
Maynard Fire Headquarters

**** Site Selection ****

**The Carell Group, Inc.
& Maynard Public Safety
Building Committee**

March 3, 2009

THE PROCESS

- **WE BEGAN THE PROCESS BY LOOKING AT THE EXISTING SITE AND THE EXISTING BUILDING**
 - **“STUDY A” WAS THE FIRST RESULT, BUT DID IT PROVIDE THE BEST ‘BANG FOR THE BUCK’?**
 - **THE BUILDING FROM “STUDY B” MET THE PROGRAM REQUIREMENTS. IT COULD BE BUILT IN THE SAME RELATIVE LOCATION AS THE EXISTING FACILITY, BUT WOULD REQUIRE THE ACQUISITION OF 5 ADJACENT PARCELS OF LAND IN ORDER TO WORK**
- **THE PSBC ASKED, “IS THERE A BETTER LOCATION?”**
- **THE PSBC TOOK CONSIDERABLE TIME RESEARCHING AND WALKING POTENTIAL SITES**
- **WE HAD NO PRECONCEPTIONS ABOUT WHERE THE RIGHT MIGHT BE**
- **HERE ARE THE SITES THAT BECAME WORTHY OF A CLOSER LOOK, AND HOW WE EVENTUALLY RATED THEM:**

	Affect Important Program	Space for full Fire Station Program	Training/Hose Tower	Dense Population Proximity	Parking	Future Expansion	Requires Land Purchase	Existing Infrastructure (water, roads...)	Affects Tax Revenue	Neighborhood Objections	Improves the Site	Response Time NFPA Compliant(?)	Score	
Current Location	+	-	-	-	-	-	-	+	+	+	+	+	2	
Current Location Expanded	+	+	-	-	-	-	-	-	+	-	-	+	-3	
Rockland avenue	+	+	+	+	+	+	+	+	-	+	+	+	10	
Boys/Girls Club	-	-	-	+	-	-	-	+	+	+	+	+	1	
Auto Dealership (Great Road)	+	?	?	+	?	?	-	+	-	+	+	+	3	
Parcel Adjacent to St. Bridget's Rectory	+	-	-	-	-	-	-	+	+	+	+	+	-1	
Clock Tower Place	+	?	?	+	?	?	-	+	?	+	+	+	4	
Parcel 132, Off of Summer Street	+	+	+	-	+	+	+	+	-	+	-	+	6	
Taylor Road (Behind Crowe Park)	+	+	+	-	+	?	+	+	-	+	?	+	6	
Taylor Road (Move Crowe Park)	?	+	+	-	+	?	Note 2	Note 2	+	+	?	+	3	
Old Fowier (Art Space)	-	-	-	-	-	-	-	+	+	+	?	?	+	-2

1 - NFPA 1710 - Fire Dept. Response time must be 4 minutes or less 90% of the time

2 - Cost & political complexity of moving Park

Note: the "scores" are relative and diagrammatic. Many diverse factors weigh into such decisions.

CURRENT SITE

In moving the Police Headquarters the case was successfully made that the existing building is in an advanced state of disrepair, and lacking both the most basic and modern of appurtenances. The building that remains is that very same building, but it remains occupied by our Fire Department.

Renovating the existing building would require a complete renovation (according to an earlier engineering report) that cannot be completed piecemeal. Those renovations could help the building to meet today's building codes and some of the fire department standards, but we would still have an old building with inadequate space, at no small cost. Any re-modeling and/or re-building would require housing the apparatus and personnel in temporary facilities, at an approximate cost of nearly a million dollars. Finding temporary facilities able to accommodate the Fire Department is in itself a difficult proposition.

Building a new facility at the current location also poses a multitude of challenges. The current property is simply not large enough. So adjacent properties would have to be acquired, adding substantially to the overall cost of the project, as well as a loss of tax revenue for the Town. Land acquisition costs for the five adjacent properties would be around \$1,267,000. This location is one of the busiest intersections in town. A new facility would tie up this prime downtown real estate for the next 50 years, precluding the opportunity for commercial developments that could add to the smart growth of the downtown and its tax base.



ART SPACE

- THE LAYOUT OF THE PROPERTY, ALTHOUGH SIZABLE, WOULD MAKE IT DIFFICULT TO ACCOMMODATE A MODERN FIRE STATION. THE PROPERTY IS WIDE AND RELATIVELY SHALLOW.
- IT IS CLOSELY BORDERED BY RESIDENCES ON 3 SIDES
- THE REMOVAL OF ART SPACE, ACME THEATRE, AS WELL AS THE GYMNASIUM WOULD HAVE A MAJOR NEGATIVE IMPACT CULTURALLY ON THE TOWN AND ITS CITIZENS.



BOY'S & GIRL'S CLUB

- THE LAND AREA IS TOO SMALL FOR THE PLANNED BUILDING.
- THE LOSS OF THIS VALUABLE RESOURCE TO THE TOWN'S CHILDREN AND FAMILIES WOULD NOT BE WELL RECEIVED.
- IT IS LOCATED AT A VERY BUSY INTERSECTION
- SOME OUTDOOR TRAINING ACTIVITIES WOULD BE A DANGEROUS DISTRACTION AT THIS INTERSECTION.



CORNER OF RT. 117 & PERCIVAL STREET

- THIS LOT IS FAR TOO SMALL TO ALLOW FOR THE NEEDED TWO ACRES FOR THE FIRE STATION
- IT IS LOCATED ON BUSY GREAT ROAD, WHERE TRAFFIC IS OFTEN BACKED UP FROM THE BOYS AND GIRLS CLUB TO RT. 62



CLOCK TOWER PLACE

- THIS PARCEL, AS OFFERED, IS TOO SMALL (NOT MUCH LARGER THAN THE PRESENT LOCATION). A RIGHT-OF-WAY BETWEEN THE SITE & THE ADJACENT RESIDENCE FURTHER REDUCES THE SITE.
- THE DEVELOPMENT BEING CONSIDERED FOR THIS SITE IN THE FUTURE COULD ENVELOPE THE SITE WITH RESIDENCES
- THERE WOULD LIKELY BE CONCESSIONS SOUGHT, AND THE GIVE AND TAKE REQUIRED BY THE TOWN MAY MAKE THIS SITE LESS DESIRABLE
- WHAT WOULD BE THE TERMS, AND HOW LONG TO IRON OUT A DEAL (DEFINITELY NOT "SHOVEL READY")?



CROWE PARK

(Moving the existing park to the wooded area to make way for a Fire Station)

- AS A DESIGNATED “PARK,” MOVING IT WOULD REQUIRE ACTION BY THE LEGISLATURE, ADDING A GREAT DEAL TO THE POTENTIAL TIMELINE (IF THE PROJECT ON ACTON AND BROWN STREETS IS ANY INDICATION)
- COSTS FOR THIS SITE WOULD INCREASE SIGNIFICANTLY SINCE THE EXISTING FIELDS WOULD NEED TO BE RELOCATED
- THE BALLFIELD WOULD NEED TO BE RELOCATED PRIOR TO STARTING THE BUILDING, TO AVOID DISRUPTION TO LEAGUES
- NEW PARKING WOULD LIKELY BE REQUIRED DUE TO THE DISTANCE FROM THE EXISTING PARKING



TAYLOR ROAD

(Woods behind Crowe Park)

- THE EXISTING ROAD IS TOO NARROW & WOULD NEED TO BE WIDENED. EXISTING UTILITIES WOULD NEED TO BE MOVED. RESIDENTS WOULD NEED TO GIVE UP LAND.
- THE EXISTING RESIDENTIAL ROAD IS NOT APPROPRIATE FOR FAST MOVING EMERGENCY VEHICLES
- IF A NEW ROAD COULD BE SQUEEZED BETWEEN CROWE PARK AND THE ABUTTERS, THE COST OF THE NEW INFRASTRUCTURE WOULD BE CONSIDERABLE
- IT WOULD TAKE A CONSIDERABLE AMOUNT OF TIME TO COMPLETE INFRASTRUCTURE IMPROVEMENTS BEFORE A BUILDING COULD BE STARTED



GREAT ROAD AUTO

- WITH UTILITIES ON SITE THIS 2.25 ACRE SITE WOULD APPEAR TO BE ADEQUATE FOR A FIRE STATION, BUT A SIZEABLE AREA IS WET AND NOT BUILDABLE
- THE ASSESSED VALUE OF THE PROPERTY IS \$820,700, AND THE SALE PRICE TO THE TOWN WOULD LIKELY BE HIGHER
- FACTOR IN THE LOST TAX REVENUE TO THE TOWN AND THE TIME IT WOULD TAKE TO BROKER A DEAL



PARCEL 132, OFF SUMMER STREET

- THIS LOT IS OFF SUMMER ST WITH ACCESS ACROSS FROM HOWARD ROAD
- SURROUNDED ON ALL SIDES BY RESIDENTIAL NEIGHBORHOODS, AND MAY NOT RECEIVE PUBLIC SUPPORT DUE TO THE LARGE NUMBER OF ABUTTERS
- HAS VARIOUS WET AREAS THAT MAY NOT BE BUILDABLE
- FIRE DEPARTMENT HAS CONCERNS ABOUT ACCESSING OTHER PARTS OF TOWN BY GOING THROUGH STOW, DOWN SUMMER HILL ROAD, OR FLORIDA ROAD
- THE INVESTMENT WOULD ALSO BE SIGNIFICANT FOR THE INFRASTRUCTURE SUCH AS ROADS, POWER, WATER ETC., AS THE AREA IS UNDEVELOPED



ROCKLAND AVENUE

- THIS SITE WAS NOT AT THE TOP OF OUR LIST, BUT EVENTUALLY MOVED THERE
- THE PARCEL IS TOWN OWNED
- HAS ADEQUATE AREA FOR THE FACILITY, PARKING, AND TRAINING AREAS AND STRUCTURES
- EASY ACCESS TO RT. 27 & ACTON STREET
- IS OUTSIDE OF THE TOWN'S WELLHEAD ZONES & OUTSIDE OF PROTECTED WETLANDS
- ADJACENCY TO WETLANDS AND THE TOWN'S WELLS GUARANTEES NO ENCROACHMENT BY DEVELOPMENT
- THOUGH AT THE EDGE OF TOWN, IT MEETS NFPA RESPONSE TIMES AND STANDARDS (SEE NEXT CHART)



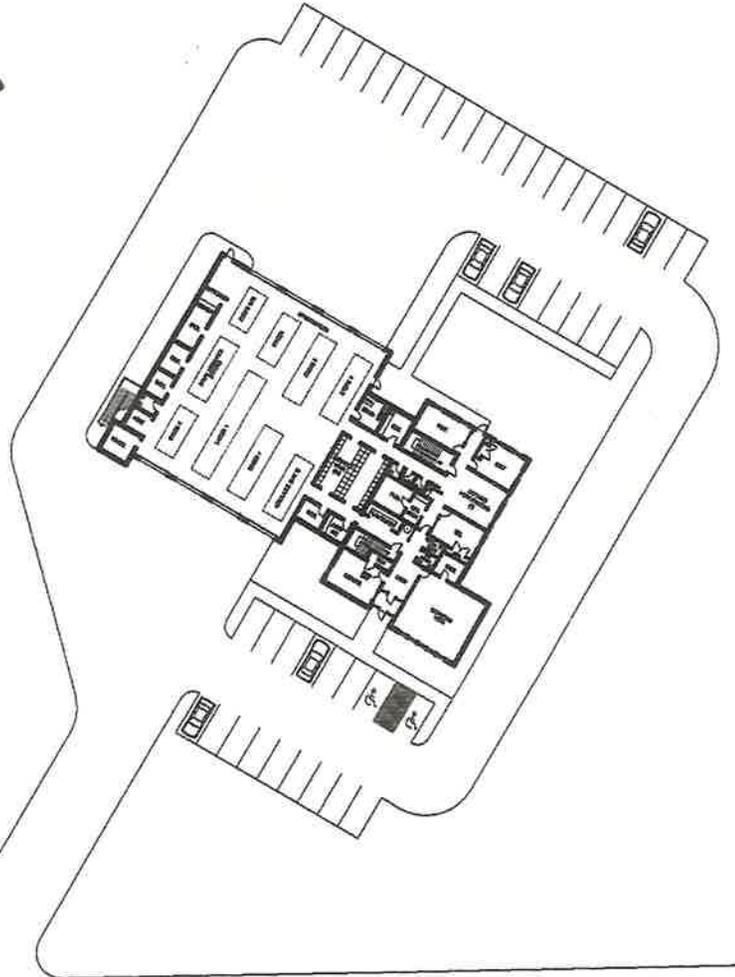
- IS NOT IN A DENSELY POPULATED AREA
- IT MEETS EVERY CRITERIA FOR A CREDIBLE SITE AS ESTABLISHED BY THE PSBC
- WITH TOWN APPROVALS IT IS "SHOVEL-READY"

MAYNARD FIRE HEADQUARTERS

Maynard, Massachusetts

SITE STUDY B

The Carell Group, Inc.



ROUTE 27

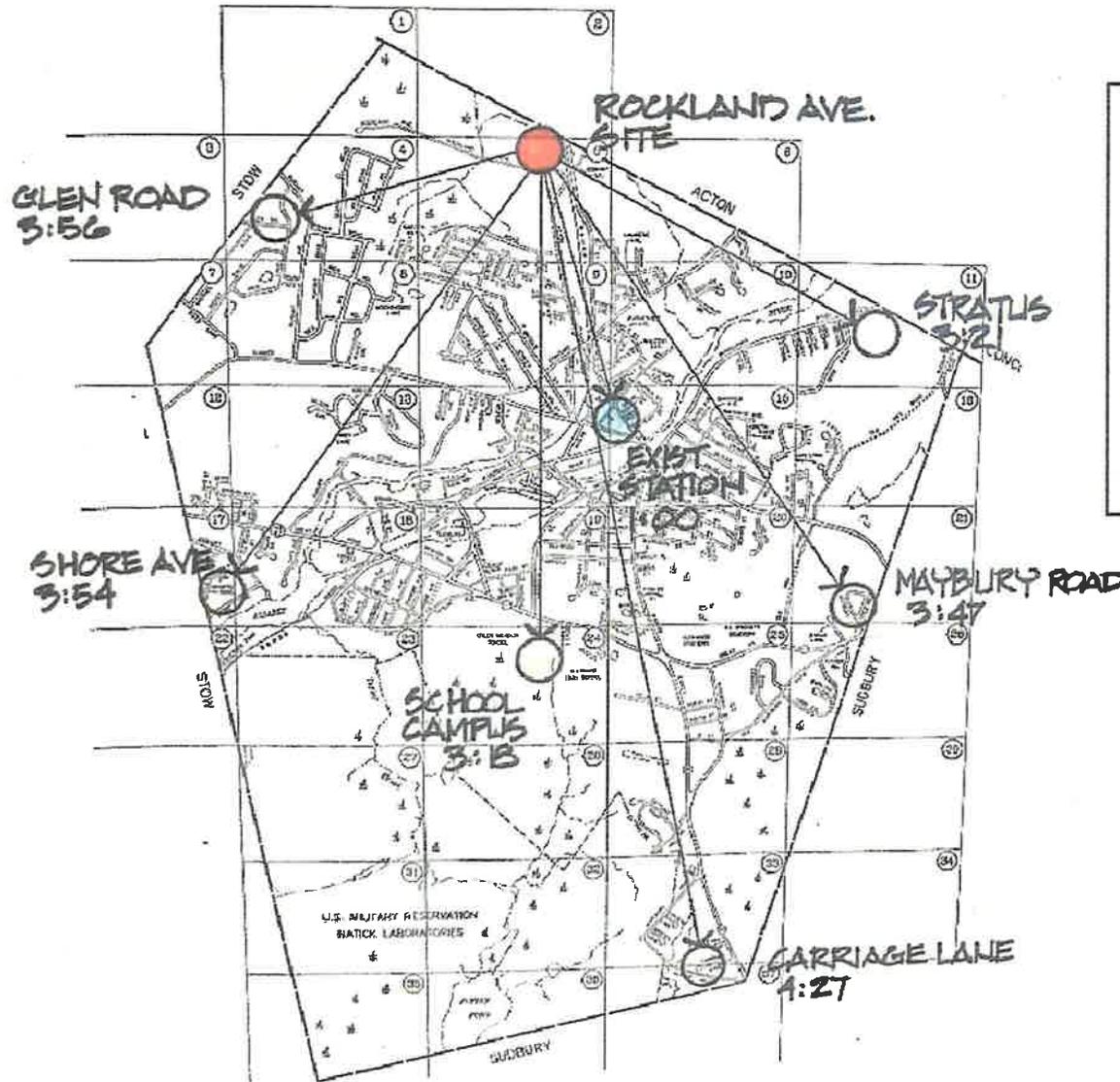


MAYNARD FIRE HEADQUARTERS

Maynard, Massachusetts

RESPONSE TIME

The Carell Group, Inc.



- NFPA RECOMMENDS A MAXIMUM RESPONSE TIME OF 4 MINUTES, 90% OF THE TIME
- CHIEF KULIK MADE NUMEROUS TEST RUNS TO VERIFY TIMES

THE PSBC RECOMMENDS THAT THE BOARD OF SELECTMEN RECOMMEND AUTHORIZATION OF A NEW FIRE STATION OF APPROXIMATELY 15,000 S.F. AT THE ROCKLAND AVENUE SITE, COSTING UP TO \$6,500,000.00, THROUGH AN APPROPRIATE FUNDING SOURCE.

WE FURTHER RECOMMEND THAT THE TOWN CONSIDER SELLING THE OLD FIRE AND POLICE STATION TO EITHER DEFRAY THE COST OF THIS NEW FIRE STATION, OR TO BE ADDED TO THE TOWN'S COFFERS.

AND FINALLY WE RECOMMEND THAT THIS PROJECT BE ADDED TO THE TOWN WARRANT FOR THE 2009 TOWN MEETING, TO POSITION THE PROJECT SHOULD FEDERAL MONIES BECOME AVAILABLE.