

Warrant Request – FBZ Standard 2.3.3.4

Corner Lot Side Setback

Overview of Compliance with FBZ Criteria 5.4.3.1, 5.4.3.2, and 5.4.3.3:

The configuration of the Station 1 addition is driven by the dimensional requirements for the new apparatus bays and their relationship with the existing building. The response time to emergency calls is critical to fire station performance. A key component of the response time is the efficiency of the interior building circulation and the ability of firemen to reach the apparatus bays from any occupied portion of the building in the shortest amount of time possible. Since the existing Fire Station 1 interior space and apparatus bays will continue to be utilized, the design of the new addition is of necessity compact, locating the new apparatus bays as close as possible to the existing bays, providing the necessary interior dimensions within the new bays and minimizing the connecting space between the existing building and the addition. Those factors essentially determined the functional programmatic requirements for the building envelope. In applying the Standards of the Form-Based Code, the building alignment of Fire Station 1 locates the addition's front façade flush to the west property boundary in line with the existing Fire Station 1 west elevation which also aligns with the adjacent existing building to the north. Fire Station 1 occupies a corner lot at the northwest quadrant of the South Weber Street and Colorado Avenue intersection. The existing 1970 Annex is also positioned in alignment with the Fire Station 1 west façade and is located flush to the south property boundary along Colorado Avenue. The proposed building footprint complies with the intent of Section 2 of the Standards of the Downtown Colorado Springs Form-Based Code as defined for Civic Buildings located on corner lots however, the new addition's north wall will be located 19'-6" from the south wall of the adjacent building to the north. The Code stipulates a maximum side setback of 10'. Given the dimensional restrictions related to the new apparatus bays and the necessity of maintaining a compact floor plan, the CS Fire Department requests a Warrant to permit the 19'-6" side setback in lieu of the 10' maximum required by the Form-Based Code. The addition is aligned with the existing west building facades and introduces a new 51'-4" zero lot line façade which greatly reduces the existing open space along the street and promotes the general intent of the Code. The space between the new addition and the building to the north will be physically closed with a section of steel picket security fencing to match the overall security fencing. The Fire Department prefers the fencing to a solid wall closure in order to preserve visual access necessary for security monitoring. Both the existing building and proposed addition comply with the minimum two-story building height required by the code for Civic Buildings within the Central Sector.

As noted above and further described and illustrated in the FBZ-Development Plan Submittal and Project Statement the remodel and addition to Fire Station 1 are consistent with the intent of the form-based code and with the Section 4 - Design Guidelines of the Code. The unique operational requirements of a fire station dictate the dimensional configuration of the building

addition footprint, developed as a design solution that optimizes the CS Fire Department's ability to provide the highest level of service to downtown Colorado Springs. The requested slight increase in the maximum side setback is reasonable when measured in terms of the improved operational efficiency and service to the community that the building addition will realize.

FBZ Criteria 5.4.3.4 - Compliance with the Downtown Master Plan

The proposed addition and remodel of Fire Station 1 is consistent with the vision for the downtown area outlined in the Imagine Downtown Master Plan. Located in the Core District the property falls within the boundaries of the Activity Center designation of the Downtown Future Land Use Map. The project helps revitalize the downtown area by continuing to provide fire and medical emergency services from an established location with a facility that meets the needs of modern response vehicles, improves the quality of life of the firemen assigned to the station, and elevates the Fire Department's emergency response capabilities within the Core District. The project maintains an important historic presence, expanding the facility's functional capabilities with an addition that employs compatible architectural character that is consistent with the Downtown Form-Based Code.

FBZ Criteria 5.4.3.5 - Compliance with the Colorado Springs Comprehensive Plan

The proposed addition and remodel of Fire Station 1 is consistent with the goals of the Colorado Springs Comprehensive Plan. The project preserves an historic presence in the central downtown urban core while providing an addition that reinforces that heritage. The proposed improvements and addition elevate the ability of Fire Station 1 to respond to increasing service demands associated with the revitalization of the downtown core without reducing the level of service to existing residents and businesses in the area. The project is consistent with the Fire Department Facilities Master Plan and strategic network plans for Fire Services.