



Cascade Charter Township

Needs Assessment and Facilities Study – Next Steps



Fire Station 1 - Recommendation #1

- ▶ Fire Station 1 needs additional building area to provide a safe environment for fire fighters, internal operation and the community
 - ▶ Department has outgrown facility that currently does not meet certain building codes
 - ▶ Safe separation between visitor and internal operations does not exist
 - ▶ Vehicular and pedestrian traffic conflict on site
 - ▶ Fire staff living quarters are undersized, do not have gender separation and has movement circulation issues
 - ▶ Vehicle apparatus bays are undersized and do not adequately accommodate all apparatus
 - ▶ Mechanical systems and building envelope are not adequate.

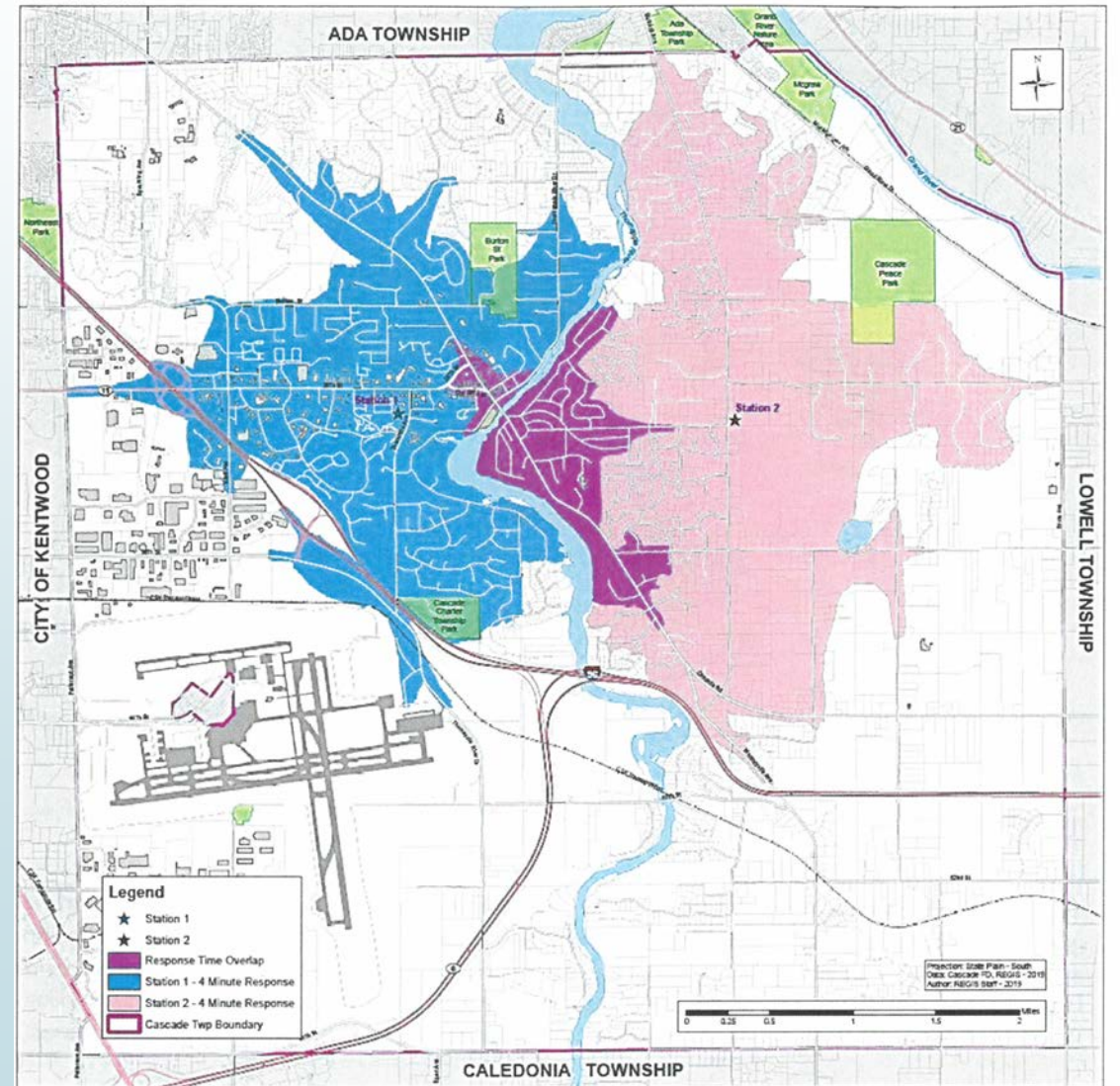


Recommendation #1 – Next Steps

- ▶ Identify potential sites for Station #1
 - ▶ Can be done utilizing internal resources
 - ▶ Conduct a cost/benefit analysis on a minimum of 3 potential sites
 - ▶ Timeline: Presentation to Township Board June 2019
- ▶ Create a schematic design & cost estimates for a new Station #1
 - ▶ Architectural Firm selected through an RFP
 - ▶ Basic Layout and estimate of **ALL** costs on 3 selected sites
 - ▶ Timeline: 6 months once sites selected

Station #1 – Response Time Mapping

- ▶ NFPA 1710 requires:
 - ▶ 80 seconds for fire turnout and 60 seconds for EMS turnout
 - ▶ 240 seconds for arrival of first arriving engine company at a fire
 - ▶ 480 seconds for deployment of an initial full alarm assignment at a fire
 - ▶ 240 seconds for arrival of a unit with first responder with AED (or higher level capability) at an emergency incident





Township Hall - Recommendation #2

- ▶ Township Hall should be detached from Fire Station 1. All Township administrative services should be collocated in one facility. Facility should be efficiently designed and outfitted to serve the future needs of the Township.
 - ▶ Connection to Fire Station 1 constrains the station's ability to grow and safely circulate throughout the site
 - ▶ Size of facility prevents the Township administrative services to be consolidated in the same building
 - ▶ Organization of the existing facility is outdated and prevents operational efficiencies for delivery of services
 - ▶ Mechanical systems and building envelope are not adequate.



Recommendation #2 – Next Steps

- ▶ Explore 3 opportunities outlined in recommendations:
 - ▶ Move Station #1 and renovate existing facility to accommodate all administrative services
 - ▶ Collocate a facility with the Library and Wisner Center to accommodate all administrative services
 - ▶ Identify existing real estate within the Township to renovate to accommodate all administrative services
 - ▶ Conduct a property search and cost benefit analysis identifying at least two existing sites
- ▶ Create basic schematic design & cost estimates for all three options:
 - ▶ Architectural Firm selected through an RFP
 - ▶ Basic Layout and estimate of **ALL** costs for all three options
 - ▶ Timeline: 6 - 8 months once sites selected



Emergency Services - Recommendation #3

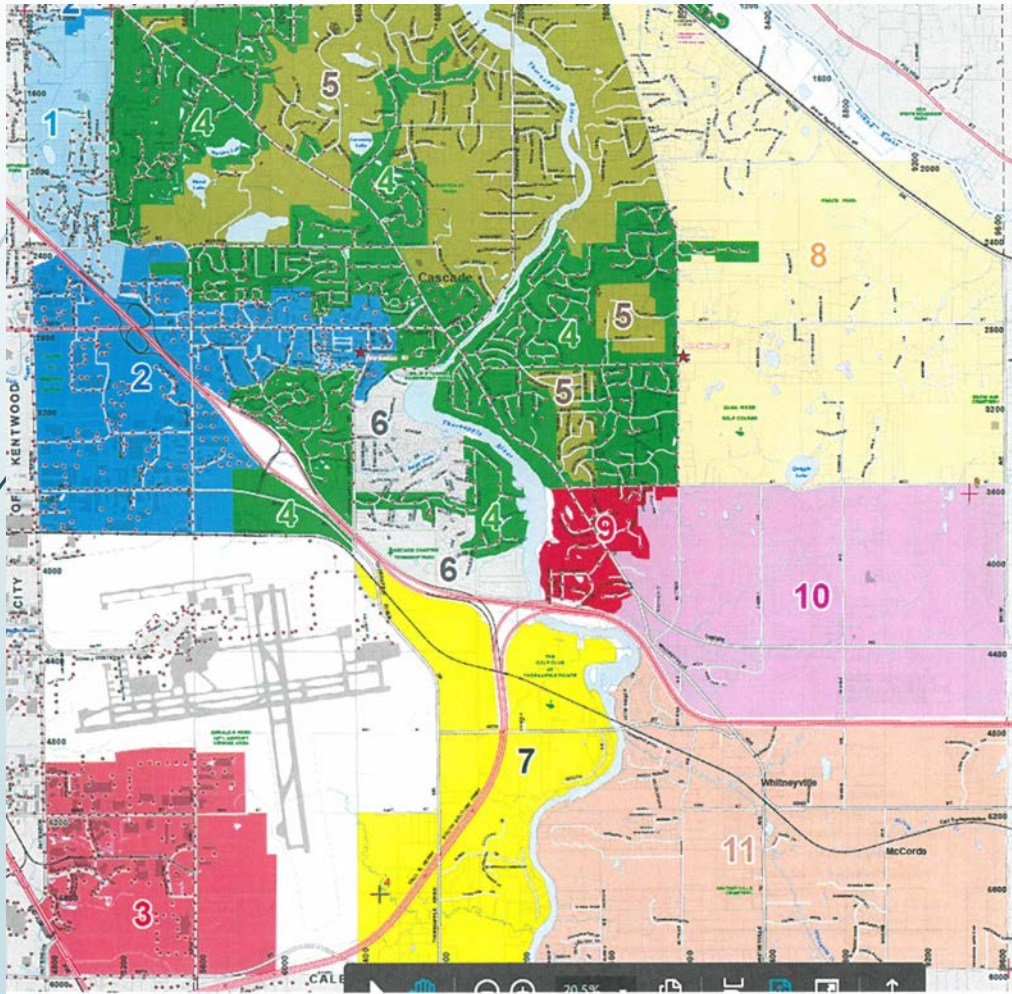
- ▶ Steady growth in Cascade Township has identified a need for additional emergency coverage in the southern portion of the Township
 - ▶ Existing fire stations are disconnected from south end of Township by rivers, highways, and the airport.
 - ▶ Response time from Cascade Township to these areas is extended.
 - ▶ Current partnerships with other local jurisdictions don't ensure priority coverage
 - ▶ Emergency responses from Stations 1 and 2 to the south end of the Township leaves potential gaps in coverage for the remaining areas of the Township



Recommendation #3 – Next Steps

- ▶ Explore formalize partnerships with other area emergency services
 - ▶ Utilize a specialized emergency services consultant selected through RFP
 - ▶ Involve other jurisdictions in study:
 - ▶ GRF International Airport, Caledonia, Kentwood, Gaines
 - ▶ Timeline: Presentation to Township Board in 1st Quarter 2020
- ▶ Build a new facility on property currently owned by the Township to house new support services and vehicles
 - ▶ Should not be explored until the partnership study is completed

Cascade Emergency Services – Mutual Aid



- Each parcel in the Township is analyzed and assigned a “box” number for mutual aid
- NFPA 1710 requires a “full alarm” to arrive at scene in less than 480 seconds
 - Auto aid agreements meet those standards in 90% of the Township
- Area 3 still does not reach 240 second standard
 - Kentwood – 7 minutes
 - Caledonia – 7 minutes
 - Cascade – 10 minutes
 - Airport – Varies (often not available)

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Township Center - Recommendation #4

- ▶ Cascade Township lacks a physical presence to bring identity and cohesion to the community. Community feedback points to the desire for a physical location to connect township residents around shared events, services and amenities.
 - ▶ Opportunity to create a Township Center on the property surrounding the Library and Wisner Center currently owned by the Township.
 - ▶ Opportunity to identify a location for the Township Center adjacent to other existing amenities such as the river, parks and local businesses.

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Recommendation #4 – Next Steps

- ▶ The Cascade Township Land-Use Master Plan (currently under public comment period) also identifies this need
- ▶ Appears in the DDA Plan as well
- ▶ Recommendation to allow the DDA to continue this conversation after the Land-Use Master Plan has been adopted by the Township Board
- ▶ Keep the recommendation in-mind as we work through Recommendation 1 & 2