



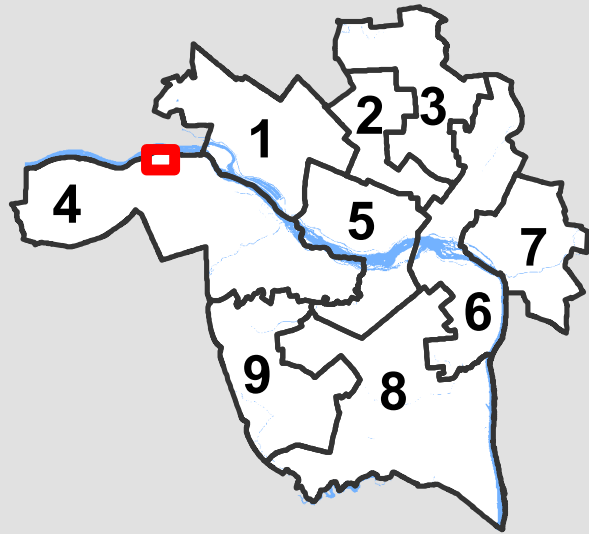
# City of Richmond Department of Planning & Development Review

## Location, Character, and Extent

**LOCATION:** 8536 Riverside Dr.

**COUNCIL DISTRICT:** 4

**PROPOSAL:** The application is for the conceptual location, character, and extent review of a proposed ramp and associated site amenities for ADA compliant accessibility to the James River.



*For questions, please contact Josh Son  
at 646-3741 or [joshua.son@richmondgov.com](mailto:joshua.son@richmondgov.com)*





## Application for URBAN DESIGN COMMITTEE Review

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

<http://www.richmondgov.com/CommitteeUrbanDesign>

### Application Type

- Addition/Alteration to Existing Structure  
 New Construction  
 Streetscape  
 Site Amenity (Accessibility for Recreation)

- Encroachment  
 Master Plan  
 Sign  
 Other

### Review Type

- Conceptual  
 Final

Project Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: \_\_\_\_\_ Email: \_\_\_\_\_

City Agency: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

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.**

### 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.



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March 14, 2018

## **Huguenot Flatwater Accessible Ramp**

Urban Design Committee Narrative

### **Purpose of Project:**

The purpose of this project is to provide people of all abilities with access to the south bank of the James River in the City's western end. This accessible ramp will comply with ADA standards and will complement the existing boat slide at the Huguenot Flatwater Park, maintained by the James River Park System.

### **Project Background:**

Huguenot Flatwater Park is part of the greater James River Park System, which eclipsed 1.8 million visitors in attendance for 2017. As the park attendance grows annually, so does the demand for accessible routes, amenities, and river access. Huguenot Flatwater Park, just upstream from the Huguenot bridge, is host to a gravel parking lot, porta-jon, trash and recycling containers, park map, multi-use trails, and a small boat slide with stair access to the James River. The park is used most by paddle sports and biking enthusiasts seeking adventure on the river, surrounding trails, and roads.

Several local organizations such as Sportable currently use the park for accessible kayaking programs. The means for getting those with disabilities and their vessels down the 15' embankment and into the river poses a significant challenge. Creating a ramp here will meet the needs of these programs and also serve able bodied individuals with easier access to the river.

Meeting the needs of those with disabilities in a unique situation like this is not always spelled out perfectly in the ADAAG. The design team worked closely with the coordinator for the accessible paddle sports program and defined the spatial and tactile needs for the ramp. The design submitted to the UDC is a direct result of the feedback received from those who will most benefit from the construction of this ramp.

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

The budget or construction estimate for this project has not yet been completed. Funding is anticipated to come from a variety of sources including private and corporate donors. Grant opportunities like the Virginia Land Conservation Fund or other accessibility related grants may be pursued to capture additional funding to construct the park if necessary.

**Description of Construction Program:**

In order to make way for the new ramp, four trees, thirteen shrubs, and various vines and scrub vegetation will need to be removed. The total tree diameter of the four trees removed equals 73". DEQ's Riparian Buffers Modification and Mitigation Manual dictates that projects replace every 4" of trees removed with 1" diameter of new trees. This equates to planting 18.25" diameter of trees to off-set what is removed. The landscape plan proposes to replace 7.5" of trees directly on site and will work with the park system to find the most suitable location for the additional 10.75" of trees within the riparian area nearby. All proposed plants are native and there are no invasive species specified.

Erosion and sediment control measures will ensure that the construction program does not impact downstream water quality and will comply with all know regulations. Disturbance will be limited to only the area necessary for the construction program. Due to the difficulty of installing treatment facilities within the flood-prone portion of the river, credits for meeting stormwater management requirements will be purchased by the city.

Designing a facility along the riverfront intended to be frequently flooded also comes with challenges and added expense. The ramp and its sub-structure is being designed by a structural engineer to be tied down into the ground with a deep reinforced foundation, much like the accessible ramp that can be seen on Belle Isle. Materials for this project will consist of some standard concrete at the top of the entrance to the ramp, which will transition to exposed aggregate for the entirety of the ramp. Boulders stockpiled elsewhere throughout the James River Park System will be placed strategically along the ramp and anchored into the concrete below. A black aluminum handrail will be drilled and epoxied into the boulders to meet accessibility guidelines. Aluminum has been chosen for its affordability and ease of replacement should a flood damage part of the railing.

**Anticipated Construction Start Date:**

TBD – Assuming design is completed in May of 2018 and the project is funded by Fall of 2018, construction could start as soon as late Fall of 2018. This all depends on securing the proper funding.



goal: river access for everyone



existing parking lot drop-off



top of existing boat slide area



existing boat slide

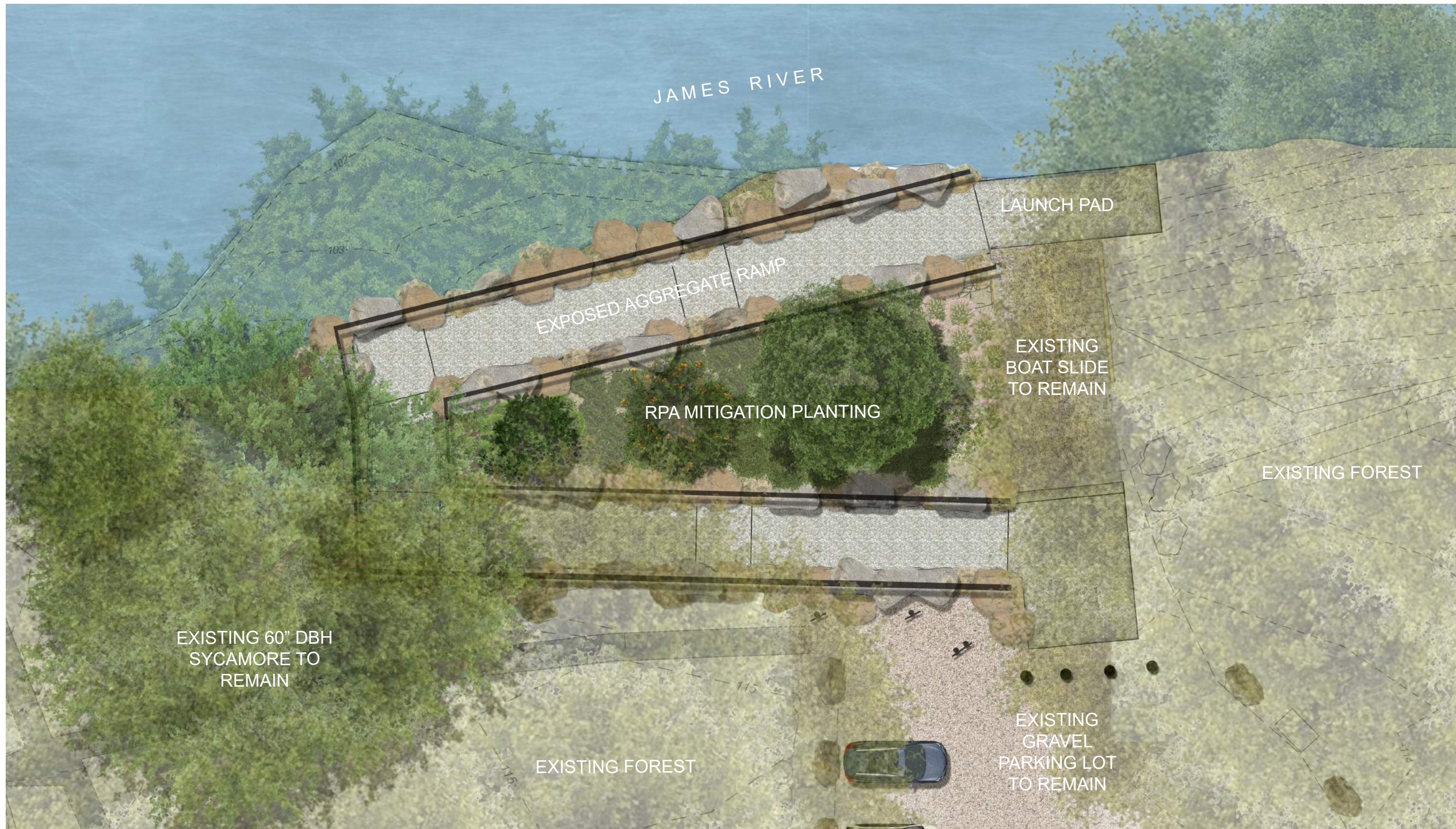


viewshed down river

# HUGUENOT FLATWATER ACCESSIBLE RAMP

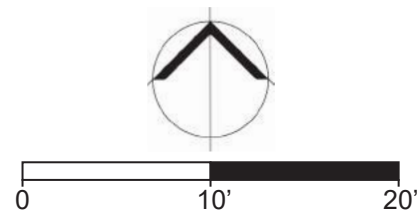
CONCEPT PLAN



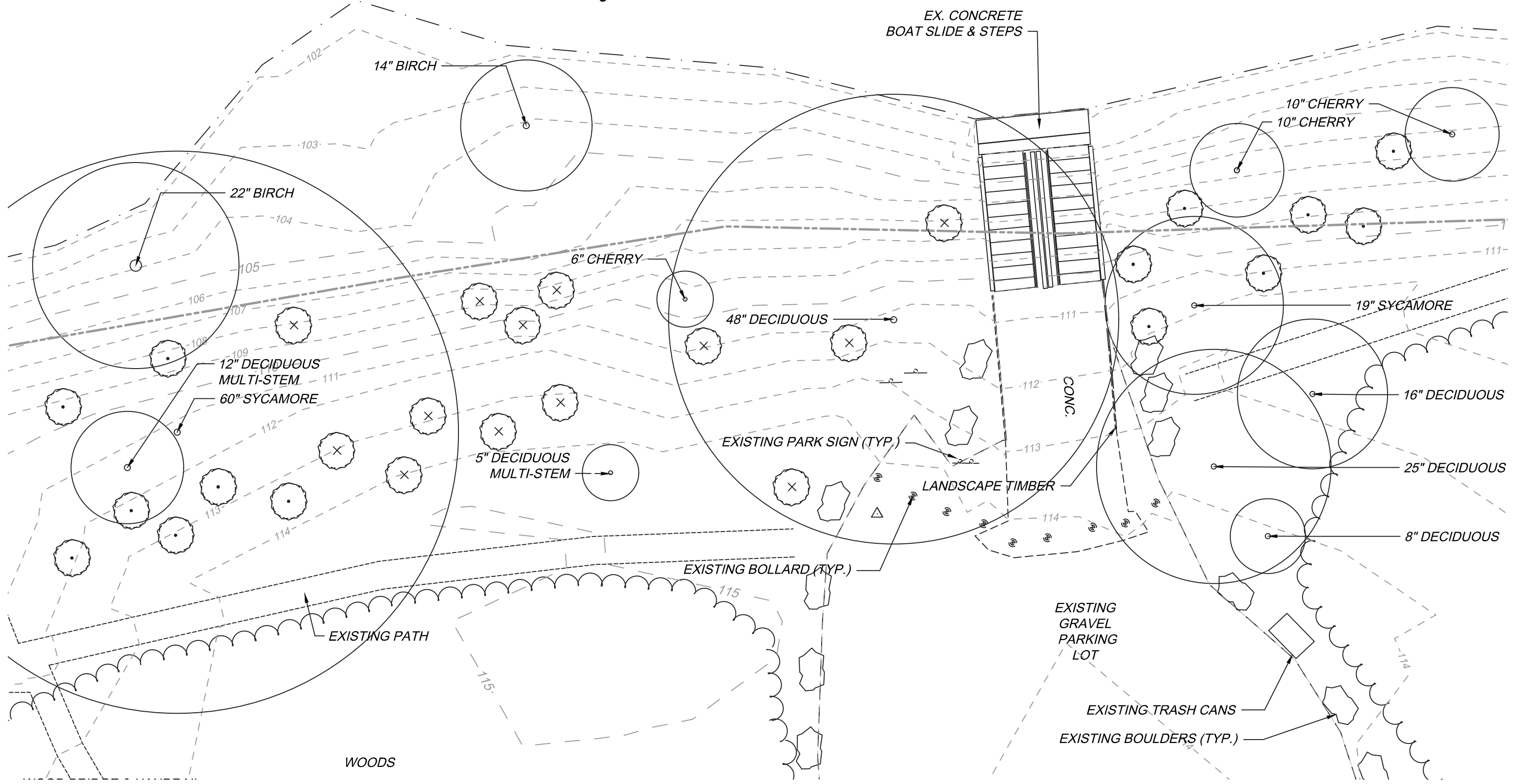


# HUGUENOT FLATWATER ACCESSIBLE RAMP

PLAN RENDERING

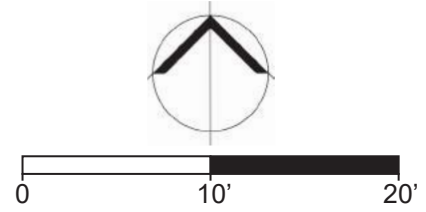


# JAMES RIVER







## HUGUENOT FLATWATER ACCESSIBLE RAMP

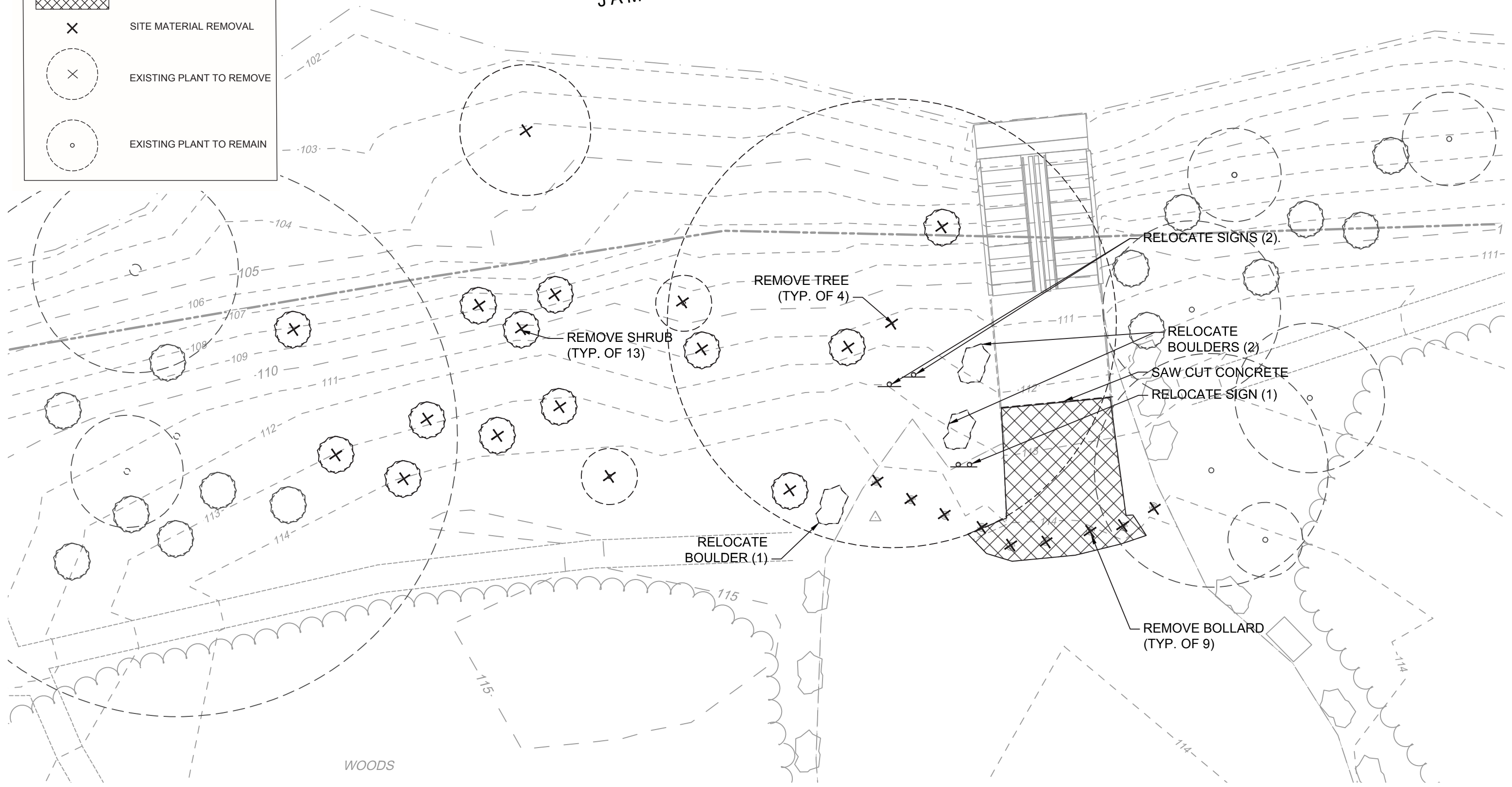
EXISTING CONDITIONS



**LEGEND**

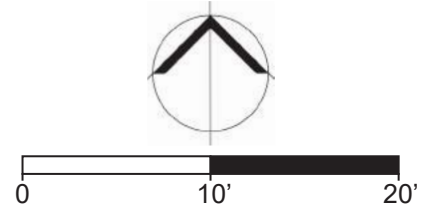
-  CONCRETE REMOVAL
-  SITE MATERIAL REMOVAL
-  EXISTING PLANT TO REMOVE
-  EXISTING PLANT TO REMAIN

JAMES RIVER

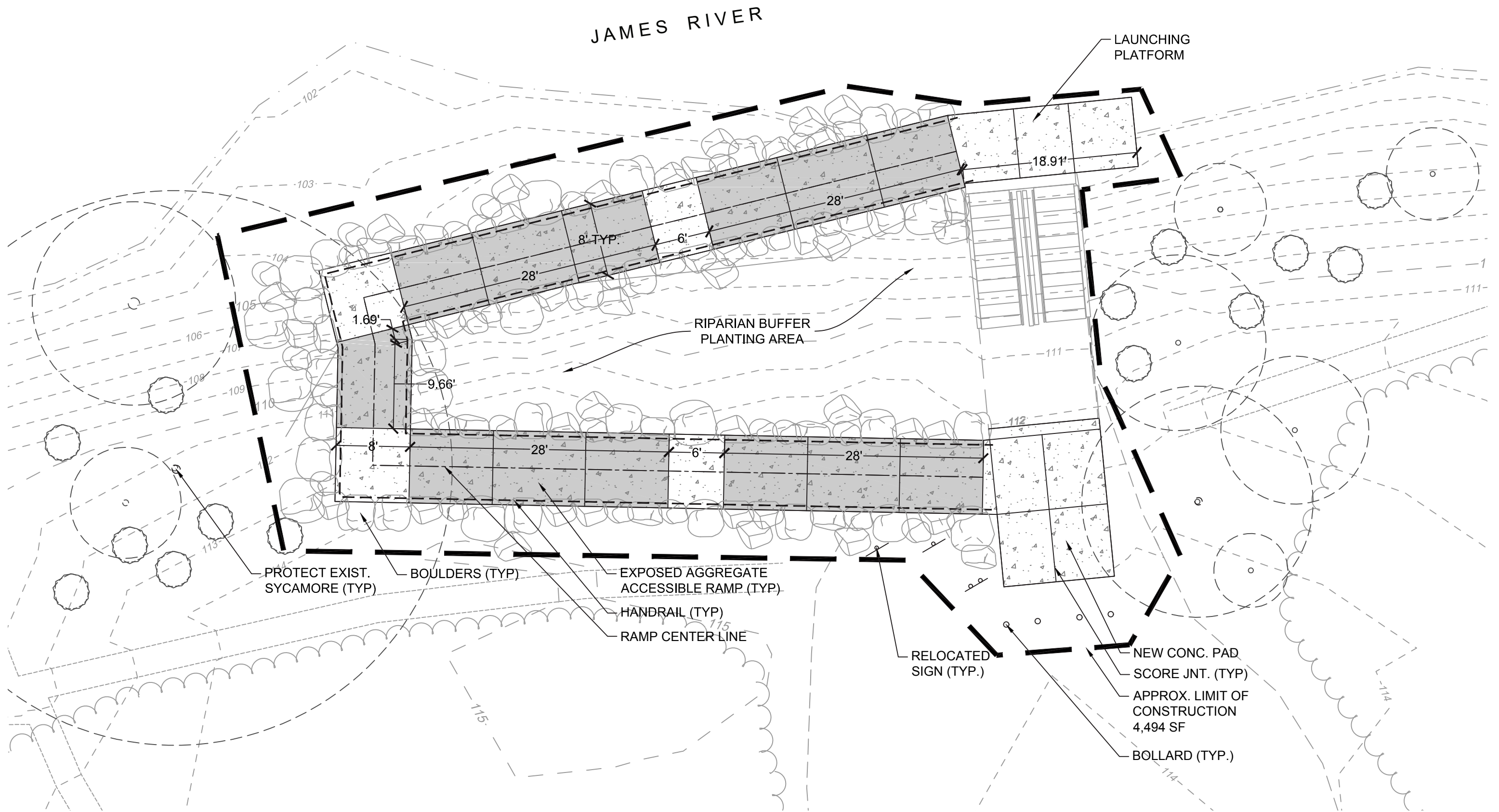


# HUGUENOT FLATWATER ACCESSIBLE RAMP

DEMOLITION PLAN

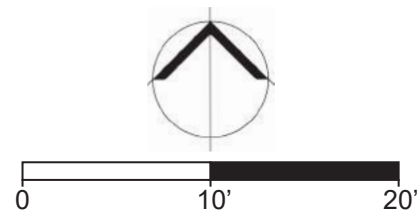




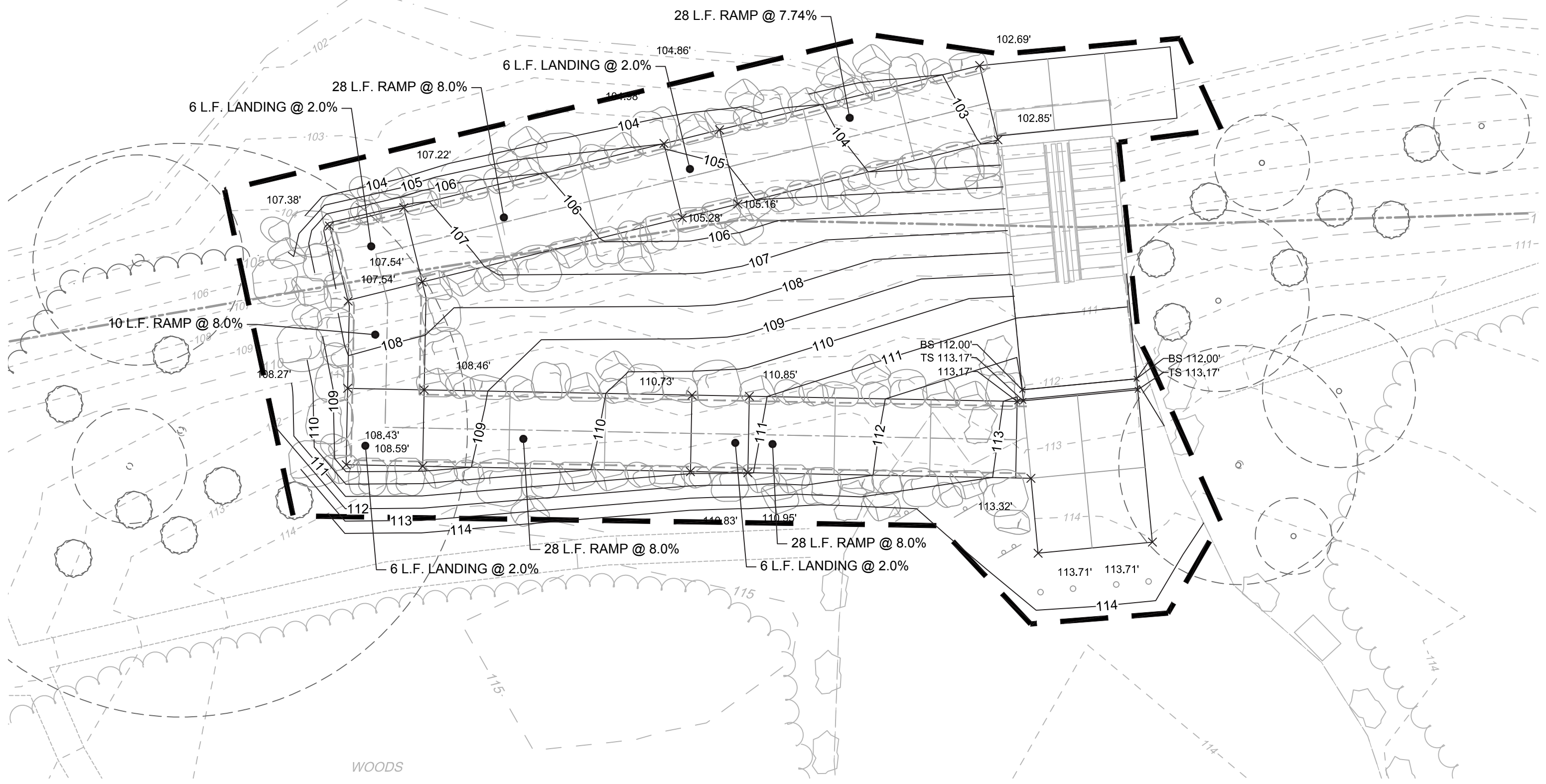


# HUGUENOT FLATWATER ACCESSIBLE RAMP

LAYOUT PLAN

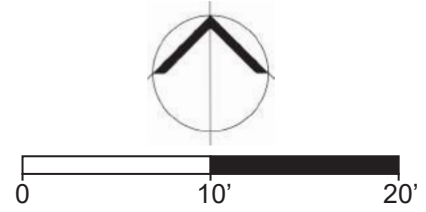


# JAMES RIVER

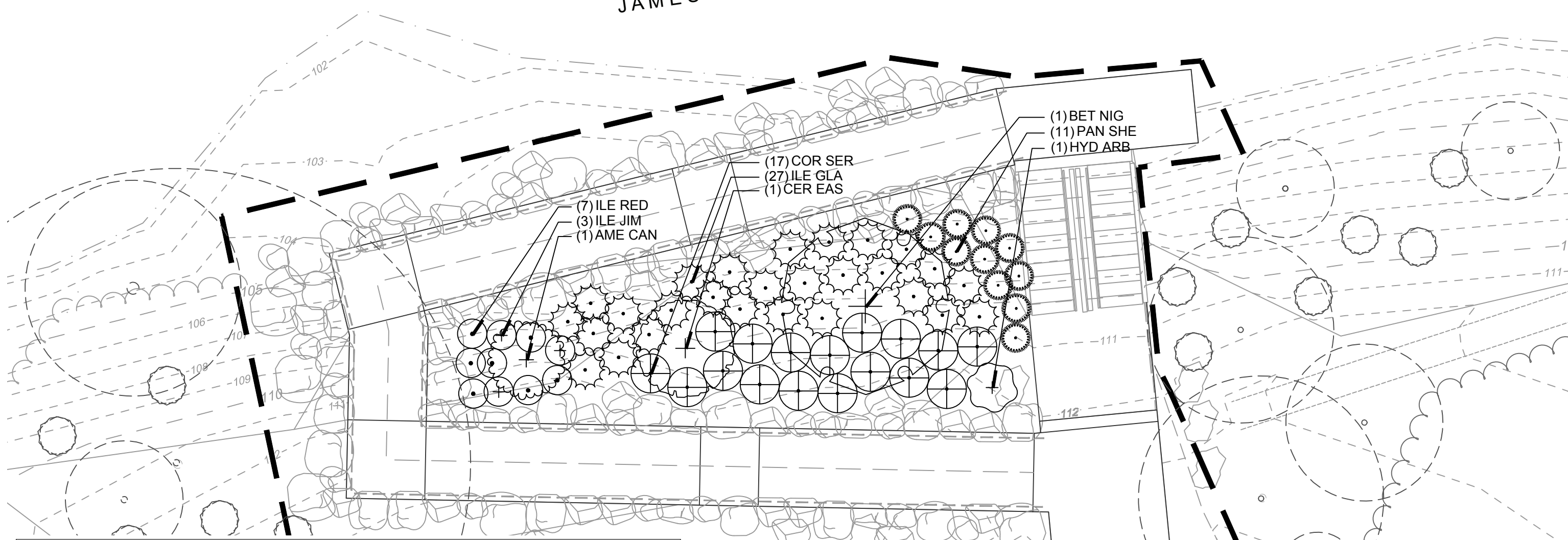


## HUGUENOT FLATWATER ACCESSIBLE RAMP

GRADING PLAN



# JAMES RIVER



PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	REMARKS
CER EAS	1	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	7'-8' HT.	B&B	MULTI-STEM
LARGE TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	REMARKS
BET NIG	1	BETULA NIGRA 'DURAHEAT'	RIVER BIRCH	12'-14' HT	B&B	MULTI-STEM
SMALL TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	REMARKS
AME CAN	1	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY MULTITRUNK	7'-8' HT.	B&B	MULTI-STEM
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	REMARKS
COR SER	17	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	24" HT/SPRD	CONTAINER	42" O.C.
HYD ARB	1	HYDRANGEA ARBORESCENS	WILD HYDRANGEA	36" HT	CONTAINER	60" O.C.
ILE JIM	1	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	24" HT.	CONTAINER	36" O.C.
ILE RED	6	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24" HT.	CONTAINER	36" O.C.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	REMARKS
ILE GLA	27	ILEX GLABRA 'DENSA'	INKBERRY HOLLY	30" HT.	CONTAINER	42" O.C.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	REMARKS
PAN SHE	11	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	18-24" HT/SPREAD	1 GAL.	30" O.C.

**NOTE:** PLANT SCHEDULE QUANTITIES PROVIDED FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.

**NOTE:** MULTI-STEM TREES SPECIFIED ARE EQUIVALENT TO 2.5" CALIPER SINGLE-STEM TREES. REFER TO RIPARIAN BUFFER MITIGATION TABLE FOR REMOVAL/REPLACEMENT CALCULATIONS.

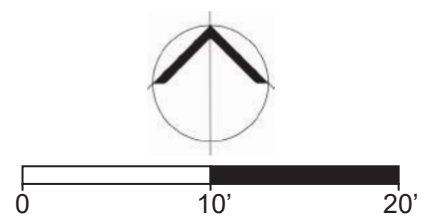
**RPA MITIGATION CALCULATIONS:**  
 73" DBH OF TREES REMOVED  
 13 SHRUBS REMOVED

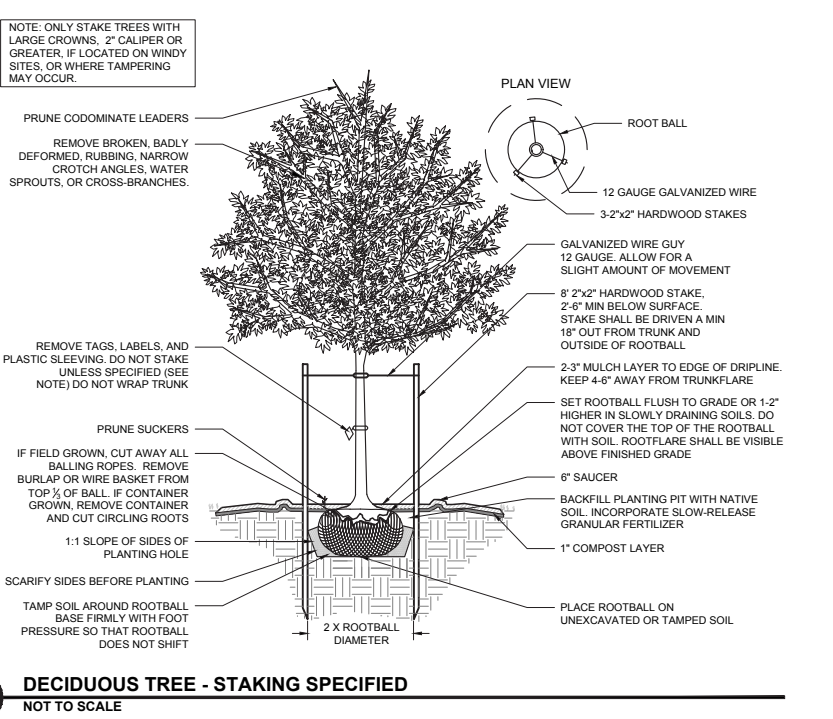
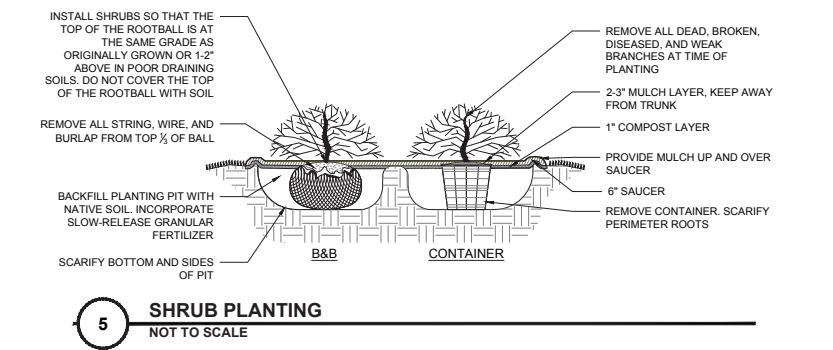
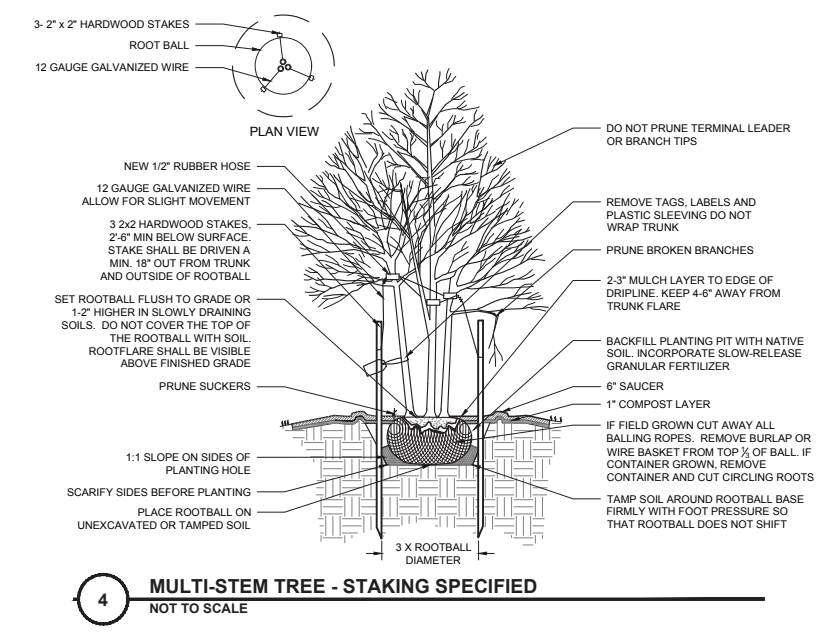
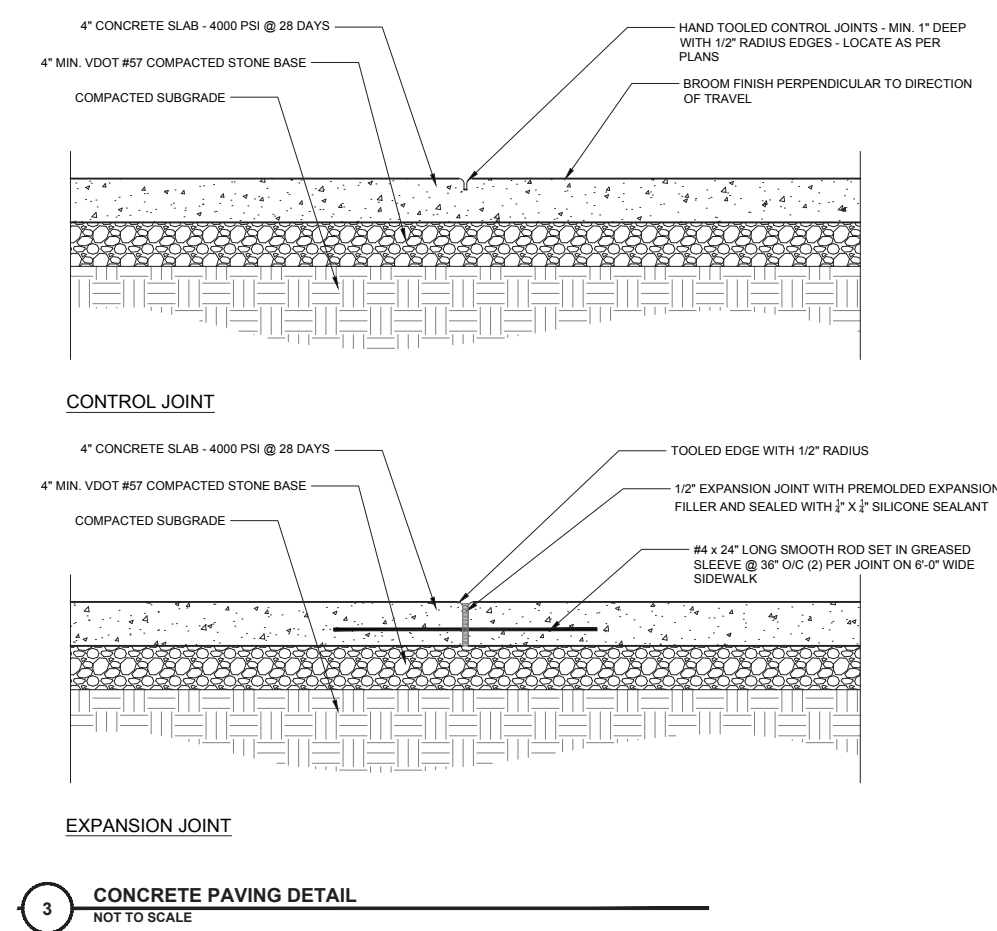
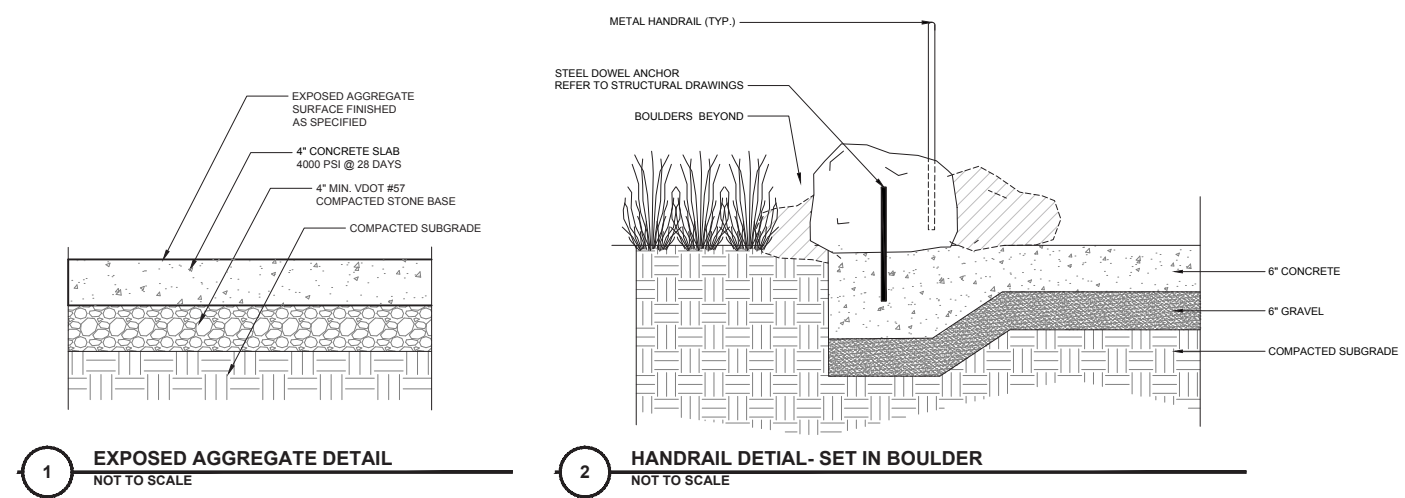
TREES  
 73"/4" = 18.25" TO BE REPLACED  
 7.5" REPLACED ON SITE AND ADDITIONAL 10.75" TO BE PLANTED OFF-SITE

SHRUBS  
 13 SHRUBS TO BE REPLANTED  
 59 SHRUBS REPLACED ON SITE

## HUGUENOT FLATWATER ACCESSIBLE RAMP

### LANDSCAPE & RIPARIAN BUFFER MITIGATION PLAN





# HUGUENOT FLATWATER ACCESSIBLE RAMP

## NOTES & DETAILS

