

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

WASHOE VALLEY FIRE STATION SPECIAL USE PERMIT

BOARD OF ADJUSTMENT
JULY 6, 2023



Washoe Valley Fire Stations

Relocation Study

Legend

- New Washoe City
- 🏠 Station

Station 30 (Bowers)

- Constructed in 1950
- Originally NDOT sand/snow plow facility
- Closed in 2022 due age and pest infestation

Station 32 (East Washoe Valley)

- Constructed in 1979
- 3 apparatus bays
- Crew quarters



- ~6-acre site located along Hwy 395 in old Washoe City, west of East Lake Blvd.
- Centrally located to respond to volume and type of calls typically needed in Washoe Valley
- Supports new modern station in place of two old stations



Project Location



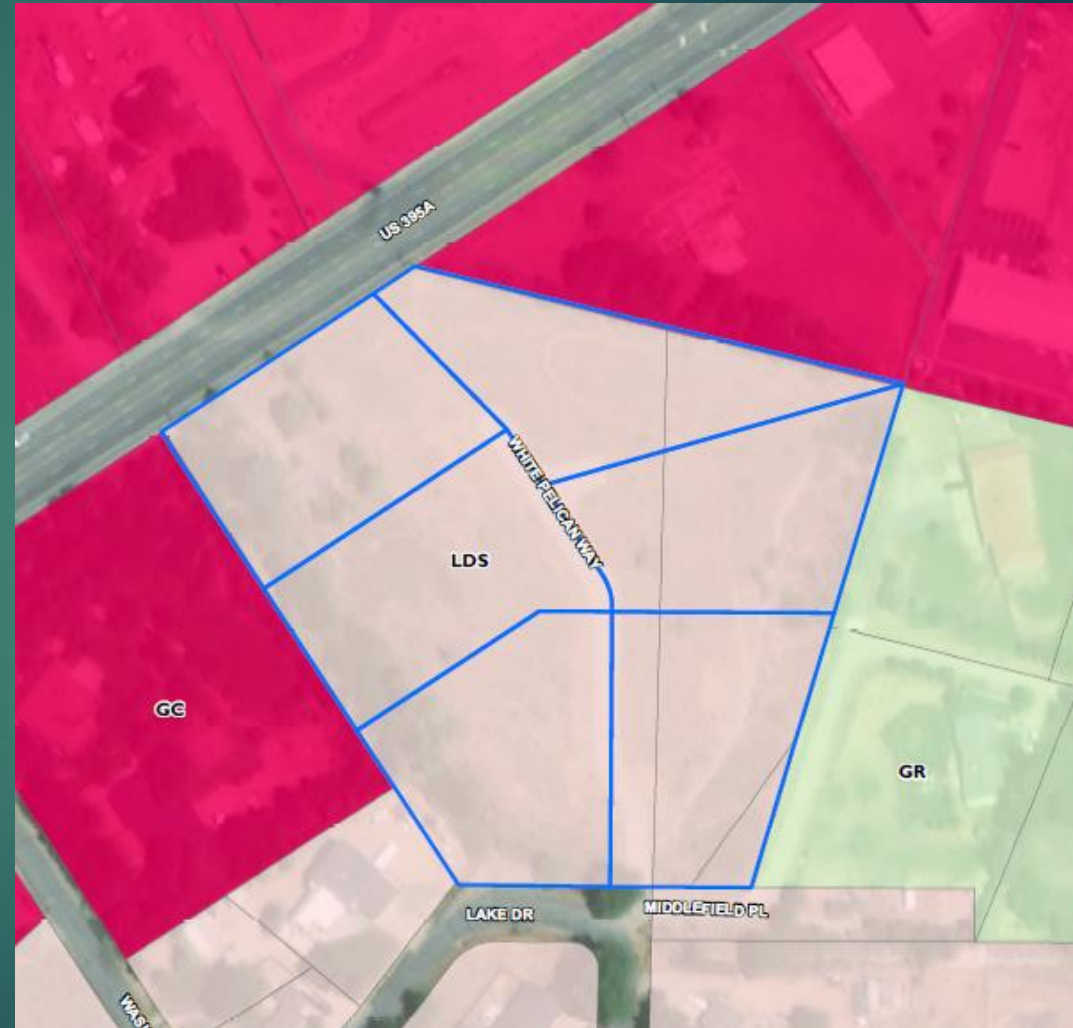
- 6 undeveloped parcels
- Surrounded by mix of residential and non-residential uses
- Segment of Browns Creek drainage flows along western property (existing trees to remain)



Project Location

Zoning – Low Density Residential (LDS)

- SUP for Safety Services on property zoned LDS
- Modification to screening along western property line



New Fire Station cited to minimize impact on existing residential

- direct access to US Hwy 395 with circulation around building
- no access to south (Lake Drive)

11,700 sqft fire station

- apparatus bay for three large fire fighting vehicles and ambulance
- 6-man crew quarters

Ancillary buildings for equipment storage

Guests and employee parking (27 stalls)

Lighting limited to building/parking areas for safety.

- Pole lights limited to 12 ft tall; shielded to direct light down
- Will meet “Dark Sky” requirements

Site Design



Project includes $\pm 13,440$ sqft of landscaping

- Perimeter landscaping/screening consisting
- drought tolerant plantings
- open view fencing (South Valleys Area Plan Policy 2.9)

Traffic Impact Study

- 60 ADT; 6 AM Peak; 6 PM peak
- No significant impact
- Advanced active warning signal installed on 395

Utilities

- Connect to TMWA water mains nearby
- On-site septic system

Site Design

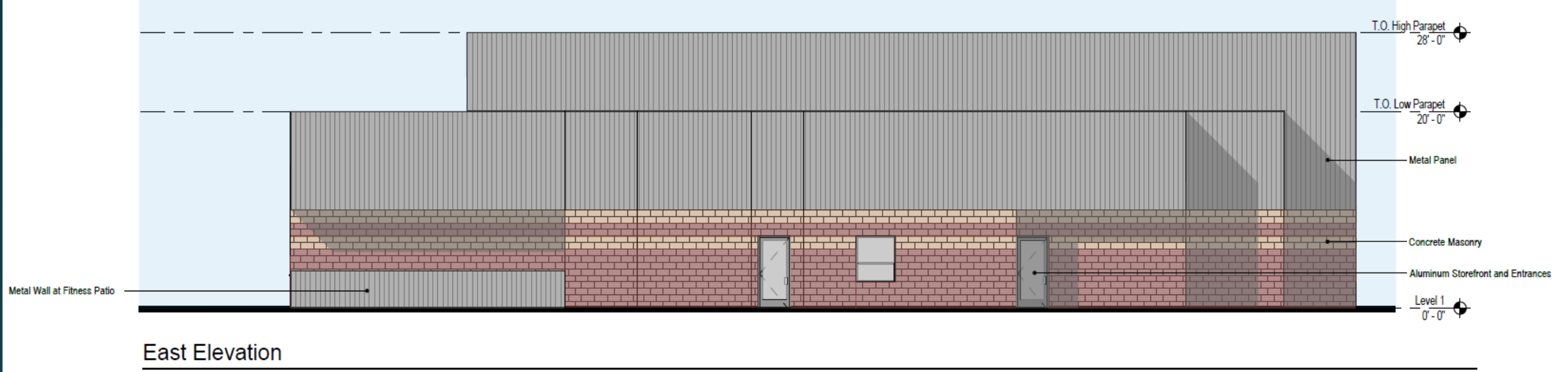




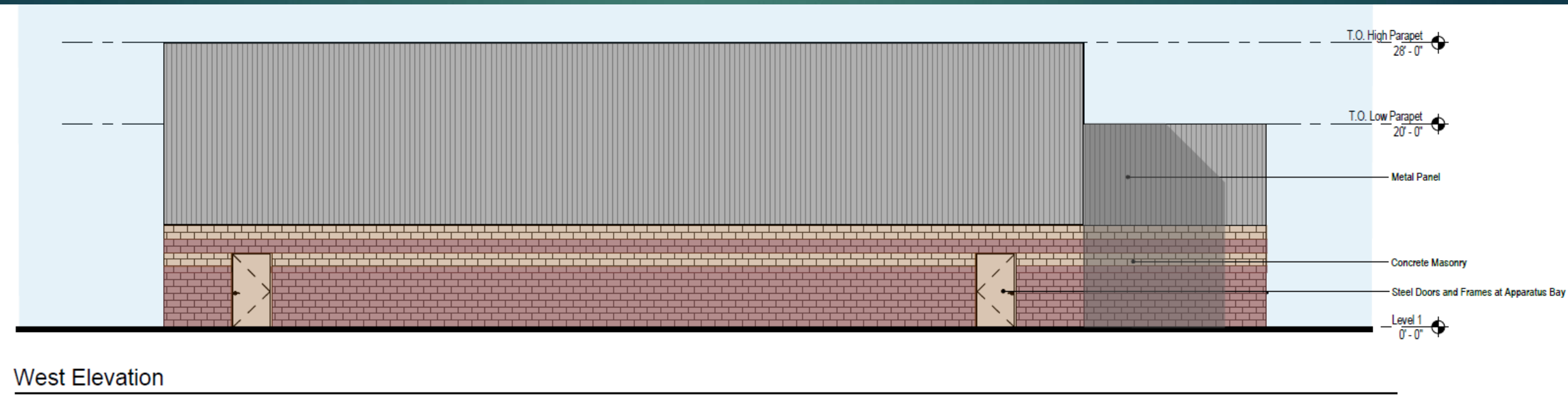
- Single story structure with three apparatus bays, admin offices, crew quarters
- Concrete masonry building with accents and details of prefinished metal panels compatible with existing surrounding uses
- Building designed with front door (public access) oriented toward 395 with secondary access (fire crew) on east side.



- ~11,000 sqft single story structure with three apparatus bays, admin offices, crew quarters
- Concrete masonry building with accents and details of prefinished metal panels compatible with existing surrounding uses
- Building designed with front door (public access) oriented toward 395 with secondary access (fire crew) on east side.



East Elevation



West Elevation



Floor Plan

Questions?

