

# **FIRE STATION #8 RELOCATION STUDY**

**MEETING NO. 4  
STAFF RECOMMENDATIONS  
Sept 17, 2015**

September 17, 2015

- Introductions
- Process to date
- Basis for staff recommendation
- Review of 20 site matrix candidates
- Comparison of 5 short-list candidates
- Rebuilding Fire Station #8 at current location
- Next steps

- **Community Meetings 1 & 2**  
**June 25, July 9 at St Mary's Church**
  - Basis and criteria for relocating FS # 8
  - Table sessions – identify issues, candidate sites
- **Community Meeting 2, July 30, at Langston Brown CC**
  - First review of site matrix
  - Community comments on matrix

- Replace aged and undersized FS #8
- Original Site Criteria
  1. Improve response times to N. Arlington
  2. Compatible with current network
  3. Site minimum size .8 acre, 1.5 includes buffer; County-owned or willing seller
  4. Access to arterial street
- Additional criteria added to matrix
- Recommendations will be presented to County Board for consideration

- 20 candidate sites identified
  - 14 did not improve response time or maintain network compatibility
  - 5 met response time/network compatibility, varying issues on size and availability
  - Fire Station #8: does not improve response time, existing site undersized

**SITES NOT  
RECOMMENDED BY STAFF**

## **Six Sites in Northern Portion of County:**

**Fail to meet Criterion 2** - they increase demand for Stations 2 and 3, therefore disrupting network compatibility

- 1. VDOT Site 1 West**
- 2. VDOT Site 2 East**
- 3. Madison Community Center**
- 4. Gulf Branch Nature Center**
- 5. Gulf Run Lift Station**
- 6. Glebe & Williamsburg**

## **Four Sites Farther South on Military Road:**

**Fail to meet Criterion 1 and 2** – creates new service gaps for response time and disrupts network compatibility

- 7. Washington Golf and Country Club, East Side**
- 8. Zachary Taylor Park**
- 9. Taylor Elementary School**
- 10. Church of the Covenant – parking lot**



## Three Sites on Lee Highway

**Fail to meet Criterion 1** – no significant change in response time compared to existing FS #8 site

11. Virginia Hospital Center Sites, Lee Highway/N George Mason
12. Wells Fargo Bank Site, Lee Highway/N Glebe
13. Federal Bakery Site

## Other

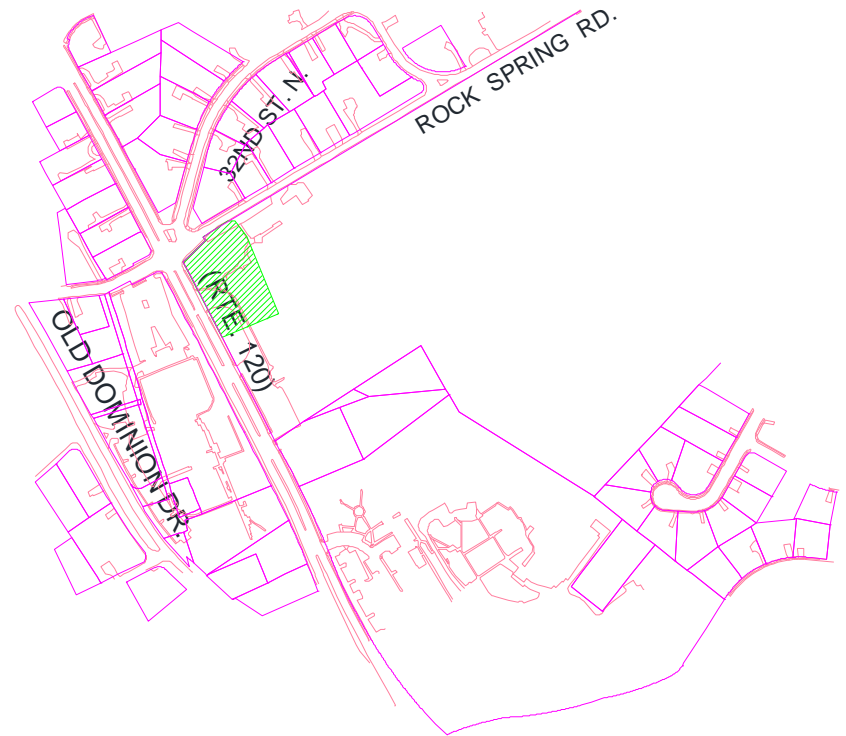
**Fail to meet Criterion 1** - on extreme western edge of County, with increased travel distances to N. Arlington

14. Upper Pimmit Run Park

- Five sites meeting operational criteria
  1. Glebe & Rock Spring (Country Club)
  2. Rock Spring Park
  3. Glebe & Yorktown
  4. Arlington County salt dome site
  5. St Mary's Church residential properties
- Fire Station #8 and adjacent properties

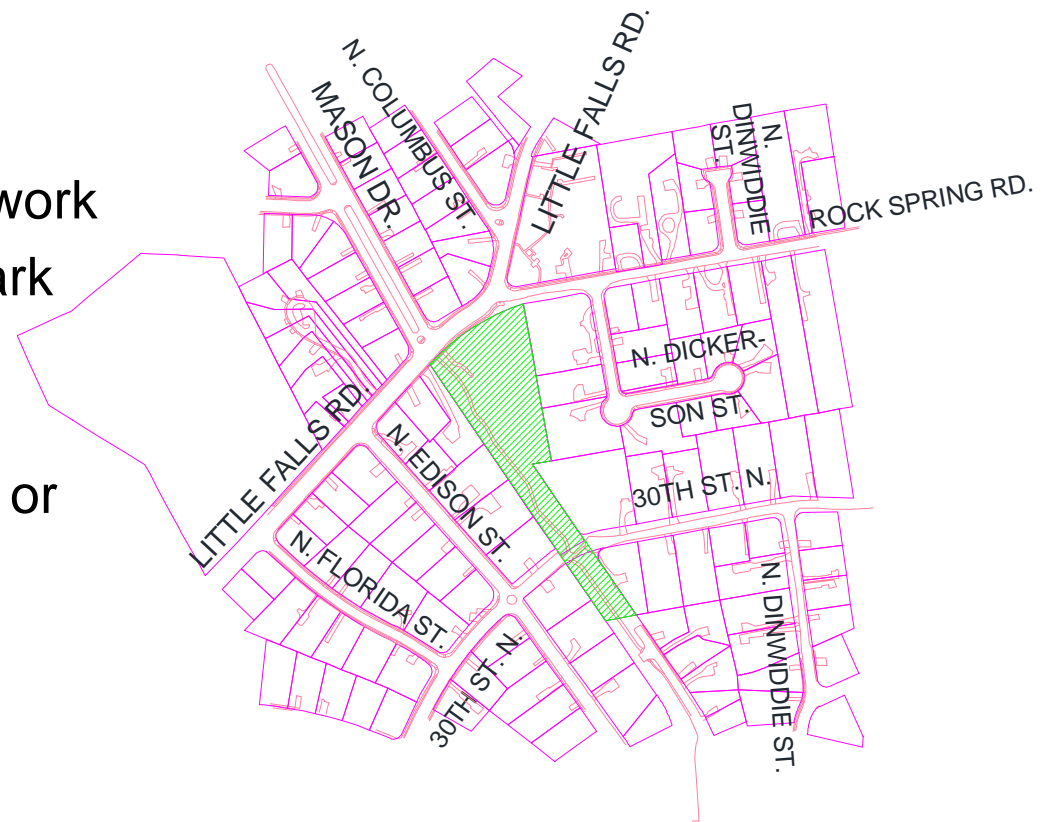
## Glebe and Rock Spring (Country Club)

- Improves response time
- Compatible with County network
- Unwilling Seller
- Meets minimum size requirements
- Exits on major arterial street or Blvd.
- Additional cost to County
- No Resource Protection Area (RPA)



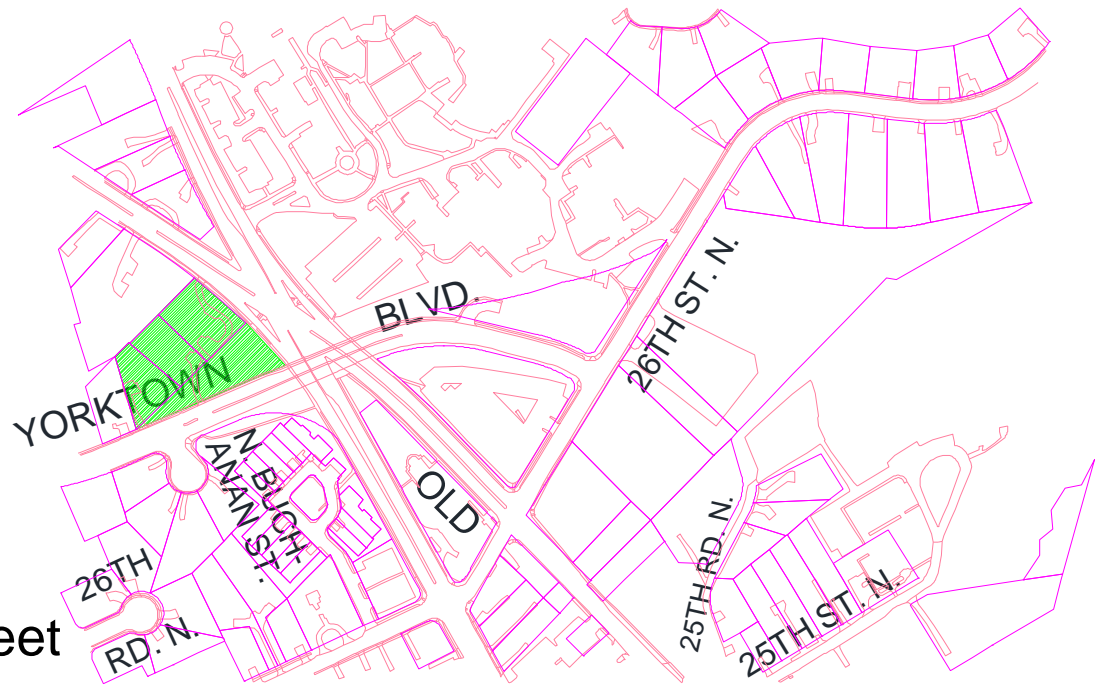
## Rock Spring Park

- Improves response time
- Compatible with County network
- Displaces Neighborhood Park
- Meets minimum size requirements
- Exits on major arterial street or Blvd.
- Entire Site in RPA



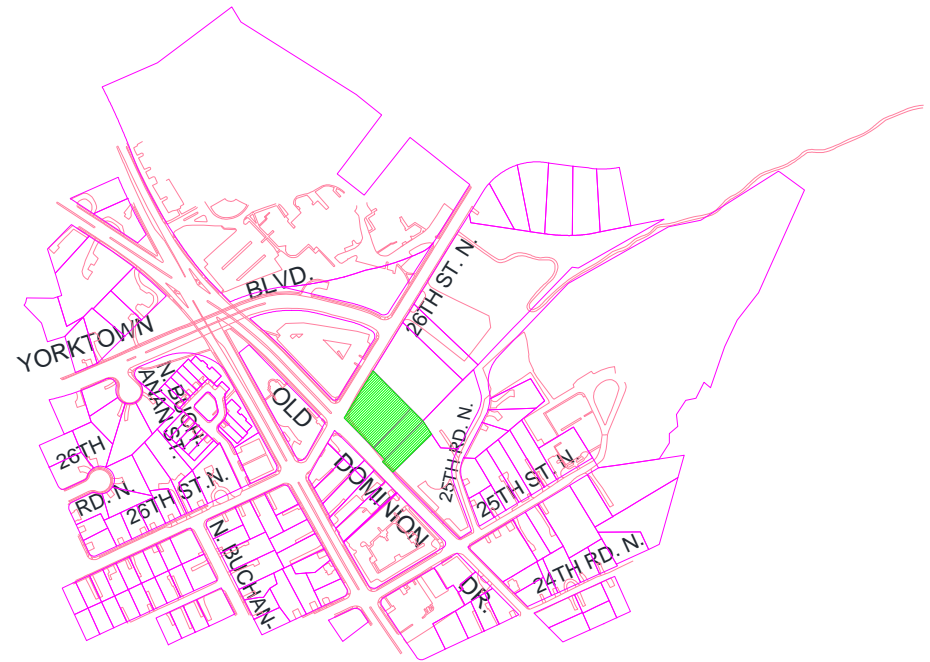
## Glebe and Yorktown

- Improves response time
- Compatible with County network
- Displaces 3 Homes
- Owners not contacted
- Meets minimum size requirements (.9 AC) without buffer
- Exits on major arterial street or Blvd.
- Additional cost to County
- No RPA



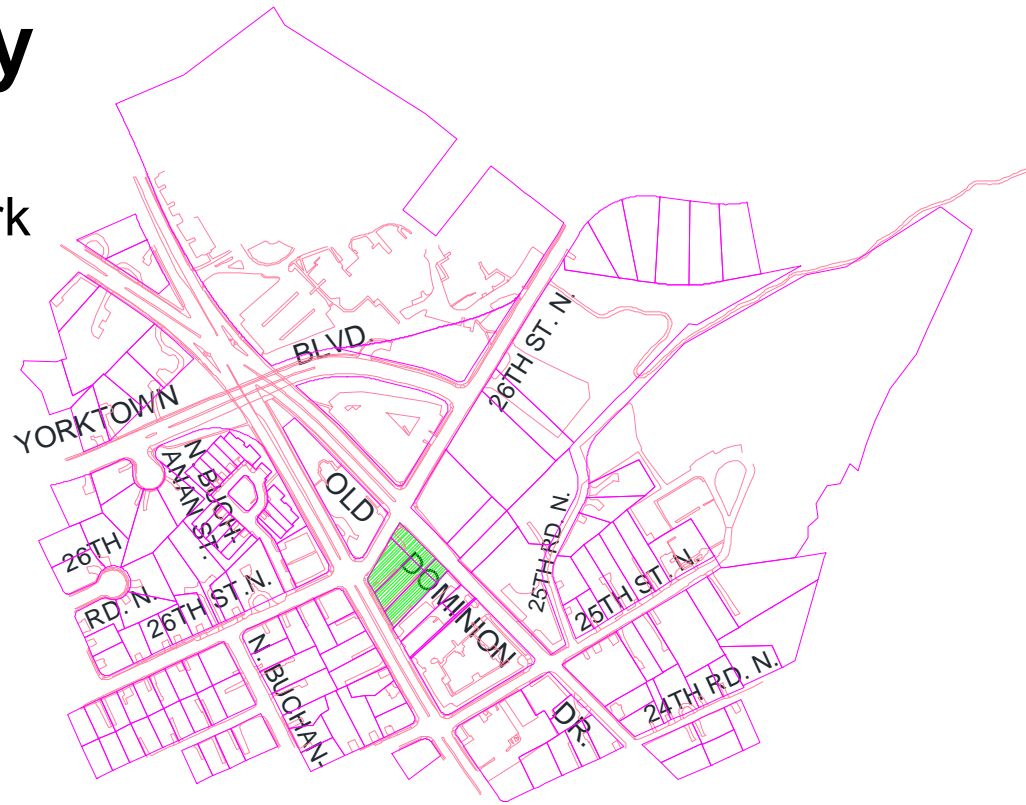
## Arlington County Salt Dome Site

- Improves response time
- Compatible with County network
- County Owned
- Meets minimum size requirements
- Exits on arterial street or Blvd.
- No RPA



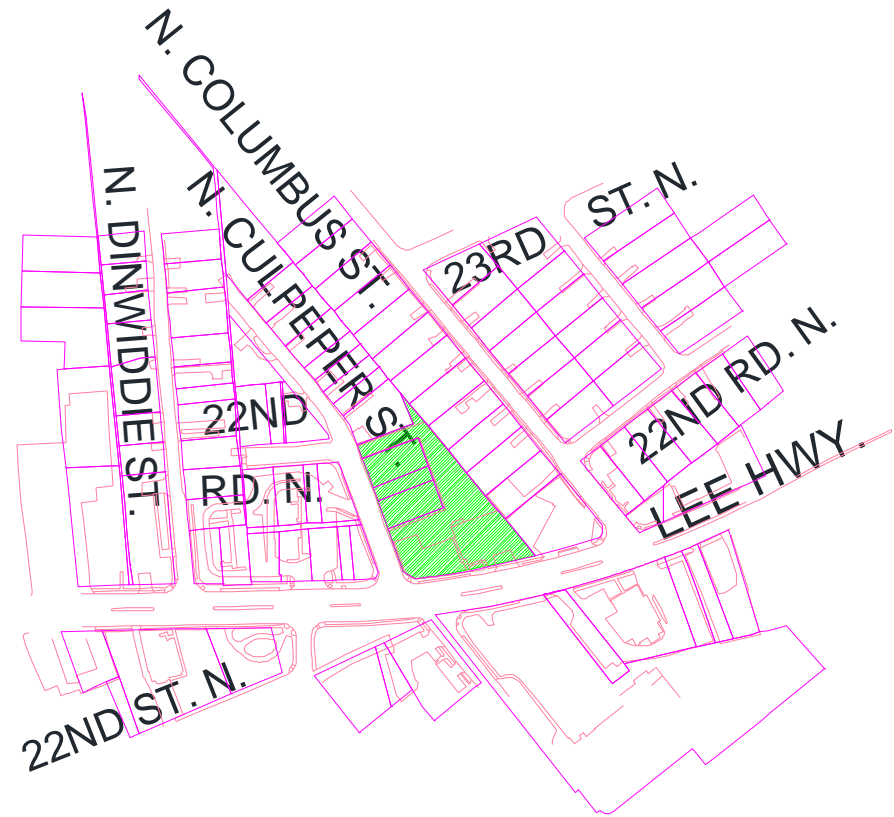
## Saint Mary's Episcopal Church Residential Property

- Improves response time
- Compatible with County network
- Displaces at least one home
- Willing to discuss possible sale (5 Lots)
- Status of 6<sup>th</sup> Lot Unknown
- Fails to meet minimum size requirements (.73 AC)
- Additional cost to County
- Exits on major arterial street or Blvd.
- No RPA



## Fire Station #8 and Adjacent Properties

- Does not improve response time
- Compatible with County network
- Displaces 2 homes, 1 lot
- Willing to discuss possible sale (2 of 3 Lots)
- Meets minimum size requirements (1.05 AC) without buffer
- Exits on major arterial street or Blvd.
- Temporary station needed during construction \$2-3M plus land acquisition
- No RPA





# Shortlist Evaluation

<b>SITE</b>	<b>ACQUIRE LAND</b>	<b>SIZE</b>	<b>LAND COST (1)</b>	<b>RPA</b>	<b>WILLING SELLER</b>
St. Mary's	Y	.73 AC	\$2,820,500	N	?
Glebe/ Rock Springs	Y	1.5 AC	\$792,574	N	N
Glebe/ Yorktown	Y	.95 AC	\$3,248,700	N	?
26th/ Old Dominion	N	1.5 AC	\$0	N	N/A
Rock Spring Park	N	1.5 AC	\$0	Y	N/A
Fire Station #8	Y	1.05 AC	\$1,609,900	N	?

(1) CY 2015 Tax Assessment Values  
 Note: Figures do not include cost of  
 temporary relocation of FS #8,  
 demolition/deconstruction of dwellings,  
 etc.

- Staff recommends 26<sup>th</sup>/OD site to the County Manager
- Next step
  - Update to Board through Manager's Report at Recessed Meeting Sept 24