DORE & WHITTIER ARCHITECTS, INC. architecture + design

OPTION 1

CAPITAL IMPROVEMENTS

SITE PLAN

- **Achieves general code compliance <u>without</u> satisfying Program needs of the Department**
- **Requires rebuilding Lower Station (Station No. 2)**

LEGEND

- RENOVATED
- NEW
- LAND TO BE ACQUIRED
- AREA TO BE ACQUIRED (CURRENTLY PAVED/GRAVEL)
- RIGHT-OF-WAY FOR FIRE VEHICLES
- AREA TO BE AQUIRED FOR OPTIONS 2 & 3
- PAVED/ GRAVEL AREA

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OPTION 1

CAPITAL IMPROVEMENTS

1ST FLOOR

2ND FLOOR

OPTION 1

CAPITAL IMPROVEMENTS @ LOWER STATION ON RIVER ROAD

- DEMOLISH STATION 2 AND REPLACE WITH LARGER APP. BAY

SITE PLAN

OPTION 1 SUMMARY

SITE PLAN

- PROS
  - Requires the minimum amount of change to meet ADA, building & life safety code requirements
- CONS
  - Inadequate number of apparatus bays on this site
  - Size/ configuration of app. bays inadequate
  - No Police Department
  - Does not meet program requirements
    - (Storage, Administration, SCBA, TOG, Etc.)
  - Requires replacement of Station 2 and possibly additional land at Station 2
  - Requires purchase of new Traffic Signals

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OPTION 1a

CAPITAL IMPROVEMENTS PLUS ADDITIONAL APP. BAY

SITE PLAN

LEGEND

- RENOVATED
- NEW
- LAND TO BE ACQUIRED
- AREA TO BE ACQUIRED (CURRENTLY PAVED/GRAVEL)
- RIGHT-OF-WAY FOR FIRE VEHICLES
- AREA TO BE AQUIRED FOR OPTIONS 2 & 3
- PAVED/ GRAVEL AREA

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OPTION 1a

CAPITAL IMPROVEMENTS PLUS ADDITIONAL APP. BAY

1ST FLOOR

2ND FLOOR

1a-MASSING STUDIES

West (street) Elevation

South Elevation

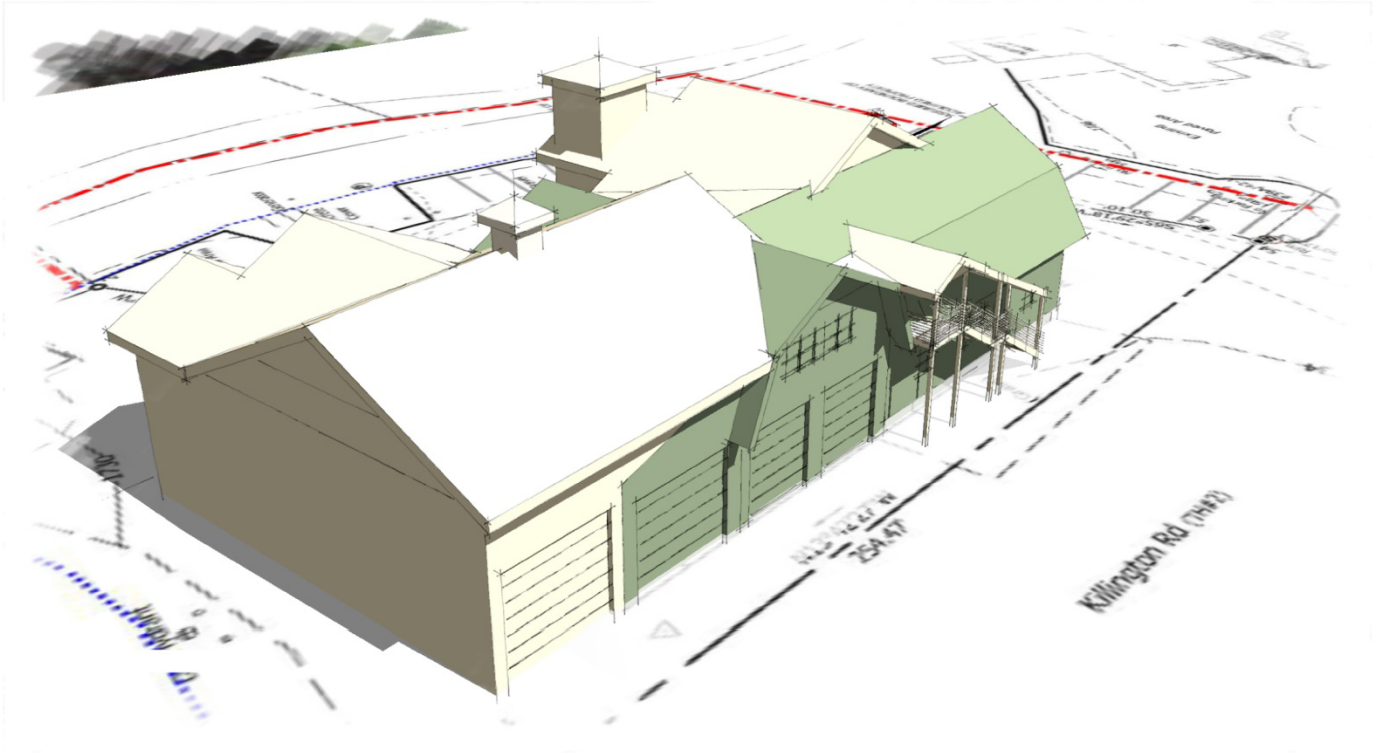
OPTION 1

1a-MASSING STUDIES

East Elevation

OPTION 1

1a-MASSING STUDIES



OPTION 1

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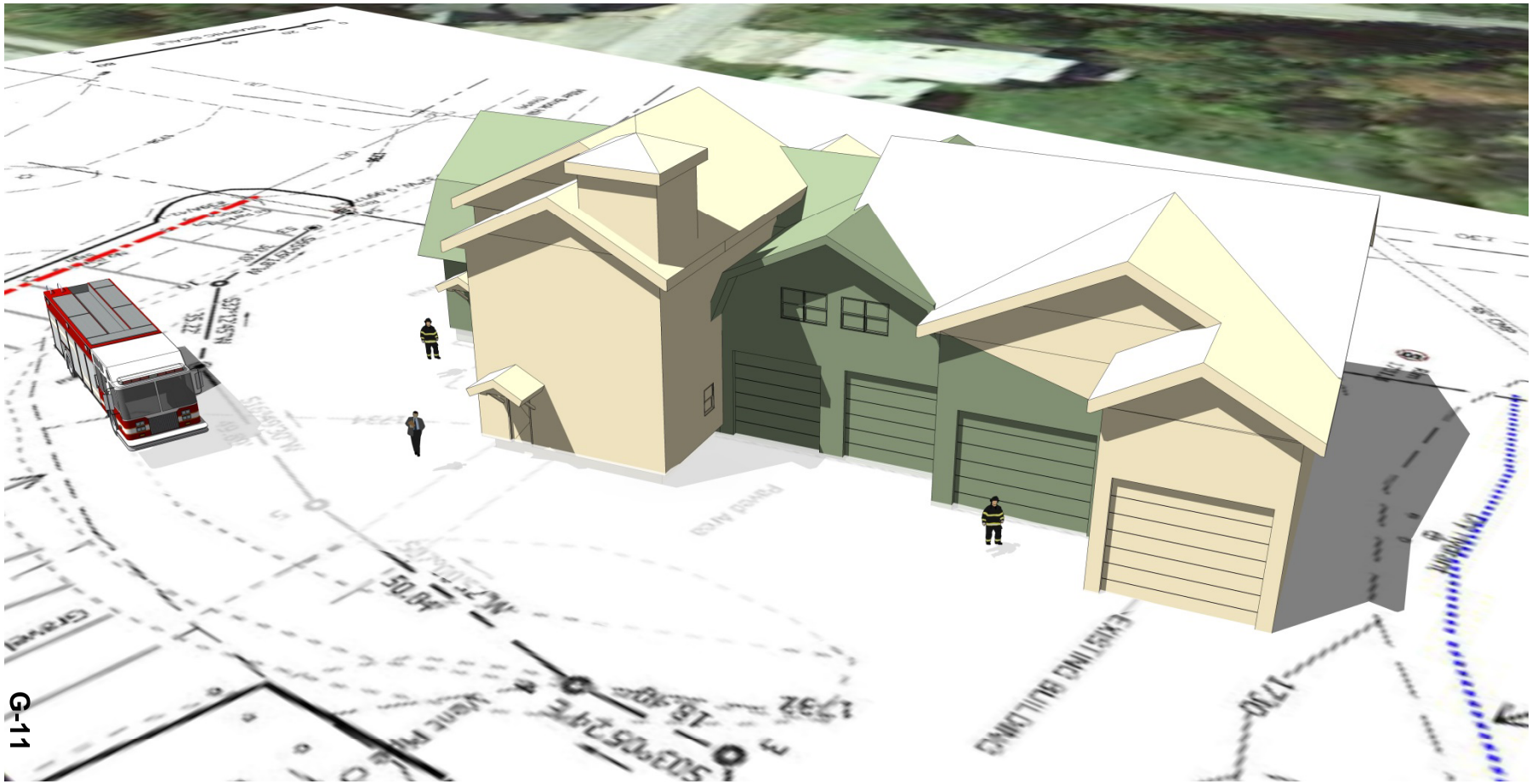
1a-MASSING STUDIES

G-10

OPTION 1

DORE & WHITTIER ARCHITECTS, INC. architecture + design

1a-MASSING STUDIES



OPTION 1

OPTION 1a SUMMARY

CAPITAL IMPROVEMENTS PLUS ADDITIONAL APP. BAY

SITE PLAN

PROS

- Achieves code compliance
- Provides one additional (20') apparatus bay

CONS

- Does not provide spaces conforming with Program
- Inadequate number of app. bays on this site
- Size /configurationof app. bays inadequate
- No Police Department
- Does not meet program requirements (Storage, Administration, SCBA, TOG, Etc.)
- Requires replacement of Station 2 and possibly additional land at Station 2
- Requires purchase of new Traffic Signals

OPTION 2

RENOVATION AND ADDITION WITH POLICE

SITE PLAN

- **Achieves general code compliance**
- **Provides spaces conforming with the Space Program**
- **Eliminates the need to renovate Lower Station (Station No. 2)**
- **Includes Police Department**

LEGEND

- RENOVATED
- NEW
- LAND TO BE ACQUIRED
- AREA TO BE ACQUIRED (CURRENTLY PAVED/GRAVEL)
- RIGHT-OF-WAY FOR FIRE VEHICLES
- AREA TO BE AQUIRED FOR OPTIONS 2 & 3
- PAVED/ GRAVEL AREA

DORE & WHITTIER ARCHITECTS, INC. architecture + design

OPTION 2

RENOVATION AND ADDITION WITH POLICE

1ST FLOOR

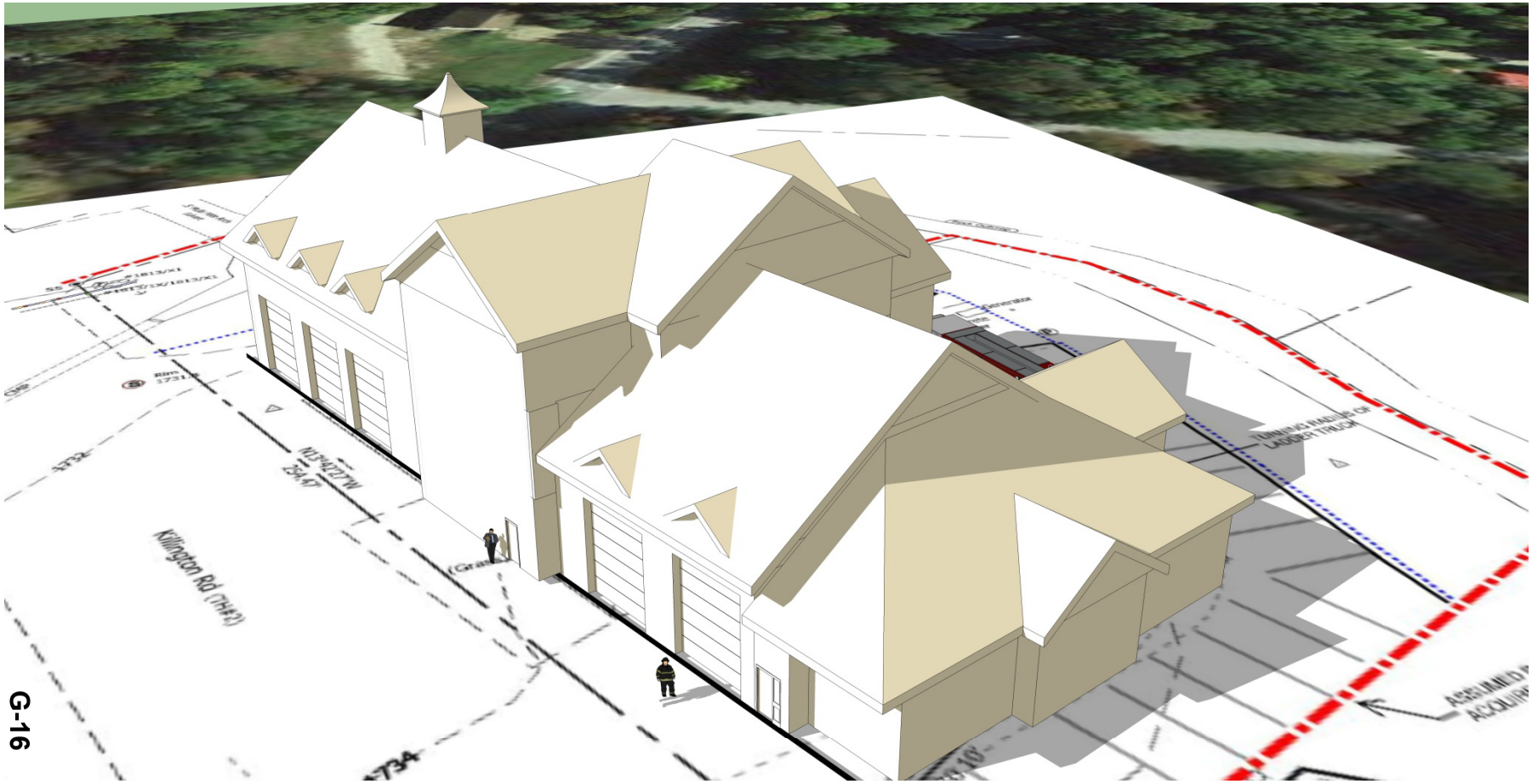
2ND FLOOR

3RD FLOOR

2-MASSING STUDIES

OPTION 2

2-MASSING STUDIES



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OPTION 2

DORE & WHITTIER ARCHITECTS, INC. architecture + design

2-MASSING STUDIES

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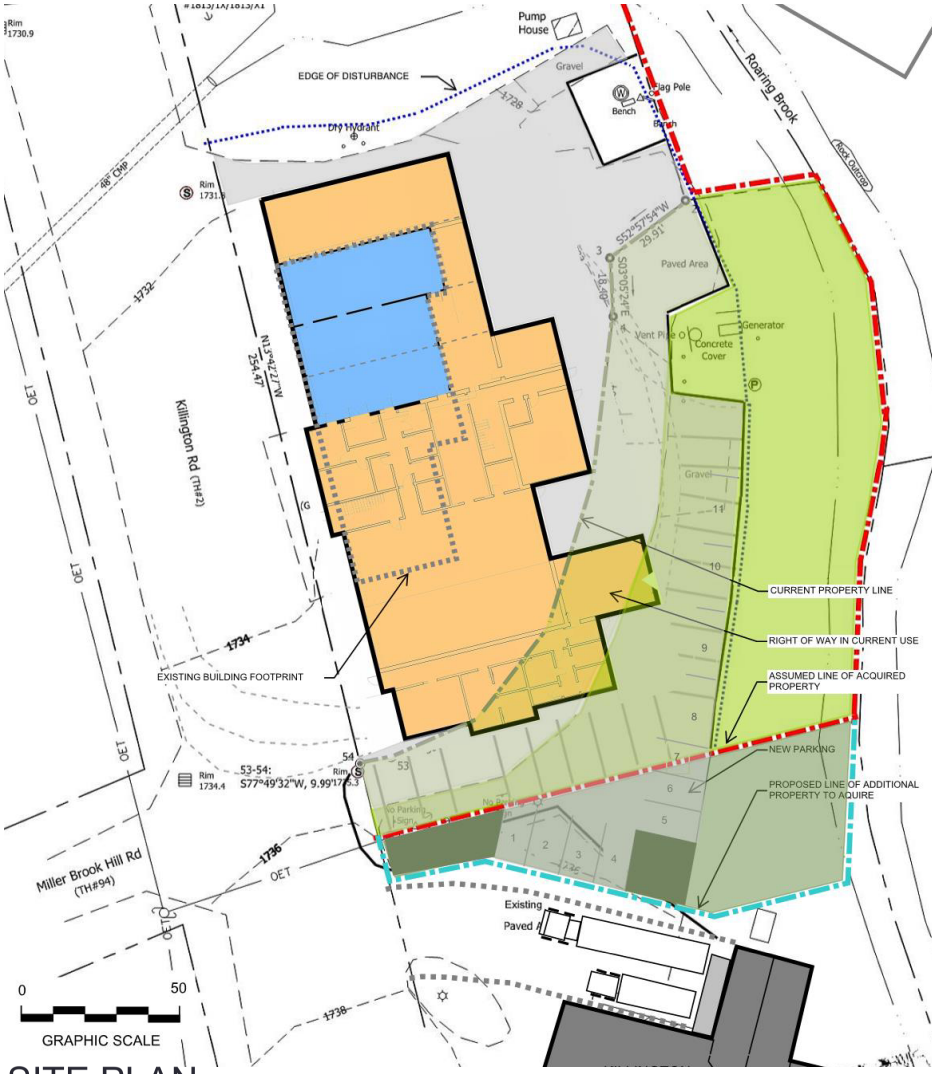
OPTION 2

OPTION 2 SUMMARY



SITE PLAN

RENOVATION AND ADDITION WITH POLICE

- PROS
  - Police Department included
  - Meets requirements for <u>number</u> of app bays
  - Provides spaces conforming to the Program
  - Maintains water storage system
- CONS
  - Does not provide all app bays with <u>size and configuration</u> complying with Program.
  - Loss of parking to south of building.
  - Requires purchase of additional land from neighboring parcel to south beyond land required for Option 1
  - Three-story structure
  - Difficult turning radius for vehicles into bays
  - Requires back-in approach off Killington Road
  - Requires purchase of new traffic signals

OPTION 2a

RENOVATION AND ADDITION WITHOUT POLICE

SITE PLAN

- **Achieves general code compliance**
- **Provides spaces conforming with the Space Program**
- **Eliminates the need to renovate Lower Station (Station No. 2)**
- **Does not include Police Department**

LEGEND

- RENOVATED
- NEW
- LAND TO BE ACQUIRED
- AREA TO BE ACQUIRED (CURRENTLY PAVED/GRAVEL)
- RIGHT-OF-WAY FOR FIRE VEHICLES
- AREA TO BE AQUIRED FOR OPTIONS 2 & 3
- PAVED/ GRAVEL AREA

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OPTION 2a

RENOVATION AND ADDITION WITHOUT POLICE

1ST FLOOR

2ND FLOOR

3RD FLOOR

2a-MASSING STUDIES

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OPTION 2

2a -MASSING STUDIES

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OPTION 2

OPTION 2a SUMMARY

SITE PLAN

RENOVATION AND ADDITION WITHOUT POLICE

- PROS
  - Meets App. Bay length requirements (but not width requirements at all bays)
  - Meets fire program requirements
  - Maintains water storage system
- CONS
  - No Police Station
  - Requires extensive demolition and renovation
  - Three-story structure
  - Requires purchase of additional land from neighboring parcel to south beyond land required for Option 1
  - Difficult turning radius for vehicles into bays
  - Requires back-in approach off Killington Road

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OPTION 3

NEW CONSTRUCTION WITH POLICE

- **New code-compliant building**
- **Includes spaces conforming with the Program**
- **Eliminates the need to renovate Lower Station (Station No. 2)**

LEGEND

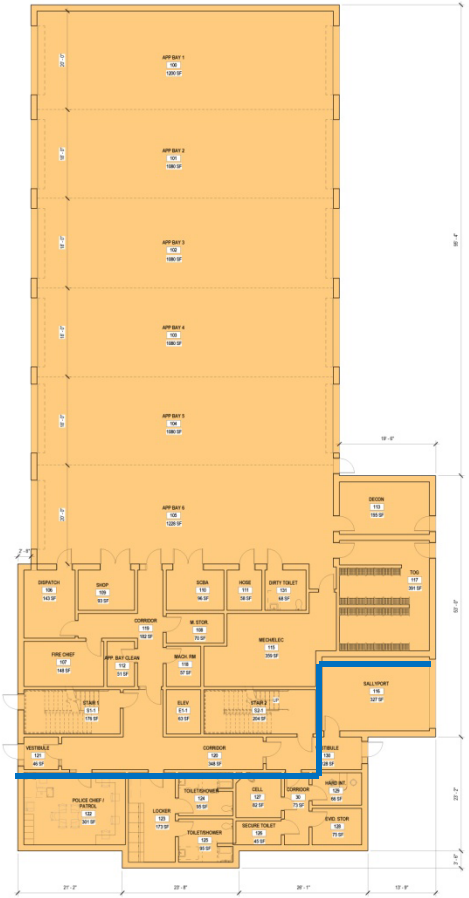
- RENOVATED
- NEW
- LAND TO BE ACQUIRED
- AREA TO BE ACQUIRED (CURRENTLY PAVED/GRAVEL)
- RIGHT-OF-WAY FOR FIRE VEHICLES
- AREA TO BE AQUIRED FOR OPTIONS 2 & 3
- PAVED/ GRAVEL AREA

SITE PLAN

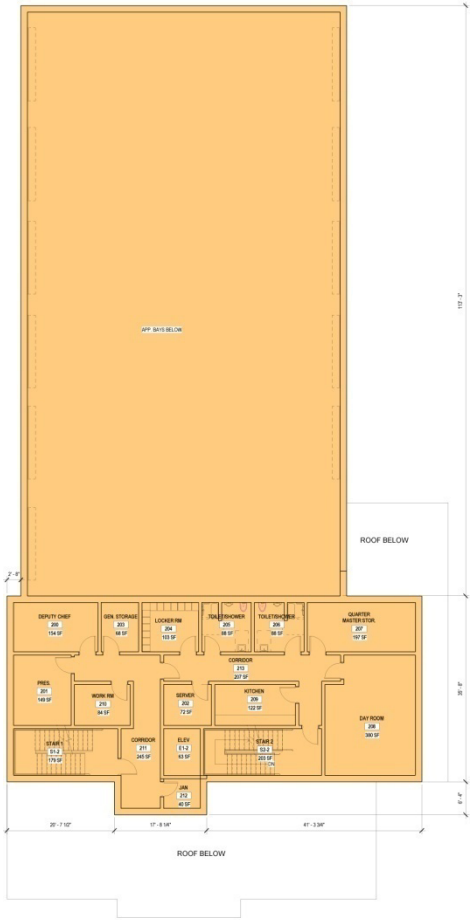
DORE & WHITTIER ARCHITECTS, INC. architecture + design

OPTION 3

NEW CONSTRUCTION WITH POLICE



1ST FLOOR



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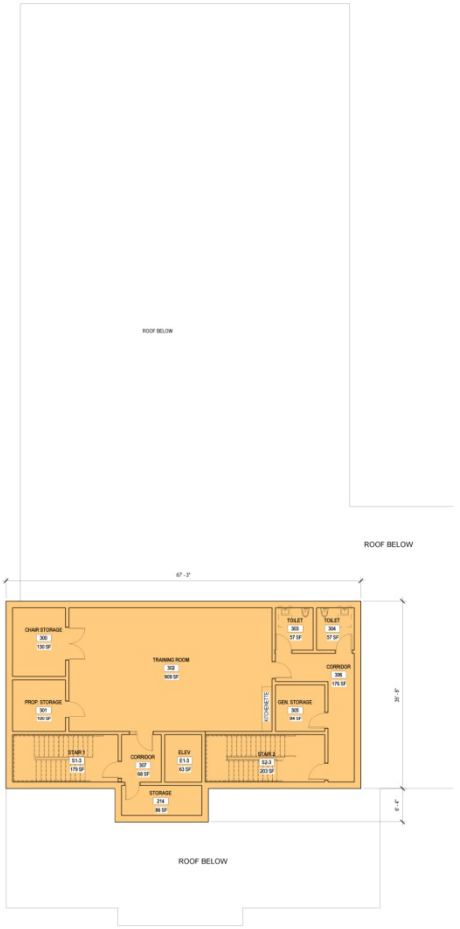

3RD FLOOR

3-MASSING STUDIES

DORE & WHITTIER ARCHITECTS, INC. architecture + design

West (street) Elevation

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OPTION 3

3-MASSING STUDIES

OPTION 3

3-MASSING STUDIES

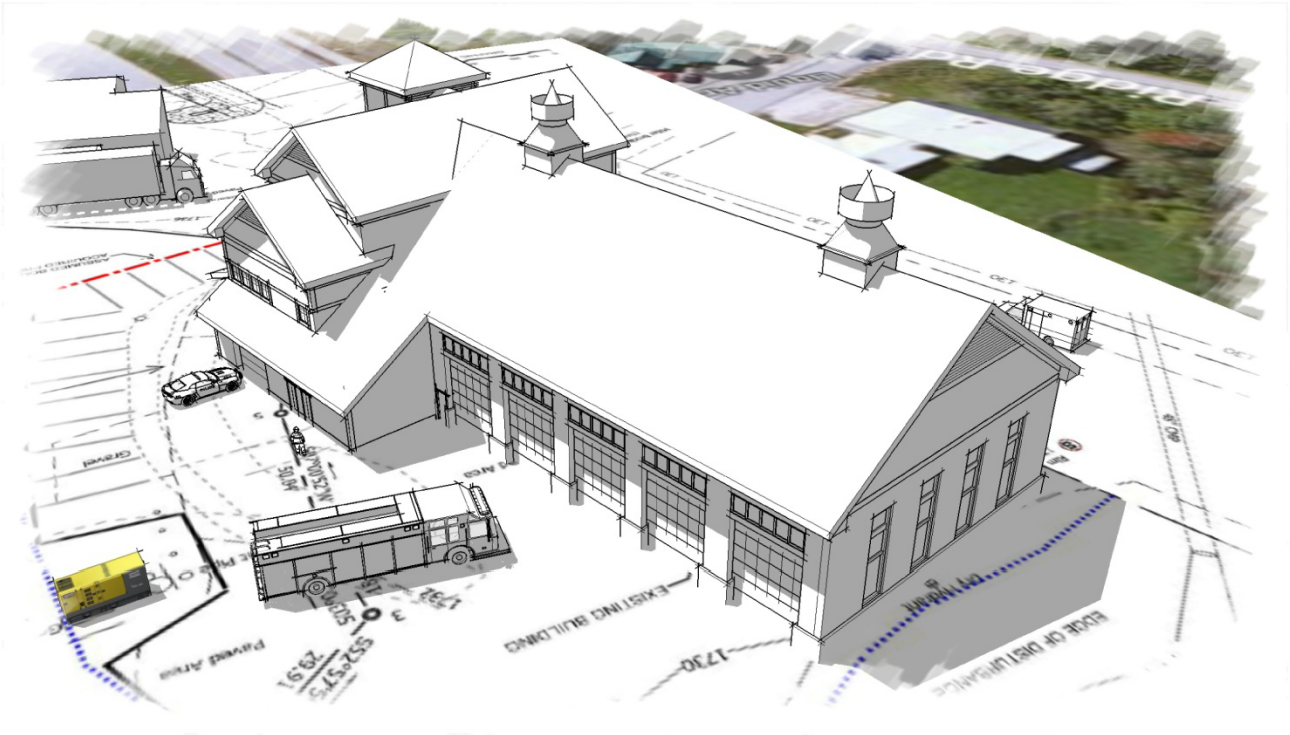
OPTION 3

DORE & WHITTIER ARCHITECTS, INC. architecture + design

3-MASSING STUDIES

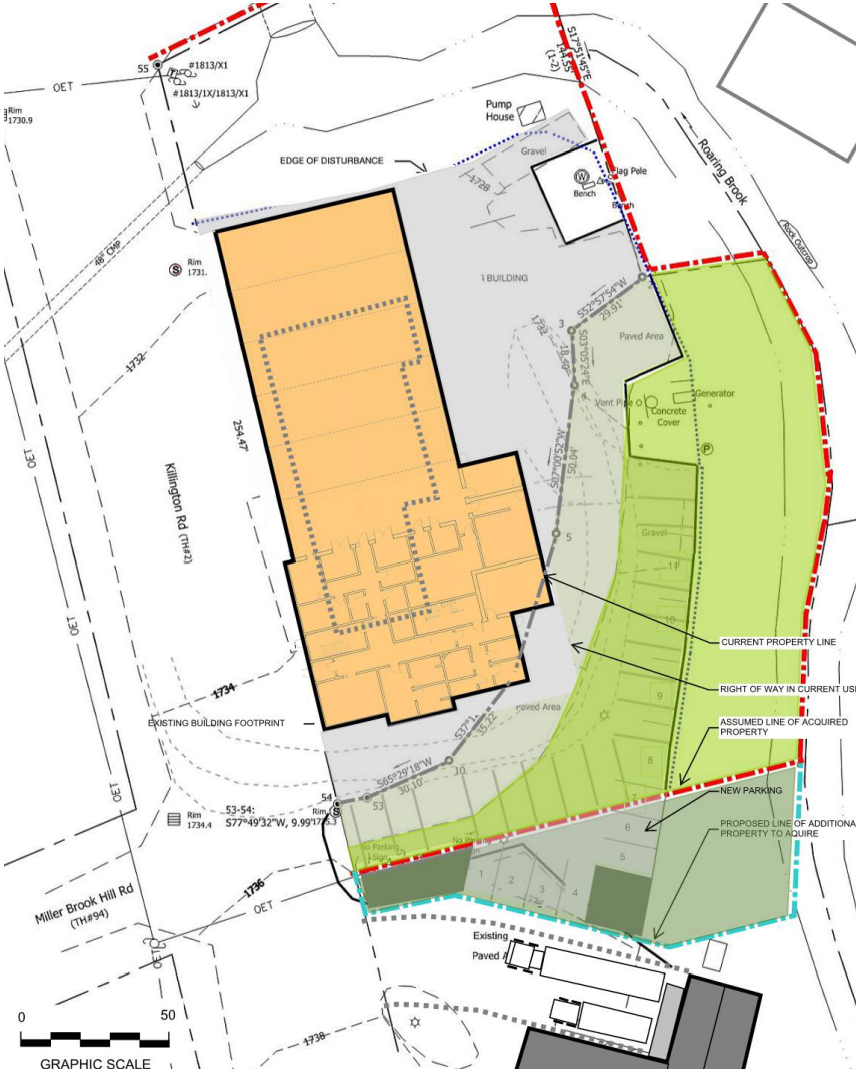
OPTION 3

3-MASSING STUDIES



OPTION 3

OPTION 3 SUMMARY



SITE PLAN

NEW CONSTRUCTION WITH POLICE

- PROS
  - Includes Police Department
  - Meets program requirements
  - Includes programmed number and sizes of app bays
- CONS
  - Requires purchase of additional land from neighbor to south beyond land required for Option 2
  - Three story building
  - Reduced parking to south
  - Requires new water storage system for sprinkler system and truck fill
  - Difficult turning radius for vehicles into bays
  - Requires back-in approach off Killington Road
  - Requires purchase of new Traffic Signals

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OPTION 3a

NEW CONSTRUCTION WITHOUT POLICE

- **New code-compliant building**
- **Includes spaces conforming with the Program**
- **Eliminates the need to renovate Lower Station (Station No. 2)**
- **Does not include Police Department**

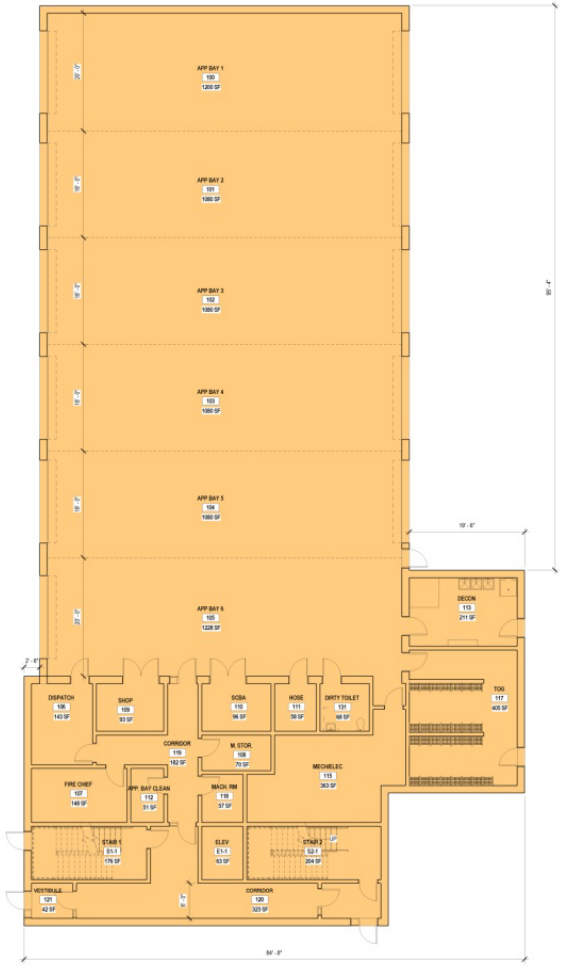
LEGEND

- RENOVATED
- NEW
- LAND TO BE ACQUIRED
- AREA TO BE ACQUIRED (CURRENTLY PAVED/GRAVEL)
- RIGHT-OF-WAY FOR FIRE VEHICLES
- AREA TO BE AQUIRED FOR OPTIONS 2 & 3
- PAVED/ GRAVEL AREA

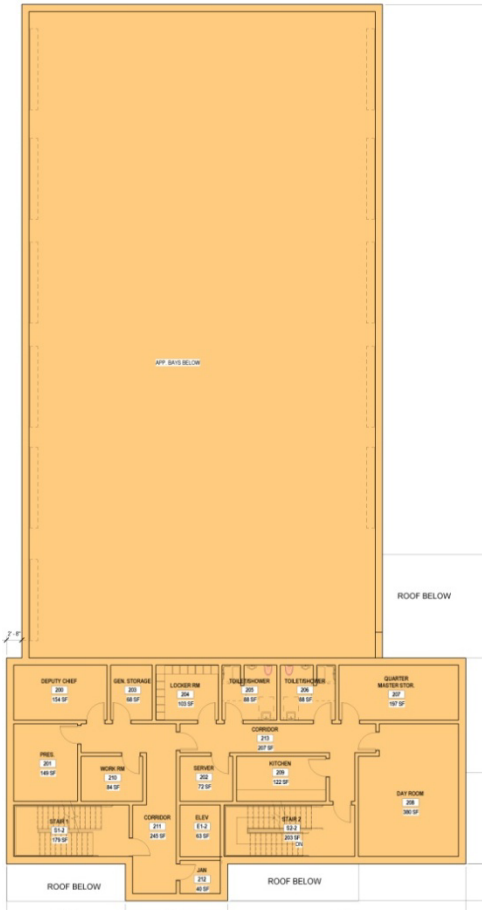
SITE PLAN

OPTION 3a

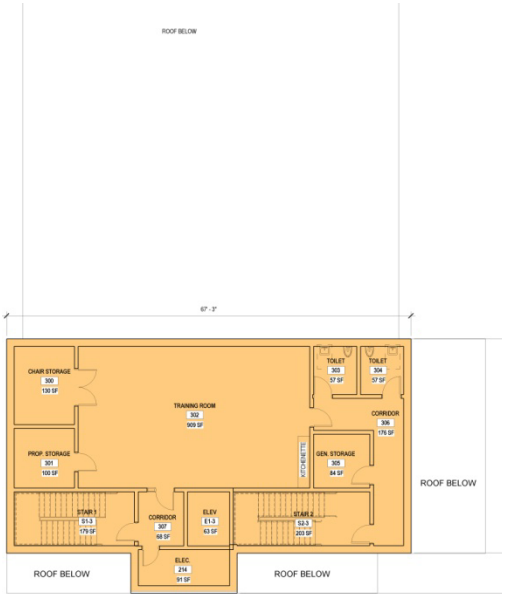
NEW CONSTRUCTION
WITHOUT POLICE



1ST FLOOR



2ND FLOOR



3RD FLOOR

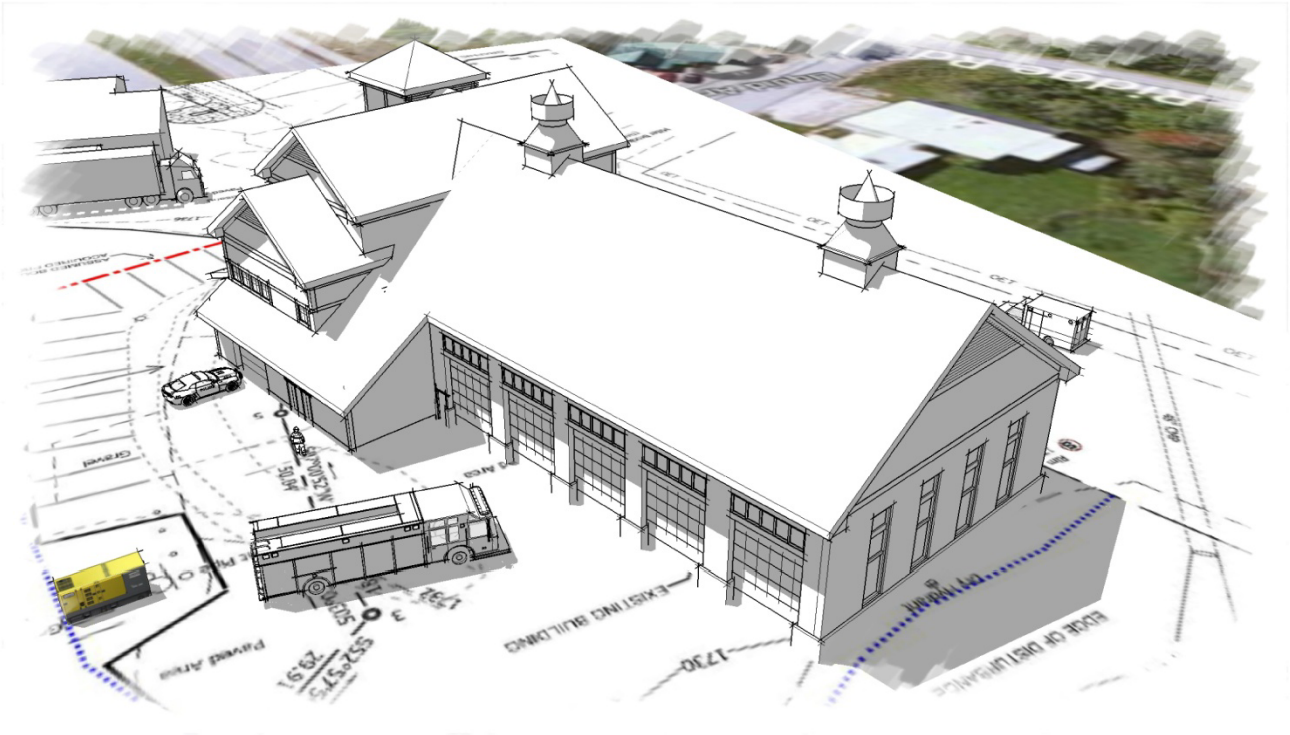
3a-MASSING STUDIES

DORE & WHITTIER ARCHITECTS, INC. architecture + design

OPTION 3

3a-MASSING STUDIES

DORE & WHITTIER ARCHITECTS, INC. architecture + design



OPTION 3

OPTION 3a SUMMARY

SITE PLAN

NEW CONSTRUCTION WITHOUT POLICE

- PROS
  - Ability to add Police Department in future without affecting layout of fire program
  - Meets program requirements for Fire Department
- CONS
  - No Police Department
  - Requires purchase of additional land from neighbor to south beyond land required for Option 2
  - Reduced parking to south
  - Three-story building
  - Requires back-in approach off Killington Road
  - Difficult turning radius for vehicles into bays
  - Requires water storage system for sprinkler system and to fill trucks
  - Requires purchase of new Traffic Signals

OPTION 3b

NEW CONSTRUCTION, WITHOUT POLICE, TWO STORY

- **New Two-Story code-compliant building (with configuration different than option 3)**
- **Includes spaces conforming with the Program**
- **Eliminates the need to renovate Lower Station (Station No. 2)**
- **No Police Department**
- **Better Fire Department layout but not as easy to add Police in future**

SITE PLAN

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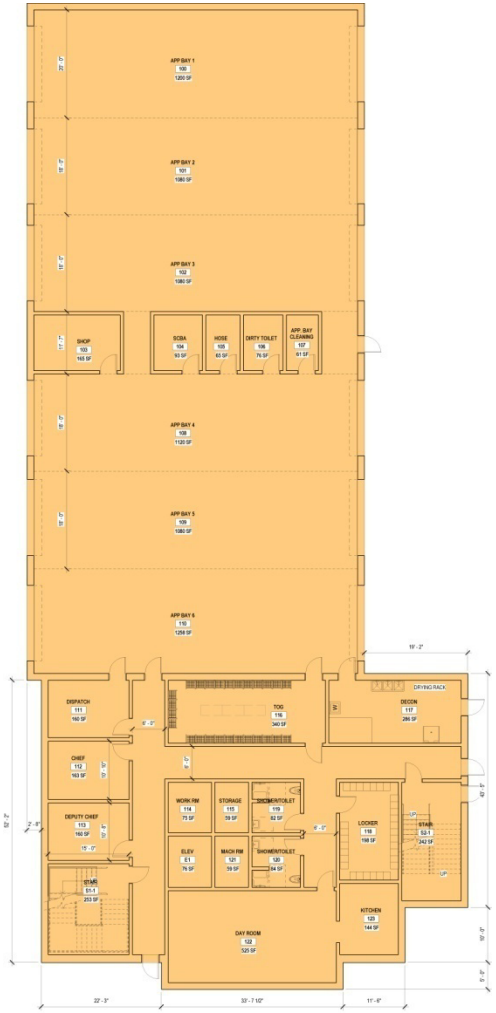
LEGEND

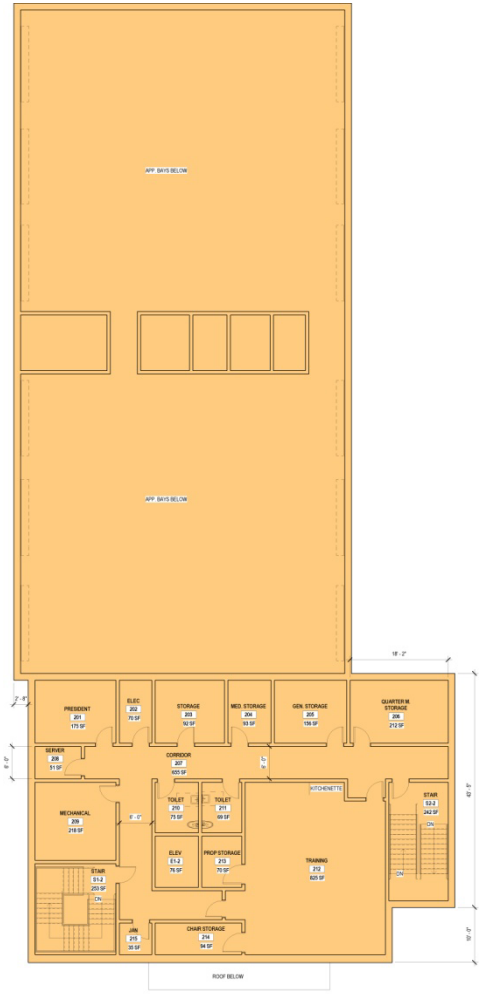
- RENOVATED
- NEW
- LAND TO BE ACQUIRED
- AREA TO BE ACQUIRED (CURRENTLY PAVED/GRAVEL)
- RIGHT-OF-WAY FOR FIRE VEHICLES
- AREA TO BE AQUIRED FOR OPTIONS 2 & 3
- PAVED/ GRAVEL AREA

OPTION 3b

NEW CONSTRUCTION WITHOUT POLICE, TWO STORY



1ST FLOOR



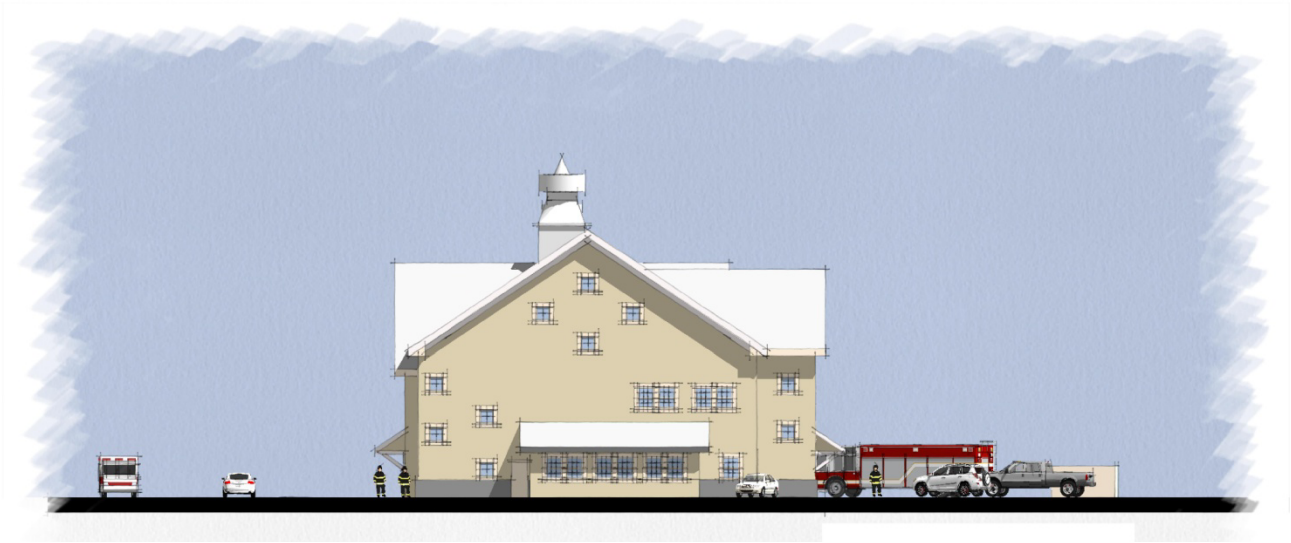
2ND FLOOR

3b-MASSING STUDIES

West (street) Elevation

OPTION 3b

3b-MASSING STUDIES



South Elevation

OPTION 3b

3b-MASSING STUDIES

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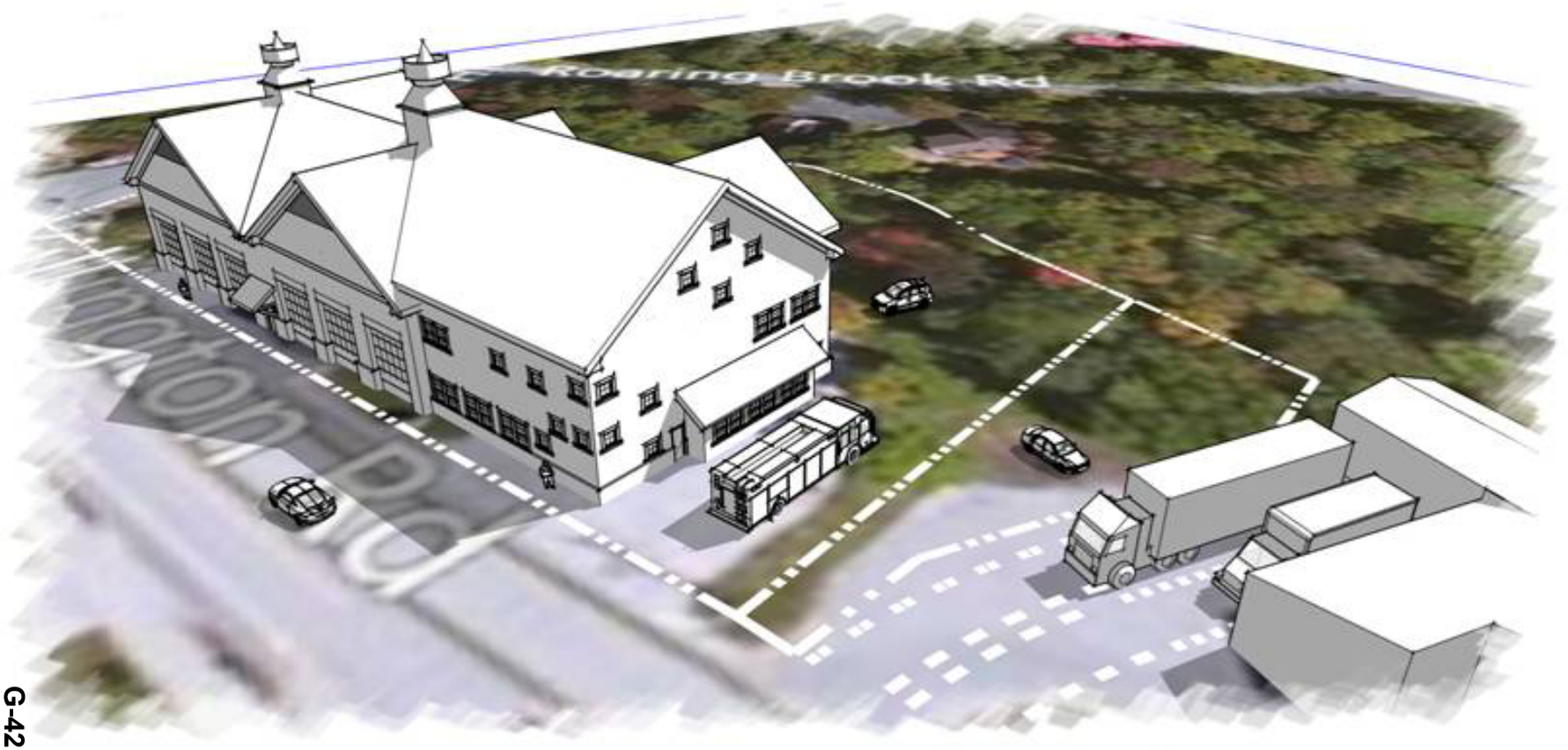
OPTION 3b

3b-MASSING STUDIES



OPTION 3b

DORE & WHITTIER ARCHITECTS, INC. architecture + design

3b-MASSING STUDIES

OPTION 3b

DORE & WHITTIER ARCHITECTS, INC. architecture + design

3b-MASSING STUDIES

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OPTION 3b

OPTION 3b SUMMARY

SITE PLAN

NEW CONSTRUCTION WITHOUT POLICE, 2 STORY

- PROS
  - Two Stories: Simpler construction, less stair travel, shorter elevator, zoning height considerations.
  - Better configuration of spaces than Option 3
- CONS
  - No Police Department
  - Not easy to add Police in future
  - Requires purchase of additional land from neighbor to south beyond land required for Option 2
  - Loss of parking to south
  - Difficult turning radius for vehicles into bays
  - Requires back-in approach off Killington Road
  - Requires water storage system for sprinkler system and to fill trucks
  - Requires purchase of new Traffic Signals