



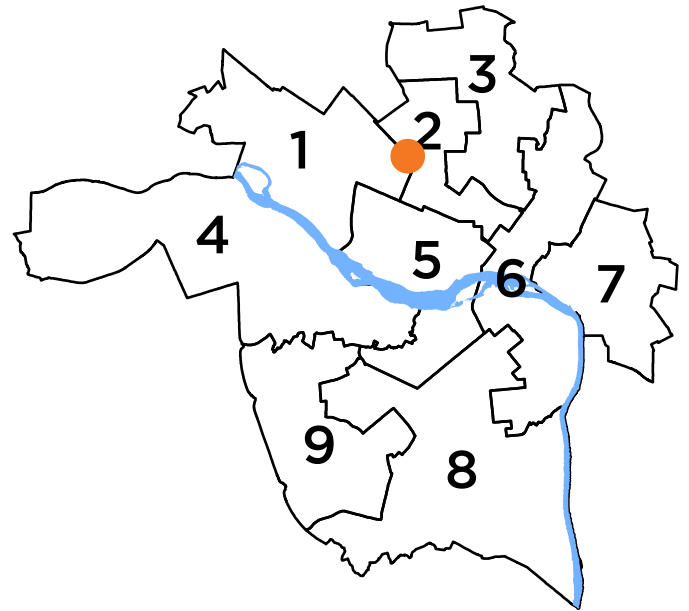
**City of Richmond
Department of Planning
and Development Review**

**Urban Design Committee
Location, Character, and Extent**

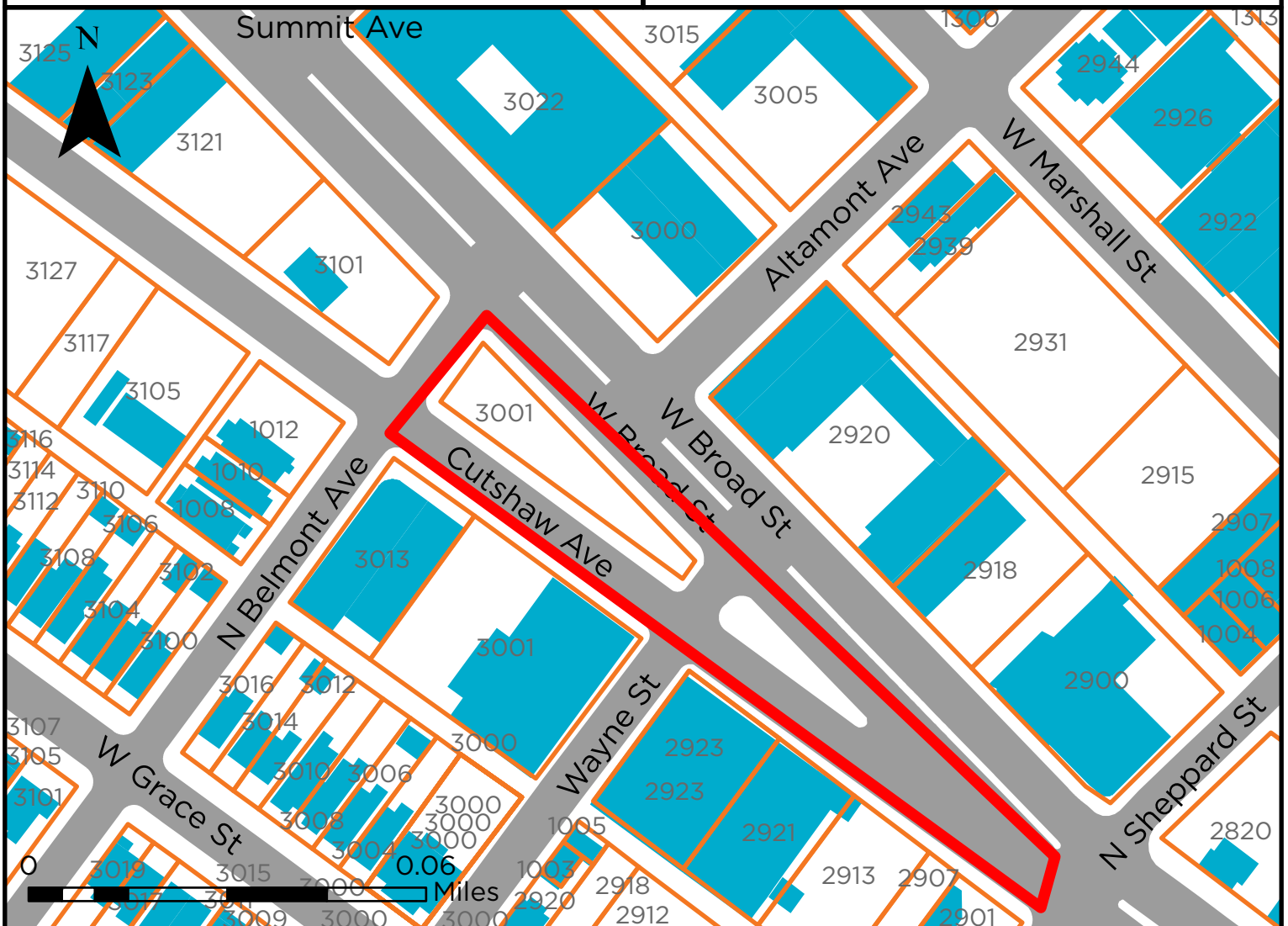
Address: 3001 W. Broad St.

Council District: 2

Description: Conceptual
review of the West Broad
Street Green conceptual plan



For questions, please contact Alex Dandridge
at (804)-646-6569 or alex.dandridge@rva.gov





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
www.richmondgov.com/CommitteeUrbanDesign



Application Type (select one)

Location, Character, & Extent
Section 17.05
Other:

Encroachment
Design Overlay District

Review Type (select one)

Conceptual
Final

Project Information

Submission Date: _____

Project Name: _____

Project Address: _____

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

Applicant Information (a City representative must be the applicant, with an exception for encroachments)

Name: _____ Email: _____

City Agency: _____ Phone: _____

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.**

Submittal Deadlines

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission (CPC) 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.



Project Narrative

Project: **West Broad Street Green**
Subject: **UDC Conceptual Review- Project Narrative**
Client: City of Richmond (PDR and PRCF)
Date: **August 12, 2021**
From: Kimley-Horn and Associates, Inc.
Robbie Roach, PLA

General Purpose

In July 2019, the City Planning Commission approved a plan for streetscape improvements along West Broad Street, from N. Hamilton Street to N. Laurel Street (UDC 2019-20). As an extension of this work, the City began to explore ways to improve the circulation and improvement of the open space near the intersection of Cutshaw Avenue and West Broad Street, between N. Belmont Ave. and N. Sheppard St. This concept plan, referred to as West Broad Street Green, works to improve the pedestrian experience and provide quality and flexible open space to serve the adjacent communities and visitors to the area.

The conceptual design package has been developed based upon the following project assumptions, City of Richmond project goals, and review of relevant information including:

- This scope of work was coordinated with both PDR and (PCRF) Parks, Recreation, and Community Facilities staff guidance
- Multifaceted improvements are proposed on City owned property
- Site visit observations
- Review of project area and adjacent development plans
- Input from City of Richmond
- Conceptual Plan Developed by Kimley-Horn initiated in June 2019, with input from PDR, PDPW, DPR, PCRF, and DPU
- Concept Plan was presented to the Museum District Civic Association in January 2020
- City Staff worked internally with PDR, DPW, PRCF, & DPU to gather input on the Concept Plan in March 2021
- City Staff and Kimley Horn met virtually with property owners adjacent to the open space in March 2021
- City Staff presented the plan to the Scott's Addition Boulevard Association on April 6, 2021
- City Staff shared the plan with the public in the open space on April 24, 2021.
- Virtual public information meeting and public comment period held on April 29, 2021.

Project Overview

This project includes site, roadway, lighting, and streetscape improvements within the right-of-way and city parcels between Cutshaw Avenue and West Broad Street, between N. Belmont Ave. and N. Sheppard St. A summary of proposed improvements is listed below.

- Intersection Concept Development: Scope of services is limited to development of conceptual functional layouts to resolve traffic operations, pedestrian and bike facilities, and access associated with the area between the West Broad St. and Cutshaw Ave.
- Wayne St.: The portion of Wayne St. between Cutshaw Ave. and West Broad St. is proposed to be closed to create a larger continuous green space for the park, in-keeping with the goals of PCRf. This also provides a safer environment for pedestrians along West Broad St. and surrounding intersections.
- Cutshaw Ave.: Convert Cutshaw Ave. to one-way westbound, between N. Belmont Ave. and N. Sheppard St. This creates a safer pedestrian environment and allows for more green space on the north side of Cutshaw Ave. A Woonerf condition is envisioned, where Cutshaw Ave. could be temporarily closed to vehicle traffic for special events, such as farmer's markets.
- City stormwater drainage improvements: Detailed calculations have not been completed during this conceptual phase, but there is an opportunity to treat and store stormwater on-site. There is a bio-filter proposed at the SW corner of W. Broad St. and N. Sheppard St.
- Lighting: All street lighting is to include installation of both pedestrian and vehicle/pedestrian light poles and luminaires. Specific fixtures to be approved by the City and DPU to confirm power source available.
- Proposed hardscape material consists of scored concrete sidewalks, brick paver sidewalks and travel lanes, and stabilized decomposed granite pathway. Pervious pavers may also be an option, if feasible.
- Tree Pits: 5'x10' opening, typical, with no raised edging.
- Tree varieties: A mix of Larger shade trees (i.e., Willow Oak) and smaller, single-stem, ornamental trees have been proposed on this plan. Refer to proposed plant palette for further details. All proposed trees will be reviewed and approved by City arborist and PCRf staff.
- Existing Trees: There are a few mature trees within the limits of work that may warrant preservation. It is the intention of this plan to work around the existing trees and plant material that exist on the site today.
- Existing Planting beds: The site is maintained and planted with native species by community volunteers in partnership with PCRf. The conceptual plan reflects the work that has been completed by volunteers, and identifies "Flexible Open Space" to allow the site to continue to adapt to the communities vision and needs.
- Water Resources: This project is not subject to either Chesapeake Bay Preservation or Floodplain requirements. The proposed land disturbance includes updating existing impervious surfaces with an expected net decrease in impervious areas by increasing pervious landscaped areas.

- DPU – Gas / Water / Sewer: Proposed work is not anticipated to have an impact on the gas, water, or sanitary sewer mains.
- On-Street Parking: Eliminated parking along the north side of Cutshaw Ave., between N. Belmont Ave. and N. Sheppard St, to provide more flexible open space within the park.
- Active Development plans are anticipated around this site, but final plans were not available for review at this time. A future development is proposed along Cutshaw Ave., between Wayne St. and N. Sheppard St block.
- Curb ramps will be provided, per VDOT and City standards.
- Site furnishings: Bike racks, benches, and trash receptacle will be provided, per City standards, and surface mounted. Existing wooden tables and benches will remain on site until such time as PRCF relocates or replaces them. The future possibility of installing place-making furniture, such as Adirondack chairs, is noted on the plan and reflects community feedback.
- Bikeshare station locations: TBD by the Department of Public Works.
Movable Seating: Currently there are no outdoor café seating areas within the 12 foot pedestrian zone. There is not sufficient area to allocate for café seating without elimination of some tree pits to provide enough pedestrian clearance around any delineating barriers. This can be a site-specific evaluation.
- Driveway Closures: Proposed locations are shown based upon traffic safety, site layout, and adequate site access from other driveway locations; all closures would be tentative pending City review and property owner input and notification.
 - Close existing driveways along the southside of Cutshaw Ave., between N. Belmont Ave. and N. Sheppard St.

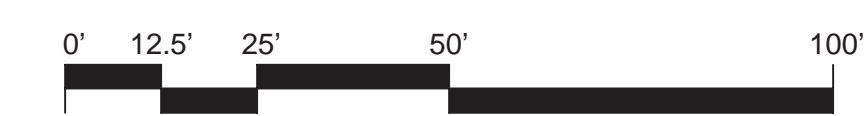
Next Steps

- Determine available funding sources and grant opportunities to support the final design and construction of this project.
- Final submittal to Urban Design Committee and Planning Commission with any revisions requested during conceptual approval.



WEST BROAD STREET GREEN

Richmond, Virginia



EXISTING SITE AERIAL

08.12.2021

SCALE: 1" = 25'

Kimley»Horn



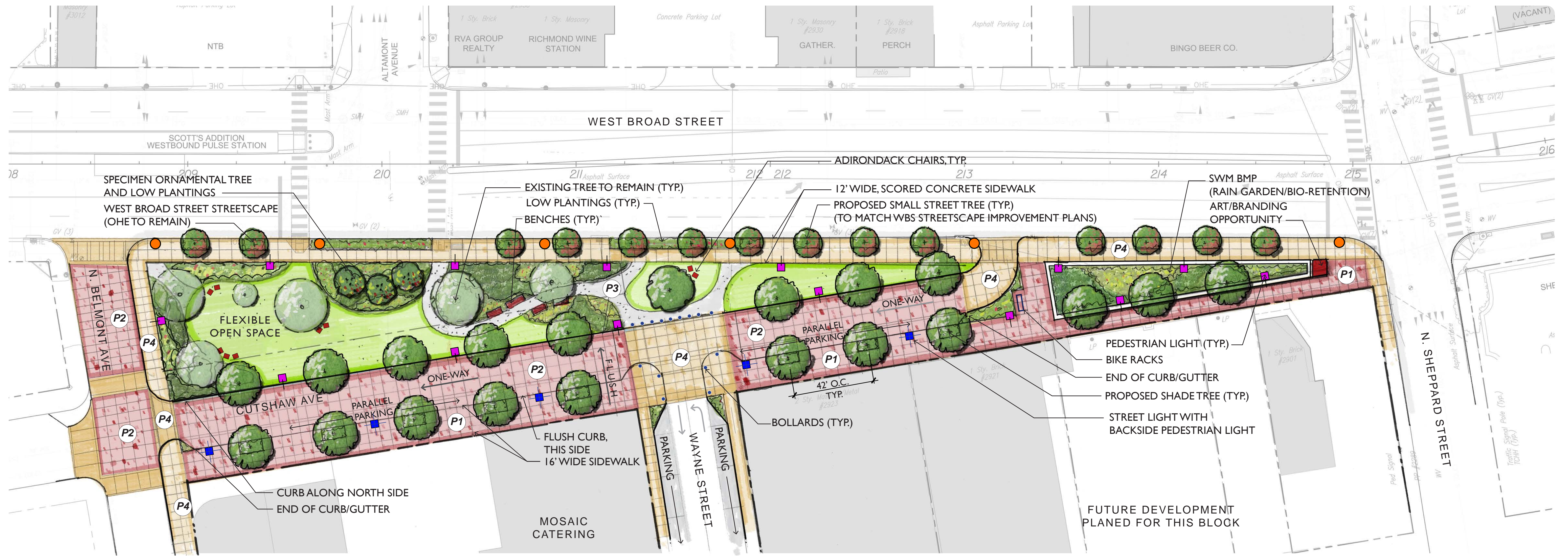
WEST BROAD STREET GREEN

Richmond, Virginia

EXISTING SITE PHOTOS

08.12.2021

Kimley»Horn



HARDSCAPE KEY

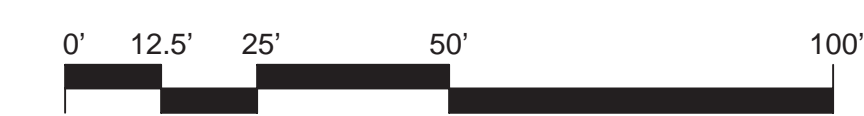
- P1** MODULAR BRICK PAVERS (PEDESTRIAN)
- P2** MODULAR BRICK PAVERS (VEHICULAR)
- P3** STABILIZED DECOMPOSED GRANITE (PEDESTRIAN)
- P4** SCORED CONCRETE (VEHICULAR AND PEDESTRIAN)

LIGHTING KEY

- STREET LIGHT & BACKSIDE PEDESTRIAN LIGHT (5)
- PEDESTRIAN LIGHT- 15' HT. (15)
- EXISTING OHE WOOD POLE & COBRA LIGHT-TO REMAIN (6)

WEST BROAD STREET GREEN

Richmond, Virginia



CONCEPT PLAN

08.12.2021

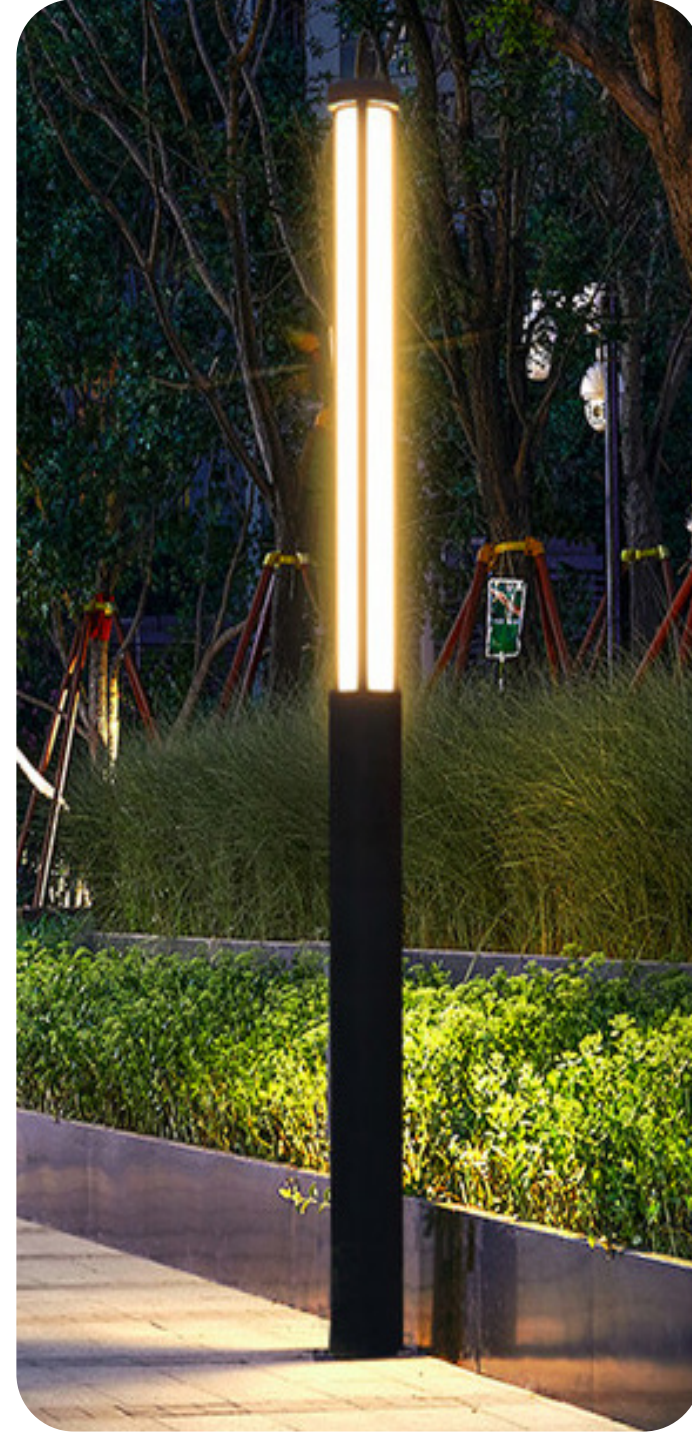
SCALE: 1" = 25'

Kimley»Horn

LIGHTING



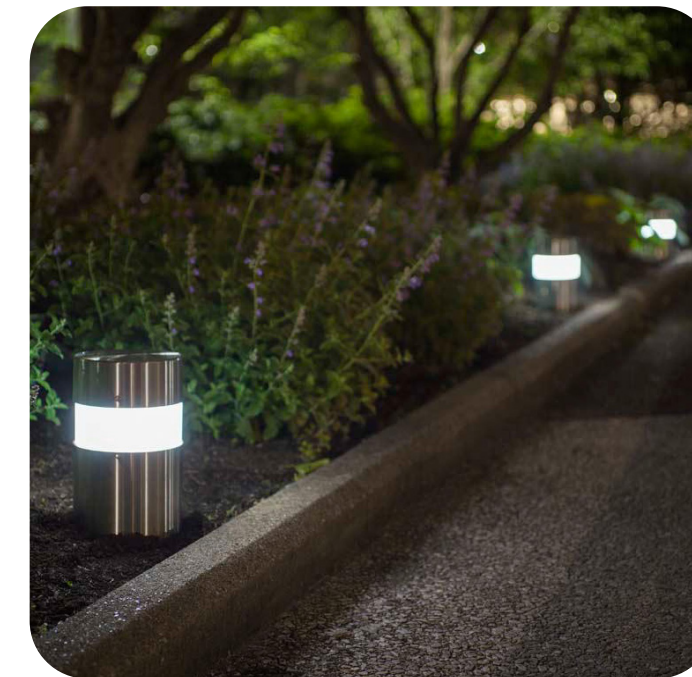
TRADITIONAL PEDESTRIAN LIGHT



MODERN PEDESTRIAN LIGHT



STREET LIGHT & BACKSIDE PEDESTRIAN LIGHT



PATHWAY LIGHTS

SITE FURNISHINGS



BENCH



ADIRONDACK CHAIR



REMOVABLE BOLLARD



CUSTOM BOLLARD



TRASH RECEPTACLE



BIKE RACK



BIKE RACK

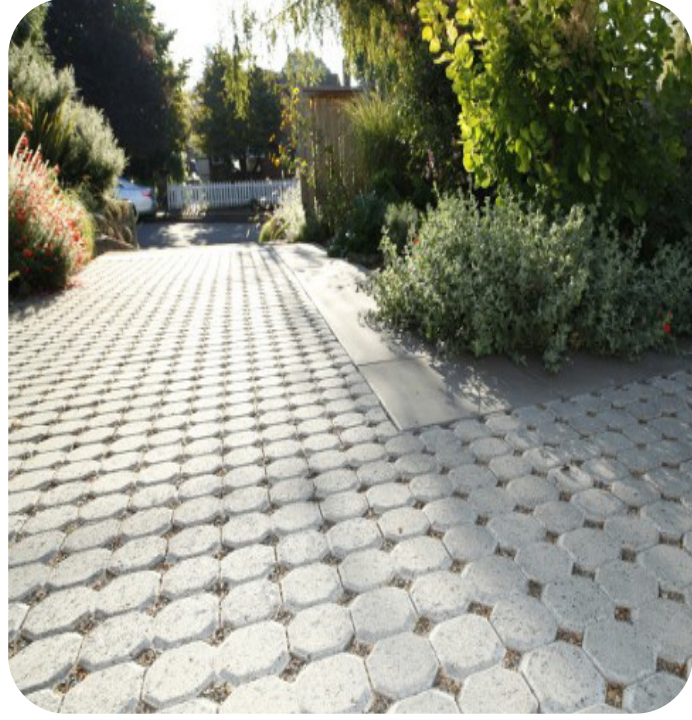


PICNIC BENCHES

GREEN INFRASTRUCTURE



RAIN GARDEN



PERMEABLE PAVER



BIO-RETENTION



EDUCATIONAL SIGNAGE

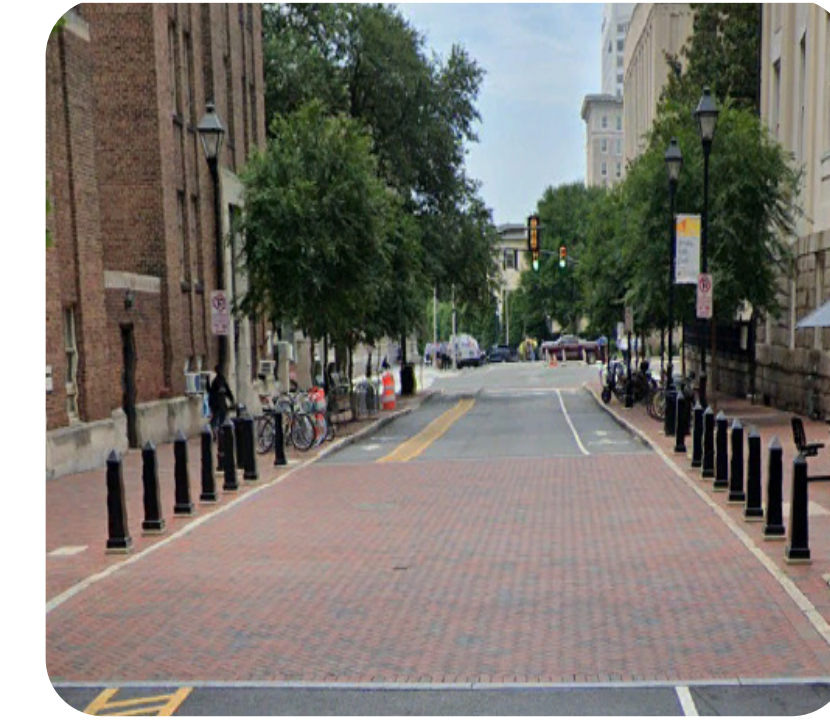
HARDSCAPE MATERIALS



SCORED CONCRETE



STABILIZED DECOMPOSED GRANITE PATHWAY



BRICK PAVERS

WEST BROAD STREET GREEN

Richmond, Virginia

PRECEDENT IMAGERY

08.12.2021

Kimley»Horn

CANOPY TREES



WILLOW OAK



RED MAPLE



LONDON PLANE TREE



PRINCETON SENTRY GINKGO



SOUTHERN MAGNOLIA



BALD CYPRESS

ORNAMENTAL TREES



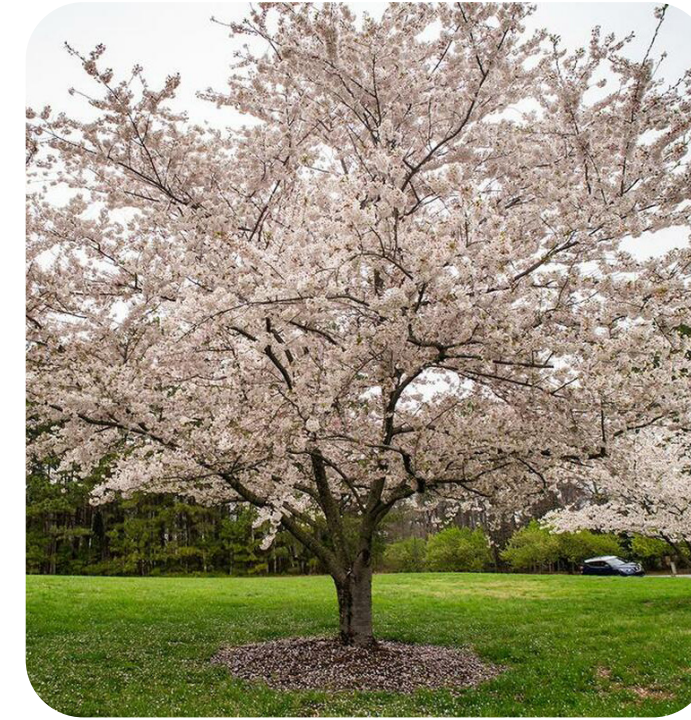
EASTERN REDBUD



SAUCER MAGNOLIA



FLOWERING DOGWOOD



YOSHINO CHERRY

SHRUBS



SHAMROCK HOLLY



LITTLE HENRY SWEETPIRE



BABY GEM BOXWOOD



SNOW QUEEN HYDRANGEA

GRASSES | PERENNIALS | GROUNDCOVERS



ST. JOHNS WORT



YARROW



DENSE BLAZING STAR



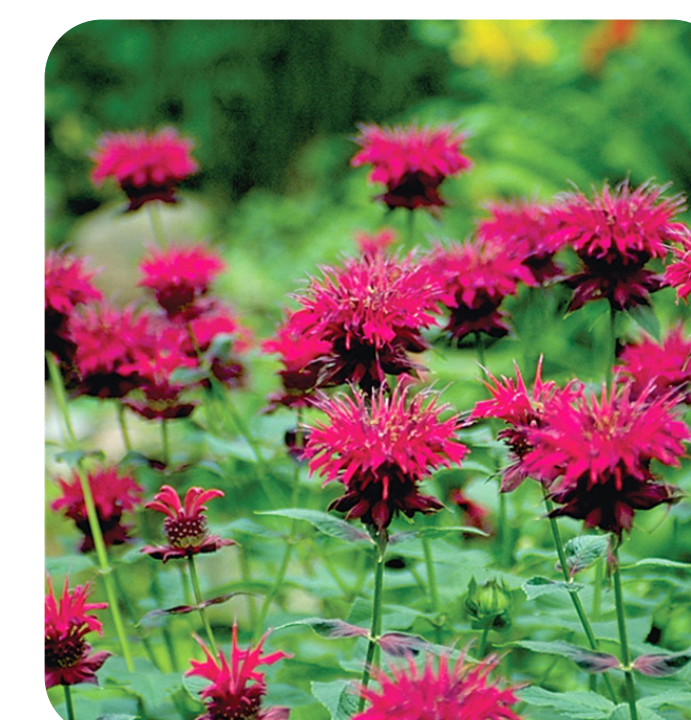
GARDEN PHLOX



KARL FORESTER FEATHER REED GRASS



HAMELN FOUNTAIN GRASS



BEE BALM



PINK MUHLY GRASS



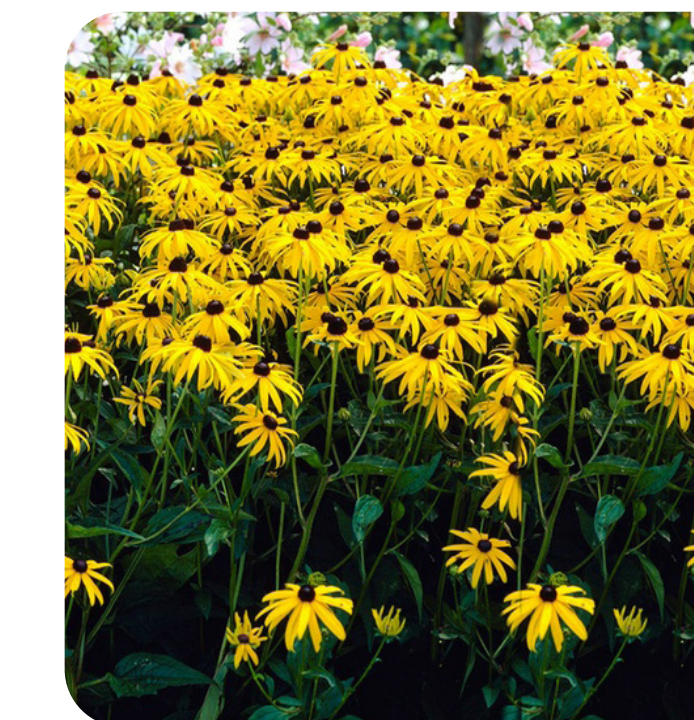
DWARF CRESTED IRIS



PURPLE CONEFLOWER



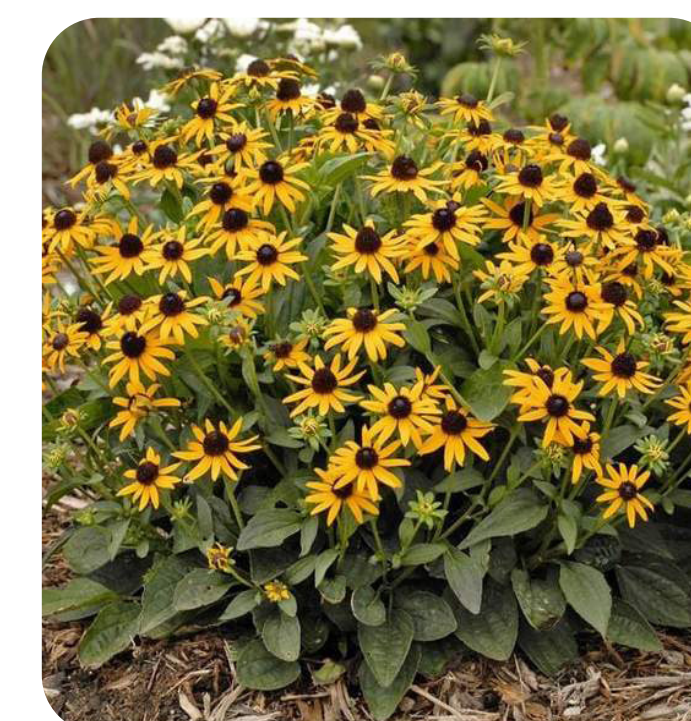
BLUE EYED GRASS



CUTLEAF CONEFLOWER



WILD PETUNIA



BLACK EYED SUSAN



BLUE FALSE INDIGO



SWAMP MILKWEED

WEST BROAD STREET GREEN

Richmond, Virginia

PLANT PALETTE

08.12.2021

Kimley»Horn