

NYPD 9th Precinct Stationhouse Rehabilitation



REHABILITATION OF THE NYPD'S 9TH PRECINCT LANDMARK-QUALITY BUILDING ON MANHATTAN'S LOWER EAST SIDE REQUIRED COORDINATION WITH THE ARTS COMMISSION AND NEIGHBORHOOD GROUPS TO MAKE SURE THE HISTORIC APPEARANCE WAS PRESERVED.

LOCATION
MANHATTAN, NY

CLIENT
NEW YORK CITY DEPARTMENT OF
DESIGN AND CONSTRUCTION

CONSTRUCTION COST
\$23 MILLION

SIZE
7 STORIES;
39,000 SF

Originally constructed in 1936, the 9th Precinct Stationhouse did not meet modern police station requirements. The New York City Department of Design and Construction (NYCDDC) enlisted the help of STV to carve out new program spaces and equip the 9th Precinct stationhouse to meet contemporary requirements.

STV provided zoning analysis, programming, structural evaluations, and design for the rehabilitation and expansion of the 6-story police building on East 5th Street between First and Second Avenues in Manhattan. The project began as a study that led to a plan for a gut renovation. STV identified problems with the building's steel and slab structures that required a revised plan, to demolish the building and build a 7-story structure on the site.

An important component of this project was the preservation of the building's historic façade, which included ornate precast concrete. After carefully dismantling and removing the exterior, the building was demolished. STV's design for the new superstructure was a 7-story facility with a double-height ground floor that features the restored original façade. The project included design of new interior spaces, providing two means of egress conforming to current building codes, and providing a new hoistway for two new elevators.

The design also entailed state-of-the-art security, telecommunications, and electrical systems, as well as meeting goals for energy-efficiency for HVAC equipment, plumbing, and fire protection systems.