

Public Safety Complex  
Space Fit Studies  
Southborough, MA

Prepared for

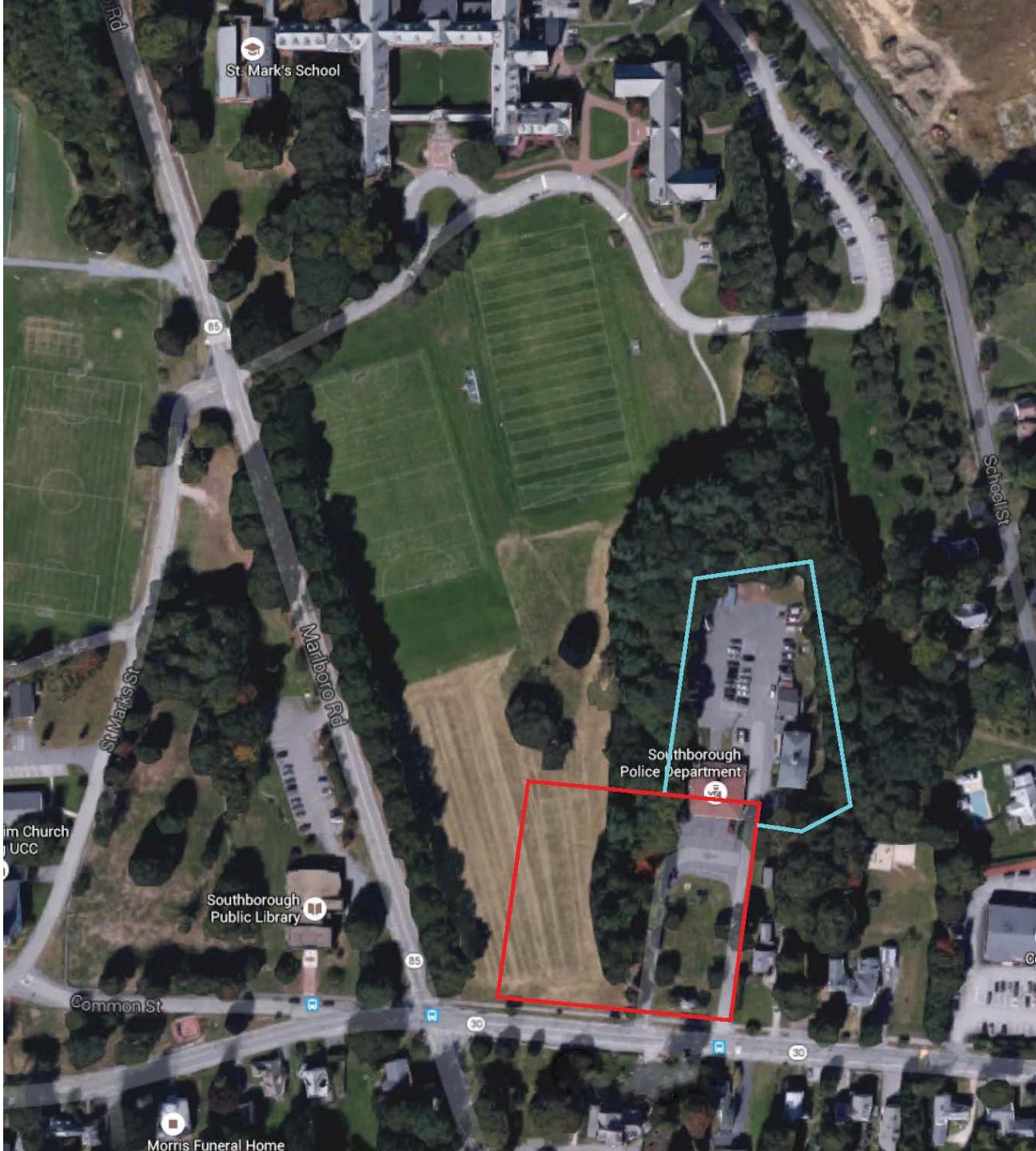
The Town of Southborough, MA  
Public Safety Complex Study Committee  
&  
Board of Selectmen

Prepared by

Donham & Sweeney  
ARCHITECTS

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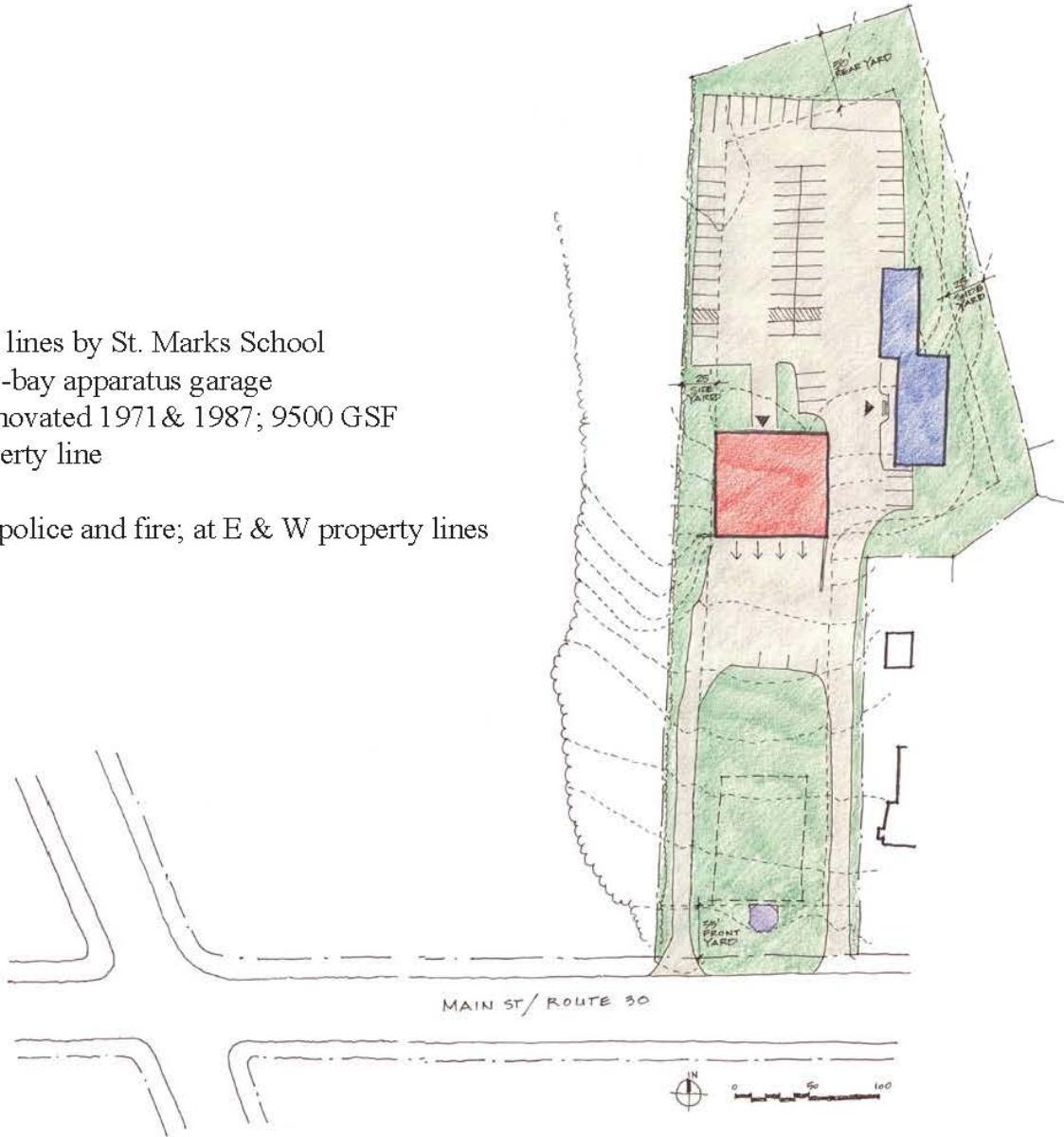
23 November 2015, rev.



## Site Plan Existing Conditions

19-21 Main Street, Southborough, MA 01772

- Bounded on east, west and north property lines by St. Marks School
- Fire Station- built in 1977; 11,200 GSF; 4-bay apparatus garage
- Police Station- built in 1929 as school; renovated 1971 & 1987; 9500 GSF
- Underground Septic System at south property line
- Parking for 56 cars
- Steep grades at access driveway between police and fire; at E & W property lines



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## Option 1 Site Plan

*Assumption: No Additional Land/ New Construction + Light Renovations*

Pros:

- Clear public entry
- No phasing
- No temporary police facilities
- Septic remains in place
- Retains existing police station
- No property expansion

Cons:

- Does not meet space needs
- Regrading at rear of site
- Small temporary fire quarters
- Not enough parking
- No exterior parking for emergency management trailers
- No street frontage/ minimal public presence

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## Option 2 Site Plan

*Assumption: No Additional Land/ New Construction + Complete Renovations*

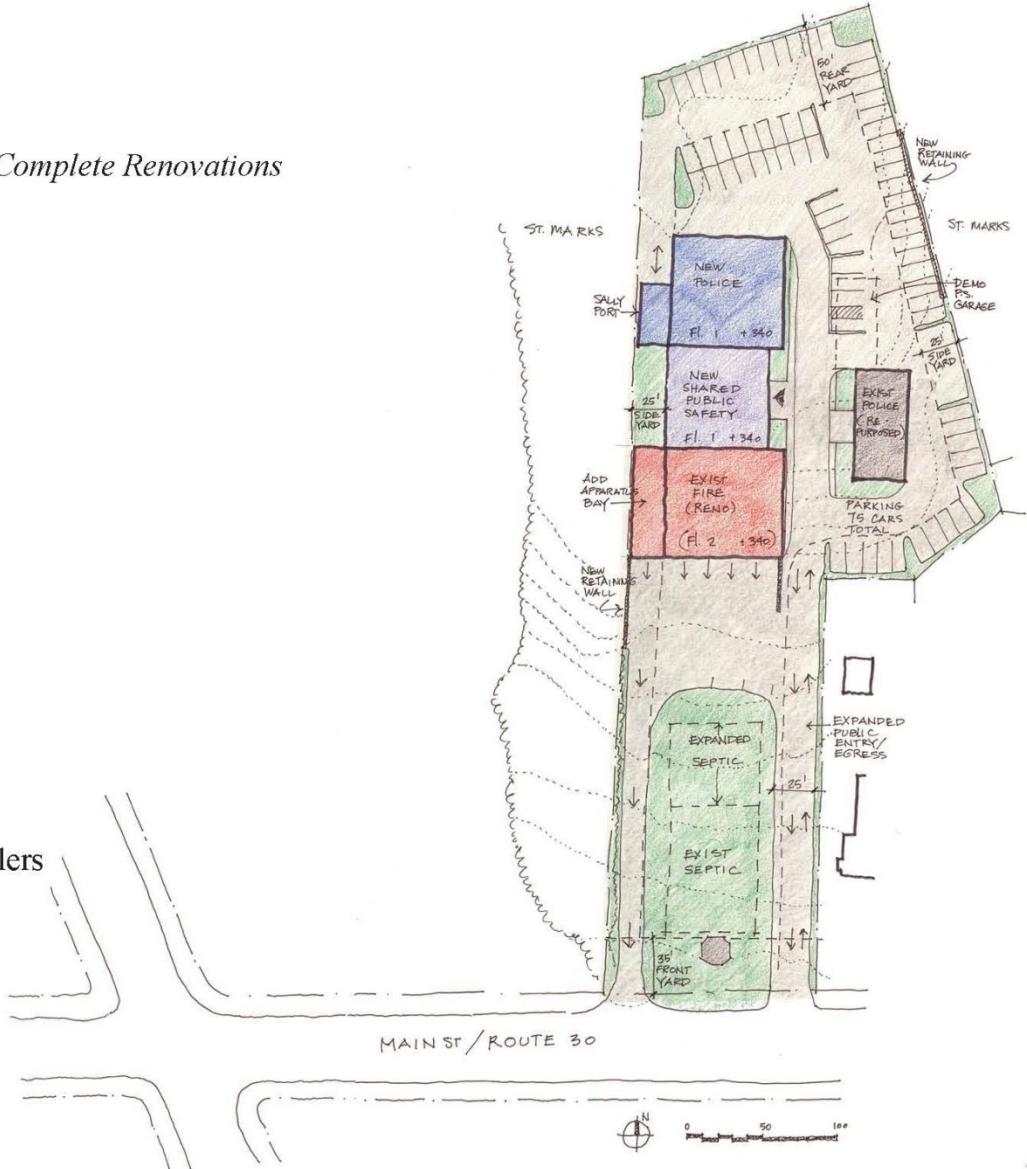
Pros:

- Additional apparatus bay
- Clear public entry
- No phasing
- No temporary police facilities
- Septic remains in place
- Retains existing police station
- No property expansion

Cons:

- Public shares traffic with police access/egress
- Regrading at rear of site
- Temporary fire station needed
- No street frontage/ minimal public presence
- Variance required
- Not enough parking
- No exterior parking for emergency management trailers

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### Option 3 Site Plan

*Assumption: Additional Land at East & West Property Lines/ New Construction  
+ Complete Renovations*

Pros:

- Meets space needs
- Additional apparatus bay
- No phasing required
- Septic remains in place

### Consi:

- Additional property required
- Regrading at rear of site
- Expensive retaining walls
- Temporary police & fire station needed
- Demolition of existing police station
- No street frontage/ minimal public presence
- Not enough parking
- No exterior parking for emergency management trailers



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## Option 4 Site Plan

*Assumption: Additional Land at West Property Line/ New Construction*

Pros:

- Meets space needs
- No phasing
- No temporary police facilities
- Septic remains in place

Cons:

- Regrading at rear of site
- Temporary fire station needed
- No street frontage/ minimal public presence
- Expensive retaining walls
- No exterior parking for emergency management trailers



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## Option 6 Site Plan

Assumption: Additional Land at West Property Line at Streetfront/ New Construction

### Pros:

- Meets space needs
- Pass-through apparatus bay
- No temporary facilities required

### Cons:

- Phasing required (Phase 1 - Fire/ Phase 2- Police)
- New septic system required
- No exterior parking for emergency management trailers

Unused land:

1.25 acres

Add land:

1.75 acres

