

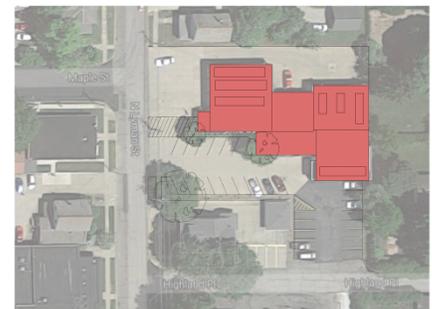
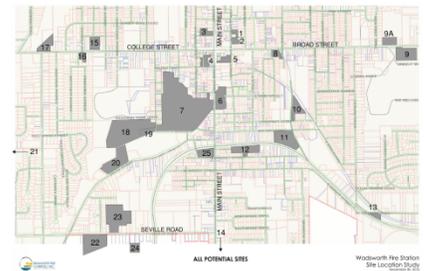
***FIRE STATION SITE SELECTION:
WHAT PARCELS ARE SUITABLE SITES
FOR A FIRE STATION?***



Site selection for a modern headquarters fire station is a multi-dimensional process. In order to properly locate a station using modern fire service standards and community demands, an evaluation must consider a wide range of locations and a number of different selection criteria. In 2016, the City of Wadsworth worked closely with architects from Brandstetter Carroll, Inc. to identify more than (26) potential sites. You can view that study and the site selection materials and analysis at www.wadsworthcity.com/DocumentCenter/View/2054/Wadsworth-Fire-Station-Study.

The (26) study identified sites, as well as the additional sites were evaluated using a combination of the following selection criteria:

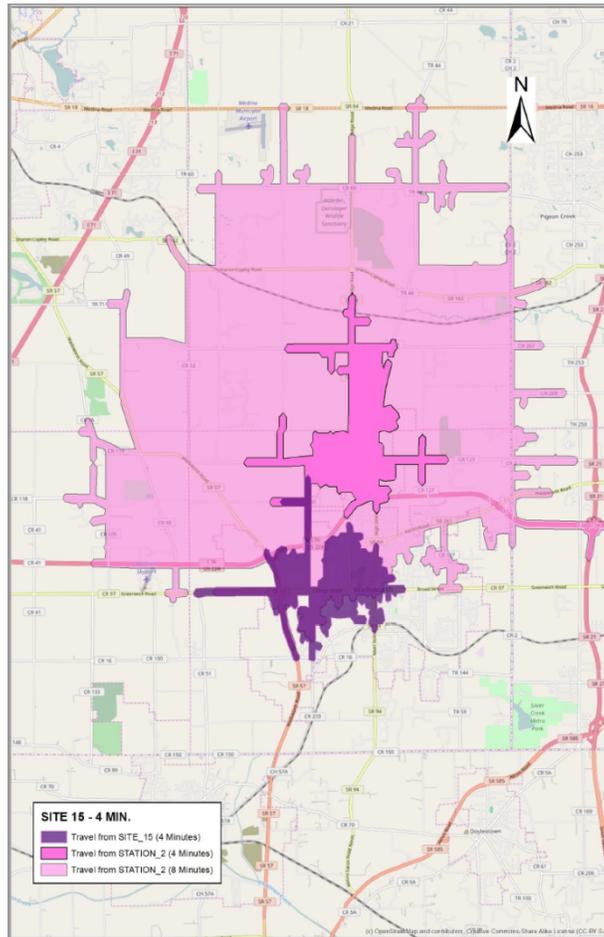
1. Response time impacts, NFPA and ISO standards;
2. Lot sizes, shape & topography;
3. Amount of buildable space & general site constraints;
4. Access to road network, site circularity & ease of access;
5. Acquisition costs;
6. Site availability and owners willingness to sell;
7. Impact on neighbors, adjacent land uses and the public
8. Access to utilities and existing infrastructure;
9. Probability of environmental issues;
10. Potential for conformance with zoning & building regulations;
11. Requirement of Temporary Facilities;
12. Future development and call volumes;
13. Parking and security;
14. Traffic impacts, and
15. Community enhancement.



Aspects of each of the above listed criteria which were important considerations included:

Response Time Impacts – Response time impacts are the most important criteria used to evaluate the location of a new fire station. As a combination career & volunteer department, it is the goal of the Wadsworth Fire Department to have the first responding unit arrive on-scene of an emergency within (6) minutes 90% of the time. To assist in meeting this goal, a fire station must be located appropriately within a response or coverage area. While getting firefighters to a scene as quickly as possible has obvious advantages in regards to saving lives, controlling the spread of fires and limiting property damages, striving to maintain NFPA recommended response times and locating stations to attempt to meet the deployment of engine and ladder company recommendations pursuant to the Insurance Services Offices' (ISO) Field Suppression Rating Schedule can positively affect a community's Public Protection

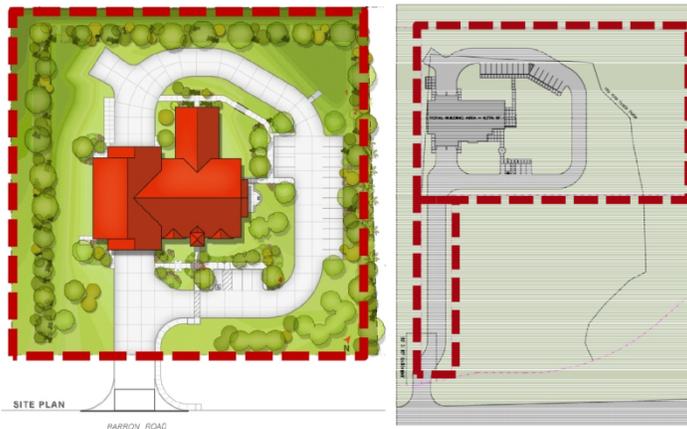
Classification (PPC). The lower community PPC can result in lower property insurance premiums that individuals pay on their homeowner policies and what business owners pay on their commercial buildings. Low PPC's reward property owners in a community that choose to invest in improving their community fire-protection services.



Lot Sizes, Shape & Topography - Lot size, shape and site topography are all important criteria to ensure that a selected site can meet the facility needs - at the current time and for many decades into the future. *Is the site difficult to develop due to an odd shape?* A generally accepted rule of thumb for station construction is a facility needs an acre for every 5,000 S.F. of building. With a new headquarters station recommendation of 25,000 S.F. ideally the WFD needed a (5) acres but it was quickly identified that (5) acres in the central part of the city was not going to be available and we believed we could meet our property needs with a smaller, more cost efficient acquisition of (2) or (3) acres.

Does a site allow for a functional and efficient building design? A square or rectangular shaped property acquisition has long been the preferred shape for station construction as it allows for a functional building and site layout, with central location of the building envelope and maximum design flexibility.

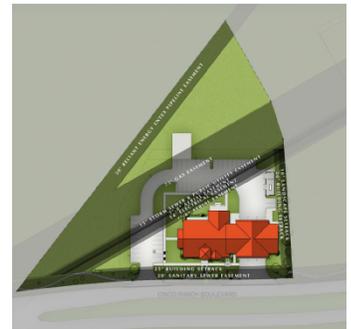
Will the site be difficult to develop because of vast change in elevation or specific natural conditions? Site topography characteristics were considered with a flat or gradually sloped parcel being preferred as challenging site topography and extreme elevation changes can lead to increased site development costs, hidden obstacles, costly unknowns and additional land engineering and building limitations.



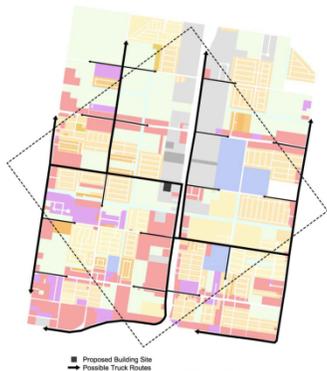
Amount of Buildable Space & General Site Constraints – Each site was also evaluated regarding actual buildable space which can be negatively affected by size, type and location of sanitary, storm, gas and other utility easements, aerial obstructions; deed & legal restrictions; impacts of existing structures; demolition and clearing costs.

Access to Road Network, Site Circularity & Ease of Access – Relates to the ability to access the response coverage area via proximity to major streets. Remember, with regards to response times it’s not distance in terms of “as the crow flies” that matters, rather it’s the actual road mile distance that the apparatus will travel which is important.

Does the site allow for circularity both on the site and for multiple points of access to the site for apparatus with large turning radiuses? For modern stations with large apparatus, it’s important to have plenty of approach area on both sides of drive through apparatus bays and at least 35’ of space to allow for turning radiuses on many tandem axle fire apparatus.



What is the level of difficulty with ingress and egress at a site? The site must provide clear, safe and efficient access for responding units. That not only includes clear sight distances for access in and out of the station for responding apparatus at the entrance and departure drives but also provide for safe access into the site for responding on-call staff.



Acquisition Costs - ***Are the projected acquisition costs for the site within budget? Does the site leverage existing city property or resources that allow for***

enhanced operational savings and efficiencies? Does the purchase price represent fair and reasonable market value for the property? Is the necessary site due diligence costs appropriate? Are there anticipated project costs or cost of ownership expenses associated with a site that would render the purchase financially irresponsible?



Site Availability and Owners Willingness to Sell – ***Are the identified sites currently for sale or even available for purchase? How difficult and what is the likelihood of land acquisition for a particular site by the city? What is the willingness of the current property owners to sell their property to the City of Wadsworth for the purpose of building a fire station?***

Parking and Security - *Can the site satisfy facility parking needs for 24-hour staff and safely address responding staff parking needs? Can the site facilitate additional parking needs for training/community room uses? Does the site allow for controlled access to the site and separation of public and private/department activities?*

Traffic Impacts - *Will the location decrease the free flow of traffic significantly enough to lower adjoining roadway level of service standards? Does the site allow for appropriate driveway apron access to major or minor arterial or collector streets? How will signal preemption around the site work?*

Community Enhancement – *Will a fire station at the site be an enhanced community attribute when compared to the current use of the site? Will the project help to develop an underutilized or vacant site? Can a new fire station facility be designed to complement the surrounding built and natural environment?*

SITE SELECTION ANALYSIS SUMMARY:

Using the above criteria, the (26) potential sites were narrowed down to (7) sites located centrally, (2) sites to the east, one towards the west and (2) sites to the south. With a primary focus on maintaining appropriate response times and cost effective use of public funds, while meeting the current and future demands of the department, the community and new facility needs, the evaluation criteria were applied to each site.

An initial focus was on staying in the current facility location. It was quickly determined that the renovation and/or expansion of the current facility would not meet the recommended facility space needs assessment factors. Several adjoining sites were examined but factors such as high total acquisition costs, lack of circularity, imperfect lot shape, closure of a Highland Place and additional impacts on neighbors and adjoining land uses were obstacles.

The result of the site selection study identified (2) locations that were recommended to further explore. One site to the east and one site to the south. The city engaged both property owners in discussion about property acquisition. Of the (2) recommended sites, the one to the east was considered preferable. Unfortunately there was also private interest in the site and ultimately the property owner sold the property to a private citizen.

After a more thorough analysis of the southern site location, several site criteria made acquisition of the property less than ideal. Primary concerns included, increased response times to emergencies in the core or central part of the city, increased responder turnout times; delayed service levels; due to a lot bisecting utility easement limited buildable area; road way network infrastructure, potential railway spur implications and less than ideal other criteria evaluations.

Throughout the process other private landowners in within the city contacted the city with interest in selling their properties for use. This is the mechanism that initiated the evaluation of the College Street properties that were eventually acquired. Having evaluated other properties along College Street, the city had determined that areas along the corridor would work well to maintain response times to the core or central areas of the city. Additionally, being a minor east-west arterial route through the city with close access to several collector roadways, several locations along College were identified as favorable for a new fire station location. Some of the earlier identified locations included high acquisition costs which included additional parcel needs to provide multi-point access and circularity as well as large potential demolition and remediation costs.

In order to meet the study identified facility space needs and acreage recommendations, several adjoining parcels that were square or rectangular in shape and offered multiple access points, while being conducive to site circularity needs, would be necessary. As such, the city engaged a consultant to work with adjoining owners to discuss the availability of property for sale and identified the benefit of parcels that adjoined existing city owned land to enhance operational efficiencies and provide for cost savings and shared community resources. As further site analysis was conducted and the availability of sites for acquisition from multiple private citizens became a reality, it became clear that the College Street properties adjoining Memorial Park favorable met all of the city's site evaluation criteria. The proximity to Isham School was considered and discussions with school officials regarding some utility easement needs did not result in any identifiable negative impacts of a fire station location to district interests.

It was extremely important to the city to responsibly acquire the properties with public funds that had been previously set aside for station construction needs. While being good stewards of public funds was always of paramount importance, it was also important to the city to enter into fair and equitable negotiations with each citizen landowner and to ultimately reach an agreeable purchase price that reflected fair market value for each property and fit within the identified budget for the entire acquisition. Ultimately, the city was able to do that and acquired (5) lots containing (4) homes, totaling just over (3) acres for a total purchase price of \$499,000.00.

When compared to several of the other potential sites identified with anticipated additional site specific project related costs, the city was able to acquire more land, at a lower combined price at this location that actually abutted existing city property. Additionally, the individual purchase prices reflected industry comparable fair market value features and reflected average pricing less than \$100,000 for each parcel. That is a very competitive price when compared to current average home sale price information for properties within the City of Wadsworth.

To learn more about the site selection process and other capital needs of the Wadsworth Fire Department, please visit the department's webpage at wadsworthcity.com and visit the Fire Levy pages and visit the Friends of the Fire Levy Facebook page or visit the Departments Facebook page.