



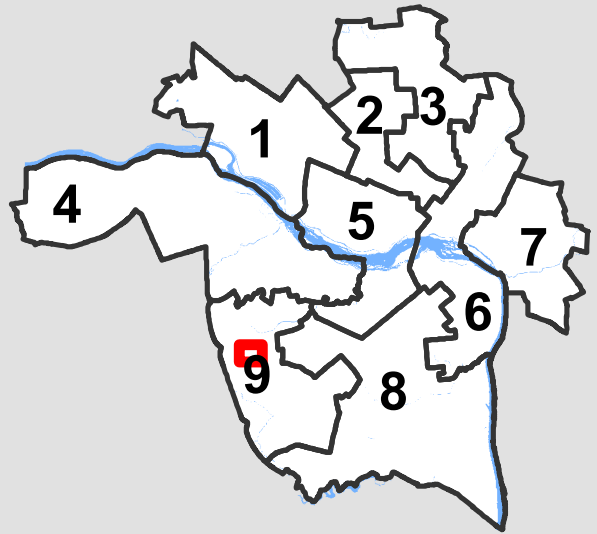
City of Richmond Department of Planning & Development Review

Location, Character, and Extent

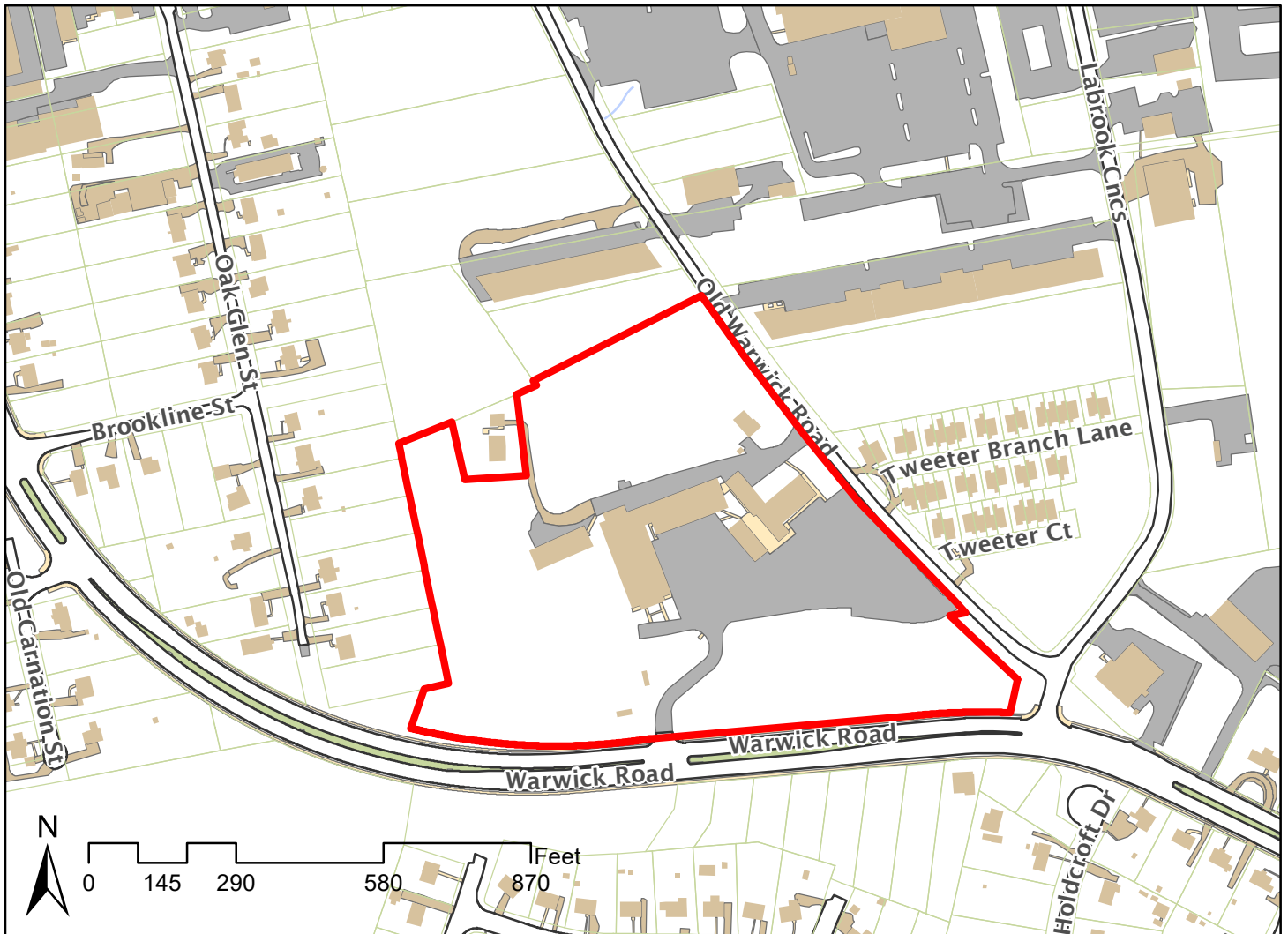
LOCATION: 6255 Old Warwick Road

COUNCIL DISTRICT: 9

PROPOSAL: Review of Southside Community Center building addition, 6255 Old Warwick Road



*For questions, please contact Josh Son
at 646-3741 or joshua.son@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: _____

Project Address: _____

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

Applicant Information

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

Name: _____ Email: _____

City Agency: _____ Phone: _____

Address: _____

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.**

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.

UDC conceptual design narrative

Southside Community Center Addition
Parks Recreation and Community Facilities – City of Richmond
12 September 2018

PURPOSE:

The City of Richmond's Parks, Recreation and Community Facilities envision the Southside Community Center as a regional gathering place for community and recreational activities. The project will provide interactive, lively spaces for community wellness and recreation activities. The building program includes an Auxiliary Gymnasium, Boxing Studio, community interaction spaces, video and sound studios, a culinary teaching kitchen and support administration spaces. The project will feature a unique Indoor Playground encouraging active-play with interactive, educational and technological attributes. The mezzanine provides flexible programming and wheelchair accessibility to the second-floor spaces that are proposed for renovation in the existing Gymnasium structure.

BACKGROUND

The City of Richmond Department of Parks, Recreation and Community Facilities purchased the Southside Community Center property in 2014 with the goal of creating a regional park to provide diversified recreational opportunities for the residents of the Midlothian Planning District. In the Spring of 2015, the design team of Worley Associates and Timmons Group were engaged to prepare a masterplan for the park. Input meetings were scheduled to help understand the needs and desires of the Community.

The first meeting with the community was held on November 19, 2015 and consisted of a short presentation of various program elements, both interior and exterior. The public comment period lasted over an hour, indicating how passionate this community is about their parks and recreation. All age groups were represented and a common theme of 'giving the children a place to go' was expressed again and again.

On February 18, 2016, the design team held a second community meeting to present the proposed master plan. Each element of the plan, including interior programming, was isolated and described. Feedback was again obtained through public comment and written response.

Based on input received during the community meetings and coordination with Parks and Recreation, a masterplan was finalized and presented to UDC for Conceptual Review in May of 2016.

Subsequently, two major decisions were made by the Parks/Recreation and Capital Projects division that caused the need for the master plan to be updated.

1. All of the existing buildings, except the existing Gymnasium structure and accessory building to the west, are in disrepair and costing a great deal of money to maintain in their current condition. The need to demolishing these structures is immediate; demolition design documents will be submitted for permitting this fall.
2. The expense of the pool and related facilities are difficult to justify and the project budget will no longer support this program element.

The Master Plan was revised, submitted for conceptual review and approved, with conditions, in June this year. The finalized masterplan is included for reference.

DESCRIPTION OF CONSTRUCTION PROGRAM

Recent work on-site included an interior renovation of the existing Gymnasium building to include new wood flooring and modest spectator seating. Two new multipurpose rooms, staff support offices and ADA accessible restroom facilities were configured with interior alterations. Renovations were limited to the first floor, except for the staff spaces above the Lobby.

Renovation to 4,100 square feet of second floor spaces, above the Multipurpose Rooms in the existing Gymnasium building, and exterior façade improvements, shall be included with the new addition scope.

Adjacency and spatial relationships are illustrated by the floor plan arrangements provided on the Schematic Design Drawings.

The Interior Street is an enlarged corridor that accommodates social lounge spaces with informational and artistic displays along its path. Expansive interior glazing provides views from the Interior Street into all of the program spaces, promoting interest and invitation to building occupants.

The Boxing Suite will be the new home of the City's boxing program. An exterior door allows for program access, independent of the Community Center schedule. Clerestory windows will bring in natural light along the exposed roof structure. Areas of the roof structure will be reinforced to support punching bags and other training equipment point loads. A small area will include cardiovascular and weight training machines. Storage, a staff office and individual shower room provide support functions for the boxing program.

The Indoor Playground is envisioned to provide educational, active play space for children up to 12 years old. In the Design Development phase, collaboration with a specialty consultant, for the design of children's exhibits, is anticipated for this interactive destination. Play elements will be designed around a common theme – Virginia studies – and may include historical and ecological aspects. This active space will include imaginative play and will include elements such as an 8-foot-tall rock-climbing wall, art corner and electronic technologies. A direct connection with the exterior playground allows for indoor/outdoor play. Signage and Geo-caching will encourage the connection and exploration of exterior elements on site such as the community garden, orchard or nature trail through the wetlands.

The Auxiliary Gymnasium will include a full basketball court with two ceiling suspended, electrically operated, side folding backstops; two volleyball courts with removable posts and floor inserts; and built-in bleacher seating. Synthetic sports flooring is proposed to support multi-purpose functions within the space.

The Culinary Teaching Kitchen will be fully equipped with high-end residential grade appliances. Storage casework will be lockable, plastic laminate cabinetry with solid surface counters. Video and Audio devices will be installed to support teaching functions.

The sound and video studios should be enclosed with acoustical partitions and doors. An interior divider window allows for dual use of the spaces, including recording functions.

EXTERIOR MATERIALS & FINISHES

The building form, massing and materials were selected in response to design goals of a unique character that invites visibility into the activities that occur within.

Exterior materials consist of masonry, metal panels and aluminum storefront and with tinted glazing.

The following are the predominant exterior materials that will be utilized for the building:

- Existing Exterior Walls and Fire Escapes Paint
- New Exterior Walls..... Brick, Metal Panels
- Low Slope Roofing..... TPO Fully-Adhered Membrane Single Ply Membrane
- Steep Slope Roofing..... Standing Seam Metal Roofing
- Curtainwall Framing.....Aluminum with Tinted Low-E Insulating Glass
- New Windows / Entrance Framing.....Aluminum with Tinted Low-E Insulating Glass
- Replacement Windows.....Aluminum with Tinted Low-E Insulating Glass
- Exterior Doors.....Aluminum/Glass & Hollow Metal (Insulated)

Refer to the building elevations and perspective renderings included within.

SUSTAINABILITY OBJECTIVE

The design and construction processes shall include various environmentally conscious and energy efficient strategies and shall endeavor to achieve a LEED 'Silver Certification' from USGBCs LEED V4 rating system for New Construction.

FUNDING SOURCES AND ESTIMATED CONSTRUCTION START

Approximately 2.25 million dollars is currently allocated in the capital improvement fund for Parks and Recreation. This funding will support demolition of the existing buildings in disrepair, implementation of localized storm water management techniques, vehicular and pedestrian circulation and possibly the exterior basketball court and/or skatepark. Grant opportunities are being explored to supplement the current public funding sources.

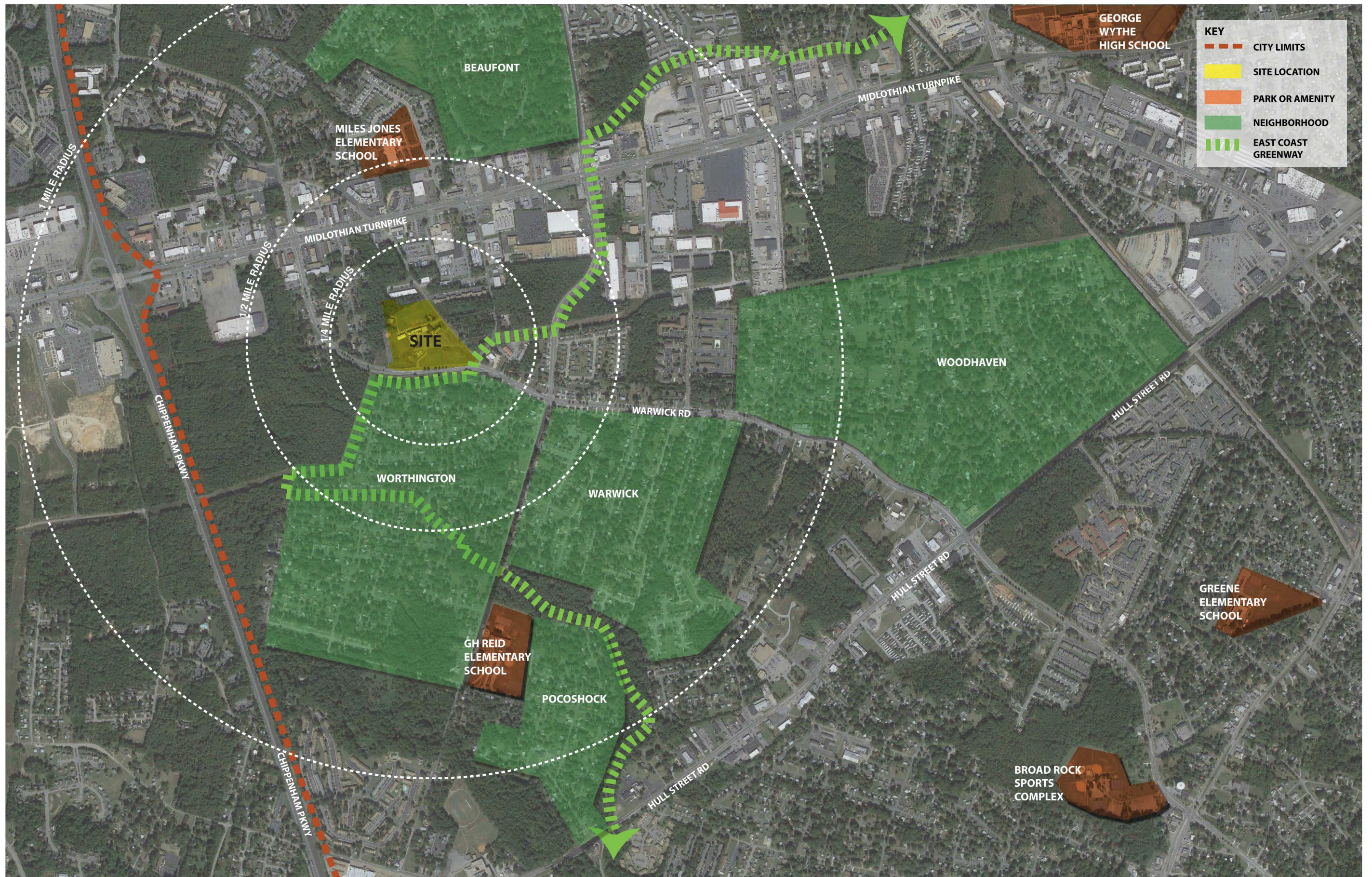
Timmons Group is currently developing the fully detailed site-work documents. Incremental cost estimates will be provided at benchmarks of 60, 90 and 100% completion. The site-work cost estimate(s) will be combined with the cost estimate of the building for an overall project budget.

The independent estimate of the building addition and renovation cost is in-progress and will be provided to Parks Recreation and Community Facilities for future planning.

Informed requests for future funding will be based on these initial cost estimates. The timeline of construction will be based on available funding.

DRAWING ATTACHMENTS:

- Neighborhood Context Plan (as previously submitted for Conceptual Review of the Master Plan)
- Existing Conditions Plan (as previously submitted for Conceptual Review of the Master Plan)
- Updated Master Plan (as previous submitted for Conceptual Review of the Master Plan)
- First Floor Plan
- Mezzanine Floor Plan
- Colored Building Elevations
- Overall Exterior Rendering
- Front Entry Exterior Rendering



SOUTHSIDE COMMUNITY CENTER
 NEIGHBORHOOD CONTEXT - NOVEMBER 19TH, 2015



WORLEY ASSOCIATES
 ARCHITECTS

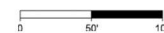
TIMMONS GROUP
 YOUR VISION ACHIEVED THROUGH OURS.

WWW.TIMMONS.COM



SOUTHSIDE COMMUNITY CENTER

EXISTING CONDITIONS - NOVEMBER 19TH, 2015



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ARCHITECTS

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LEGEND

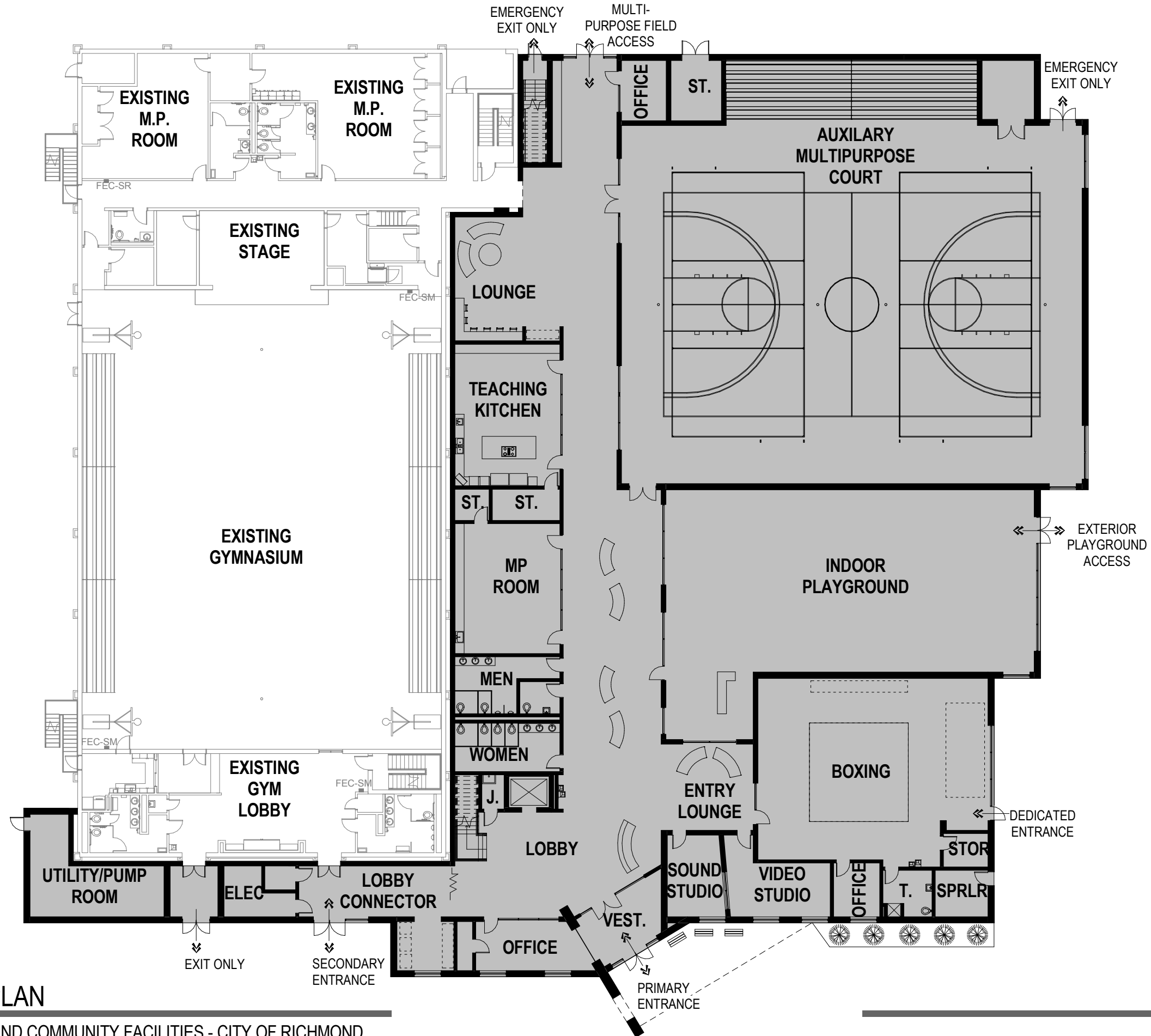
- 1. EX. LIFE-RESIDENCE
- 2. MULTI-PURPOSE FIELD
- 3. EX. SUPPORT FACILITY
- 4. PLAYGROUND
- 5. SOFTBALL FIELD
- 6. ENTRY PLAZA
- 7. DROP-OFF
- 8. SKATEPARK
- 9. BASKETBALL COURT
- 10. COMMUNITY GARDEN
- 11. ORCHARD
- 12. PRACTICE FIELD
- 13. TRAIL/BOARDWALK
- 14. BIO-RETENTION AREA
- 15. OPEN-AIR SHELTER
- 16. TRAILHEAD FOR EAST-COAST GREENWAY

TOTAL PARKING PROVIDED:
APPROX. 200 SPACES

SOUTHSIDE COMMUNITY CENTER
2018 UPDATED MASTER PLAN - MAY 17, 2018



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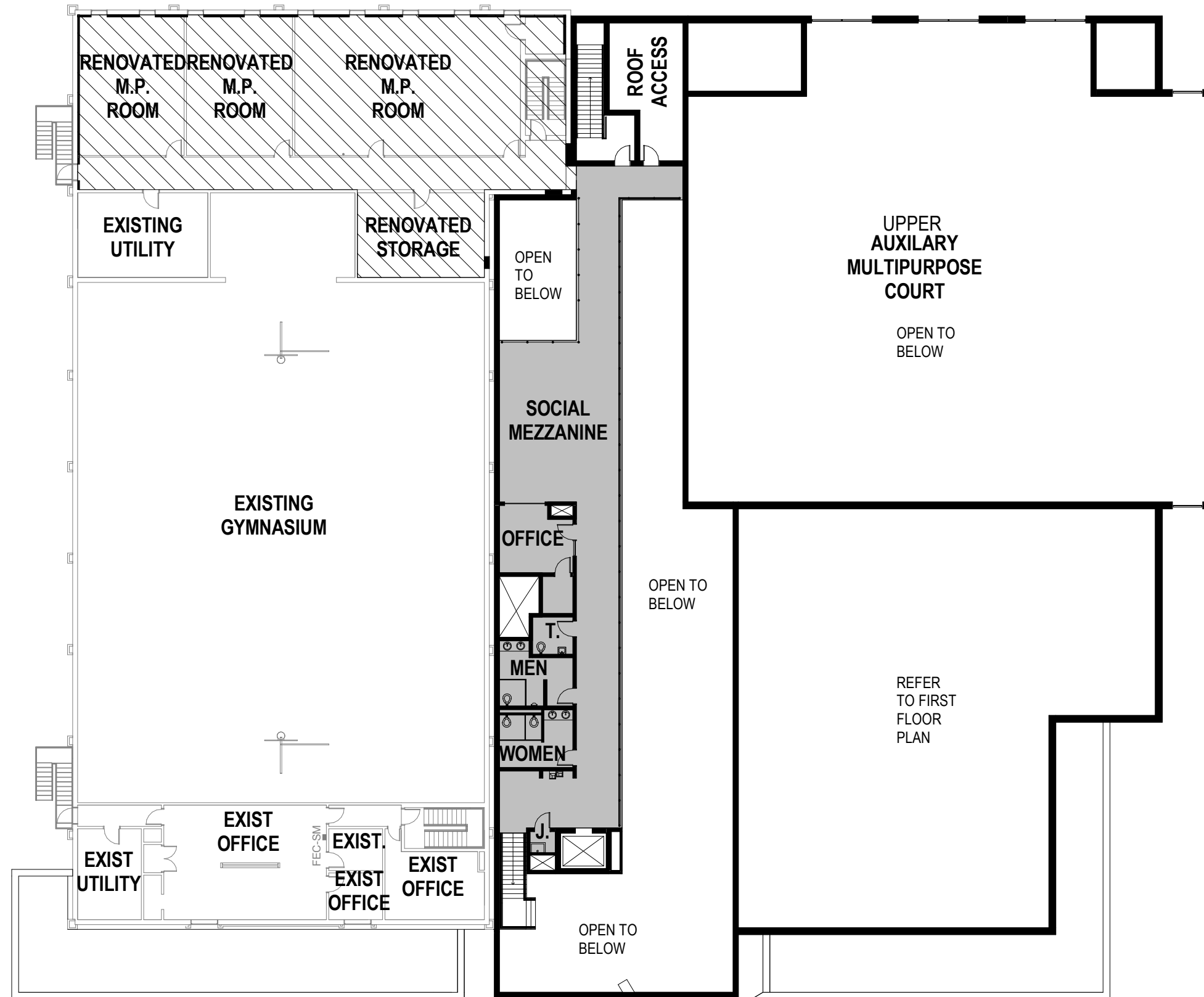


FIRST FLOOR PLAN

PARKS RECREATION AND COMMUNITY FACILITIES - CITY OF RICHMOND
 SOUTHSIDE COMMUNITY CENTER
 RICHMOND, VIRGINIA

12 SEPT 2018

WORLEY ASSOCIATES
 ARCHITECTS



MEZZANINE FLOOR PLAN

PARKS RECREATION AND COMMUNITY FACILITIES - CITY OF RICHMOND
 SOUTHSIDE COMMUNITY CENTER
 RICHMOND, VIRGINIA

12 SEPT 2018

WORLEY ASSOCIATES
 ARCHITECTS



FRONT ELEVATION

PARKS RECREATION AND COMMUNITY FACILITIES - CITY OF RICHMOND
SOUTHSIDE COMMUNITY CENTER
RICHMOND, VIRGINIA

12 SEPT 2018

**WORLEY
ASSOCIATES**
ARCHITECTS



SIDE ELEVATION

PARKS RECREATION AND COMMUNITY FACILITIES - CITY OF RICHMOND
SOUTHSIDE COMMUNITY CENTER
RICHMOND, VIRGINIA

12 SEPT 2018

**WORLEY
ASSOCIATES**
ARCHITECTS



BUILDING RENDERING

PARKS RECREATION AND COMMUNITY FACILITIES - CITY OF RICHMOND
SOUTHSIDE COMMUNITY CENTER
RICHMOND, VIRGINIA

12 SEPT 2018

**WORLEY
ASSOCIATES**
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BUILDING ENTRANCE RENDERING

PARKS RECREATION AND COMMUNITY FACILITIES - CITY OF RICHMOND
SOUTHSIDE COMMUNITY CENTER
RICHMOND, VIRGINIA

12 SEPT 2018

**WORLEY
ASSOCIATES**
ARCHITECTS ■