



**RECONNECT**  
**JACKSON WARD**  
FEASIBILITY STUDY

**COMMUNITY EVENT**

Ebenezer Baptist Church  
April 28, 2022



# WELCOME – COMMUNITY EVENT #2

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## Meeting Overview

- Presentation (6:15 PM )
- Question and Answers (6:45 PM)
- Open House (7:15 PM)
- Adjourn (8:00 PM)

# PRESENTATION AGENDA

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1. Welcome and Introductions
2. Study Background, Purpose and Vision
3. Summary of Community Outreach and Survey Results
4. Overview of Developable Areas and Feasibility
5. Conceptual Area Plan and Possible Amenity Elements
6. Next Steps
7. Questions and Answers

# 1. MEETING ORIENTATION

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## Questions?

- Please write your question on the index card provided
- The Study Team will be around to collect your cards and will answer questions at the close of the presentation



# 1. INTRODUCTIONS

# 2. STUDY BACKGROUND

## Overview of neighborhood and history



1793

City of Richmond begins annexing subdivided parcels originally owned by William Byrd III

1871

Jackson Ward created as an official political subdivision in the City (ward); becomes 'city within a city' referred to as the 'Black Wall Street' and the 'Harlem of the South'

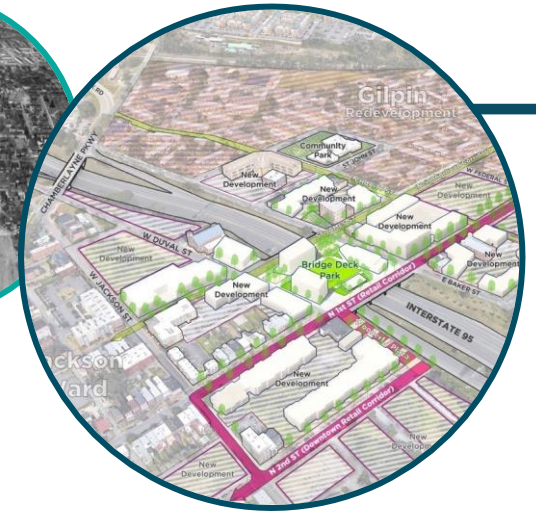
1958

Richmond-Petersburg Turnpike opened July (redesignated to I-95); divides the northern and southern sections of Jackson Ward into two separate communities



2020

Richmond 300 Master Plan adopted as a guide for growth to 2037; includes vision for reconnecting Jackson Ward

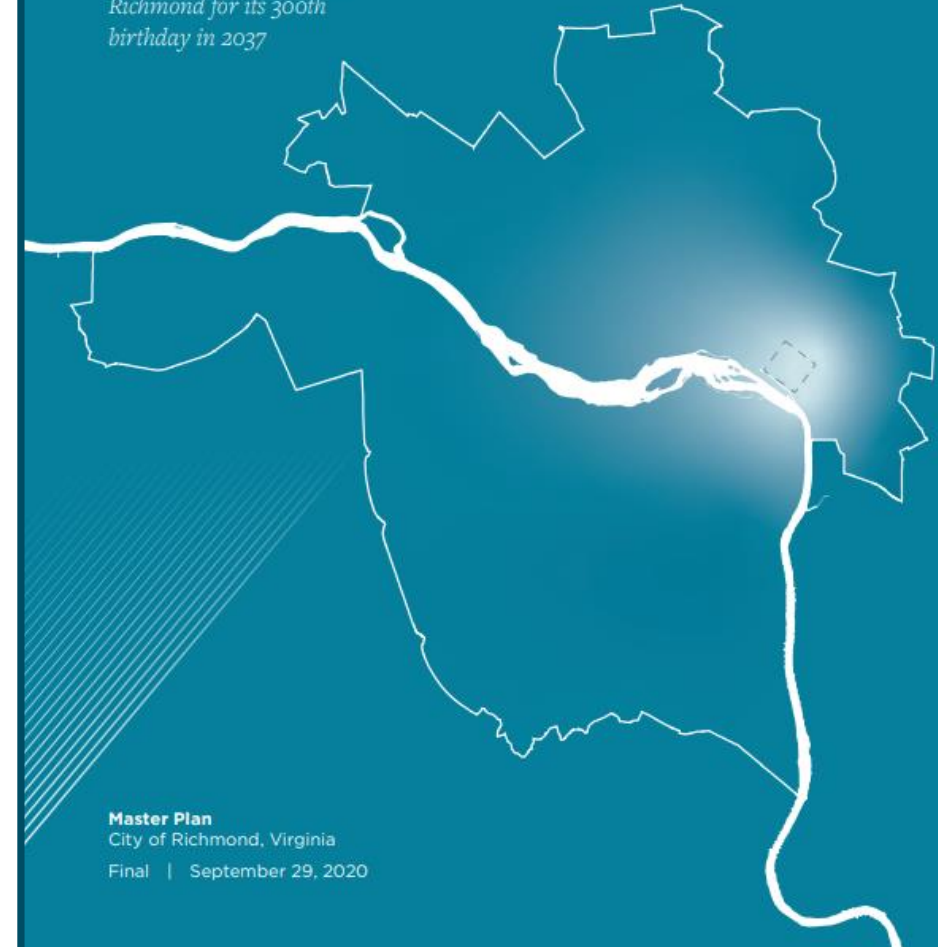


## 2. R300 BIG MOVE

- **Reconnect the City:** Cap highways to reknit neighborhoods destroyed by interstates, build/improve bridges, introduce street grids, and make the city easier to access by foot, bike, and transit
- **Action Step:** Develop a feasibility study with community input to create a schematic design for the bridge park, roadways, and buildings of top of the capped highway

### RICHMOND 300 A Guide for Growth

*Designing an equitable,  
sustainable, and beautiful  
Richmond for its 300th  
birthday in 2037*



**Master Plan**  
City of Richmond, Virginia  
Final | September 29, 2020



# 2. EXAMPLES AND CASE STUDIES



**I-670, The Cap at Union Station**  
*Columbus, Ohio*

Year Completed	2004
Approx. Cost	\$10M (2004 CY)*
Approx. Size	1 AC (44,000 SF)

*\*Note: Approximate cost includes structures and utilities; private developers funded retail buildings on top of cap*



**I-195, Kanawha Plaza**  
*Richmond, Virginia*

Year Completed	1980
Approx. Cost	N/A
Approx. Size	3 AC (130,000 SF)

# 2. EXAMPLES AND CASE STUDIES



**I-5, Freeway Park**  
*Seattle, Washington*

Year Completed	1976
Approx. Cost	\$24M (1976 CY)
Approx. Size	5 AC (220,000 SF)



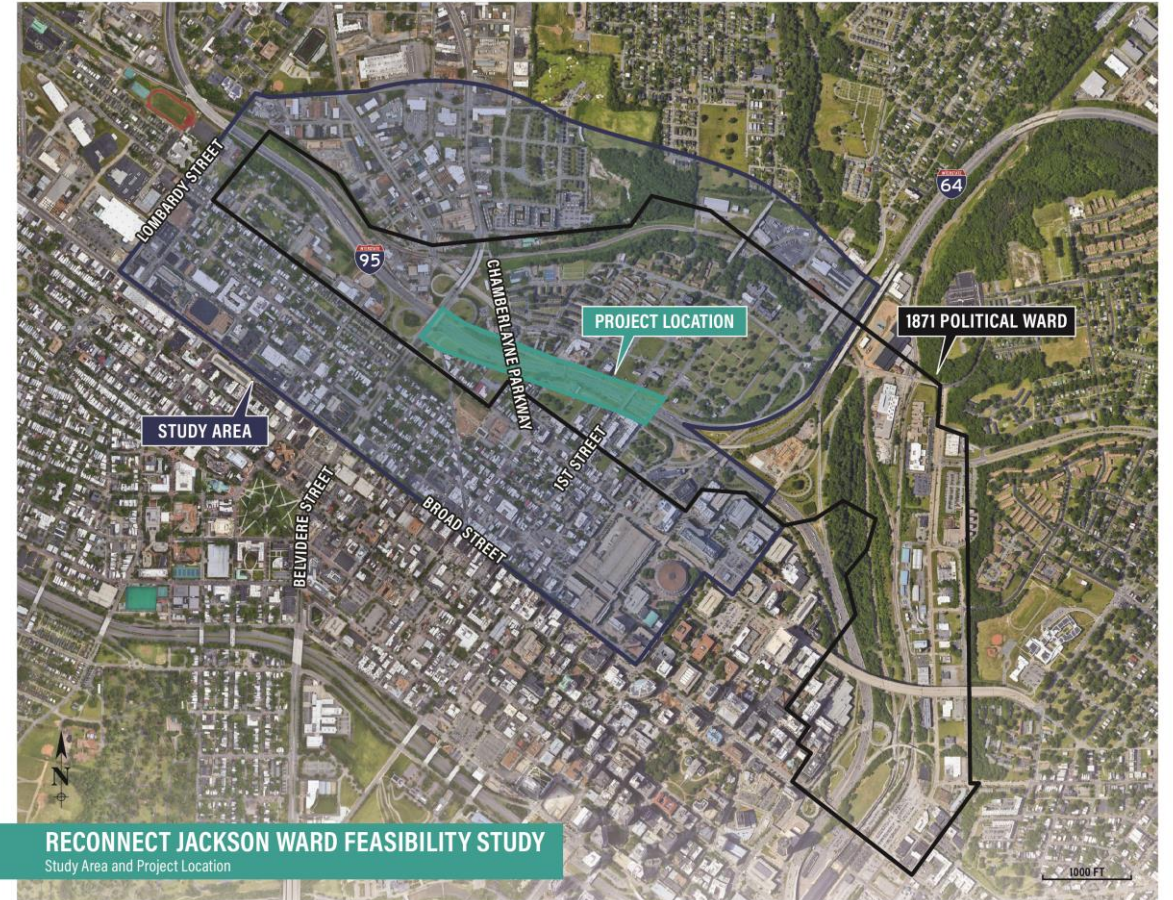
**SR 366, Klyde Warren Park**  
*Dallas, Texas*

Year Completed	2012
Approx. Cost	\$110M (2012 CY)
Approx. Size	5 AC (220,000 SF)



## 2. STUDY SCOPE

- Evaluate reconnection of Jackson Ward and surrounding neighborhoods, separated by I-95, through the creation of new development, transportation connections, and public spaces
  - Opportunity to repair, rebuild, and reknit





## 2. VISION STATEMENT

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1. A place that elevates the community and the City of Richmond. Jackson Ward will be reconnected with community amenities, green spaces, paths, programmable spaces, and new development sites that “fade the freeway from the foreground to the background.”
2. A welcoming place of arts and culture for all. “Encouraging cultural growth and discovery,” Jackson Ward will be reconnected to the history of the community and celebrate the culture of all Richmonders.
3. At the heart of Reconnect Jackson Ward are the ideals of inclusion, unification, and access for everyone, while “keeping black history alive.”

## 2. DIGITAL POLL QUESTIONS PART 1

(Go to [www.menti.com](http://www.menti.com) and use the code 5683 5904)

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Which vision statement would you like to see included as part of the Reconnect Jackson Ward Feasibility Study?

1. A place that elevates the community and the City of Richmond.
2. A welcoming place of arts and culture for all.
3. At the heart of Reconnect Jackson Ward are the ideals of inclusion, unification, and access for everyone, while “keeping black history alive.”

# 2. STUDY PROCESS AND SCHEDULE





# 3. COMMUNITY EVENT – MARCH 3, 2022



**TOTAL ATTENDEES**

82 Attendees Signed In



**TOTAL COMMENTS AND INPUT**

73 Define "Reconnect" Comments

70 Stickers/50 Mapping Comments

150 Stickers on "Considerations"

# 3. POP-UP EVENTS SUMMARY



**RECONNECT JACKSON WARD**

**POP-UP EVENT**  
March 16, 2022 | 5 to 7 PM

St. Luke Legacy Center  
900 St. James St.

**EXPLORE IDEAS FOR RECONNECTING JACKSON WARD**

**RECONNECT JACKSON WARD**

**POP-UP EVENT**  
March 23, 2022 | 5 to 7 PM

Maggie Walker Memorial Plaza  
W. Broad St. and N. Adams St.

**EXPLORE IDEAS FOR RECONNECTING JACKSON WARD**



Engagement with approximately 55-60 participants

- Increased community awareness of the study
- Distributed public survey



# 3. PUBLIC SURVEY – MARCH 1 - 31, 2022

TOTAL RESPONSES

16 Hardcopies

343 Completed Online



We want your input!  
The survey closes March 31.

## Reconnect Jackson Ward Feasibility Study

The Virginia Office of Intermodal Planning and Investment (OIPI), in coordination with the Virginia Department of Transportation (VDOT) and the City of Richmond, is undertaking a feasibility study to develop options to reconnect Jackson Ward, a historic African American neighborhood that has been physically and economically separated by Interstates 95 and 64 since the 1950s. Public Survey and Comment Form

Please visit the study website at [reconnectjacksonward.com](https://reconnectjacksonward.com), where you are also invited to review additional information on the feasibility study.

OK

0 of 12 answered

BACK TO MAIN PAGE

Office of INTERMODAL Planning and Investment  
VDOT  
reconnectjacksonward.com

RECONNECT JACKSON WARD  
FEASIBILITY STUDY  
Public Survey and Comment Form  
SCAN ME

The Virginia Office of Intermodal Planning and Investment (OIPI), in coordination with the Virginia Department of Transportation (VDOT) and the City of Richmond, is undertaking a feasibility study to develop options to reconnect Jackson Ward, a historic African American neighborhood that has been physically and economically separated by Interstates 95 and 64 since the 1950s. This survey form can also be completed online at [reconnectjacksonward.com](https://reconnectjacksonward.com), where you are also invited to review additional information on the feasibility study.

**General Information**

Name: (optional) \_\_\_\_\_ Zip Code: (required) \_\_\_\_\_

Where do you live? (required)

Gilpin Court – North of Interstate 95  Jackson Ward – South of Interstate 95

Carver  Greater Richmond Area  Other: \_\_\_\_\_

**Reconnect Jackson Ward Community Visioning Survey**

1. What benefits do you think reconnecting Jackson Ward could provide? (choose multiple)

Reconnect to history of the place and people

Make it easier to get around

Improve safety and quality of travel

Increase connectivity to destinations

Support economic growth

Other \_\_\_\_\_

2. What features are important to you for a future connection between Jackson Ward and Gilpin Court?

	Not Important	Somewhat Important	Important	Very Important
Sidewalks or paths for people who walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bike lanes or paths for people who ride bikes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roadways for cars, trucks, and buses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Business / commerce space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Historic markers, murals, or memorials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seating and benches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playgrounds and recreational facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arts, culture and entertainment space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. How often do you do the following to get around your neighborhood?

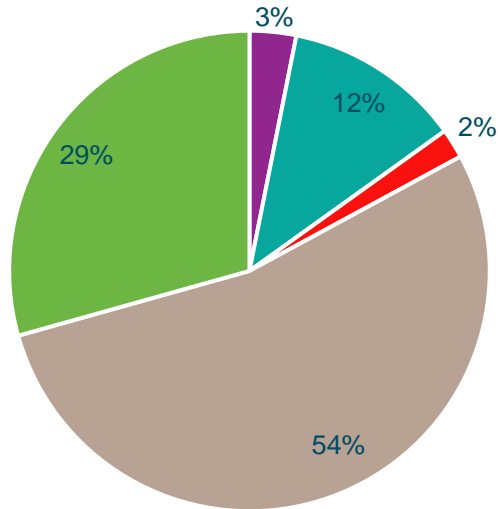
	Daily	Weekly	A few times a year	Never
Drive a car, truck, or automobile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk or jog	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ride a bike	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Take a bus or public transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# 3. PUBLIC SURVEY SUMMARY

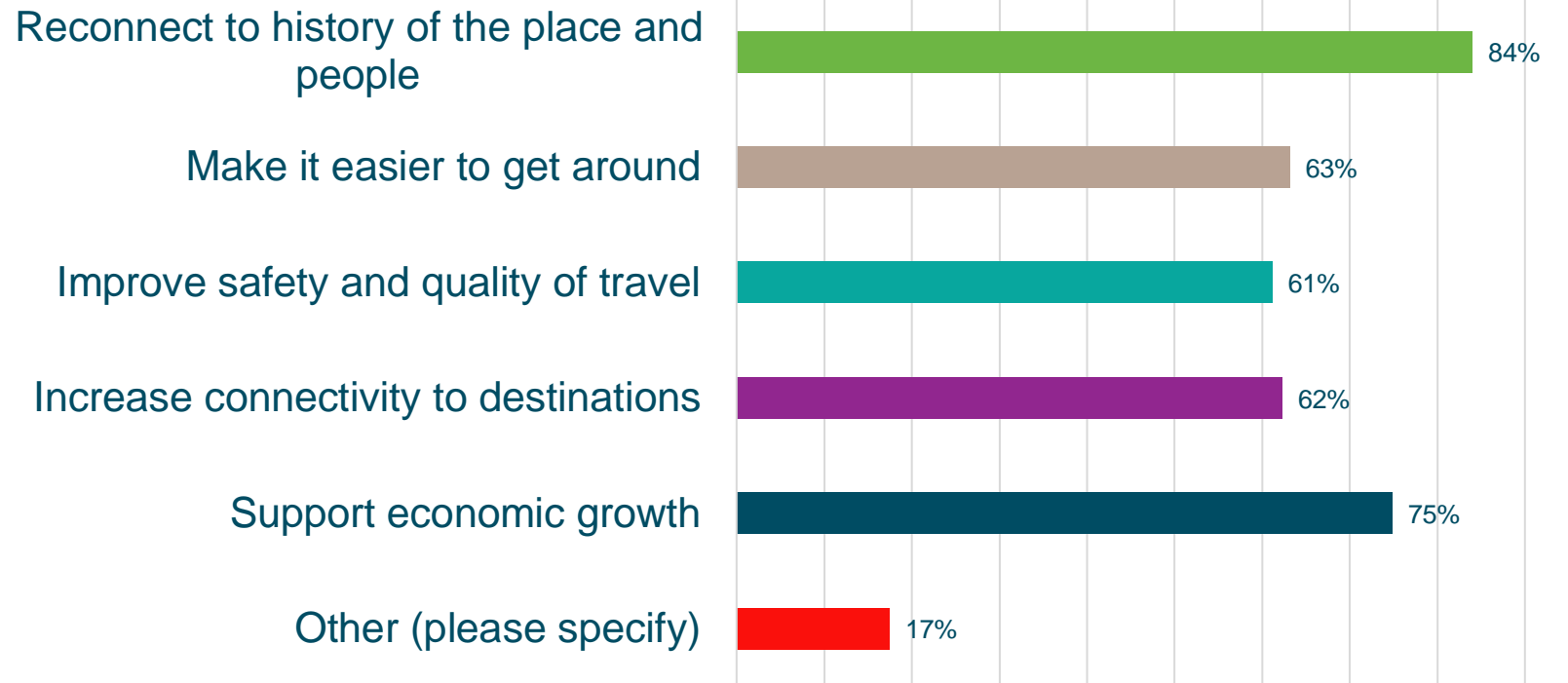
## Summary of Responses:

### Q3. Where Do You Live?



- Jackson Ward – North of Interstate 95
- Jackson Ward – South of Interstate 95
- Carver
- Greater Richmond Area
- Other (please specify)

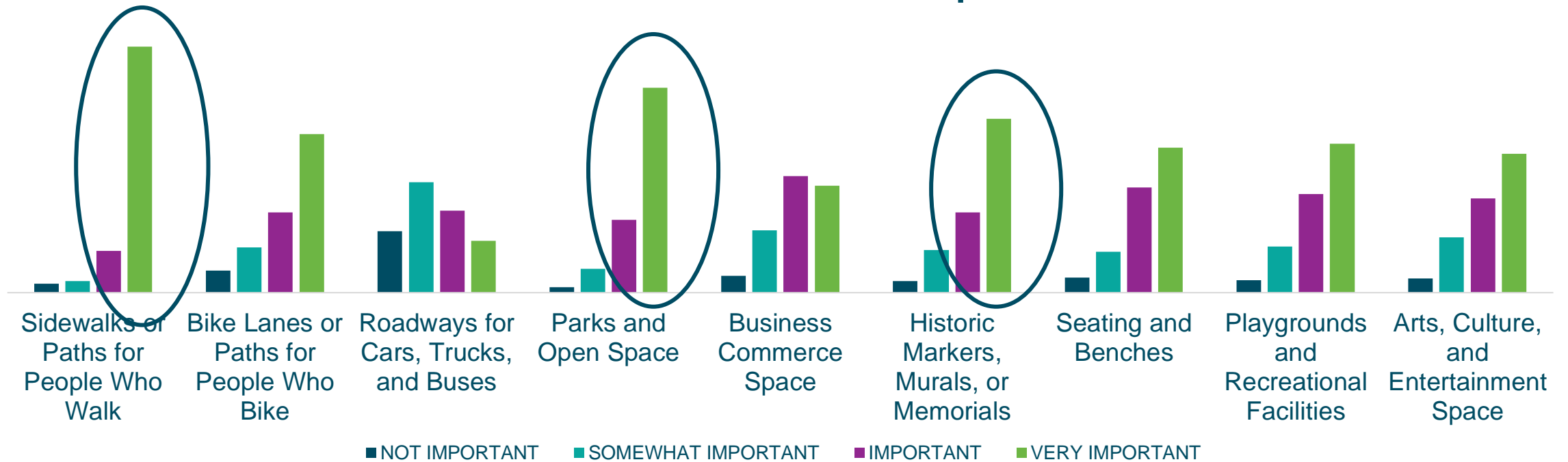
### Q4. What benefits do you think reconnecting Jackson Ward could provide? (Choose Multiple)



# 3. PUBLIC SURVEY SUMMARY

## Summary of Responses:

**Q5. What components are important to you for a future connection between Jackson Ward and Gilpin Court?**



# 3. PUBLIC SURVEY SUMMARY

## Summary of Responses:

Q7. Please pick where you would prefer to see considered for a future connection. (Select up to two)





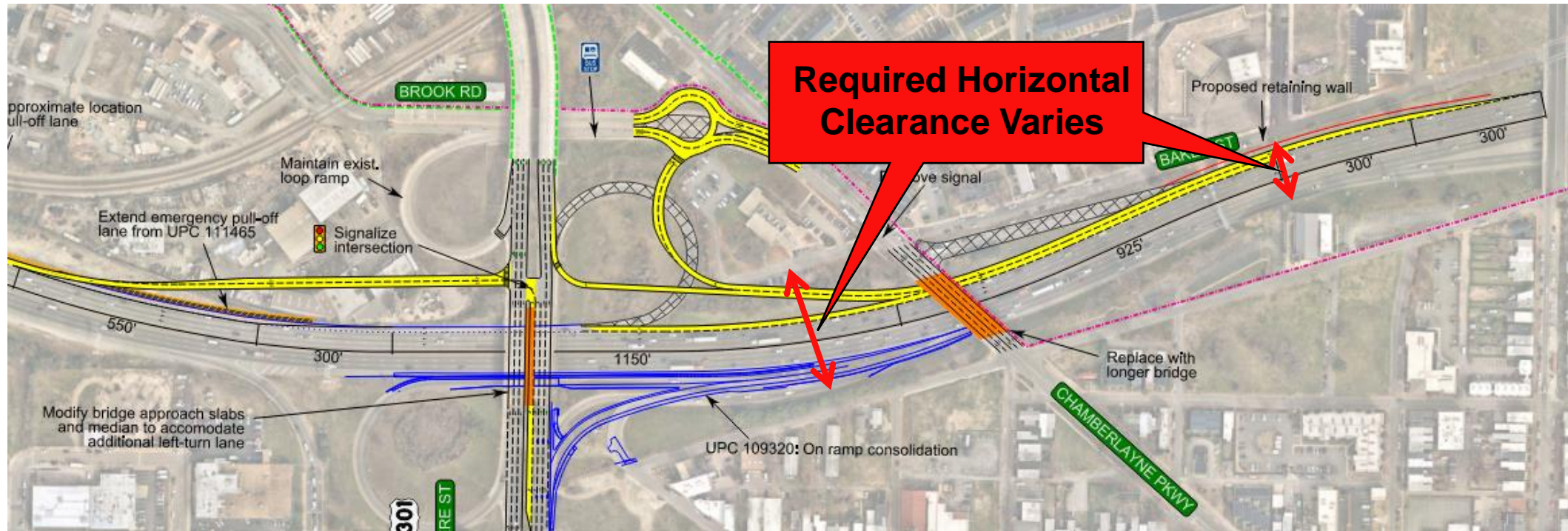
# 4. ENGINEERING CONSIDERATIONS

- Maintain **vertical clearance** needed to accommodate interstate traffic flow



# 4. ENGINEERING CONSIDERATIONS

- Maintain **horizontal clearance** needed to accommodate future improvements



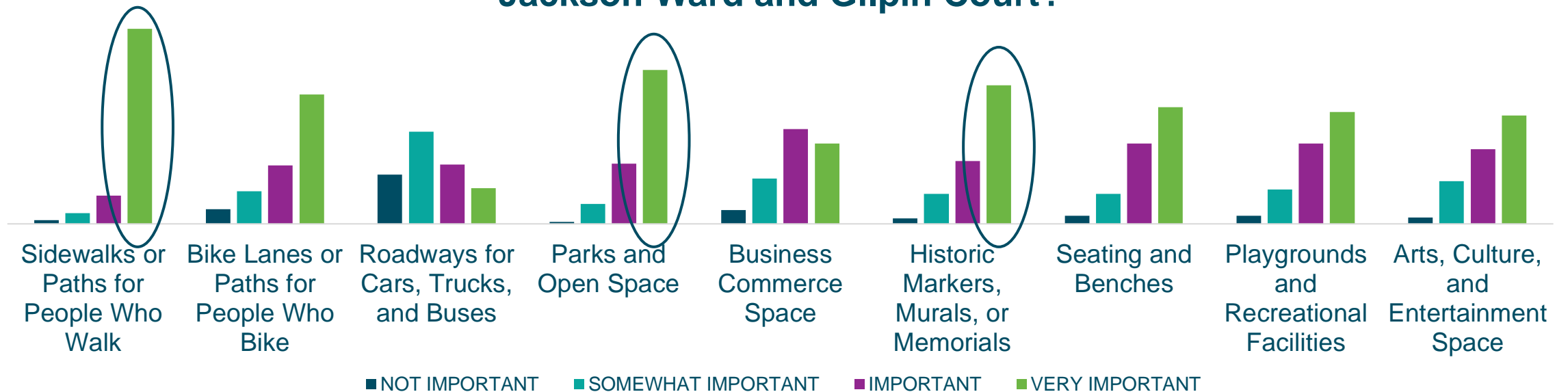
Source: I-95/I-64 at Belvidere Street Interchange Study - Alternative 2B (March 2022)



# 4. ENGINEERING CONSIDERATIONS

- Accommodate **structural loads** for most important components identified by public for future connection

What components are important to you for a future connection between Jackson Ward and Gilpin Court?



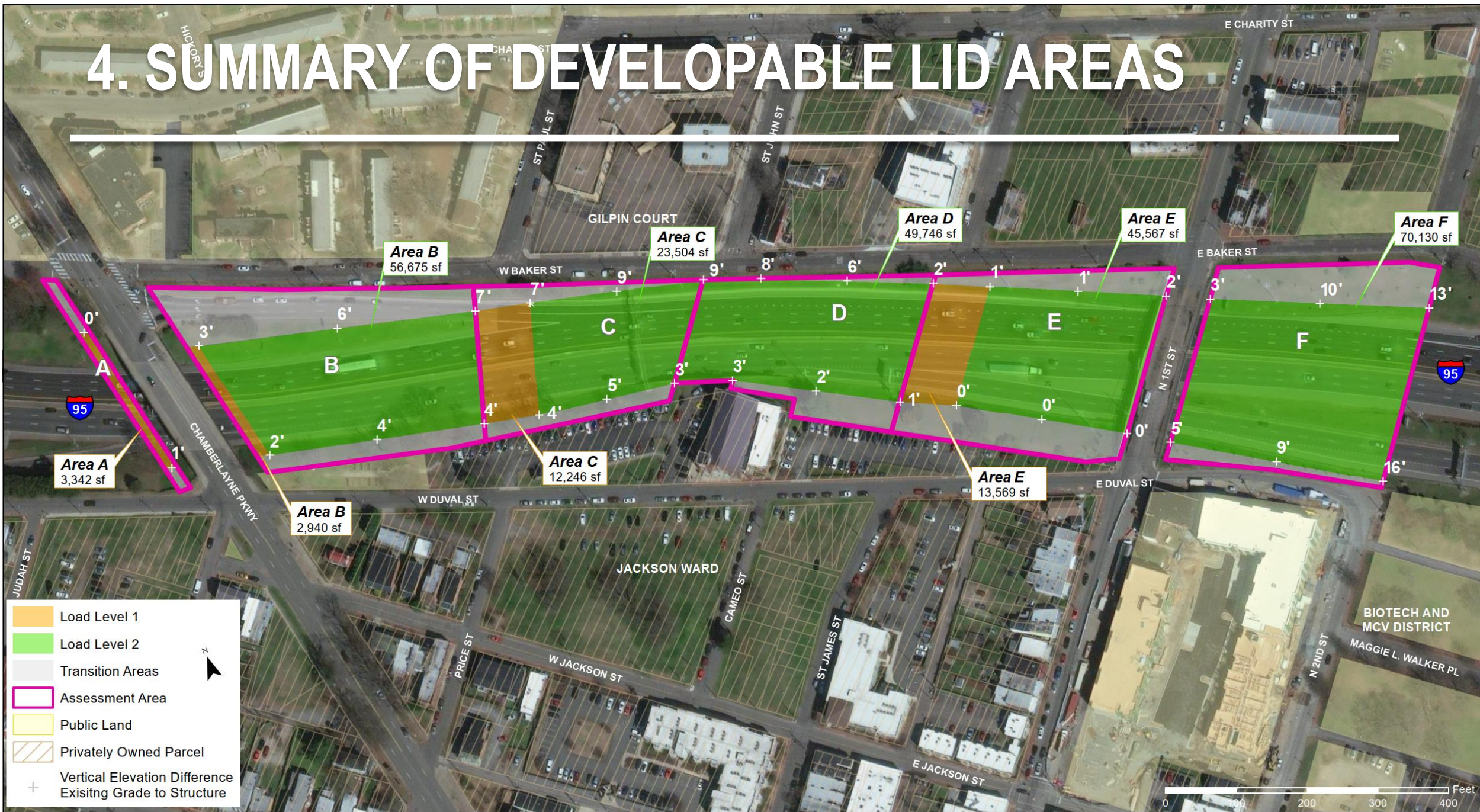
# 4. ENGINEERING CONSIDERATIONS

- Accommodate **structural loads** for most important components identified by public for future connection

<i>Load Level</i>	<i>Components</i>	<i>Superstructure Depth (FT)</i>
<b>Load Level 1</b>	<b>Sidewalks and paths</b> , bicycle lanes, or roadway facilities (could accommodate historic markers; seating and benches)	3.25 – 4.5
<b>Load Level 2</b>	<b>Parks and open space</b> (could accommodate historic markers, murals, or memorials; seating and benches; playgrounds and recreational facilities; arts, culture and entertainment space)	5
<b>Transition Areas</b>	<b>Business and commerce space</b> (could accommodate opportunities for development)	N/A

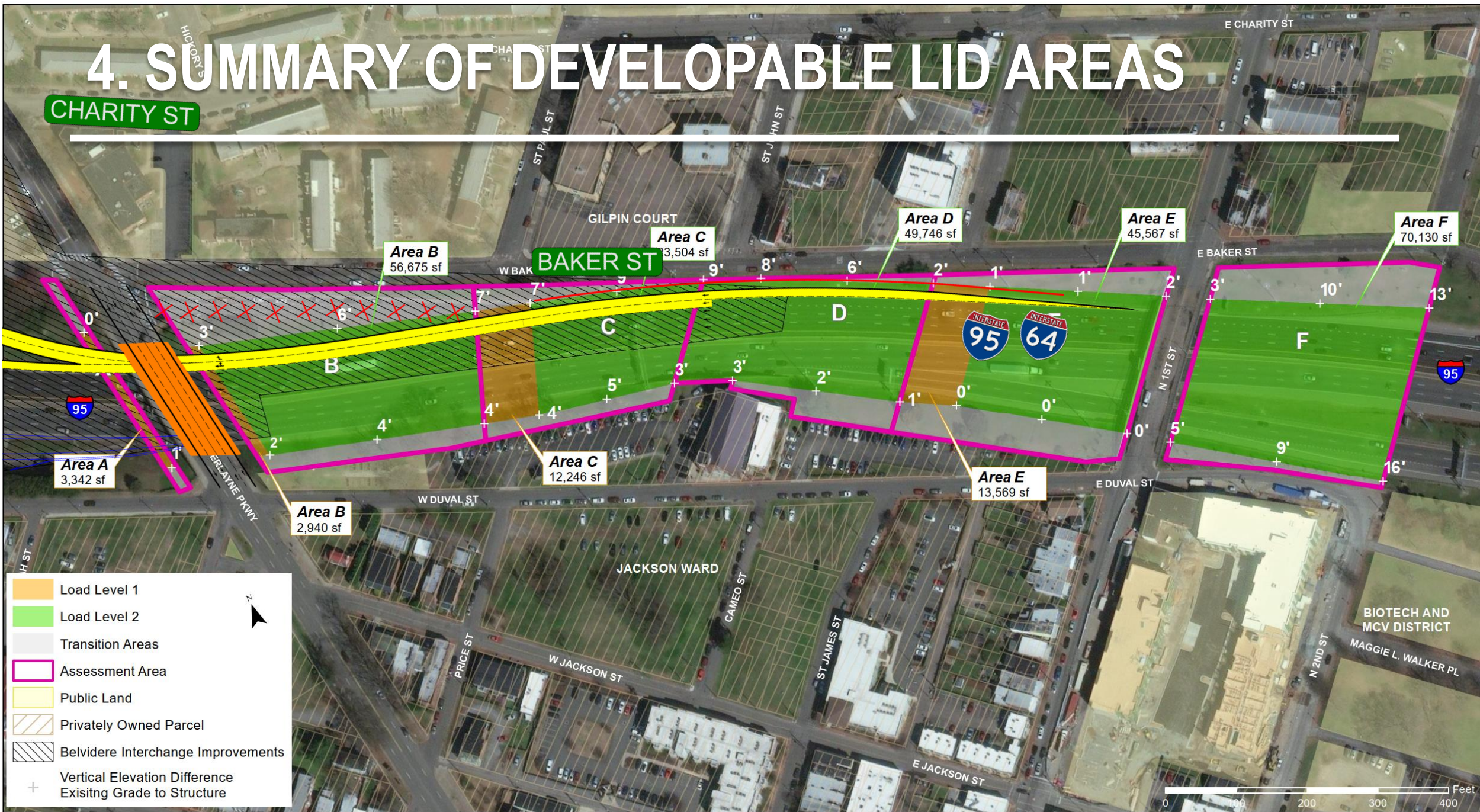


# 4. SUMMARY OF DEVELOPABLE LID AREAS



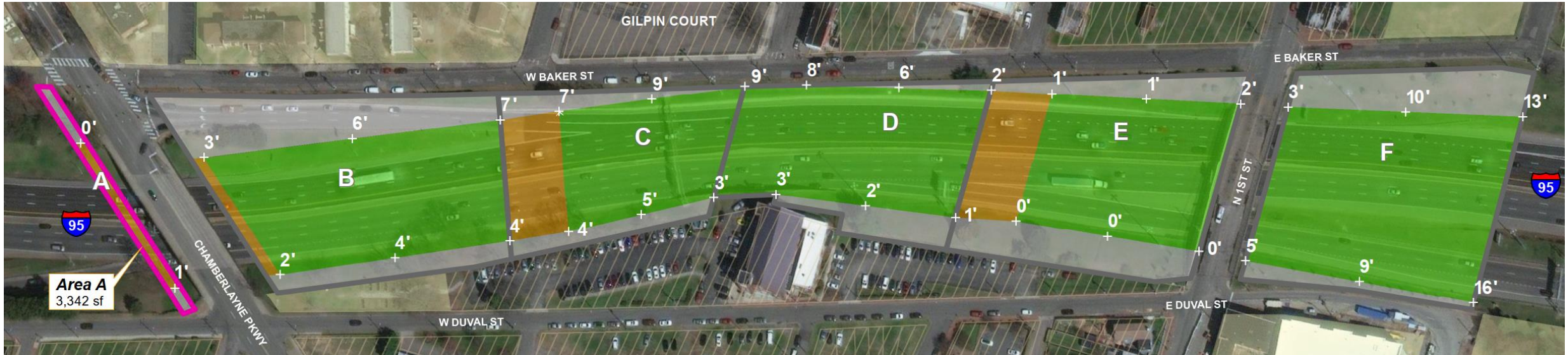


# 4. SUMMARY OF DEVELOPABLE LID AREAS





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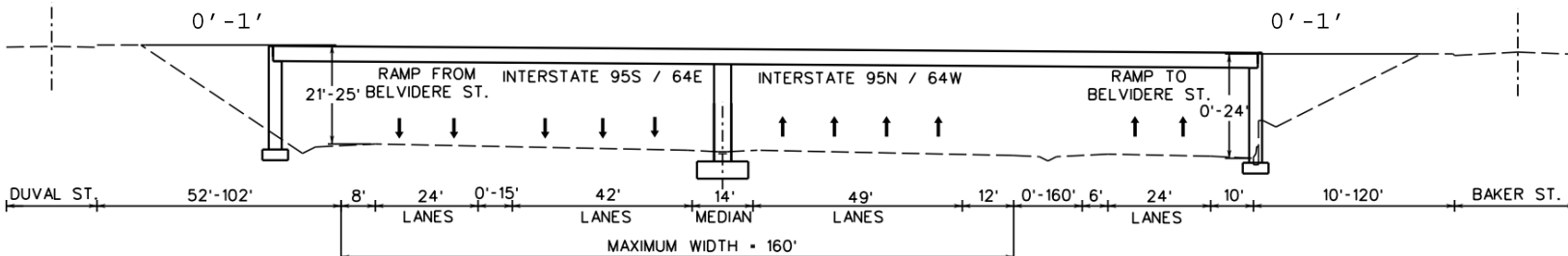


**Area A**  
3,342 sf

## Area A

**From:** N. Belvidere Street  
**To:** Chamberlayne Pkwy

- ✘ Belvidere Interchange improvements
- ✘ Limited neighborhood connections
- ✘ No opportunity for park/open space

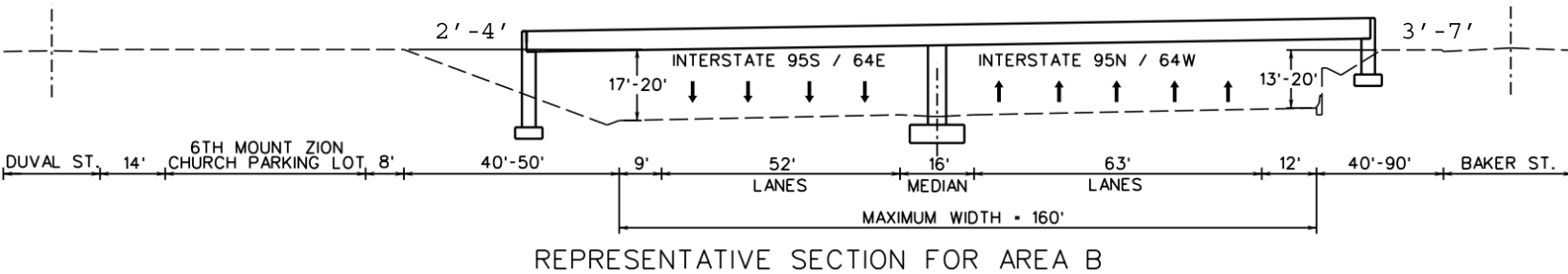
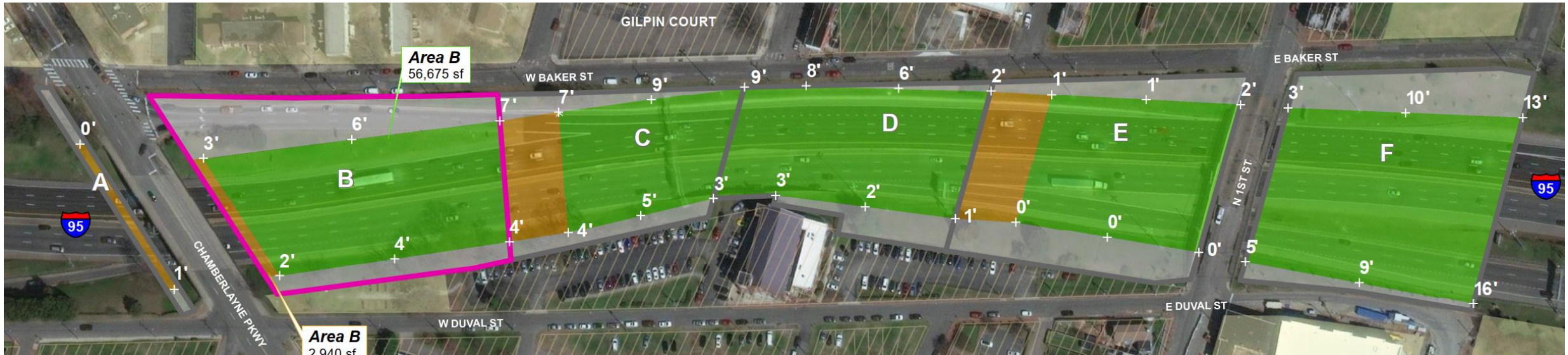


REPRESENTATIVE SECTION FOR AREA A

Note: All representative sections looking west



# 4. SUMMARY OF DEVELOPABLE LID AREAS



Note: All representative sections looking west

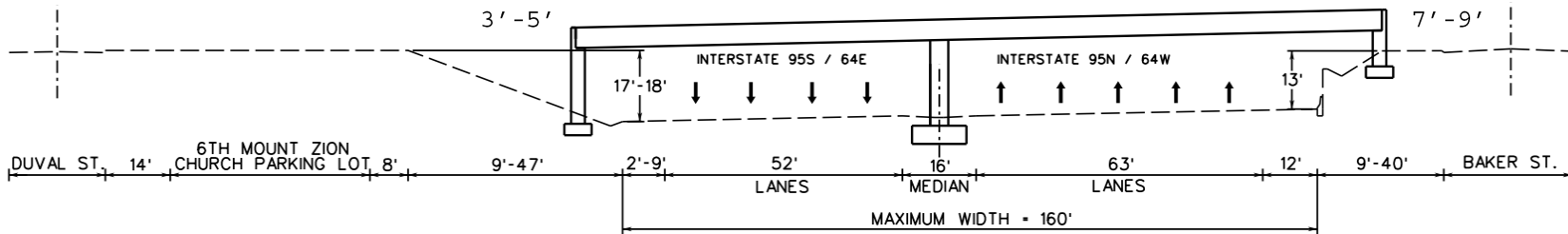
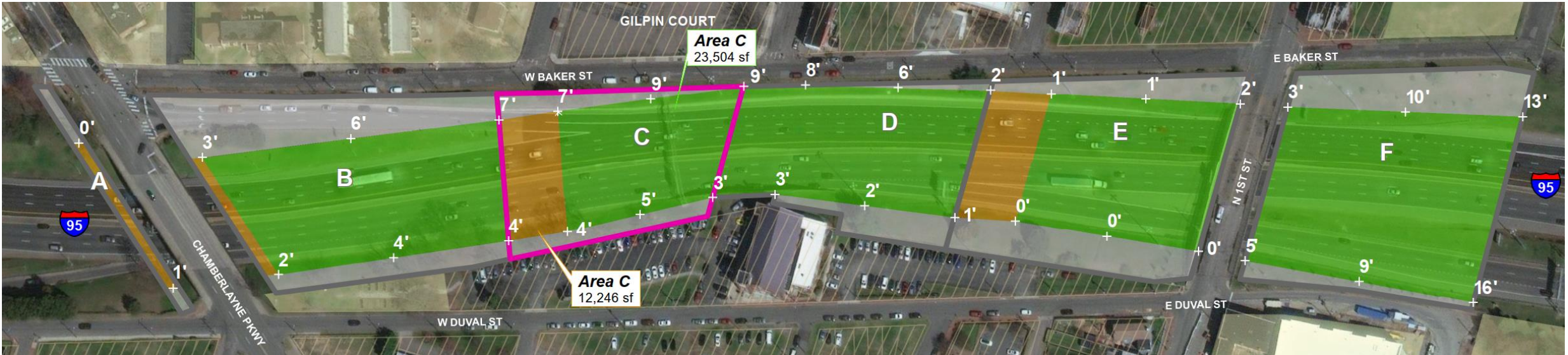
## Area B

**From:** Chamberlayne Pkwy

**To:** St Paul Street

- ✓ Opportunity for park/open space
- ✓ Opportunity for bicycle and pedestrian connection
- ✓ Opportunity for potential development in transition areas
- ✓ Aligned with planned Fall Line Trail

# 4. SUMMARY OF DEVELOPABLE LID AREAS



REPRESENTATIVE SECTION FOR AREA C  
ROADWAY BRIDGE DOES NOT APPEAR TO BE APPROPRIATE IN THIS AREA

Note: All representative sections looking west

## Area C

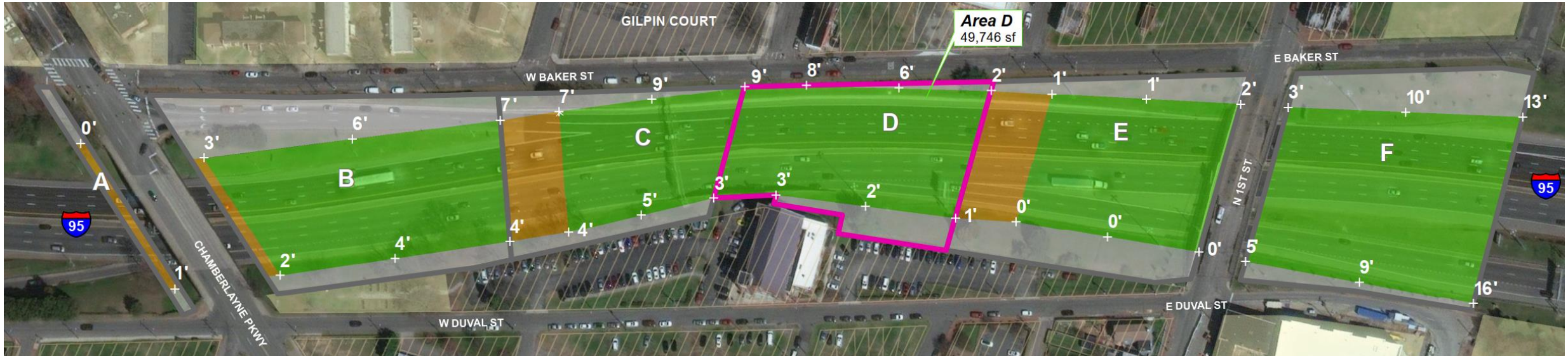
**From:** St Paul Street

**To:** St John Street

- ✓ Opportunity for park/open space
- ✓ Opportunity for bicycle and pedestrian connection
- Limited opportunity for connection along Baker Street
- Adjacent to Sixth Mt. Zion Church



# 4. SUMMARY OF DEVELOPABLE LID AREAS

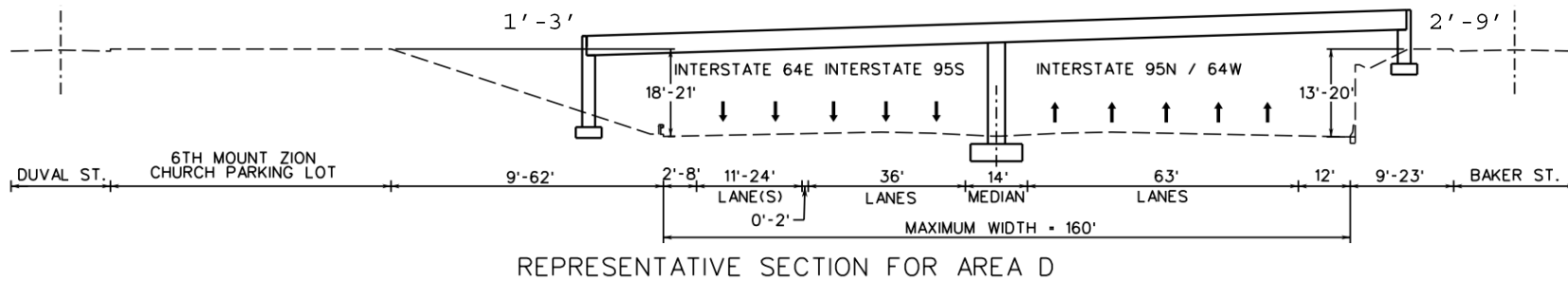


## Area D

**From:** St James Street

**To:** N. 1st Street

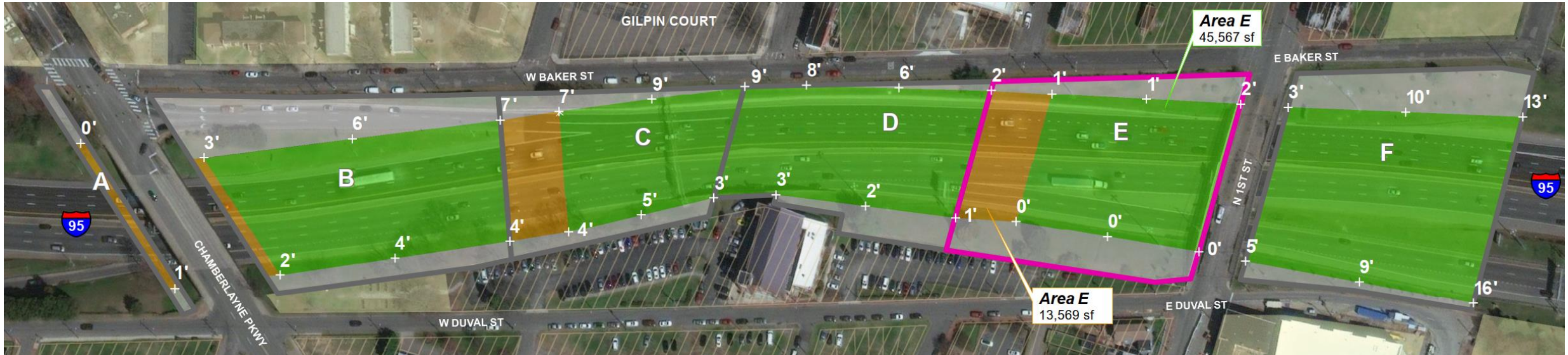
- ✓ Opportunity for park/open space
- Limited opportunity for connection along Baker Street
- Adjacent to Sixth Mt. Zion Church



Note: All representative sections looking west



# 4. SUMMARY OF DEVELOPABLE LID AREAS

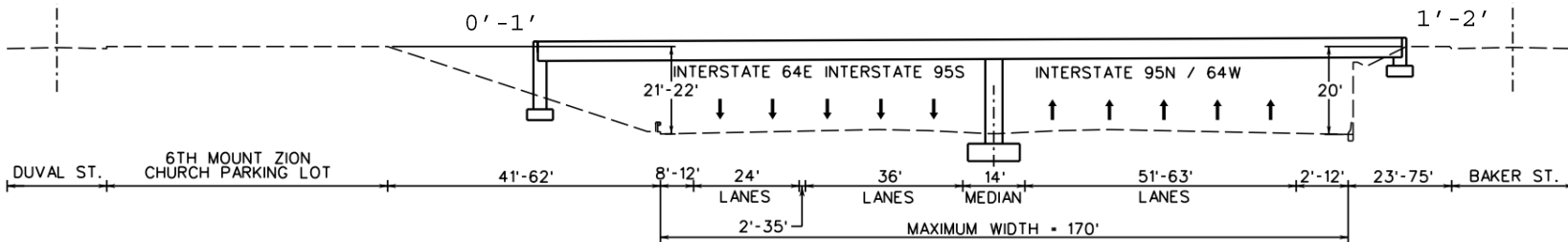


## Area E

**From:** St James Street

**To:** N. 1st Street

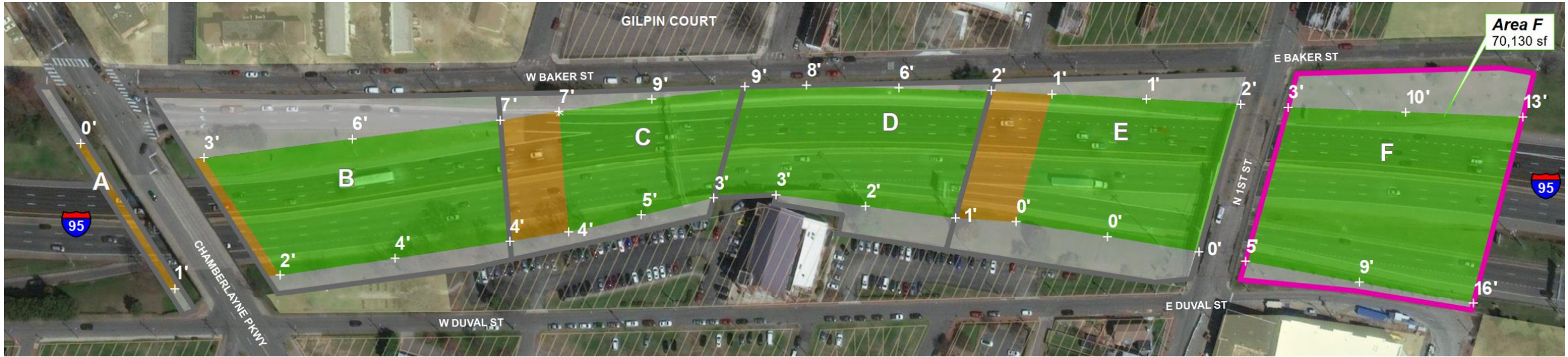
- ✓ Opportunity for park/open space
- ✓ Opportunity for bicycle, pedestrian, and roadway connection
- ✓ Minimal vertical distance of existing grade below new facility
- Adjacent to Sixth Mt. Zion Church



REPRESENTATIVE SECTION FOR AREA E

Note: All representative sections looking west

# 4. SUMMARY OF DEVELOPABLE LID AREAS

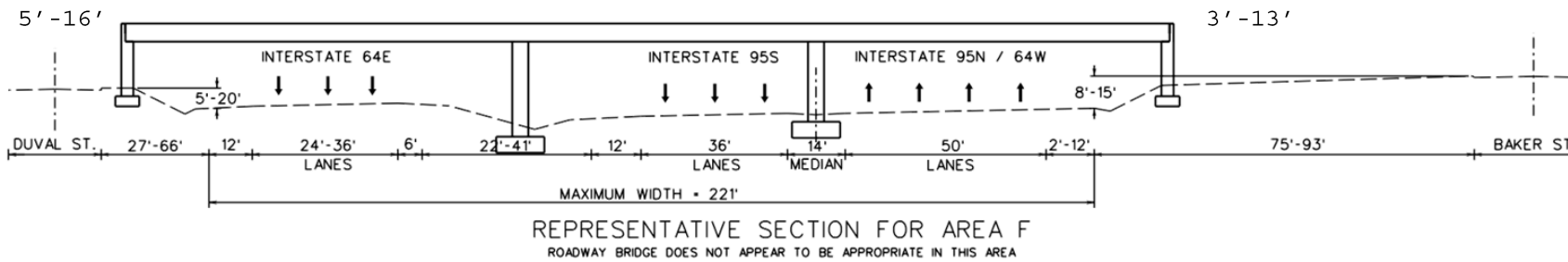


## Area F

From: N. 1st Street

To: N. 2nd Street

- ✗ Poor connection opportunities
- ✗ Significant vertical distance of existing grade below new facility
- ✗ Potential adjacent property impacts beyond transition areas



Note: All representative sections looking west

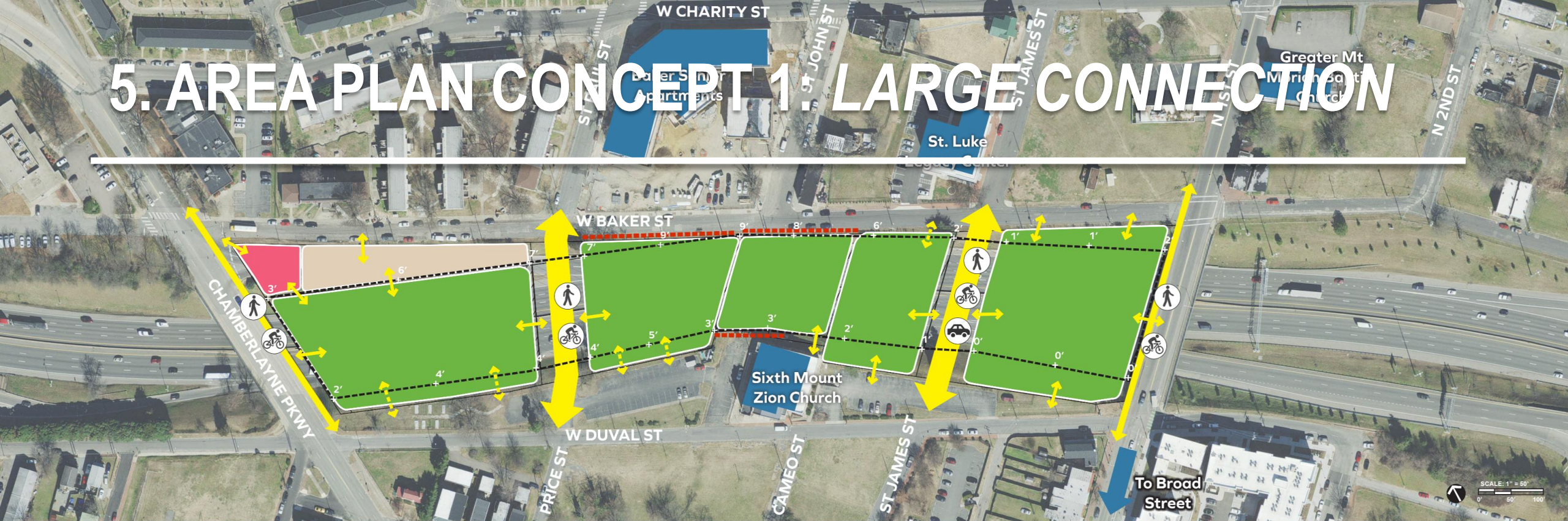


# 4. FEASIBLE DEVELOPABLE LID AREAS





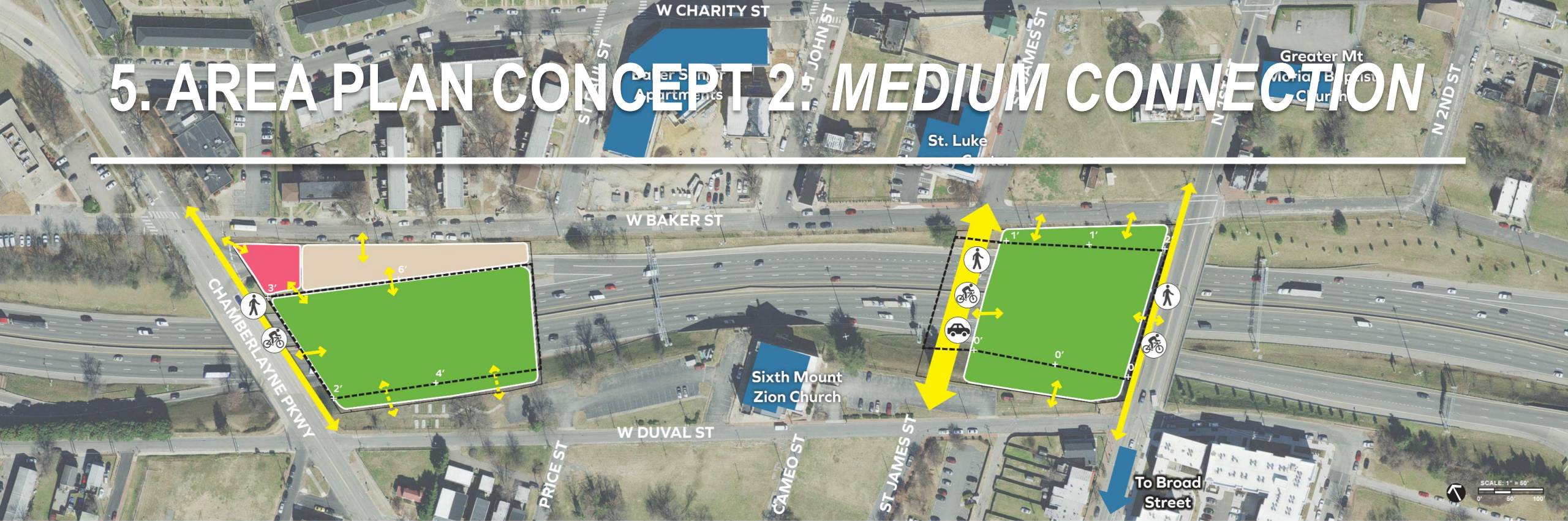
# 5. AREA PLAN CONCEPT 1: LARGE CONNECTION



- LEGEND**
- Possible Park Area
  - Possible Gateway Area
  - Possible Buildings
  - Community Landmarks
  - Multimodal Connection (vehicle, bike, and/ or pedestrian, as indicated by icon)
  - Pedestrian Connection (at or near grade)
  - Stepped Pedestrian Connection (requires grade transition with steps and ramps)
  - Significant Edge (significant grade elevation change)
  - Lid/Covered Highway Area
- Total Area: 6.1 acres**



# 5. AREA PLAN CONCEPT 2: MEDIUM CONNECTION



## LEGEND

- Possible Park Area
- Possible Gateway Area
- Possible Buildings
- Community Landmarks
- Multimodal Connection (vehicle, bike, and/ or pedestrian, as indicated by icon)
- Pedestrian Connection (at or near grade)
- Stepped Pedestrian Connection (requires grade transition with steps and ramps)
- Significant Edge (significant grade elevation change)
- Lid/Covered Highway Area

**Total Area: 3.4 acres**



# 5. AREA PLAN CONCEPT 3 - SMALL CONNECTION



## LEGEND

- Possible Park Area
- Possible Gateway Area
- Possible Buildings
- Community Landmarks
- Multimodal Connection (vehicle, bike, and/ or pedestrian, as indicated by icon)
- Pedestrian Connection (at or near grade)
- Stepped Pedestrian Connection (requires grade transition with steps and ramps)
- Significant Edge (significant grade elevation change)
- Lid/Covered Highway Area

**Total Area: 1.7 acres**



# 5. POSSIBLE AMENITY ELEMENTS

## Amenity Themes

### Connect

bike lanes, multi-use trail, pedestrian bridge, vehicular bridge

### Celebrate

amphitheater, event plaza, vendor court, open lawn

### Socialize

picnic pavilion, bbq/picnic area, seating area, community garden, reading garden, shade structure

### Play

playground, outdoor exercise equipment, teen gathering area, skate spot, hard courts (basketball, tennis, pickleball)

### History, Arts, & Culture

art installation, historic monuments, interpretive panels

*Note: shade trees, landscaping, and benches will be included in the final design*



## 5. DIGITAL POLL QUESTIONS PART 2

(Go to [www.menti.com](http://www.menti.com) and use the code 5683 5904)

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What possible amenity themes would you like to see prioritized?  
(select up to two)

- a. Connect (i.e. bike lanes, multi-use trail, etc.)
- b. Celebrate (i.e. amphitheater, event plaza, vendor court, etc.)
- c. Socialize (i.e. shade structure, picnic pavilion, etc.)
- d. Play (i.e. playground, outdoor exercise equipment, etc.)
- e. History, Arts & Culture (i.e. historic monuments, art installations, etc.)

# 6. FEEDBACK FOR TODAY

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- Review display materials (write comments on post-its)
- Comments, questions, likes and dislikes for 3 concepts
- What amenities do you want to see (where?)



# 6. NEXT STEPS

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## ATTEND COMMUNITY EVENTS

- May – Focus Groups
- June – Preliminary Designs Unveiled

Event dates and times will be posted on the project website:  
[reconnectjacksonward.com](http://reconnectjacksonward.com)

## SIGN UP FOR EMAILS

To stay up to date with the progression of the Reconnect Jackson Ward Feasibility Study

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# 7. QUESTIONS AND ANSWERS