



RECONNECT
JACKSON WARD
FEASIBILITY STUDY

COMMUNITY EVENT

Hippodrome Theater
6 – 8 PM
June 29, 2022

WELCOME – COMMUNITY EVENT #3

Meeting Overview

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

PRESENTATION AGENDA

1. Introductions
2. Why We Are Here
3. Feasibility Study Process
4. Design Framework Plan
5. Next Steps and Key Considerations
6. Questions and Answers

MEETING ORIENTATION

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

INTRODUCTIONS – STUDY TEAM

PROJECT PARTNERS



Maritza Pechin
Deputy Director

Dironna Clarke
Administrator

Yessenia Revilla
Planner



Ronique Day
Deputy Director



Ben Mannell
Assistant Division Administrator

CONSULTANT TEAM



Caleb Parks
Project Manager



Ebony Walden
Principal



Shawn Balon
Executive Director



Tristan Cleveland
Project Manager



Mike Carosi
President

WHY WE ARE HERE

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'

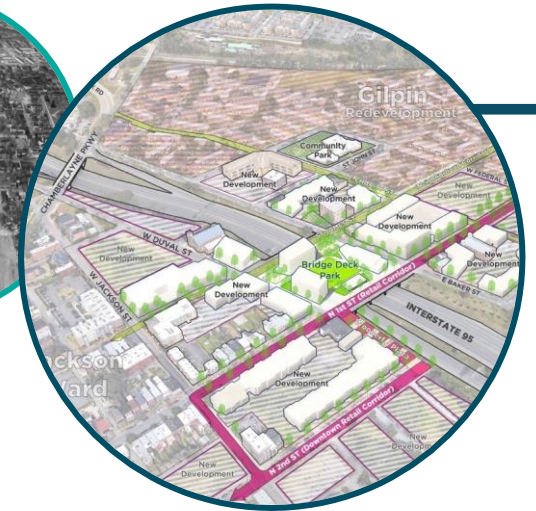
1958

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

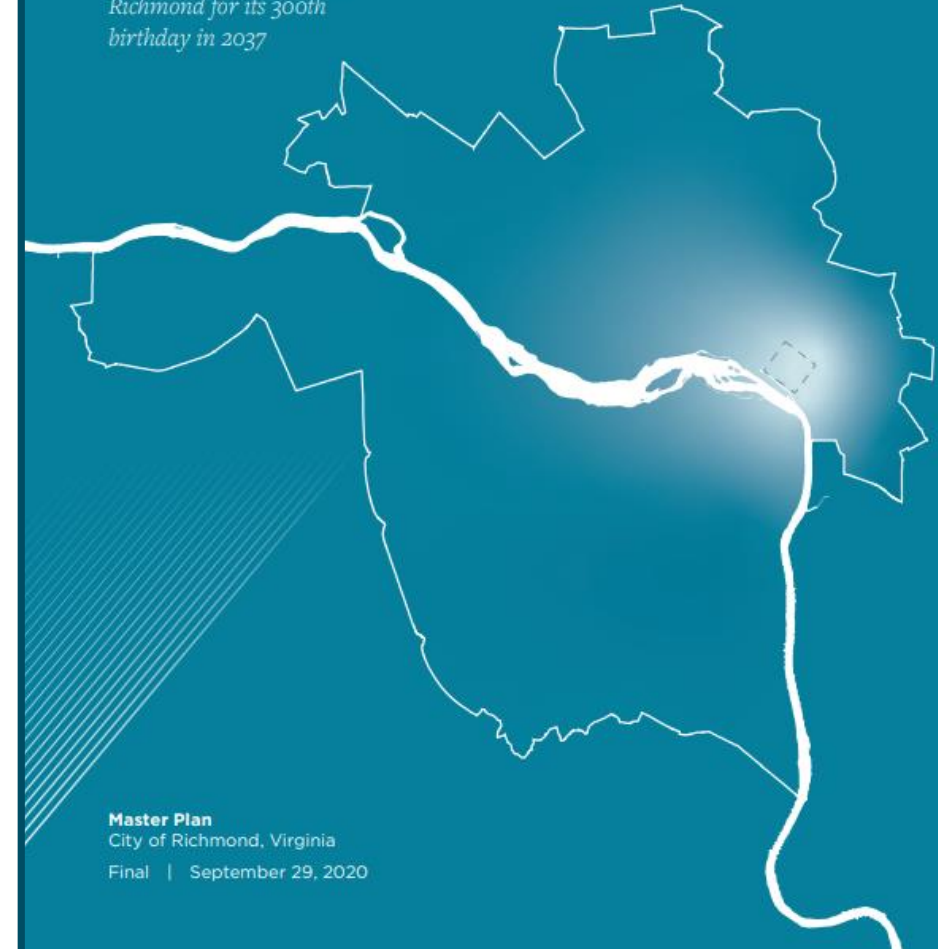


R300 BIG MOVE

- **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

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)

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)

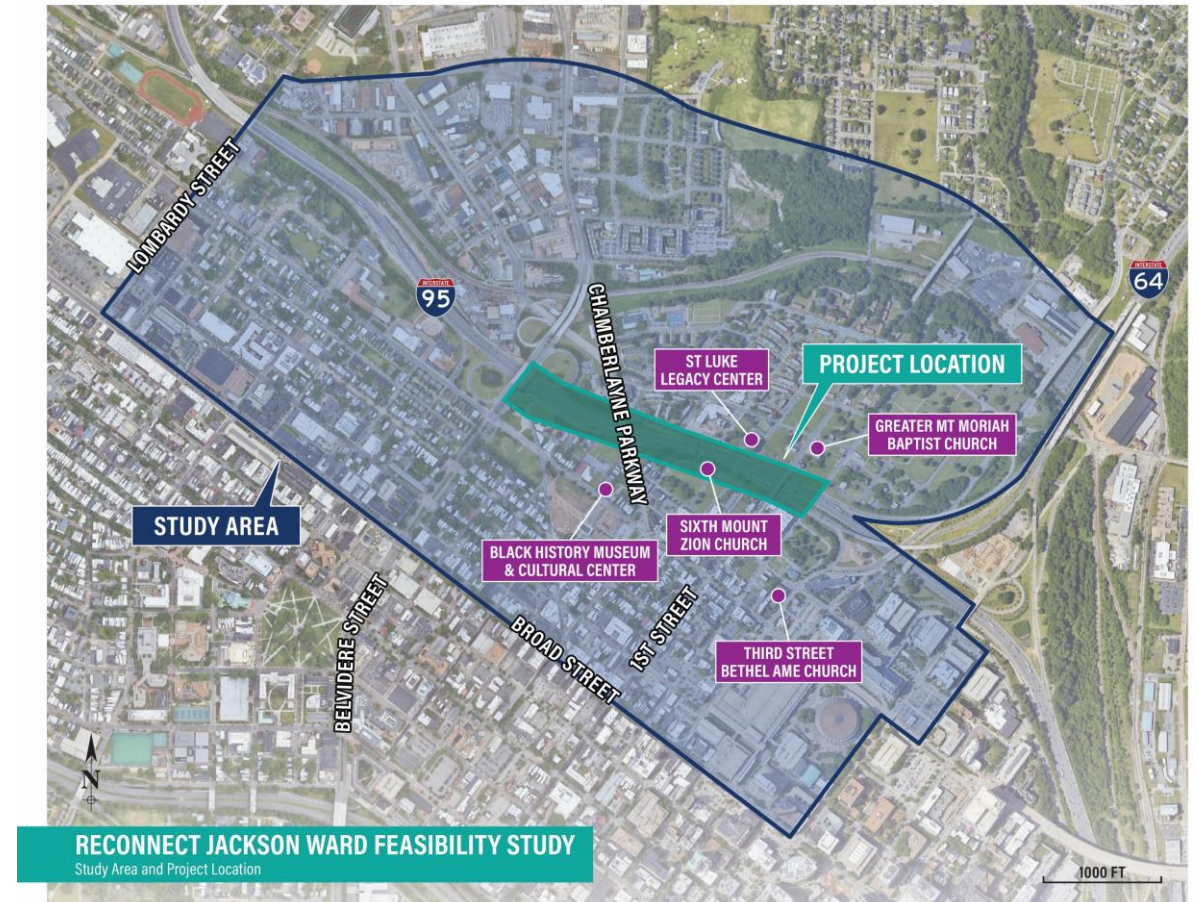


SR 366, Klyde Warren Park
Dallas, Texas

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

FEASIBILITY STUDY GOALS

- Identify size, location, approximate cost, and primary design elements of a reconnection of Jackson Ward and surrounding neighborhoods
 - Opportunity to repair, rebuild, and reknit



FEASIBILITY STUDY GOALS, CONTINUED

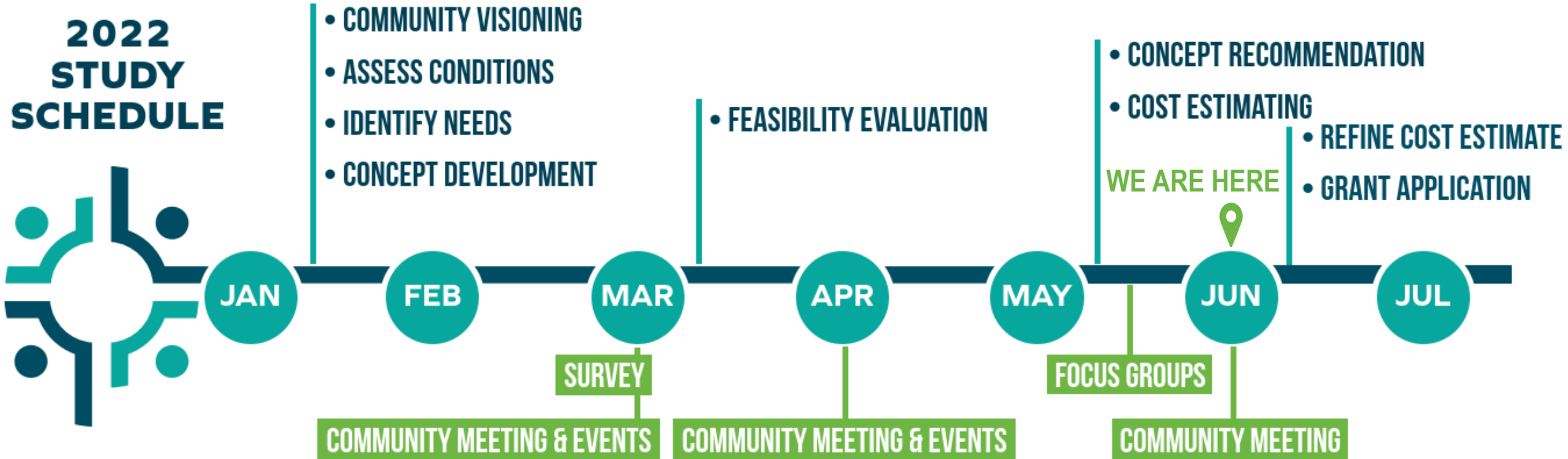
- Ensure the feasibility study will position the City of Richmond to meet requirements for future funding opportunities
- Infrastructure Investment and Jobs Act – Reconnecting Communities Pilot (RCP) Discretionary Grant Program
 - Approximately \$200 million distributed annually nationwide for next 5-years
 - \$1 billion total funding anticipated for Planning and Capital Construction



FEASIBILITY STUDY PROCESS

FEASIBILITY STUDY PROCESS

2022 STUDY SCHEDULE

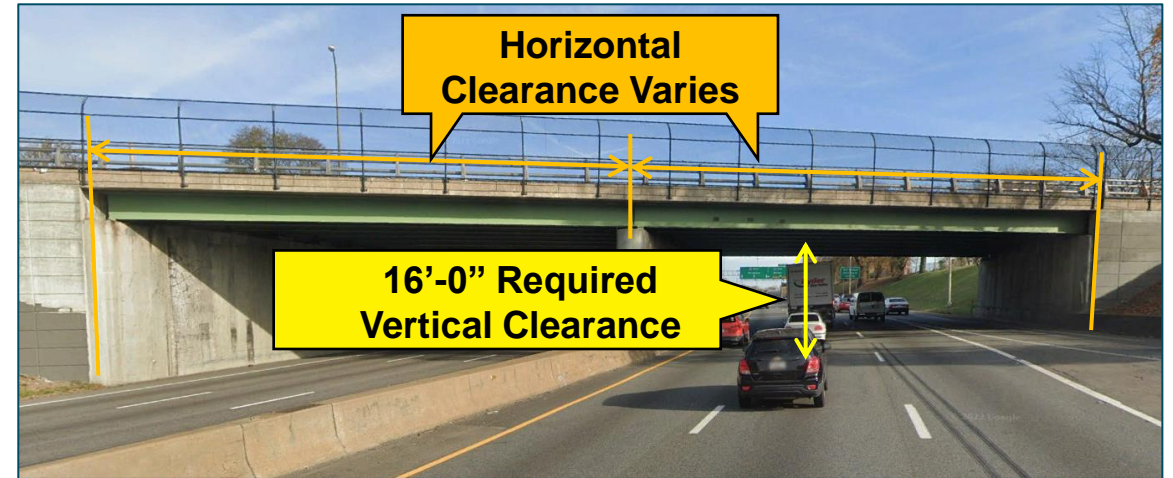


VISION STATEMENT

1. At the heart of Reconnect Jackson Ward are the ideals of inclusion, unification, and access for everyone, while **“keeping black history alive.”**
2. 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.”**
3. 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.

ENGINEERING CONSIDERATIONS

- Maintain **vertical clearance** to accommodate traffic flow
- Maintain **horizontal clearance** to accommodate existing and future improvements
- Accommodate **structural loads** for important components identified by public for future connection



COMMUNITY ENGAGEMENT



COMMUNITY EVENT #1

March 3, 2022 | Black History Museum

WHAT WE HEARD

- Reconnect to history of the place and people
- Support economic growth
- Important components for future reconnection:
 - Sidewalks or paths
 - Parks and open space
 - Historic markers, murals, or memorials
 - Arts, culture, and entertainment

POP-UP EVENTS

March 16, 2022 | St. Luke Legacy Center

March 23, 2022 | Maggie Walker Memorial Plaza

COMMUNITY ENGAGEMENT



COMMUNITY EVENT #2

April 28, 2022 | Ebenezer Baptist Church

WHAT WE HEARD

- Primary themes and priorities for future reconnection:
 - Youth engagement space
 - Mixed use – commercial and housing space
 - Faith and contemplative space
 - Arts and entertainment space
- Top amenity choices
- Community concerns for gentrification

FOCUS GROUPS

May 25, 2022 | St. Luke Legacy Center

May 26, 2022 | St. Luke Legacy Center

FEASIBLE DEVELOPABLE LID AREAS



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



Load Level 1

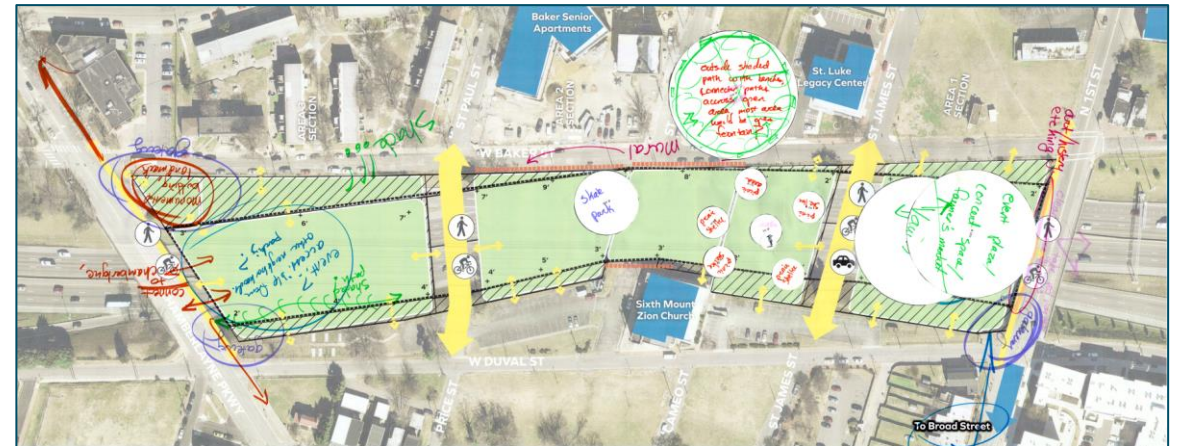
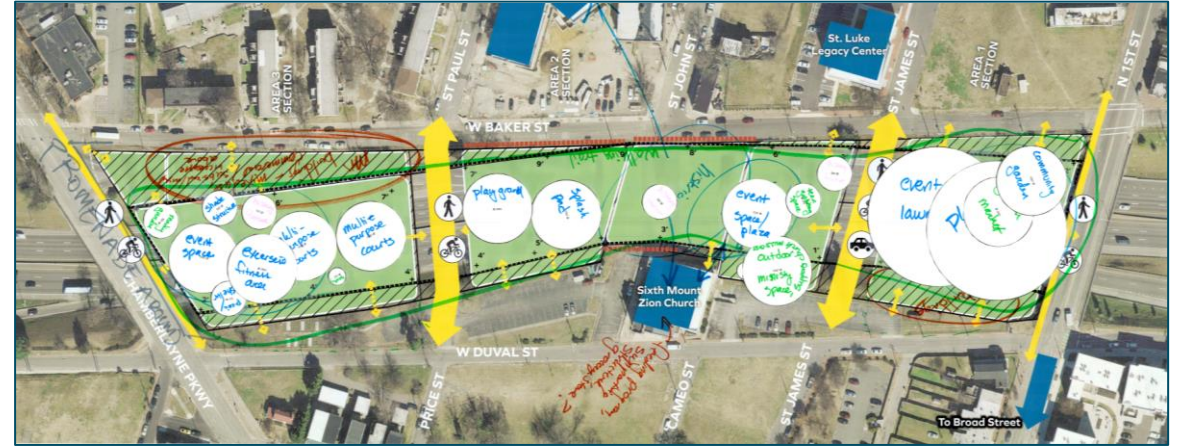
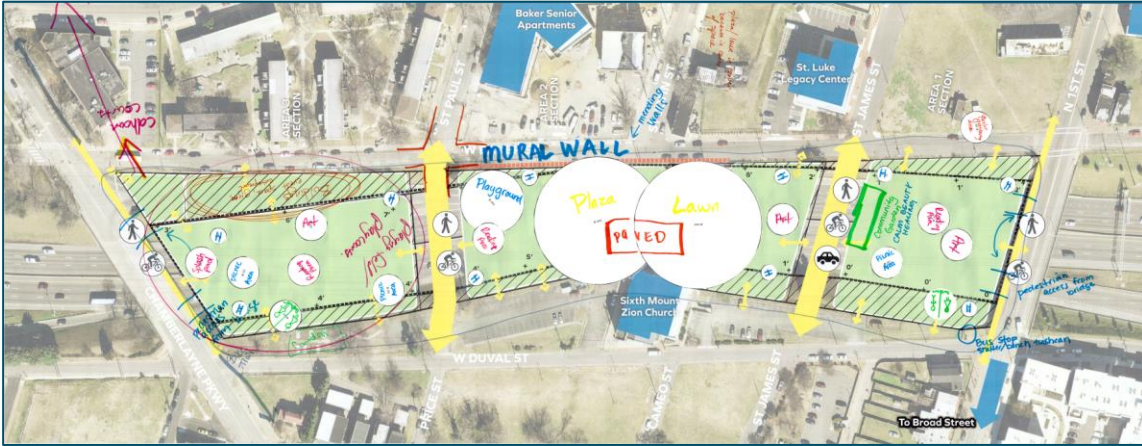


Load Level 2



Transition Areas

FOCUS GROUPS – MAY 25 & 26, 2022



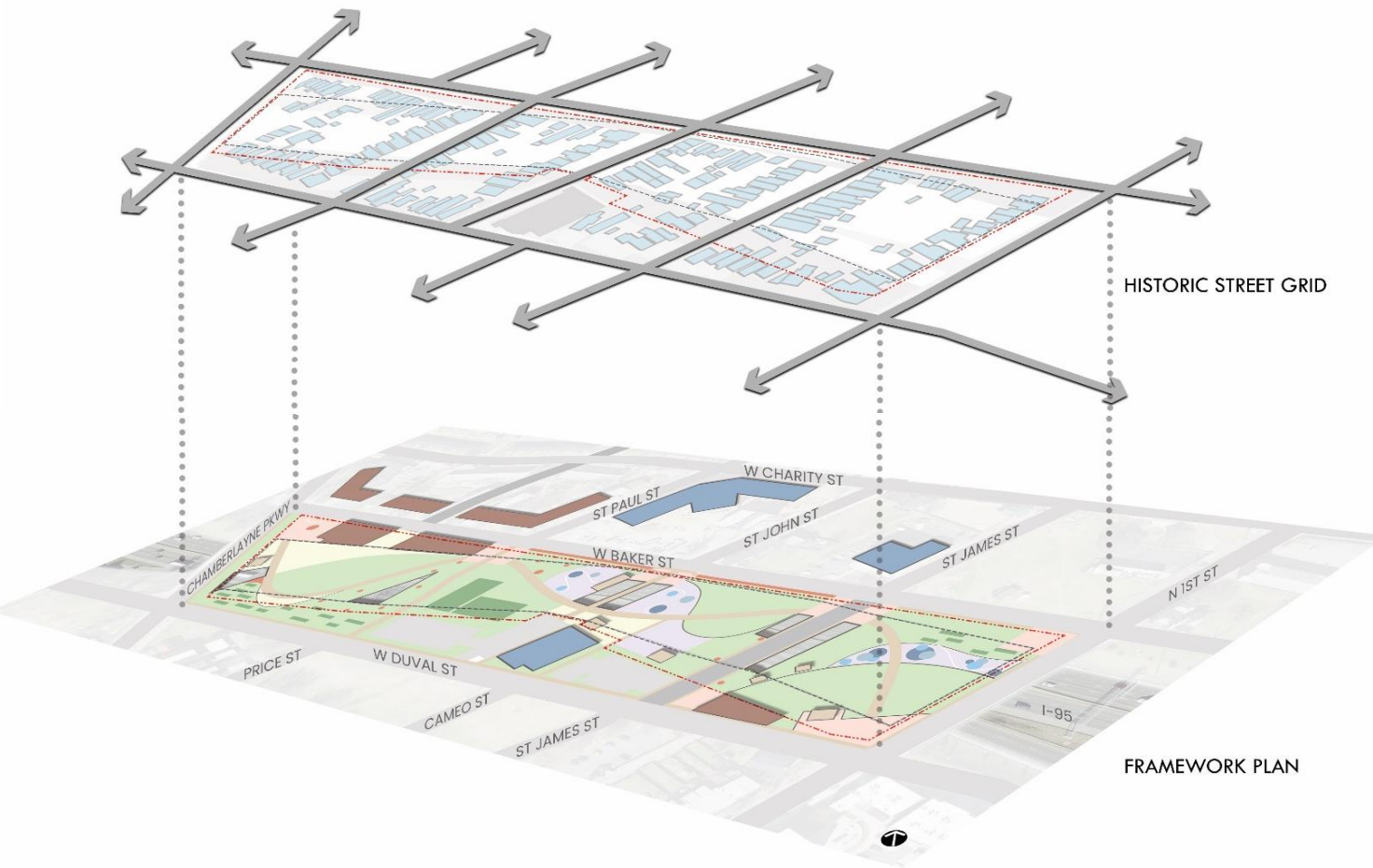
PRIMARY THEMES & PRIORITIES



- Building on Foundation of Black Excellence
- Past, Present and Future
- Centering History, Arts, Culture
- Interactive Space for All Ages
- Engages Locals and Tourists
- Benefits the Black Community
- Black Business Centric

DESIGN FRAMEWORK PLAN

FRAMEWORK PLAN - OVERVIEW



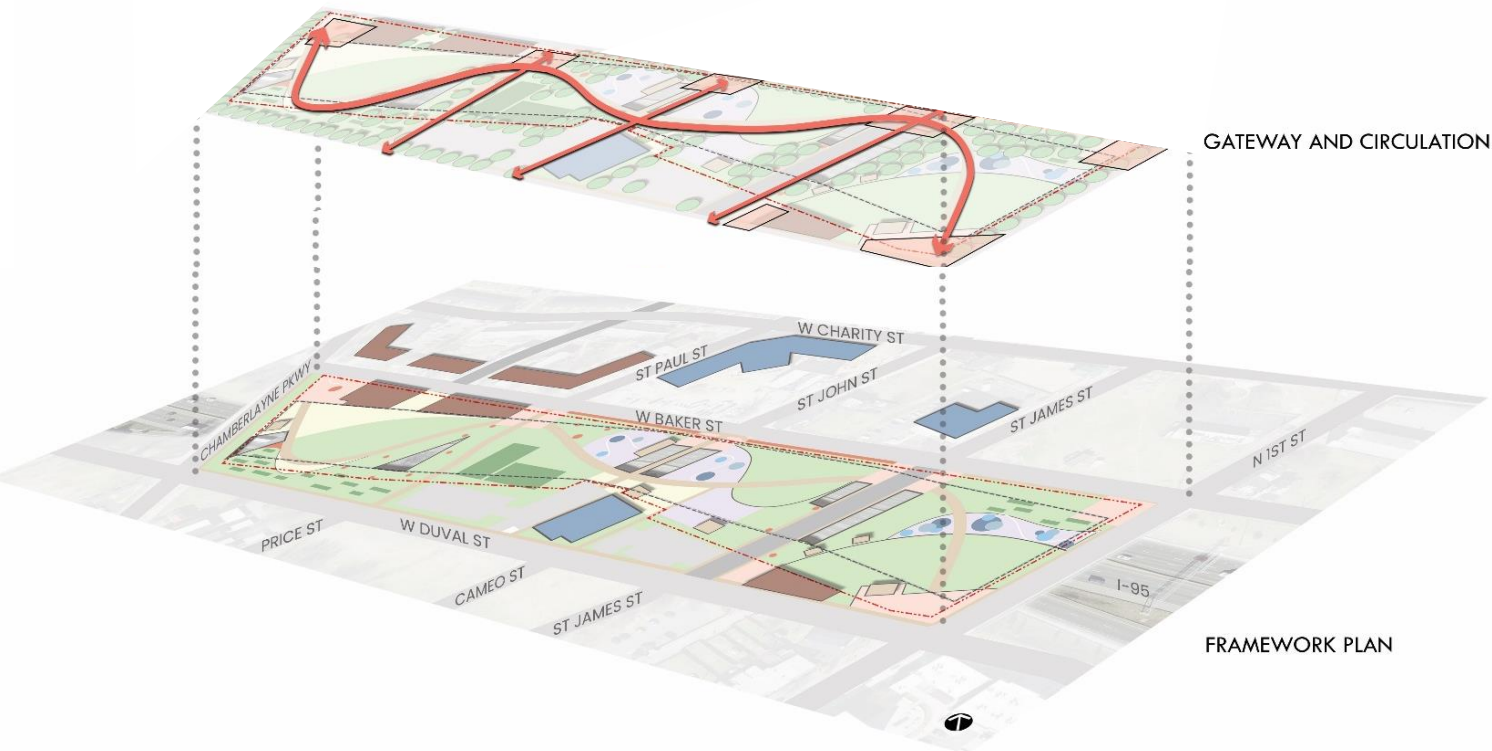
WHAT WE HEARD:

- Reconnect the historic street grid
- Use historical mapping to create markers and interactive experiences

THE FRAMEWORK PLAN

- Reconnect the historic street grid, where feasible
- Provide historical markers and interactive experiences

FRAMEWORK PLAN - OVERVIEW



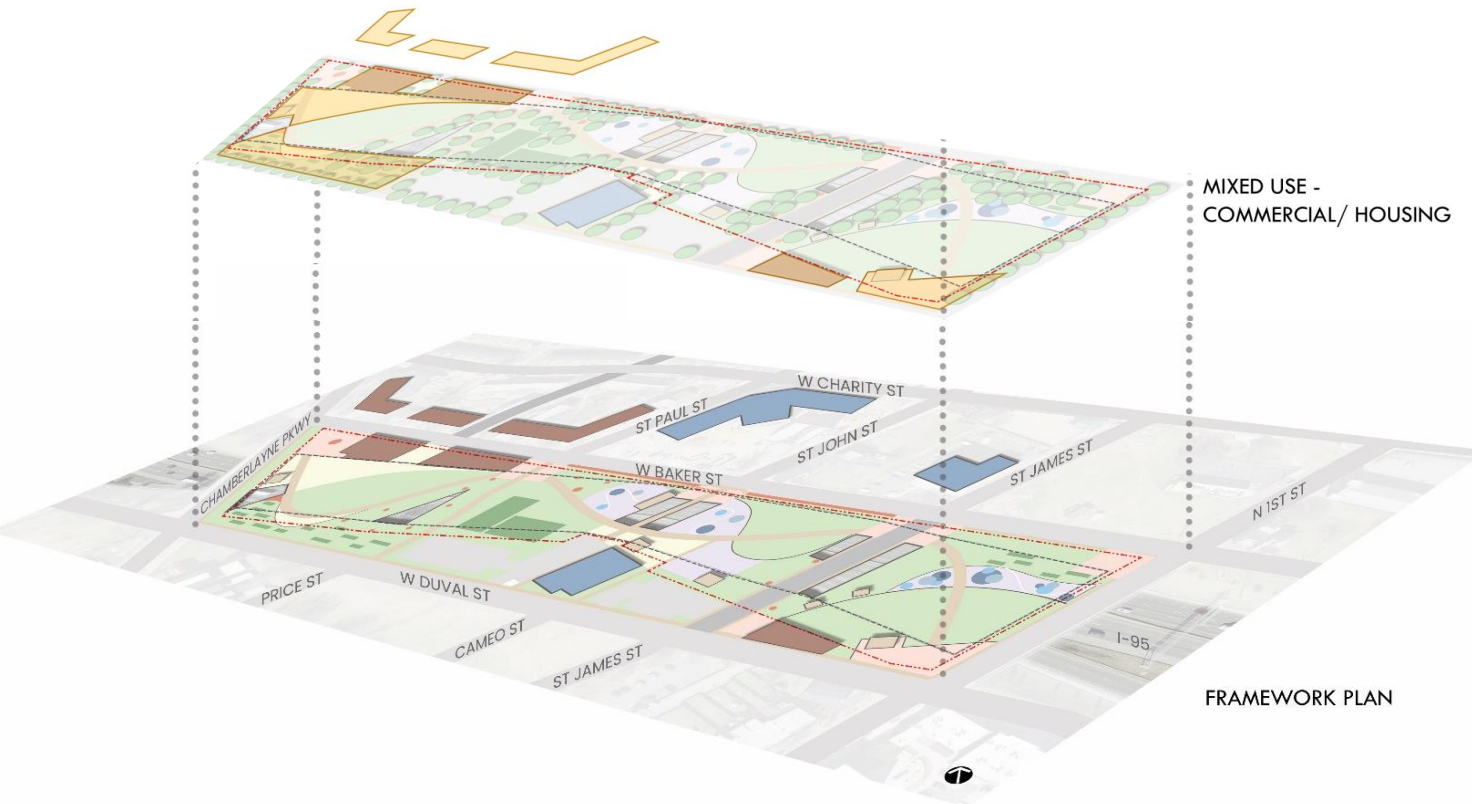
WHAT WE HEARD:

- Improve circulation in and around Jackson Ward and the surrounding neighborhoods
- Reconnect community with paths that encourage cultural growth and discovery

THE FRAMEWORK PLAN

- Provide circulation through the project and to adjacent neighborhood
- Incorporate paths that encourage cultural exploration and growth through the project

FRAMEWORK PLAN - OVERVIEW



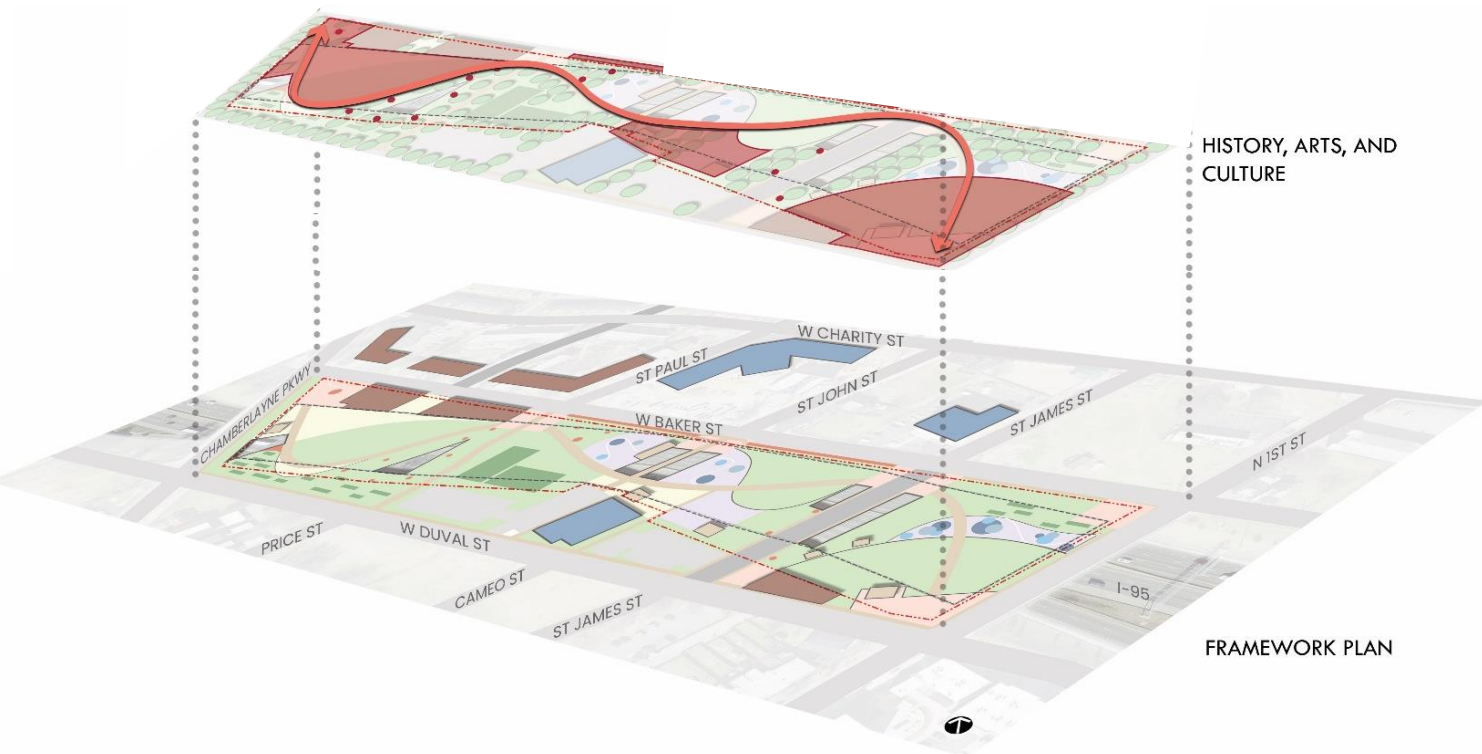
WHAT WE HEARD:

- Reestablish historic neighborhood
- Reestablish opportunities for marketplaces, commerce, and neighborhood innovation
- Establish affordable home ownership opportunities

THE FRAMEWORK PLAN

- Incorporate opportunities for buildings, storefronts, and housing in transition areas, where feasible
- Incorporate marketplace, commerce, and event spaces throughout the project

FRAMEWORK PLAN - OVERVIEW



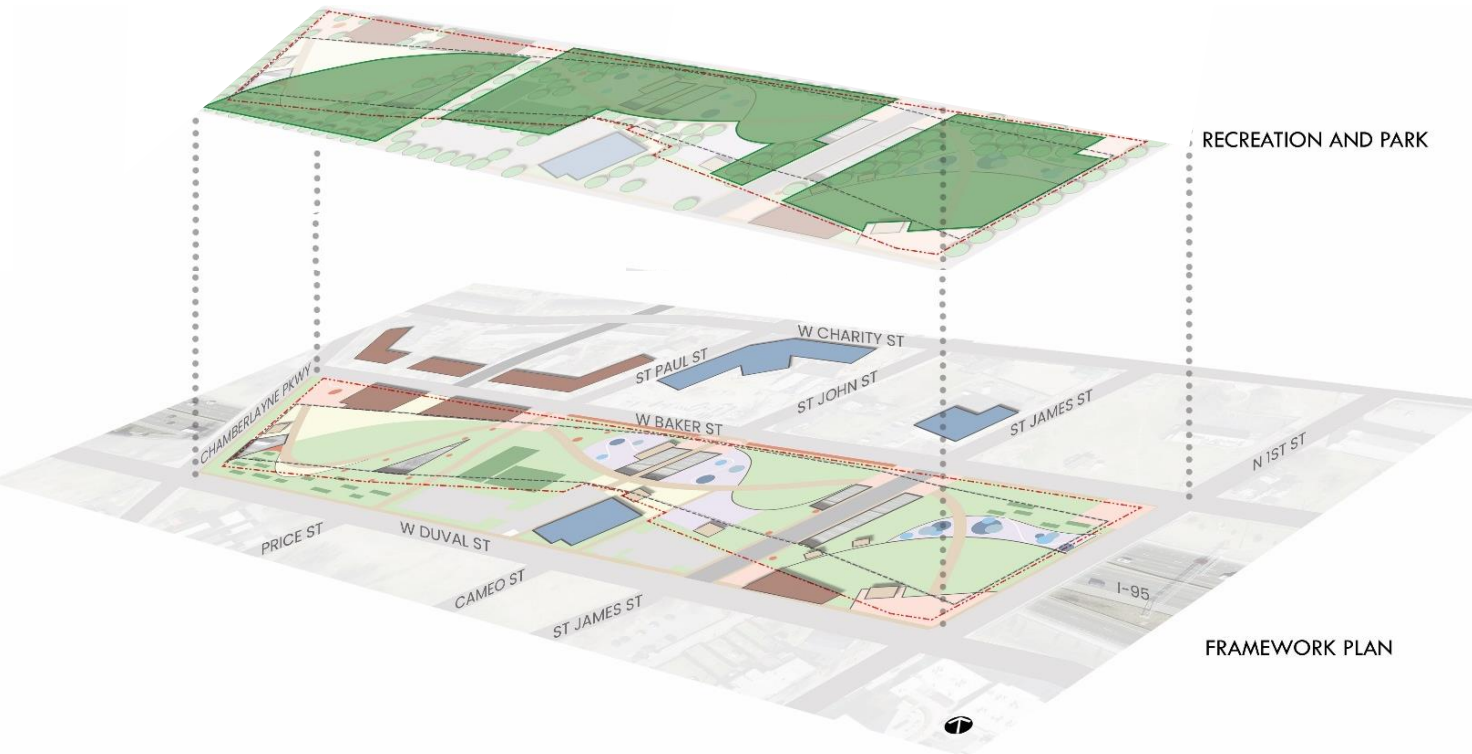
WHAT WE HEARD:

- Build and nurture excellence in Jackson Ward with tribute to past and present history, arts, and culture

THE FRAMEWORK PLAN

- Provide historical markers and interactive experiences
- Integrate arts and entertainment spaces that celebrate the history and culture of Jackson Ward

FRAMEWORK PLAN - OVERVIEW



WHAT WE HEARD:

- Reconnect Jackson Ward with community amenities and programmable spaces
- Build and promote excellence in Jackson Ward for youth engagement and personal development

THE FRAMEWORK PLAN

- Provide recreation and community spaces for the residents of Jackson Ward
- Promote opportunities for youth and personal development

FRAMEWORK PLAN



**Framework plan, amenities, and primary themes are illustrative and subject to change.*

FRAMEWORK PLAN



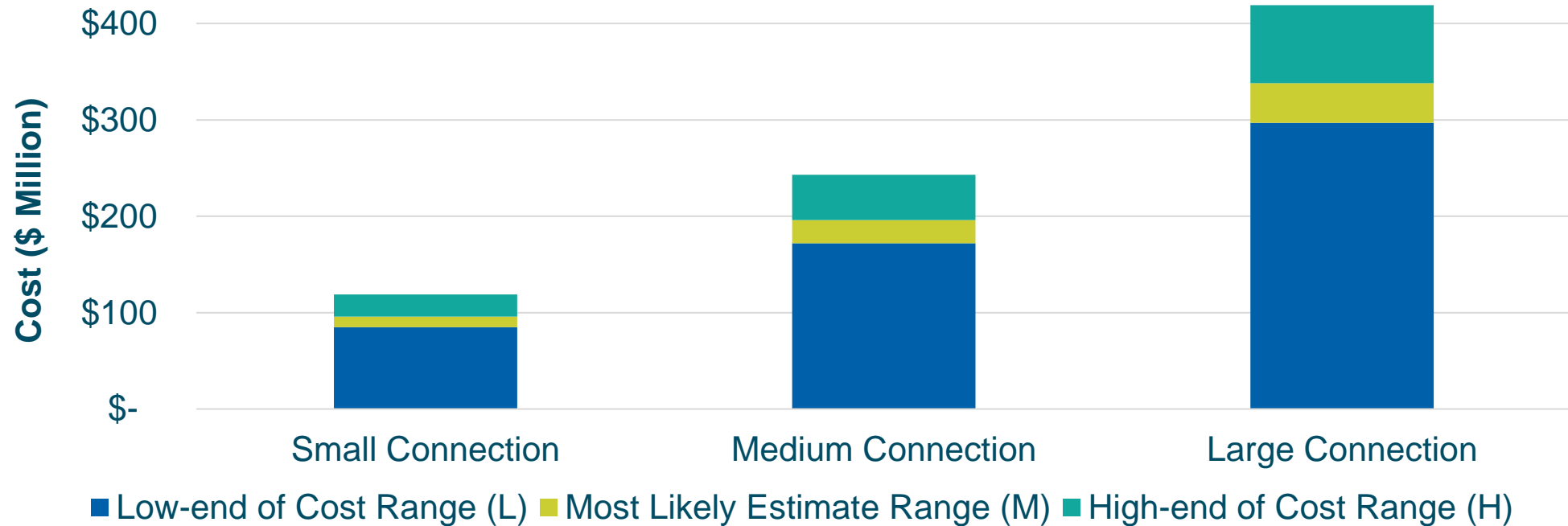
**Framework plan is illustrative and subject to change.*

NEXT STEPS AND KEY CONSIDERATIONS

OVERVIEW OF NEXT STEPS

- Feasibility study completion
 - Cost Estimates
 - Anti-displacement Policy and Program Recommendations
- Grant applications and identification of funding opportunities
- Additional studies and analyses
- Preliminary engineering and final designs
- Construction and implementation

PRELIMINARY COST ESTIMATE



Note: Preliminary capital cost estimates based on conservative cost per square foot with percent contingency applied for pre-scoping phase of complex project development. Capital cost estimates are anticipated to change as the project advances further into planning and design.

POTENTIAL PHASING – SMALL CONNECTION (A)



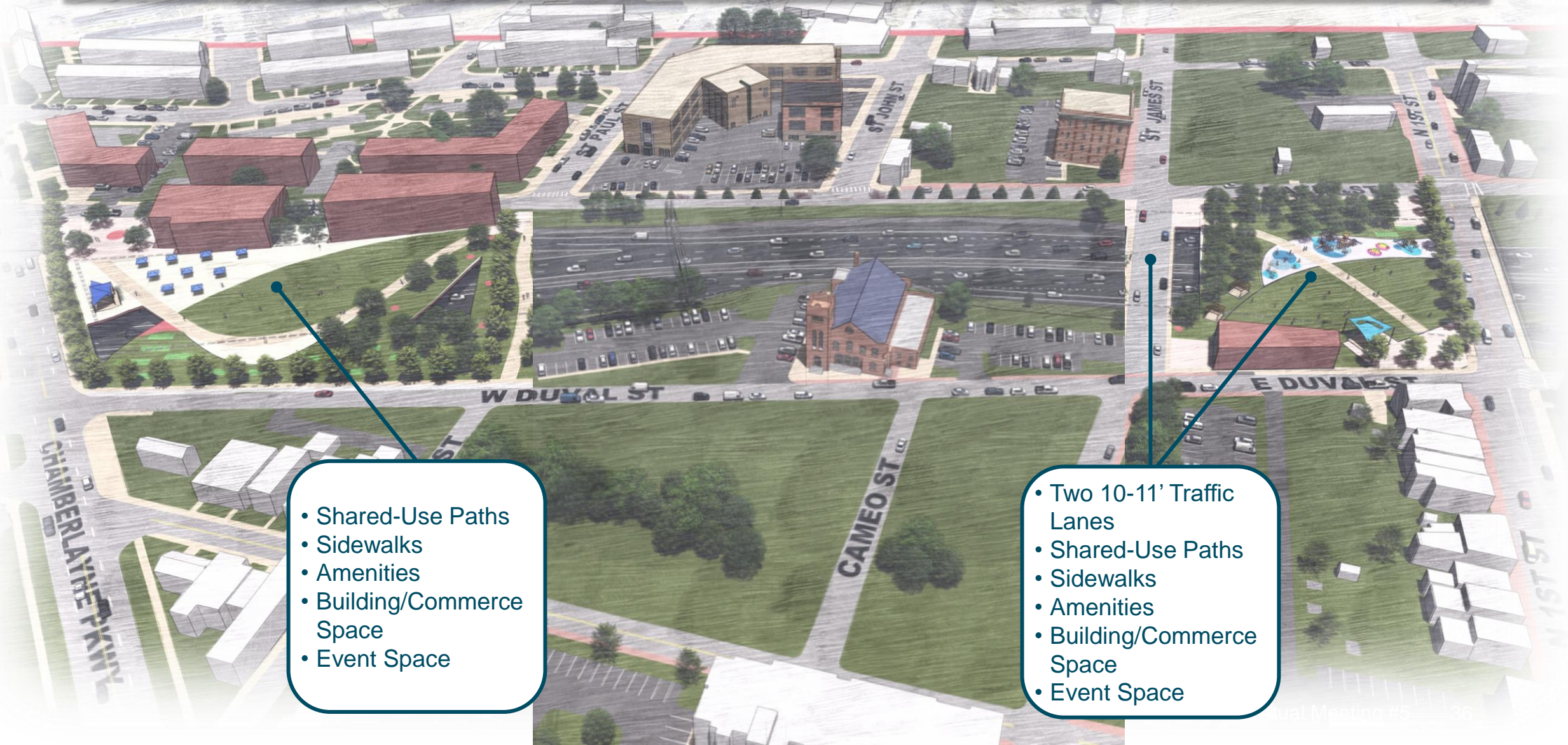
- Two 10-11' Traffic Lanes
- 10' Shared-Use Path
- 5' Sidewalks

POTENTIAL PHASING – SMALL CONNECTION (B)



- Two 10-11' Traffic Lanes
- Shared-Use Paths
- Sidewalks
- Amenities
- Building/Commerce Space
- Event Space

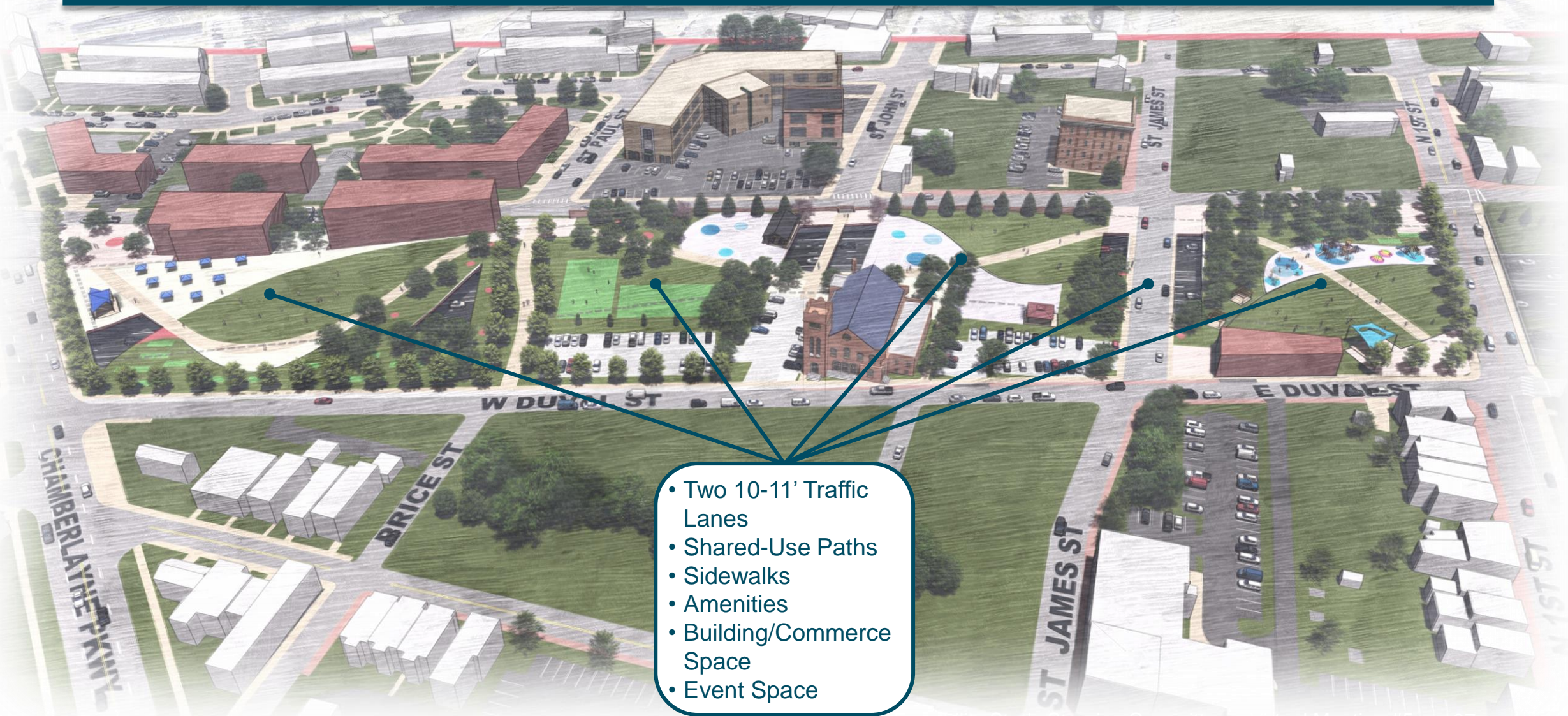
4. POTENTIAL PHASING – MEDIUM CONNECTION



- Shared-Use Paths
- Sidewalks
- Amenities
- Building/Commerce Space
- Event Space

- Two 10-11' Traffic Lanes
- Shared-Use Paths
- Sidewalks
- Amenities
- Building/Commerce Space
- Event Space

POTENTIAL PHASING – LARGE CONNECTION



- Two 10-11' Traffic Lanes
- Shared-Use Paths
- Sidewalks
- Amenities
- Building/Commerce Space
- Event Space

KEY CONSIDERATIONS – NEXT STEPS

1. Why Richmond? – From Confederacy to Equity
2. Engaging a Design Professional with Experience Designing Black Spaces
3. Plan for Deeper Dive Design Process
4. Potential Organizational Infrastructure and Funding

KEY CONSIDERATIONS – ANTI-GENTRIFICATION

Jackson Ward Community Plan

- Looking at entire neighborhood (18 months)
- Policy and Program Recommendations
 - Housing Analysis and Plan
 - Small Business Preservation and Support Strategy
 - History, Arts & Culture Synchronization
- Project website:
www.jacksonwardchoice.com

JACKSON WARD COMMUNITY PLAN

Upcoming Community Events

26
JUL

Jackson Ward Working Groups Meeting
5:30 pm – 7:00 pm
Richmond Public Library

06
AUG

Gilpin Court Resident Plan Workshop
10:00 am – 1:00 pm
Location To Be Announced

18
AUG

Jackson Ward Community Plan Workshop
5:00 pm – 8:00 pm
Location To Be Announced

QUESTIONS AND ANSWERS