



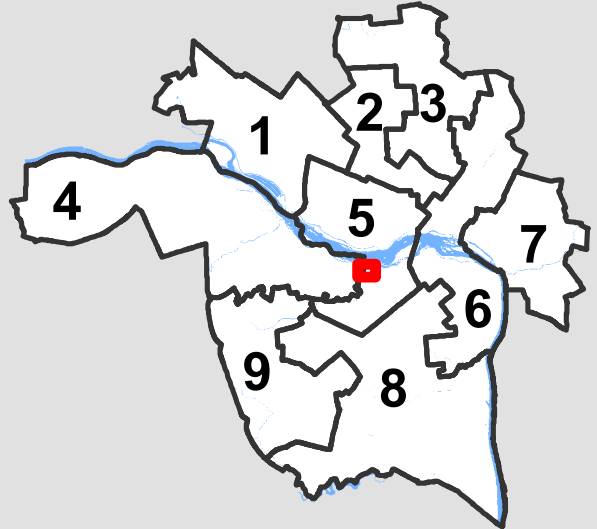
# City of Richmond Department of Planning & Development Review

## Location, Character, and Extent

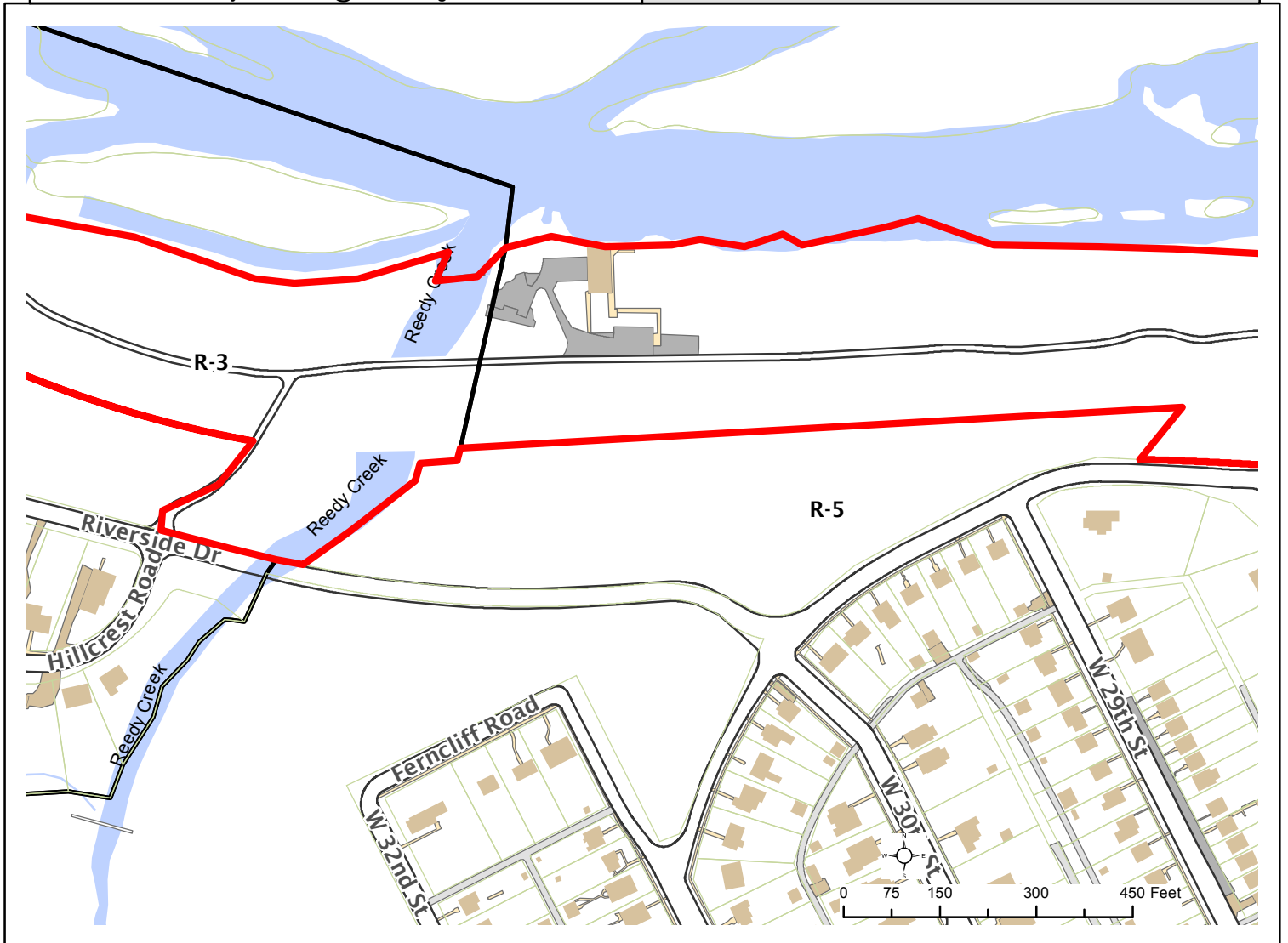
**LOCATION:** JRPS Headquarter, Reedy Creek

**COUNCIL DISTRICT:** 5

**PROPOSAL:** Final review of new outbuildings



*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: JRPS Warehouses

Project Address: 4001 Riverside Dr. - Richmond, VA 23225

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

The James River Park System headquarters is constructing two warehouses to help with storage and programming needs at the facility. One warehouse is intended to serve as the storage, maintenance, and repair for equipment and the other is geared towards storage of education equipment and gear.

### Applicant Information

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

Name: Nathan Burrell, Park Manager Email: Nathan.Burrell@richmondgov.com

City Agency: James River Park System Phone: (804) 646-8911

Address: 4001 Riverside Dr. - Richmond, VA 23225

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.



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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.



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### MEETING SCHEDULE 2015-2016

UDC Meetings	UDC Submission Deadlines	Anticipated Date of Planning Commission Following the UDC Meeting
<b>December 10, 2015</b>	November 12, 2015*	January 4, 2016
<b>January 7, 2016</b>	December 10, 2015**	January 19, 2016 <sup>1</sup>
<b>February 4, 2016</b>	January 14, 2016	February 16, 2016 <sup>2</sup>
<b>March 10, 2016</b>	February 18, 2016	March 21, 2016
<b>April 7, 2016</b>	March 17, 2016	April 18, 2016
<b>May 5, 2016</b>	April 14, 2016	May 16, 2016
<b>June 9, 2016</b>	May 19, 2016	June 20, 2016
<b>July 7, 2016</b>	June 16, 2016	July 18, 2016
<b>August 4, 2016</b>	July 14, 2016	September 6, 2016 <sup>3</sup>
<b>September 8, 2016</b>	August 18, 2016	September 19, 2016
<b>October 6, 2016</b>	September 15, 2016	October 17, 2016
<b>November 10, 2016</b>	October 20, 2016	November 21, 2016
<b>December 8, 2016</b>	November 10, 2016*	January 3, 2017 <sup>4</sup>

<sup>1</sup> Monday, January 18<sup>th</sup> is a City of Richmond Holiday

<sup>2</sup> Monday, February 15<sup>th</sup> is a City of Richmond Holiday

<sup>3</sup> Monday, September 5<sup>th</sup> is a City of Richmond Holiday

<sup>4</sup> Monday, January 2<sup>nd</sup>, 2017 is a City of Richmond Holiday

\* Moved forward to account for Thanksgiving Holiday Schedule

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

For further information or assistance, please contact the Planning and Preservation Division by phone at (804) 646-6335 or by email at [DCDCCompPlan@RichmondGov.com](mailto:DCDCCompPlan@RichmondGov.com).

Information about the UDC along with the application and meeting schedule is available at the City of Richmond website, <http://www.richmondgov.com/CommitteeUrbanDesign>



## **JRPS Warehouses – UDC Narrative**

January 18, 2017

### **Purpose of the Project**

As the size and visitation to James River Park System has grown over the years so has its staff which now includes three distinct divisions housed under one small park headquarters building. Park Operations, Park Programming, and Trails/Greenway Maintenance all operate out of the facility at Reedy Creek. In addition to the need for a dedicated space to house Park Programming separate from Park and Trail Maintenance, there is a great need to bring the park into compliance with its Storm Water Management Plan. Currently, a surplus of refuse and recycling containers are housed behind a worn down wood fence and maintenance equipment and other materials are stored out in plain sight and in shipping containers at the facility. The new maintenance warehouse will eliminate the need for the shipping containers and house the majority of maintenance equipment and materials indoors, with access to tools, power and other necessities. The outdoor programming and education warehouse will house the equipment needed for all programs, including bikes, kayaks, and other related equipment.

### **Project Background**

The City of Richmond has contracted with Timmons Group and 3North through the City's on call contract for A/E services to handle the design and construction oversight of the new warehouse facilities. As a part of the overall conservation easement for the James River Park, this project will have a special emphasis on sustainable construction. Green roofs, water storage systems, infiltration systems, and pervious paving will all be incorporated into the project in an effort to decrease overall impervious cover. The conservation easement holders have reviewed the project in detail and support the development of these facilities.

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

Currently, there is no funding available for the construction of this project; however, there is hope that funding will be forthcoming to support the construction in the near future. The anticipated budget for construction of this project is between \$600,000 and \$800,000. An initial amount of \$300,000 is anticipated to come from the City's capital improvements budget for Parks and Recreation Facilities for FY17 which would fund one of the facilities.

### **Description of Construction Program**

Demolition and removal of the existing shipping containers and fencing will be done at the outset to clear the way for the remaining work. Minimal tree clearing will be necessary with this

project and only seven trees are planned for removal with strict preservation measures in place for the remaining trees to be preserved in proximity of construction activity. To offset removal of these seven trees, the landscape plan proposes a replacement ratio of greater than 2:1 with Virginia native species. Power to each warehouse will be provided along with water service for hose bibs. The plan calls for the construction of two warehouse structures and a small outbuilding that will be encased with board and batten plywood stained in earth tones and will include several roll up bay doors and standard sized doors. The architecture of the building will be complimentary to the existing headquarters structure and will be compliant with the conservation easement guidelines. The facility to the West of the existing headquarters building will become the Park Programming Equipment facility and the building to the East will become the Park Operations and Trails Maintenance facility with dedicated storage areas for commonly used materials already stored on site. Green roofs, water storage systems, infiltration measures, and pervious paving will all be incorporated into the plan for the facilities. Interpretation of these green technologies through signage and other programs will be incorporated at a later time but are essential to the mission of the James River Park Service.

### **Estimated Construction Start Date**

TBD – Funding not yet available for the construction of this project. Construction could start as early as May of this year for one of the facilities if funding is awarded.

UDC SUBMITTAL  
**JRPS - REEDY CREEK FACILITY**

RICHMOND, VIRGINIA



JANUARY 18, 2017

This Concept Plan, undertaken by 3north, PLLC in 2017, was prepared exclusively for James River Park System.  
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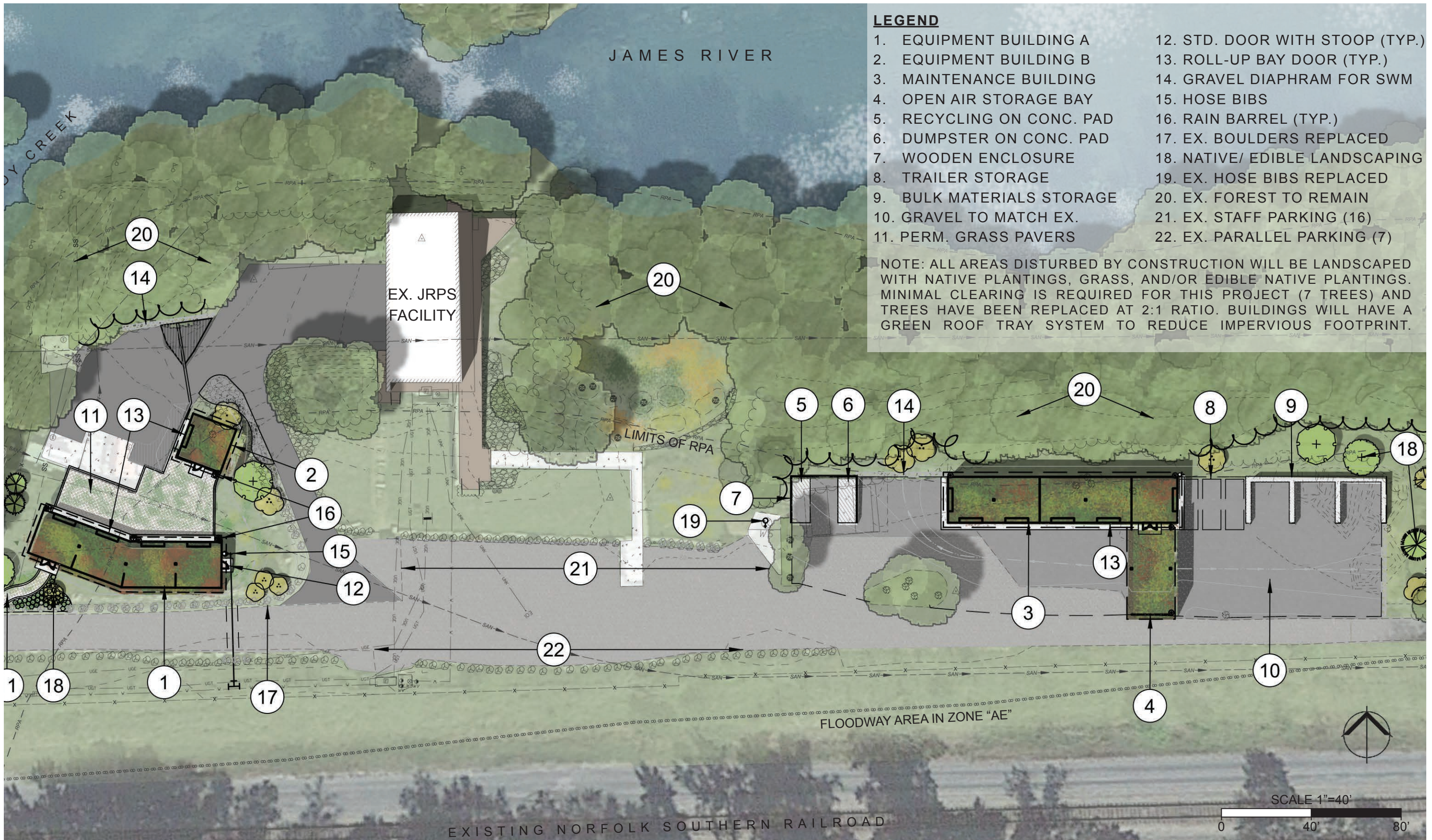
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Site Plan



OVERALL DESIGN CONCEPT



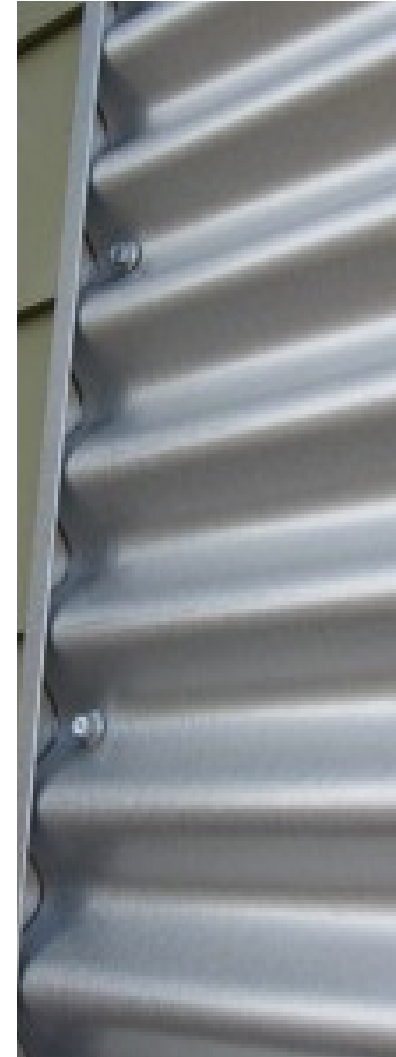
VERTICAL GROOVED  
STAINED WOOD SIDING

STAIN 1: ROSEWOOD

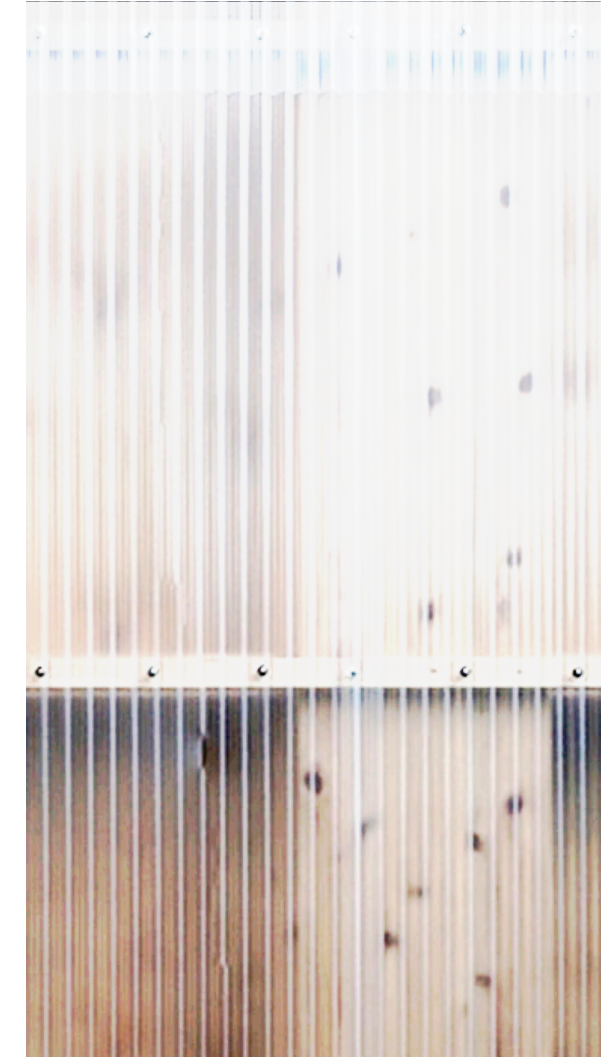
STAIN 2: HARBOUR GREY



MODULAR GREEN ROOF

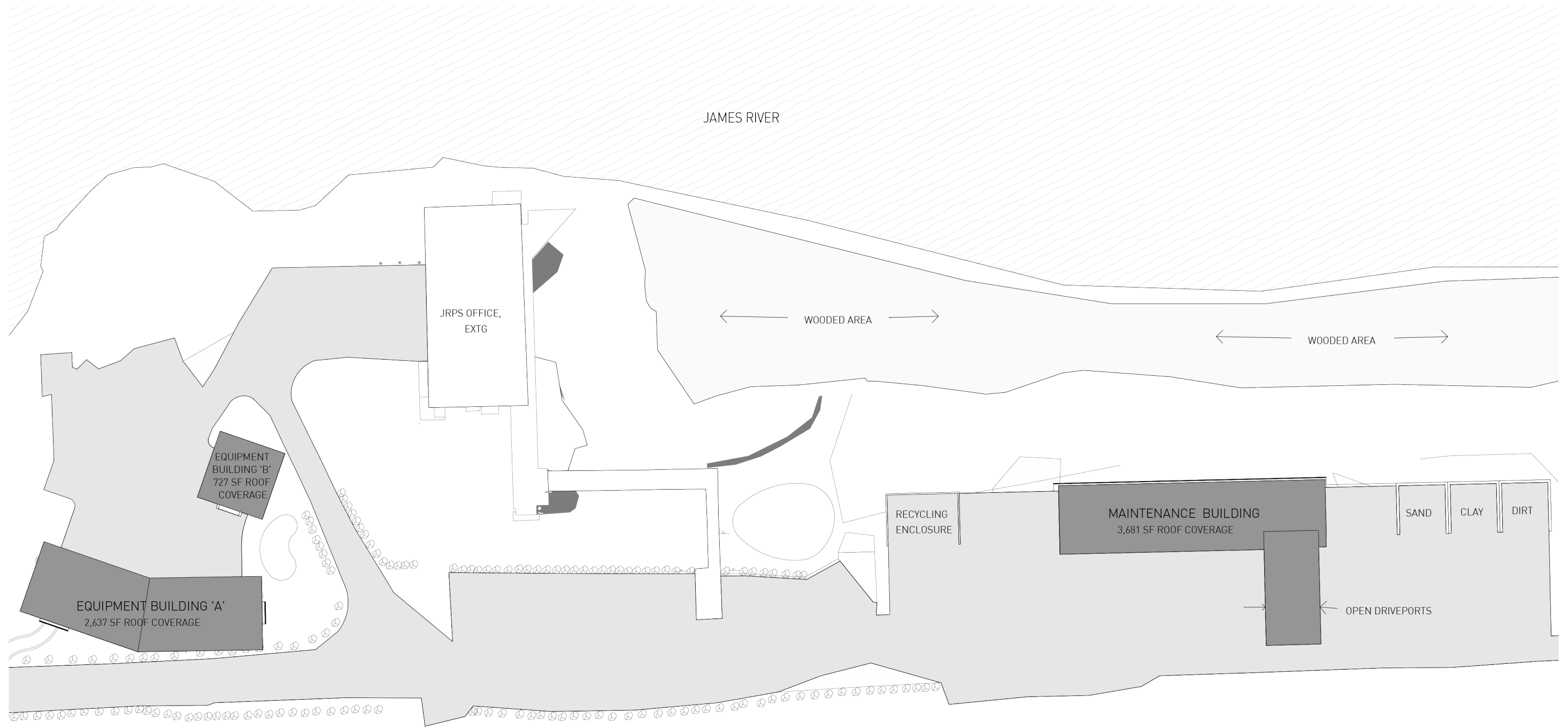


CORRUGATED METAL  
SIDING



CORRUGATED TRANSLUCENT SIDING

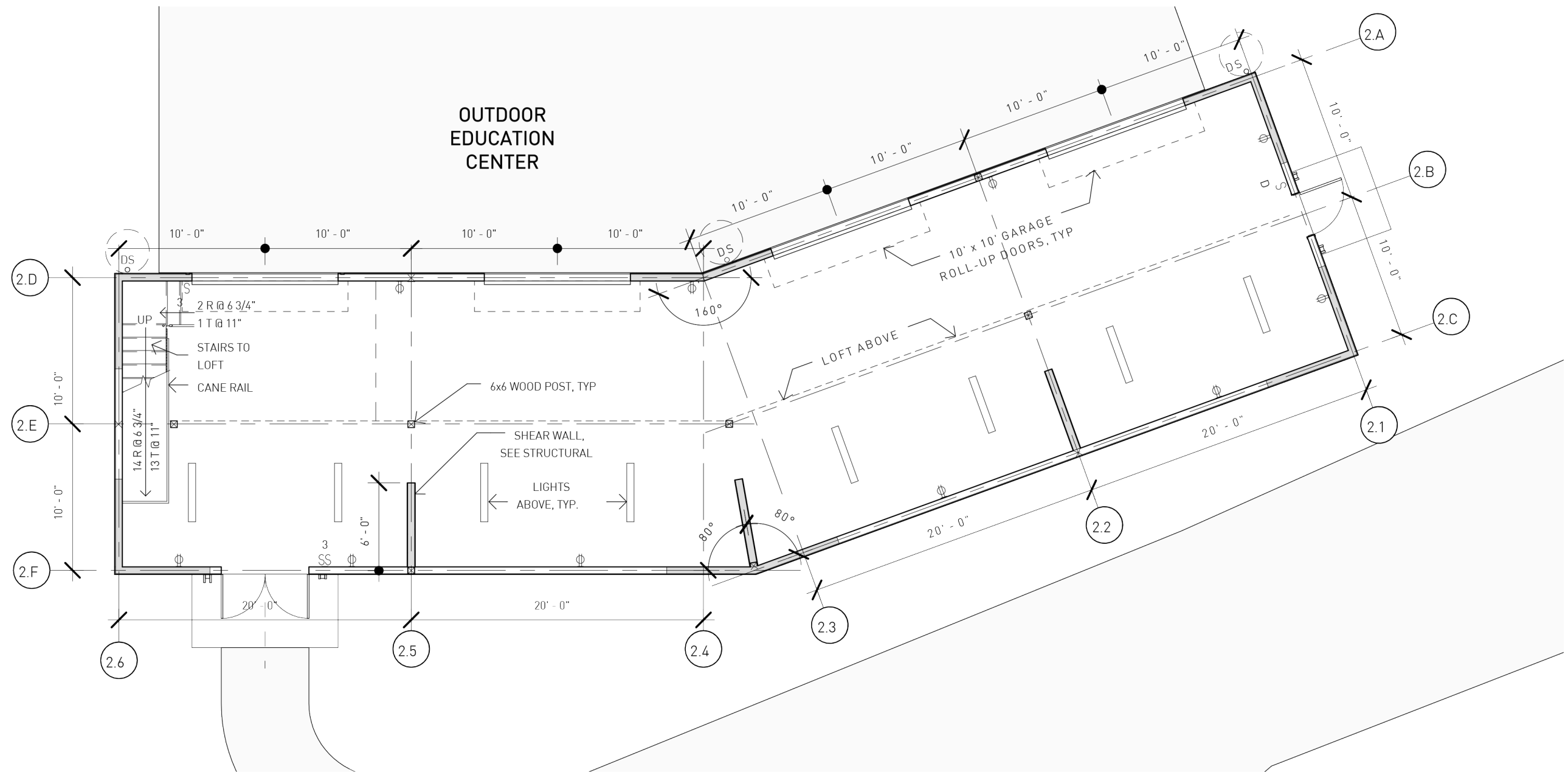
MATERIAL: POLYCARBONATE  
COLOR: WHITE



Overall Area Plan  
Scale: 1" = 40'

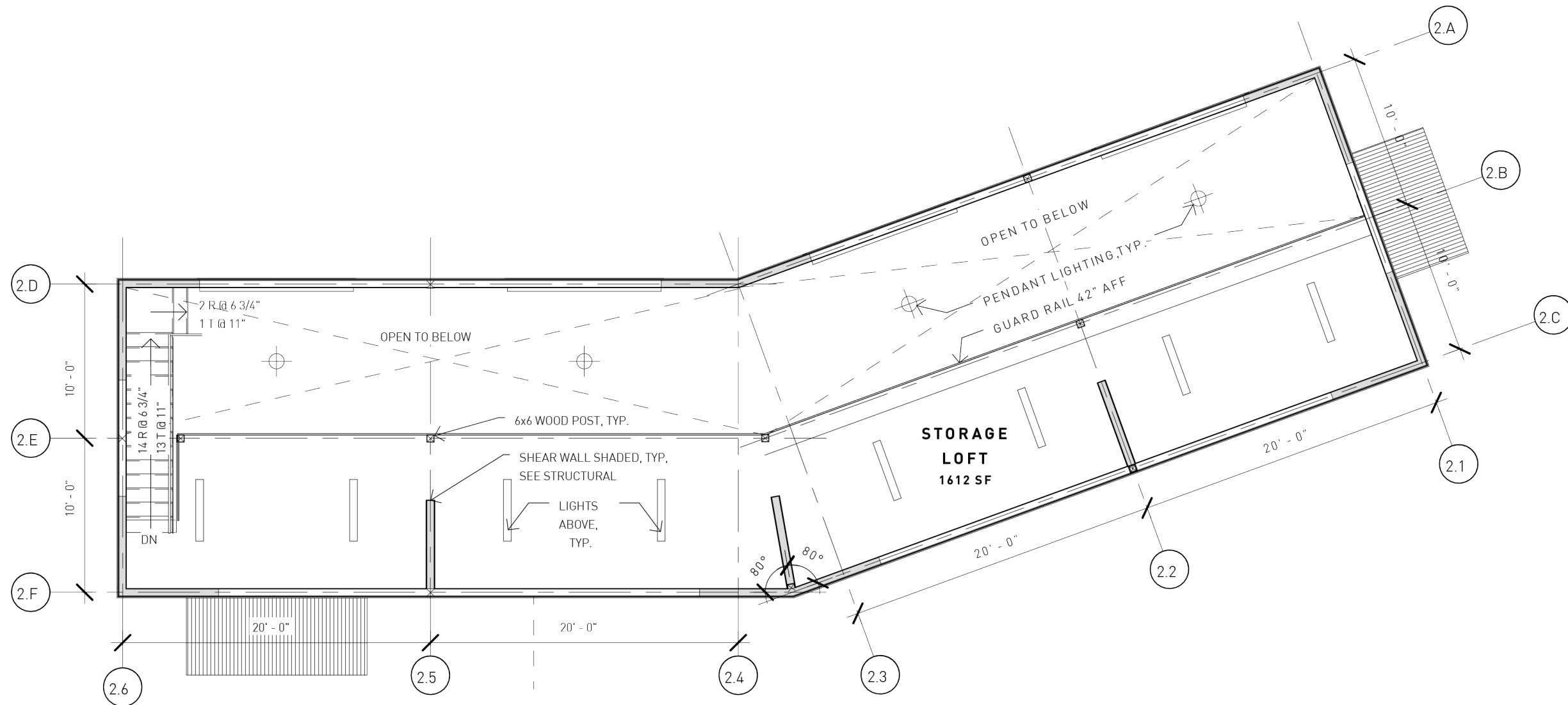
0 10 20 40



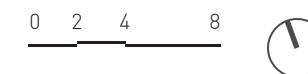


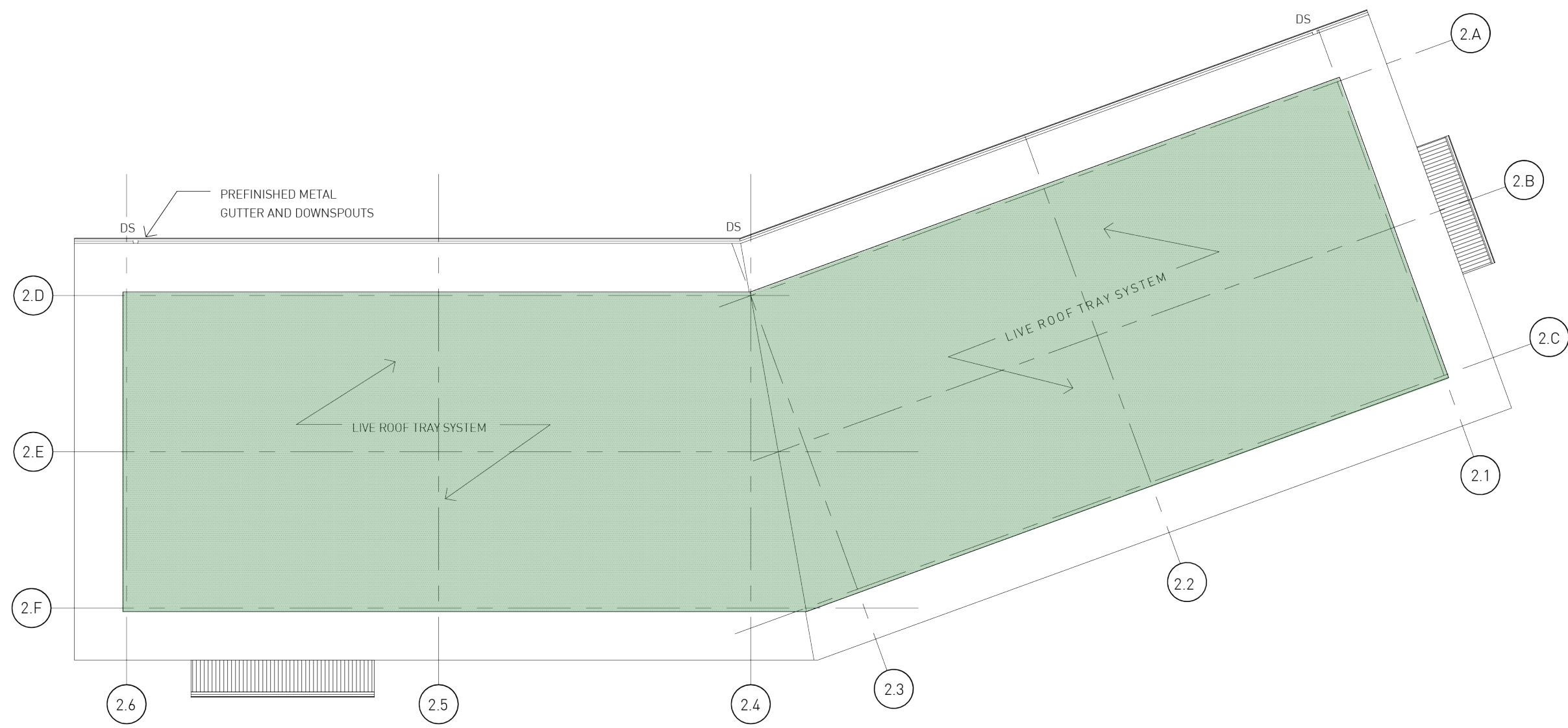
Equipment Building A - First Floor Plan  
 Scale: 1/8" = 1'-0"



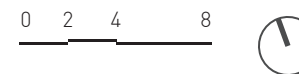


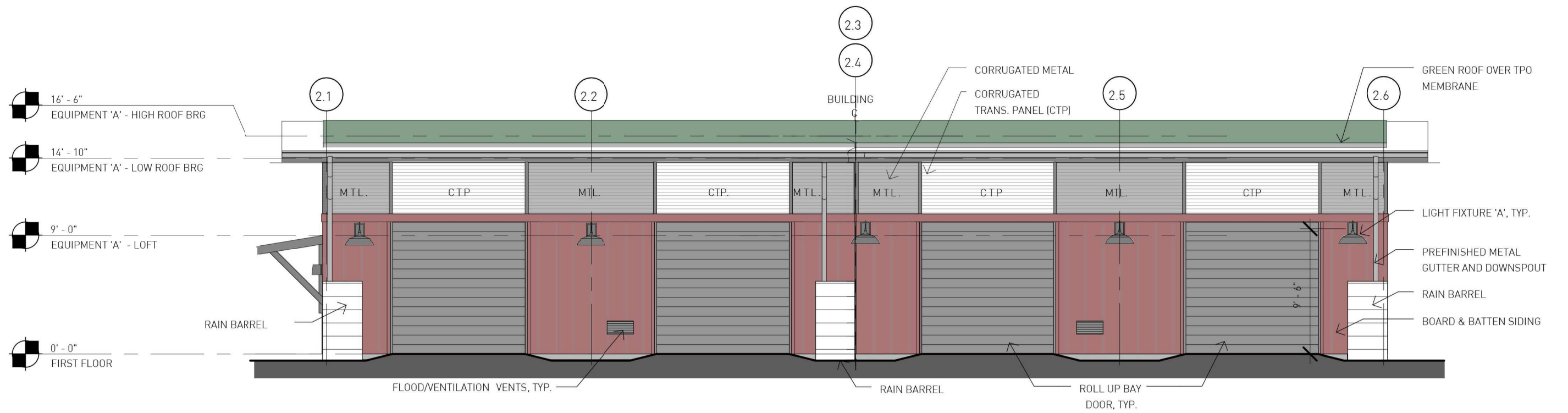
Equipment Building A - Storage Loft Plan  
 Scale: 1/8" = 1'-0"



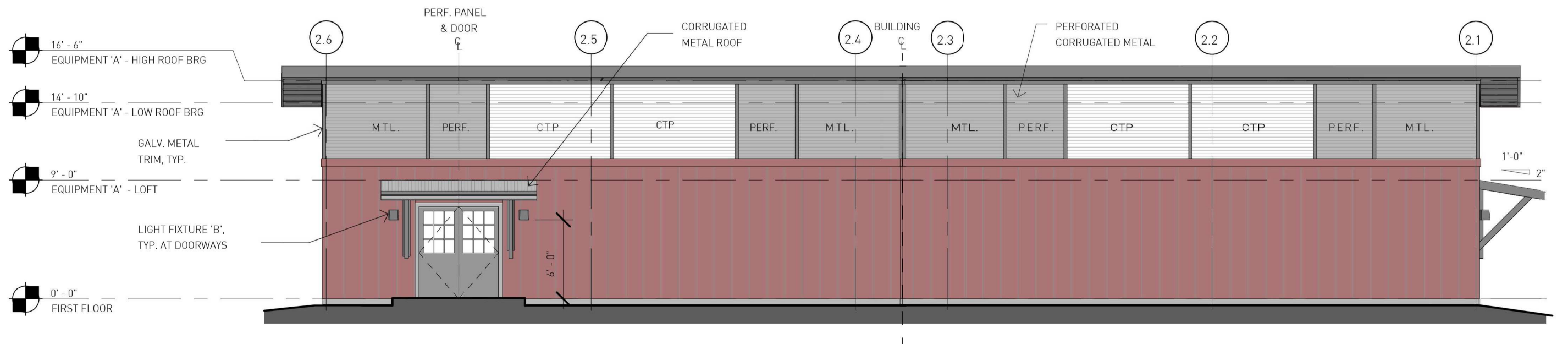


Equipment Building A - Roof Plan  
 Scale: 1/8" = 1'-0"





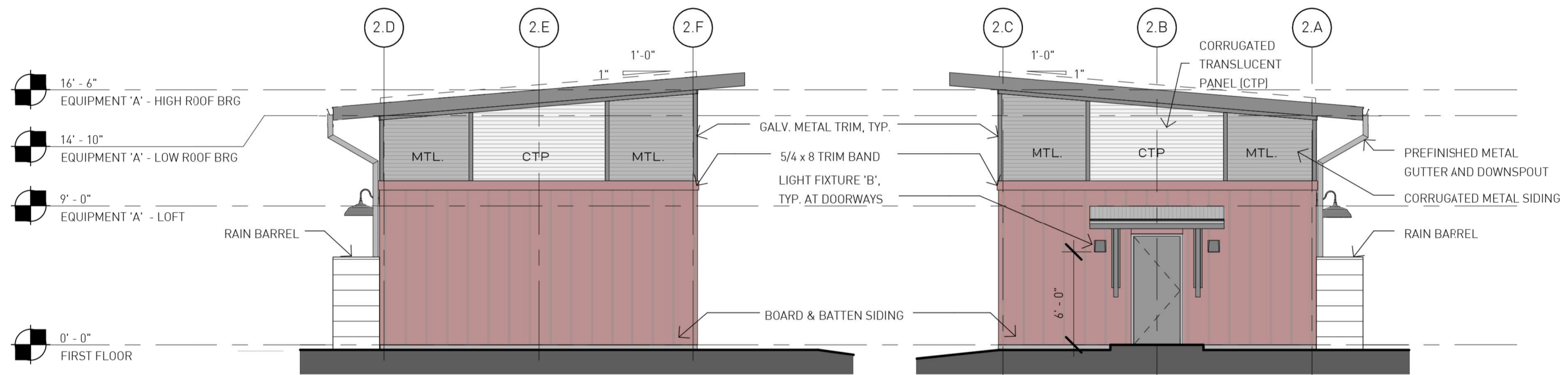
Equipment Building A - North Elevation  
Scale: 1/8" = 1'-0"



Equipment Building A - South Elevation  
Scale: 1/8" = 1'-0"







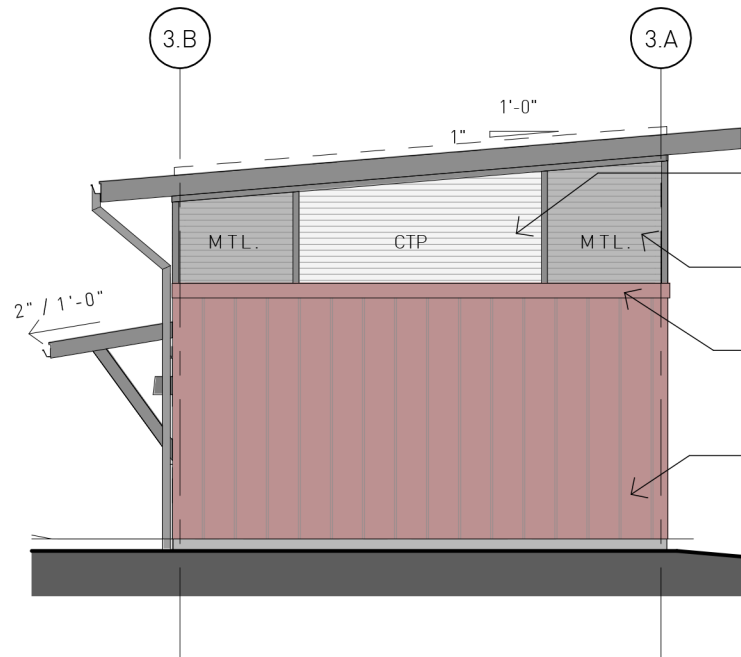
Equipment Building A - West Elevation

Scale: 1/8" = 1'-0"

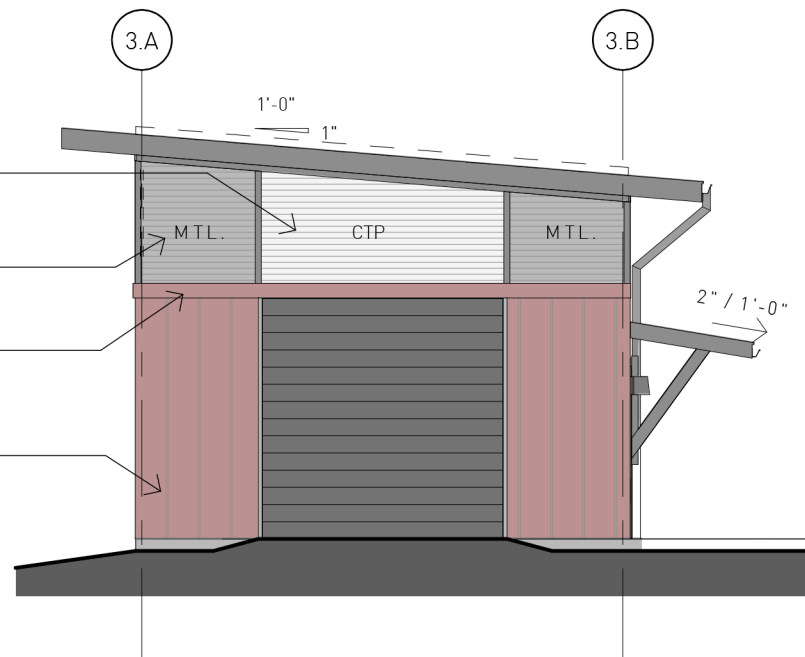
Equipment Building A - East Elevation

Scale: 1/8" = 1'-0"

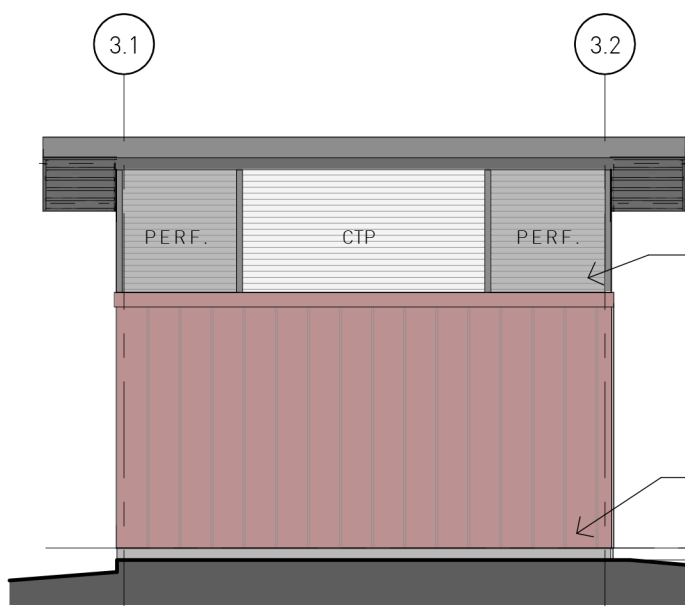
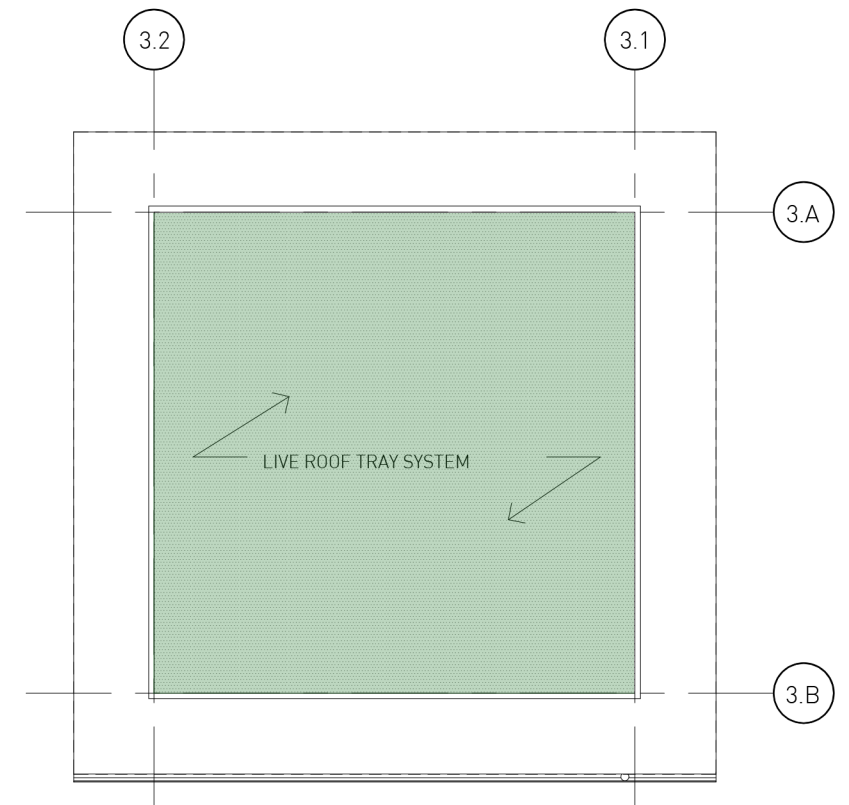




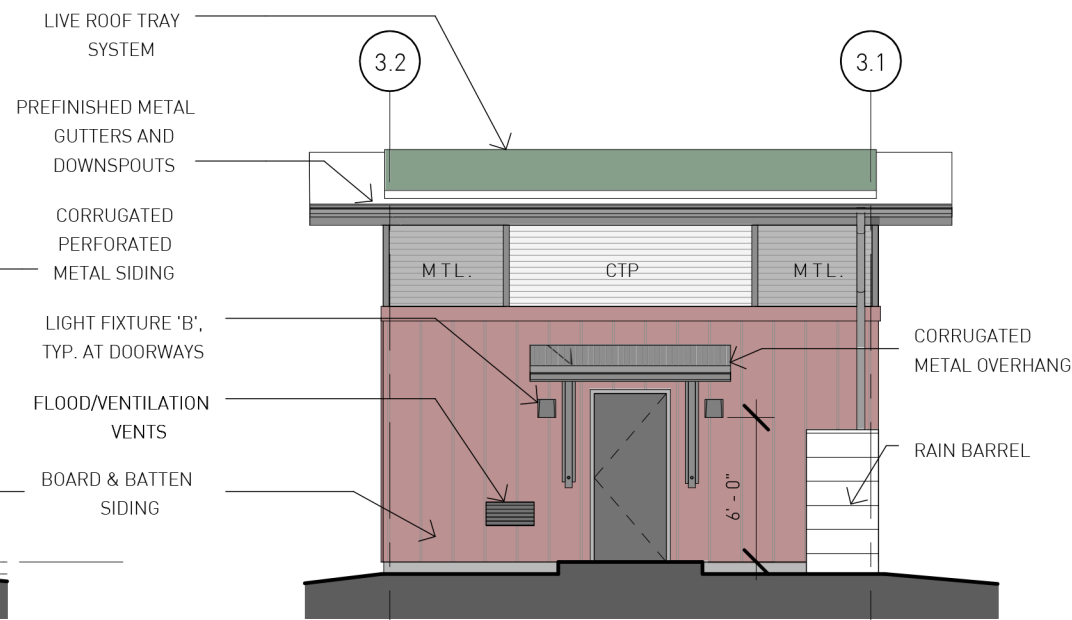
Equipment Building B - East Elevation  
Scale: 1/8" = 1'-0"



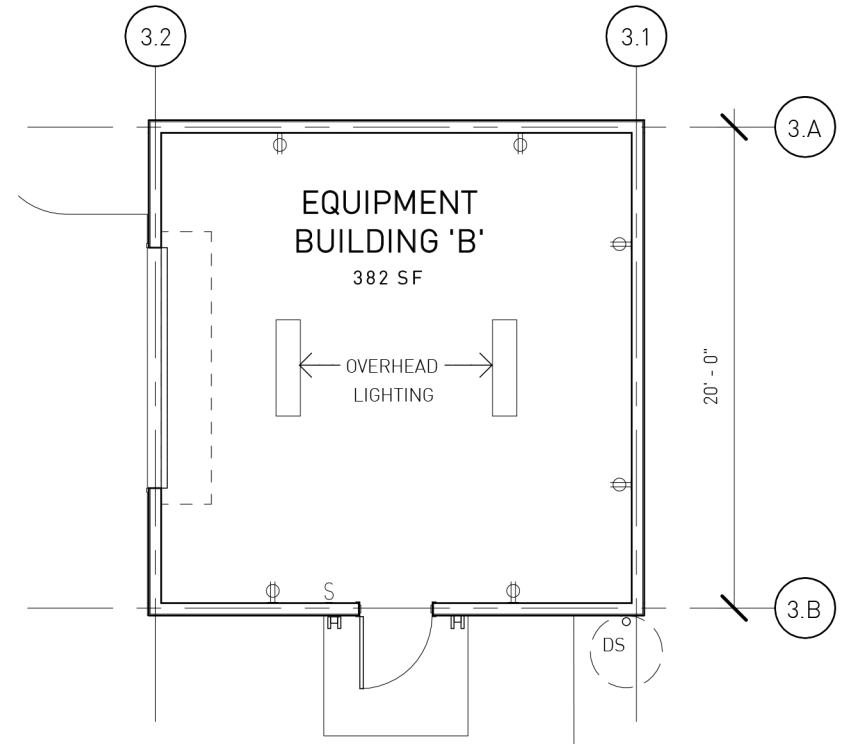
Equipment Building B - West Elevation



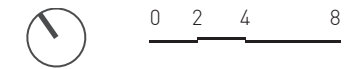
Equipment Building B - North Elevation  
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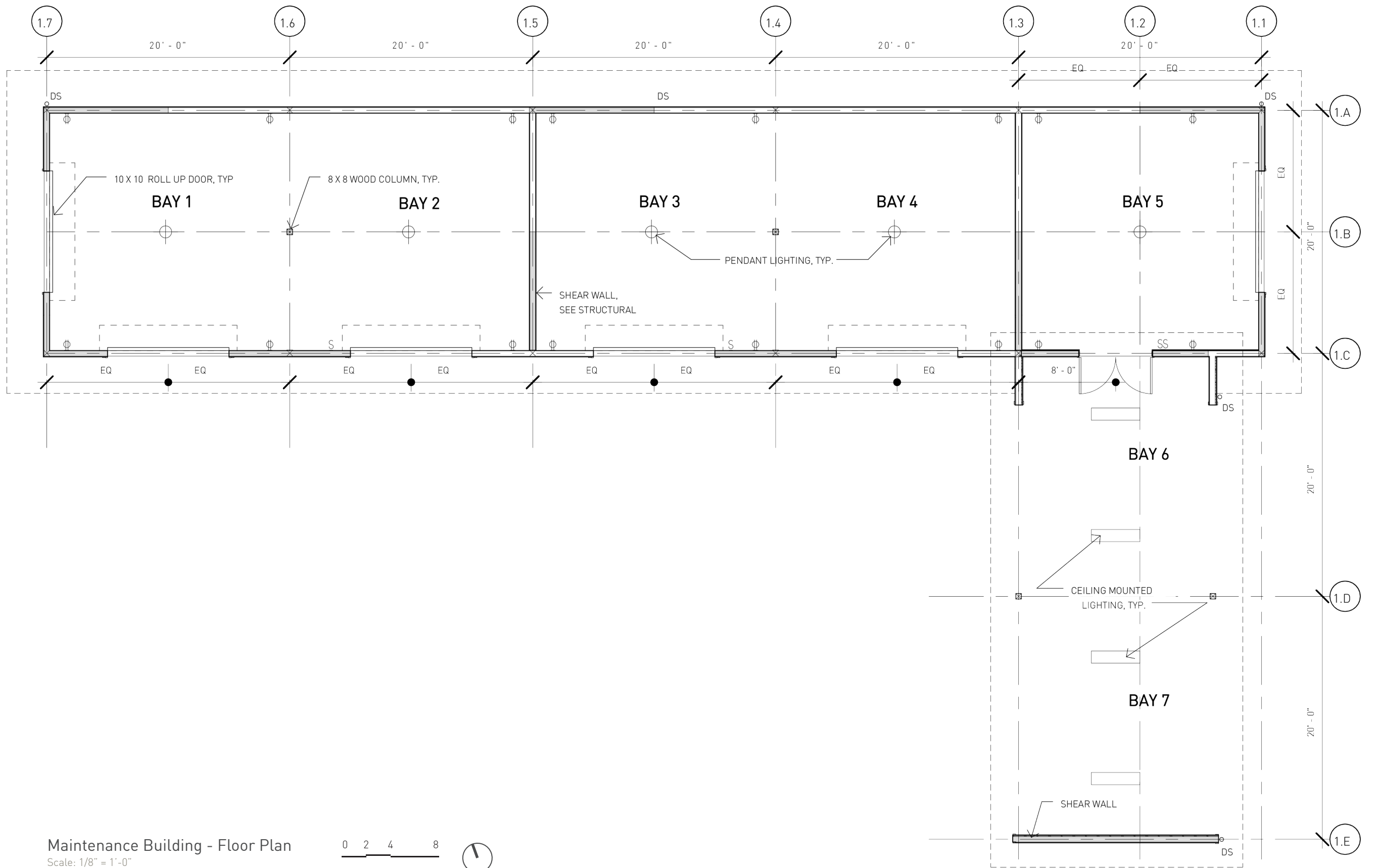


Equipment Building B - South Elevation



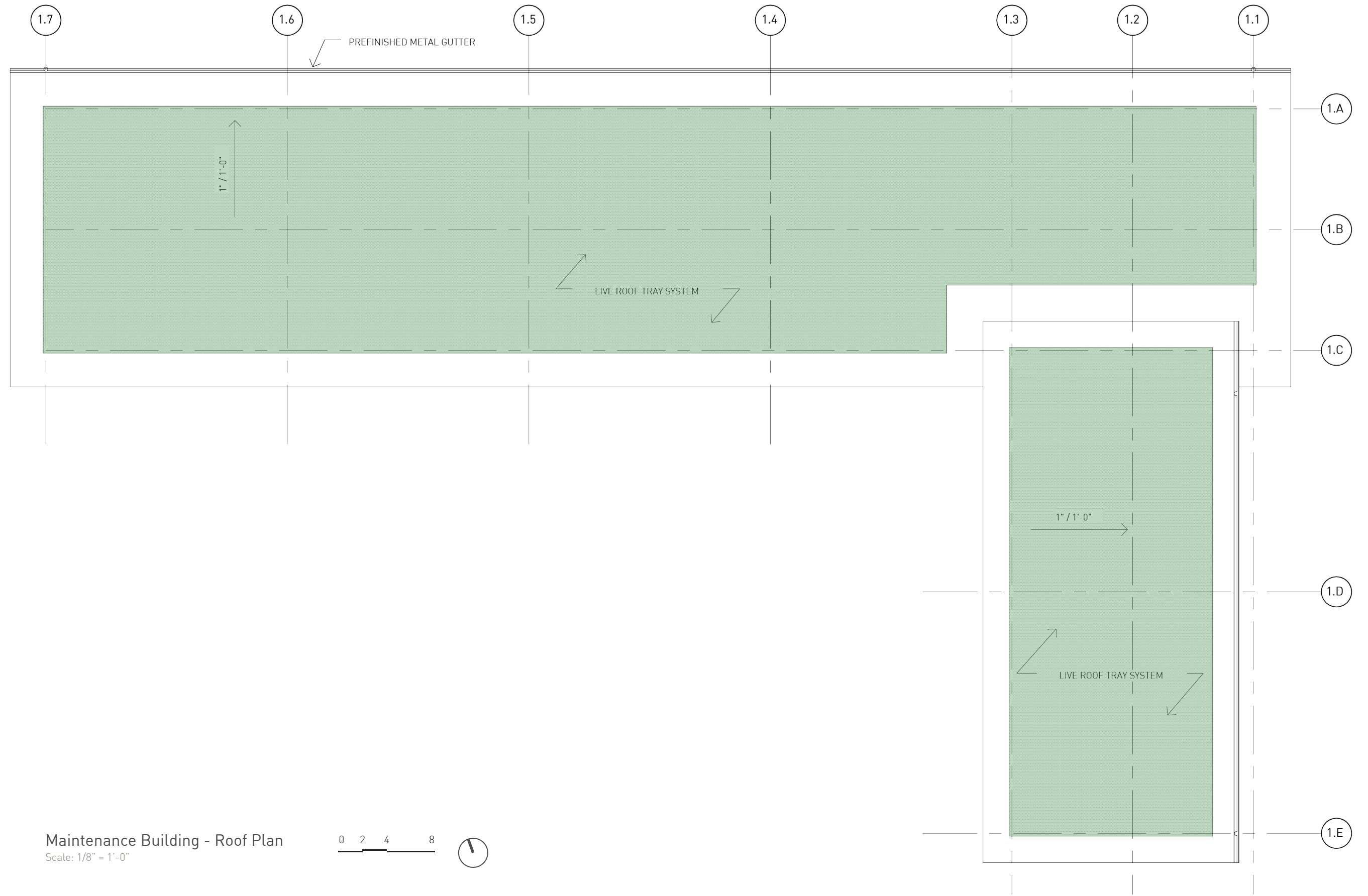
Equipment Building B - Floor Plan  
Scale: 1/8" = 1'-0"



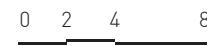


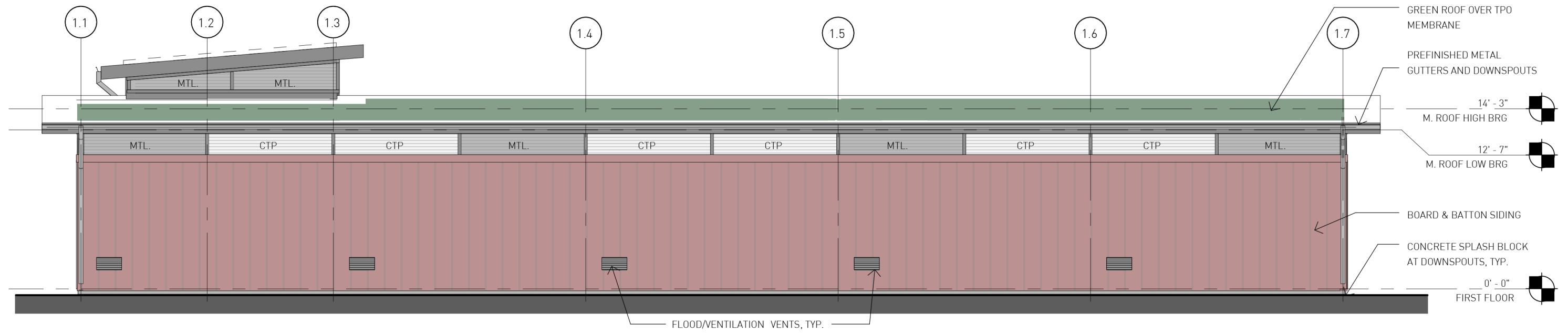
Maintenance Building - Floor Plan  
 Scale: 1/8" = 1'-0"



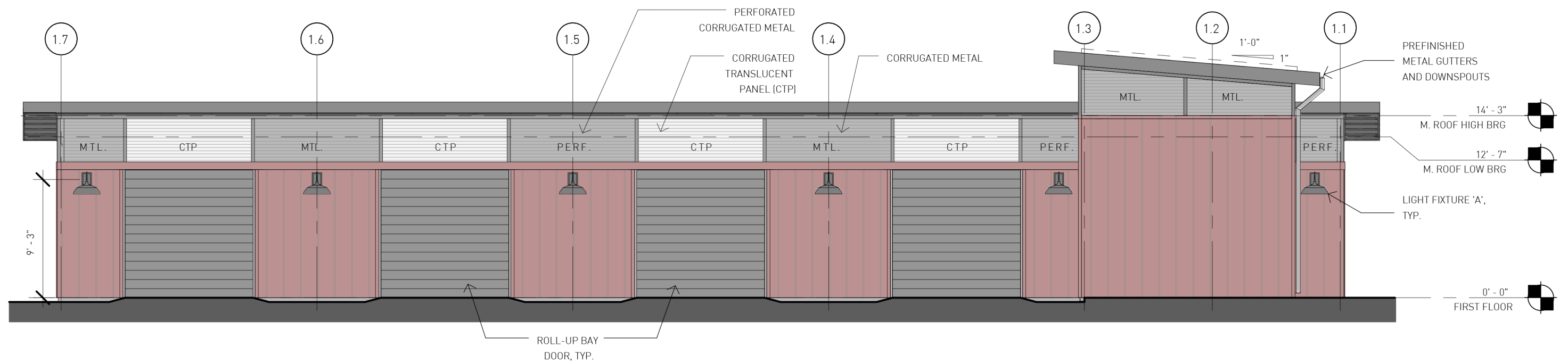


Maintenance Building - Roof Plan  
 Scale: 1/8" = 1'-0"



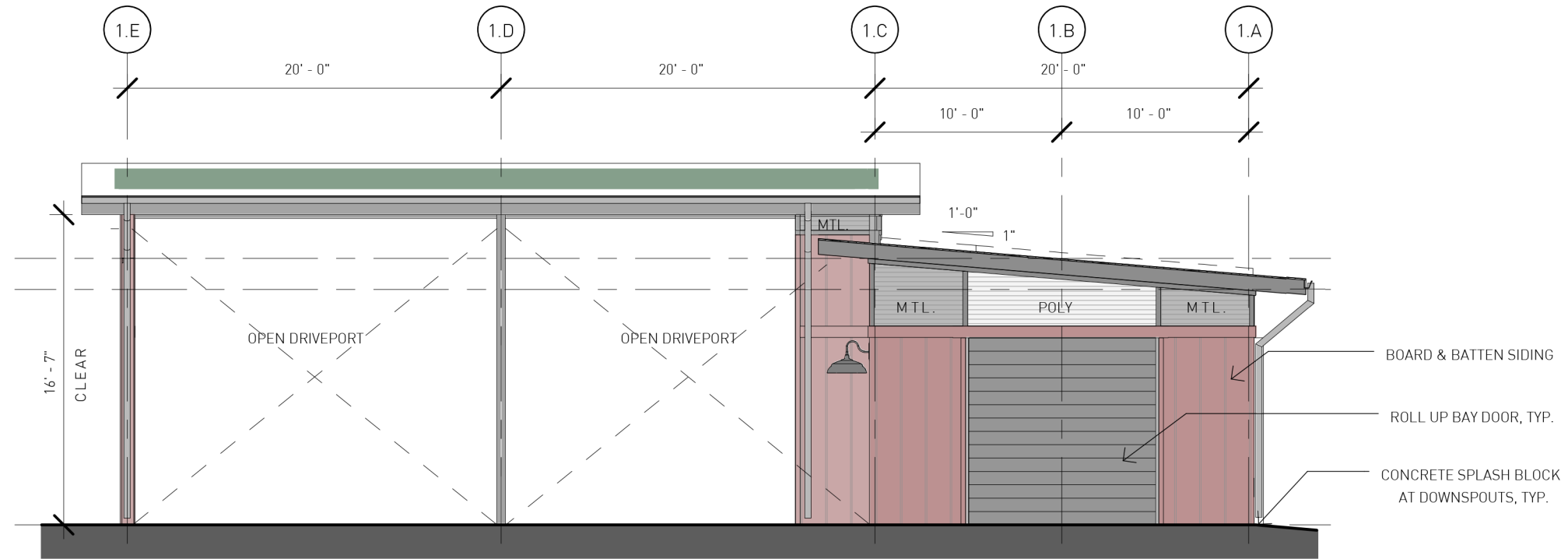


Maintenance Building - South Elevation  
 Scale: 1/8" = 1'-0"

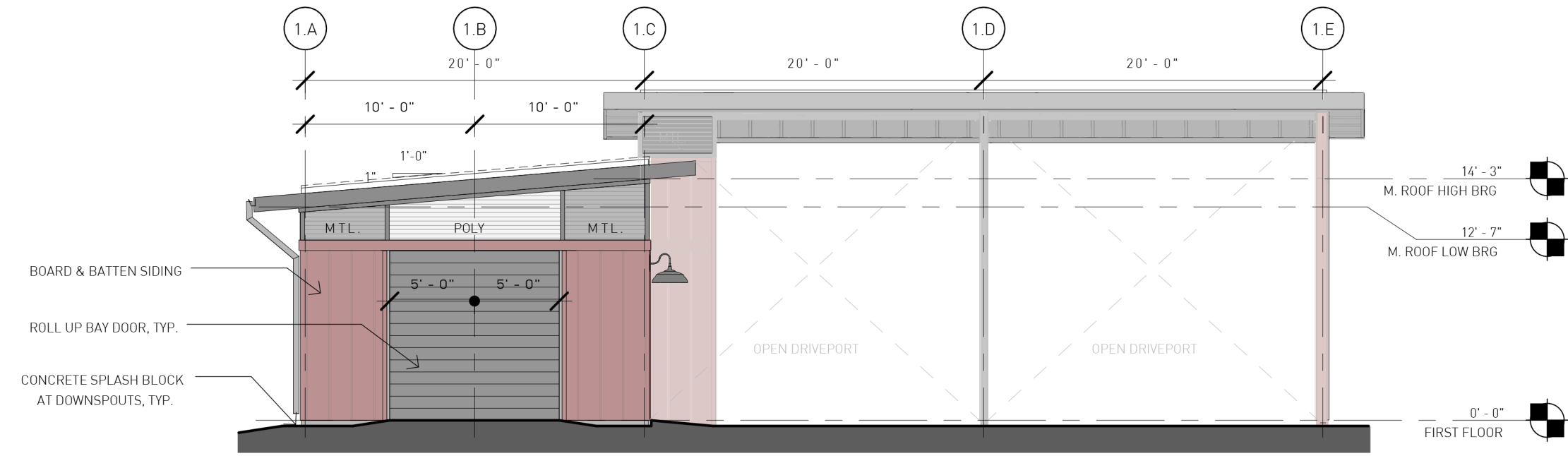


Maintenance Building - North Elevation  
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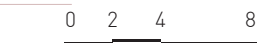




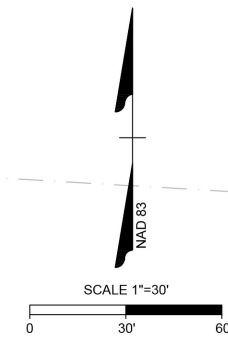
Maintenance Building - East Elevation  
Scale: 1/8" = 1'-0"



Maintenance Building - West Elevation  
Scale: 1/8" = 1'-0"

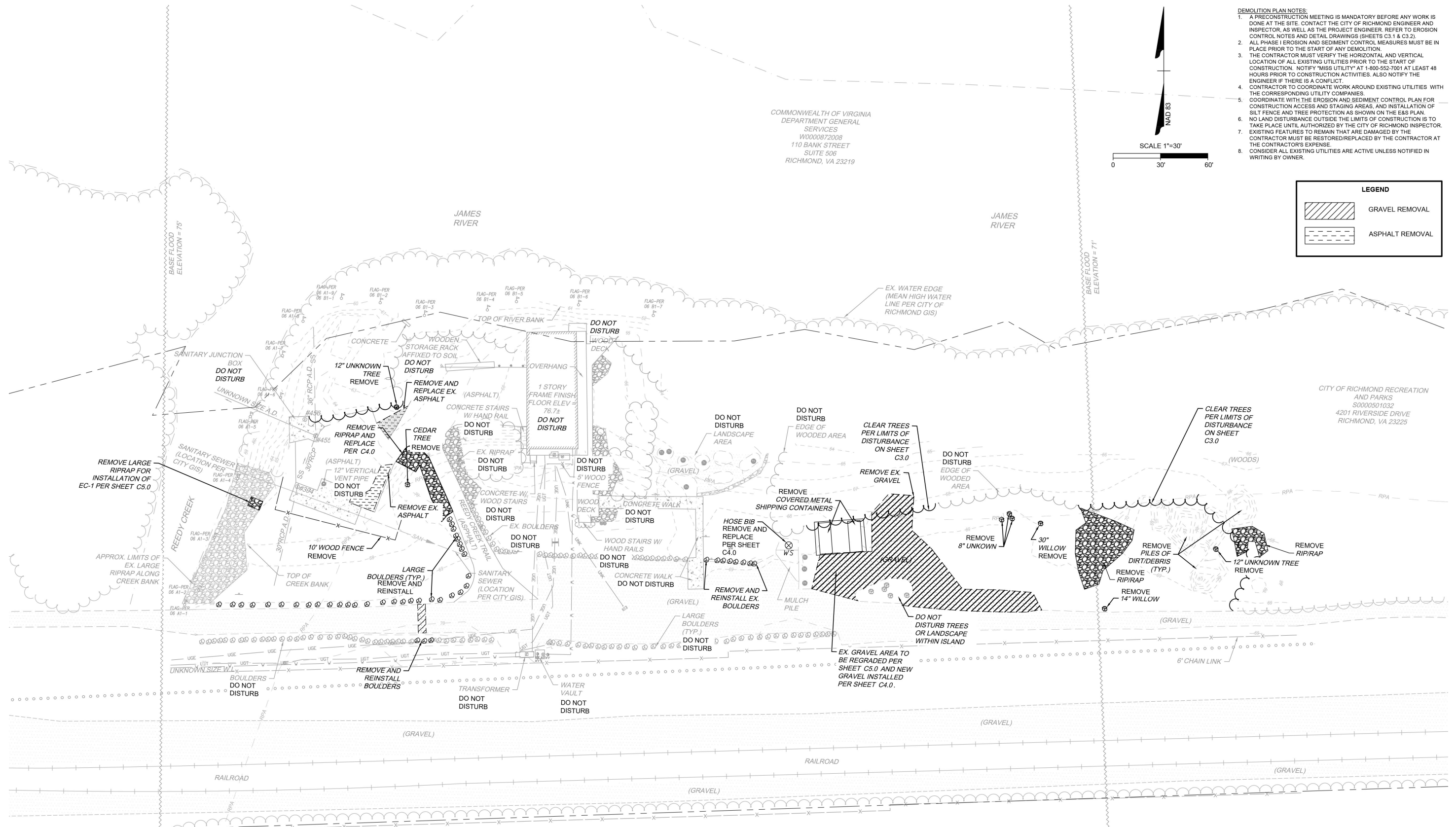


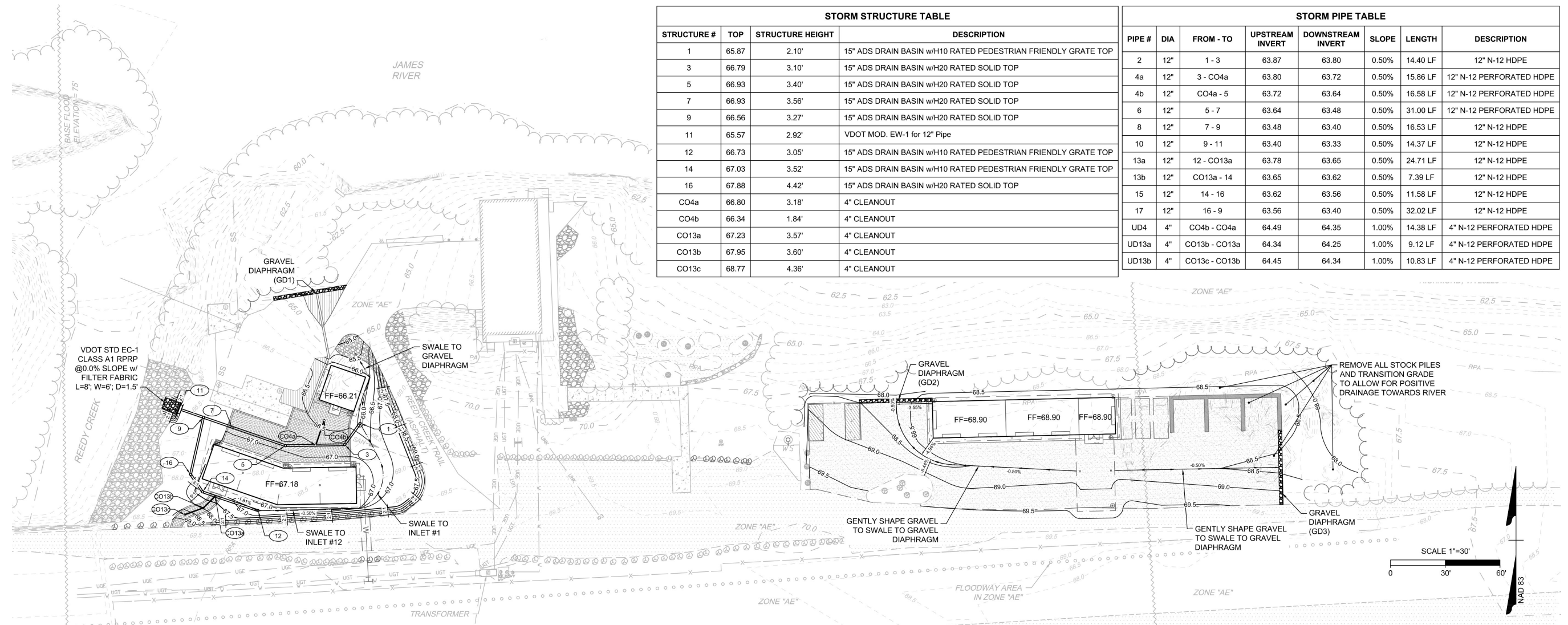
COMMONWEALTH OF VIRGINIA  
DEPARTMENT GENERAL  
SERVICES  
W0000872008  
110 BANK STREET  
SUITE 606  
RICHMOND, VA 23219



- DEMOLITION PLAN NOTES:**
1. A PRECONSTRUCTION MEETING IS MANDATORY BEFORE ANY WORK IS DONE AT THE SITE. CONTACT THE CITY OF RICHMOND ENGINEER AND INSPECTOR, AS WELL AS THE PROJECT ENGINEER, REFER TO EROSION CONTROL NOTES AND DETAIL DRAWINGS (SHEETS C3.1 & C3.2).
  2. ALL PHASE I EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE PRIOR TO THE START OF ANY DEMOLITION.
  3. THE CONTRACTOR MUST VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. NOTIFY "MISS UTILITY" AT 1-800-552-7001 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. ALSO NOTIFY THE ENGINEER IF THERE IS A CONFLICT.
  4. CONTRACTOR TO COORDINATE WORK AROUND EXISTING UTILITIES WITH THE CORRESPONDING UTILITY COMPANIES.
  5. COORDINATE WITH THE EROSION AND SEDIMENT CONTROL PLAN FOR CONSTRUCTION ACCESS AND STAGING AREAS, AND INSTALLATION OF SILT FENCE AND TREE PROTECTION AS SHOWN ON THE ESS PLAN.
  6. NO LAND DISTURBANCE OUTSIDE THE LIMITS OF CONSTRUCTION IS TO TAKE PLACE UNTIL AUTHORIZED BY THE CITY OF RICHMOND INSPECTOR.
  7. EXISTING FEATURES TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR MUST BE RESTORED/REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
  8. CONSIDER ALL EXISTING UTILITIES ARE ACTIVE UNLESS NOTIFIED IN WRITING BY OWNER.

LEGEND	
	GRAVEL REMOVAL
	ASPHALT REMOVAL



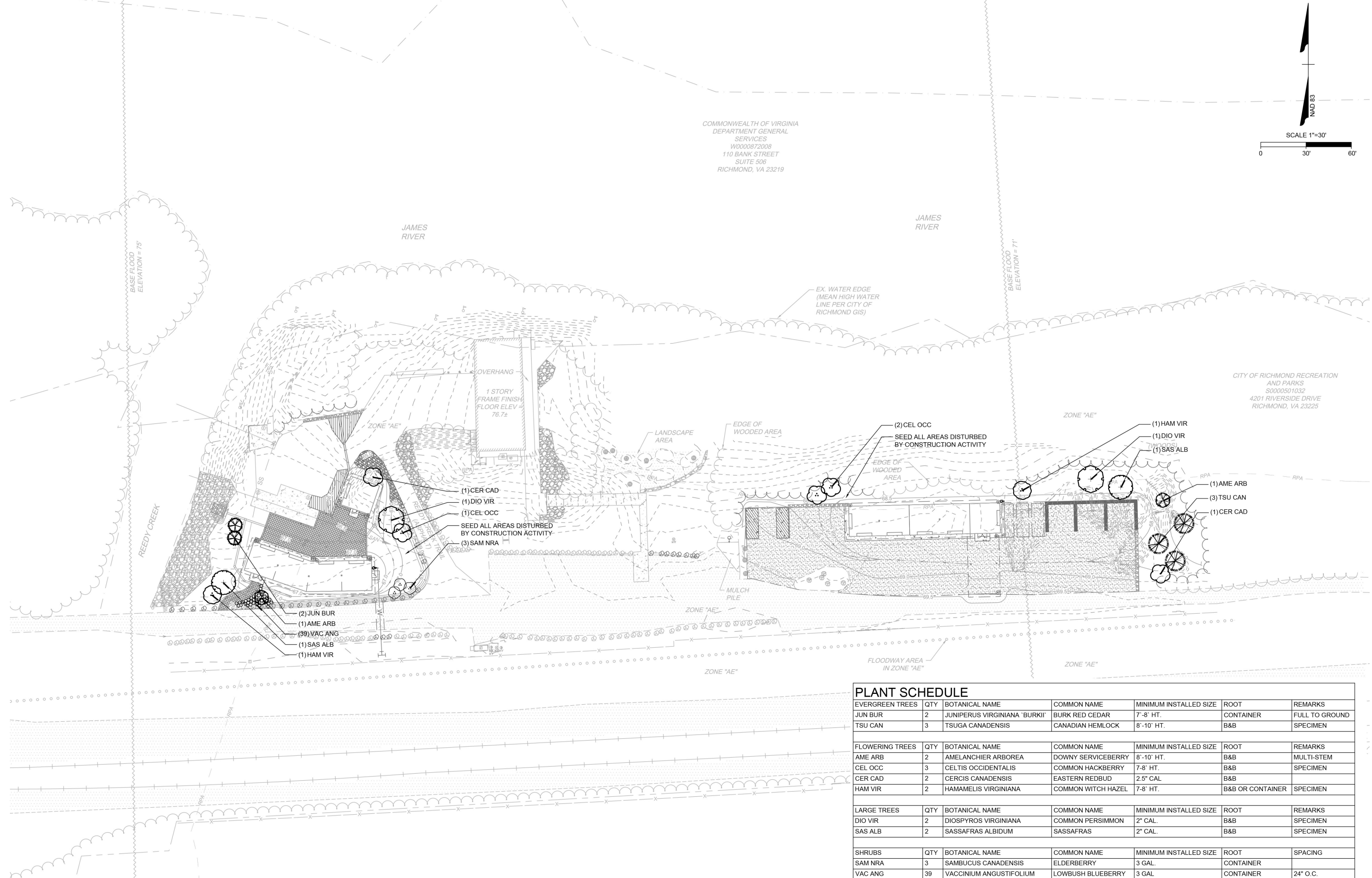
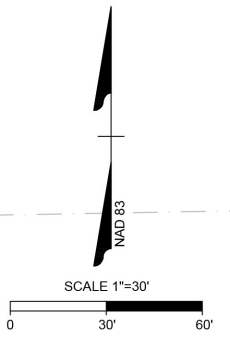


STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
1	65.87	2.10'	15" ADS DRAIN BASIN w/H10 RATED PEDESTRIAN FRIENDLY GRATE TOP
3	66.79	3.10'	15" ADS DRAIN BASIN w/H20 RATED SOLID TOP
5	66.93	3.40'	15" ADS DRAIN BASIN w/H20 RATED SOLID TOP
7	66.93	3.56'	15" ADS DRAIN BASIN w/H20 RATED SOLID TOP
9	66.56	3.27'	15" ADS DRAIN BASIN w/H20 RATED SOLID TOP
11	65.57	2.92'	VDOT MOD. EW-1 for 12" Pipe
12	66.73	3.05'	15" ADS DRAIN BASIN w/H10 RATED PEDESTRIAN FRIENDLY GRATE TOP
14	67.03	3.52'	15" ADS DRAIN BASIN w/H10 RATED PEDESTRIAN FRIENDLY GRATE TOP
16	67.88	4.42'	15" ADS DRAIN BASIN w/H20 RATED SOLID TOP
CO4a	66.80	3.18'	4" CLEANOUT
CO4b	66.34	1.84'	4" CLEANOUT
CO13a	67.23	3.57'	4" CLEANOUT
CO13b	67.95	3.60'	4" CLEANOUT
CO13c	68.77	4.36'	4" CLEANOUT

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
2	12"	1 - 3	63.87	63.80	0.50%	14.40 LF	12" N-12 HDPE
4a	12"	3 - CO4a	63.80	63.72	0.50%	15.86 LF	12" N-12 PERFORATED HDPE
4b	12"	CO4a - 5	63.72	63.64	0.50%	16.58 LF	12" N-12 PERFORATED HDPE
6	12"	5 - 7	63.64	63.48	0.50%	31.00 LF	12" N-12 PERFORATED HDPE
8	12"	7 - 9	63.48	63.40	0.50%	16.53 LF	12" N-12 HDPE
10	12"	9 - 11	63.40	63.33	0.50%	14.37 LF	12" N-12 HDPE
13a	12"	12 - CO13a	63.78	63.65	0.50%	24.71 LF	12" N-12 HDPE
13b	12"	CO13a - 14	63.65	63.62	0.50%	7.39 LF	12" N-12 HDPE
15	12"	14 - 16	63.62	63.56	0.50%	11.58 LF	12" N-12 HDPE
17	12"	16 - 9	63.56	63.40	0.50%	32.02 LF	12" N-12 HDPE
UD4	4"	CO4b - CO4a	64.49	64.35	1.00%	14.38 LF	4" N-12 PERFORATED HDPE
UD13a	4"	CO13b - CO13a	64.34	64.25	1.00%	9.12 LF	4" N-12 PERFORATED HDPE
UD13b	4"	CO13c - CO13b	64.45	64.34	1.00%	10.83 LF	4" N-12 PERFORATED HDPE



COMMONWEALTH OF VIRGINIA  
 DEPARTMENT GENERAL  
 SERVICES  
 W0000872008  
 110 BANK STREET  
 SUITE 506  
 RICHMOND, VA 23219

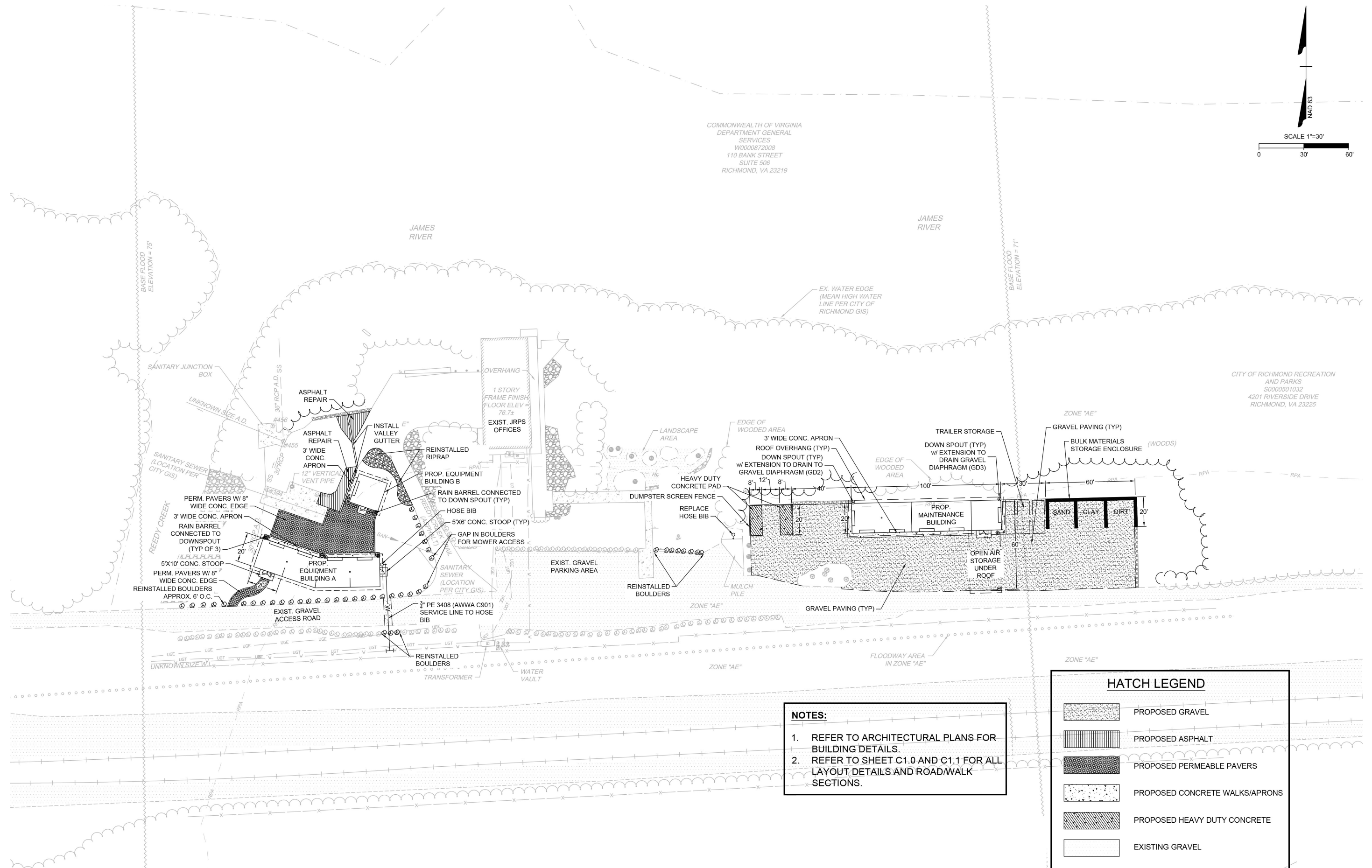


PLANT SCHEDULE						
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	REMARKS
JUN BUR	2	JUNIPERUS VIRGINIANA 'BURKII'	BURK RED CEDAR	7'-8' HT.	CONTAINER	FULL TO GROUND
TSU CAN	3	TSUGA CANADENSIS	CANADIAN HEMLOCK	8'-10' HT.	B&B	SPECIMEN
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	REMARKS
AME ARB	2	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	8'-10' HT.	B&B	MULTI-STEM
CEL OCC	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	7'-8' HT.	B&B	SPECIMEN
CER CAD	2	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B&B	
HAM VIR	2	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	7'-8' HT.	B&B OR CONTAINER	SPECIMEN
LARGE TREES	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	REMARKS
DIO VIR	2	DIOSPYROS VIRGINIANA	COMMON PERSIMMON	2" CAL.	B&B	SPECIMEN
SAS ALB	2	SASSAFRAS ALBIDUM	SASSAFRAS	2" CAL.	B&B	SPECIMEN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM INSTALLED SIZE	ROOT	SPACING
SAM NRA	3	SAMBUCUS CANADENSIS	ELDERBERRY	3 GAL.	CONTAINER	
VAC ANG	39	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	3 GAL.	CONTAINER	24" O.C.

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SCALE 1"=30'  
 0 30' 60'

CITY OF RICHMOND RECREATION  
 AND PARKS  
 S0000501032  
 4201 RIVERSIDE DRIVE  
 RICHMOND, VA 23225



**NOTES:**

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING DETAILS.
2. REFER TO SHEET C.1.0 AND C.1.1 FOR ALL LAYOUT DETAILS AND ROAD/WALK SECTIONS.

HATCH LEGEND	
	PROPOSED GRAVEL
	PROPOSED ASPHALT
	PROPOSED PERMEABLE PAVERS
	PROPOSED CONCRETE WALKS/APRONS
	PROPOSED HEAVY DUTY CONCRETE
	EXISTING GRAVEL