

Broad Rock Creek Park Master Plan and Phase 1 Plan

Urban Design Committee Conceptual Review

September 11, 2025

Project Purpose:

The Broad Rock Creek Park project will create park amenities and improve access to recreational resources. Phase 1 includes restroom facilities, a multiuse trail with spaces for public art, and front entrance pathways. This project is consistent with the goals of the Richmond 300 Master Plan to create Thriving Environments and High-Quality Places, and advances the plan's 'Big Move' of Providing Greenways & Parks for All. Extensive outreach efforts have taken place to collect feedback from the community.

The park will preserve existing trees to the greatest extent practicable, with the meandering multiuse trail designed to minimize impacts to large canopy trees. Trees removed for construction of Phase 1 amenities will be supplemented with the planting of native canopy and understory trees. A landscape plan will be submitted at the time of the Phase 1 final plan submission.

Project Context:

Broad Rock Creek Park is one of Richmond's newest parks. The 26.2 acre property is predominantly wooded and is located in South Richmond. Two creeks – Broad Rock and Goode Creek – run through the park. A separate stream restoration project is being funded by DPU to address bank erosion issues and improve water quality.

The park's eastern boundary borders a CSX railway line and Dominion Energy easement. To the north, two housing communities (Brady Square and 2150 Lynhaven) are under development that will connect to the park. Residential neighborhoods are to the west and south.

The park currently possesses a wood chip trail system and numerous public art pieces that have been designed and installed through Virginia Community Voice's Art, Racial Reconciliation, and Civic Advocacy (ARCA) program for youths in South Richmond. Other site features include two bridges, one of which is no longer structurally sound.

A future off-road spur trail of the Fall Line Trail is envisioned to extend from the northern end of Broad Rock Creek Park at Bellemeade Road, following the CSX line before heading west along an old access road at the southern portion of the park. While this

spur is not planned for construction during Phase 1 of the Broad Rock Creek Park project, the location of site amenities such as restroom facilities have been chosen in anticipation of the spur trail's construction.

Site Concerns:

Broad Rock Creek Park is a large, forested park and has limited visibility from Lynhaven Avenue and other connecting streets. Neighborhood development, such as the housing communities to the north, will add additional visibility, visitorship, and points of access to the park. The stream restoration as well as bamboo removal discussed in more detail below will lead to vegetation clearing that increases sightlines and visibility from the edges of the park. However, Broad Rock Creek Park is envisioned to remain largely a natural area, with much of the park falling within Riparian Protection Areas that limit development activities, and full site visibility will not be achieved without significant impacts to tree canopy. Development is clustered at the front of the park, with the proposed bathroom and many park amenities within the most highly-visible portion of the site. Lighting the multiuse trail for safety purposes will be explored in subsequent design phases.

Existing amenities are limited and the unpaved trails pose accessibility challenges to those with mobility limitations. The site currently lacks permanent bathroom facilities. One of the bridges on site, located along the approximate alignment of the spur trail, is severely damaged, with eroding bridge decking that is a safety hazard for users of the site's current trail network.

An invasive plant species inventory was conducted by Timmons Group in 2024 and found pervasive invasive plant populations. Of particular concern are highly invasive, hard-to-eradicate species including kudzu and bamboo. Dominion Energy is removing a 3-acre stand of bamboo located in and adjacent to their easement in summer to fall 2025, which will greatly improve access and visibility to Goode Creek and the park property line at the rear of the site at no cost to the city.

Community Outreach:

Extensive outreach efforts have taken place to collect feedback from the community:

- 10 site tours with city departments and nonprofit organizations
- 8 volunteer days to collect trash, cut trail, and organize temporary site furniture
- 4 years of ARCA programing on site with several cohorts of youth designing temporary art installations inspired by nature

- Two rounds of door-to-door engagement at the apartment complexes and homes adjacent to the park conducted by Virginia Community Voice in 2022 and 2024, inviting neighbors to the park and getting them engaged in the VCV greening working group to become stewards of the park
- Maintenance and Operations training site for workforce development on the deployment of battery powered equipment and tools
- Master plan design charette with ARCA participants in 2025 soliciting youth feedback on the amenities they wanted to see in the park

Project Budget and Funding Sources:

This project is funded through multiple sources including City Capital Improvement Allocations of \$1M for new park onboarding, and an Outdoor Recreation Legacy Partnership grant from the National Park Service via the Department of Conservation and Recreation of \$1M for the park design and improvements. The stream restoration will be funded by State and Local Assistance Funds (SLAF) funding from the Department of Environmental Quality of \$1M to match \$1.5M from DPU-Stormwater Capital Improvement funds.

Construction Timeline:

Task/Process	Target Completion Date
Notice to Proceed and Project Kickoff	November 2024
Survey, Geotech, Environmental, and Site Due Diligence Completed	December 2024-July 2025
Master Plan Refinement	August 2025
Urban Design Committee Conceptual Review (Master Plan and Phase 1 Plan)	September 2025
Schematic Design	September – October 2025
Design Development	November – December 2025
Urban Design Committee Final Review for Phase 1	January 2026
Construction Drawings	February – March 2026
Permit Approvals	March – April 2026
Procurement, Bidding, Contract Award	May – July 2026
Phase 1 Park Construction	August 2026 – June 2027
Phase 1 Park Grand Opening	July 2027