

City of Alexandria Development Fact Sheet

Fire Station 203

2801 Cameron Mills Road
DSUP2016-0010

North Ridge / Rosemont

PROJECT DESCRIPTION

The City of Alexandria Department of General Services proposes through a Development Special Use Permit (DSUP) to construct a new two-story fire station.

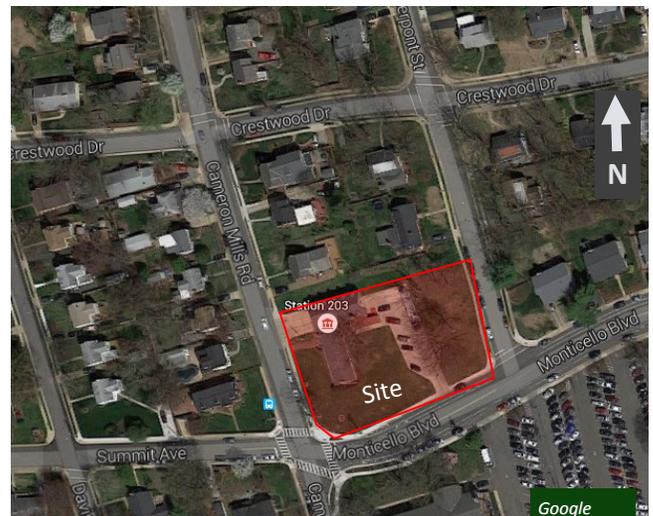
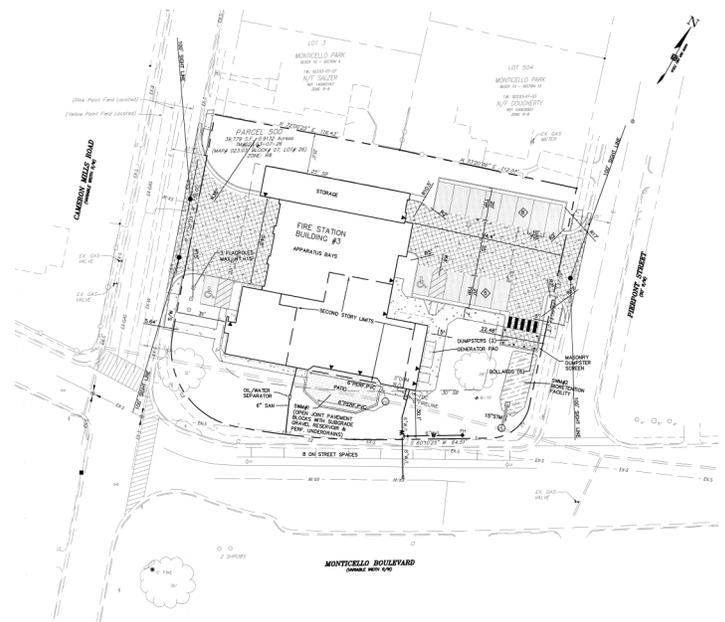
- > The site currently contains a fire station constructed in 1948.
- > The proposed building will feature two full bays and one half bay for fire and EMT trucks, and sleeping quarters for emergency personnel.
- > Open space will be retained along the east side of site.
- > The Fire Department plans to operate a temporary fire station on or adjacent to the site during construction.

The station is bounded by single-family houses that face Cameron Mills Road and Pierpont Street, and the Westminster Presbyterian Church to the south, across Monticello Boulevard.

KEY ISSUES

Key issues that have been addressed by City Staff and neighborhood residents include:

- > Operation of fire station during construction
 - The City is exploring the closing of Pierpont Street east of the site during construction in order to allow a temporary fire station to operate in the right-of-way.
- > Architecture and site design
 - The building footprint will be increased and the site will be reconfigured to accommodate current and future capacity.
 - The new fire station will be constructed with high-quality materials and will complement the character of the neighborhood.



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Site Address: 2801 Cameron Mills Road		Lot Area: 0.91 acres (39,779 square feet)	
Current Zone: R-8 Proposed Zone: R-8		Current Use(s): Fire station Proposed Use(s): Fire station	
	Existing	Permitted/Required	Proposed
FAR	0.15	0.35	0.28
Parking	5	24	14
Yards / Setbacks	Front (west): 40 feet Front (south): 45 feet (approx.) Front (east): 110 feet Rear (north): 25 feet	Front: 30 feet minimum Rear: 25 feet minimum	Front (west): 30 feet Front (south): 31 feet Front (east): 94 feet Rear (north): 25 feet
Open Space	70.4% of site	No requirement	36.7% of site
Height	30 feet	35 feet	32 feet
Requested Zoning Modifications and Special Use Permits (SUPs):			
1. An SUP to intensify/expand the existing noncomplying fire station (per section 12-300 of the Zoning Ordinance)			
2. An SUP for a parking reduction			

PROJECT TIMELINE

- > **September 12, 2016.** Next scheduled community meeting with North Ridge Citizens' Association. <http://northridgecitizens.org/>
- > **September 2016.** Planned Preliminary Site Plan submission.
- > **November 2016.** Next planned community meeting.
- > **Winter 2017.** Project is presented to Planning Commission and City Council.

CONTACT INFORMATION

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