





## **City of Beaufort Fire Station #2**

### **Project Narrative**

The new building will be approximately a 10,000 square foot, two-story, "neighborhood" model fire station. The building will be located at the front of the site as required by the 15' build-to line. The building footprint and site orientation will allow for future bay expansion to the south and expansion of the living / work quarters to the west. Access will be gained to the site from both Ribaut Road to the east and Bowling Alley Lane to the west. General parking and the fire truck apron will be situated behind the building. The structure of the building will be constructed from durable materials consisting of steel framing, load bearing concrete masonry units, and metal studs. The exterior theme of the building will incorporate "Low Country" design elements while also maintaining the iconic image of a fire station. This will be accomplished by the use of cementitious siding, stucco, sloped metal roofs, covered porches, and large sectional glass doors. Interior spaces on the first floor will consist of the apparatus bay and support spaces, an entrance lobby with reception, and a large community / training room. The second floor will consist of the fire fighters living quarters which will include a fitness room, kitchen and dayroom, an outdoor covered porch, laundry and shower facilities, and sleeping quarters.

## Mystic Drive Neighborhood Infill

The Mystic Drive infill plan illustrates an ideal pattern of redevelopment in the largely vacant area of land between Ribaut Road and Mystic Drive in southern Beaufort. The plan preserves several single family homes, existing businesses and the Cornerstone Christian Church, while creating a new connection from Ribaut Road to Mystic Drive and providing new opportunities for development.

Proposed mixed-use development along the western edge of Ribaut Road accommodates medical office uses, similar to what currently exists in the area, a new fire station, as well as housing and retail uses that serve the Battery Creek neighborhoods, to the west, and the Spanish Point neighborhood, across Ribaut Road to the east. A transition in building height and scale occurs – from the mixed-use corridor along Ribaut Road to the single family residential neighborhood along Mystic Drive– so that infill development complements the surrounding neighborhoods.

## Rodgers Drive Redevelopment

The conceptual Rodgers Drive redevelopment plan engages an underutilized parcel located immediately south of the existing Cottage Farms neighborhood. The property is located along the proposed Spanish Moss Trail and has superb access and views to the tidal marshes of Battery Creek. It is currently occupied by a mobile home park and is likely to face redevelopment pressure in the near future.

This plan envisions single-family homes organized around a preserved community structure and oriented to maximize views to Battery Creek. Public space would be preserved along the tidal marshes and includes a pier that extends over the water. Finally, an extension of Dover Lane into the Rodgers Drive redevelopment would provide another connection for the isolated Cottage Farms neighborhood, which currently functions as a large cul-de-sac with one entry point. Providing another connection to the broader grid would improve access from Cottage Farms to the Spanish Moss Trail, decrease the response time of emergency services, and reduce traffic volume on Allison Road.



▲ CONCEPTUAL PLAN OF MYSTIC DRIVE INFILL



▲ CONCEPTUAL REDEVELOPMENT PLAN FOR ROGERS DRIVE

# 7.4 Fire & Public Safety

Sector: All

Project Type: Public

Civic Investment Required: Boundary Street (east of Ribaut Road) Fire Station, Ribaut Road South Fire Station, Beaufort Plaza Fire Station

See Also: 8.2



▲ CONCEPTUAL RIBAUT ROAD HEADQUARTERS (FINAL SITE TBD)



▲ CONCEPTUAL BOUNDARY STREET STATION (FINAL SITE TBD)

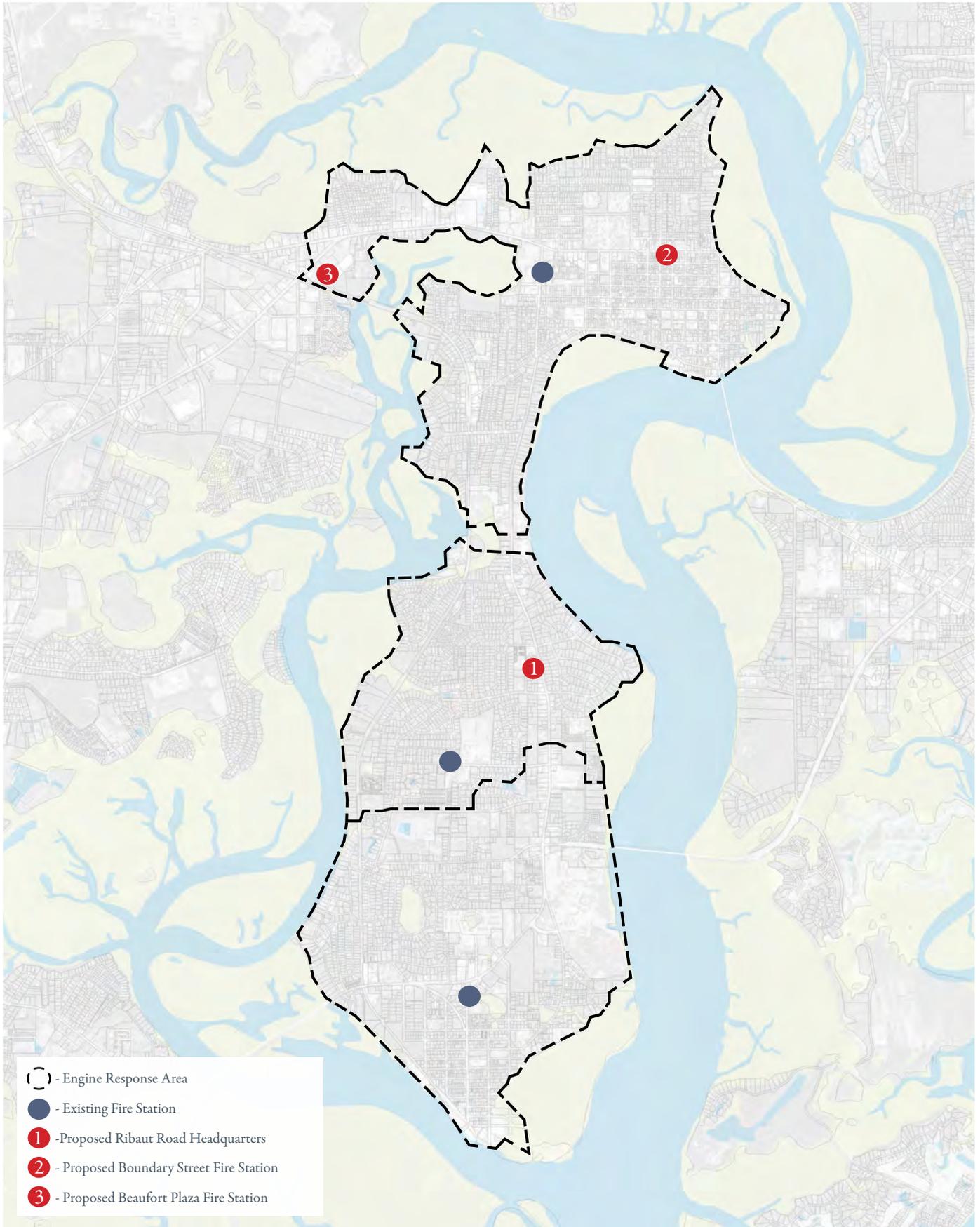


▲ CONCEPTUAL BEAUFORT PLAZA STATION (FINAL SITE TBD)

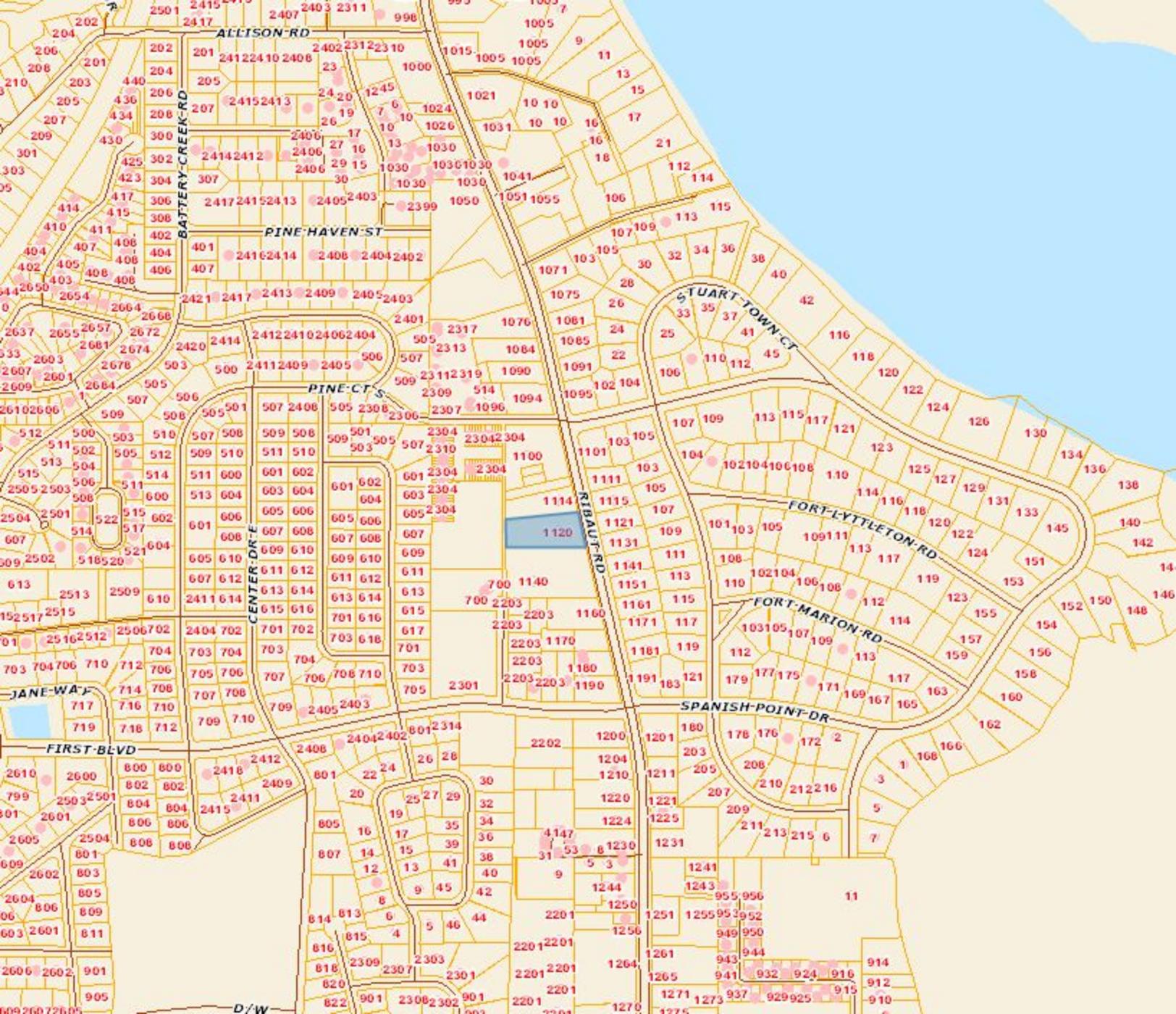
The Beaufort Fire Department provides fire services to the City of Beaufort, Town of Port Royal and surrounding areas. As Beaufort and Port Royal grow in area and population, new public safety facilities will be required to provide an adequate level of service to area residents. As shown at right, this plan proposes several potential locations for the construction of new fire and public safety stations.

Current data indicates that a new fire department headquarters will be needed within the next five years. The intersection of Ribaut Road and First Boulevard has been identified as an ideal location for this facility because it offers quick response times via the Ribaut Road corridor to locations in Beaufort and Port Royal. Several potential sites near this intersection would be suitable for a new headquarters.

Moving the fire department headquarters from its current location on Ribaut Road near Boundary Street to a site near the intersection of Ribaut Road and First Boulevard may temporarily increase response times to the downtown Beaufort peninsula and the Beaufort Plaza area. In order to provide effective fire coverage throughout the city – especially given expected population growth – new neighborhood fire stations would be also be required. Two specific sites have been identified to meet this need: 1) in Beaufort Plaza along the Spanish Moss Trail, and 2) at the southeast corner of Boundary Street and Church Street near the current Boys and Girls Club building. These sites are ideally spaced to provide adequate coverage to different parts of the city and are located next to civic uses that would complement their function.



▲ EXISTING AND PROPOSED FIRE STATION LOCATIONS





Live Oaks

Ribaut Rd

281

21

Pine Ct S

Port Royal Island

Spanish Point Dr

Bird's Eye View looking South

50 feet

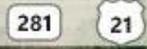
25 m



Bowling Ln

Pine Ct S

Ribaut Rd



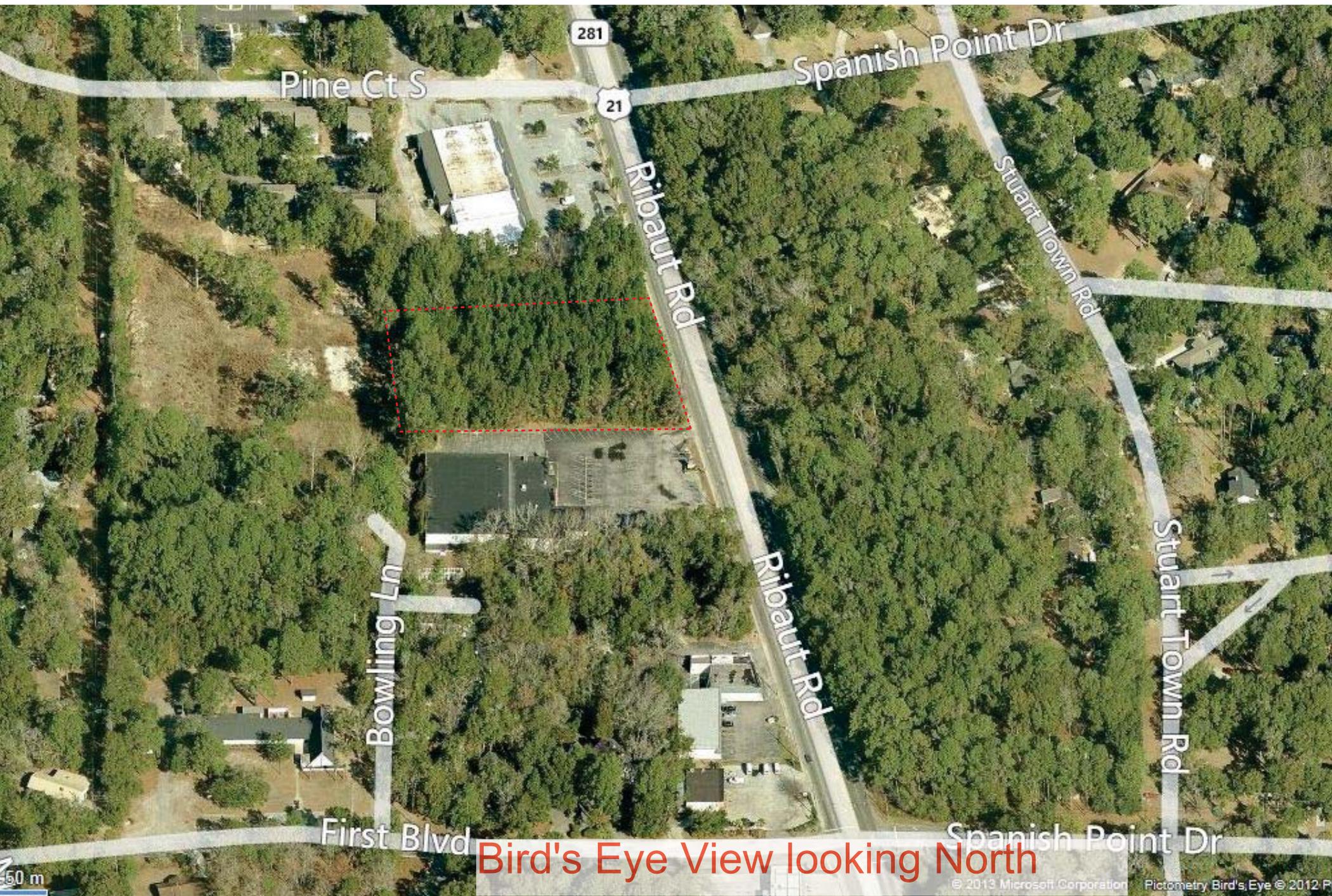
Ribaut Rd

Port Royal Island

Bird's Eye View looking West

50 feet 20 m

© 2013 Microsoft Corporation Pictometry Bird's Eye © 2012 Pictometry Intern



Pine Ct S

281

21

Spanish Point Dr

Ribault Rd

Stuart Town Rd

Bowling Ln

Ribault Rd

Stuart Town Rd

First Blvd

Spanish Point Dr

Bird's Eye View looking North

50 m

© 2013 Microsoft Corporation Pictometry Bird's Eye © 2012 P

**CITY OF BEAUFORT  
DESIGN REVIEW BOARD  
Staff Report  
Meeting of April 10, 2014**

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<b>Case Number:</b>	14-01 DRB.1
<b>Project:</b>	Fire Station #2
<b>Applicant:</b>	Hussey, Gay, Bell & DeYoung for the City of Beaufort
<b>Property Address:</b>	1120 Ribaut Road
<b>Parcel #:</b>	R120-007-000-087N-0000
<b>Zoning:</b>	GC – General Commercial
<b>Type of Review:</b>	<b>Architecture and Site Plan</b>

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**Request:**

The applicant is requesting approval for the design of a new Fire Station building.

**Background:**

The proposed project is located at 1120 Ribaut Road. The design is for a Neighborhood Fire Station that has the potential to expand into a Headquarters Station. There are two main components of the building: the apparatus bay, and the office/living quarters. The goal of the siting and the architecture is to make this building visible and iconic, yet compatible with Lowcountry architecture, and for it to set the precedent for future development along Ribaut Road.

This project appeared before the DRB in November 2013. At that meeting, the board expressed concerns about the building form, detailing, orientation and position as it relates to Ribaut Road. They also suggested that the city explore the idea of sharing public access into the site with one of the neighboring properties. Since that meeting, the city has worked with the Lovehouse Ministries who own the Bowling Alley, to develop a shared access plan that results in the creation of a new road through the block. This concept was based off the Civic Master Plan's vision for this area, and provides interconnectivity through these sites and into an adjacent parcel in the interior of the block. That, along with the rear access improvement which is the route fire trucks will enter the site, will greatly improve the connectivity of this area.

In addition, the city has been working with the adjacent property owner to the west to share capacity in their existing stormwater detention pond. This will allow the fire station to use some on-site BMPs, but primarily depend on that pond for drainage needs. The concept of neighborhood-level stormwater management is another one supported by the Civic Master Plan. This general location and specific site was chosen after multiple studies and analysis.

**Zoning:** This property is zoned General Commercial.

**Setbacks:**

Front Build-to:	15-20'
Side:	10'
Rear:	10'
Maximum Site Coverage:	65%
Maximum Height:	50'

**Site Plan:**

- **Access:**
  - This lot has two access points for general vehicles – one shared access via the New Road off of Ribaut Rd, and the other via a rear lane which is an extension of Bowling Lane. There is an additional exit for fire trucks directly from the apparatus bay doors onto Ribaut Rd.
  - The street section along Ribaut Rd. in front of both the Fire Station property, as well as the Bowling Alley property (not currently shown in the plan yet) will be reconstructed to be consistent with other new development projects (eg. Beaufort Memorial Hospital and Family Dollar) and will include a 6' planting strip adjacent to the travel lane, and a minimum of a 6' sidewalk with direct access to the building.
  - Sidewalk: the configuration of the sidewalk on the southeast and southwest portion of the road should run parallel to the property line/street centerline, rather than the road paving. It should tie into the new streetscape at the Bowling Alley parcel, and connect across the New Road with a crosswalk. At the Fire Station, the sidewalk should be slightly reconfigured to address the formality of the building and the corner condition (see attached sketch).
  - The curb radius on the north portion of the fire station exit could be significantly reduced or even eliminated, as this is only an exit for fire trucks and not an entry.
  - The curb radius on the south portion of the fire station exit should be shown smaller, at 15'. If it needs to be widened, this should be accomplished with alternative paving and ribbon curbing to achieve this while visually keeping the radius smaller.
- **Parking:** There are no specific parking requirements for this type of building. Under the “government buildings” use, 1 space / 300 SF would be required, for a total of 33 spaces required. Chief Negrón requested 30-35 spots, as there is a Community Room incorporated into the building that will bring citizens and fire fighters to this location for training and events, and additional parking will be required. This plan provides 5 on-site public spaces (2 ADA accessible), 8 on-site staff spaces, and 20 on-street parking spaces.
  - Staff suggests that as much of this parking as possible be pervious. This is indicated on the plan with a paving pattern.
  - On-street parking spaces should be shown as pervious.
- **Stormwater Management:** A stormwater drainage plan is required for final approval. This will be shared with the parcel on the other side of the rear access lane.
- Where will the trash facilities be located? They must be screened/corralled (for roll carts). Any additional mechanical equipment, generators, etc... must also be screened.

Details of the screening must be submitted.

- What is the ratio of pervious to impervious area shown in this plan?
- All dry utilities serving the site must be placed underground.
- A lighting plan will be required.
- 

**Architecture:**

- This rendering is showing a stucco building with a brick base.
- A full set of architectural drawings, with a complete materials and colors list will be required for final approval.
- Staff feels that the composition, proportions and detailing reflect the DRB comments heard previously. The mass has been simplified, building elements, particularly between the main building and the apparatus bay, have been made more consistent throughout, and the civic presence desired by both City Council as well as the DRB has been achieved.
- On the rear elevation, is it possible to make the porch a 3-bay porch to resolve the horizontal proportion of the column bays?

**Lighting:**

- A photometric plan with site and building lighting is required.
- Full cut-off fixtures are required.
- The residential units are accessed only from the rear of the building.

**Landscaping:**

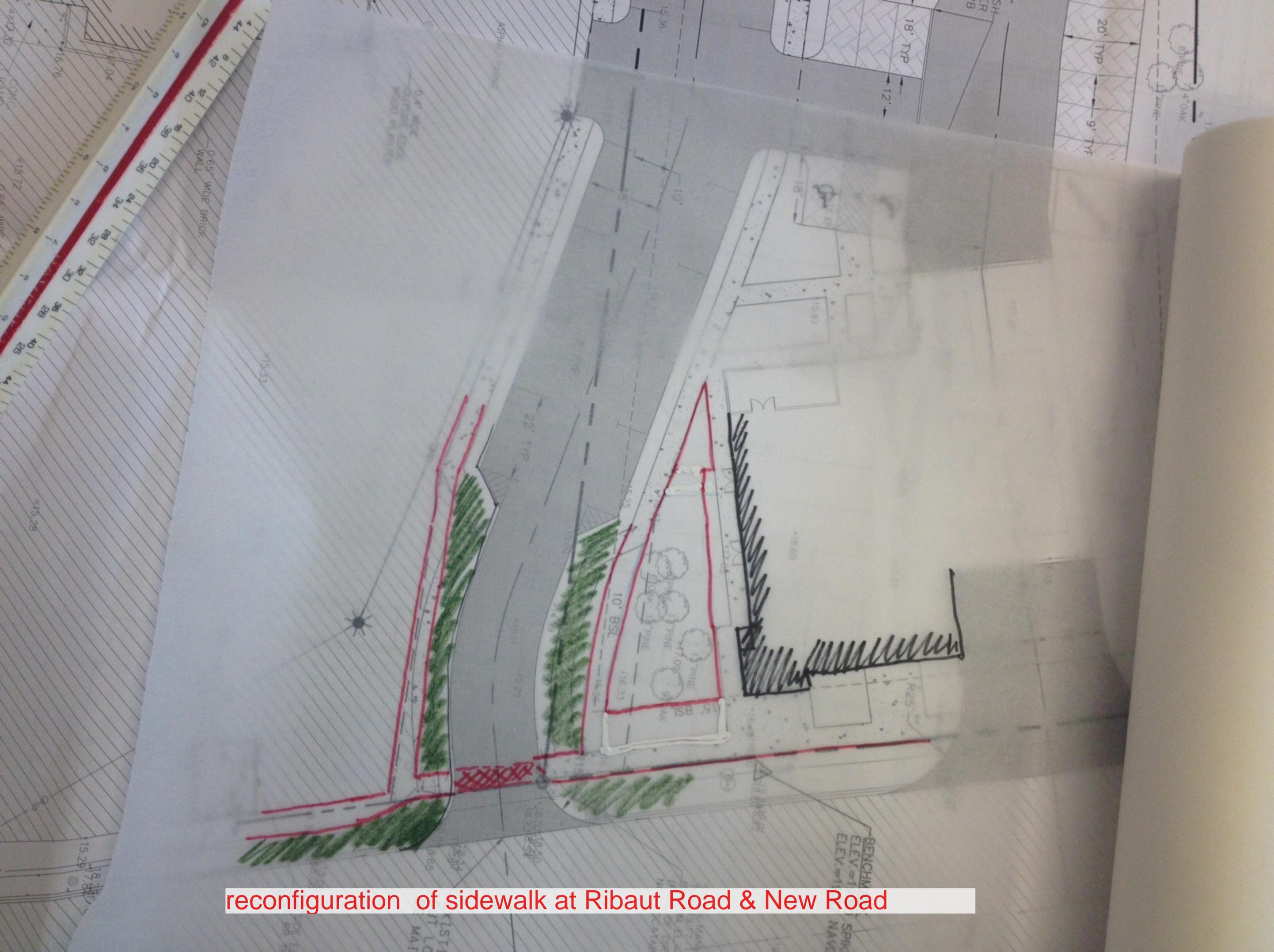
- After evaluation by the city's landscape architect/arborist Liza Hill, none of the existing trees on site were determined to be of any significance. In general, trees are proposed to be retained when possible. This will have to be coordinated with the grading plan. however all trees proposed to be removed and kept will need to be shown on the landscaping plan.
- A landscape plan is required for final approval. Note to DRB: this is to be prepared by Liza Hill and will include street trees as part of the streetscape.

**Signage:**

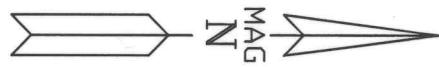
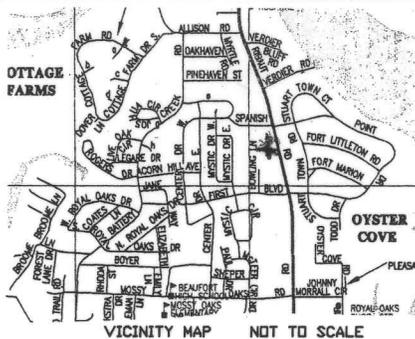
- A separate sign application must be submitted for approval of signage.

**Staff Recommendation:**

Staff recommends Preliminary Approval as submitted, with some site modifications as discussed to be addressed at the final submission.



reconfiguration of sidewalk at Ribaut Road & New Road



KINGSRIDGE COMMONS, LLC

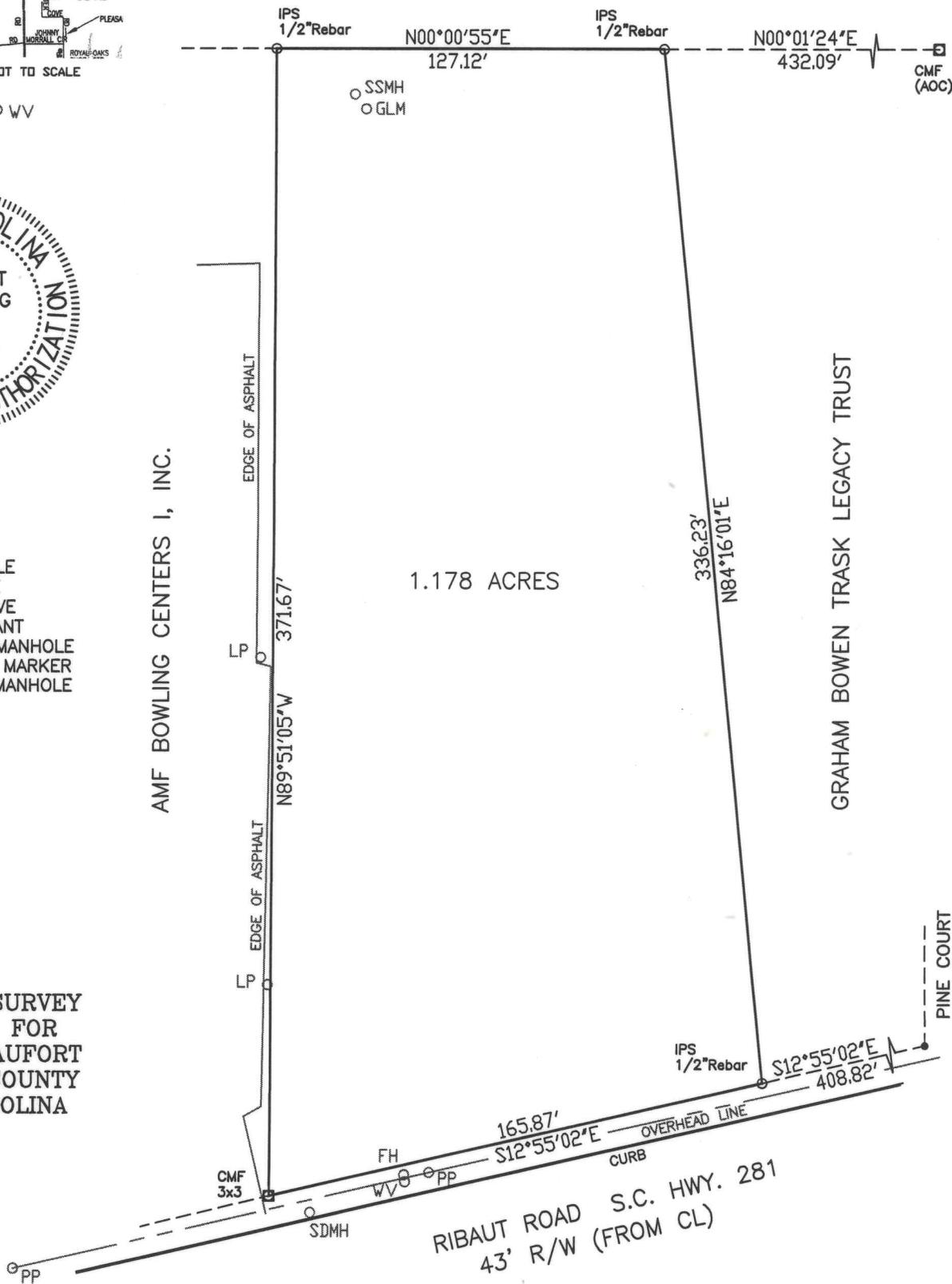


- LEGEND:
- PP - POWER POLE
  - LP - LIGHT POLE
  - WV - WATER VALVE
  - FH - FIRE HYDRANT
  - SDMW - STORM MANHOLE
  - GLM - GAS LINE MARKER
  - SSMH - SEWER MANHOLE

BOUNDARY SURVEY  
PREPARED FOR  
CITY OF BEAUFORT  
BEAUFORT COUNTY  
SOUTH CAROLINA

AMF BOWLING CENTERS I, INC.

GRAHAM BOWEN TRASK LEGACY TRUST



THE SAME BEING TRACT 5, A PORTION OF LOTS 13 & 14, SECTION 18, 1S-1W AS SHOWN ON A PLAT BY R.D. TROGDON, JR. DATED NOV. 24, 1986 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 34, PAGE 139.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9-29-86.

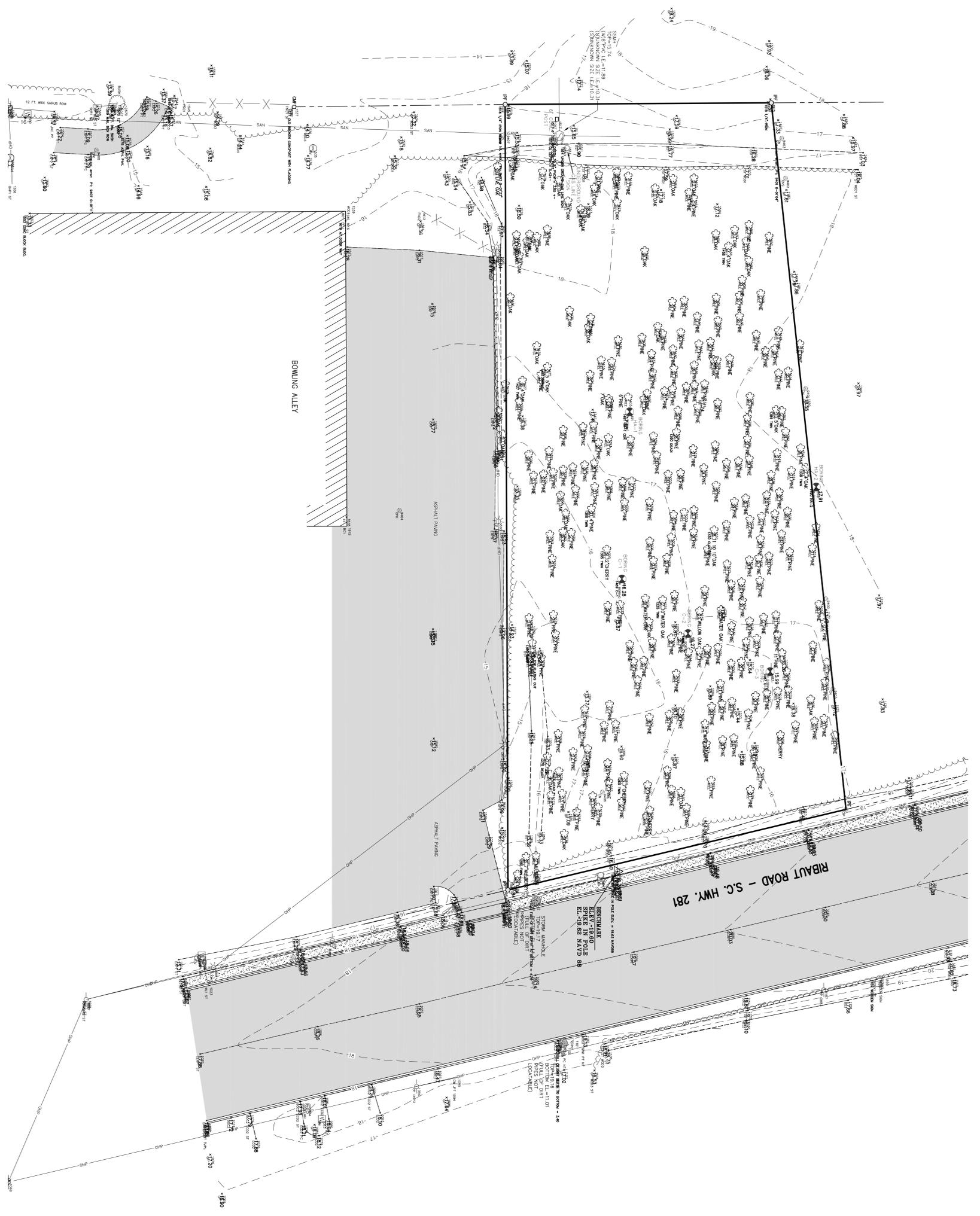
R120-007-000-087N-0000



SCALE 1" = 50'

JUNE 21, 2013  
P15114/MMA

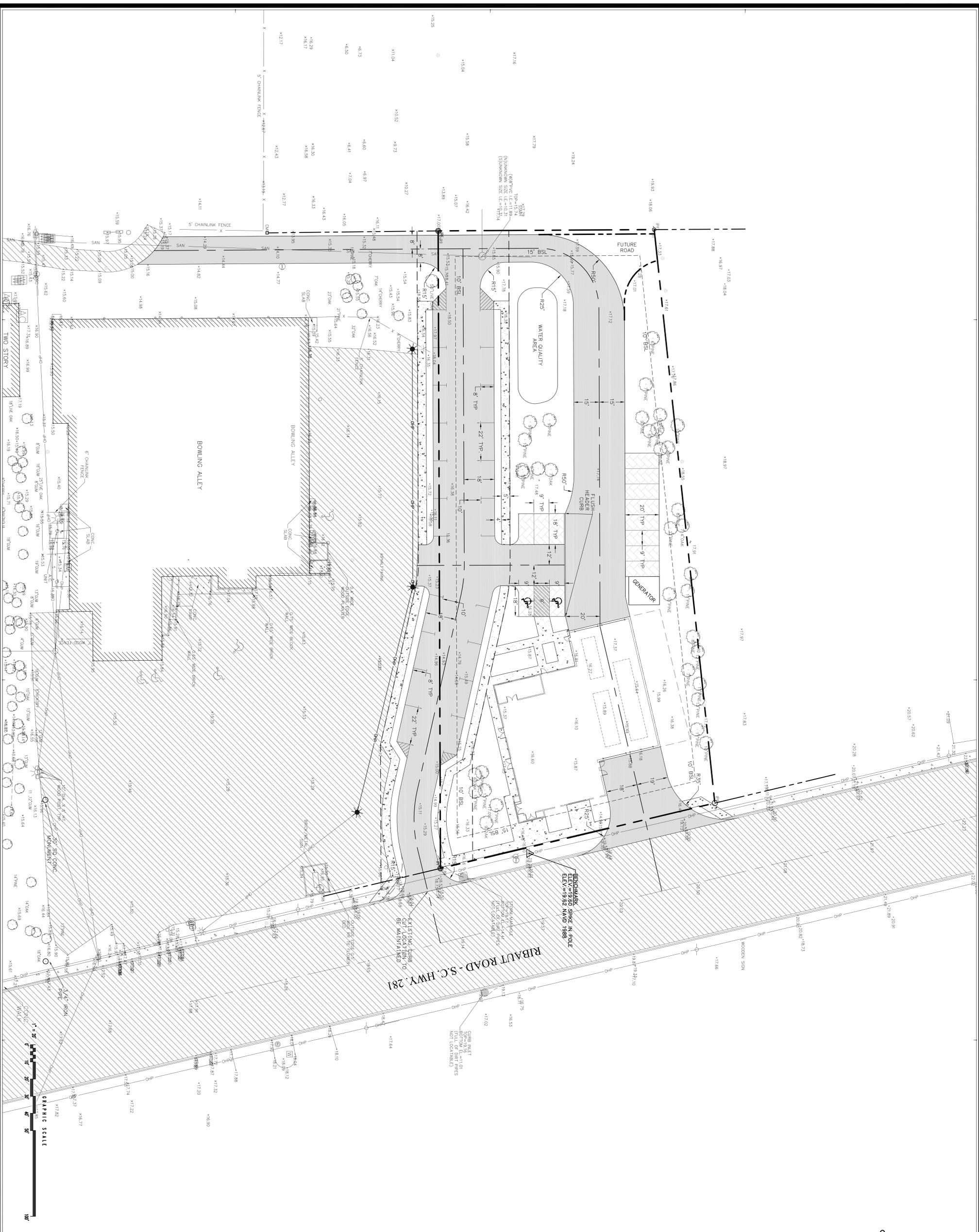
*David S. Youmans*  
DAVID S. YOUMANS RLS 9765  
BEAUFORT SURVEYING, INC.  
1613 PARIS AVENUE  
PORT ROYAL, S.C. 29935  
PHONE (843) 524-3261



# CITY OF BEAUFORT FIRE STATION #2

DATE: JULY 9, 2013

SCALE: 1" = 20'



**PRELIMINARY DESIGN - NOT FOR CONSTRUCTION**

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DRAWING NUMBER	ISSUED	DESIGNED	REVISIONS:
	C.P.C.	J.M.W.	
SCALE: 1" = 20'	DATE: MARCH 23, 2014	JOB NO. 13272479	

<p align="center"><b>CITY OF BEAUFORT</b>  <b>NEW FIRE STATION #2</b>  <b>BEAUFORT, SOUTH CAROLINA</b></p>			
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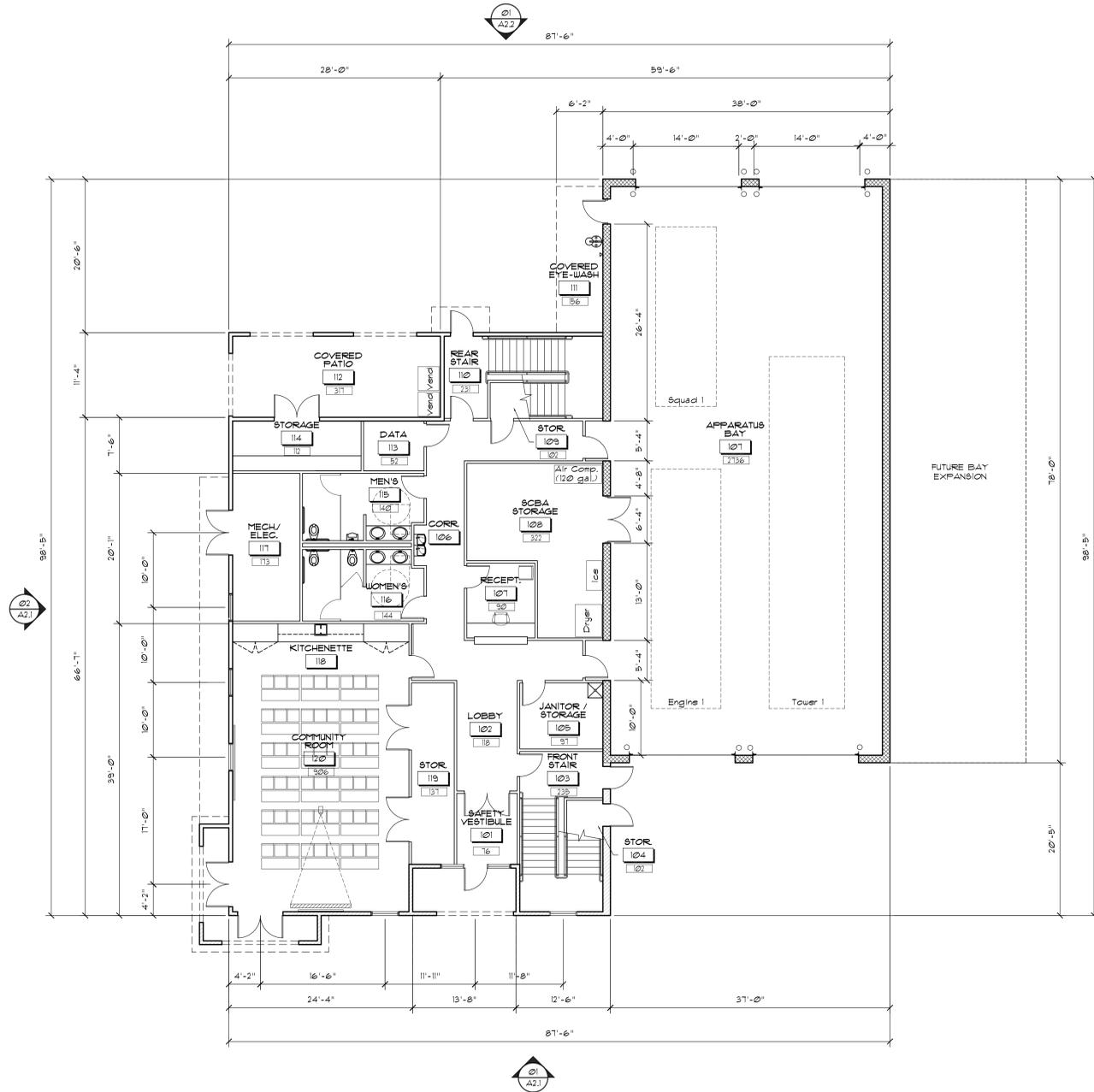
**HUSSEY, GAY, BELL & DEYOUNG INC.**  
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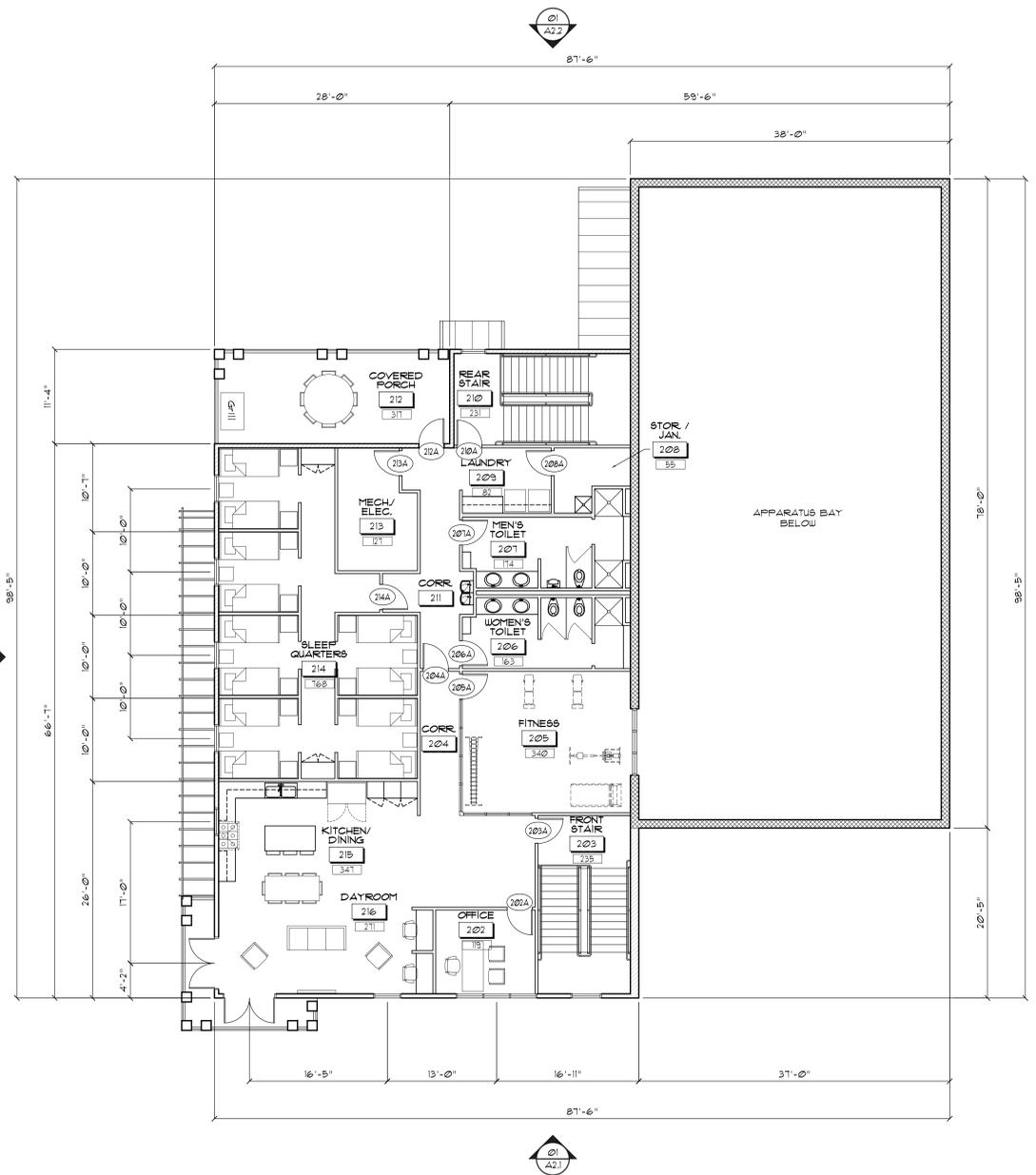


**01 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



JOB NORTH

1st Floor: 6,437 sqft.  
2nd Floor: 3,553 sqft  
Total Enclosed: 9,996 sqft



**02 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



JOB NORTH



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**CITY OF BEAUFORT  
FIRE STATION #2  
Beaufort, South Carolina  
FIRST AND SECOND FLOOR PLANS**



**HUSSEY, GAY, BELL & DEYOUNG INC.**  
ARCHITECTS and ENGINEERS  
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OFFICE (912) 354-4828  
TELEPHONE (912) 352-8892  
www.hgbd.com

REVISIONS:

DESIGNED	DRAWN	CHECKED
EJL	JCM	RBA
DATE: MARCH 25, 2014		
JOB NO. 213 9101 01		
SCALE: AS SHOWN		

DRAWING NUMBER

**A1.1**



01 FRONT ELEVATION (EAST)  
SCALE: 1/4" = 1'-0"



02 SIDE ELEVATION (NORTH)  
SCALE: 1/4" = 1'-0"

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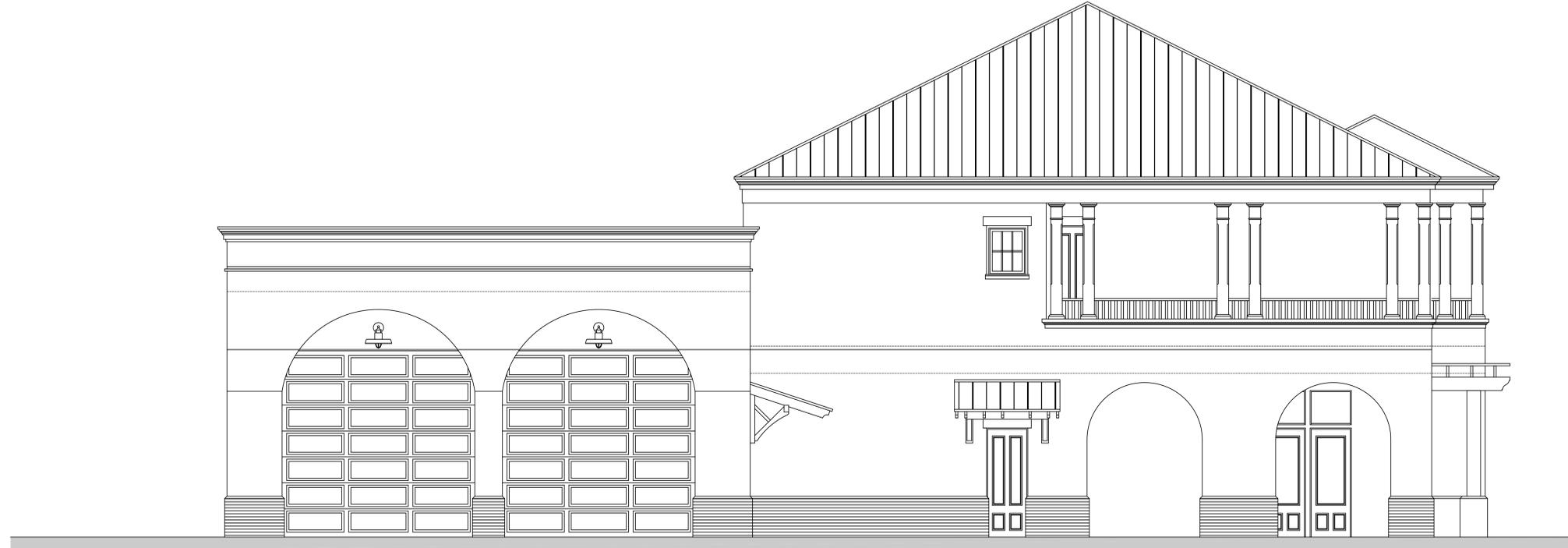


CITY OF BEAUFORT  
FIRE STATION #2  
Beaufort, South Carolina  
EXTERIOR ELEVATIONS

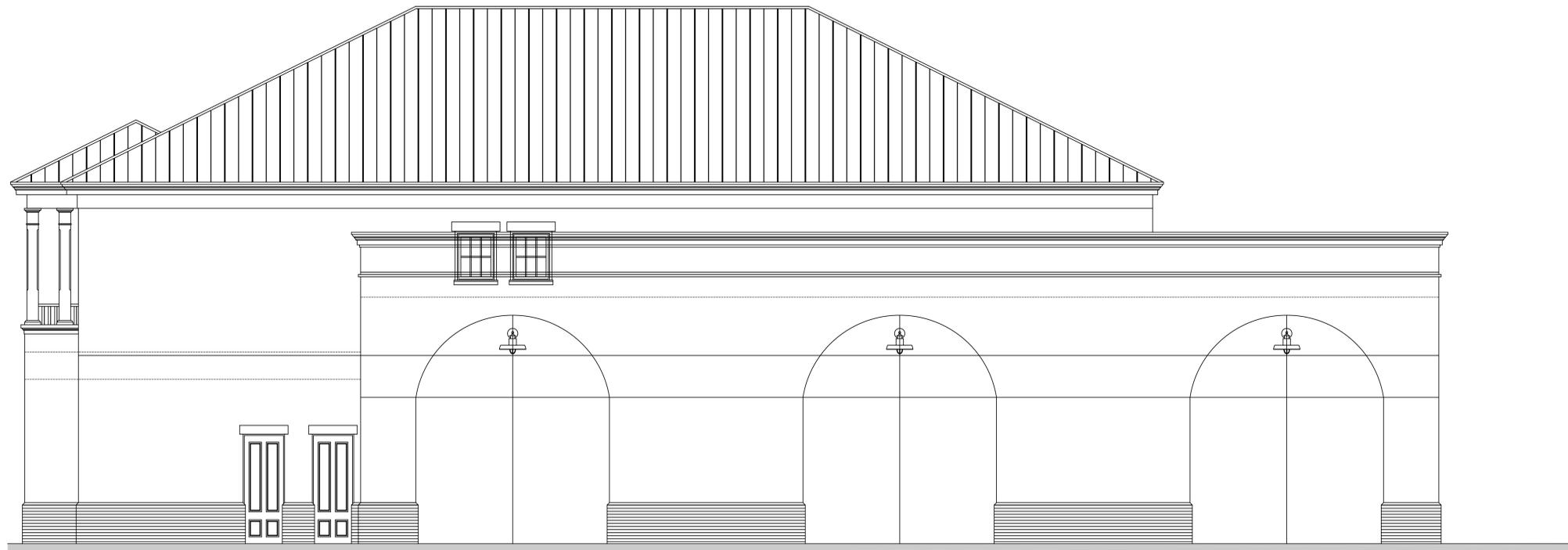
REVISIONS:


DESIGNED EBJ	DRAWN JCM	CHECKED RBA
DATE: MARCH 25, 2014		
JOB NO. 213 9101 01		
SCALE: AS SHOWN		

DRAWING NUMBER  
**A2.1**



01 REAR ELEVATION (WEST)  
SCALE: 1/4" = 1'-0"



02 SIDE ELEVATION (SOUTH)  
SCALE: 1/4" = 1'-0"

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CITY OF BEAUFORT  
FIRE STATION #2  
Beaufort, South Carolina  
EXTERIOR ELEVATIONS

REVISIONS:


DESIGNED EBJ	DRAWN JCM	CHECKED RBA
DATE: MARCH 25, 2014		
JOB NO. 213 9101 01		
SCALE: AS SHOWN		

DRAWING NUMBER  
**A2.2**