



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 712-718 Tessamine St DATE: 5/25/17
(804) 439-1860
OWNER'S NAME: Cedar St. Baptist Church TEL NO.: (804) 648-8919
AND ADDRESS: 2301 Cedar Street EMAIL: jtaylor@112.comcast.net
CITY, STATE AND ZIPCODE Richmond VA 23225
ARCHITECT/CONTRACTOR'S NAME: G.B. Harris Paving TEL. NO. (804) 874-5944
AND ADDRESS: 1000 B Holly Spring Road EMAIL: _____
CITY, STATE AND ZIPCODE Richmond VA 23225
Would you like to receive your staff report via email? Yes ___ No ☒

REQUEST FOR CONCEPTUAL REVIEW

☒ I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

☐ I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

Paving of existing gravel parking lot.
Also Bon Secours has agreed to donate \$10K
to enhance ALL of Cedar Street Bpt Church's
parking lots, landscape and shrubbery.

Signature of Owner or Authorized Agent: X Jerry Taylor

Name of Owner or Authorized Agent (please print legibly): Jerry TAYLOR

(Chairman of Trustee Board)

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO.

14-56

DATE 6/30/14 11:30

SCHEDULED FOR

6/24/14

Note: CAR reviews all applications on a case-by-case basis.

Revised 04-16-2013

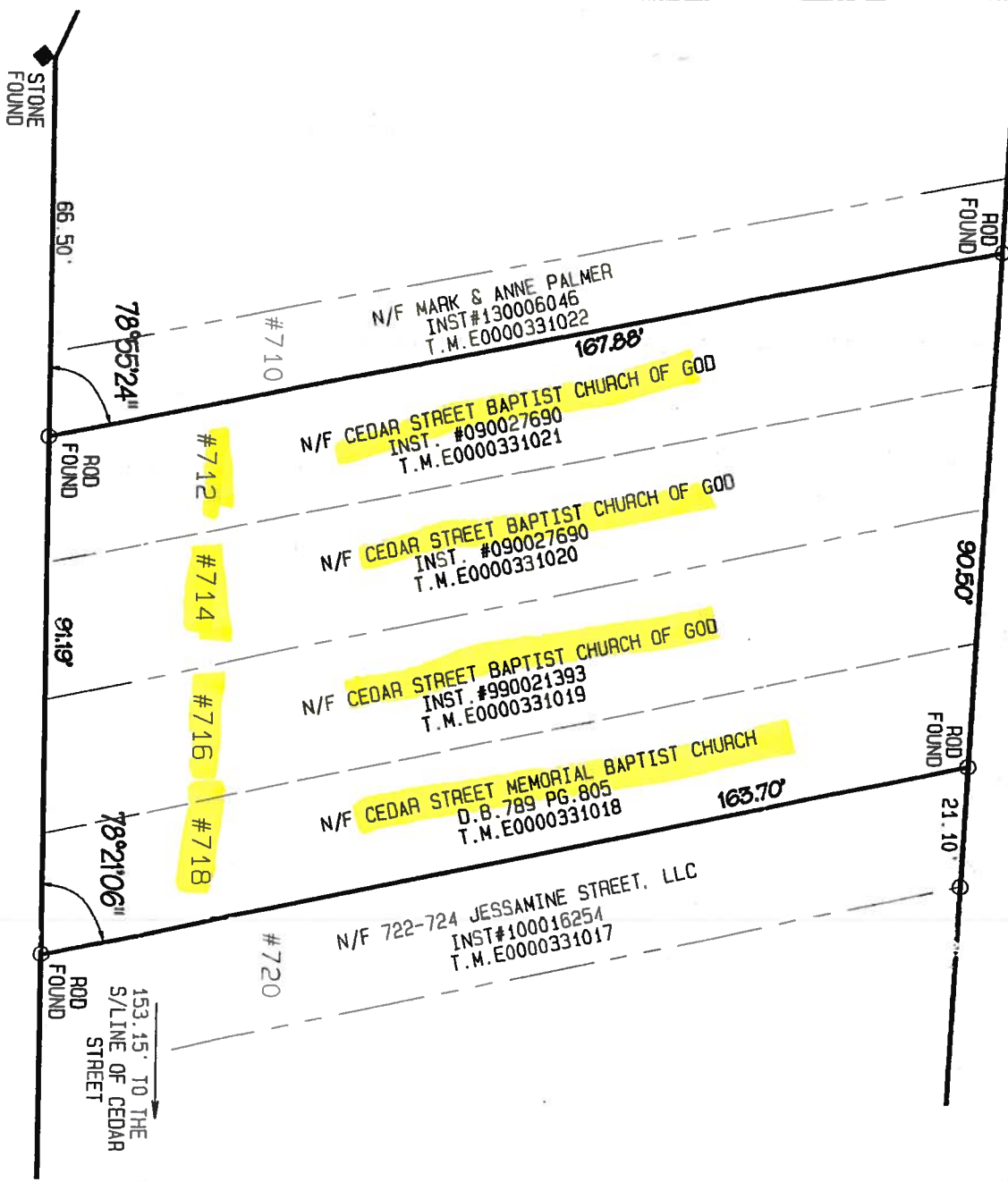
Catherine Easterling 646-7550

THIS PLAT IS BASED ON MONUMENTS FOUND AND AGREES WITH DEEDS AND PLATS OF RECORD AS NEAR AS POSSIBLE.
 NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. FLOOD HAZARD AREA.
 FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY WHATSOEVER REGARDING SUB-SURFACE
 FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE
 TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.

Mr. Hoover - Contractor

CITY BASLINE
 SHEET 9 N/E

16' ± ALLEY



LANDSCAPE DESIGN CONCEPT

For Cedar Street Baptist Church Parking Lots

Provided by Fern Hill Landscaping

February 2014



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FERN HILL LANDSCAPING

Fern Hill Landscaping is a small design-build company devoted to creating beautiful and sustainable gardens and landscapes throughout the Richmond area. Our design philosophy is rooted in addressing client needs, exploring site potential, assuring long-term landscape viability, and creating a strong sense of place. Prior to designing a plan, careful study of existing conditions and challenges and identifying key areas of improvement, helps us to realize the full potential of the site. In cooperation with Storefront for Community Design, we are happy to provide landscape design services for a select number of projects each year to the community of Richmond at little or no cost. For more information, please contact us.

PHONE: 804.397.9770 EMAIL: fernhillva@gmail.com



Storefront for Community Design

Founded in February 2011, The Storefront for Community Design is Richmond's non-profit design and building resource. It brings public and private resources to a central location to help facilitate projects for individuals, businesses and organizations. For more information, you may visit their website: <http://www.storefrontrichmond.org/>

Project Overview:

Client: Cedar Street Baptist Church

Location: Union Hill – various locations (see parking lot locations below)

Funding: Bon Secours

In collaboration with Ryan Rinn, Executive Director at Storefront and Mark Kronenthal, a neighbor of CSB Church, Fern Hill Landscaping was chosen to propose landscape design improvements for four parking lots belonging to the church.

From Mark: "Cedar Street Baptist Church is interested in making some tree planting, aesthetic and storm-water drainage improvements to its parking lots in Union Hill. If you are familiar with them, these parking lots represent large "broken teeth" in the residential continuity of the neighborhood. The Church is mindful of the renovation of adjacent formerly vacant properties in the immediate area and want to do what they can to improve the appearance and drainage of their lots without losing their functionality as parking lots. The immediate area is seeing a lot of investment right now and DHR HTC quality renovations."

Parking Lot Map:

Mapped below, you will find the locations of the four parking lots. Each parking lot will be discussed in detail, in the following pages.



I. Project Challenges:

1. Soil compaction and pollution, typical of urban areas
2. Maximizing green space, while not losing the functionality or space requirements of the parking lots
3. Improving storm-water management, given budgetary constraints

II. Project Opportunities:

1. Enhance neighborhood aesthetic
2. Reduce storm-water runoff
3. Reduce urban heat island effect and create shade for pedestrians and cars
4. Soil improvement/remediation for healthy and long plant life
5. Include better access to parking lot 2
6. Remove completely, or reduce lawn areas and substitute with low-maintenance plants
7. Provide habitat for birds, insects, and other wildlife

Parking Lot 1

I. Existing Conditions:

Location: 714-716 N 23rd Street

Approximate Sq. Ft: 8,100 ft²

Parking Spaces: Unknown

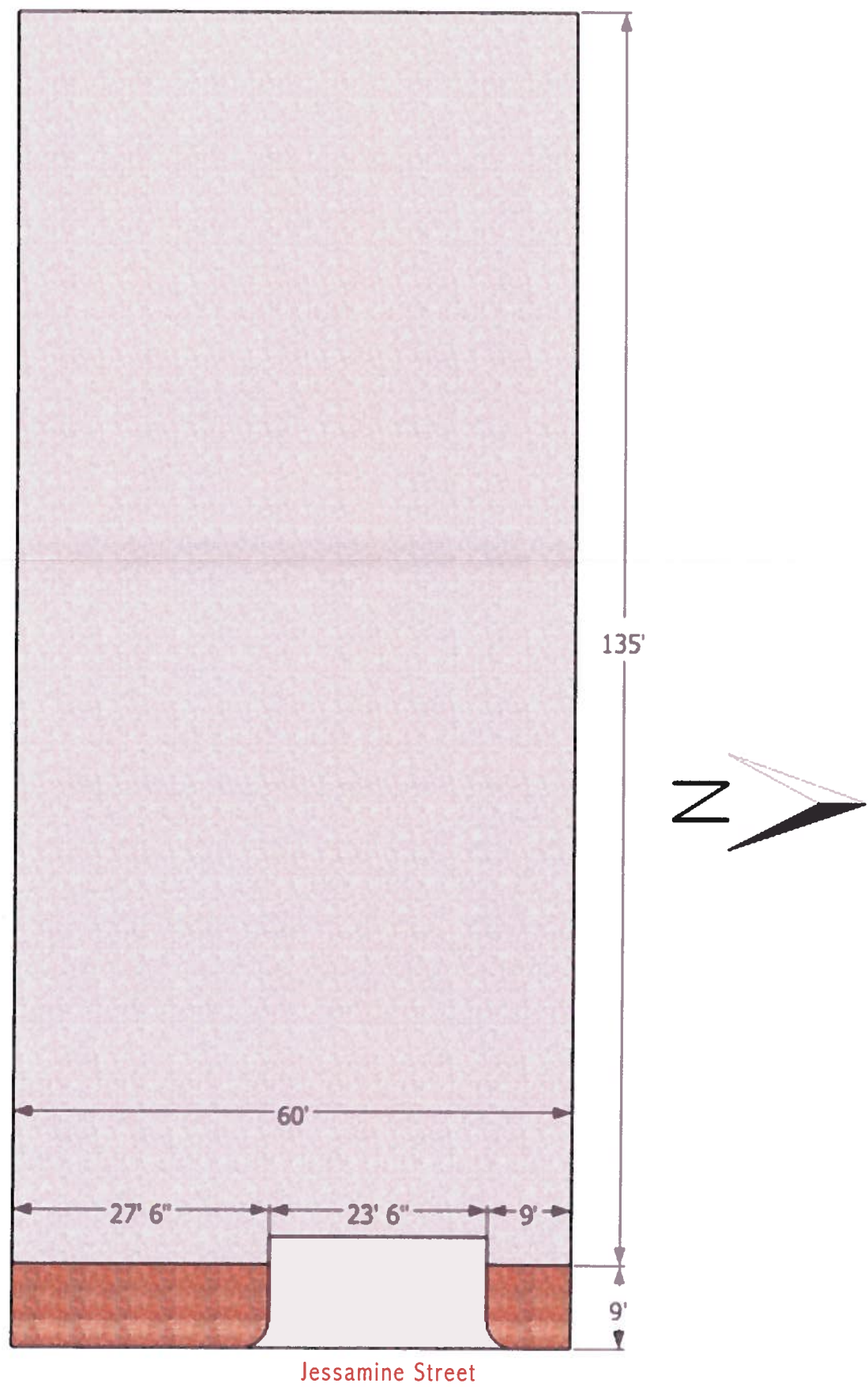
Existing Green Space: None

Issues:

This gravel parking lot presents several problem areas. The foremost concern is a drainage issue at the south-eastern portion of the lot, where excess rain water is washed down the sidewalk creating muddy conditions and a safety concern. A second problem area is located towards the back of the lot, where low areas collect and pool water after rainstorms. A third issue is the overall lack of maintenance to the lot, which is evident by the accumulation of dirt and leaf mulch in the gravel. Over time, the gravel and dirt will become more incorporated, allowing greater potential for weed growth and deterioration.



II. Current Site Plan



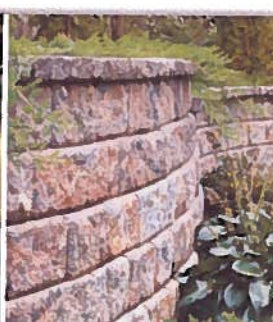
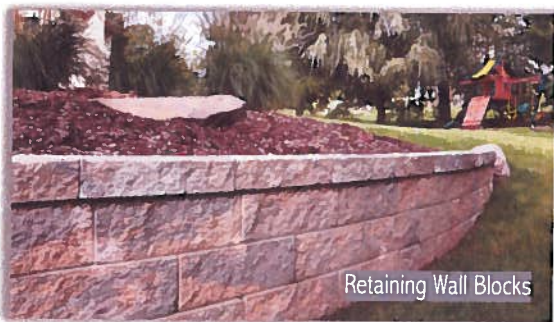
III. Suggested Improvements (in order of priority):

1. Creation of a raised landscaped bed at the south-eastern portion of the lot. A retaining wall along the sidewalk edge will provide a 'holding area' for excess storm water flowing to this low point in the parking lot. Furthermore, it will provide suitable growing space for smaller trees and groundcovers, which help absorb excess water while providing shade and wildlife habitat. On the opposite side of the lot entrance, another, albeit smaller, landscaped bed is proposed containing the same types of plants.

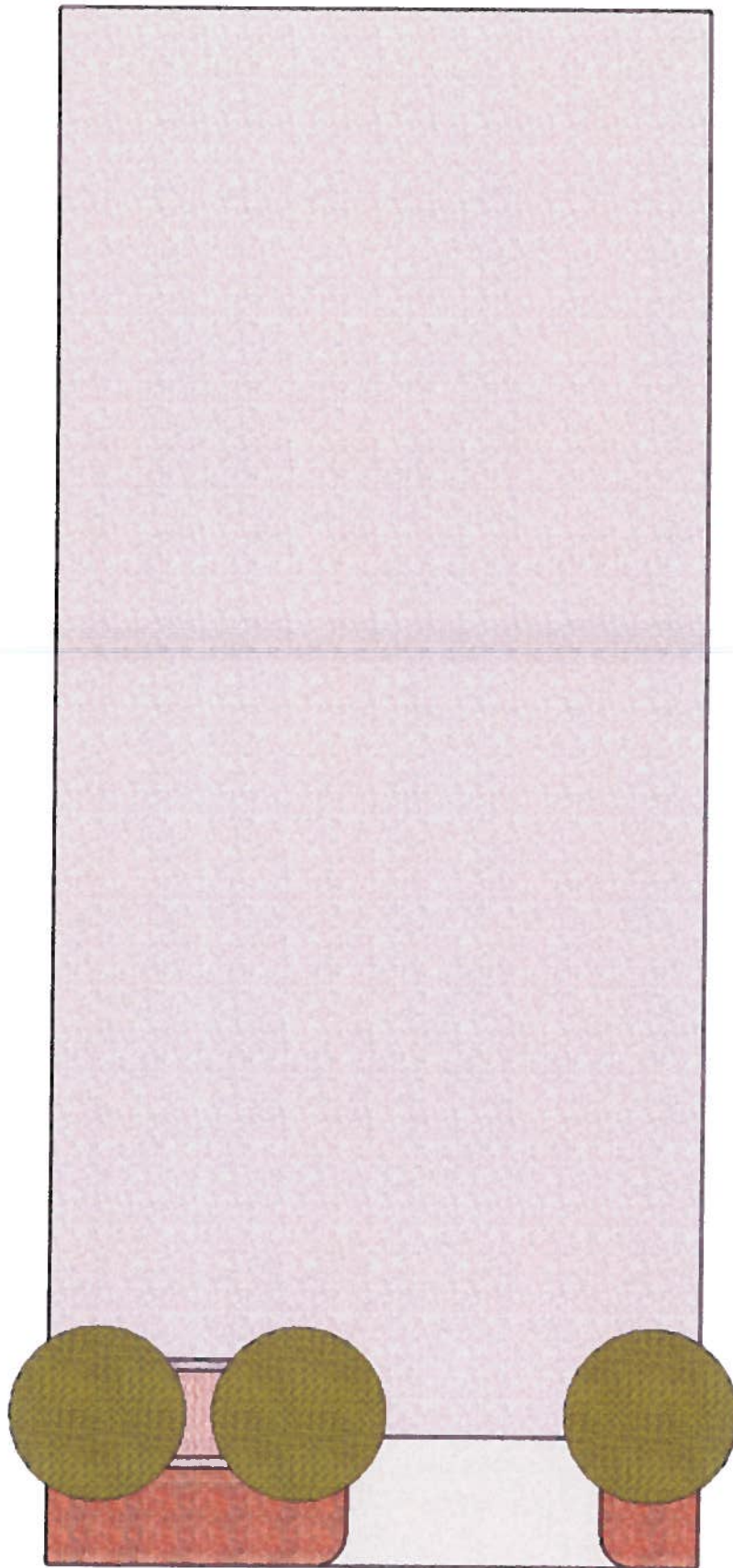
Depending on budget constraints and church approval, these landscaped beds can be further extended to provide room for extra plants or "screening" of the lot. However, for adequate storm-water retention and healthy plant growth, they should not be built any smaller than what is proposed. The most economical material for building retaining walls is manufactured block (pictured below), which is easy and quick to install and durable. Additional, pricier, options include board-formed concrete and corten steel.

2. Clean-up of lot, including removal of leaves, weeds, and sticks/branches. Also, low areas graded with fill dirt and a new layer of gravel across the entire lot.

Plants & Materials:



IV. New Site Plan



Jessamine Street

Features:

1. Approximately 268 sq. feet of new planting beds
2. Block retaining wall or similar
3. (3) *Styrax japonicus* – Japanese snowbell
4. *Liriope* groundcover (optional)
5. Mulch



Parking Lot 2

I. Existing Conditions:

Location: 2204-2214 Cedar Street & 2207 Burton Street

Approximate Sq. Ft: 24,034 ft² (77.4% paved)

Parking Spaces: 57

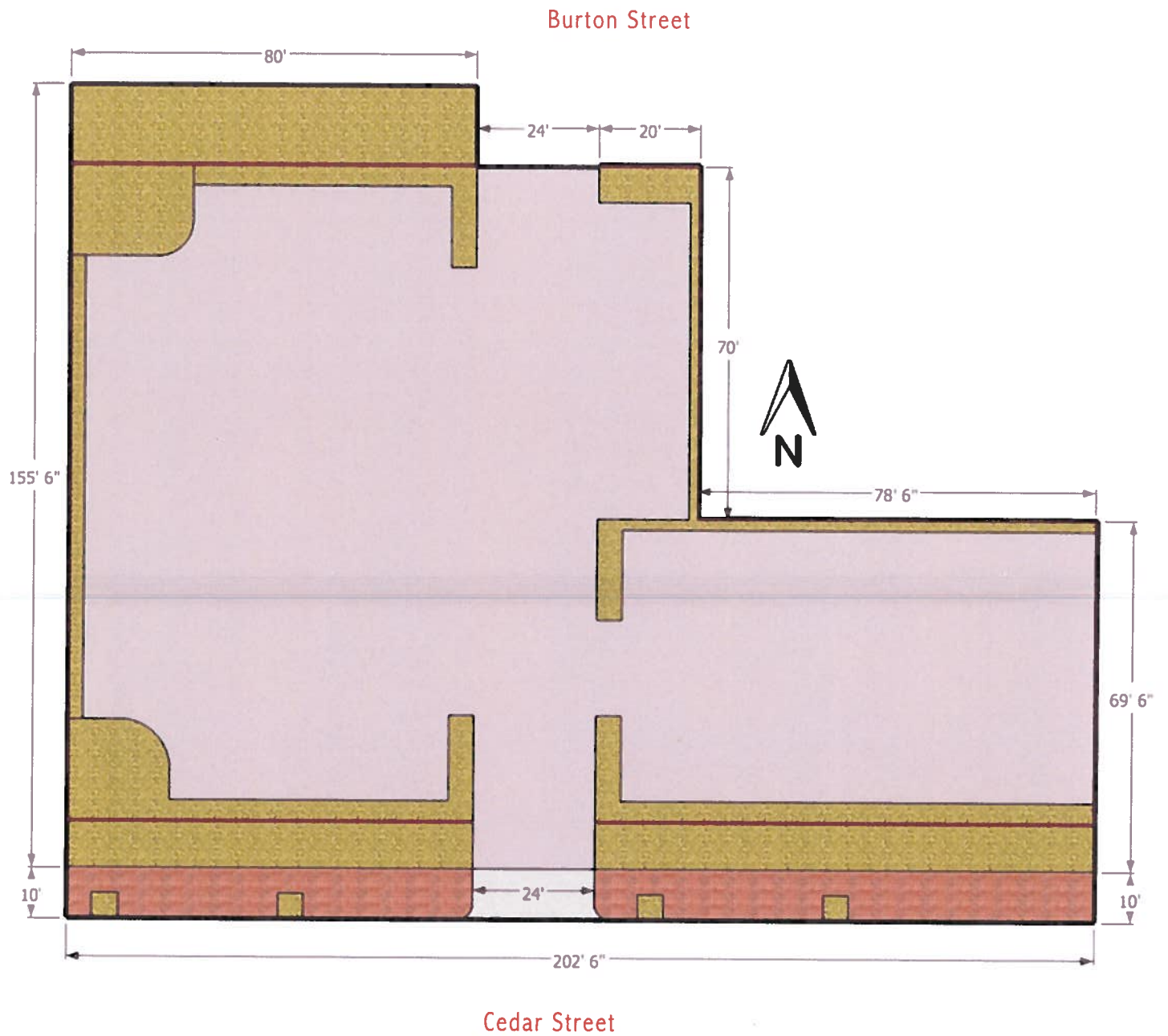
Existing Green Space: 5,432 ft² or 22.6%

Issues:

As the second largest, this parking lot along Cedar Street presents itself as an obtrusive gap in the neighborhood block. There are several aesthetic issues; mainly the vast expanse of weed-filled green space along Cedar Street and an unsightly fence that separates the sidewalk and the parking lot. While there is some shade cast by neighboring trees during hot summer months, there are no trees within the bounds of the lot to provide shade and mitigate the urban heat island effect. Given the abundant green space already available, this lot has the greatest potential for creating shade and beauty without the need for extensive site work.



II. Current Site Plan:



III. Suggested Improvements (in order of priority):

1. The wide stretch of green space along Cedar Street provides a great opportunity for the creation of a bioswale or rain garden to better manage storm-water runoff. Roughly 2/3 of this parking lot slopes towards Cedar Street. This can be used to great benefit to harvest runoff in a process whereby plants and bacteria filter out pollutants and keep the majority of storm water on site. This takes great pressure off of local and regional waterways, which otherwise become very polluted. The proposed landscape would provide shade to the parking lot while also playing host to a large number of insects and wildlife with the inclusion of various perennials, grasses and shrubs. Churchgoers, neighbors, and passersby will appreciate the beauty and shade created by the rain garden. In order to maximize the available area, removal of the fence along Cedar Street is suggested; to increase soil volume and storm-water retention, a short retaining wall, set back 1 foot from the sidewalk edge, is proposed along the entire length of the green space. As in parking lot 1, the options range from retaining wall blocks, to poured concrete and corten steel.
2. There are currently two large green spaces at both corners along the western side of the lot. A third green space is proposed closer to the middle of the lot where there is currently a landscape peninsula (see site plan below). To expand the peninsula for an adequately sized shade tree, removal of one parking space is required. Proposed for these three green spaces are ginkgo trees, which will cast shade in the lot and possess very showy fall foliage.
3. Two large willow oaks are proposed in the green space between Burton Street and the parking lot. Given the amount of available space, these willow oaks will grow into very large and majestic shade trees.
4. There are several landscape peninsulas that jut out into the parking lot, intended as small buffers between parked cars and parking lot traffic. In order to reduce overall maintenance, it is recommended that these peninsulas are excavated and installed with permeable pavers. This will keep access open for passengers stepping in and out of vehicles and allow for some rainwater infiltration, due to the material's porosity.
5. To provide better access to the parking lot, an on-grade 'boardwalk' is proposed between the far eastern corner of the lot and the sidewalk fronting Cedar Street (see site plan below).
6. Several narrow green strips along the perimeter fences pose maintenance and aesthetic issues. A simple solution is a permeable weed barrier, such as landscape paper or cardboard with a layer of pine straw on top, which will prevent weeds and provide a cleaner look.

Plants & Materials





Quercus phellos – Willow Oak



Eupatorium 'Little Joe'



Boardwalk across Rain Garden



Boardwalk across Rain Garden

Rain Garden Examples:



Parking Lot Rain Garden

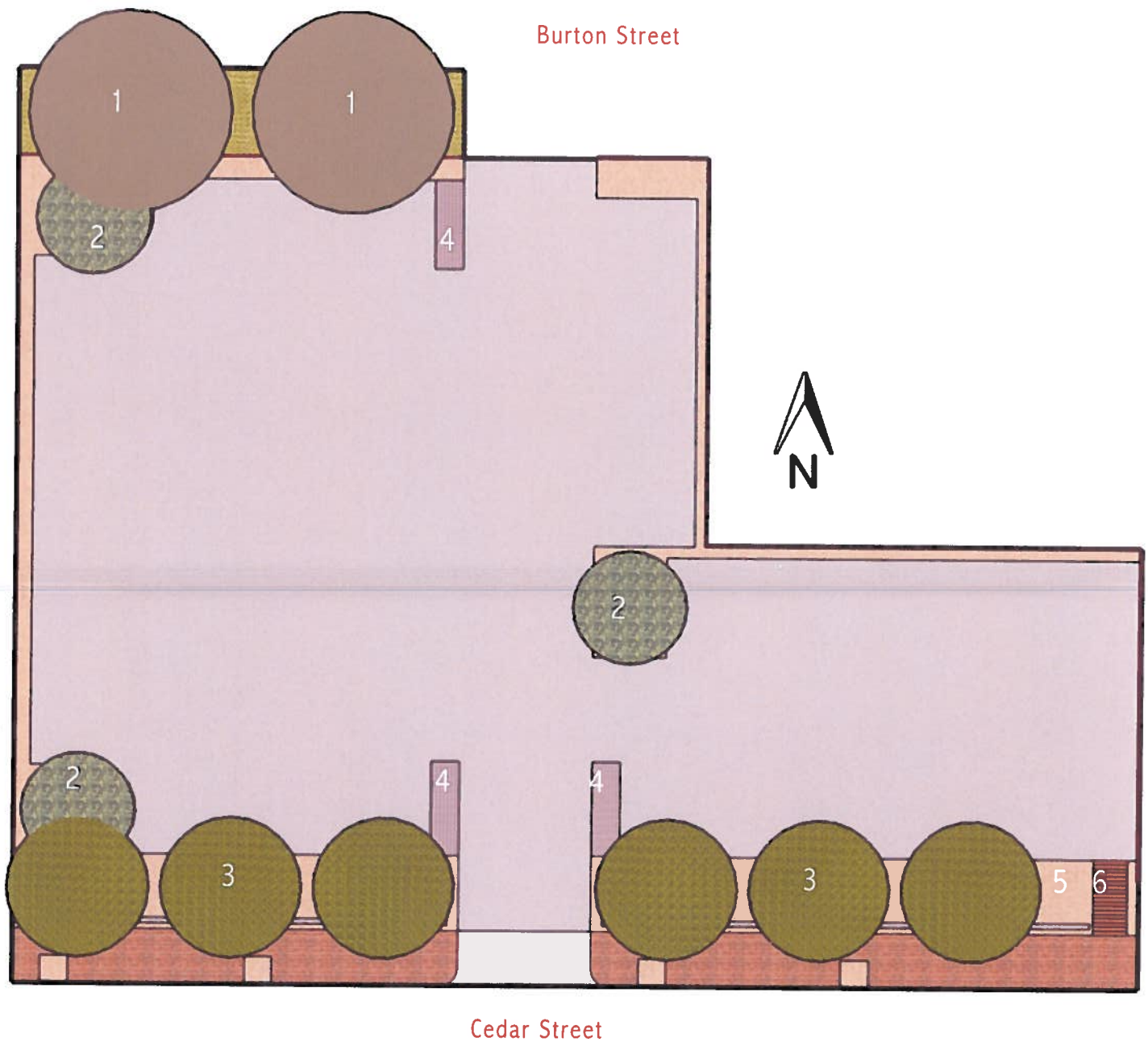


Little Bluestem Grass



Roadside Rain Garden

III. New Site Plan



Features:

1. (2) *Quercus phellos* – Willow oak
2. (3) *Ginkgo biloba* 'Autumn Gold'
3. (6) *Betula nigra* 'Dura Heat' – 'Dura Heat' River Birch
4. Permeable Pavers
5. Bioswale/rain garden with various perennials, grasses, and shrubs extending entire length along Cedar Street
6. Boardwalk connector

Parking Lot 3

I. Existing Conditions:

Location: 811-817 ½ N 23rd Street & 2309 O Street

Approximate Sq. Ft: 27,480 ft² (94.9% paved)

Parking Spaces: 85

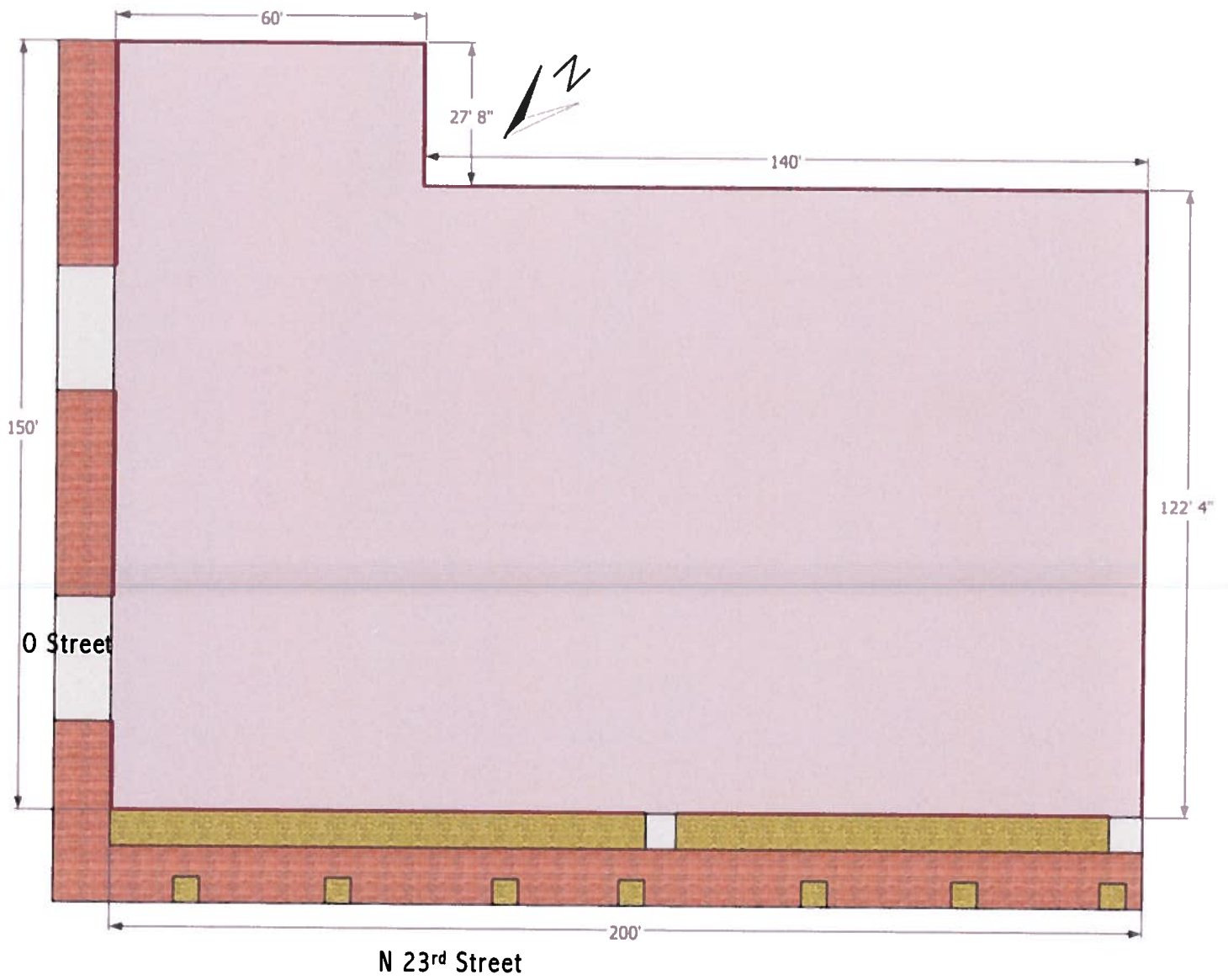
Existing Green Space: 1,400 ft² or 5.1%

Issues:

Similar to parking lot 2, this lot along N 23rd Street and O Street possesses some of the same aesthetic issues, as well as being disruptive to the neighborhood fabric. Having the most surface parking of the four lots, it accommodates a large number of vehicles, but does little to provide beauty or shade. The western edge of the parking lot contains a long, 7-foot wide green space, currently filled with weeds and grass. At present, there are no opportunities within the parking lot for green space or tree canopy without the loss of some parking space.



II. Current Site Plan



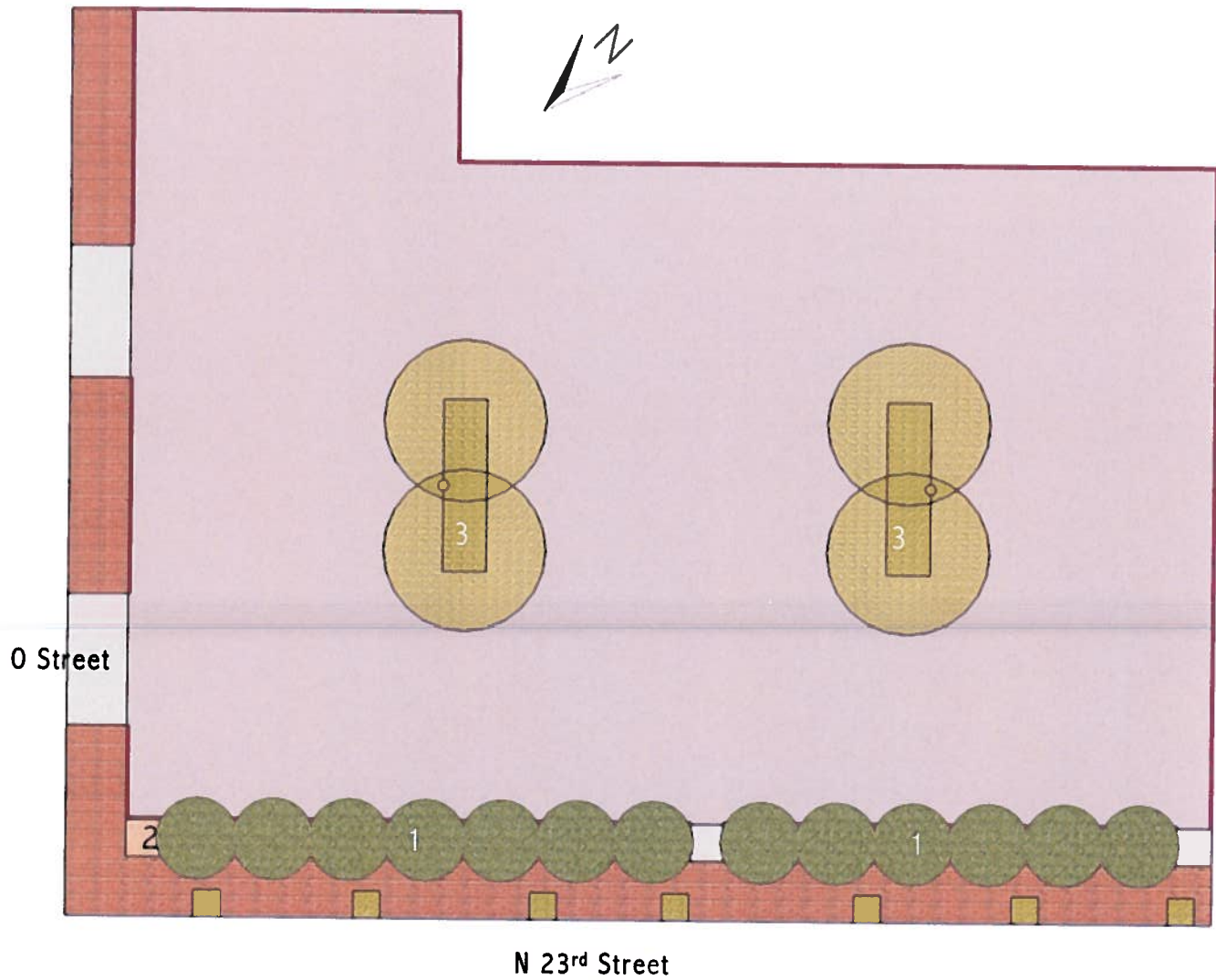
III. Suggested Improvements:

1. The 7 foot wide green space along N 23rd Street is sufficient for small-medium sized trees, that will cast shade on the parking lot, while remaining small enough to not seriously disrupt the sidewalk paving. Only one species of tree is proposed along the entire length of the space, for a uniform look.
2. Strategically placed tree islands would accommodate four large trees, providing shade for pedestrians and cars, while only losing 4 parking spaces.

Plants & Materials:



IV. New Site Plan



Features:

1. (13) *Acer ginnala* – Amur Maple
2. New mulch along entire green space as a low maintenance alternative to turf & weeds
3. New islands, approximately 32 feet x 8 feet, containing (4) 'Skyline' Honey locust

Parking Lot 4

I. Existing Conditions:

Location: 2230 Cedar Street & 802 N 23rd Street

Approximate Sq. Ft: Unknown

Parking Spaces: 8-10

Existing Green Space: None

Issues:

- No green space
- Parking space lines are confusing

II. Suggested Improvements

Unless reducing the number of parking spaces becomes an option, there are no landscaping improvements suggested at this time.



Conclusion:

Special thanks to Janine Lester, of Richmond Tree Stewards, and Stan Francis, of Francis Services for their consulting services. For more information, comments or questions, please get in touch.



Fern Hill Landscaping
Evan Froelich, Owner
[EMAIL: fernhillva@gmail.com](mailto:fernhillva@gmail.com)
[PHONE: 804-397-9770](tel:804-397-9770)