

12-02-2020 Town Council Meeting Responses to Council Questions

ITEM #1: Discuss the History of the Municipal Services Center and Review Recent Concept Plan, 101 Weaver Dairy Road Extension

Council Question:

Are there any downsides to the proposed location of the new BRT station?

Staff Response:

The co-location with the BRT would be a positive for the Municipal Services Center.

Council Question:

Is there a proposed rezoning with this proposed project?

Staff Response:

The Fire Station #4 property is zoned OI-2; our initial thinking is that a conditional use permit (OI-3-CZD) would be requested.

Council Question:

What modifications to existing regulations would this proposed project require?

Staff Response:

At this point, we don't see any modifications, but specific site plans are needed to know the answer to this question.

Amy Harvey

From: Maurice Jones
Sent: Wednesday, December 02, 2020 1:04 PM
To: Allen Buansi; Amy Harvey; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Town Council
Cc: Flo Miller; Mary Jane Nirdlinger; Ross Tompkins; Vencelin Harris; CHRIS BLUE; JABE HUNTER
Subject: Additional Staff Responses to Council Questions

Mayor and Council,

We received a couple of follow-up questions yesterday afternoon concerning tonight's work session. The questions and staff responses are located below.

All the Best,
Maurice

If possible, could staff please share a comparison of the current fire station and training site and the proposed MSC by some key data points to help us understand the comparative impact, such as square footage, hours of usage, lighting and noise levels, expected traffic numbers, impervious surface disturbed, etc.. Not necessarily all of these, but just some key measures that will help us understand the difference in anticipated impacts on surrounding neighborhoods as compared with the status quo.

Also, have there been issues in the past with noise, etc. associated with the current usages?

	Fire Station #4	Fire Station #4 + MSC
Hours of operation	24/7	No change to fire station (24/7), MSC is 8-5 office building with potential for some evening public meeting/activity.
Noise/nuisance concerns	Burn tower has been relocated – no other known issues with current operations.	Would expect activities similar to those at current police station plus some additional vehicular traffic for parks and recreation administration and (internal) Town meeting room use. New construction would focus activity towards the intersection (behind existing apartment building) and lighting and noise controls could be applied to entire site. No complaints from current PD activities at MLK site.
Traffic	Lights at intersection are managed by Fire when exiting or parking trucks.	Study not done for concept plan.

Size	~4,560 SF (station only, not including training building and tower)	~82,000 SF (fire station plus MSC)
Impervious surface	Existing station and parking area (with old burn tower and training facility) shown on slide 11 Site-Existing Conditions.	Concept would replace old impervious surface with new facility. Some increase in impervious surface is expected along with best practices mitigation measures (not in place on current site) resulting in higher-quality stormwater control for the entire site. Planted bio-retention facilities will also add biological diversity to the site.

Maurice Jones
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