

NEW POLICE STATION #1

1701 FAIRFIELD WAY – RICHMOND, VIRGINIA



PROJECT DESCRIPTION

The new Police Station #1 will be built at the current Justice Center property, located at 1701 Fairfield Way, with proximity to the intersection of Oliver Hill Way and Fairfield Way. The City feels this property represents the most ideal location for constructing the new Police Station #1 facility, which is designed to accommodate the police department’s current and future program space and staffing needs, and will provide the facility and environment necessary for the station staff to be readily available and well prepared to assist citizens in need at any given moment.

SITE DESCRIPTION

Site and Vehicular Circulation

The new police station building location relative to Fairfield Way is set to allow future maintenance access to an existing 66” box combined sewer pipe. The location relative to Oliver Hill Way maintains views of the Justice Center main entrance, flagpoles, and courtyard and allows visitor parking in close proximity to the building.

A new vehicular entry will be added to the site from Oliver Hill Way; this entry allows access to the secure parking garage and the Sheriff’s parking lot. Turning lanes for this entrance can be accommodated within the existing bike lanes in the same manner as is currently provided at the intersection with Fairfield Way. From within the site, a 2-lane entry off of the main access drive is planned to allow for the garage secure gate control as well as access to/from the Precinct sally port; egress into the current entry drive provides access to Fairfield Way and the signal-controlled intersection with Oliver Hill Way.

A new dumpster is not needed for the Police Precinct building, roll-off cans will be stored within the secured parking area between the Precinct and Garage, and serviced from the main entry drive when appropriate.

Pedestrian Hardscapes and Landscape

The project will add a pedestrian spine from Fairfield Way to the Justice Center Courtyard west of the Justice Center entry drive. The walk to the main entrance will be concrete with differentiated scoring patterns within both the entry and flagpole plazas. Site furnishings include benches, trash receptacles, and bike racks, have been chosen to match those installed with the Richmond Justice Center project. Fencing for secured areas shall have panels of 6-foot prefinished aluminum pickets between brick veneer pilasters with cast stone caps.

Plant selections honor the plant palette established with the Justice Center and acknowledge the highly acidic, clay soils on site. In addition, Crime Prevention Through Environmental Design (CPTED) concepts have been applied to the design of the landscape areas, leading to low growing planting beds, hardy grass, minimal shrubs for parking lot screening, and trees.

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ARCHITECTURAL DESIGN

Building Description

The new facility will be a 2-story structure (about 22,650sf), and will feature welcoming main public entrance and lobby, a multi-purpose community room, reception and administrative offices, shared training and meeting spaces, along with patrol and special unit divisions, and other related program support spaces. The new facility will be classified as a Type-IIB building, B – Business Occupancy, and include a fire alarm and full sprinkler system.

Building Architecture (Program Principals & Design Features)

The New Police Station #1 will continue to serve as a ‘cornerstone’ to the surrounding community. The architectural design includes a prominent main public entrance design feature, with clerestory windows and a large sloped roof structure that conveys a strong civic presence. The suspended canopy structure above the main entry doors and use of architectural pavers offers well-defined ‘pedestrian friendly’ entrance plaza.

The exterior design includes traditional architectural elements, such as; precast concrete and brick masonry that vary in size and color, along with precast concrete watertables and window trim systems. The design also includes prefinished metal canopy structures, aluminum framed windows and door systems that introduces a distinctive contemporary element at the main public entrance. The combination of these traditional and modern architectural styles creates a welcoming environment that encourages community engagement, and invokes a sense of a ‘new beginning’.

Security monitoring and access control needs were carefully taken into consideration. Design strategies were implemented based on the proven methods established by Crime Prevention Through Environmental Design (CPTED). Some of the applied CPTED strategies include; maintaining clear lines of sight to allow optimum monitoring of the building and surrounding site, architectural site elements to serve as ‘protective barriers’, clearly established secured areas with perimeter fence systems, ‘hardened’ wall, window and door systems, along with security surveillance cameras and other specialty systems. The building design offers good balance between providing a safe and secure facility, using strategies that are complimentary to the overall architecture, and maintain a sense of comfort for visitors and staff.

The exterior building will include architectural style fixtures that are visually pleasing, and will provide the appropriate level of illumination around the exterior building façade to ensure the safety and well-being of all visitors and station staff during non-daylight hours. The exterior building lights will be energy efficient LED fixtures, designed to direct desired illumination at adjacent parking spaces and connecting sidewalks, along with the main building entrance and other building entry points. Exterior lights will have anti-glare features to minimize excess light pollution as well.

PUBLIC OUTREACH

The project site is not located within the boundaries of a civic association and is adjacent to institutional and industrial uses.

BUDGET FUNDING SOURCE

Funding for this project will come from City CIP budget

CONSTRUCTION - SEQUENCE OF WORK

The project will be completed in multiple phases. Phase 1 work will consist of the demolition of the existing parking area pavement sections and relocation of existing underground site utility lines, along with selective early site and building pad preparation work. Phase 2 will include the construction of the new police station building and all related new sitework improvements.

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SUSTAINABILITY CONSIDERATIONS

The City intends for this facility to be designed and constructed as a high-performance green building, with a target to achieve USGBC - LEED 'Silver' level certification. Some of the sustainable design features includes; high-performance building envelope, triple-pane insulated exterior window and door systems, energy efficient HVAC system, LED light fixtures, building system control systems, low VOC materials, light colored roof membrane, and among many other sustainable design strategies that will provide a highly sustainable and healthy environment for the staff and visitors.

LANDSCAPE AREAS

The existing site landscape maintenance activities will remain the same as existing conditions as the plant palettes have been chosen based on existing on-site materials. Lawn areas shall be mown and maintained according to City of Richmond standard practices. Aeration and overseeding is recommended when signs of stress indicate action is needed.

Non-fruiting shrubs and trees shall be pruned for structural and clearance reasons only. Based on the species chosen, this is not anticipated to be needed on a regular basis.

Planting beds shall be top dressed annually with double shredded hardwood mulch until ground cover is fully established.