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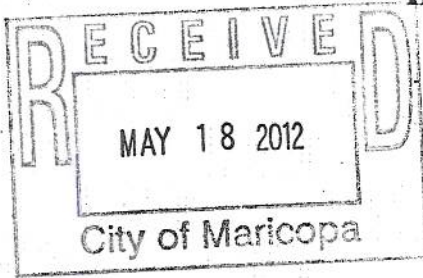
**HERITAGE DISTRICT FIRE STATION 575**

City of Maricopa  
HDA Project No. 1122

**SITE PLAN SUBMITTAL**

**PROJECT NARRATIVE**

May 17, 2012



**Project Description:**

Heritage District Fire Station #575 consists of developing approximately two (2) acres of an overall 50 acre property for a two-bay fire station, living quarters for fire and ambulance crews, an approximate 20 person community conference room and design and construction of needed infrastructure to the site (i.e. water and electrical utilities and minor roadwork). The project is being designed to LEED Certification requirements focusing on long term lifecycle costing. Construction materials will be selected to improve the efficiency and longevity with the goal of reducing operating and maintenance costs.

The project will involve design and construction of water and sewer mains, electrical and communications utilities and a full street improvement for Edison Road starting at the eastern property and extending to the fire station site. A sidewalk will be installed along the north side of the road connecting to the existing sidewalk on Edison.

**Project Purpose:**

Fire Station #575 was located on this site to fulfill several critical factors to provide fire service to the community of Maricopa. Response time is the most important factor in determining the location of a fire station, while access to John Wayne Parkway and State Route 238 were considerations as well. This particular site was closest to the ideal location, offered the lowest development costs and allows the fastest time to occupancy. Additionally, the site and building will set the design theme for this 50 acre parcel's future development.

The project team has been coordinating the site design with Economic Development's consultant performing the Estrella Gin Business Park Feasibility Study. Coordinating the two projects has allowed us to more efficiently design both the fire station site as well as the overall future business park with respect to maximizing the developable property, and designing the roadway network and utility infrastructure.

APP# SPR12-08-01 due 6/1/2012



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**Architectural Design:**

The Heritage District Design Guidelines were utilized to create the site layout and elevations for the fire station project. Key elements from the guidelines integrated into the design include:

- Design consistent with Western and Agrarian/Railroad character
- Shaded walkways
- Brick facades
- Simple mix of varied roof planes
- Mixture of materials (masonry, stucco, steel)
- Deep set windows and door openings
- Use of native plants
- Wrought iron perimeter fencing
- Deep shaded overhangs
- Colors complimenting the Heritage District palette

Building elevations were developed utilizing features highlighted above and tie into the historical concept, specifically the rail depot theme. This conceptual design theme ties into Maricopa railroad history and the anticipated relocation of the railroad depot just south of the fire station property. The site plan and building elevations were approved by the Heritage District Citizens Advisory Committee on May 10, 2012.

Another important component of the design includes a community room sized for small meetings and gatherings. Parking for the community center is provided separate from fire station staff parking.

**Project Phasing and Street Design (On-street Parking):**

Provided with this submittal is the master conceptual site plan of the entire 50 acre parcel. The site plan reflects the extension of Edison Road as well as a future right-of-way east of the station, which is designed to be a re-route of Garvey Road to connect to Edison Road as part of future development of the 50 acre parcel. Parking in this area will need to be modified, in the future, to accommodate on-street parking. The City Engineer has provided the design team with street design criteria to allow for on-street parking; see attached e-mail for reference.