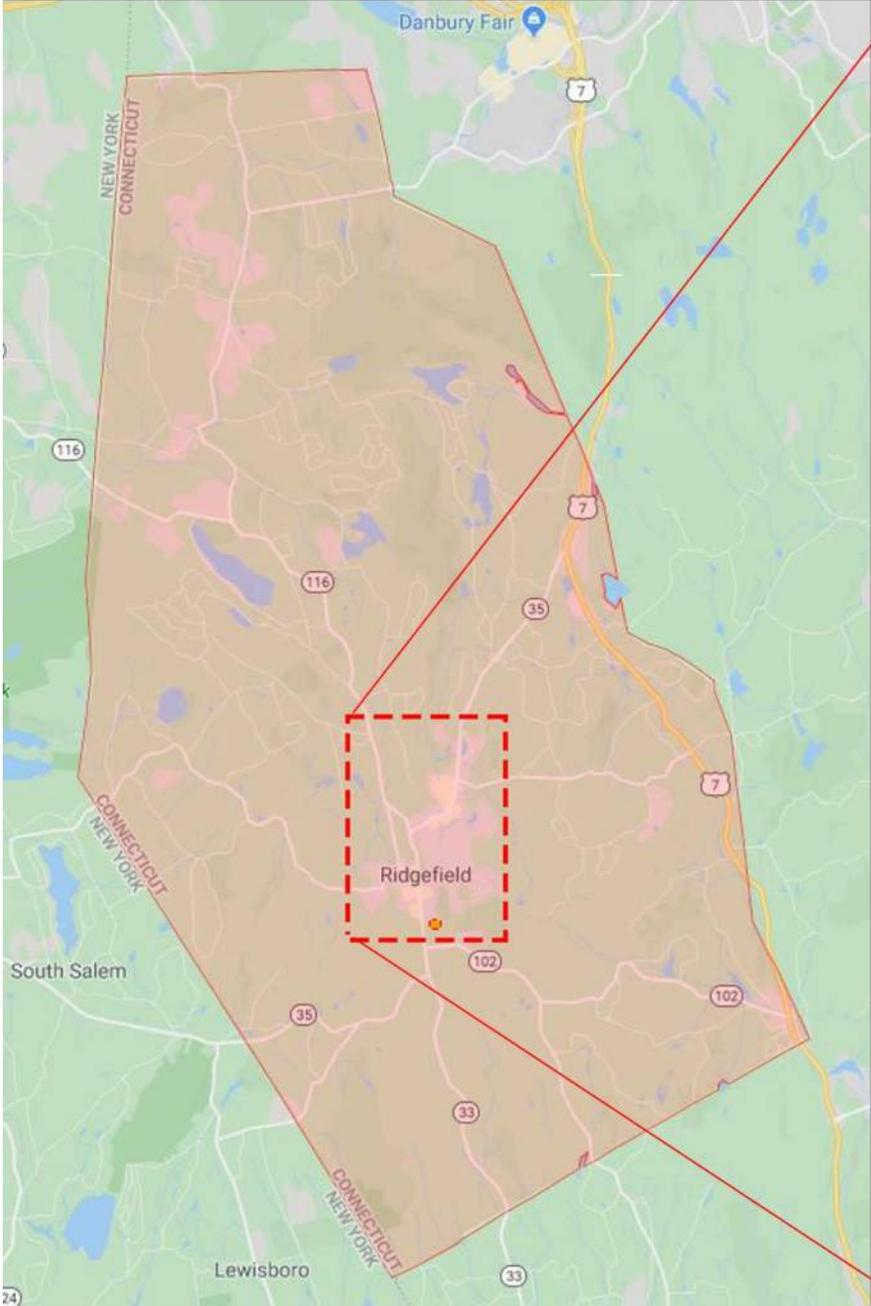


EVALUATION OF EXISTING POLICE & FIRE STATION FACILITIES

SITE CONTEXT



EXISTING POLICE DEPARTMENT

EXISTING POLICE SITE

SITE DATA 76 East 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

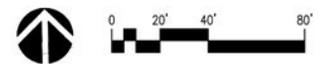
| LAND USE DATA | REQUIRED | EXISTING |
|-------------------|----------|-----------------|
| Lot area | 1 acre | 1.98 acres |
| Frontage | 100 ft | 215 ft |
| Stories | 2.5 max | 3 |
| Setbacks | | |
| Front | 25' | 173' |
| Side | 25' | 4.5' (Garage) |
| Rear | 25' | 21.75' (Garage) |
| Coverage | 10% 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



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Existing Conditions
Existing Police Department
76 E. Ridge Road

EXISTING POLICE SITE

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



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Existing Conditions
Existing Police Department & 62 East Ridge Road
 62 & 76 East Ridge Road

EXISTING POLICE SITE

Pros and Cons

PROS:

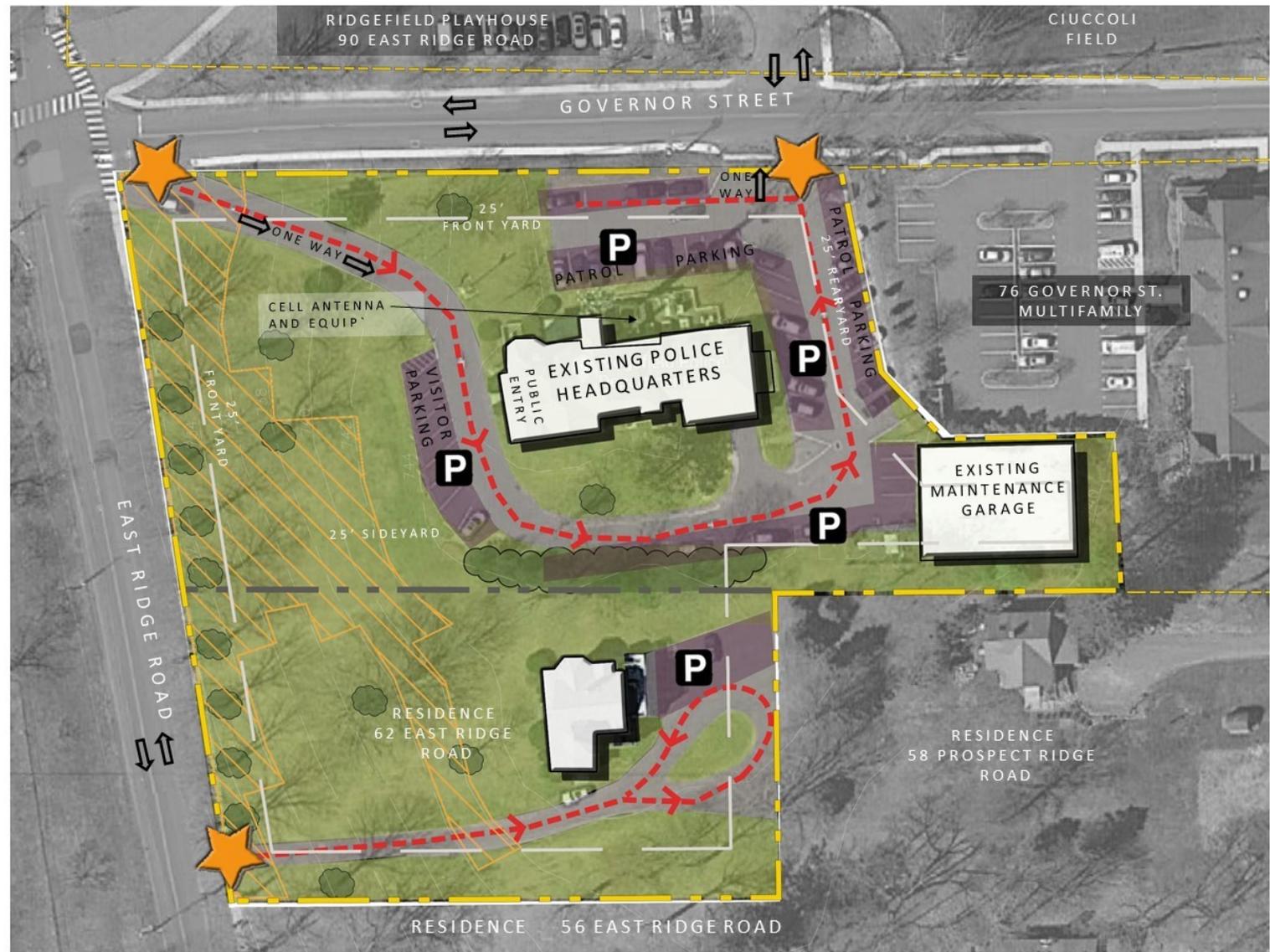
- EXISTING GARAGE
- CENTRAL LOCATION
- RIDGEFIELD OWNERSHIP
- EXISTING DEPARTMENT
- MATURE LANDSCAPE
- ADDITIONAL LOT AREA ALLOWS PHASING OF WORK

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



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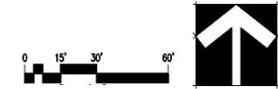
Existing Police Department & 62 East Ridge Road

62 & 76 East Ridge Road

Site Analysis Mapping



EXISTING POLICE SITE – ADDITION/RENOVATION



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EVALUATION OF EXISTING POLICE & FIRE STATION FACILITIES

RIDGEFIELD, CONNECTICUT | NOVEMBER 23, 2020

EXISTING FIRE DEPARTMENT

EXISTING FIRE SITE

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 | 10,000sf | 13,939sf |
| 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



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Existing Conditions
Existing Fire Department
 6 Catoonah Street

EXISTING FIRE SITE

Pros and Cons

PROS:

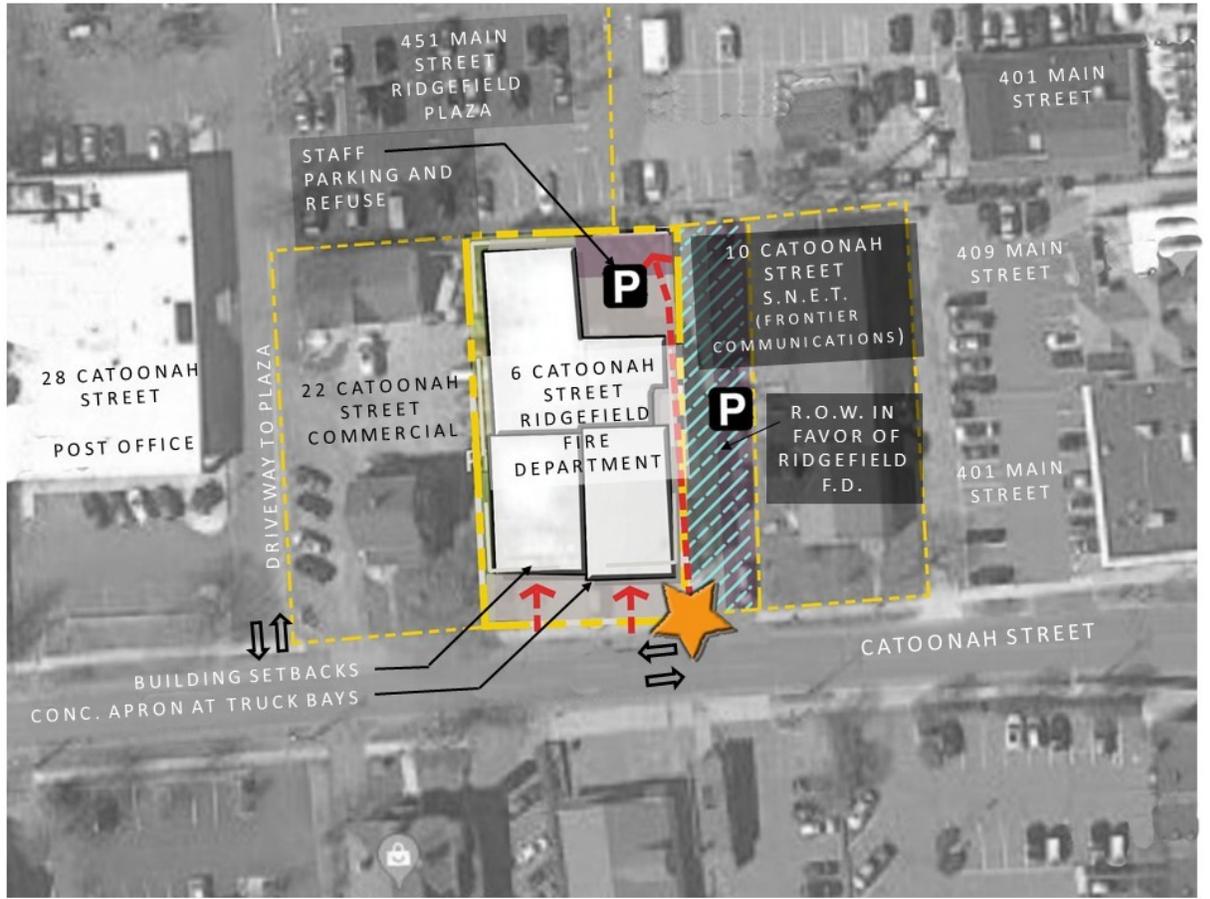
- EXISTING STRUCTURE
- CENTRAL LOCATION
- RIDGEFIELD OWNERSHIP
- EXISTING DEPARTMENT
- HIGH VALUE REAL-ESTATE LOCATION

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



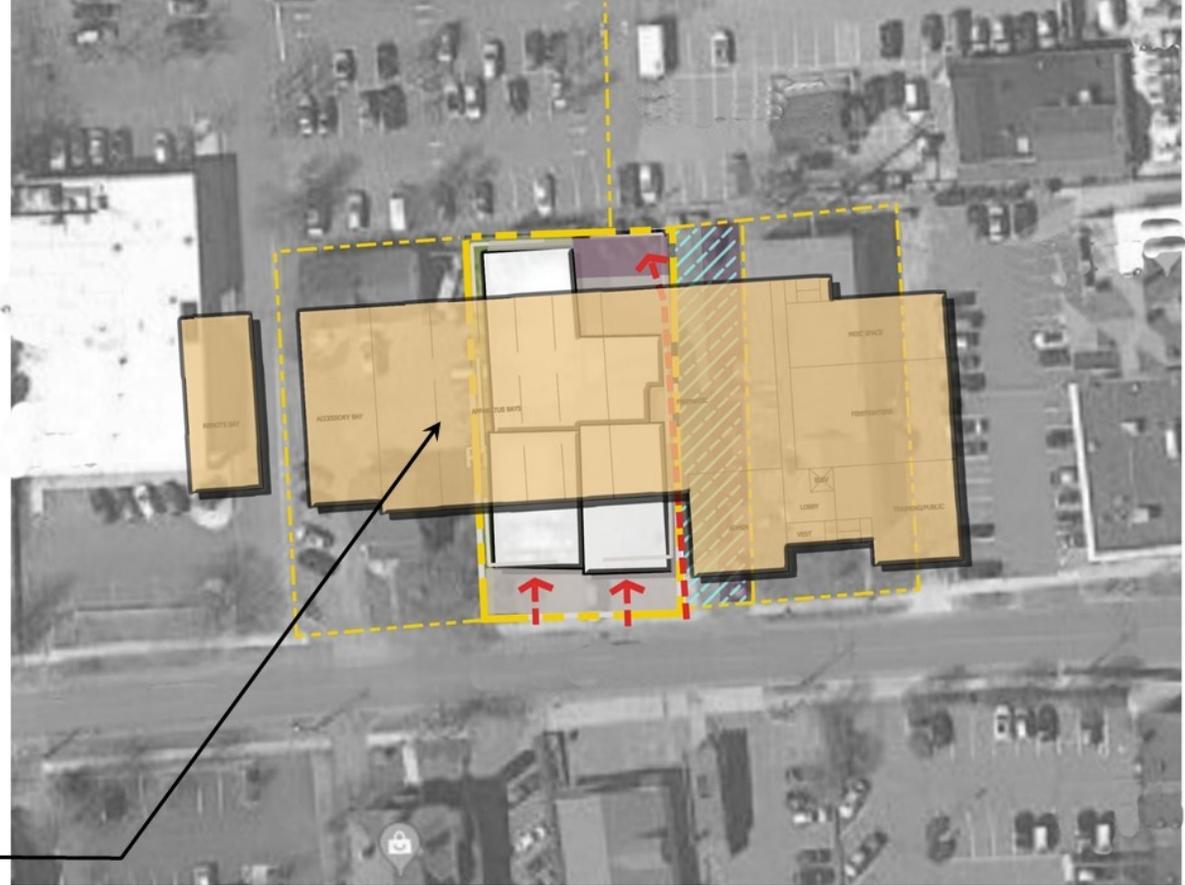
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Site Analysis Mapping

Existing Fire Department
6 Catoonah Street

EXISTING FIRE SITE



CONCEPT OVERLAY OF
ONE-STORY FIRE
DEPARTMENT



DANBURY ROAD SITE – FIRE DEPARTMENT

NEW FIRE SITE

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

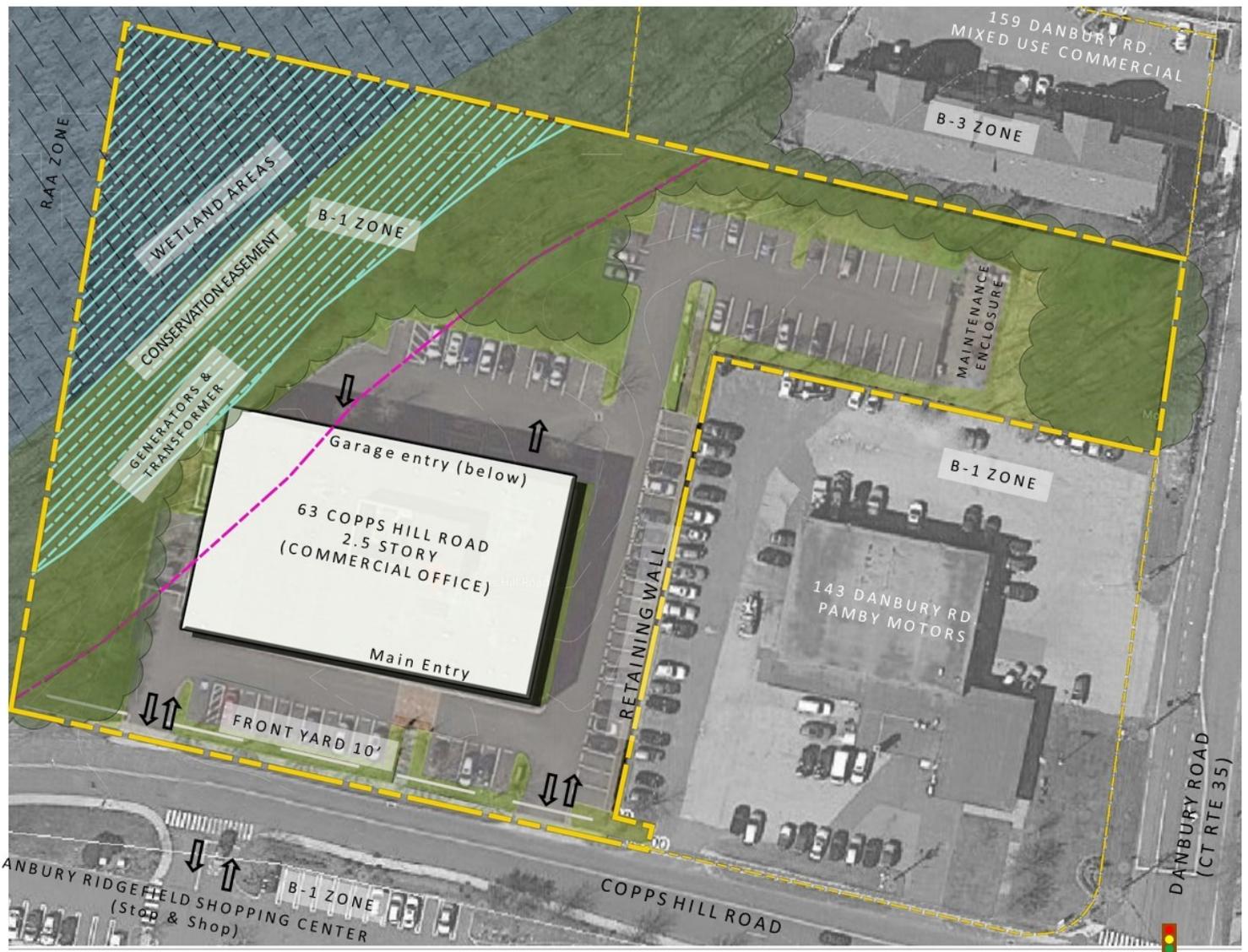
PARKING USE: 87 Plus GARAGE
USE: BUSINESS (office)

OWNERSHIP: PRIVATE (for Sale)

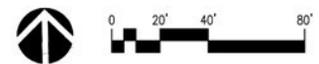
| LAND USE DATA | REQUIRED | EXISTING |
|-------------------|----------|---------------------|
| Lot area | 10,000sf | 130,244 sf (2.99ac) |
| Frontage | 50' ft | 315+/-ft |
| Stories | 40' max | 2.5 |
| Setbacks | | |
| Front | 10' | 58' |
| Side | none | 34' |
| Rear | none | 184' |
| Coverage | 90% 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



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Existing Conditions
63 Copps Hill Road Site
 63 Copps Hill Road

NEW FIRE SITE

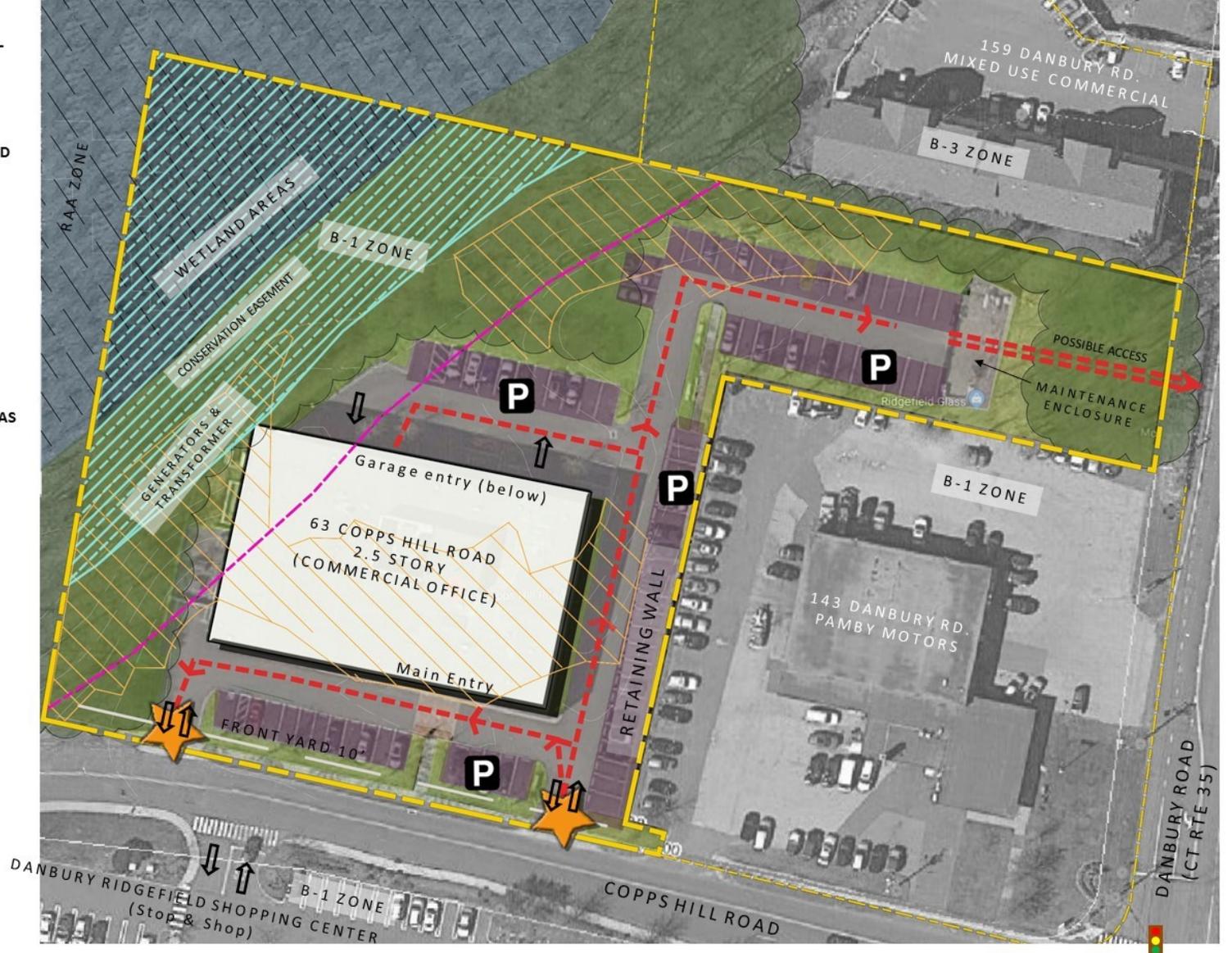
Pros and Cons

- 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

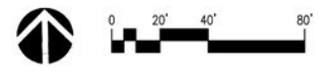
- CONS:**
- SITE IS TOO SMALL FOR COMBINED PD/FD WITH ASSEMBLY PARKING
 - BUILDING DEMOLITION REQUIRED FOR COMBINED PD/FD
 - CONSERVATION EASEMENT/REGULATED AREAS LIMIT SITE EXPANSION
 - SITE ACQUISITION COST
 - POTENTIAL SITE REDEVELOPMENT COST

LEGEND

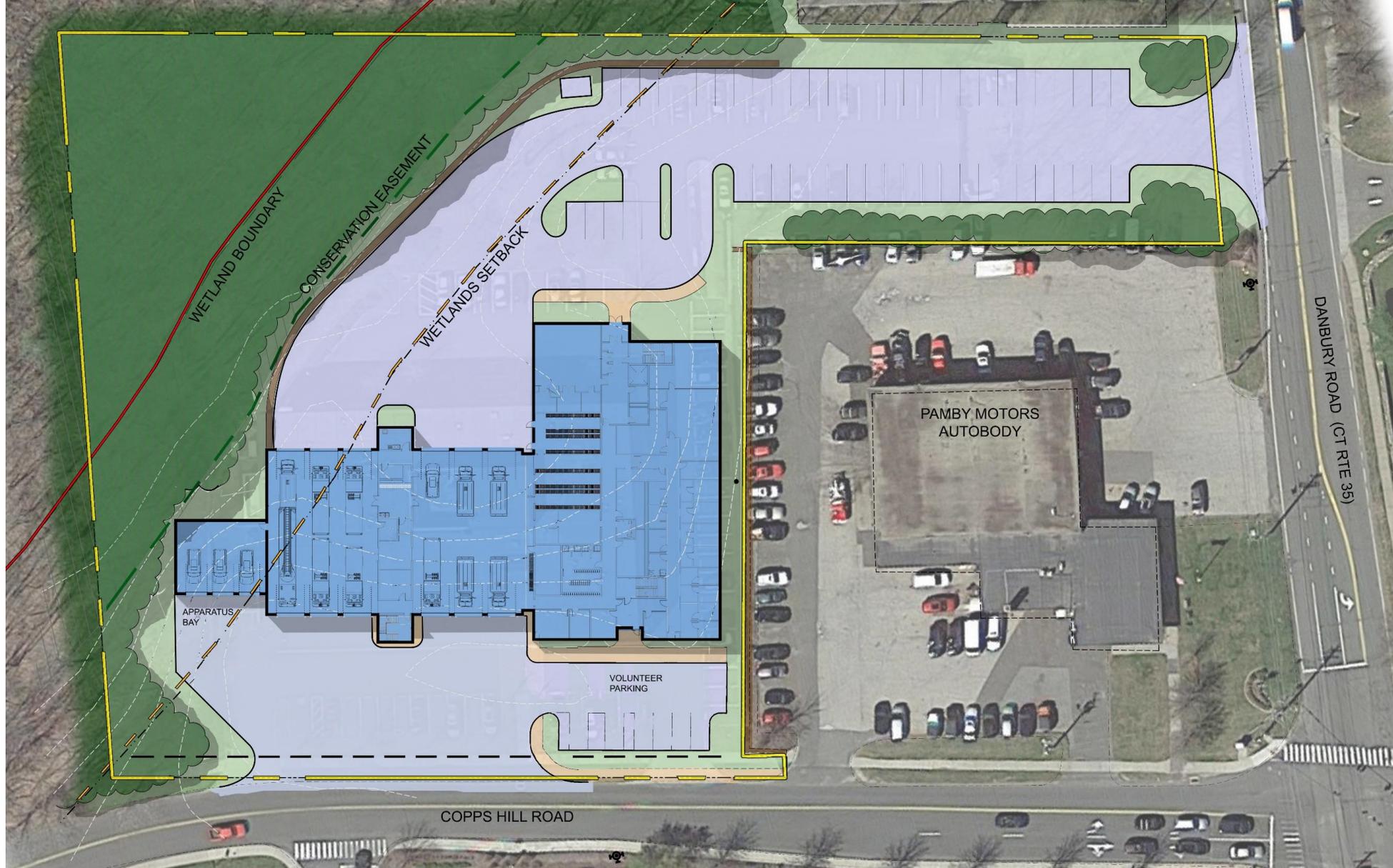
- PROPERTY LINE
- PROPERTY LINE-ABUTTERS
- SETBACK LINE
- SITE ACCESS
- SITE CIRCULATION
- EXISTING BUILDING
- TREES
- PARKING
- SLOPES 10% +
- WETLAND BUFFER
- WETLANDS AREA
- EASEMENT



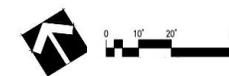
KAESTLE BOOS
associates, inc



Site Analysis Mapping
63 Copps Hill Road Site
63 Copps Hill Road



DANBURY ROAD SITE – FIRE DEPARTMENT



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PROSPECT RIDGE ROAD SITE – COMBINED POLICE/FIRE

COMBINED POLICE & FIRE SITE

SITE DATA 101 Prospect Ridge Road

PARCEL AREA: 12.3 ACRES
ZONE: RAA
BUILDING FOOTPRINT: None
GARAGE FOOTPRINT: None
PARKING: Off Site
USE: RECREATION
OWNERSHIP: TOWN OF RIDGEFIELD

| LAND USE DATA | REQUIRED | EXISTING |
|-------------------|-------------|------------|
| Lot area | 2 acres | 12.3 acres |
| Frontage | 200 ft | 5 ft |
| Stories | 2.5 max | n/a |
| Setbacks | | |
| Front | 35' | n/a |
| Side | 35' | n/a |
| Rear | 35' | n/a |
| Coverage | .6 acre Max | 0% |
| Wetlands | | NO |
| Flood Zone | | NO |
| Historic Register | | NO |
| Historic District | | n/a |

LEGEND

-  PROPERTY LINE
-  PROPERTY LINE-ABUTTERS
-  SETBACK LINE
-  MATURE TREE



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December 2020



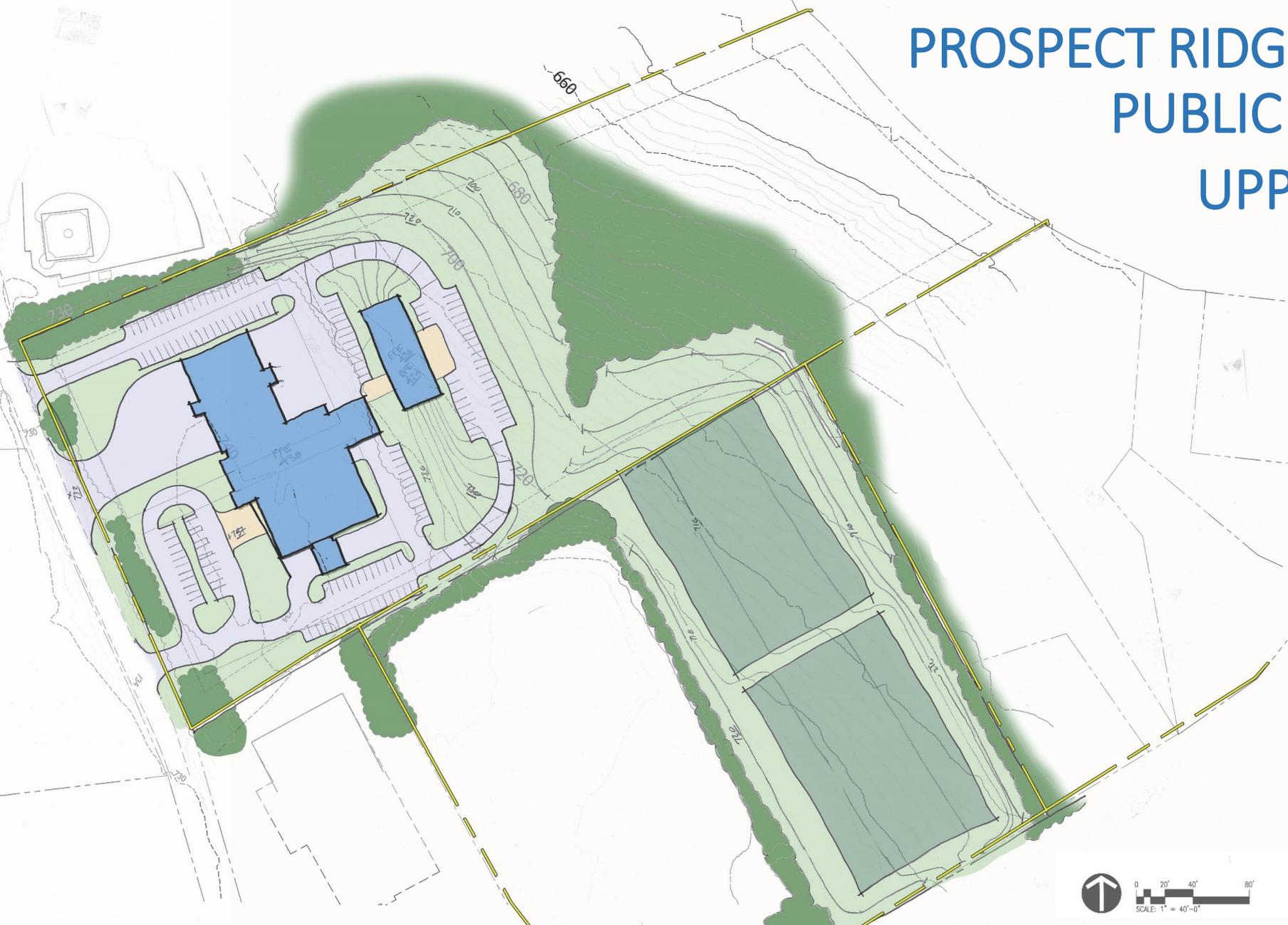
Existing Conditions
Prospect Ridge
101 Prospect Ridge Road

PROSPECT RIDGE ROAD PUBLIC SAFETY LOWER SITE



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PROSPECT RIDGE ROAD PUBLIC SAFETY UPPER SITE



VETERANS PARK SCHOOL SITE – COMBINED POLICE/FIRE

VETERANS PARK SCHOOL SITE

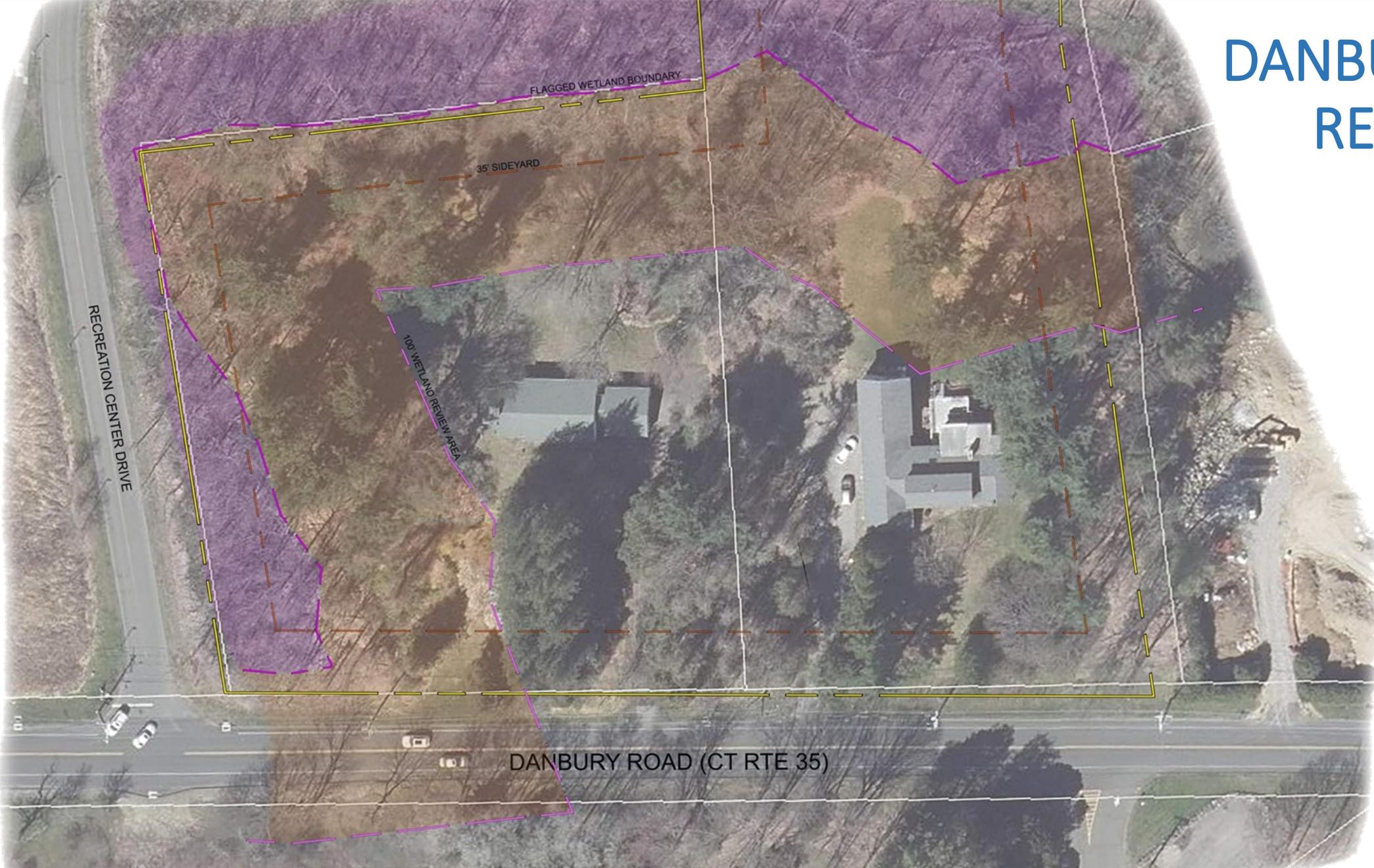


VETERANS PARK SCHOOL SITE

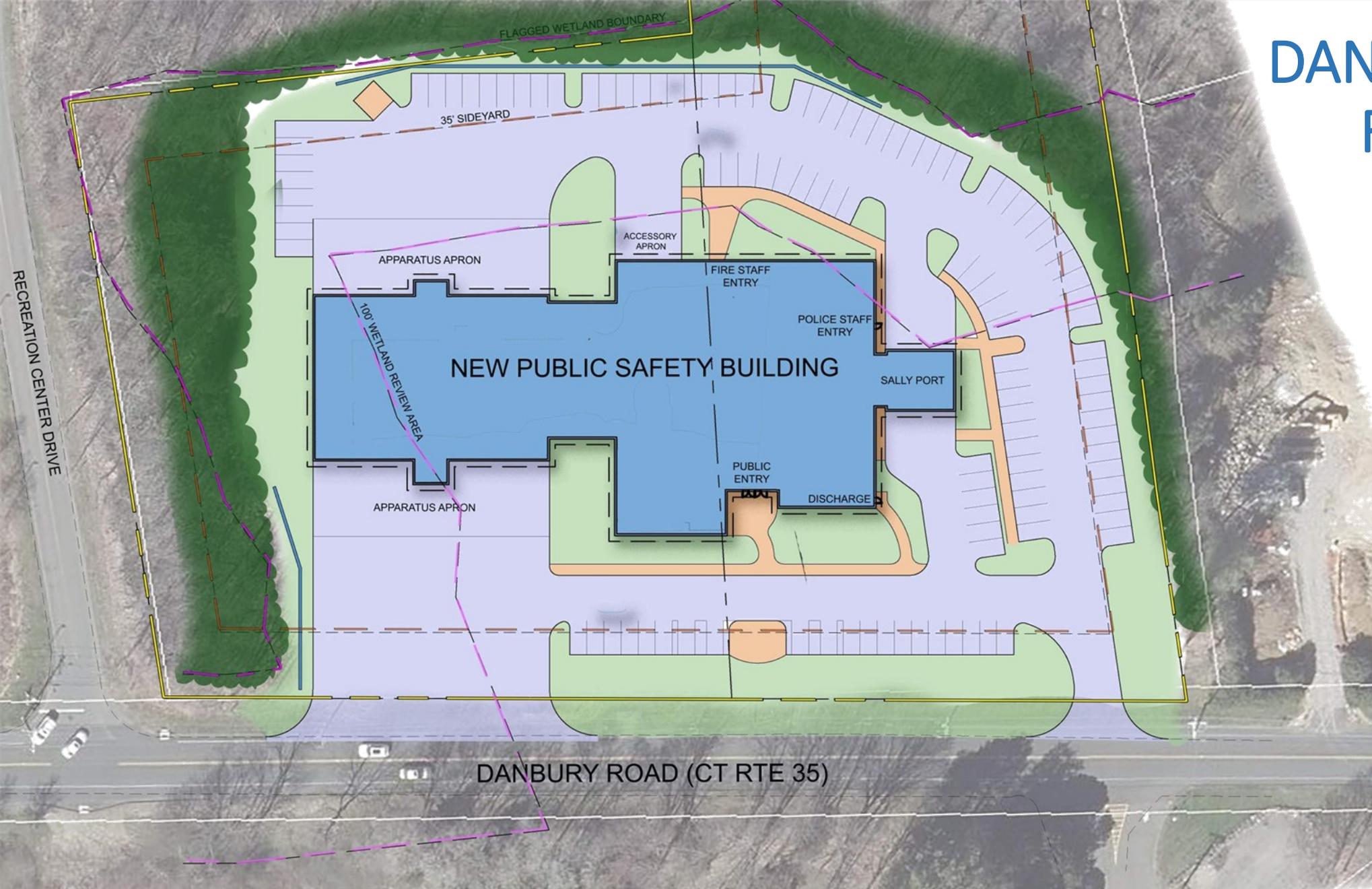


RECREATION CENTER SITE – COMBINED POLICE/FIRE

DANBURY ROAD RECREATION CENTER SITE



DANBURY ROAD RECREATION CENTER SITE



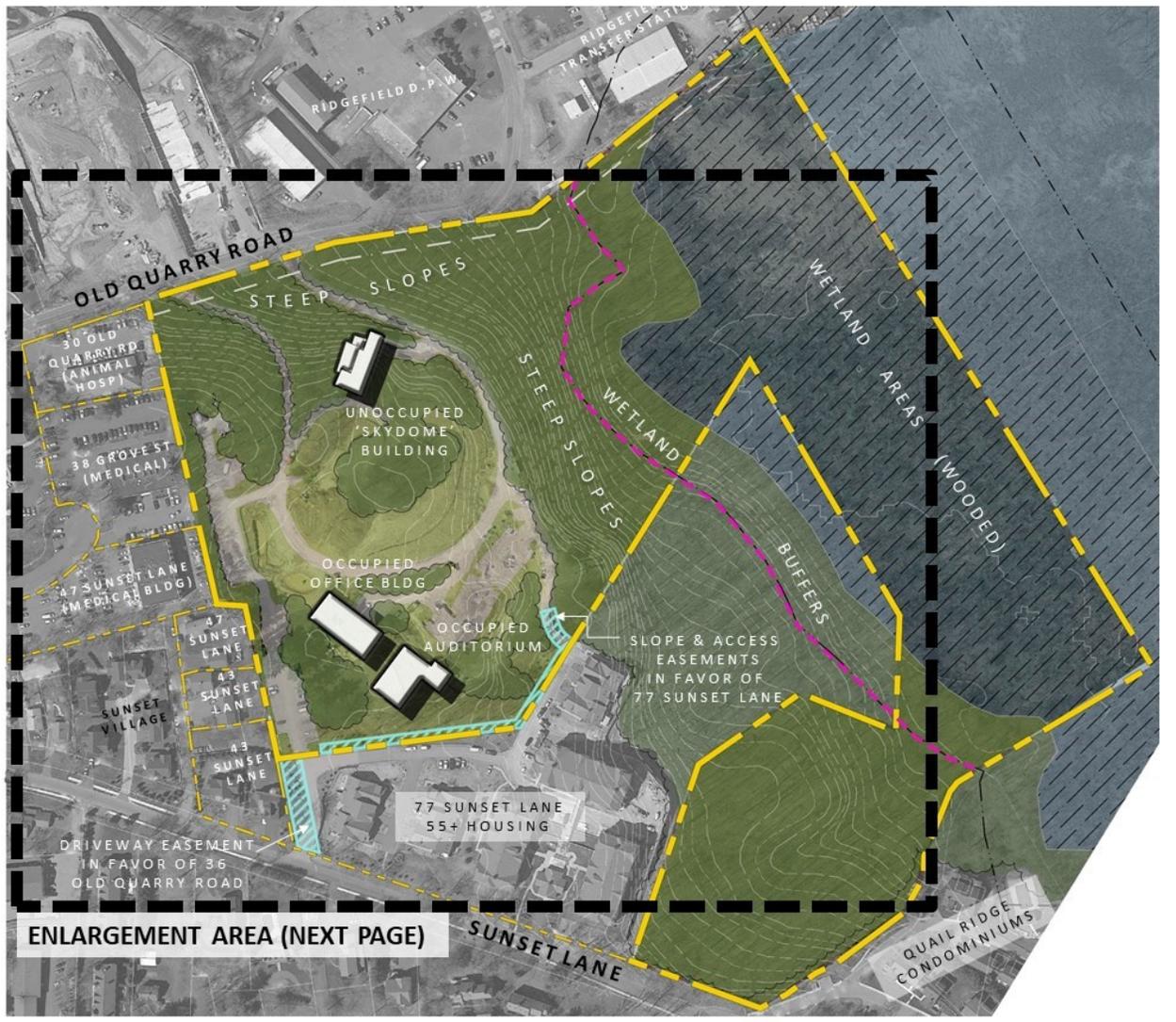
OLD QUARRY ROAD SITE – COMBINED POLICE/FIRE

COMBINED POLICE & FIRE SITE

| | |
|-----------------------------|--|
| SITE DATA | <u>36 Old Quarry Road</u> |
| 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) |

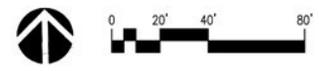
LEGEND

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



OVERALL SITE

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associates, inc



Existing Conditions OVERALL
Old Quarry Road (Schlumberger) Property
36 Old Quarry Road

COMBINED POLICE & FIRE SITE

SITE DATA [36 Old Quarry Road](#)

See 'OVERALL' site page

| LAND USE DATA | REQUIRED | EXISTING |
|-------------------|----------|--------------------|
| Lot area | 10,000sf | 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

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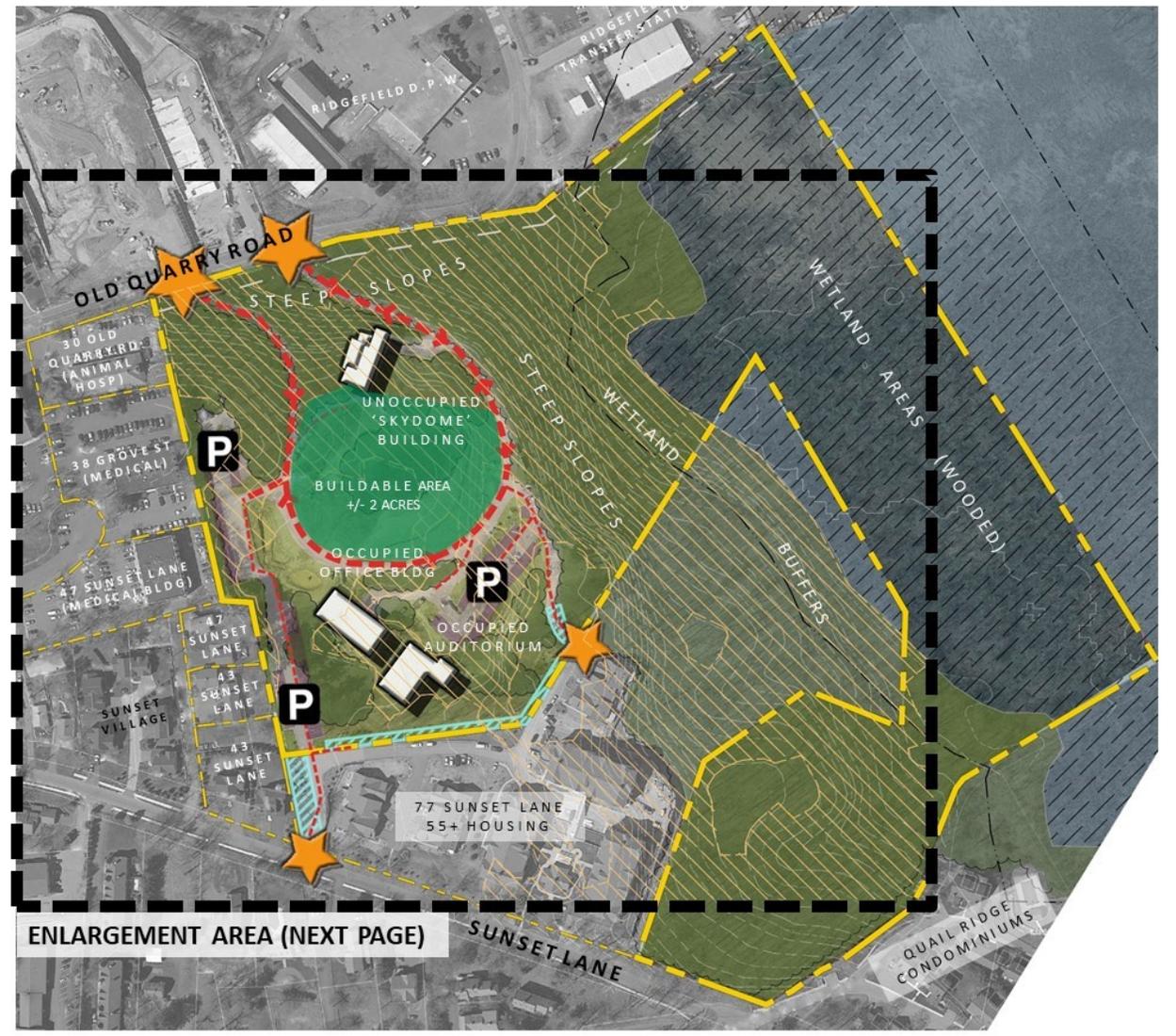
Existing Conditions ENLARGEMENT
Old Quarry Road (Schlumberger) Property
36 Old Quarry Road

COMBINED POLICE & FIRE SITE

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

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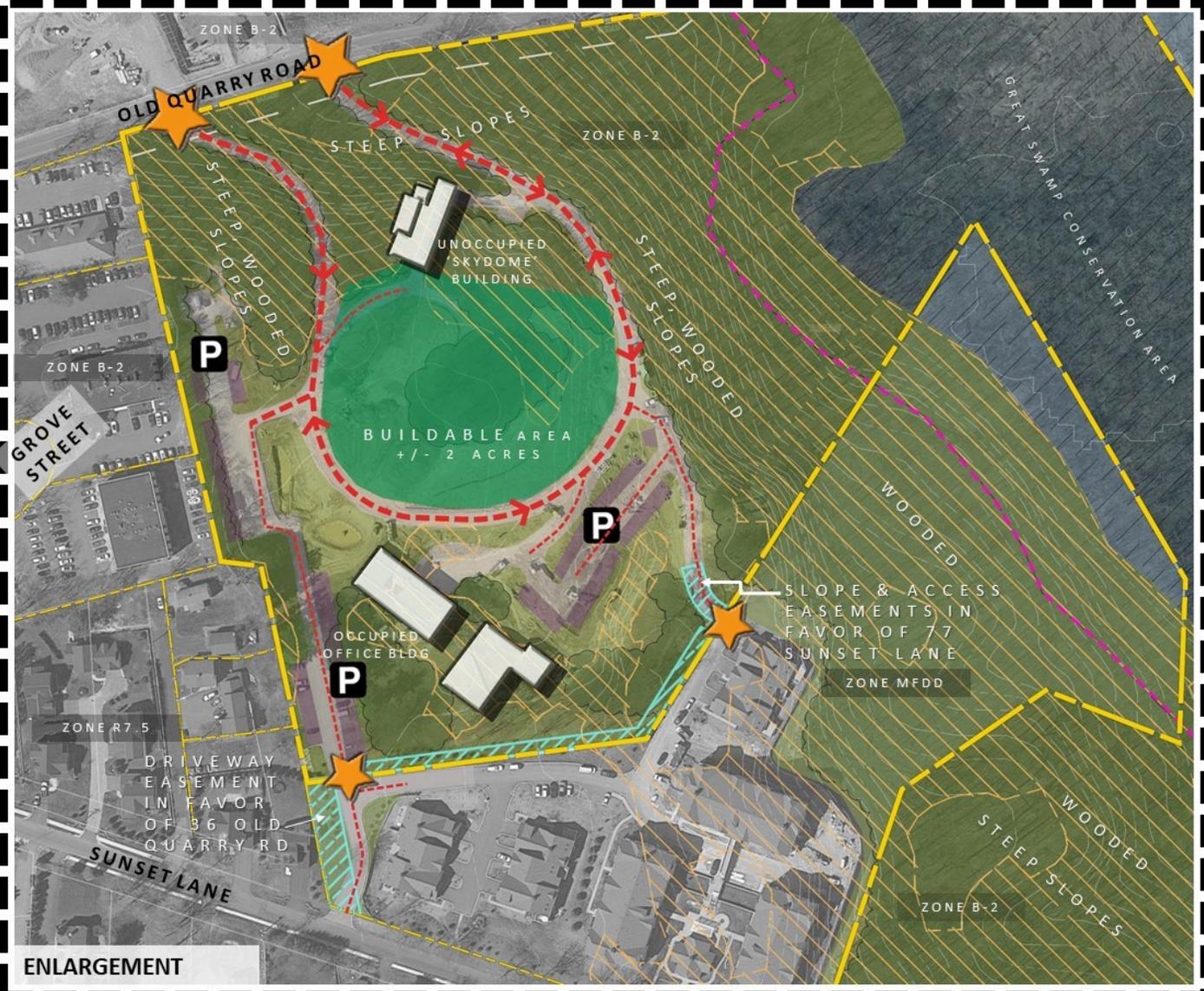
Site Analysis Mapping OVERALL
Old Quarry Road (Schlumberger) Property
36 Old Quarry Road

COMBINED POLICE & FIRE SITE

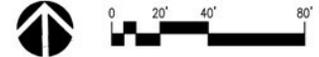
Pros and Cons

- 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



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Site Analysis Mapping ENLARGEMENT
Old Quarry Road (Schlumberger) Property
36 Old Quarry Road

OLD QUARRY ROAD SITE PUBLIC SAFETY



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Ridgefield Public Safety - Site Selection

Site Selection Summary Matrix

March 8, 2021

| | Existing Police Site East Ridge Road | Existing Fire Site Catnoonah St. | Danbury Rd. Site Copps Hill Road | Old Quarry Road Site AKA Schlumberger | Prospect Ridge Road Site (AKA Diniz Field) | Veterans Elem. Site Governor St. | Danbury Rd. Recreation Site 217-221 Danbury Road |
|---|--|--|---|---|---|---|--|
| Summary: | Costs to renovate existing building, acquire additional property and temporarily relocate Police as well as potential savings for re-use of this property favor moving Police to another location. | This 0.3 acre site is no longer viable as a Fire headquarters. Multiple additional lots would need to be acquired and a large building constructed at great cost to the character of the historic downtown, local businesses, and taxpayers. | Though technically viable as a Fire Headquarters ONLY, costs for property acquisition, building demolition and earthwork, as well as concerns with emergency access through the adjacent intersection make this site less than desirable. | This site is currently owned by the Town, eliminating acquisition costs. Location and response has been accepted by Fire and Police staff. A large building will fit with surrounding uses in this area. Technical construction will be complex but is viable. Previously identified as site for municipal use. | Currently owned by Town, this site is currently wooded open space. Location would not be visible from road and costs will be high to accommodate topography and utilities in the area. Surrounding roads are narrow and winding and not desirable from an emergency response perspective. | Though viable from an area and technical perspective, the site is currently an elementary school adjacent to the historic downtown. Construction of large building in this area, as well as emergency vehicles responding through the historic center and the adjacent Lounsbury house could negatively affect the character of downtown. | Though challenged by regulated areas, a busy state highway and site regulatory constraints this site works well for the current needs of a combined fire and police headquarters. The highly visible location & relatively low development costs will have to be weighed with the location, permitting and property acquisition costs. |
| Lot Size/Buildable Area | Size and topography limit buildable area. Additional property required for needed parking and circulation. | 0.3 acre site is severely undersized. Purchase of multiple surrounding lots required to meet needs is not seen as viable from cost or planning perspective. | Large lot is restricted by regulated areas. Only large enough for fire headquarters. | Large, previously developed lot has room for proposed improvements, while leaving existing uses in-place. Topography is steep and rocky but is technically do-able. | Large, forested lot is currently a park. Topography would require large areas of clearing and deep excavations and fills (up to 25'). Presence of rock has not been confirmed. | Existing developed lot is appropriately sized and has areas of building and parking. | Though restricted by regulated areas, the combined lots form a 5.31 acre lot that has room for current needs, but little room for expansion. Topography is relatively mild and build-able. |
| Regulatory /Environmental | Typical zoning restrictions. No site environmental concerns. Typical renovation hazmat should be expected. | Existing non-conforming lot and building setbacks. Typical renovation hazmat remediation should be expected. | Wetlands/setbacks limit buildable area. Wetland approvals required. Typical zoning restrictions. Typical demolition hazmat remediation should be expected. | Typical zoning restrictions. Site is reported to have been remediated previously as part of 2012 purchase. | Typical zoning restrictions. Strong public opposition anticipated due to clearing existing park land. No haz-materials remediation anticipated. | Typical zoning restrictions. Public opposition anticipated due to proximity to downtown, Veterans' Park Fields and Lounsbury House. Typical demolition haz-mat should be expected. | Extensive work within wetland buffer area. Existing residential zone- relief required for building height, coverage, setbacks. Zone change may be preferable. State DOT review. Little Hazmat expected. |
| Police and Fire Department Staff Support | Police support as existing location. Existing garage is seen as a value. | Fire Department has stated need for more room and more parking. | Fire department has expressed concerns responding through adjacent intersection. | Fire and Police have both commented that responding from this location over adjacent streets is acceptable. | Fire has expressed concerns responding over narrow and winding roads from this location. | Fire has expressed concerns responding through center of town to north from this location. | Police & Fire are OK with location. Egress onto state road needs to be managed. |
| Perceived Public Support | Existing Location. Expansion would be anticipated to attract adjacent residential opposition. | Historic location. Expansion would be anticipated to attract significant opposition due to effects on historic downtown & businesses. | Costly for limited use. Less costly options perceived as available. Little surrounding opposition expected. | Property was previously identified for this use. Less costly, little surrounding opposition expected. | Development would clear and remove an existing forest & park. Significant adjacent residential opposition expected. | Development would affect historic downtown, businesses and Lounsbury House. | Appropriate, Visible, public location. Lower development costs may offset property acquisition costs. |
| Added Cost Considerations | Additional property acquisition. Adjacent residence demolition. Temporary relocation costs. Ex. building renovation costs. Loss of tax revenue for acquired property. | Additional property acquisition. Adjacent building demolitions. Temporary relocation costs. Impacts to adj. businesses. Duplicate Fire/Police program. Loss of tax revenue for acquired properties. | Multiple Owners and property acquisition costs. Existing bldg. demolition costs. Fill/Earthwork Costs. Duplicate fire/police program. Loss of property tax revenue. | Building (skydome) demo costs. Excavation/earthwork costs. | Excavation/earthwork costs. Costs for improvements to surrounding streets. | Building demolition costs. | Property acquisition costs. Existing bldg. demolition costs. Regulatory costs. Traffic Control costs? Loss of property tax revenue. |
| Cost Savings Considerations | Existing cell antenna revenue. Sale/repurposing of this property has value. | Sale/repurposing of this property has significant value. If it becomes private: added tax revenue. | Sale/reuse of exist. Fire Dept. | Zero property acquisition costs. Sale/reuse of exist. Fire Dept. Sale/reuse of exist. Police Dept. Combined Fire/Police saves duplicate uses/admin. | Zero property acquisition costs. Sale/reuse of exist. Fire Dept. Sale/reuse of exist. Police Dept. Combined Fire/Police saves duplicate uses/admin. | Minimal property (transfer?) cost. Sale/reuse of exist. Fire Dept. Sale/reuse of exist. Police Dept. | Sale/reuse of exist. Fire Dept. Sale/reuse of exist. Police Dept. Combined Fire/Police saves duplicate uses/admin. Relatively low develop. cost |