

James River Logistics Center Chesterfield, Virginia



A bulk distribution facility proposed to be constructed in two phases, the initial two buildings of 812,972 square feet have recently been completed on a 97-acre site on Bellwood Road in Chesterfield County.



Rendering by CMSS Architects

McKinney and Company provided full service design including environmental services (with EarthSource Solutions), geotechnical and civil engineering, landscape architecture and site lighting design, architecture (shell building), mechanical/electrical (with M&E subcontractors) and construction materials testing.

Significant site challenges were posed by buried sulfuric acid lines present along the Bellwood Road property frontage. These could not be crossed by heavy vehicles, and ruled out any grading in the immediate vicinity. Sleeves were installed over the acid lines at the main vehicle entrance to the site, and the domestic/fire water line into the property was installed in a sleeve where it passed under the acid lines. The Corps of Engineers required an alternative analysis involving multiple site layouts and coordination to demonstrate that impacts to wetlands and jurisdictional waters were being minimized. Design for the recharge of remaining wetlands immediately downstream of impacted areas was achieved by diverting a portion of the roof drainage through bio-filtration areas and onto the wetlands. The permit process also dictated the retention pond be moved to a location upgradient of the ideal hydraulic location. Environmental permits were obtained in 75 days.

The James River Logistics Center project was named the 2002 Project of the Year by the Greater Richmond Association for Commercial Real Estate (GRACRE).

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