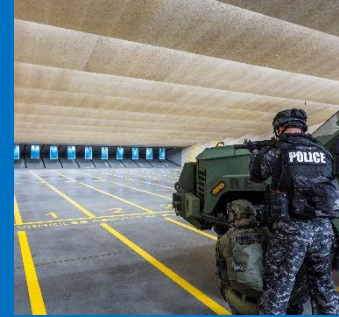


CITY OF CARIBOU MAINE

NEW POLICE STATION SITE DISCUSSIONS

JUNE 15, 2021



PUBLIC SAFETY EXCELLENCE



MEETING AGENDA

- **SITE LOCATION OVERVIEWS**
- **(4) SITE ANALYSIS**
- **PROGRAM SITE TEST FITS**
- **EVALUATION MATRIX**
- **SITE DISCUSSIONS**

SITE LOCATION OVERVIEW



CONTEXT MAP

- 1 Route 1 (Birds Eye Site)
- 2 Water Street Site (Fire Stn)
- 3 Washburn Street Site (County)
- 4 Sweden Street Site (Renos)



BIRDS EYE SITE OVERVIEW

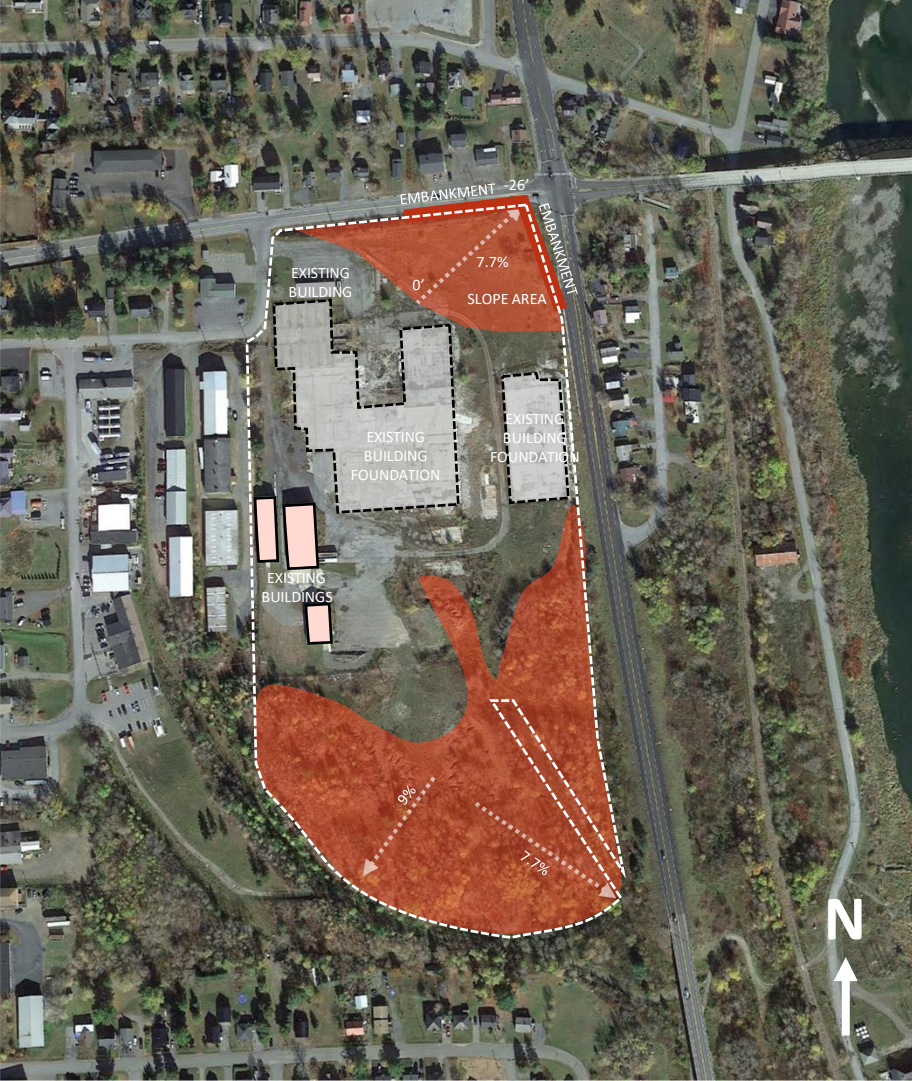


SITE REVIEW

BIRDS EYE SITE

SITE INFORMATION

- 22.5 acres
- Primary Site Access – Fort Street and Route 1
- Former Birds Eye Food Processing Plant Site
- Phase 2 of site cleanup approved, 90% ready for building
- Strong Potential to Serve as Catalyst for Future Development
- Opportunity to Serve as Gateway to City



SITE REVIEW

BIRDS EYE SITE

EXISTING STRUCTURE

Multiple structures varying in size and complexity are on this site. Two existing building foundations are remaining from previous building demolition.



On the northwest end of the site is a small commercial building. Towards the west end of the site are three metal framed buildings that cannot be demolished at this time.

SITE & GRADES



The former site of the Birdseye food processing plant is relatively flat and slopes down towards Fort Street and Van Buren Road resulting in a total elevation difference of 26'-0". At the south end of the site, the elevation varies with steeper slopes.



The buildable site area is of sufficient acreage to accommodate all operations within a single-story building, and support future development.



Phase 2 cleanup of the site will lower the potential need for existing soil remediation despite the former industrial use of the site.



SITE REVIEW

BIRDS EYE SITE

ACCESS



The site possesses sufficient room for a dedicated public parking lot with sufficient ADA accessible parking.



Sufficient area exists to develop a secure parking dedicated to personally owned and department issued vehicles and equipment.

UTILITIES & CONDITIONS



Adequate utilities such as electric, gas, sanitary, stormwater, and fiber are believed to be located either on site or on Van Buren Road. This may require utilities to be extended onto the site.



Encountering unforeseen environmental conditions are possible given the former industrial usage of the site.



SITE REVIEW

BIRDS EYE SITE

HAZARDS & RISKS



The site provide sufficient area to establish a 50' standoff distance from public rights-of-way and public parking lots. Such strategies are considered best practice to mitigate the risk of attack.



The site is not within a flood zone. As such, flood mitigation would not be required.



Existing structures on the site present a potential for environmental remediation.



SITE REVIEW

BIRDS EYE SITE

COMMUNITY IMPACT



No displacement of existing tax revenue generating parcels but does use space that could otherwise be used for tax revenue generation.



The site offers improved community visibility. Van Buren Road is a main gateway to the city of Caribou and a police station situated along this road would help to create a public presence.



Police Stations rarely function as catalyst for urban revitalization since they are not destinations that commonly draw in community or economic activity. However, removing blight and demonstrating civic investment might instill confidence in other developers.



Excess site area could potentially be developed into regional parks, or other community amenities that would align well with the concepts and best practices of community policing.



The project will replace a dilapidated abandoned building with little civic, economic, or cultural value... thus eliminating a portion of urban blight.



SITE REVIEW

BIRDS EYE SITE

SITE FUNCTIONALITY

- ↑ Future expansions would be possible given the large suitable building area.
- ↑ Site is located optimally to serve the surrounding community effectively. Including rural areas to the east.
- ↓ Building demolition and remediation may render site development more costly than other options.

WATER STREET SITE OVERVIEW



SITE REVIEW WATER STREET

INFO

- 2.7 acres
- Primary Site Access – Water Street / Goldfrank Drive
- Existing Fire Station on Site
- Steep Building Area
- Heavily Wooded

SITE REVIEW

WATER STREET

EXISTING STRUCTURE



Located at the north end of the site is an existing masonry building currently occupied by the Fire Department. The existing building will not be demolished, thus limiting site development opportunities to the north.

SITE & GRADES



The existing site is relatively steep, with a slope of approximately 17.5% from Water Street to the existing building.



The slope of the suitable building area would result in a tiered building design significantly increasing overall construction costs as a result of site development expenses.



Given the amount of grading that would be required to make the site functional, rock exposure could be encountered. Such exposure would make foundations and excavation costs significantly higher.





SITE REVIEW WATER STREET

ACCESS

- ↓ The site requires extensive grading for a dedicated public parking lot with sufficient ADA accessible parking.
- ↓ Insufficient area exists to develop a single level secure parking lot dedicated to personally owned and department issued vehicles and equipment.

UTILITIES & CONDITIONS

- ↑ Adequate utilities such as electric, gas, sanitary, stormwater, and fiber are believed to be located at Water street, however the utilities will likely need to be extended into the site.
- ↑ Encountering unforeseen environmental conditions is anticipated to be a low risk given the ease of investigating and visually observing actual site conditions. Furthermore, existing structures are not considered to be complicated.



SITE REVIEW WATER STREET

HAZARDS & RISKS



The site does not provide sufficient area to establish a standoff distance from public rights-of-way and public parking lots. Such strategies are considered best practice to mitigate the risk of attack.



The site is not within a flood zone. As such, flood mitigation would not be required.



Blind corner coming down Water Street from the east promotes danger to responding officers and community members leaving via Water Street.



SITE REVIEW WATER STREET

COMMUNITY IMPACT

- ↑ No displacement of existing tax revenue generating parcels.
- ↓ This site offers the least amount of public presence and visibility with the City on the least traveled street of the four sites being considered. Remotely located police stations make community policing less effective.



SITE REVIEW WATER STREET

SITE FUNCTIONALITY

- ↓ Limited or no possibility of future expansion at this site due to the site grade and limited building area.
- ↓ Site location places the department in an area with travel direction restrictions which can slow up response times to the community.

WASHBURN STREET SITE OVERVIEW





SITE REVIEW

WASHBURN STREET SITE

INFO

- 1.31 acres
- Primary Site Access – Washburn Street
- Proximity to Courthouse and Maine Education Association
- Existing Structures Present



SITE REVIEW

WASHBURN STREET SITE

EXISTING STRUCTURE



Two existing residential style building are located on the southeast corner of the site that **are inhabited** and will be demolished.

SITE & GRADES



The existing site is relatively flat with a total rise of about 8 feet across the entire site.



Potential opportunity to land swap with neighboring municipal property to create secured parking for vulnerable staff of the courthouse and police.



SITE REVIEW

WASHBURN STREET SITE

ACCESS



The site possesses sufficient room for a dedicated public parking lot with sufficient ADA accessible parking.



Sufficient area exists to develop a secure parking dedicated to personally owned and department issued vehicles and equipment.

UTILITIES & CONDITIONS



Adequate utilities such as electric, gas, sanitary, stormwater, and fiber are believed to be located at Water street, however the utilities will likely need to be extended into the site.



Encountering significant unforeseen conditions is anticipated to be a low risk given the ease of investigating and visually observing actual site conditions. Furthermore, existing structures are not considered to be complicated.



SITE REVIEW

WASHBURN STREET SITE

HAZARDS & RISKS



The site does not provide sufficient area to establish a standoff distance from public rights-of-way and public parking lots. Such strategies are considered best practice to mitigate the risk of attack.



The site is not within a flood zone. As such, flood mitigation would not be required.



SITE REVIEW

WASHBURN STREET SITE

COMMUNITY IMPACT

- ↓ Displacement of community members
- ↑ Proximity to educational and court facilities strengthens the civic identity of the area.
- ↑ The site offers good community visibility



SITE REVIEW

WASHBURN STREET SITE

SITE FUNCTIONALITY



Limited or no possibility of future expansion at this site due to the limited area of the site.



Site is centrally located in the city area but is separated from the rural area of the city slowing down response time.

SWEDEN STREET SITE OVERVIEW



SITE REVIEW

SWEDEN STREET SITE

INFO

- 3.27 acres
- Primary Site Access – Sweden Street
- Close Proximity to Courthouse
- Large Site with Potential for Expansion

SITE REVIEW

SWEDEN STREET SITE

EXISTING STRUCTURE



The building of the former Reno's Family Restaurant is located at the south end of the site. This structure is unsuitable for retrofit or renovations for the department's needs and would need to be demolished.

SITE & GRADES



The south end of the site has minimal sloping whereas the north end slopes at 6.5% and increases 24 feet to Collins Street.



The buildable site area is of **sufficient acreage to accommodate all operations** within a single-story building.



Site would need to be bought and would potentially be costly.





SITE REVIEW

SWEDEN STREET SITE

ACCESS



The site possesses sufficient room for a dedicated public parking lot with sufficient ADA accessible parking.



Sufficient area exists to develop a secure parking dedicated to personally owned and department issued vehicles and equipment.

UTILITIES & CONDITIONS



Adequate utilities such as electric, gas, sanitary, stormwater, and fiber are believed to be located at Water street, however the utilities will likely need to be extended into the site.



Encountering significant unforeseen conditions is anticipated to be a low risk given the ease of investigating and visually observing actual site conditions. Furthermore, existing structures are not considered to be complicated.



SITE REVIEW

SWEDEN STREET SITE

HAZARDS & RISKS



The site provide sufficient area to establish a 50' standoff distance from public rights-of-way and public parking lots. Such strategies are considered best practice to mitigate the risk of officers being killed or injured by force.



The site is not within a flood zone. As such, flood mitigation would not be required.



SITE REVIEW

SWEDEN STREET SITE

COMMUNITY IMPACT

- ↓ Potentially removes Commercial Property from Tax Rolls
- ↑ Proximity to educational and court facilities strengthens the civic identity of the area.
- ↑ The site offers good community visibility.



SITE REVIEW

SWEDEN STREET SITE

SITE FUNCTIONALITY

- ↑ Possibility of future expansion at this site
- ↑↓ Site is centrally located in the city area but is separated from the rural area of the city slowing down response time.

SITE TEST FITS

TEST FITS BIRDS EYE SITE

LEGEND

1. Proposed Building
2. Sallyport
3. Secure Parking – 30 spaces
4. Public Parking Lot – 15 spaces
5. Secure Fencing and Gate
6. Proposed Building Entry



TEST FITS BIRDS EYE SITE

LEGEND

1. Proposed Building
2. Sallyport
3. Secure Parking – 30 spaces
4. Public Parking Lot – 15 spaces
5. Secure Fencing and Gate
6. Proposed Building Entry

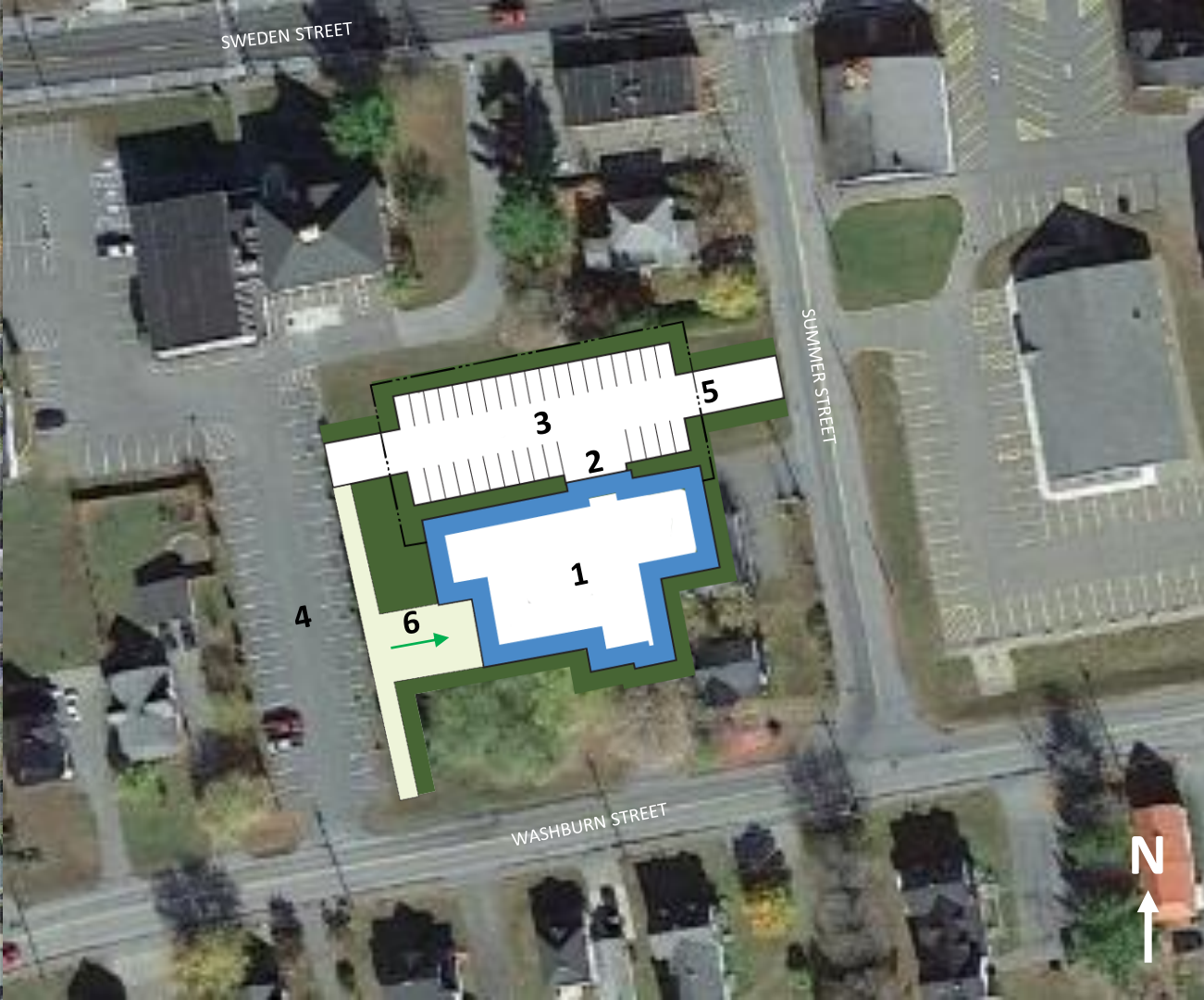


TEST FITS BIRDS EYE SITE

LEGEND

- 1. Proposed Building
- 2. Sallyport
- 3. Secure Parking – 30 spaces
- 4. Public Parking Lot – 15 spaces
- 5. Secure Fencing and Gate
- 6. Proposed Building Entry





TEST FITS WASHBURN STREET SITE

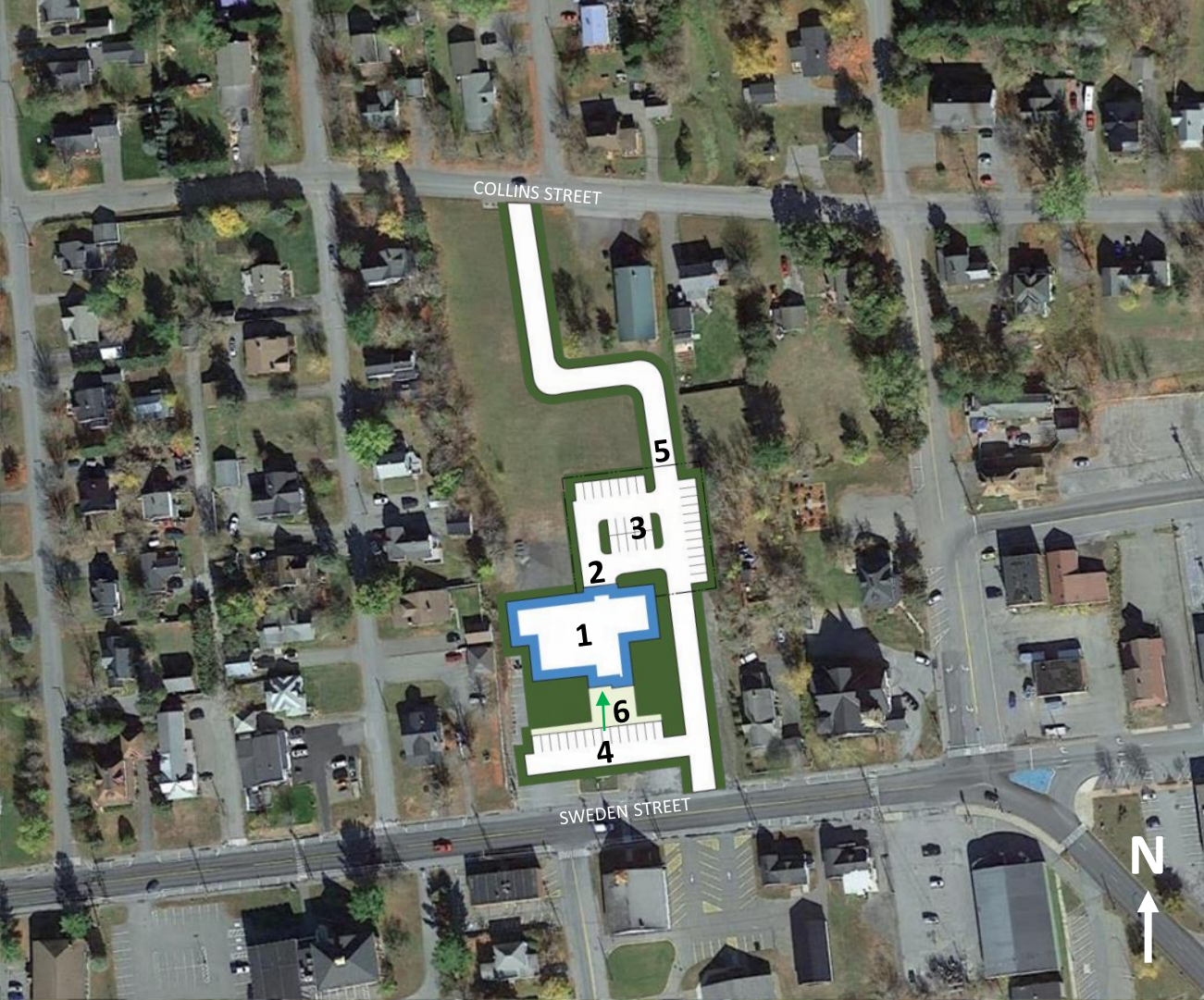
LEGEND

1. Proposed Building
2. Sallyport
3. Secure Parking – 30 spaces
4. Public Parking Lot – 15 spaces
5. Secure Fencing and Gate
6. Proposed Building Entry

TEST FITS SWEDEN STREET SITE

LEGEND

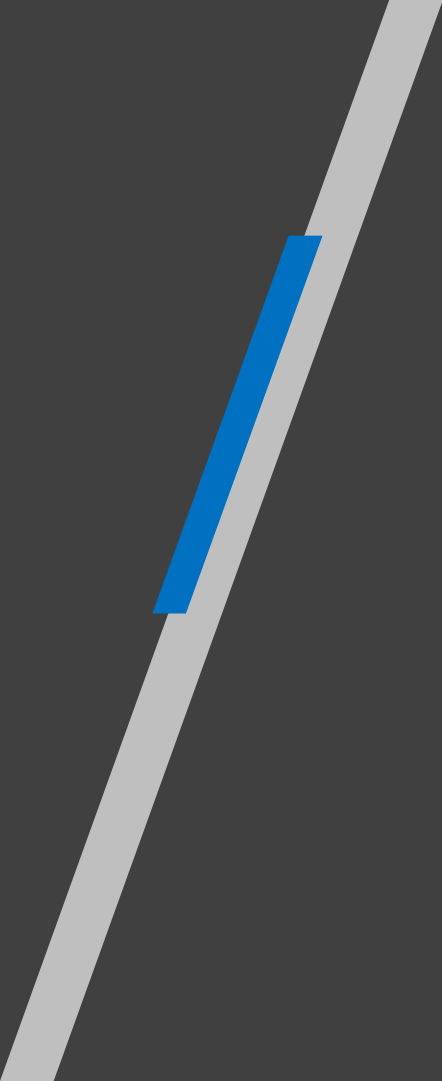
- 1. Proposed Building
- 2. Sallyport
- 3. Secure Parking – 30 spaces
- 4. Public Parking Lot – 15 spaces
- 5. Secure Fencing and Gate
- 6. Proposed Building Entry



EVALUATION MATRIX

Priority	Weight		Birds Eye	Washburn (County)	Water (Fire Stn)	Sweden (Renos)
-	-	Safety & Security <i>Does the site allow space for proper safety measures to protect officers?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
-	-	Response Profile <i>Does the site allow for efficient and timely response to calls?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
-	-	Civic Presence <i>Will the site allow the department to be seen in the community?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
-	-	Topography Suitability <i>Are the sites slopes suitable for development or is significant grading required?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
-	-	Site Access <i>Does the site possess sufficient space for ingress and egress as well as parking?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
-	-	Land Acquisition <i>Is the consideration of land acquisition favorable?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
-	-	Future Expansion <i>Will the site allow for further development in the future?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
-	-	Environmental Risks <i>Potential of unforeseen environmental contamination.</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
-	-	Tax Revenue Implications <i>Will the site displace or remove tax generating parcels from the city?</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
-	-	Existing Structure Demo <i>Demolition of existing buildings, building foundations, and site features.</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
-	-	Utility Availability <i>Site access to electric, gas, water, and other services.</i>	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -	★ ★ ★ ★ ★ -
TOTAL SCORE			-	-	-	-

Priority	Weight		Birds Eye	Washburn (County)	Water (Fire Stn)	Sweden (Renos)
1	x2	Safety & Security <i>Does the site allow space for proper safety measures to protect officers?</i>	★★★★★ 10 Multiple Access Points & Standoff Capacity	★★★★★ 2 No Standoff Distance Capacity	★★★★★ 2 No Standoff Distance Capacity	★★★★★ 6 Limited Standoff Distance Capacity
2	x2	Response Profile <i>Does the site allow for efficient and timely response to calls?</i>	★★★★★ 10 Central to All Regions	★★★★★ 6 Far away From Rt 1 Corridor & Rural Areas	★★★★★ 2 One Way Traffic Limits Response	★★★★★ 6 Far away From Rt 1 Corridor & Rural Areas
3	x2	Civic Presence <i>Will the site allow the department to be seen in the community?</i>	★★★★★ 10 Highly Visible Along Major Corridor	★★★★★ 8 Close To Courthouse	★★★★★ 2 Fairly Concealed Location Limits Visibility	★★★★★ 8 Indirect Relationship to Courthouse
4	x2	Topography Suitability <i>Are the sites slopes suitable for development or is significant grading required?</i>	★★★★★ 8 Suitable Grades	★★★★★ 10 Moderate Slope	★★★★★ 2 Extremely Steep	★★★★★ 8 Moderate Slope To North
5	x1	Site Access <i>Does the site possess sufficient space for ingress and egress as well as parking?</i>	★★★★★ 5 Adequate Space For Ingress/Egress For All Uses	★★★★★ 2 Limited Parking Capacity	★★★★★ 2 Topography Severely Limits Parking Potential	★★★★★ 4 Sufficient Parking & Access For All Uses
6	x1	Land Acquisition <i>Is the consideration of land acquisition favorable?</i>	★★★★★ 5 Currently Owned	★★★★★ 2 Requires Acquisition	★★★★★ 5 Currently Owned	★★★★★ 1 Requires Acquisition of Commercial Property
7	x0.5	Future Expansion <i>Will the site allow for further development in the future?</i>	★★★★★ 2 Ample Space for Expansion	★★★★★ 0.5 No Space for Expansion	★★★★★ 0.5 No Space for Expansion	★★★★★ 1 Area for Limited Expansion
8	x0.5	Environmental Risks <i>Potential of land use causing environmental contamination.</i>	★★★★★ 2 Phase II Nearly Complete	★★★★★ 2 Limited Risk Due to Current Use	★★★★★ 2.5 Limited Risk Since Undeveloped	★★★★★ 1.5 Limited Risk Due to Current Use (Grease?)
9	x0.5	Tax Revenue Implications <i>Will the site displacement remove tax generating parcels from the city?</i>	★★★★★ 1.5 Limits Potential for Others To Develop	★★★★★ 1 Displaces Revenue	★★★★★ 2.5 Undeveloped	★★★★★ 0.5 Displaces Commercial Revenue
10	x0.5	Existing Structure Demo <i>Demolition of existing buildings, building foundations, and site features.</i>	★★★★★ 1 Industrial slabs & foundations to be removed	★★★★★ 2 Light Framed Structures to be Razed	★★★★★ 2.5 No existing structures	★★★★★ 2 Light Framed Structures to be Razed
11	x0.5	Utility Availability <i>Site access to electric, gas, water, and other services.</i>	★★★★★ 2.5 Utilities Available Nearby	★★★★★ 2.5 Utilities Available Nearby	★★★★★ 2.5 Utilities Available Nearby	★★★★★ 2.5 Utilities Available Nearby
TOTAL SCORE			56	38	25.5	40.5



DISCUSSIONS & QUESTIONS

POINTS OF CONTACT

Rob Manns, Principal Architect
410.344.1460 (Office)
dwoodward@mwsarch.com

Ellen Angel, Principal Architect
207.745.0237 (Office)
eangel@artifexae.com