Memorandum:

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<tr>
<th>Project Name</th>
<th>FIRE STATION #2 DFPD, River City Hall</th>
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<tbody>
<tr>
<td>Date</td>
<td>October 18, 2023</td>
</tr>
<tr>
<td>Location</td>
<td>1235 Camino del Rio, Durango CO 81301</td>
</tr>
<tr>
<td>Prepared By</td>
<td>Reynolds Ash + Associates Architecture &amp; Engineering PLLC</td>
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</tbody>
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**PROJECT NARRATIVE**

This project is the replacement of River City Hall and the current Fire Station #2 with a new Fire Station including firefighter housing.

The original proposal for the site has been scaled back due to budget constraints. Fire Prevention, and Fire Administration will now be housed in a different location (Bodo Park).

The building design is now intended to be in keeping with the recently completed Station #3 at 770 CR 251 (32nd).

In order to keep the current fire station in operation during construction, the project will be phased as follows:

1. Demolish River City Hall
2. Construct the new Fire Station, with firefighter housing above.
3. Demolish the current Fire Station.
4. Complete the site work/parking.

Concurrent to the construction of the Fire Station, the city will need to reconstruct the access road, meeting city street requirements.

**The property zoning is Mixed-Use Arterial.** Police and Fire Stations are an allowed use in this zoning. The property is also in the River Corridor Overlay Zone.

*Setbacks in this zone are as follows:*

- Front yard: 10 feet
- Side yard: 5 feet where property abuts residential zone, 0 otherwise.
- Rear yard: 10 feet from residential zone boundaries, 0 elsewhere.
- Maximum height: 40’ for principal buildings.

The building is compliant with all LUDC requirements.

**The proposed building includes:**

- Apparatus Bays: 8,586 SF
- Firefighter housing above: 6,003 SF
- Total: 14,589 SF

**Site area:**

- 1.79 acres.
- 1.77 acres with road

The project will be staged so the current fire station in operation through construction. That requirement drove the site design, which orients the apparatus bays facing south, for solar exposure and to create as much distance as possible from the bays to the Powerhouse. The main entry to the building is oriented toward the river trail and entry road. Outdoor firefighter and staff areas take advantage of the river proximity and views. The building design has significant articulation including offsets in wall planes as well as offsets between levels. The building is similar to Station #2, with a mix of flat (EPDM) and low sloped (standing seam metal) roofs. Exterior cladding includes two colors of split-face masonry at the main level, and a mix of composite vertical wood-look siding, stucco, and rusted
metal panels for the upper level. As with Station #2, there are large curved soffits overhanging the apparatus bay doors, with exposed structural steel accents.

The construction of the building includes split-face masonry bearing walls at the apparatus bays, with steel framing and concrete second floor, and wood stick-framed second floor for firefighter housing.

The City’s design guidelines are in compliance, as follows:

3-4-4-1: Building Placement: The building is situated to accentuate views from within the building, and to not block views from adjacent site areas. The building is oriented toward the river, which is where vehicular and pedestrian access will approach from. The apparatus bays are oriented facing south for solar exposure, plus to provide as much separation as possible from the Powerhouse and their outdoor functions.

3-4-4-2: Common Open Space: The site is very limited in area, but several outdoor areas have been preserved to enhance the design: First is the lawn area between Camino Del Rio and the building, which will have added plantings and will provide a buffer from the arterial street. Second is the Firefighter memorial area proposed to be located at the southeast corner of the building, which has been designed to be easily accessed by pedestrians on the river trail. DFPD has a metal fragment from the Twin Towers that will be a part of this memorial. The third outdoor area is the west face of the building toward the river. We have expanded this space as much as possible, and provided a lush, landscaped area at the entry to Fire Prevention, Public meeting spaces, and DFPD administration.

3-4-4-3: Building Entrances: The primary building entrance faces the river and river trail, and includes a canopy as required by code. The entrance orients toward the river trail plus the main entry road.

3-4-4-4: Architectural detailing: The building design provides numerous windows that meet the requirements of this section, including the apparatus bays which will have glass panels and visibility into the bays. The limitation on blank walls is met.

3-4-4-5: Massing and Scale: The building is modulated and articulated to comply with this code requirement.

3-4-4-6: Street level transparency: This section does not apply due to the proximity to public ways.

River Corridor Overlay Zone:

Because this is a site redevelopment, most of the requirements of this section are not applicable. We have mitigated viewsheds as follows:

* Avoid or minimize the use of reflective surfaces on the windows, walls, and roofs of buildings.
* Orient large buildings so that the visual impact on views from the river are mitigated.
* Modulate building facades to minimize the perception of building mass when viewed from the river, through design techniques including varying the primary building planes, alternating architectural elements and materials, and stepping back upper building stories above the second floor.

Path and trail access: these are preserved and enhanced with the site layout. There is no impact to Riverside Vegetation.

Sincerely,

Tracy Reynolds, PE
Reynolds Ash + Associates
DFPD STATION NO. 2 MATERIALS

DOORS - JUS DOORS FOUR-FOLD DOORS (COLOR DARK BRONZE)

SIDING - COMPOSITE WOOD

SIDING - SPLIT-FACE CMU

ROOF - DARK BROWN STANDING SEAM

RUSTY METAL SHINGLES

BLACK WINDOW FRAMES - PELLA RESERVE SERIES

SIDING - STUCCO SW 6072 VERSATILE GRAY

DFPD FIRE STATION #3

DFPD TRAINING TOWER
FIRE STATION #2
DURANGO FIRE PROTECTION DISTRICT
RIVER CITY HALL SITE

1235 CAMINO DEL RIO
DURANGO, COLORADO 81301

DRAWING INDEX

ARCHITECTURAL SYMBOLS

MATERIALS LEGEND

SITE VICINITY MAP

PROJECT DATA

ABBREVIATIONS

PROJECT DIRECTORY

GENERAL NOTES:

I. APPLICABLE CODES:
A. 2018 INTERNATIONAL BUILDING CODE
B. 2018 INTERNATIONAL FIRE CODE
C. 2018 INTERNATIONAL PLUMBING CODE
D. 2018 INTERNATIONAL ELECTRICAL CODE
E. INTERNATIONAL MECHANICAL CODE
F. NATIONAL ENERGY CODE

II. PROJECT LAYOUT REQUIREMENTS:
A. DRAWINGS ARE PREPARED AND PUBLISHED IN A TWO-WAY PROJECTION TO SHOW ALL WORKS TO THE INSTALLATION OF FLOORING OR CARPETING.
B. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT USES AND TO THE INSTALLATION OF FLOORING OR CARPETING.
C. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WOMEN SHALL HAVE AN EXTERIOR MOISTURE BARRIER AS FOLLOWS:
D. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT USES AND TO THE INSTALLATION OF FLOORING OR CARPETING.
E. ALL INTERIOR FEATURES WERE CONCEPTUAL, LIGHTING, HOUSING, AND MATERIALS SHALL BE INSTALLED ON CENTER DRAWING AND ON THE COMPLETE INSTALLATION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BRICKLAYER.

III. PROJECT LAYOUT REQUIREMENTS:
A. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT USES AND TO THE INSTALLATION OF FLOORING OR CARPETING.
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IV. LIFE SAFETY REQUIREMENTS:
A. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT USES AND TO THE INSTALLATION OF FLOORING OR CARPETING.
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V. PROJECT CONSTRUCTION REQUIREMENTS:
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VI. PROJECT WORKMANSHIP:
A. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT USES AND TO THE INSTALLATION OF FLOORING OR CARPETING.
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AS-103

DRAWN BY:

DATE:

JOB NO.

REVISIONS:

ISSUE RECORD:

ARCHITECTURAL SITE PLAN

SCALE: 1/16"=1'-0"

WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT OF RECORD.

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DURANGO FIRE PROTECTION DISTRICT
RIVER CITY HALL SITE
1235 CAMINO DEL RIO
DURANGO, COLORADO 81301

2023-10-23 MAJOR SITE PLAN REV.
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A. ROOFING TO BE STANDING SEAM METAL ROOFING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. ORDER ROOFING OVERAGE FOR DAMAGE. FIELD CUTS TO BE CLEAN WITHOUT ROUGH OR RAGGED EDGES TO 1/8". INSTALL ALL ROOFING WITHOUT MARRING, FOLDING, TEARING OR STAINING.

B. PROVIDE ALL GALVANIZED NAILS, SEALANTS & FASTENERS TO MEET MANUFACTURER'S REQUIREMENTS FOR WIND & CAPILLARY ACTION CONTROL AND WARRANTY.

C. ALL 24 GA. PREFINISHED METAL FLASHING TO BE INSTALLED WITHOUT MARRING, SCRATCHING, BENDING OR RIPPLES. LEAVE NO ROUGH OR RAGGED EDGES SHOWING. COLOR TO BE SELECTED BY OWNER.

D. CONFIRM EXISTING CONDITIONS BEFORE ORDERING MATERIALS. PROVIDE CLEAN ROOF SURFACE FREE FROM DEBRIS, GREASE AND DUST BEFORE INSTALLING ROOFING.

E. CRICKETS: CRICKETS TO BE 24 GA. PREFINISHED METAL, COLOR TO MATCH OTHER FLASHINGS. INSTALL OVER ICE AND WATER SHIELD.

F. ROOF JACKS: PROVIDE ROOF JACKS AT ALL ROOF PENETRATIONS, DEKTITE OR EQUAL. NO MASTIC TO SHOW ON OUTSIDE.