

Project Information:  
Kensington Fire Station

## **Site Civil Facility Evaluation**

The following is the site Civil Engineering evaluation of the existing conditions at the Kensington Public Safety Building. The comments here are based on a site visit conducted on July 13, 2016. The existing site will be evaluated in terms of site accessibility and site utilities.

In addition, there is a site Civil Engineering evaluation of the vacant site, between 65 and 79 Arlington Avenue.

### EXISTING SITE (217 Arlington Avenue)

#### Site Accessibility

Based on the site topography, the site is extremely challenging in terms of accessibility. The front entrance on Arlington Avenue can be reached from the public sidewalk by an accessible ramp. Based on the visual observation, the accessible ramp appears to be in compliance. There is currently no hardware on the door to provide automatic opening for disabled visitors. There is also no accessible parking at the site. The rear parking lot was not considered for accessible parking because it is connected at grade to the second floor and the building does not have an elevator. Because public access is limited to the first floor the only potential location for an accessible parking stall would be in the public right of way. In order to provide this accessible stall, the curb would need to be widened to provide enough space for a disabled passenger to exit from the right side of the parallel parked vehicle. This would also require some grading in the street as well as a short retaining wall near the sidewalk.

As mentioned above, the building has no elevator, which means the building does not meet accessibility standards that are currently in effect.

#### Fire Access

The driveway leading to the rear parking lot is too steep and narrow to be considered a fire lane. Therefore, fire access is currently only provided at the front of the building.

#### Site Utilities

The evaluation of site wet utilities is based on field observation. There was no significant amount of utility information from the available record drawings.

#### Domestic Water Service

There is one meter at the front of the site on Arlington Avenue. The meter is equipped with a backflow preventer enclosed in a cage. Both the meter and the backflow preventer appear to be in good working condition. It is anticipated that the existing meter could be reused if another public safety building was constructed on the site. The reuse of the existing meter would allow the project to avoid paying the significant cost of EBMUD's system capacity charge.

### Fire Service

There is no onsite fire service. There is not a public fire hydrant within 150 feet of the site frontage.

### Irrigation Service

Because the site walk only discovered one meter along the site frontage, it is unlikely that a separate irrigation meter exists.

### Sanitary Sewer

Based on observation, there is a sanitary lateral at the surface on the north side of the building. The condition of the pipe is good. There is also a sanitary manhole in the sidewalk at the driveway entrance.

### Storm Sewer

Because there is a substantial grade differential from the front to the back of the site, drainage conveyance to the public right of way is excellent. There is an underground storm drain system that conveys surface runoff from the rear parking lot to Arlington Avenue. The gutter in front of the driveway is inundated with groundwater that appears to be present year round. A trench drain has been installed at both the driveway and the entrance to the fire station. The drain is of sufficient size to be easily maintained.

The retaining wall at the site features weep holes at the bottom of the wall to draw down groundwater behind the wall. No drainage from the weep holes was observed during the site visit.

## PROPOSED SITE (65-79 Arlington Way)

### Site Accessibility

The site has over 50 feet of grade separation between Arlington Avenue and the top of the site at Windsor Avenue. This will provide a significant challenge in terms of constructing on the site in a cost effective manner. Based on the width of Windsor Avenue, it is unlikely that fire trucks could access the site from that side of the project. Fire truck access would need to be on the Arlington Avenue side, preferably near the intersection with Arlington Court. This would facilitate fire truck access as well as providing the largest buffer to neighboring homes.

The northwestern portion of the site provides the most buildable area. Based on the grades, any building would require tall retaining walls as the steepness of the existing topography would be difficult to grade back. A two story fire station would work best with the site.

### Site Utilities

The site does not currently have service laterals extending to the property line, but all necessary utilities are available in at the site frontage. A new water meter and system capacity charge would be necessary to develop the site.