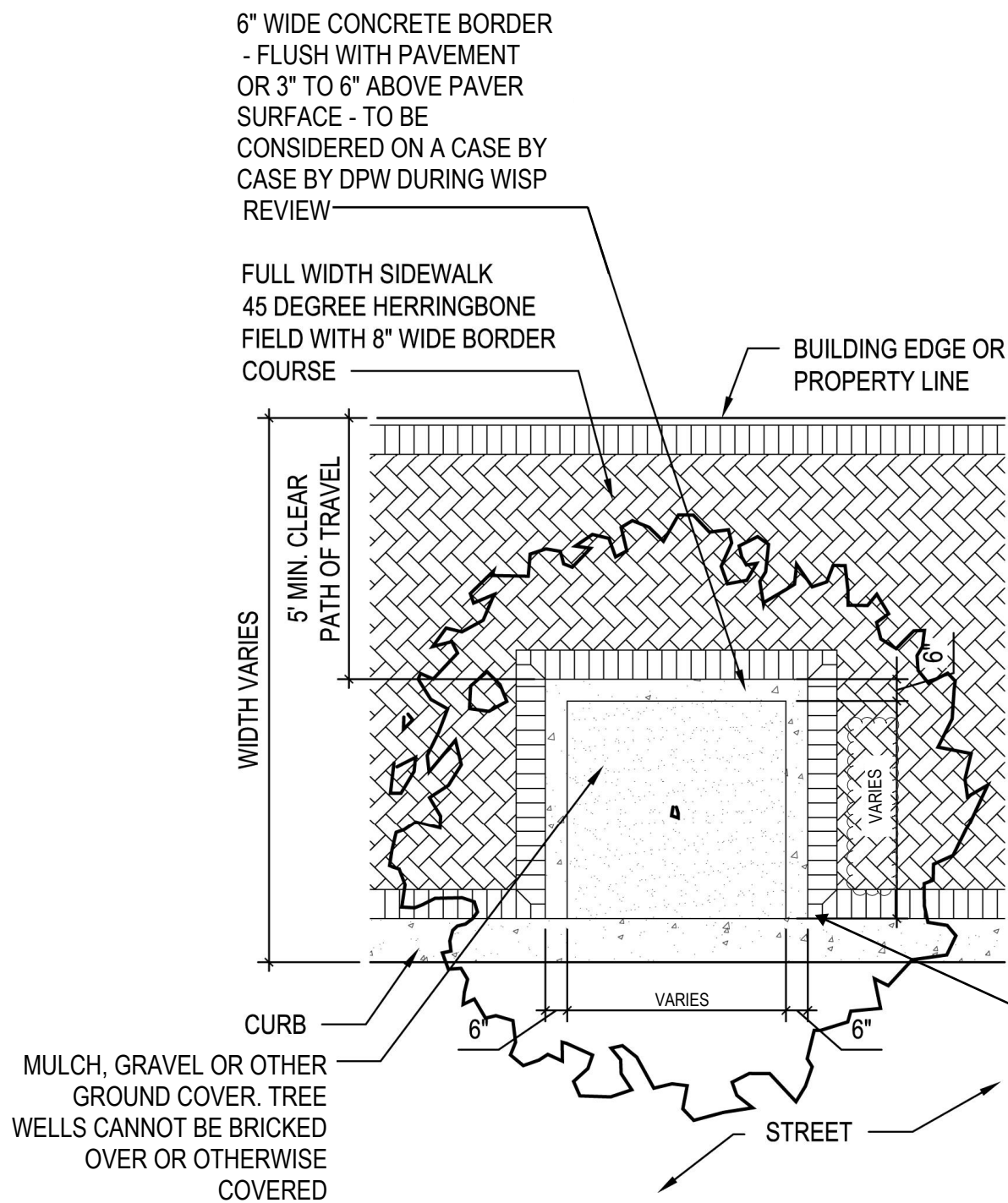
March 21, 2023 - Revised

ALL DETAILS MUST COMPLY WITH CITY OF RICHMOND BETTER STREETS MANUAL, APPLICABLE ADA GUIDELINES AND THE PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) -- ALL DESIGNS ARE SUBJECT TO THE CITY OF RICHMOND DEPT. OF PUBLIC WORKS (DPW) REVIEW DURING THE WORK IN STREETS PERMIT (WISP) APPLICATION REVIEW



Typical Brick Paver Section in Pedestrian Areas

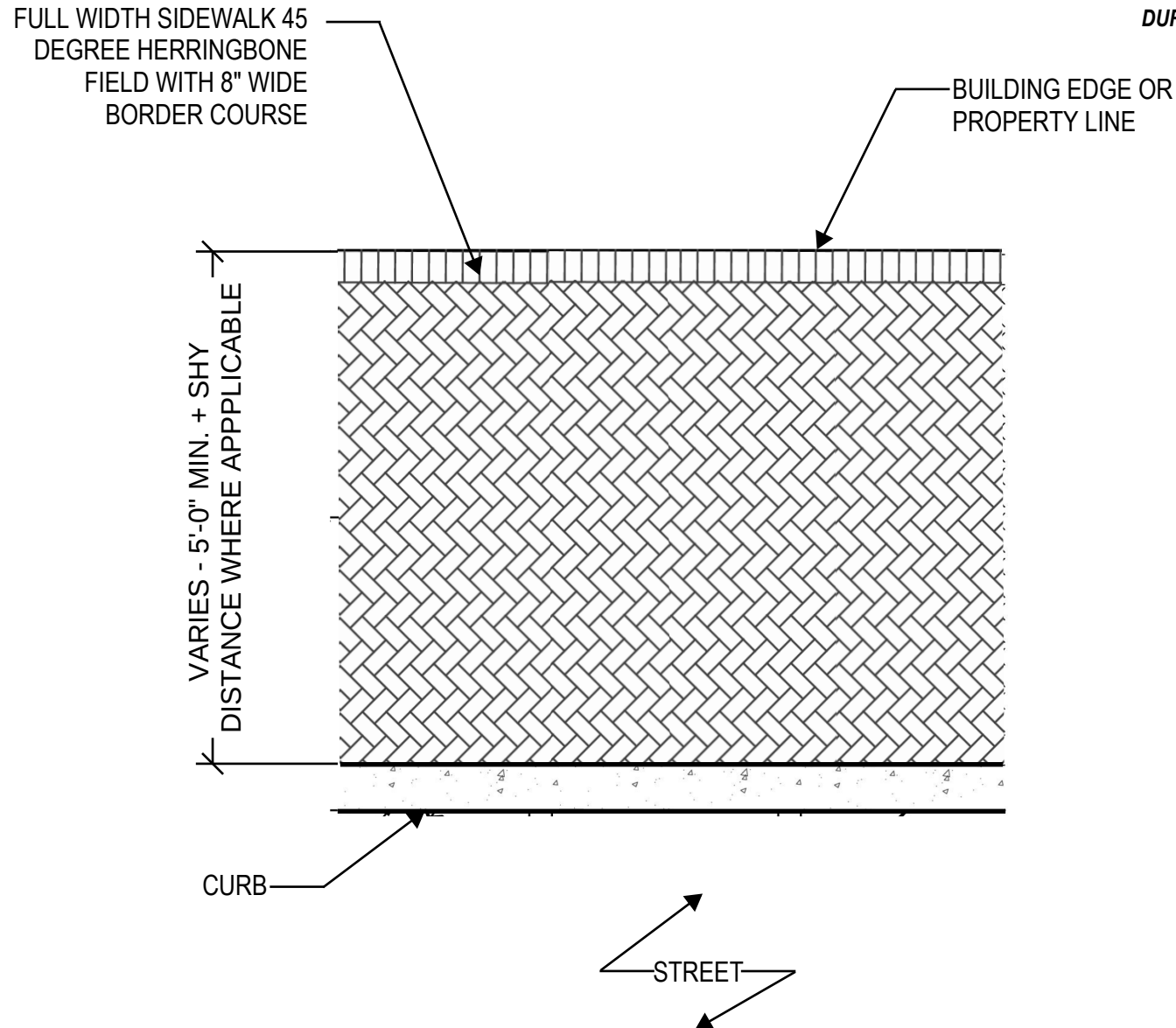
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WHEN A RAISED CONCRETE BORDER CURB OCCURS ADJACENT TO STREET PARKING, THE PLANTER SHALL MOVED +/- 24" AWAY FROM THE STREET CURB TO PROVIDE CAR DOOR OPERATING CLEARANCE

Typical Brick Paver at Sidewalk Paving with Street Tree Planter

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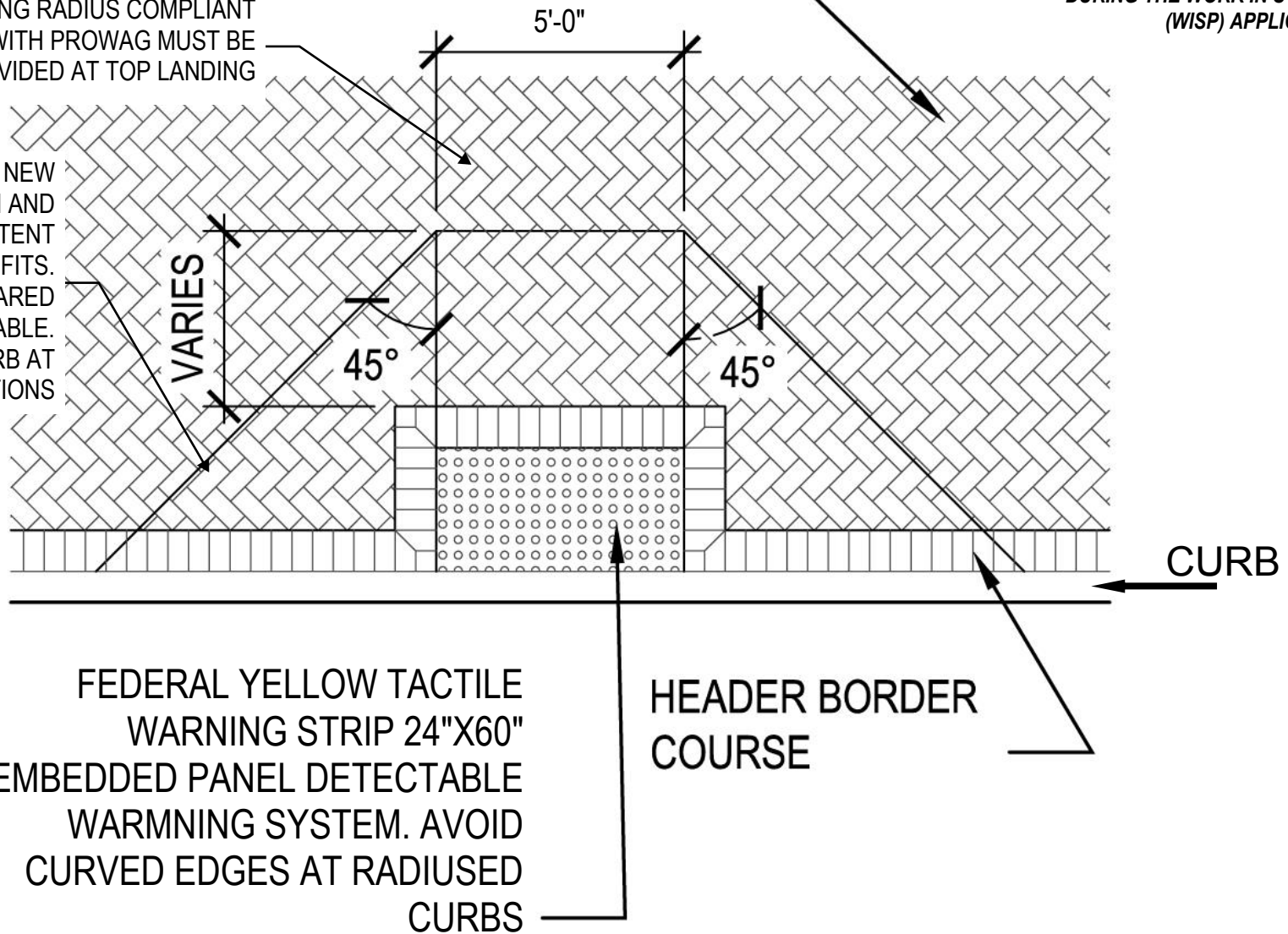
Typical Brick Paver Sidewalk Paving Plan

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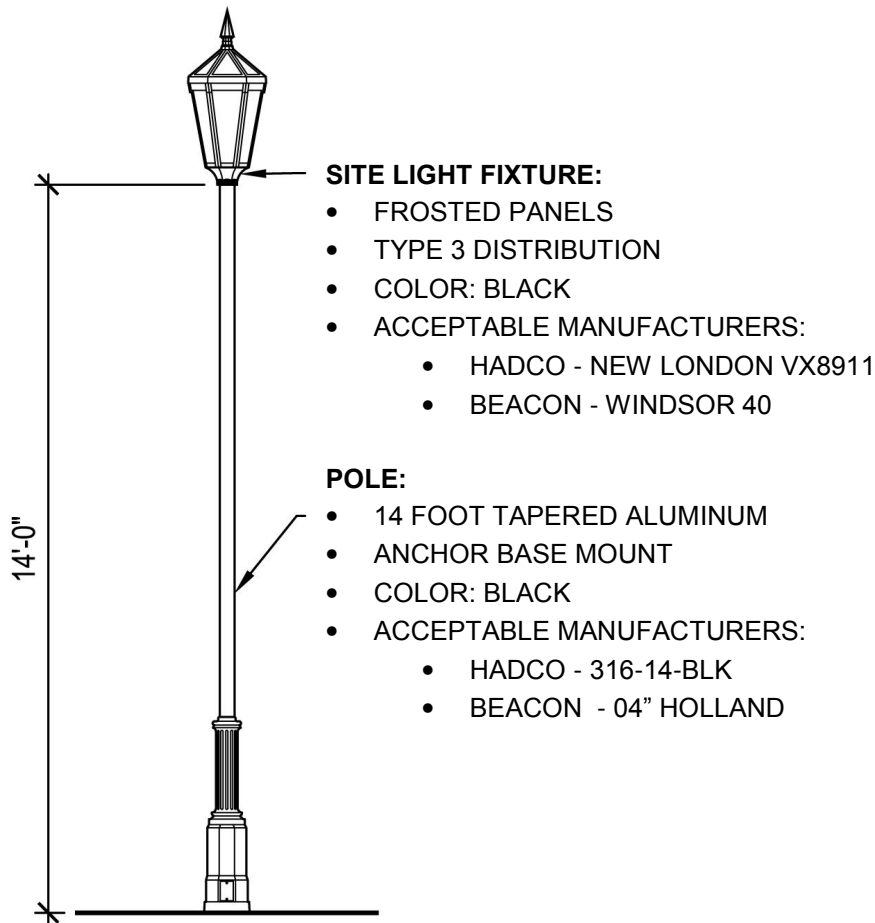
HERRINGBONE FIELD PATTERN

A TURNING RADIUS COMPLIANT WITH PROWAG MUST BE PROVIDED AT TOP LANDING

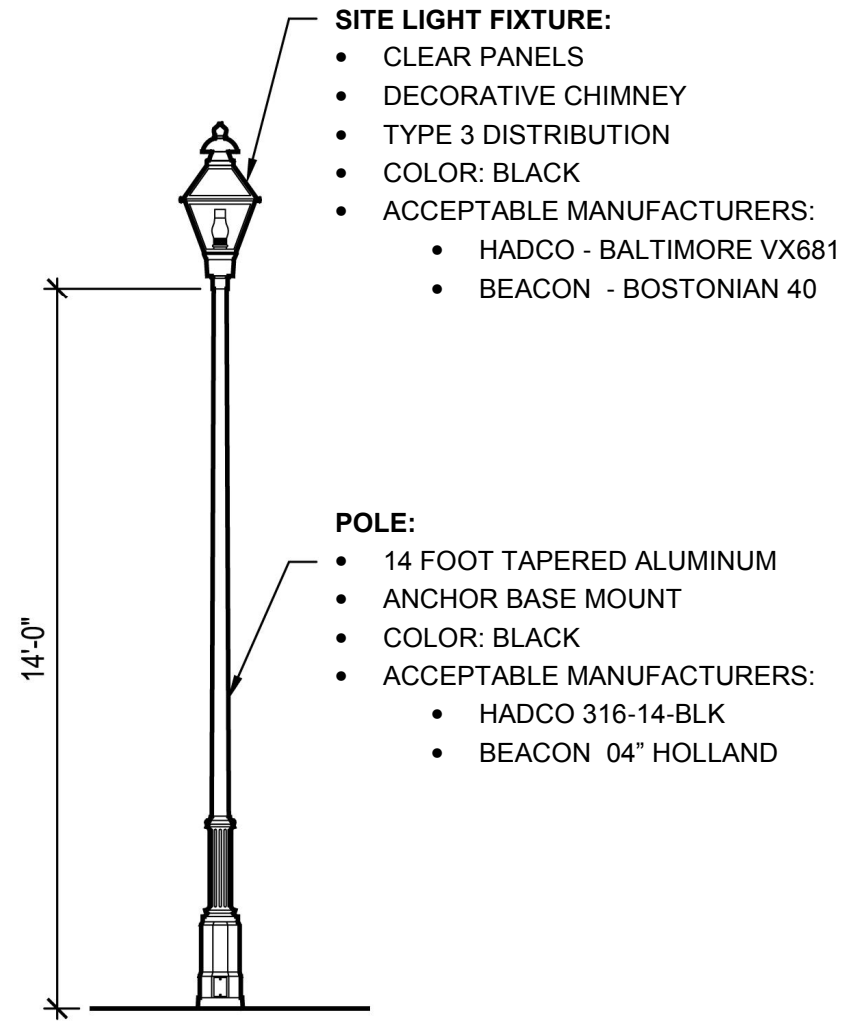
10% MAX SLOPE AT NEW CONSTRUCTION AND COMPLIANCE TO THE EXTENT PRACTICABLE AT RETROFITS. BRICK OR CONCRETE FLARED RAMP SIDES ARE ACCEPTABLE. AVOID VERTICAL CURB AT TIGHT CONDITIONS



Typical ADA Paving Plan



Typical Street Light, Monroe Park Campus



Typical Street Light, M.C.V. Campus