



RIDGEFIELD COMBINED POLICE-FIRE FACILITY LOCATION STUDY



SITE DATA 76 E. Ridge Road

PARCEL AREA: 1.98 ACRES

ZONE: RA

BUILDING FOOTPRINT: 6,400 SF +/-
Built 1890 WOOD FRAME 3 LEVELS

GARAGE FOOTPRINT: 4,780 SF +/-
Built 19?? BRICK 2 LEVELS






PARKING 52 TOTAL
(43 PATROL, 9 VISITOR)

USE: MUNICIPAL

OWNERSHIP: TOWN OF RIDGEFIELD

LAND USE DATA	REQUIRED	EXISTING
Lot area	1 acre	1.98 acres
Frontage	100 ft	215 ft
Stories	2.5 max	3
Setbacks		
Front	25'	173'
Side	25'	4.5' (Garage)
Rear	25'	21.75' (Garage)
Coverage	10% Max	12%
Wetlands		NO
Flood Zone		NO
Historic Register		YES
Historic District		Federal

LEGEND

-  PROPERTY LINE
-  PROPERTY LINE-ABUTTERS
-  SETBACK LINE
-  EXISTING BUILDING
-  MATURE TREE



SITE DATA 76 East Ridge Road
PARCEL AREA: 1.98 ACRES
ZONE: RA
BUILDING FOOTPRINT: 5,946 SF +/-
GARAGE FOOTPRINT: 4506 SF +/-

PARKING 52 TOTAL
 (43 PATROL, 9 VISITOR)

USE: MUNICIPAL
OWNERSHIP: TOWN OF RIDGEFIELD

SITE DATA 62 East Ridge Road
PARCEL AREA: 1.00 ACRES
ZONE: RA

BUILDING FOOTPRINT: 1880 SF +/-

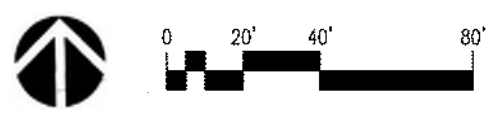
PARKING 5 +/-

USE: MULTIFAMILY (RENTAL)
OWNERSHIP: PRIVATE (AVAILABLE)

LAND USE DATA	REQUIRED	EXISTING
Lot area	1 acre	1.00 acres
Frontage	100 ft	152.25 ft
Stories	2.5 max	2.5/3
Setbacks		
Front	25'	170'
Side	25'	30.25'
Rear	25'	91'
Coverage	10% Max	4%
Wetlands		NO
Flood Zone		NO
Historic Register		YES
Historic District		Federal

LEGEND

-  PROPERTY LINE
-  PROPERTY LINE-ABUTTERS
-  SETBACK LINE
-  EXISTING BUILDING
-  MATURE TREE



Pros and Cons








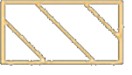

PROS:

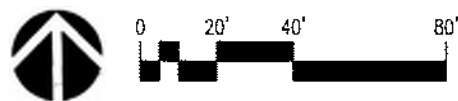
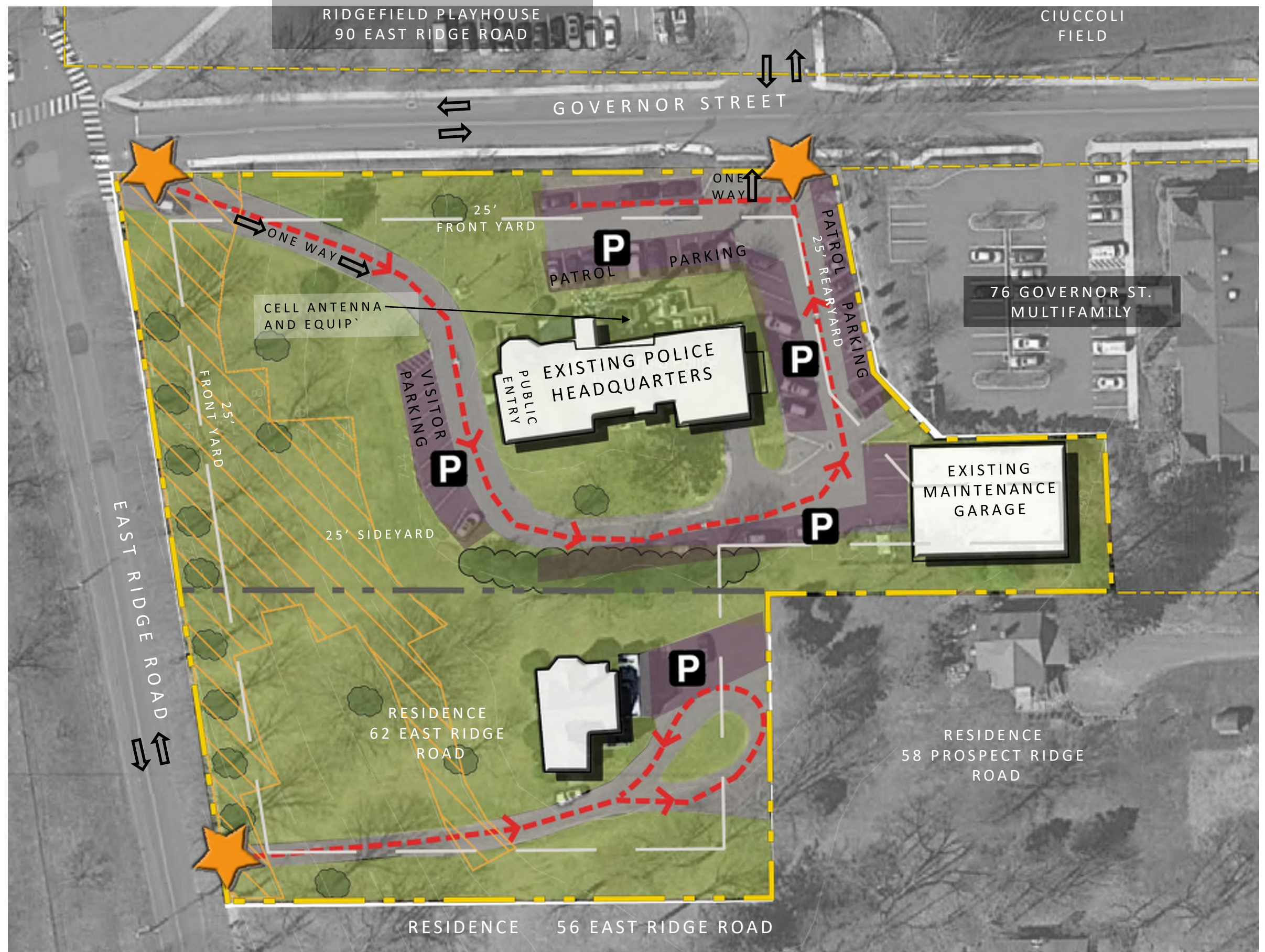
- EXISTING GARAGE
- CENTRAL LOCATION
- RIDGEFIELD OWNERSHIP
- EXISTING DEPARTMENT
- MATURE LANDSCAPE
- ADDITIONAL LOT AREA ALLOWS PHASING OF WORK

CONS:

- BUILDING STRUCTURE NOT IDEAL FOR PUBLIC SAFETY USE
- CELL ANTENNA ENCUMBERS PROPERTY
- HISTORIC CONCERNS
- SLOPES LIMIT BUILDABLE AREA
- TOO SMALL TO ALLOW ADEQUATE PARKING FOR CONFERENCE / ASSEMBLY
- ADJACENT ENT RESIDENTIAL/PARK USES

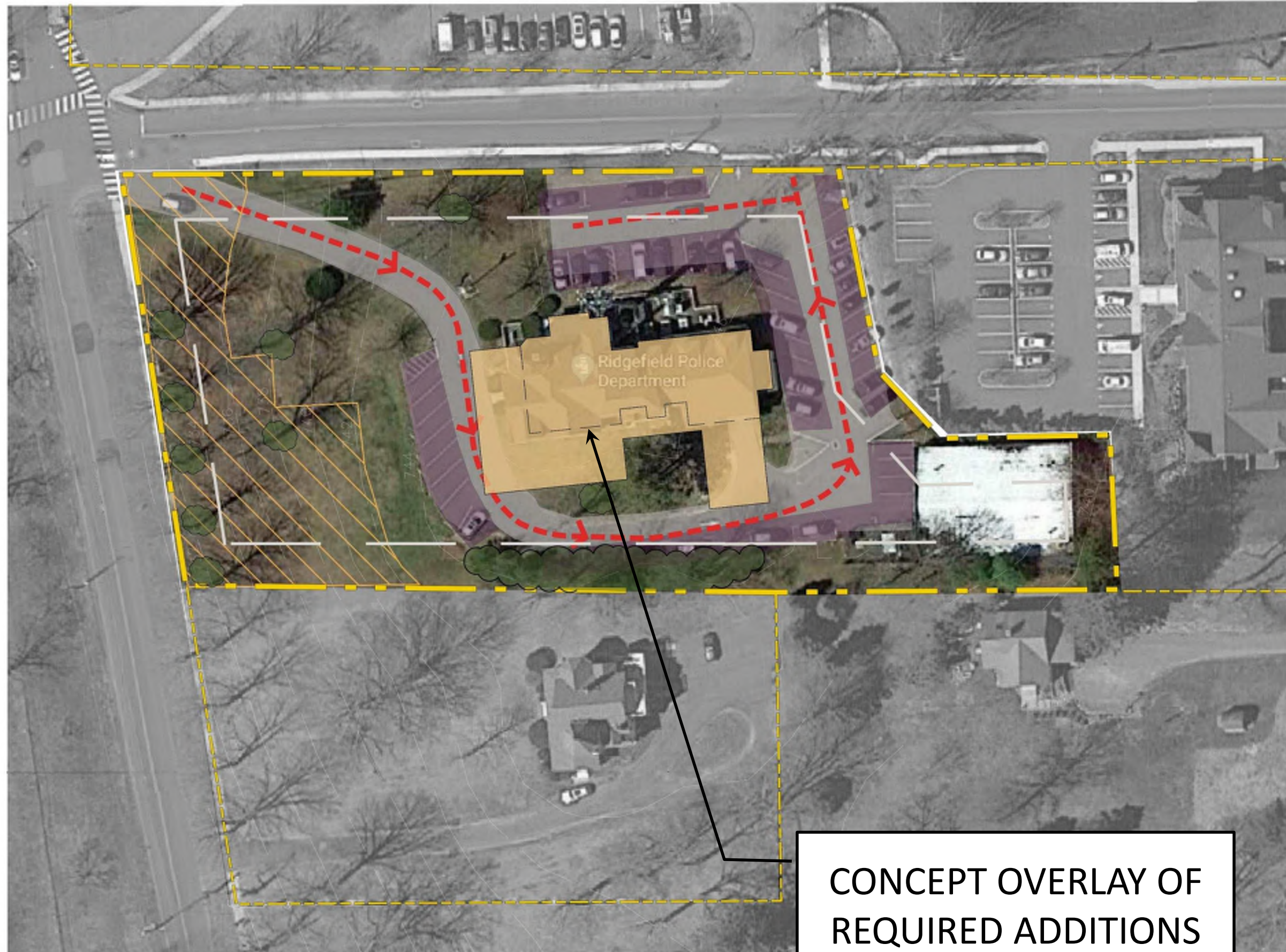
LEGEND

-  PROPERTY LINE
-  PROPERTY LINE-ABUTTERS
-  SETBACK LINE
-  SITE ACCESS
-  SITE CIRCULATION
-  EXISTING BUILDING
-  PARKING
-  SLOPES 10% +
-  MATURE TREES



LEGEND

- PROPERTY LINE
- - - PROPERTY LINE-ABUTTERS
- - - SETBACK LINE
- ★ SITE ACCESS
- SITE CIRCULATION
- ▭ EXISTING BUILDING
- PARKING
- ▨ SLOPES 10% +
- MATURE TREES



CONCEPT OVERLAY OF
REQUIRED ADDITIONS

EXISTING CONDITIONS - EXISTING POLICE DEPT.

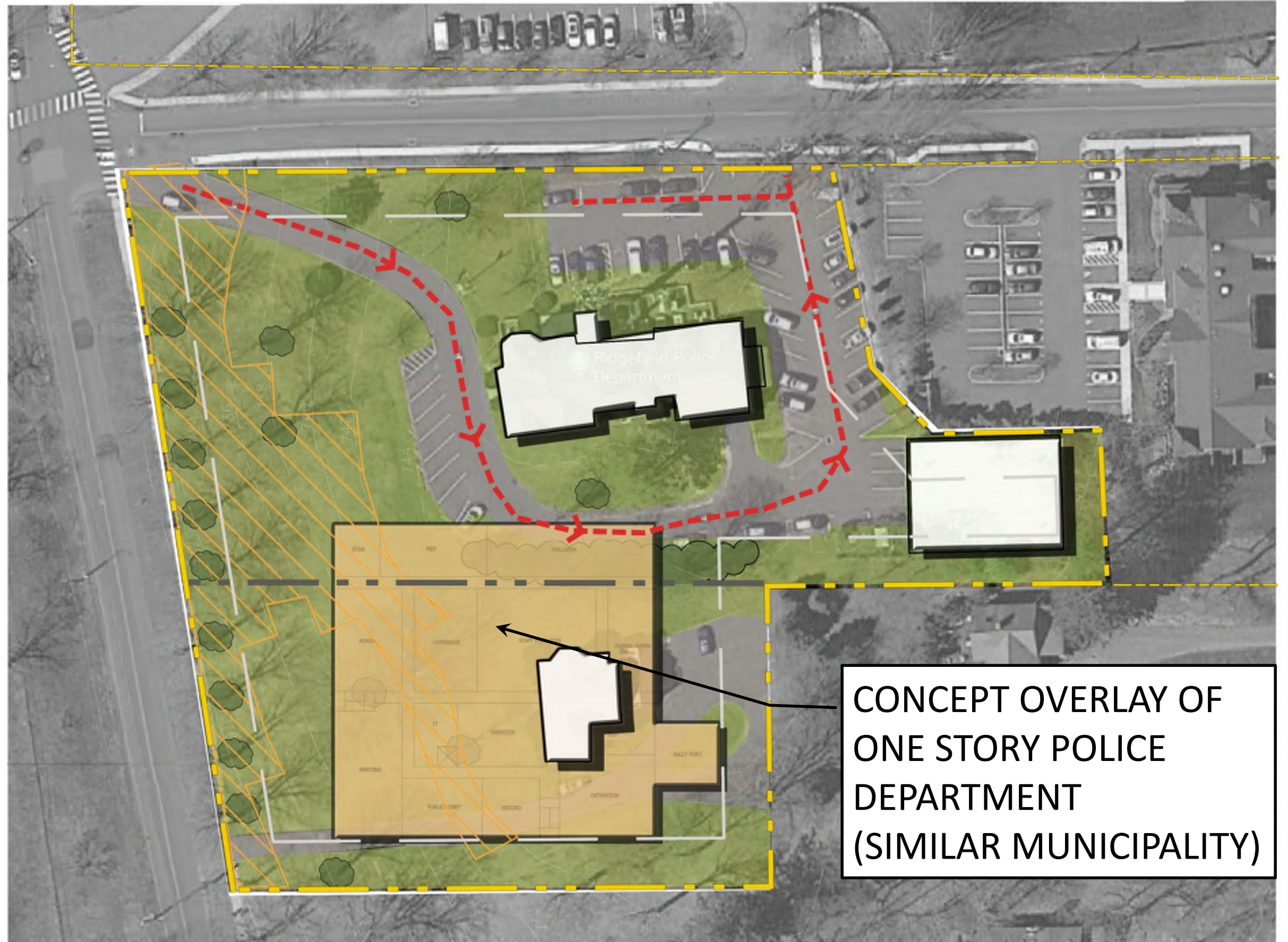
76E RIDGE ROAD

RIDGEFIELD FIRE & POLICE FEASIBILITY STUDY

RIDGEFIELD, CT

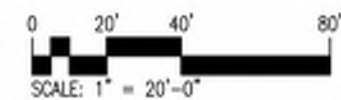


SCALE: 1" = 30'-0"



EXISTING CONDITIONS - EXISTING POLICE DEPT.

EXISTING FIRE & POLICE FEASIBILITY STUDY



SITE DATA 6 Catoonah Street

PARCEL AREA: 0.32 ACRES

ZONE: CBD

BUILDING FOOTPRINT: 9,056 SF +/-
Built 1908/1947/1965 2 levels







PARKING 4 TOTAL +/-

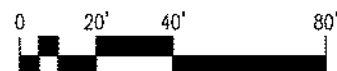
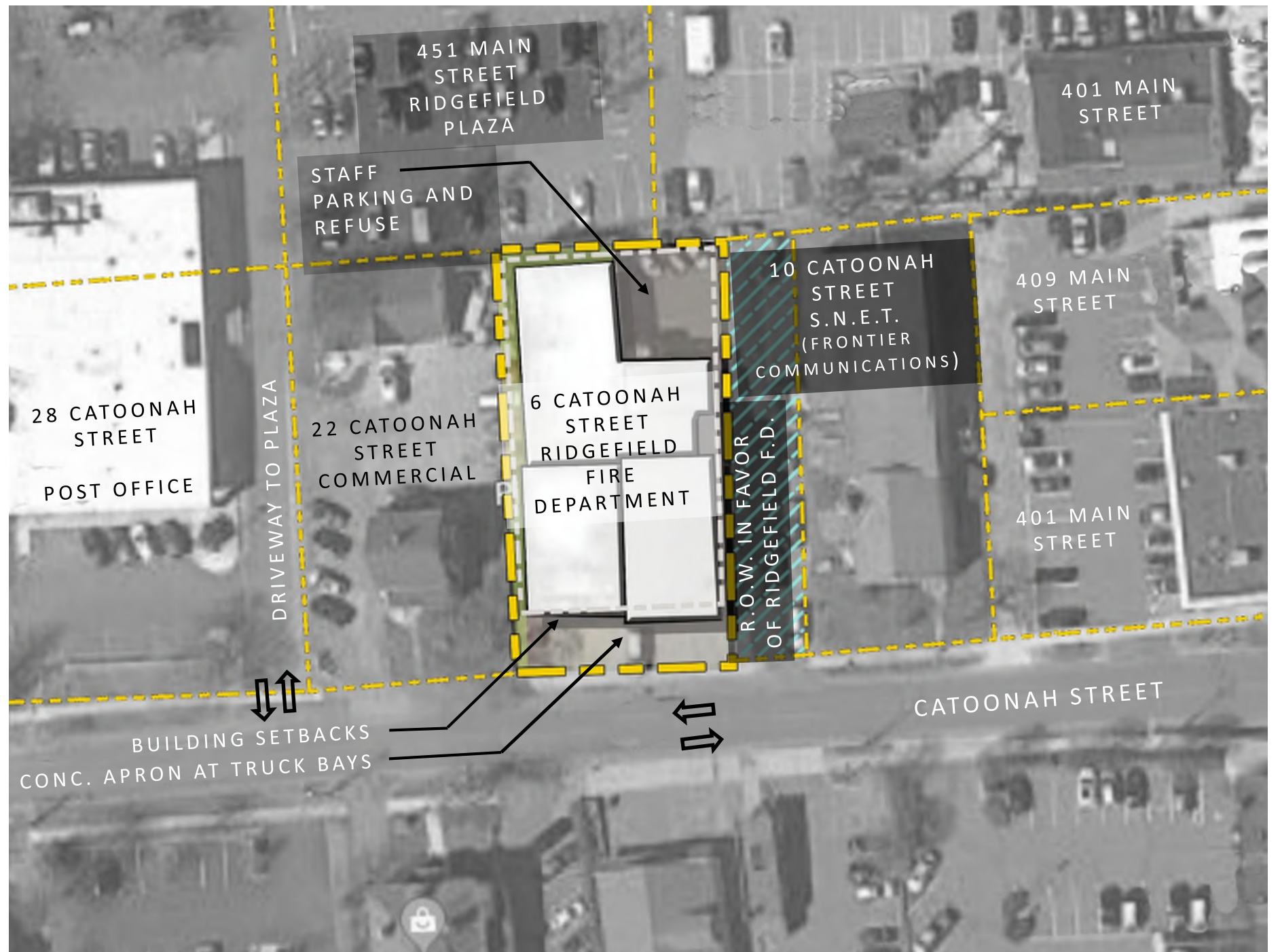
USE: MUNICIPAL

OWNERSHIP: TOWN OF RIDGEFIELD

LAND USE DATA	REQUIRED	EXISTING
Lot area	10,000 sf	13,939 sf
Frontage	30' ft	83' ft
Stories	-	2.5
Setbacks		
Front	Avg of adjacent	17.25'
Side	3'	3'
Rear	3'	7'
Coverage	65% Max	62%
Wetlands		NO
Flood Zone		NO
Historic Register		YES
Historic District		Federal

LEGEND

-  PROPERTY LINE
-  PROPERTY LINE-ABUTTERS
-  SETBACK LINE
-  EXISTING BUILDING
-  EASEMENT
-  MATURE TREE



Pros and Cons

PROS:

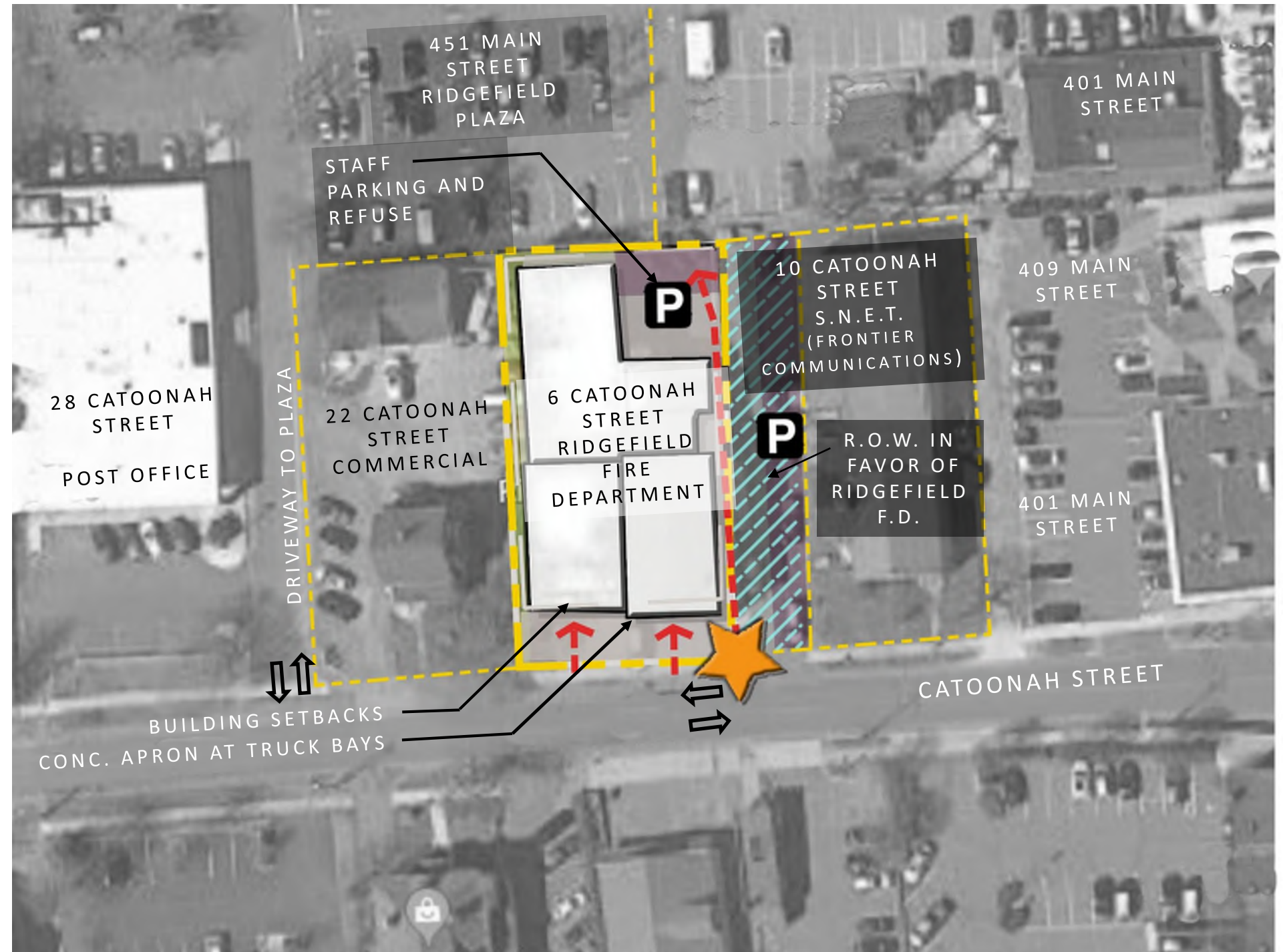
- EXISTING STRUCTURE
- CENTRAL LOCATION
- RIDGEFIELD OWNERSHIP
- EXISTING DEPARTMENT
- HIGH VALUE REAL-ESTATE LOCATION

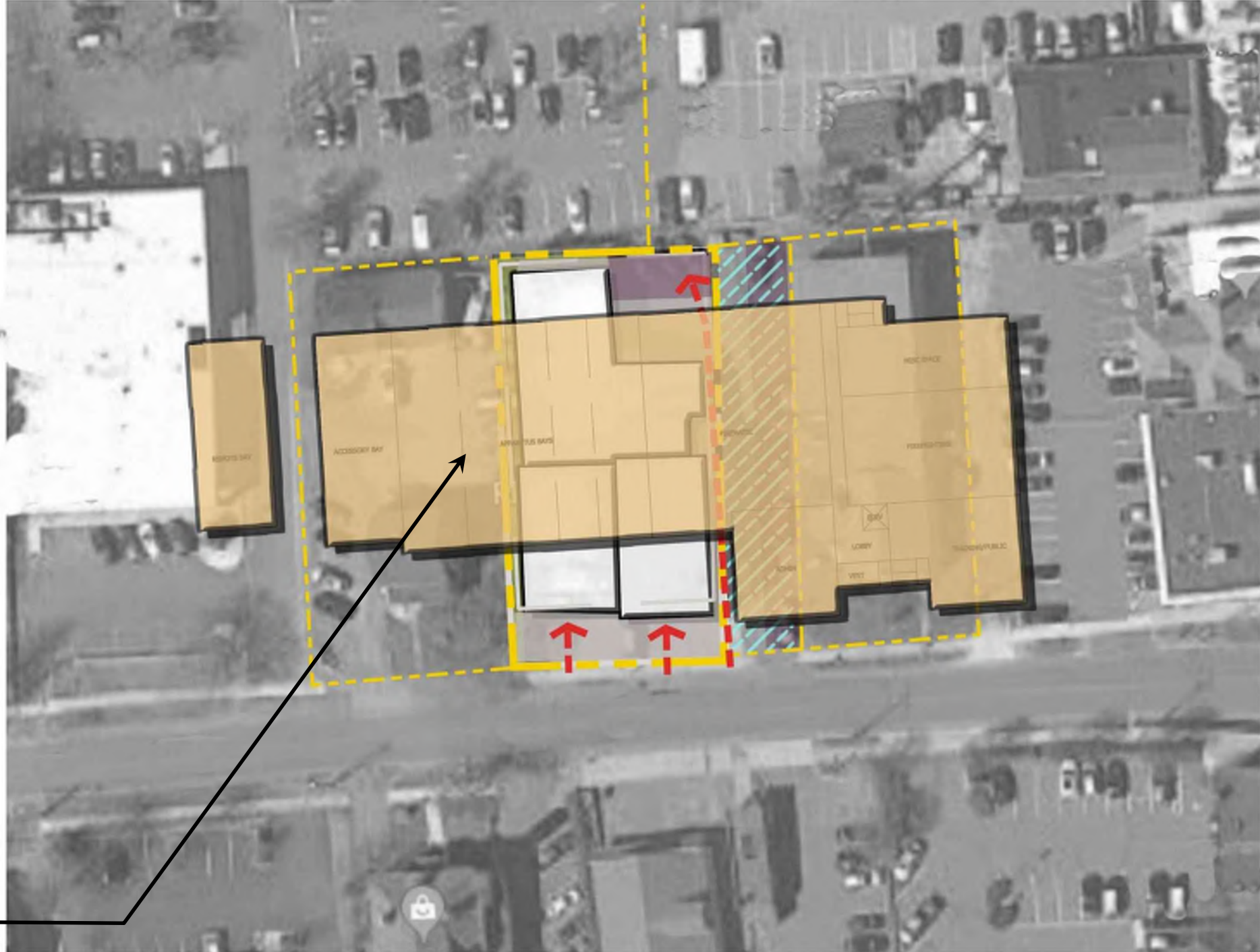
CONS:

- SITE IS TOO SMALL TO ALLOW ADEQUATE PARKING FOR EXISTING CONDITIONS OR EXPANSION
- APRON TOO SMALL EQUIP. OVERHANGS STREET
- EQUIPMENT MUST BACK-IN FROM STREET
- ACCESS TO EAST IS LIMITED BY CHRONIC TRAFFIC CONGESTION
- HISTORIC DISTRICT REQUIREMENTS
- ADJACENT PROPERTIES DO NOT OFFER ADEQUATE SPACE FOR EXPANSION EVEN IF ACQUIRED.

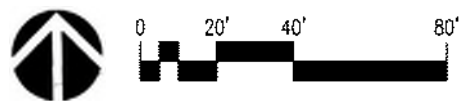
LEGEND

- PROPERTY LINE
- PROPERTY LINE-ABUTTERS
- SETBACK LINE
- SITE ACCESS
- SITE CIRCULATION
- EXISTING BUILDING
- PARKING
- EASEMENT





CONCEPT OVERLAY OF
ONE STORY FIRE
DEPARTMENT



SITE DATA **63 Copps Hill Road**
PARCEL AREA: 2.99 ACRES
ZONE: B-1 Business

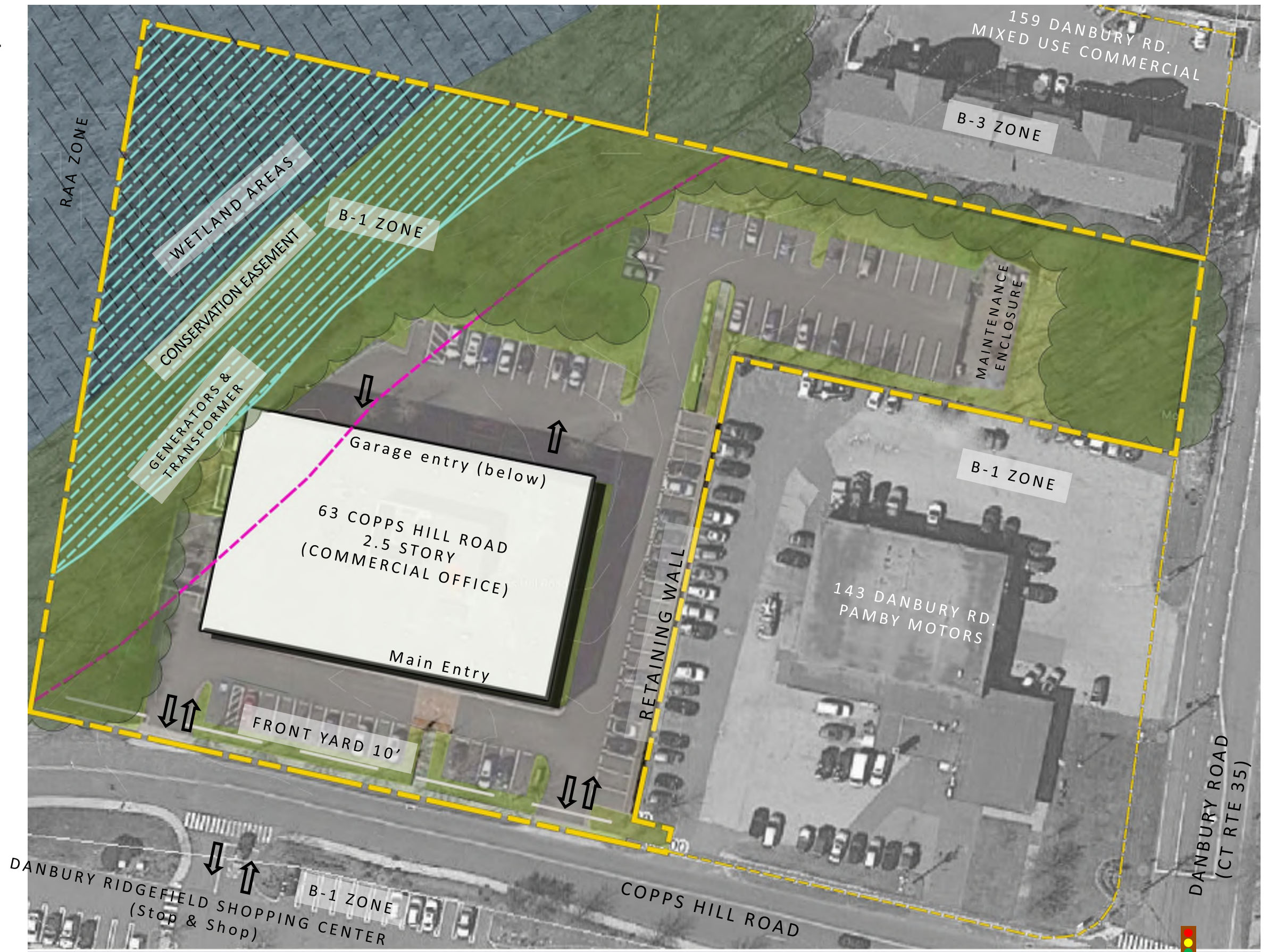
BUILDING: Built 1988 2 Story 36,000 SF
 Plus Garage Under

PARKING USE: 87 Plus GARAGE
OWNERSHIP: BUSINESS (office)
 PRIVATE (for Sale)

LAND USE DATA	REQUIRED	EXISTING
Lot area	10,000 sf	130,244 sf (2.99ac)
Frontage	50' ft	315+/- ft
Stories	40' max	2.5
Setbacks		
Front	10'	58'
Side	none	34'
Rear	none	184'
Coverage	90% Max	15.5%
Wetlands		YES
Flood Zone		NO
Historic Register		NO
Historic District		NO
Water		Municipal
Sewer		Municipal

LEGEND

-  PROPERTY LINE
-  PROPERTY LINE-ABUTTERS
-  SETBACK LINE
-  WETLAND BUFFER
-  WETLANDS AREA
-  EXISTING BUILDING
-  EASEMENT
-  MATURE TREE



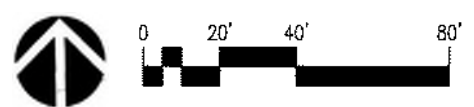
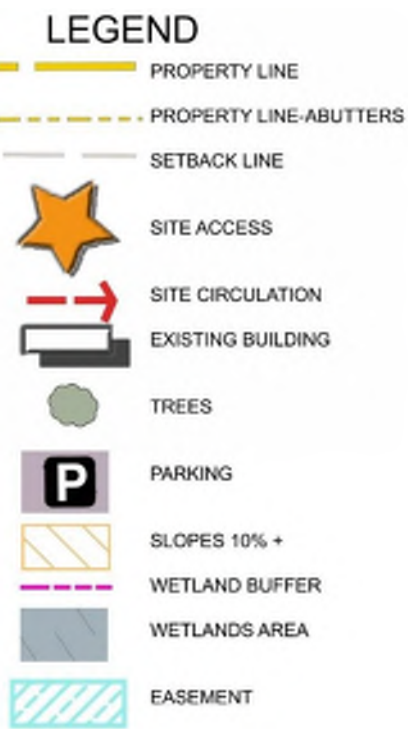
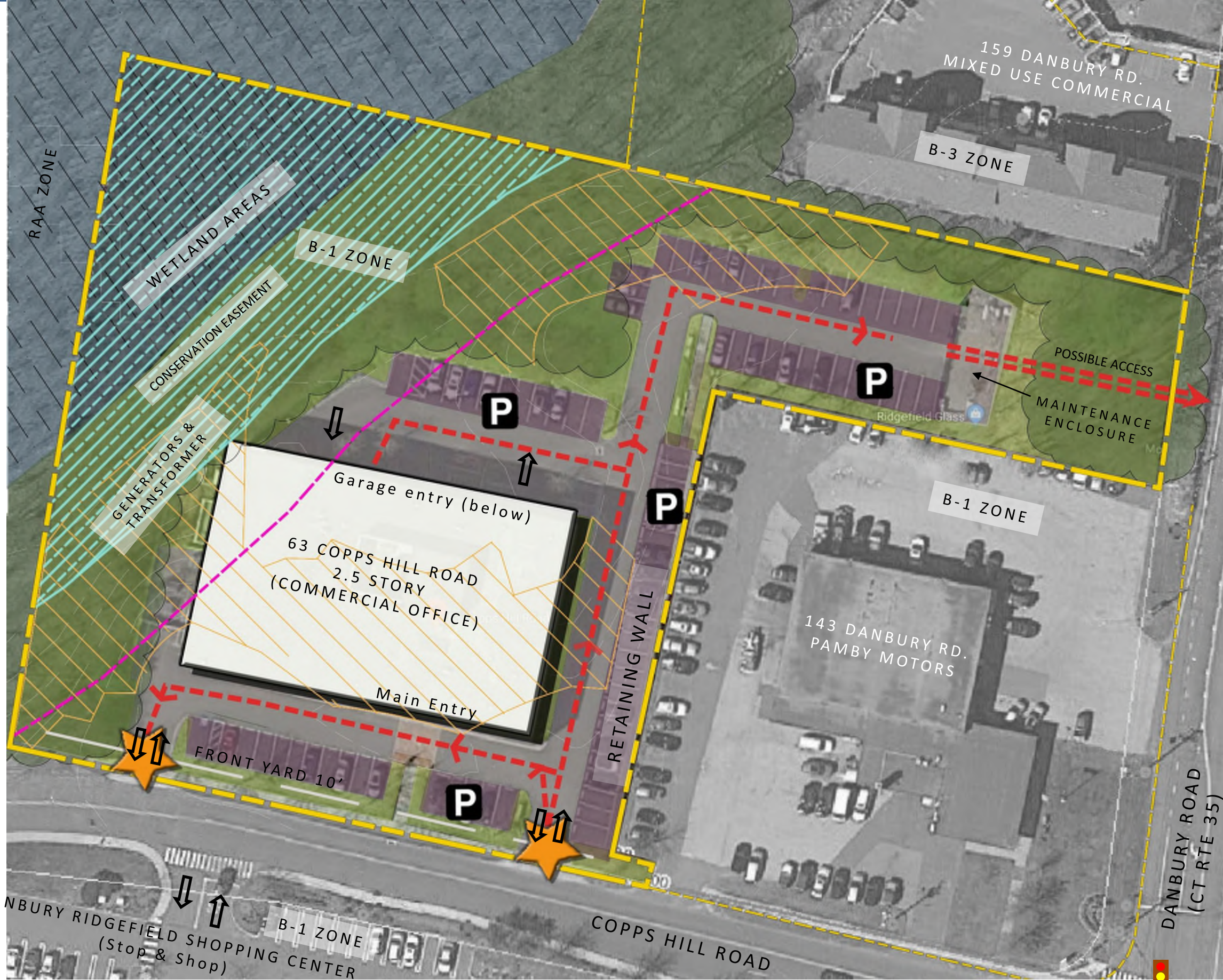
Pros and Cons

PROS:

- EASE OF ACCESS TO WEST
- EASE OF ACCESS TO N/S (DANBURY RD)
- POSSIBLE DIRECT ACCESS ONTO DANBURY RD
- EXISTING PARKING & GARAGE
- SITE IS IDEAL FOR STAND ALONE PD
- COMPATIBLE ADJACENT USES

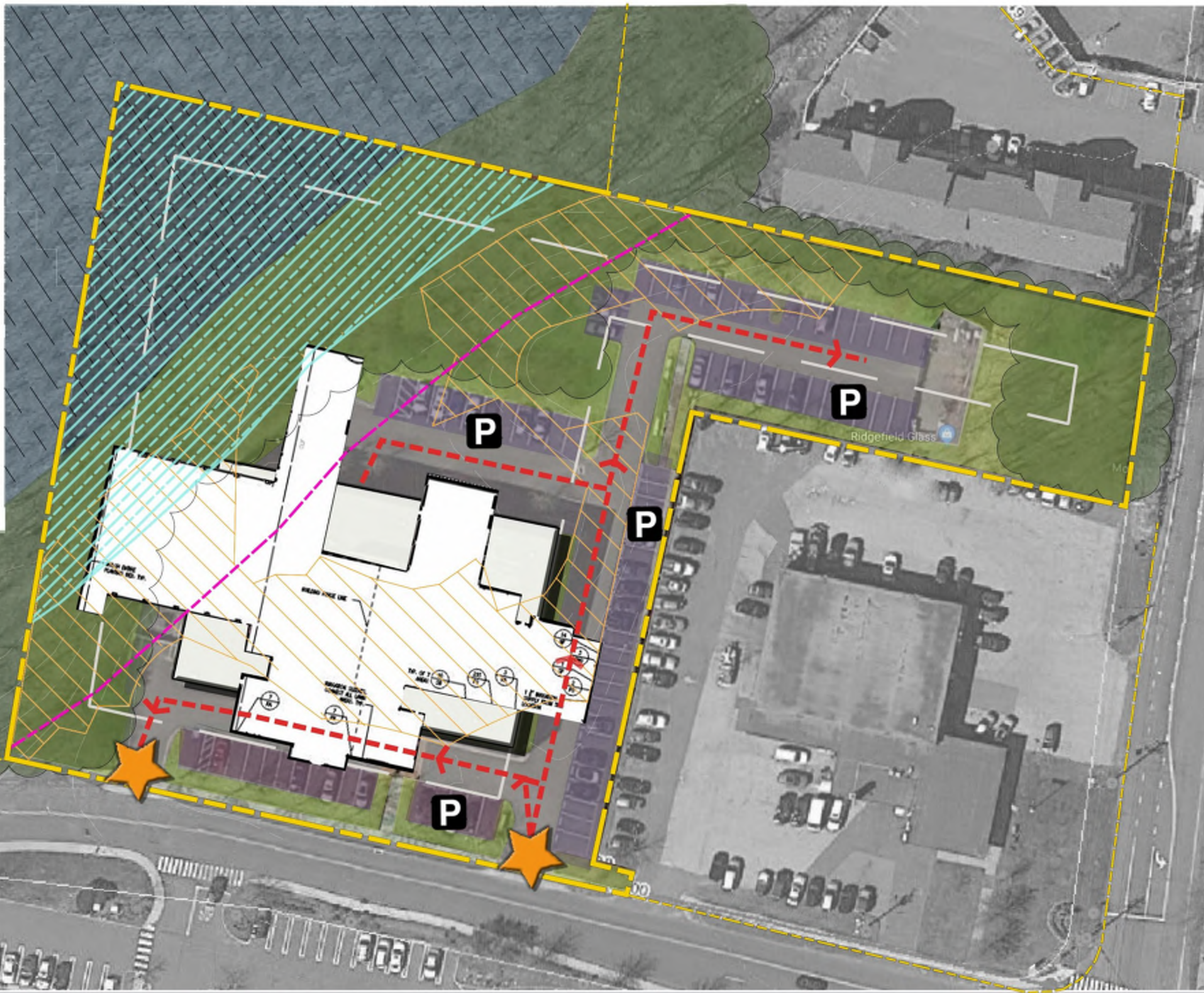
CONS:

- SITE IS TOO SMALL FOR COMBINED PD/FD WITH ASSEMBLY PARKING
- BUILDING DEMOLITION REQUIRED FOR COMBINED PD/FD
- CONSERVATION EASEMENT/REGULATED AREAS LIMIT SITE EXPANSION
- SITE ACQUISITION COST
- POTENTIAL SITE REDEVELOPMENT COST



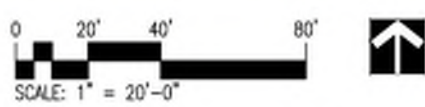
LEGEND

-  PROPERTY LINE
-  PROPERTY LINE-ABUTTERS
-  SETBACK LINE
-  SITE ACCESS
-  SITE CIRCULATION
-  EXISTING BUILDING
-  PARKING-PD
-  PARKING- PUBLIC
-  SLOPES 10% +
-  WETLAND BUFFER
-  WETLANDS AREA
-  EASEMENT



**CONCEPT OVERLAY OF
SIMILAR
COMBINED PD/FD
(SIMILAR MUNICIPALITY)**

Site Analysis- 63 Copps Hill Rd



SITE DATA 36 Old Quarry Road
PARCEL AREA: 30.4 ACRES
ZONE: B-2 Business

OFFICE BLDG (a.k.a. Philip Johnson Building)
 built 1955, 2 levels 7,900 sf

AUDITORIUM:
 built 1975, 2 levels, rotating stage, 182 seat capacity

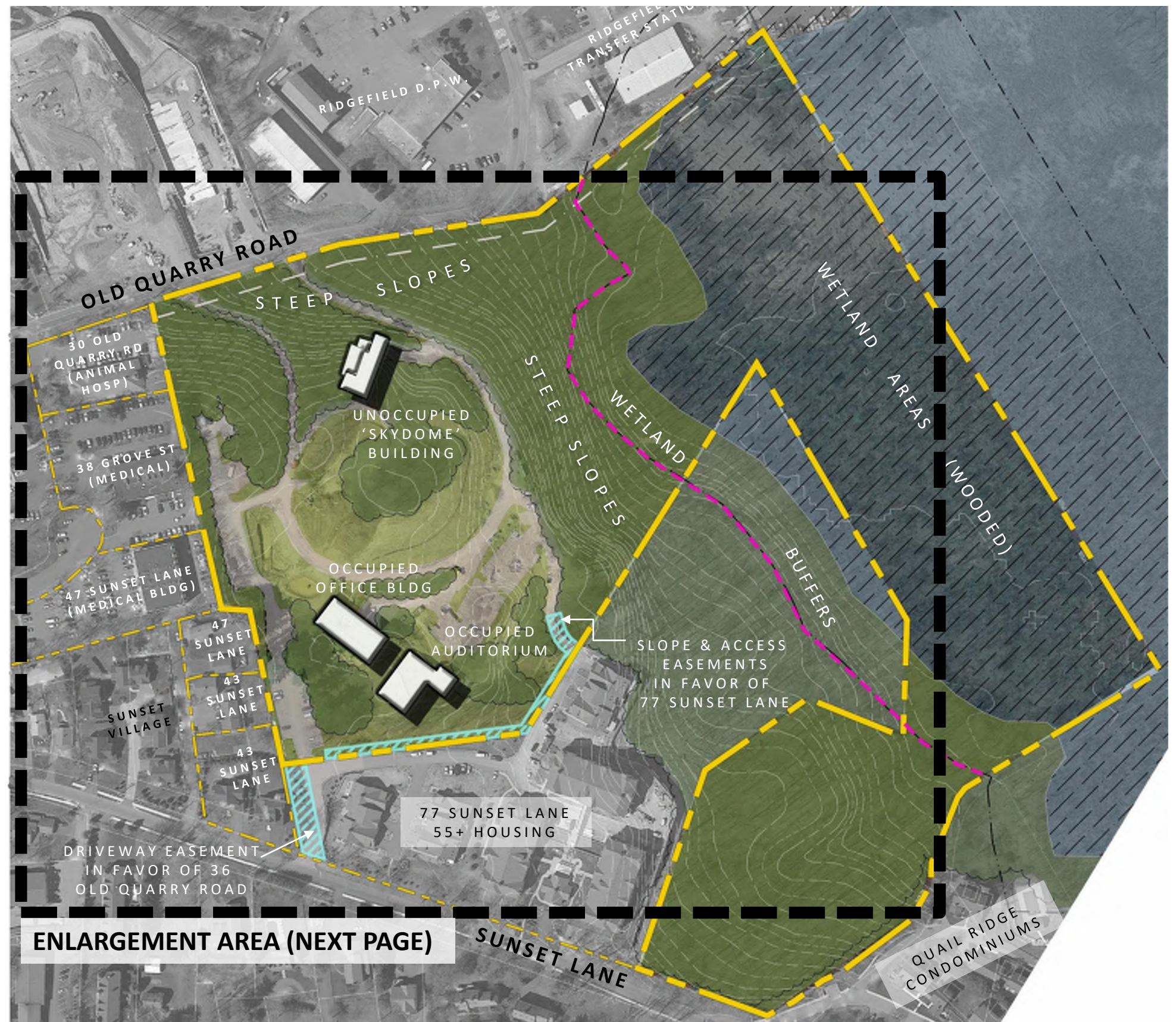
UNOCCUPIED BUILDING (a.k.a. 'Skydome' building)
 built 1985, 3 levels, 11,427 sf.

OWNERSHIP: Town of Ridgefield

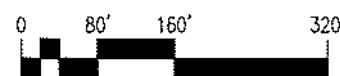
PARKING USE: 106 +/-
BUSINESS (office)

LEGEND

-  PROPERTY LINE
-  PROPERTY LINE-ABUTTERS
-  SETBACK LINE
-  WETLAND BUFFER
-  WETLANDS AREA
-  EXISTING BUILDING
-  EASEMENT
-  MATURE TREE



OVERALL SITE




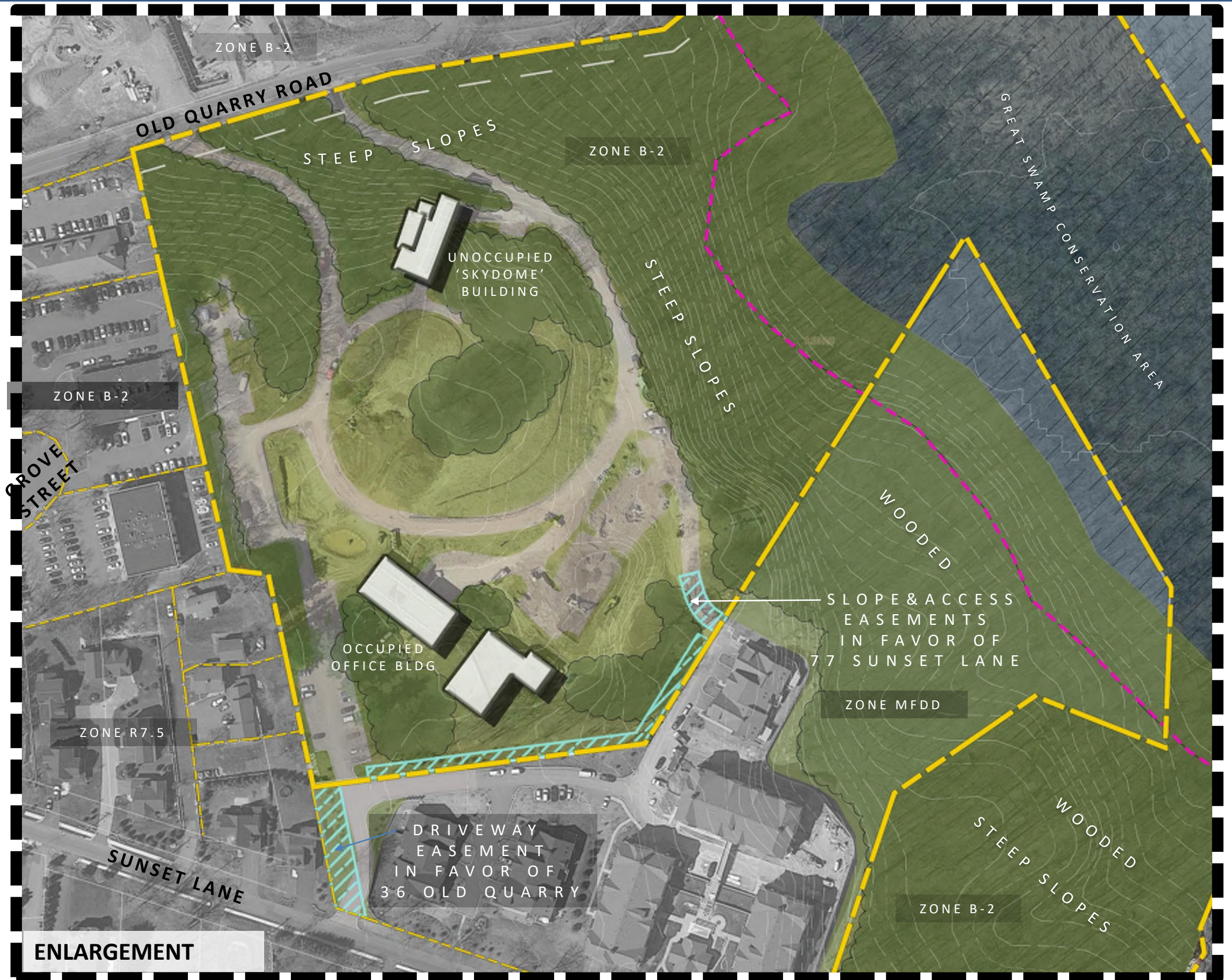
SITE DATA 36 Old Quarry Road

See 'OVERALL' site page

LAND USE DATA	REQUIRED	EXISTING
Lot area	10,000 sf	30.4 Acres
Frontage	50' ft	1,188+ ft
Stories	No req.	3
Setbacks		
Front	30'	58'
Side	None/3'	107"
Rear	None/3'	58.5'
Coverage	25% Max	2%
Wetlands		YES 35% lot (East)
Flood Zone		YES
Historic Register		NO
Historic District		NO
Water		Municipal
Sewer		Municipal

LEGEND

-  PROPERTY LINE
-  PROPERTY LINE-ABUTTERS
-  SETBACK LINE
-  WETLAND BUFFER
-  WETLANDS AREA
-  EXISTING BUILDING
-  EASEMENT
-  MATURE TREE
















ENLARGEMENT

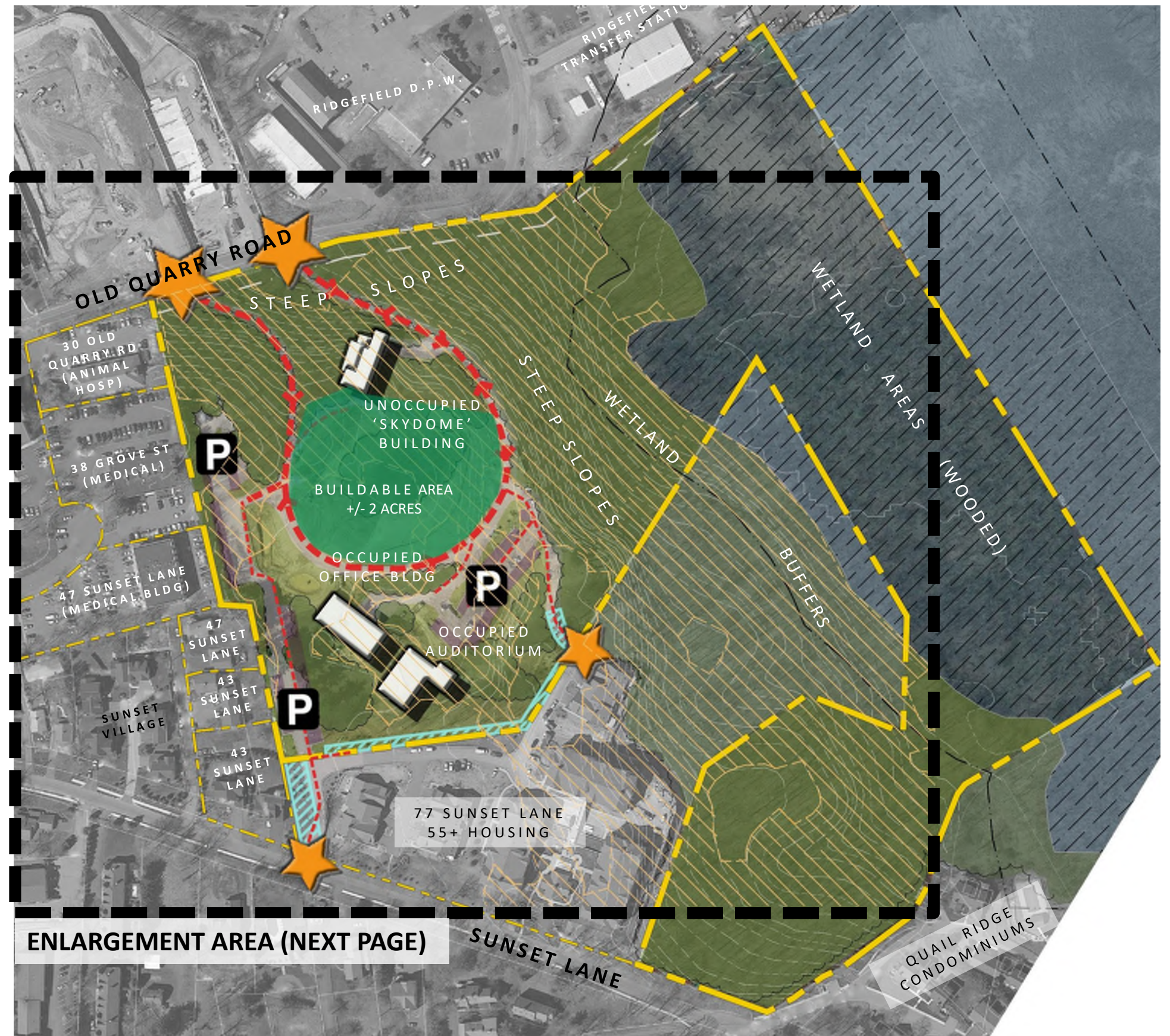


SITE DATA

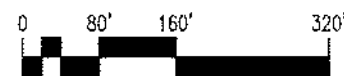
36 Old Quarry Road

See 'ENLARGEMENT' site page

- LEGEND**
-  PROPERTY LINE
 -  PROPERTY LINE-ABUTTERS
 -  SETBACK LINE
 -  SITE ACCESS
 -  SITE CIRCULATION
 -  EXISTING BUILDING
 -  PARKING
 -  SLOPES 10% +
 -  WETLAND BUFFER
 -  WETLANDS AREA
 -  EASEMENT
 -  TREES
 -  BUILDABLE AREA +/- 2 ACRES



OVERALL SITE



Pros and Cons

PROS:

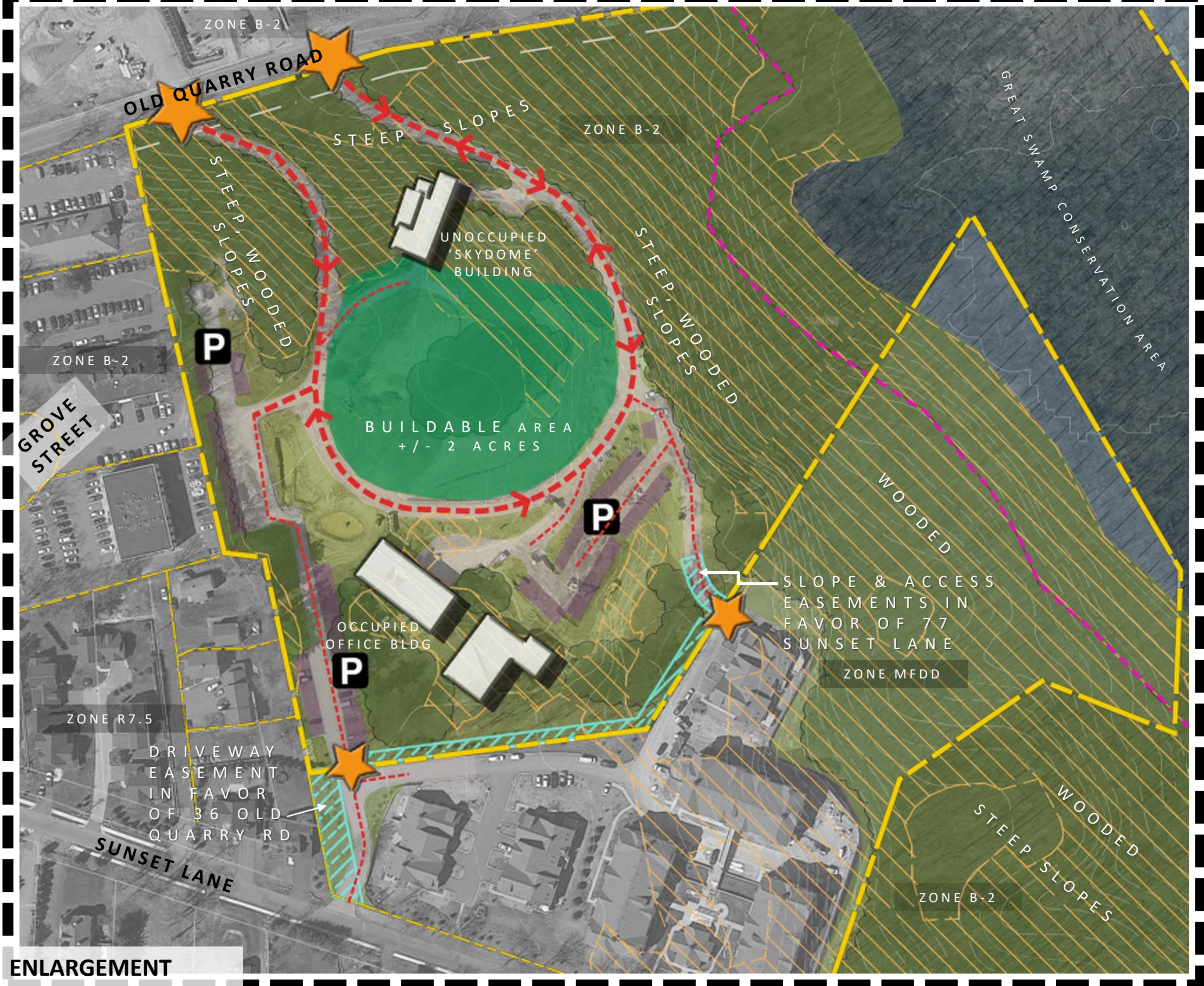
- ADEQUATE SITE SIZE FOR COMBINED FD/PD WITH PARKING AND FUTURE EXPANSION
- EASEMENT/POSSIBLE DIRECT ACCESS TO SUNSET LANE
- CURRENTLY OWNED BY TOWN
- ADJACENT TO OTHER TOWN PROPERTIES

CONS:

- POTENTIAL DEVELOPMENT SITE HAS NO STREET PRESENCE
- ACCESS SIGHT LINES AT QUARRY ROAD
- LIKELY ROCK EXCAVATION
- 'SKYDOME' DEMOLITION COSTS
- ADJACENT CONFLICTING USES; RESIDENTIAL/MEDICAL
- CHALLENGING TOPOGRAPHY AT ACCESS ROAD AND TO THE EAST

LEGEND

- PROPERTY LINE
- PROPERTY LINE-ABUTTERS
- SETBACK LINE
- SITE ACCESS
- SITE CIRCULATION
- EXISTING BUILDING
- PARKING
- SLOPES 10% +
- WETLAND BUFFER
- WETLANDS AREA
- EASEMENT
- TREES
- BUILDABLE AREA +/- 2 ACRES



ENLARGEMENT



LEGEND

- PROPERTY LINE
- - - PROPERTY LINE-ABUTTERS
- - - SETBACK LINE
- ★ SITE ACCESS
- - - SITE CIRCULATION
- ▭ EXISTING BUILDING
- P PARKING
- ▨ SLOPES 10% +
- - - WETLAND BUFFER
- ▭ WETLANDS AREA
- ▨ EASEMENT



CONCEPT OVERLAY OF
SIMILAR
COMBINED PD/FD
(SIMILAR MUNICIPALITY)

EXISTING CONDITIONS - 36 OLD QUARRY ROAD

SITE RATINGS TABLE (FOR COMBINED PD/FD)

SITE	ADEQUATE SIZE LOT	USABLE AREA	PREFERED LOCATION	ANTICIPATED SITE DEVELOPMENT COSTS	PROPERTY ACQUISITION COSTS	ROOM FOR GROWTH	MUNICIPAL WATER & SEWER	NEIGHBORHOOD IMPACTS	HISTORIC RESTRICTIONS	HISTORIC CONCERNS	
EXISTING POLICE DEPT. (WITH ADDT'L LOT)		 SLOPES		 EX. BLDG ?	 PURCHASE ADJ PROPERTY			 PARKS RESIDENCES		 PUBLIC PERCEPTION	COMBINED SITE WORKS WITH STAND ALONE PD BUILDING
EXISTING FIRE DEPT.	 EVEN WITH INCLUSION OF ADJACENT	 PROPERTIES	 CONGESTION		 PURCHASE ADJ PROPERTY						
36 OLD QUARRY ROAD (SHLUMBERGER PROPERTY)			 ACCESS TO STATE ROADS?	 LEDGE & ACCESS				 ADJACENT MED/RES			NO STREET PRESENCE 3 RD ACCESS TO SUNSET LANE?
63 COPPS HILL ROAD	 ADEQUATE AREA FOR PARKING?	 SLOPES & WETLANDS		 DEMO EXIST. BUILDING	 PURCHASE COST						EXISTING BUILDING MAY WORK BETTER AS STAND ALONE PD