

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	May 3, 2010
Action Required:	Approve purchase of 110 Summit Street (Parcel 11, Lot 41, City Tax Map 17A, Maury Hills)
Presenter:	Aubrey Watts, COO
Staff Contact:	Aubrey Watts, COO Mike Mollica, Capital Projects Coordinator
Title:	Resolution to Authorize the Purchase of 110 Summit Street (Fontaine Fire Station)

Background:

In 1992, the City entered into an agreement with the University of Virginia to lease two parcels of land on Ivy Road for the purpose of locating a temporary fire station to serve the west side of the city, the University area and portions of Albemarle County that fall under the fire services agreement. Station 10 has operated out of a modified butler building and mobile home for the past seventeen years from this location.

As the City has grown, particularly in the Fry's Spring and Fontaine areas south of the University, the Fire Department has been challenged to maintain adequate response times in these areas. Several years ago, a decision was made to begin seeking a permanent location for Station 10 to better serve this part of the City. In addition, the University has indicated a desire to reclaim the land that Station 10 currently occupies for other purposes.

Fontaine Ave Property:

An approximate one-acre site, located at 2408 Fontaine Avenue (at the southeast corner of the intersection of Fontaine Ave. and Summit Street) was recently purchased by the City for the purpose of constructing a permanent Station 10.

The property closing was completed on January 28, 2010. And as a requirement of the City's due diligence for this acquisition, the following approvals were granted:

- Steep Slope Waiver: Planning Commission – Oct 13, 2009
- Entrance Corridor Review: Planning Commission – Oct 27, 2009
- Compliance w/ Comprehensive Plan & Preliminary Site Plan (NDS): - Approved Nov 30, 2009.

Summit Street Property:

Following a Council briefing on the 110 Summit Street lot; on January 23, 2010 the City entered into a Purchase Agreement for the Summit Street property. Now in the due diligence period, we have completed a Facility Condition Assessment, as well as hazardous materials inspections. In summary, no evidence of recognized environmental conditions or significant environmental concerns was identified.

Site boundary and topographic survey work is being completed.

Current Request and Discussion:

The proposed acquisition of the 110 Summit Street property, which is adjoining and located immediately to the south of the recently purchased Fontaine Ave property, will provide many positive improvements to the fire station site plan. But perhaps most important, ownership of this site will allow us to re-work the landscaping, grading & stormwater plans such that potential impacts on the neighboring residential properties to the south will be significantly tempered. If purchased, demolition of the house will be considered as the design team weighs the pros and cons of the overall fire station site development package.

Advantages associated with ownership of the Summit Street lot include:

- **Functionality:** Shifting the vehicular ramp (to access the lower level parking garage of the fire station) to the south onto the Summit Street property will reduce the slope constraints, and will also provide additional horizontal separation between the rear fire station apron and the parking garage ramp entrance. These changes will improve vehicular circulation into the garage and are primarily viewed as safety improvements. Rezoning of the lot will be necessary for this to occur.
- **Stormwater:** Due to the steep slopes on the Fontaine site, overall site planning and stormwater management has been a challenge to the design team. With the Summit Street property now in play, the re-introduction of the piped drainage into the downstream channel south of the fire station can be improved to provide a more natural connection. This stormwater management improvement will not only provide an aesthetic improvement to the immediate neighborhood, but it will also reduce the potential for the outfall to be overrun during large weather events.
- **Visual Buffer:** The acquisition of the Summit Street property will aid in buffering the larger scale of the fire station, against the one-two story residential-scale of the neighborhood to the south. In addition to site grading improvements, additional screen and buffer landscaping would be added to the plan.
- **Easements:** This property purchase will eliminate the need for temporary construction easements associated with site work and construction of the retaining walls for the fire station; and hence, reducing the City's liability during the construction process.

110 Summit Street - Site Information:

Site: The approximate 0.213 acre lot is commonly referred to as Parcel 11, Lot 41 on City Tax Map 17A. The property is zoned R2-U, Residential.

Structure: The property is developed with a one-story, ranch-style brick home (with lower level walk-out apartment). The main level of the building has approximately 1,100 SF of floor area, and the lower level also has approximately 1,100 SF of floor area. The building was constructed in 1956 and the original owner vacated the property in February of 2010. The building was most recently utilized by a single occupant, but historically the structure was utilized as two separate dwelling units.

Utilities: Dominion Power provides electricity to the property. The property is served with potable water, sewage services & natural gas. Telephone service is also available to the site.

Title Work: A title search has been performed. Title insurance will be obtained pending Council approval to proceed.

Valuation: The purchase price, pursuant to the Purchase Agreement, is \$225,000. The City Assessment for 2010 is \$233,100.

Alternatives:

City Council can decline to endorse the purchase of 110 Summit Street and direct staff to develop only the Fontaine site for the new Station 10.

Budgetary Impact:

A CIP account has been established for the new Fontaine fire station. SAP account P-00433 currently has a balance of \$5.3M. An additional \$4.0M is included in the City's proposed FY'11 CIP, and \$4.0M is also included in the proposed FY'12 CIP. All funds needed in support of this purchase would be drawn from this account.

Recommendation:

City Staff recommends that City Council approve the purchase of this site.

Attachments:

Site survey information

Site Photos:



Street view of 110 Summit Street



North side elevation of 110 Summit Street

**RESOLUTION APPROVING PURCHASE
OF 110 SUMMIT STREET**

WHEREAS, the owner of 110 Summit Street has agreed to sell the property to the City of Charlottesville; and

WHEREAS, the subject property is located adjacent to 2408 Fontaine Avenue, which was recently purchased by the City for the purpose of constructing a fire station; and

WHEREAS, City staff have recommended purchase of the property to facilitate the future use and development of the fire station; now, therefore

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia, that the City hereby approves of the purchase of 110 Summit Street, and the City Attorney is hereby directed to take whatever steps are necessary to effect the closing of the transfer of the subject property to the City.