



Staff Report
City of Richmond, Virginia
Planning Commission



UDC 2025-03	Final Review Meeting Date: 2/21/2025
Applicant/Petitioner	Applicant: Lynne Lancaster, City of Richmond Capital Projects Primary Contact: Travis Wolf, AECOM
Project Description	UDC 2025-03 POLICE PRECINCT 1 - Location, Character, Extent review for the installation of parking canopies in the secured parking area of the First Police Precinct, located at 1701 Fairfield Way.
Project Location	
Address: 1701 Fairfield Way	
Property Owner: City of Richmond - Sheriff's Department	
High Level Details: Applicant proposes to install parking canopies in the secured parking area of First Police Precinct. This is being submitted as an amendment to the current UDC approved building package.	
UDC Recommendation	Approval
	STAFF RECOMMENDS THIS ITEM BE CONSIDERED BY THE PLANNING COMMISSION DUE TO ITS MINOR NATURE
Staff Contact	Kevin Costanzo - Kevin.Costanzo@rva.gov
Previous Reviews	UDC 2024-14, UDC 2023-16
Conditions for Approval	N/A

Findings of Fact

Site Description	The site is located in the Upper Shockoe Valley neighborhood on the east side of Oliver Hill Way, south of Fairfield Way. The site is zoned M-2 - Heavy Industrial, and the property consists of roughly 11.172 acres, or 486,655 square feet. The property currently contains the City Jail, operated by the Sheriff's Office, and associated parking lot.
Scope of Review	The project is subject to location, character, and extent review under section 17.05 and 17.07 of the Richmond City Charter.
Project Description	<p>As part of the construction of the new First Police Precinct, steel canopies will be added over the parking spaces in the secured parking lot. This feature was requested by RPD during the programming and design of the new building. However, due to budget constraints at the time the project was released, the canopies were removed from the design. Now that additional funding has been identified, the canopies are being added back into the project.</p> <p>The parking canopies will be a cantilevered design to maximize access to parking space while minimizing footprint impact of structural support columns. The canopies are designed to have a max height of 10 ft. 4 in. at the tallest point. The canopies will be constructed with gutters and downspouts that will be tied into the underground storm drainage system. The canopies will also be designed with the structural integrity necessary to support the installation of solar panels in the future.</p>

Urban Design Guidelines and Master Plan

	Text	Staff Analysis
Master Plan	N/A	Staff has identified no negative externalities associated with the proposed scope of work as outlined in the application.
Urban Design Guidelines	N/A	Staff has identified no negative externalities associated with the proposed scope of work as outlined in the application.