



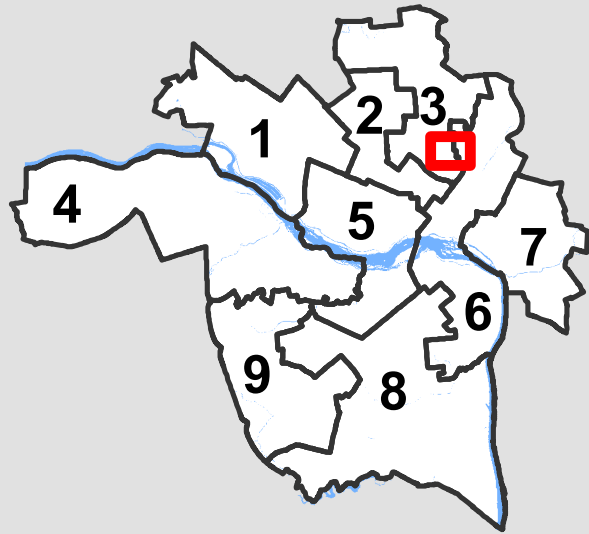
City of Richmond Department of Planning & Development Review

Location, Character, and Extent

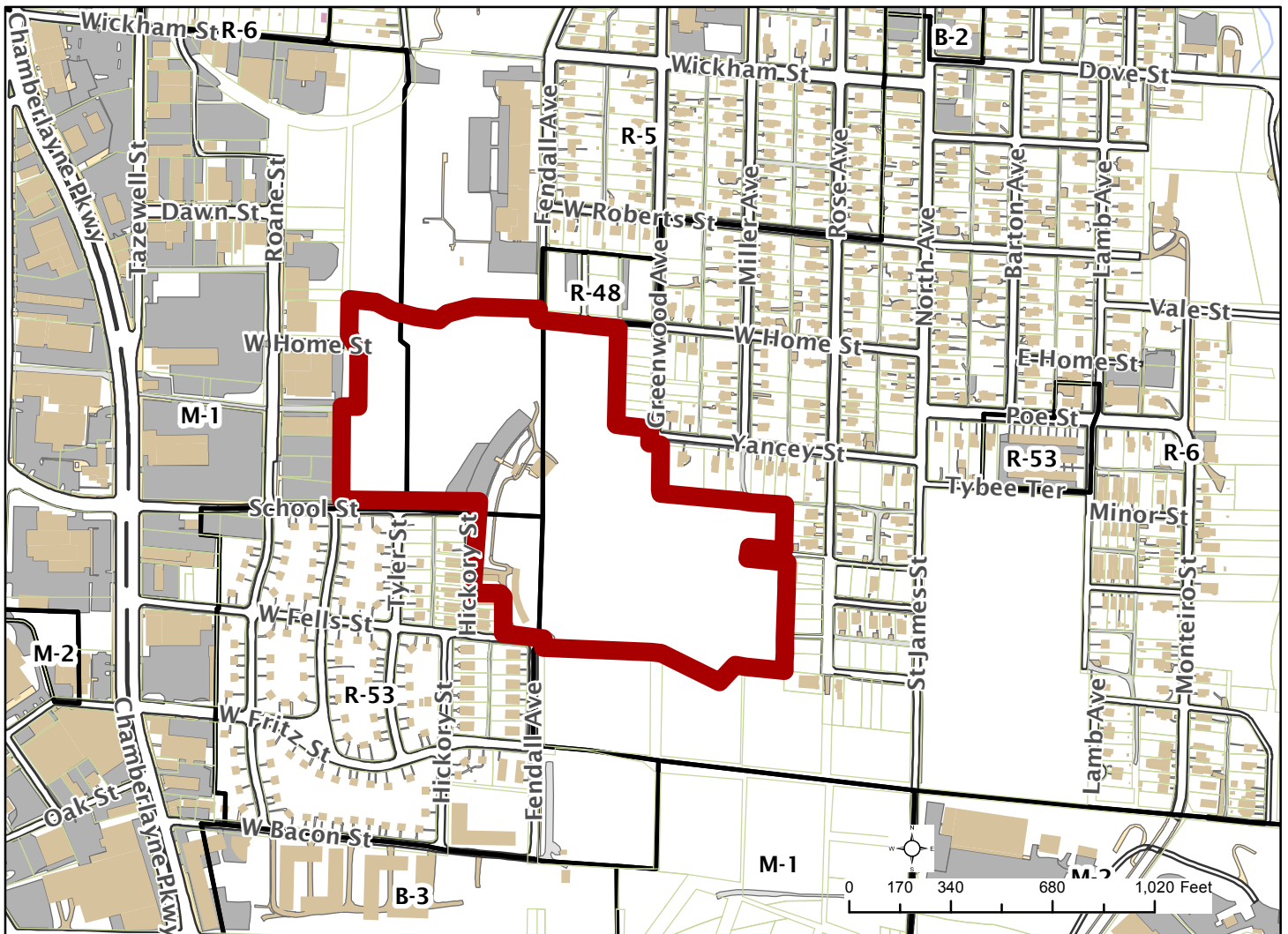
LOCATION: 400 School St

COUNCIL DISTRICT: 3

PROPOSAL: Improvements to the Elson Redmond Memorial Driving Range



*For questions, please contact Kathleen Onufer
at 646-5207 or Kathleen.Onufer@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: Elson Redmond Memorial Driving Range_____

Project Address: 400 School Street, Richmond, Virginia 23222_____

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

Renovations to driving range and clubhouse located at the Project. Renovations will include improving turf conditions, upgrading bunkers and greens, adding hitting areas, improving accessibility and lighting, and renovating the clubhouse to improve aesthetics, expand the pro shop, and add First Tee space.____

Applicant Information

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

Name: Dr. Norman Merrifield_____ Email: _____

City Agency: Parks, Recreation, & Community Facilities_____ Phone: (804) 646-5733_____

Address: 1209 Admiral Street, Richmond, Virginia 23220_____

Main Contact (if different from Applicant): Michael L. Warwick_____

Company: Troutman Sanders LLP_____ Phone: (804) 697-2274_____

Email: michael.warwick@troutmansanders.com_____

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.

**APPLICATION FOR CITY OF RICHMOND (the “City”)
URBAN DESIGN COMMITTEE REVIEW
DETAILED NARRATIVE FOR FINAL REVIEW
UDC NO. 2016-08**

**Applicant: The Department of Park, Recreation, and Community Facilities (the
“Department”)/The First Tee of Richmond & Chesterfield (“The First Tee”)
Project: Renovations to Elson Redmond Memorial Driving Range
Location: 400 School Street, Richmond, Virginia 23222**

Project Background:

The First Tee is a youth development organization that uses the platform of golf to teach life skills and healthy habits to young people from all economic circumstances. Since its inception in the Richmond-area 17 years ago, The First Tee has established itself as a well-respected youth development organization serving over 75,000 children of all ages, races, backgrounds and abilities.

The First Tee leases from the City certain property located at 400 School Street, Richmond, Virginia 23222 for the operation of the Elson Redmond Memorial Driving Range, which includes a six-hole par three course (the “Course” and collectively, the “Driving Range”). The First Tee and the City first entered into this long-term lease agreement in 2002, and the agreement has been subsequently renewed (collectively, the “Lease”). The First Tee operates the Driving Range for use by the public and for The First Tee’s programs. As The First Tee seeks approval for the renovations to the Driving Range described herein, The First Tee is simultaneously working with The Department and the City Attorney’s Office to extend the term of the Lease. If the renovations described herein are approved and if the Lease is renewed on acceptable terms, then The First Tee will construct the renovations at its cost and expense. The Driving Range abuts residential areas to the south, east, and northeast, an elementary school to the north, and a commercial area along Chamberlayne Avenue to the west.

Conceptual Review:

On February 17, 2016, the First Tee submitted its application for conceptual review of the Project by the Urban Design Committee (the “UDC”). On March 10, 2016, the UDC met and considered the First Tee’s application. The UDC made certain recommendations for the Project, as discussed below, which were subsequently approved by the Planning Commission on their consent agenda at the March 21, 2016 meeting. The recommendations (in italics), and the First Tee’s responses (in plain text), are set forth below.

- *That the final plans show locations of site amenities, including fixed signage, benches, and lighting.* These locations have been added to the plans. Please see page 7 of the Baskervill/Timmons Group plans.
- *That the final plans include a landscape plan and schedule showing tree species, quantity, location, and size at the time of installation.* Please see the Silvercore Landscape Plan and page 7 of the Baskervill/Timmons Group plans.

- *That the park benches represent the contemporary design of the structure and surroundings.* A more contemporary park bench has been selected. Please see page 8 of the Baskervill/Timmons Group plans.
- *To consider installing rainwater containment systems for irrigation.* Installation of an underground rainwater containment system would not be viable. As a former landfill, the Project site is subject to limitations on what can be placed underground and at what depth. Based on discussions with consultants, we do not believe that an underground system could be installed in compliance with regulations applicable for former landfill sites. These same concerns apply for a surface rainwater pond, in addition to the fact that the site is crowned, so it would be very difficult to install a rainwater pond with sufficiently fortified walls to contain the rainwater. Finally, based on discussions with consultants, we believe that installation of a rainwater containment system could increase the costs of the project by as much as 50%. As a result, we do not believe installation of a rainwater containment system is feasible for the Project.
- *To consider alternate materials for the surface treatment for the proposed asphalt courtyard.* The proposed asphalt surface has been replaced with Hanover Asphalt Block pavers. Please see page 11 of the Baskervill/Timmons Group plans. We believe this is a cost-efficient alternative that provides better aesthetics, but still allows for the necessary durability.
- *That the final plans submit photographs and more in-depth drawings.* Please see the Baskervill/Timmons Group plans.

We appreciate the UDC's comments, and we believe we have considered and responded to each as appropriate. Thank you for your consideration.

Project Purpose:

The First Tee plans to enhance the clubhouse at the Driving Range (the "Clubhouse") to include youth-centric facilities where the life skills and Nine Core Values of The First Tee can complement activity-based golf programs for kids and teens who may not previously have been exposed to the game of golf. In addition, upgrades to the Clubhouse will benefit the general public through an expanded pro shop, better accessibility, and more inviting facilities. The First Tee also would like to make significant improvements to the practice facilities and course in several ways, including: better turf conditions, upgraded bunkers, improved greens, more defined hitting targets, and additional routes and hitting directions on the courses.

The proposed renovations to the Clubhouse and the immediately surrounding area will include:

- Constructing a safe, innovative, First Tee branded learning environment in a portion of the Clubhouse.
- Creating a new space in the Clubhouse with an interactive classroom, golf simulator, and collaborative afterschool hangout space to engage youths and enable coaches and mentors to increase their impact.

- Building a welcoming public entrance to the Clubhouse that houses clean and accessible public restrooms, vending machines, self-pay and serve ball machine and a modest pro shop with gloves, balls, tees, etc.
- Converting a hitting bay into an outdoor patio, additional storage, and retail kiosk.
- Installing improved signage, benches, railings, and lighting to increase accessibility and comfort for visitors to the Driving Range.

The proposed renovations to the Driving Range (including the Course, but excluding the Clubhouse and the immediately surrounding area) will include:

- Re-establishing the turf as 419 Bermuda grass.
- Converting all putting surfaces to Champion Bermuda grass.
- Renovating bunkers.
- Installing 20 artificial tee boxes for all-weather use.
- Enlarging the chipping green.
- Adding landscaping for screening purposes.
- Adding a separate tee box.

Project Budget, Funding Sources, and Construction Program and Timing:

The First Tee estimates that the renovations to the Clubhouse will cost approximately \$600,000.00 and the renovations to the Driving Range (excluding the Clubhouse) will cost approximately \$500,000.00. The First Tee has obtained the funds for the renovations from donations from individuals, partnerships, and foundations. Construction on the renovations could begin after receipt of approval from the UDC and the Planning Commission for the improvements, together with approval and execution of a renewal to the Lease. The First Tee's proposed timeline for the renovations is set forth below:

- June – July 2016: Phase One of the turf re-establishment and sustainability plan, which is estimated to take 8-10 weeks. This would include re-grassing of the Course and renovating the bunkering and the greens on the Course.
- December 2016 – February 2017: Clubhouse renovations to be completed by Hourigan Construction.
- June – July 2017: Phase Two of the turf re-establishment and sustainability plan, which is estimated to take 6-8 weeks. This would include re-grassing the Driving Range (excluding the Course) and tee, adding an artificial turf strip on the back of the main tee, and building a new tee on the south end of the hitting bay.

The First Tee seeks to renovate the Driving Range to enhance the youth-centric facilities where the life skills and Nine Core Values of The First Tee can complement activity-based golf programs for kids and teens who may not previously have been exposed to the game of golf. In addition, these improvements to the Driving Range will benefit the general public by providing significantly improved recreation facilities, providing a valuable benefit to the City and its residents.

Background on The First Tee:

The mission of The First Tee is to impact the lives of young people by providing educational programs that build character, instill life-enhancing values and promote healthy choices through the game of golf.

Young people do not automatically act with integrity or demonstrate sportsmanship. The acquisition of values is often a by-product of a series of complex processes that evolve from individual experiences. The First Tee Life Skills education programs teach participants a set of life skills to allow them to face challenges at home, school, and at play in a constructive manner. The goal is for participants to internalize the Nine Core Values at the heart of The First Tee's mission - Honesty, Integrity, Sportsmanship, Respect, Confidence, Responsibility, Perseverance, Courtesy, and Judgment. As The First Tee continues to impact our participants through the First Tee Life Skills programs, the waterfall effect will positively influence the lives of Central Virginia's youth for generations to come.

The First Tee recently adopted a comprehensive three year strategic plan that directly supports our mission - to positively impact the lives of young people in the Richmond metropolitan area through educational programs that build character, instill life-enhancing values, and promote healthy choices through the game of golf. The plan seeks to maximize the quality and capacity of our Board, Staff, Programs and Facilities to help make a life-long impact on the youth of the Richmond metropolitan area.

The First Tee plans to:

- **STRENGTHEN** its Board of Directors and model leading practices in nonprofit board governance.
- **PROMOTE** its brand and programs throughout the Richmond metropolitan area, inspired by the spirit of our Founders.
- **SUSTAIN** its programs and impact through resource development and partnerships.
- **ACHIEVE** consistent delivery of high-quality program offerings while adhering to The First Tee Life & Golf Skills Curriculum.
- **OPTIMIZE** its operations for greater effectiveness, efficiency and impact.

One of the ways The First Tee can achieve its strategic vision is provide top-notch, high-quality learning environments and to ensure the proper upkeep and enhancement of facilities, equipment, and capital investments. As a result, The First Tee seeks to renovate the Clubhouse and the Driving Range as described in this application.

The First Tee's partnership with the City has been a success and serves the needs of both parties:

- For the City, the Driving Range provides a public golf facility and home for its own golf programs, at no cost to the City.
- For The First Tee, the Driving Range provides a location within the City for its youth-development programs.

Research study results confirm The First Tee Life Skills Education is having a lasting impact on youth who complete the training. Chesterfield children and parents were part of this national research study that reported the following:

- 76% of parents observed an increase in their child’s confidence.
- 74% of parents observed positive changes in their child’s acceptance of responsibility.
- 52% of parents reported that their child made better grades in school.
- 91% of children reported that they make healthy choices and defined the importance of physical, mental, emotional and social wellness.
- 78% of children cited examples of how they use skills learned at The First Tee to plan for the future.
- 100% of children used methods to manage negative thoughts and emotions in a number of life domains.

The following demographic information describes the children currently enrolled in the Life Skills Education program:

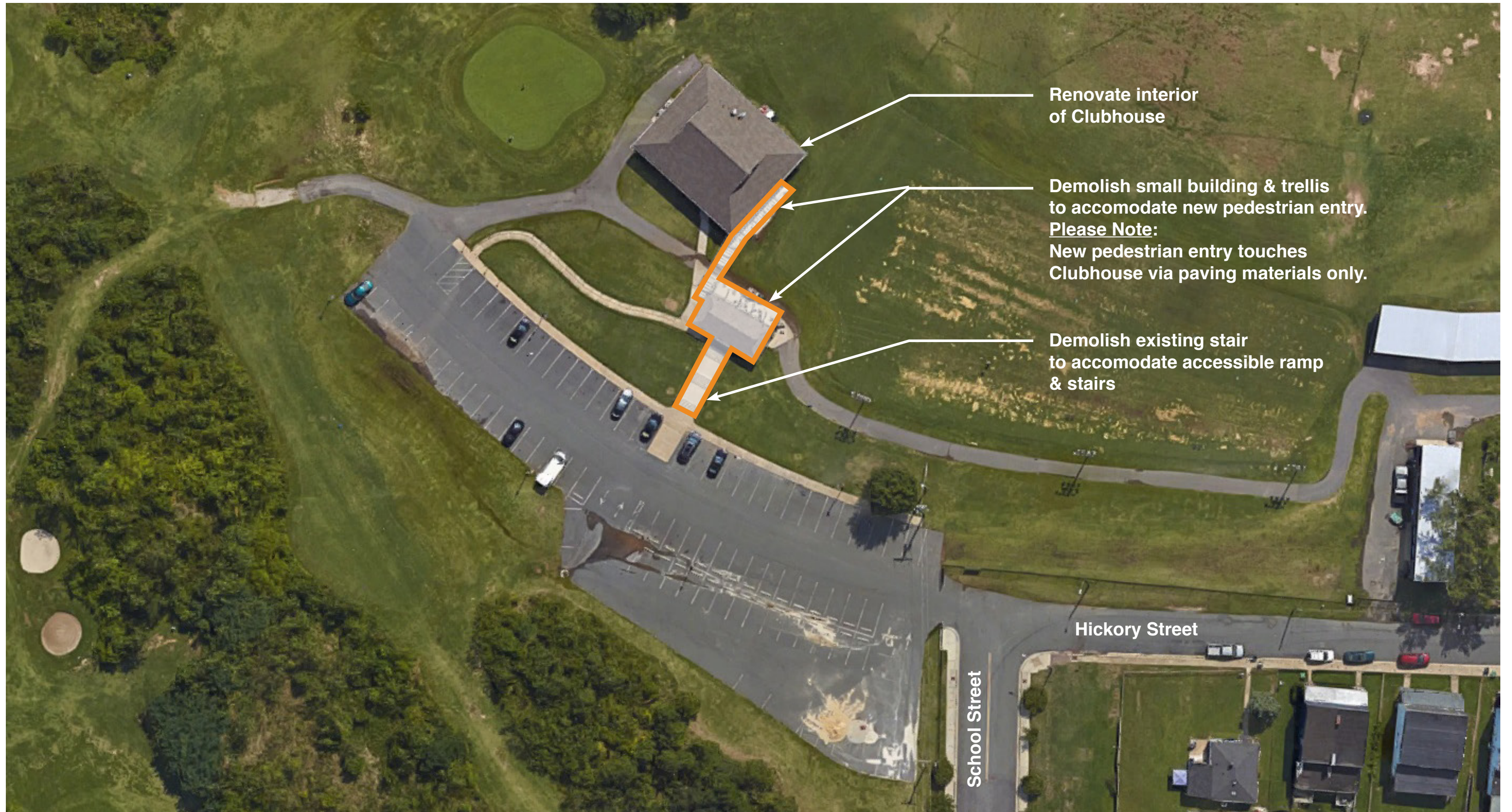
Gender		Ethnicity		Age Range	
Male	65%	African-American	63%	5-9	43%
Female	35%	Caucasian	27%	10-13	49%
		Asian-American	6%	14-17	8%
		Hispanic-American	3%		
		Other	1%		

First Tee of Richmond Facilities Improvements

**404 School Street
Richmond, VA**

**UDC Final Review
April 14, 2016**





existing site plan with proposed demolition

Existing trellis to be demolished.



Clubhouse to remain.

Existing small building to be demolished to accommodate new pedestrian entry.



Small building and site stairs to be demolished to accommodate new accessible ramp, stairs, and pedestrian entry



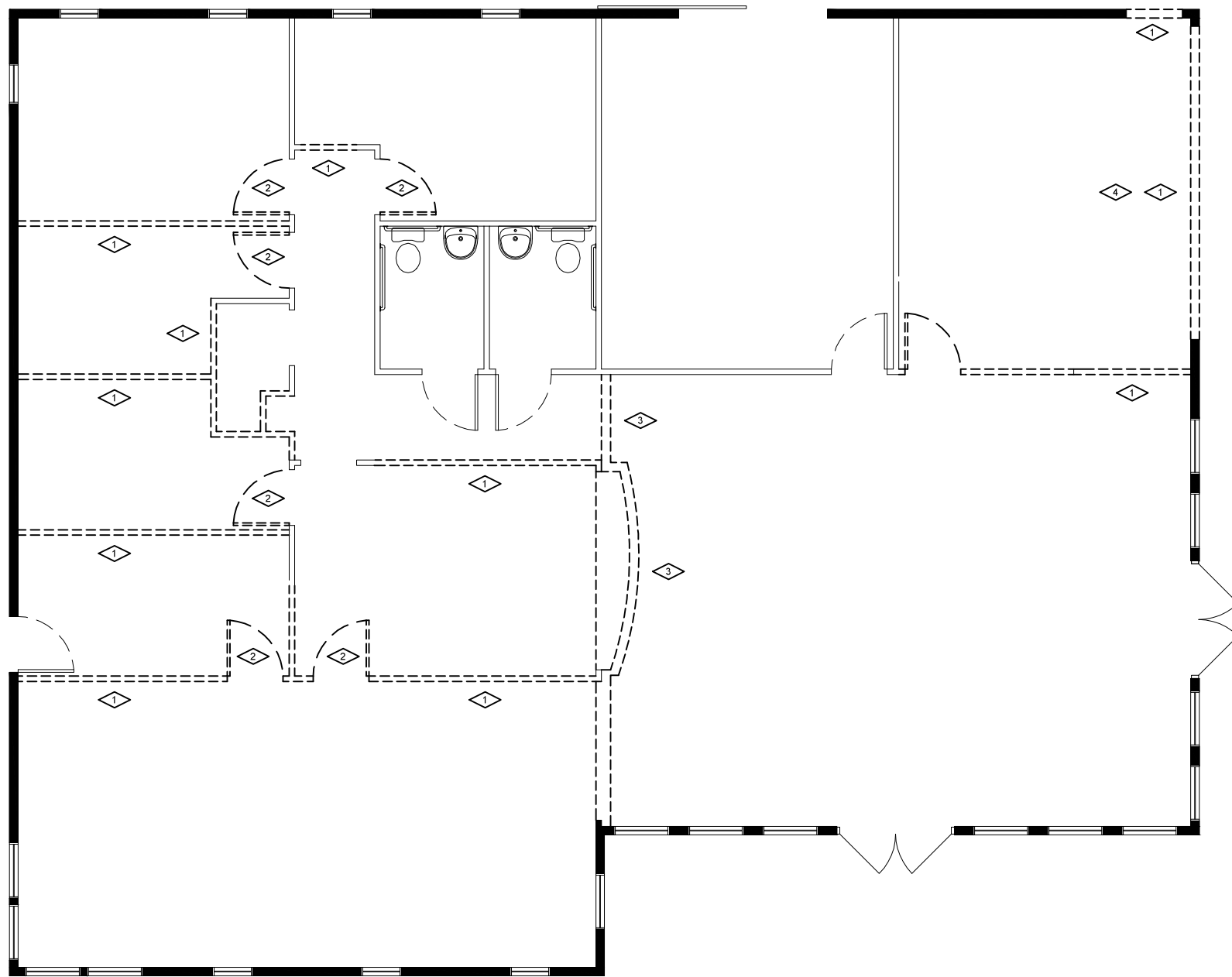
Trellis to be demolished

existing conditions



existing small building and existing trellis to be demolished





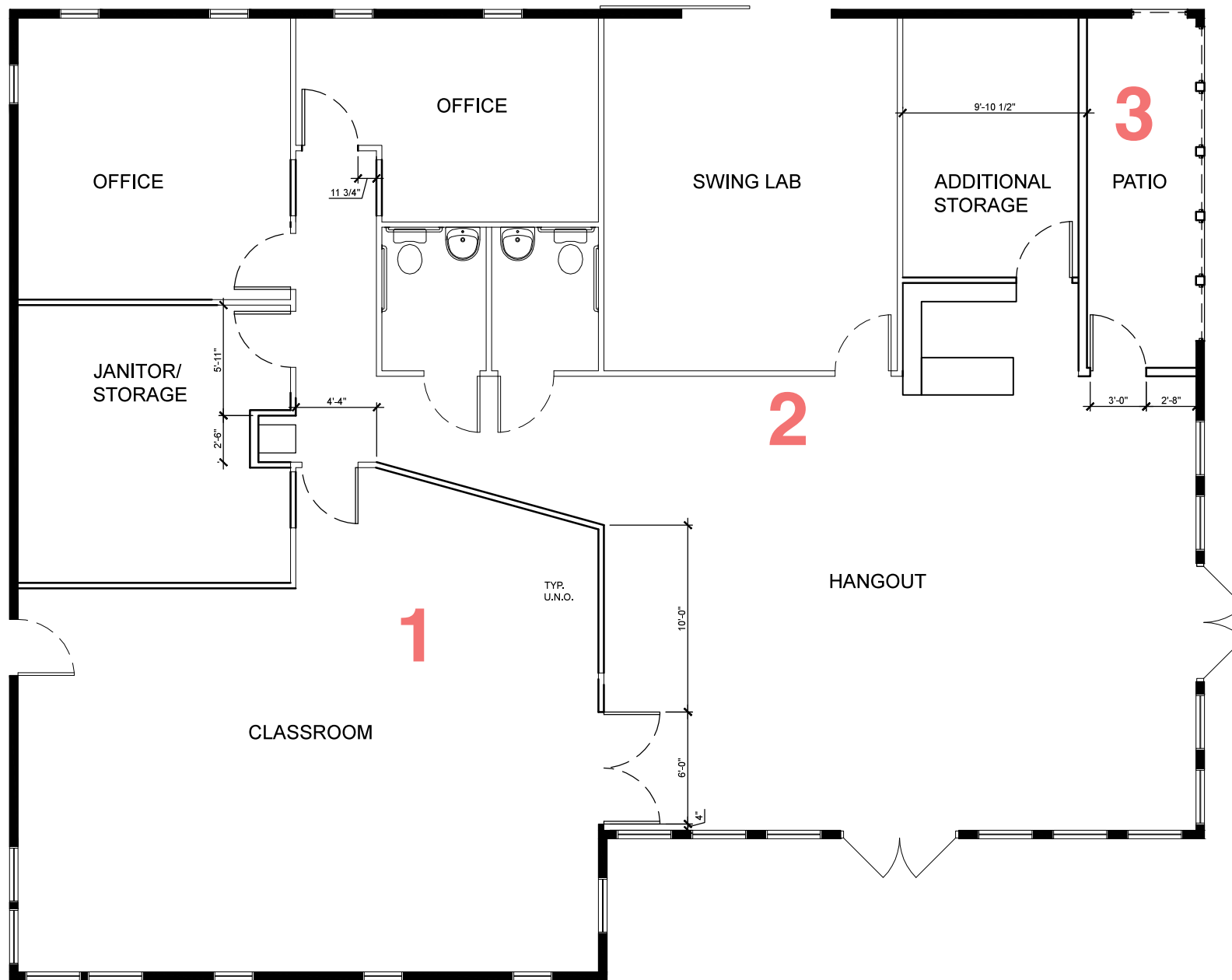
KEYED DEMOLITION NOTES

- ① REMOVE EXISTING WALL.
- ② REMOVE EXISTING DOOR AND FRAME. RETAIN FOR REUSE/RELOCATION.
- ③ REMOVE EXISTING SOFFIT. RETAIN LIGHTS FOR POTENTIAL RE-USE.
- ④ REMOVE EXISTING FINISHED FLOORING.

Clubhouse demolition plan

First Tee Richmond Facilities Improvements
 April 14, 2016





1
 expand classroom
 & office space by
 relocating existing
 pro-shop and
 reconfiguring
 kitchen & supply
 rooms

2
 dedicate wall
 space for first tee
 nine core values,
 associated imagery

3
 reconfigure
 hitting bay 2 into
 outdoor patio,
 additional storage,
 & retail kiosk

Clubhouse renovation plan

First Tee Richmond Facilities Improvements
 April 14, 2016



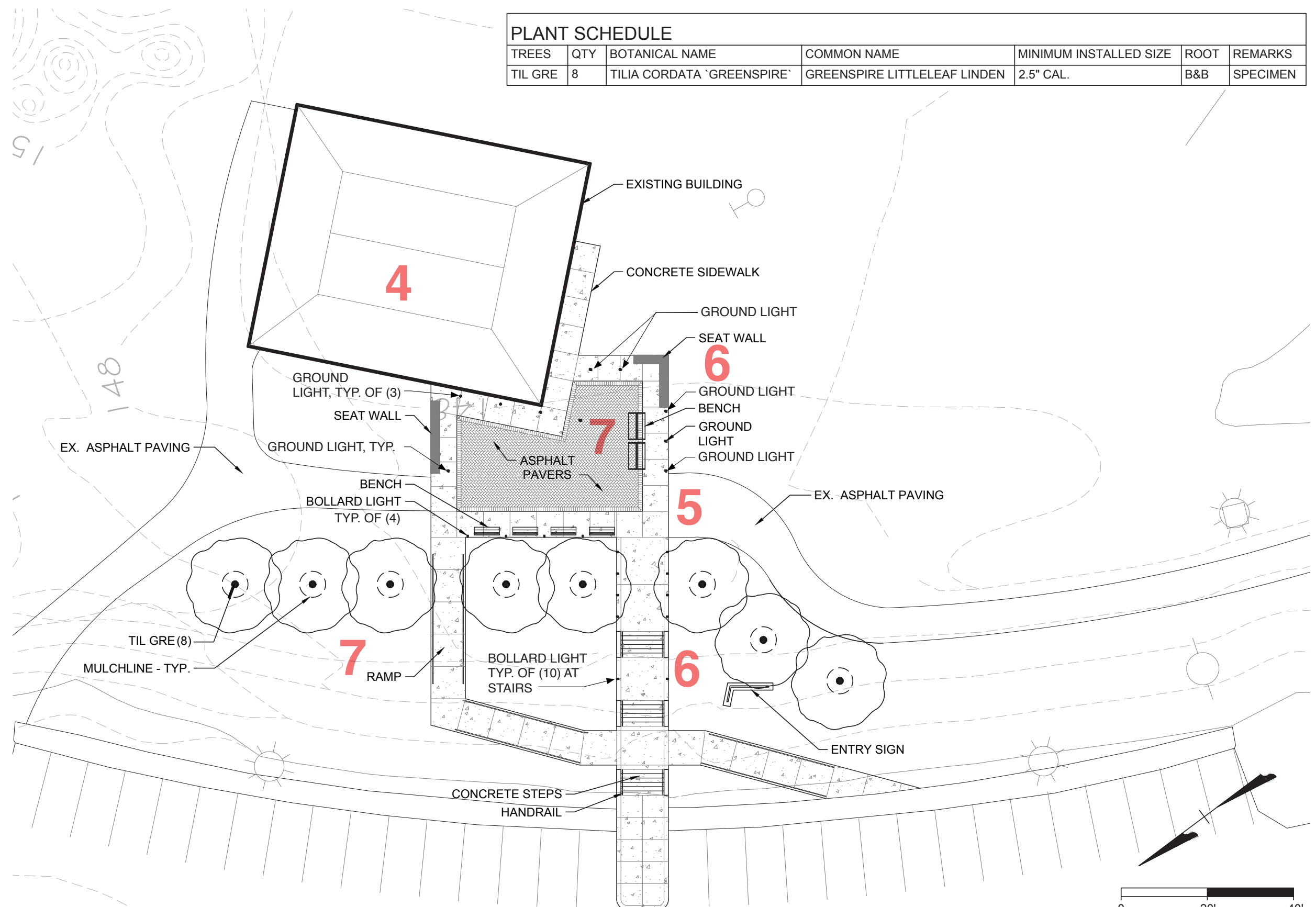
4
reconfigure large building to accommodate programs, public and pro-shop (see 1 - 3)

5
demolish smaller building and rethink entry courtyard

6
introduce site-unifying elements like signage, benches, railings & lighting

7
define entry with distinctive paving materials and beautiful shady trees!

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	REMARKS
TIL GRE	8	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	B&B	SPECIMEN



proposed conceptual site plan



entry signage



benches

BALANCE™ BENCH

PRODUCT DATA

The **Balance Bench** is an elegant and durable public seating solution perfect for a wide range of environments. Bold and beautiful in form, the cantilever frame is constructed of rustproof solid cast aluminum. Seats are made from corrosion-resistant stainless steel. Available in backed and backless versions, the Balance Bench is ideal for transportation centers, campuses, municipal spaces or any setting where robust construction and superb design are priorities.

MATERIAL & CONSTRUCTION DETAILS

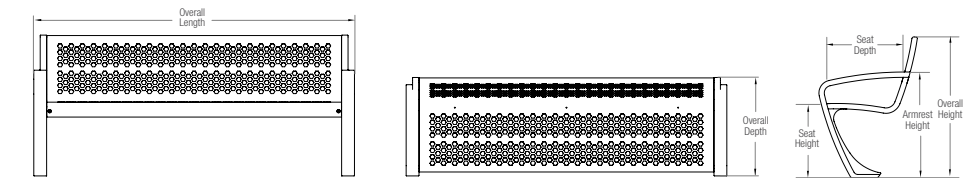
FRAME	SEAT	ARMRESTS	INSTALLATION & MAINTENANCE
<ul style="list-style-type: none"> Frame is made of solid cast aluminum with powdercoat finish. See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge. Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components. 	<ul style="list-style-type: none"> Seats are formed from stainless steel sheet with 1.2" (30 mm) hexagonal perforations. Seats come in two standard stainless steel finishes, Sandstone and Satin, or can be powdercoated. See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge. 	<ul style="list-style-type: none"> All benches have two armrests that are integral parts of the frame end castings. 	<ul style="list-style-type: none"> Balance Benches must be surface mounted. Anchors and stainless steel mounting screws are included.
		OPTIONAL SEAT DIVIDERS	MAINTENANCE
		<ul style="list-style-type: none"> One or two optional seat dividers per bench are available for an upcharge. Seat dividers are solid aluminum and are powdercoated to match the frame. 	<ul style="list-style-type: none"> Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

STAINLESS STEEL SEAT FINISH OPTIONS*

Sandstone is a High-Durability finish, designated by the "HD" logo below, and is manufactured in a process that creates a work-hardened surface with enhanced resistance to abrasion and wear.



NOMINAL DIMENSIONS



MODELS	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT
SBBAL-72BSS	75" (1905 mm)	23" (584 mm)	18" (457 mm)	32.9" (836 mm)	17.3" (439 mm)	24.7" (627 mm)	121.9 lbs (55.3 kg)
SBBAL-72BPC	75" (1905 mm)	23" (584 mm)	18" (457 mm)	32.9" (836 mm)	17.3" (439 mm)	24.7" (627 mm)	121.9 lbs (55.3 kg)

*NOTE: Because different computers, monitors and printers render colors differently, actual colors will vary slightly from those shown here.



railings



Superior Cable Railing **NEW SERIES 2000**

Modern Styling with a Virtually Unobstructed View!
Meets OSHA, ADA and ICC safety criteria.

Superior Series 2000 Cable Railing is the perfect complement to any architectural design, indoors or out. It adds a truly modern and contemporary feel to any building and is an excellent choice for settings with a view.

It lends itself well to residential, commercial or public buildings, high-rises, condos, apartments, motels, balconies, parking decks, public walkways, backyard decks or any area where a contemporary look or a virtually unobstructed view is desired.

The stainless steel cables combined with aluminum post and rail assemblies make for a strong, durable and maintenance-free system that will last for a lifetime of use.

The cable is 3/16" 1x19 Type 316 stainless steel cable. This type of cable has extremely high tensile strength and is constructed from 19 strands to prevent stretching.

The posts are 2 1/2" square and can be surface mounted, side mounted or embedded into concrete. The top rail has a 2" wide gripping surface to meet federal, state and local codes.

Posts used in the cable rail system include double end posts, triple corner posts, single crossover posts and intermediate tension posts. Each post has a vertical row of pre-drilled holes, spaced 3" on center, to accommodate fittings or support the cable.

End, corner, crossover and intermediate tension posts can be spaced up to 4 1/2'

(54") on center. Cable spans should not exceed this distance to minimize deflection.

For step railing, the exact degree of slope is needed prior to fabrication so pre-drilled holes can be elongated to accommodate the angle and ensure that the cable runs in a straight line.

Superior Cable Railing is available in any height. Standard heights include 42" for commercial and 36" for residential.

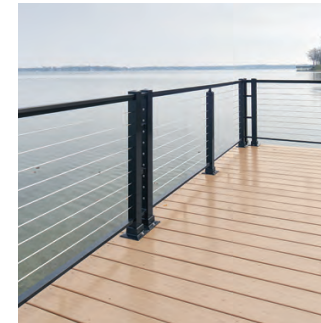
Gates are available upon request.

NEW! Concealed Picket Screws

A new product design for Superior Railing features a screw cover to conceal picket screws on top and bottom rail assemblies for a cleaner, more streamlined look.

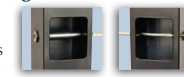
Machined Post Openings

Posts feature machined openings to accept top and bottom rails. This eliminates the need for brackets, resulting in a clean, rigid design with added strength.



No Bulky Fittings!

When installed, fittings and tensioning devices are hidden inside the post with only the head exposed.



Finishes

Smart, decorative finishes add a distinctive touch. Whether baked-on enamel, anodized or duranodic, these finishes are guaranteed to endure for years of maintenance-free beauty.



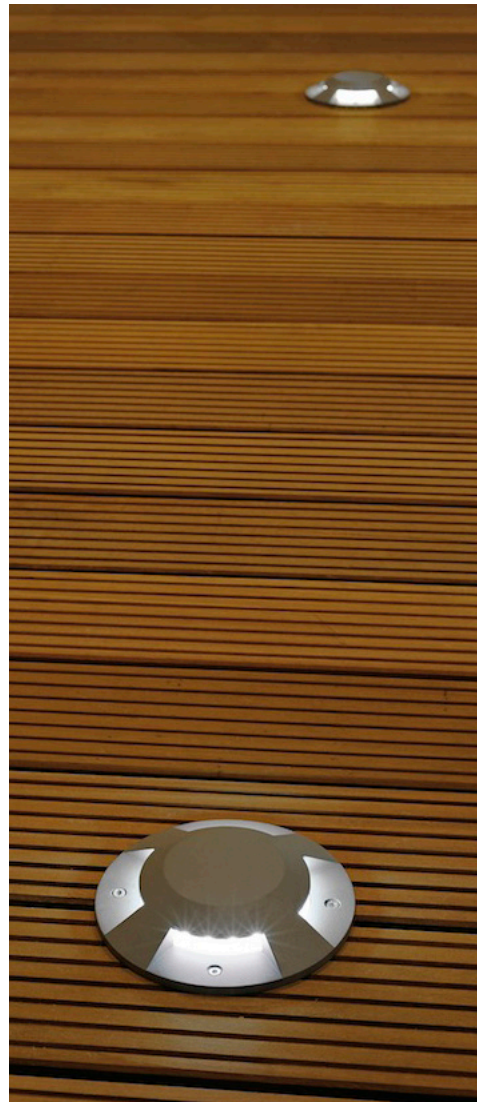
Stainless steel cable runs through posts with minimal fittings for a sleek, modern look.



A. Double End Post
B. Single Crossover Post
C. Intermediate Tension Post
D. Triple Corner Post

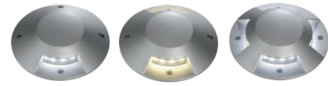


lighting



BIG LED PLOT ROUND
LEDTEC

SLV®



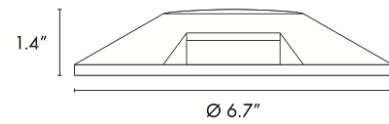
Material:
Aluminum

Accessory/Included parts:
Ground protective ring (incl.)
LED insert (excl.)

Note:
Select the plot cover with 1, 2 or 4
light exit openings (slots). Then
select the LED insert (see below)
with the desired light color.

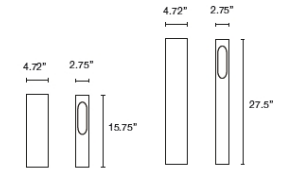
Versions:
silver grey
1 slot 4227371U
2 slots 4227372U
4 slots 4227374U

Art. No.:



SLOTBOX 40 / 70

SLV®



Lamp [incl.]:
PowerLED, 4.3W

Material:
Aluminium

Accessories/Included:
LED driver [incl.]

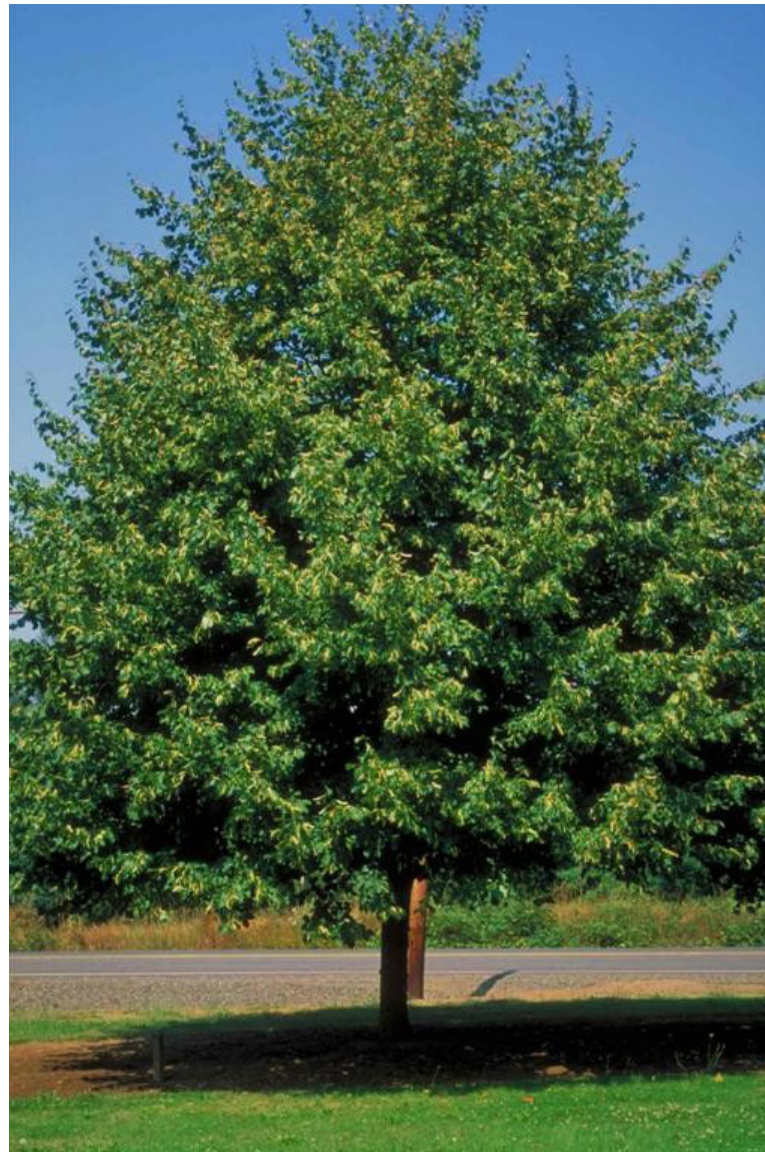
Note:
Supply line: open cable end.

Models:
anthracite
LED module 3000K, 320lm, CRI 80
Slotbox 40 4232135U
Slotbox 70 4232145U

Item no.:



trees!



Tillia Cordata 'Greenspire' - Littleleaf Linden

paving material

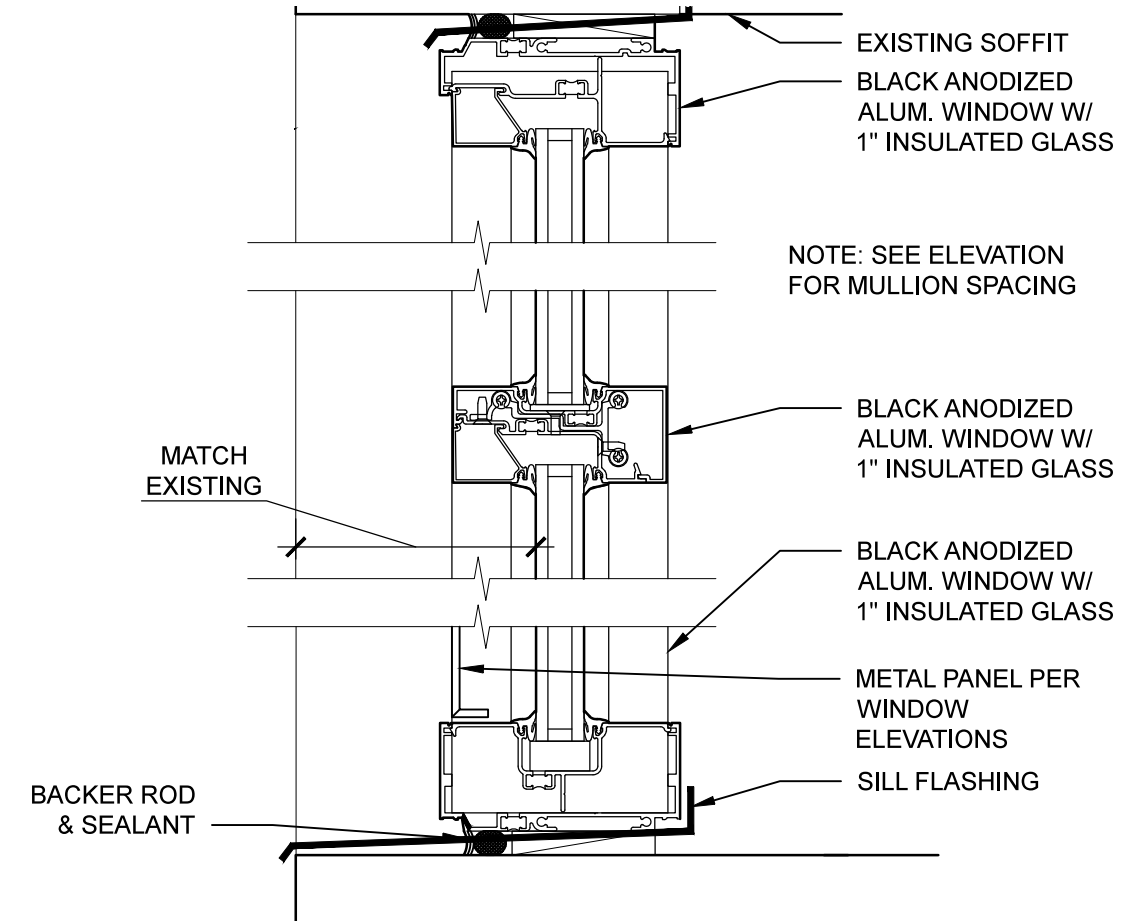


Hanover Asphalt Block Paver 6"x12"x3" thick

Hanover® Asphalt Block is a very unique paving alternative offering many distinctive advantages. Specialized methods of manufacturing enable the production of an extremely dense and durable paver with the ability to withstand "real world" conditions at their worst. Impressive test results prove Asphalt Block will withstand extreme weather fluctuations, resist sparks and support heavy static loads while complimenting any project in appearance. Available in several sizes and a variety of colors and textures, Hanover® Asphalt Block will enhance any project - commercial, residential or industrial. Projects which date back 100 years are still in use today!



install energy efficient aluminum glazed window system



Replacement window system precedents and typical details

First Tee Richmond Facilities Improvements
April 14, 2016





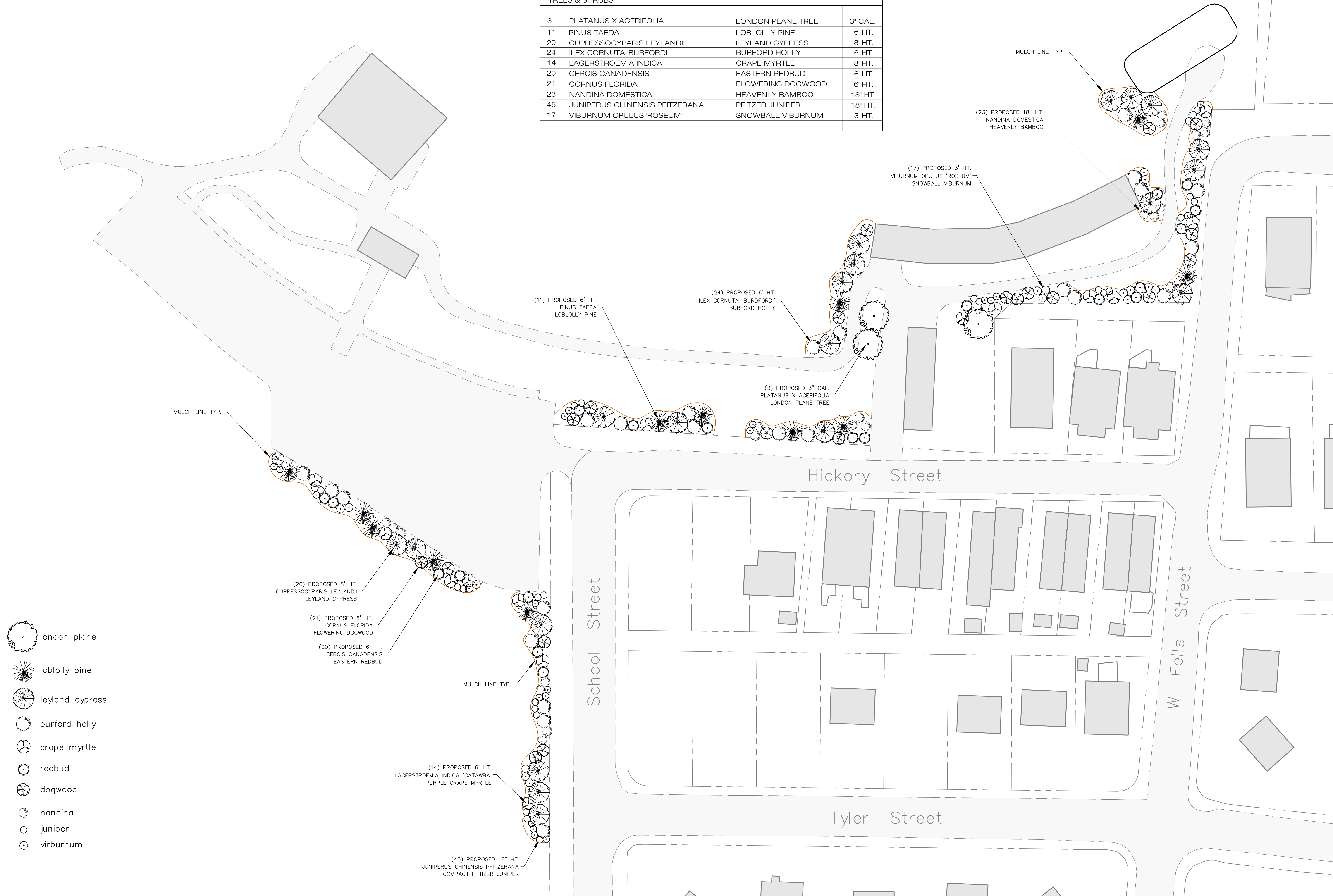
Renovated clubhouse and pedestrian entry

First Tee Richmond Facilities Improvements
April 14, 2016



PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES & SHRUBS			
3	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3" CAL.
11	PINUS TAEDA	LOBLOLLY PINE	6' HT.
20	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8' HT.
24	ILEX CORNUTA 'BURFORD'	BURFORD HOLLY	6' HT.
14	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8' HT.
20	CERCIS CANADENSIS	EASTERN REDBUD	6' HT.
21	CORNUS FLORIDA	FLOWERING DOGWOOD	6' HT.
23	NANDINA DOMESTICA	HEAVENLY BAMBOO	18" HT.
45	JUNIPERUS CHINENSIS PFITZERANA	PFITZER JUNIPER	18" HT.
17	VIBURNUM OPULUS 'ROSEUM'	SNOWBALL VIBURNUM	3' HT.



REV.	DATE	DESCRIPTION

DESIGN CONTACT: Jeff Staub
DRAWING SCALE: 1" = 30'
DATE: 3/29/2016



Turf Re-establishment and Sustainability Plan



RE-ESTABLISH TURF BACK TO 419 BERMUDA GRASS

ESTABLISH SUSTAINABLE PINESTRAW MULCH WITH SELECT EXISTING TREES SURROUNDED BY 419 BERMUDA ROUGH.

PROTECT SYCAMORE TREE

CONVERT ALL PUTTING SURFACES TO CHAMPION BERMUDA GRASS

RENOVATE ALL BUNKERS AS BETTER BILLY BUNKERS

CONVERT TO VERTICAL FACED BUNKER WITH RAILROAD TIES.

CONVERT ALL PUTTING SURFACES TO CHAMPION BERMUDA GRASS

ENLARGE CHIPPING GREEN

20 ARTIFICIAL TEES

ADDITIONAL LANDSCAPING FOR SCREENING PURPOSES.

INTEGRATE SIMULATED FAIRWAY PATTERN AND TARGET GREENS INTO SHAPING AND IRRIGATION AS IT EXISTS IN THE FIELD.

PRIVATE TEE (80'X30')

MODIFY PAVEMENT

