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Facilities Renovation and Construction Site Alternatives Presentation

May 20, 2025

Prepared by: Colliers Project Leaders



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City Council Requested

- Reconsider sites for Police
- Provide alternatives for Mahoney Site
- Provide alternatives for existing site plus Armory Extension
- Provide alternatives for separate and combined Police and Fire Stations
- Provide alternatives for the Transfer station, that might strengthen the East/West connection



Photo: Shawn Duquette / Portland Press Herald



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Agenda

- Best Practices for Site Design
- Site Engineering Considerations
- Dept Program Highlights
- Existing Site Alternatives
- Transfer Site Alternatives
- Mahoney Site Alternatives



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Best Practices

- Visitor Parking
- Employee Parking
- Marked/Unmarked Secure Parking
- Patrol Vehicles under cover
- Vehicular/Pedestrian Separation
- 2-3 Vehicular Access/Exit Points
- Vehicle Processing & Storage
- Safe Exchange Area

South Portland Police Dept

- Vehicle Maintenance
- Vehicle Storage
- Kennel



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Site Engineering Considerations

- Building Code (IBC)
 - Essential Facility
- Detainee Processing & Holding (ME.gov)
- DEP/EPA
- NFPA
- NEC, COPS
- CALEA (accreditation)
- South Portland Sustainability

** use 100% clean, renewable energy for municipal operations by 2040*
** reduce greenhouse gas (GHG) emissions citywide 80% by 2050*
** build the resilience of our neighborhoods, infrastructure, and ecosystems to the impacts of climate change*



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Police Department

- Two-story 21,000sf
- Out-building 4,160sf
- Patrol Vehicle Repair Bay
- Parking
 - 40 Public
 - 6 Admin
 - 34 Patrol Staff
 - 10 Patrol Covered
- Site Paved Area ~ 1.0 Acre
- 4 Cells, 2 Juvenile holding
- 4 Position Dispatch
- Emergency Ops Room
- No Firing Range



Fire Department

- Two-story 28,300sf
- Training/Out-building 2,500sf
- 4-6 bays (double deep)
- Full Apron
- Parking
 - 6 Public
 - 8 Admin
 - 24 Patrol Staff
 - Apparatus Turning Radii
- Site Paved Area ~1.2 Acre
- Carcinogen Zone Control
- 10 Bunk Rooms



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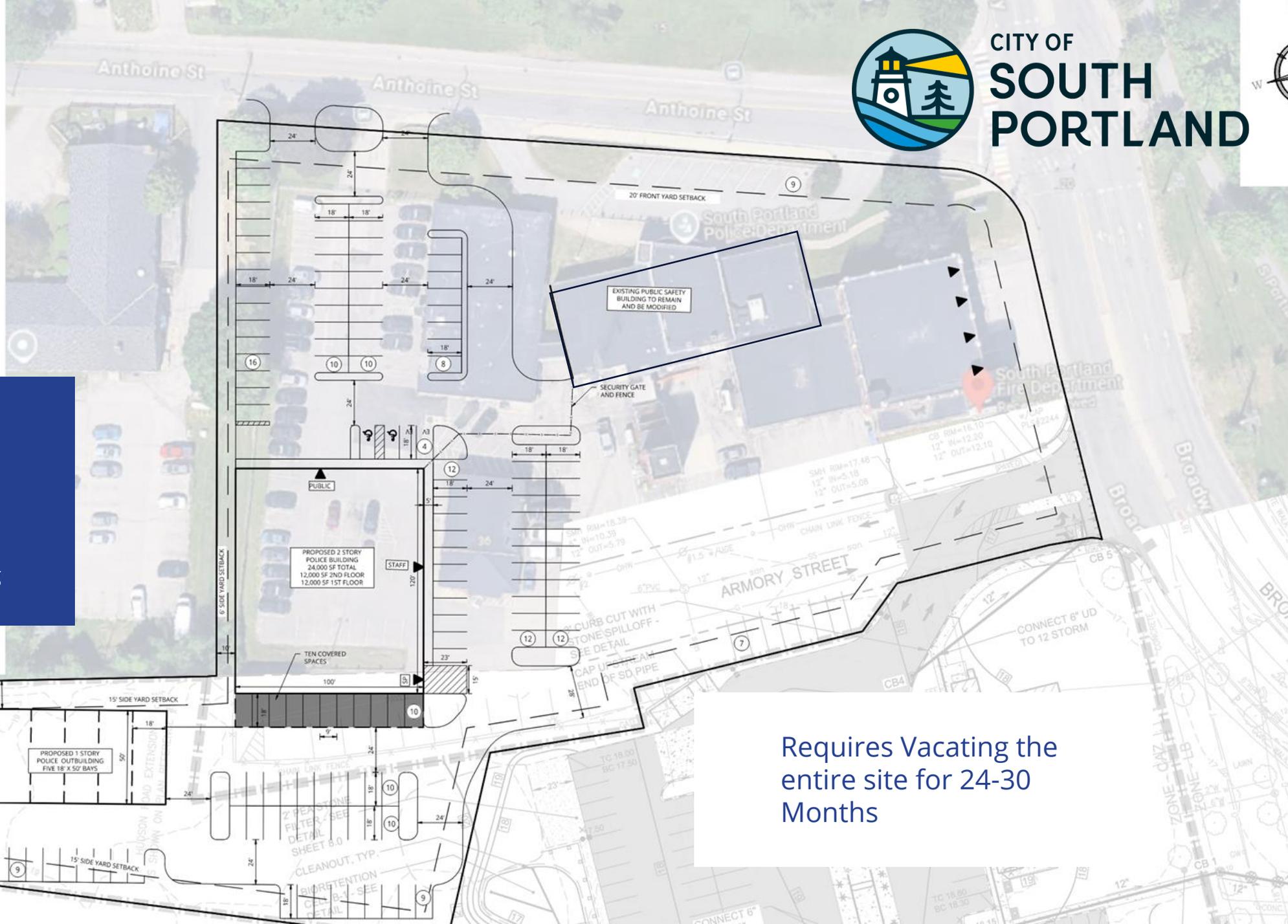
Free Standing Police
Demo/Reno Public
Safety

24 Ksf Building Footprint
Renovate Existing Bldg
48 Public Parking
10 Covered Patrol
38 Police Staff Parking
4,500sf Outbuilding
Retains Public Safety Parking

LOADING PROVIDED:
9 LOADING BAYS
1 SALLY PORT



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Requires Vacating the
entire site for 24-30
Months



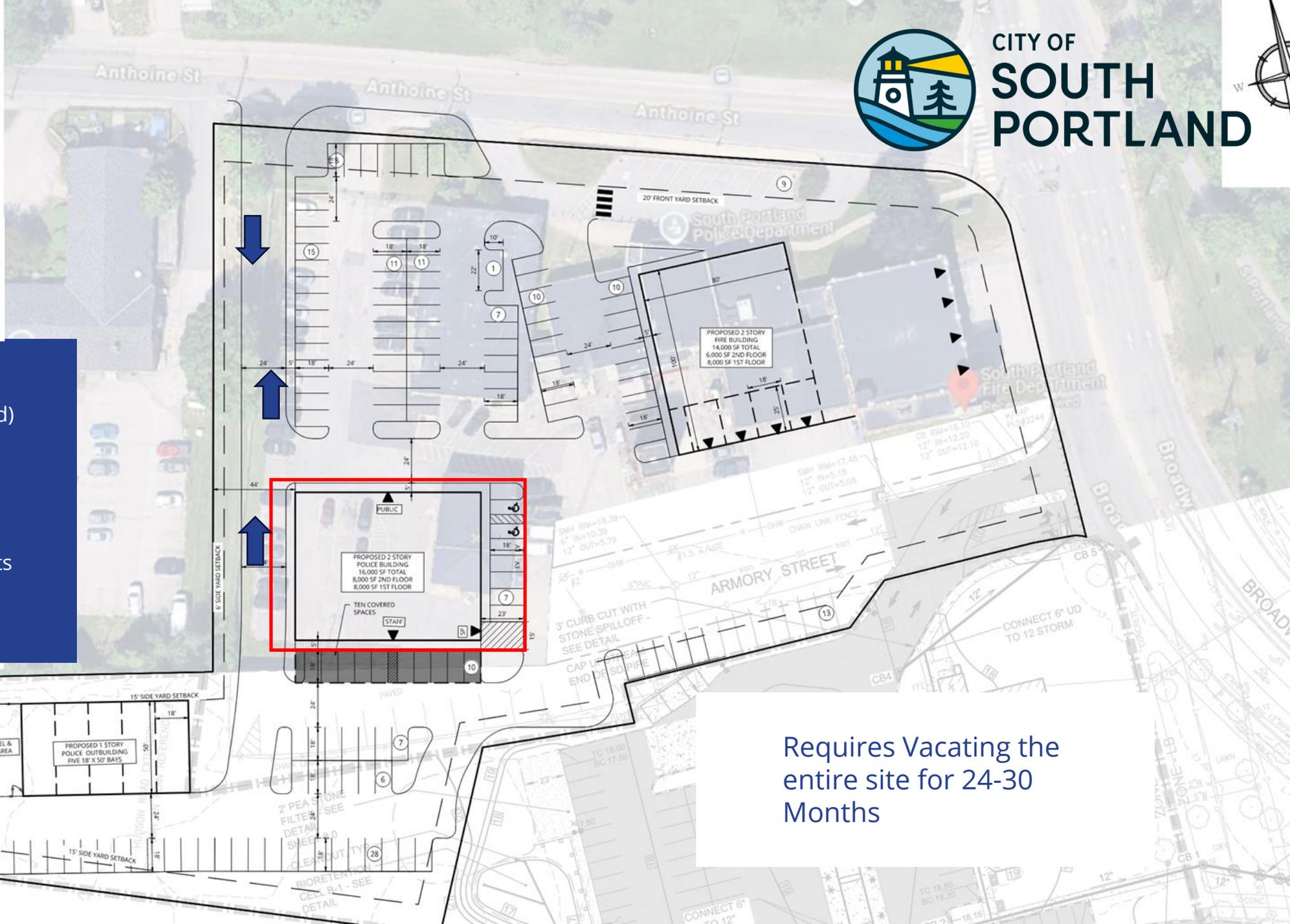
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Free Standing Police
New Fire Addition

- 16 Ksf Building Footprint
- 20 Ksf Building Footprint (red)
- 53 Public Parking
- 33 Fire Parking
- 10 Patrol Parking Covered
- 41-48 Police Parking
- 4,500sf Outbuilding
- Multiple Vehicle Egress points
- New Fire Addition
- 4 new Apparatus Bays



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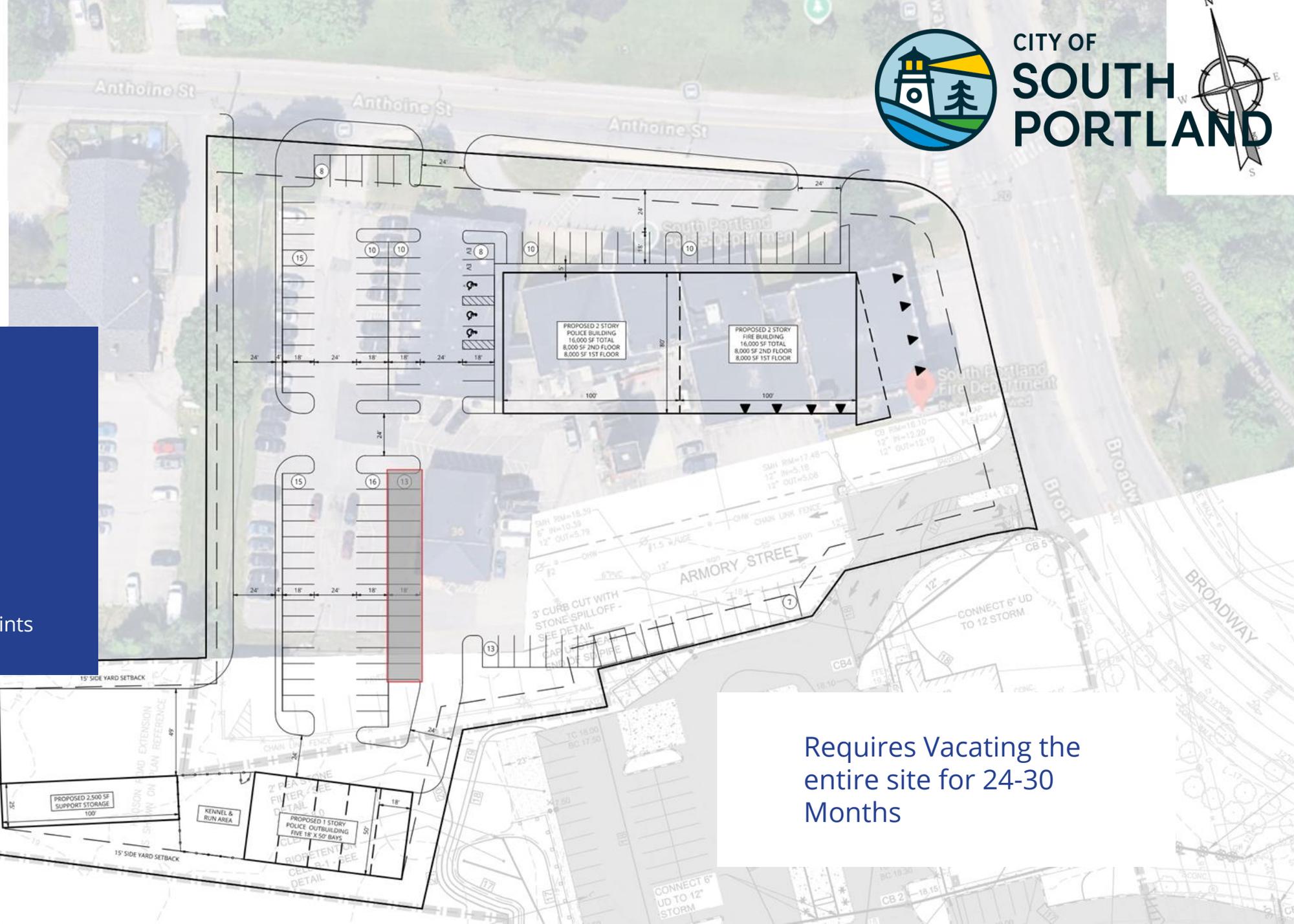
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Full Demolition
New Public Safety

- 16-18 Ksf Police Building
- 18-21 ksf Fire Building
- 4 New Apparatus Bays
- 4,500sf Outbuilding
- New Fire Training Building
- 2,500sf Storage building
- 13 Patrol Spaces Covered
- 31 Police Parking
- 20 Fire Parking Spaces
- 71 Public Spaces
- Multiple Vehicle Egress Points



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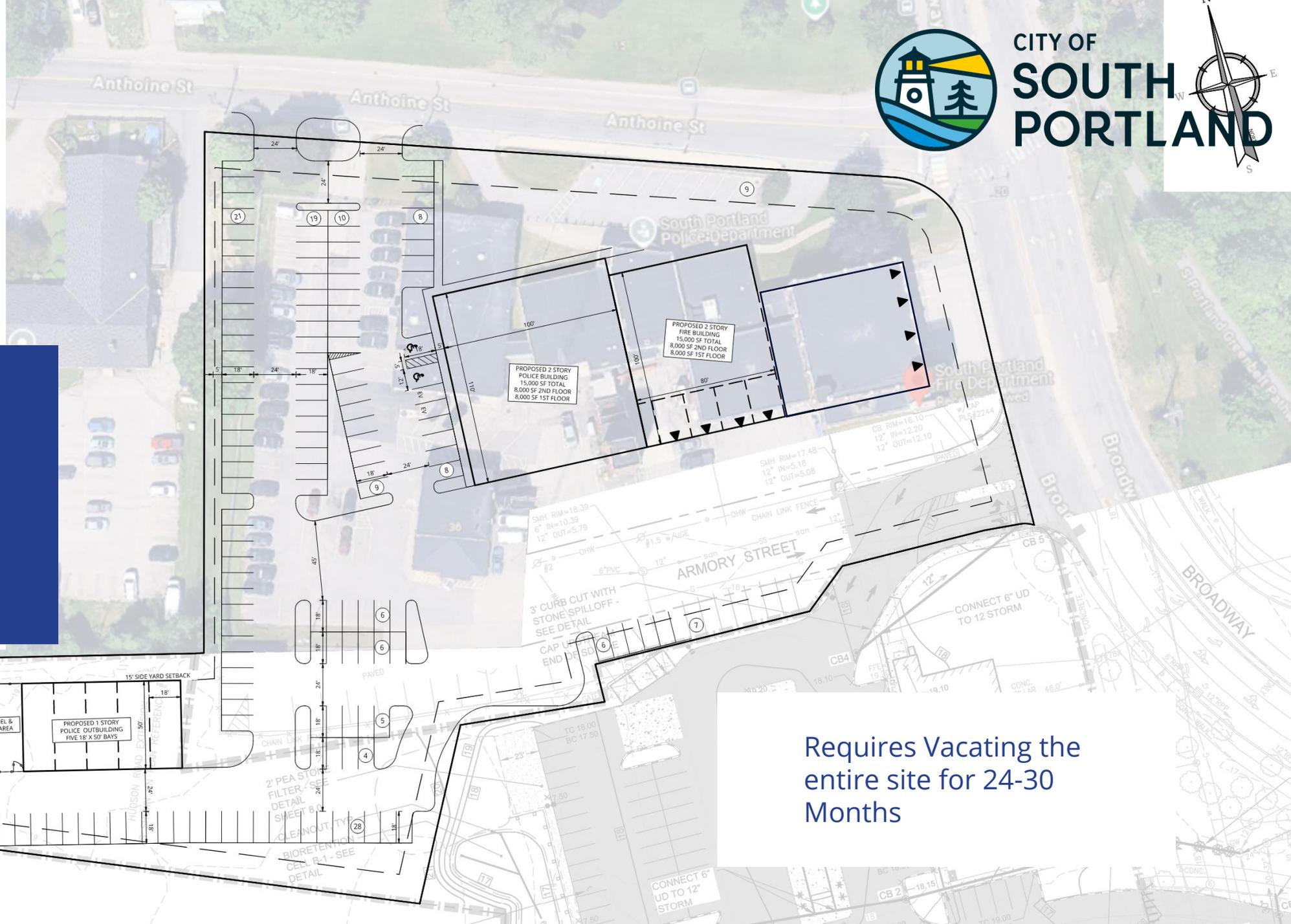
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Majority Demolition
New Public Safety

16-18 Ksf Police Building
16-18 Ksf Fire Addition
4 new Apparatus Bays
Renovate Existing Fire
Keeps Visitor Parking
No Fire Training
4,500sf Outbuilding
12 Patrol Covered Spaces
37 Police Parking



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Requires Vacating the
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New Police Station at Transfer Station



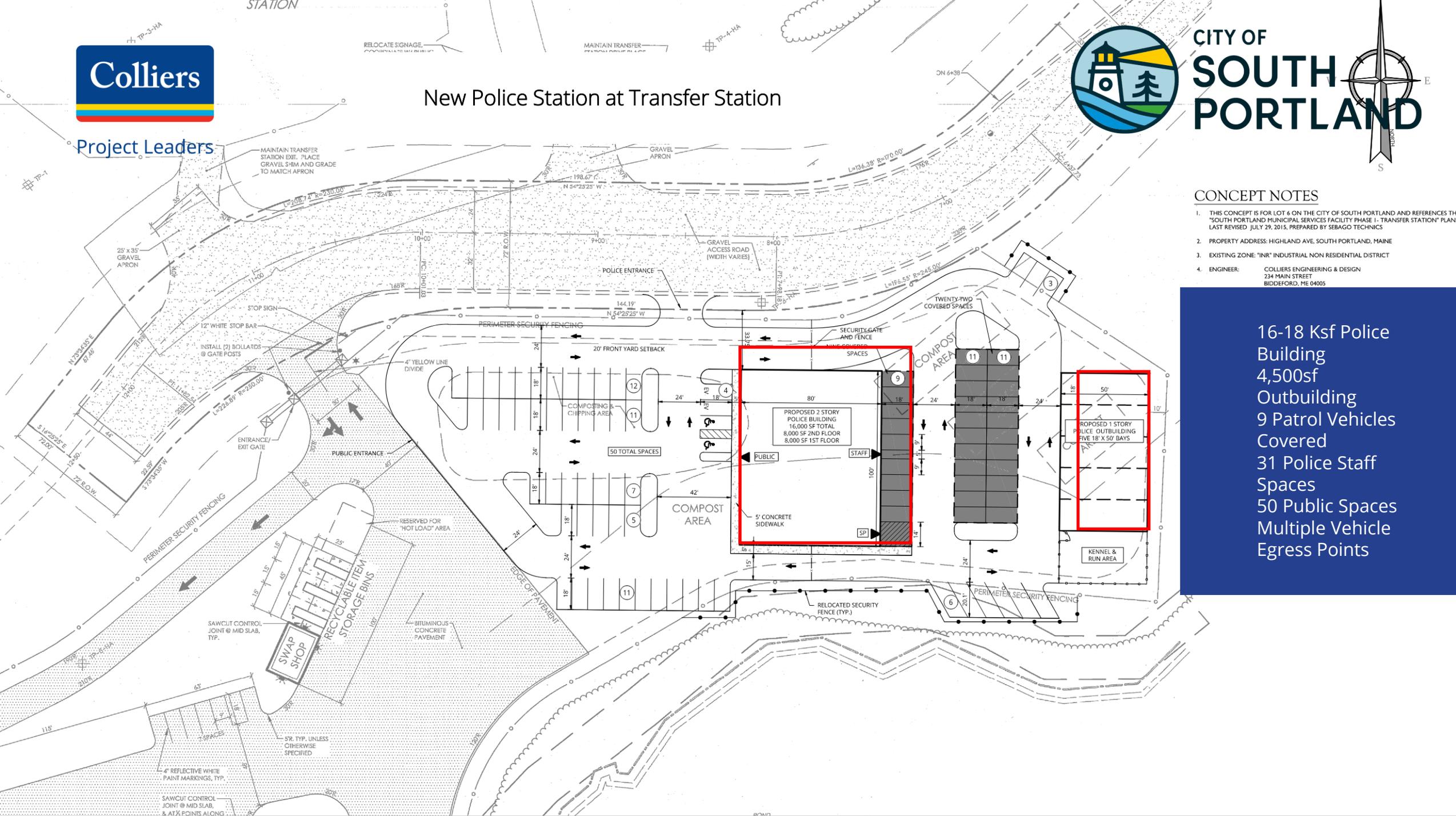
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CONCEPT NOTES

1. THIS CONCEPT IS FOR LOT 6 ON THE CITY OF SOUTH PORTLAND AND REFERENCES THE "SOUTH PORTLAND MUNICIPAL SERVICES FACILITY PHASE I - TRANSFER STATION" PLAN LAST REVISED JULY 29, 2015, PREPARED BY SEBAGO TECHNICS
2. PROPERTY ADDRESS: HIGHLAND AVE, SOUTH PORTLAND, MAINE
3. EXISTING ZONE: "INR" INDUSTRIAL NON RESIDENTIAL DISTRICT
4. ENGINEER: COLLIERS ENGINEERING & DESIGN
234 MAIN STREET
BIDDEFORD, ME 04005

16-18 Ksf Police Building
 4,500sf Outbuilding
 9 Patrol Vehicles Covered
 31 Police Staff Spaces
 50 Public Spaces
 Multiple Vehicle Egress Points





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COORDINATE W/ PUBLIC WORKS DIRECTOR

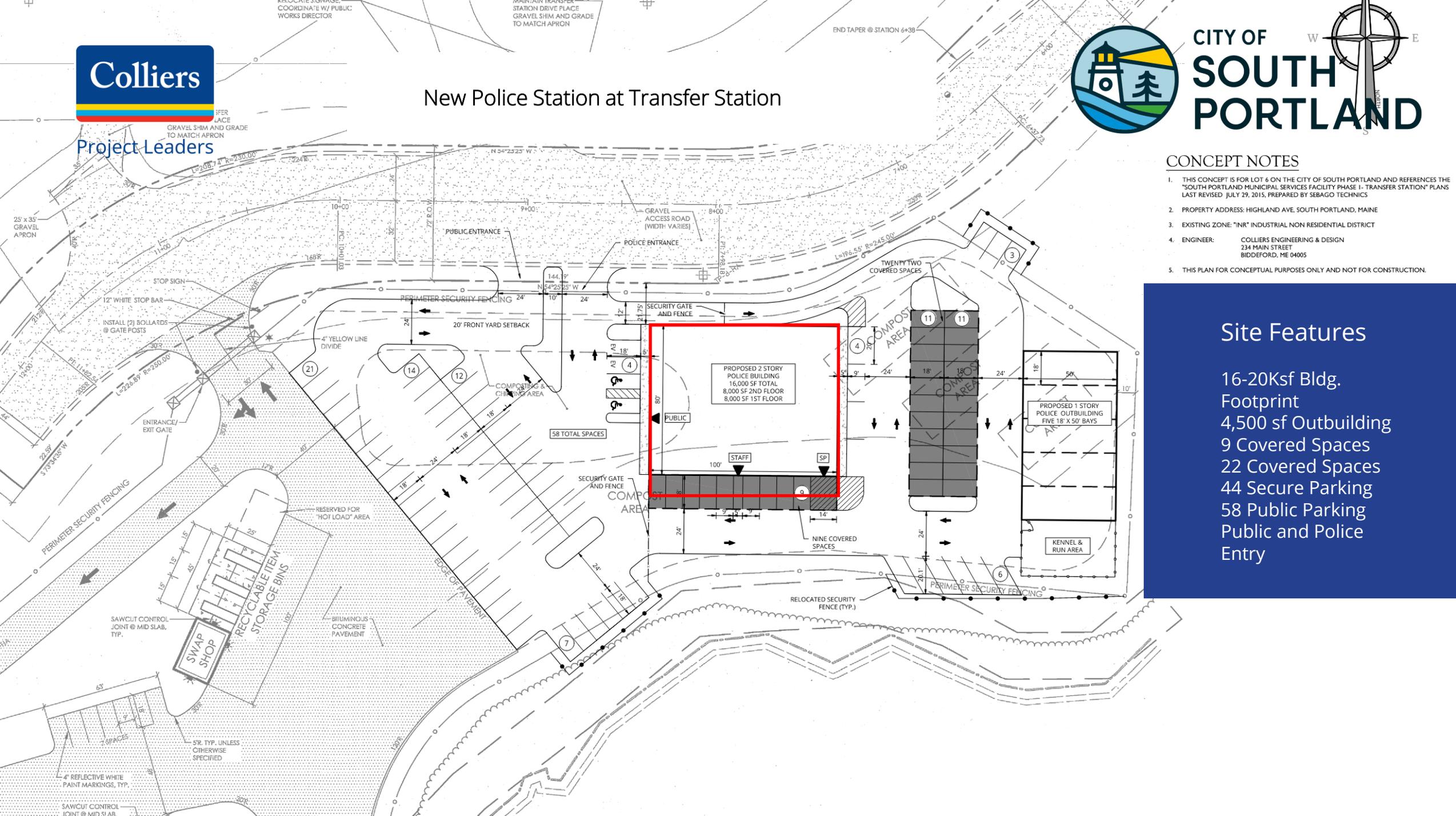
STATION DRIVE PLACE GRAVEL SHIM AND GRADE TO MATCH APRON

END TAPER @ STATION 6+38



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New Police Station at Transfer Station



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BIDDEFORD, ME 04005
5. THIS PLAN FOR CONCEPTUAL PURPOSES ONLY AND NOT FOR CONSTRUCTION.

Site Features

- 16-20Ksf Bldg. Footprint
- 4,500 sf Outbuilding
- 9 Covered Spaces
- 22 Covered Spaces
- 44 Secure Parking
- 58 Public Parking
- Public and Police Entry



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New Police Station at Mahoney Site



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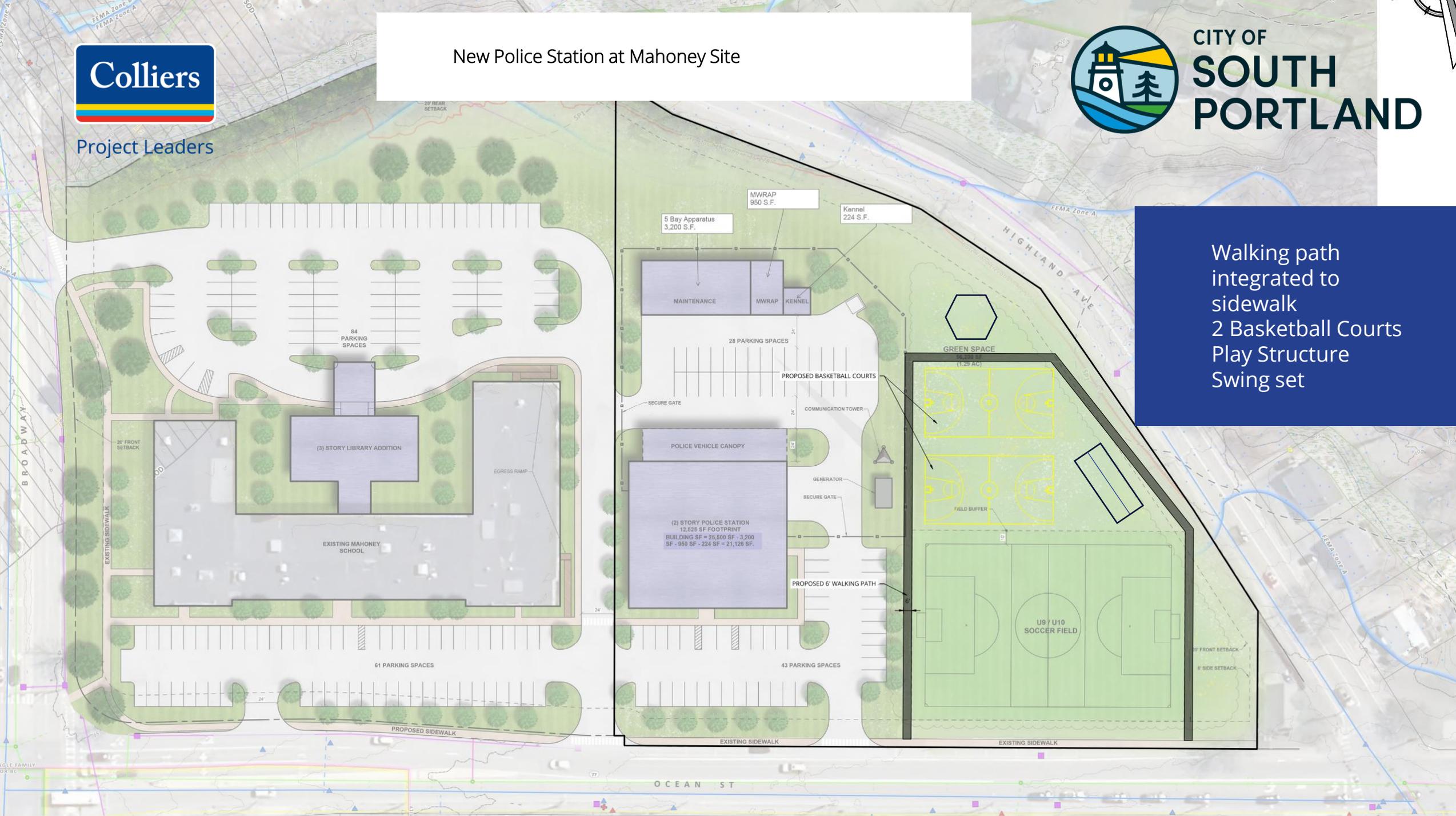
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New Police Station at Mahoney Site



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Walking path integrated to sidewalk
2 Basketball Courts
Play Structure
Swing set





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New Police Station at Mahoney Site



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- Moves Green Space between Mahoney and Police Soccer or Basketball and Play Structure
- 45 Public Parking
- 11 Patrol Spaces Covered
- 31 Police Parking
- 4,500sf Outbuilding
- Kennel area





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Questions & Answers
Thank You