

Project Description

Colorado Springs Fire Station No. 1, located at 29 South Weber Street was constructed in 1925. The building is a two-story brick structure that has served continuously as a fire station from original occupancy to the present. An addition to the building, referred to as the “Annex”, was constructed on the south side of Fire Station 1 in 1970 to house administrative functions for the Fire Department and will continue to serve the CSFD in that capacity. The current proposed project will construct a new two-story addition to the north of FS 1 on a separate Fire Department owned parcel currently used for parking and addressed as 19 South Weber Street. The addition will provide two new apparatus bays and a new entry/lobby on the first floor with new dorms, rest rooms and showers on the second floor. The second floor of existing Fire Station 1 will be extensively remodeled to provide improved living areas including a new kitchen and day room and new offices. The Annex is generally excluded from the renovation work although a building fire sprinkler system will be included in the new addition and extended into both existing Fire Station 1 and the Annex. All three major components, (the original Fire Station 1, the Annex, and the proposed addition to the north) are physically attached and classified as a single building under the International Building Code.

The original Fire Station 1 has 3811 SF on the first floor with an additional 3767 SF on the second floor. The 1970 Annex included. 2296 SF on the first floor and 2235 SF on the second floor. The proposed addition will include 3228 SF on the first floor and 3091 SF on the second floor bringing the total building square footage to 9335 SF on the first floor and 9093 SF on the second floor for a total building square footage of 18,428 SF. The original Fire Station 1 has two back-in apparatus bays that enter and exit on Weber Street. The proposed addition includes two additional apparatus bays in a drive-thru configuration that permits fire department vehicles to enter the bays via an access drive from Colorado Avenue and exit on Weber Street. The new apparatus bays are appropriately dimensioned to house larger, modern equipment. The smaller existing bays will still remain in active use.

The project reconfigures the east parking lot and access drives and installs a new security fence, retaining existing pedestrian way, landscaping, and amenity zone improvements along Colorado Avenue with minor alterations at the access drives. New improvements are incorporated in the pedestrian way and amenity zones along Weber Street, however, the available area for those improvements is restricted by the apparatus bays access aprons.