
D.C. FEMS FLEET MAINTENANCE FACILITY

CFA Concept Review



PROJECT OVERVIEW

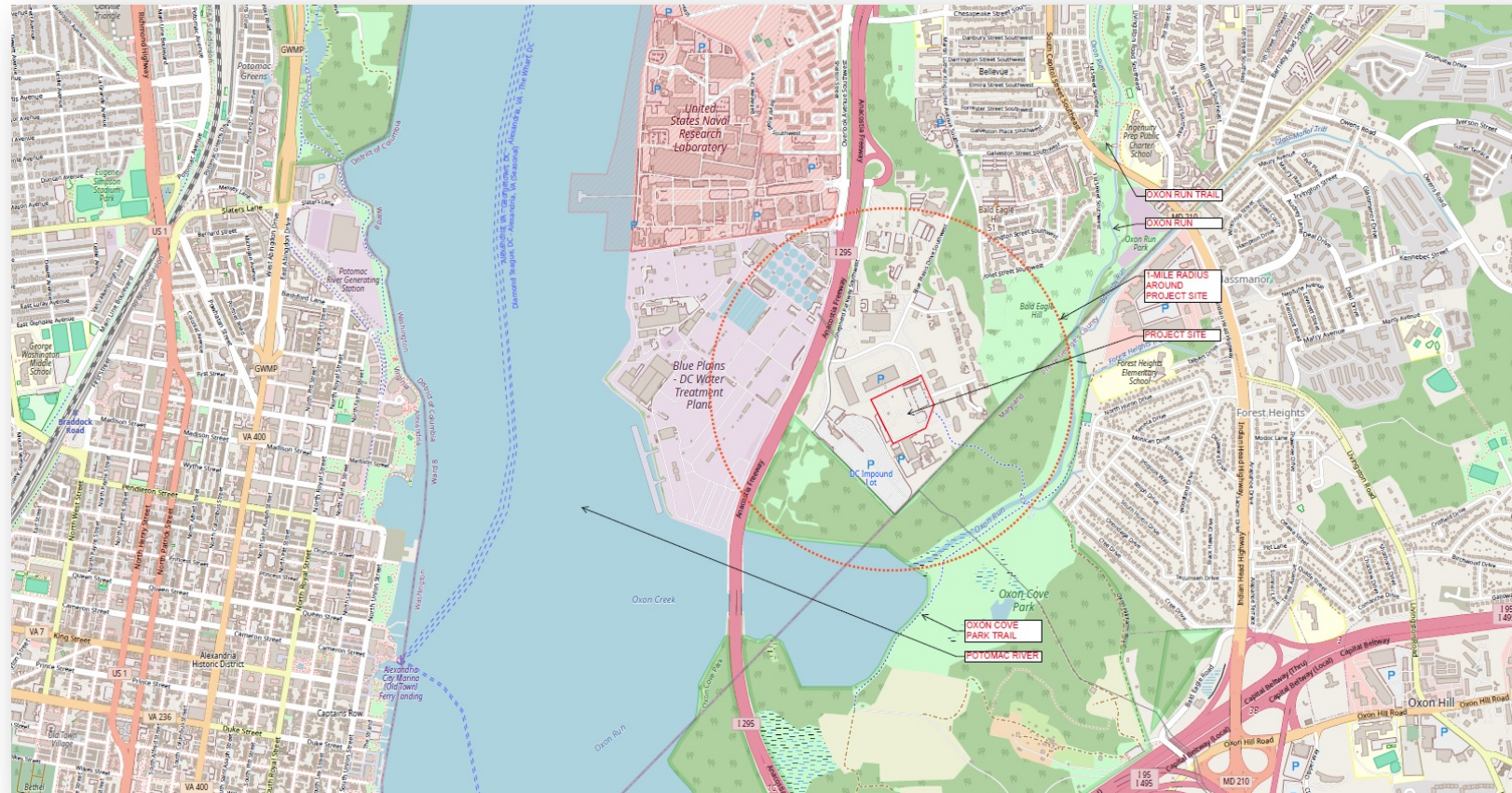
This project aims to create a new maintenance facility for the DC Fire and Emergency Medical Services (DCFEMS) and the DC Office of the State superintendent of Education (OSSE). This facility will allow DC FEMS to extend the lifecycle of vehicles and wheeled apparatus, ensure efficient maintenance, and keep the fleet in front-line service; Additionally, it will provide new administration building, structured parking, and a fueling area for OSSE buses.

The scope of the project includes demolishing all existing structures on the site and constructing four new buildings and one parking deck.



LOCATION AND ZONING SUMMARY

VICINITY MAP



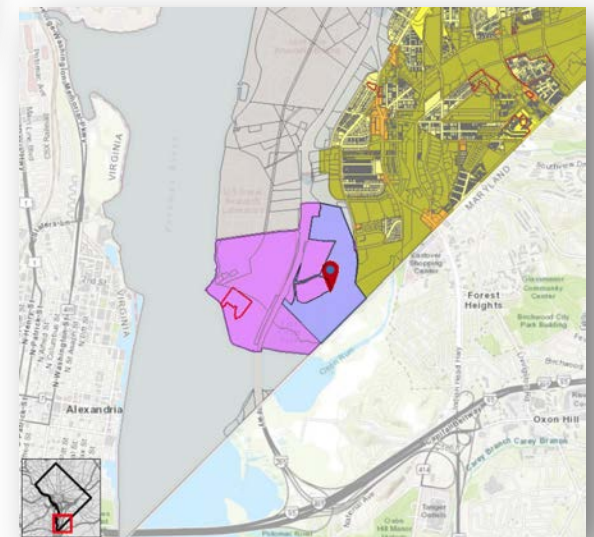
LOCATION MAP



ZONING SUMMARY

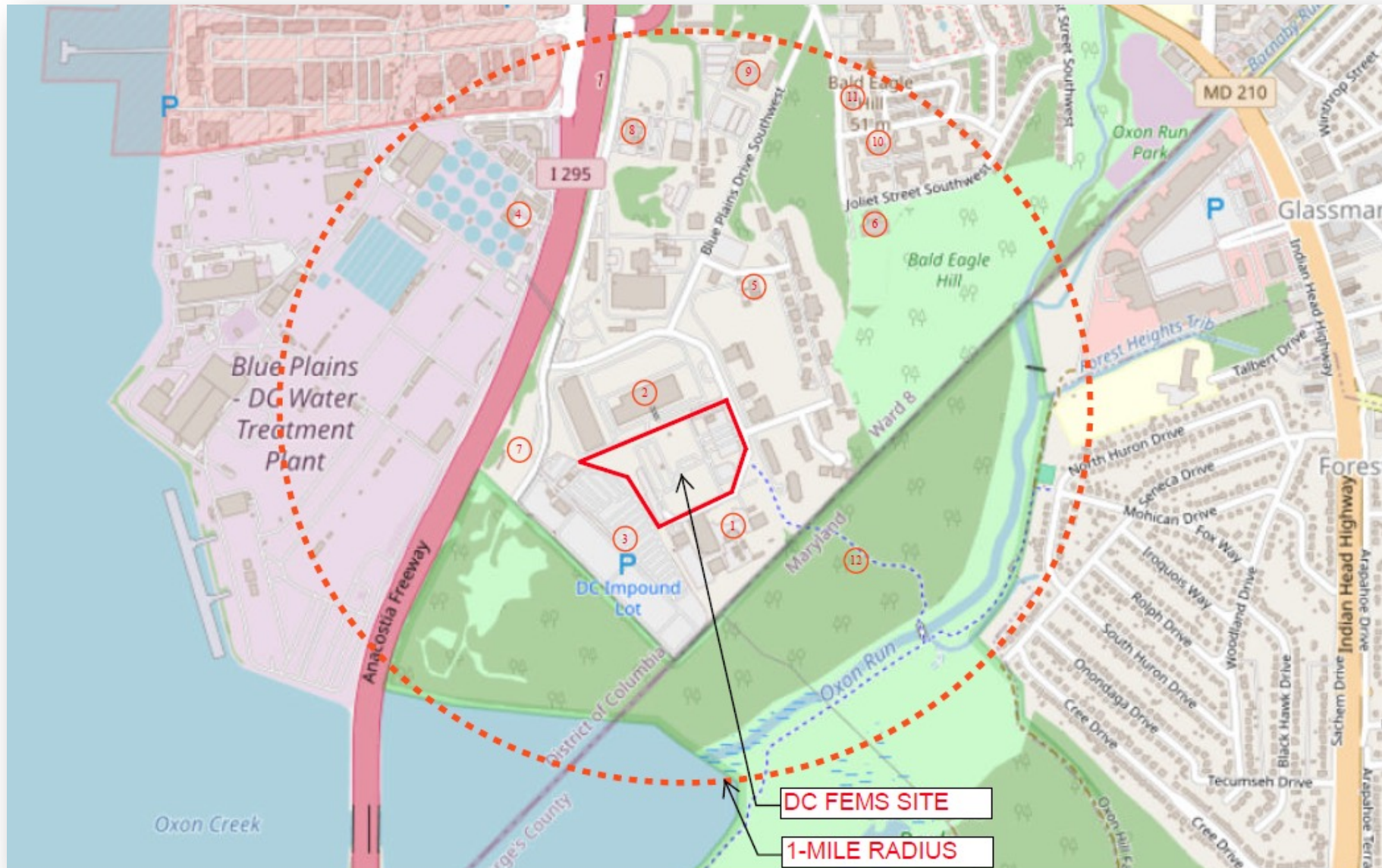
Address: 6 DC Village LN SW Washington DC, 20032
 Square/Lot: 6264/0804
 Zoning District: PDR-1
 Land Area: 455,189 sf
 Historic District: None

ZONING MAP



LOCATION AND ZONING MAP

VICINITY MAP – ONE MILE RADIUS



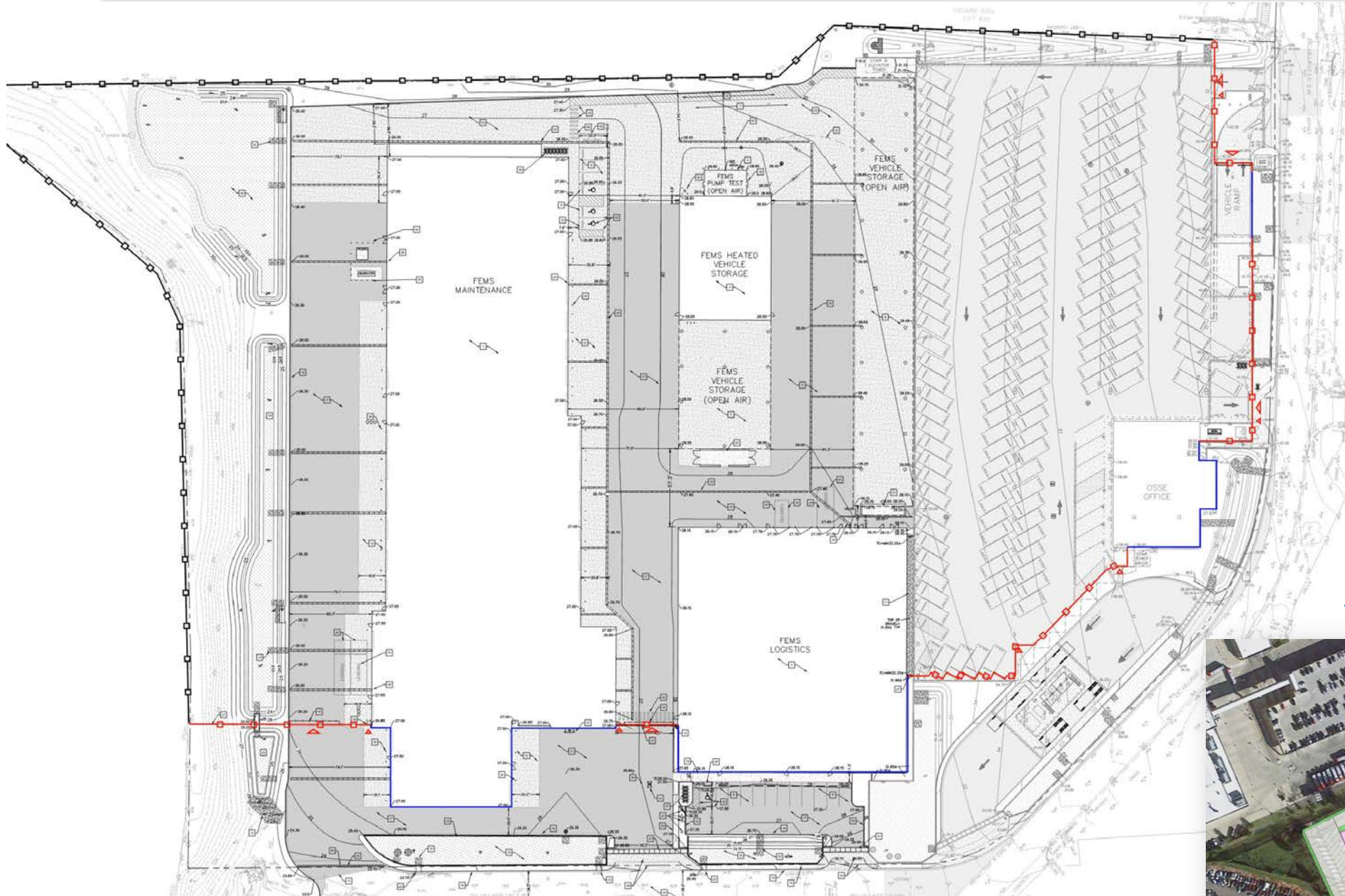
ADJACENT USES KEYMAP:

- | | |
|---------------------------------|--------------------------------------|
| 1. MONUMENTAL CONCRETE | 7. ALLEN MYERS CAPITAL ASPHALT PLANT |
| 2. WMATA METROBUS DIVISION | 8. DC FIRE AND EMS TRAINING ACADEMY |
| 3. BLUE PLAINS IMPOUND LOT | 9. DC POLICE ACADEMY |
| 4. DC WATER | 10. EAGLES CROSSING APARTMENTS |
| 5. POTOMAC JOB CORPS CENTER | 11. FORT DRUM MARKET |
| 6. BALD EAGLE RECREATION CENTER | 12. OXON HILL FARM TRAIL |

EXISTING SITE CONDITION



PROPOSED SITE PLAN



- EXISTING FENCE
- NEW FENCE
- BUILDING PROVIDING SECURED PERIMETER
- ▲ ▲ PEDESTRIAN AND VEHICLE ENTRANCE

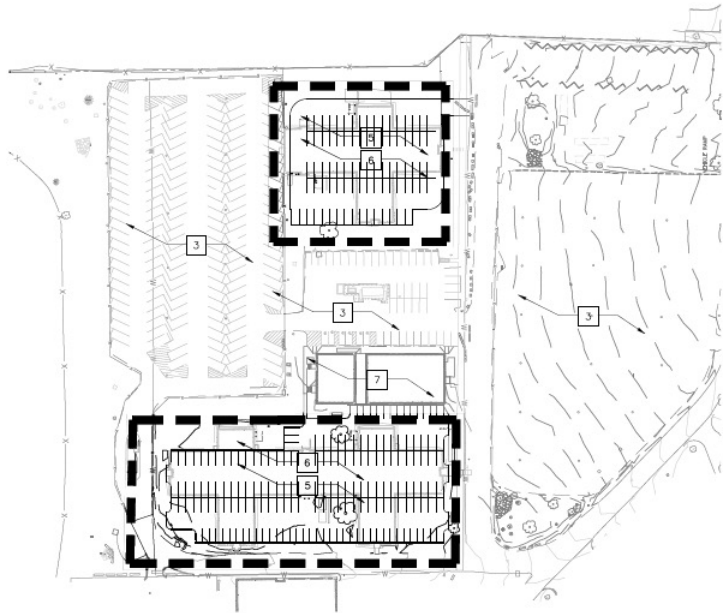
3D MODEL:



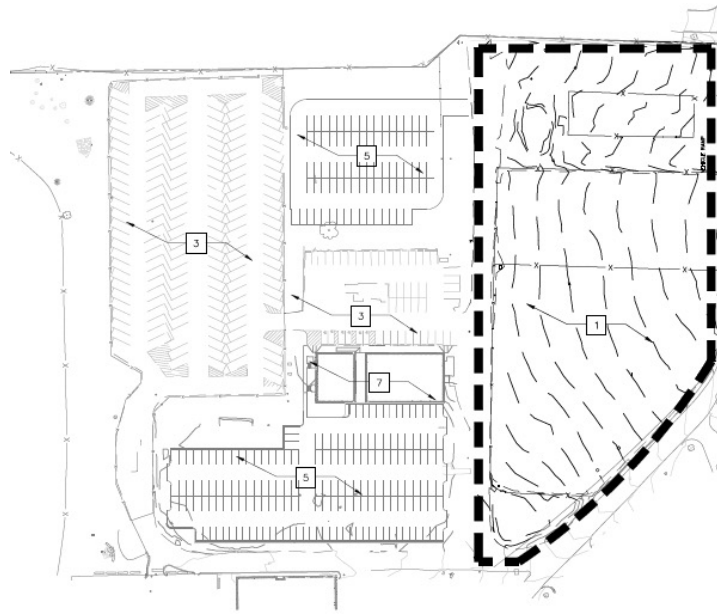
<https://www.alphatecpc.com/femssite>



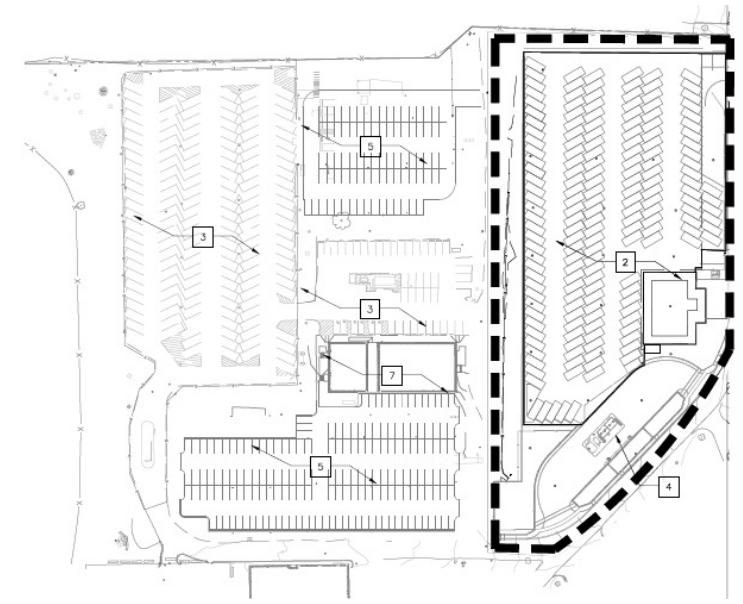
SITE PHASING PLAN



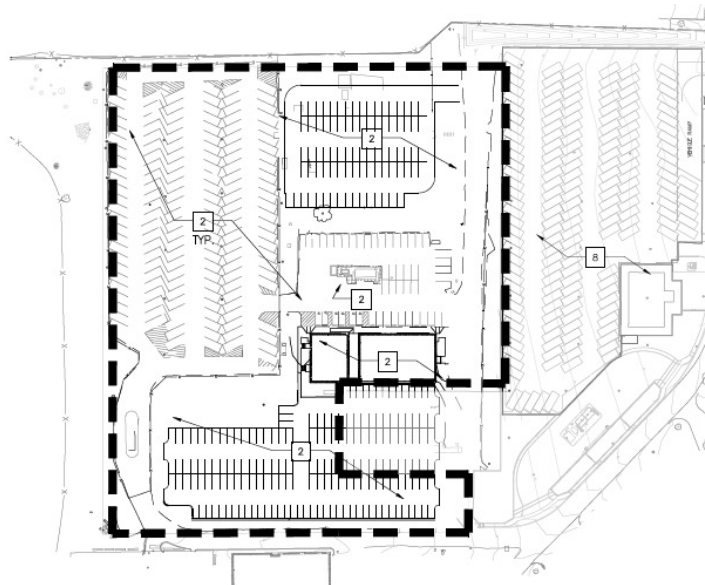
PHASE A1 TEMPORARY SITE LIGHTING OF TEMPORARY PARKING



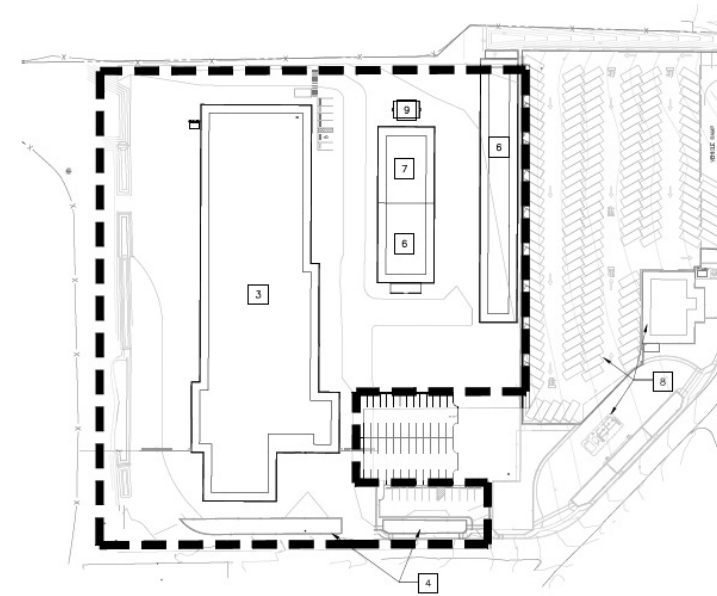
PHASE A2 SITE CLEANING FOR NEW OSSE OPERATIONS



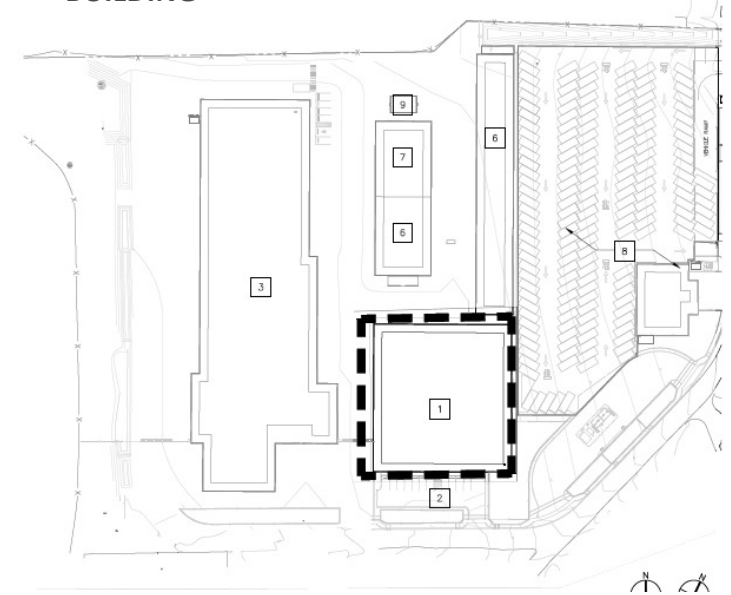
PHASE A3 CONSTRUCTION OF NEW OSSE PARKING STRUCTURE, FUELING STATION AND ADMIN. BUILDING



PHASE B1 SITE CLEANING AND RAZE OF SITE-WEST AREA FOR NEW FEMS OPERATIONS



PHASE B2 CONSTRUCTION OF NEW FEMS FACILITIES EXCLUDING LOGISTICS BUILDING



PHASE B3 CONSTRUCTION OF LOGISTICS FACILITY AND PARKING

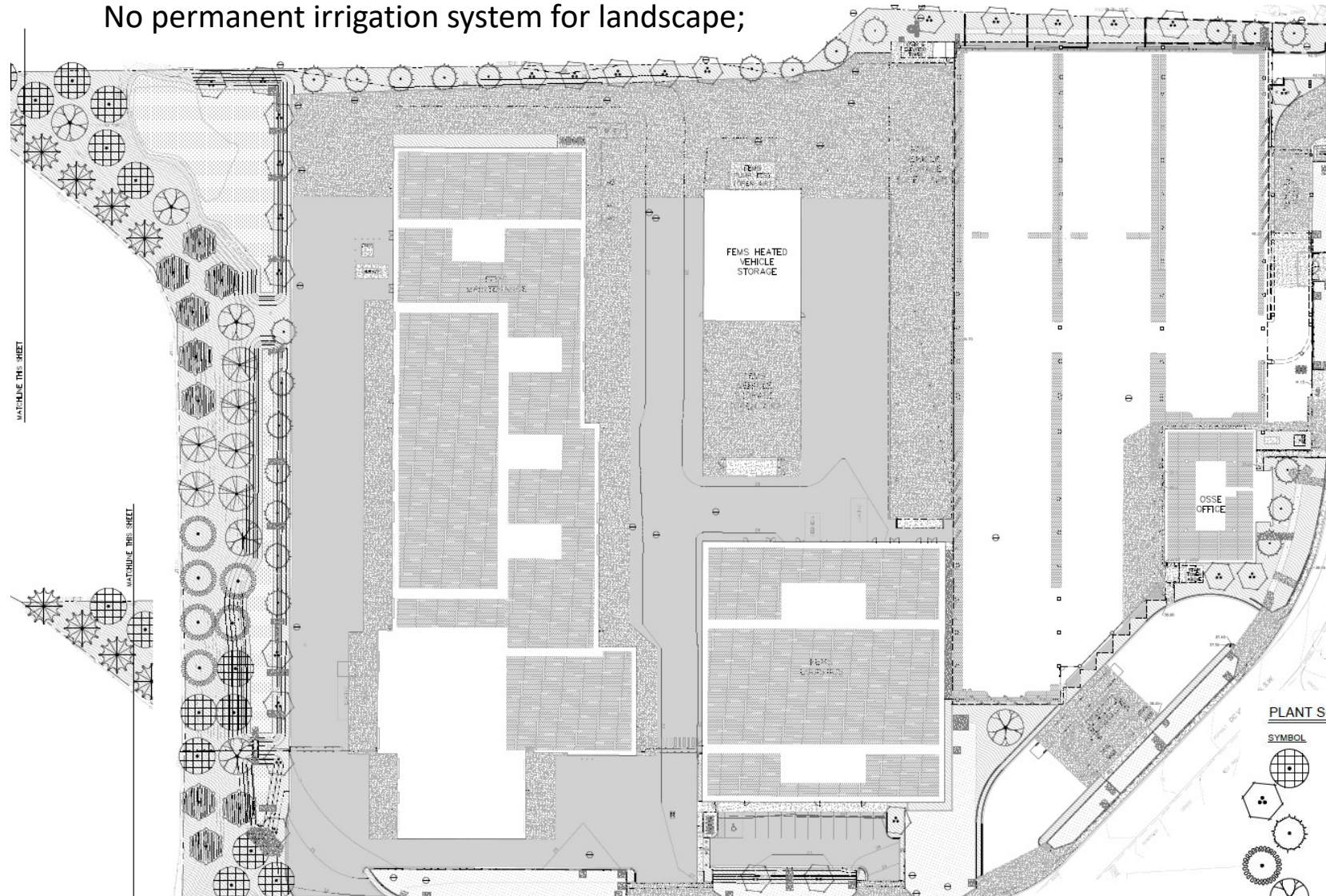
SUSTAINABLE DESIGN

- **DOEE granted a partial exemption from net-zero energy compliance requirements:**
 - A summary of conducted feasibility study for a solar canopy on the parking structure will be provided to do before issuance of certificate of occupancy
- All buildings are tracking **LEED V4 BD+C Silver Level**
- **Rainwater Management:**
 - Retain on site the runoff from the 90th percentile of regional rainfall events
- **Reduced Parking Footprint:**
 - No additional parking capacity exceeding minimum zoning code requirements for passage vehicles
- **Bicycle Facilities:**
 - 32 short-term bicycle storage, 19 long-term bicycle storage, and 2 showers with changing facilities
- **Onsite Renewable Energy:**
 - Green roof will have a 2-year growth maturation period before the installation of the roof PV system
 - 2.7 mmbh anticipated annual production rate from the roof PV system, equivalent to 23% of the total energy consumption



SUSTAINABLE DESIGN

- **Water Efficiency:**
No permanent irrigation system for landscape;



PLANT SCHEDULE:

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT./SIZE	SPACING
	BR	13	BETULA NIGRA / RIVER BIRCH	B & B / 3" CAL.	AS SHOWN
	CE	26	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B / 3" CAL.	AS SHOWN
	CF	22	CORNUS FLORIDA / FLOWERING DOGWOOD	B & B / 3" CAL.	AS SHOWN
	FG	8	FAGUS GRANDIFOLIA / AMERICAN BEECH	B & B / 3" CAL.	AS SHOWN
	IA	8	ILEX OPACA / AMERICAN HOLLY	B & B / 3" CAL.	AS SHOWN
	PO	7	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B / 3" CAL.	AS SHOWN
	UP	9	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B / 3" CAL.	AS SHOWN
	ZS	8	ZELKOVA SERRATA / SAWLEAF ZELKOVA	B & B / 3" CAL.	AS SHOWN
	BIO	4,524	BIORETENTION PLANTING. SEE BIORETENTION PLANTING MIX.	3 GAL.	30" o.c.
	RG	19,815	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL.	24" o.c.
	GR	78,988 SF	5" DEPTH EXTENSIVE GREEN ROOF. PROVIDE DUM TILES OR MATS. SEE GREEN ROOF PLANTING MIX.		

NOTE: PROVIDE TEMPORARY EROSION CONTROL MATTING FOR ESTABLISHMENT ON ALL SLOPES 3:1 OR GREATER

SUSTAINABLE DESIGN

- Entire project exclusively features LED lights

All pole lights will be LED type, 80 CRI, 5000k color temperature, and equipped with external glare shield.

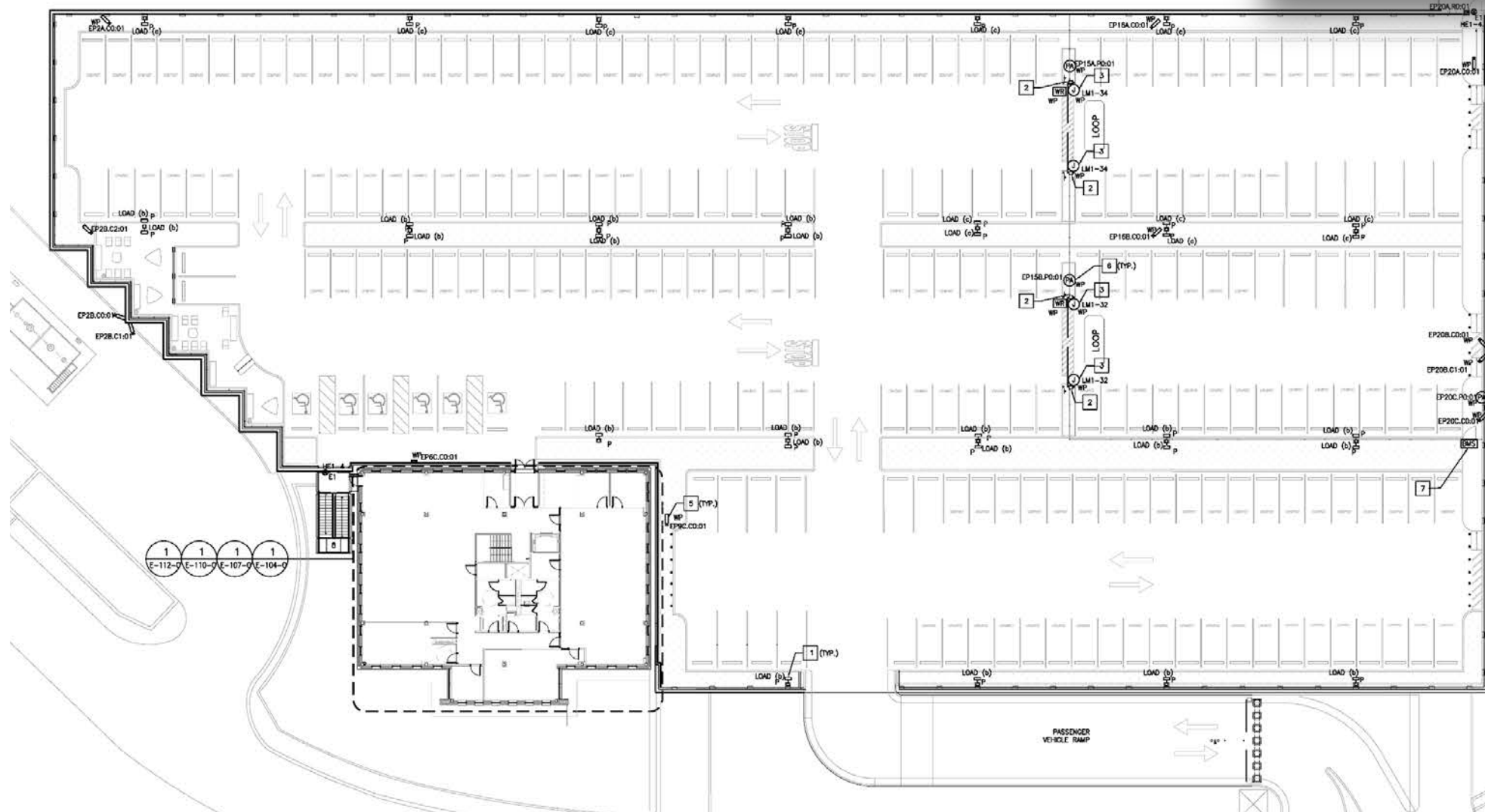


D-Series Size 0
LED Area Luminaire

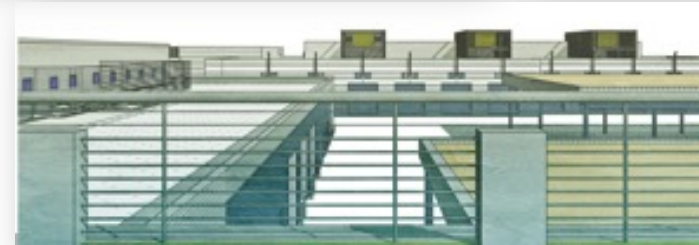
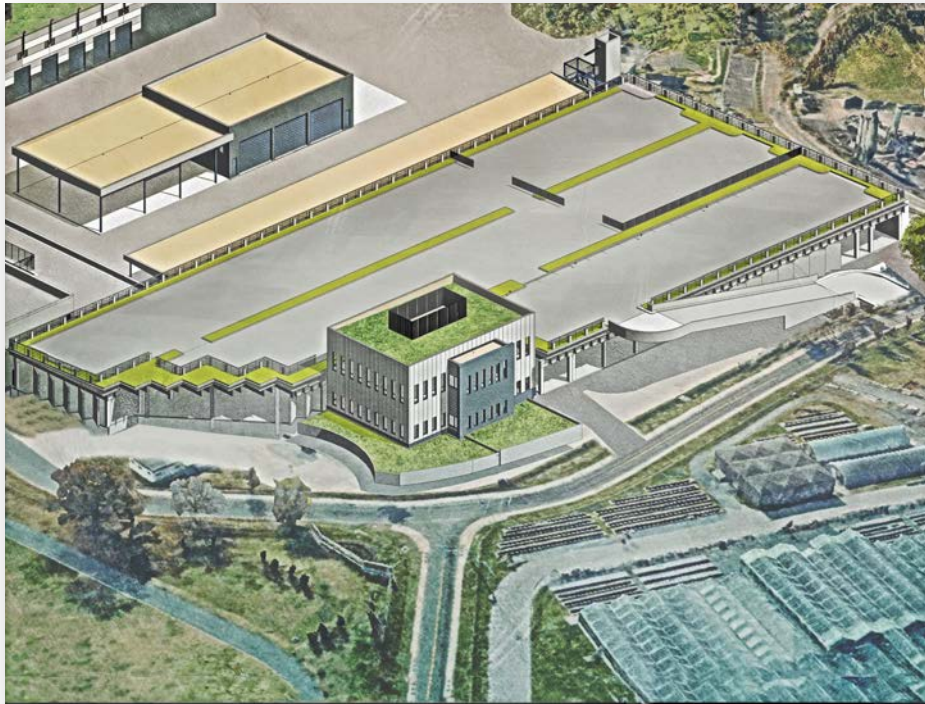


Specifications

EPA:	0.95 ft ² (0.09 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	3" (7.6 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)

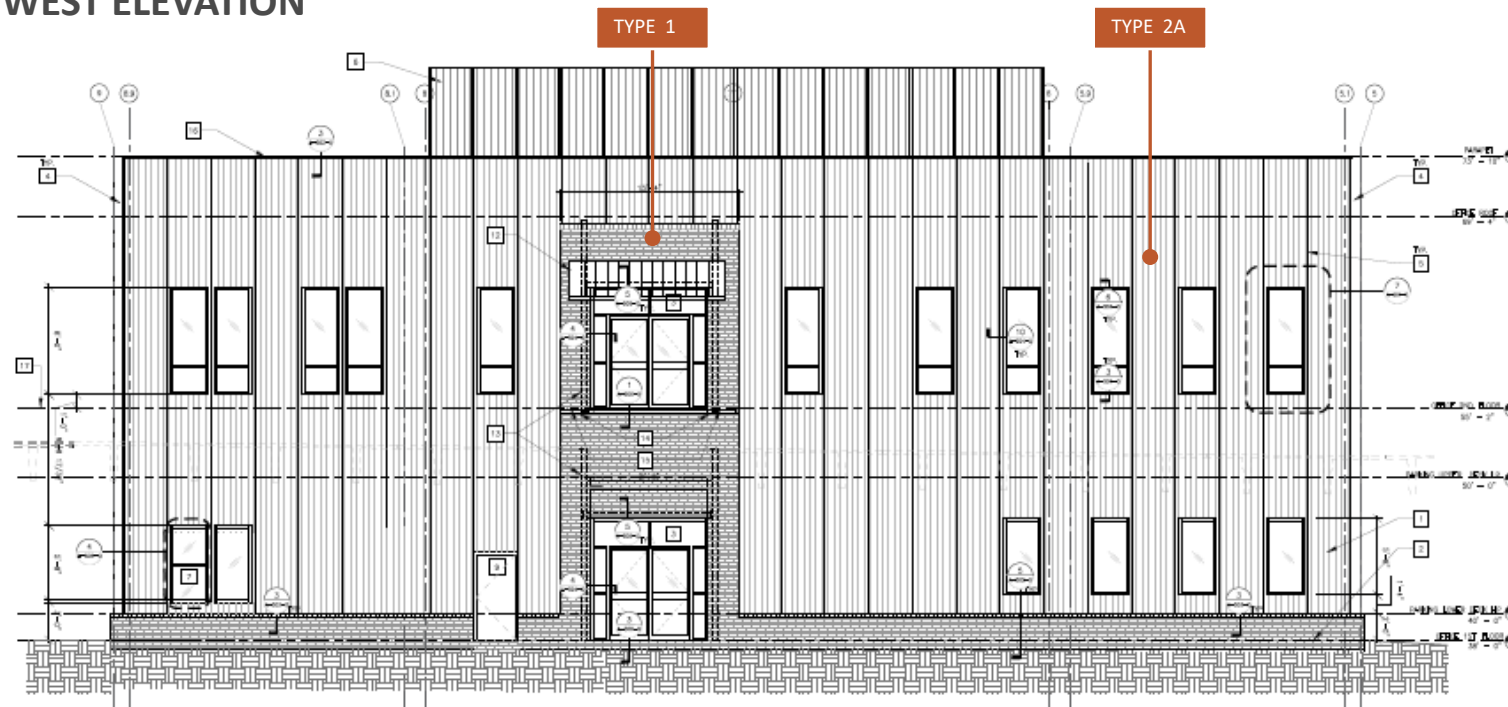



OSSE ADMIN BUILDING AND PARKING DECK

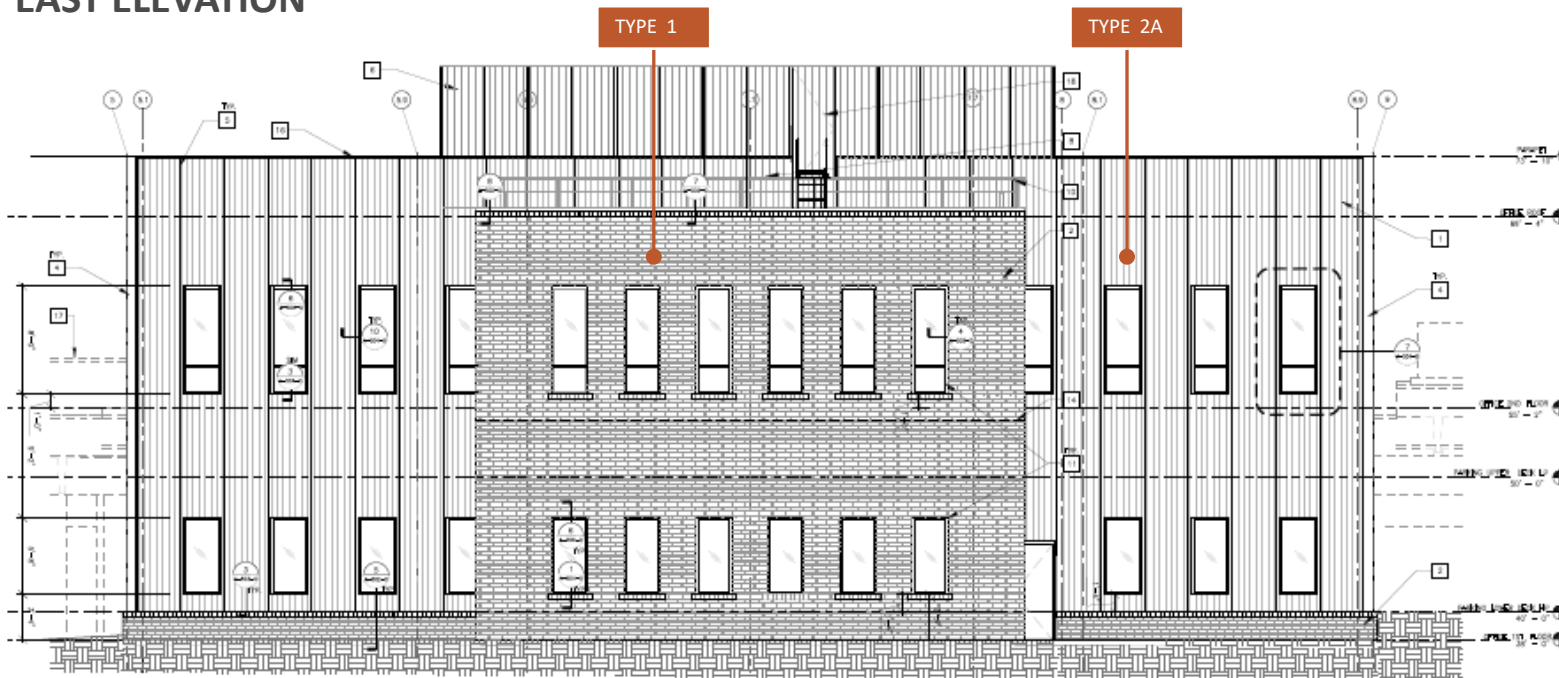


OSSE ADMIN BUILDING – ELEVATIONS

WEST ELEVATION

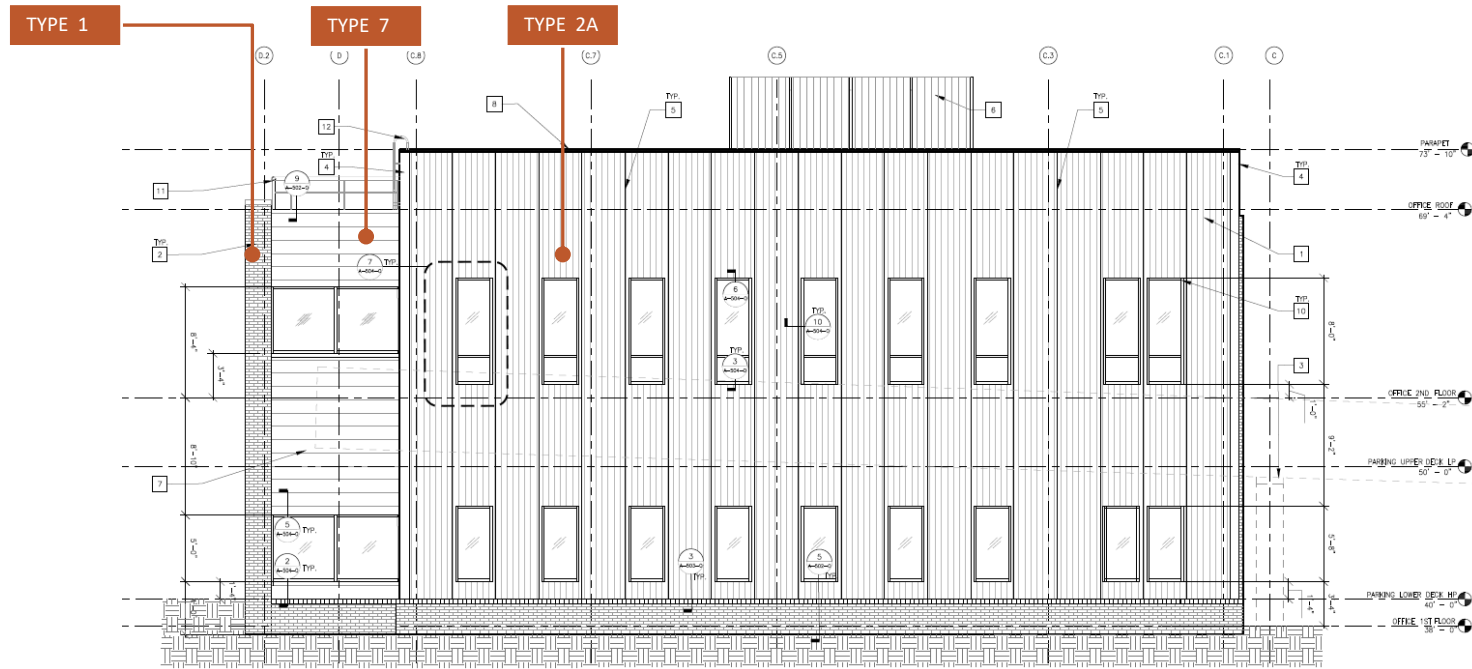


EAST ELEVATION



OSSE ADMIN BUILDING - ELEVATIONS

NORTH ELEVATION



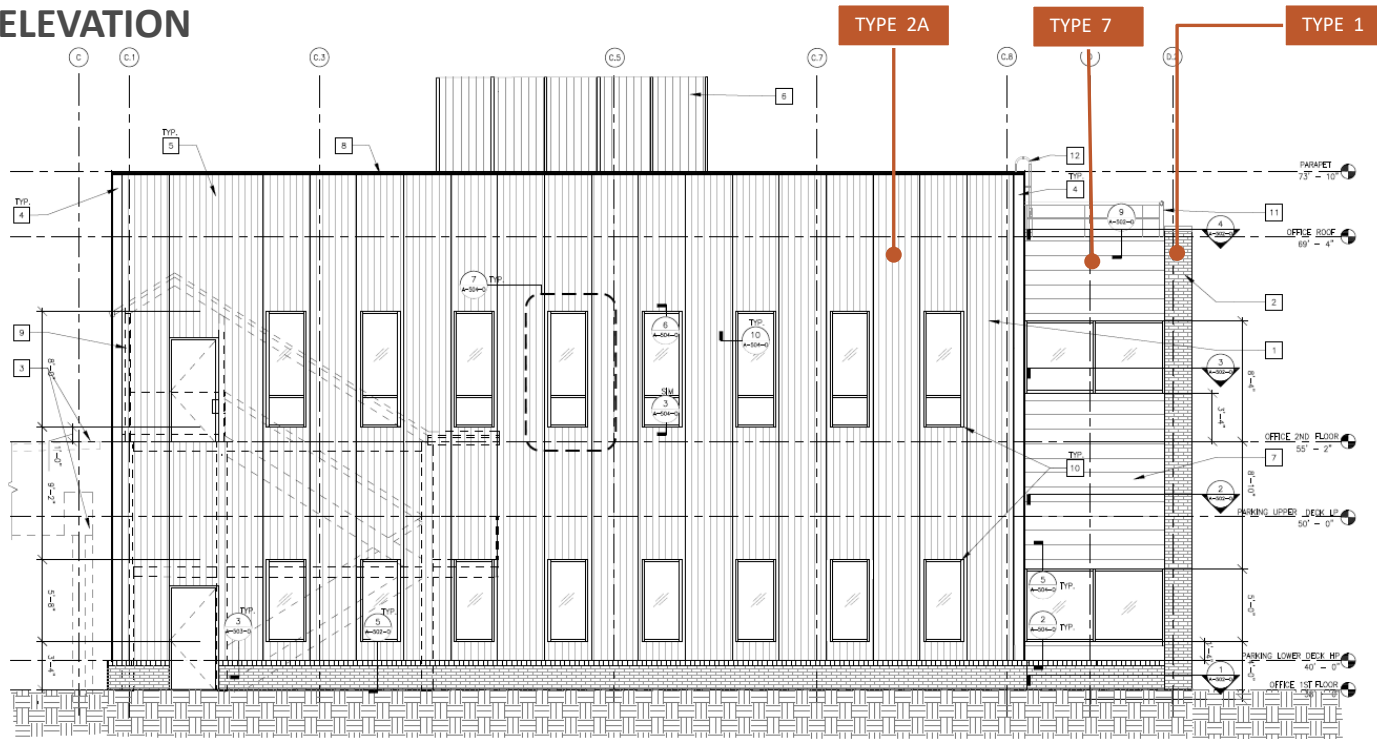
TYPE 1: FACE BRICK VENEER



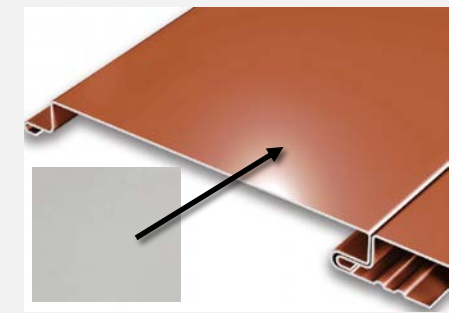
TYPE 2A: CORRUGATED METAL PANEL



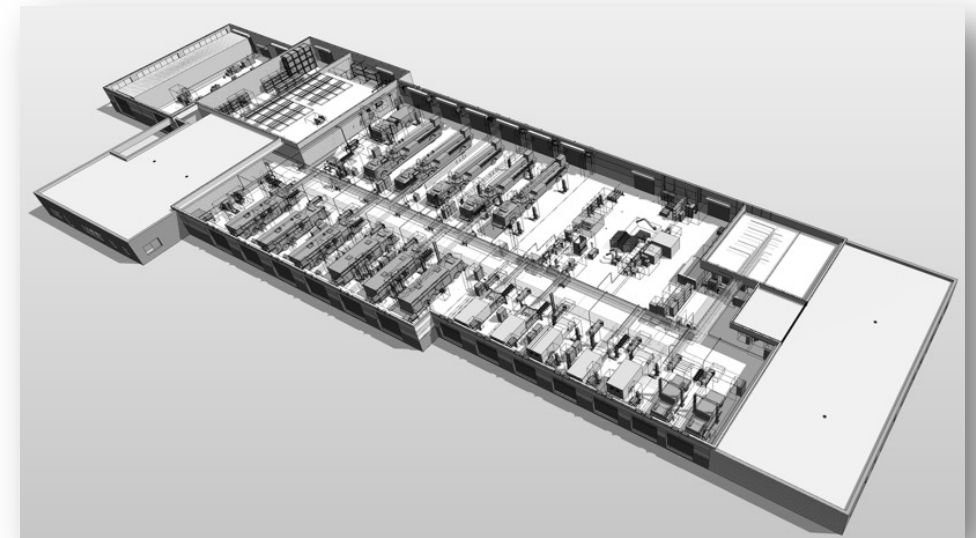
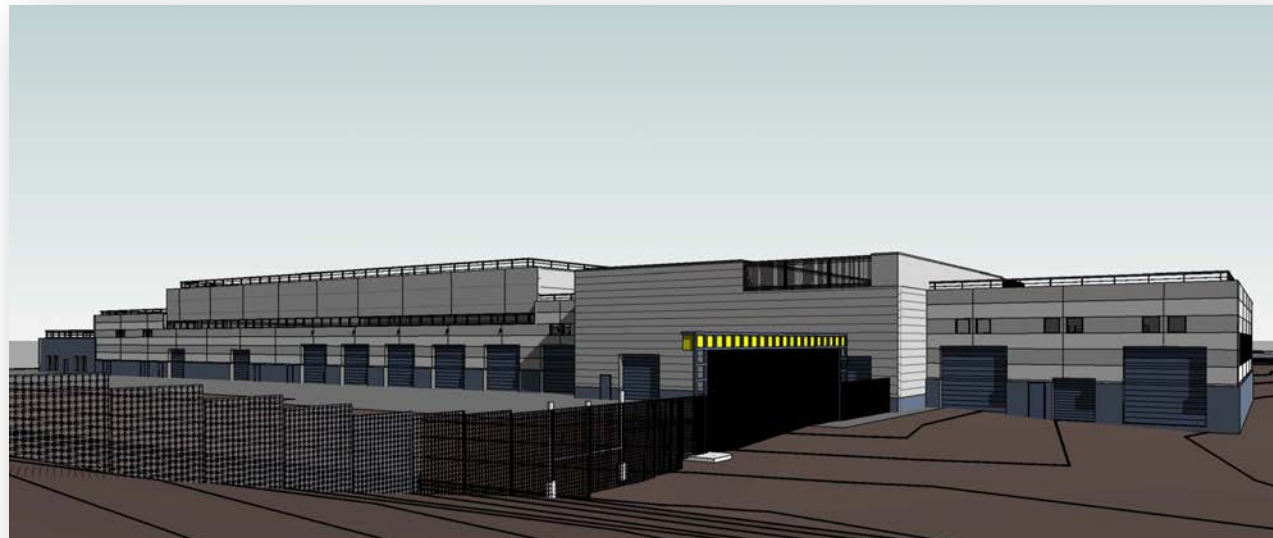
SOUTH ELEVATION



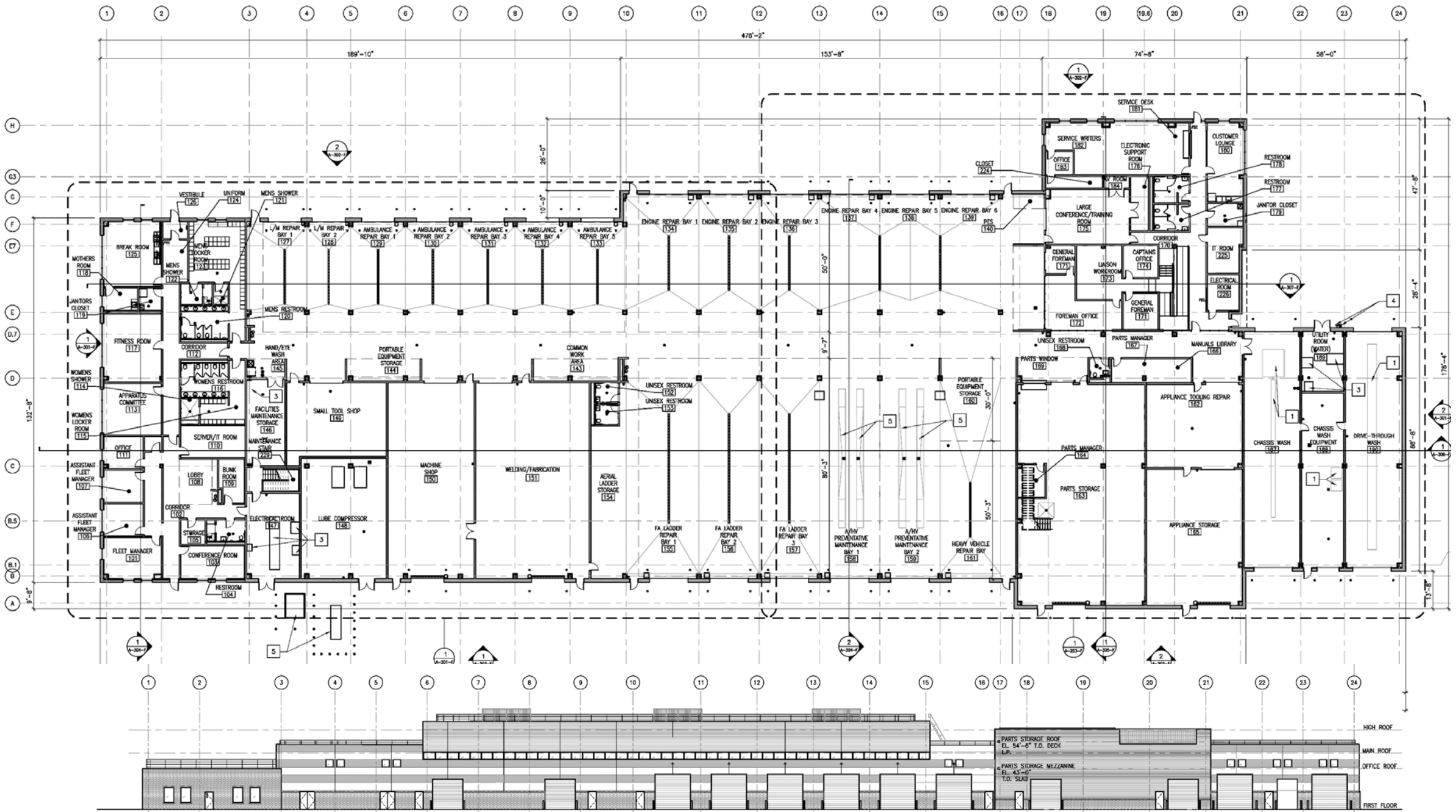
TYPE 7: LINER PANEL



FEMS MAINTENANCE BUILDING

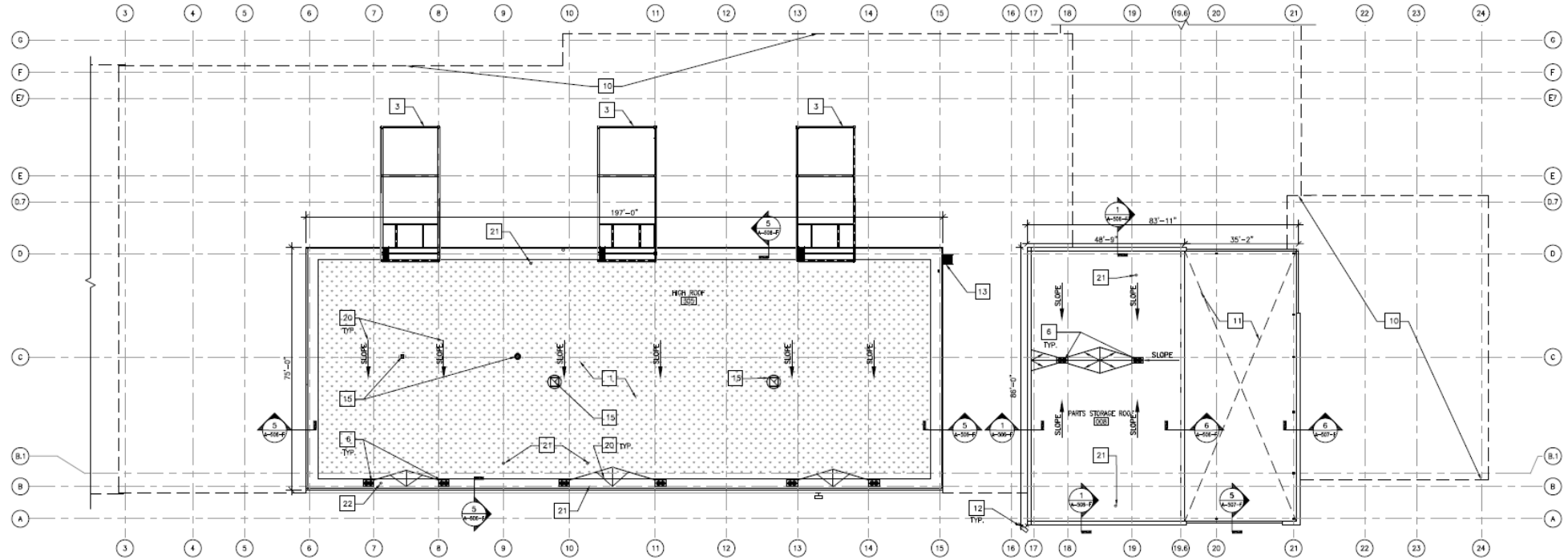


FEMS MAINTENANCE BUILDING – FLOOR PLAN

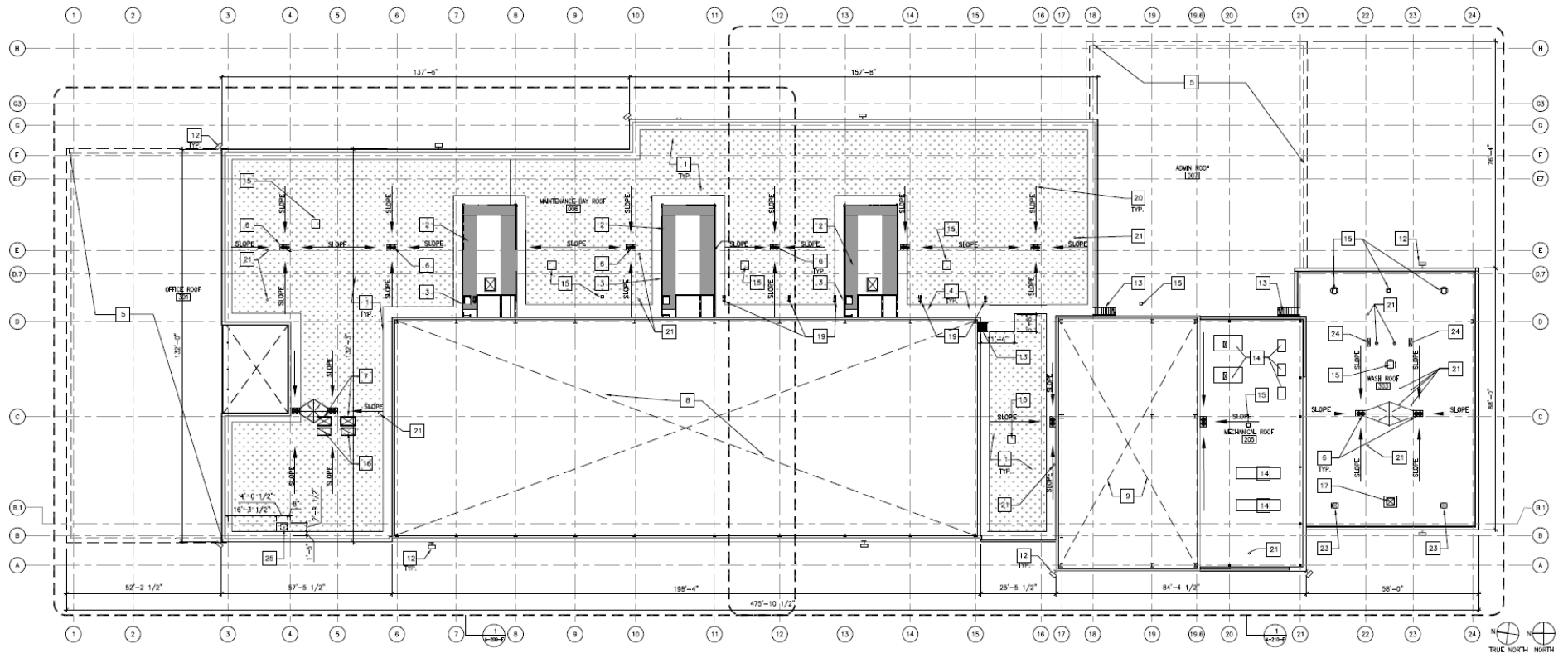


FEMS MAINTENANCE BUILDING – ROOF PLAN

HIGH ROOF

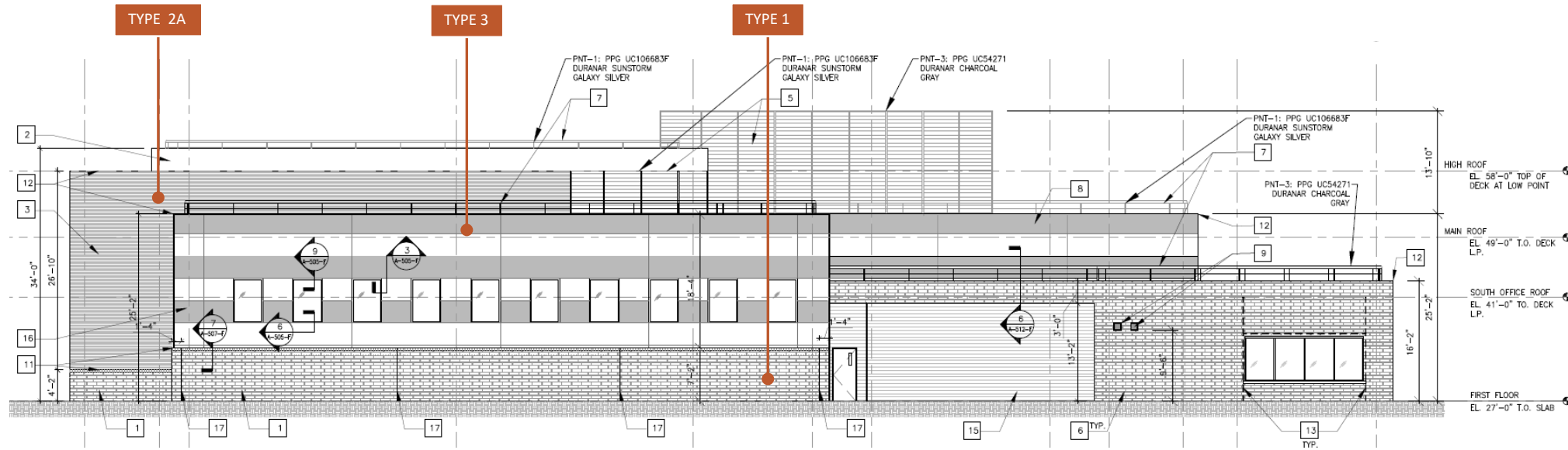


LOW ROOF



FEMS MAINTENANCE BUILDING - ELEVATIONS

SOUTH ELEVATION



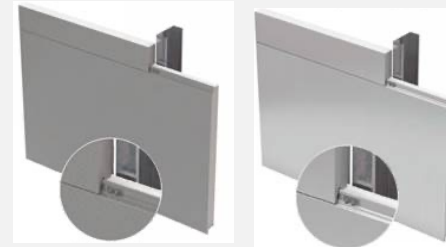
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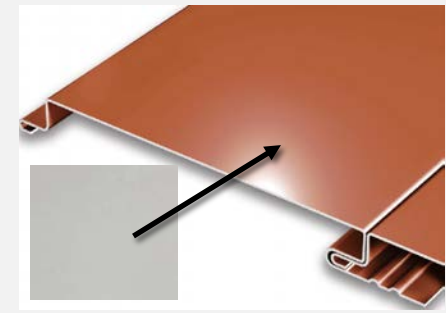
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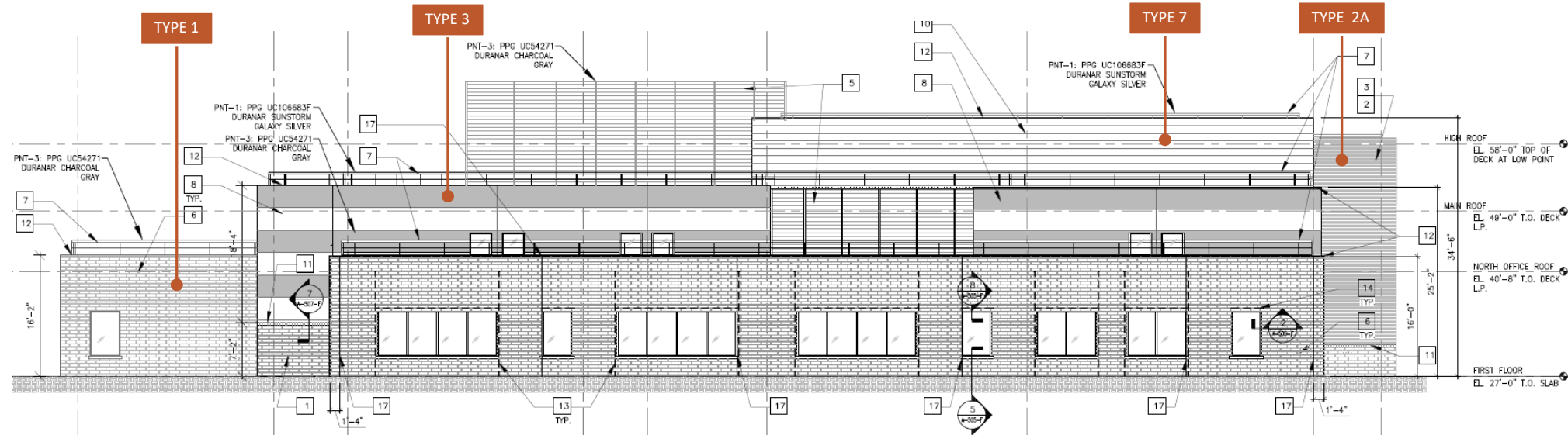
TYPE 3: INSULATION CORE METAL SKIN PANEL



TYPE 7: LINER PANEL

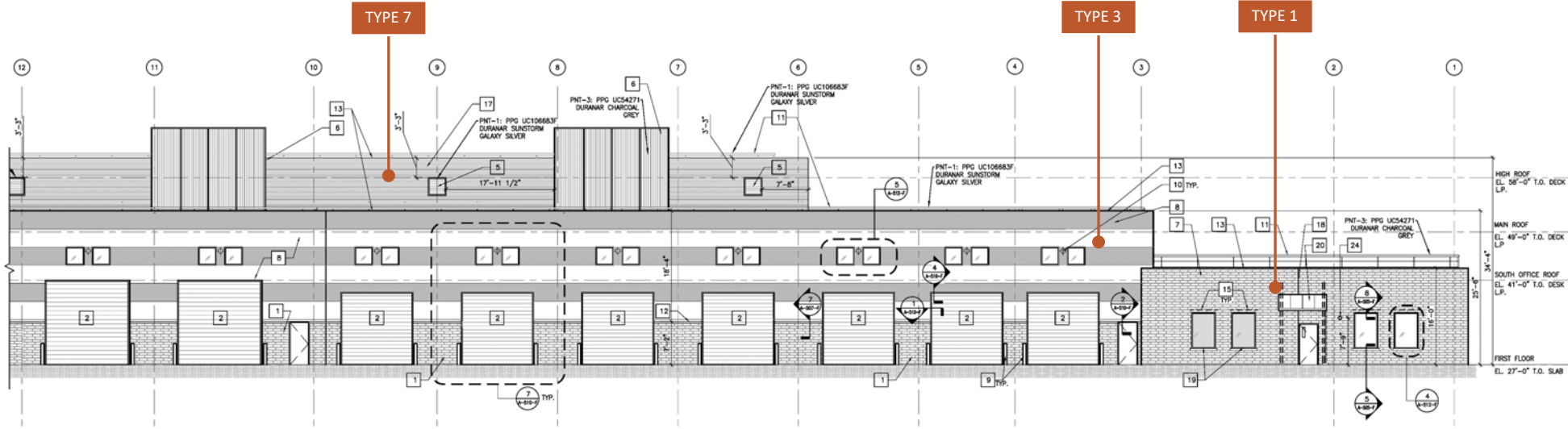


NORTH ELEVATION



FEMS MAINTENANCE BUILDING - ELEVATIONS

EAST ELEVATION 1



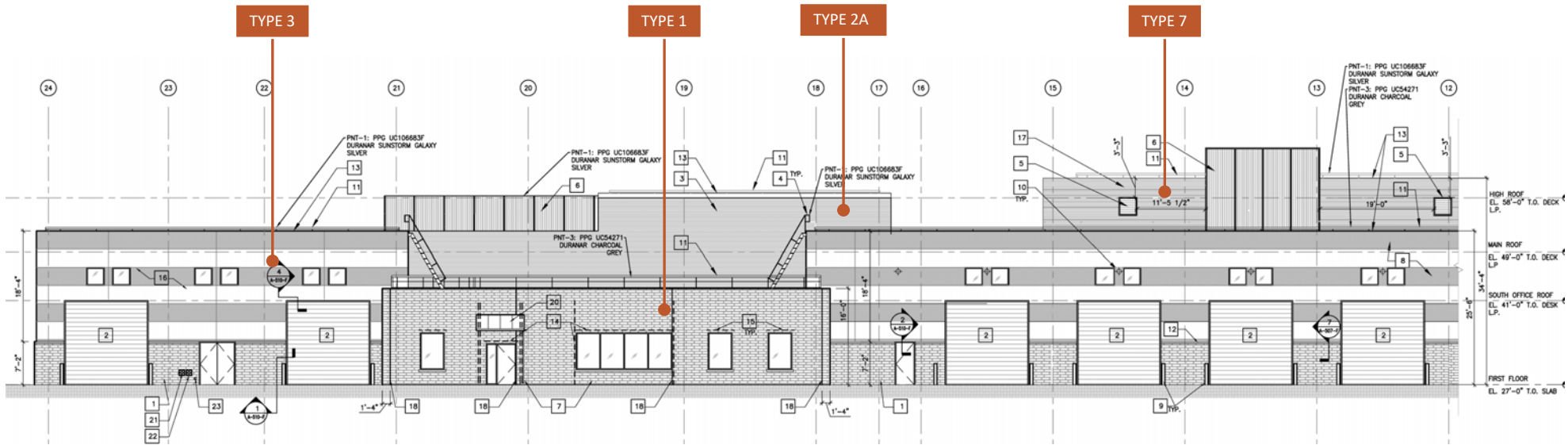
TYPE 1: FACE BRICK VENEER



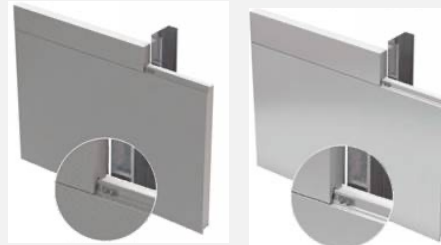
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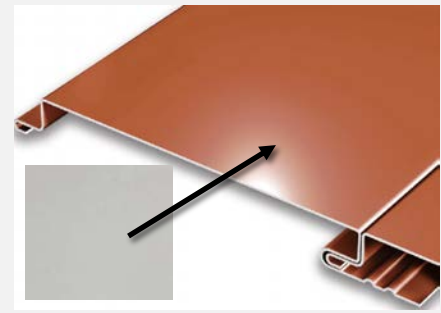
EAST ELEVATION 2



TYPE 3: INSULATION CORE METAL SKIN PANEL

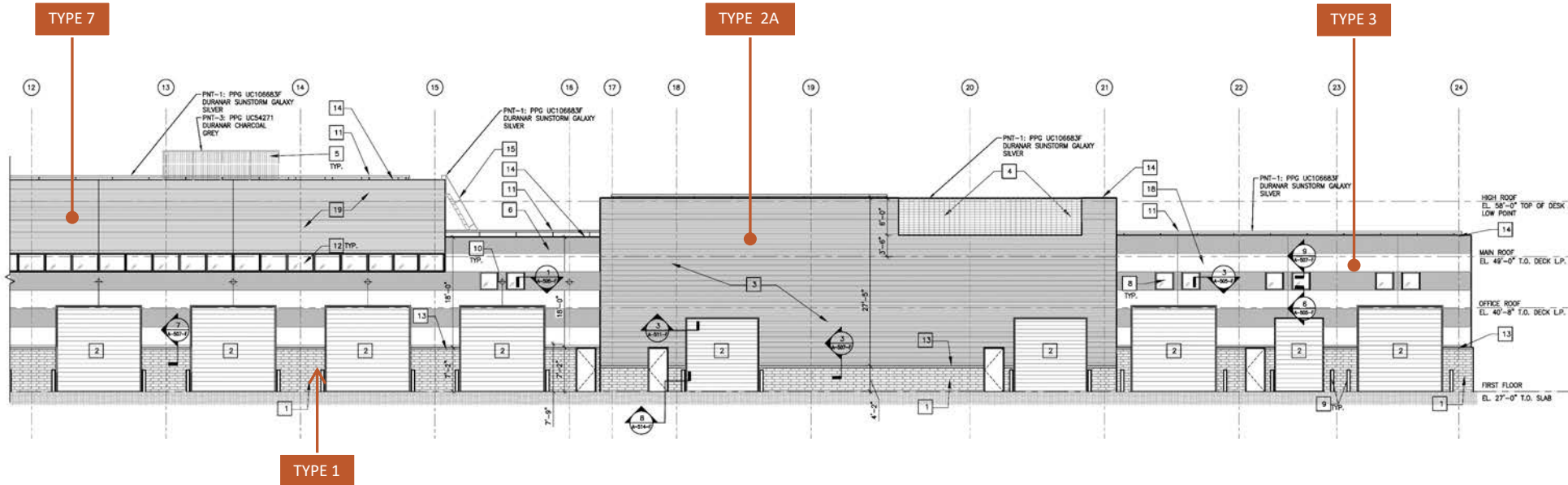


TYPE 7: LINER PANEL



FEMS MAINTENANCE BUILDING - ELEVATIONS

WEST ELEVATION 1



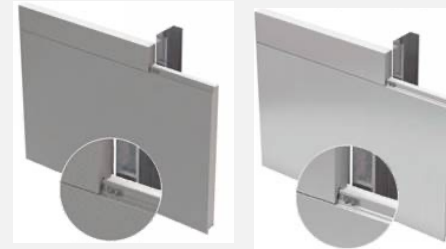
TYPE 1: FACE BRICK VENEER



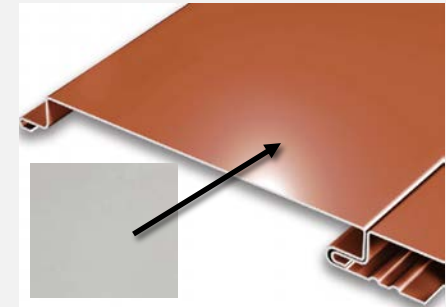
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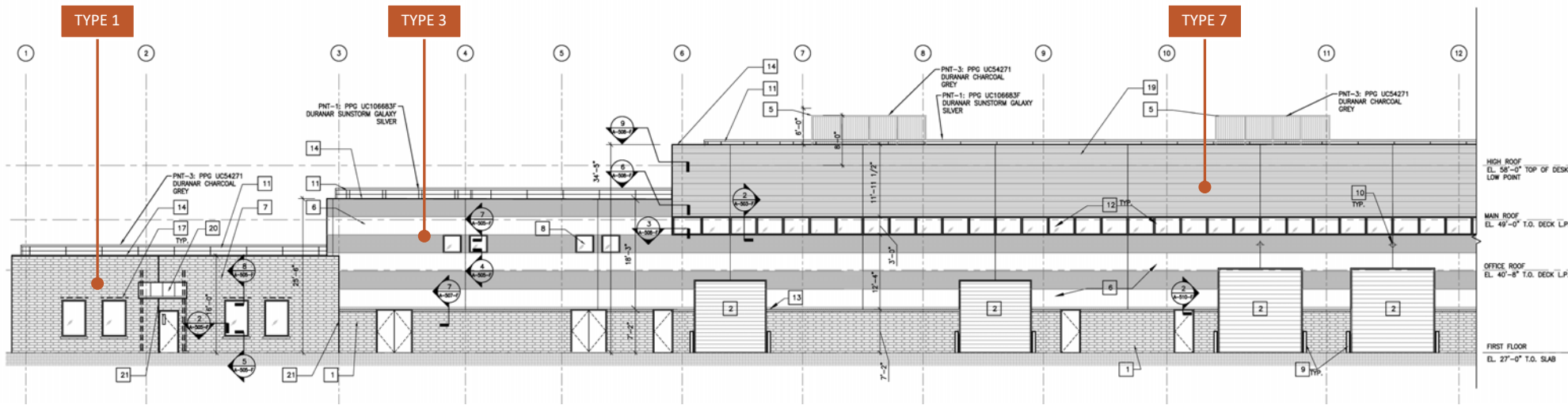
TYPE 3: INSULATION CORE METAL SKIN PANEL



TYPE 7: LINER PANEL



WEST ELEVATION 2

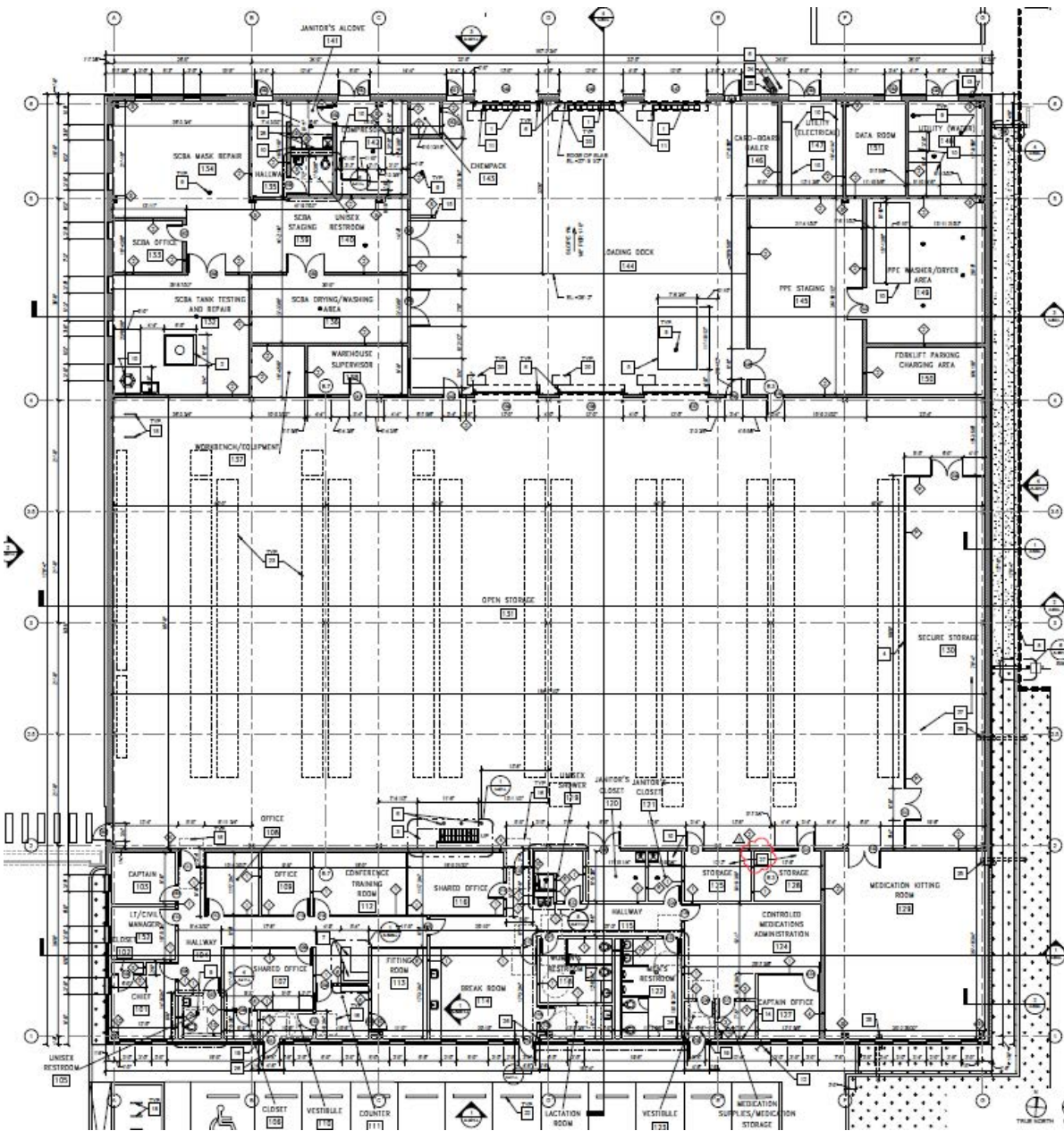


LOGISTICS BUILDING

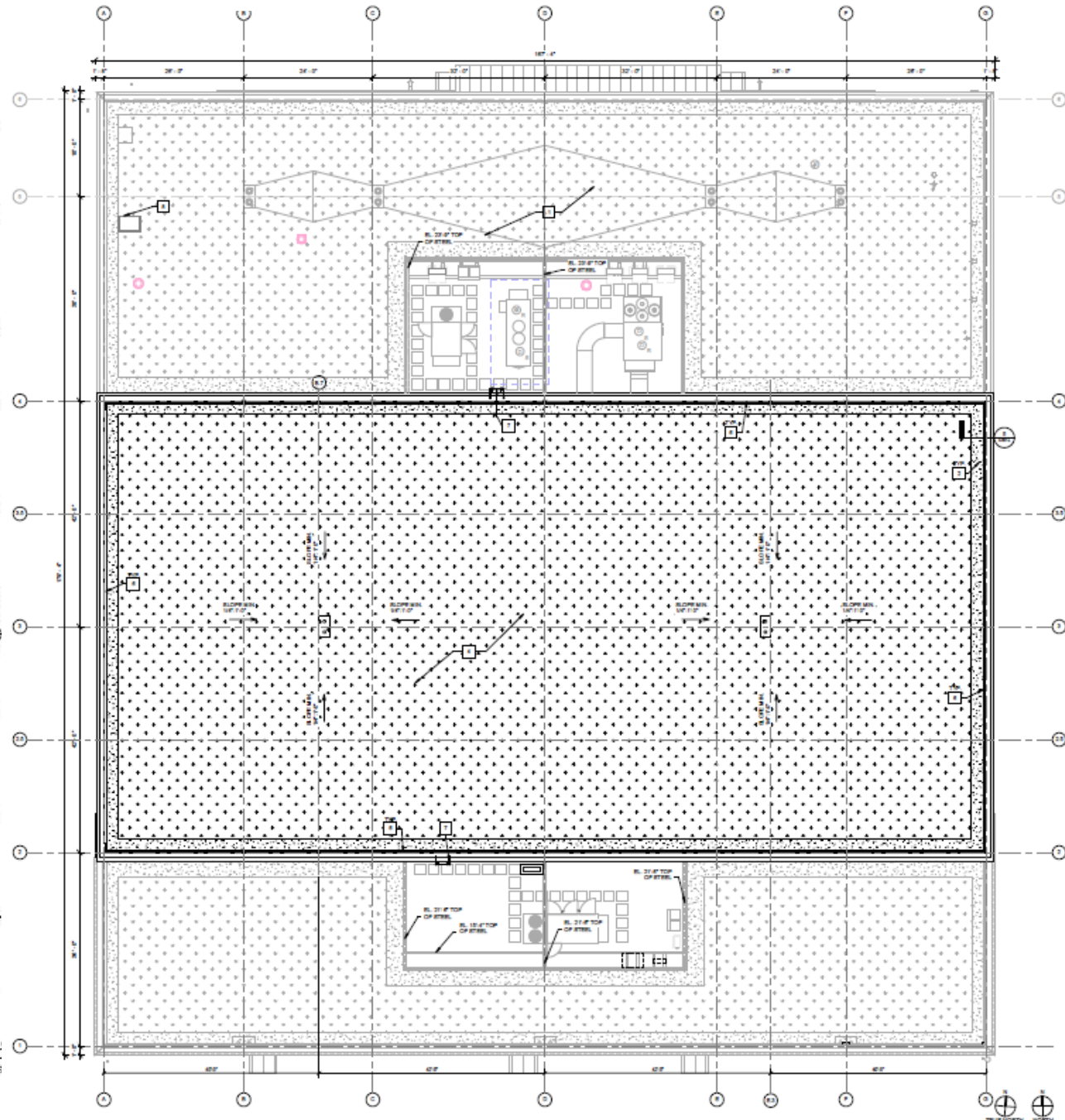


LOGISTICS BUILDING – FLOOR AND ROOF PLANS

FLOOR PLAN

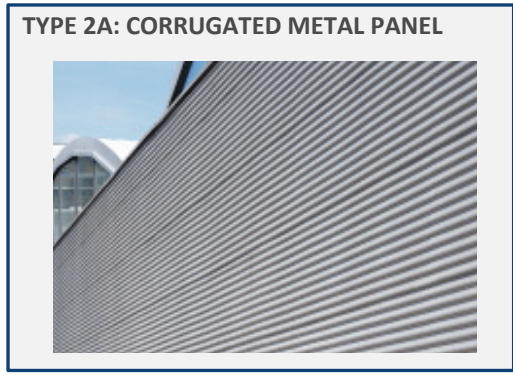
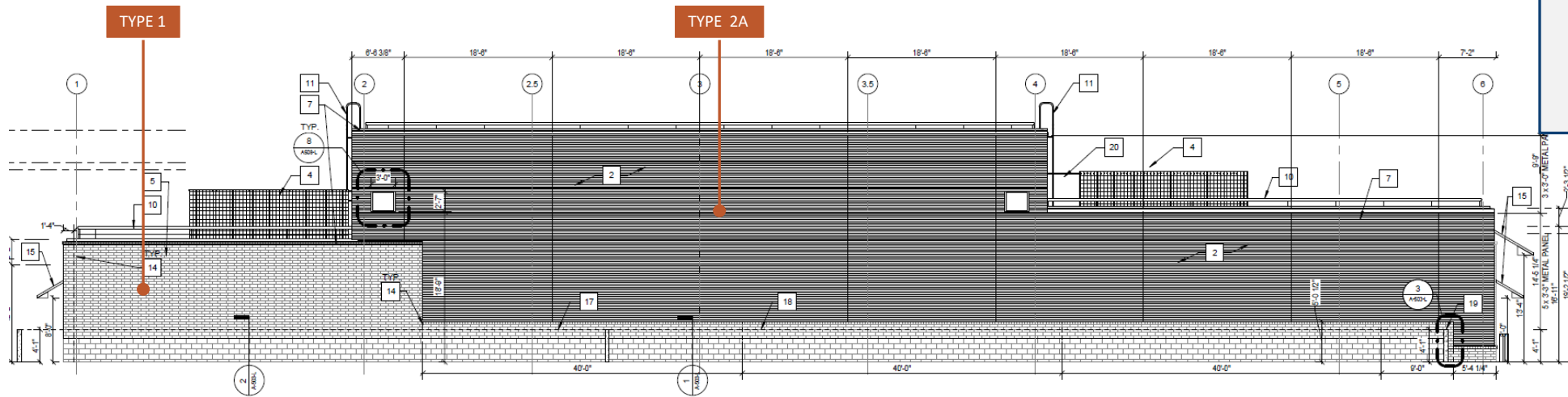


ROOF PLAN

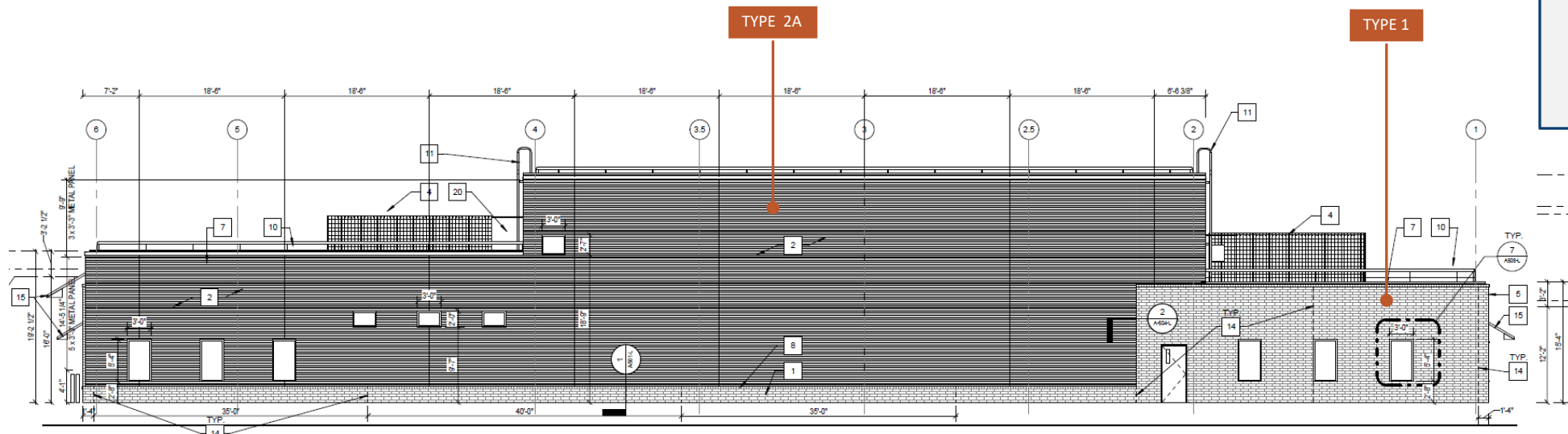


LOGISTICS BUILDING - ELEVATIONS

EAST ELEVATION

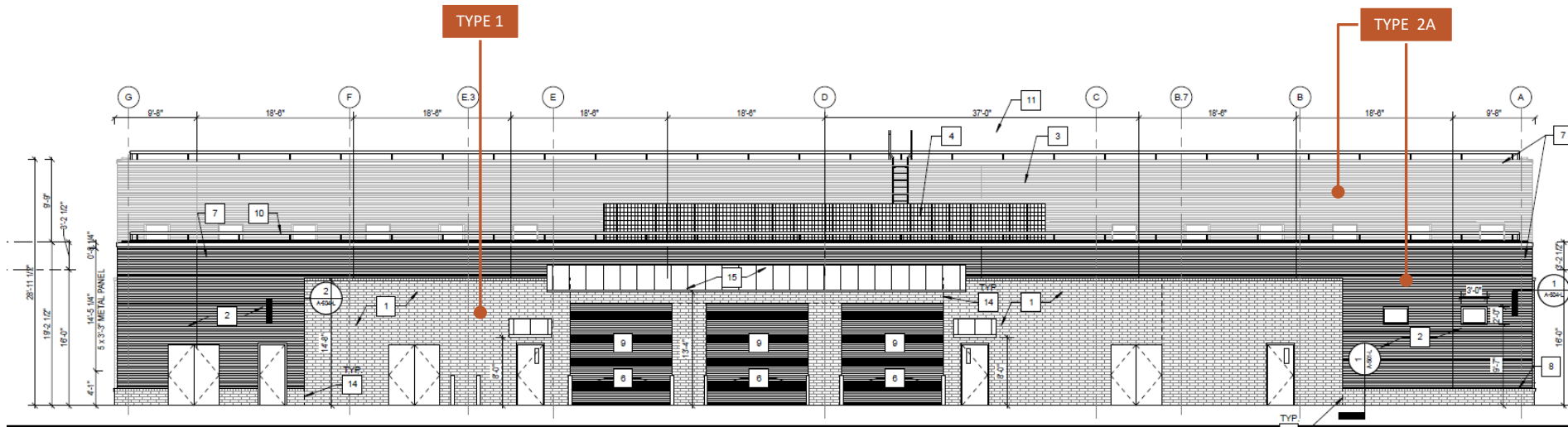


WEST ELEVATION



LOGISTICS BUILDING - ELEVATIONS

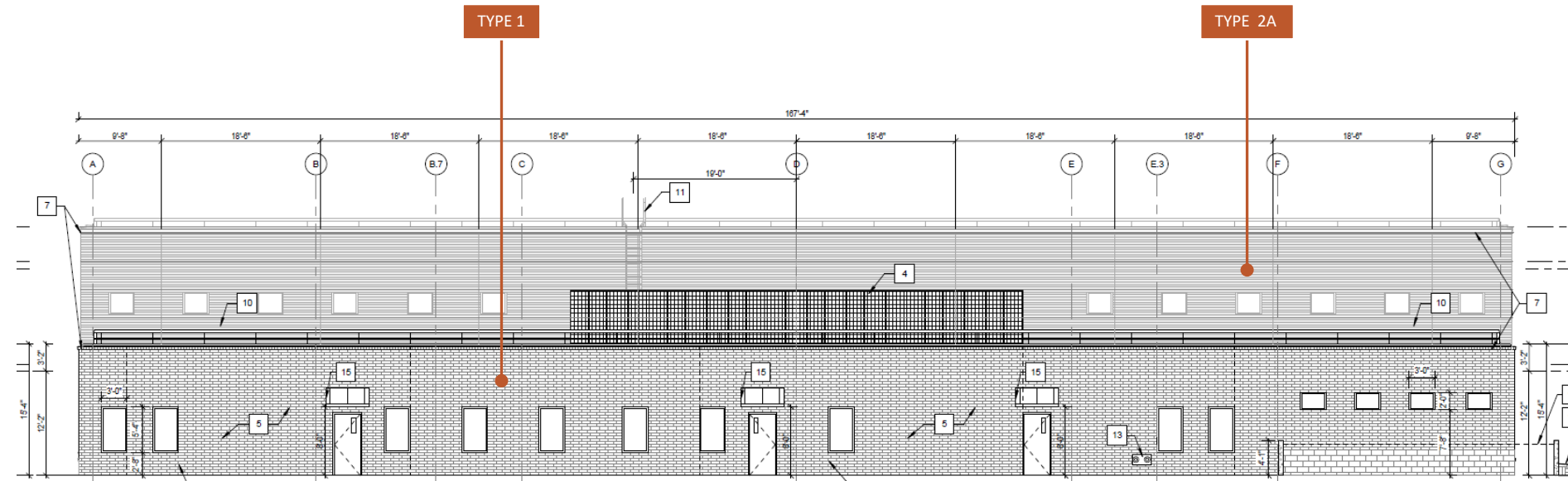
NORTH ELEVATION



TYPE 1: FACE BRICK VENEER



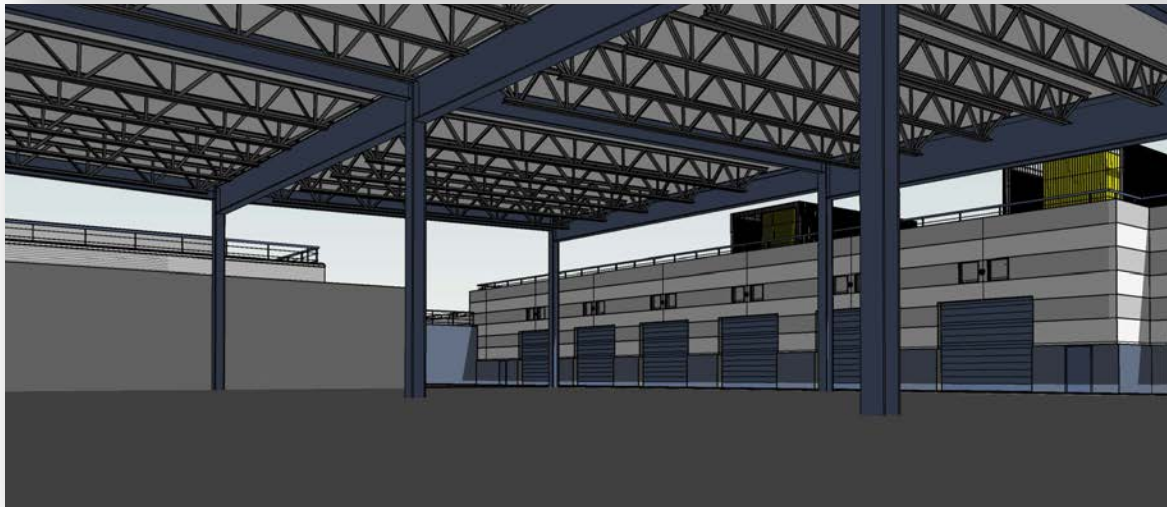
SOUTH ELEVATION



TYPE 2A: CORRUGATED METAL PANEL

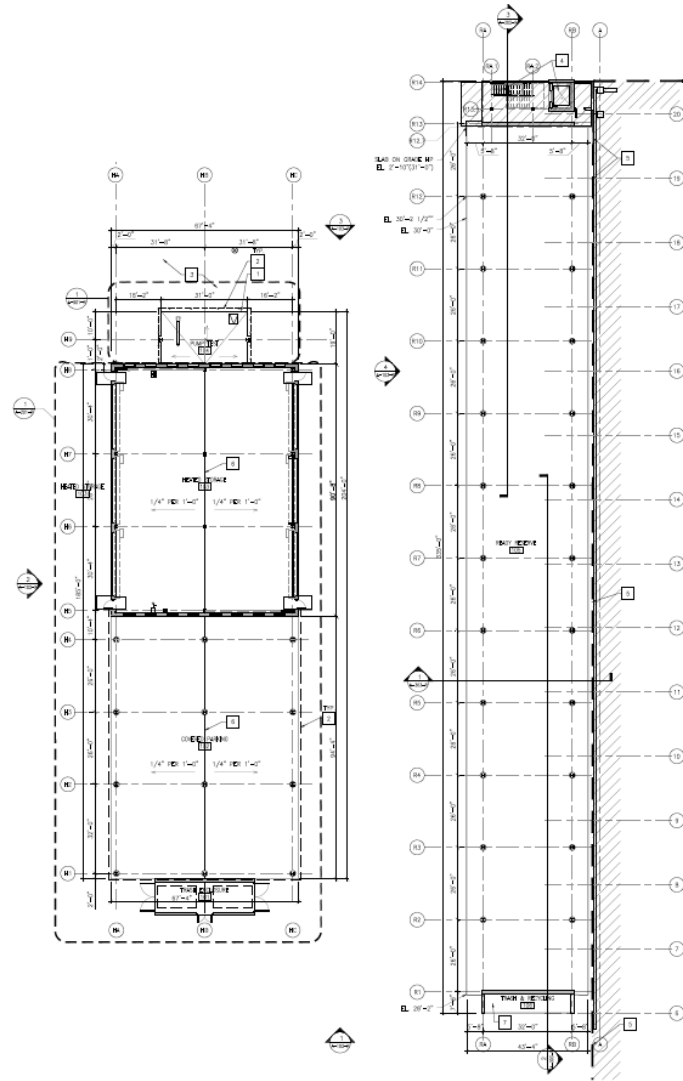


READY RESERVE

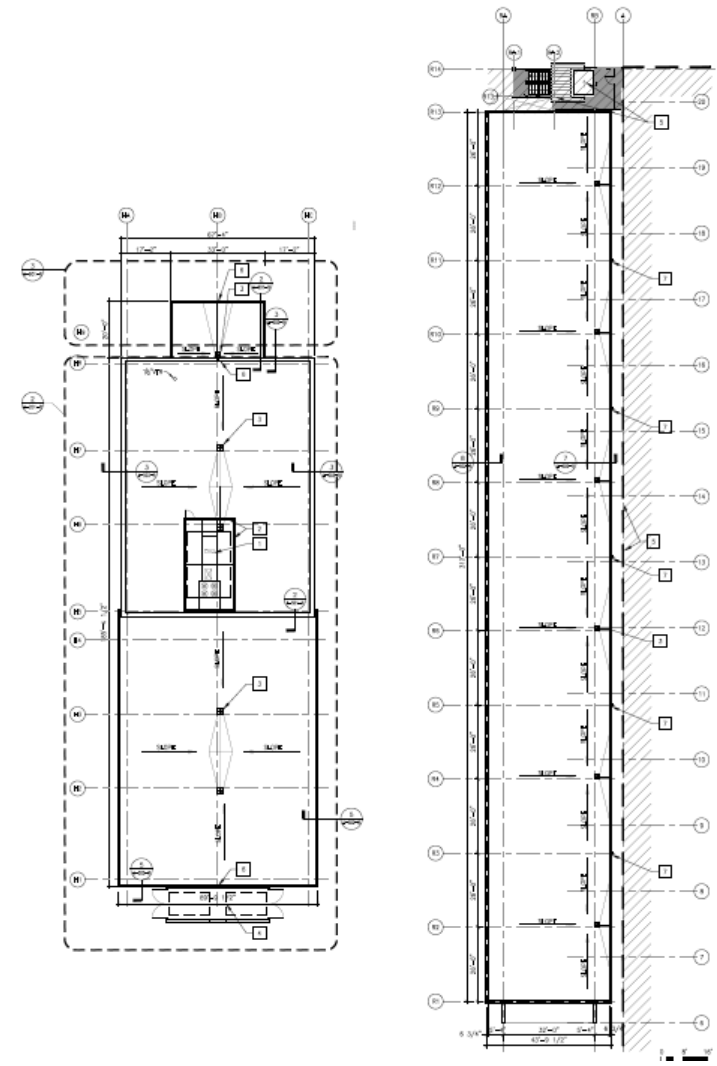


READY RESERVE – FLOOR AND ROOF PLANS

FLOOR PLAN

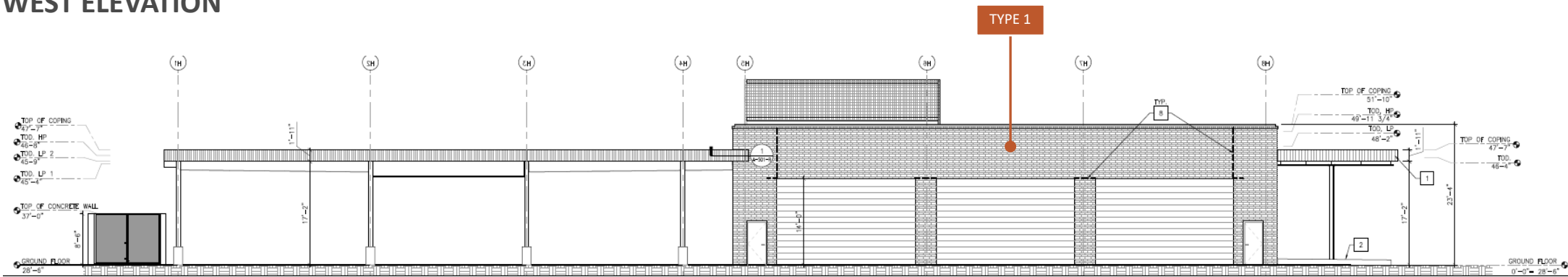


ROOF PLAN

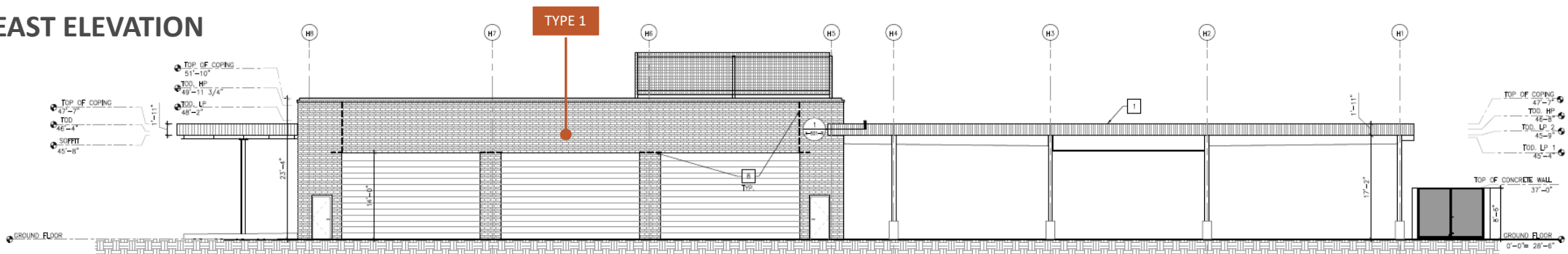


READY RESERVE - ELEVATIONS

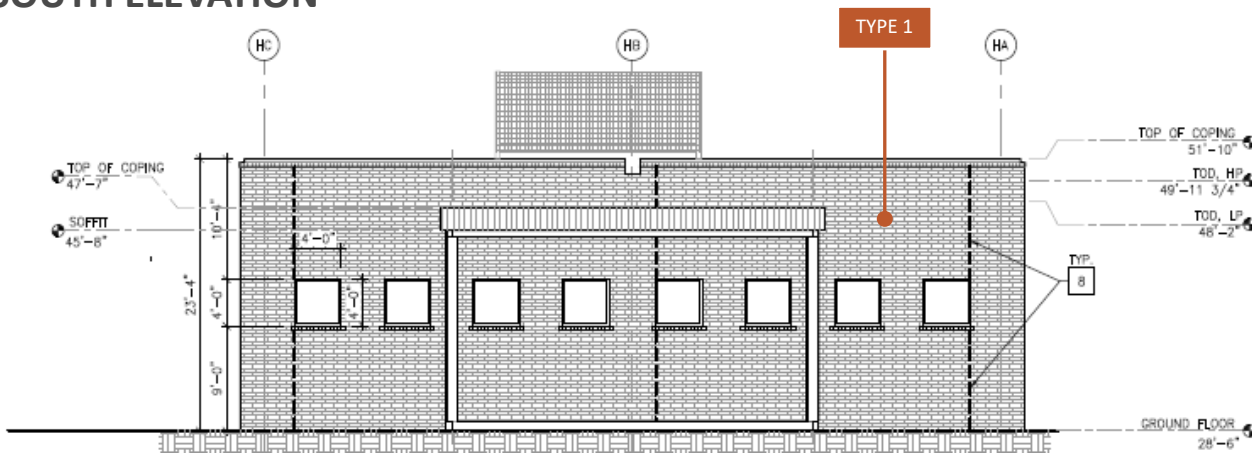
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



THANK YOU
