

ASSUMPTIONS FOR CONCEPT SKETCHES

- Use Southborough Public Safety building footprint as template for how a future Boxborough Public Safety building might fit on 72 Stow Road site (final layout will be dependent on programming of Boxborough Police + Fire departments + development of a building design)
- Based on previous programming with Boxborough Police + Fire departments, assume minimum parking:
 - Fire – 21, Police – 27, Visitor – assume 10 minimum
- A 10,000 sf Community Center was assumed with the following possible program:
 - 7 staff members
 - Multi-purpose Room for 100
 - Movement classroom for 50
 - General classroom for 30
 - Conference room for 12
 - Kitchen, toilets, storage and mechanical spaces
 - Parking assumed at one space per staff + one space per every four visitors (7 staff + $192/4$ visitors = 7 + 48 = 55 minimum) – note zoning requirements for this use are unclear

OPTION A – PHASED PUBLIC SAFETY + COMMUNITY CENTER – PHASE 1

- Phased option to minimize impact to public safety parking + operations in second phase
- Locate police/fire department and staff parking separate from public
 - Visitor parking for public safety – 13 spaces
 - Gated parking for police and fire personnel – 63 spaces
- Fire department drive-thru bays with separate drive off Stow Road for fire apparatus to access the back of the building



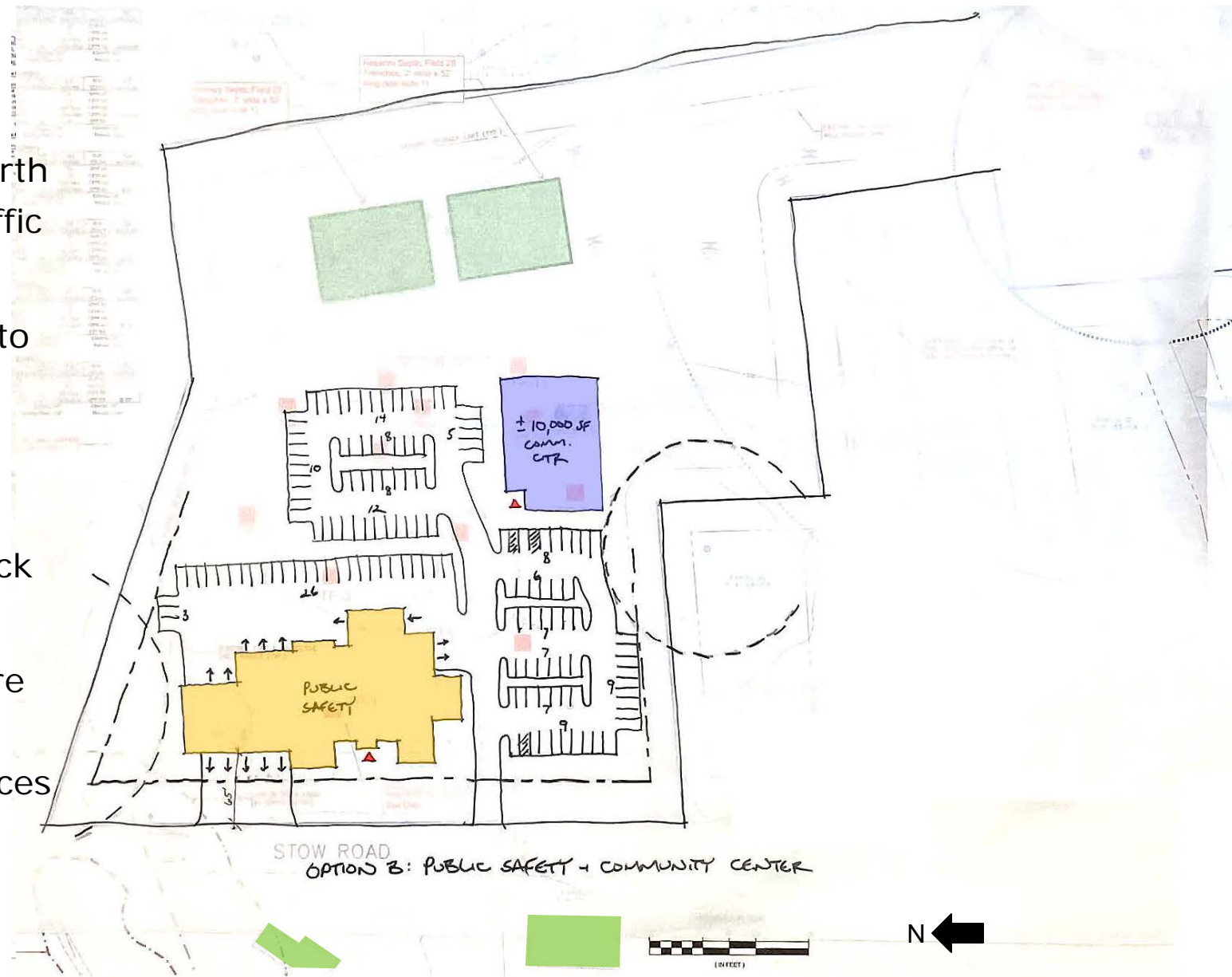
OPTION A – PHASED PUBLIC SAFETY + COMMUNITY CENTER – PHASE 2

- Phased option to minimize impact to public safety parking in second phase
- Locate police/fire department and staff parking separate from public
 - Visitor parking for public safety – 13 spaces
 - Gated parking for police and fire personnel – 48 spaces
 - Additional parking for police and fire personnel – 12 spaces
 - Parking for community center – 58 spaces
- Community center + parking on steeper portion of site



OPTION B – PUBLIC SAFETY + COMMUNITY CENTER

- Shift public safety building to the north to minimize impact of apparatus traffic on development across street
- Shift community center to the west to flatter portion of the site
- Keep drive thru apparatus bays – eliminate second curb cut
 - Fire apparatus must access back of building through parking lot
 - Some parking for police and fire personnel located behind the public safety building – 29 spaces
 - Shared public safety (visitor + personnel)/community center parking – 110 spaces



OPTION C – PUBLIC SAFETY + COMMUNITY CENTER

- Reorient public safety building with public entrance off shared public parking lot to create separate public safety parking behind building
- Eliminate drive-thru apparatus bays
 - Gated parking for police and fire personnel – 57 spaces
 - Shared public/community center parking – 69 spaces

