

FEASIBILITY STUDY
NEW PUBLIC SAFETY COMPLEX
SOUTHAMPTON, MA

OCTOBER 23, 2023

AGENDA

- Test Fits on Two Sites
  - 204 College Highway
  - 0 College Highway
- Schedule
- Next Steps

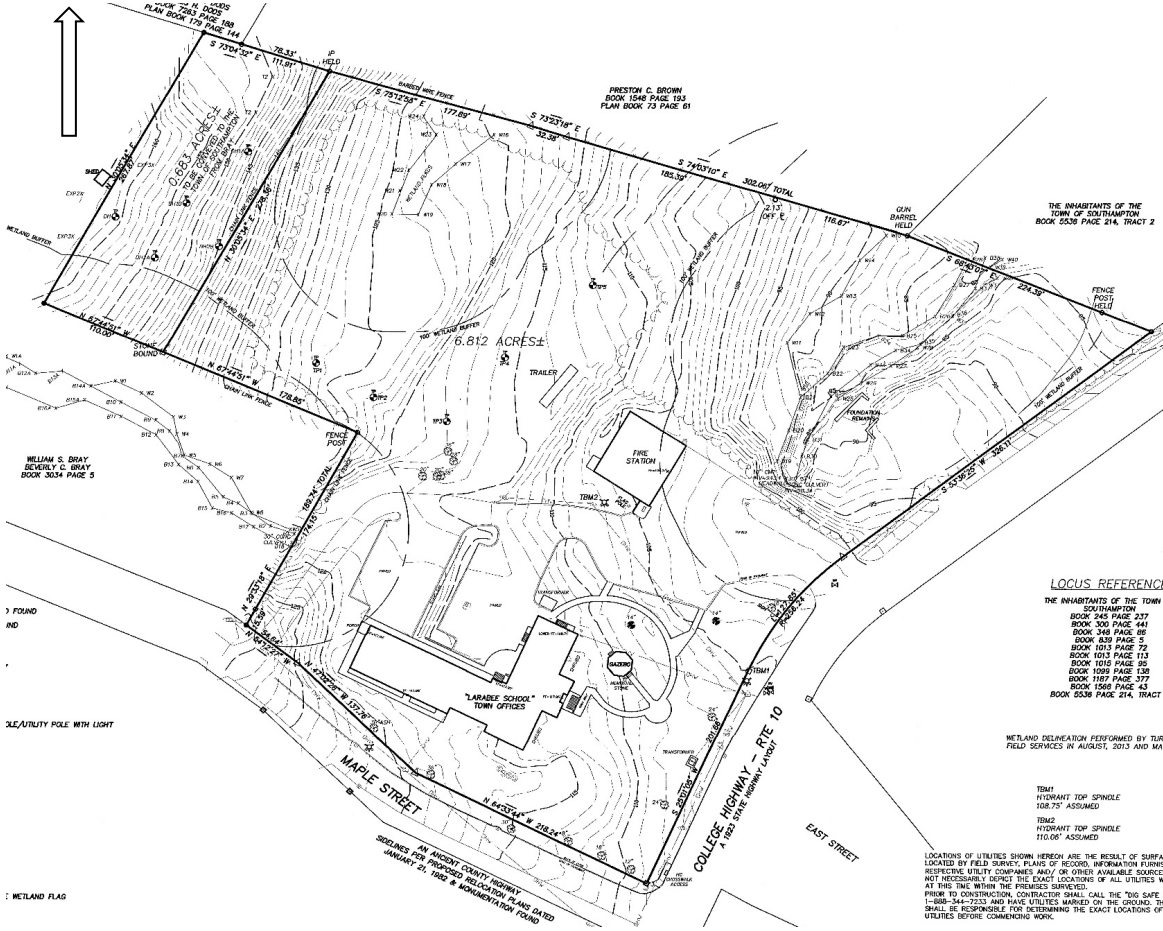


HKT architects inc.

- Pare Corporation
  Site/Civil, Structural + Geotechnical Engineers, Environmental Permitting
- GGD Consulting Engineers
  Mechanical, Electrical, Plumbing, Fire Protection + Technology Engineers
- Tortora Consulting, Inc.
  Cost Consultant

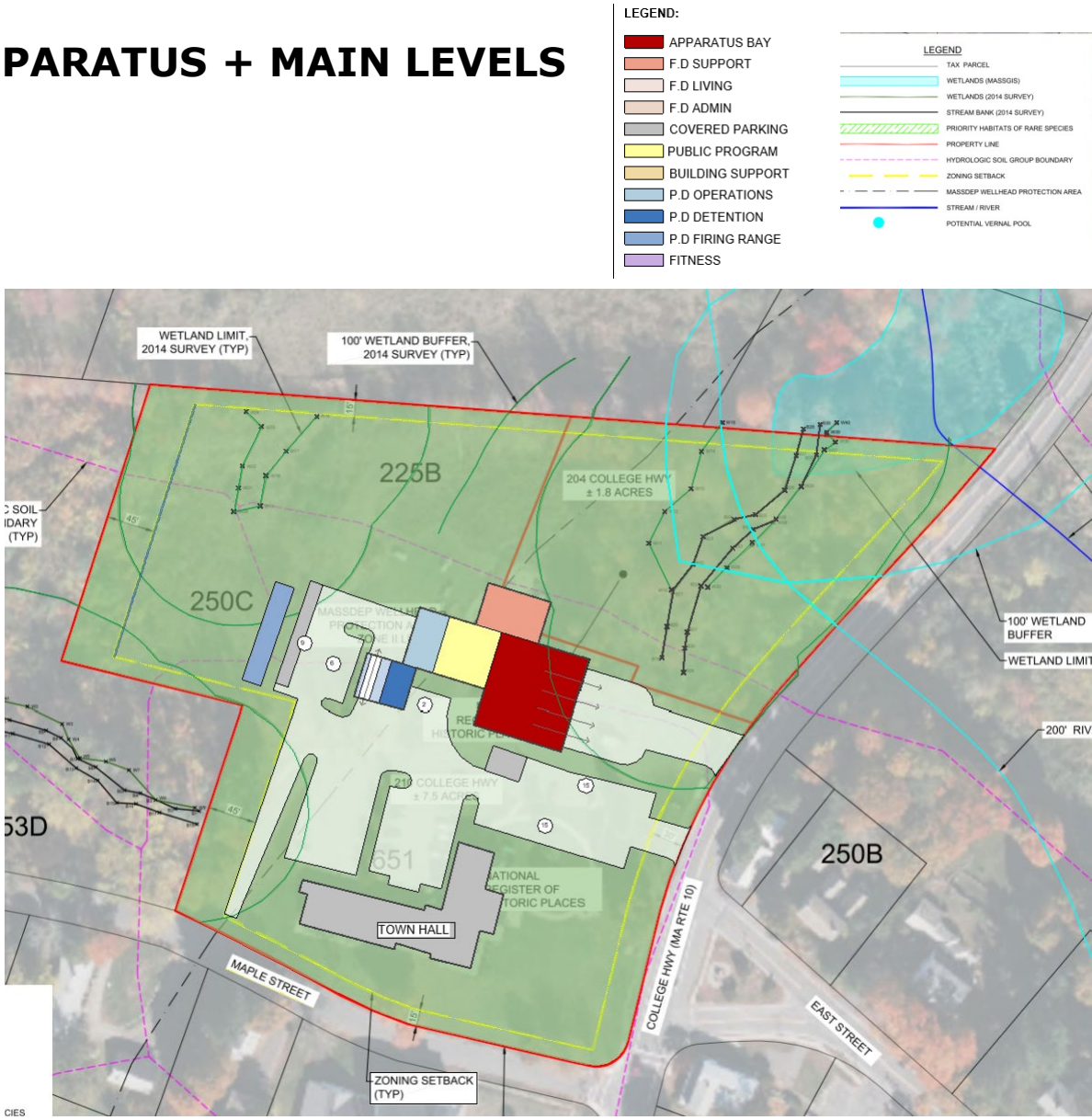
SITE 1: 204/210 COLLEGE HIGHWAY

- 1.2-acre and 7.5-acre parcel owned by the Town of Southampton
- Site and building(s) have historic importance
- Reported + visually apparent high groundwater + exposed bedrock / boulders
- Sloping + terraced terrain
- Wetlands, potential River Front setbacks, small lot size
- Soils not generally conducive to on Site Septic Systems without a raised + pumped system



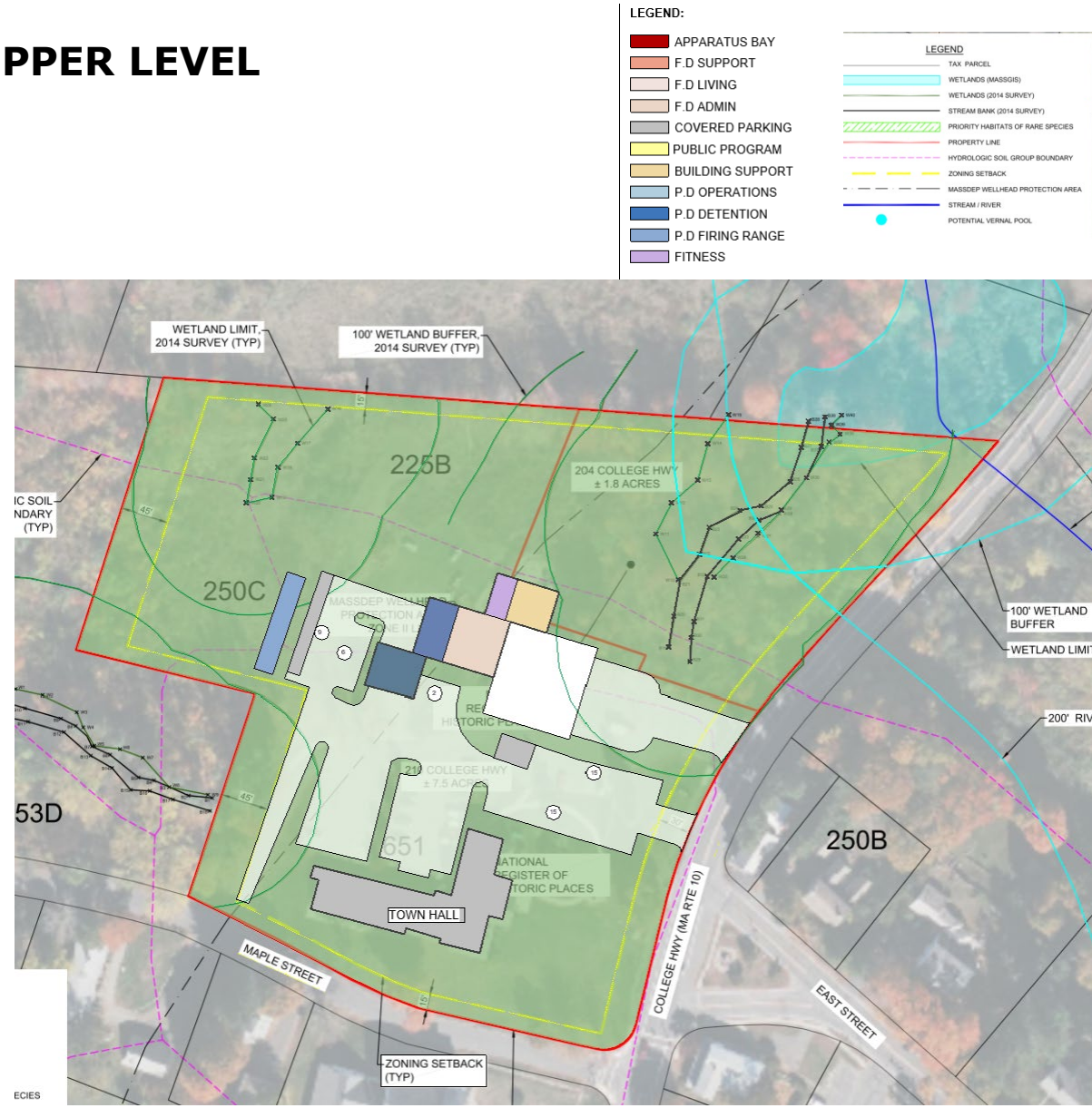
SITE 1: 204/210 COLLEGE HIGHWAY – OPTION 1 – APPARATUS + MAIN LEVELS

- Separate driveways for apparatus + Town Hall
- Attempt to stay out of the buffers up to 50’
- Entry elevation aligning with Town Hall building
- Sally port as drive thru + uses parking as loop road
- 3 stop elevator to deal with three levels
  - apparatus floor at +/- 104
  - main level at +/- 112
  - second level at +/-126
- Lowest level: Apparatus/Fire support, Staff support
- Main level: Lobby, Training/EOC/Community Room, Administrative Assistant, Communications, Police Operations + Detention/Sally port

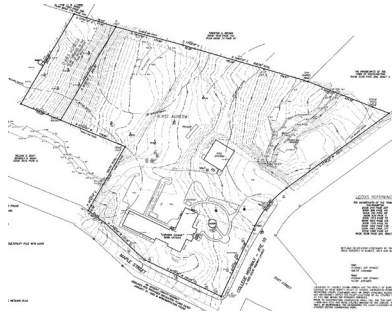


SITE 1: 204/210 COLLEGE HIGHWAY – OPTION 1 – UPPER LEVEL

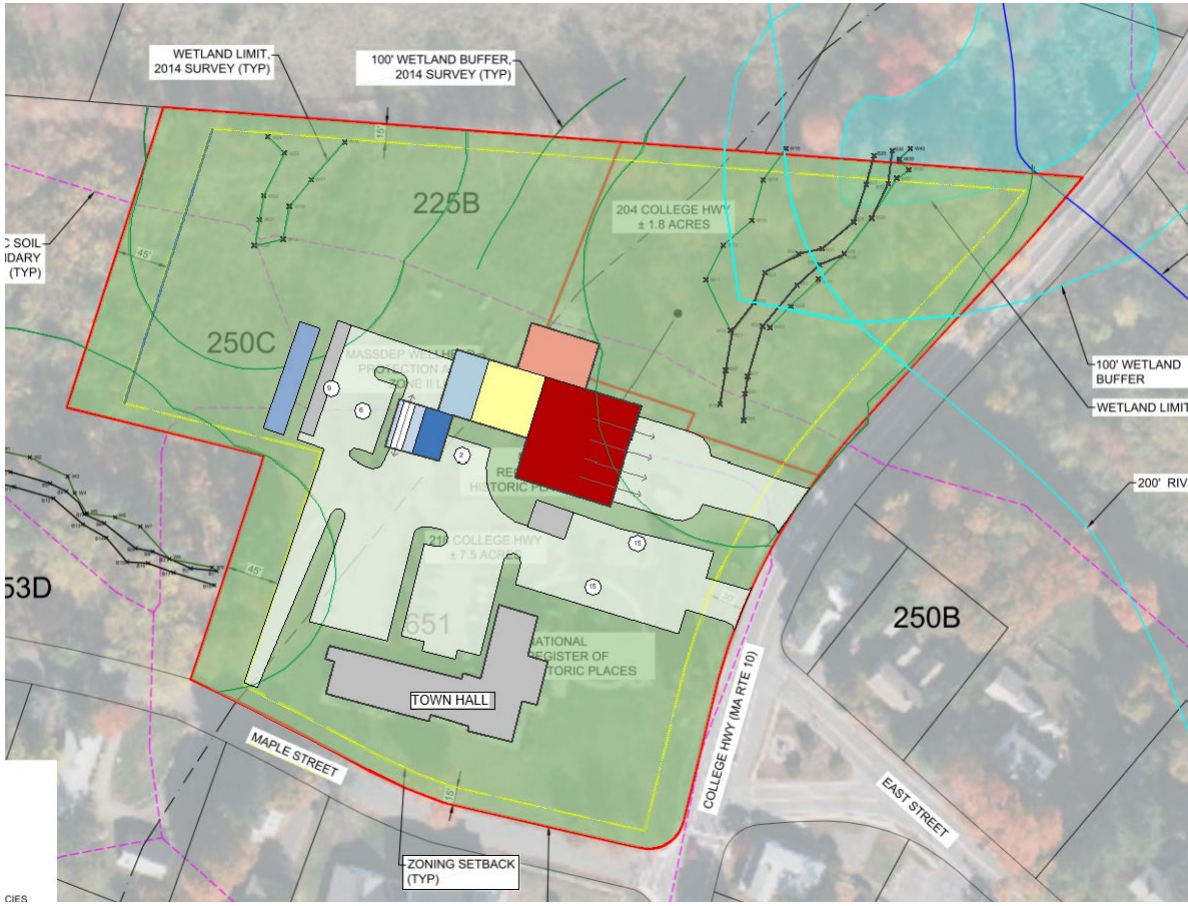
- 3 stop elevator to deal with three levels
  - apparatus floor at +/- 104
  - main level at +/- 112
  - second level at +/-126
- Upper level: Police + Fire Administration, Police Support, Building Support



SITE 1: 204/210 COLLEGE HIGHWAY – OPTION 1 – CIVIL COMMENTS

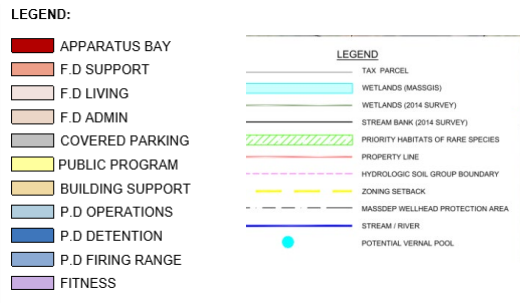


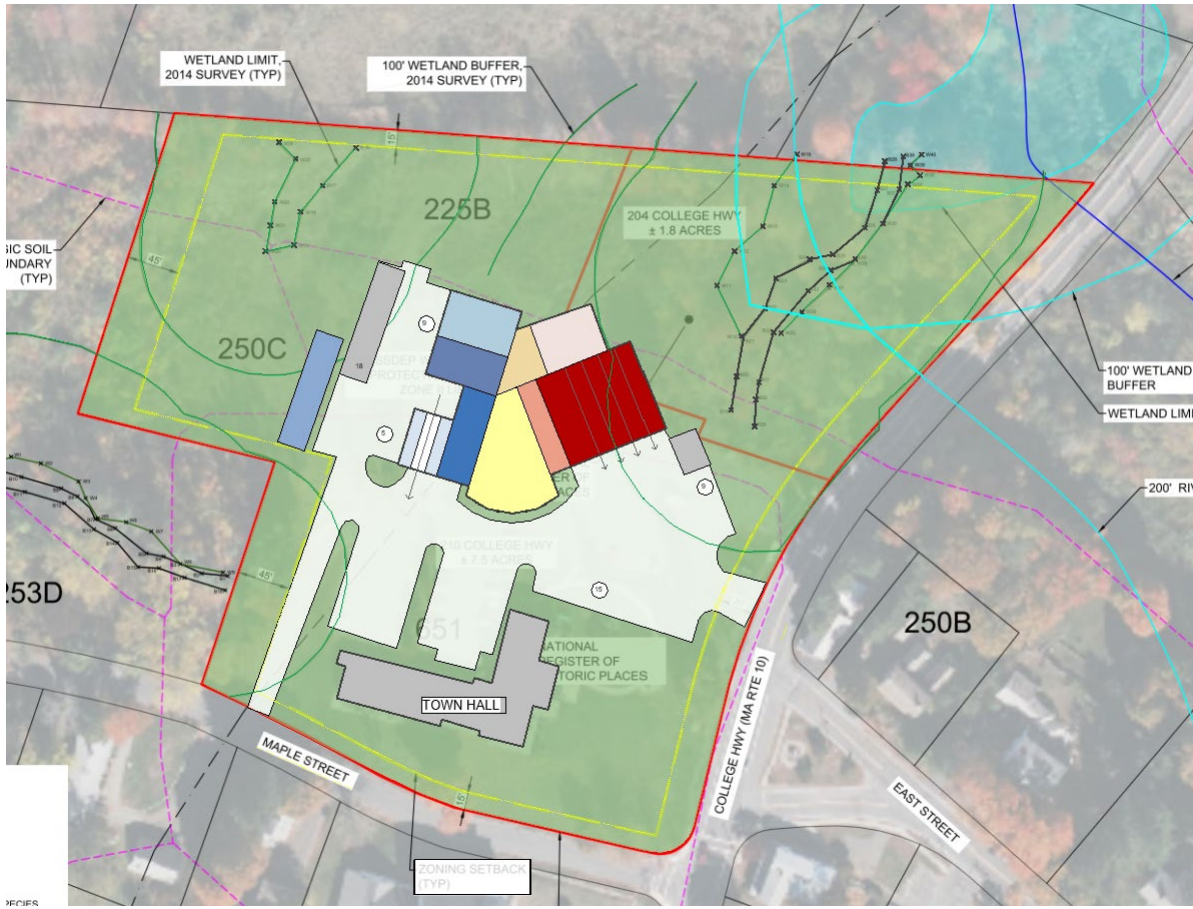
- Note wet areas that have a 100 ft buffer
- Plans assume reconstruction of Town Hall parking to provide connections
- Vehicle travel ways / parking grades / grading / slopes will be critical
- Civil likes the separate access for Fire apron but MassDOT may have curb cut access requirements
- On site septic leach field will be challenging to locate anywhere on site for soils, depth from bottom of field to bedrock + depth from bottom of field to water table
- Stormwater Permit design requirements will be very challenging to design for compliance



SITE 1: 204/210 COLLEGE HIGHWAY – OPTION 2 – APPARATUS + MAIN LEVELS

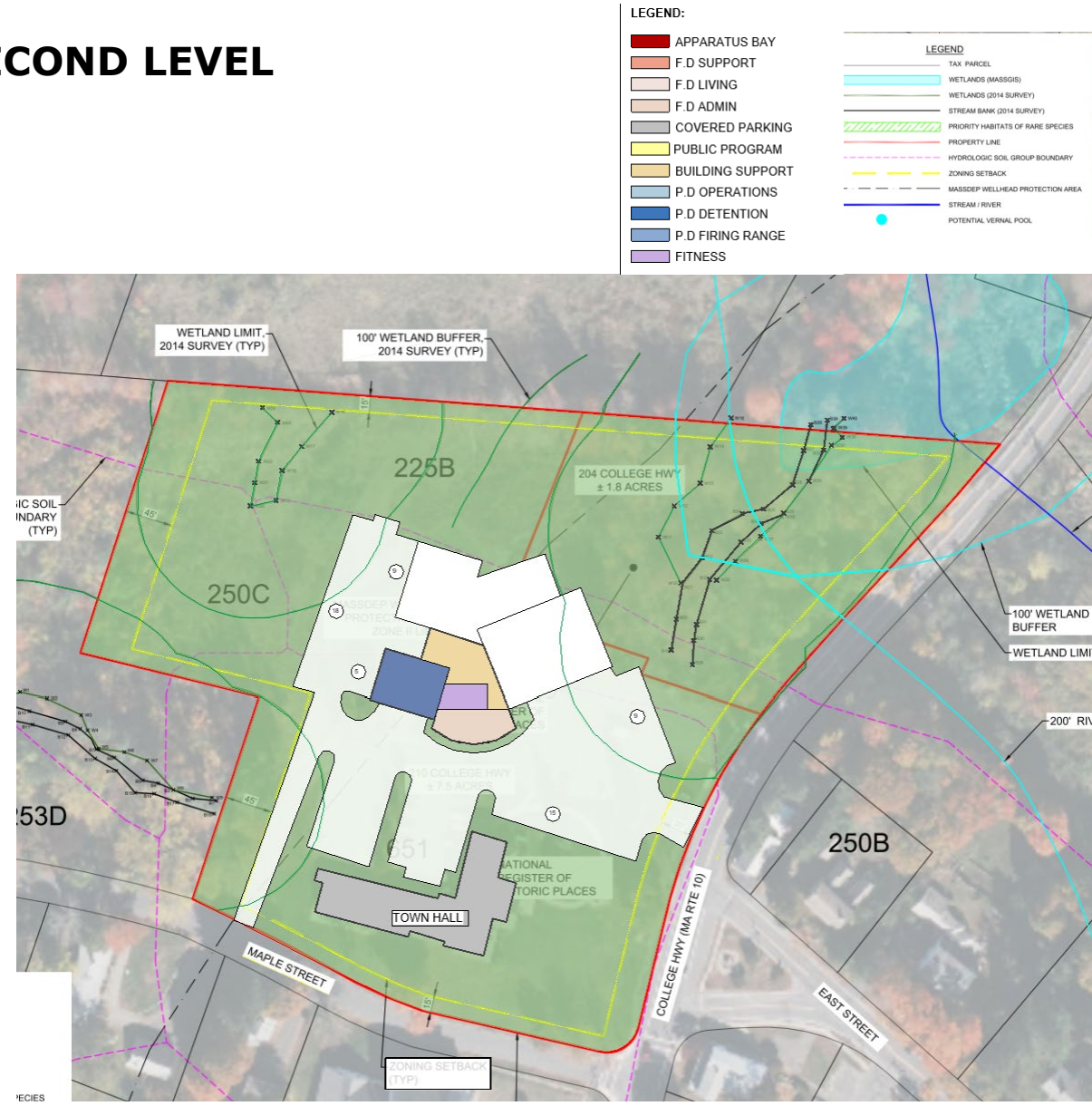
- Shared driveway for apparatus + Town Hall
- Attempt to stay out of the buffers up to 50’
- Entry elevation aligning with the Town Hall building
- Sally port as drive thru + uses the parking as loop road
- 3 stop elevator to deal with three levels:
  - apparatus floor at+/- 104
  - main level at +/- 112
  - second floor at +/-126
- Lowest level: Apparatus/Fire support, Staff support
- Main level: Lobby, Training/EOC/Community Room, Administrative Assistant, Communications, Police Operations + Support, Detention/Sally port



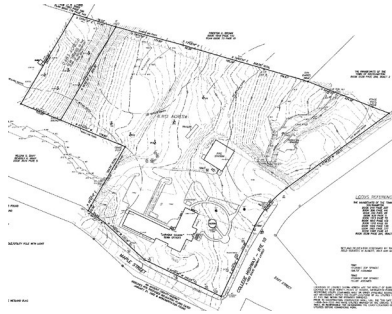


SITE 1: 204/210 COLLEGE HIGHWAY – OPTION 2 - SECOND LEVEL

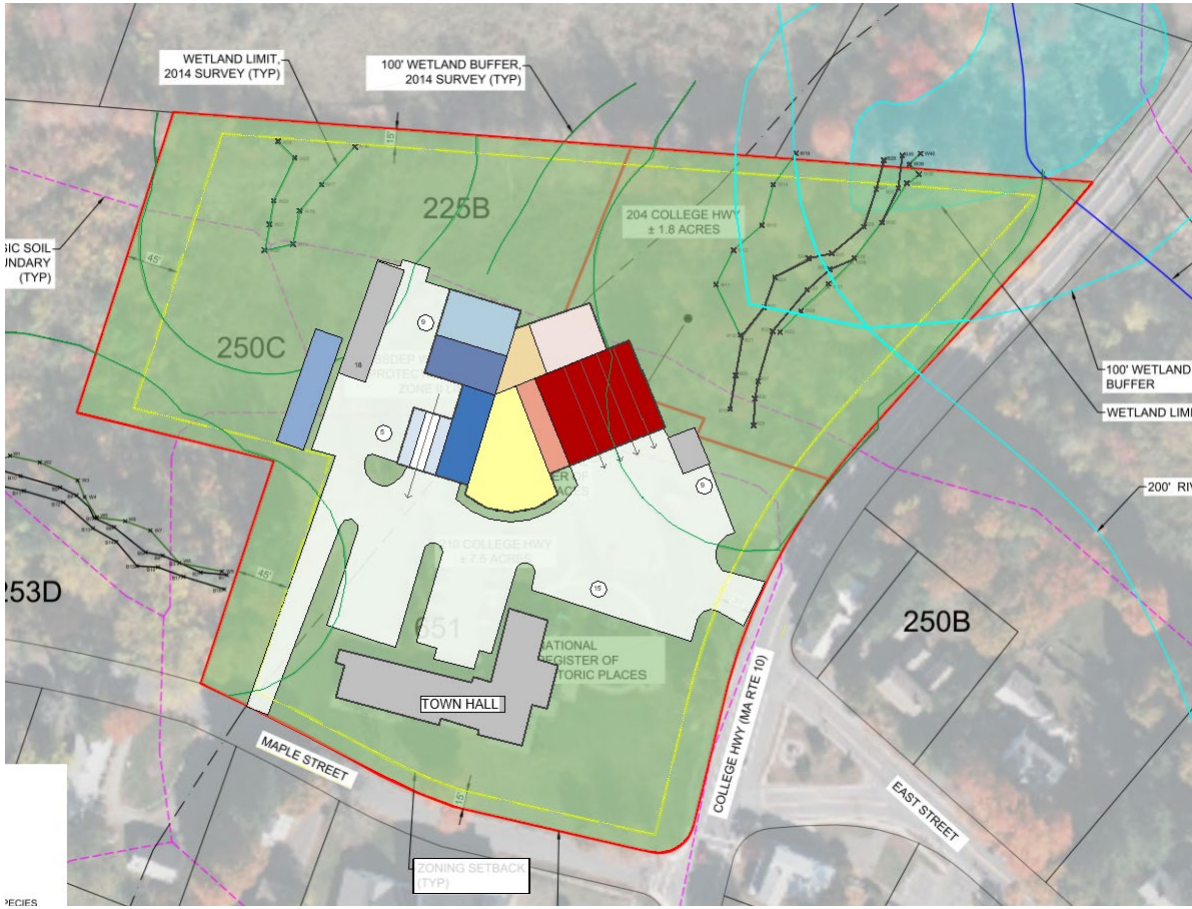
- 3 stop elevator to deal with three levels:
  - apparatus floor at+/- 104
  - main level at +/- 112
  - second floor at +/-126
- Upper level: Police + Fire Administration, Building support



PROCESS: 204/210 COLLEGE HIGHWAY – OPTION 2 – CIVIL COMMENTS

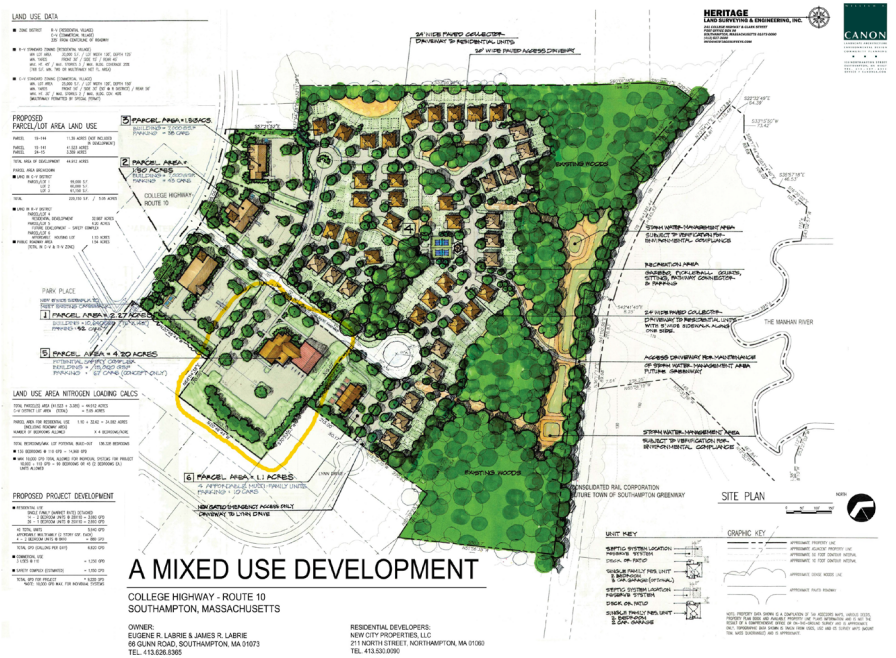


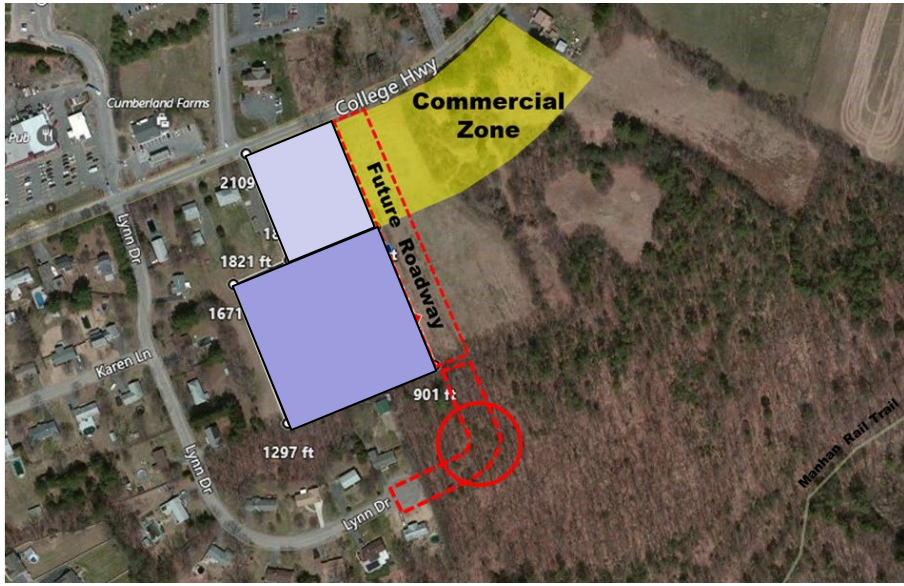
- Keep out of buffer as much as is possible
- Better in terms of access to College Highway. Since FD is essentially volunteer, Pare doesn't anticipate many traffic conflicts. When the fire truck siren blasts, everyone is to get out of the way. MassDOT may prefer with singular curb cut
- Will likely require extensive earthwork, as well as incorporation of some grade / retaining walls between the buildings + "tiers"
- Will require extensive Environmental Permitting to make sure the issues are addressed / mitigated
- Reconstruction of Town Hall parking
- Vehicle travel ways / parking grades / grading / slopes will be critical
- On site septic leach field will be challenging to locate
- Stormwater Permit design requirements will be very challenging to design for compliance



SITE 2: 0 COLLEGE HIGHWAY

- 4.03-acre parcel within a 41.5-acre parcel
  - Additional 2.27-acre parcel - acquisition required
- Under preliminary design + permitting for a potential mixed-use development; Private lot (currently), Relies on Town approving the Parson Village mixed-use development + donation of the lot
- Commercial Village (C-V) District + in the Water Supply Protection Overlay District
- Soils appear suitable for both on site stormwater management + on-site sewage disposal
- Generally level terrain
- No Natural Heritage Issues
- Is within Barnes Aquifer / Water Supply Protection Overlay

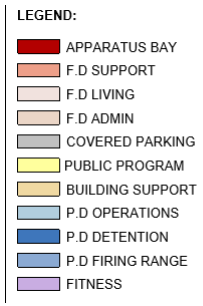


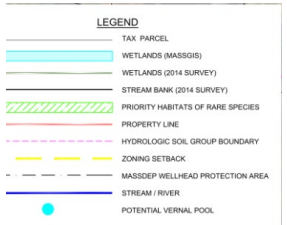


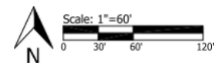
SITE 2 : 0 COLLEGE HIGHWAY – OPTION 1 – MAIN LEVEL

- Entry to site + Apparatus apron off of interior main road to development
- 2 stop elevator to deal with two levels
- Main level: Apparatus/Fire support; Staff support, Lobby, Training/EOC/Community Room, Administrative Assistant, Communications, Building support, Police Operations + Detention/Sally port









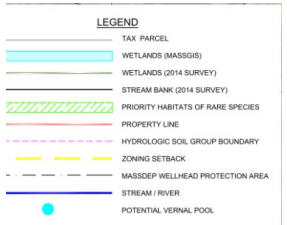
SITE 2 : 0 COLLEGE HIGHWAY – OPTION 1 – UPPER LEVEL

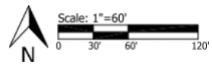
- 2 stop elevator to deal with two levels
- Upper level: Police + Fire Administration, Police Support, Building Support



LEGEND:

- APPARATUS BAY
- F.D SUPPORT
- F.D LIVING
- F.D ADMIN
- COVERED PARKING
- PUBLIC PROGRAM
- BUILDING SUPPORT
- P.D OPERATIONS
- P.D DETENTION
- P.D FIRING RANGE
- FITNESS

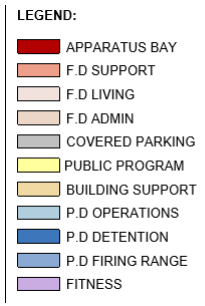


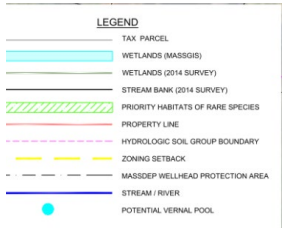


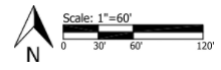
SITE 2 : 0 COLLEGE HIGHWAY – OPTION 2 – MAIN LEVEL

- Entry to site + Apparatus apron off of College Highway; 2 entry points
- 2 stop elevator to deal with two levels
- Main level: Apparatus/Fire support; Staff support, Lobby, Training/EOC/Community Room, Administrative Assistant, Communications, Police Operations + Support, Detention/Sally port









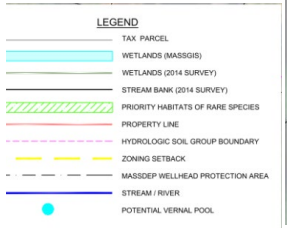
SITE 2 : 0 COLLEGE HIGHWAY – OPTION 2 – UPPER LEVEL

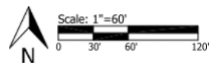
- 2 stop elevator to deal with two levels
- Upper level: Police + Fire Administration, Building Support



LEGEND:

- APPARATUS BAY
- F.D SUPPORT
- F.D LIVING
- F.D ADMIN
- COVERED PARKING
- PUBLIC PROGRAM
- BUILDING SUPPORT
- P.D OPERATIONS
- P.D DETENTION
- P.D FIRING RANGE
- FITNESS





SITE 2 : 204/210 COLLEGE HIGHWAY – OPTION 1 + 2 - CIVIL

- No significant concerns for grades or site elements
- Lot size supports all programming needs
- No buffers of concern
- Second option better in terms of access to College Highway
- Civil likes the separate access for Fire apron but MassDOT may have curb cut access requirements
- On site septic leach field should be easier to construct + permit
- Stormwater Permit will be easier to design for compliance





N
Scale: 1"=60'
0 30' 60' 120'









Thank You



