

Golden Valley Fire Station #2 Site Scoring Matrix		in progress																				Outside the Box Ideas										STA #2	STA #3										
		in progress										Outside the Box Ideas																															
		Site 25b	Site 23f	Site 23b	Site 23c	Site 23d	Site 23a	Site 23e	Site 23h	Site 26	Site 25c	Site 16	Site 22a	Site 22b	Site 23g	Site 24	Site 21a	Site 21b	Site 21c	Site 11A	Site 11B	Site 11C	Site 11D	Site 11E	Site 11F	Site 3	Site 2	Site 1	Site 13	Site 27	Site 14	Site 12	Relocate Both	Site 31a	Site 31b	Site 31c	SITE 12b (slip ramp)	Site 4 (slip ramp)	Site 15 (slip ramp)	STA #2	STA #3		
1.1	Location for Response (calls)	16.49	15.22	15.22	15.22	15.22	15.22	15.22	14.17	12.57	12.33	12.66	11.65	11.65	11.22	13.00	11.02	11.02	10.87	10.97	10.97	10.97	10.97	10.97	10.97	10.67	10.44	9.53	7.99	7.95	6.55	4.34	15.85	14.95	14.95	13.29	12.02	12.46	8.92	9.72			
		87.8%	85.6%	85.6%	85.6%	85.6%	85.6%	85.6%	83.8%	81.2%	80.8%	81.3%	79.6%	79.6%	78.9%	81.9%	78.5%	78.5%	78.3%	78.5%	78.5%	78.5%	78.5%	78.5%	77.6%	76.0%	73.4%	73.4%	71.0%	67.3%	86.7%	85.2%	85.2%	82.4%	80.2%	81.0%	75.0%	76.4%					
1.2	Location for Response (area)	12.88	11.60	11.60	11.60	11.60	11.60	11.60	11.49	12.06	10.32	9.95	10.84	10.84	10.72	8.88	10.40	10.40	10.40	10.07	10.07	10.07	10.07	10.07	10.07	9.35	9.07	8.16	6.72	6.66	7.55	4.57	13.16	10.63	10.63	11.20	10.55	10.87	5.84	8.88			
		78.9%	75.9%	75.9%	75.9%	75.9%	75.9%	75.9%	75.6%	77.0%	72.9%	72.0%	74.1%	74.1%	73.8%	69.5%	73.0%	73.0%	72.3%	72.3%	72.3%	72.3%	72.3%	70.5%	69.9%	67.7%	64.3%	64.2%	66.3%	59.2%	79.6%	73.6%	73.6%	74.9%	73.4%	74.2%	62.2%	69.5%					
2	Appropriate Amount of "Buildable Land"	4.01	3.74	3.75	5.83	7.00	1.74	3.95	6.81	7.00	3.25	-4.50	7.00	2.37	6.83	7.00	6.02	-0.23	2.76	3.56	6.29	7.00	7.00	7.00	5.83	7.00	7.00	2.29	2.42	7.00	-4.50	5.54	7.00	5.83	3.56	1.31	5.89	7.00	7.00	7.00	1.07	0.81	
		square feet	74,100	71,800	71,900	90,000	101,097	54,337	73,584	98,520	190,000	67,500		109,000	59,840	98,704	103,515	91,646	37,230	63,206	70,200	94,039	116,501	116,501	205,910	90,000	130,000	119,892	59,159	60,247	118,528		87,457	109,000	90,000	70,200	50,611	90,500	109,000	143,193	114,642	48,567	46,302
3.1	Cost to Acquire	-62.00	-12.89	-8.67	-12.07	-17.07	-3.50	-7.51	-20.40	-152.00	-42.00	-12.00	-22.00	-13.27	-21.61	-18.94	-11.27	0.00	-3.44	-8.13	-22.00	-42.00	-42.00	-72.00	-22.00	-37.00	-17.02	-5.97	-1.86	-54.00	-42.00	-22.00	-9.50	-32.00	-25.00	-0.03	-21.37	-9.50	-27.00	-37.00	0.00	0.00	
3.2	Relative Cost to Build	-30	-6.50	-4.25	-5	-1.5	-7.5	-6	-2	x	-23	x	x	-6.5	-2	-0.5	-6.5	x	x	-6.10	-5	x	x	x	x	x	x	-13.5	x	x	x	0	-7.00	-3.00	0.00	-2.00	-3.00	x	x	x	x	0	0
4.1	Civic Presence/ Recruitment	6	2	2	2	2	3	2	2	3	6	2	4	3	3	0	3	5	5	3	3	3	3	3	2	3	5	0	5	0	1	6	6	6	1	4	1	0	1				
4.2	Neighborhood Impact	0	-1	-1	-1	-1	-1	-1	0	0	0	0	-1	-1	-1	-3	-1	-1	-1	0	-3	-3	-3	-3	-3	-1	-4	-1	-1	0	-1	-1	-2	-1	-1	0	0	0	-1	-1			
5	Traffic Issues	0	0	0	0	0	-5	0	0	-5	0	-5	-5	0	0	-5	0	0	0	0	0	0	0	0	0	-5	0	0	0	0	-2	-2	-2	-2	-2	-2	0	0					
6	Sustainability	3.5	3.5	3.5	3.5	3.5	0.5	3.5	3.5	3.5	3.5	3.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5			
	TOTAL FIRST CUT	-22.43	18.67	22.90	21.58	17.75	22.06	24.26	14.23	-121.34	-8.12	unobtainable	unobtainable	8.60	9.72	9.00	11.63	25.18	24.73	20.70	8.34	-13.95	-13.95	-43.95	4.88	-8.95	10.99	9.83	22.24	-33.29	-26.89	-3.36	7.42	4.84	7.13	29.85	13.09	20.99	4.57	-7.67	14.83	19.41	
	TOTAL SECOND CUT	-49.13	15.67	20.15	20.08	19.75	15.06	too small	15.73	--	-27.42	--	--	2.60	8.22	12.00	5.63	too small	too small	15.10	3.84	--	--	--	--	--	9.24	--	--	--	--	1.34	7.63	too small	14.59	21.49	too small	too small					
FYI: RESPONSE TIME ONLY		29.37	26.82	26.82	26.82	26.82	26.82	26.82	25.66	24.63	22.65	22.61	22.50	22.50	21.94	21.88	21.41	21.41	21.27	21.05	21.05	21.05	21.05	20.01	19.51	17.69	14.71	14.61	14.10	8.92	29.01	25.57	25.57	25.57	24.49	22.57	23.33	14.75	18.60				
FYI: COST IS NO OBJECT		42.87	35.06	35.07	37.15	38.32	26.06	35.27	38.13	30.66	37.38	15.15	28.61	22.37	31.83	31.44	23.40	25.18	28.17	29.33	30.84	28.05	28.05	28.05	28.05	26.88	28.05	28.01	15.80	24.60	20.71	15.11</											

Site ID in Scoring Matrix	Major Intersection	Business Name(s)	Parcel ID Numbers	Hennepin County Address associated with parcel	Comments	Score at First Cut	Score at Second Cut
Site 1	Intersection of Glenwood and Xenia Avenue		0411721210007 0411721210036	5701 Glenwood Ave 5635 Glenwood Ave	Highest scoring site off Glenwood and HWY 100 No other residential parcels at this intersection with good access to Glenwood. Parcels proved too small due to wetlands along west side Response times from Glenwood are inferior	22.34	9.24
	Intersection of Glenwood and Xenia Avenue	Golden Valley Lutheran Church	0411721210002 0411721210003 1902924330013 1902924330012	5501 Glenwood Ave	Not considered – active church property	---	---
Site 2	Intersection of Glenwood and Lawn Terrace		3002924220057 3002924220036 3002924220037	5317 Glenwood Ave 5301 Glenwood Ave 30 Lawn Terrace	This intersection was quickly discarded due to low scores caused by proximity to school. Response times from Glenwood are inferior	9.83	---
	Intersection of Glenwood and Lawn Terrace		3002924220087 3002924220086 3002924220088	5 Lawn Terrace 15 Lawn Terrace 25 Lawn Terrace	Topography issues This intersection was quickly discarded due to low scores caused by proximity to school. Response times from Glenwood are inferior		
	Intersection of Glenwood and Lawn Terrace	Boy Scouts of America Northern Star Council	1902924330007	5300 Glenwood Ave	Not considered – land owned by school district	---	---
Site 3	Intersection of Glenwood and Ottawa Avenue		1902924340001 1902924340004 1902924340005 1902924340006	4846 Glenwood Ave 25 Ottawa Ave 15 Ottawa Ave 5 Ottawa Ave	Topography issues Breck owns some of this property Response times from Glenwood are inferior	10.99	---
	Intersection of Glenwood and Ottawa Avenue		3002924210033	4901 Glenwood Ave Etc.	Parcel too narrow to fit station Response times from Glenwood are inferior	---	---
	Intersection of Glenwood and Ottawa Avenue		3002924210001	4817 Glenwood Ave Etc.	Topography issues Response times from Glenwood are inferior	---	---
	Intersection of Glenwood and Ottawa Avenue		1902924340020	4736 Glenwood Ave Etc.	Topography issues Response times from Glenwood are inferior	---	---
Site 4	"Intersection" of HWY 100 and Lilac Drive	American Legion	1902924330017	200 Lilac Drive N	Requires a slip ramp onto northbound HWY 100 to be in contention, otherwise response times are unacceptable. Poor precedent for MnDOT approval of similar proposals. Breck School has this parcel in their master plan. Response times from Glenwood are inferior	4.57	---
Site 11a	Intersection of HWY 55 and Schaper Drive	Heartland Adult Day Care Early Childhood Family Development Center Parents in Community Action	1902924310006 1902924310005	4949 Olson Memorial Hwy 4901 Olson Memorial Hwy	Highest scoring site off HWY 55 and HWY 100 Estimated to be ~\$2M more expensive than higher performing options in the study	8.34	3.84
Site 11b	Intersection of HWY 55 and Schaper Drive	Early Childhood Family Development Center Parents in Community Action Minneapolis Plastic Surgery Minneapolis Anti-Aging and Skin Clinic West Metro Education Program Minneapolis Health Clinic	1902924310005 1902924310004	4901 Olson Memorial Hwy 4825 Olson Memorial Hwy	Costly to acquire medical office building Would necessitate City paying to relocate several businesses	-13.95	---
Site 11c	Intersection of HWY 55 and Schaper Drive	Minneapolis Plastic Surgery Minneapolis Anti-Aging and Skin Clinic West Metro Education Program Minneapolis Health Clinic TreHus Architects	1902924310004 1902924310003	4825 Olson Memorial Hwy 4725 Olson Memorial Hwy	Costly to acquire medical office building Would necessitate City paying to relocate several businesses	-13.95	---
Site 11d	Intersection of HWY 55 and Schaper Drive	Heartland Adult Day Care Early Childhood Family Development Center Parents in Community Action Minneapolis Plastic Surgery Minneapolis Anti-Aging and Skin Clinic West Metro Education Program Minneapolis Health Clinic TreHus Architects	1902924310006 1902924310005 1902924310004 1902924310003	4949 Olson Memorial Hwy 4901 Olson Memorial Hwy 4825 Olson Memorial Hwy 4725 Olson Memorial Hwy	Costly to acquire medical office building Would necessitate City paying to relocate several businesses	-43.95	---
Site 11e	Intersection of HWY 55 and Schaper Drive	Stewart Tax & Accounting Pondwood Wellness Center Vanda Counseling State Farm (David A Maggitt) DPI Staffing Faelon Partners Ltd Heartland Adult Day Care	1902924310022 1902924310006	4979 Olson Memorial Hwy 4949 Olson Memorial Hwy	Would necessitate City paying to relocate several businesses	4.88	---
Site 11f	Intersection of HWY 55 and Schaper Drive	Stewart Tax & Accounting Pondwood Wellness Center Vanda Counseling State Farm (David A Maggitt) DPI Staffing Faelon Partners Ltd Heartland Adult Day Care Early Childhood Family Development Center Parents in Community Action	1902924310022 1902924310006 1902924310005	4979 Olson Memorial Hwy 4949 Olson Memorial Hwy 4901 Olson Memorial Hwy	Would necessitate City paying to relocate several businesses	-8.95	---
	Intersection of HWY 55 and Schaper Drive	Huffman, Usem, Crawford & Greenberg GVM Foot Marketing Minnesota Wisconsin Playground Blue Heron Partners Michael Appleman PhD	1902924310016	5101 Olson Memorial Hwy	Too narrow for consideration	---	---
	Intersection of HWY 55 and Schaper Drive	Sunrise of Golden Valley	1902924240026	4950 Olson Memorial Hwy	Not explored, too costly to acquire	---	---
	Intersection of HWY 55 and Schaper Drive	Centennial Lakes Dental Group Integrity Medicolegal Enterprises Novo Behavioral Health The Bailey Group	1902924240027	4800 Olson Memorial Hwy	Not explored, too costly to acquire Would necessitate City paying to relocate several businesses	---	---
Site 12	NW corner of Intersection of HWY 55 and HWY 100	Tenant	3311821240026	701 Lilac Drive N	Assumes a portion of this large parcel could be subdivided, which is not guaranteed Response times are unacceptable	7.42	---
Site 12b	NW corner of Intersection of HWY 55 and HWY 100	Tenant Clark Engineering	3311821240026 3311821240013	701 Lilac Drive N 621 Lilac Drive N	Variation of 12a which would require a slip ramp onto deceleration lane from southbound HWY 100 onto HWY 55. This is not something staff expects to be accepted by MnDOT due to the high likelihood for accidents. THIS IDEA WAS ELIMINATED.	20.99	21.49 ELIMINATED
Site 13	Intersection of Lilac Drive and Lindsay St.	Barlow Research Associates Studio Americana Studio CoWork Noor Kids Three residential parcels	3311821240024 3311821210058 3311821210059 3311821210060	917 Lilac Drive N 5535 Lindsay St 5525 Lindsay St 5505 Lindsay St	Would necessitate City paying to relocate several businesses Would have to maintain access from street to radio tower Response times are unacceptable	-33.29	---
Site 14	Intersection of Lilac Drive and Topel Road	Redeemer Reformed Church	1802924330039	1300 Lilac Drive N	Explored as a test case for what response times would be like deep in a neighborhood. Response times are unacceptable	-3.36	---
Site 15	NE corner of Intersection of HWY 55 and HWY 100	Poquet Auto	1902924230008	800 Lilac Drive N	Costly to acquire May not be able to relocate the business within Golden Valley Requires a slip ramp onto northbound HWY 100 to be in contention, otherwise response times are unacceptable. Poor precedent for MnDOT approval of similar proposals.	-7.67	---
	NE corner of Intersection of HWY 55 and HWY 100	Moments Hospice	1902924230026	820 Lilac Drive N	Parcel too small to fit station Not in a position for a slip ramp so response times are unacceptable	---	---
Site 16	Douglas and HWY 55	Hewlett-Packard	3311821230017	650 Douglas Drive N	Location does not complement the Downtown Station very well – less than 1 mile away Site already under contract and not available.	---	---
	Douglas and HWY 55	The Lock Up Self Storage	3311821230013	6250 Olson Memorial Hwy	Location does not complement the Downtown Station very well – less than 1 mile away Parcel too small to fit station	---	---
	Douglas and HWY 55	BNC National Bank	3211821140005	651 Douglas Drive N	Location does not complement the Downtown Station very well – less than 1 mile away Site already under contract and not available.	---	---
	Douglas and HWY 55	Winkley Orthotics & Prosthetics	3311821230018	740 Douglas Drive N	Location does not complement the Downtown Station very well – less than 1 mile away Parcel too small to fit station once wetlands and pond are taken into consideration	---	---

Rows in "white" are residential properties; rows in "grey" are commercial/industrial/retail properties.

Site ID in Scoring Matrix	Major Intersection	Business Name(s)	Parcel ID Numbers	Hennepin County Address associated with parcel	Comments	Score at First Cut	Score at Second Cut
Note: More site combinations along Golden Valley Road/ Duluth Street need to be explored before any further decisions about potential acquisitions in this North Zone							
Site 21a	Intersection of Golden Valley Road and Noble Avenue		180292424007 180292424006 180292424005	4740 Golden Valley Rd 4730 Valery Rd 4720 Valery Rd	After investigation, this combination of parcels was discovered to be too small	25.18	---
Site 21b	Intersection of Golden Valley Road and Noble Avenue		180292424007 180292424006 180292424005	4740 Golden Valley Rd 4730 Valery Rd 4720 Valery Rd	After investigation, this combination of parcels was discovered to be too small	24.73	---
Site 21 c	Intersection of Golden Valley Road and Noble Avenue		180292424007 180292424006 180292424005 180292424004	4740 Golden Valley Rd 4730 Valery Rd 4720 Valery Rd 2103 Noble Ave		20.70	15.10
Site 22a	Intersection of Golden Valley Road and Spring Valley Road		1802924310058 1802924310059 1802924310057	4839 Golden Valley Rd 1825 Spring Valley Rd 1821 Spring Valley Rd		8.60	2.60
Site 22b	Intersection of Golden Valley Road and Spring Valley Road		1802924310058 1802924310059 1802924310057 1802924310056	4839 Golden Valley Rd 1825 Spring Valley Rd 1821 Spring Valley Rd 1817 Spring Valley Rd		9.72	8.22
Site 23a	Intersection of Golden Valley Road and Regent Avenue		1802924310005 1802924310075 1802924310003	1900 Regent Ave N 4960 Duluth St 1920 Regent Ave N		22.06	15.06
Site 23b	Intersection of Golden Valley Road and Regent Avenue		1802924310005 1802924310075 1802924310003 1802924310070	1900 Regent Ave N 4960 Duluth St 1920 Regent Ave N 4940 Golden Valley Road		22.90	20.15
Site 23c	Intersection of Golden Valley Road and Regent Avenue		1802924310005 1802924310075 1802924310003 1802924310070 1802924240020	1900 Regent Ave N 4960 Duluth St 1920 Regent Ave N 4940 Golden Valley Road 4955 Sorell Ave		21.58	20.08
Site 23d	Intersection of Golden Valley Road and Regent Avenue		1802924310005 1802924310075 1802924310003 1802924310070 1802924240020 1802924240021	1900 Regent Ave N 4960 Duluth St 1920 Regent Ave N 4940 Golden Valley Road 4955 Sorell Ave 4975 Sorell Ave		17.75	19.75
Site 23e	Intersection of Golden Valley Road and Regent Avenue		1802924320044 1802924230067 1802924230010	1931 Regent Ave N 1943 Regent Ave N 1910 Toledo Ave N	After investigation, this combination of parcels was discovered to be too small	24.26	---
Site 23f	Intersection of Golden Valley Road and Regent Avenue		1802924230067 1802924230007	1943 Regent Ave N 1951 Regent Ave N		18.67	15.67
Site 23g	Intersection of Golden Valley Road and Regent Avenue		1802924230067 1802924230011 1802924230010 1802924230007 1802924230006	1943 Regent Ave N 2010 Scott Ave N 1910 Toledo Ave N 1951 Regent Ave N 2001 Regent Ave N		9.00	12.00
Site 23h	Intersection of Golden Valley Road and Regent Avenue		1802924320044 1802924230067 1802924230011 1802924230010 1802924230007	1931 Regent Ave N 1943 Regent Ave N 2010 Scott Ave N 1910 Toledo Ave N 1951 Regent Ave N		14.23	15.73
Site 24	Intersection of Duluth Street and Brunswick Avenue		2811821320031 2811821320027 2811821320030 2811821320026 2811821320028	1928 Brunswick Ave N 1920 Brunswick Ave N 6035 Duluth St 6050 Duluth Ln 6020 Duluth Ln		11.63	5.63
	Intersection of Duluth Street and Brunswick Avenue	King of Grace Lutheran Church	2811821230021	6000 Duluth St	Not explored – active church property	---	---
	Intersection of Duluth Street and Adair Avenue		2811821320029	1931 Adair Ave N Etc.	Too narrow, constrained from adjoining with parcels on the same block by sanitary sewer	---	---
	Intersection of Duluth Street and Adair Avenue		2811821320032	5925 Duluth St Etc.	Too narrow, backs onto Creek	---	---
	Intersection of Duluth Street and Adair Avenue		2811821230058	1950 Adair Ave N Etc.	Too narrow, backs onto Creek	---	---
Site 25	Intersection of Duluth Street and Lilac Drive	MnDOT Minnesota State Patrol Park & Ride	2811821240001	2055 Lilac Dr N	Site owned by the State, who has future plans for the entire parcel	---	---
	Intersection of Duluth Street and Lilac Drive	Lunds & Byerlys L&B Wines & Spirits	2811821310016 2811821310018	5725 Duluth St 5723 Duluth St	Displacing the City's only grocery store is not feasible	---	---
Site 25b	Intersection of Duluth Street and Lilac Drive	Minnoco Service Station Walgreens Famous Nails & Spa VCA All About Pets Animal Hospital Hennepin Healthcare Golden Valley Clinic City Looks Salons Teresa's Mexican	2811821310010 2811821310017	1875 Lilac Dr N 5621 Duluth St	Costly to acquire these parcels, would displace the gas station and take a good chunk of parking away from the strip mall and partial demolition to replace that parking. Would require relocating Lilac Dr to be south of a Station (also costly). Would necessitate City paying to relocate several businesses	Under review per City Council direction from 1/20/23 Council Workshop	---
Site 25c	Intersection of Duluth Street and Lilac Drive	Walgreens Famous Nails & Spa VCA All About Pets Animal Hospital Hennepin Healthcare Golden Valley Clinic City Looks Salons Teresa's Mexican	2811821310017	5621 Duluth St	Costly to acquire this parcel but would not need the entire area. The majority of parking would be used, so at least partial demolition of the strip mall would be necessary to replace that parking. Likely only Walgreens would remain. Would necessitate City paying to relocate several businesses	Under review per City Council direction from 1/20/23 Council Workshop	---
	Intersection of Duluth Street and Basset Creek	LOGIS	2811821310404	5750 Duluth St	Too narrow, no adjacent parcels that can be combined because it backs onto MnDOT land and the creek	---	---
Site 26	Intersection of Duluth Street and Basset Creek	Basset Creek Dental State Farm (Mike McHugh) West Metro Ophthalmology Gold Standard Healing Center Rb Legal CarlsonSV ASL Interpreting Services Advanced Medical of Twin Cities Inspec Premier Health Chiropractic Allstate	2811821310021 2811821310022	5851 Duluth St 5801 Duluth St	Office complex of two buildings on two parcels, but both parcels are too narrow to accommodate the Station so both would need to be acquired. This would be too costly. Would necessitate City paying to relocate several businesses	-121.34	---
Site 27	Intersection of Duluth Street and Douglas Drive	Resideo (formerly Honeywell)	2911821140007	1885 Douglas Dr N	Assume a portion of this large parcel could be subdivided Response times only work if the Downtown Station is also relocated. <i>The only complementary location to this site, from a response time perspective, would require acquisition of residential properties.</i>	-26.89	---
Site 31a	Intersection of HWY 55 and Glenwood Avenue		3211821420084 3211821420085 3211821420077	7041 Olson Memorial Hwy 7021 Olson Memorial Hwy 7001 Olson Memorial Hwy	This site only under consideration if Downtown Station is to be relocated	7.13	7.63
Site 31b	Intersection of HWY 55 and Glenwood Avenue		3211821310014 3211821310015	7045 Glenwood Ave 7031 Glenwood Ave	This site only under consideration if Downtown Station is to be relocated. After investigation, this combination of parcels was discovered to be too small	29.85	---
Site 31c	Intersection of HWY 55 and Glenwood Avenue		3211821310014 3211821310015 3211821310016 3211821310017 3211821420020	7045 Glenwood Ave 7031 Glenwood Ave 7156 Harold Ave 7146 Harold Ave 7025 Harold Ave	This site only under consideration if Downtown Station is to be relocated	13.09	14.59
Evaluation of Existing Fire Stations, For Reference							
STATION 2	Intersection of Laurel Avenue and Turners Crossroad S	Golden Valley Fire Station #2	0411721210023	400 Turners Crossroad S	The existing building is in poor repair and cannot support overnight crews. The Station cannot fit on this parcel, and adjacent parcels are The Laurel Apartments, which are too costly to acquire. Response times from this location are unacceptable	14.83	---

Site ID in Scoring Matrix	Major Intersection	Business Name(s)	Parcel ID Numbers	Hennepin County Address associated with parcel	Comments	Score at First Cut	Score at Second Cut
STATION 3	Intersection of Golden Valley Road and Bonnie Lane	Golden Valley Fire Station #3	1702924230020	3700 Golden Valley Rd	The existing building is in poor repair and cannot support overnight crews. The Station cannot fit on this parcel, and it is separated from adjacent parcels by the stream and some wetlands. Response times from this location are unacceptable	19.41	---