City of Richmond
Department of Planning and Development Review

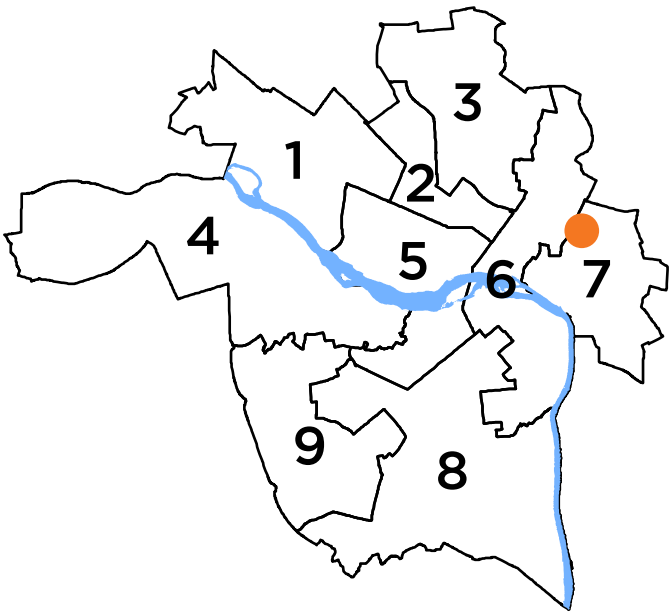
Urban Design Committee
Location, Character, and Extent

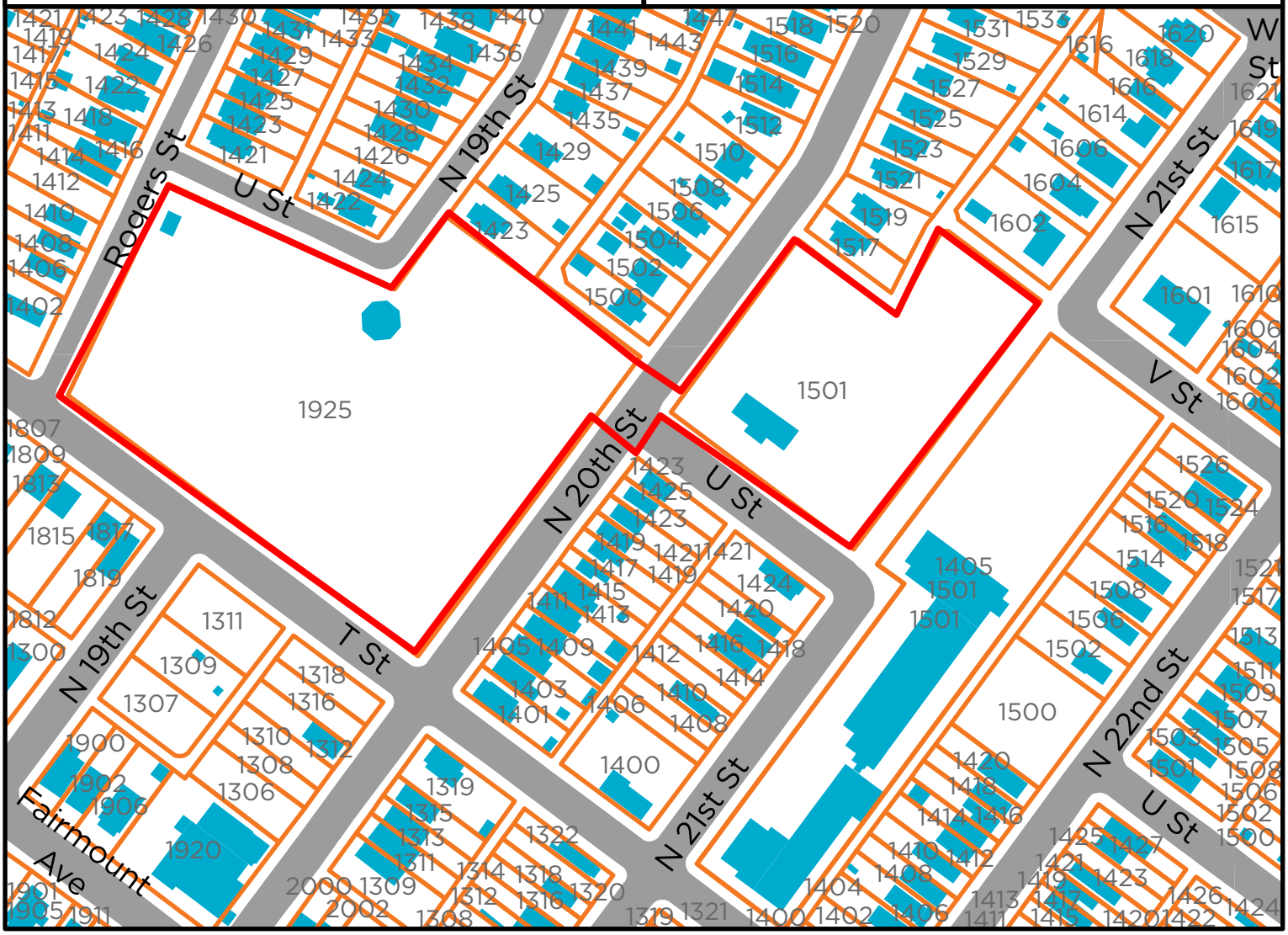
Address: 1501 N. 20th St

Council District: 7

Description: Conceptual location, character, and extent review of the new Luck's Community Center

For questions, please contact Ray Roakes at (804)-646-5467 or raymond.roakes@rva.gov





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
https://www.rva.gov/planning-development-review/urban-design-committee

RICHMOND PLANNING & DEVELOPMENT REVIEW
PDR

Application Type (select one)

- [x] Location, Character, & Extent
- [ ] Section 17.05
- [ ] Other:
- [ ] Encroachment
- [ ] Design Overlay District

Review Type (select one)

- [x] Conceptual
- [ ] Final

Project Information

Submission Date: 07/14/2022

Project Name: Luck's Community Center

Project Address: 1403 N 20th St. Richmond, VA 23223

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

Luck's community center is a newly constructed building of 30,000 sf in Richmond's East End. The community center will be 3 stories tall, with a max height of 45'. The building will feature an indoor multipurpose sports court, roof terraces, a rooftop multipurpose sports field, a youth / teen center, support spaces, offices, and a mixed media library. Please see attached narrative and attached submittal drawings for additional information.

Applicant Information (a City representative must be the applicant, with an exception for encroachments)

Name: Nissa Dean Email: Nissa.Dean@rva.gov

City Agency: City of Richmond - Deputy Director - Department of Parks and Recreation Phone: 804.646.5619 (office)

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.**

Submittal Deadlines

The UDC is an 11 member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission (CPC) 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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Submssion Requirements

•An electronic copy (PDF preferred) of all application materials, which can be emailed, or delivered by FTP or USB.
•Three (3) copies of the application cover sheet and all support materials (see below).
•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.
•All applications must include the attached cover sheet and the following support materials, as applicable to the project, based on Review Type:

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.

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.
•At the UDC meeting, the applicant or a representative should be present 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. Exceptions to this are encroachment applications, recommendations for which are forwarded to the Department of Public Works.
•At the CPC meeting, the applicant or a representative should be present, or the application may be deferred to the next regularly scheduled meeting.

last revised 12/21/2020

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Regular meetings are scheduled on the Thursday after the first Monday of each month at **10:00 a.m. in the 5th floor conference room of City Hall, 900 E. Broad Street**. Special meetings are scheduled as needed.

Meeting Schedule 2021

UDC Meetings	UDC Submission Deadlines	Anticipated Date of Planning Commission Following the UDC Meeting
December 10, 2020	November 12, 2020	December 21, 2020
January 7, 2021	December 17, 2020	January 19, 2021 [1]
February 4, 2021	January 14, 2021	February 16, 2021 [2]
March 4, 2021	February 11, 2021	March 15, 2021
April 8, 2021	March 11, 2021	April 19, 2021
May 6, 2021	April 15, 2021	May 17, 2021
June 10, 2021	May 13, 2021	June 21, 2021
July 8, 2021	June 17, 2021	July 19, 2021
August 5, 2021	July 15, 2021	August 16, 2021[3]
September 9, 2021	August 12, 2021	September 20, 2021
October 7, 2021	September 16, 2021	October 18, 2021
November 4, 2021	October 14, 2021	November 15, 2021
December 9, 2021	November 10, 2021[4]	December 20, 2021 [5]

[1] Monday January 18, 2021 is a City of Richmond Holiday
[2] Monday February 15, 2021 is a City of Richmond Holiday
[3] This meeting is subject to cancellation. If so, Planning Commission hearing would be Tuesday September 7, 2021.
[4] Thursday November 11, 2021 is a City of Richmond Holiday.
[5] This meeting of the Planning Commission is subject to cancellation.

The Richmond Urban Design Committee is an 11 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 Urban Design Committee reviews projects for appropriateness in "location, character, and extent" and for consistency with the City's Master Plan and forwards recommendations to the City Planning Commission. The Urban Design Committee also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

For more information, please contact the Planning and Preservation Division staff at (804) 646-6335 or Alex Dandridge at (804) 646-6569 or at alex.dandridge@richmondgov.com.

last revised 12/21/2020

Luck's Field Community Center Narrative

1403 N 20th St, Richmond VA, 23223
July 14, 2022

Project Purpose:
Luck's Field Community Center is a newly constructed 30,000 sf building nestled in the heart of Richmond's East End. The purpose of the project is to engage, educate, and elevate the lives of the East End community residents. The community center will also serve as an emergency response building, providing shelter during times of inclement weather or even a central location to administer vaccines during a pandemic. Through rigorous community engagement processes, by means of surveys, neighborhood meetings and presentations, the community center becomes more than a building; it becomes a representation of a neighborhood's identity.

Project Context:
The neighborhood surrounding Luck's Field is predominantly residential, surrounded by single family homes, a mid-rise senior apartment complex, and churches. Community surveys found that approximately 38% of those who visit the park arrive by walking, while others arrive by public transit (5%), biking (9%) or driving (49%). The site currently includes a historic baseball court (for which the site is named), basketball courts, fitness equipment, and a playground. Across the street, and included in this project, is a parcel containing Fairmount Pool and additional unprogrammed open green space.

Architecture:
The community center is engaging. Expanses of glass are used at the pedestrian level to captivate the attention of passersby, allowing views into the multipurpose sports court and other areas of the building. Natural light abounds, providing appealing and enlightened spaces for neighbors to play, learn, and engage with each other and their city. Enhancements to the streetscape and the step down of the overall massing is inviting, while reinforcing the neighborhood scale. Meandering paths allow residents to wander the site, visiting playgrounds, gardens, and the renovated historic Luck's Field which was a major request from the older generation of the neighborhood. The program is educational. Spaces are designed to empower residents; teaching kitchens to learn new recipes and rooftop gardens to cultivate knowledge on homesteading. A multimedia library allows residents a place to go during the day or to catch up on studying. The building elevates the community, with sweeping city skyline views from 3rd level roof terraces and its signature crown, a roof top multipurpose sports court. Additionally, the building will act as an emergency response shelter providing residents with safe spaces to go during inclement weather, or a convenient place to administer and store life-saving vaccines during a pandemic.

Landscape:
Community feedback resoundingly indicated the historic significance of Luck's Field, and residents strongly preferred the baseball field to remain as green space in its current location. This preference became a core design driver. The baseball field is imagined as a multiuse space for recreation, events, and gatherings. A sidewalk arcs around the outfield on a raised

berm with shelters and all-age swings, creating connectivity between the southern end of the park, the community center, and Fairmount Pool. At the southern end of this sidewalk, a plaza with splash pad welcomes those arriving at the park from the south. Additional amenities proposed include two outdoor permeable asphalt basketball courts, outdoor fitness equipment, playgrounds, and a picnic shelter. A parking lot connects two disconnected sections of U Street. Traffic calming measures including a raised speed table and bump-outs are proposed along T Street and North 20th Street to address residents' concerns about pedestrian safety and to create a stronger pedestrian connection between Luck's Field and Fairmount Pool. At Fairmount Pool, an expanded pool deck with shade structure is proposed, along with an additional off-street parking lot. Lastly, a community garden and urban food forest offer additional space for potential educational and health programming opportunities at the new community center.

Construction Program:
The building will stand 3 stories tall at 45 ft. In this urban setting, reducing the footprint of the building by expanding vertically will allow the residents more access to site amenities like fields, gardens and paths, as well as capture sweeping views of the city skyline. The community center seeks to achieve a Net Zero designation using solar panels, using geothermal heat, rainwater harvesting, and other strategies. The building plans to offset its energy use through producing the same amount of energy it uses. Programmatically, and as requested by area residents, the community center will feature an indoor basketball court with a second level mezzanine track wrapping the perimeter. The first level will also include offices for city administration services, security, numerous flex spaces to be used for various purposes, locker rooms and bathrooms, an indoor play area, and a multimedia library. The second level will feature multiple multipurpose rooms and a teaching kitchen. The 3rd level will offer residents a youth and teen center, a safe space to hang out after school, with direct access to a roof terrace and garden. The site will include major upgrades including the connection of U street, allowing off street parking and a pedestrian path directly to the renovated pool deck. The site will also include paths, gardens, sports courts and plazas centered around a renovated historic Luck's Field.

Project Budget and Funding Sources:
The community center is a result of two major components; a transformative investment in Richmond's neighborhoods through the American Rescue Plan, and civic engagement sessions with the community by means of surveys and in person meetings to get feedback as to what the residents need. After gathering feedback from Richmond residents, the city has allocated $20M of the original $155M grant for the construction of a new community center in East End, Luck's Field. $12M will be used for the construction of the building, and $8M will be used for site upgrades, like the baseball field renovation, lighting, and pathways, as well as for other soft costs.

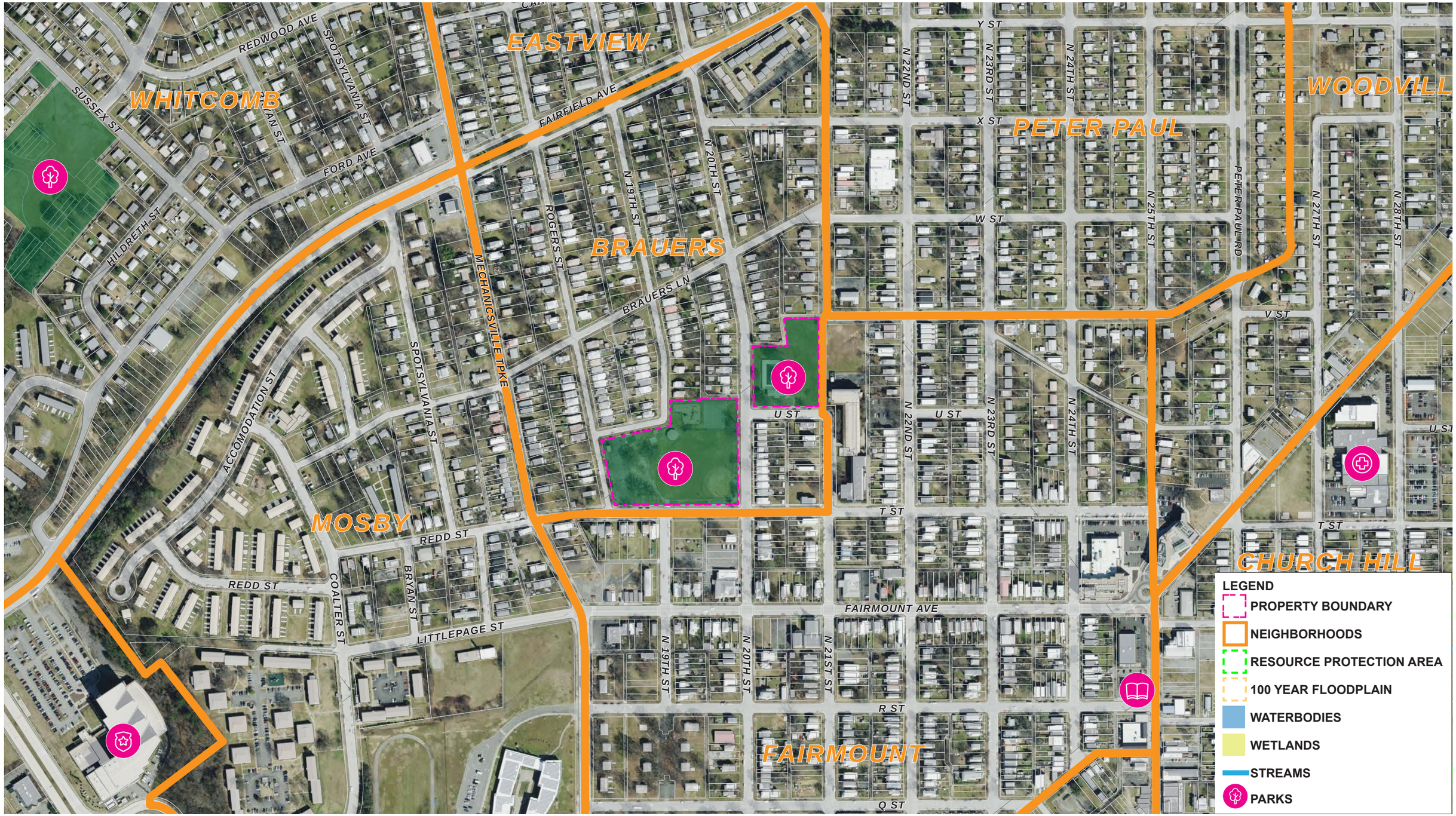
Construction Timeline:
Construction is planned to be 16 months, set to begin in September of 2023 with a goal of completion by December 2024. As outlined by the American Rescue Plan, funds need to be encumbered by 2025.

Luck’s Field Community Center

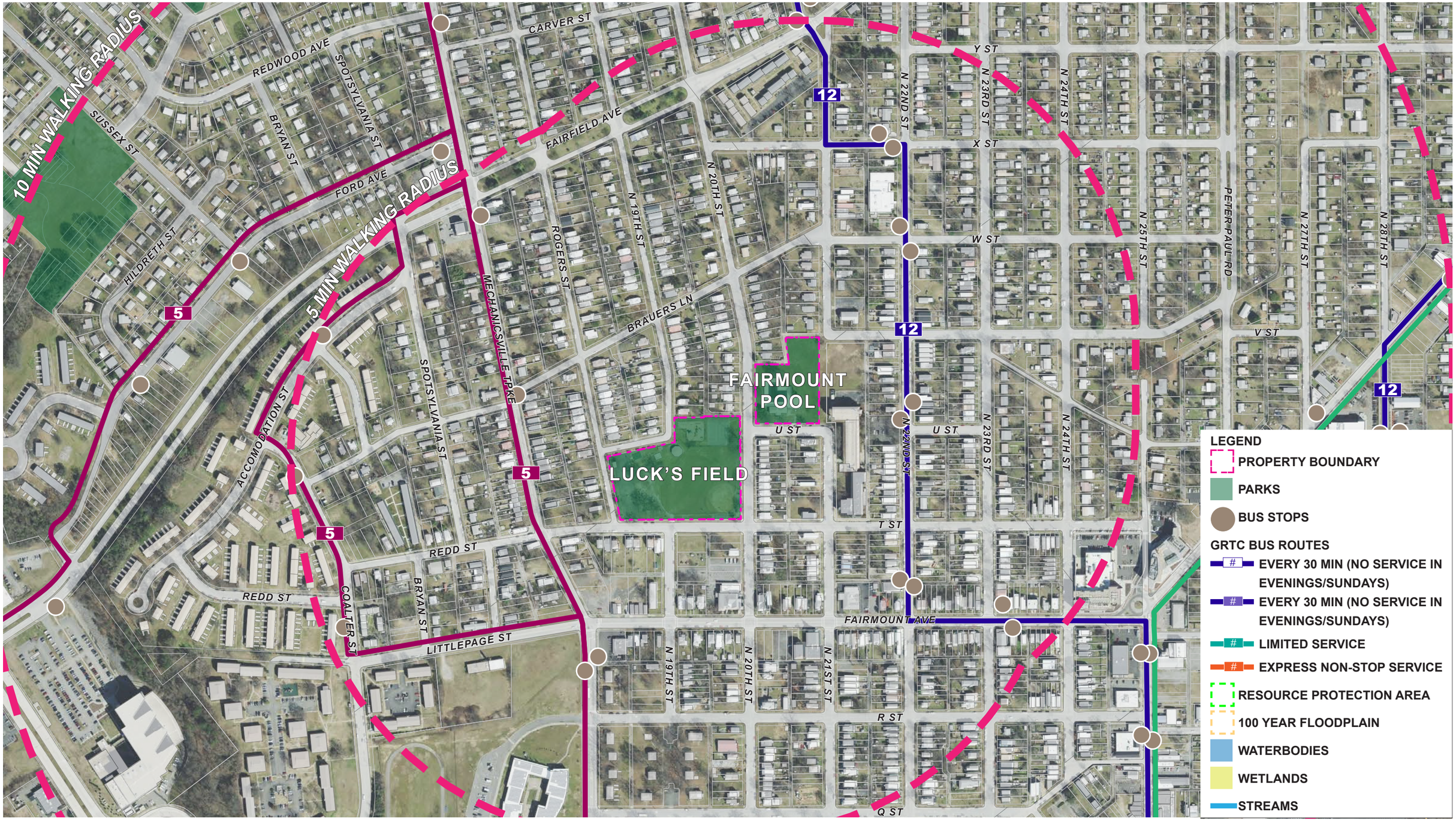
1403 N 20th Street

Richmond, VA 23232

Urban Design Committee | Conceptual Review | 7/14/22



EXISTING NEIGHBORHOOD MAP



EXISTING TRANSIT MAP

Luck's Field Community Center | Urban Design Committee | Conceptual Review | 7/14/22
1403 N 20th St. Richmond, VA 23232

Baskervill | Timmons Group | City of Richmond Parks and Recreation

MAP ID	PIN	OWNER NAME	MAILING ADDRESS	MAILING CITY	MAILING STATE	MAILING ZIP
1	E0000768017	Rincon Properties Llc	1510 Helmsdale Dr	Richmond	VA	23238
2	E0000768016	Johnson Charles J & Joyce	1406 Rogers St	Richmond	VA	23223
3	E0000768015	Robinson Michael C And Debra D Adams	1408 Rogers St	Richmond	VA	23223
4	E0000768014	Neddenriep Bradley	1106 W 22nd St	Richmond	VA	23223
5	E0000768013	Nest Builders Llc	2317 Carrington St	Richmond	VA	23223
6	E0000768012	Fleming Curtis L	1118 N 30th St	Richmond	VA	23230
7	E0000771018	Ross Michael K	1421 Rogers St	Richmond	VA	23223
8	E0000771017	Dunson Clanton & Hazel A	1422 N 19th St	Richmond	VA	23223
9	E0000771016	Onthemove1 Llc	2615 Grand Glen Rd	Richmond	VA	23223
10	E0000770014	Gardner Arthur L	Po Box 25073	Richmond	VA	23260
11	E0000770015	Chestney Justin S	1500 N 20th St	Richmond	VA	23223
12	E0000770016	Taliaferro Allen S & Maxine G Taylor	1502 N 20th St	Richmond	VA	23223
13	E0000770017	Crutchfield Samuel L And Kimberly D	1504 N 20th Street	Richmond	VA	23227
14	E0000770018	Bodlak Tyler John Lee	1506 N 20th St	Richmond	VA	23223
15	E0000770019	Adams Carol Foundation Inc	1508 N 20th St	Richmond	VA	23223
16	E0000774022	Albright Joseph R	1517 N 20th St	Richmond	VA	23223
17	E0000774023	Roth Nancy C	634 Lakeview Drive	Hartfield	VA	23071
18	E0000774009	Hall Jacqueline	1602 North 21st St	Richmond	VA	23223
19	E0000776015	Church Hill Fairmount Apartments Limited Partnership	6 Faneuil Hall Marketplace	Boston	MA	2109
20	E0000776015T	Church Hill Fairmount Apartments Limited Partnership	6 Faneuil Hall Marketplace	Boston	MA	2109
21	E0000776015B	Church Hill Fairmount Apartments Limited Partnership	6 Faneuil Hall Marketplace	Boston	MA	2109
22	E0000706001	Cardinal Property Group Llc	1137 Northampton Rd	Petersburg	VA	23805
23	E0000706025	Scott Jessica C	1425 N 20th St	Richmond	VA	23223
24	E0000706024B	Richmond Scattered Sites East Llc	23 W Broad Street Ste 100	Richmond	VA	23220
25	E0000706024	Richmond Scattered Sites East Llc	23 W Broad Street Ste 100	Richmond	VA	23220
26	E0000706023	Richmond Scattered Sites East Llc	23 W Broad Street Ste 100	Richmond	VA	23220
27	E0000706023B	Richmond Scattered Sites East Llc	23 W Broad Street Ste 100	Richmond	VA	23220
28	E0000706022	Richmond Scattered Sites East Llc	23 W Broad Street Ste 100	Richmond	VA	23220
29	E0000706022B	Richmond Scattered Sites East Llc	23 W Broad Street Ste 100	Richmond	VA	23220
30	E0000706021	Lee Julian And Beverly Jr Trs	24515 Donover Road	Warrensville Hts	OH	44128
31	E0000706020	Lee Julian And Beverly Jr Trs	24515 Donover Road	Warrensville Hts	OH	44128
32	E0000706019	King Andrew	1413 N 20th Street	Richmond	VA	23223
33	E0000706018	Cantor Hyim S	11472 Bienvenue Road	Rockville	VA	23146
34	E0000706017	New Growth Llc	11472 Bienvenue Road	Rockville	VA	23146
35	E0000706016	Elenat Homes Llc	Po Box 70087	Henrico	VA	23255
36	E0000706015	Slater Rosalie	1403 N 20th St	Richmond	VA	23223
37	E0000706014	Equity One Investments Llc	8500 Sunnygrove Rd	Chesterfield	VA	23832

EXISTING CONDITIONS MAP

Luck's Field Community Center | Urban Design Committee | Conceptual Review | 7/14/22
1403 N 20th St. Richmond, VA 23232

Baskervill | Timmons Group | City of Richmond Parks and Recreation

EXISTING SITE PHOTOS

T.B. SMITH & LUCK'S FIELD PROJECT TIMELINE

NEW BUILD COMMUNITY CENTERS

DECEMEBER 2021- JUNE 2022

Community Engagement & Conceptual Design Development

JULY 2022- SEPTEMBER 2022

Urban Design Committee & Planning Commission for Conceptual Designs

SEPTEMBER 2022 - JANUARY 2023

Final Design Development and Construction Document Creation

JANUARY 2023 - APRIL 2023

UDC, CPC, Council Final Approvals and Start Permitting

APRIL 2023 - AUGUST 2023

Invitation for Bid Process

SEPTEMBER 2023

Groundbreaking & Construction Commence

DECEMBER 2024

Goal for Construction Completion

PROJECT TIMELINE

Luck's Field Community Center | Urban Design Committee | Conceptual Review | 7/14/22
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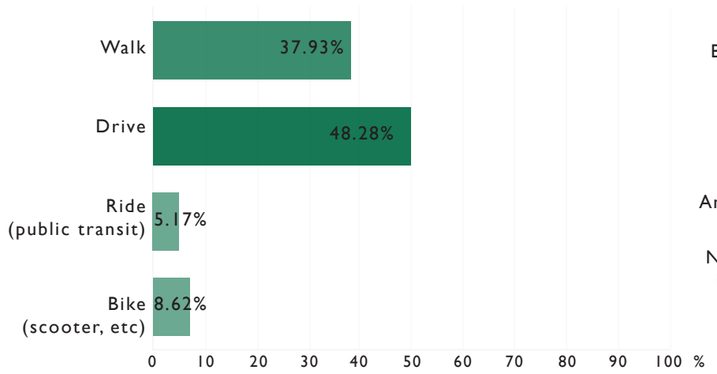
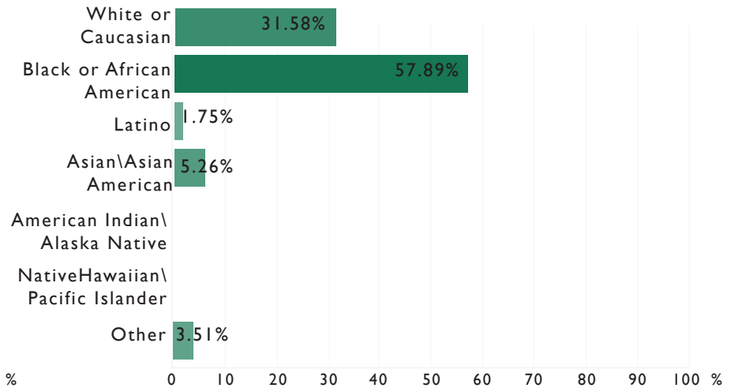
Baskervill | Timmons Group | City of Richmond Parks and Recreation

LUCK'S FIELD COMMUNITY SURVEY INPUT

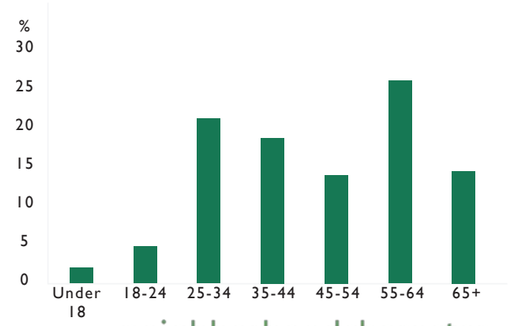
COMMUNITY ACCESS TO COMMUNITY CENTER & PARK



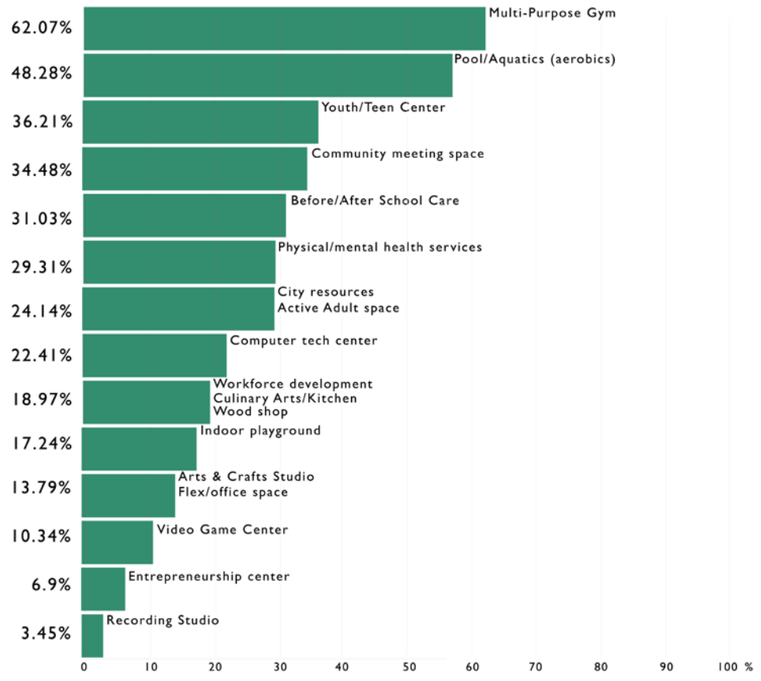
ETHNIC DISTRIBUTION



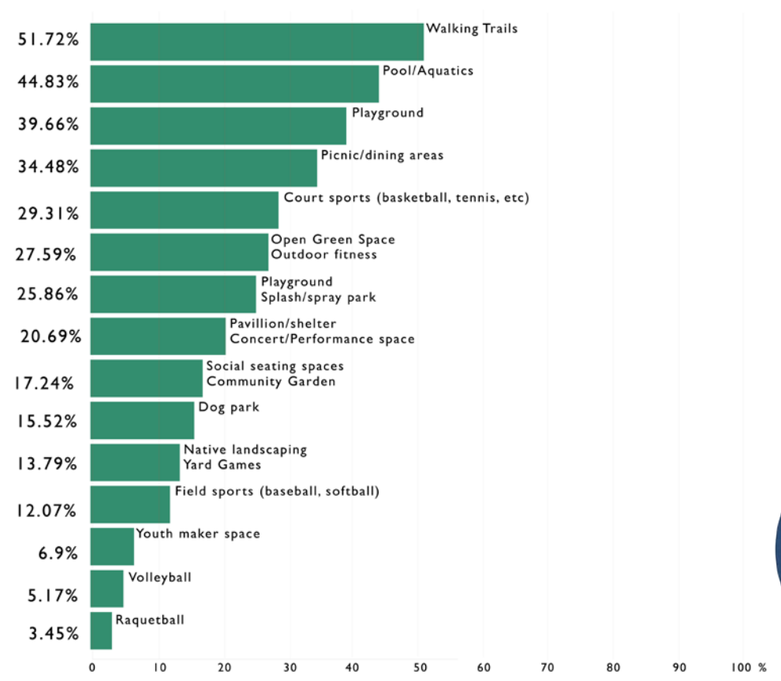
AGE DISTRIBUTION



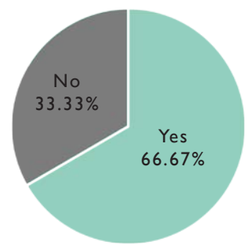
POTENTIAL COMMUNITY DRIVEN INDOOR RECREATION



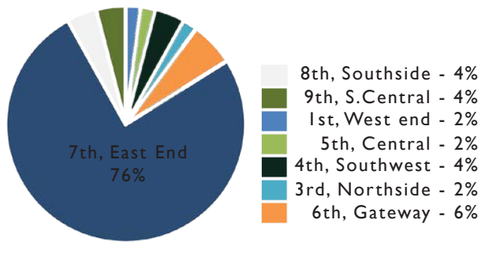
POTENTIAL COMMUNITY DRIVEN OUTDOOR RECREATION



CITY OF RICHMOND RESIDENT?



RESIDENT DISTRICT



COMMUNITY SURVEY RESULTS

Luck's Field Community Center | Urban Design Committee | Conceptual Review | 7/14/22
1403 N 20th St. Richmond, VA 23232

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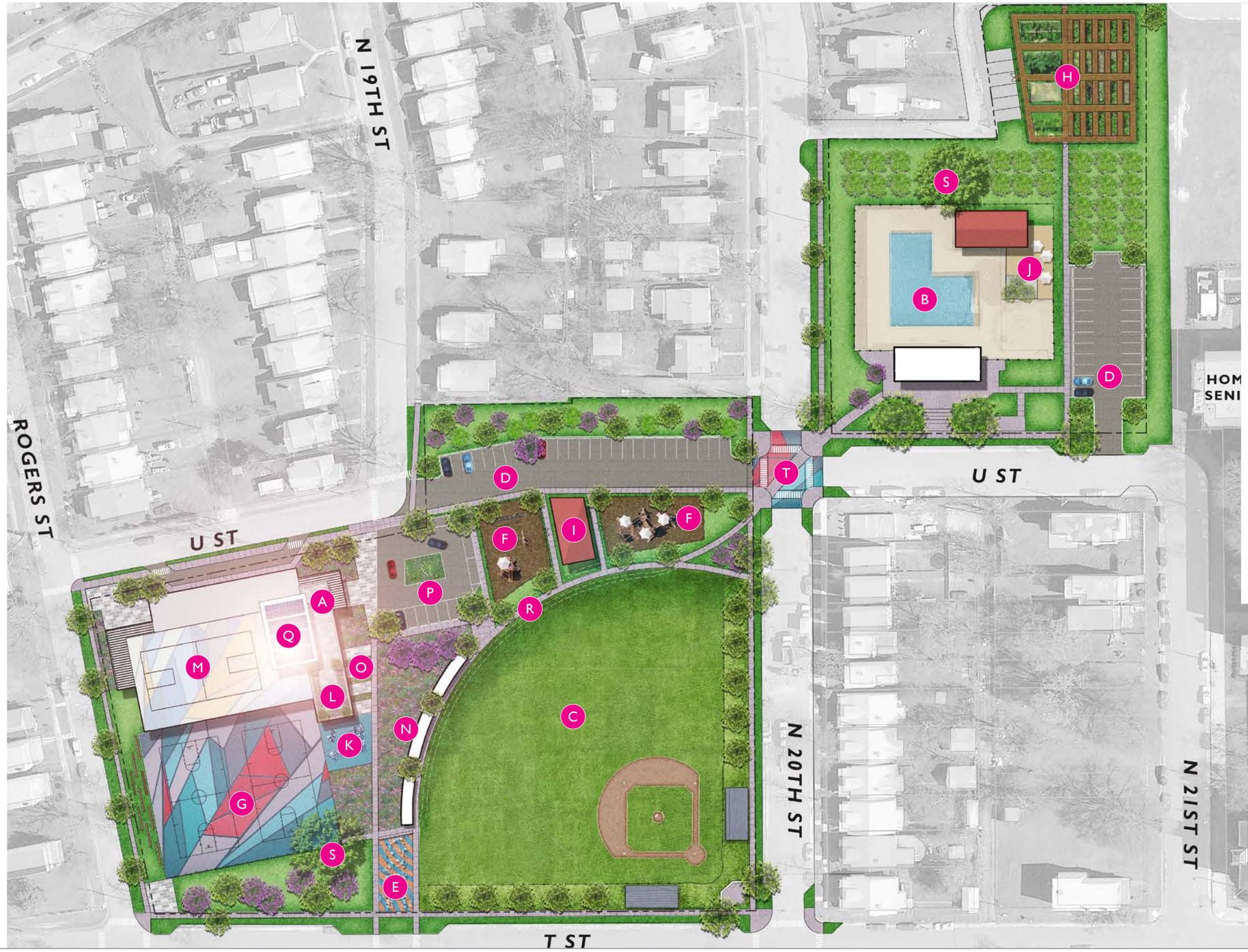

LEGEND

- A NEW COMMUNITY BUILDING
- B EXISTING POOL
- C EXISTING FIELD
- D PARKING LOT
- E SPLASH PAD
- F PLAYGROUND
- G BASKETBALL COURTS
- H COMMUNITY GARDEN
- I PICNIC SHELTER
- J EXPANDED POOL DECK
- K OUTDOOR FITNESS AREA
- L SKYLINE OVERLOOK GARDEN
- M ROOFTOP COURT
- N ALL-AGE SWINGS
- O TEEN SPACE
- P DROPOFF ZONE
- Q ROOFTOP SOLAR PANELS
- R PROMENADE
- S EXISTING TREES
- T RAISED TRAFFIC TABLE

CONCEPTUAL MASTER PLAN

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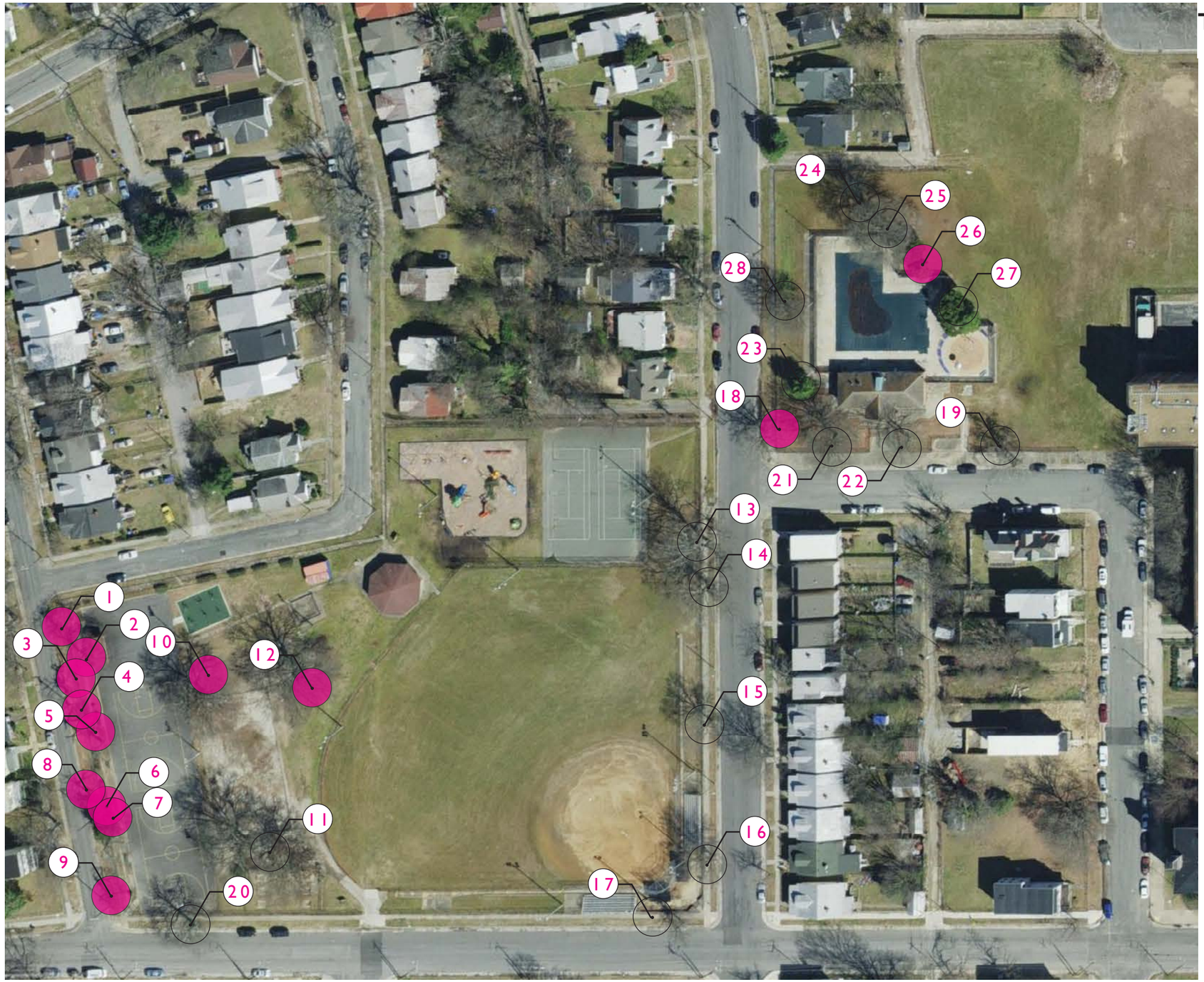

TREE SURVEY AND REMOVAL TABLE

LABEL	CITY OF RICHMOND TREE ID	SIZE (DBH)	TREE SPECIES	REMOVE?
1	30753	12”	QUERCUS STELLATA	Y
2	18647	24”	ULMUS ALATA	Y
3	30133	29”	QUERCUS PALUSTRIS	Y
4	30132	21”	QUERCUS PALUSTRIS	Y
5	15023	26”	QUERCUS PALUSTRIS	Y
6	18645	11”	TSUGA CANADENSIS	Y
7	30613	13”	QUERCUS RUBRA	Y
8	18644	19”	QUERCUS PALUSTRIS	Y
9	30121	24”	QUERCUS PALUSTRIS	Y
10	18648	32”	QUERCUS VELUTINA	Y
11	18437	44”	QUERCUS VELUTINA	
12	18781	48”	QUERCUS VELUTINA	Y
13	31931	40”	QUERCUS PALUSTRIS	
14	33007	35”	QUERCUS PALUSTRIS	
15	30122	20”	QUERCUS PALUSTRIS	
16	32392	20”	QUERCUS PHELLOS	
17	30617	24”	QUERCUS PALUSTRIS	
18	30038	29”	QUERCUS PALUSTRIS	Y
19	32047	26”	ULMUS RUBRA	
20	N/A	36”	DECIDUOUS TREE	
21	N/A		DECIDUOUS TREE	
22	N/A		DECIDUOUS TREE	
23	N/A		EVERGREEN TREE	
24	N/A	50”	OAK	
25	N/A	12”	CEDAR	
26	N/A	10”	HOLLY	Y
27	N/A	15”	CEDAR	
28	N/A		DECIDUOUS TREE	

TREE SURVEY & TREE REMOVAL

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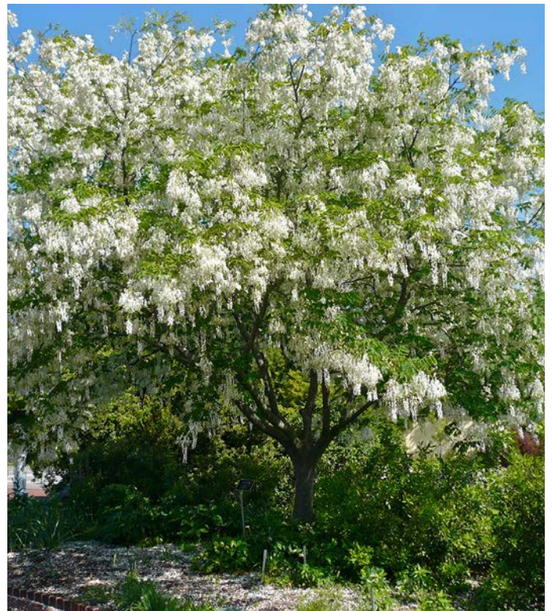
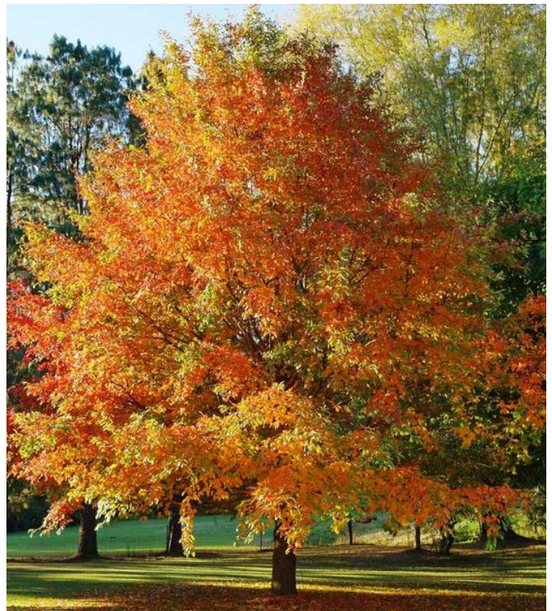
Baskervill | Timmons Group | City of Richmond Parks and Recreation

VALLEY FORGE AMERICAN ELM (80’H/60’W)

WILLOW OAK (75’H/50’W)



YELLOWWOOD (50’H/50’W)



BLACKGUM (50’H/25’W)

DECIDUOUS TREES

REDBUD (30’H/25’W)

SERVICEBERRY (20’H/15’W)

FRINGETREE(20’H/15’W)

STAR MAGNOLIA (20’H/15’W)

FLOWERING TREES / 15’-20’ O.C.

PLANTING MATERIALS

PAWPAW (20’H/15’W)

AMERICAN HAZELNUT (15’H/15’W)

SERVICEBERRY (25’H/30’W)

WEEPING MULBERRY (12’H/12’W)

FRUIT TREES / 15’-20’ O.C.

WINTERBERRY

VIRGINIA SWEETSPIRE

LITTLE BLUESTEM

FRAGRANT SUMAC

BLACKEYED SUSAN

SHRUBS AND GROUNDCOVERS

PLANTING MATERIALS

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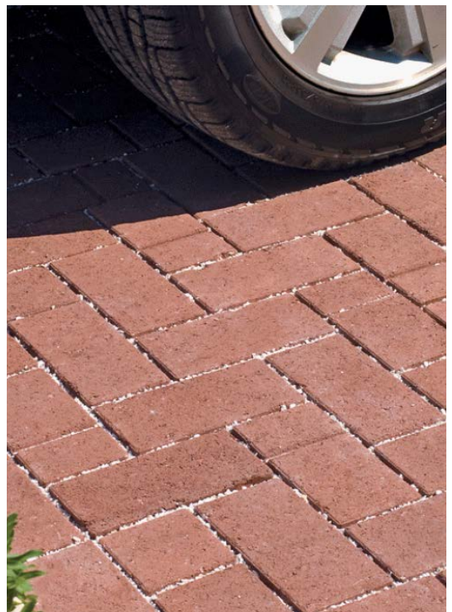
Baskervill | Timmons Group | City of Richmond Parks and Recreation



PERMEABLE PAVERS

PEDESTRIAN PAVERS

PLAZA PAVERS

POURED IN PLACE RUBBERIZED PLAYGROUND SURFACE

PERMEABLE ASPHALT

PAVING MATERIALS

ALL-AGE SWINGS AND SHELTER

PICNIC SHELTER

OUTDOOR FITNESS STATIONS

SPLASH PAD

AMENITIES

SITE & PARK MATERIALS

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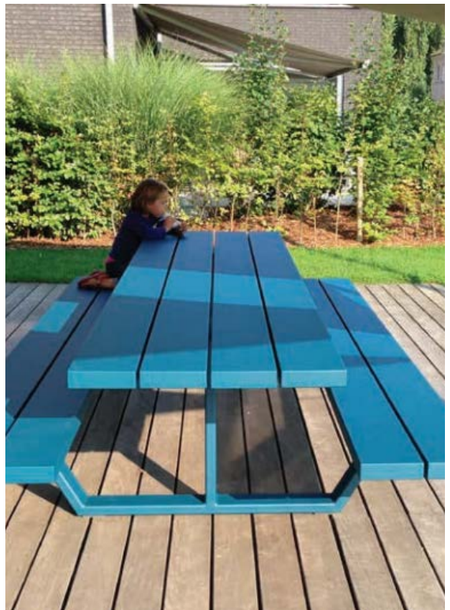
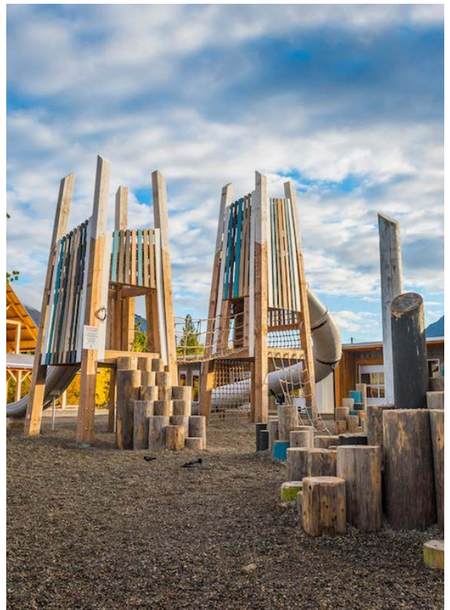
BENCHES



PICNIC TABLES

TEEN SPACE SEATING



PLAY STRUCTURES

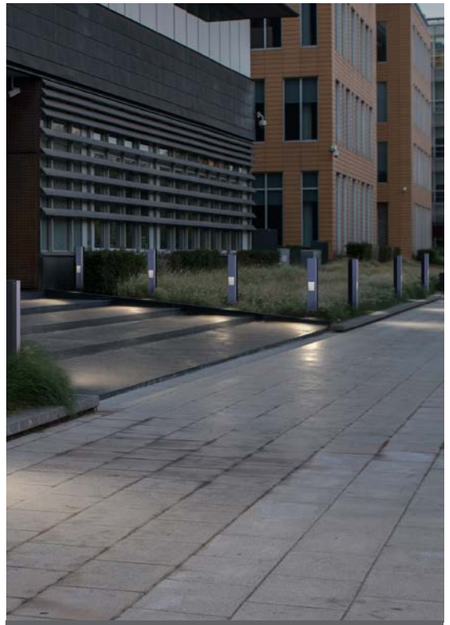
PEDESTRIAN SCALE LIGHTING

AMENITIES

WASTE RECEPTACLES

BIKE RACKS

SEAT WALL



LIGHTING BOLLARDS

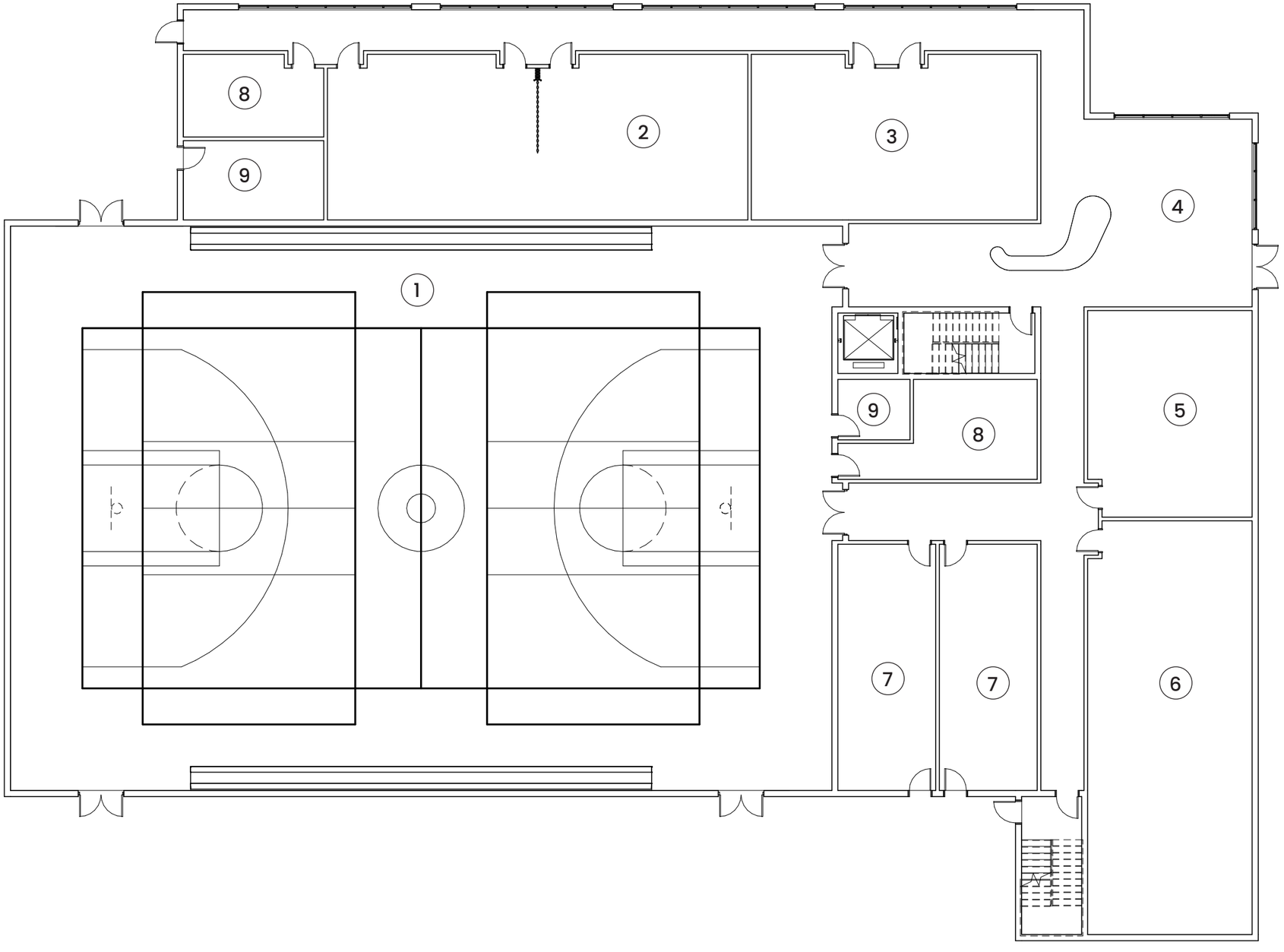
MULTIUSE FIELD LIGHTING

AMENITIES

SITE & PARK MATERIALS

ROOM LAYOUT

1. MULTIPURPOSE GYM 8958 SF
2. MULTIPURPOSE ROOM 1309 SF
3. OFFICES / ADMIN 890 SF
4. ENTRANCE / LOBBY 1073 SF
5. MIXED MEDIA CENTER 645 SF
6. INDOOR PLAY 1301 SF
7. LOCKER ROOMS 464 SF
8. STORAGE ROOMS 214-291 SF
9. UTILITY ROOMS 84-215 SF

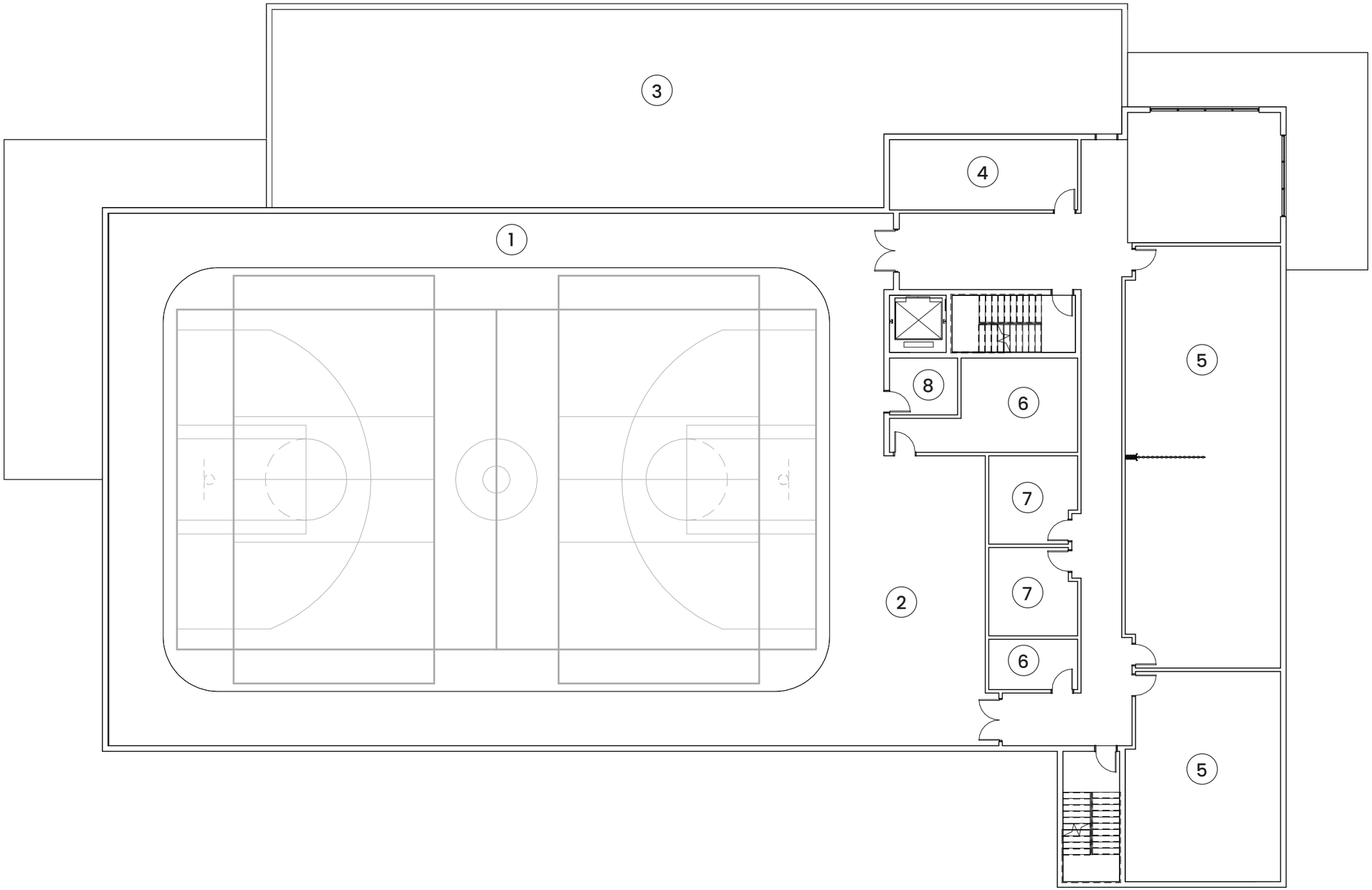


FLOOR PLANS LEVEL 1

1/16" = 1'-0"

ROOM LAYOUT

1. MULTIPURPOSE MEZZANINE 3554 SF
2. STRETCH AND FREE WEIGHTS
3. ROOFTOP DECK
4. TEACHING KITCHEN 286 SF
5. MULTIPURPOSE ROOMS 689-1403 SF
6. STORAGE 97-291 SF
7. RESTROOMS 163 SF
8. UTILITY 84 SF

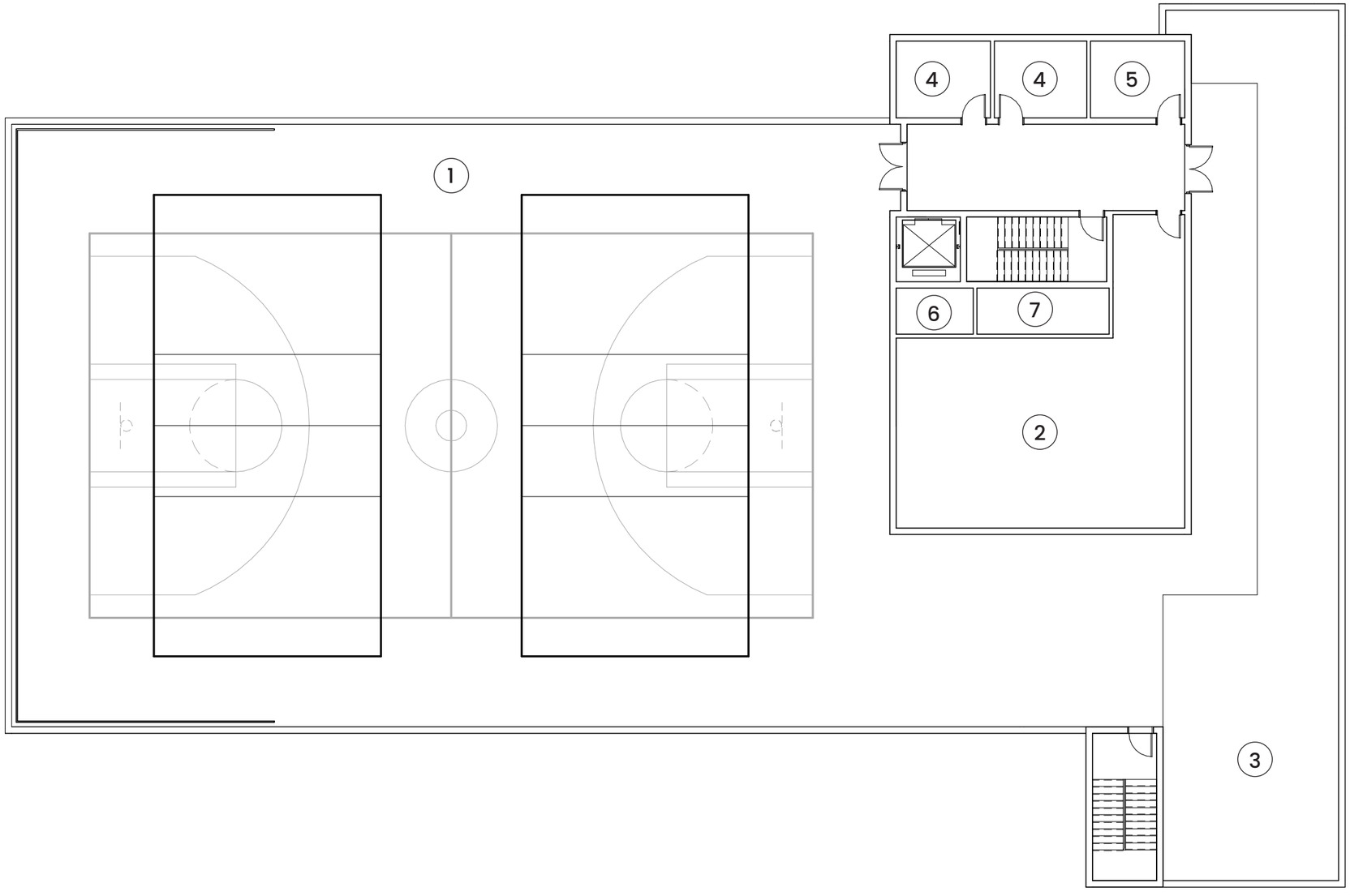


FLOOR PLANS LEVEL 2

1/16" = 1'-0"

ROOM LAYOUT

1. ROOFTOP MULTIPURPOSE SPORTS FIELD
2. TEEN / YOUTH CENTER 1077 SF
3. ROOF GARDEN
4. TOILETS 120 SF
5. MECHANICAL ROOM 123 SF
6. UTILITY ROOM
7. STORAGE

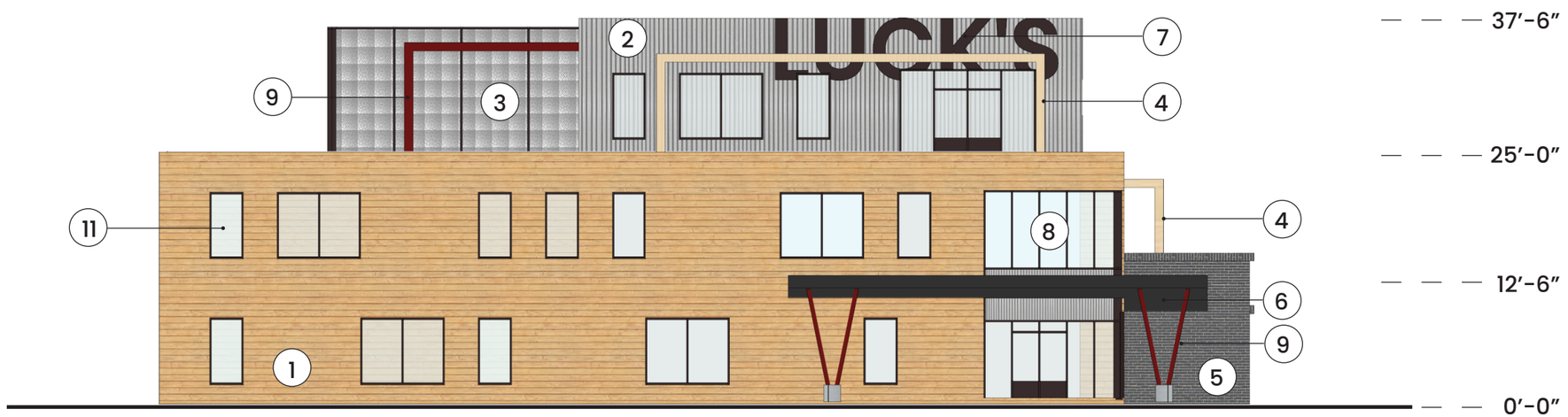


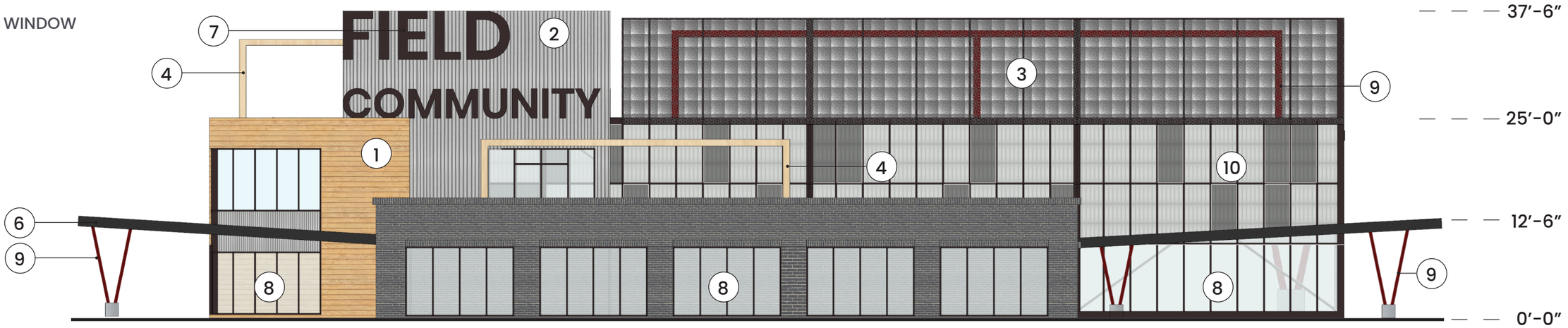
FLOOR PLANS LEVEL 3

1/16" = 1'-0"

EXTERIOR MATERIALS

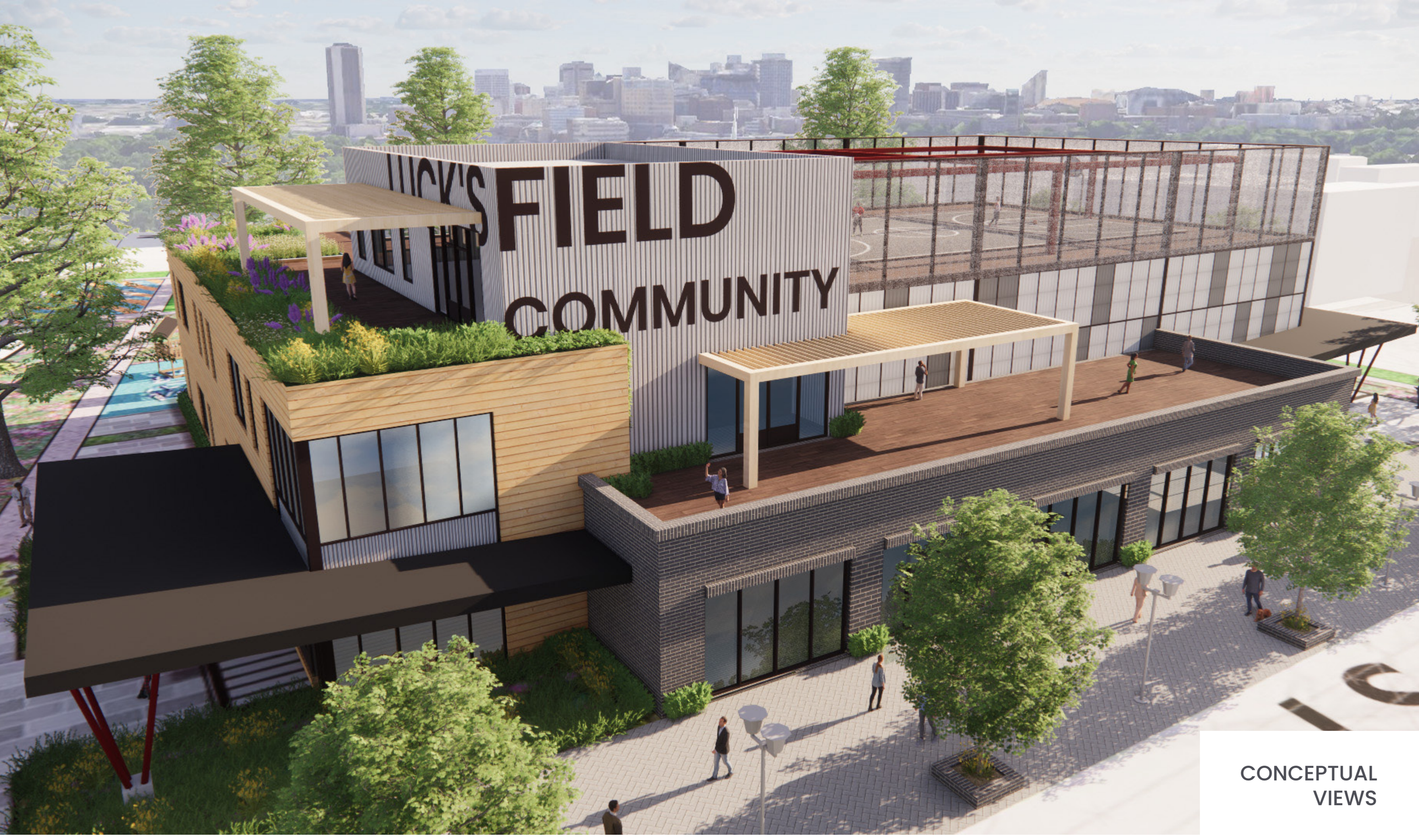
1. WOOD SIDING
2. CORRUGATED METAL SIDING
3. SPORT MESH OR CHAIN LINK
4. WOOD TRELLIS
5. BLACK OR GRAY BRICK
6. METAL CANOPY
7. SIGNAGE OR MURAL TBD
8. ALUMINUM STOREFRONT
9. PAINTED STEEL STRUCTURE
10. KALWALL TRANSLUCENT SYSTEM
11. FIBERGLASS WINDOW





ELEVATIONS

1/16" = 1'-0"



CONCEPTUAL VIEWS

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