



COMMISSION OF ARCHITECTURAL REVIEW APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 2221 Jefferson Ave. (E0000256030)

Historic District Church Hill North

PROPOSED ACTION

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required)
- Conceptual Review
- Final Review
- Demolition

OWNER

City of Richmond Department of Parks, Recreation
Name and Community Facilities

Company _____

Mailing Address 1209 Admiral St.

Richmond, VA 23220

Phone 804.646.5733

Email marlaine.smith@richmondgov.com

Signature *Haywood Harrison*

Date 6/30/2017

APPLICANT (if other than owner)

Name Better Housing Coalition

Better Housing Coalition Young Professionals
Company (BHCvp)

Mailing Address 23 W. Broad St., Ste. 100

Richmond, VA 23241

Phone 804.704.7398

Email trevor.buckley@timmons.com

Signature *Trevor P. Buckley*

Date 6/30/2017

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

(Space below for staff use only)

Application received:

Date/Time ECE VED

By JUN 30 2017

COA-09855

Complete Yes No

6:33

Commission of Architectural Review Submission Application Description of Proposed Work

OVERVIEW

On behalf of the City of Richmond Department of Parks, Recreation, and Community Facilities, the Better Housing Coalition Young Professionals (BHCyp) submits the following Request for Final Conceptual Review for the construction of Two Hill Park. The proposed project creates an urban pocket park at 2221 Jefferson Avenue (parcel E0000256030).

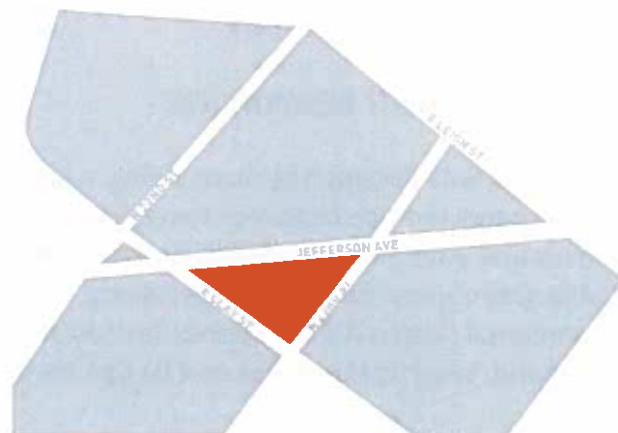
History of Jefferson Avenue

Jefferson Avenue is a major gateway for the City of Richmond. According to the Virginia Department of Transportation (VDOT), approximately 4,400 automobiles travel along the avenue each day. Prior to its creation, Jefferson Avenue was once a ravine, which likely had a substantial role in the local area's hydrology. It was originally intended to be a grand avenue for the East End, but the Civil War and Reconstruction halted this plan from being fully implemented. More recently, the City of Richmond was selected as one of five cities to receive the U.S. Environmental Protection Agency's Greening America's Capitals technical design assistance to help green the public spaces along the Jefferson Ave corridor.

Better Housing Coalition and 3HC/BHCyp

Founded in 1988, the Better Housing Coalition is a local Richmond-based nonprofit focused on providing long-term solutions in affordable housing. The organization's mission is to change lives and transform communities through high-quality, affordable housing. One of Better Housing Coalition's communities, Jefferson Mews, is located in the historic Church Hill neighborhood within the Jefferson Avenue corridor. T.K. Somanath, the former President and CEO of Better Housing Coalition identified an underutilized triangular plot of land near Jefferson Mews as having the potential opportunity for a larger community purpose. The 3,746 square-foot plot of land, owned by the City's Department of Parks, Recreation, and Community Facilities, is bounded by Jefferson Avenue, East Clay Street, and North 23rd Street.

The charge to develop the plot of land was adopted by 3HC, the junior board of the Better Housing Coalition, now known as BHC Young Professionals (BHCyp). Members of 3HC, specifically the Projects Committee, were tasked with transforming the unused triangular plot, shown on the right. The Committee's goal became to beautify and transform the plot into a cherished, environmentally-friendly community pocket park. The 3HC Project Committee sought



Key elements of the Two Hill Park design include but are not limited to the following:

- A monument sign and seat wall, surrounding by plantings, at the intersection of Jefferson Avenue and East Clay Street serves as a gateway feature into the corridor between Union Hill and Church Hill North.
- Concentric rings of granite cobbles from historic Richmond streets encircle a focal point representing the origin of the draw between the two hills. The granite cobbles create a plaza for visitors where tables and chairs or benches can be located to provide seating for visitors and customers of the nearby businesses.
- To accommodate grading for the plaza, the plaza will be accessible along North 23rd Street by way of a small set of concrete stairs, bounded on either side by a small concrete retaining wall with a decorative beveled edge.
- Two hills will be created on both sides of the ravine signifying Church Hill and Union Hill located between the Jefferson Avenue Corridor.
- A mix of deciduous, flowering, and evergreen trees define the park space and create a sense of scale.
- Shrubs (flowering and evergreen), grasses, and perennials are strategically located to enhance and beautify the site. This wide mix of plantings creates a biodiverse landscape that supports pollinators, reduces the risk of wide spread plant disease, celebrates regionalism, and showcases seasonal interest. The plant palette minimizes water utilization.

CONFORMANCE TO DESIGN REVIEW GUIDELINES

The *Old and Historic Districts Handbook and Design Review Guidelines* inform the design of the work proposed for Two Hill Park; in particular the following three standards were implemented.

- ***Standards for Signage: General Sign Guidelines***
 1. *Signs should be easy to read.*
 2. *Signs should complement the signage of neighboring businesses.*
 3. *Signs should relate to the architectural features of an individual building.*
 4. *Signs should be located in traditional sign placement areas (cornice, sign-bands, transoms, display windows, etc.).*
 5. *Signs should not obstruct important architectural elements or details.*
 6. *Signs should not display colors that clash or conflict with a building.*
 7. *Signs should not be internally illuminated.*
 8. *Signs should not use animation or flashing or moving lights.*
 9. *LED and plasma display signs will not be approved for use in City Old and Historic Districts.*

- **Proposed signage:** The proposed signage has been designed and details (plan, elevation, and section) are included in this submission.
- **Lighting plan:** No lighting plan is being submitted, as 1) there should be ample light provided along the streetscape and boundary of the park by existing street lights and 2) as a City's parks facility, Two Hill Park will be closed after sunset, so no lighting is needed for park users.
- **Planting schedule and maintenance plan:** The planting plan and schedule has been completed and included in this submission. The plant selection was chosen for hardiness in Richmond's climate and urban environment and for low-maintenance characteristics desired in the City's parks facilities. Maintenance will be shared between Better Housing Coalitions' property management and partner organizations.

In addition, permitting requirements and budgetary constraints have required some scaling down of the extents of the park design, namely that the design focus is on the parcel proper and not the sidewalks/City right-of-way (with the exception of a trench drain crossing the sidewalk and the interface of the stairs with the existing sidewalk). The following changes have been made to the design since the original submission:

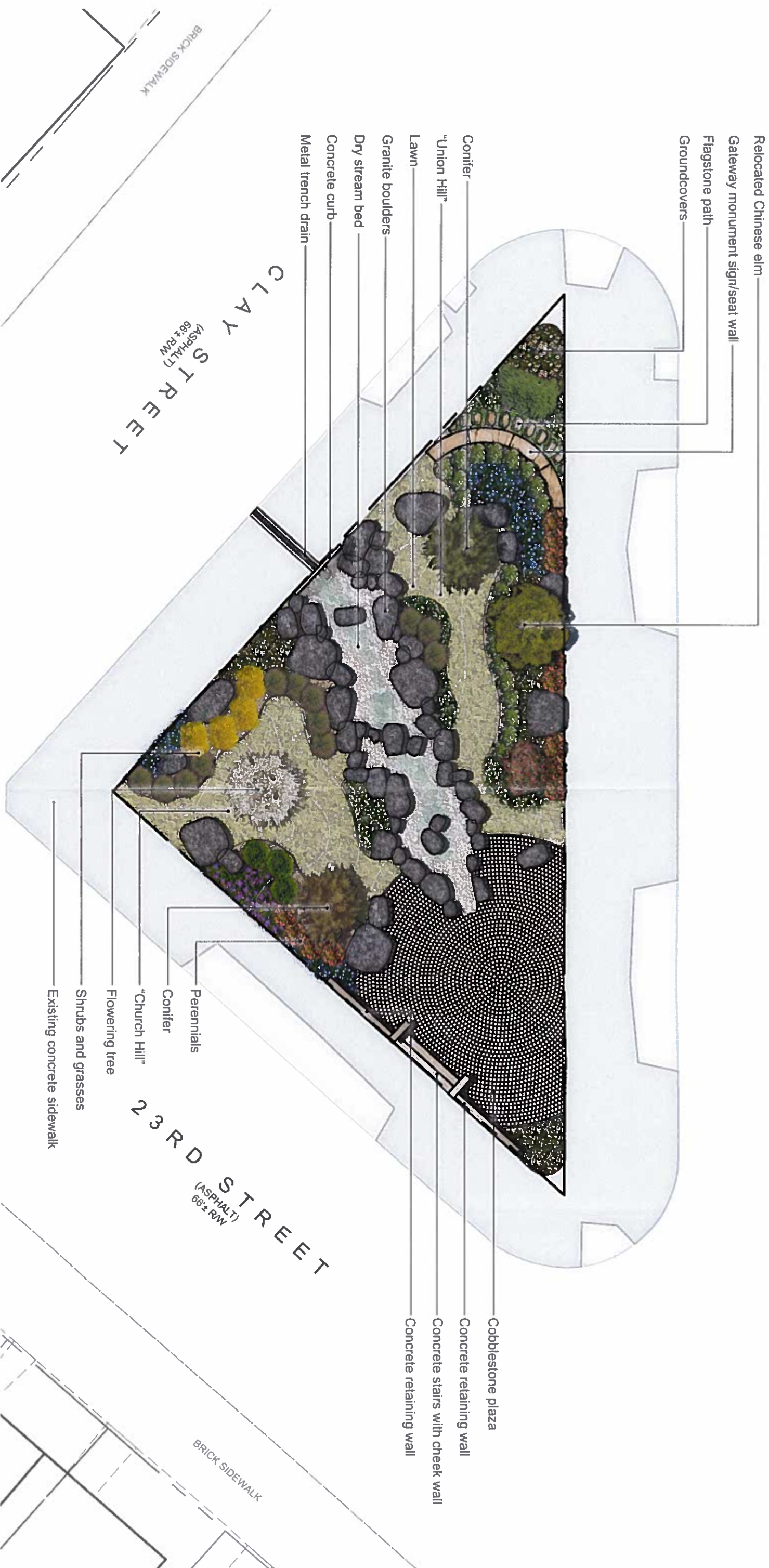
- The sidewalk improvements, including brick paver sidewalks, street trees, and benches are not included in the design. These may be addressed in a later project.
- A fountain-like feature located in the middle of the concentric rings of granite cobble that was tied to a natural ravine running through the middle of the park has been removed. The ravine has been replaced by a dry stream bed with the same layout and form. This stream bed will accommodate intermittent flow of stormwater runoff on site and consists of attractive river stone bounded on either side by granite boulders.
- The underground cistern for stormwater catchment has been replaced; instead the stream bed will tie into a metal trench drain crossing the sidewalk which will drain to the curb and then into the City's stormwater system.

Better Housing Coalition contracted with Timmons Group in Spring 2017 to complete construction documentation for the park design. A full set of the current documents has been included in this package as a reference.

CONCLUSION

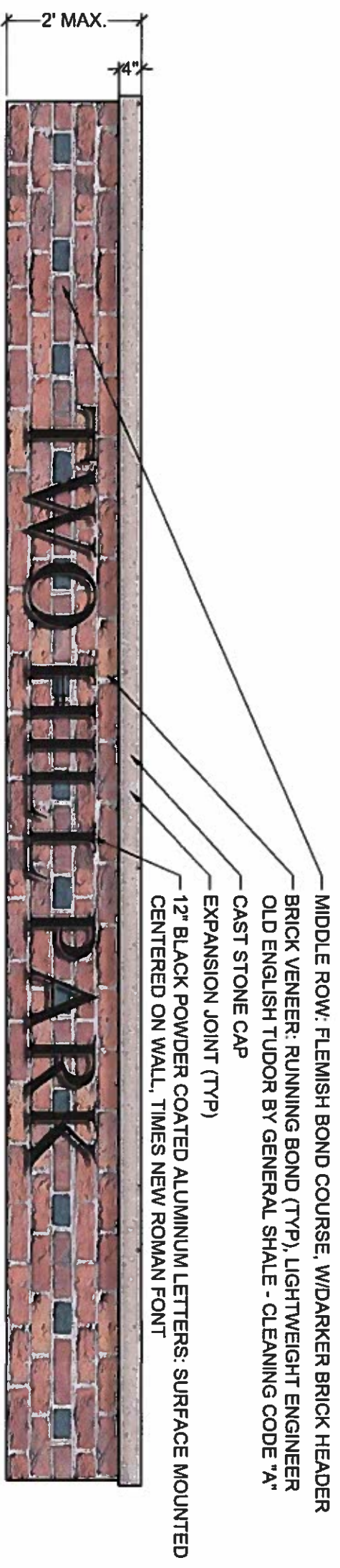
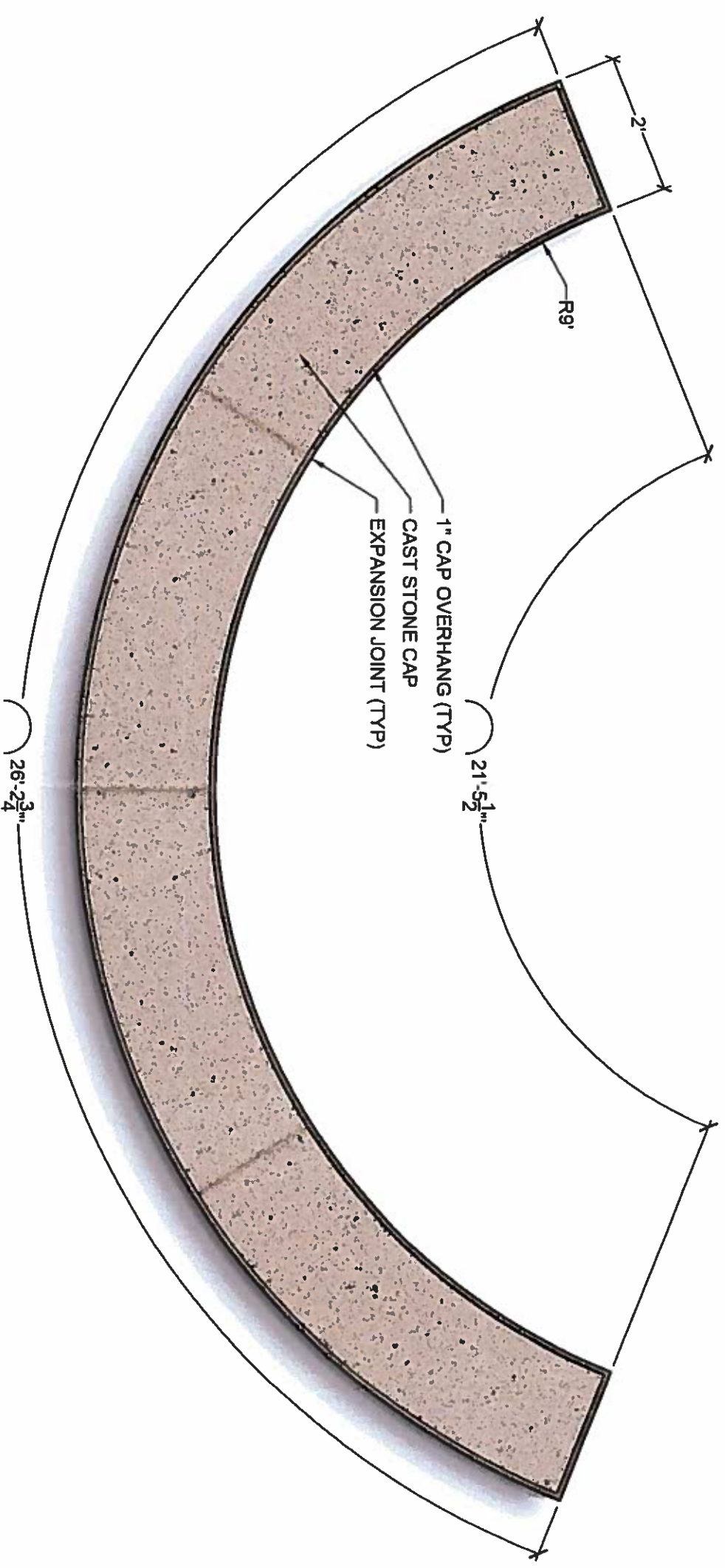
The City of Richmond Department of Parks, Recreation, and Community Facilities presents this Request for Final Review for the construction of Two Hill Park. 3HC Junior Board of the Better Housing Coalition, now BHC Young Professionals (BHCyp), initiated the project concept through public input and orchestrated a design competition for the pocket park. Two Hill Park embraces the rich history of Church Hill and Union Hill by creating a visual gateway to the Jefferson Avenue corridor. The urban pocket park incorporates standards from the *Old and Historic*

JEFFERSON AVENUE
(ASPHALT)
80'± RM



TWO HILL PARK
PLAN RENDERING

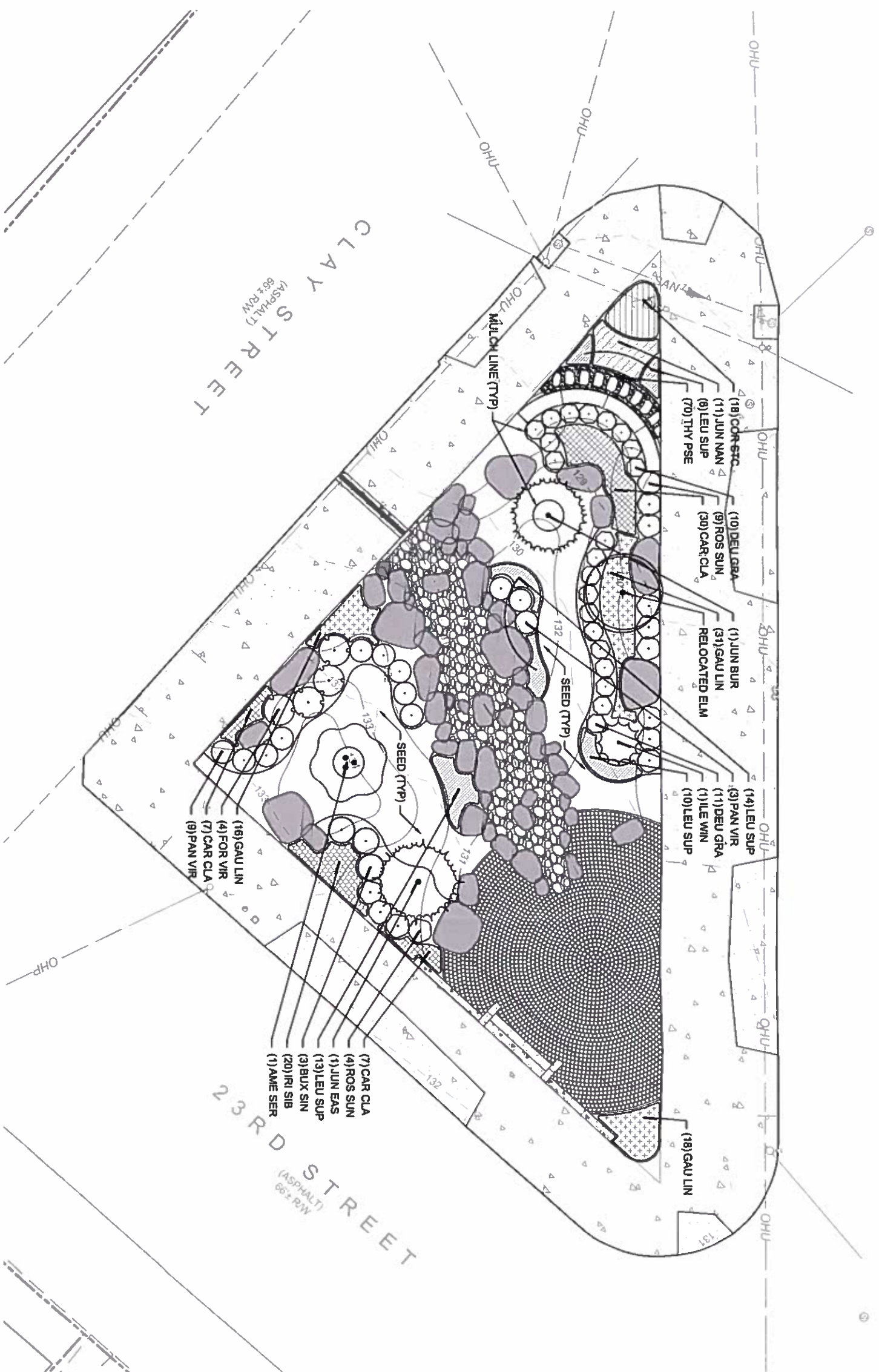




TWO HILL PARK
GATEWAY MONUMENT SIGN/SEAT WALL: PLAN AND ELEVATION



JEFFERSON AVENUE
(ASPHALT)
80 ± ROW



















PLANT KEY

TREES	BOTANICAL NAME
AME SER	AMELANCHIER ALNIFOLIA
JUN EAS	JUNIPERUS VIRGINIANA
JUN BUR	JUNIPERUS VIRGINIANA 'BURKII'
SHRUBS	BOTANICAL NAME
BUX SIN	BUXUS SINICA INSULARIS 'WINTER GEM'
DEU GRA	DEUTZIA GRACILIS 'NIKKO DWARF'
FOR VIR	FORSYTHIA VIRIDISSIMA 'BRONXENSIS'
LE WIN	ILEX VERTICILLATA 'WINTER RED'
ROS SUN	ROSA X 'SUNROSA'
GRASSES	BOTANICAL NAME
PAN VIR	PANICUM VIRGATUM 'CHEYENNE SKY'
SHRUB AREAS	BOTANICAL NAME
CAR CLA	CARYOPTERIS X CLAUDONENSIS 'GRAND BLEU'
COR STC	COREOPSIS X 'STAR CLUSTER'
GAU LIN	GAURA LINDHEIMERI 'BALLETINA WHITE'
IRI SIB	IRIS SIBIRICA
JUN NAN	JUNIPERUS PROCUMBENS 'NANA'
LEU SUP	LEUCANTHEMUM X SUPERBUM
GROUND COVERS	BOTANICAL NAME
THY PSE	THYMUS PRAECOX 'PSEUDOLAVNUSINOSUS'

TWO HILL PARK
PLANTING PLAN



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	REMARKS
	AME SER	1	AMELANCHIER ALTI-FOLIA	SERVICEBERRY	8'-10' HT.	B&B	MULTI-STEM
	JUN EAS	1	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' HT.	B&B	DENSE & FULL
	JUN BUR	1	JUNIPERUS VIRGINIANA 'BURKII'	BURK RED CEDAR	6' HT.	B&B	DENSE & FULL
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	REMARKS
	BUX SIN	3	BUXUS SINICA INSULARIS 'WINTER GEM'	WINTER GEM BOXWOOD	24" SPRD.	CONTAINER	3.5' O.C.
	DEU GRA	21	DEUTZIA GRACILIS 'NIKKO DWARF'	SLENDER DEUTZIA	18" SPRD.	CONTAINER	2.5' O.C.
	FOR VIR	4	FORSTYHIA VIRIDISSIMA 'BRONXENSIS'	FORSTYHIA	24" HT.	B&B OR CONTAINER	4' O.C.
	ILE WIN	1	ILEX VERTICILLATA 'WINTER RED'	WINTER RED HOLLY	4' HT.	B&B	
	ROS SUN	13	ROSA X 'SUNROSA'	SUNROSA ROSE	24" HT/SPRD	CONTAINER	3' O.C.
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	REMARKS
	PAN VIR	12	PANICUM VIRGATUM 'CHEYENNE SKY'	DWARF FOUNTAIN GRASS	3 GAL.	CONTAINER	3' O.C.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	SPACING
	CAR CLA	44	CARYOPTERIS X CLAUDONIENSIS 'GRAND BLEU'	GRAND BLEU	1 GAL.	CONTAINER	18" O.C.
	COR STC	18	COREOPSIS X 'STAR CLUSTER'	STAR CLUSTER TICKSEED	1 GAL.		18" O.C.
	GAU LIN	65	GAURIA LINDHEIMERI 'BALLERINA WHITE'	WANDFLOWER	1 GAL.	CONTAINER	18" O.C.
	IRI SIB	20	IRIS SIBIRICA	SIBERIAN IRIS	1 GAL.	CONTAINER	18" O.C.
	JUN NAN	11	JUNIPERUS PROCUMBENS 'NANA'	SHORE JUNIPER	12" SPRD.		24" O.C.
	LEU SUP	45	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	1 GAL.	CONTAINER	18" O.C.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	SPACING
	THY PSE	70	THYMUS PRAECOX 'PSEUDOLANUGINOSUS'	WOOLY THYME	2" PLUG	PLUGS	8" O.C.

TWO HILL PARK
PLANTING SCHEDULE



BETTER HOUSING COALITION YOUNG PROFESSIONALS



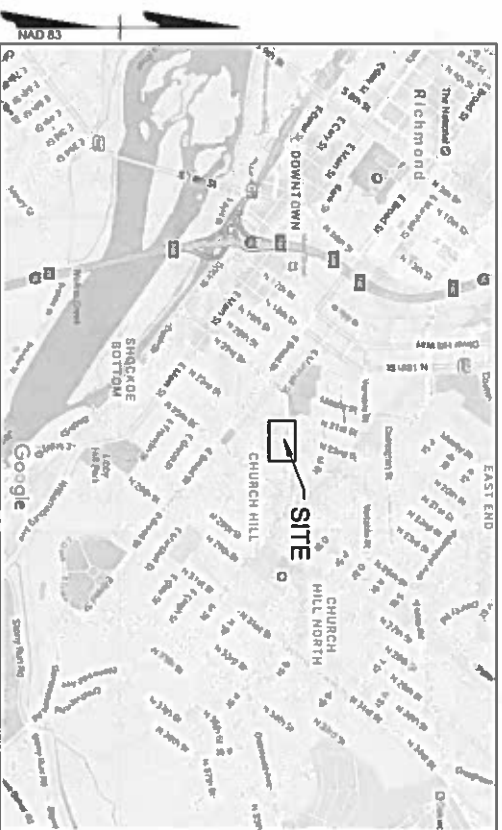
YOUR VISION ACHIEVED THROUGH OURS.

CITY OF RICHMOND, VIRGINIA

DEPARTMENT OF PARKS, RECREATION AND COMMUNITY FACILITIES



JEFFERSON AVENUE POCKET PARK



VICINITY MAP

1" = 2000'

JUNE 30, 2017

THESE PLANS ARE UNFINISHED
AND ARE NOT TO BE USED FOR
ANY TYPE OF CONSTRUCTION.

OWNER
CITY OF RICHMOND PARKS, RECREATION &
COMMUNITY FACILITIES
1209 ADMIRAL STREET
RICHMOND, VA 23220
TELEPHONE: (804) 646-5733
CONTACT: MARLIE SMITH
EMAIL: MARLAINE.SMITH@RICHMONDGOV.COM

LANDSCAPE ARCHITECT
TIMMONS GROUP
1001 BOULDERS PARKWAY, SUITE 300
RICHMOND, VA 23225
TELEPHONE: (804) 200-6424
CONTACT: SCOTT WILEY, PLA
EMAIL: SCOTT.WILEY@TIMMONS.COM

INDEX OF SHEETS

SHEET TITLE	SHEET NO.
COVER SHEET	L0.0
EXISTING CONDITIONS AND DEMOLITION PLAN	L1.0
LAYOUT AND MATERIALS PLAN	L2.0
LAYOUT AND MATERIALS NOTES AND DETAILS	L2.1
GRADING AND DRAINAGE PLAN	L3.0
LANDSCAPE PLAN	L4.0
LANDSCAPE NOTES AND DETAILS	L4.1

REVISIONS

NO.	DATE	COMMENTS



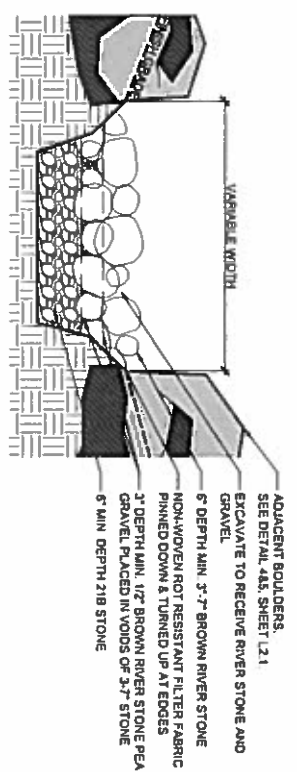
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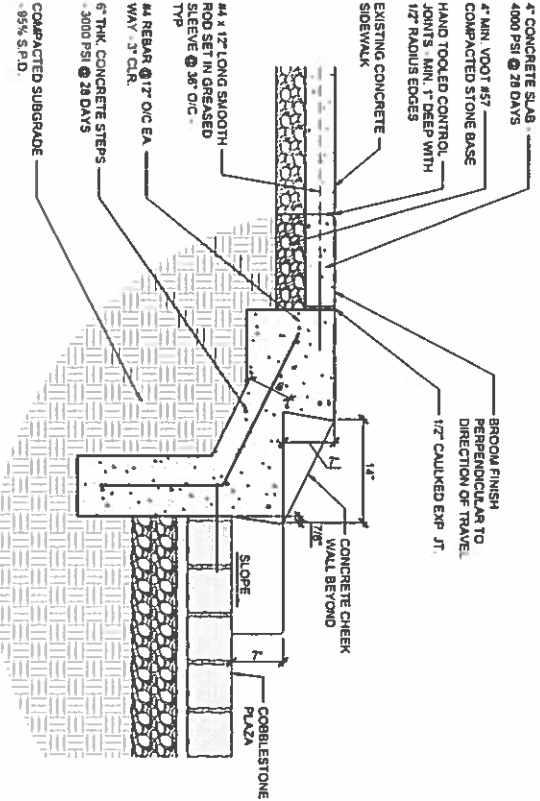
DATE 6/30/2017	REVISION DESCRIPTION	NO. 39726
		SHEET NO. L0.0

JEFFERSON AVENUE POCKET PARK
7TH DISTRICT - CITY OF RICHMOND - VIRGINIA
COVER SHEET

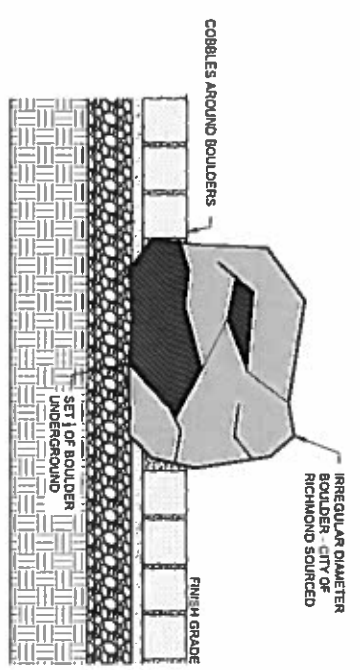
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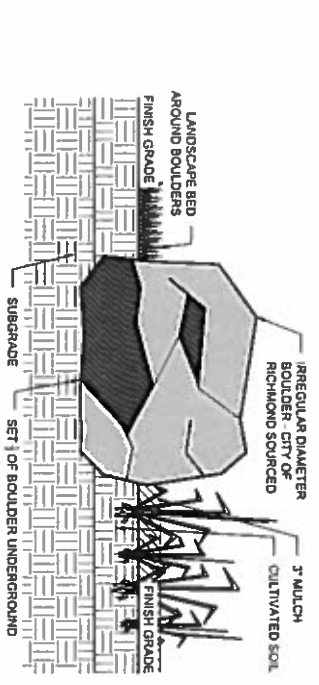
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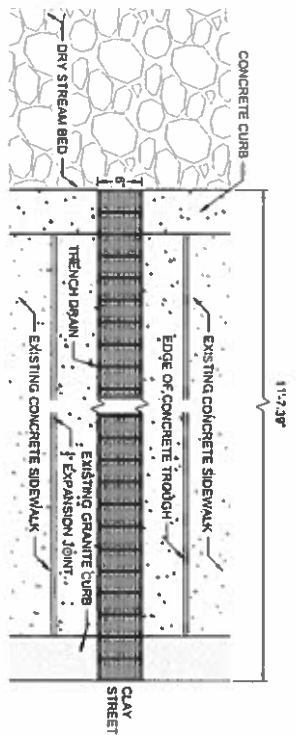
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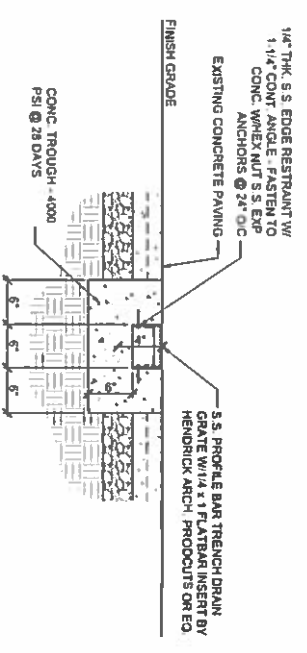
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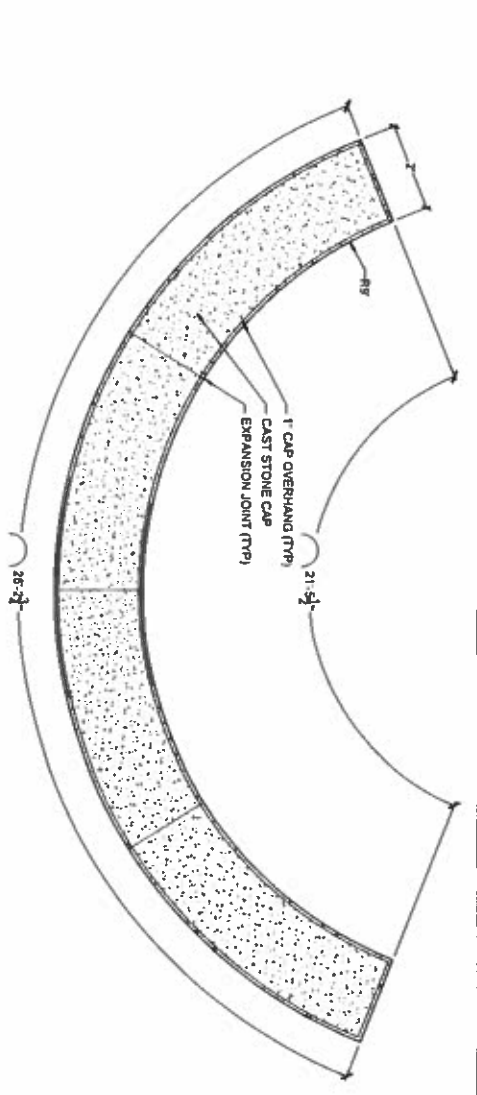
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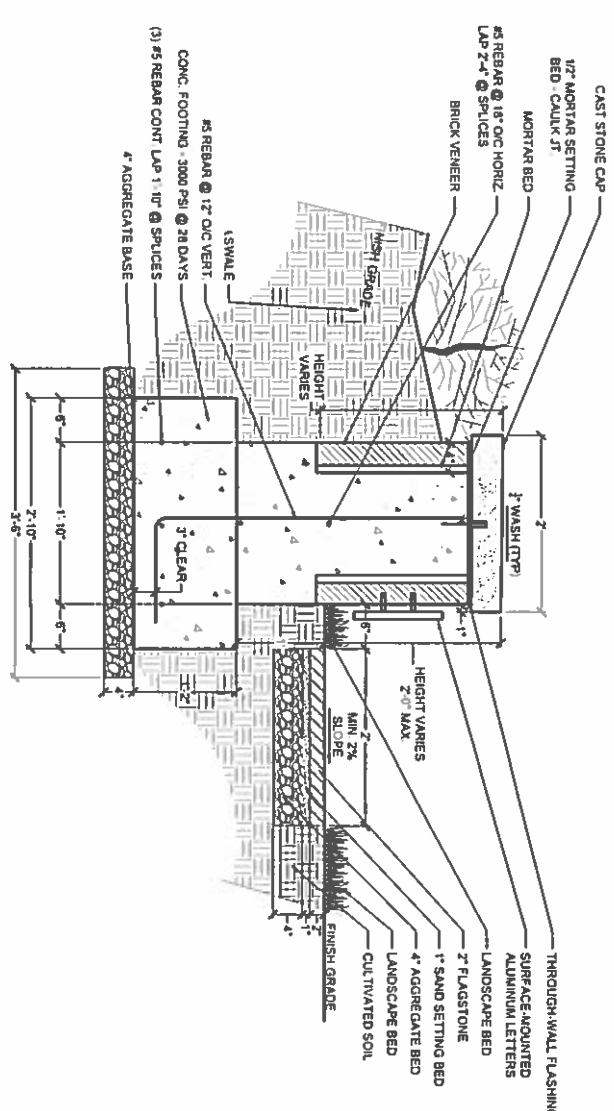
6 TRENCH DRAIN PLAN
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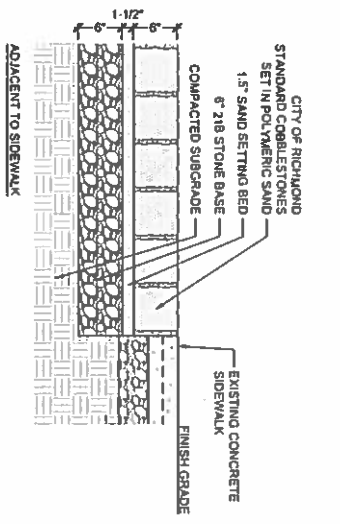
7 TRENCH DRAIN SECTION
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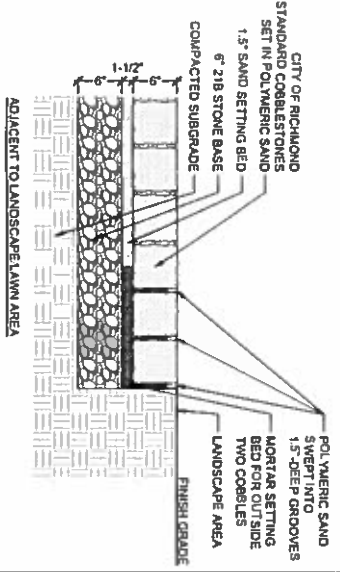
1 MONUMENT SIGNSEAT WALL PLAN AND ELEVATION
1/2" = 1'-0"



2 MONUMENT SIGNSEAT WALL SECTION
1" = 1'-0"



3 COBBLESTONE SECTION (TYP)
1" = 1'-0"



3 COBBLESTONE SECTION (TYP)
1" = 1'-0"

TIMMONS GROUP

JEFFERSON AVENUE POCKET PARK
7TH DISTRICT - CITY OF RICHMOND - VIRGINIA
LAYOUT AND MATERIALS NOTES AND DETAILS

JOB NO. 39726
SHEET NO. L2.1

DESIGNED BY S.W./E.M.
CHECKED BY S. WILBY
SCALE AS NOTED

DATE 6/30/2017
DRAWN BY T.B./E.M.

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DATE	REVISION DESCRIPTION

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