Watertown Fire Department New Facility and Site Improvements

SEH is assisting with a new fire station training tower and vehicle cold storage building to be constructed on 6.386 acres in the City of Watertown along Bernard Street to the East and near the intersection of Milford Street and Johnson Street.

The site is currently zoned Central Business (CB) but will be rezoned to Central Business District (CBD) zoning.

The lot area is roughly 6.39 acres (278,174 s.f.)

Floor Area: 31,761 s.f.

Floor area ratio: 0.1141767

Impervious surface area (pavement) 78,949 s.f.

Impervious surface ratio: 0.2838115

Building height: Fire station: 30' Remote training tower 40'

The fire station footprint is 31,761 on the first floor. The total building area will be 37,268 s.f. on 2 floors. There is a remote training tower that will be roughly 5 stories with a footprint of 1,017 s.f. and 40' in height. The cold storage building will be remote from the fire station as well and will occupy nearly 3,500 s.f.

Parking will be contained on site and will accommodate 60 parking stalls. 20 stalls will be used for fire personnel parking of personal vehicles. The remaining 4 stalls will be available to the public who will have access to a public community room resource. The parking lot will be landscaped per City of Watertown zoning requirements.

Pavement at the apparatus bay doors will be concrete and the ramp extension (entry drive) from Bernard Street as well as the parking lot will be heavy duty asphalt.

Stormwater runoff from impervious surfaces will be treated on site for total suspended solids and peak flow reduction. The stormwater infrastructure will be a surface feature located on East end of the site between the fire station and Bernard Street.

The building will be a 2-story facility built of masonry with a combination of red brick and earth tone decorative concrete masonry units. Windows will be thermally broken aluminum frames with low-E glass and each of the office and second floor windows will be outfitted with a solar shade device to reduce the direct solar gain in summer months. The roof will be a fully adhered EPDM rubber membrane roof. The Apparatus Bay will be naturally illuminated with an overhead skylight and the 4-fold and sectional overhead doors will contain glazing to maximize natural daylight.

Sustainable features under consideration include Geothermal heating and cooling, a solar photovoltaic array for on-site electric generation, LED lighting, locally sourced building materials and high recycled content materials.