



# City of Richmond Department of Planning & Development Review

## Location, Character, and Extent

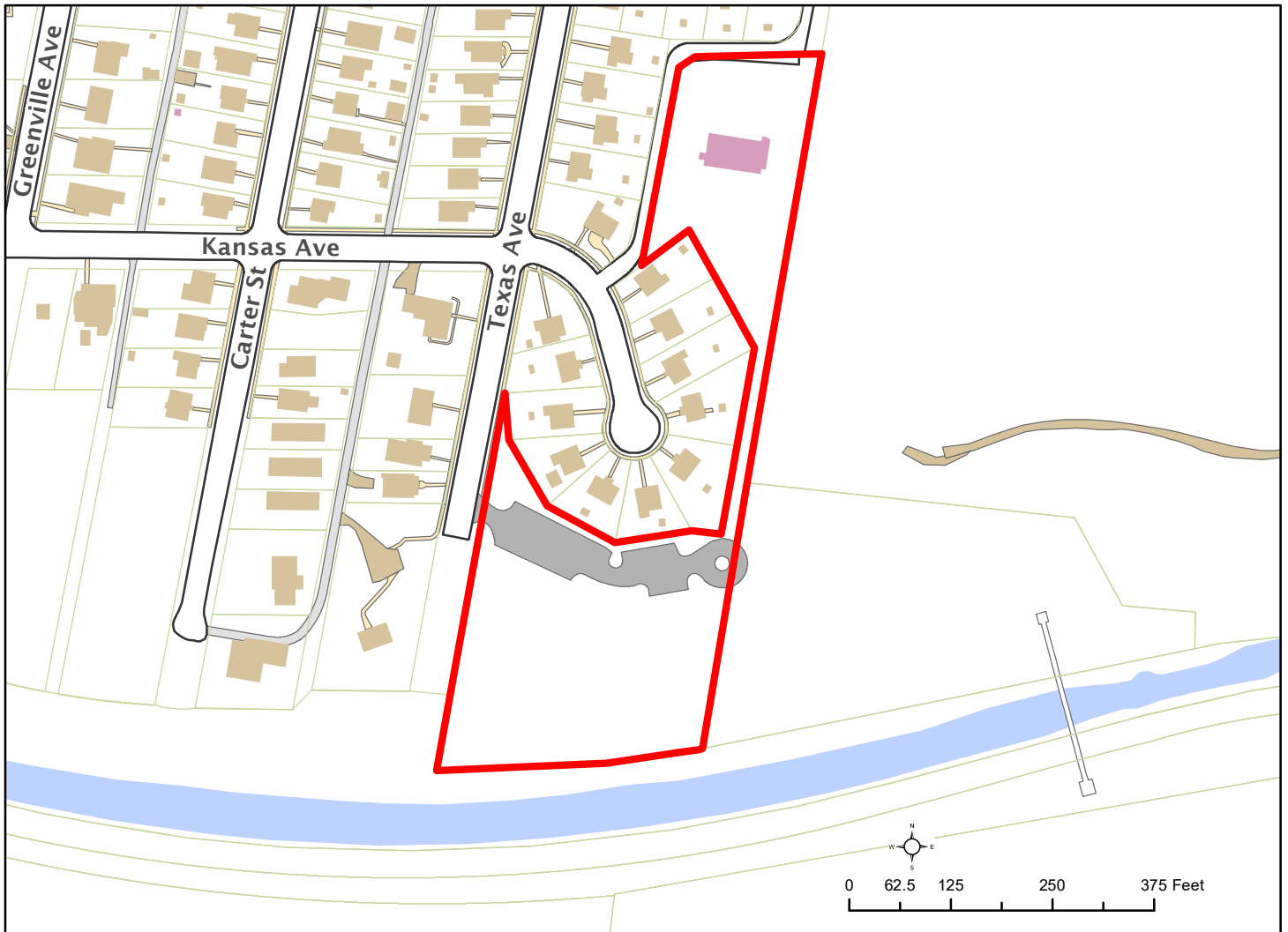
**LOCATION:** 1907 Texas Ave.

**COUNCIL DISTRICT:** 5

**PROPOSAL:** Review of Riverview Community Park – playground, benches, and park sign



*For questions, please contact Josh Son  
at 646-3741 or [joshua.son@richmondgov.com](mailto: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: Riverview Community Park - Playground and benches and park sign

Project Address: 1907 Texas Avenue, Richmond, VA 23220

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

Riverview Community Park is a planned all-ages community park. Application is for approval to build a playground that is accessible to all ages and abilities. There is currently no playground within walking distance of the neighborhood. There has been widespread community support and engagement in the design and development of the playground. Install two benches outside of playground space and install Riverview Community Park sign - both consistent with current park benches and signage.

### Applicant Information

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

Name: Marlie Creasey-Smith Email: Marlaine.Creasey-Smith@Richmondgov.com

City Agency: Parks and Recreation Phone: 804-513-9023

Address: 4308 Hermitage Road, Richmond VA 23227

Main Contact (if different from Applicant): Joy Whitney

Company: Friends of Riverview Community Park Phone: 804-263-8420

Email: joymalee86@gmail.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.



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### Submission Requirements

- 10 copies of the application cover sheet and all support materials (see below), unless the application is for an encroachment, in which case only 6 copies are required. Plan sheets should be 11" x 17", folded to 8 1/2" x 11". If it is not possible to scale plans to these dimensions, please provide one set of larger, scaled plans.
- An electronic copy (PDF preferred) of all application materials, which can be burned to disc, emailed, or delivered by FTP.

All applications must include the attached cover sheet and the following support materials, as applicable to the project:

#### For Conceptual Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan which shows the general location and character of plant materials and notes any existing tree to be removed.

#### For Final Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type and location must be noted on the landscape plan.
- The location of all lighting units should be noted on a site plan, including wall-mounted, site and parking lot lighting. Other site details, such as benches, trash containers and special paving materials, should also be located. Include specification sheets for each item.
- Samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint and stain colors. When an actual sample cannot be provided, a product information sheet that shows the item or a photo of an existing item may be substituted.

### Review and Processing

Once an application is received, it is reviewed by staff, who compiles a report that is sent to the UDC. A copy of the report and the meeting agenda will be sent to the applicant prior to the meeting. The applicant or a representative should be present at the UDC meeting or the application may be deferred to the next regularly scheduled meeting. It is also strongly suggested that a representative of the City Agency which will have final responsibility for the item be present at the meeting (if the applicant and the representative are not the same). Once the UDC recommends action on the application, it is automatically placed on the agenda for the next City Planning Commission (CPC) meeting. An exception to this is encroachment applications, recommendations for which are forwarded to the Department of Public Works. The applicant or a representative must be present at the CPC meeting or the application may be deferred to the next regularly scheduled meeting.

# CITY OF RICHMOND URBAN DESIGN COMMITTEE (UDC)

## MEETING SCHEDULE

UDC Meetings	UDC Submission Deadlines	Anticipated Date of Planning Commission Following the UDC Meeting
<b>December 7, 2017</b>	November 9, 2017	December 18, 2017
<b>January 4, 2018</b>	December 7, 2017**	January 16, 2018 <sup>1</sup>
<b>February 8, 2018</b>	January 18, 2018	February 20, 2018 <sup>2</sup>
<b>March 8, 2018</b>	February 15, 2018	March 19, 2018
<b>April 5, 2018</b>	March 15, 2018	April 16, 2018
<b>May 10, 2018</b>	April 19, 2018	May 21, 2018
<b>June 7, 2018</b>	May 17, 2018	June 18, 2018
<b>July 5, 2018</b>	June 14, 2018	July 16, 2018
<b>August 9, 2018</b>	July 19, 2018	August 20, 2018 <sup>3</sup>
<b>September 6, 2018</b>	August 16, 2018	September 17, 2018
<b>October 4, 2018</b>	September 13, 2018	October 15, 2018
<b>November 8, 2018</b>	October 18, 2018	November 19, 2018
<b>December 6, 2018</b>	November 15, 2018*	December 17, 2018 <sup>4</sup>

<sup>1</sup> Monday, January 15, 2018 is a City of Richmond Holiday.

<sup>2</sup> Monday, February 19, 2018 is a City of Richmond Holiday.

<sup>3</sup> This August CPC Meeting may be canceled. If so, Planning Commission hearing would be Tuesday, September 4, 2018.

<sup>4</sup> This December CPC Meeting may be canceled. If so, Planning Commission hearing would be Monday, January 7, 2019.

\*\* Moved forward to account for Winter Holiday Schedule

The Richmond Urban Design Committee (UDC) is a ten member advisory committee created by City Council in 1968. Its purpose is to advise the City Planning Commission on the design of City projects. The UDC reviews projects for appropriateness in "location, character and extent" and for consistency with the City's Master Plan and forwards recommendations to the Planning Commission. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

Regular meetings are scheduled for the Thursday after the first Monday of each month at 10:00 a.m. in the 5<sup>th</sup> floor conference room of City Hall. Special meetings are scheduled as needed.

**For additional information, please contact the Planning and Preservation Division staff at (804) 646-3741 or [joshua.son@richmondgov.com](mailto:joshua.son@richmondgov.com).**

## **Riverview Community Park Playground- Project Narrative**

### **Project Summary: Purpose, Background, and Support**

Riverview Community Park is a planned all-ages community park for the abandoned lot behind S. Hampton Ave and New York Ave in the beautiful city of Richmond, Virginia. We hope to build a playground that will be accessible to all ages and abilities.

The purpose of this project is to transform a formally abandoned lot into a vibrant, accessible green space for the residents of Richmond. There is no public park playground within walking distance of the many young children living in the Maymont (Riverview) community.

Accordingly, this park has widespread community support with active participation in the design and the development of the park being provided by the following groups:

**The Friends of Riverview Community Park (FoRCP)** - A non-profit organization under the Enrichmond 501c3 umbrella made up of volunteers from the Maymont (Riverview) community, FoRCP was founded to support the creation and ongoing maintenance of the entire Riverview Community Park site..

**Website:** <https://friendsofriverviewcommunitypark.wordpress.com>

**Enrichmond Listing:** <http://enrichmond.org/partner/friends-of-riverview-community-park/>

**Facebook:** <https://www.facebook.com/RiverviewCommunityPark>

**Maymont Civic League** – The Maymont Civic League is the neighborhood association for the Maymont (Riverview) neighborhood. Members of this group have been advocating for changes to the site of the planned Riverview Community Park for many years, and when plans for a park at this start started emerging from the community, the Maymont Civic League members were immediate and ardent supporters of the effort. The Civic League submitted a letter of approval of the project in January 2015, and a letter requesting the name be officially be designated as Riverview Community Park in June 2016. (Both of these letters are included as attachments to this application.) The name change was approved on September 19, 2017 (RES. 2017-RO74) during the Land Use, Housing and Transportation Meeting

**Website:** <http://maymontcivicleague.org>

**Facebook:** <https://www.facebook.com/MaymontCivicLeague/>

**Richmond Young Professionals Kiwanis (RYPKC)** – A young professionals organization in Richmond, VA with a focus on making a positive impact in the community, RYPKC is hoping to support this project with financial and in-kind support. RYPKC also plans to support the neighborhood in volunteering for clean ups and long term support of the park.

**Website:** <http://www.rypkc.org/#about>

**Facebook:** <https://www.facebook.com/groups/RYPKC/>

### **Project Budget and Funding Sources**

Please see attached Budget in the proposal attachments.

### **Planned Construction Details**

We hope to construct the following elements at the site:

**Playground** – After requesting bids from three playground manufacturers (Kompan, Miracle, and Landscape Structures), FoRCP in partnership with RYPKC and Parks and Recreation selected the Kompan bid as being the best value and the best fit for the location. Kompan's quote (see attached documents for further details) meets the quality and cost specifications requested and includes some playground elements that will be an enticing addition to the types of play structures available to children in the City of Richmond. As the funding will need to be approved and Kompan needs to have a four-month lead time to construct orders, we're hoping to begin construction one year after hearing back from the Urban Design Committee and Planning Commission. The playground installation will be installed without site grading. The land disturbance will be well under 2500 square feet and will occur at the locations of the footers for the play equipment. The ground under the playground equipment will remain pervious. There will be 2 8' benches installed (see attached diagram). They will be installed by Parks and Rec on concrete footers under the legs (6 per bench). The timeline means we would be installing playground equipment in July 2019. This is dependent on when final City of Richmond approval is granted.

**Parking Area** – The parking access will be in the currently used area by the sign kiosk.

Please see the site plan included in the attachments for further details.

**RIVERVIEW PARK**



Project: SITE PLAN

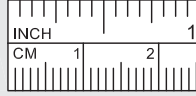
Date: 05/24/17

Model: As Noted

Rep: KOMPAN - Cody Burdette

Designer: adapur

SCALE: 3/32" = 1'-0"



**FOR QUOTING ONLY  
NOT FOR CONSTRUCTION**

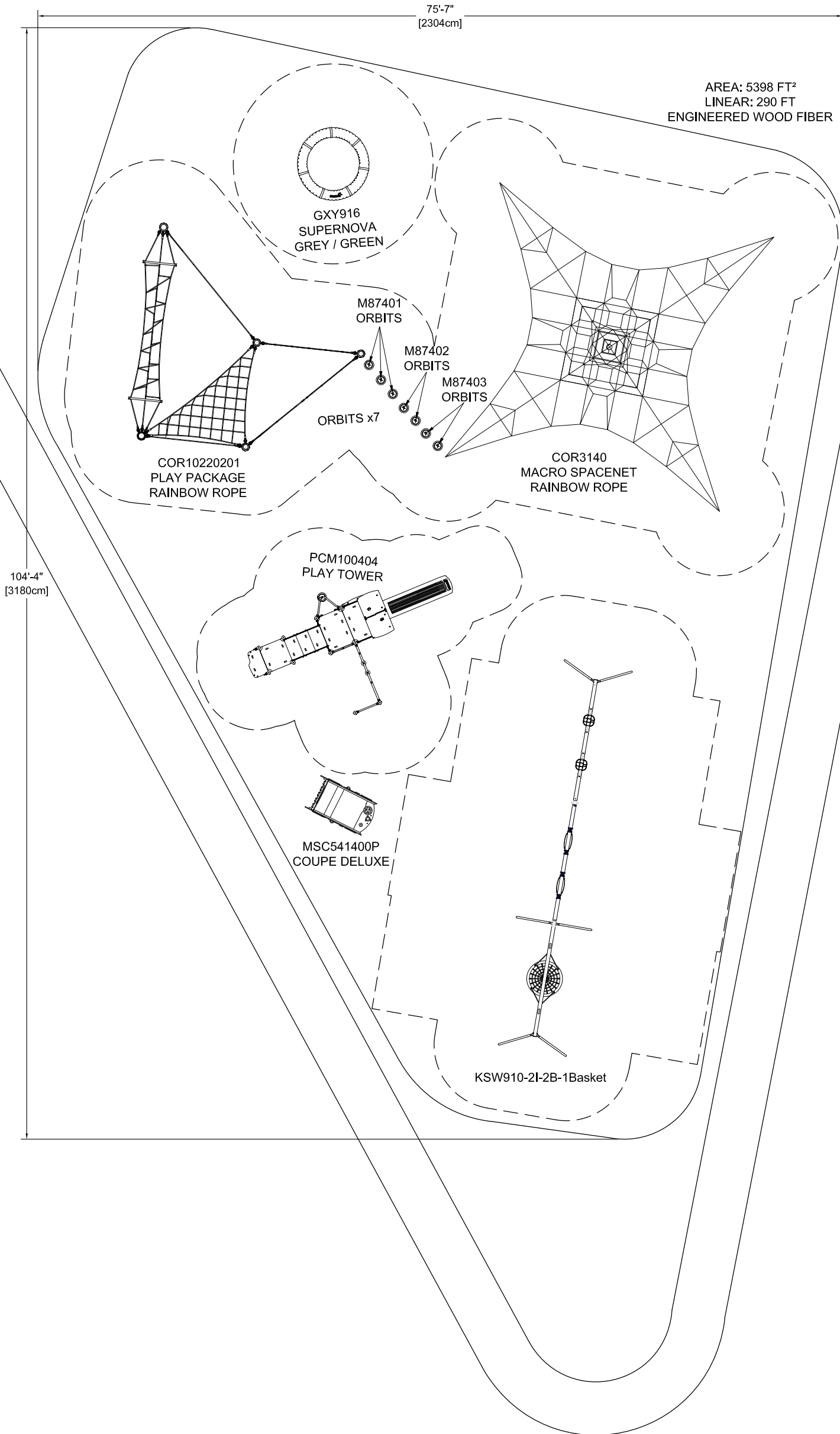
Printed in USA by KOMPAN. © 2017 KOMPAN, Inc., Tacoma, WA, USA. 800-426-9788

All composite structures shown require a site grade of 1% maximum.

For surface mount options, the concrete requirements may be up to 5 1/2" of 3,500 psi minimum compressive strength. Contact KOMPAN for specific product requirements.

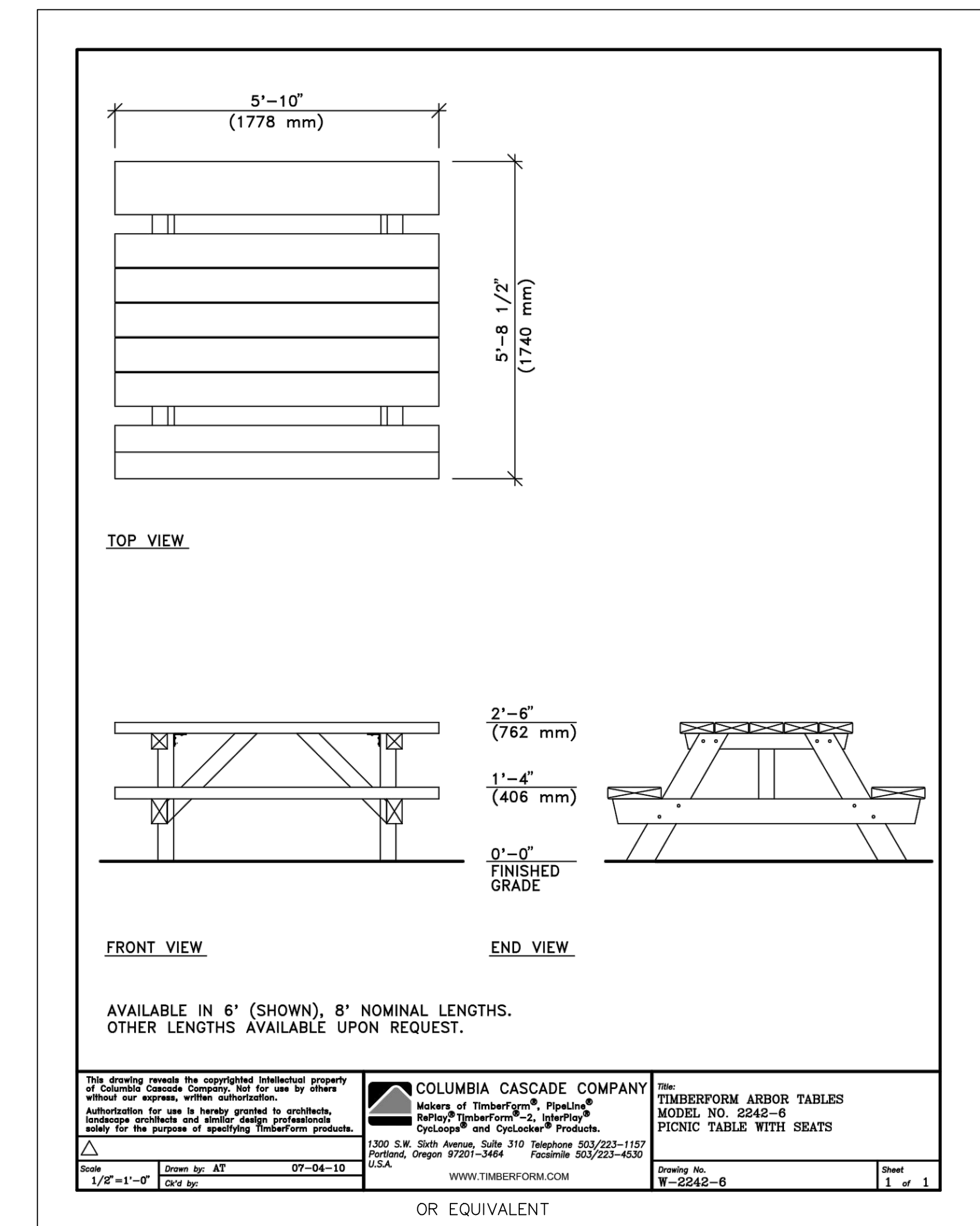
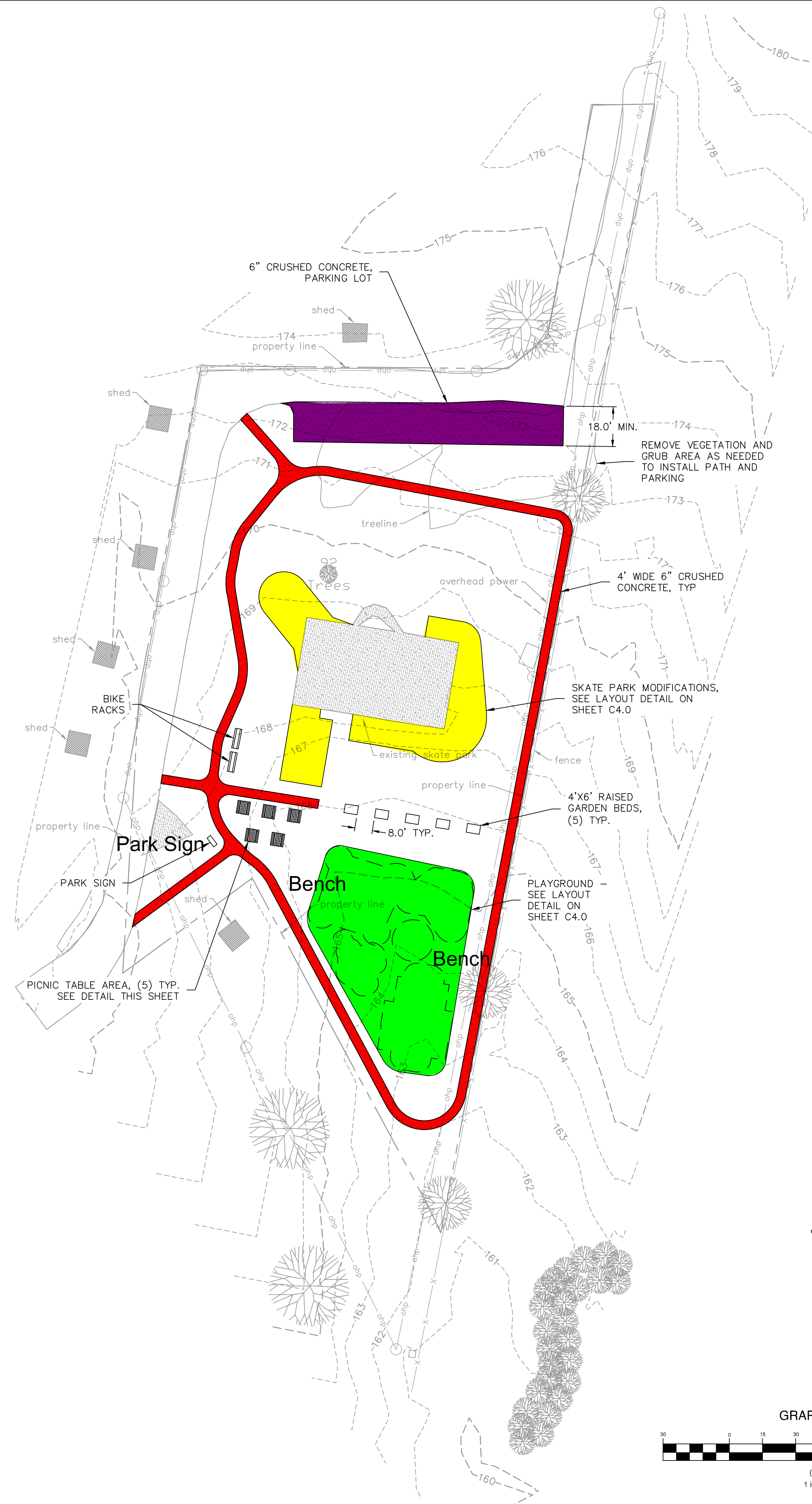
Site representation is based upon estimated site dimensions and cannot be used as an accurate way of determining site area.

Layout is in accordance with ASTM F1487

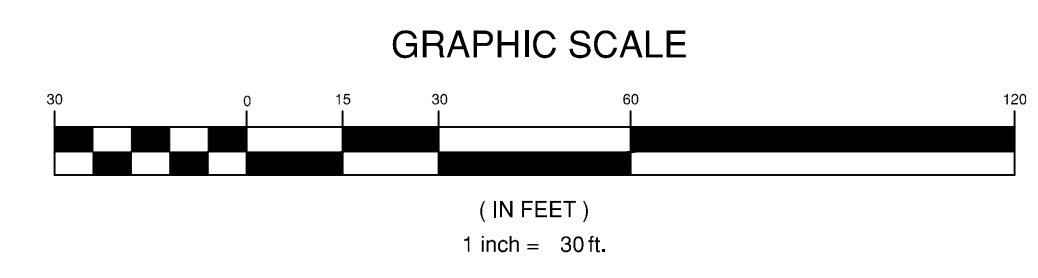


**GENERAL NOTES**

- DIMENSIONS AND RADII ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM THE CITY OF RICHMOND OR STATE AGENCIES.
- ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND AT HIS EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- ALL PAVING MATERIALS AND DRAINAGE STRUCTURES SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- THE LOCATION OF EXISTING SEWER, WATER OR GAS LINES, CONDUITS OR OTHER STRUCTURES ACROSS, UNDERNEATH, OR OTHERWISE ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS, AND IF SHOWN ARE ONLY APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, IF THERE APPEARS TO BE A CONFLICT, OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS. FOR ASSISTANCE IN LOCATING EXISTING UTILITIES CALL "MISS UTILITY", 1-800-552-7001.
- WHERE PAVEMENT IS BEING REMOVED, THE CONTRACTOR SHALL REMOVE AGGREGATE BASE MATERIAL TO SUB-GRADE.
- DAMAGE TO UTILITIES (INCLUDING UNDERGROUND) OR PROPERTY OF OTHERS BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY CONTRACTOR AT NO COST TO OWNER.
- EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO LIKE-NEW CONDITION.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL DITCHES, PIPES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURES IN OPERABLE CONDITION.
- THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY CITY INSPECTORS.
- LANDSCAPING AND SITE IMPROVEMENTS WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS WITHIN THE PARKING AREA AND AT ENTRANCE/EXIT LOCATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AT LEAST 48 HOURS PRIOR TO STARTING WORK ON THIS PROJECT.
- THE CONTRACTOR AND/OR THE DEVELOPER IS RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF ANY TRAFFIC CONTROL EQUIPMENT THAT EITHER NEEDS TO BE RELOCATED OR THAT IS DAMAGED AS A RESULT OF THIS PROJECT. ANY WORK INVOLVING THE TRAFFIC CONTROL EQUIPMENT SHALL BE COORDINATED THROUGH THE CITY OF RICHMOND TRAFFIC ENGINEERING.
- VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH WORK.
- DEVIATIONS FROM, OR CHANGES TO THESE PLANS WILL NOT BE ALLOWED, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THE PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT. TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. REPAIR AT YOUR OWN EXPENSE. ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION, IF A UTILITY IS DAMAGED DURING CONSTRUCTION, STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
- PROPERLY SECURE THE CONSTRUCTION AREA AT ALL TIMES AGAINST UNAUTHORIZED ENTRY AND ADEQUATELY PROTECT EQUIPMENT, MATERIALS, AND COMPLETED WORK FROM THEFT AND VANDALISM. THE OWNER IS NOT RESPONSIBLE FOR THE LOSS OF ANY MATERIAL STORED AT THE SITE.
- ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM "THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER."
- ALL TURF AREAS THAT ARE IMPACTED OR DISTURBED BY VEHICLES, EQUIPMENT, OR ACTIVITY SHALL BE REPAIRED, REGRADED, AND RESEED TO THE SATISFACTION OF THE OWNER.
- PERFORM ALL WORK USING DIMENSIONS SHOWN ON THESE PLANS. DO NOT USE SCALES, RULERS, DIVIDERS, MAP WHEELS OR OTHER MEASURING DEVICES TO DETERMINE SPATIAL RELATIONSHIPS ON THESE DRAWINGS.
- ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION LIMITS OF PAVED AREAS.



Label	Color	Area
PARKING (1)		2,271
PARKING	■	2,271
PLAYGROUND (1)		5,382
PLAYGROUND	■	5,382
SKATEPARK (3)		2,839
SKATEPARK	■	1,544
SKATEPARK	■	657
SKATEPARK	■	638
TRAIL (3)		3,715
TRAIL	■	196
TRAIL	■	1,753
TRAIL	■	1,767



**Draper Aden Associates**  
 Engineering • Surveying • Environmental Services  
 Blacksburg, VA  
 Charlottesville, VA  
 Charlottesville, VA  
 Hampton Roads, VA  
 Coats, NC

**SITE LAYOUT PLAN**  
 RICHMOND YOUNG PROFESSIONALS KIWANIS -  
 RIVERVIEW COMMUNITY PARK  
 CITY OF RICHMOND, VIRGINIA

DESIGNED BY: DMM  
 DRAWN BY: DMM  
 CHECKED BY: DMM  
 SCALE: 1" = 30'  
 DATE: MAY 24, 2017  
 PROJECT NUMBER: R16215R-01  
**C3.0**



# Riverview Community Park Playground

City of Richmond, VA  
Geographic Information Systems



## Legend

 Parcels

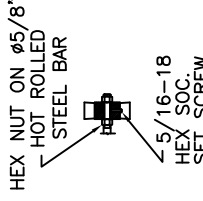
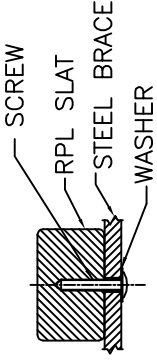
Disclaimer:  
The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided in this map or for any damages, including consequential, arising from the use of this information. The user releases the City of Richmond from any and all claims or damages arising from any use of the information provided herein.





RPL IS HELD TO THE BRACES BY TAPERED SCREWS WHICH ARE DRIVEN INTO THE RPL FROM THE BACK AND BOTTOM AND ARE NOT VISIBLE FROM ABOVE. McMASTER #95638A317 PIN-IN-TORX TAMPER RESIST SHEET METAL SCREW 18-8 STAINLESS STEEL, BUTTON HEAD, NO 14 SIZE, 1-1/2" LENGTH NOT VISIBLE FROM FRONT OF BENCH.

SECTION VIEW OF RPL BENCH SLAT WITH CROSS BRACE & SCREW - USED ON SEAT & BACK BRACES FROM BOTTOM & BACK OF BRACES - 16 REQ'D

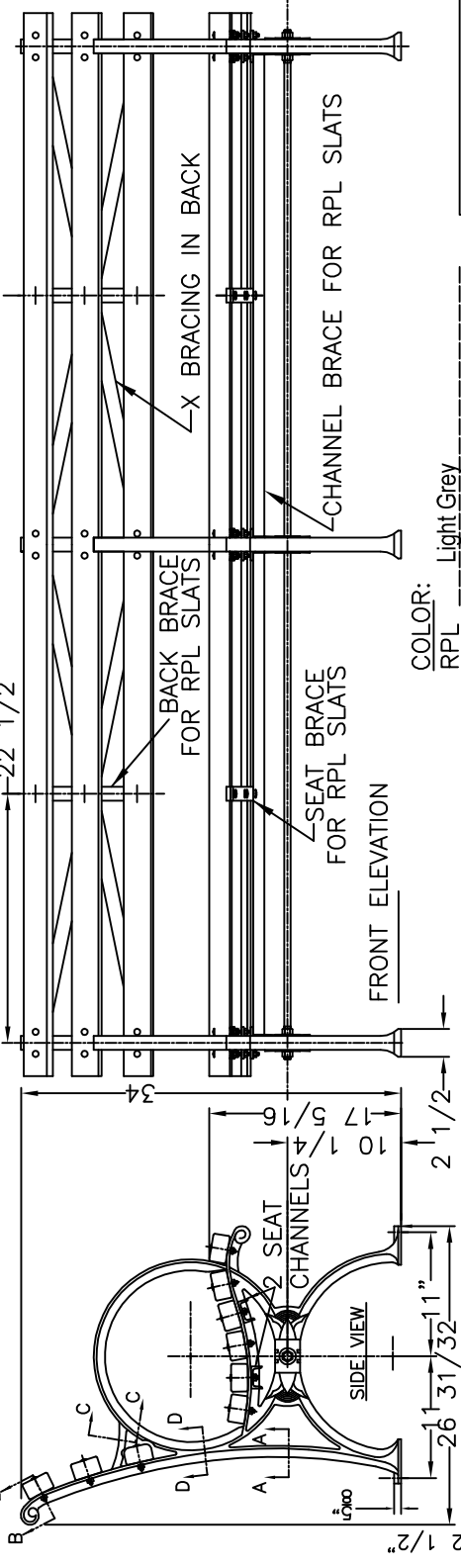
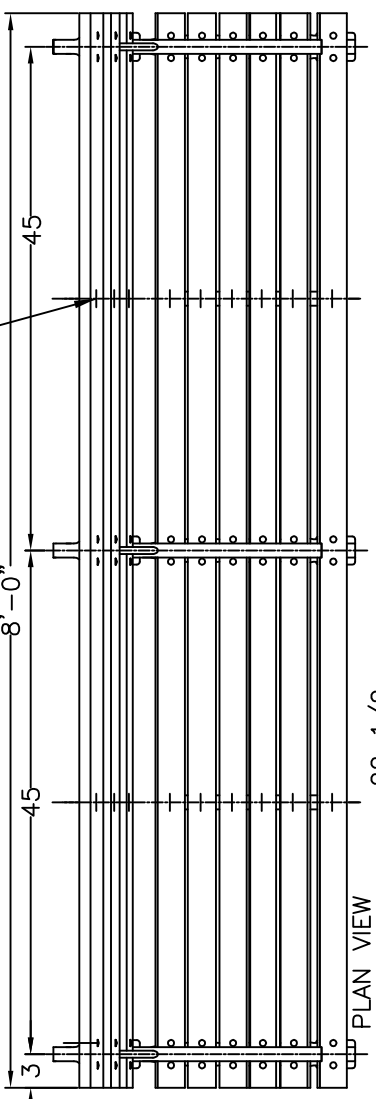
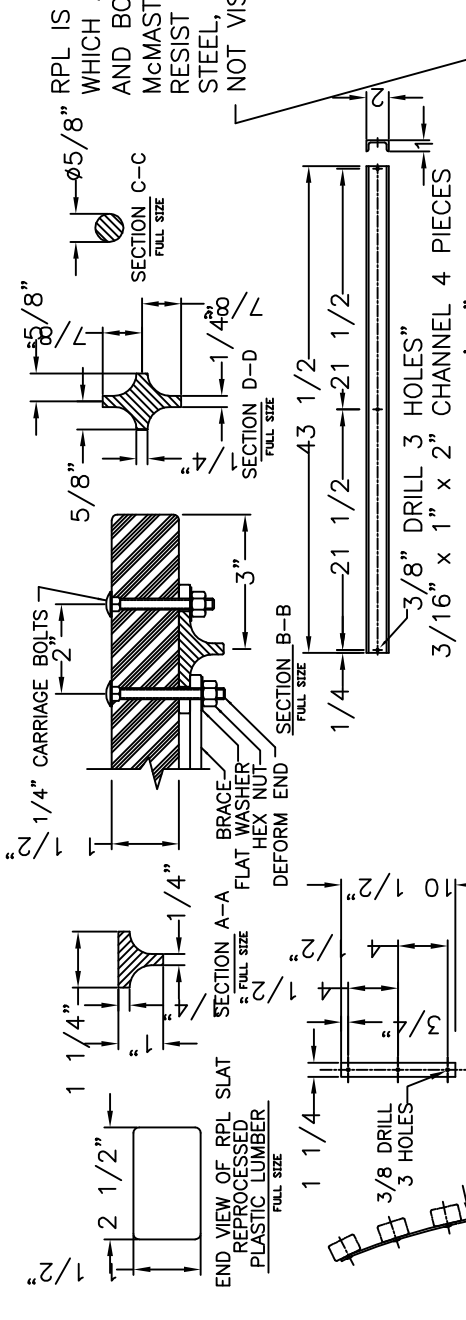


NOTE: THIS DRAWING VARIES FROM STANDARD IN THAT THE DISTANCE FROM THE EDGE OF THE SLATS TO THE CENTER OF THE LEG IS 3 INCHES.

**KENNETH LYNCH & SONS**

114 WILLENBROCK RD.  
OXFORD, CT 06478  
PH: 203-264-2831  
FAX 203-264-2833

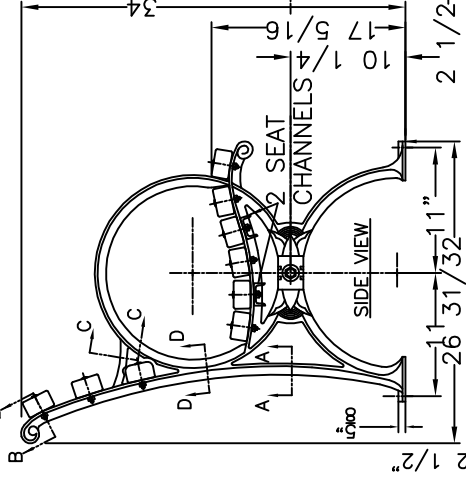
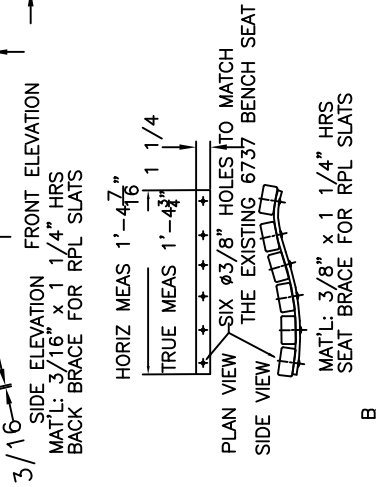
<b>6737 WORLDS FAIR BENCH</b>	
Scale FAX	Date 2/8/12 Drawn S.L.A.
<b>RECYCLED PLASTIC SLATS 8' LONG</b>	
<b>3 LEGS</b>	<b>CONTRACT #</b>
<b>#6737-8-RPL-FX-2012 NYC</b>	



MATERIALS:  
X-BRACING: 3/16" X 1 1/4" HOT ROLLED STEEL  
BENCH LEGS: CAST DUCTILE IRON  
BENCH SLATS: RPL (RECYCLED PLASTIC LUMBER)  
SMALL FASTENERS (CARRIAGE BOLTS, NUTS AND WASHERS) STAINLESS STEEL  
TIE ROD: 5/8" DIA HOT ROLLED STEEL WITH 5/8 - 11 CUT THREADS & STEEL HEX NUTS  
BRACES FOR RPL: 3/16" & 3/8" x 1 1/4" HRS CHANNELS FOR RPL: 3/16" x 1" x 2"

COLOR:  
RPL - Light Grey  
CI & STEEL: 6012 Central Park Green

WHEN USED, ANCHOR BOLTS ARE TO BE INSTALLED IN EACH FOOT OF EACH LEG.



## Riverview Community Park Three Year Budget

<b>Initial Infrastructure</b>	<b>Total Cost</b>	<b>Funding Committed</b>
Playground and Entrance Sign	\$ 85,000.00	\$ 85,000.00
Benches for skate park/picnic area	\$ 3,426.00	
<b>Subtotal</b>	<b>\$ 88,426.00</b>	

**Total Park Budget \$ 88,426.00**



Funding Still to Raise	Funding Source/s
\$ -	Richmond Young Professionals Kiwanis Club (RYPKC)





<b>Notes</b>
See Konpan Quote in attachments for further details

