



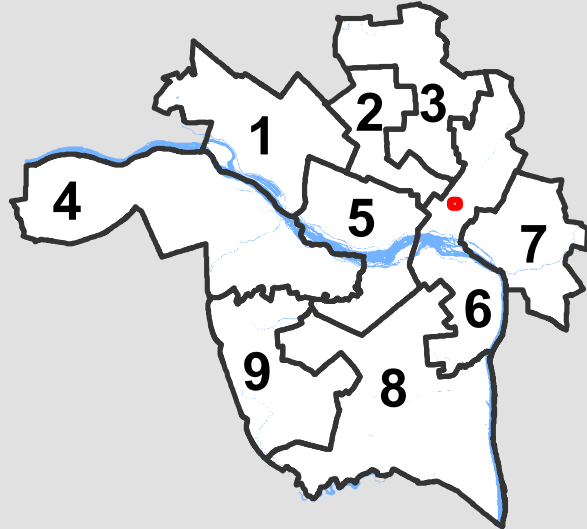
**City of Richmond
Department of Planning
& Development Review**

**Zoning Ordinance
Sec. 30-442.4(1)d Review**

LOCATION: 612 E. Marshall St.

COUNCIL DISTRICT: 6

PROPOSAL: Zoning Ordinance Sec. 30-442.4(1)d review
of the garden at the Doorways.



*For questions, please contact Josh Son
at 646-3741 or 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

- Encroachment
 Master Plan
 Sign
 Other

Review Type

- Conceptual
 Final

Project Name: The Doorways' Garden

Project Address: 612 E. Marshall Street

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

The Doorways is undergoing a renovation and plans to build a healing garden for their guests in the space that was once an outdoor pool that has since been enclosed.

The existing walls and roof will be demolished and replaced by a 6 ft garden wall topped with a 2 ft ornamental fence.

Applicant Information

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

Name: Ralph Higgins Email: rbhdraw@aol.com

City Agency: _____ Phone: 804-347- 3028

Address: 612 E. Marshall Street

Main Contact (if different from Applicant): Stacy Brinkley

Company: The Doorways Phone: 804-828-6901 X105

Email: sbrinkley@TheDoorways.org

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.



Detailed Narrative for The Doorways Garden Project

Overview of The Doorways: The Doorways is an eleemosynary 112 room guest house for patients and their loved ones who travel to Richmond for specialized medical treatment, built as a 140 room motor inn in the 1960s. Serving almost 10,000 guests per year and providing over 50,000 nights of lodging annually, the building is currently undergoing renovations to meet the needs of our guests better.

Purpose of the Project: While the larger project involves an update of the majority of the interior of the building, the aspect at hand will create a healing garden for the guests of The Doorways, as currently there is no outdoor space for them.

Project Background: The site of the garden is a 1960's outdoor pool that had been covered and enclosed as a two-story storage space for The Doorways. This project will involve removing the existing undifferentiated two-story wall and roof structure, replacing it with a much shorter garden wall.

At the Marshall Street property line, we will install a 6' tall split faced and through colored block wall with a water table and limestone cap topped by a 2' ornamental custom metal fence. The wall, solid and above sight level, will provide privacy for guests - many of whom are undergoing transplants and must wear protective gloves and masks to guard against germs, moderate sound attenuation from the city buses and automobile traffic, and help prevent overnight trespassing by the local homeless population.

On the interior side of the wall, planting beds will include small canopy trees such as Burford Holly or Japanese Red Maples, shrubbery and ground cover, providing greenery and shade.

Soft lighting will be provided for evening use, including LED downlighting on the building and LED lights in the toe space of the seat wall on the interior of the courtyard.

Project Costs: The garden is part of our overall renovation project. It will be funded by our \$5.5M capital campaign and a \$150K lead gift from a major donor.

Project Timing: Our 1st floor renovations began on April 4th and we expect completion of this phase by July 15th.

Project Team: Ralph Higgins, Landscape Architect
Scott Corwin, Johannes Design Group
Kjellstrom & Lee Construction



NO PARKING
TWO HOUR
PERMIT





NO PARKING
ANY TIME





OFFICE

CORRIDOR

DOORWAYS.

PLAN-VIEW -
HIGGINS - 5.17.17

0'-0"

110
OFFICE

105
KIT

A
L
L
E
Y

MOVABLE PLANTERS
& SITE FURNISHINGS

ENTRY

SCULPTURAL
FOUNTAIN

SEATWALL

CERAMIC TILE PAVING

2' HT. SEAT WALL

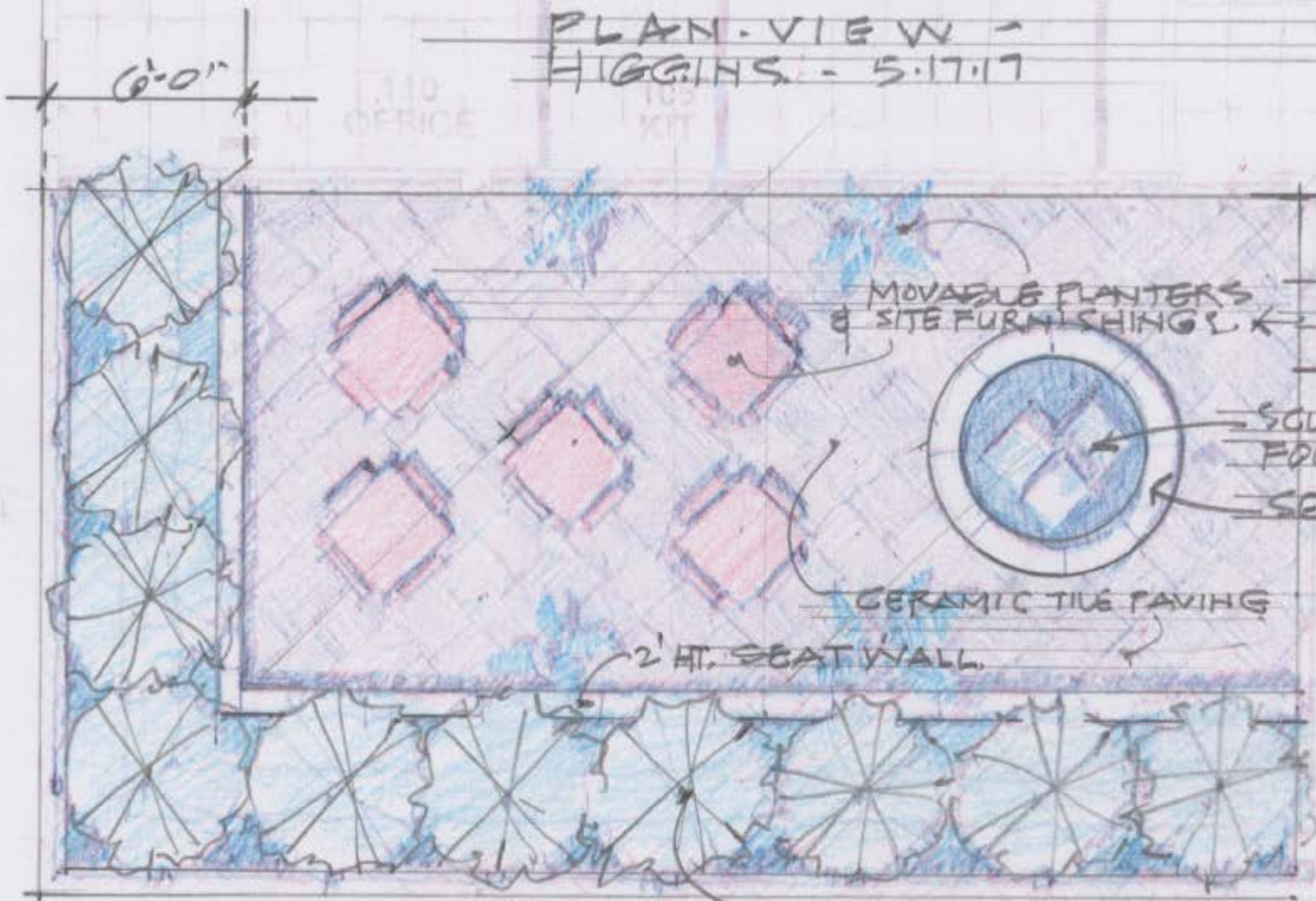
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VESTIBUL

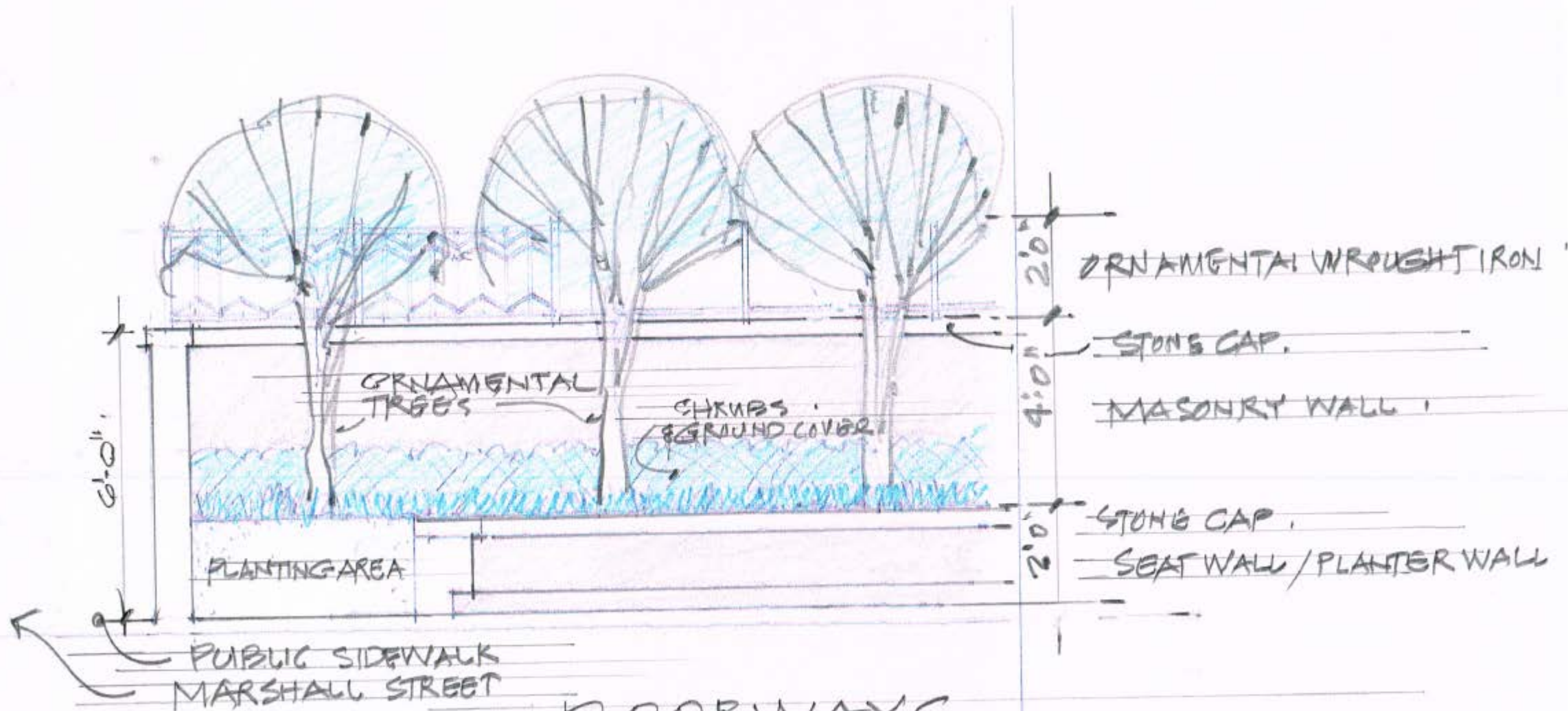
6' MASONRY WALL,
W/2' ORNAMENTAL WROUGHT IRON TOP.

SIDEWALK

6'-0" ORNAMENTAL
EVERGREEN TREES

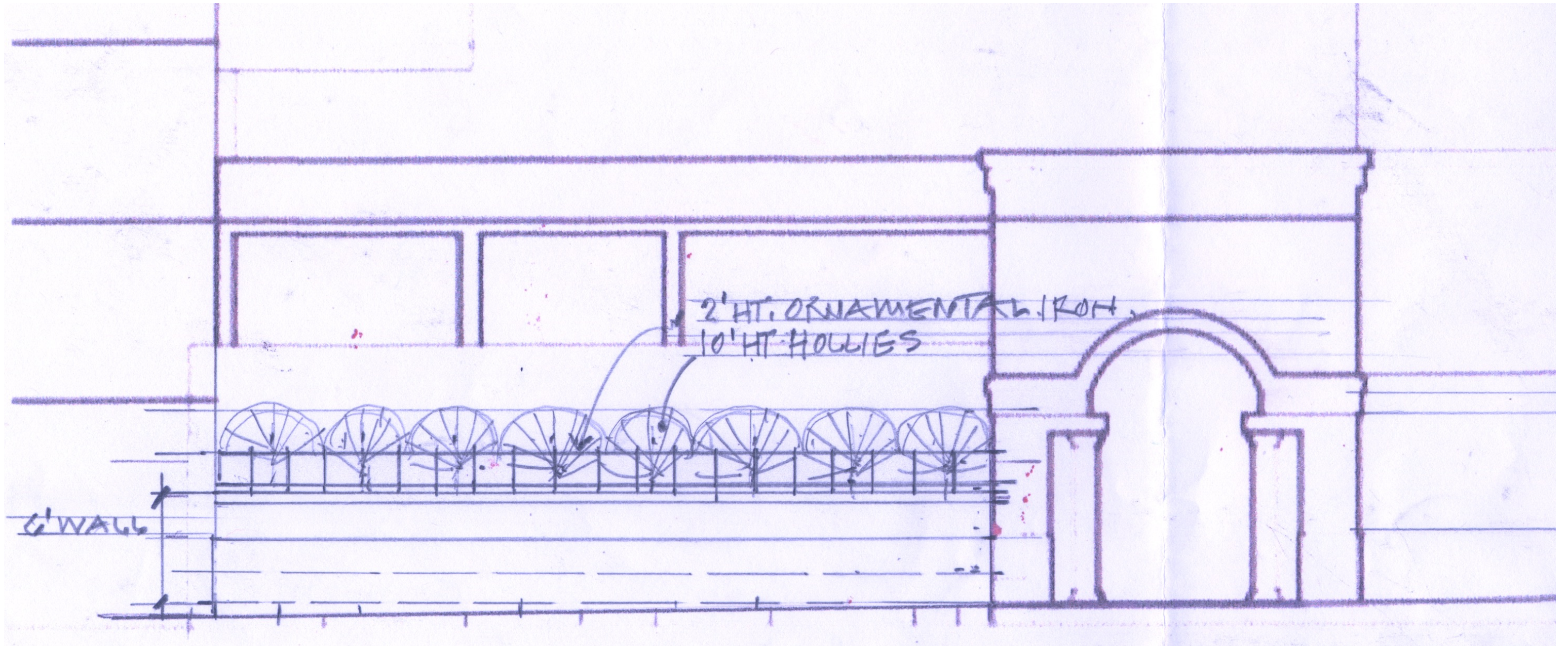
MARSHALL STREET





DOORWAYS

SECTIONAL ELEVATION LOOKING WEST
 HIGGINS 5.17.17.



Ralph Higgins

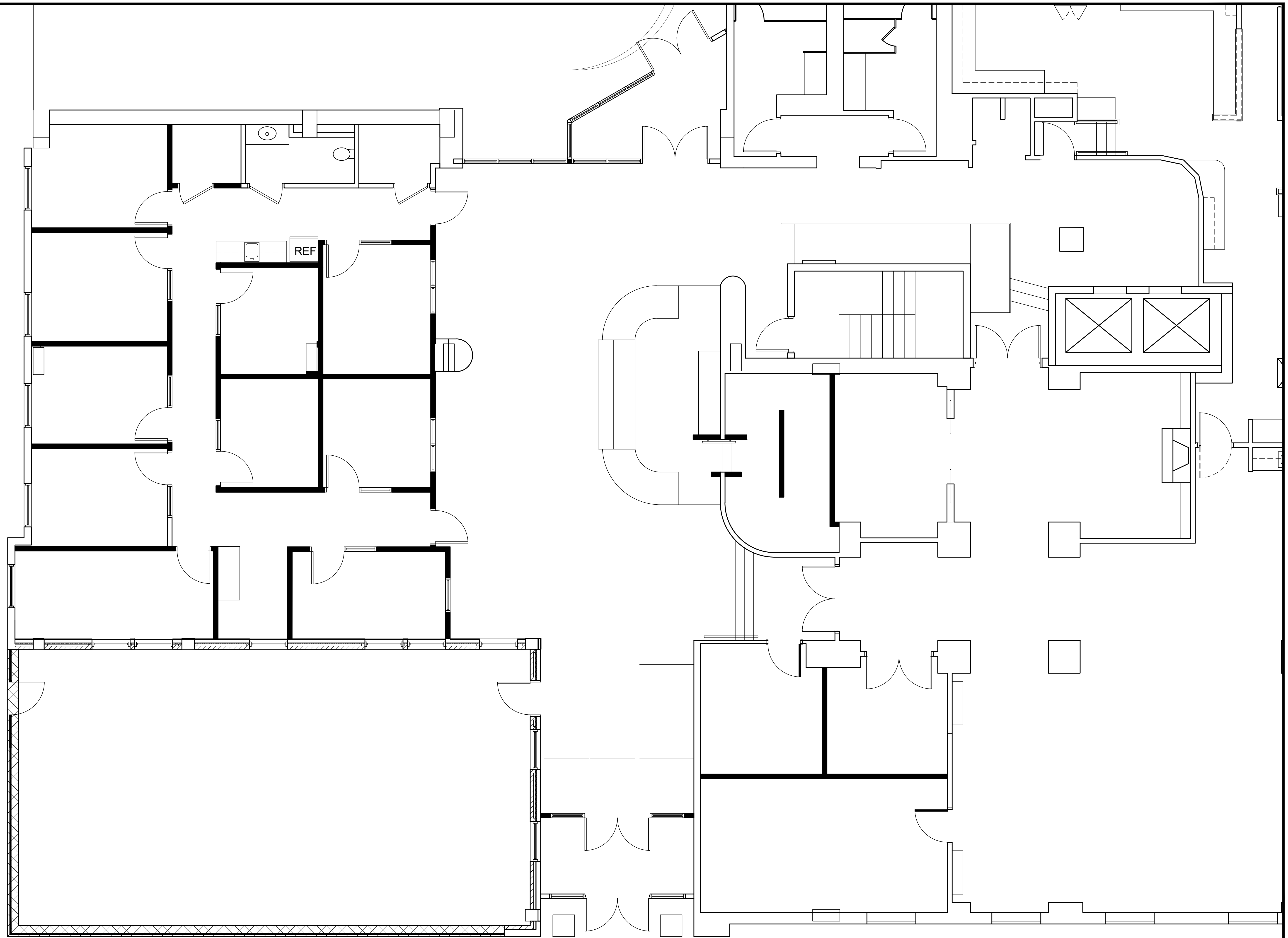
Apr 16, 2017, 7:46:42 PM

Ralphsw Higginszucs Zk

rbhdraw@aol.com



Sent from my iPhone



FIRST FLOOR PLAN (PARTIAL)
 SCALE: 1/4" = 1'-0"



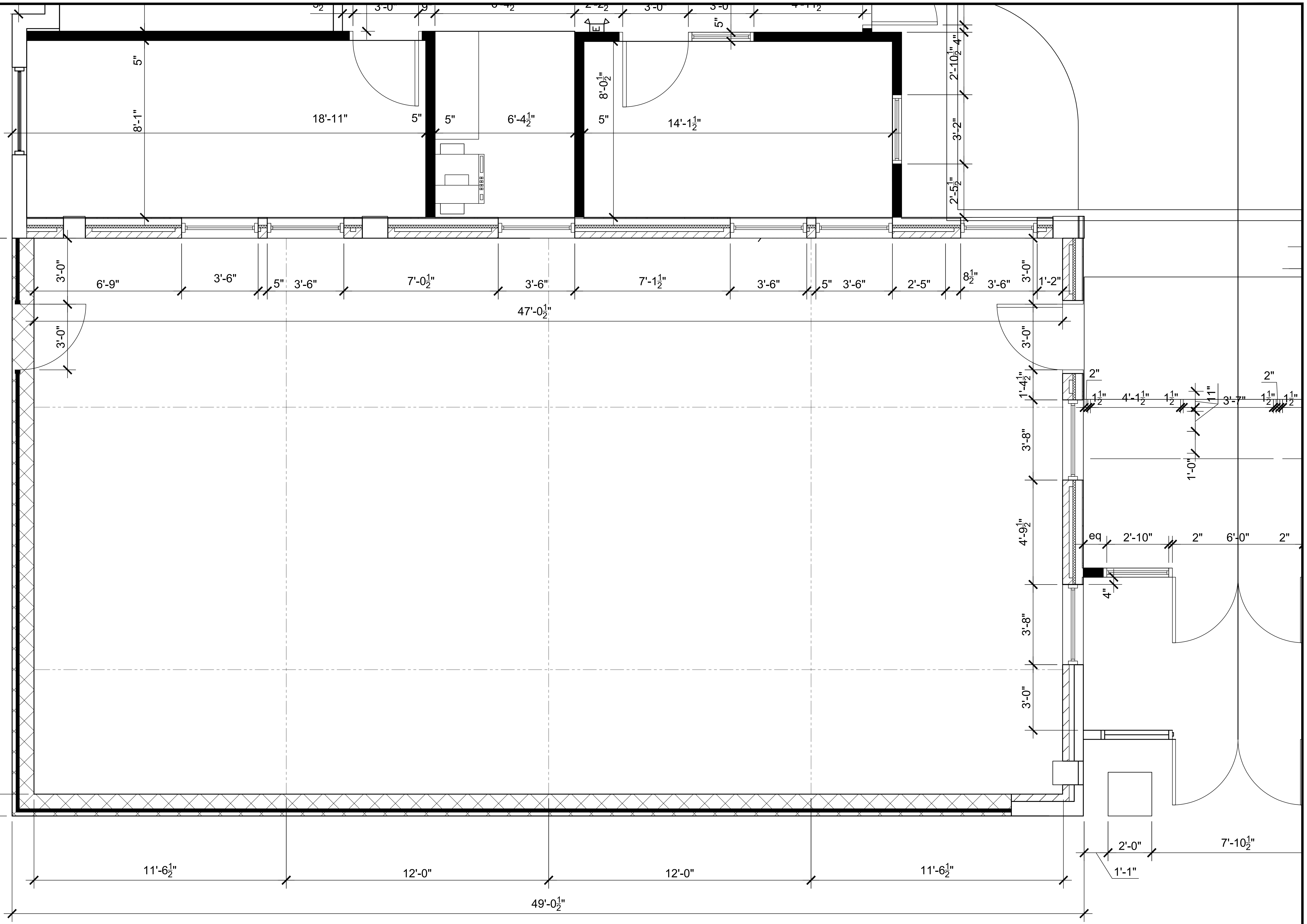
JOHANAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220
 P 804.358.4993 F 804.358.8211

REVISIONS

<p>Doorways 612 East Marshall Street Richmond, Virginia 23219</p>	
SHEET TITLE	First floor plan
PROJECT NO.	1624
DATE	5.18.17
SHEET NO.	A1

26'-5" V.I.F. & COORD. WITH ARCH.

25'-5" V.I.F.



FIRST FLOOR PLAN (PARTIAL)

SCALE: 1/2" = 1'-0"



J O H A N N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS

Doorways
 612 East Marshall Street
 Richmond, Virginia 23219

SHEET TITLE

First floor plan

PROJECT NO. 1624

DATE 5.18.17

SHEET NO.

A1.0

Richmond Redevelopment & Housing Authority

Used as

552°59'30"E

Concrete Wall

2' Easement
D.B. 779, P. 716

2 Story Stucco Building

PARCEL A
12,859 Sq. Ft.
0.295 Ac.

8 Story Stucco Building

553°00'30"E
66.00'

PARCEL B
4356 Sq. Ft.
0.100 Ac.

2 Story Stucco Bldg.

N 53°00'30"W
66.00'

E. MARSHALL STREET

This property does not lie within a HUD Flood Plain. Zone C.

Map of two parcels of land at the Northwest corner of 7th and Marshall Streets in Richmond, Va.

11 Nov. 1993 Scale: 1"=20'

Rev: 2-5-96
LaPrade Bros
Civil Engineers & Surveyors
Richmond, Va.

