



# Ballardvale Fire Station Building Committee Presentation to Citizens of Andover

## Ballardvale Fire Sub-Station Relocation Proposal

April 13, 2011

**Ballardvale Fire Station Building Committee Presentation**



# Ballardvale Fire Station



**Ballardvale Fire Station Building Committee Presentation**



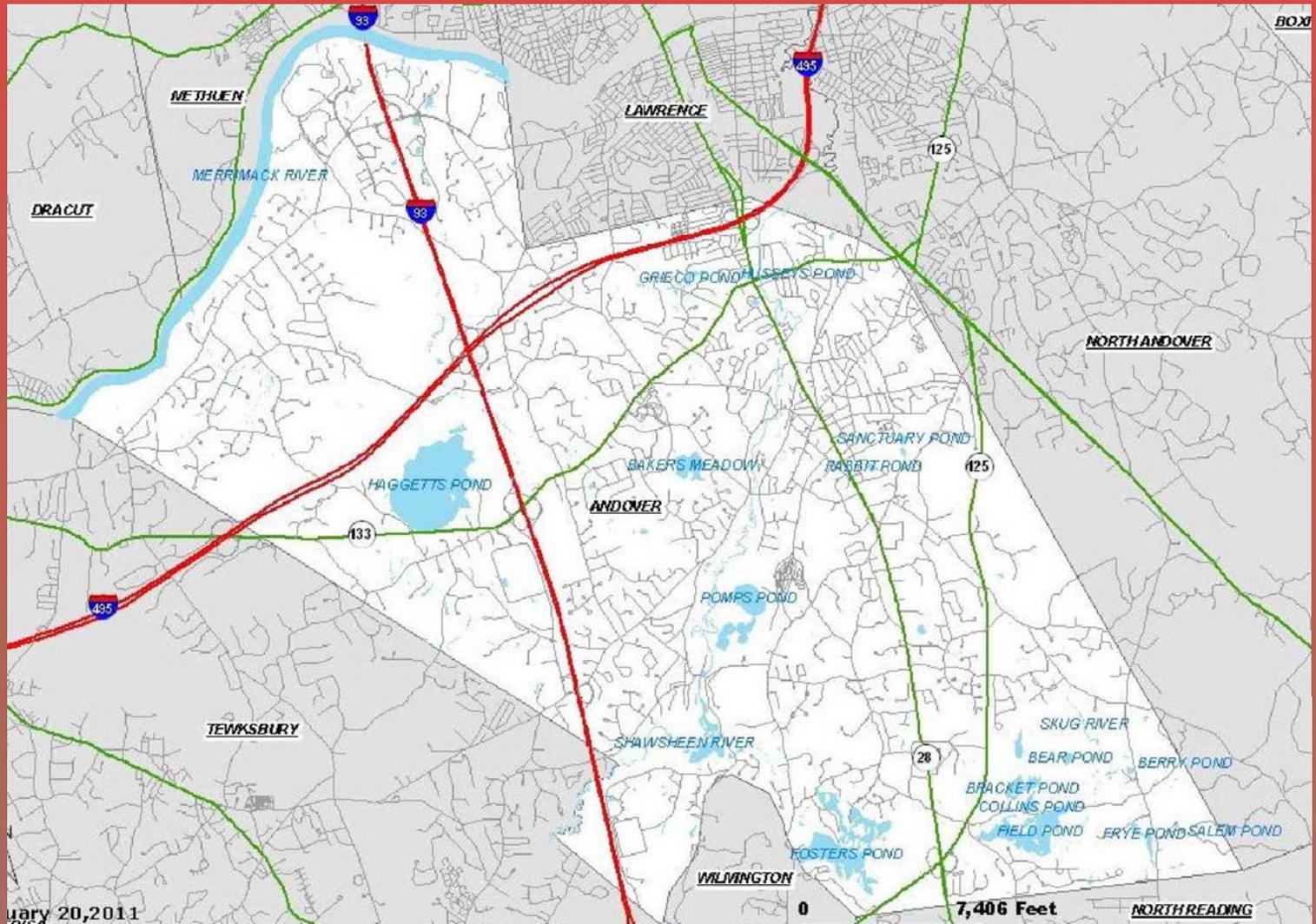
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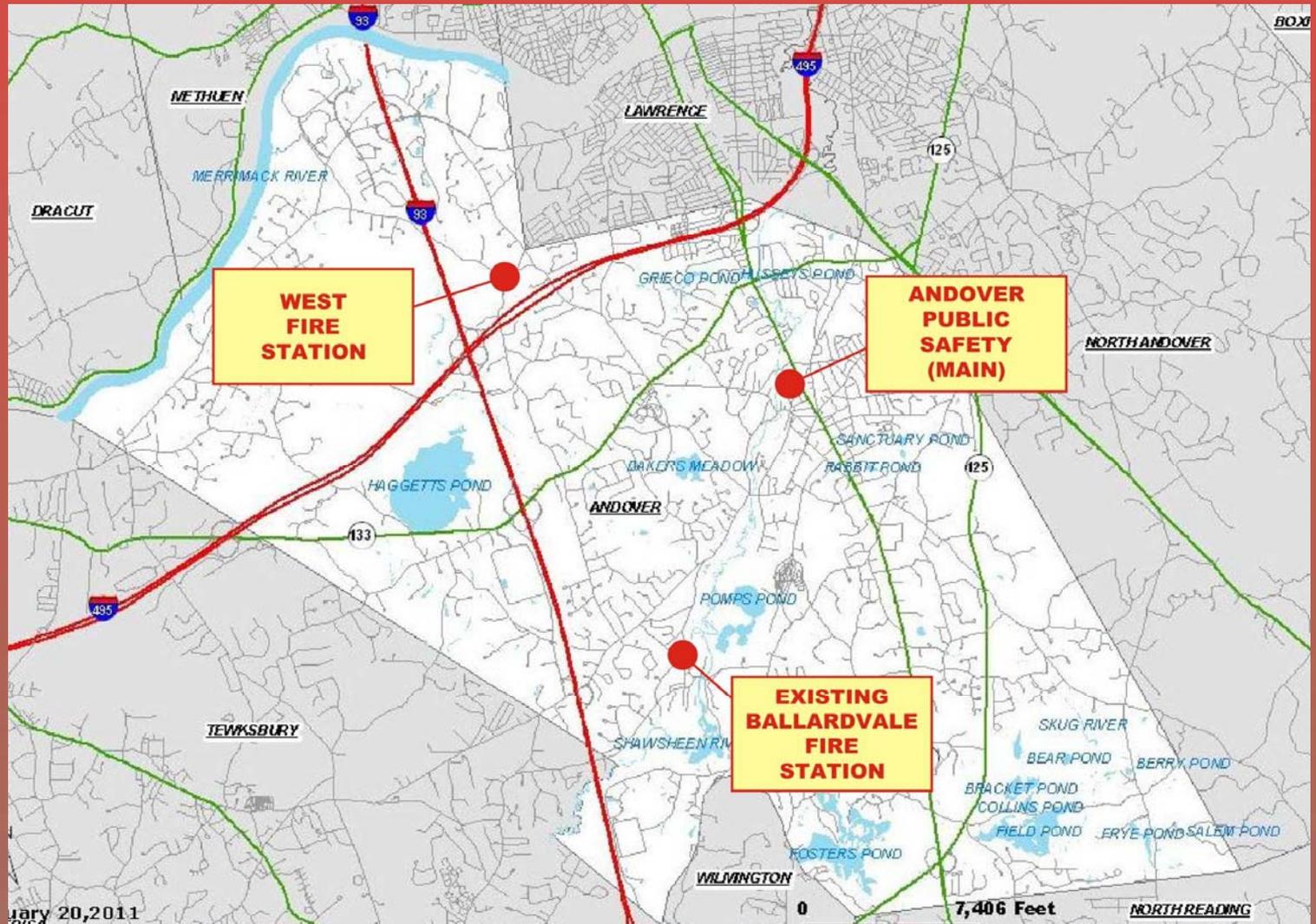
# Site Selection Process



Ballardvale Fire Station Building Committee Presentation



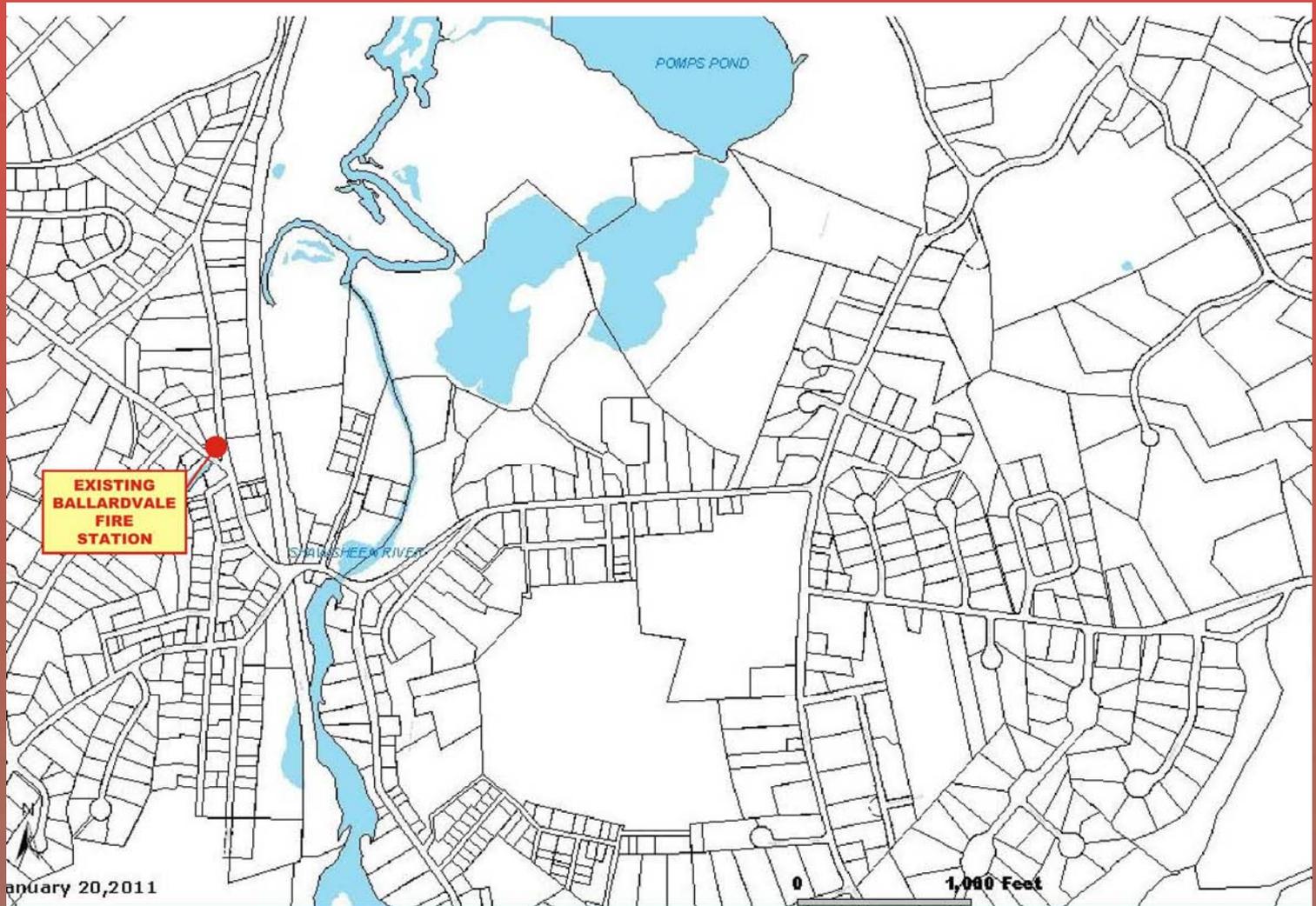
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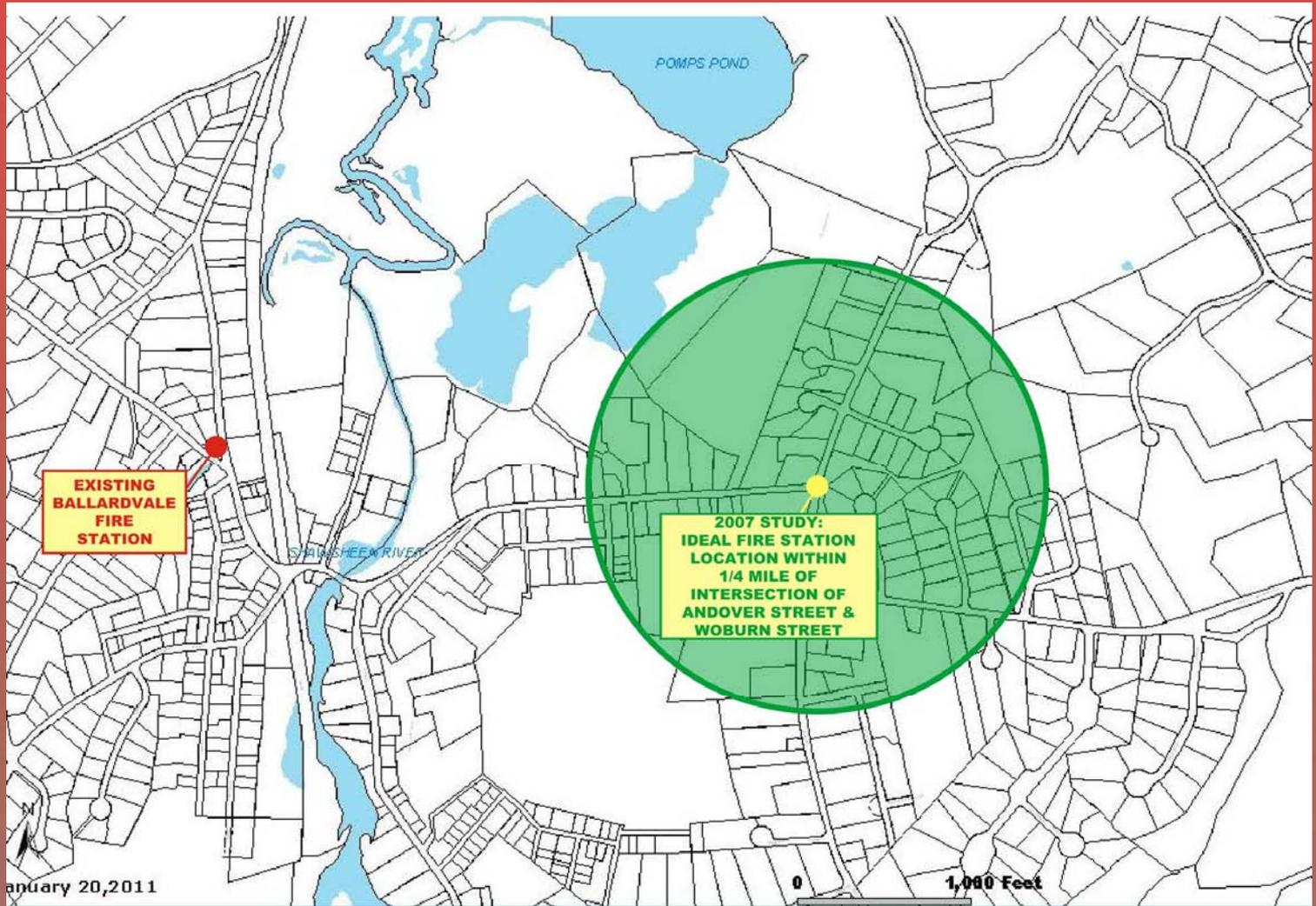
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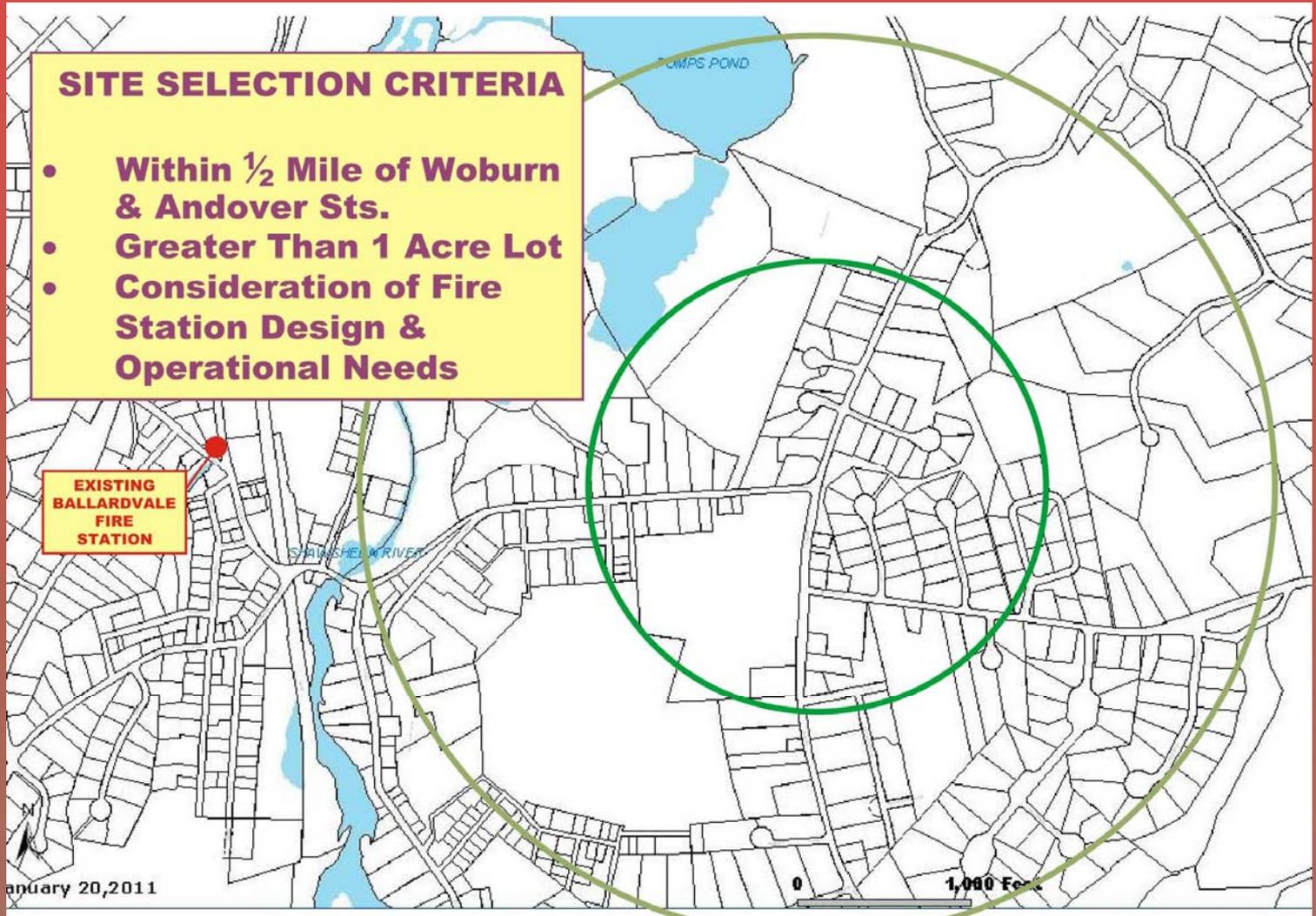
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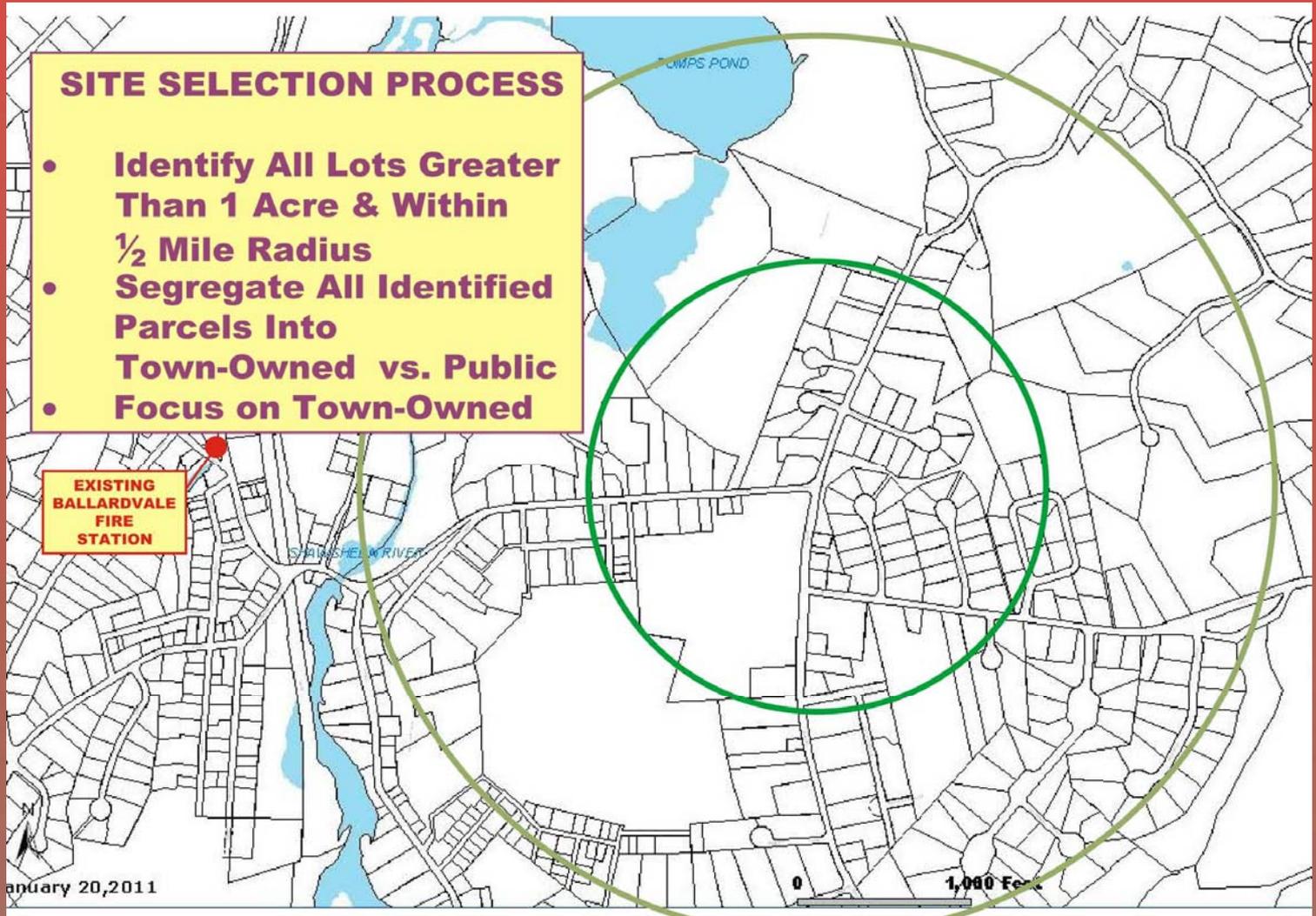
# Site Selection Process



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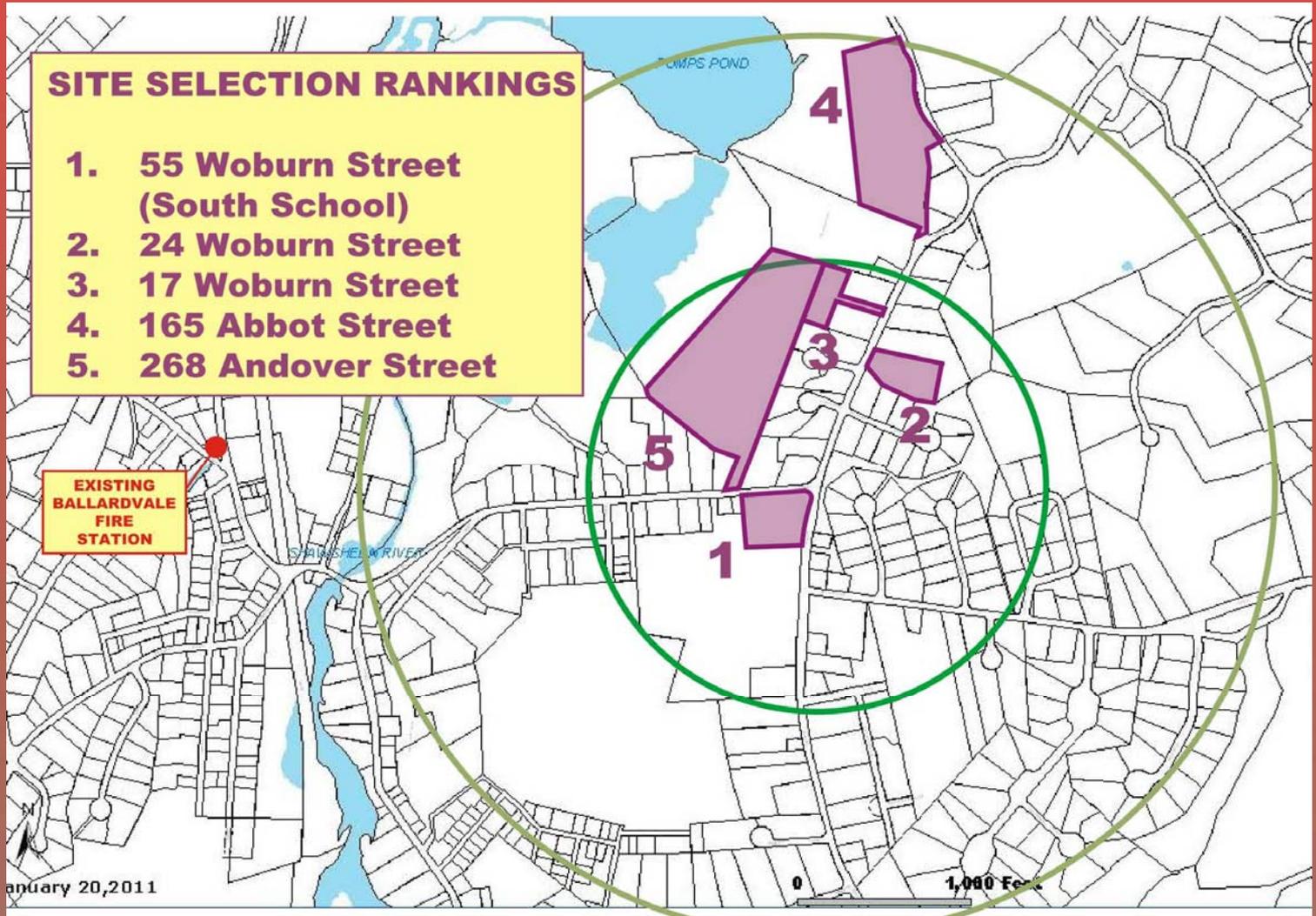
# Site Selection Process



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# Site Selection Process





# Site Selection Process

Direct Residential Abutters to Each Site:

1. 55 Woburn Street (South School)  
3 Residential Abutters
2. 24 Woburn Street  
7 Residential Abutters
3. 17 Woburn Street  
5 Residential Abutters
4. 165 Abbot Street  
7 Residential Abutters
5. 268 Andover Street  
10 Residential Abutters



# Site Selection Process

Apply Site Selection Criteria to 5 Town-Owned Sites Passing Initial Screen to Calculate Scores (below):

Site #	Site Address	Minimum 1 Acre Lot Size	Lot Shape	Close to Manitou Target	Access to Primary Roads & Sight Lines	Site Work Needed	TOTAL SCORE
1	South School Baseball Field (corner of Andover & Woburn Sts.)	5	5	5	5	5	25
2	24 Woburn Street **	5	5	5	5	5	25
3	17 Woburn Street	5	4	4	3	5	21
4	183 Abbott Street	5	3	4	2	2	16
5	268 Andover Street	5	2	5	2	1	15

Discard 3 Lowest Scoring Sites to Directly Compare the 2 Sites Tied for Highest Score (below):

Site #	Site Address	Minimum 1 Acre Lot Size	Lot Shape	Close to Manitou Target	Access to Primary Roads & Sight Lines	Site Work Needed
1	South School Baseball Field (corner of Andover & Woburn Sts.)	X	X	X	X	X
2	24 Woburn Street **	X	X			

\*\*Conservation Restriction Exists at 24 Woburn Street



# Relocation & Site Improvement Proposal

The Ballardvale Fire Station Building Committee:

- Presents our Preliminary Site Plan Proposal
- Highlights the Benefits



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# Relocation & Site Improvement Proposal



**H** HUNTRESS ASSOCIATES  
Landscape Architecture & Land Planning

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# Relocation & Site Improvement Proposal





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# Fire Stations Near Schools

<u>Community</u>	<u>Fire Stations</u>	<u>Schools</u>
GEORGETOWN	47 Central Street	Perley School 51 North Street
HAMILTON	265 Bay Road	Winthrop Elementary 325 Bay Road
IPSWICH	55 Central Street	Winthrop School 65 Central Street
NORTH READING	152 Park Street	Batchelder Elementary 175 Park Street No. Reading High School 195 Park Street



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# Fire Stations Near Schools

## Community

## Fire Stations

## Schools

MALDEN

1 Sprague Street (HQ)

Malden High School  
77 Salem Street

MARBLEHEAD

1 Ocean Avenue

Marblehead High School  
2 Humphrey Street

ROWLEY

7 Hammond Street

Pine Grove Elementary  
191 Main Street  
Parker River

Community Preschool  
181 Main Street



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# Fire Stations Near Schools

CHICOPEE, MA



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# Fire Stations Near Schools

IPSWICH, MA

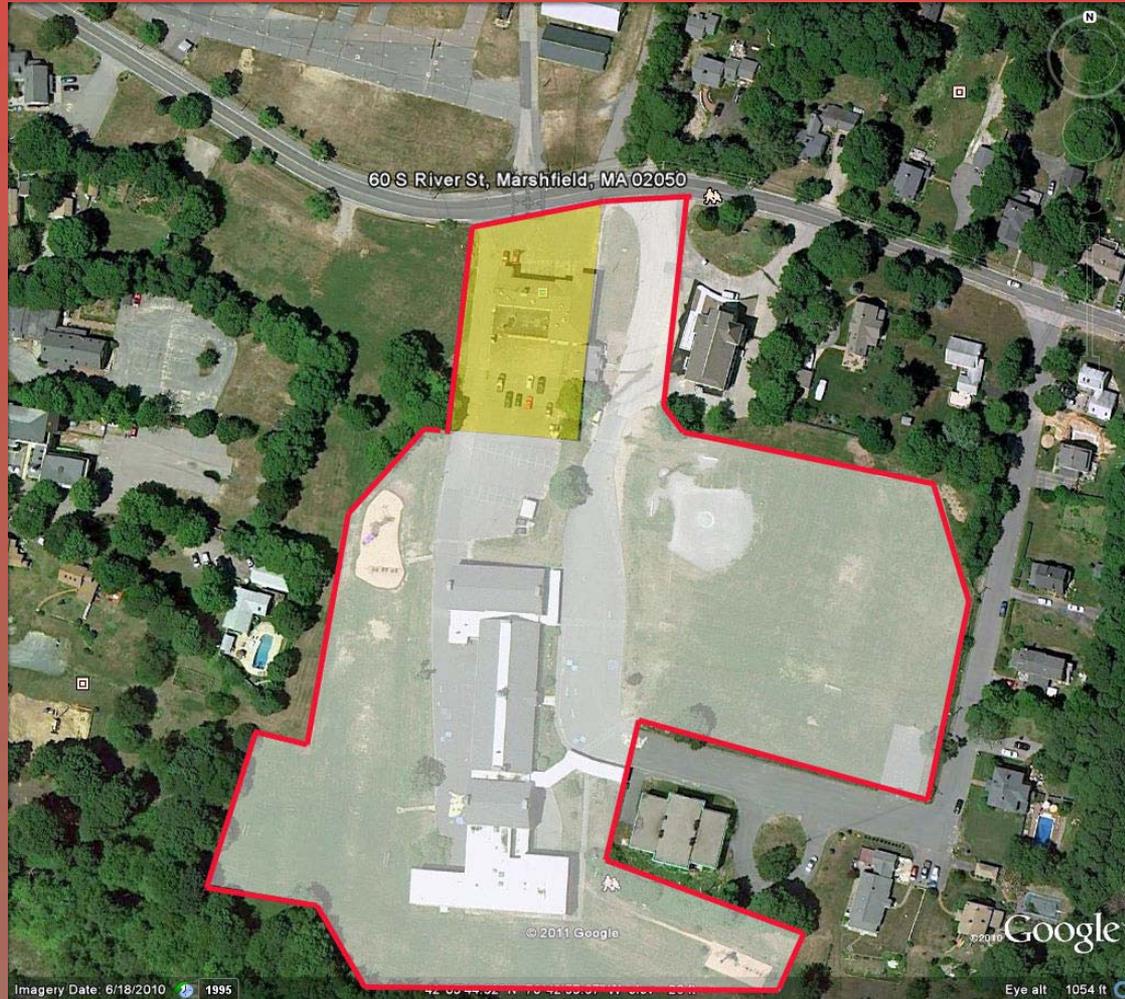


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# Fire Stations Near Schools

MARSHFIELD, MA



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# Fire Stations Near Schools

HAMILTON, MA



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# New Station Benefits

“Win-Win-Win” Opportunity between  
Fire & School Departments and  
Ballardvale / So. Andover Community

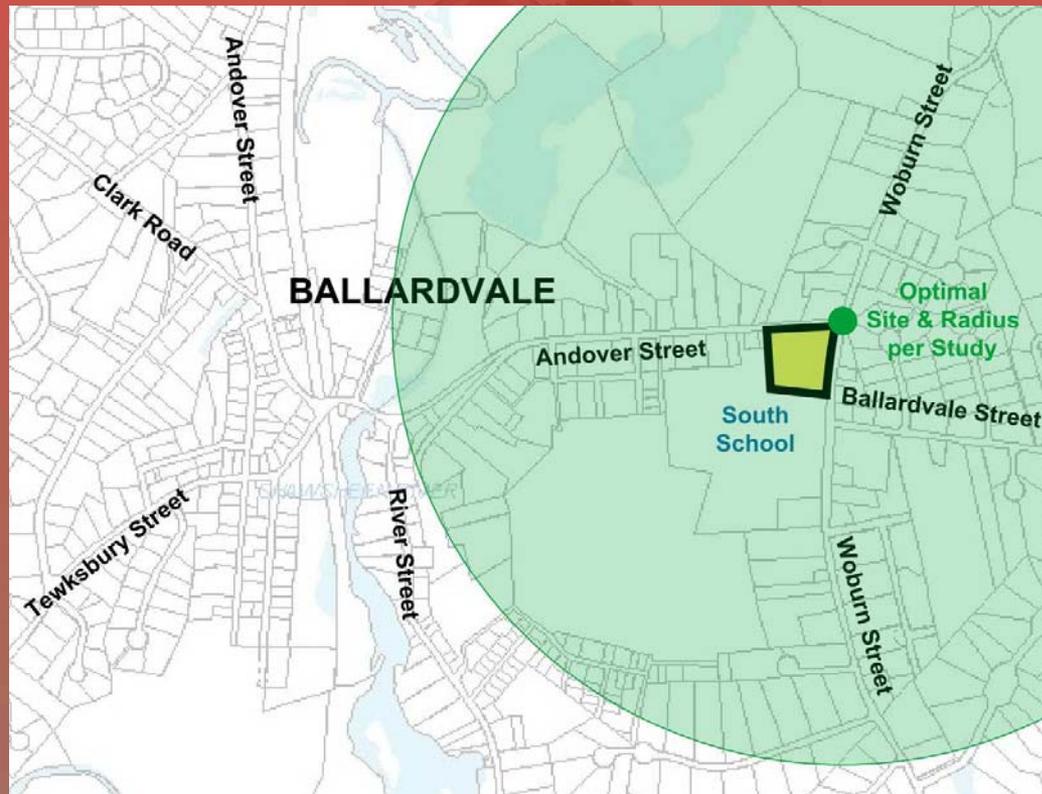
- Fire Department Gets Modern Station to Replace 120-Year Old Building (WIN)
- Community Gets Increased Emergency Response Protection and Protection of Substantial Commercial Tax Base (WIN)
- School Department Gets Improved Site Plan at South School with No School Budget Impact (WIN)



# New Station Benefits

## Overall Community Benefits

- Fire Protection Facilities are Modern and Station is Fully Operational



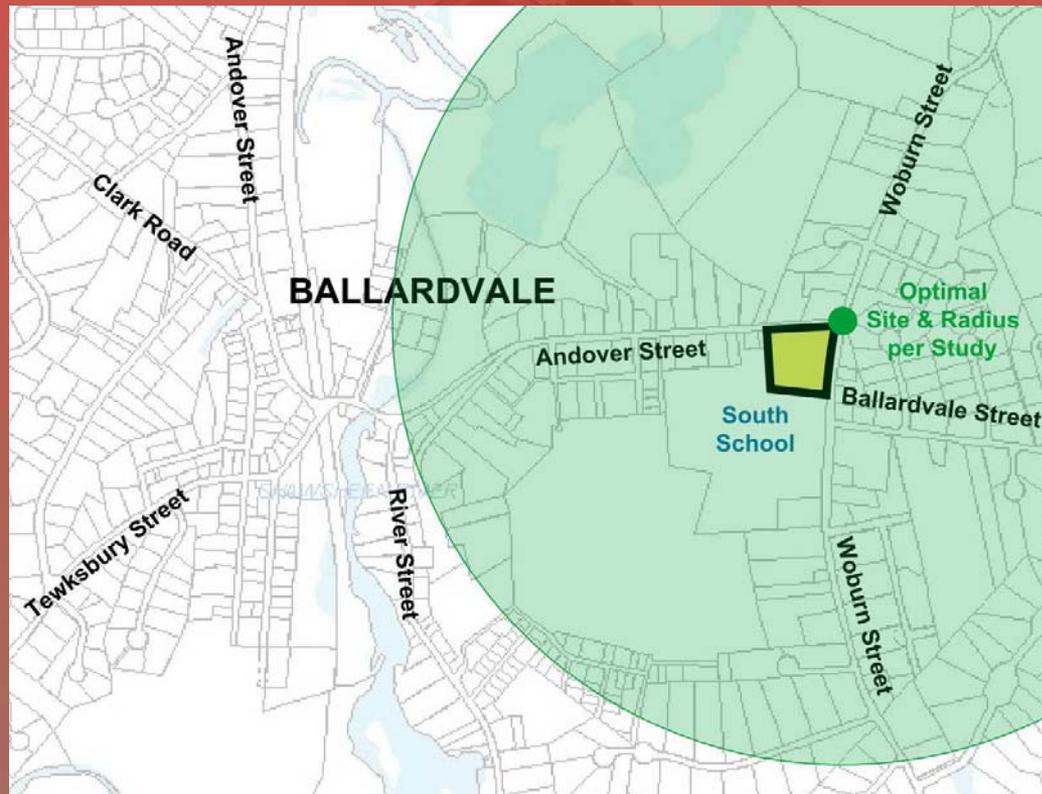
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# New Station Benefits

## Overall Community Benefits

- Significant Savings by Selecting a Town-Owned Property

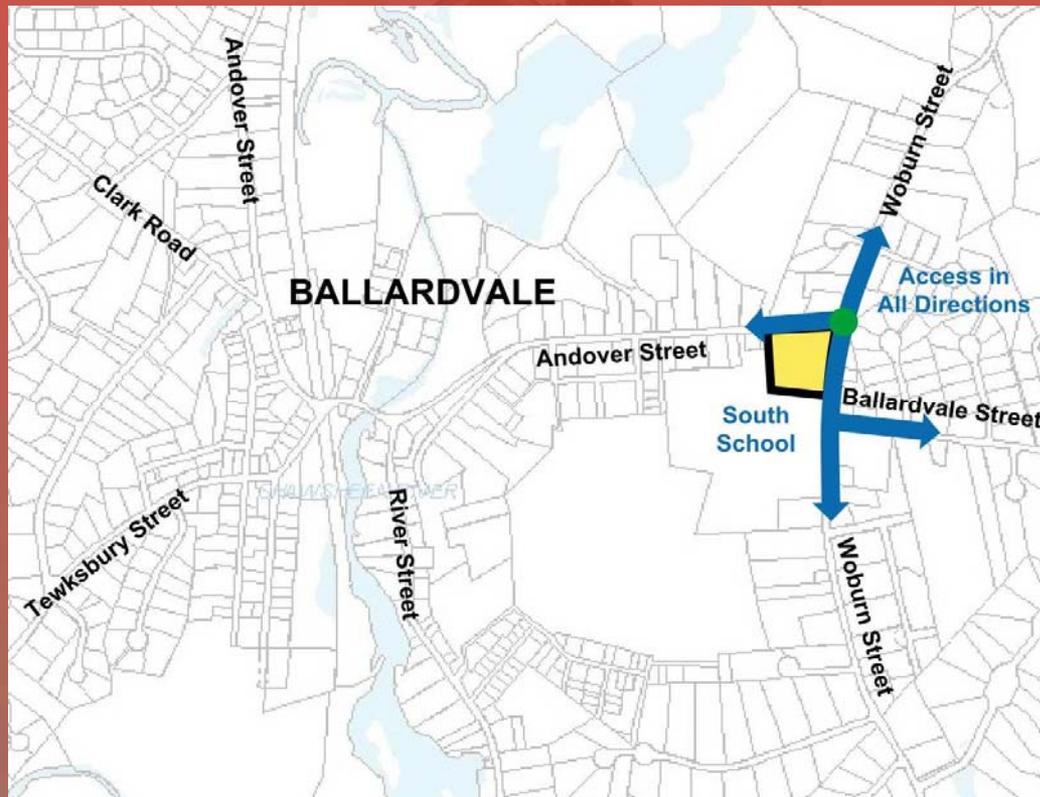




# New Station Benefits

## Overall Community Benefits

- Station in a Centralized Location Providing Access in All Directions for Faster Response

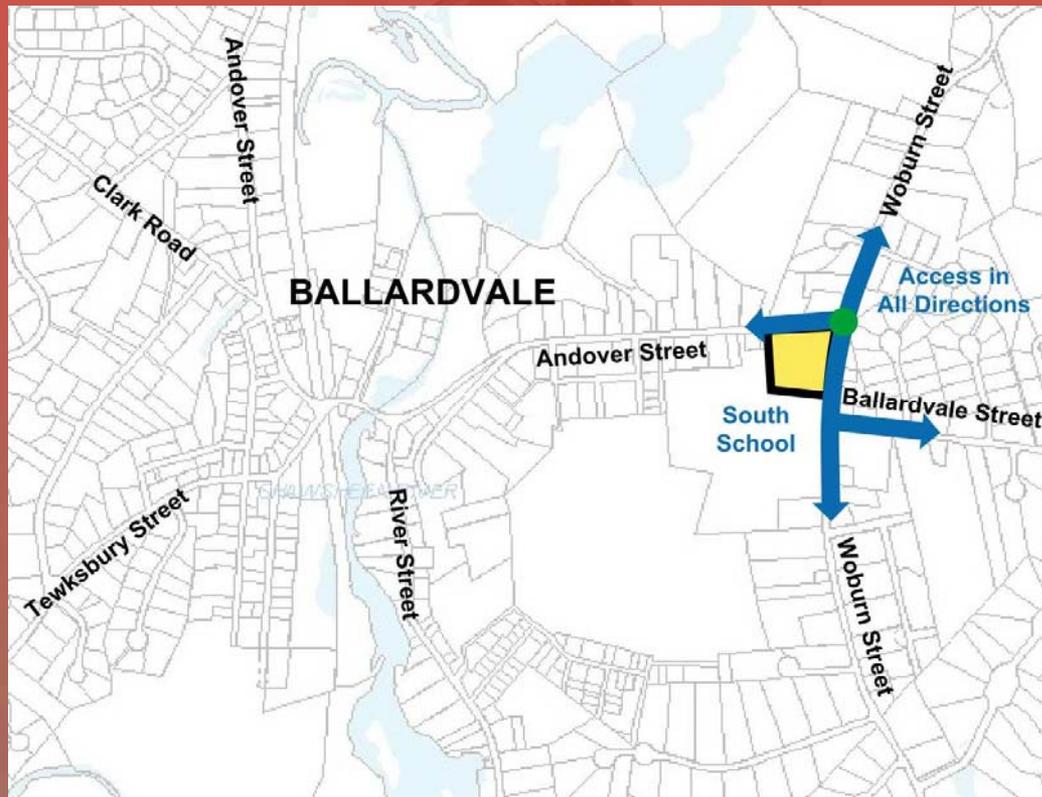




# New Station Benefits

## Overall Community Benefits

- Open Corner Lot with Clear Lines-of-Sight and Direct Access to Primary Roads

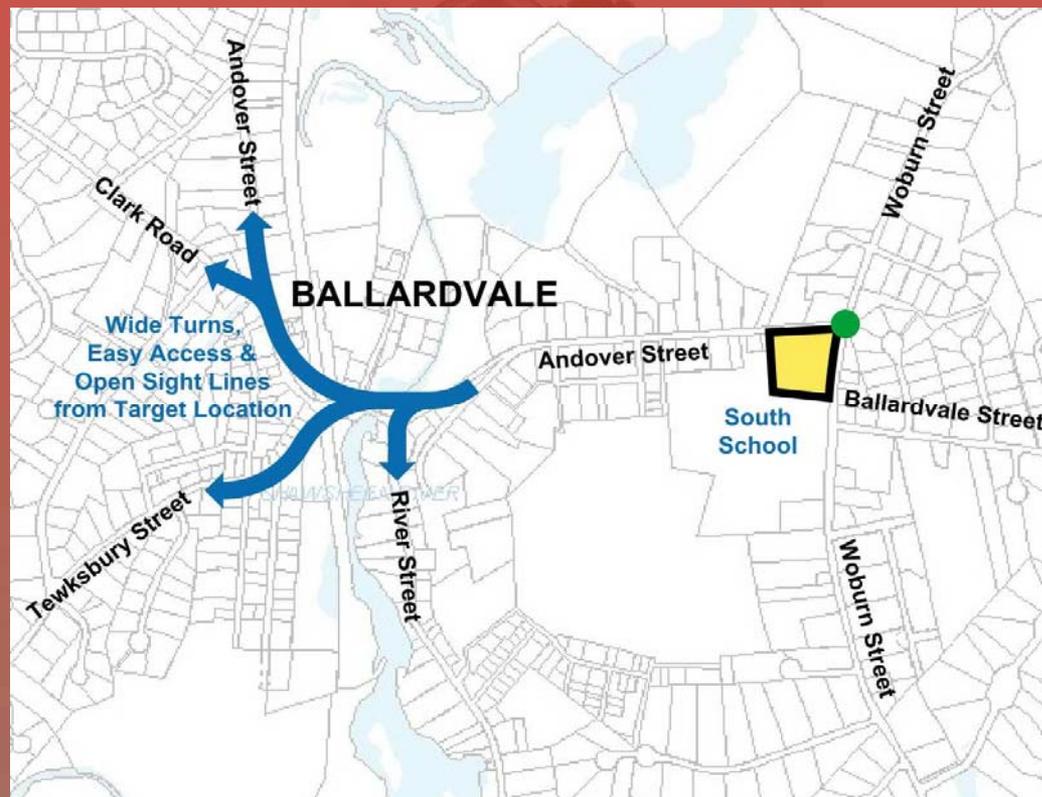




# New Station Benefits

## Overall Community Benefits

- Wide Turns, Easy Access, & Clear Lines-of-Sight (No Multiple Point Turns)

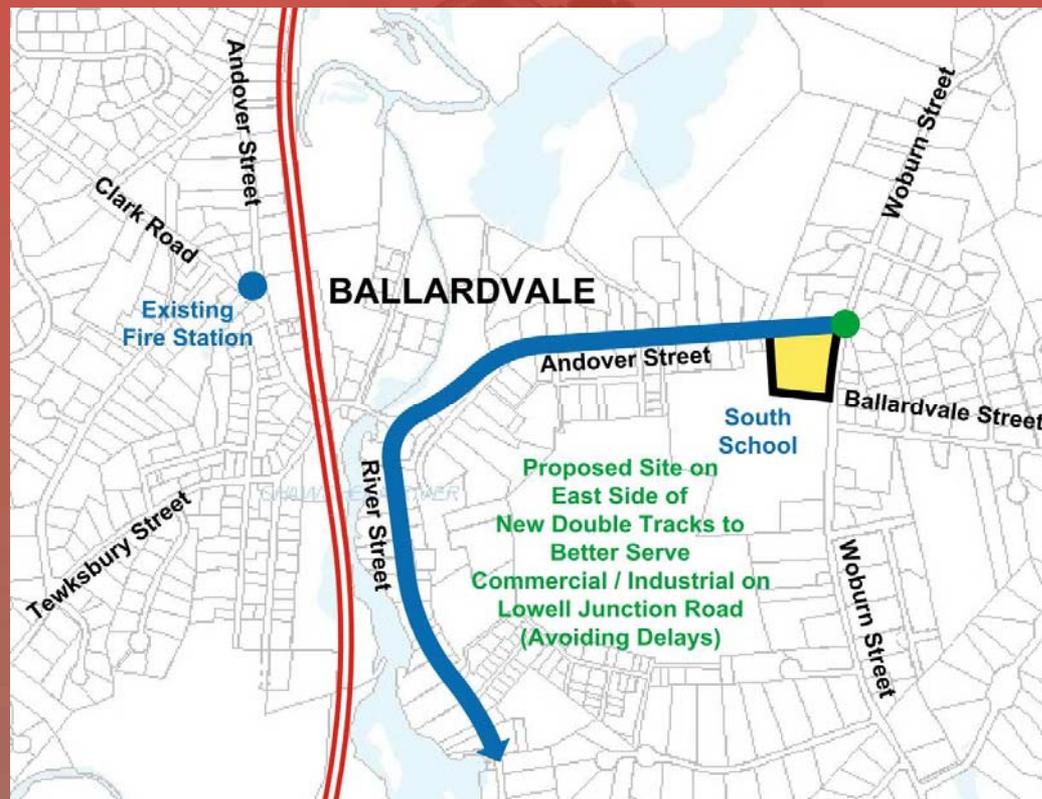




# New Station Benefits

## Overall Community Benefits

- Better Service for Commercial and Industrial Properties on Lowell Junction Road

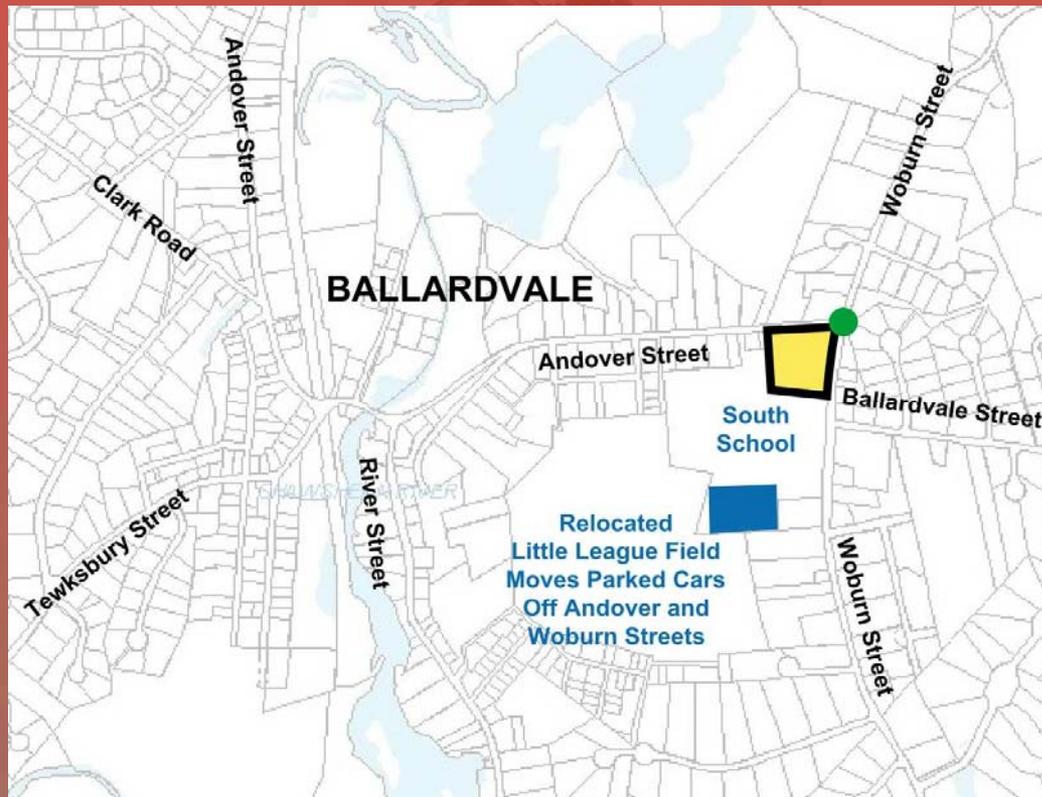




# New Station Benefits

## Overall Community Benefits

- Relocated Little League Field Eliminates Parked Cars from Andover and Woburn Streets

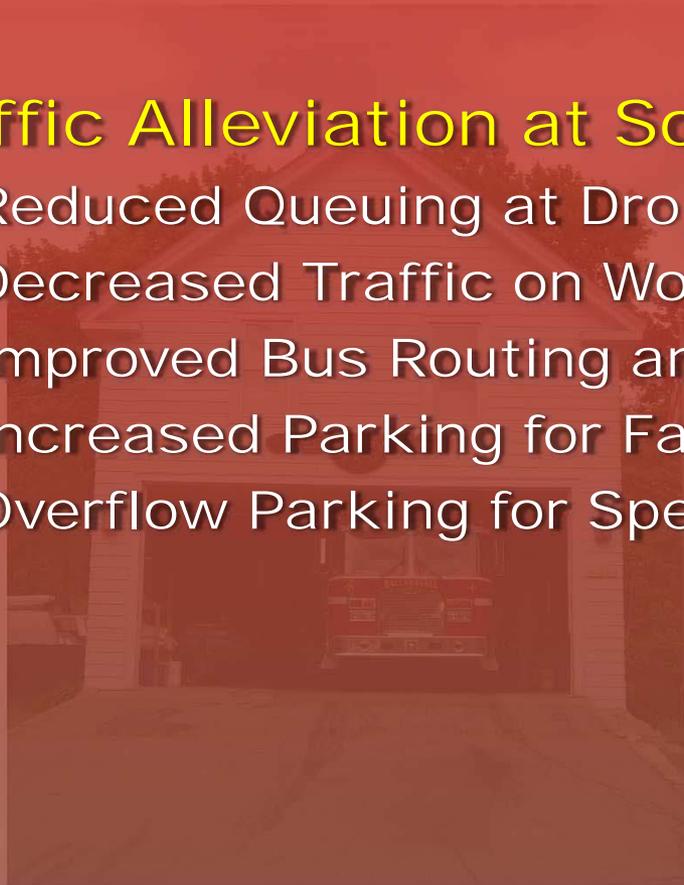




# New Station Benefits

## Overall Community Benefits

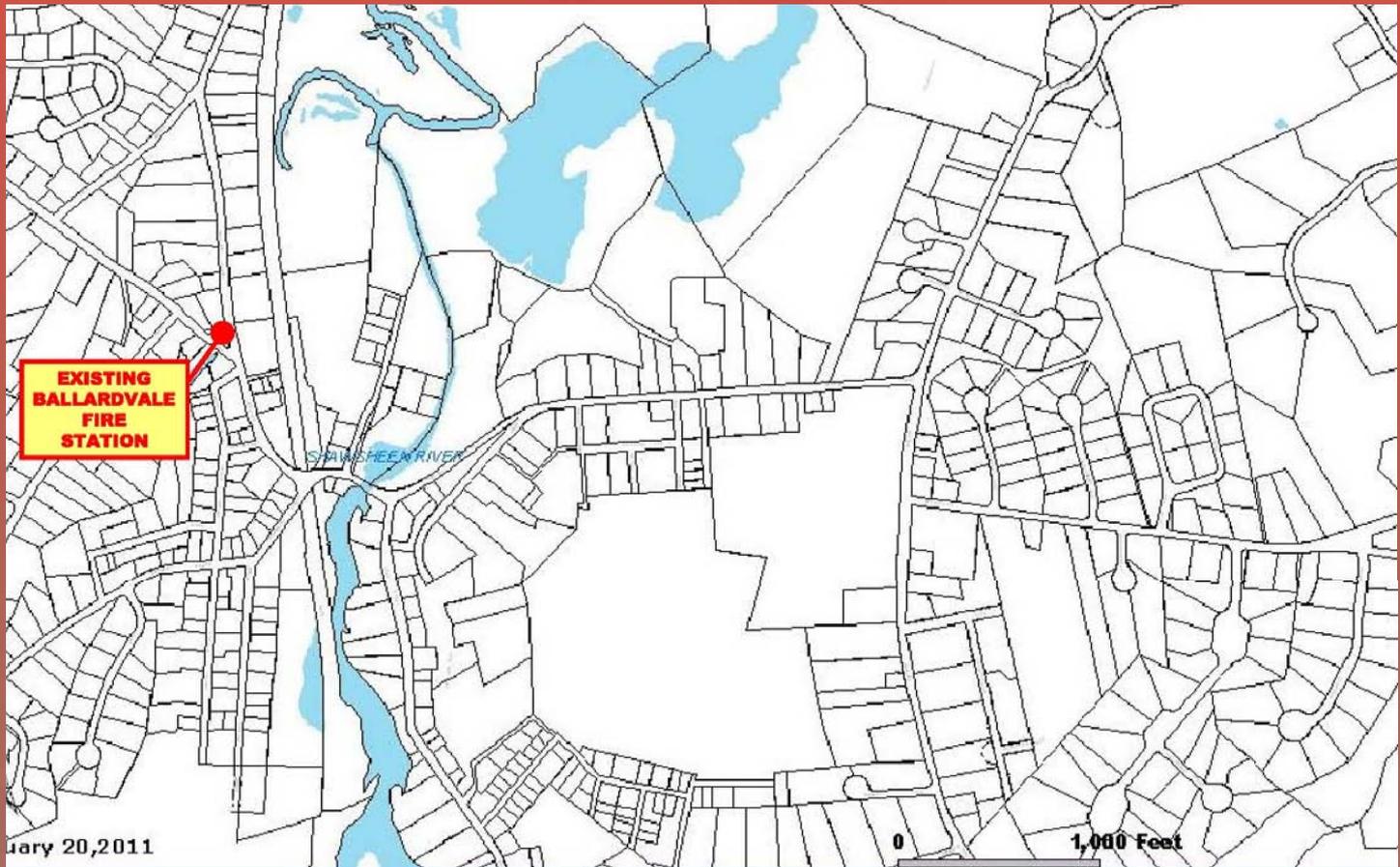
- **Traffic Alleviation at South School**
  - Reduced Queuing at Drop Offs
  - Decreased Traffic on Woburn Street
  - Improved Bus Routing and Flow
  - Increased Parking for Faculty and Staff
  - Overflow Parking for Special Events





# No Impact to South School Traffic

## Existing Fire Station Location

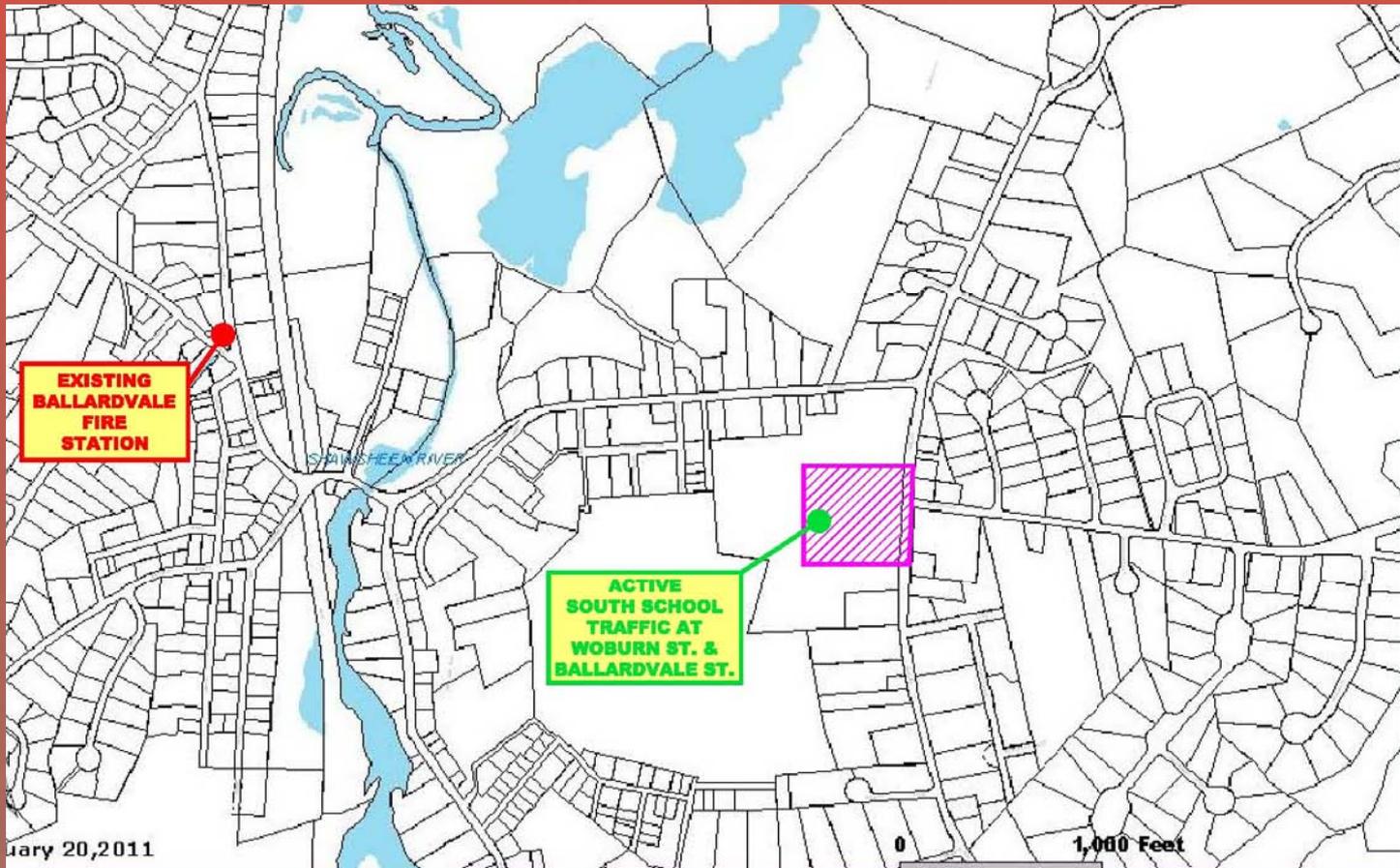


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# No Impact to South School Traffic

Active South School Traffic Zone at Entrance (Woburn & Ballardvale St.) for Bus & Car Dropoff

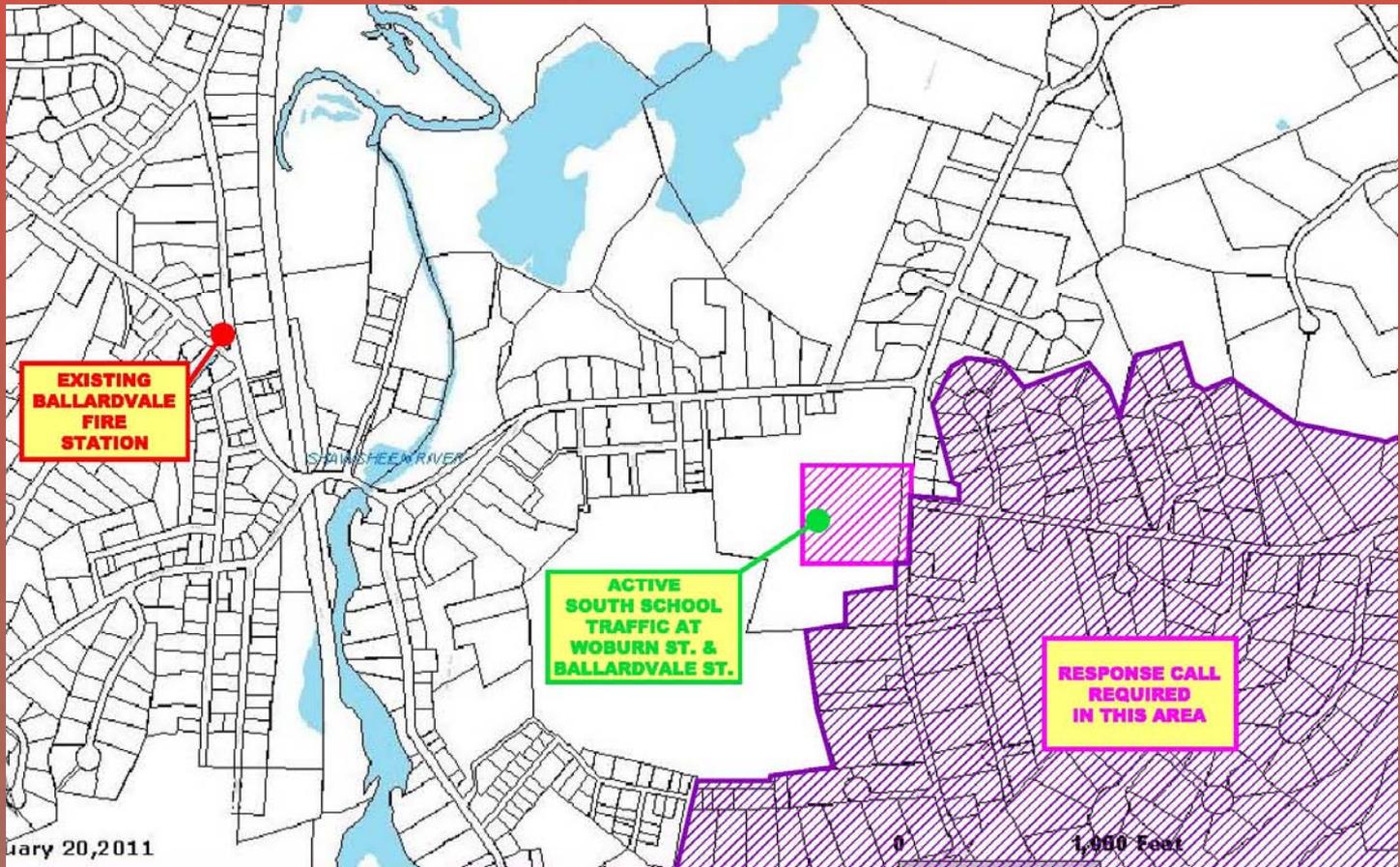


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# No Impact to South School Traffic

Response Calls that Require Fire Truck to Pass In Front of South School Entrance (Southeast)

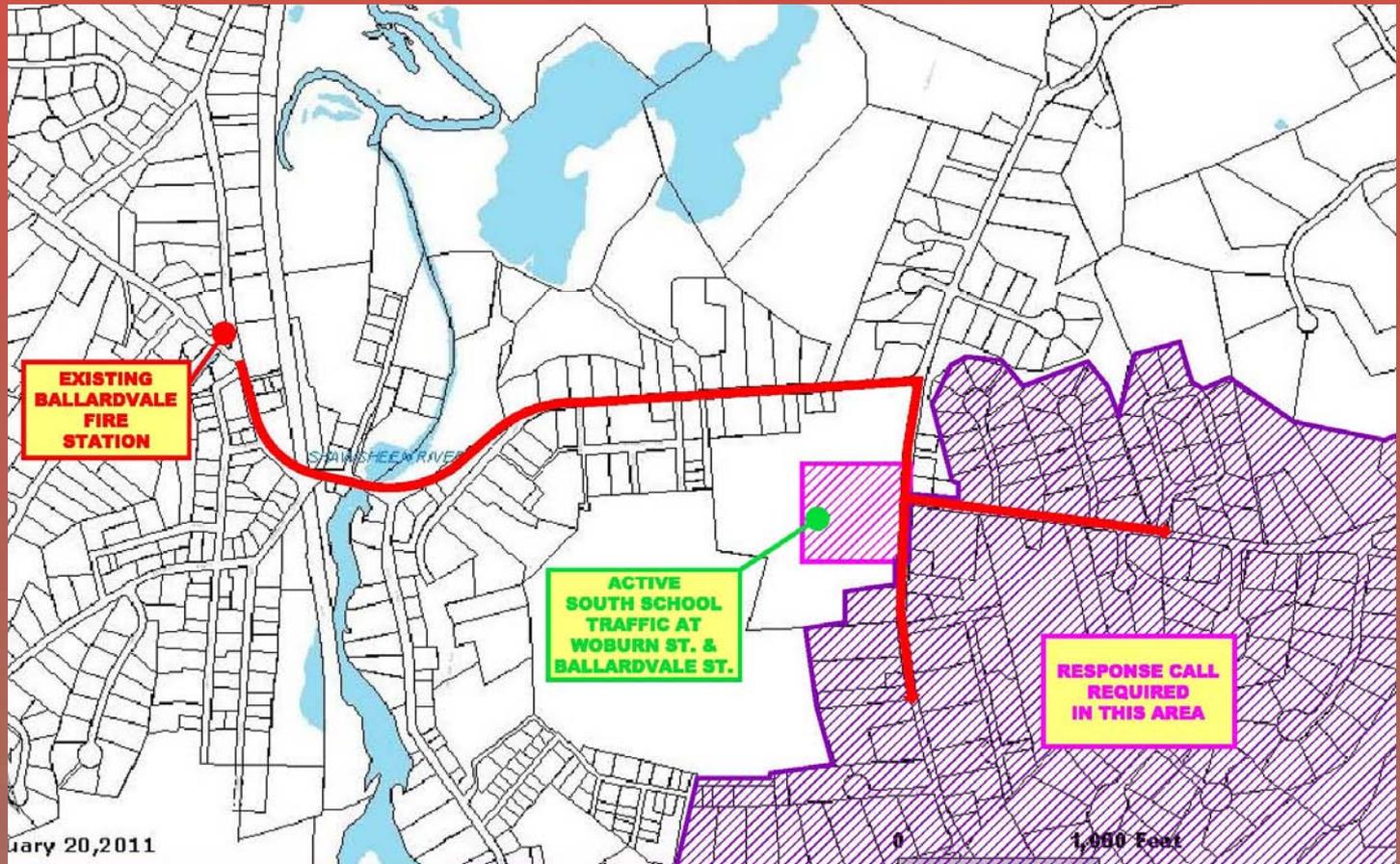


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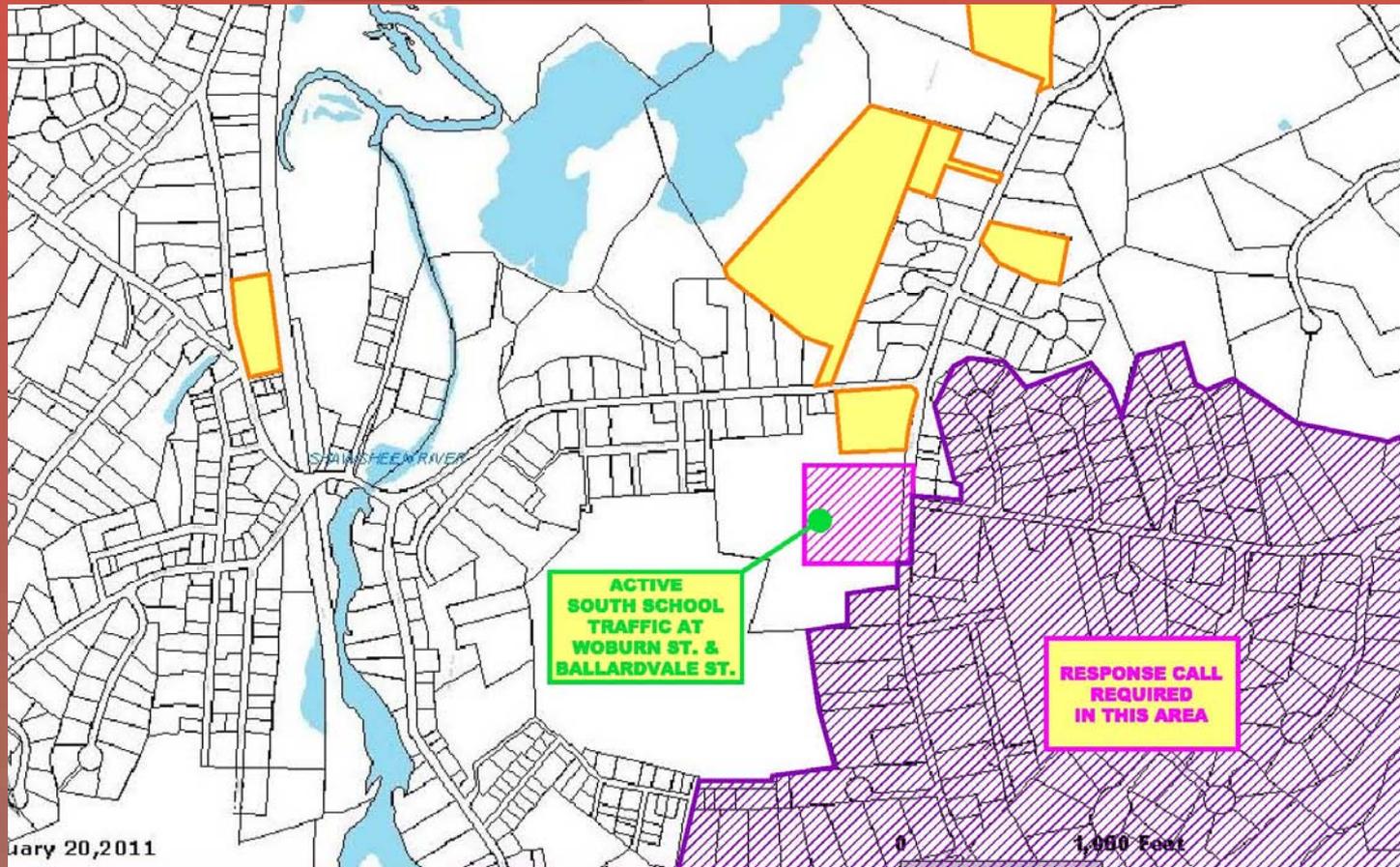


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# No Impact to South School Traffic

If New Fire Station is Located at Any Site Studied, Trucks Will STILL ONLY Pass School in this Area

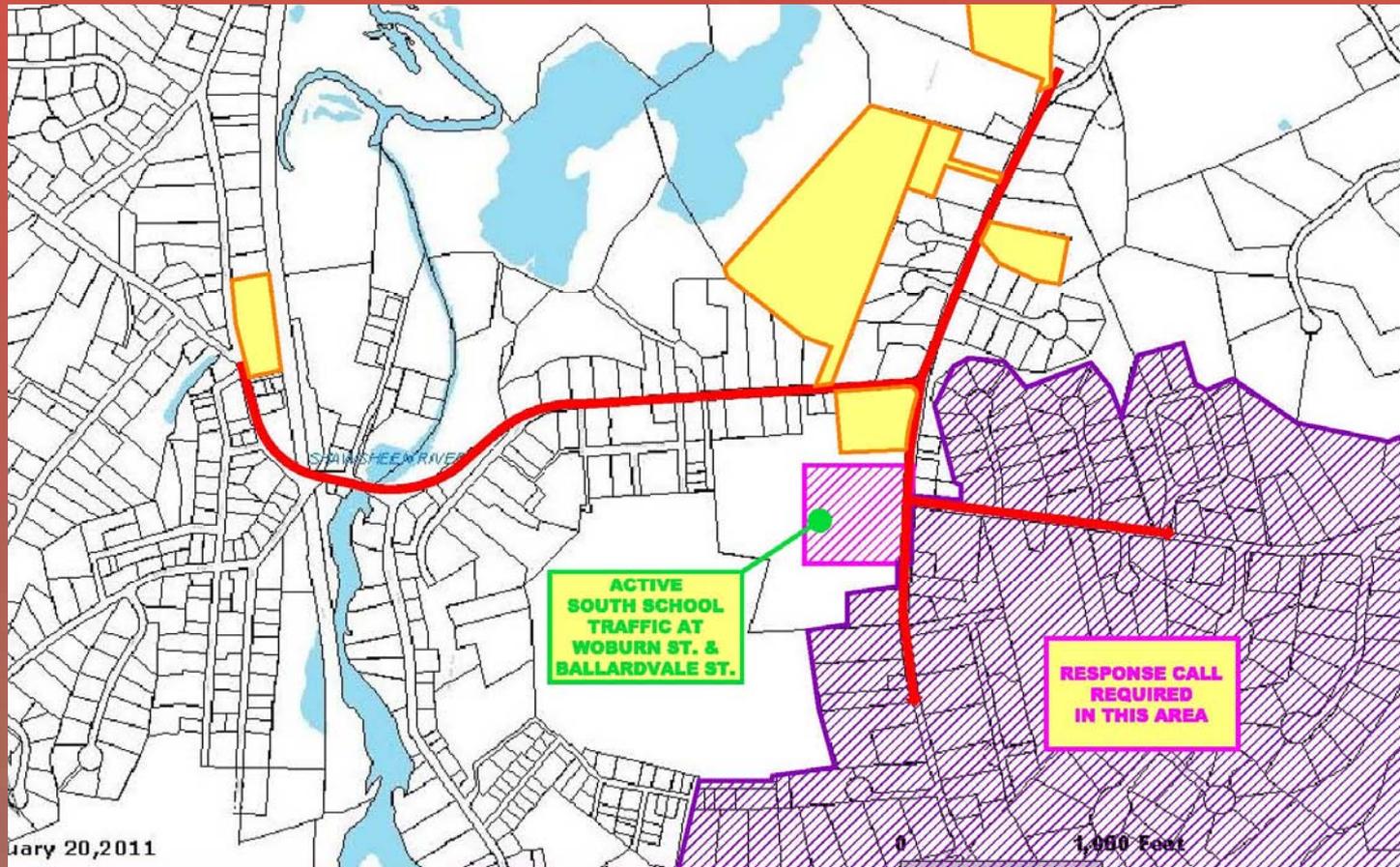


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# No Impact to South School Traffic

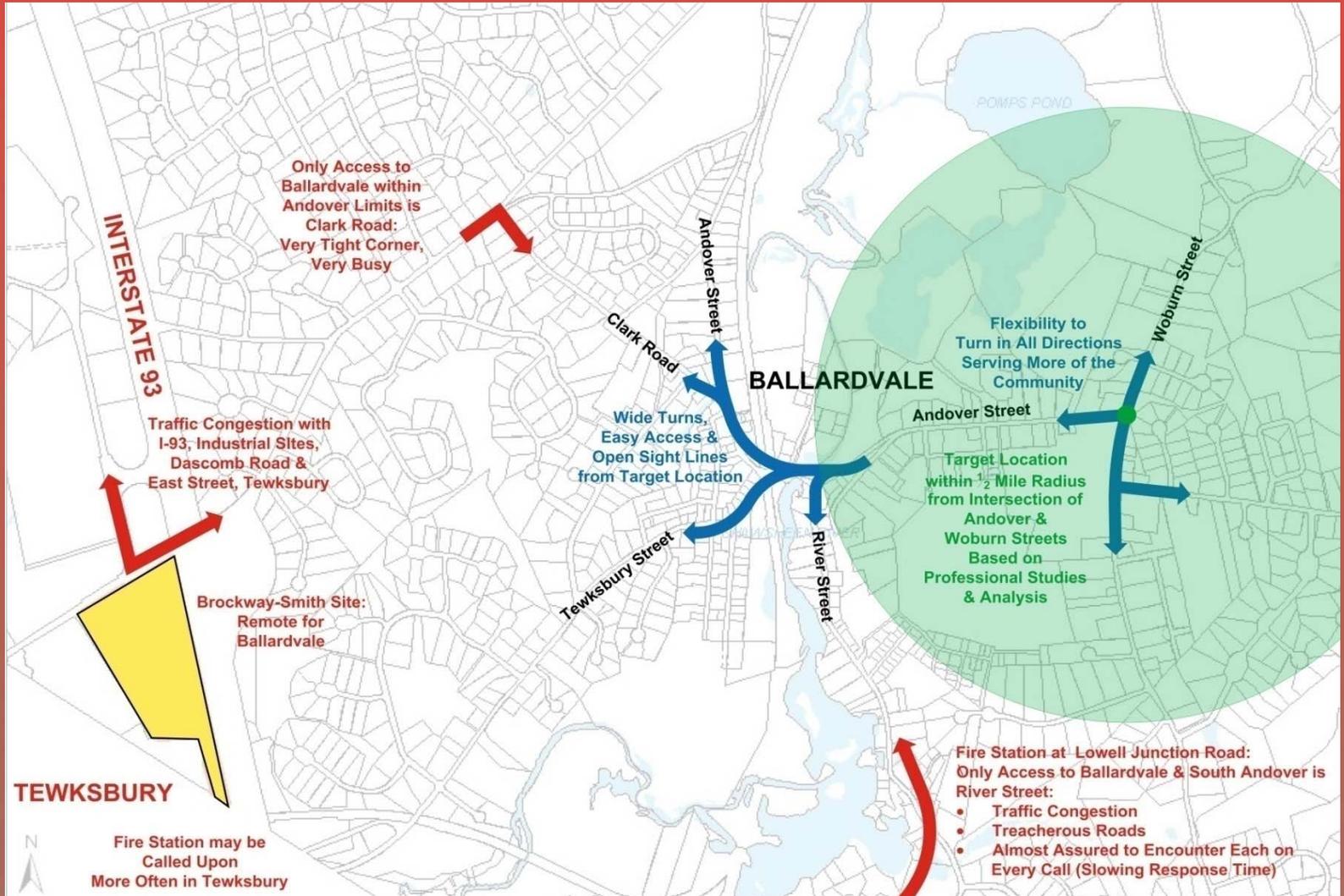
# of Calls are Independent of Fire Station Location:  
Therefore, No Net Impact on South School Traffic



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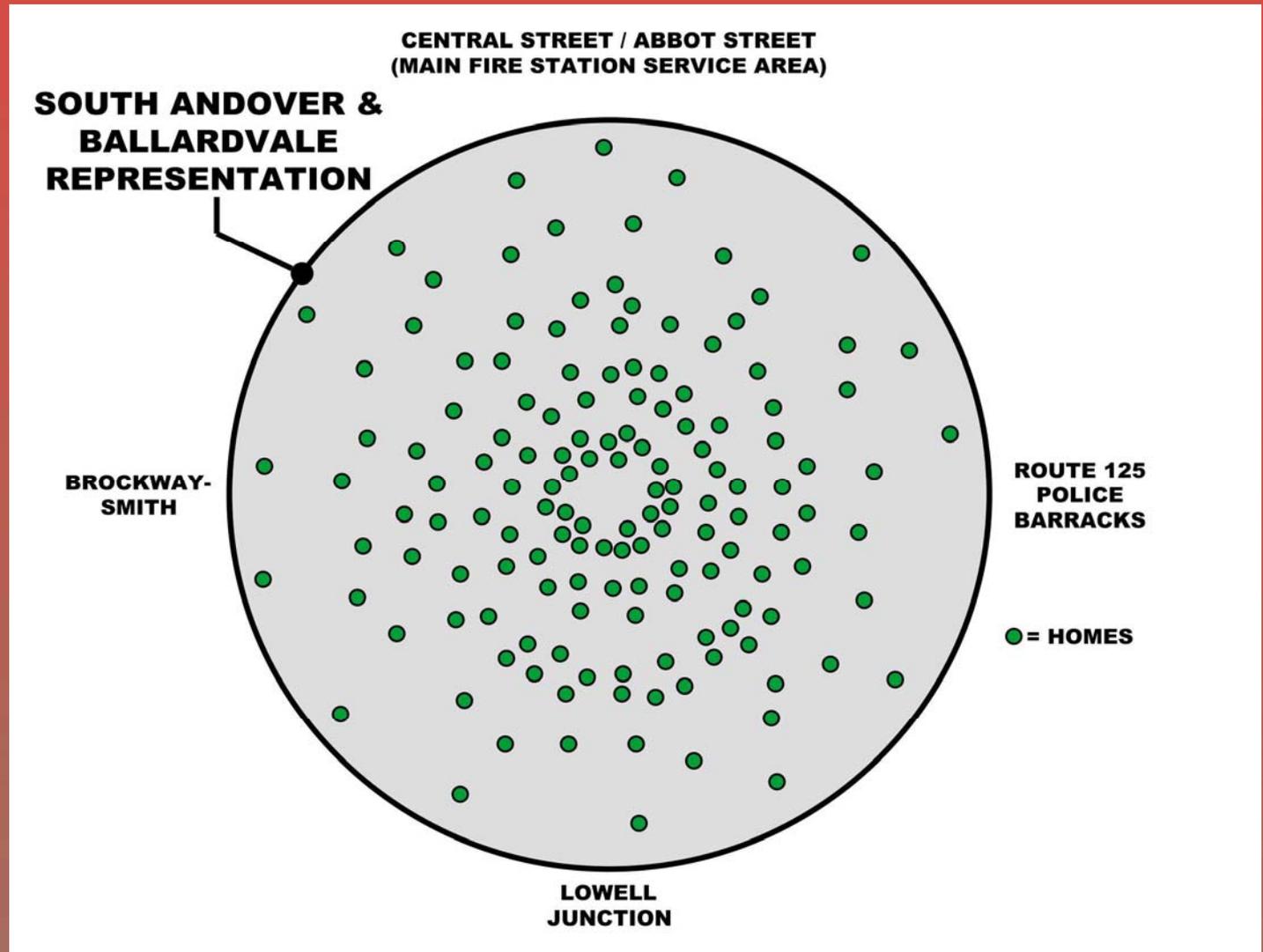


# Alternative: Edge of Town



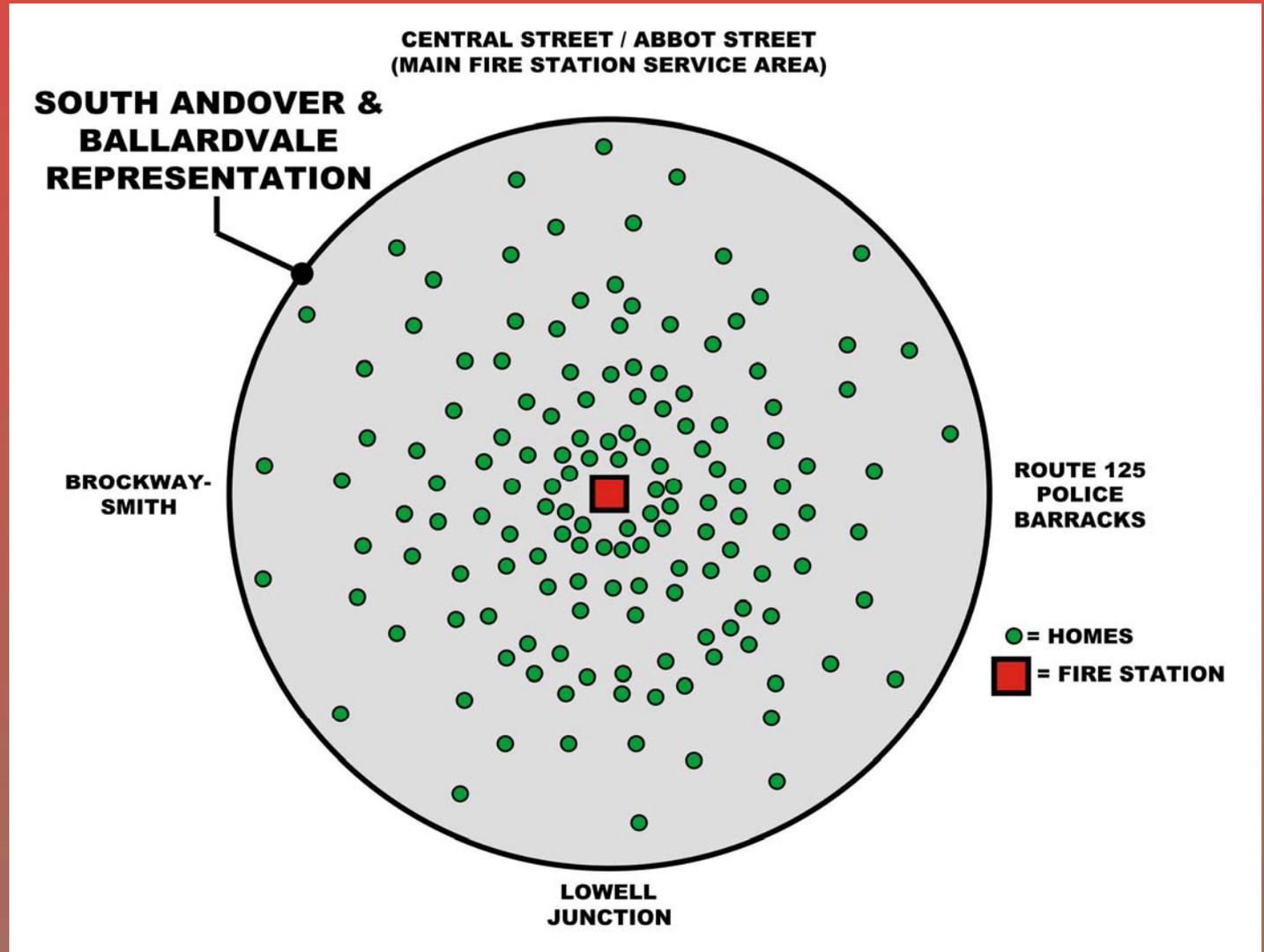


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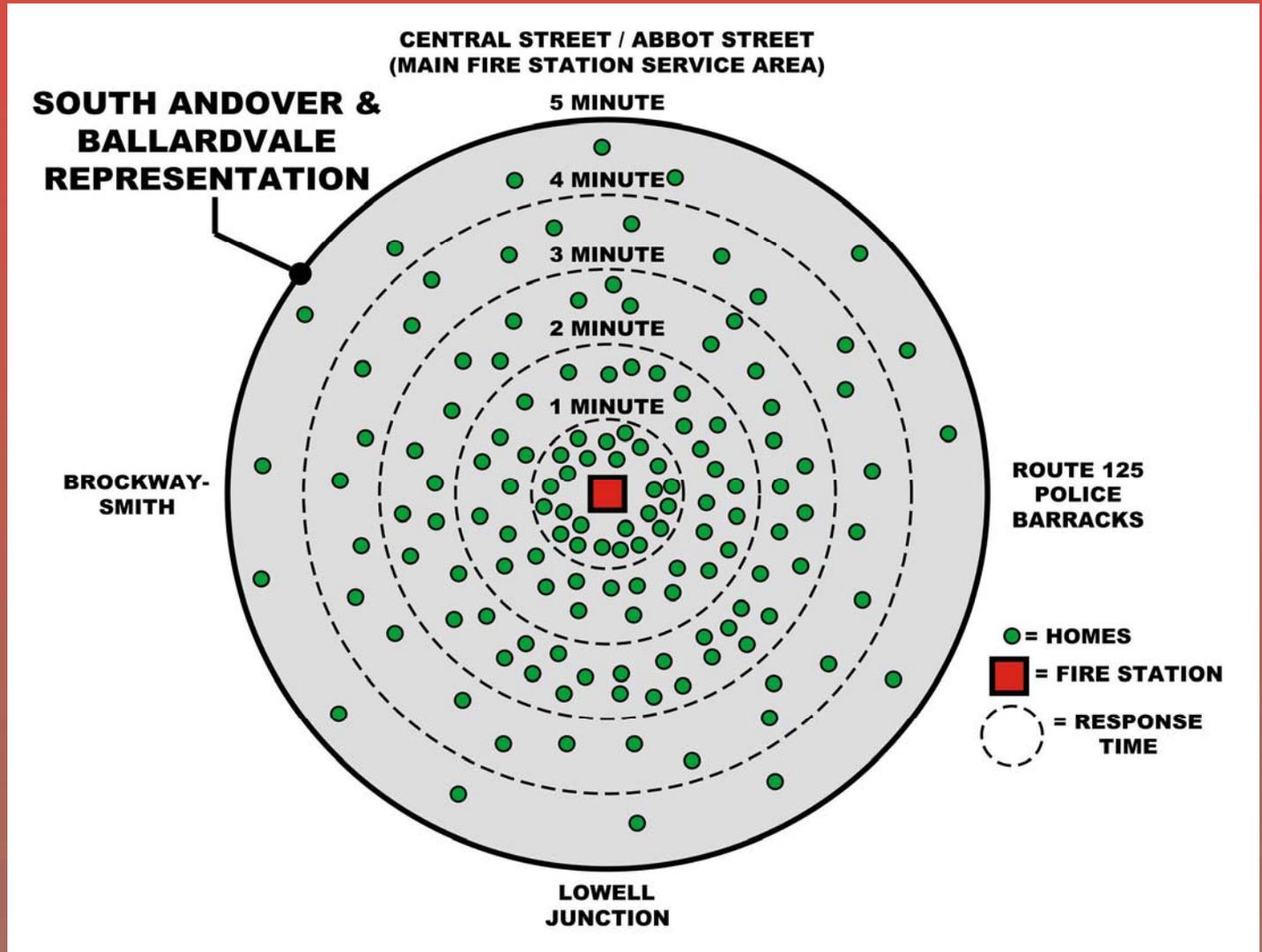


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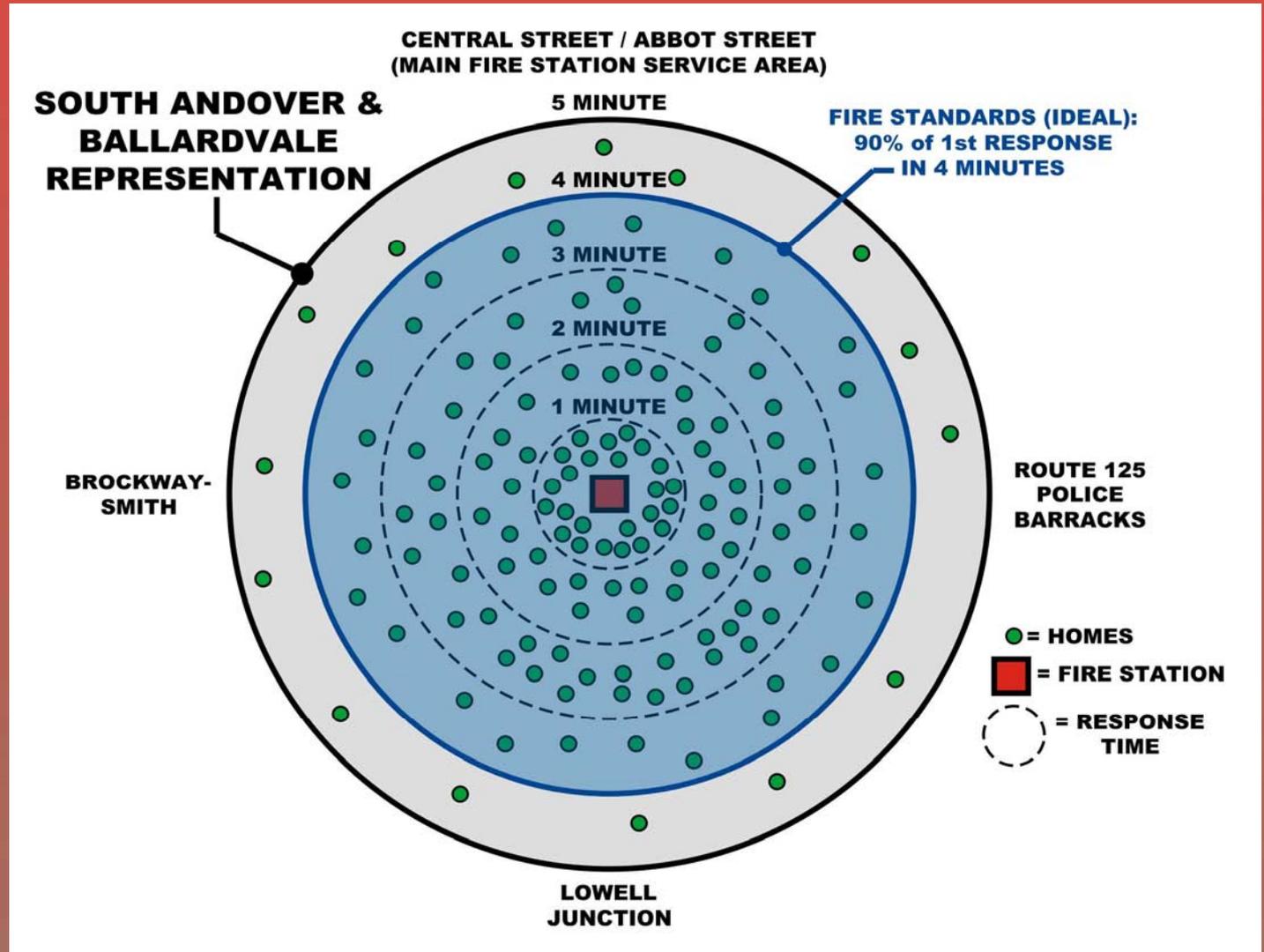


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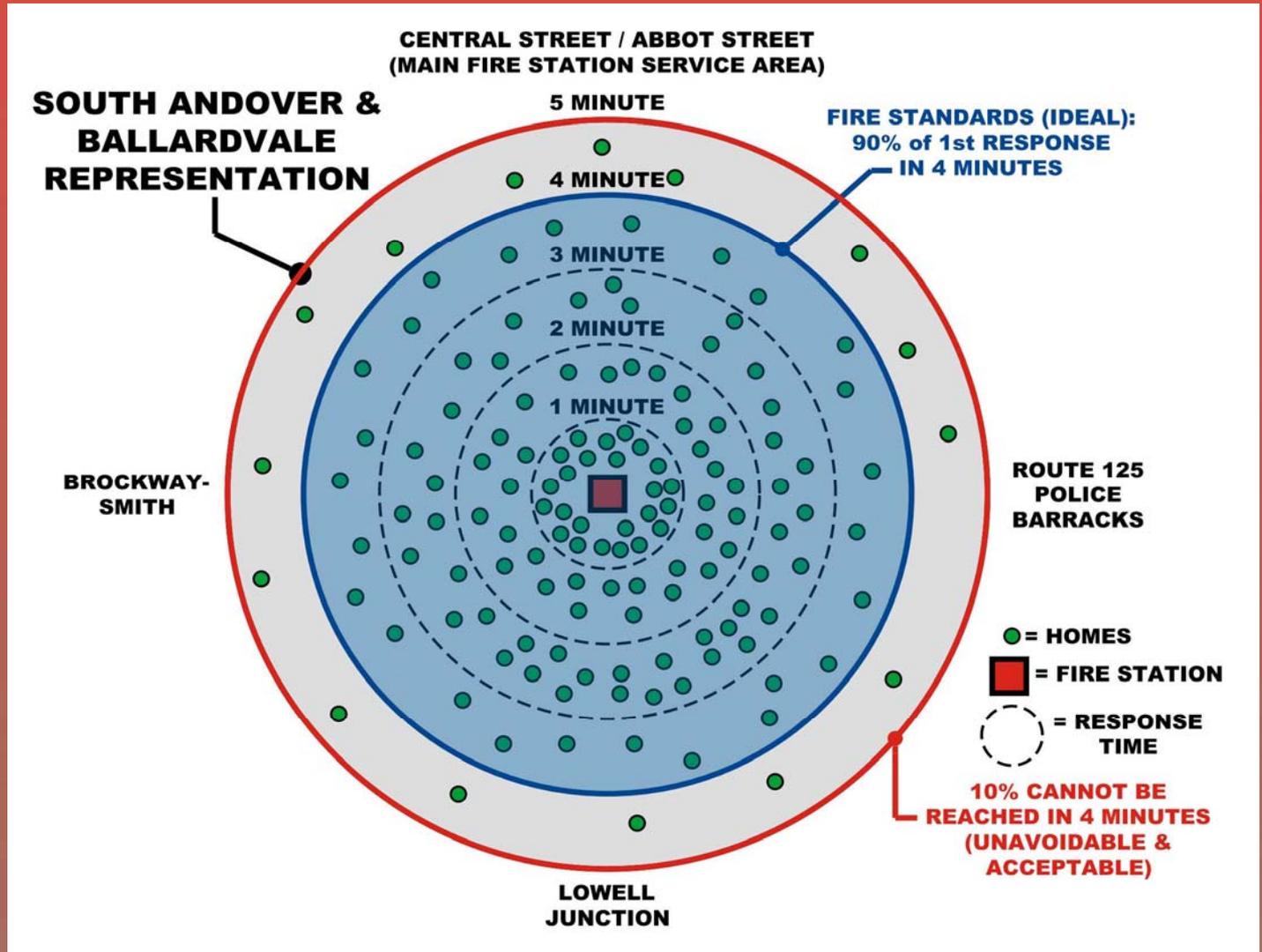


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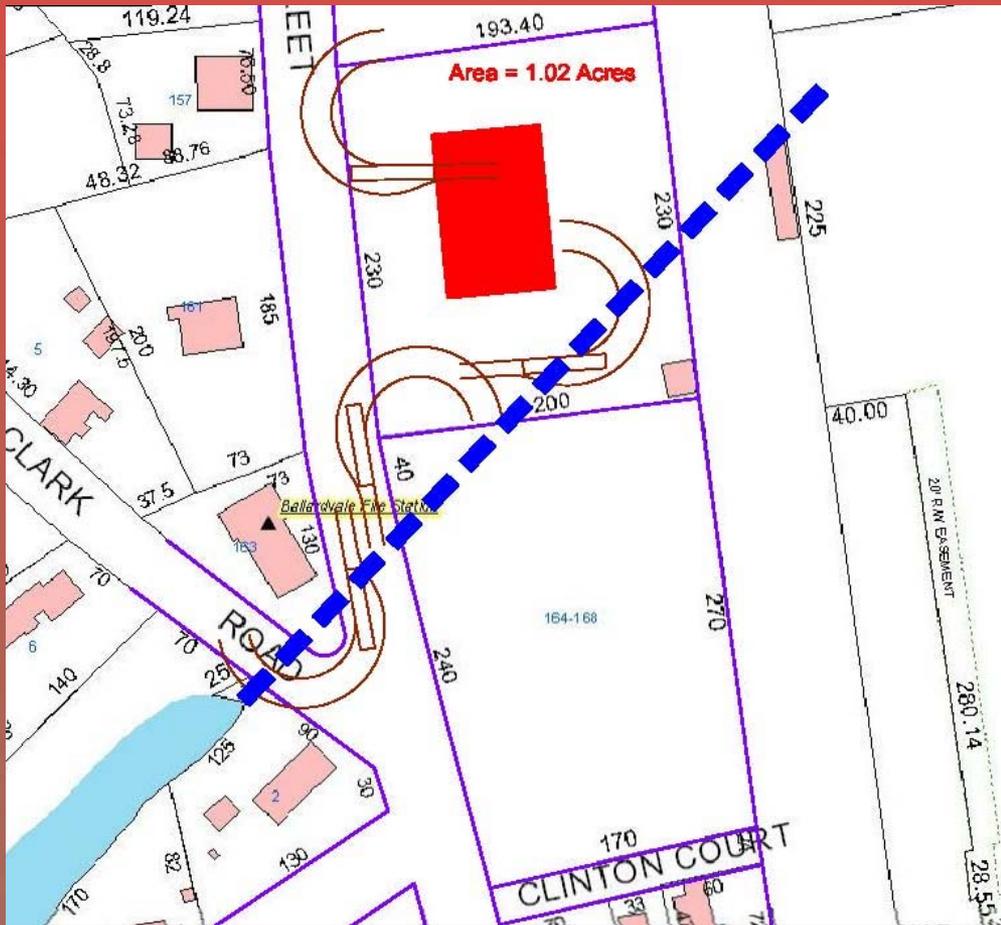








# Alternative: Downtown Ballardvale

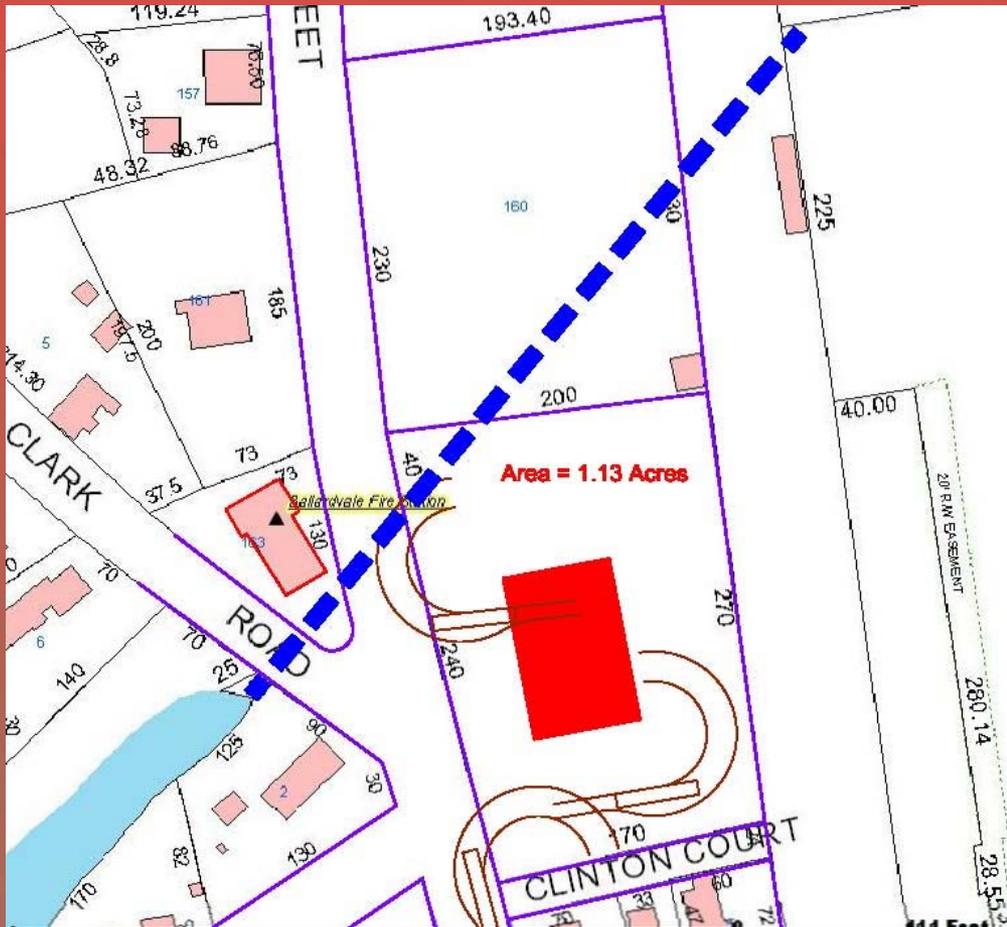


## Little League Field at Andover Street

8. Inside Ballardvale Historic District
9. 36" Drainage Culvert Under Site (Blue Line)
10. Does Not Solve Problems at South School
11. Ballardvale Only Has 3 Acres of Green Space vs. 55+ Acres at South School



# Alternative: Downtown Ballardvale



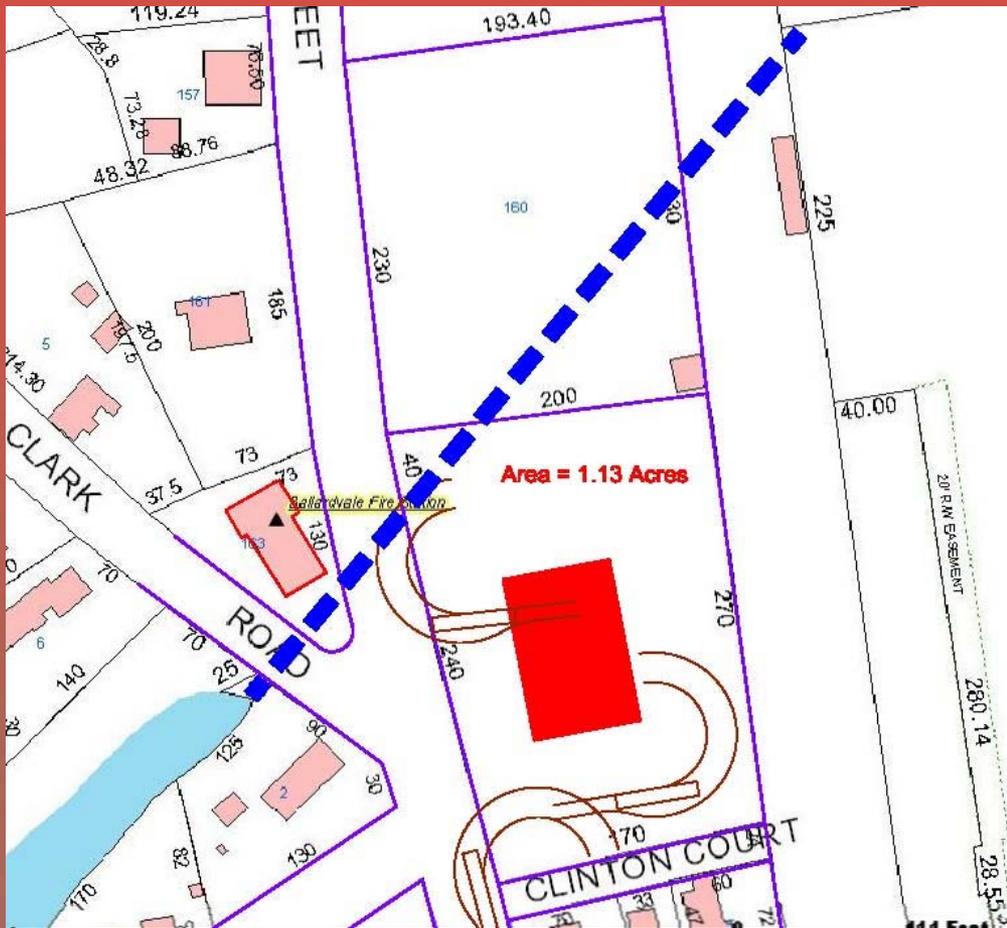
## Playground at Andover Street

1. Outside the Manitou Study Radius =  $\frac{1}{4}$  Mile
2. Playground lost with No Replacement
3. Existing Traffic Worse Than at Woburn Street
  - Cars Backed Up to Existing Station
  - Traffic Will Worsen with Double Tracks
  - More Opportunity for Trains to Block Emergency Response





# Alternative: Downtown Ballardvale



## Playground at Andover Street

9. Inside Ballardvale Historic District
10. 36" Drainage Culvert Under Site (Blue Line)
11. Does Not Solve Problems at South School
12. Ballardvale Only Has 3 Acres of Green Space vs. 55+ Acres at South School



# Summary

The Committee is Comprised of Attorneys, Engineers, Developers, Firefighters, and Highly Qualified Residents who have Dedicated Over 2 Years to the Analysis and Presentation Today.

The Committee, as Concerned Ballardvale and South Andover Citizens, Recognizes the Necessity for a Replacement Fire Sub-Station

The South School Site, Based on Studies and Extensive Review, is the Optimal Location:

However, the Choice Ultimately Belongs to the Citizens of Andover at Town Meeting

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# Summary

This is the beginning of a design partnership between:

- Ballardvale & South Andover Neighborhoods
- Citizens of Andover
- Andover Fire Rescue
- Andover School Department
- Andover Board of Selectmen
- Andover Finance Committee
- Parents and Faculty of South School
- Andover Youth Sports
- Andover Design Review Board
- Andover Planning Board
- Andover Green Advisory Board

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# Summary

Please Fill Out and Return  
Questionnaire for Committee to  
Better Inform You and the  
Andover Community



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# QUESTIONS?

## Thank You for Your Time



**H HUNTRESS ASSOCIATES**  
Landscape Architecture & Land Planning

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