

# Fire Station 3

2801 Cameron Mills Road

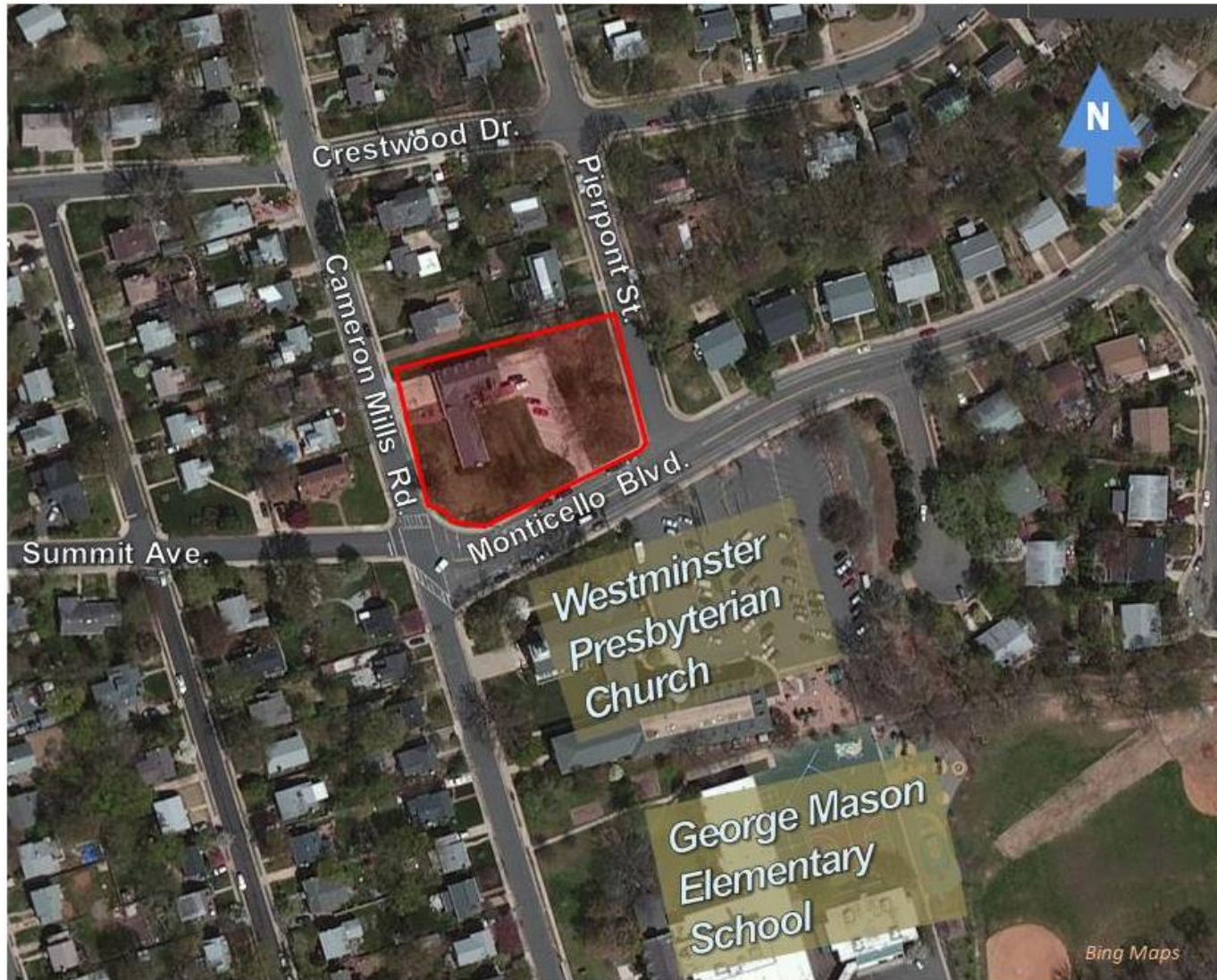
*DSUP#2016-0010*

City Council



March 18, 2017

# Project Location





# Existing Conditions



# Project Description



## Summary

- New 2.5-bay fire station built on existing site
- Site and building accommodate two drive-through bays for modern fire apparatus vehicles
- Building will be red brick and reflect neighborhood architectural character
- Increased landscaping and plantings in the three front yards of the site and bioretention "rain garden"



# Building Design

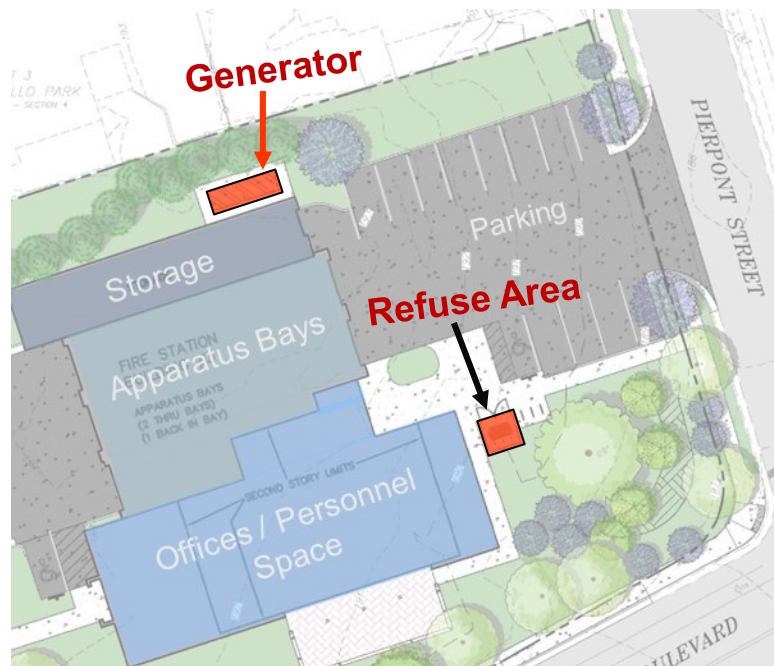


# Special Use Permits

- Special Use Permit to intensify/expand the existing noncomplying fire station
- Special Use Permit for a parking reduction of 10 spaces

## Modifications

- Modification to allow an accessory structure forward of the front building line
- Modification to the side yard setback to allow for the placement of a generator



# Parking

<b>Required</b>	24 spaces ( <i>1 space per 450 square feet of governmental office in Parking District 2</i> )
<b>Proposed</b> (on-site)	14 spaces
<b>Reduction</b>	10 spaces

- The parking area will accommodate the maximum number of staff on shift, including during shift change



# Temporary Street Closure





# Public Benefits

- New fire station that accommodates current and future service and operational needs
- Building and site design that reflects residential character of the neighborhood
- Landscaping, including new plantings and bioretention area, widened sidewalks and maintenance of open space
- LEED Silver building design



# Community Meetings

	Date	Meeting Location
1	March 31, 2016	George Mason Elementary
2	April 11, 2016	North Ridge Citizens' Association Meeting
3	October 5, 2016	Fire Station 3 - Cameron Mills
4	November 14, 2016	North Ridge Citizens' Association Meeting
5	December 15, 2016	Fire Station 3 - Cameron Mills
6	February 22, 2017	Federation of Civic Associations



# Conclusion







# Construction and Temporary Street Closure

## ***Temporary Station and Street Closure Impact Mitigation***

- City staff will work with project architect to procure temporary apparatus bays that mitigate noise and visual impacts to extent possible.
- The Fire Department is coordinating with ACPS to facilitate pickup of children on Pierpont Street during construction with a van or small bus.

## ***Construction Impact Mitigation***

- Construction workers are required to park on-site by Condition of Approval (Condition 33)
- Sidewalk on east side of Pierpont Street will remain open during construction (Condition 34)
- The current curb cut on Monticello Blvd. will be used as primary construction entrance
- Construction times and noise will be regulated by City codes (T&ES Code Comment C-10)

