

Whitcomb Community Park

Urban Design Committee Final Review

June 6, 2024 (Revised)

Project for:



DEPARTMENT OF
**PARKS, RECREATION
AND COMMUNITY
FACILITIES**

Project by:



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1 Existing Conditions

- Neighborhood Map
- Site Photos

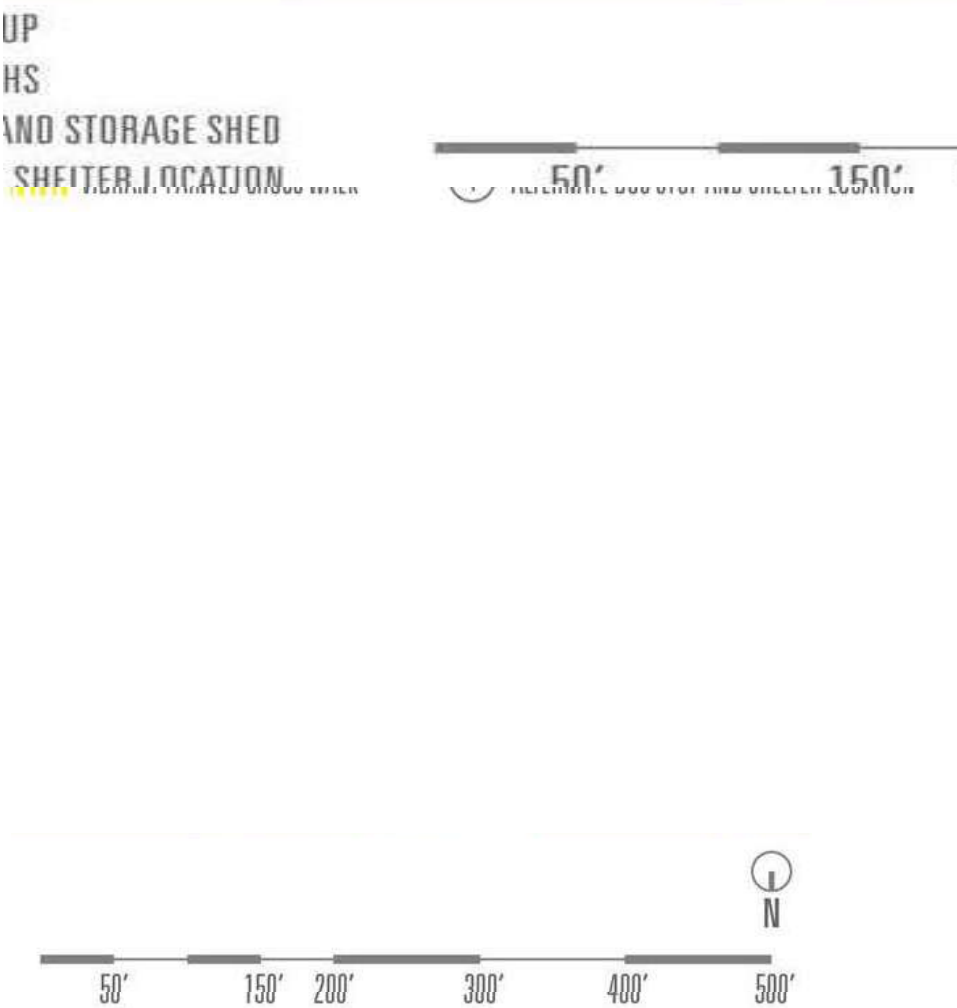
Site Photos



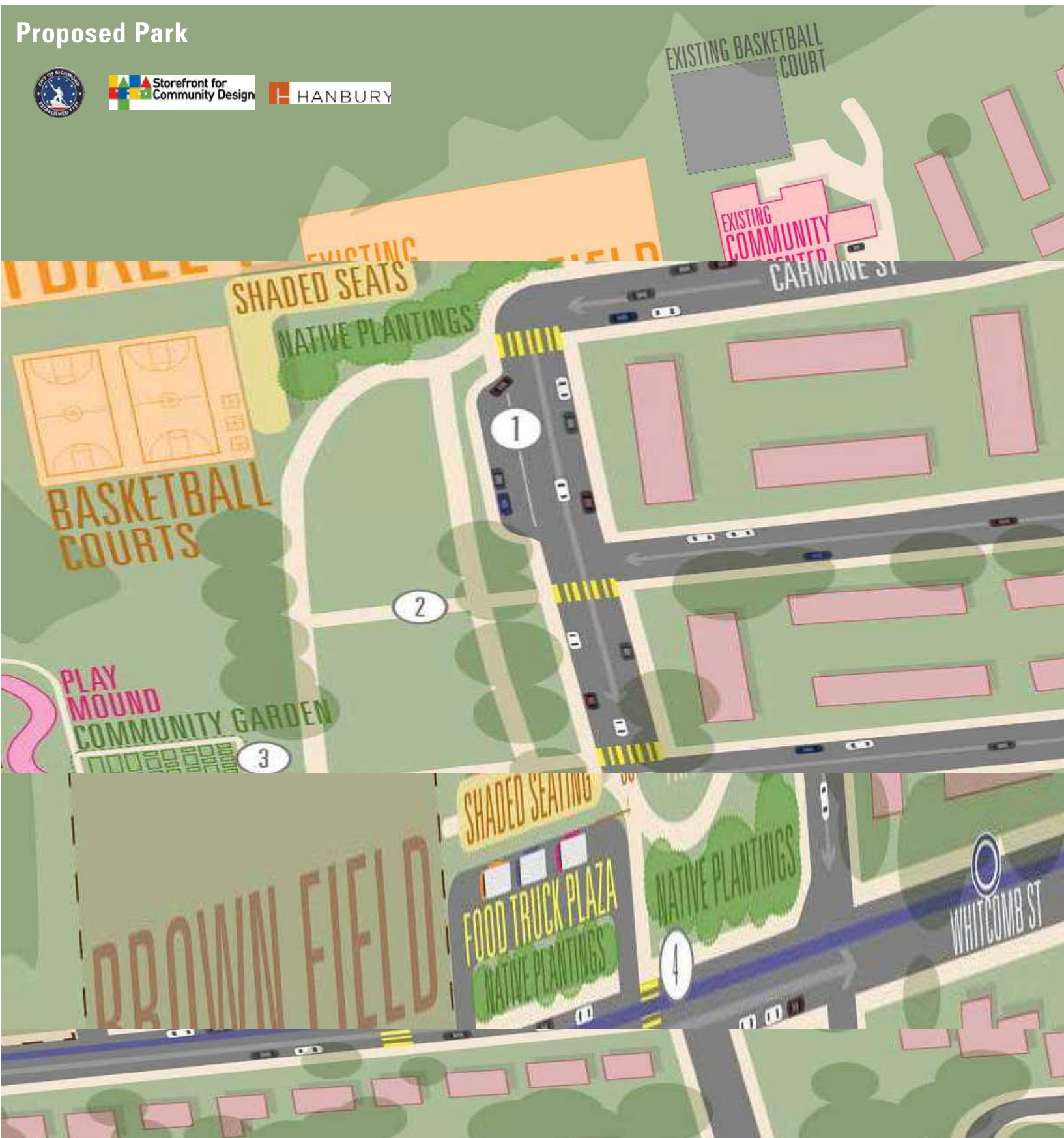
2 Whitcomb Community Park Plans

- Preliminary Conceptual Master Plan
- Revised Conceptual Master Plan
- Phase 1 Site Plan

Preliminary Conceptual Master Plan



Note: Original Master Plan developed by Storefront for Community Design (SFCD) and Hanbury in fall 2022. The conceptual plan was approved by the Urban Design Committee and the Planning Commission in December 2022. Prior to the conceptual plan development, PRCF, SFCD, and other stakeholders engaged the Whitcomb Court community through surveys and stakeholder meetings to receive feedback to develop the preliminary plan.



Revised Conceptual Master Plan

- 1 Community Center
- 2 Park Entrance
- 3 Seating Nook
- 4 (2) Basketball Courts w/ Seating
- 5 Football Field
- 6 Picnic Pavilion
- 7 Lawn Area
- 8 Splash Pad w/ Seating
- 9 Shade Structure & Entrance Plaza w/ Seating
- 10 Playground w/ Mounds and Seating
- 11 Multi-Use Trail w/ Permeable Paving
- 12 BMP | Bioretention Area
- 13 Boardwalk Overlook
- 14 Nature Trail
- 15 Community Garden & Small Pavilion
- 16 Street Bump Outs & Parking
- 17 Existing Trees
- 18 Proposed Trees
- 19 Alternate Bus Stop and Shelter per City/GRTC Standards
- 20 Existing Brown Field



Phase 1 Site Plan

- 1 Community Center
- 2 Park Entrance
- 3 Seating Nook
- 4 (2) Basketball Courts w/ Seating
- 5 Football Field
- 6 Lawn Area
- 7 Multi-Use Trail w/ Permeable Paving
- 8 BMP | Bioretention Area
- 9 Bench Seating at Trail
- 10 Existing Trees
- 11 Proposed Trees
- 12 Alternate Bus Stop and Shelter per City/GRTC Standards
- 13 Phytoremediation Meadow
- 14 Existing Brown Field



3 Site Character

- **Conceptual Master Plan
Park Amenities**
- **Phase 1 Park Amenities**
- **Phase 1 Landscape**

Conceptual Master Plan Park Amenities



PERMEABLE ASPHALT TRAIL

MULTI-USE TRAIL



BIORETENTION AND LANDSCAPE AMENITIES



INTEGRATED PLAZA AND BASKETBALL COURTS

PEDESTRIAN PROMENADE



FOOD TRUCKS



PERMEABLE COLORED CONCRETE



SEATING



SITE FURNISHINGS AND ARCHITECTURE



SHADE STRUCTURE



PICNIC PAVILION

Conceptual Master Plan Park Amenities



VEGETABLE GARDENS

COMMUNITY GARDEN



ORCHARD



SPLASH PLAZA

SPLASH PAD



WATER JETS



PASSIVE RECREATION

LAWN AREA



PLAY EQUIPMENT

PLAYGROUND AND PLAY MOUNDS



COLORFUL PLAY SURFACING



PLAY MOUNDS

Phase 1 Park Amenities



PERMEABLE ASPHALT TRAIL



MULTI-USE TRAIL



BIORETENTION AND LANDSCAPE



BASKETBALL COURTS

ACTIVE AND PASSIVE RECREATION



LAWN AREA

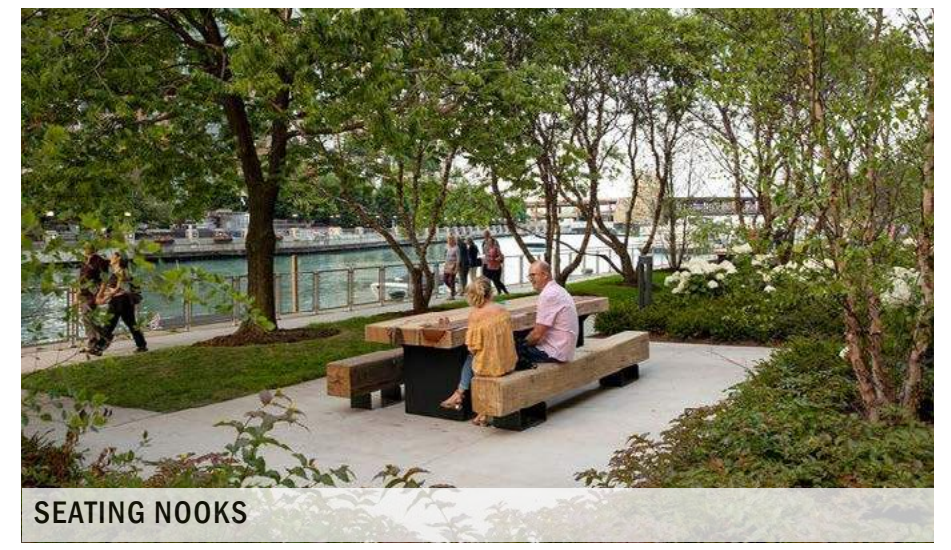


BENCHES

SITE FURNISHINGS



TRASH RECEPTACLES



SEATING NOOKS

Phase 1 Landscape



BUTTERFLY MILKWEED



LITTLE BLUESTEM

NATIVE SHRUBS



WHITE OAK



SWEETGUM



WILLOW OAK

TREES



NATIVE PLANTINGS

BIORETENTION POND AND MEADOW



MEADOW EDGE



MEADOWSEED MIX

4 Phase 1 Landscape and Maintenance Plan

Landscape Notes:

All disturbed areas to be seeded with turf unless otherwise noted.

Final plant selections subject to change based on plant availability. The general quantities, tree and planting bed locations, and character will strive to reflect what is represented in the UDC submission.

SCALE 1"=70'

0' 70' 140'

Final plant selections subject to change based on plant availability. The general quantities, tree and planting bed locations, and character will strive to reflect what is represented in the UDC submission.

Phase 1 BMP Landscape Plan

PLANT KEY BMP	
CODE	BOTANICAL NAME
ORNAMENTAL TREES	
PRU WIL	PRUNUS SEROTINA
DECIDUOUS TREES	
BET HRC	BETULA NIGRA 'DURA HEAT'
TAX DIS	TAXODIUM DISTICHUM
SHRUBS	
ARO VIK	ARONIA MELANOCARPA 'VIKING'
ILE JIM	ILEX VERTICILLATA 'JIM DANDY'
ILE RED	ILEX VERTICILLATA 'RED SPRITE'
GROUND COVERS	
ASC TUB	ASCLEPIAS TUBEROSA
CAR STR	CAREX STRICTA
ERA SPE	ERAGROSTIS SPECTABILIS
IRI VIR	IRIS VIRGINICA
SCH STA	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'

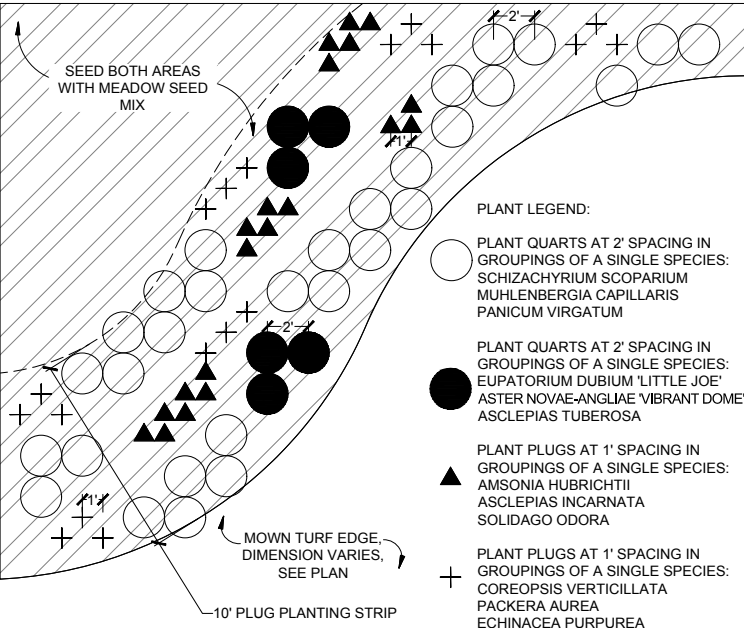
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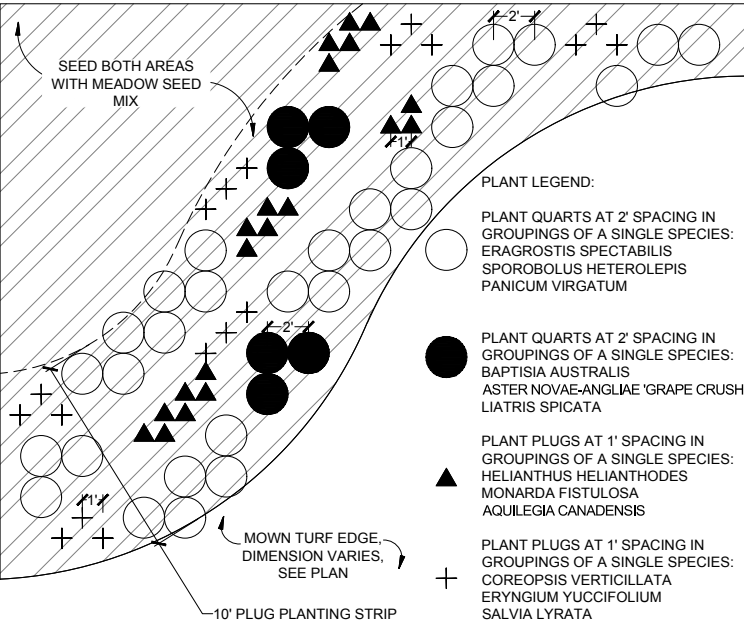
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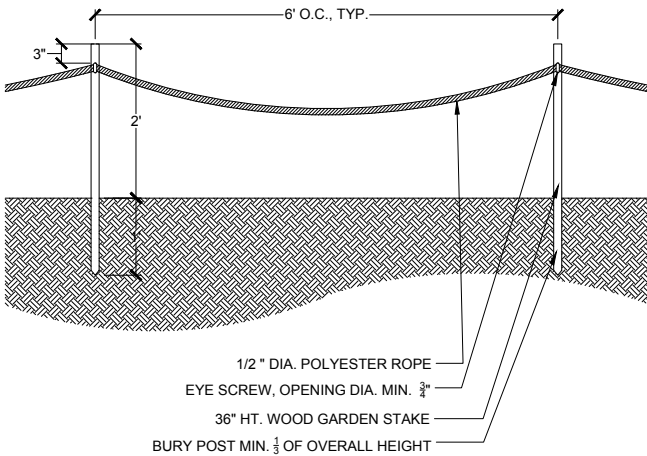
Phase 1 Landscape Meadow Notes and Details



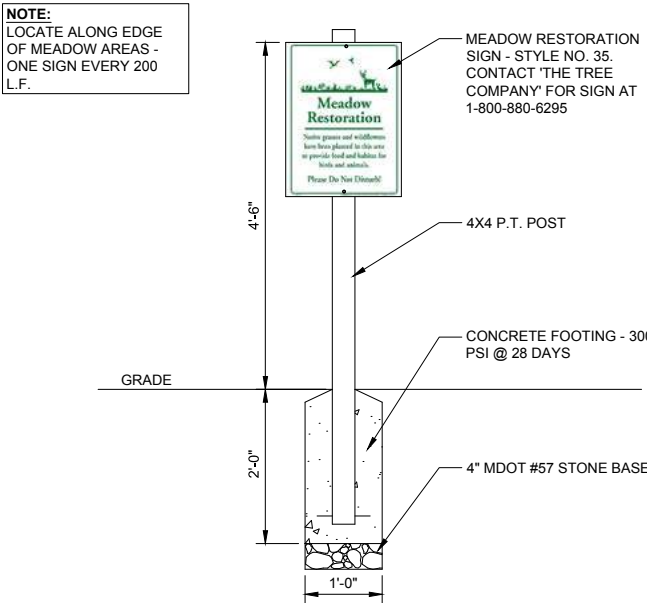
1 MEADOW PLANTING TEMPLATE 1
1" = 5'




2 MEADOW PLANTING TEMPLATE 2
1" = 5'



3 TEMPORARY MEADOW FENCE
3/4" = 1'-0"



4 MEADOW RESTORATION SIGN
3/4" = 1'-0"

<div><div>Ernst Conservation Seeds 8884 Mercer Pike Meadville, PA 16335 (800) 873-3321 Fax (814) 336-5191 www.ernstseed.com</div></div> <div>Date: January 16, 2024</div> <div>Showy Northeast Native Wildflower & Grass Mix - ERNMX-153</div> <table><tr><th>Botanical Name</th><th>Common Name</th><th>Price/Lb</th></tr><tr><td>27.90 % <i>Schizachyrium scoparium</i>, Fort Indiantown Gap-PA Ecotype</td><td>Little Bluestem, Fort Indiantown Gap-PA Ecotype</td><td>14.58</td></tr><tr><td>20.00 % <i>Elymus virginicus</i>, Madison-NY Ecotype</td><td>Virginia Wildrye, Madison-NY Ecotype</td><td>10.42</td></tr><tr><td>11.20 % <i>Bouteloua curtipendula</i>, Butte</td><td>Sideoats Grama, Butte</td><td>24.99</td></tr><tr><td>10.70 % <i>Echinacea purpurea</i></td><td>Purple Coneflower</td><td>43.20</td></tr><tr><td>4.00 % <i>Coreopsis lanceolata</i></td><td>Lanceleaf Coreopsis</td><td>28.80</td></tr><tr><td>4.00 % <i>Rudbeckia hirta</i></td><td>Blackeyed Susan</td><td>31.20</td></tr><tr><td>2.80 % <i>Penstemon digitalis</i>, PA Ecotype</td><td>Tall White Beardtongue, PA Ecotype</td><td>168.00</td></tr><tr><td>2.70 % <i>Helopsis helianthoides</i>, PA Ecotype</td><td>Oxeye Sunflower, PA Ecotype</td><td>33.60</td></tr><tr><td>2.60 % <i>Asclepias tuberosa</i> Seed, PA Ecotype</td><td>Butterfly Milkweed Seed, PA Ecotype</td><td>312.00</td></tr><tr><td>2.00 % <i>Zizia aurea</i>, PA Ecotype</td><td>Golden Alexanders, PA Ecotype</td><td>72.00</td></tr><tr><td>1.30 % <i>Chamaecrista fasciculata</i>, PA Ecotype</td><td>Partridge Pea, PA Ecotype</td><td>12.00</td></tr><tr><td>1.20 % <i>Liatis spicata</i></td><td>Marsh Blazing Star</td><td>252.00</td></tr><tr><td>1.00 % <i>Aster oblongifolius</i>, PA Ecotype</td><td>Aromatic Aster, PA Ecotype</td><td>336.00</td></tr><tr><td>1.00 % <i>Baptisia australis</i>, Southern WV Ecotype</td><td>Blue False Indigo, Southern WV Ecotype</td><td>96.00</td></tr><tr><td>1.00 % <i>Lespedeza capitata</i>, RI Ecotype</td><td>Roundhead Lespedeza, RI Ecotype</td><td>115.20</td></tr><tr><td>1.00 % <i>Lespedeza virginica</i>, VA Ecotype</td><td>Slender Lespedeza, VA Ecotype</td><td>216.00</td></tr><tr><td>0.80 % <i>Eragrostis spectabilis</i>, RI Ecotype</td><td>Purple Lovegrass, RI Ecotype</td><td>192.00</td></tr><tr><td>0.80 % <i>Rudbeckia triloba</i>, WV Ecotype</td><td>Brown-eyed Susan, WV Ecotype</td><td>57.60</td></tr><tr><td>0.80 % <i>Senna hebecarpa</i>, VA & WV Ecotype</td><td>Wild Senna, VA & WV Ecotype</td><td>28.80</td></tr><tr><td>0.60 % <i>Aster laevis</i>, NY Ecotype</td><td>Smooth Blue Aster, NY Ecotype</td><td>336.00</td></tr><tr><td>0.40 % <i>Aster pilosus</i>, PA Ecotype</td><td>Heath Aster, PA Ecotype</td><td>264.00</td></tr><tr><td>0.40 % <i>Monarda fistulosa</i>, Fort Indiantown Gap-PA Ecotype</td><td>Wild Bergamot, Fort Indiantown Gap-PA Ecotype</td><td>96.00</td></tr><tr><td>0.40 % <i>Senna marilandica</i></td><td>Maryland Senna</td><td>28.80</td></tr><tr><td>0.40 % <i>Solidago nemoralis</i>, PA Ecotype</td><td>Gray Goldenrod, PA Ecotype</td><td>264.00</td></tr><tr><td>0.20 % <i>Penstemon hispidus</i></td><td>Hairy Beardtongue</td><td>480.00</td></tr><tr><td>0.20 % <i>Pycnanthemum incanum</i>, MD Ecotype</td><td>Hoary Mountainmint, MD Ecotype</td><td>432.00</td></tr><tr><td>0.20 % <i>Solidago bicolor</i>, PA Ecotype</td><td>White Goldenrod, PA Ecotype</td><td>240.00</td></tr><tr><td>0.20 % <i>Solidago juncea</i>, PA Ecotype</td><td>Early Goldenrod, PA Ecotype</td><td>336.00</td></tr><tr><td>0.20 % <i>Tradescantia ohiensis</i>, PA Ecotype</td><td>Ohio Spiderwort, PA Ecotype</td><td>252.00</td></tr></table> <div>100.00 %<div>Mix Price/Lb Bulk:</div>\$52.28</div> <div>Seeding Rate: 15 lbs/acre with 30 lbs/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 July) or grain rye (1 Aug to 31 Dec).</div> <div>Grasses & Grass-like Species - Herbaceous Perennial; Herbaceous Flowering Species - Herbaceous Perennial; Pollinator Favorites; Uplands & Meadows</div> <div>The native wildflowers and some grasses provide a gorgeous display of color from spring to fall. Designed for upland sites with well-drained soils and full sun to semi-shaded areas; ideal for attracting butterflies and hummingbirds. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.</div> <div>Price quotes guaranteed for 30 days. All prices are FOB Meadville, PA. Please check our web site at www.ernstseed.com for current pricing when placing orders.</div>			Botanical Name	Common Name	Price/Lb	27.90 % <i>Schizachyrium scoparium</i> , Fort Indiantown Gap-PA Ecotype	Little Bluestem, Fort Indiantown Gap-PA Ecotype	14.58	20.00 % <i>Elymus virginicus</i> , Madison-NY Ecotype	Virginia Wildrye, Madison-NY Ecotype	10.42	11.20 % <i>Bouteloua curtipendula</i> , Butte	Sideoats Grama, Butte	24.99	10.70 % <i>Echinacea purpurea</i>	Purple Coneflower	43.20	4.00 % <i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	28.80	4.00 % <i>Rudbeckia hirta</i>	Blackeyed Susan	31.20	2.80 % <i>Penstemon digitalis</i> , PA Ecotype	Tall White Beardtongue, PA Ecotype	168.00	2.70 % <i>Helopsis helianthoides</i> , PA Ecotype	Oxeye Sunflower, PA Ecotype	33.60	2.60 % <i>Asclepias tuberosa</i> Seed, PA Ecotype	Butterfly Milkweed Seed, PA Ecotype	312.00	2.00 % <i>Zizia aurea</i> , PA Ecotype	Golden Alexanders, PA Ecotype	72.00	1.30 % <i>Chamaecrista fasciculata</i> , PA Ecotype	Partridge Pea, PA Ecotype	12.00	1.20 % <i>Liatis spicata</i>	Marsh Blazing Star	252.00	1.00 % <i>Aster oblongifolius</i> , PA Ecotype	Aromatic Aster, PA Ecotype	336.00	1.00 % <i>Baptisia australis</i> , Southern WV Ecotype	Blue False Indigo, Southern WV Ecotype	96.00	1.00 % <i>Lespedeza capitata</i> , RI Ecotype	Roundhead Lespedeza, RI Ecotype	115.20	1.00 % <i>Lespedeza virginica</i> , VA Ecotype	Slender Lespedeza, VA Ecotype	216.00	0.80 % <i>Eragrostis spectabilis</i> , RI Ecotype	Purple Lovegrass, RI Ecotype	192.00	0.80 % <i>Rudbeckia triloba</i> , WV Ecotype	Brown-eyed Susan, WV Ecotype	57.60	0.80 % <i>Senna hebecarpa</i> , VA & WV Ecotype	Wild Senna, VA & WV Ecotype	28.80	0.60 % <i>Aster laevis</i> , NY Ecotype	Smooth Blue Aster, NY Ecotype	336.00	0.40 % <i>Aster pilosus</i> , PA Ecotype	Heath Aster, PA Ecotype	264.00	0.40 % <i>Monarda fistulosa</i> , Fort Indiantown Gap-PA Ecotype	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	96.00	0.40 % <i>Senna marilandica</i>	Maryland Senna	28.80	0.40 % <i>Solidago nemoralis</i> , PA Ecotype	Gray Goldenrod, PA Ecotype	264.00	0.20 % <i>Penstemon hispidus</i>	Hairy Beardtongue	480.00	0.20 % <i>Pycnanthemum incanum</i> , MD Ecotype	Hoary Mountainmint, MD Ecotype	432.00	0.20 % <i>Solidago bicolor</i> , PA Ecotype	White Goldenrod, PA Ecotype	240.00	0.20 % <i>Solidago juncea</i> , PA Ecotype	Early Goldenrod, PA Ecotype	336.00	0.20 % <i>Tradescantia ohiensis</i> , PA Ecotype	Ohio Spiderwort, PA Ecotype	252.00
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5 MEADOW SEED MIX
NTS

Maintenance Notes:

Landscape Maintenance:

- ▶ Lawn areas to be mown and maintained according to City of Richmond Standard Practices.
- ▶ Meadow establishment and care – mow two to three times annually for the first three years (once in late winter/early spring, and once or twice in fall, after vegetation has grown to a height of 24-30 inches). After years 1-3, mow annually or only when necessary to control the emergence of woody growth. Spot spray or manually remove noxious or invasive plants, ideally once per month. Remove diseased plant material. In years 1-3, water as needed in times of drought.
- ▶ Stormwater bioretention area – maintenance involves weeding and pruning annually.
- ▶ Shrubs and Trees to be pruned for structural and clearance reasons only; planting bed areas to be top dressed annually with double shredded hardwood mulch.

Hardscape Maintenance:

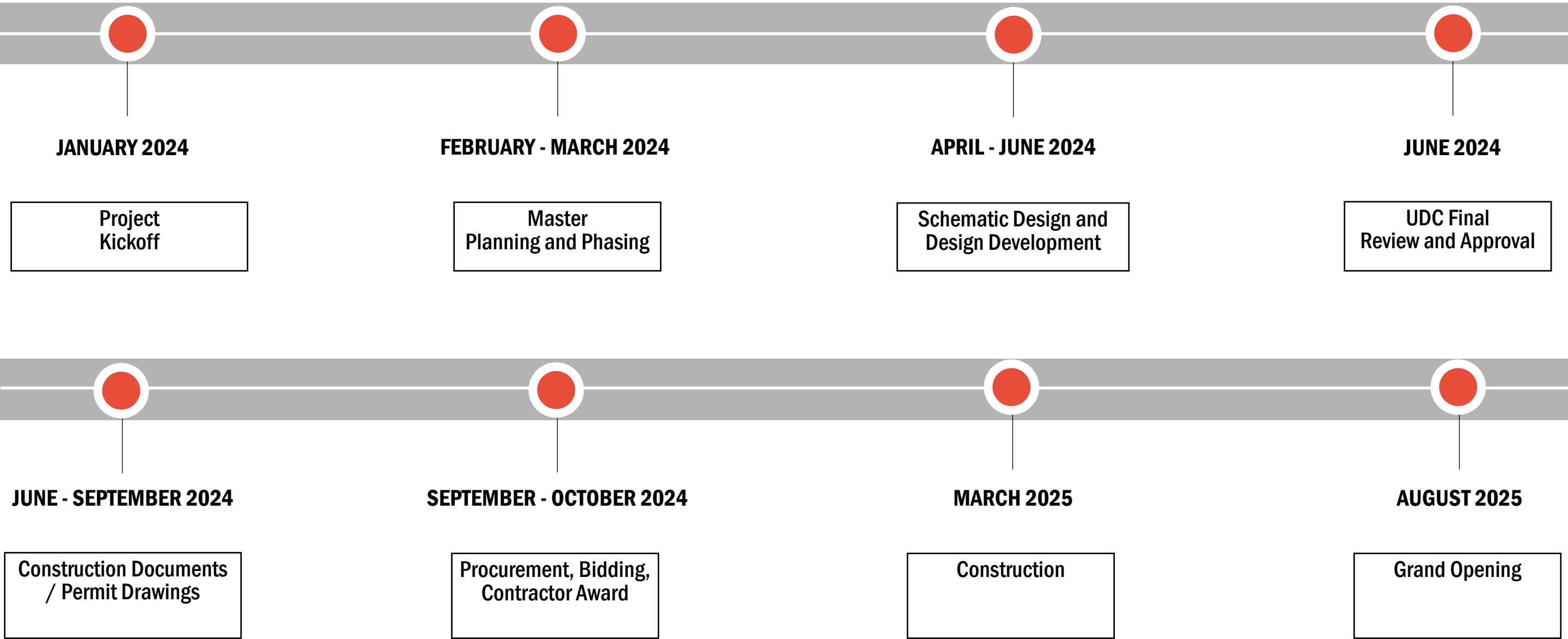
- ▶ Site furnishings to be inspected and repaired/replaced as needed.
- ▶ Signage to be cleaned and replaced as needed for maintenance and legibility.

Legend:

- Turf Lawn Maintenance (routine mowing + water to establishment)
- Plant Bed Maintenance (seasonal weeding, Pruning mulching + watering for establishment)
- Bioretention Area Maintenance (Ensure basin is clear of trash and debris; replace plants as needed; seasonal weeding)
- Meadow Area Maintenance (mow two to three times annually for the first 3 years; spot spray or manually remove noxious or invasive plants; remove diseased plant material)

5 Phase 1 Project Schedule

Phase 1 Project Schedule



SCHEDULE NOTES:
Construction schedule is dependent on the project receiving sufficient funds for Phase 1 development. The UDC will be updated and notified of any schedule variance if impacted by funding efforts.