

Sedona Fire uptown station 4

A strategic land use analysis conducted by the Sedona Fire District
and the City of Sedona

SFD uptown facility needs-Fire Station 4



- Built in 1972, with a series of additions and uses over the years

Current limitations and concerns

- Garage bay size limits options for apparatus placement
- Ingress/Egress issues with Forest road
- Identified structural issues limit options for a remodel at the current site
- Delayed response times due to station layout



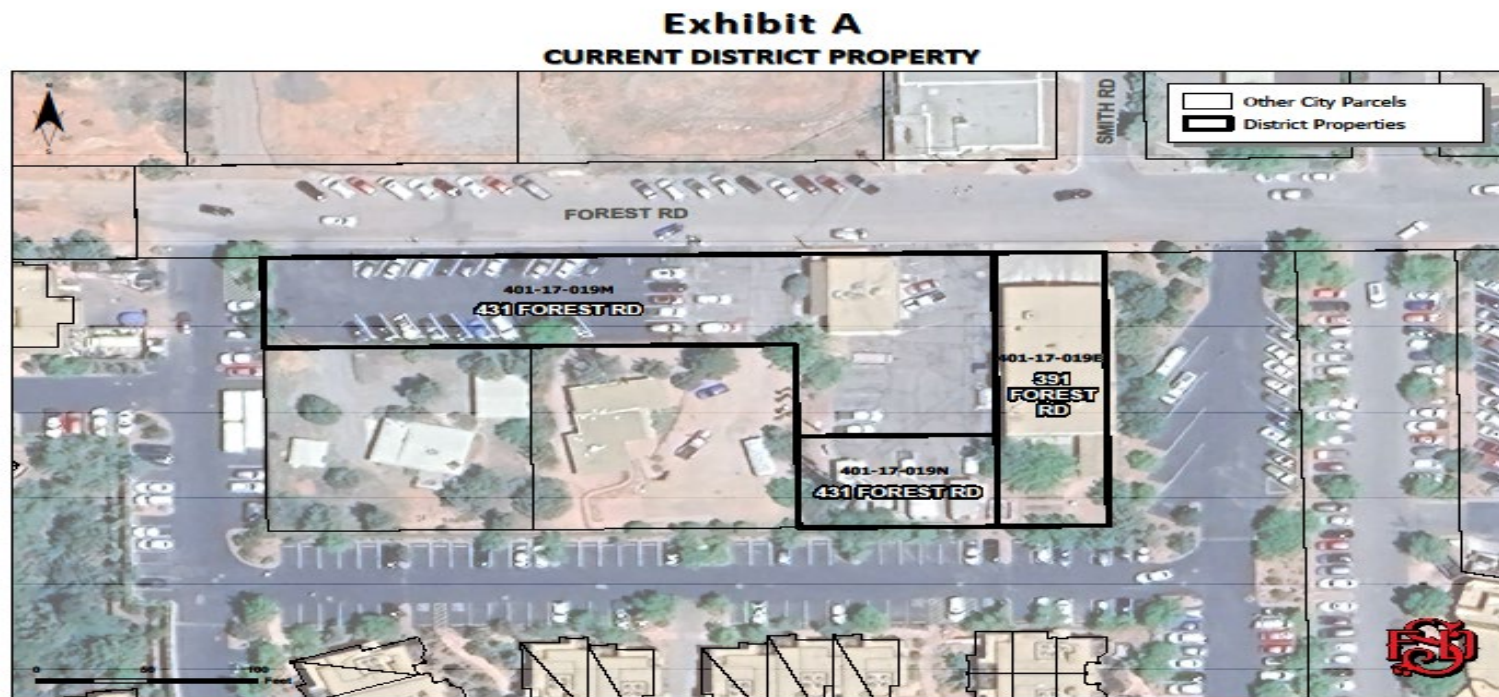
Station design goals

building a 50 year station

- Drive through bays to reduce accident exposure
- Zoned layout separating work areas from living areas
- Direct access to apparatus bay from the living quarters
- Diesel exhaust systems
- Sustainable architecture incorporating energy efficiency and water conservation practices
- Allowance for community spaces

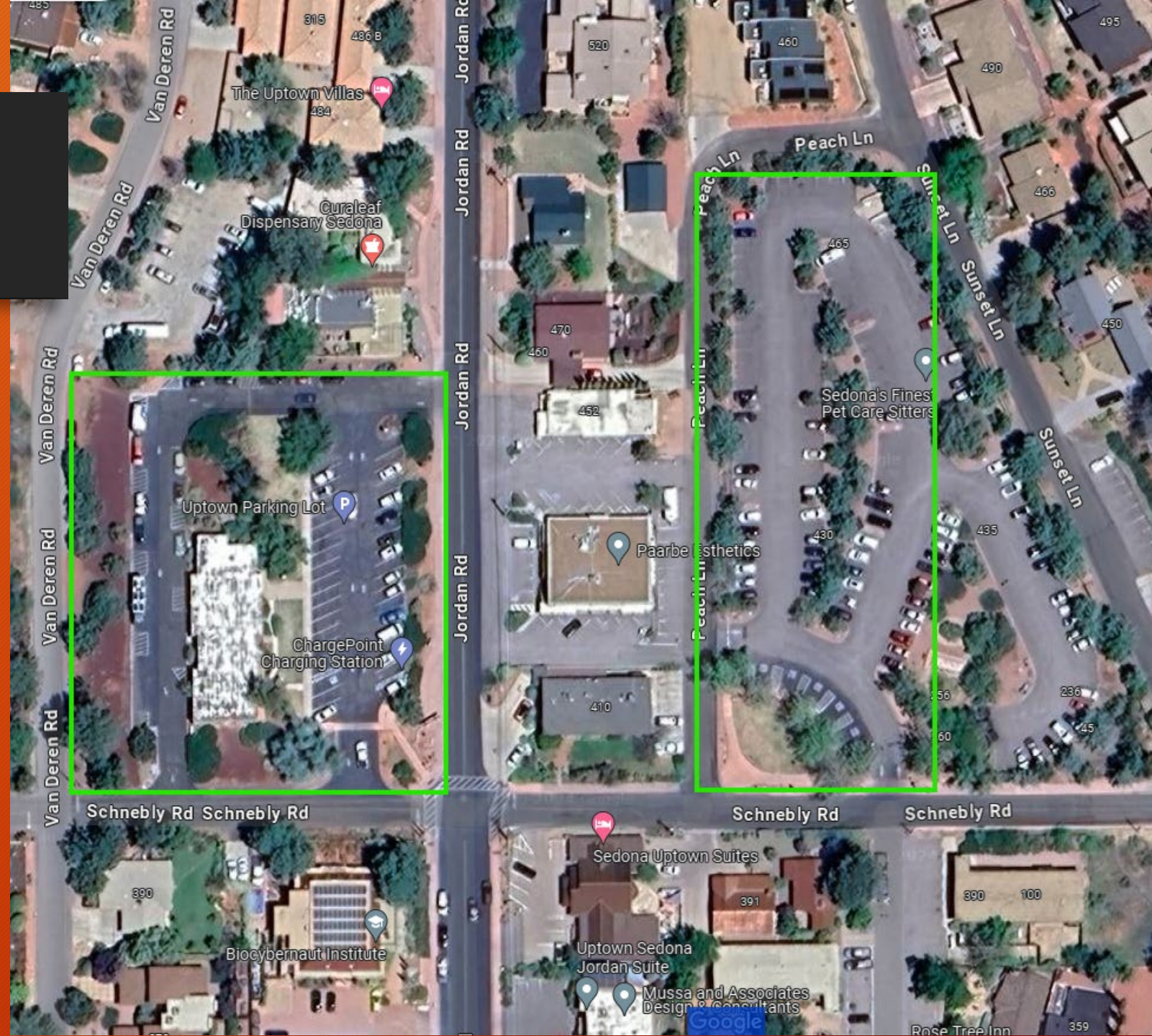


Existing facility-Fire Station 4 491 Forest Rd

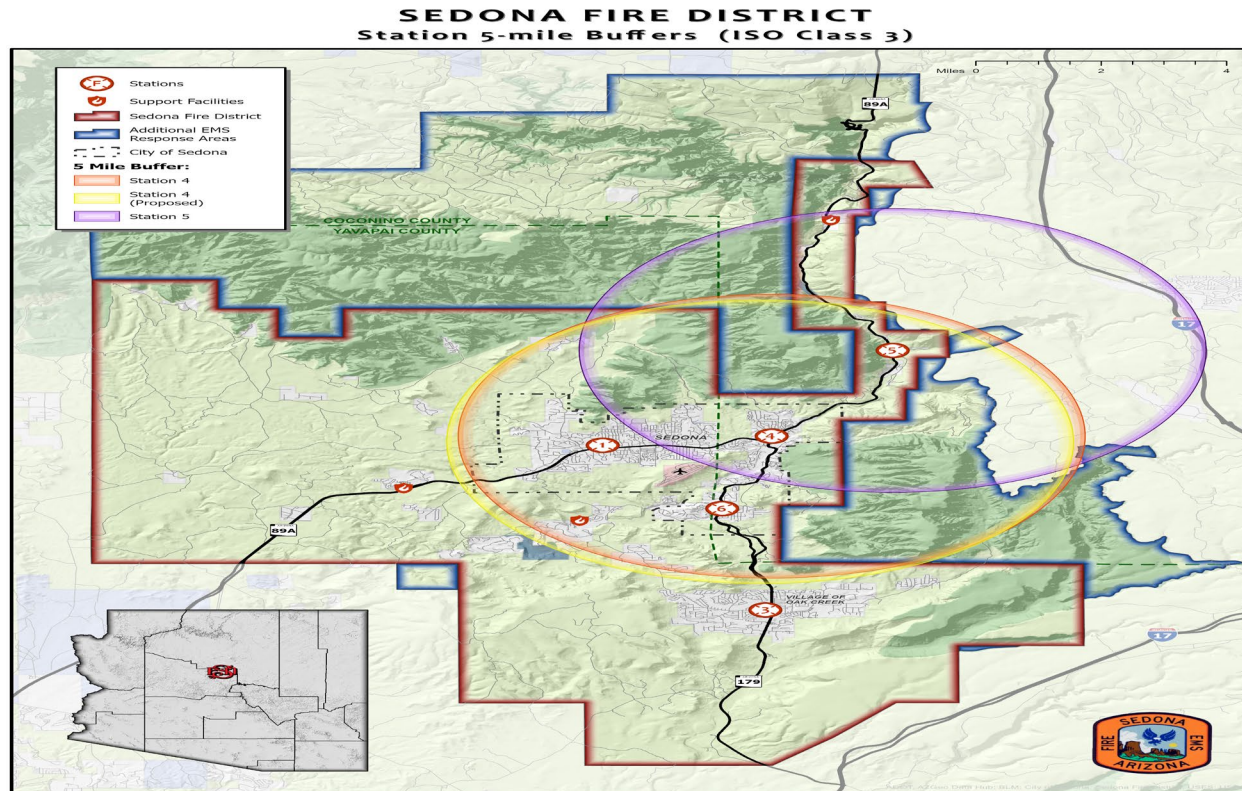


Proposed build sites

- 401 Jordan Rd
- City of Sedona parking lot 5
- Other possible partnerships or locations



Current Station 4 response area



Uptown Fire Station 4

PRELIMINARY SITING ASSESSMENT

Considerations of this Assessment

Community

Benefits and concerns:
neighborhoods, residents, and agencies

Sedona Fire District

Needs:
site suitability, access, potential costs

City of Sedona

Potential costs, benefits, past
investments, and planned projects

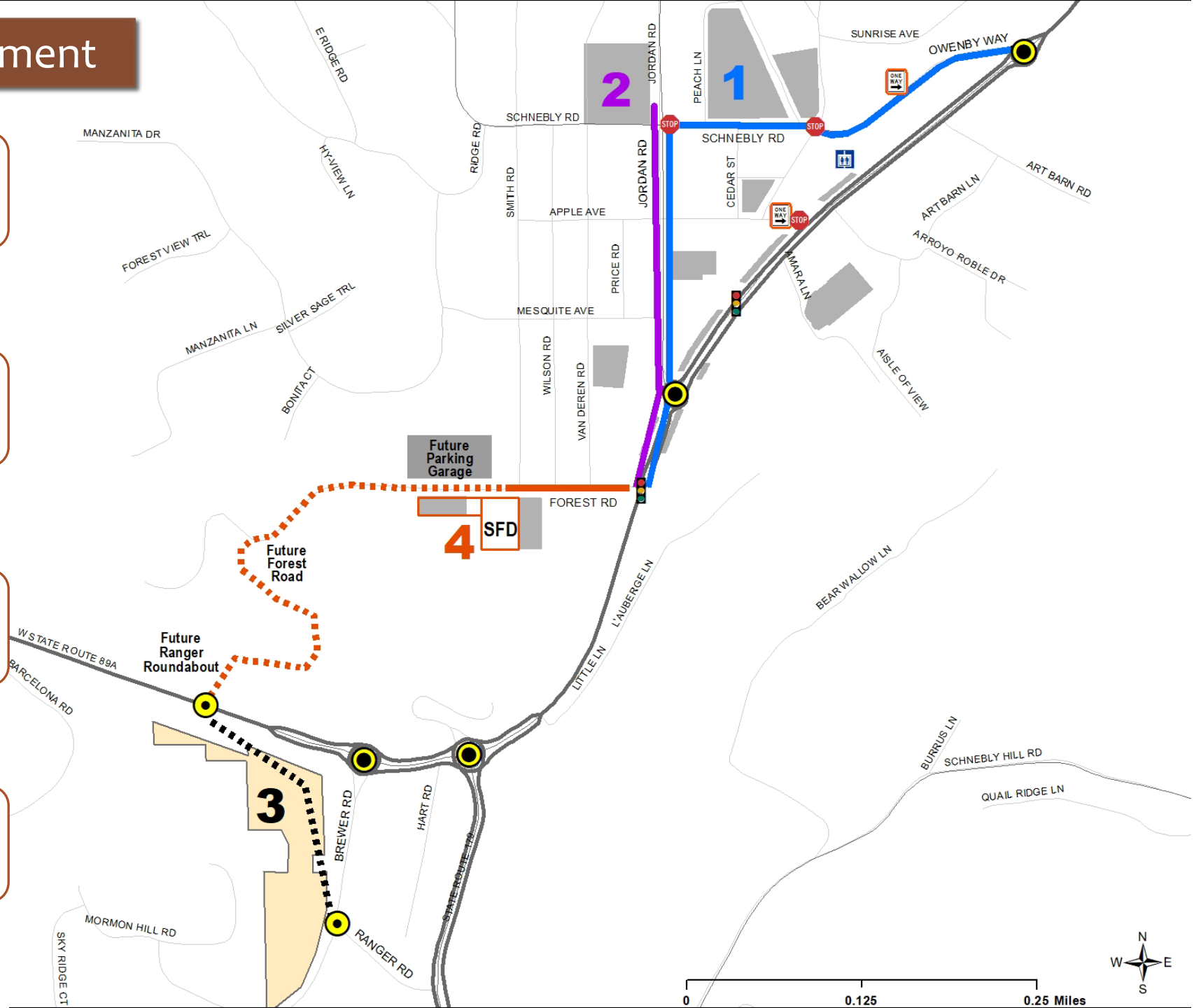
Sites Addressed in this Assessment

1. 260 Schnebly Rd

2. 401 Jordan Rd

3. Brewer and W 89A

4. 391/431 Forest Rd



Question 1.

What are potential community benefits of building a new Uptown Fire Station?

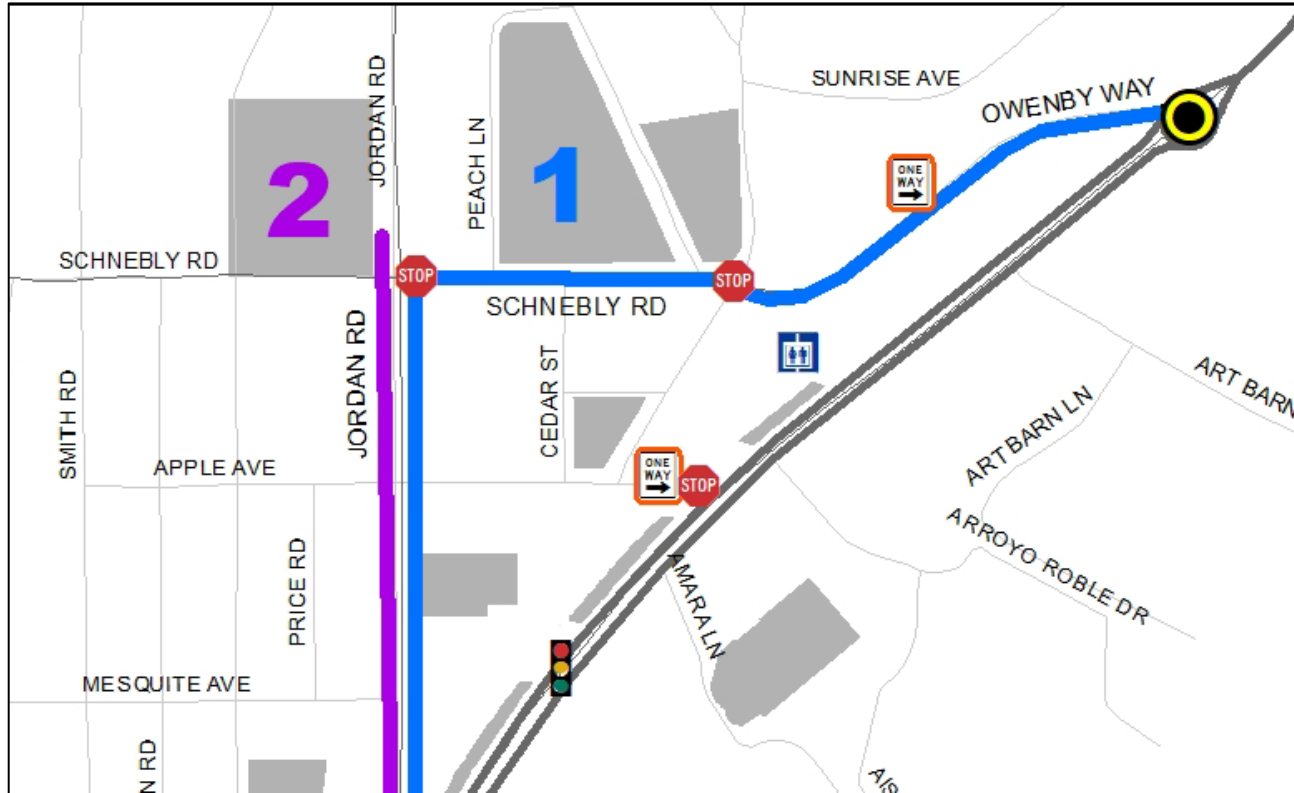
Opportunity to build shared facilities and thus shared costs.

Examples of needs in Uptown that could be co-located, regardless of location.

- Public restrooms
- Visitor information (indoor and/or outdoor)
- Transit stop
- Community meeting rooms
- Police Department substation

Question 2.

What are potential consequences of less (or no) public parking at 260 Schnebly?



Assumption: The majority of the 143 parking spaces will be removed to build the station.

2000-2019 City investments into the primary public parking lot in Uptown

- Initial purchase of the land
- Design and construction of parking lot
- ADA access through the Wayside Chapel with construction of an elevator
- Owenby Road and roundabout acquisition and construction.
- The new road was intended to lead visitors from N 89A directly to the parking lot. Between 2000 and 2019

Question 3a. What property will be exchanged?

Assumption: SFD Station to be built at 260 Schnebly
Land exchanges involving these two locations could happen in any combination of the following options:

260 Schnebly Rd, City Property

a) Split ownership (ratio TBD)

or

a) b) SFD to own all 1.95 acres



Question 3b. What property will be exchanged?

Assumption: SFD Station to be built at 260 Schnebly

Land exchanges involving these two locations could happen in any combination of the following options:

SFD Property

391 and 431 Forest Rd

c) City to own 431 parking lot only (.35 acres)

Or

d) City to own all .97 acres

**SFD keeps or sells remainder (.62 acres)?*



Question 4.

How will the exchange of property occur?

Assumption: SFD acquires part or all of 260 Schnebly (or 410 Jordan)

- 1) Will exchange be based on appraised fair market value?
 - Will need an appraisal of all properties
 - One party to pay difference in value
- 2) Or will exchange be an agreed upon land swap - not based on value or acreage?
 - In part or all of properties?

Question 5. What if Forest Rd is the most advantageous location for the fire station?

- Opportunity for revitalization of Forest Rd
- Explore incentives for redevelopment



Question 5 continued

What if Forest Rd is the most advantageous location for the fire station?

Assumption: SFD and neighboring property owner(s) can negotiate a land exchange.

Goal: secure a consolidated, more buildable lot, i.e. square or rectangular lot

- A land exchange could be mutually beneficial to all
- Commercial lots could have Forest Rd frontage



Question 5 continued. What if Forest Rd is the most advantageous location for the fire station?

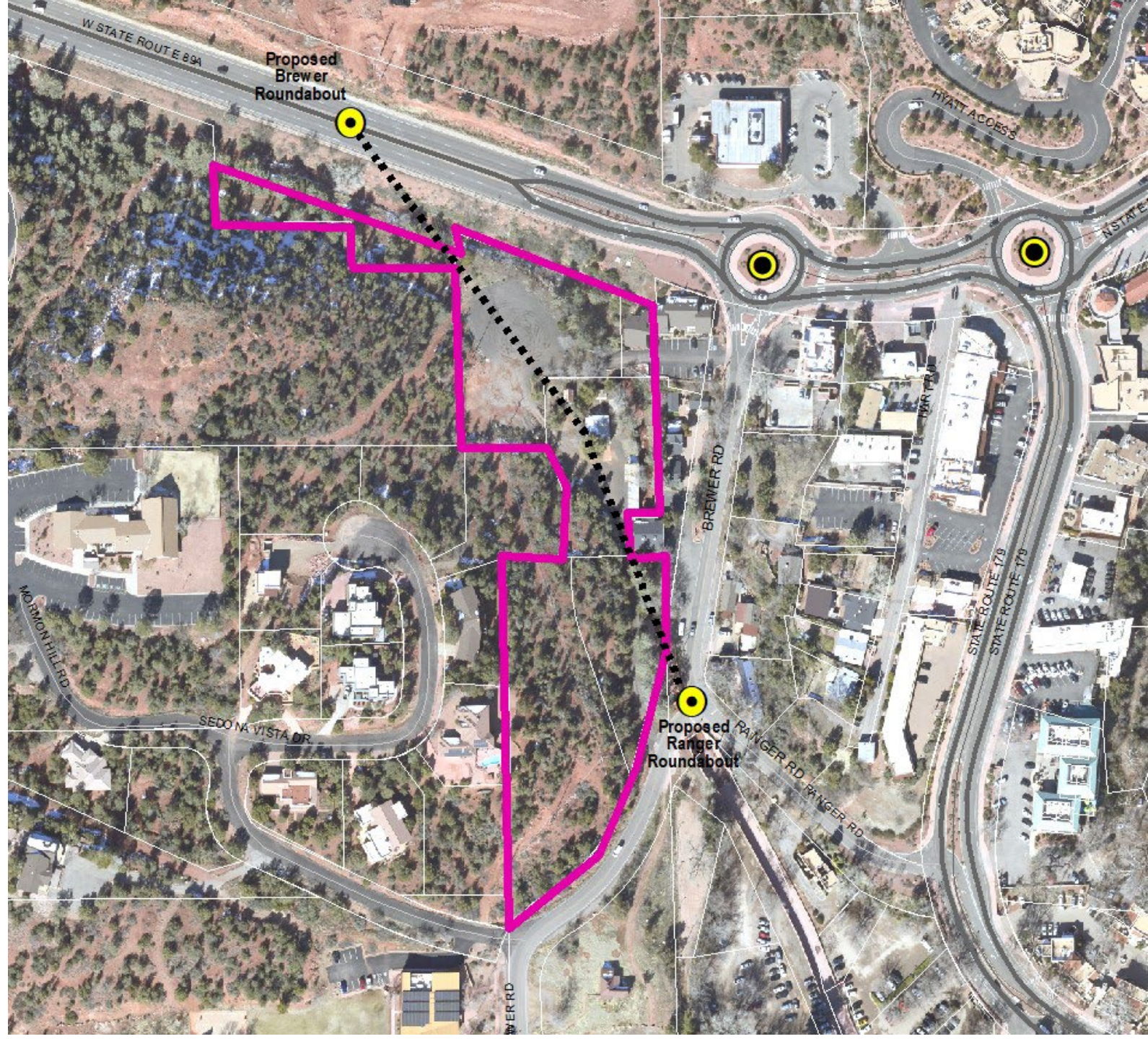
- Work with neighbors to modify lot lines and ownership boundaries.
 - Exchange the SFD parking lot (431) with the Hyatt parking lot east of the station, **or ...**
 - **Or** Exchange Forest Rd frontage for one or both commercial lots (461, 441)
 - Currently 461/441 access is across SFD property
 - Limits amount of buildable land on 431
 - Limits accessibility and visibility of 441/461



Question 6.

What if a fire station is built with the proposed transportation and transit projects at Brewer – Ranger – W 89A?

- City property shown in pink
- Future road alignment shown is conceptual only



Summary of Preliminary Findings

- Forest Rd
 - Best situated for direct access to 3 highways, Uptown and West Sedona
 - Next step would be further exploration of a partnership among SFD, the City, and adjacent private property owners for a mutually beneficial outcome
- 260 Schnebly
 - Traffic and pedestrian congestion through Main St and Jordan tourist areas
 - Not advantageous to relinquish all or part of the public parking lot
- Brewer at W 89A
 - To be determined: how, where, and when a fire station could be integrated with planned transportation and transit improvements projects

Questions and Discussion



Table 1. Site Suitability Matrix

The following provides a comparison of the 4 locations.

<u>Considerations</u>	260 Schnebly Rd City Public Parking Lot	401 Jordan Rd City Public Parking Lot	Brewer & W 89A City Infrastructure	391/431 Forest Rd SFD Fire Station
Property Size	1.95	1.75	TBD of 10.68	0.97
Zoning	Community Facility	Commercial	Commercial and Community Facility	Commercial
Factors Relevant to Property Values	CF zoning, surrounding residential (single and multi-family), and relatively quiet offices and lodging	C zoning, busy street with commercial on 3 sides, residential on west and southwest side	Zoning, Soldiers Wash flood zones; and access to the site location including future changes to Brewer and W 89A, including new roundabouts;	C zoning, location (busier street, pedestrian traffic, high visibility), and surrounding commercial and lodging land uses
General estimate of values	Lower value	Moderate value	Unknown	Likely highest value of 4. If trade is based on appraised value, City may need to pay difference.
Neighborhood Concerns	Introducing a new land use to an existing area of <u>quiet</u> residential (single-family and multi-family) and smaller lodging, unaccustomed to sirens, etc.	Introducing new land use to an area surrounded by a mix of commercial, single-family residential and lodging unaccustomed to sirens, etc.	Sedona Vista Estates residential subdivision to southwest, although at a higher elevation and separate access. Commercial to east and northeast	Surrounding is commercial/lodging. As current SFD site, area is accustomed to SFD (sirens <u>etc</u>)
Existing Structures	No structures.	1 structure, currently uninhabitable	Exact site to be determined. 1 building at 65 Brewer Rd.	2 or 3 (?) buildings and outbuildings to demo
Demo and mitigation	Asphalt pavement and concrete curbs to remove.	Cost to demo/mitigate buildings	TBD	Cost to demo/mitigate buildings
Grade change	Sloping 4356' - 4336'	Sloping 4356' - 4373'	TBD, within range of 4216' - 4244'	Sloping 4338' – 4360'
Grading costs	More complex topography, costlier to grade. For most efficient use of lot, complete redesign needed.	Simple northwest to southeast slope	TBD	Simple west to east slope

<u>Considerations</u>	260 Schnebly Rd City Public Parking Lot	401 Jordan Rd City Public Parking Lot	Brewer & W 89A City Infrastructure	391/431 Forest Rd SFD Fire Station
Access to/from highways	East or Northbound (1146'): stop at Mt View (5-way intersection), Owenby (now 1-way) to roundabout at Owenby/N89A	Eastbound: same as Schnebly with addition of crossing Jordan (depends on location of exit) and Schnebly intersection	The following are based on completion of future road improvements. North: New roundabout at Forest Rd extension Northeast: N SR 89A from new roundabout	Eastbound (464'): signal at Forest/89A
	Owenby now one-way - change to permanent 2-way? or add controls for SFD-only 2-way access? Who pays cost of changes? Also, Apple is now 1-way	West (1130') and southbound: same as Schnebly minus an intersection	Westbound: new W 89A/Forest roundabout	Westbound (2064'): will be new Forest Rd extension with stop (?) at W 89A (future roundabout)
	West or Southbound (1297'): stop/left turn at Jordan to roundabout at Jordan/N89A	Southbound (1107'): Jordan to <u>roundabout</u> at Jordan/N89A	Southbound: New Ranger/Brewer roundabout to 179	Southbound: will be 2 options a) via Forest Rd extension and new Ranger roundabout, or b) Forest Rd east, then south via N 179
Pedestrian and vehicle traffic and safety concerns	Less traffic on Schnebly, high traffic on all other streets along an SFD route	Moderate vehicle traffic on Jordan. Beyond Jordan, same routes for SFD and thus same traffic as other sites.	Low pedestrian traffic, high vehicle traffic.	High traffic now and expected to increase with new connection and new garage*
	No sidewalks on southside of Schnebly, Owenby, or side streets (Cedar, Mt View, Sunset, or Peach) If site is shared public parking and SFD, there may be on-site pedestrian/vehicle traffic			Forest Rd changes expected to improve vehicle and pedestrian safety and better manage traffic
	Pedestrian/vehicle safety <u>concerns</u> , and increases with SFD. Needs: sidewalks, improve 5-way intersection (realignment?) Who pays cost of changes? When do changes occur (before, during or after SFD construction)?			

Table 2. Brewer & W 89A City-owned Parcels						
	Site Address	Size (acres)	APN	Owner	Current Land Use	Notes
1c	215 W 89A	1.19	401-38-001L	City	Vacant	<i>Planned Transit Hub</i>
1d	65 Brewer	0.83	401-38-002B	City	Historic House, Leased for commercial use	<i>Planned Transit Hub</i>
1g	195 Brewer	1.48	401-39-013G	City	Vacant	<i>Hillside with powerline</i>
<i>Not addressed in Table 1 above:</i>						
1h	221 Brewer	5.7	401-38-010	City*	City Court and offices	<i>Potential for a building behind the existing courts building *Sedona OC School District lease</i>

Table 3. Forest Rd Properties						
	Site Address	Size	APN	Owner	Current Land Use	Notes
1a	431 Forest Road	.62	401-17-019M	Fire District	Fire Station	<i>Office building built in 1972</i>
1b	431 Forest Road	.13	401-17-019N	Fire District	Fire Station	<i>Utility building built in 2002</i>
1c	391 Forest Road	.22	401-17-019E	Fire District	Fire Station	<i>Fire Station built in 1982</i>
1d	1 N 89A (north portion)	.38	900-90-090	Hyatt	Bus Parking Lot	<i>Exchange two parking lots for expansion to the east</i>
1e	461 Forest Rd	.36	401-17-013	Sal DiGiovanni	Commercial Units (3?)	<i>Option 1: Exchange for Fire Station lot (391 Forest) Option 2: Exchange for Fire's parking area? Owner benefit: commercial frontage on Forest Rd</i>
1f	441 Forest Rd	.36	401-17-012	Chai Spot LLC, __	STR (house/shed?)	<i>In combo with above to create contiguous rectangular lot Exchange for portion of 431 Owner benefit: commercial frontage on Forest Rd</i>