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: Richmond DPW N. Hopkins Road

Project Address: 3502 N. Hopkins Road Richmond, VA 23224

Brief Project Description (this is not a replacement for the required detailed narrative) : For this development, the existing radio shop at the N. Hopkins Rd. Complex will be renovated and expanded to approximately 18,000 S.F. in order to include more office space. This development also includes the construction of a new office/warehouse building that will serve as the Traffic Signal/Sign Shop that will be approximately 28,800 S.F.

Applicant Information

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

Name: Dexter Goode Email: louis.goode@richmondgov.com

City Agency: DPW Capital Projects Phone: 646-7531

Address: _____

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.

Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060-9278
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www.dewberry.com

February 12, 2015

Urban Design Committee
Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, VA 23219

RE: City of Richmond Department of Public Works – N. Hopkins Road Complex

Dear Urban Design Committee:

The City of Richmond Department of Public Works plans to relocate all City operations currently located at the Boulevard / Parker Field Complex as part of the Boulevard / Parker Field Redevelopment Project (Project). This will assist in preparing the Boulevard / Parker Field property for future economic development projects. Phase I of the Project focused on City facilities and operations primarily located in the southeastern corner of the overall site (see attached map / aerial photo). Relocations of City operations from this area of the site are complete. Currently, building hazardous materials abatement, building demolition, soil remediation and general site work are ongoing in the Phase I area, resulting in a clear, flat and environmentally "clean" site prepared for development.

As part of Phase II of the Project, the City of Richmond Department of Public Works (DPW) proposes to relocate the Traffic Signal / Sign Shop to a new building at 3506 N. Hopkins Road. In addition to the Traffic Signal / Sign Shop, an existing building will be renovated to accommodate the Radio Shop (also being relocated from Boulevard / Parker Field. The City has completed a 'Parker Field Space Study, Part II' (Austin Brockenbrough, August, 20, 2013) for all Departments affected by the relocation project. The space study includes space requirements and space plans for each Department and was incorporated into the proposed facility design. No future expansion is anticipated for this site, as the space planning study incorporated current and projected future expansion and/or contraction for each department. This project will be performed in conjunction with the Commerce Road Complex project submitted under separate cover.

Site Context

The N. Hopkins Road Complex is an existing City-owned complex, currently housing the Richmond Transfer Station, DPW Inspections Department, and the existing office/garage building. The area surrounding this proposed development is developed with small industrial facilities. Directly north of the complex, across N. Hopkins Road, is the Mt. Olivet Cemetery. The majority of the site is paved and developed. There is a natural tree area to the north of the proposed Radio Shop expansion, adjacent to N. Hopkins Road. The proposed Traffic Signal / Sign Shop building area is currently a vacant fueling station. Only the canopy and a small ancillary shed remain and these structures will be demolished with this project.

Site Programming

The construction program for the N. Hopkins Road Complex includes one (1) new pre-engineered building and one (1) building renovation. Construction programming includes all mechanical, electrical and plumbing installations. Both the renovation work and new construction building are designed as

simple functional buildings, providing appropriate work environments as outlined in the 'Parker Field Space Study, Part II' document.

1. Building No. 3: (Radio Shop) – This existing building will undergo interior renovation, minor exterior modification, and includes expansion space to accommodate the proposed use. The estimated building area is 18,000 square feet with 7,000 square feet included in the addition. The existing building is a pre-engineered metal building developed in three phases. The existing façade is beige metal panel with overhead doors for vehicle bays. The vehicle bays of the building will be utilized with the proposed use and, therefore, will not require modification. Minor interior renovation will be done to accommodate the proposed programming. The new addition will be a pre-engineered structure with beige color metal panels to blend with the existing structure. The storefront entry will be accentuated by split face CMU block base and glass aluminum.

2. Building No. 4: (Traffic Signal /Sign Shop) – This 28,800 square foot building will contain office, a fabrication shop, and warehouse space. The building is a pre-engineered metal building consisting of a high bay section for vehicle bays and warehouse.. The office portion will include a low roof. High windows provided above the low office roof will provide daylight into the warehouse fabrication areas Main and office entrances will face N. Hopkins Road. The proposed façade is cladded with beige metal panels accentuated by split face CMU base in context with the existing buildings in the complex.

The site layout plan for the proposed work includes 32 existing passenger vehicle spaces, 48 proposed passenger vehicle spaces, and 54 oversized spaces for fleet vehicles.

Mechanical, Electrical, and Plumbing Systems

Building No. 3

HVAC:

Building 3 is an existing structure consisting of garage bays, storage spaces, and a small office. The parts storage and office portion are currently heated and cooled with a single packaged rooftop direct expansion (DX) system with gas heat. The garage portion and some storage areas are heated by gas-fired unit heaters. Several dedicated vehicle-exhaust systems are installed for the garage areas. All of these existing systems will be evaluated during design to determine suitability for continued use or replacement. The proposed addition will consist of mostly office spaces and will be served by approximately three 4-ton DX split systems, each with 50,000 BTUH of gas fired heating. The storage and locker areas will be served by a single 2 ton DX split system with 17,000 BTUH gas fired heating for the lockers and 45,000 BTUH for the storage areas.

Electrical Design:

The Electrical systems for Building 3 will comply with the Virginia Uniform Statewide Building Code (VUSBC), National Fire Protection Association Codes and Standards (NFPA), and the National Electrical Code (NEC). There is an existing 400 amp, 120/208 volt, 3-phase electrical service provided to the building via a pole mounted Dominion Virginia Power transformer. The existing electrical service will be upsized from a 400 amp to 600 amp, 120/208 volt, 3 Phase size in order to accommodate the existing building and the 6,200 square foot (SF) addition. All lighting will be designed to comply with IES recommended foot-candle levels. Lighting will be fluorescent throughout the facility unless special needs dictate the use of some other lighting source. Egress and exit lighting will be provided with emergency battery backup. Exit fixtures will be LED type. Lighting controls will be accomplished with occupancy sensors and local light switches. Switches will be rated at 120 volts. Exterior site lighting will be provided to meet IECC requirements and controlled via lighting contactor with time clock and photocell. Wiring devices will be specification grade 125VAC, 20A, back and side wired. Receptacles for power and data will

be located per the NEC and owner's direction. Raceways, outlet boxes, and 120 volt power for communication systems will be furnished and installed by the Electrical Contractor. A complete grounding and bonding system shall be provided. Grounding shall be provided and tested in accordance with the National Electrical Code and as indicated on the drawings. A complete lightning protection system will also be provided. A fire alarm system will be provided under a separate permit and designed by a certified fire alarm contractor. The electrical drawings will provide 120 volt power to all necessary components of the fire alarm system.

Plumbing and Fire Protection:

Building 3 has an existing two-inch (2") size domestic cold water service that is adequately sized to accommodate the anticipated water demand after renovations. This service is located under the existing building slab. This service will be intercepted from outside the building and brought inside the building to a new location that will accommodate a building shutoff valve and reduced-pressure zone (RPZ) backflow preventer. A new four-inch (4") fire protection water service will be required to accommodate a new wet pipe sprinkler system. This service entrance will be protected with a new double check backflow preventer located inside the building. The new wet pipe sprinkler system will service all office, storage, warehouse and utility spaces.
The addition to this building will require a new sanitary building drain for service to the locker rooms and restrooms. The original building structure will receive minor plumbing systems (floor drains) and the existing six-inch (6") sanitary building drain in this building portion could potentially be re-used for these fixtures.
Building 3 has an existing gas meter that feeds service to the existing HVAC equipment and water heater. All gas distribution piping from this meter location will be new along with a new meter sized to accommodate the additional gas loads. The renovated plumbing systems will include a gas-fire water heater with hot water recirculation system.

<u>Building No. 4:</u>

HVAC:

Building 4 is approximately 28,000 SF of new structure. Approximately 19,000 SF of the building will be storage bays and maintenance workshops, which will be heated and ventilated only, with an approximate gas load of 500,000 BTUH. These areas will be served by gas fired ventilators. The remaining 9,000 SF office area to be served by approximately five - 4 ton DX split systems, each with 50,000 BTUH of gas fired heating. A vehicle exhaust system, similar to that in Building 3, will also be installed.

Electrical Design:

The Electrical systems for Building 4 will comply with the Virginia Uniform Statewide Building Code (VUSBC), National Fire Protection Association Codes and Standards (NFPA), and the National Electrical Code (NEC). A new 800 amp, 120/208 volt, 3 Phase electrical service is anticipated. All lighting will be designed to comply with IES recommended foot-candle levels. Lighting will be fluorescent throughout the facility unless special needs dictate the use of some other lighting source. Egress and exit lighting will be provided with emergency battery backup. Exit fixtures will be LED type. Lighting controls will be accomplished with occupancy sensors and local light switches. Switches will be rated at 120 volts. Exterior site lighting will be provided to meet IECC requirements and controlled via lighting contactor with time clock and photocell. Wiring devices will be specification grade 125VAC, 20A, back and side wired. Receptacles for power and data will be located per the NEC and owner's direction. Raceways, outlet boxes, and 120 volt power for communication systems will be furnished and installed by the Electrical Contractor. A complete grounding and bonding system shall be provided. Grounding shall be provided and tested in accordance with the National Electrical Code and as

indicated on the drawings. Fire alarm system will be under a separate permit and designed by a certified fire alarm contractor. Electrical drawings will provide 120 volt power to all necessary components of the fire alarm system.

Plumbing and Fire Protection:

The new plumbing systems for Building 4 shall comply with the Virginia Uniform Statewide Building Code (VUSBC), International Plumbing Code (IPC) 2012, and the Americans with Disabilities Accessibility Guidelines (ADAAG). A new two-inch (2") domestic water service along with a reduced-pressure zone (RPZ) backflow preventer will be designed. The new building will require a new 4" sanitary drain.
The new fire protection systems for Building 4 shall comply with the Virginia Uniform Statewide Building Code (VUSBC), National Fire Protection Association Standards (NFPA), the National Electrical Code (NEC), and the Americans with Disabilities Accessibility Guidelines (ADAAG). We anticipate a new four-inch (4") fire protection water service for this building to accommodate the new wet pipe sprinkler system. This service entrance will be protected with a new double check backflow preventer located inside the building. The new wet pipe sprinkler system will service all office, storage, warehouse and utility spaces.

Construction Schedule

Construction is slated to commence in June 2015. The relocation of City operations and occupancy of the new facilities is scheduled to occur in December 2015. After the occupation of the new facilities at both the Commerce Road Complex and the N. Hopkins Road Complex, building abatement and demolition, soil remediation and general site work will proceed on the Boulevard / Parker Field Complex.

Stormwater Management

The site will be designed to meet runoff volume control and quality requirements under the 2014 DEQ regulations and the City of Richmond Stormwater Management Design and Construction Standards Manual. For this project, the design team intends to purchase off-site nutrient offset credits from a nutrient credit bank within the same HUC Code as the project site and listed on the Virginia Department of Environmental Quality Registry, as the site disturbance is below 5 acres, the phosphorous removal requirement is less than 10 pounds per year, and the opportunities for low impact development/water quality features are limited. Stormwater volume control requirements will be met on site.

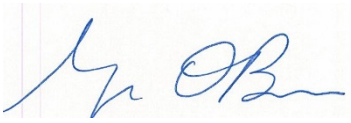
Construction Elements

Site construction work will begin with perimeter erosion and sediment control measures, clearing, building pad preparation, utility connections and/or relocations, stormwater management facilities for quality and quantity control, electrical and plumbing design, temporary and permanent parking areas and/or driveways, concrete pedestrian walkways, perimeter landscape design and site lighting. Areas surrounding the existing building and proposed Traffic Signal / Sign Shop are currently paved and are proposed to be paved in the final condition. This construction project will be completed concurrently with the Commerce Road Complex project.

Project Budget and Funding Sources

The Commerce Road Complex and N. Hopkins Road Complex projects are considered one project in the City budget. The total project construction budget inclusive of Commerce Road and N. Hopkins Road is estimated to be $8 million, utilizing funding source 500598-50001-0601-1122-SV0400-102952.

Sincerely,



Meaghan O'Brien, PE
Project Manager

LANDSCAPE LEGEND

- DECIDUOUS TREE (MIN. 2.5" CALIPER, 6' HEIGHT)
- EVERGREEN TREE (MIN. 2.5" CALIPER, 6' HEIGHT)
- EVERGREEN SHRUB (MIN. 2' HEIGHT)

MATERIAL LEGEND

- HEAVY DUTY PAVEMENT
- LIGHT DUTY POROUS PAVEMENT
- NEW BUILDINGS
- NEW GREEN AREAS
- NEW SIDEWALK
- STORMWATER MANAGEMENT AREA
- SITE STORAGE AREAS
- EXISTING ASPHALT

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SITE + LANDSCAPING PLAN
NORTH HOPKINS ROAD

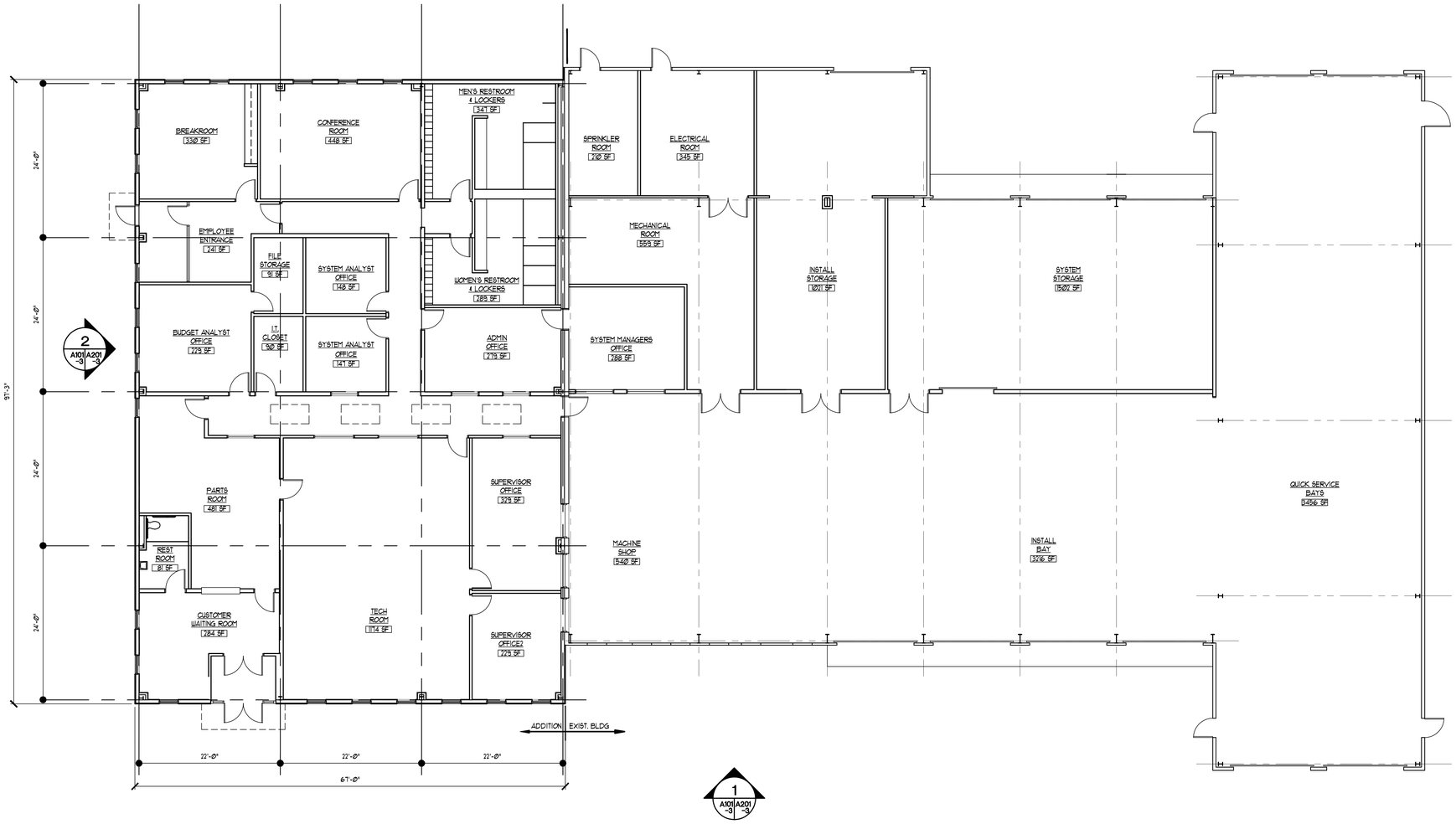
Date: FEBRUARY 2015

REVISIONS

NO.	DATE

Sheet 1

File Name
- SITE & LANDSCAPING PLAN.DWG



1 BUILDING 3 – RADIO SHOP FLOOR PLAN

1 A101 A101 3 3

SCALE: 1/8" = 1'-0"

0 1 5 10 20 30

SCALE: 1/8" = 1'-0"

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CITY OF RICHMOND
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COMMERCE AND HOPKINS ROAD

BUILDING 3
RADIO SHOP
FLOOR PLAN

Date:
FEBRUARY 12, 2015

REVISIONS

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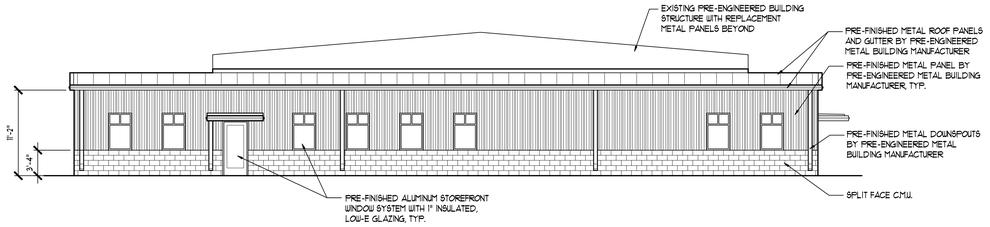

2 A101 A201 3|3 **BUILDING 3 – NORTH ELEVATION**

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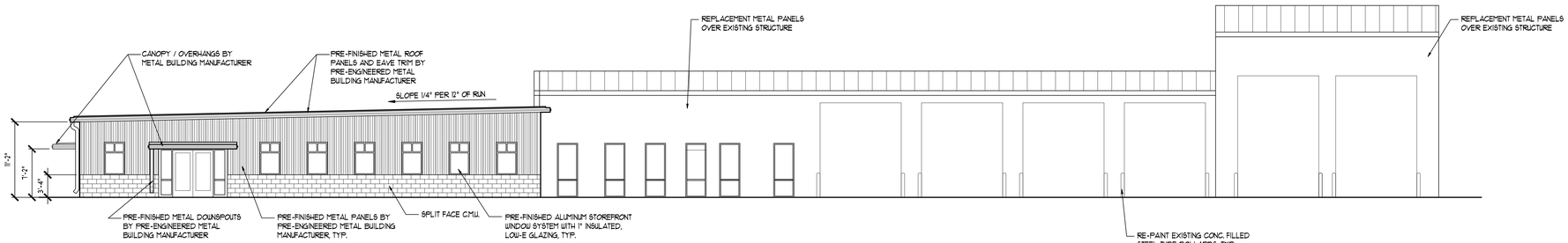
SCALE: 1/8" = 1'-0"



1 A101 A201 3|3 **BUILDING 3 – WEST ELEVATION**

SCALE: 1/8" = 1'-0"

0 1 5 10 20 30

SCALE: 1/8" = 1'-0"

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BUILDING 3
RADIO SHOP
ELEVATIONS

Date:
FEBRUARY 12, 2015

REVISIONS	
NO.	DATE

Sheet
A201-3

File Name
H-DPW A201-3.DWG

PRE-FINISHED METAL PANEL

SPLIT FACE C.M.U

NORTH ELEVATION

WEST ELEVATION

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COMMERCE AND HOPKINS ROAD
BUILDING - 3

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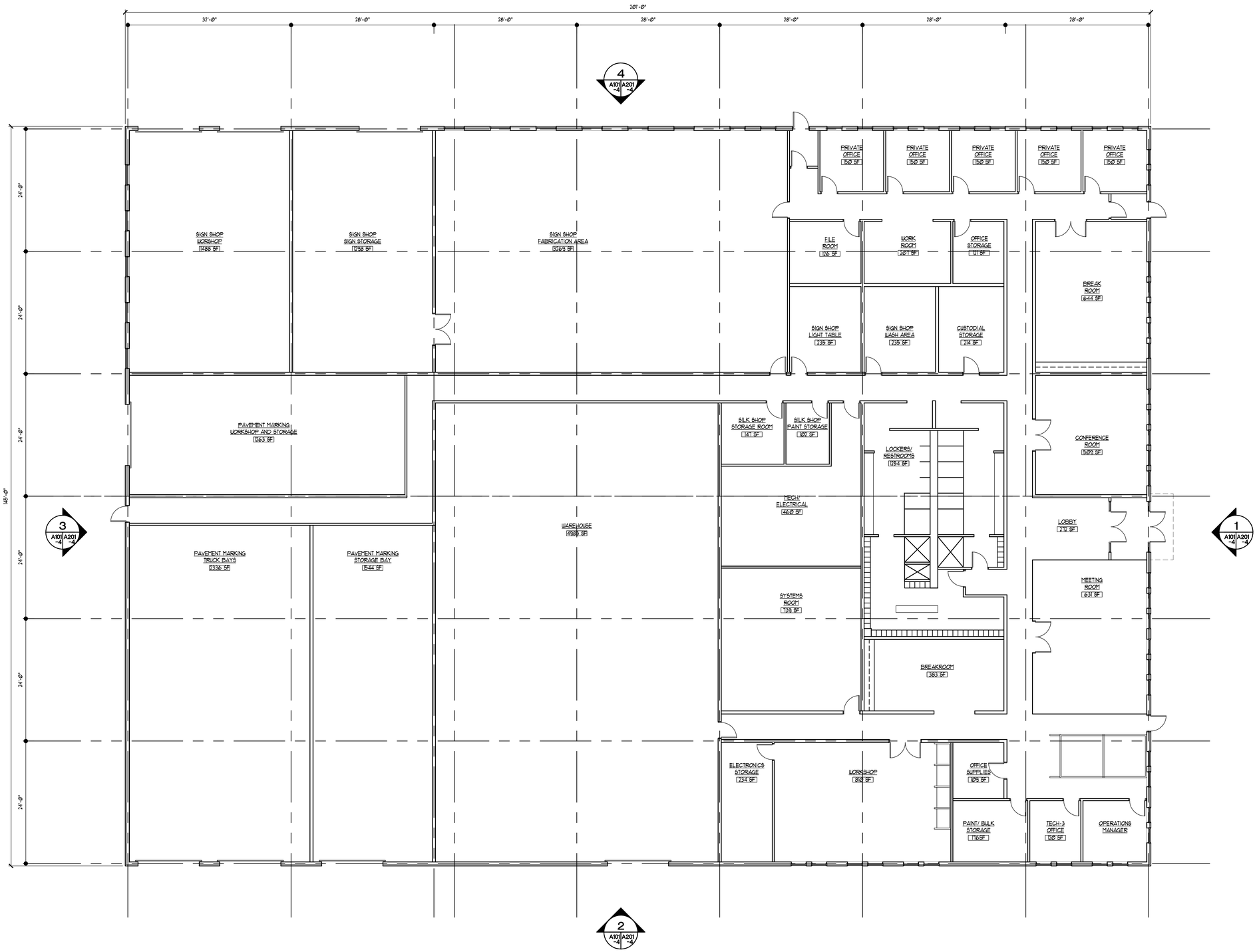

1 A101 A101 4 4 BUILDING 4 – SIGN AND PAVEMENT PARKING SHOPS AND TRAFFIC SIGNAL SHOP FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 1 5 10 20 30

SCALE: 1/8" = 1'-0"

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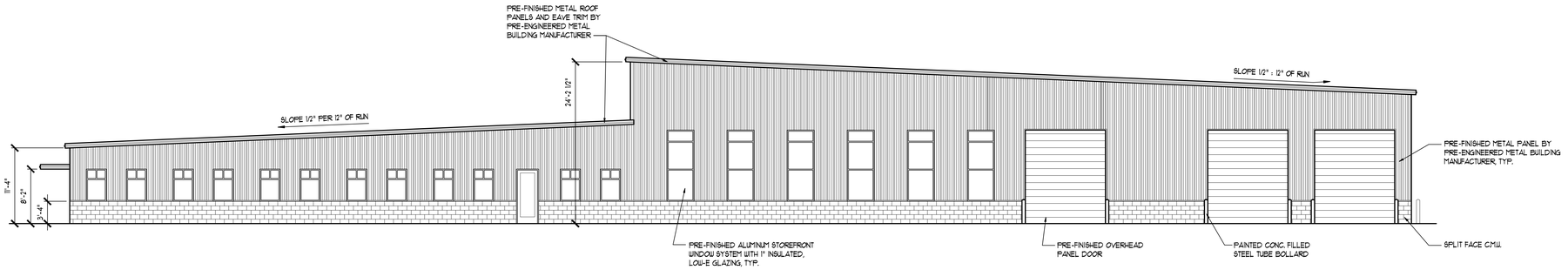
BUILDING 4
SIGN AND PAVEMENT MARKING
SHOPS AND TRAFFIC SIGNAL
SHOP FLOOR PLAN

Date: FEBRUARY 12, 2015

REVISIONS	
NO.	DATE

Sheet A101-4

File Name H-DPW A101-4.DWG



4 A101 A201 4/4 BUILDING 4 – SOUTH ELEVATION

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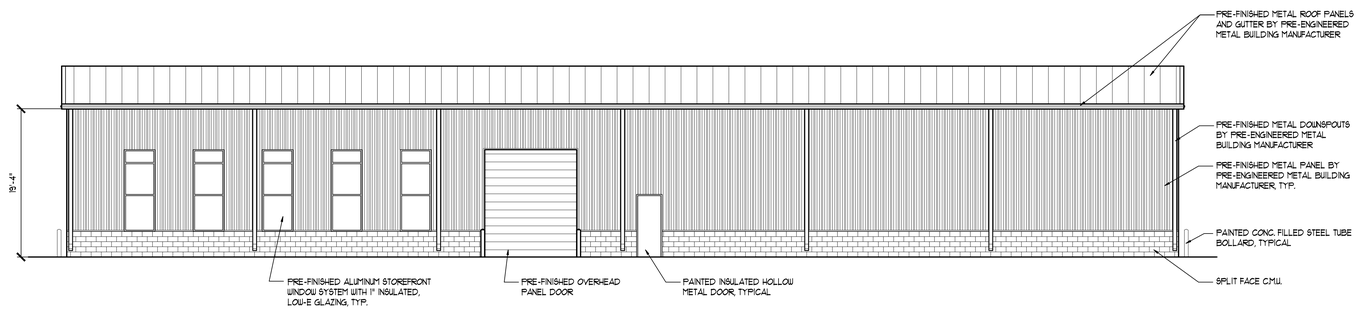

3 A101 A201 4/4 BUILDING 4 – EAST ELEVATION

SCALE: 1/8" = 1'-0"

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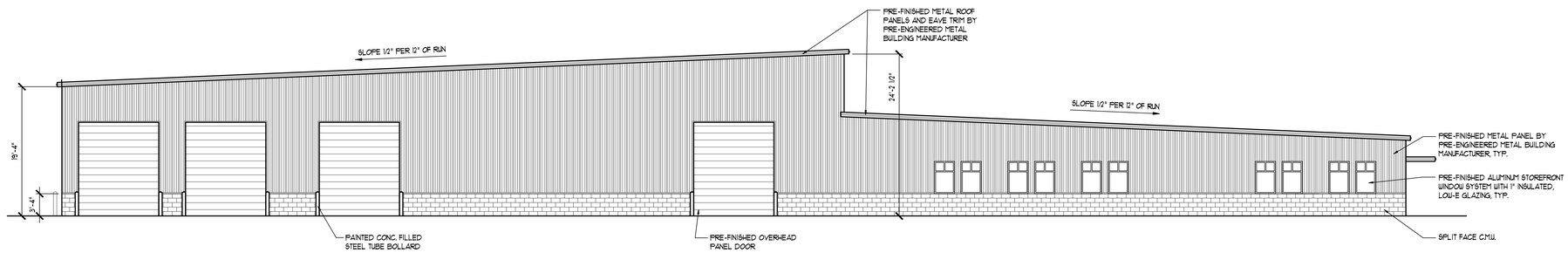

2 A101 A201 4/4 BUILDING 4 – NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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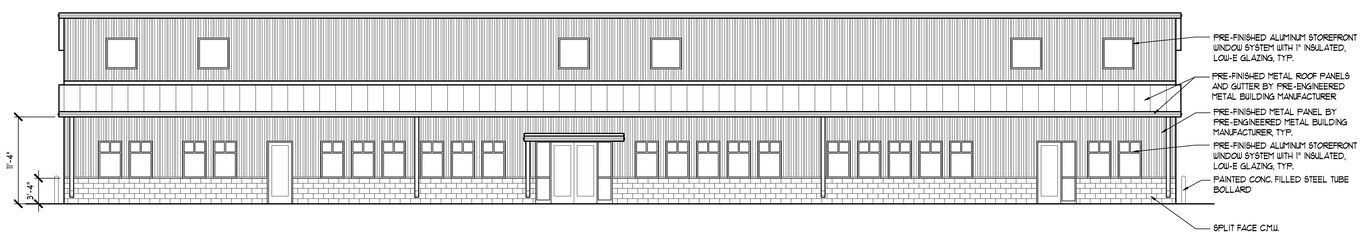
SCALE: 1/8" = 1'-0"



1 A101 A201 4/4 BUILDING 4 – WEST ELEVATION

SCALE: 1/8" = 1'-0"

Ø1 5 Ø 2Ø 3Ø

SCALE: 1/8" = 1'-0"

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CITY OF RICHMOND
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COMMERCE AND HOPKINS ROAD

BUILDING 4
SIGN AND PAVEMENT MARKING
SHOPS AND TRAFFIC SIGNAL
SHOP ELEVATIONS

Date:
FEBRUARY 12, 2015

REVISIONS

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Sheet
A201-4

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PRE-FINISHED METAL PANEL

SPLIT FACE C.M.U

WEST ELEVATION

NORTH ELEVATION

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BUILDING - 4

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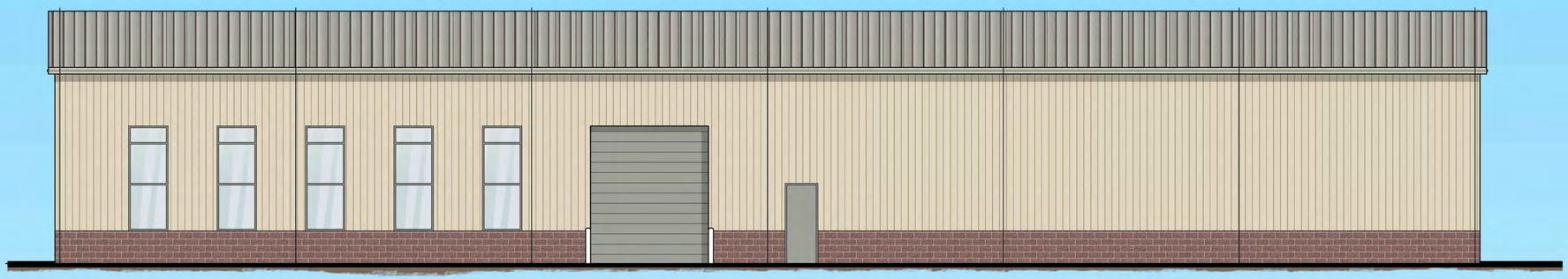

PRE-FINISHED METAL PANEL

SPLIT FACE C.M.U

EAST ELEVATION

SOUTH ELEVATION

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