



## 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: Martin Luther King, Jr. Middle School - Phase V

Project Address: 100 Mosby Street, Richmond, VA 23223

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

This project will add a new buildings to the site of the current replacement project for MLK MS. The new building will be single storey with an area of 22,097 gsf building to accommodate 260 students in pre-school ages 3 through 5.

### Applicant Information

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

Name: John Winter, II Email: John.Winter@richmondgov.com

City Agency: Special Capitol Projects Phone: 804-646-6644

Address: 900 East Broad St., Room 602

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.



ARCHITECTURE  
INTERIORS  
LANDSCAPE  
CAMPUS PLANNING

**MARTIN LUTHER KING, JR.  
MIDDLE SCHOOL - PHASE 5  
PRE-KINDERGARTEN**

**URBAN DESIGN COMMITTEE  
FINAL REVIEW**

MAY 15, 2014



BCWH  
1840 West Broad Street  
Suite 400  
Richmond, Virginia 23220  
804.788.4774

## **Purpose of the Project**

This 5th phase of the Martin Luther King, Jr. Middle School seeks to provide spaces that serve the needs of the surrounding community beyond the educational program of the Middle School. The pre-kindergarten program previously offered at the original MLK MS site was temporarily moved to another site during the demolition and new construction of the new middle school. A new pre-school building on the MLK MS site will allow the City's Head Start and the Virginia Preschool Initiative program to return to the location where it is better able to serve its community.

## **Project Background**

The evaluation of scope and approach for the development of the Pre-Kindergarten began with discussions among the program leadership and the City of Richmond's Chief Capital Projects Manager, the Program Director for Building the Best Richmond (Schools Capital Improvement Program), and Richmond City Public Schools.

The Middle School site is located at the northern corner of Leigh and Mosby Streets in Church Hill at the east end of the Martin Luther King, Jr. Bridge. This location serves as one of the gateways into the City's governmental, historic, and bio-medical core from the East End and points east. The properties surrounding the school parcel are largely public housing or subsidized public housing developments with a higher density of owner-occupied single-family housing further east and south. The Pre-Kindergarten will be located to the south-west of the Middle School building with the Leigh Street Viaduct (or Martin Luther King, Jr. Bridge) bordering the site to the South.

## **Project Budget and Funding Sources**

The construction budget for the new Pre-Kindergarten building is approximately \$3,900,000. The project is being funded through the City of Richmond sources.

## **Description of the Construction Program**

### Site Plan

The site improvements are designed to create a place which is connected to the community while maximizing safety and security. Public areas and entrances will be defined while maintaining privacy and security of the academic spaces and play areas. The Pre-Kindergarten building will utilize the street entry and parking area at the south end of the Middle School. This lot will incorporate a shared drop-off lane to be used by the Middle School and Pre-Kindergarten. Sidewalks beginning at the intersection of Mosby and P Streets will connect to the Pre-Kindergarten for pedestrian access to the site.

### Outdoor Learning and Play Spaces

The Pre-Kindergarten program will include approximately 10,000 SF of outdoor learning and play spaces. Play spaces will be designed to accommodate a combination of play equipment, hard surfaces, and open field area. Play areas will be located to the west of the Pre-Kindergarten building providing separation from the Middle School and parking area. The entire play area will be fenced.

### Building Description

The new Pre-Kindergarten building will be approximately 22,000 SF and will accommodate 260 students ages 3-5. The facility will include 13 classrooms, flexible common space learning areas, a multi-purpose room and associated administration spaces. The building will be a masonry and steel structural system with low slope roof areas. Veneer materials will match or complement the new Middle School and utilizes many of the same materials. The exteriors will be clad in a combination of masonry, glass, prefinished metal panels and fiber cement board. The two primary types of masonry will be brick and ground face masonry units.

### Sustainability

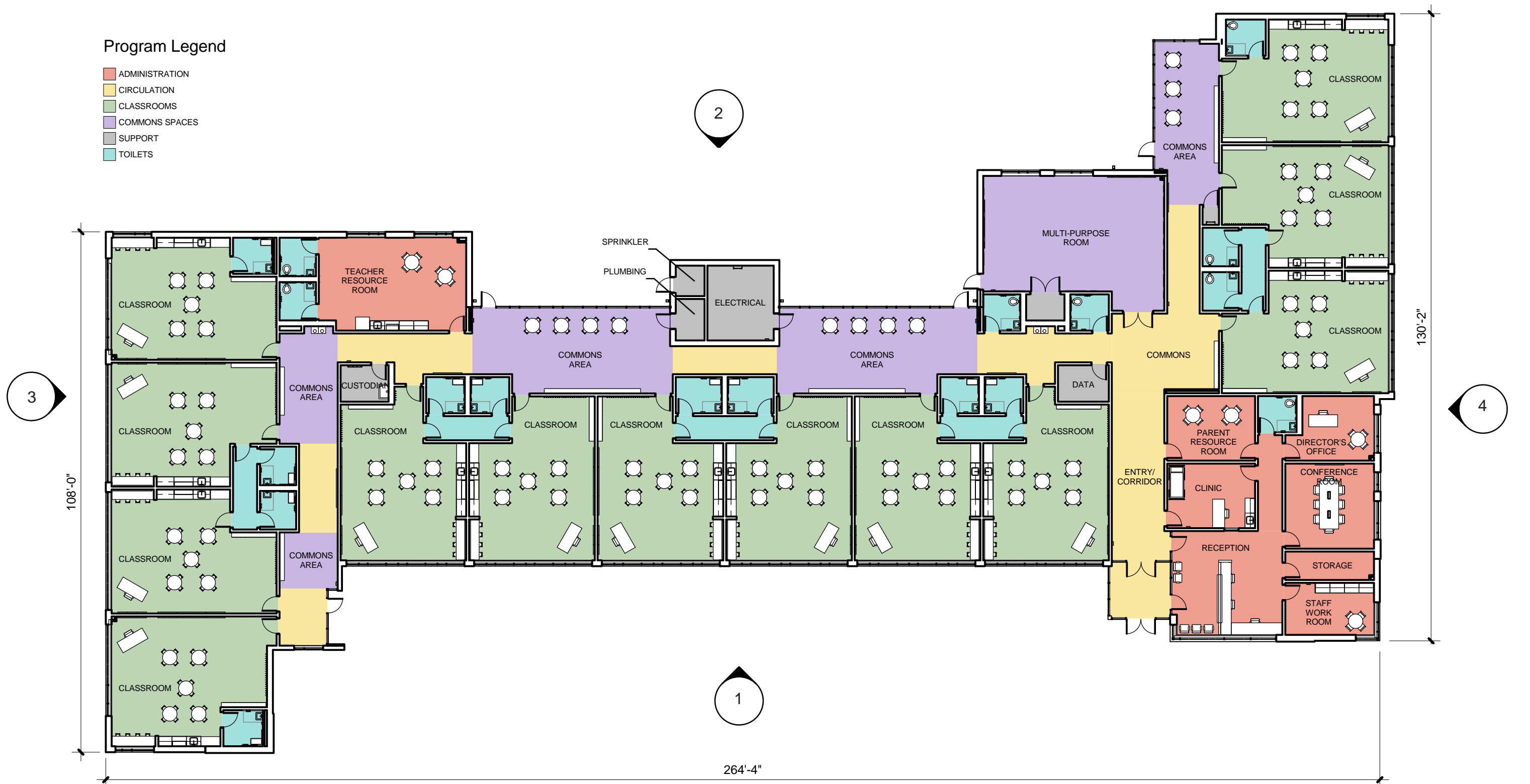
The Pre-Kindergarten building is being designed to achieve the LEED Silver Certification rating. Strategies that will be pursued include: storm water management, reflective roof surfaces to minimize heat island effects, drought resistant and native plantings, energy efficient, high performing mechanical and electrical systems, and day-lighting and views in regularly occupied spaces.

## **Construction Start Date**

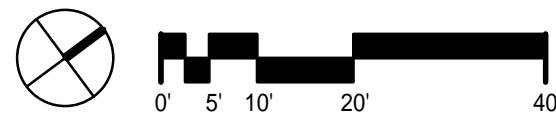
Construction is scheduled to begin in June of 2014 following Phase 4 of the MLK MS project, which consists of the demolition of the remainder of the original school and final site improvements. The Pre-Kindergarten is scheduled to be completed by August of 2015 with final occupancy slated for the Fall Semester of 2015.

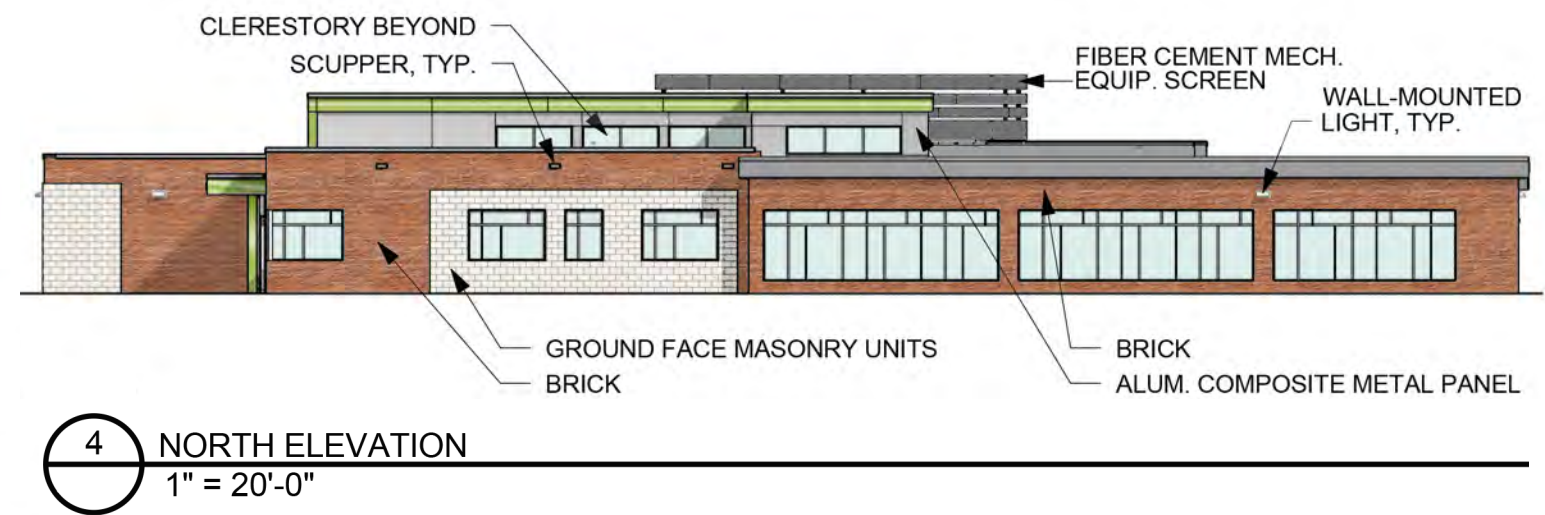
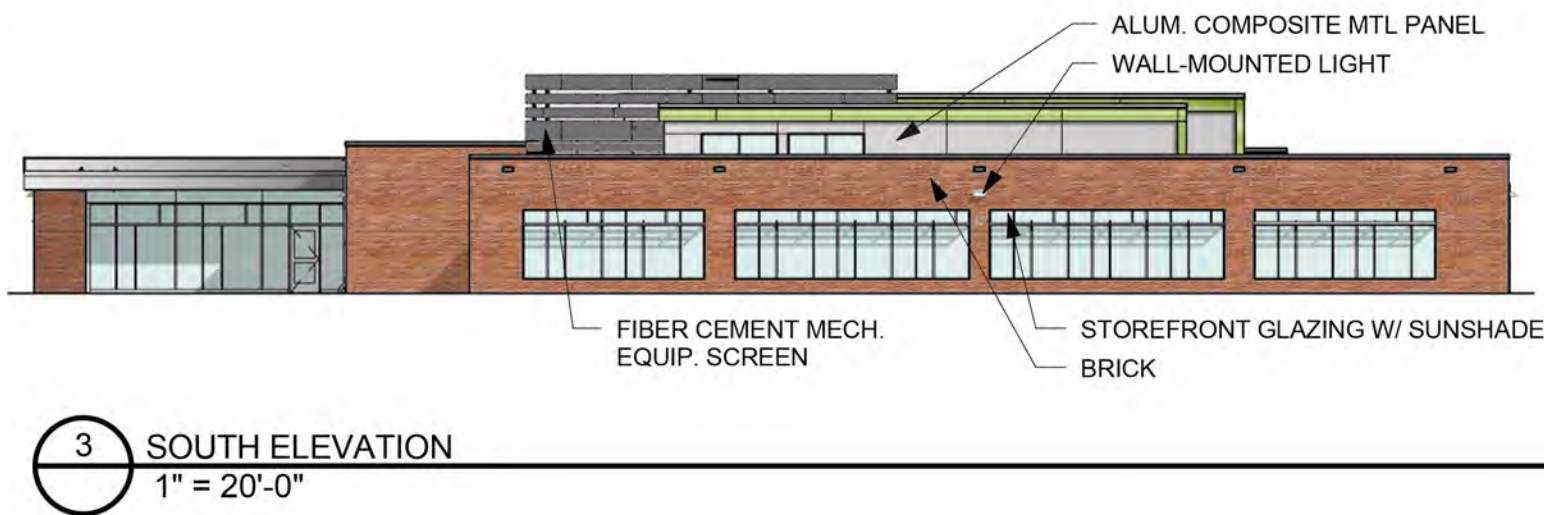
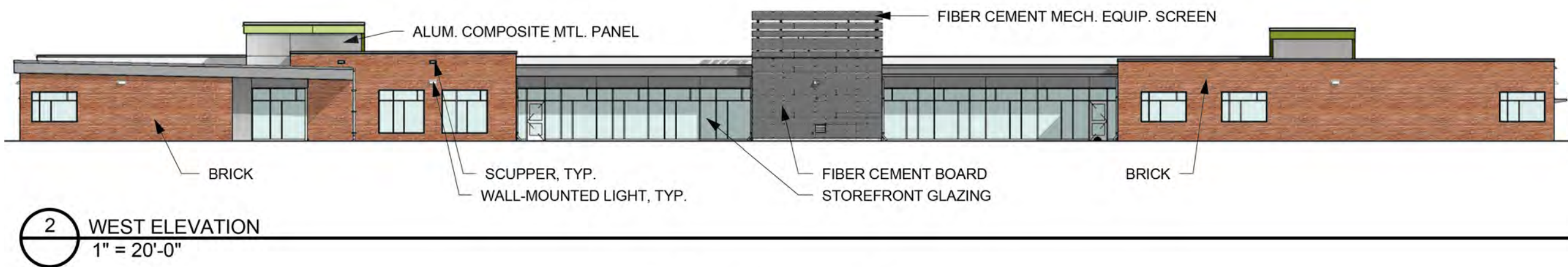
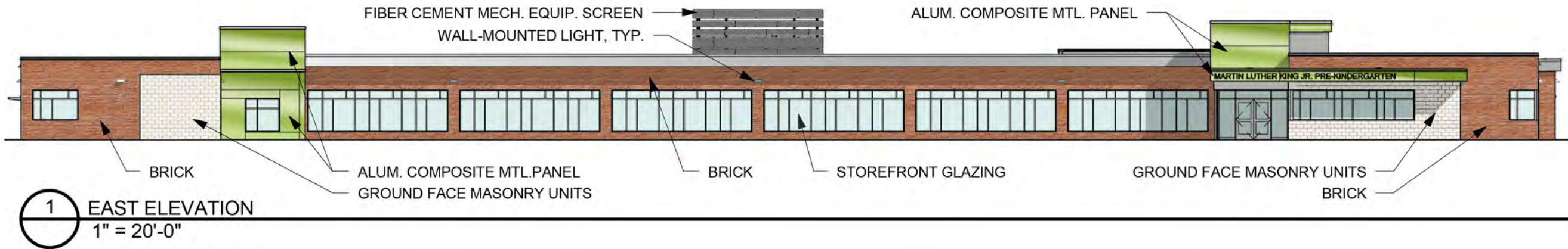
**Program Legend**

- ADMINISTRATION
- CIRCULATION
- CLASSROOMS
- COMMONS SPACES
- SUPPORT
- TOILETS

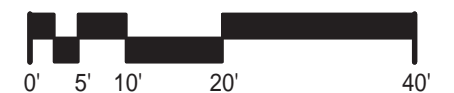


**FLOOR PLAN**





**BUILDING ELEVATIONS**





## ENTRY VIEW

MARTIN LUTHER KING, JR. MIDDLE SCHOOL - PHASE 5 - PRE-KINDERGARTEN  
RICHMOND PUBLIC SCHOOLS - MAY 15, 2014

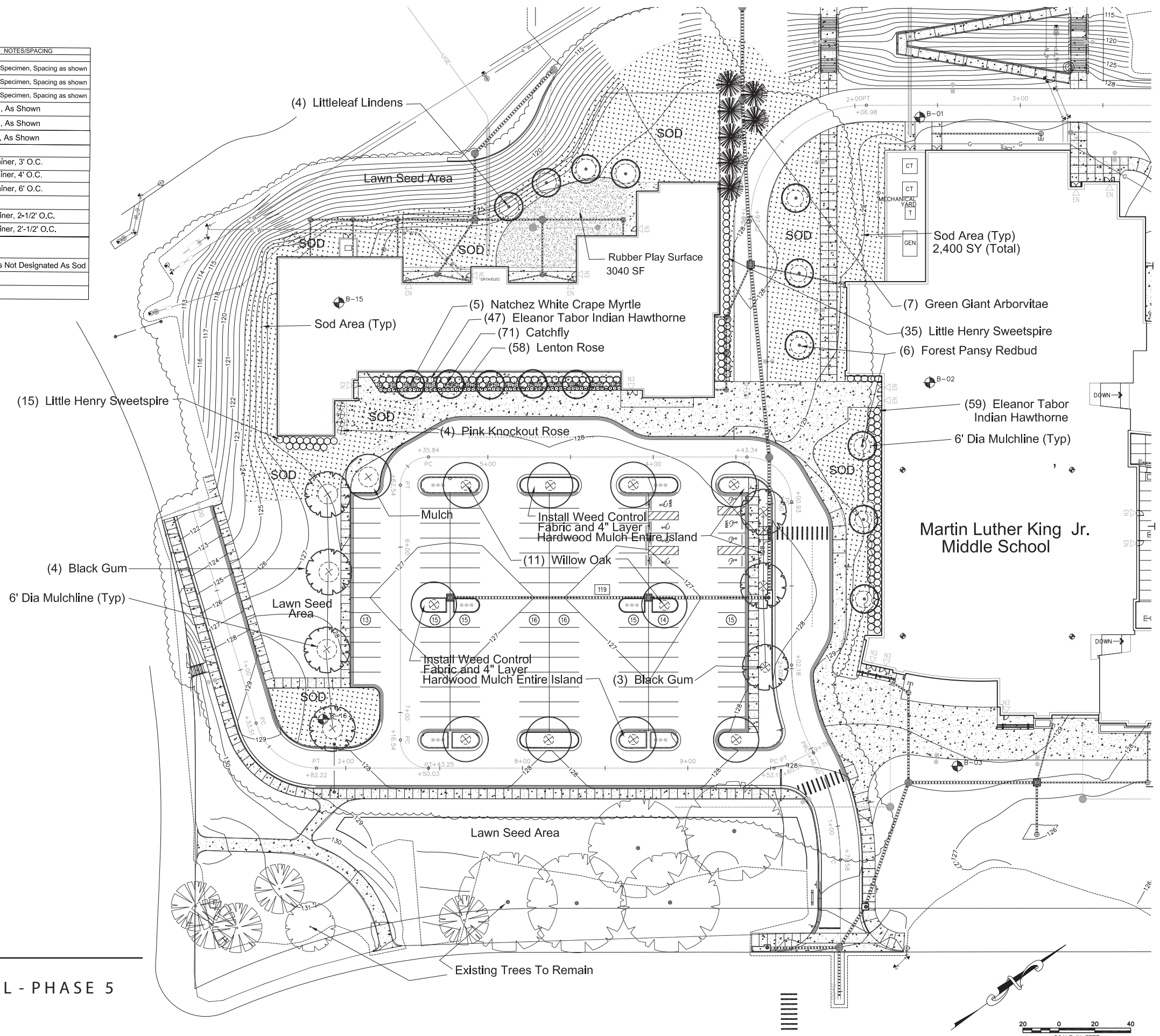


## REAR PLAY AREA

MARTIN LUTHER KING, JR. MIDDLE SCHOOL - PHASE 5 - PRE-KINDERGARTEN  
RICHMOND PUBLIC SCHOOLS - MAY 15, 2014

**PLANT LIST: MLK Pre-K**

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES/SPACING
<b>Trees</b>					
A	4	<i>Tilia cordata</i>	Littleleaf Linden	2.5" Caliper	B & B, Specimen, Spacing as shown
B	7	<i>Nyssa sylvatica</i>	Black Gum	2.5" Caliper	B & B, Specimen, Spacing as shown
C	11	<i>Quercus phellos</i>	Willow Oak	2.5" Caliper	B & B, Specimen, Spacing as shown
D	5	<i>Lagerstroemia indica 'Natchez'</i>	Natchez White Crape Myrtle	12'-14' Ht.	B & B, As Shown
E	7	<i>Thuja plicata 'Green Giant'</i>	Green Giant Arborvitae	7'-8' Ht.	B & B, As Shown
F	6	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	1.5" Caliper	B & B, As Shown
<b>Shrubs</b>					
G	50	<i>Itea virginicus 'Little Henry'</i>	Little Henry Sweetspire	3 Gallon	Container, 3' O.C.
H	106	<i>Rhaphiolepis indica 'Eleanor Tabor'</i>	Eleanor Tabor Indian Hawthorne	5 Gallon	Container, 4' O.C.
I	4	<i>Rosa spp. 'Pink Knockout'</i>	Pink Knockout Rose	3 Gallon	Container, 6' O.C.
<b>Groundcovers</b>					
J	71	<i>Lychnis viscaria</i>	Catchfly	1 Gallon Size	Container, 2-1/2' O.C.
K	58	<i>Helleborus hybridus 'Red Lady'</i>	Red Lady Lenton Rose	1 Gallon Size	Container, 2-1/2' O.C.
<b>SEED</b>					
	8000SY	Turf Type Tall Fescue Seed	Lime, Seed, Fertilize & Straw, All Disturbed Areas Not Designated As Sod		
	2000SY	Turf Type Tall Fescue SOD			
		Double Shredded Hardwood Mulch	(Contractor to calculate quantity)		



**LANDSCAPE PLAN**

MARTIN LUTHER KING, JR. MIDDLE SCHOOL - PHASE 5  
 RICHMOND PUBLIC SCHOOLS - MAY 15, 2014



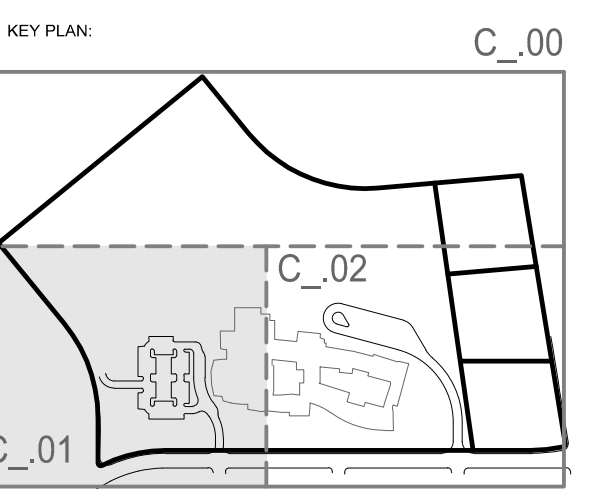




**Martin Luther King Jr.  
Middle School - Phase  
V - Pre-Kindergarten  
Building**  
900 Mosby Street, Richmond,  
Virginia 23223  
Richmond City Public Schools

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ISSUE/PROJECT NUMBER:  
**2845.07**  
VHB PROJECT NUMBER:  
**33172.00**  
PROJECT MANAGER:  
**John Carty**

DRAWN BY:  
**Mike Burdick  
Becca Clayton**  
ISSUE DATE:  
**05/15/2014**  
**UDC SUBMISSION**  
REVISIONS:  
**Storm Revision - E-1  
4/15/14**



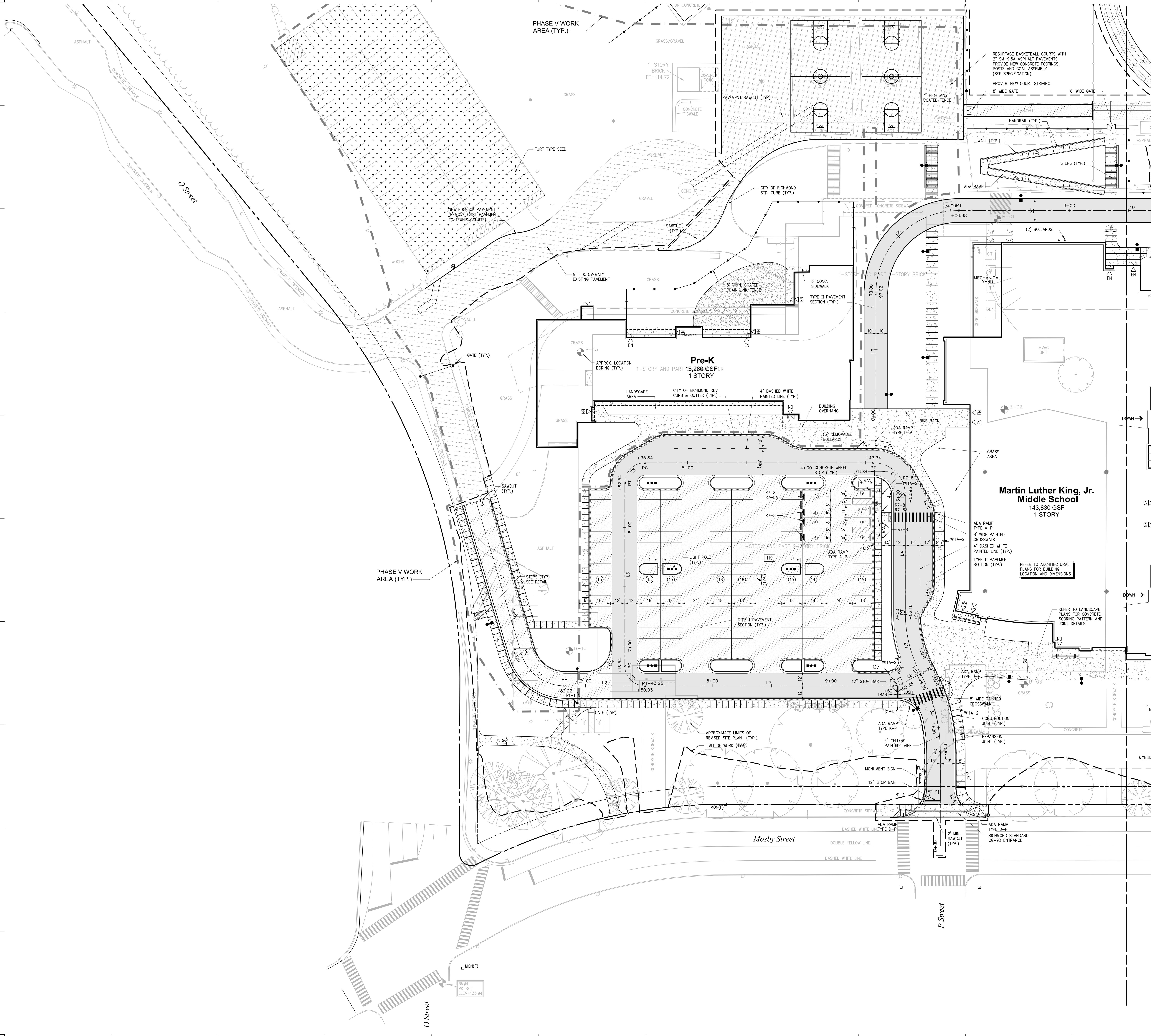
GENERAL NOTE:  
UNLESS OTHERWISE INDICATED, THE WORK SHOWN ON THESE PLANS IS INCLUDED IN THE PHASE IV OF THE MAIN MESSAGE PROJECT. ALL WORK NOT SHOWN AS FUTURE OR PHASE V SHALL BE COMPLETED IN PHASE IV.

SHEET TITLE:  
**Layout and  
Materials Plan**

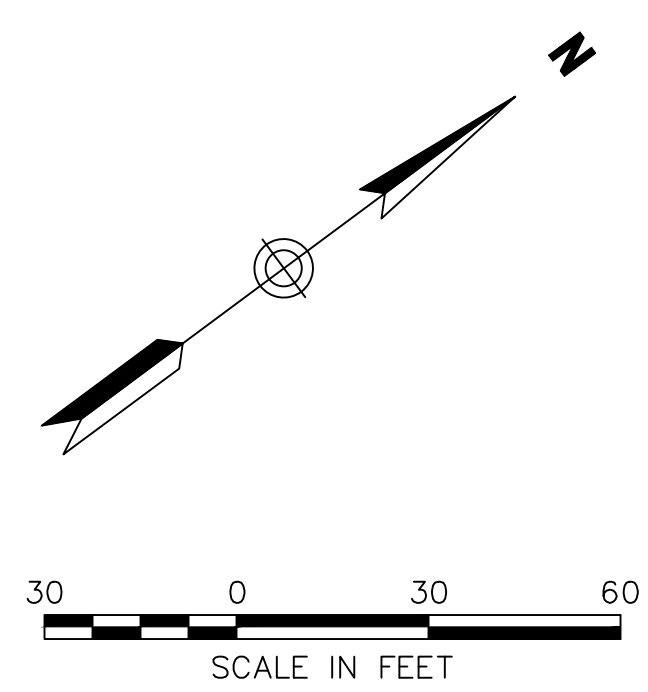
SHEET NUMBER:

**C3.01**

PATH & FILE NAME: \\RICHVA\PROJECTS\33172.00\CAD\LD\PLANS\UDC\33172.00-LM  
PLOT DATE & TIME: Saved Wednesday, May 07, 2014 1:46:21 PM RCLAYTON Plotted Monday, May 12, 2014 1:57:42 PM Clayton, Becca



Match Line - See Sheet C3.02





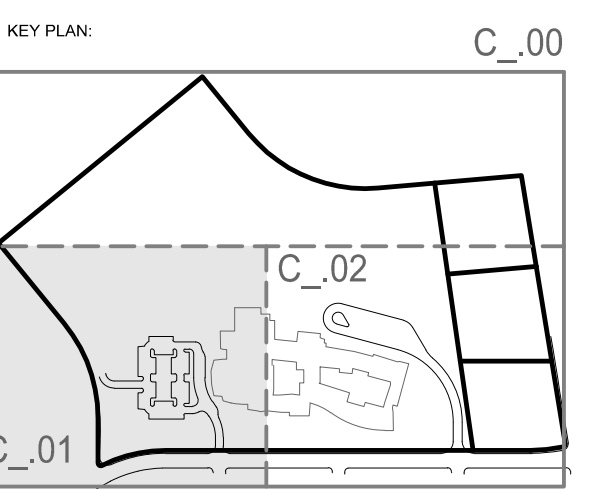
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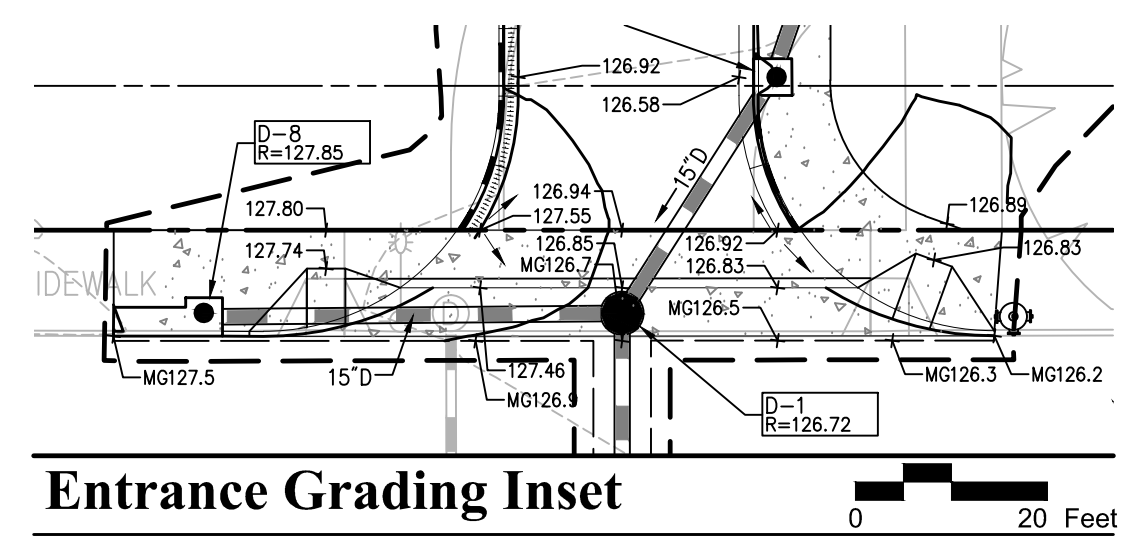
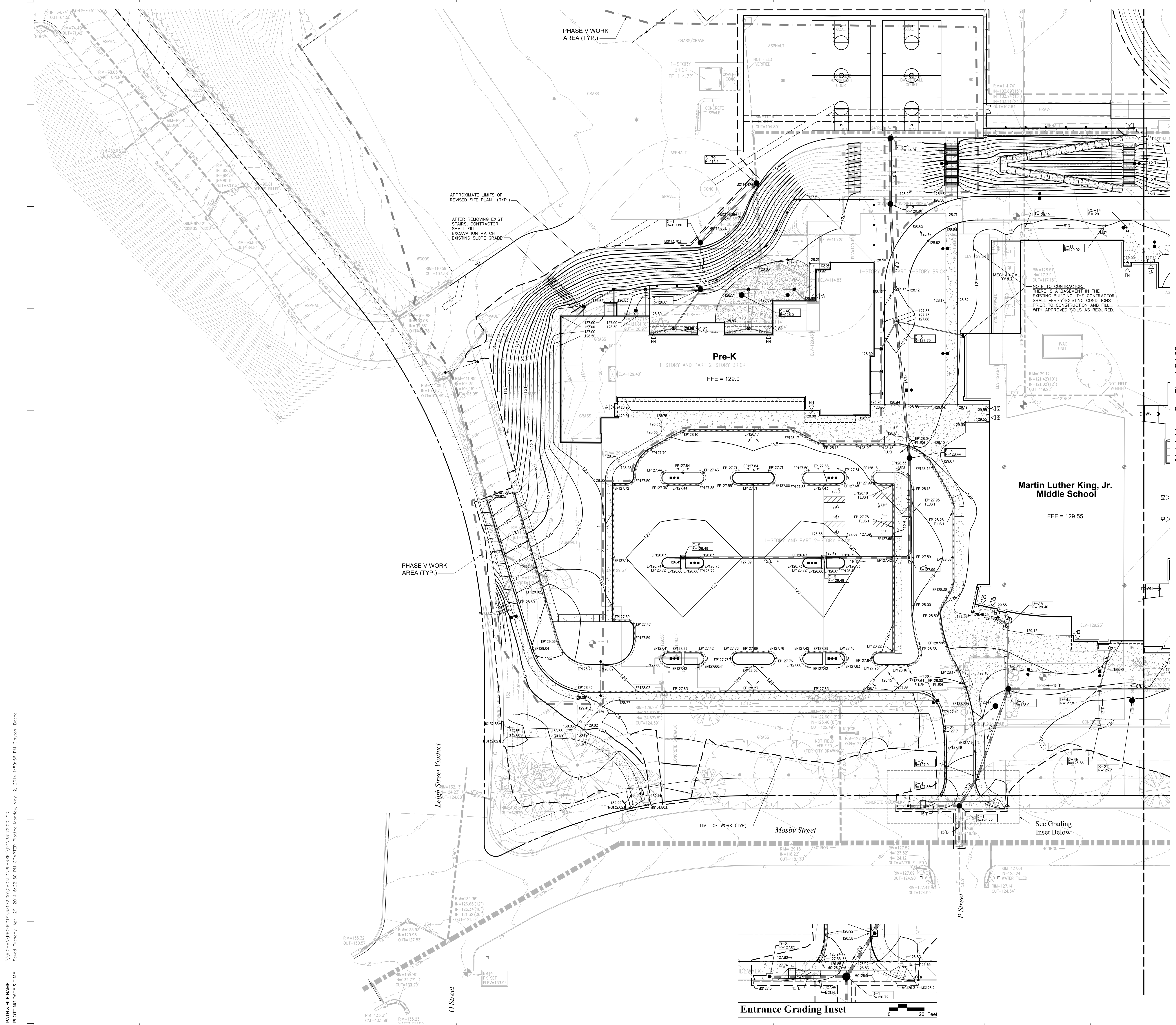


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SHEET TITLE:  
**Grading and  
Drainage Plan**

SHEET NUMBER:

**C4.01**



Match Line - See Sheet C4.02

