



Staff Report
City of Richmond, Virginia
Planning Commission



UDC 2024-28	FINAL Location, Character, Extent Review	Meeting Date: 6/18/2024
Applicant/Petitioner	Ryan Rinn, Parks Department MaryKate Weaver, Timmons Group	
Project Description	UDC 2024-28 FINAL Location, Character, and Extent review of the proposed shared use path located between Crutchfield Street and West 42nd Street, located at 4200 Crutchfield St.	
Project Location		
Address: between Crutchfield Street and West 42 nd Street		
Property Owner: City Of Richmond Recreation & Parks		
High-Level Details: The proposed Trail project will construct an approx. 1200 feet long, 10-ft wide paved multi-use trail, and 100ft bridge to cross Reedy Creek. The trail will cross Crutchfield Road to provide access to the Richmond School of the Arts.		
UDC Recommendation	Approval, with Conditions	
Staff Contact	Ray Roakes, Planner, raymond.roakes@rva.gov	
Conditions for Approval	<u>Recommended Conditions:</u> <ol style="list-style-type: none"> 1. Applicant to work with DPW on the location and design of the Crutchfield Road crossing for safety and City Standards. 	

Findings of Fact

Site Description	The location is undeveloped and wooded.
Scope of Review	The project is subject to location, character, and extent review under section 17.05 and 17.07 of the Richmond City Charter.
Prior Approvals	NA

<p>Project Description</p>	<p><u>The Applicant states:</u> “The Department of Parks, Recreation, and Community Facilities will construct a bridge across Reedy Creek in Crooked Branch Ravine Park at 42nd Street and develop a trail through Crooked Branch Ravine Park to Crutchfield Street.”</p> <p>“This connectivity project provides access for pedestrians and cyclists to move from the forthcoming James River Branch Trail, through Crooked Branch Ravine Park, and Forest Hill Park to the James River Park System and is part of the James River Park System Master Plan. An existing footpath cuts through portions of this site, highlighting the need for a more permanent trail.”</p> <p>“The project includes a 10’ asphalt trail connection between West 42nd Street and Crutchfield Street in the City of Richmond. The trail will be approximately 1,350 feet in length, with a trail head at the Crutchfield Street entrance. Amenities at the trail head will include trail signage, a bench, a trash can with a lid, and a trash receptacle for dog waste. The trail will initially be installed as unpaved crushed stone with a desired final surface of paved asphalt.”</p> <p>“The site is heavily forested with healthy, mature trees. Because of the sensitive nature of the site, tree saving measures such as timber retaining walls will be utilized wherever possible to protect trees where grading is necessary in critical root zones. Measures such as air spading will be used to protect tree roots during the trail construction process. Where trees cannot be saved, for every one inch of DBH tree that is removed the re-vegetation plan stipulates that 1 caliper inch of tree be replaced or met offsite by paying into the City’s fund for tree planting.”</p> <p><u>Staff Review</u> Planning Staff’s primary concern is safety where the path crosses street. Staff has provided a condition of approval to have the Applicant work with DPW to determine the most safe location and design of the crossing. Staff anticipates a number of users will be students at the Richmond School for the Arts. This school was approved in 2022 by the UDC and Planning Commission for a new building and site layout. The crossing will need to address the new plans for the school.</p> <p>Staff supports the trail head on Crutchfield Street that includes the seating and trash location along with decorative landscaping.</p> <p>Staff notes this segment is the first in a longer path that connects to the James River Park System, which is called out in the Master Plan as a future project.</p> <p><u>Staff recommends approval.</u> The path is shown in the Master Plan as a shared use path. This path is also shown as the first segment in a longer path that connects to the James River Park System.</p> <p>Staff strongly supports the increase in pedestrian and bicycle infrastructure. Specifically, as it will increase access of pedestrians to the access the School for the Arts located on Midlothian Turnpike.</p> <p><u>The UDC recommends approval.</u> The UDC approved the item on Consent agenda.</p>
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Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan		
	<i>The path is shown on the Richmond 300 Future Connections map as being a shared use path.</i>	
	Objective 17.2 <i>Increase city-wide tree canopy from 42% to 60%</i>	Construction is planned to preserve maximum level of existing tree specimens, as well as replace and add new.
Urban Design Guidelines		
	<i>(P.7) <u>Pedestrian Crossings</u>: Pedestrian crossings should generally be confined to intersections. Midblock crosswalks should be discouraged, except for instances of extremely long distances between intersections. In these instances, a signalized crossing is preferred. Pedestrian crossings should be clearly marked and refuge islands should be provided where necessary.</i>	Proposed Condition: Applicant to work with DPW on the location and design of the Crutchfield Road crossing for safety and City Standards.