

Statement of Intent & Project Description

The Town of McCordsville has acquired the old Fire Station at 7580 Form Street in Old Town McCordsville. The Town intends to convert this property into a Community Center for the public. This will require significant interior renovations as well as some exterior building renovations. The Town intends to maintain as much of the historic architecture and materials as possible, while transforming the space into a functional community center. The center will feature two (2) meeting rooms of differing sizes, along with a catering kitchen, general storage, historical displays, modern restrooms, and Parks Department offices and storage.

The existing firefighter memorial will remain on the site. The vast majority of the exterior building envelope is anticipated to remain in order to preserve the character and history of the building, but the Town will look to create opportunities for the building to better engage the outdoor plaza/gathering area, and generally open up the east façade of the building to more natural light and easy accessibility. These elements can be seen in the enclosed building rendering.

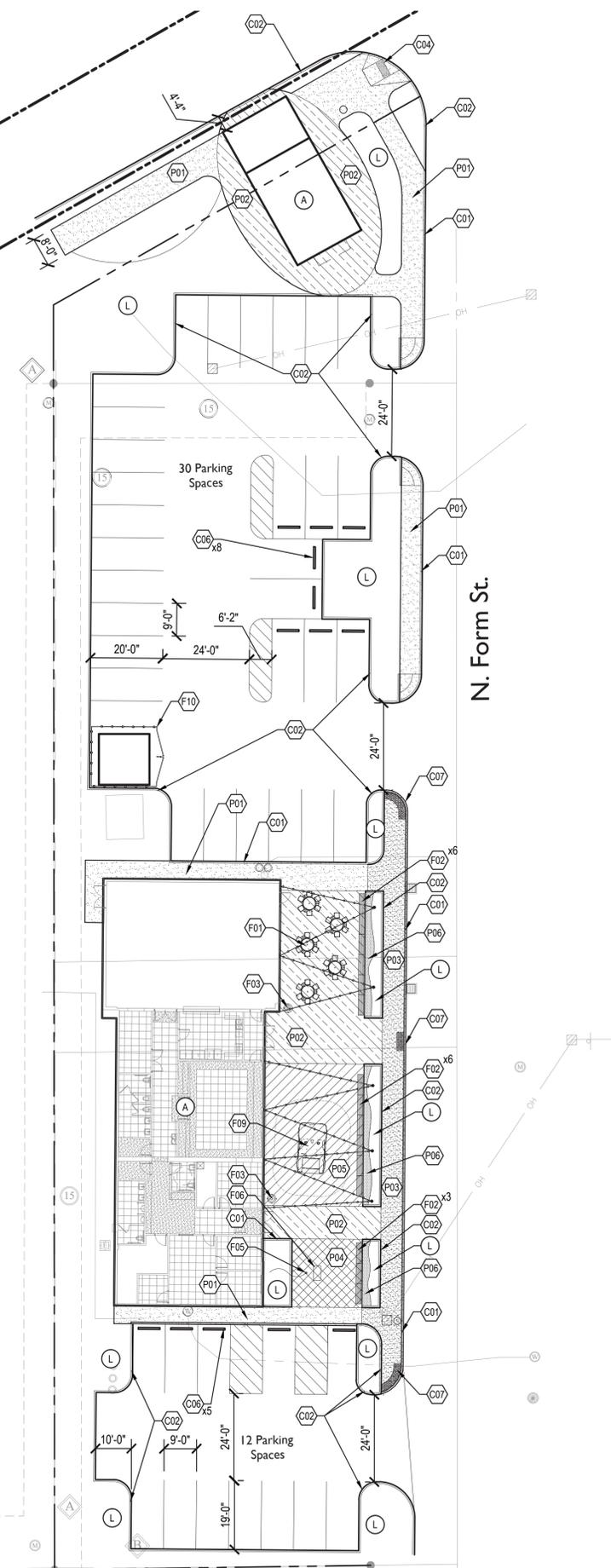
In addition to the building changes, the site will also receive a significant amount of investment. The Town will transform the current gravel parking lot into paved surface, along with investments in site lighting, landscaping, proper trash receptacle screening, and an outdoor plaza/gathering area.

The current conceptual plan also includes the small lot immediately north of the fire station parcel. The Town is in the process of acquiring this parcel, and while it has not been finalized, we have been planning for how the two parcels would interact and benefit each other and the community. Acquisition of this lot would also provide another location for the Town to begin setting a streetscape along W Broadway. Staff can provide additional detail regarding the north lot, which we believe was home to the Town's original post office, at the meeting.

Exterior Design Rendering



W Broadway St. / 36



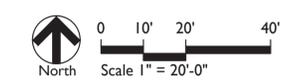
N. Form St.

REFERENCE KEYNOTES	
KEY	DESCRIPTION / REFERENCE
(A)	ARCHITECTURAL FEATURE, REFER TO ARCHITECTURAL SERIES
(C)	VEHICULAR PAVEMENT, REFER TO CIVIL SERIES
(D)	CIVIL OR STORM FEATURE, REFER TO CIVIL SERIES
(L)	LANDSCAPE OR PLANTED AREA, REFER TO LANDSCAPE SERIES
(U)	UTILITY FEATURE, REFER TO CIVIL SERIES

CURBS & RAMPS	
KEY	DESCRIPTION / REFERENCE
(CO1)	INTEGRAL CONCRETE CURB & WALK, REFER TO SITE DETAIL 1/L601
(CO2)	POST CURB, REFER TO SITE DETAIL X/LXXX
(CO3)	FLUSH CURB, REFER TO SITE DETAIL
(CO4)	RAMP, TYPE 1, REFER TO SITE DETAIL
(CO5)	RAMP, TYPE 2, REFER TO SITE DETAIL
(CO6)	WHEEL STOPS, REFER TO SITE DETAIL
(CO7)	DETECTABLE WARNINGS, REFER TO SPECIFICATIONS

STRUCTURES AND SITE FURNISHINGS	
KEY	DESCRIPTION / REFERENCE
(F01)	LANDSCAPE FORMS MINGLE TABLE, REFER TO SPECIFICATIONS
(F02)	SEAT WALL W/ WOOD TOPPER BENCH, REFER TO SPECIFICATIONS
(F03)	LITTER RECEPTACLES, REFER TO SPECIFICATIONS
(F04)	BIKE RACKS, REFER TO SITE DETAIL 2/L601
(F05)	FLAG POLE, REFER TO SPECIFICATIONS
(F06)	CATENARY STRING LIGHTS, REFER TO SPECIFICATIONS
(F07)	CATENARY POLES, REFER TO SPECIFICATIONS
(F08)	MEMORIAL PLAQUE, BY OWNER
(F09)	FIRE TRUCK PLAY PIECE, REFER TO SPECIFICATIONS
(F10)	DUMPSTER ENCLOSURE, REFER TO SITE DETAIL

PAVEMENTS	
KEY	DESCRIPTION / REFERENCE
(P01)	STANDARD DUTY CONCRETE PAVEMENT, REFER TO SITE DETAILS 1-3/L600
(P02)	DECORATIVE STANDARD DUTY CONCRETE PAVEMENT, REFER TO SITE DETAILS 1-3/L600
(P03)	HEAVY DUTY CONCRETE PAVEMENT, REFER TO SITE DETAIL
(P04)	MEMORIAL UNIT PAVERS, REFER TO SITE DETAIL
(P05)	SYNTHETIC TURF, REFER TO SITE DETAIL
(P06)	RIVER ROCK / DRY STREAM, REFER TO SITE DETAIL





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