



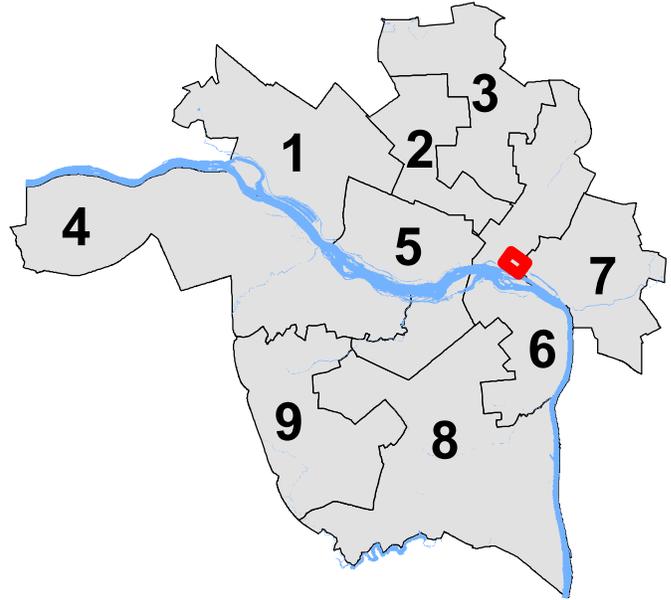
City of Richmond Department of Planning & Development Review

Location, Character, and Extent

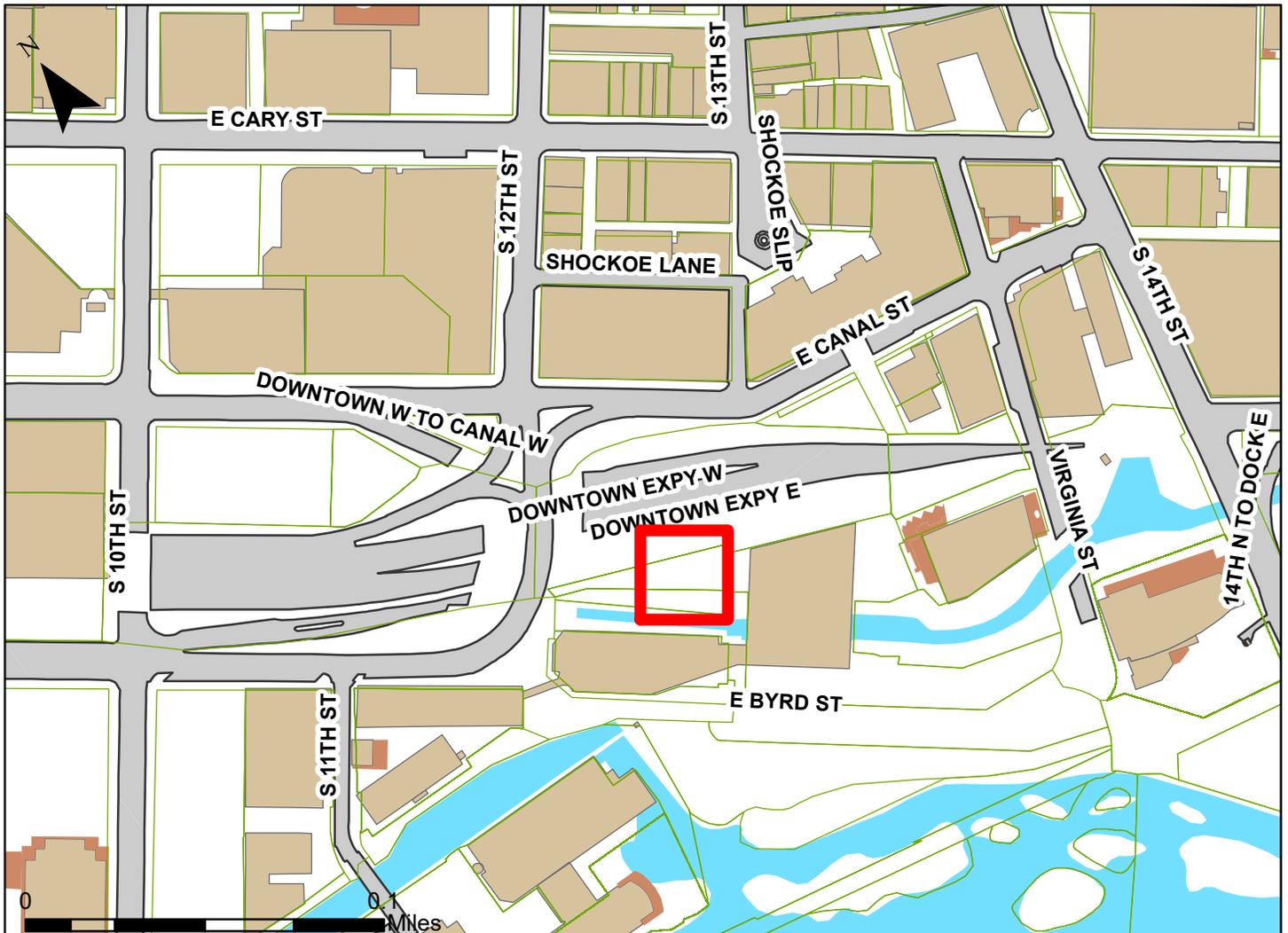
LOCATION: Canal Walk at 13th Street

COUNCIL DISTRICT: 6

PROPOSAL: Final review of Tidewater Locks stair replacement.



*For questions, please contact Alex Dandridge
at 646-6569 or alex.dandridge@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

<https://www.rva.gov/planning-development-review/urban-design-committee>



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 an 11 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.



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Submission Requirements

- An electronic copy (PDF preferred) of all application materials, which can be emailed, or delivered by FTP or USB.
- Three (3) copies of the application cover sheet and all support materials (see below).
- Plan sheets should be 11" x 17", folded to 8 1/2" x 11". If it is not possible to scale plans to these dimensions, please provide one set of larger, scaled plans.
- All applications must include the attached cover sheet and the following support materials, as applicable to the project, based on Review Type:

Conceptual Review:

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas, and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan which shows the general location and character of plant materials and notes any existing tree to be removed.

Final Review:

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program, and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas, and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type, and location must be noted on the landscape plan.
- The location of all lighting units should be noted on a site plan, including wall-mounted, site, and parking lot lighting. Other site details such as benches, trash containers, and special paving materials should also be located. Include specification sheets for each item.
- Samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint, and stain colors. When an actual sample cannot be provided, a product information sheet that shows the item or a photo of an existing item may be substituted.

Review and Processing

- Once an application is received, it is reviewed by Staff, who compiles a report that is sent to the UDC.
- A copy of the report and the meeting agenda will be sent to the applicant prior to the meeting.
- At the UDC meeting, the applicant or a representative should be present or the application may be deferred to the next regularly scheduled meeting. It is also strongly suggested that a representative of the City Agency which will have final responsibility for the item be present at the meeting (if the applicant and the representative are not the same).
- Once the UDC recommends action on the application, it is automatically placed on the agenda for the next City Planning Commission (CPC) meeting. Exceptions to this are encroachment applications, recommendations for which are forwarded to the Department of Public Works.
- At the CPC meeting, the applicant or a representative should be present, or the application may be deferred to the next regularly scheduled meeting.



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Regular meetings are scheduled on the Thursday after the first Monday of each month at **10:00 a.m. in the 5th floor conference room of City Hall, 900 E. Broad Street**. Special meetings are scheduled as needed.

Meeting Schedule 2021

UDC Meetings	UDC Submission Deadlines	Anticipated Date of Planning Commission Following the UDC Meeting
December 10, 2020	November 12, 2020	December 21, 2020
January 7, 2021	December 17, 2020	January 19, 2021 ¹
February 4, 2021	January 14, 2021	February 16, 2021 ²
March 4, 2021	February 11, 2021	March 15, 2021
April 8, 2021	March 11, 2021	April 19, 2021
May 6, 2021	April 15, 2021	May 17, 2021
June 10, 2021	May 13, 2021	June 21, 2021
July 8, 2021	June 17, 2021	July 19, 2021
August 5, 2021	July 15, 2021	August 16, 2021 ³
September 9, 2021	August 12, 2021	September 20, 2021
October 7, 2021	September 16, 2021	October 18, 2021
November 4, 2021	October 14, 2021	November 15, 2021
December 9, 2021	November 10, 2021 ⁴	December 20, 2021 ⁵

¹ Monday January 18, 2021 is a City of Richmond Holiday

² Monday February 15, 2021 is a City of Richmond Holiday

³ This meeting is subject to cancellation. If so, Planning Commission hearing would be Tuesday September 7, 2021.

⁴ Thursday November 11, 2021 is a City of Richmond Holiday.

⁵ This meeting of the Planning Commission is subject to cancellation.

The Richmond Urban Design Committee is an 11 member advisory committee created by City Council in 1968. Its purpose is to advise the City Planning Commission on the design of City projects. The Urban Design Committee reviews projects for appropriateness in "location, character, and extent" and for consistency with the City's Master Plan and forwards recommendations to the City Planning Commission. The Urban Design Committee also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

For more information, please contact the Planning and Preservation Division staff at (804) 646-6335 or Alex Dandridge at (804) 646-6569 or at alex.dandridge@richmondgov.com.

Tidewater Locks Stair Replacement Project
Project Narrative
April 2021

The Tidewater Connection Locks are an important historical asset to Richmond. Here is some brief history from the Venture Richmond website:

Richmond, lying on the fall line of the James River, was destined for a history steeped in canal navigation. George Washington, a staunch proponent of canal transportation, appeared before the Virginia General Assembly in 1784 to support legislation to create a waterway to bypass the falls. By linking the James River with the Kanawha River in western Virginia, which in turn flowed into Ohio, he hoped to improve transportation and trade with the western region. In 1785, the state incorporated the James River Company, with Washington as the honorary president. The James River Company set to work constructing the first towpath canal system in North America. The first section of the canal system to be completed circumvented the seven-mile falls near Richmond.

By 1800, the Great Basin was situated in the heart of the city. Partially located under the present-day James Center, the basin was a hub of activity surrounded by mills and warehouses. The Tidewater Connection was completed in 1822, and boats could enter the canal below the falls. Wooden locks and the Richmond Dock connected the lower James to the Great Basin via canal to the upper James. The locks, however, would soon decay and be replaced.

By 1840, canal construction was completed from Richmond to Lynchburg and by 1851 had reached what would be its final destination — Buchanan in Botetourt County. At this point, the canal system spanned 197 miles. Finally, 1854 brought improvements to the Tidewater Connection: five granite locks (the fourth and fifth still exist near the intersection of 12th and Byrd Streets) and turning basins between 9th and 14th Streets; the Richmond Docks, located between 14th and Pear Streets; and the Great Ship Lock near Dock and Pear Streets.

Canals and the locks that raised boats from one water level to the next were considered among the greatest engineering feats of their time. Only two of Richmond's canal locks remain. Preserved by the Reynolds Metal Company, these locks connected the Great Basin, between 8th and 11th Streets, with the Richmond dock at 14th Street. The locks are visible from two spots along the Canal Walk, and this is the site of the proposed project.

Currently, the locks are accessed on foot using wooden stairs that abut the retaining wall that supports the hillside. The retaining wall itself is beginning to degrade, causing a safety issue and the stairs will need to be relocated. Our proposal is to move the stairs to the Canal Walk from where they sit currently on 13th Street just a few yards south. Rather than switching back directly to the north side of the Canal Walk, the stairs will first land on the surface between the Tidewater Connection Locks, where a wooden deck will be constructed. The deck will include benches and landscaping, as per the attached plan. Future improvements to this new “place” on the Canal Walk will include interpretive signage and a public art component (for future review).

From the deck, a connection will be built to the lower stretch of stairs that can be preserved from the existing stairway, providing access to the Canal Walk at the same point that exists today.

Venture Richmond is responsible for operating and maintaining the Canal Walk and because this is an impending safety issue, the stairs need to be replaced regardless. Our preference is to keep the retaining wall in place pending future development in this area, but to construct the new stairs and deck as soon as possible. Construction will be performed by Venture Richmond contractors and will be funded by Venture Richmond at an estimated cost of \$25,000.



LEGEND

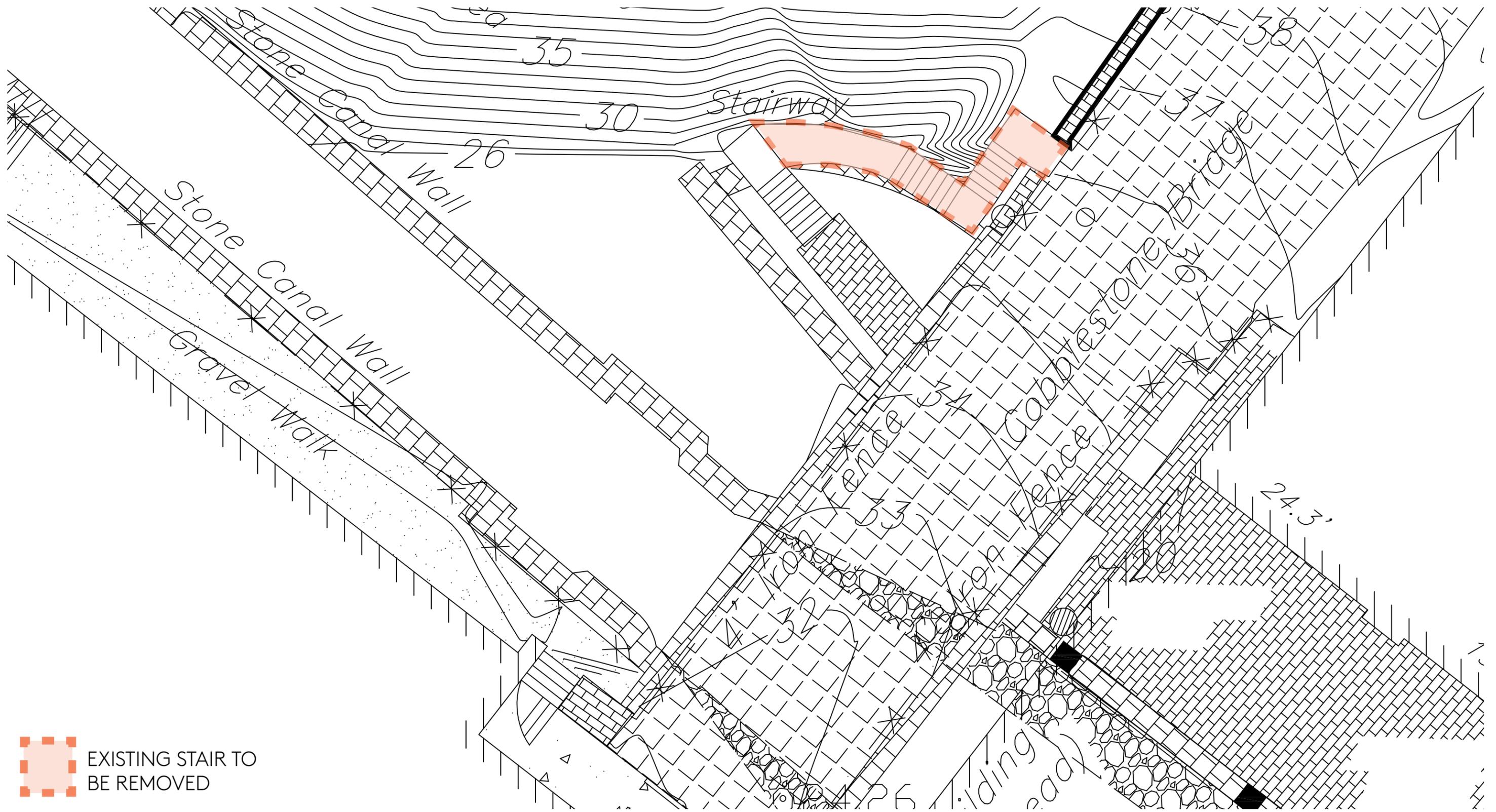
Project Area

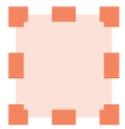
NOTES

- 1 Existing Stair Location
- 2 RMA Parking Lot
- 3 Tidewater Locks (Kanawha Canal)
- 4 Pipeline Overlook Access
- 5 Christopher Newport Cross
- 6 Floodwall
- 7 Haxall Canal
- 8 The Locks Apartments
- 9 Reynold Warehouse Bldg. (City Canal Walk runs underneath)
- 10 Kanawha Canal
- 11 Power Plant Bldg.

SITE LOCATION





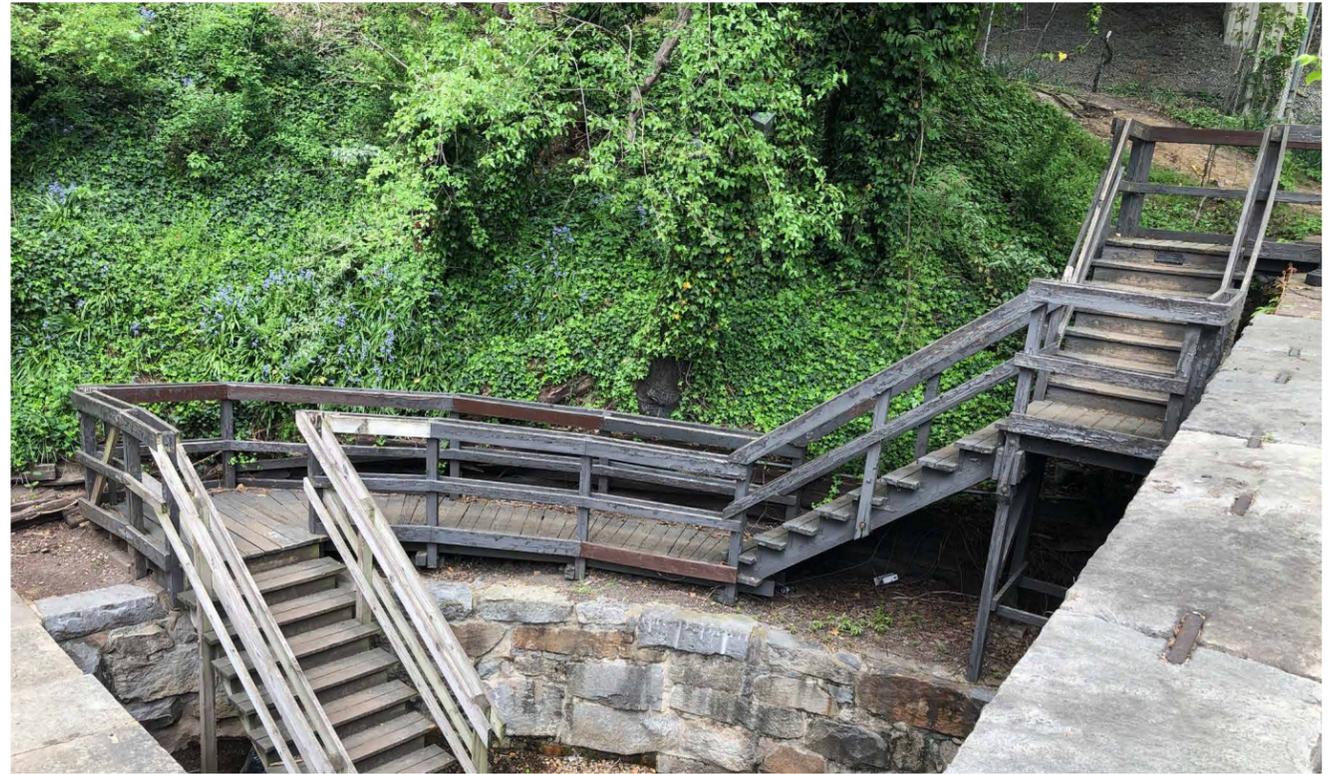
 EXISTING STAIR TO BE REMOVED

SITE SURVEY

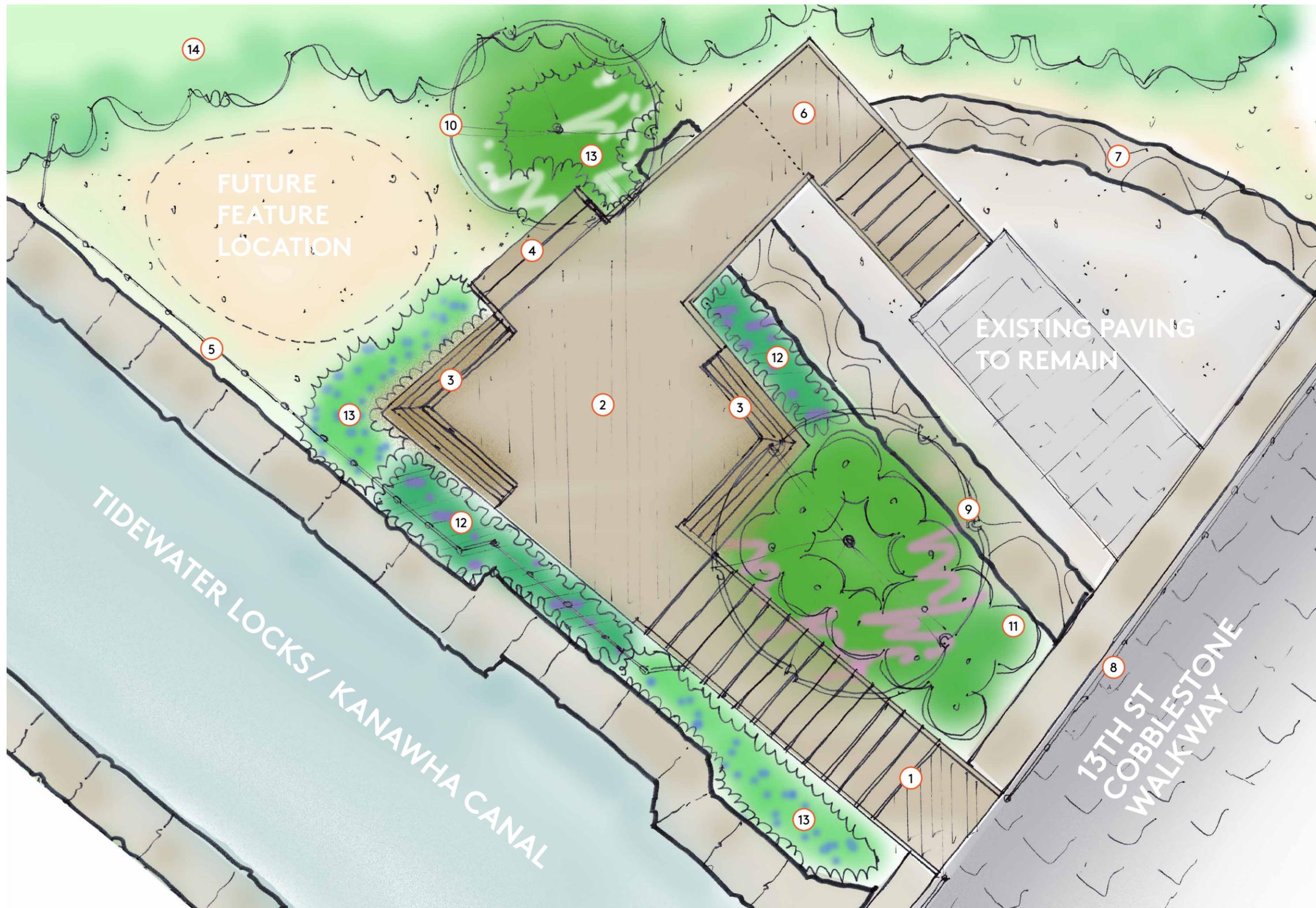




SITE PHOTOS

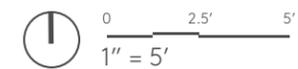


SITE PHOTOS



LEGEND

- 1 Wood stair access - 5' wide, 6" risers, 12" treads, wood handrail/guardrail
- 2 Wood deck with benches - +/-10" above existing grade, set elevation to tie into existing stair landing, +/-275 SF
- 3 Built-in benches - sloped backs
- 4 Steps down to natural area
- 5 Safety railing at canal - match existing
- 6 Existing stair landing - upgrade handrails to match new
- 7 Stone wall - will be exposed once existing stair is removed
- 8 Existing railing to remain
- 9 Redbud tree
- 10 Serviceberry tree
- 11 Virginia Sweetspire
- 12 Blue Flag Iris
- 13 Blue Ice Amsonia
- 14 Wooded hillside to remain



PROPOSED STAIR AND DECK





Amsonia x hybrida 'Blue Ice' - AMSONIA 'BLUE ICE' - NATIVE GROUNDCOVER



Iris versicolor - BLUE FLAG IRIS - NATIVE - OFFICIAL FLOWER OF RICHMOND



Itea virginica 'Sprich' LITTLE HENRY - VIRGINIA SWEETSPIRE - NATIVE SHRUB



Cercis canadensis - REDBUD - NATIVE UNDERSTORY TREE - SPRING + FALL IMAGES SHOWN ABOVE



Amelanchier x grandiflora 'Autumn Brilliance' - SERVICEBERRY - NATIVE UNDERSTORY TREE - SPRING + FALL IMAGES SHOWN ABOVE

PLANT PALETTE



DECK BENCH SEATING - KEEP OPEN SLATS FOR VISIBILITY THROUGH BENCHES FOR SAFETY - PROVIDE BACKS FOR COMFORT AND TO ENCOURAGE USE



WOODEN STAIR AND RAILING - UPGRADE EXISTING RAILINGS AS NEEDED TO MEET BUILDING CODE FOR GUARDRAILS



GRAY STAIN/SEALANT ON ALL WOOD TO BLEND WITH EXISTING STONE WALLS



METAL RAILINGS ALONG CANAL EDGE FOR SAFETY - REPURPOSE OR MATCH EXISTING ADJACENT METAL CANAL RAILINGS

MATERIALS