

Building Name: Fire & Police Station**Address:** 150 Washington Street**Report By:** Victoria Howland**Site Visit Date:** December 7, 2017**EXISTING CONDITIONS:**

Parcel: The subject parcel is located within Zone RA, which is classified as a Single Residence District. The parcel is also located within Zone X, which is classified as area outside the limits of the 100-year (1%) flood event. On-site soils are a combination of Urban Land and Sudbury fine sandy loam. There is no drainage information for Urban Land soils but Sudbury fine sandy loam is a generally well drained soil.

Site Access: Primary visitor and staff access to the Fire Station is through two curb openings in Washington Street and there is a secondary access from Sunset Lane. Fire trucks enter and exit the facility through a separate access on Washington Street. Traffic in Washington Street is stopped to allow the trucks to back into the station through the overhead doors. There is a significant elevation change at the firetruck access between the overhead door threshold and Washington Street. Slopes observed in the field ranged from 10.5% to 12%. The Deputy Chief mentioned it is tough to back the trucks in and they often slip on the slope. The Deputy Chief also mentioned all of the firefighting apparatus are kept at the station except the ladder truck, which is housed elsewhere for space purposes.

Visitor and staff access to the Police Station is through two curb openings in Bryant Lane. The police garage with three overhead doors is accessed from Sunset Lane. Sergeant Botelho mentioned that the Police Department occupies one of the three bays, the Fire Department uses the remaining two.

Parking: The parking lot at the Police Station appears to be fairly new and is in good condition. There are 21 marked parking spaces in the lot. Sergeant Botelho mentioned the Police Station lot does not meet the parking demands for visitors and police cruisers. Visitors and Officers often use grassed area on the property, Sunset Lane, or the fire station parking lot.

There are approximately 58 marked parking spaces in the Fire Station parking lot. Pavement in the lot is in poor condition and cracking was observed throughout the entire lot. Striping in the parking area has faded and therefore circulation through the lot is confusing. One of the curb openings from Washington Street appears to direct vehicles into the marked visitor parking spaces.

ADA Accessibility: The parking lots were checked for general compliance with ADA dimensional and grading regulations. The parking lots each had one marked accessible parking space. The number of marked accessible parking spaces (one) does not comply with the minimum required per ADA (three) for the Fire Station parking lot. The number of marked accessible parking spaces at the Police Station (one) complies with the minimum required per ADA (one). There are no marked accessible van parking spaces.

The dimensions of the parking spaces and access aisles were compliant with ADA regulations, however a car was parked in part of the access aisle at the Fire Station. The slope of the parking space at the Police Station (4.3%) did not meet ADA requirements. (2% maximum)

The accessible routes to each building entrance was reviewed. The slope of both accessible routes were not compliant with ADA regulations. (9% at Police Station, 6.8% at Fire Station)

Trash Disposal: Trash receptacles and dumpsters for the building are located on the north side of the Fire Station.

Utilities: Stormwater runoff from the building roof is collected and conveyed in roof drains to the stormwater management system or discharged to grade. Sergeant Botelho mentioned stormwater routinely overflows the roof drain system of the Police Station and runoff spills over from the roof. This results in ponding against the building and a flooded basement approximately 2 to 3 times per year. Runoff in the parking areas are collected by a series of catch basins and conveyed to the stormwater management system in the street.

The Deputy Chief mentioned that they routinely experience a backup in the Fire Station sewer outlet pipe, which results in flooding in the basement. This happens approximately four times per year.

A hydrant is located at the north side of the Fire Station.

Public water, sewer, gas, and storm drains are located in Washington Street and Bryant Lane. Water, sewer, and storm drains are available in Sunset Lane.

RECOMMENDED ACTIONS: General Maintenance:

- Repave and restripe Fire Station parking lot.

Regrade accessible parking spot at Fire Station. Regrade accessible route to Fire and Police Stations.

Provide two additional accessible parking spaces in the Fire Station parking lot. One of the spaces shall be for accessible van parking.

Assess quantity of runoff from roof, capacity of gutter system, and stormwater management system capacity at Police Station roof. Repair roof drain collection system.

Investigate and repair sewer connection between Washington Street and Fire Station.

Look at obtaining additional parking spaces and/or lots.

GENERAL COMMENTS: None

Attached Photo Log: Photo 1 – Accessible parking space at Police Station

Photo 2 – Fire Station parking lot (taken from west entry at Washington Street)

Photo 3 – Fire Station parking lot

Photo 4 – Fire Station and dumpster area (taken from Sunset Lane entry)

Photo 5 – Steep slope between Washington Street and Fire Station.

Photo 6 – Accessible parking space at Fire Station.



Photo No. 1



Photo No. 2



Photo No. 3



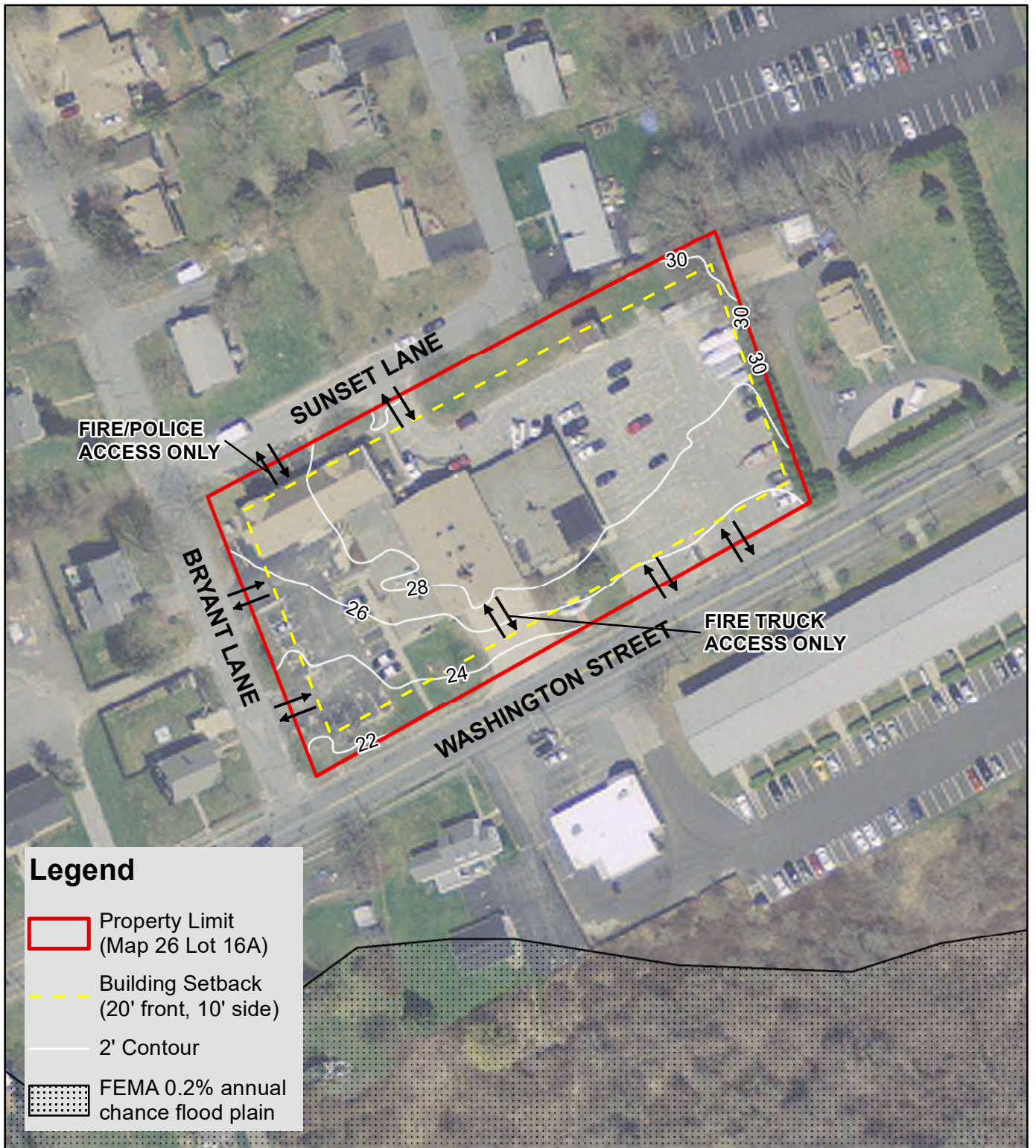
Photo No. 4



Photo No. 5



Photo No. 6



FIRE/POLICE STATION SITE MAP

SCALE: 1"=100'



8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
(401) 334-4100

10 LINCOLN ROAD, SUITE 210
FOXBORO, MA 02035
(508) 543-1755

PARE PROJECT No. 17184.00

DECEMBER 2017

EXISTING CONDITIONS

PUBLIC FACILITIES IMPROVEMENT PLAN
150 WASHINGTON STREET
FAIRHAVEN, MA

