

Warrant Request – FBZ Standard 2.7.4

Glazing & Fenestration - Shopfront Frontage Percentage of Glazing

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

The west frontage façade of Fire Station 1 is aligned with the west property boundary. The addition will provide a new building entry at sidewalk grade on the Weber Street frontage. This configuration provides a “Shopfront” frontage type as defined by the Standards of the Form-Based Code, a permitted frontage type for Civic Buildings. This frontage type is typically associated with retail uses and normally has substantial window glazing at the sidewalk level. With a stated goal of improving public frontage, the Code requires that the first floor of all buildings be glazed with transparent glass at the maximum percentage feasible. The intent is to use windows to increase the articulation and texture of the façade and provide visual interest. A table is provided in the Code giving the recommended percentage of glazing for each Frontage Type at the lower 10’ of the first floor façade parallel to the property line. The percentage is provided as a “guide to determine adequate glazing proportions”. While Fire Station 1 meets the requirements of a Storefront Frontage Type, it is atypical of the usual buildings associated with that Frontage Type. The ground level west elevations of the original Fire Station 1 and the proposed addition are almost entirely devoted to the apparatus bay doors. The building connection between the existing and new apparatus bays is completely glazed, however the relative area is small in comparison to the bays. Although glass overhead doors are available, the Fire Department considers them to be both a security risk and a maintenance problem. Due to the limited ceiling height in the existing bays coiling overhead doors are currently used and are to be retained with the remodel. The only option for glass doors in the existing bays are side retracting sectional doors which would encroach on the public sidewalk when opening, creating a potential safety risk. View panels are included in the sectional overhead doors serving the new bays but they do not provide enough glazed area to meet the recommended percentage guidelines. The calculation for percentage of glazing is indicated on the FBZ-Development Plan Elevations included with this submittal. The amount of glazing provided as calculated on the west frontage elevation of existing Fire Station 1 and the addition is 16%. The percentage noted as a guide in the Standards for a Shopfront is 60%. Given the unique bay access requirements of a fire station, the CS Fire Department’s concerns over security and maintenance issues, and the existing physical constraints in Station 1, the CS Fire Department requests that a Warrant be granted to exempt Station 1 from the 60% glazing requirement. The CS Fire Department believes that the amount of glazing provided represents the “maximum feasible percentage” when the security and maintenance issues and the physical constraints are considered. As previously noted, fully glazed doors are not possible in existing Station 1 and the Fire Department is concerned that fully glazed doors in the addition has the effect of placing the crews in a “fishbowl” at night that compromises security. Although precautions are taken, the lower panels of the overhead doors are damaged by exiting vehicles on a fairly regular basis. Fully glazed doors make this a safety issue as well as a more expensive

repair. While the intent of the Code is to provide visual interest at the sidewalk level, in the case of a fire station, the visual interest has the potential to cause pedestrians to congregate at the doors to watch as the crews prepare to leave on a call. This creates an additional safety issue and potentially increases response time. Although the majority of the apparatus bay doors' surface is opaque, the door openings still provide an articulation of fenestration and a textural change in the exterior materials of the building, both stated objectives of the Code Standards that contribute to visual interest. While the proposed Fire Station 1 design does not meet the recommended 60% glazing requirement, the overall intent of the Standards are maintained and the specialized functional requirements of the fire station apparatus bays are not compromised.

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. Compliance with the Downtown Master Plan will not be compromised with approval of a warrant that permits a reduced percentage of glazing at the sidewalk level.

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 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. Compliance with the Colorado Springs Comprehensive Plan will not diminish with approval of a warrant that permits a reduced percentage of glazing at the sidewalk level.