

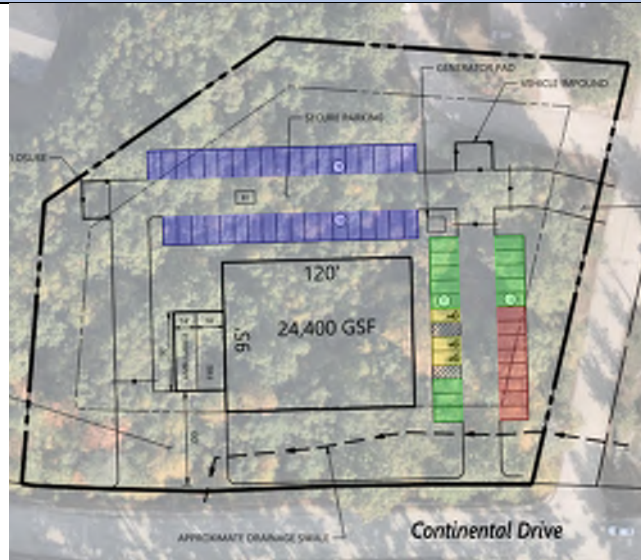
Town of Exeter, NH - Public Safety Study

Evaluation of Site Options

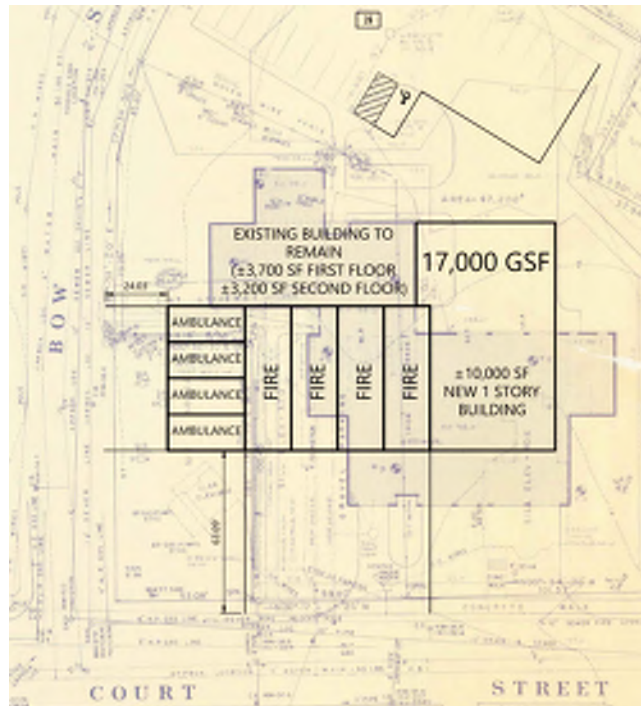
PROPOSED SITE OPTIONS – SUMMARY		
1	<p>20 Court Street - Explore renovation and additions to the existing PSC facility to accommodate the current and future programmatic needs of the PD and the FD.</p> <p>Options:</p> <ul style="list-style-type: none"> • New Combined PD/FD Facility • FD Only – new building with the demolition of the existing building or a combined existing/addition project • PD Only – new building or combined existing/addition 	<ul style="list-style-type: none"> • Combined PD/FD does not fit on the site • FD Main Station does fit • PD does fit on this site but the preference is to give priority to the FD
2	<p>6 Continental Drive @ Industrial Park - Renovate the existing PSC for the use of one department (PD or FD) and relocate the other department to a new site (PD or FD) – the 2-acre parcel at 24 Continental Drive in the Industrial Park. Options:</p> <ul style="list-style-type: none"> • New PD • New 2 Bay FD Substation • New PD with a 2 Bay FD Substation – combined 	<ul style="list-style-type: none"> • All three options work on this site. • The New PD with a 2 Bay FD Substation is a tight fit but it does appear to work
3	<p>Holland Way Lot - Relocate both PD/FD departments to a new site in a new combined Public Safety Complex (PSC) on a portion of the approximately 17-acre site on Holland Way adjacent to the Exeter Sportsman’s Club. This option will abandon the current PSC and make it available for other future Town uses. Based on review of the Town-provided GIS “heat maps” for service calls, this option may require a small FD Substation on the West Side, potentially on the 2-acre site on Continental Drive. Options:</p> <ul style="list-style-type: none"> • Main FD Station • Combined PD/FD 	<ul style="list-style-type: none"> • Based on the location of this site, we recommend a New Combined Public Safety Building • Based on the location of the site within the Town, a FD Substation at another location – 6 Continental Drive – would be required to address the response time.
4.	<p>32 Court Street - Existing Rec and Senior Center Site -this is a small site featuring two existing buildings and on grade parking. This is a small site. We explored the following option:</p> <ul style="list-style-type: none"> • PD Only - new building with the demolition of the existing building on site. The site will not accommodate the required parking and poses challenges with site access. 	<ul style="list-style-type: none"> • Combined PD/FD does not fit on the site • FD Main Station does not fit on the site • PD building only does fit on this site but the required parking, site access, and on-site vehicular access does not fit.
PHASED IMPLEMENTATION OPTIONS SUMMARY	<p>Proposed Phasing Options (all option are based on a two step / two building approach</p> <ul style="list-style-type: none"> A. Construct a new PD at 6 Continental Drive, relocate the entire PD, and renovate/add to the 20 Court Street facility for the FD Main Station B. Construct a new PD and a 2 Bay FD Substation at 6 Continental Drive, relocate the entire PD and part of the FD operations, and renovate/add to 20 Court Street for the FD Main Station C. Construct a new PD and a 2 Bay FD Substation at 6 Continental Drive, relocate the PD and part of the FD operations, demolish the existing building a 20 Court Street and construct a new one story FD Main Station D. Construct a new combined Public Safety Building (PD/FD) at Holland Way and abandon the existing building at 20 Court Street for reuse by the Town E. Construct a new combined Public Safety Building (PD/FD) at Holland Way and construct a new 2 Bay FD Substation at 6 Continental Drive. Abandon the existing building at 20 Court Street for reuse by the Town F. Construct a new PD and a 2 Bay FD Substation at 6 Continental Drive, relocate the entire PD and part of the FD operations, and construct a new FD Facility at the Holland Way location and relocate the Main FD there. Abandon the existing building at 20 Court Street for reuse by the Town. 	

RECOMMENDED TOP 3 OPTIONS - IN ORDER OF RANK

OPTION 1



6 Continental Drive @ Industrial Park



20 Court Street

This is a two-phase implementation process.

6 Continental Drive @ Industrial Park

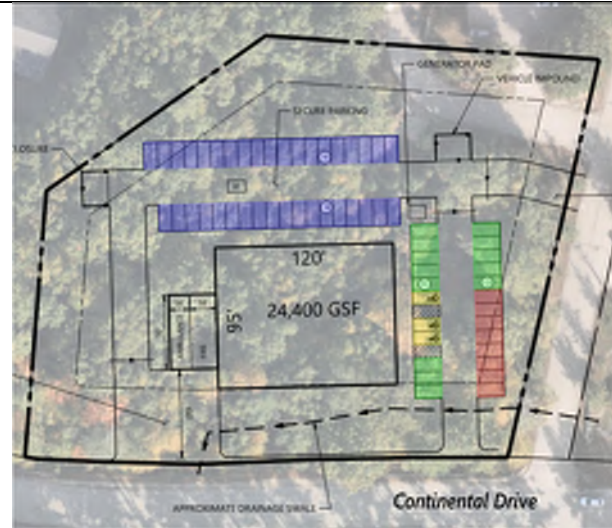
New 2 story PD w/ FD Substation on Continental Dr. PD Space Program - approximately 18,000 GSF. FD Substation Space Program – approximately 6,000 GSF. Total building – approximately 24,400 GSF. Parking for approximately 60 parking spaces. PD relocates to the new PD facility. A portion of the FD relocates to the new FD Sub Station.

20 Court Street

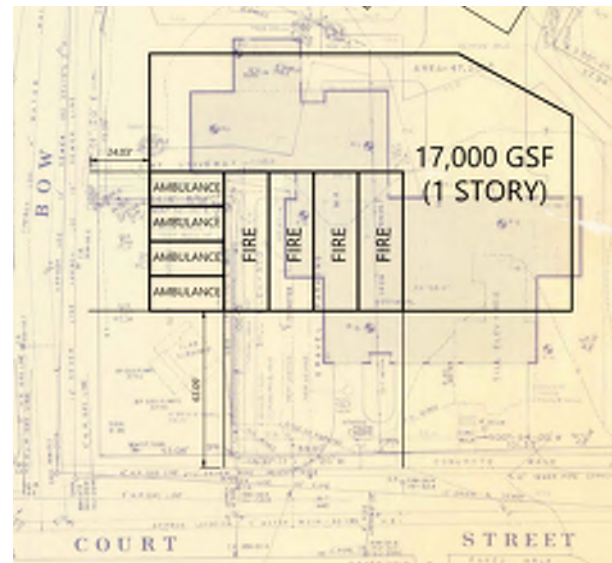
Renovation/addition to the Existing PSB for FD use only. This option requires the demolition of the existing apparatus bays and one story apparatus and support area. The 2 story PD area may remain and will be renovated into the new FD Admin space totaling approximately 6,900 GSF (*requires temporary accommodations for a portion of the FD operations for 12 to 18 months*). A portion of the FD operations relocates to the Sub Station. This option calls for an approximately 10,000 GSF one story of new construction for the FD apparatus bays, Fire and EMS support vehicles, and living quarters. Total FD Space Program - approximately 17,000 GSF. Parking for approximately 25 cars.

A one-story addition is preferred by the Fire Chief based on efficiency of operations and fire fighter safety.

OPTION 2



6 Continental Drive @ Industrial Park



20 Court Street

This is a two-phase implementation process.

6 Continental Drive @ Industrial Park

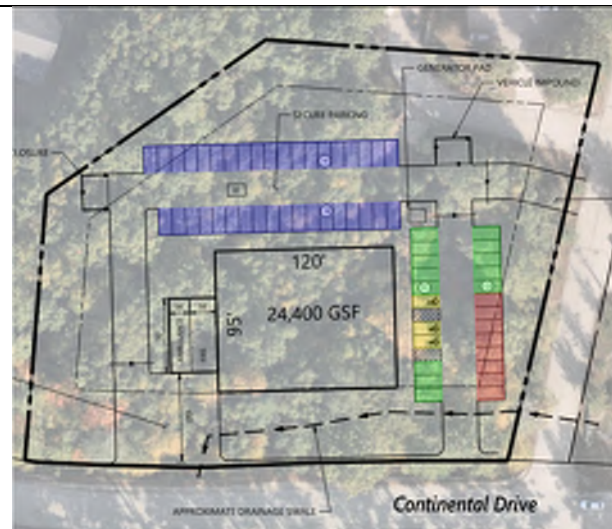
New PD w/ FD Substation on Continental Dr. PD Space Program - approximately 18,000 GSF. FD Substation Space Program – approximately 6,000 GSF. Total building – approximately 24,400 GSF. Parking for approximately 60 parking spaces. PD relocates to the new PD facility. A portion of the FD relocates to the new FD Sub Station.

20 Court Street

Demolish the existing PSB building and construct a NEW one story Main FD with 4 apparatus bays and 4 ambulance/EMS/Fire support vehicle bays (FD will require temporary accommodations for 12 to 18 months). Total Space Program calls for approximately 17,000 GSF on one level. Parking for approximately 25 cars.

A one-story addition is preferred by the Fire Chief based on efficiency of operations and fire fighter safety.

OPTION 3



6 Continental Drive @ Industrial Park

This is a two-phase implementation process.

6 Continental Drive @ Industrial Park

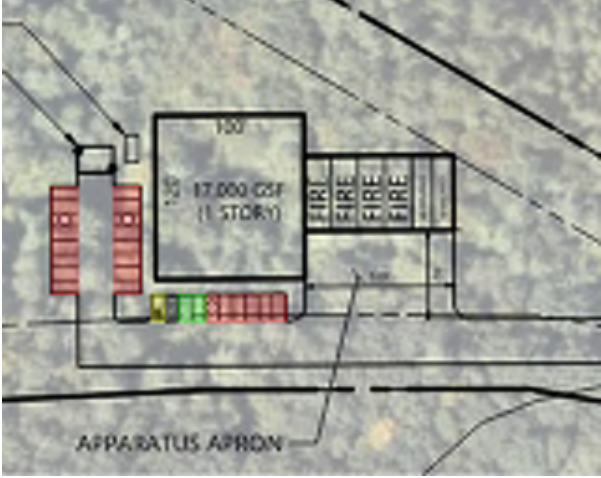
New PD w/ FD Substation on Continental Dr. PD Space Program - approximately 18,000 GSF. FD Substation Space Program – approximately 6,000 GSF. Total building – approximately 24,400 GSF. Parking for approximately 60 parking spaces. PD relocates to the new PD facility. A portion of the FD relocates to the new FD Sub Station.

Holland Way Lot


Build a new 1 story Main FD on Holland Way with 4 apparatus bays and 2 ambulance bays. Approximately 17,000 GSF with parking for 25 vehicles. Investigate the existing utilities near site and access to Holland Way with Blanchard and Osram (neighbors). New FD would be located as close to Holland Way as possible to minimize site work and to attempt to avoid potential lead contamination from adjacent to the gun club – Town needs to investigate this item along with potential site access/easement agreements with adjacent property owners.

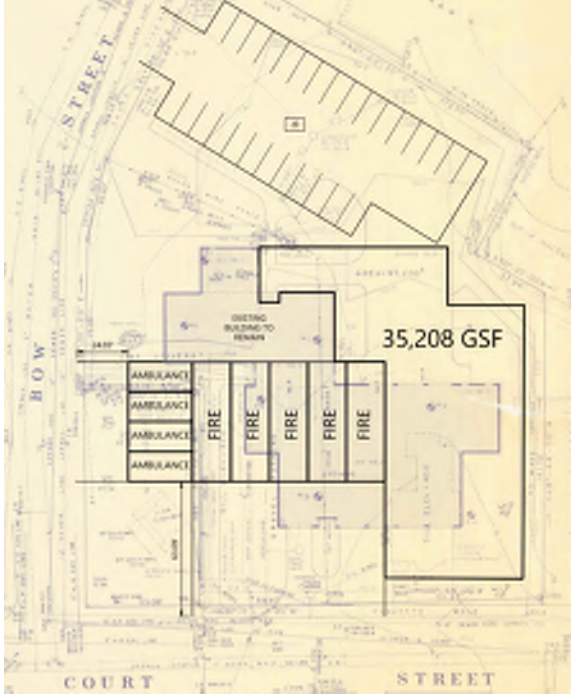

A one-story FD facility is preferred by the Fire Chief based on efficiency of operations and fire fighter safety.

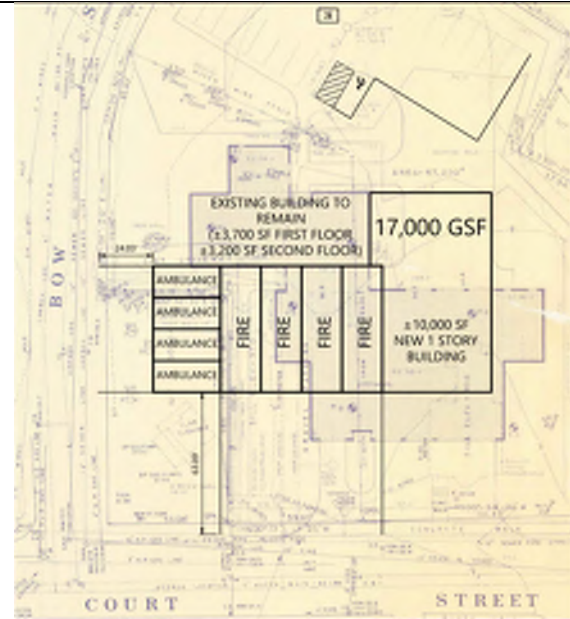
PD relocates to the new PD facility. A portion of the FD operations relocates to the FD Sub Station. The remainder of the FD operations relocates to the new Main Station. This option does not require temporary facilities for the FD.

	 <p>Holland Way Lot</p>	<p>Building upon this site for a Public Safety use will eliminate any future use of this location for a Surface Water Treatment Plant (SWTP). A SWTP was previously designed for the site but never funded.</p>
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PRIMARY SITES CONSIDERED FOR THE STUDY

OPTIONS	GENERAL NOTES	ARCHITECTURAL - PRO	ARCHITECTURAL - CONS	CIVIL - PROS	CIVIL - CONS	RANKING
<p>EXISTING PSB SITE - COMBINED PD/FD 20 COURT STREET</p> 	<ul style="list-style-type: none"> • Site size: 1.18 buildable acre with an existing 17,000 SF 2 story building • Zoning District – C-1 Central Area Commercial • Site buffers • Site access 	<ul style="list-style-type: none"> • City Owned. • Located near Downtown and Town offices. • Access on 3 sides of the site allowing for multiple ingress and egress • Additional Public Parking adjacent to the site 	<ul style="list-style-type: none"> • Does not meet Space Program requirements for a combined PD/FD Public Safety Building • Site bounded on two sides with residential in residential neighborhood. • City access via residential & neighborhood streets. • Will require a 2 to 3 story facility plus structured parking to meet the parking requirements • Building mass needs to be close to the lot lines in a residential neighborhood 	<ul style="list-style-type: none"> • Site is already developed (urban/hard space). • Corner lot provides two existing access points (3rd access point may be considered). • Water, Sewer and Drain utilities already on site. • Proximity of public parking spaces at adjacent Town Recreation and Town Hall Complex, 	<ul style="list-style-type: none"> • Small parcel size. • Subsurface conditions expected based on previous work in the vicinity may include shallow groundwater, ledge (outcroppings observed on South Street) and/or marine clay. • Does not meet total combined parking requirements – significant deficiency 	

 <p>This Option is not recommended</p>					
<p>EXISTING PSB SITE - FD ONLY 20 COURT STREET</p> 	<ul style="list-style-type: none"> • Site size: 1.18 buildable acre with an existing 17,000 SF 2 story building • Zoning District – C-1 Central Area Commercial • Site buffers • Site access 	<ul style="list-style-type: none"> • City Owned. • Located near Downtown and Town offices. • Access on 3 sides of the site allowing for multiple ingress and egress • Site is adequate for a new or renovated/addition Main FD Station • It the current home of the FD • Additional Public Parking adjacent to the site 	<ul style="list-style-type: none"> • Site bounded on two sides with residential in residential neighborhood. • City access via narrow residential & neighborhood streets. • Existing building layout is not conducive to the FD Space Program – may require the demolition a portion of the existing building – the enclosed diagram indicates keeping the 2 story PD portion of the building, demolishing the FD sections, and constructing a new 1 story FD apparatus and living quarters 	<ul style="list-style-type: none"> • Site is already developed (urban/hard space). • Corner lot provides two existing access points (3rd access point may be considered). • Water, Sewer and Drain utilities already on site. • Proximity of public parking spaces at adjacent Town Recreation and Town Hall Complex, • Meeting parking requirement • Opportunity to duplicate lost municipal parking 	<ul style="list-style-type: none"> • Small parcel size. • Subsurface conditions expected based on previous work in the vicinity may include shallow groundwater, ledge (outcroppings observed on South Street) and/or marine clay.



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**EXISTING PSB SITE - PD ONLY
20 COURT STREET**



This site will accommodate the new PD Facility per the approved Space Program

- Site size: 1.18 buildable acre with an existing 17,000 SF 2 story building
- Zoning District – C-1 Central Area Commercial District
- Site buffers
- Site access

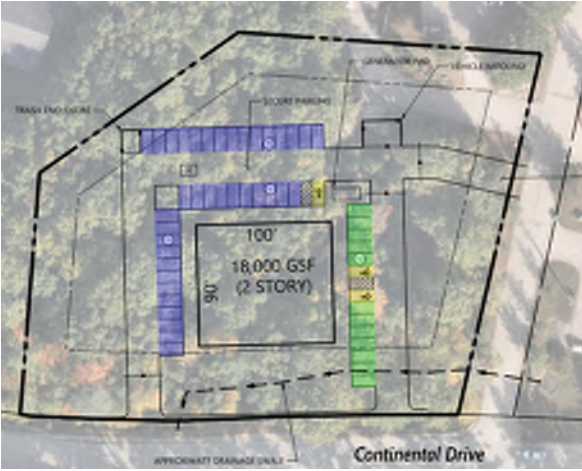

- City Owned.
- Located near Downtown and Town offices.
- Access on 3 sides of the site allowing for multiple ingress and egress
- Zoned appropriately
- Site is adequate for a new or renovated/addition PD Station
- It the current home of the FD
- Additional Public Parking adjacent to the site

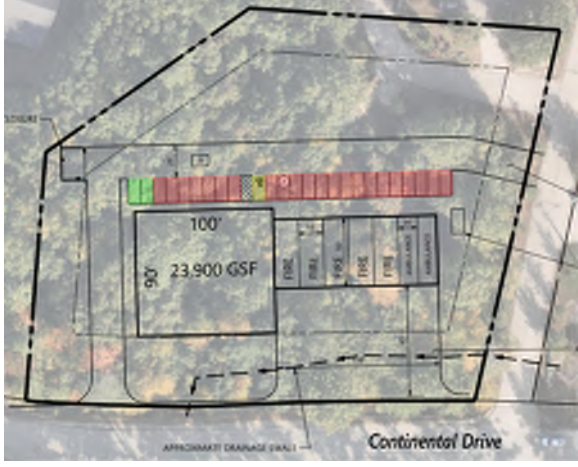
- Site bounded on two sides with residential in residential neighborhood.
- City access via residential & neighborhood streets.
- Will require a 2 story facility
- Repurposing the existing combined Public Safety Building may not be economical based on the current building layout. It may be beneficial to demolish the existing combined PSB and construct a new PD facility.

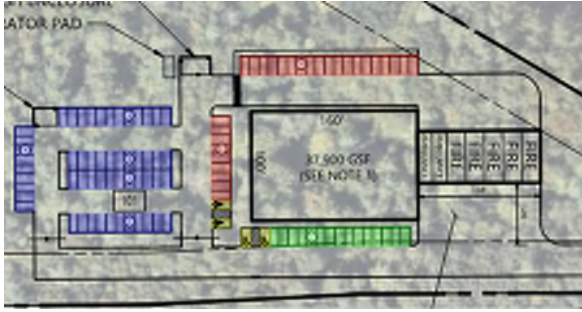
- Site is already developed (urban/hard space).
- Corner lot provides two existing access points (3rd access point may be considered).
- Water, Sewer and Drain utilities already on site.
- Proximity of public parking spaces at adjacent Town Recreation and Town Hall Complex,
- Meeting parking requirement
- Opportunity to duplicate lost municipal parking

- Small parcel size.
- Subsurface conditions expected based on previous work in the vicinity may include shallow groundwater, ledge (outcroppings observed on South Street) and/or marine clay.

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OPTIONS	GENERAL NOTES	ARCHITECTURAL - PRO	ARCHITECTURAL - CONS	CIVIL - PROS	CIVIL - CONS	RANKING
<p>6 Continental Drive @ Industrial Park PD ONLY</p> 	<ul style="list-style-type: none"> • Site size: 2.05 buildable acre vacant site • Zoning District – C-3 Epping Road Highway Commercial District • Site buffers • Site access 	<ul style="list-style-type: none"> • City Owned. • Access on 2 sides of the site allowing for multiple ingress and egress • Zoned appropriately • Site is adequate for a new PD Station • Site accommodates the entire PD Space Program and the required parking requirements • Site allows for secured parking and separation of public and PD parking 	<ul style="list-style-type: none"> • Site is located in an industrial park and some distance from the center of Exeter – perception by residents could be a challenge • May require a small PD touch-down space in the center of Exeter – perhaps located in the FD Main Station • Will require a 2 story facility 	<ul style="list-style-type: none"> • Meets parking requirements • Meets building requirements 	<ul style="list-style-type: none"> • Potential drainage swale (Dashed arrow line) in the front yard setback. Could have potential wetlands associated with poorly draining swale. This would have to be investigated by a wetland scientist to confirm. 	
<p>6 Continental Drive @ Industrial Park FD SUBSTATION ONLY</p> <p>This site will accommodate the small 2 bay FD Substation</p>	<ul style="list-style-type: none"> • Site size: 2.05 buildable acre vacant site • Zoning District – C-3 Epping Road Highway Commercial District • Site buffers • Site access 	<ul style="list-style-type: none"> • City Owned. • Access on 2 sides of the site allowing for multiple ingress and egress for apparatus • Zoned appropriately • Site is adequate for a new 2 Bay FD Substation • Site accommodates the entire FD Substation Space Programs and the required parking requirements 	<ul style="list-style-type: none"> • No cons for this option 	<ul style="list-style-type: none"> • Meets parking requirements • Meets building requirements 	<ul style="list-style-type: none"> • Potential drainage swale (Dashed arrow line) in the front yard setback. Could have potential wetlands associated with poorly draining swale. This would have to be investigated by a wetland scientist to confirm. 	
<p>6 Continental Drive @ Industrial Park PD with FD SUBSTATION</p> 	<ul style="list-style-type: none"> • Site size: 2.05 buildable acre vacant site • Zoning District – C-3 Epping Road Highway Commercial District • Site buffers • Site access 	<ul style="list-style-type: none"> • City Owned. • Access on 2 sides of the site allowing for multiple ingress and egress and separation of PD and FD traffic including FD apparatus • Zoned appropriately • Site is adequate for a new PD Station with 2 Bay FD Substation • Site accommodates the entire PD and FD Substation Space Programs and the 	<ul style="list-style-type: none"> • No cons for this option 	<ul style="list-style-type: none"> • Meets parking requirements • Meets building requirements 	<ul style="list-style-type: none"> • Potential drainage swale (Dashed arrow line) in the front yard setback. Could have potential wetlands associated with poorly draining swale. This would have to be investigated by a wetland scientist to confirm. 	

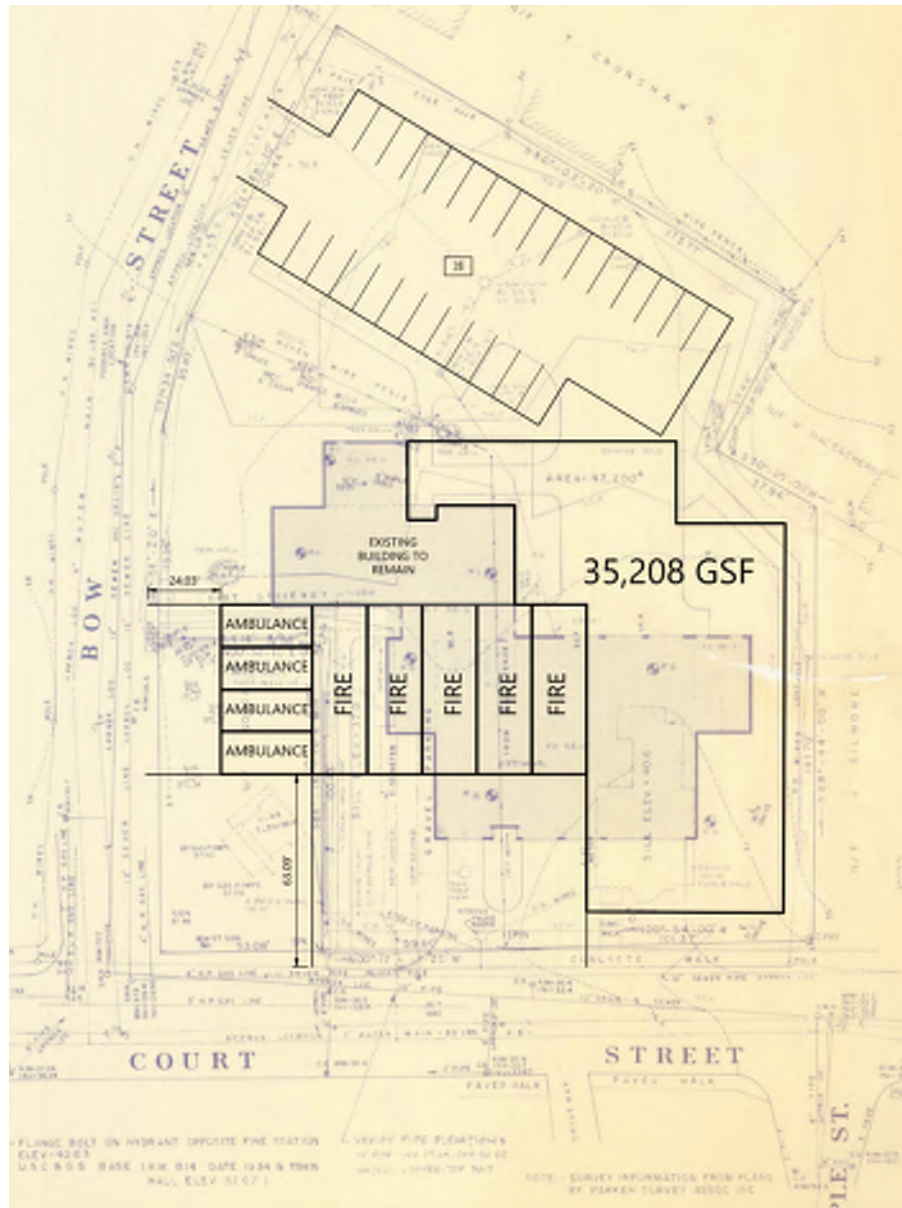
		<p>required parking requirements</p> <ul style="list-style-type: none"> • Site allows for secured parking and separation of public and PD parking 			
<p>6 Continental Drive @ Industrial Park FD MAIN STATION</p>  <p>Our team does not recommend this Option. This site is too remote for adequate FD response time for a Main Fire Station.</p>	<ul style="list-style-type: none"> • Site size: 2.05 buildable acre vacant site • Zoning District – C-3 Epping Road Highway Commercial District • Site buffers • Site access 	<p>required parking requirements</p> <ul style="list-style-type: none"> • Site allows for secured parking and separation of public and PD parking <p>FD site requirements appear to fit into this 2.05 acres site</p> <ul style="list-style-type: none"> • Parking and apparatus apron appears to work • 2 Story Building • Car/ Small Vehicle traffic is separated from the Large Apparatus circulation • Continental Drive may not require an FD Signal to control traffic 	<ul style="list-style-type: none"> • Site is a tight fit for the Main FD Station Space Program • The extent of curb cuts on Continental Drive may be an issue to be explored further if this is a desired option • Location is not ideal and some distance from the center of Exeter impacting response time. If this option selected, would a small Sub Substation in the current location of the FD or another location? This needs to be discussed further. • Impact of the existing drainage swale on the large apparatus apron needs to be investigated further. 	<ul style="list-style-type: none"> • Meets parking requirements • Meets building requirements 	<ul style="list-style-type: none"> • Potential drainage swale (Dashed arrow line) in the front yard setback. Could have potential wetlands associated with poorly draining swale. This would have to be investigated by a wetland scientist to confirm.

OPTIONS	GENERAL NOTES	ARCHITECTURAL - PRO	ARCHITECTURAL - CONS	CIVIL - PROS	CIVIL - CONS	RANKING
<p>Holland Way Lot Combined New PSB</p> 	<ul style="list-style-type: none"> • Site size: 51.00 acre site currently partially used by the Exeter Water Works and the Exeter Sportsmans Club. • Zoning District – CT Corporate Technology Park • Site buffers • Site access 	<ul style="list-style-type: none"> • City Owned. • Access from one sides of the site allowing for multiple ingress and egress and separation of PD and FD traffic including FD apparatus • Site is adequate for a new PD Station with 2 Bay FD Substation • Site accommodates the entire PD and FD Substation Space Programs and the required parking requirements 	<ul style="list-style-type: none"> • Access from only one sides of the site including PD and FD FD apparatus – this may pose an issue if the access road is blocked for some reason. May require a separate connection thru the adjacent industrial site. • Access road may be need to be shared with industrial neighbors • Site development and environmental costs may be higher at this site. • Located at remote location from center of Exeter which may pose response time challenges for the FD • This location may require a FD Substation at Downtown or 6 Continental Drive locations to address response time. • Building upon this site for a Public Safety use will eliminate any future use of this location for a Surface Water Treatment Plant (SWTP). A SWTP was previously designed for the site but never funded. 	<ul style="list-style-type: none"> • Ability to expand entry road for future development on back of site • Potential access for abutting property • Meets parking requirements • Meets building requirements 	<ul style="list-style-type: none"> • Low clearance transmission lines as seen along Holland Way. The second set of overhead wires appears to be low relative to the roadway. Field measurements of height as well as survey of the grades would be needed to further investigate whether or not it would be feasible to construct a roadway beneath the wires without the need to relocate them. • Need to add Fire Emergency Signal at Holland Way • Site development costs would be higher as there is no water or sewer service in the vicinity of the area to be developed. • Potential wetlands located on site adjacent to potential developed area as indicated on the Exeter GIS Database. • Building upon this site for a Public Safety use will eliminate any future use of this location for a Surface Water Treatment Plant (SWTP). A SWTP was previously designed for the site but never funded. 	
<p>32 Court Street - current site of Rec/Sr Center NEW PD</p>	<ul style="list-style-type: none"> • Site size: .085 acres with two existing buildings: 1 story Senior Center and 2 story Rec Department • Zoning District – C-1 Central Area Commercial • Limited Site buffers • Limited Site access 	<ul style="list-style-type: none"> • City Owned • Currently houses Town functions - Rec and Senior Centers • Located near Downtown, existing PSB Building, and Town offices. 	<ul style="list-style-type: none"> • Does not meet PD Space Program requirements for a combined PD Building - site is too small to accommodate parking needs and multiple site access points to separate public and PD vehicular traffic. • Site bounded on two sides with residential in residential neighborhood. • City access via residential & neighborhood streets. 	<ul style="list-style-type: none"> • Site is already developed (urban/hard space). • Corner lot provides two existing access points - to State and Court Streets • Water, Sewer and Drain utilities already on site. • Proximity of public parking spaces at adjacent Town Recreation and Town Hall Complex, 	<ul style="list-style-type: none"> • Small parcel size. • Subsurface conditions expected based on previous work in the vicinity may include shallow groundwater, ledge (outcroppings observed on South Street) and/or marine clay. • Does not meet total combined parking requirements – significant deficiency 	



This Option is not recommended. The site is too small to accommodate the New PD building and parking needs

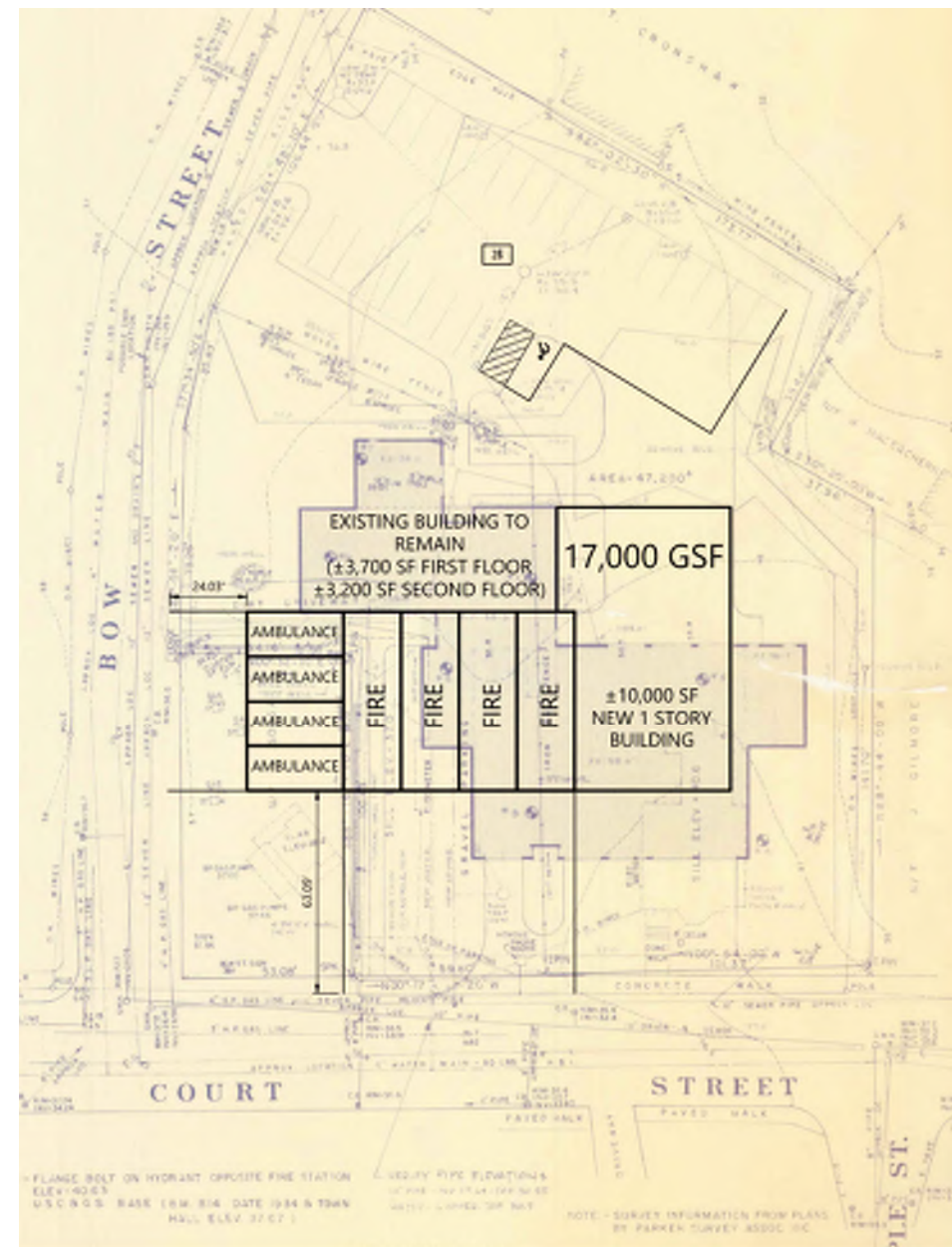
- Will require a 2 to 3 story facility plus alternative off-site parking to meet the PD Space Program total parking requirements
- Building mass needs to be close to the lot lines in a residential neighborhood



PARKING TOTAL - 28 SPACES
 FIRE DEPARTMENT STAFF
 REQUIRED - 22 SPACES
 PROVIDED - 22 SPACES
 POLICE DEPARTMENT STAFF
 REQUIRED - 37 SPACES
 PROVIDED - 6 SPACES
 PUBLIC
 REQUIRED - 14 SPACES
 PROVIDED - 0 SPACES
 ACCESSIBLE
 REQUIRED - 4 SPACES
 PROVIDED - 0 SPACES

vhb Police Department and Fire Department
 Conceptual Test Fit
 Court Street, Exeter, NH

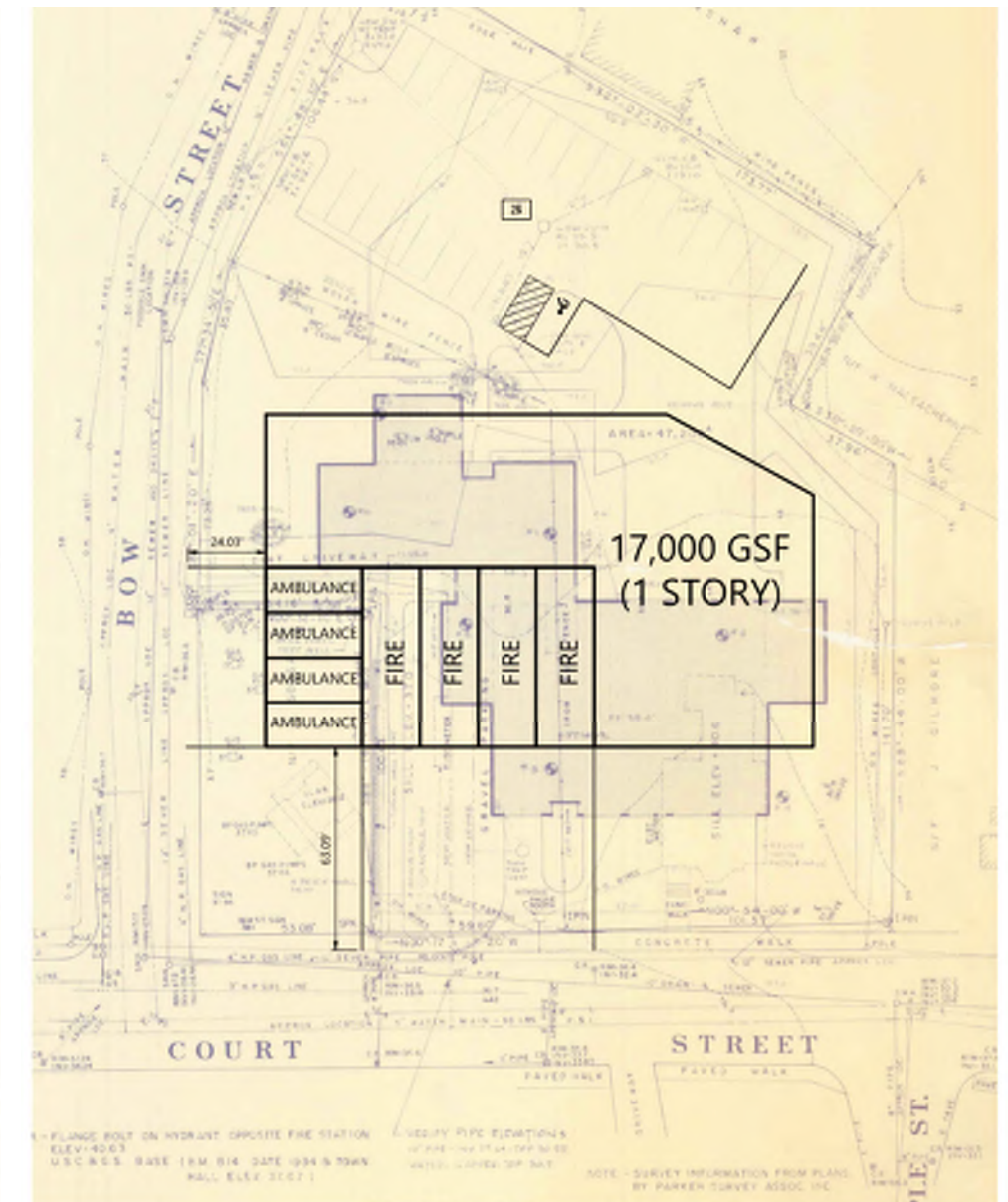
Figure 1
 December 2021



PARKING TOTAL - 25 SPACES
 FIRE DEPARTMENT STAFF
 REQUIRED - 22 SPACES
 PROVIDED - 22 SPACES
 PUBLIC
 REQUIRED - 2 SPACES
 PROVIDED - 2 SPACES
 ACCESSIBLE
 REQUIRED - 1 SPACES
 PROVIDED - 1 SPACES

vhb Fire Department
 Conceptual Test Fit

Figure 5



PARKING TOTAL - 25 SPACES
 FIRE DEPARTMENT STAFF
 REQUIRED - 22 SPACES
 PROVIDED - 22 SPACES
 PUBLIC
 REQUIRED - 2 SPACES
 PROVIDED - 2 SPACES
 ACCESSIBLE
 REQUIRED - 1 SPACES
 PROVIDED - 1 SPACES

vhb Fire Department
 Conceptual Test Fit
 Court Street, Exeter, NH

Figure 4
 December 2021

**COMBINED PD / FD PUBLIC SAFETY BUILDING
 2 STORY WITH 2 STORY PD PORTION REMAINING**

**FD MAIN STATION - 4 BAY (BASED ON SUBSTATION)
 PARTIAL DEMO EXISTING BUILDING - 1 & 2 STORY
 2 STORY PD SECTION REMAINS**

**FD MAIN STATION - 4 BAY (BASED ON A FD SUBSTATION)
 EXISTING BUILDING IS DEMOLISHED - NEW 1 STORY FD**

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Police Department Conceptual Test Fit 6 Continental Drive, Exeter, NH

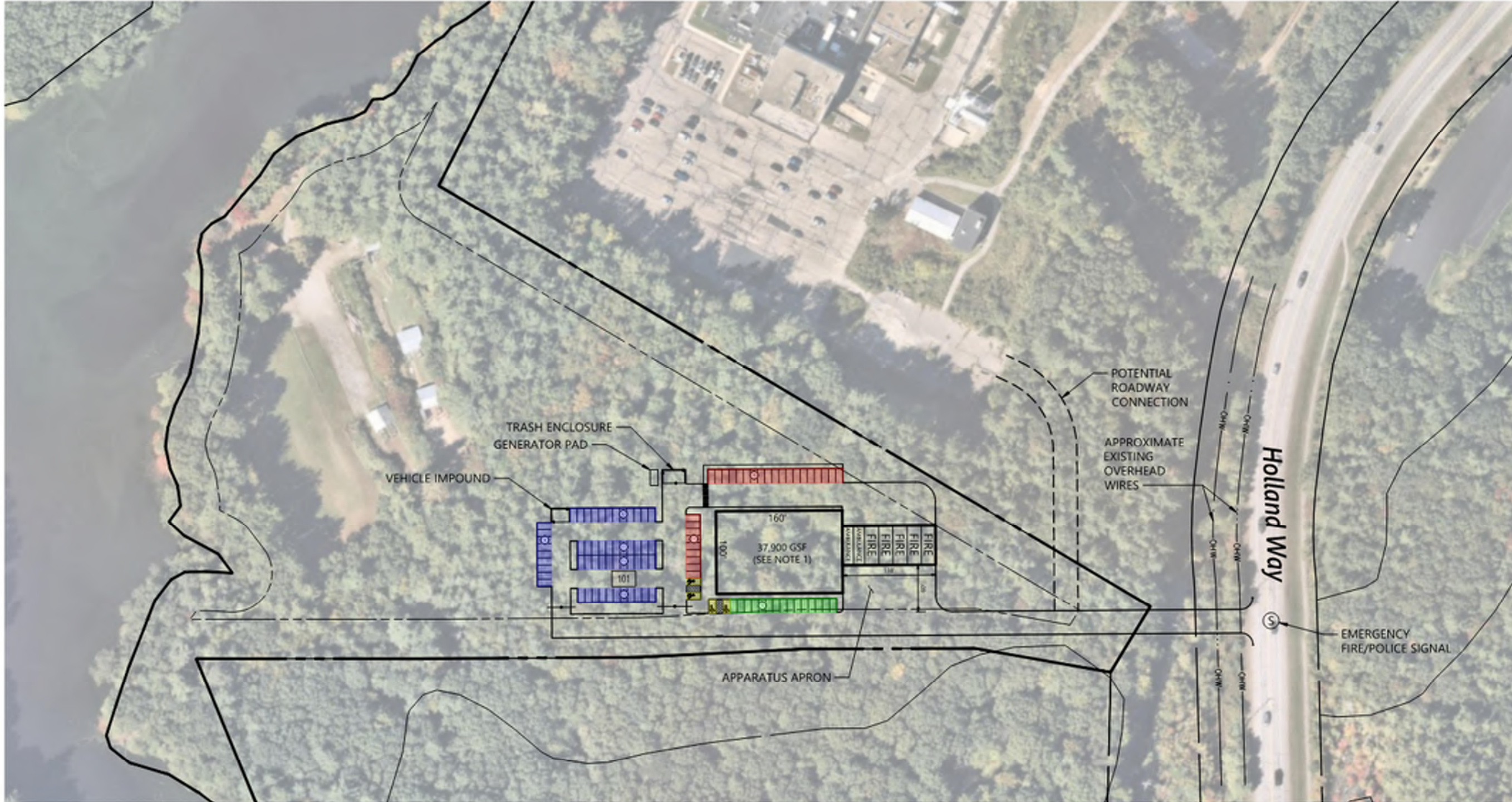
Source: VHB
Prepared for: Review
Date: November 24, 2021

PARKING TOTAL - 52 SPACES

- POLICE DEPARTMENT STAFF
REQUIRED - 37 SPACES
PROVIDED - 37 SPACES
- PUBLIC
REQUIRED - 12 SPACES
PROVIDED - 12 SPACES
- ACCESSIBLE
REQUIRED - 3 SPACES
PROVIDED - 3 SPACES



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Police Department and Fire Department

Conceptual Test Fit

Holland Way, Exeter, NH

Source: VHB
 Prepared for: Review
 Date: November 24, 2021

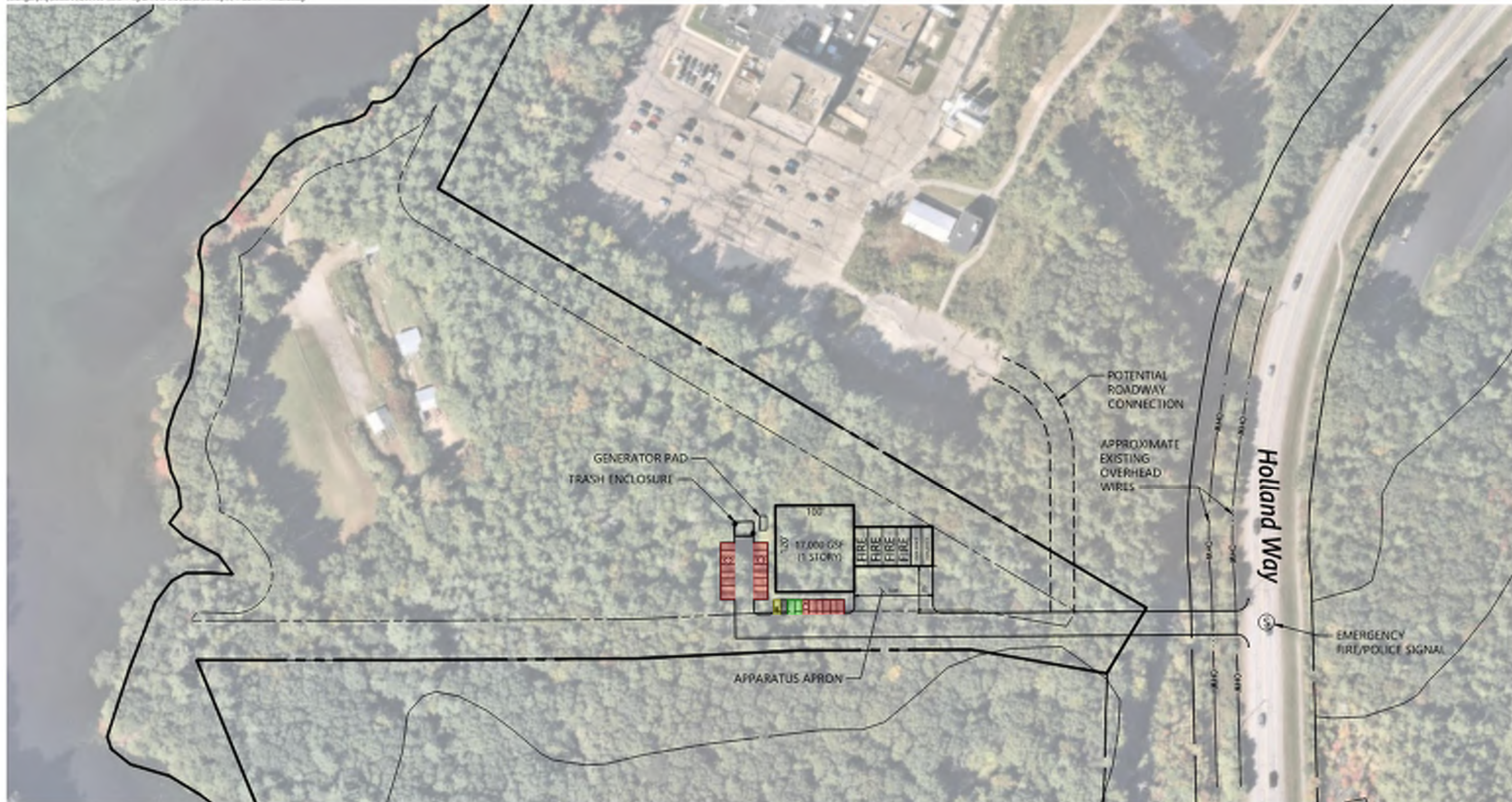
NOTES:
 1) 22,278 SF FIRE DEPARTMENT + 17,714 SF POLICE DEPARTMENT = 39,992 SF. TOTAL BUILDING AREA IS LESS THAN COMBINED BUILDINGS TO ACCOUNT FOR SHARED USE SPACES BETWEEN THE FIRE AND POLICE DEPARTMENT

PARKING TOTAL - 101 SPACES

- FIRE DEPARTMENT STAFF
 REQUIRED - 22 SPACES
 PROVIDED - 28 SPACES
- POLICE DEPARTMENT STAFF
 REQUIRED - 37 SPACES
 PROVIDED - 54 SPACES
- PUBLIC
 REQUIRED - 14 SPACES
 PROVIDED - 15 SPACES
- ACCESSIBLE
 REQUIRED - 4 SPACES
 PROVIDED - 4 SPACES



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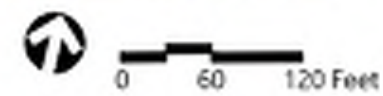


Fire Department Conceptual Test Fit Holland Way, Exeter, NH

Source: VHB
Prepared for: Review
Date: December 2021

PARKING TOTAL - 25 SPACES

- FIRE DEPARTMENT STAFF**
 REQUIRED - 22 SPACES
 PROVIDED - 22 SPACES
- PUBLIC**
 REQUIRED - 2 SPACES
 PROVIDED - 2 SPACES
- ACCESSIBLE**
 REQUIRED - 1 SPACES
 PROVIDED - 1 SPACES



\\hng\proj\2022\30 Court Street\30 Court Street\Conceptual\Site - Contour.dwg



Police Department Conceptual Test Fit 30 Court Street, Exeter, NH

Source: VHB
Prepared for: Review
Date: January 11, 2022

PARKING TOTAL - 31 SPACES

POLICE DEPARTMENT STAFF
REQUIRED - 37 SPACES
PROVIDED - 29 SPACES

PUBLIC
REQUIRED - 12 SPACES
PROVIDED - 0 SPACES

ACCESSIBLE
REQUIRED - 3 SPACES
PROVIDED - 2 SPACES

