



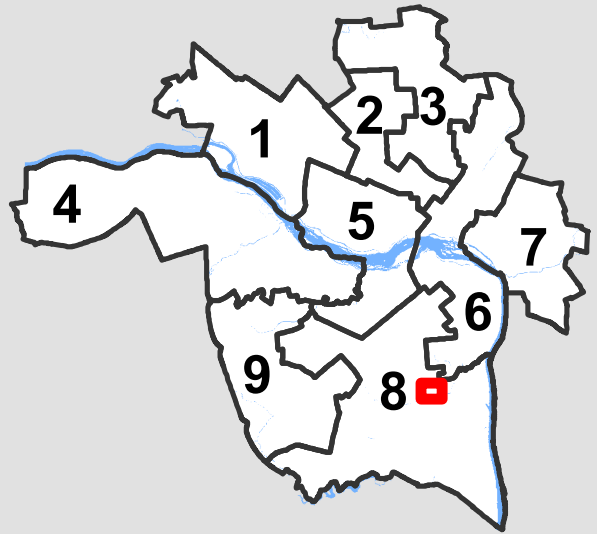
City of Richmond Department of Planning & Development Review

Location, Character, and Extent

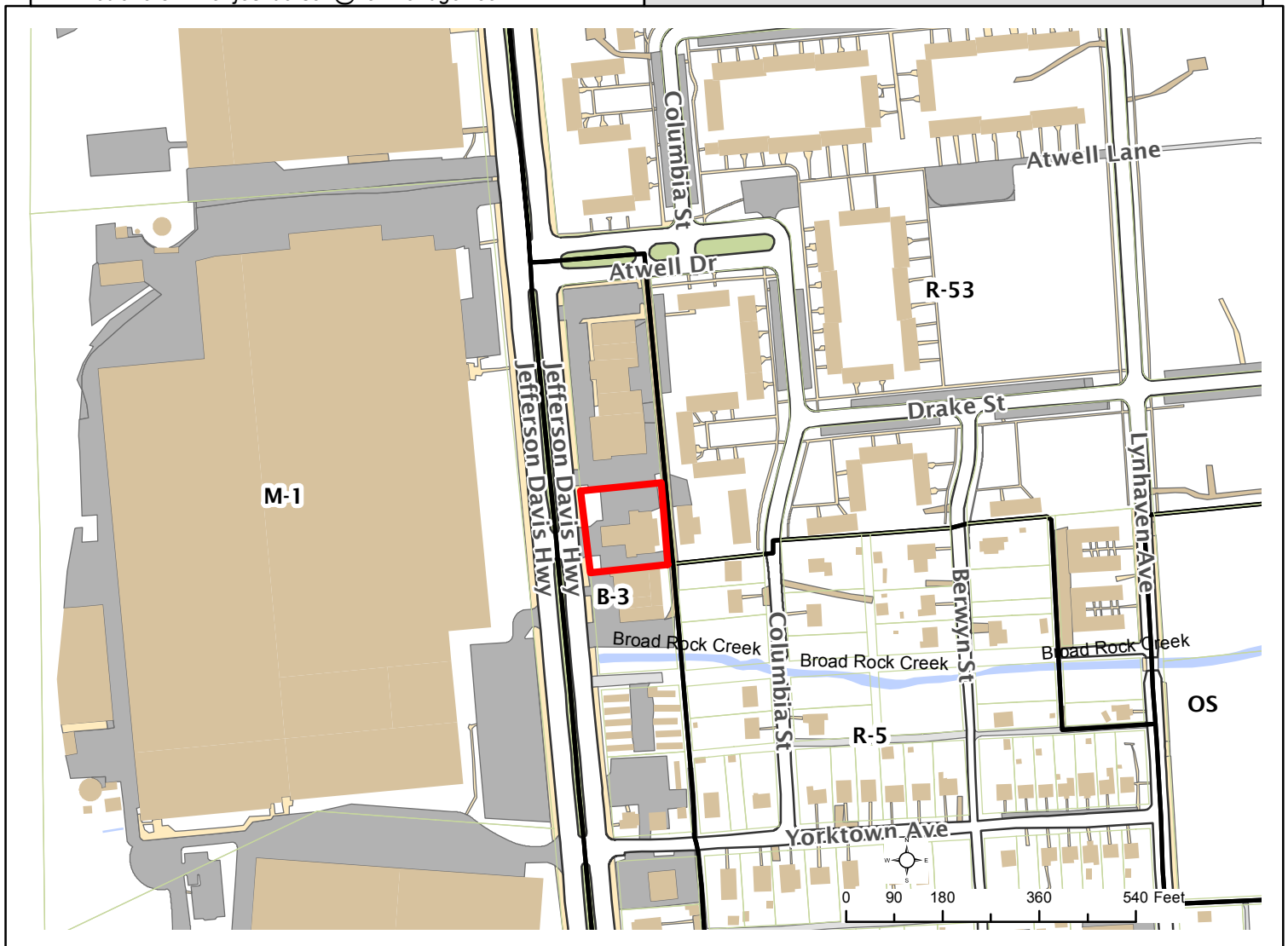
LOCATION: 2505 Jefferson Davis Highway

COUNCIL DISTRICT: 8

PROPOSAL: Conceptual review of renovations and additions to Fire Station #21



*For questions, please contact Josh Son
at 646-3741 or joshua.son@richmondgov.com*





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 Encroachment
 New Construction Master Plan
 Streetscape Sign
 Site Amenity Other

Review Type

- Conceptual
 Final

Project Name: Renovation and addition to Richmond Fire Station #21

Project Address: 2505 Jefferson Davis Highway, Richmond, VA 23234

Brief Project Description (this is not a replacement for the required detailed narrative) : _____

The project consists of the interior renovation and minor additions to the existing Fire Station #21. Exterior improvements consist of new windows, painting and repair of existing stucco, replacing of damaged pavement, motorized security gate, and new flagpole. Building additions will house an exercise room, new kitchen, dayroom, and public restroom. Exterior finishes will match the existing building.

Applicant Information

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

Name: L. Dexter Goode Email: louis.goode@richmond.gov

City Agency: Special Capital Projects Phone: 804-646-7531

Address: 900 East Broad Street, Room 602 Richmond, Virginia 23219

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.



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Submission Requirements

- 10 copies of the application cover sheet and all support materials (see below), unless the application is for an encroachment, in which case only 6 copies are required. Plan sheets should be 11" x 17", folded to 8 1/2" x 11". If it is not possible to scale plans to these dimensions, please provide one set of larger, scaled plans.
- An electronic copy (PDF preferred) of all application materials, which can be burned to disc, emailed, or delivered by FTP.

All applications must include the attached cover sheet and the following support materials, as applicable to the project:

For Conceptual Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan which shows the general location and character of plant materials and notes any existing tree to be removed.

For Final Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type and location must be noted on the landscape plan.
- The location of all lighting units should be noted on a site plan, including wall-mounted, site and parking lot lighting. Other site details, such as benches, trash containers and special paving materials, should also be located. Include specification sheets for each item.
- Samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint and stain colors. When an actual sample cannot be provided, a product information sheet that shows the item or a photo of an existing item may be substituted.

Review and Processing

Once an application is received, it is reviewed by staff, who compiles a report that is sent to the UDC. A copy of the report and the meeting agenda will be sent to the applicant prior to the meeting. The applicant or a representative should be present at the UDC meeting or the application may be deferred to the next regularly scheduled meeting. It is also strongly suggested that a representative of the City Agency which will have final responsibility for the item be present at the meeting (if the applicant and the representative are not the same). Once the UDC recommends action on the application, it is automatically placed on the agenda for the next City Planning Commission (CPC) meeting. An exception to this is encroachment applications, recommendations for which are forwarded to the Department of Public Works. The applicant or a representative must be present at the CPC meeting or the application may be deferred to the next regularly scheduled meeting.



Application for URBAN DESIGN COMMITTEE Review

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MEETING SCHEDULE 2015-2016

UDC Meetings	UDC Submission Deadlines	Anticipated Date of Planning Commission Following the UDC Meeting
December 10, 2015	November 12, 2015*	January 4, 2016
January 7, 2016	December 10, 2015**	January 19, 2016 ¹
February 4, 2016	January 14, 2016	February 16, 2016 ²
March 10, 2016	February 18, 2016	March 21, 2016
April 7, 2016	March 17, 2016	April 18, 2016
May 5, 2016	April 14, 2016	May 16, 2016
June 9, 2016	May 19, 2016	June 20, 2016
July 7, 2016	June 16, 2016	July 18, 2016
August 4, 2016	July 14, 2016	September 6, 2016 ³
September 8, 2016	August 18, 2016	September 19, 2016
October 6, 2016	September 15, 2016	October 17, 2016
November 10, 2016	October 20, 2016	November 21, 2016
December 8, 2016	November 10, 2016*	January 3, 2017 ⁴

¹ Monday, January 18th is a City of Richmond Holiday

² Monday, February 15th is a City of Richmond Holiday

³ Monday, September 5th is a City of Richmond Holiday

⁴ Monday, January 2nd, 2017 is a City of Richmond Holiday

* Moved forward to account for Thanksgiving Holiday Schedule

** Moved forward to account for Winter Holiday Schedule

For further information or assistance, please contact the Planning and Preservation Division by phone at (804) 646-6335 or by email at DCDCCompPlan@RichmondGov.com.

Information about the UDC along with the application and meeting schedule is available at the City of Richmond website, <http://www.richmondgov.com/CommitteeUrbanDesign>

MOSELEYARCHITECTS

MEMORANDUM

TO: Urban Design Committee

FROM: Christopher J. Roman, AIA

CC: L. Dexter Goode, Capital Projects Manager

DATE: January 19, 2017

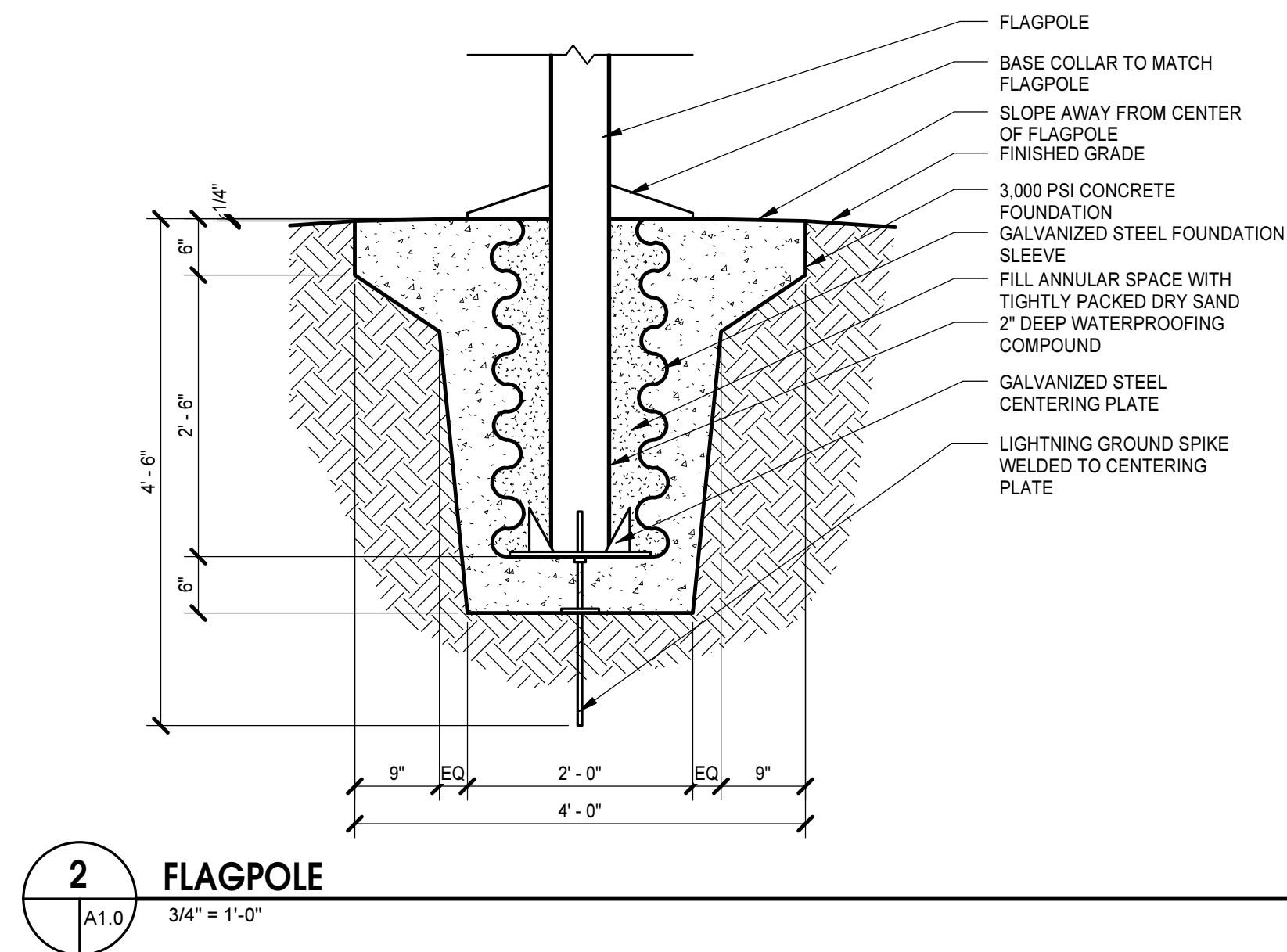
**SUBJECT: Renovation and Addition to Fire Station #21;
Conceptual Review Application**

The City of Richmond intends to renovate and provide a small addition to Fire Station #21 located at 2505 Jefferson Davis Highway in the Southside area of the City. This station has served the area for the better part of a century and has become a fixture in the community for both its appearance, and the service it provides. The existing station has undergone few renovations over the years, none of which have brought the station to the operational standards of a modern fire station. The City intends to renovate, and add onto the existing station to extend the usable life of the building and to meet the needs of a modern fire department.

The neighborhood served by this station is primarily residential in nature aside from the main boulevard of Jeff Davis Highway which supports various commercial, industrial, religious, and government functions. The community uses the adjacent alleyway as a pedestrian pass through to Jefferson Davis Highway, and as such this station is visited by walkers and joggers quite often. Therefore the plans will call for an exterior water fountain and a public toilet which will be available without disturbing the fire fighters in the station.

The renovation of the building exterior will include the replacement of the existing windows, patching, repairing, and painting of the existing stucco, and replacement of existing paving. Interior renovations will include new partitions, finishes, mechanical, plumbing, and electrical systems. The station will be fully accessible at the conclusion of the project. The building program calls for individual sleeping quarters, station officer's office, a day room, kitchen, storage, decontamination facilities, laundry facilities, and exercise space. The program functions could not be accommodated in the existing space so two building additions are proposed on the north and south sides of the existing station. The building additions will be constructed of masonry walls with a stucco finish to match the existing building. The roof line of the south addition will come in just below the existing roofline of the kitchen area to minimize the visual appearance of the addition, and to simplify construction of the roof. The larger addition to the north will have a roof line slightly higher, closer resembling the existing flat roof portion of the building. Alongside the abandoned alley to the south of the building, grass will be planted and

asphalt improvements will be made to accommodate a walking path, making the walkthrough area much more pedestrian friendly. A motorized security gate will be added to the main entrance to the parking, granting access to authorized personnel. A new flagpole will be added and illuminated. The project budget is approximately \$1,350,000 for building and site construction only. The project is funded through the Fire Department's Capital Improvement Projects fund (8929).



SITE DETAIL KEYNOTES
APPLIES TO DRAWINGS A1.0
REPRESENTED BY [A]

1. PRE-ENGINEERED CANOPY COVER
2. ASPHALT WALKING PATH. RE-SURFACE EXISTING ASPHALT WHERE PATH IS INDICATED.
3. BOLLARD
4. AUTOMATIC ROLLING GATE
5. CARD READER BOLLARD
6. GRASS PLANTING BED
7. FLAGPOLE
8. GENERATOR
9. MANUAL SWING GATE
10. REPLACE EXISTING CONCRETE APRON WITH NEW CONCRETE APRON
11. RE-SURFACE EXISTING ASPHALT
12. GRAVEL PAD FOR FUTURE SHED (NIC)
13. CHAIN LINK FENCE. HEIGHT, COLOR, AND FINISH TO MATCH EXISTING
14. EXISTING SIDEWALK TO REMAIN
15. EXISTING GRASS TO REMAIN

SITE PLAN LEGEND

- EXISTING ONE STORY FIRE STATION
- GRASS
- ASPHALT
- CONCRETE
- GRAVEL

RENOVATION AND ADDITION TO FIRE STATION #21

PROJECT DRAWING NO. O-28766
CITY OF RICHMOND
2505 JEFFERSON DAVIS HWY., RICHMOND, VA 23234

PROJECT NO.	DATE
550148	JANUARY 18, 2016
REVISIONS	DESCRIPTION

ARCHITECTURAL
SITE PLAN

**PROGRESS
PRINT NOT FOR
CONSTRUCTION**

**PROGRESS
 PRINT NOT FOR
 CONSTRUCTION**

RENOVATION AND ADDITION TO FIRE STATION #21

PROJECT DRAWING NO. O-28766
 CITY OF RICHMOND
 2505 JEFFERSON DAVIS HWY., RICHMOND, VA 23234

PROJECT NO.	DATE
550148	JANUARY 18, 2016
REVISIONS	DESCRIPTION

FLOOR PLAN

A2.1

FLOOR PLAN GENERAL NOTES

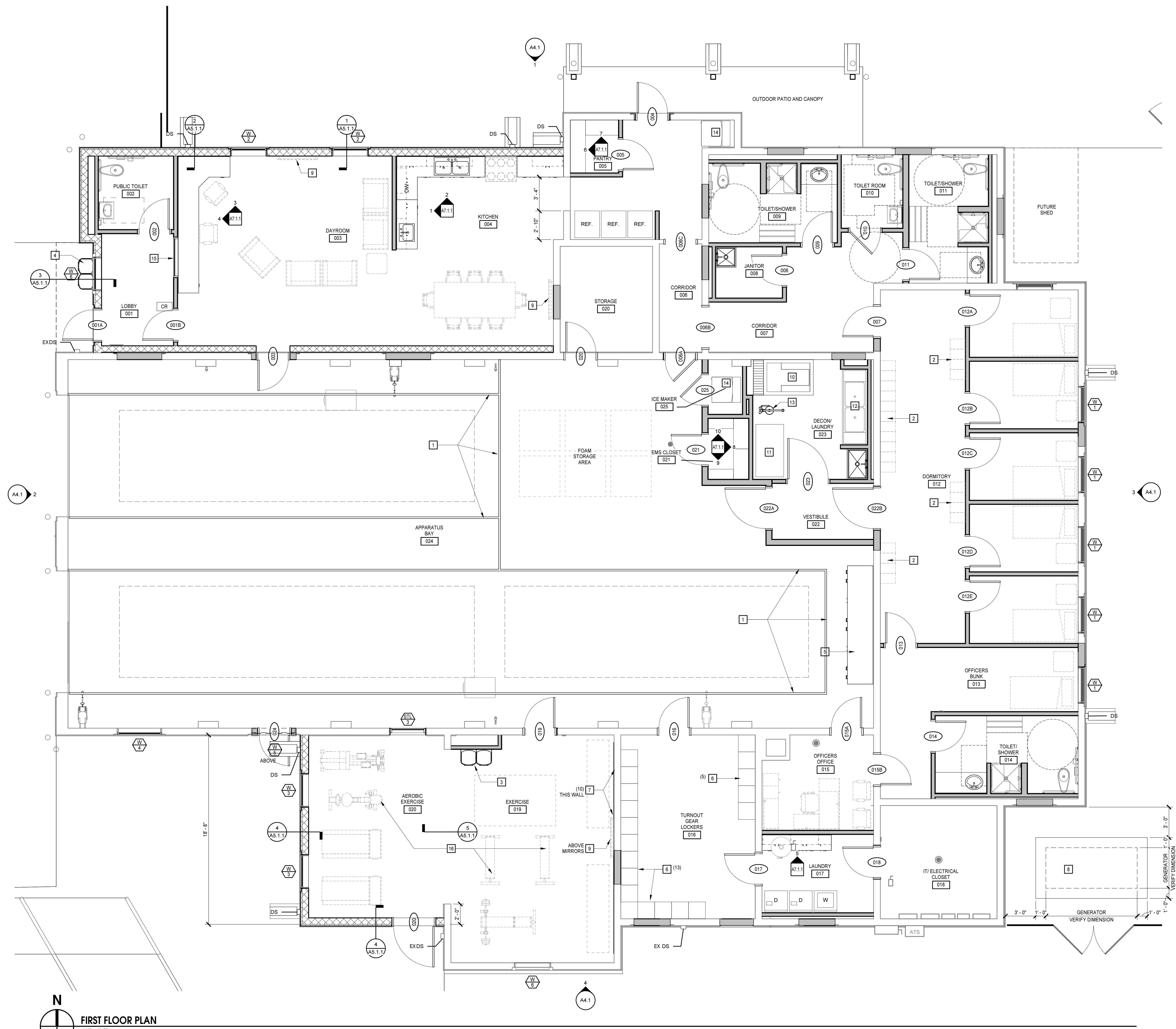
A. DIMENSIONS TO EXISTING WALLS ARE BASED OFF EXISTING PLANS AND SHALL BE FIELD VERIFIED BY CONTRACTOR.

B. PROCUREMENT AND INSTALLATION OF SECURITY ITEMS INDICATED IN THE SECURITY LEGEND ARE NOT INCLUDED IN THIS PROJECT. CONDUIT IS TO BE PROVIDED BY THE CONTRACTOR TO ACCOMMODATE THE INSTALLATION OF THESE ITEMS BY THE OWNER. REFER TO A3.1 FOR INFORMATION REGARDING THE POSITIONING OF SECURITY ITEMS AT DOORS.

FLOOR PLAN KEYNOTES

APPLIES TO DRAWING A2.1
 REPRESENTED BY [n]

1. BAY STRIPING
2. RE-INSTALL SALVAGED LOCKERS
3. WATER COOLER/ BOTTLE FILLER
4. EXTERIOR DRINKING FOUNTAIN
5. WORKBENCH
6. 20" X 20" GEAR LOCKERS
7. 2' x 5' WALL MOUNTED MIRRORS. MOUNT 18" AFF
8. GENERATOR ON CONCRETE SLAB
9. COORDINATE TV MOUNT BLOCKING, COAXIAL CABLE ROUGH-IN, AND ELECTRICAL ROUGH-IN LOCATIONS WITH OWNER. TV TO BE PROVIDED AND INSTALLED BY OWNER.
10. HIGH PERFORMANCE EXTRACTOR
11. DRYING CABINET
12. DECONTAMINATION SINK
13. EMERGENCY EYE WASH STATION
14. ICE MAKER
15. SLIDING WINDOW. MOUNT SILL @ 3'-4"
16. EXERCISE EQUIPMENT (NIC)



FIRST FLOOR PLAN
 1/4" = 1'-0"

**PROGRESS
 PRINT NOT FOR
 CONSTRUCTION**

RENOVATION AND ADDITION TO FIRE STATION #21

PROJECT DRAWING NO. O-28766
 CITY OF RICHMOND
 2505 JEFFERSON DAVIS HWY., RICHMOND, VA 23234

PROJECT NO.	DATE
550148	JANUARY 18, 2016
REVISIONS	DESCRIPTION

**BUILDING
 ELEVATIONS**

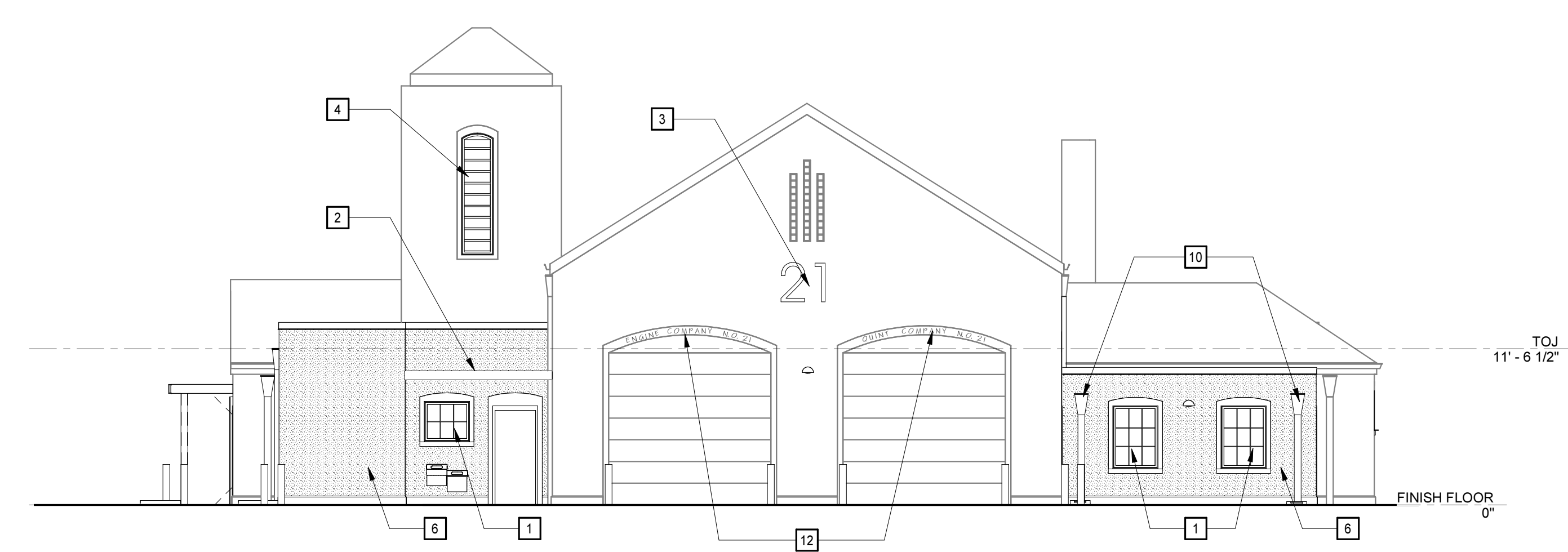
A4.1

BUILDING ELEVATION GENERAL NOTES

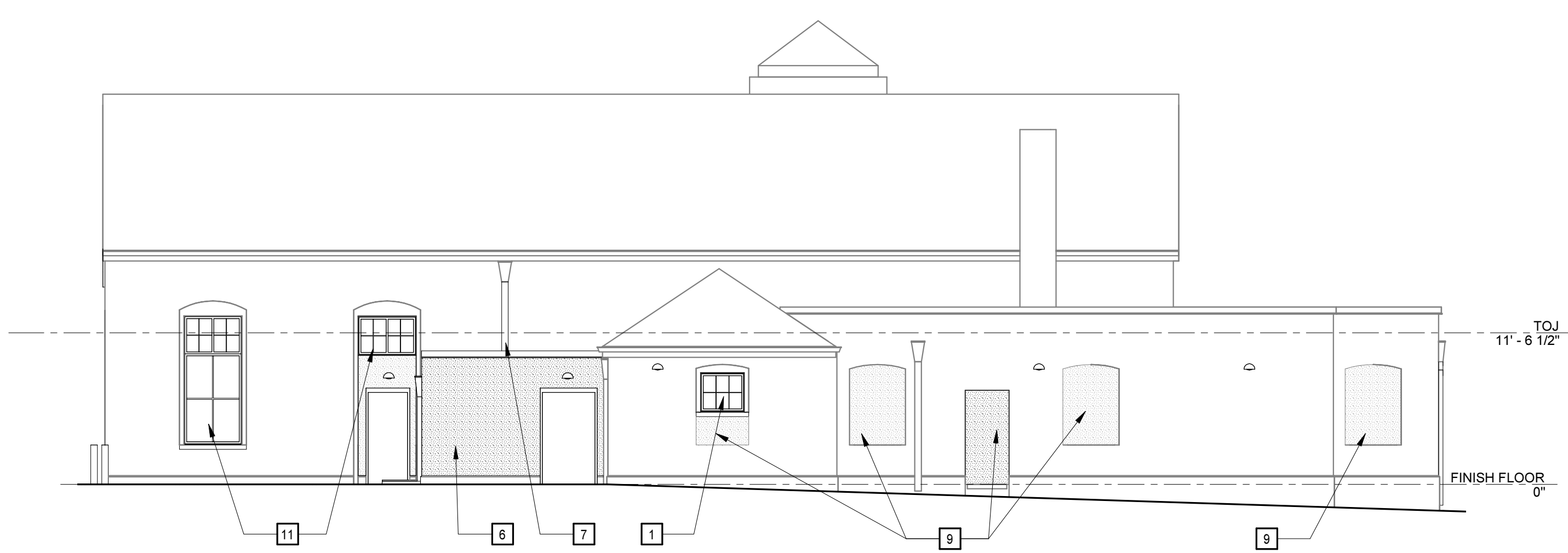
- PATCH AND REPAIR STUCCO BASE AND WALL FINISH AROUND ENTIRE PERIMETER OF BUILDING
- PAINT EXISTING EXTERIOR STUCCO WALL SURFACES TO MATCH EXISTING COLOR SCHEME
- EIFS EXTERIOR WALL SURFACE TO MATCH EXISTING COLOR SCHEME
- STUCCO AND EIFS BASE COLOR TO MATCH MULLION COLOR
- METAL DOWNSPOUTS, GUTTERS AND TRIM SHALL MATCH EXISTING COLOR SCHEME

BUILDING ELEVATION KEYNOTES
 APPLIES TO DRAWINGS A4.1
 REPRESENTED BY []

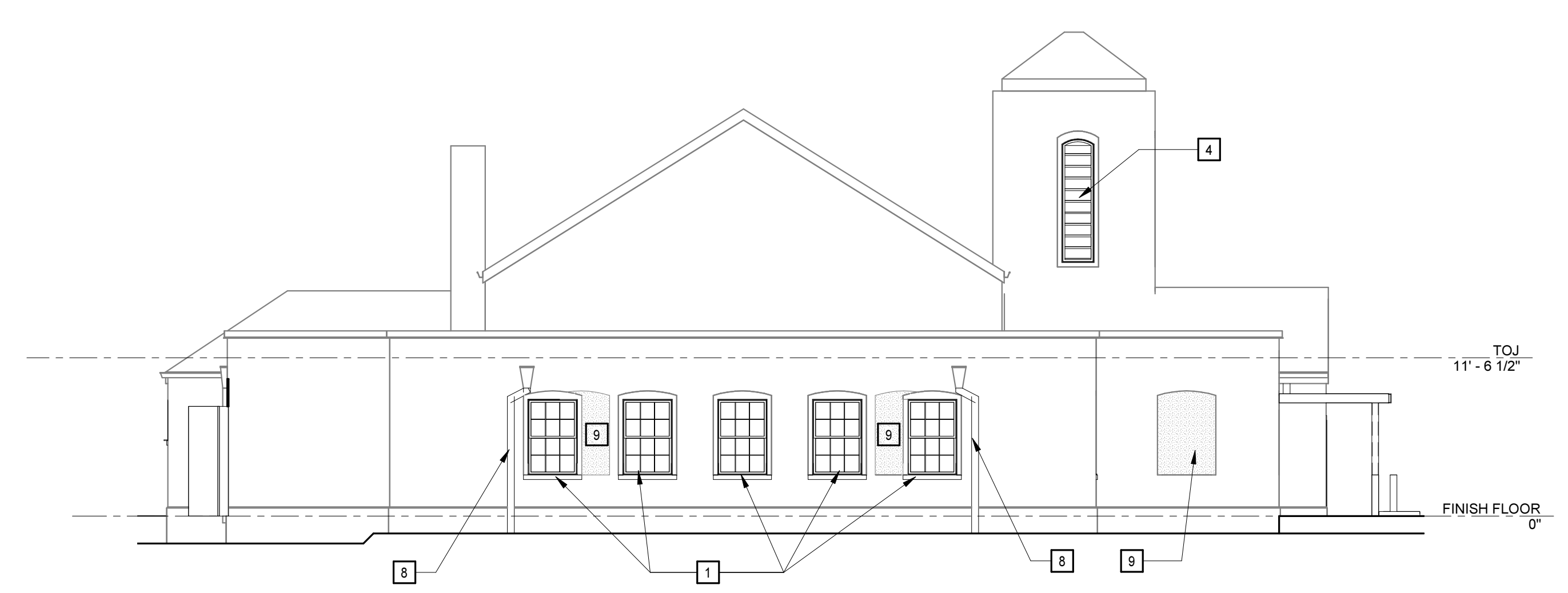
- FIBERGLASS WINDOW TO MATCH ORIGINAL STYLE, PATTERN, AND RETAIN RECESSED ARCH.
- PRE-ENGINEERED CANOPY
- 3" PROJECTION ALUMINUM COMPOSITE SIGNAGE GRAPHICS
- PAINTED ALUMINUM LOUVER
- RELOCATE DOWNSPOUT
- EXTERIOR INSULATED FINISH SYSTEM
- EXISTING DOWNSPOUT TO DISCHARGE TO SPLASHBLOCK ON ROOF
- CONNECT EXISTING DOWNSPOUT TO NEW DOWNSPOUT
- FINISH EXISTING OPENING FLUSH WITH EXTERIOR WALL, STUCCO FINISH.
- CONDUCTOR HEAD TO MATCH EXISTING.
- FIBERGLASS REPLACEMENT WINDOW TO MATCH ORIGINAL STYLE AND PATTERN. RETAIN STUCCO RECESSED ARCH. REPLACE FRAME AND SILL.
- PAINT LETTERING TO MATCH EXISTING



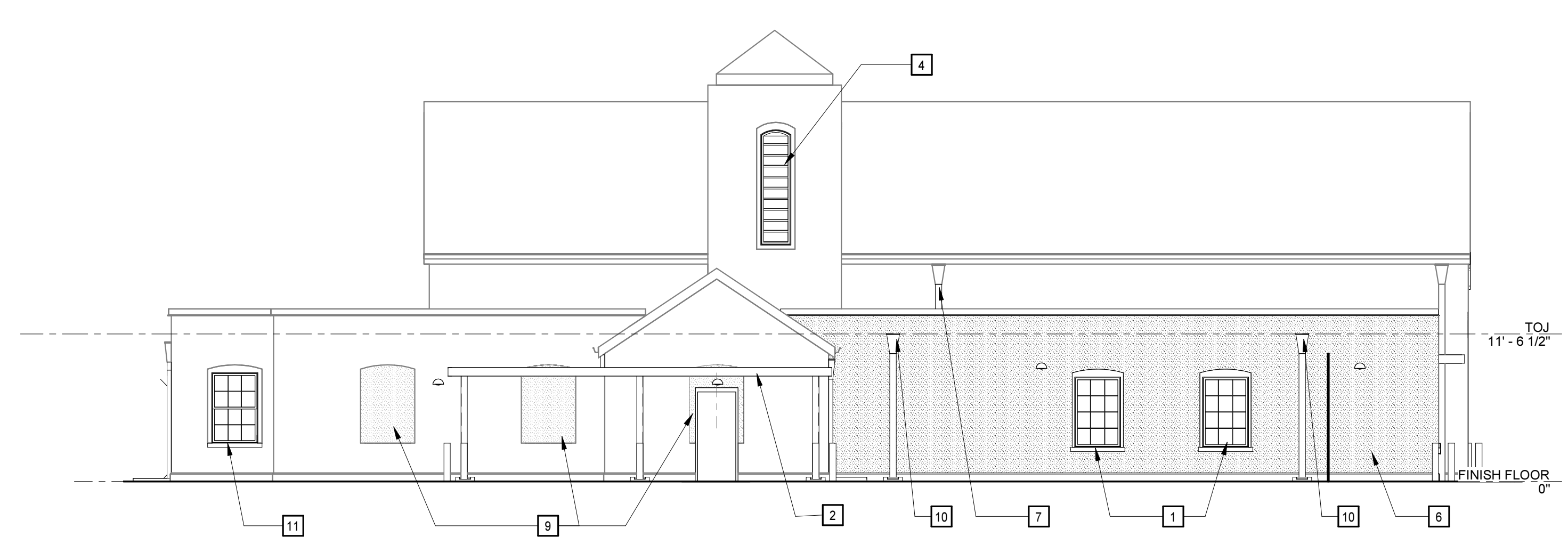
2 WEST ELEVATION
 A4.1 1/8" = 1'-0"



4 SOUTH ELEVATION
 A4.1 1/8" = 1'-0"



3 EAST ELEVATION
 A4.1 1/8" = 1'-0"



1 NORTH ELEVATION
 A4.1 1/8" = 1'-0"



21

ENGINE COMPANY # 21

QUINT COMPANY # 21

RICHMOND STATION 20