



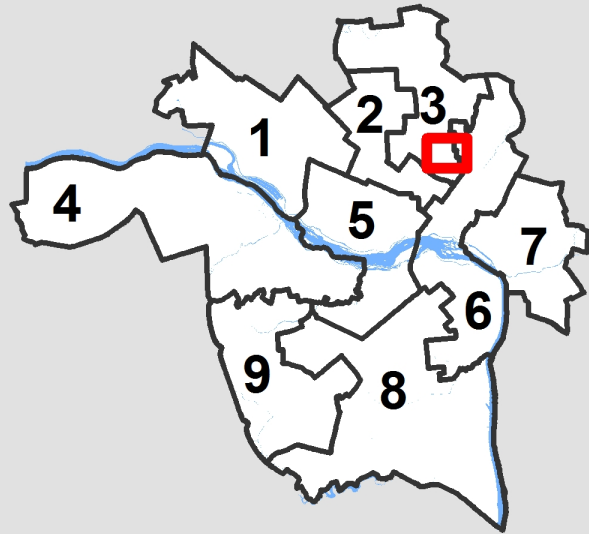
**City of Richmond
Department of Planning
& Development Review**

Location, Character, and Extent

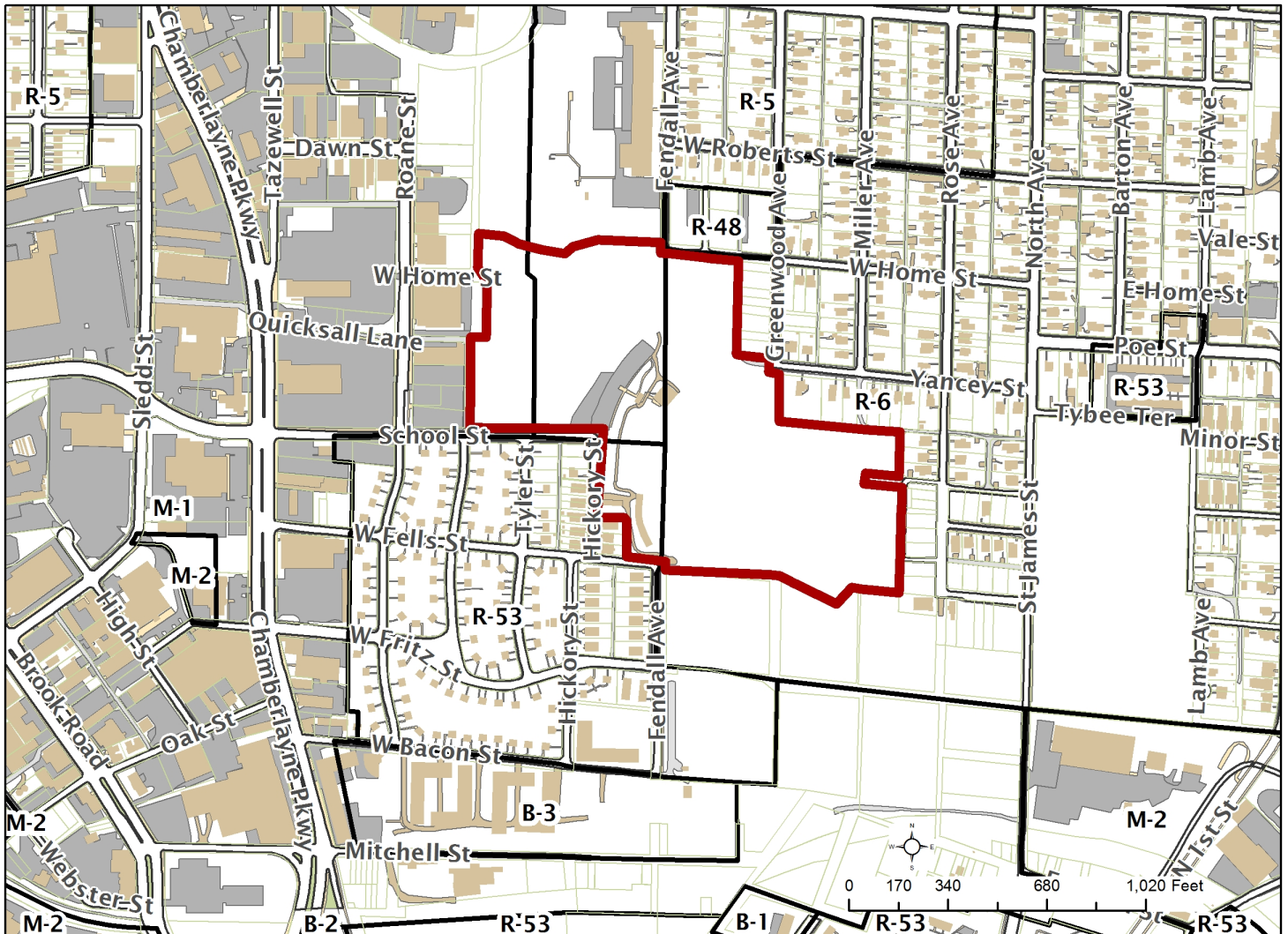
LOCATION: 400 School St

COUNCIL DISTRICT: 4

PROPOSAL: To improve First Tee
Facilities at 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.



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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
December 10, 2015	November 12, 2015*	January 4, 2016
January 7, 2016	December 10, 2015**	January 19, 2016 ¹
February 4, 2016	January 14, 2016	February 16, 2016 ²
March 10, 2016	February 18, 2016	March 21, 2016
April 7, 2016	March 17, 2016	April 18, 2016
May 5, 2016	April 14, 2016	May 16, 2016
June 9, 2016	May 19, 2016	June 20, 2016
July 7, 2016	June 16, 2016	July 18, 2016
August 4, 2016	July 14, 2016	September 6, 2016 ³
September 8, 2016	August 18, 2016	September 19, 2016
October 6, 2016	September 15, 2016	October 17, 2016
November 10, 2016	October 20, 2016	November 21, 2016
December 8, 2016	November 10, 2016*	January 3, 2017 ⁴

¹ Monday, January 18th is a City of Richmond Holiday

² Monday, February 15th is a City of Richmond Holiday

³ Monday, September 5th is a City of Richmond Holiday

⁴ Monday, January 2nd, 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.

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

**APPLICATION FOR CITY OF RICHMOND (the “City”)
URBAN DESIGN COMMITTEE REVIEW – DETAILED NARRATIVE**

**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 Description:

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 seventeen 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 (the “Driving Range”). The First Tee and the City first entered into this agreement in 2002, and the agreement has been subsequently renewed (collectively, the “Lease”). The First Tee operates the Driving Range and uses the facility for its programs. As The First Tee seeks approval for the renovations to the Driving Range, The First Tee is simultaneously working with The Department and the City Attorney’s Office to renew the Lease.

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 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 (excluding the Clubhouse and 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.

The First Tee estimates that the renovations to the Driving Range will cost approximately \$_____. The First Tee has obtained the funds for the renovations from _____. Construction on the renovations could begin within _____ months 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 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**

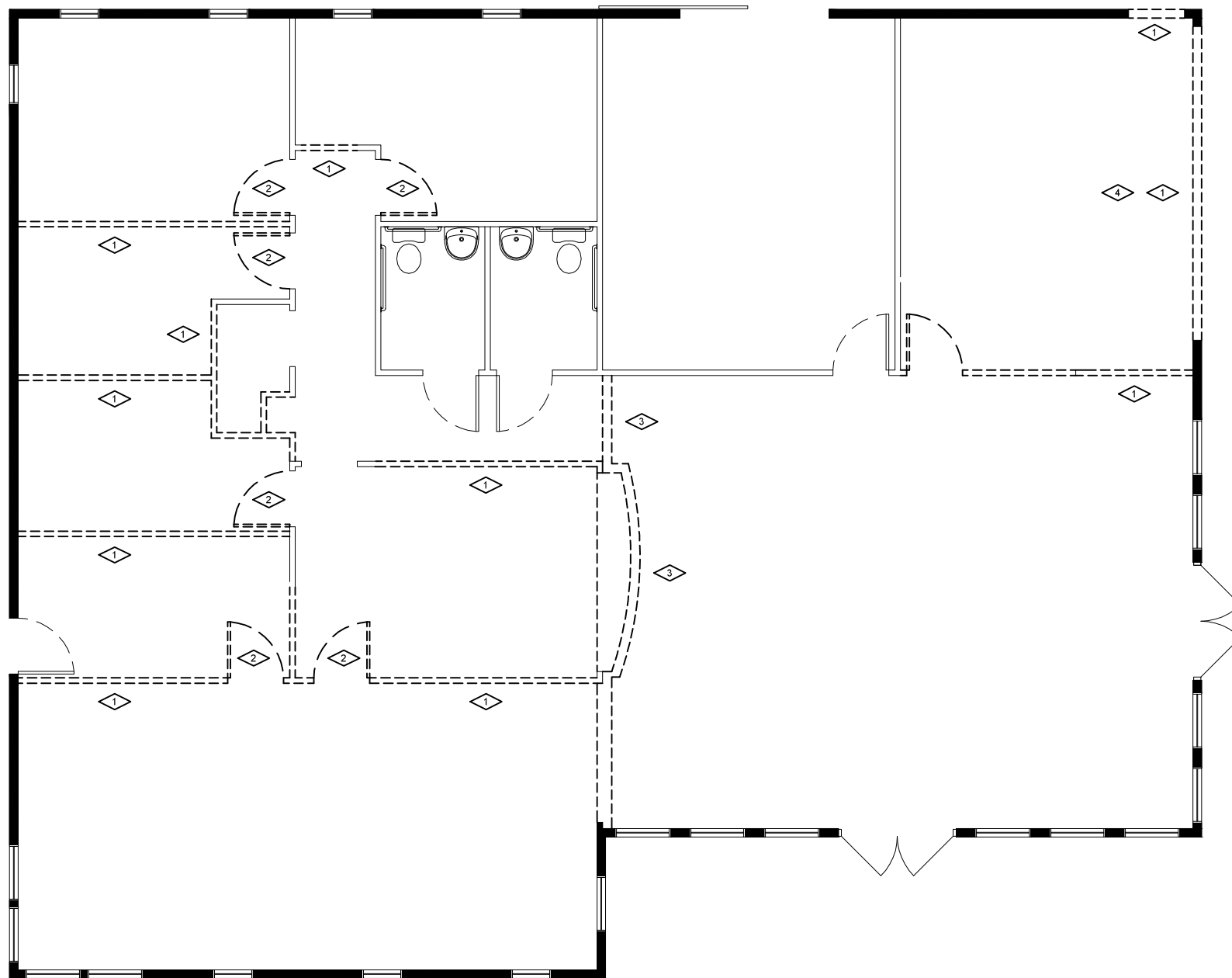
**UDC Conceptual Review
March 10, 2016**





existing site plan with proposed demolition





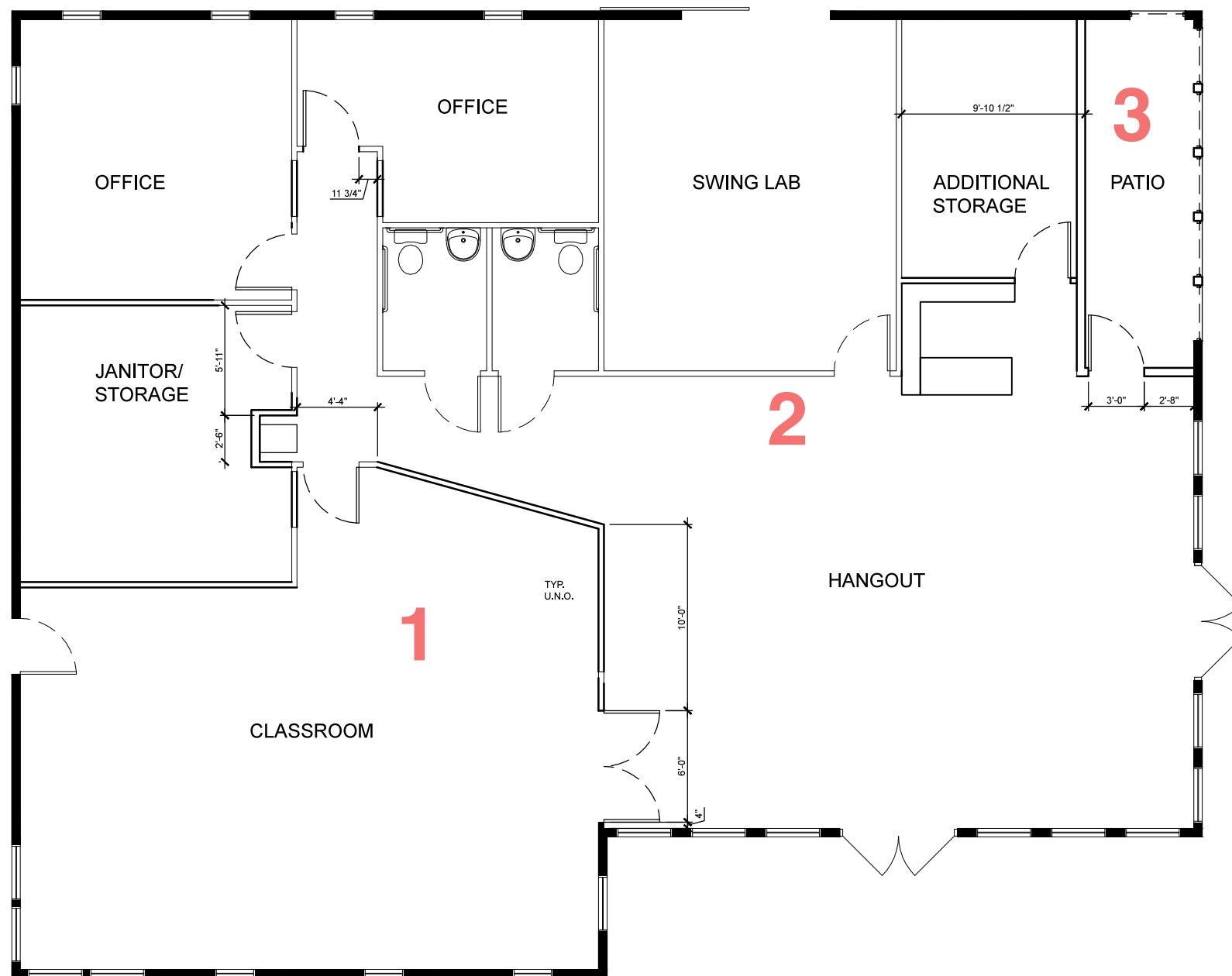
KEYED DEMOLITION NOTES

- 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 Clubhouse & Classroom Renovations
 March 10, 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 Clubhouse & Classroom Renovations
 March 10, 2016



4
reconfigure
large building
to accomodate
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



proposed conceptual site plan



entry signage



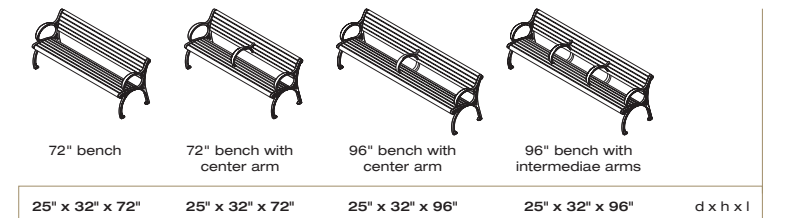
benches



Plainwell™ Specifications

Benches

The Plainwell bench is available with seats constructed of aluminum or wood. The aluminum end frames on the wood bench and the all aluminum bench may be specified with Pangard II® powdercoat in standard colors; optional colors available for an upcharge. Available in two lengths, the 72" and 96" bench may both be specified with a center arm. The 96" bench may also be specified with 2 intermediate arms, placed at equal intervals. Freestanding/surface mount support is standard.



Finishes

Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer.

Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.

Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading. Call for standard color chart. A wide array of optional colors may be specified for an upcharge.

To Specify

Bench: Select Plainwell bench, 72" or 96" length, wood type or aluminum seat and powdercoat color. Specify with or without center arm or intermediate arms for 96" bench.

Litter Receptacle: Select Plainwell litter, wood type or aluminum side panels, powdercoat color. Specify top or side opening; if side opening is specified, select with or without sand pan.



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.

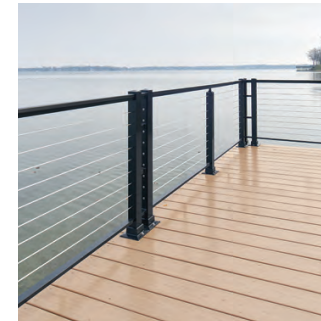
Gates are available upon request.

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.



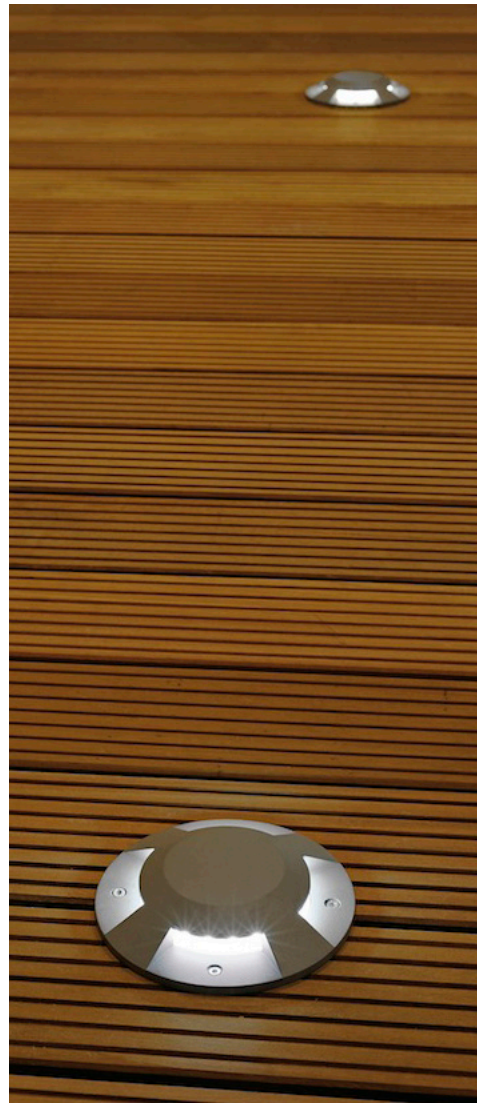
Stainless steel cable runs through posts with minimal fittings for a sleek, modern look.



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



lighting



BIG LED PLOT ROUND
LED
LEDTEC

SLV®



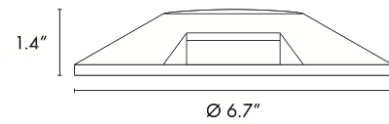
Material:
Aluminum

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.

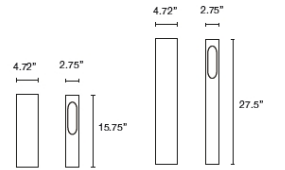
Versions:
silver grey
1 slot 4227371U
2 slots 4227372U
4 slots 4227374U

Art. No.:



SLOTBOX 40 / 70

SLV®



Lamp [incl.]:
PowerLED, 4.3W

Material:
Aluminium

Accessories/Included:
LED driver [incl.]

Note:
Supply line: open cable end.

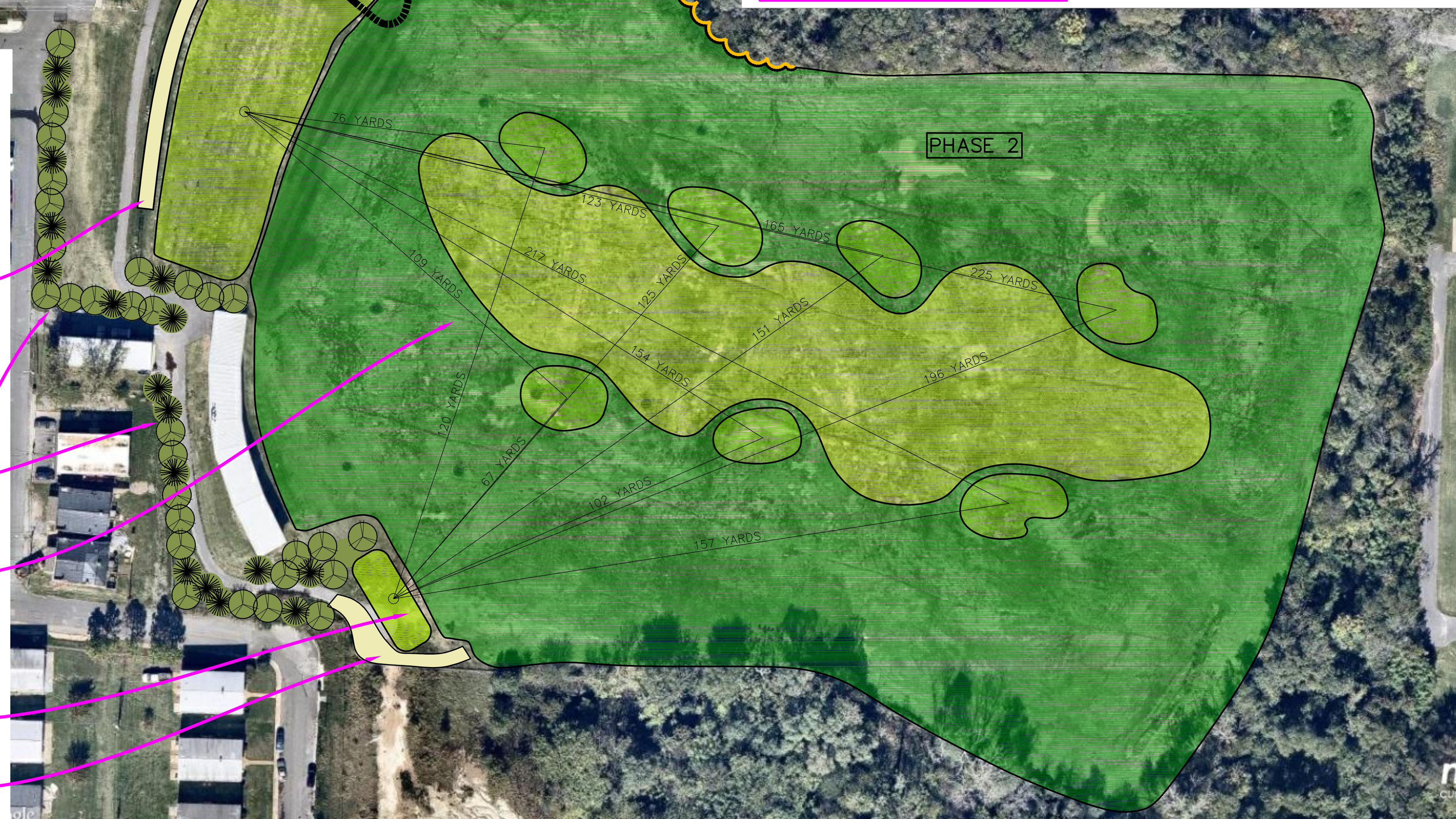
Models:
anthracite
LED module 3000K, 320lm, CRI 80
Slotbox 40 4232135U
Slotbox 70 4232145U

Item no.:





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

CONVERT TO VERTICAL FACED BUNKER WITH RAILROAD TIES.

CONVERT ALL PUTTING SURFACES TO CHAMPION BERMUDA GRASS

ENLARGE CHIPPING GREEN

RENOVATE ALL BUNKERS AS BETTER BILLY BUNKERS

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

