

# WHY NOT THREE INDIVIDUAL BUILDINGS??

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# ANALYSIS : 3 vs. 1

VERONA  
EMERGENCY  
SERVICES

## VERONA SIZE ANALYSIS OF INDIVIDUAL STRUCTURES VS. SINGULAR FACILITY

PROGRAM SPACE	INDIVIDUAL FACILITY	SINGULAR FACILITY
	PROGRAM SPACE	PROGRAM SPACE
	SQ.FTG.	SQ.FTG.
POLICE DEPARTMENT PROGRAM SPACE SQ.FT. + COSTS	26,860	22,055
FIRE DEPARTMENT PROGRAM SPACE SQ.FT. + COSTS	13,100	7,955
RESCUE SQUAD PROGRAM SPACE SQ.FT. + COSTS	15,065	8,870
<b>SUBTOTAL OF SELECTED - PROGRAM SPACES</b>	<b>55,025</b>	<b>38,880</b>
SQUARE FOOTAGE OF SHARED SPACES	-	8,240
SQUARE FOOTAGE OF COMMON SPACES	14,780	7,385
<b>SUBTOTAL OF SELECTED - PROGRAM SPACES</b>	<b>69,805</b>	<b>55,400</b>
INCREASE IN SQUARE FOOTAGE FOR INDIVIDUAL BUILDINGS		14,405
PERCENTAGE INCREASE IN SQ.FT. OVER A SINGULAR FACILITY		26%

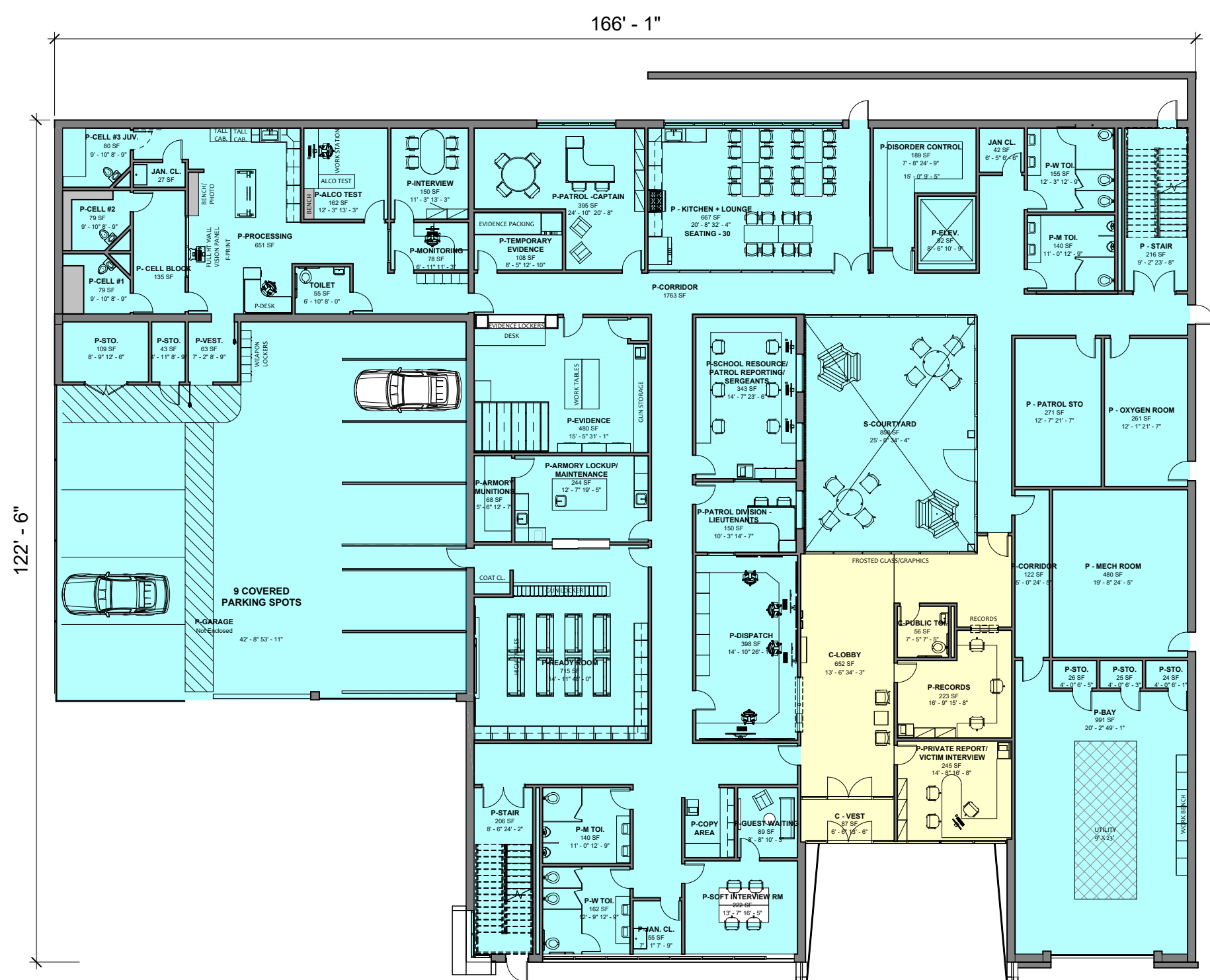
- » It begins with available property...
  - » There are none available
  - » As noted previously 20+ Properties were evaluated
- » It then comes down to efficiency and economics...
  - » A shared facility requires 26% less square footage
  - » Less square footage = Lower Cost
  - » A unified facility benefits from shared spaces
    - » Mechanical Systems
    - » Elevator,
    - » Training Facilities
    - » Lobby / Entrance

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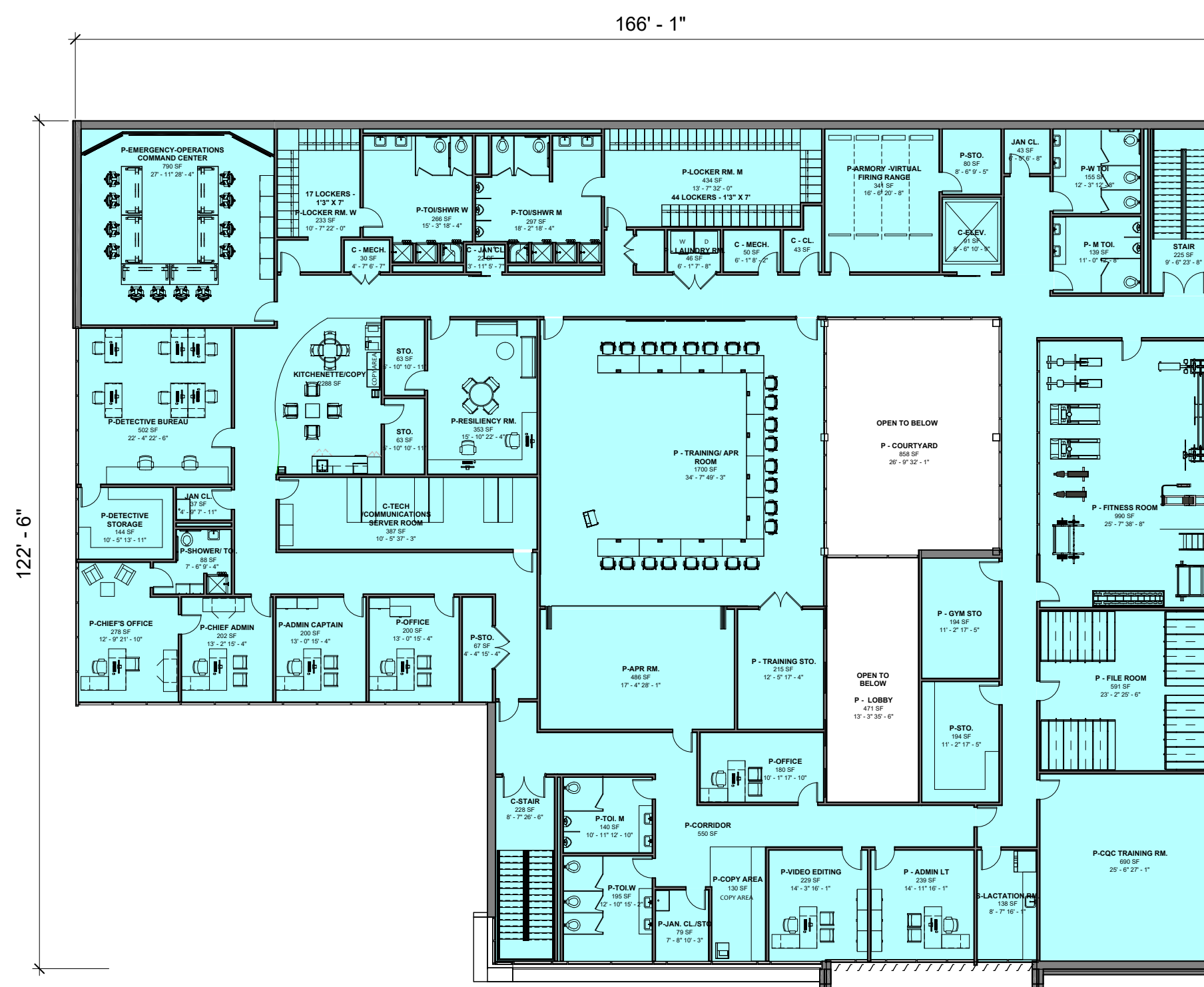


# INDIVIDUAL POLICE BUILDING

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**FIRST FLOOR**



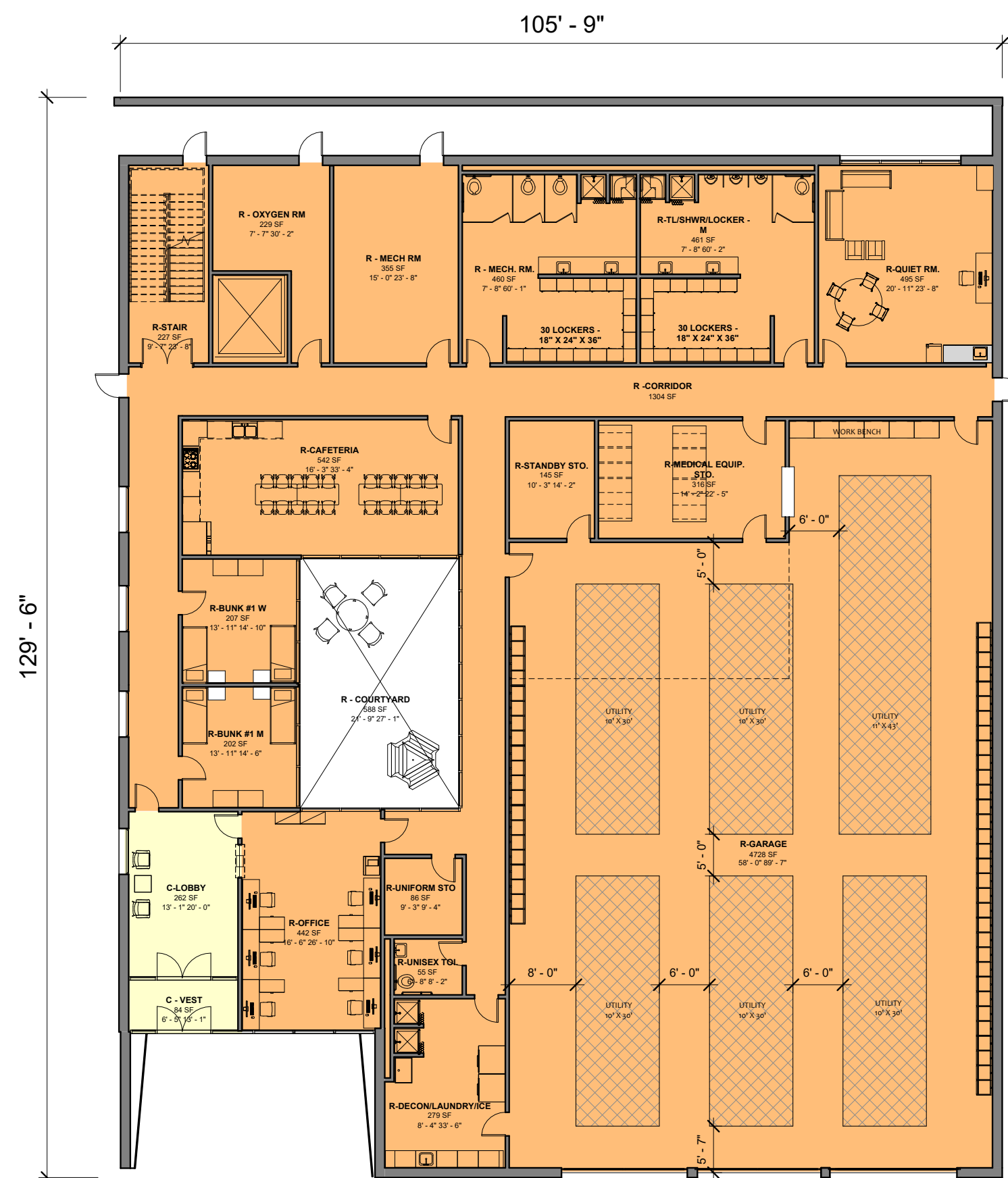
**SECOND FLOOR**

» Individual PD Facility would require property acquisition, and the same program spaces as in the singular facility, except there would be duplication of what was previously shared:

- » Mechanical Systems
- » Elevator,
- » Training Facilities
- » Lobby / Entrance
- » 17,300 SQ.FT. - 1st Fl
- » 16,090 SQ.FT. - 2nd Fl
- » 33,390 SQ.FT. - Total

# INDIVIDUAL FIRE BUILDING

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**FIRST FLOOR**



**SECOND FLOOR**

» Individual Fire Facility would require property acquisition, and the same program spaces as in the singular facility, except there would be duplication of what was previously shared:

- » Mechanical Systems
- » Elevator,
- » Training Facilities
- » Lobby / Entrance

- » 11,830 SQ.FT. - 1st Fl
- » 6,090 SQ.FT. - 2nd Fl
- » 17,920 SQ.FT. - Total



# EMERGENCY SERVICES BUILDING SITE SELECTION

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# PROPERTIES REVIEWED ...

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» In search of a Solution for the Emergency Services Dilemma, the Township reviewed 20+ parcels of land, either Township, County, or School owned, or privately held; only ONE site could fit all three departments. While other sites could accommodate the program square footage for a single department, they couldn't additional space needed for parking let alone more than one facility:

PROPERTY	CONCERNS	PROPERTY	CONCERNS	PROPERTY	CONCERNS
Fairview Ave - across from Verona High School	Odd Shape, Green Acres Designation	Civic Center monumnet area	Size Concerns, Too Small, No Parking	21 - 25 Grove Ave - PD only	Size Concerns, Outbid
Hillwood Terr - near pump house	On Edge of Steep Slope, Odd Shape, Green Acres Designation	Gould Street - HBW Basketball Court PD / BOE offices	Size Concerns, BOE Future Use	Grove Ave - across from FN Brown	Size Concerns, BOE Future Use
Sampson Drive - BOE Property next to High School Lot	Deep Lot, BOE Future Use	566 Bloomfield Ave - Chase bank	Size Concerns, Not for Sale	County Property at Ozone / Grove - in Cedar Grove	Close to Peckman River, Essex County Not Interested
White Rock Rd - above Freedom Field	Grading Issues, Steep Slope, Essex County Not Interested	Walgreens	Egress Concerns, Not for Sale	County Property on Ozone across from DPW - in Cedar Grove	Essex County Not Interested
Linn Drive - north of Veterans Field	Grading Issues, Steep Slope, Essex County Not Interested	Old Verona Aluminum site	Odd Shape - Size Concerns, List Price Compared to Facility Need	Commerce Court - Verizon	Egress Concerns, Not for Sale
Bloomfield Ave - Billboards across from 880	Grading Issues, Steep Slope, Essex County Not Interested	309 Bloomfield Ave - APC property	Size Concerns	Commerce Court Lot	Close to Peckman River, Green Acres Designation
820 Bloomfield Ave - at Pine Street	Odd Shape - Size Concerns, List Price Compared to Facility Needs	Everett Field	Green Acres Designation	Mt Propect Ave - across from Tennis Courts	Edge of Reservation, Green Acres Designation

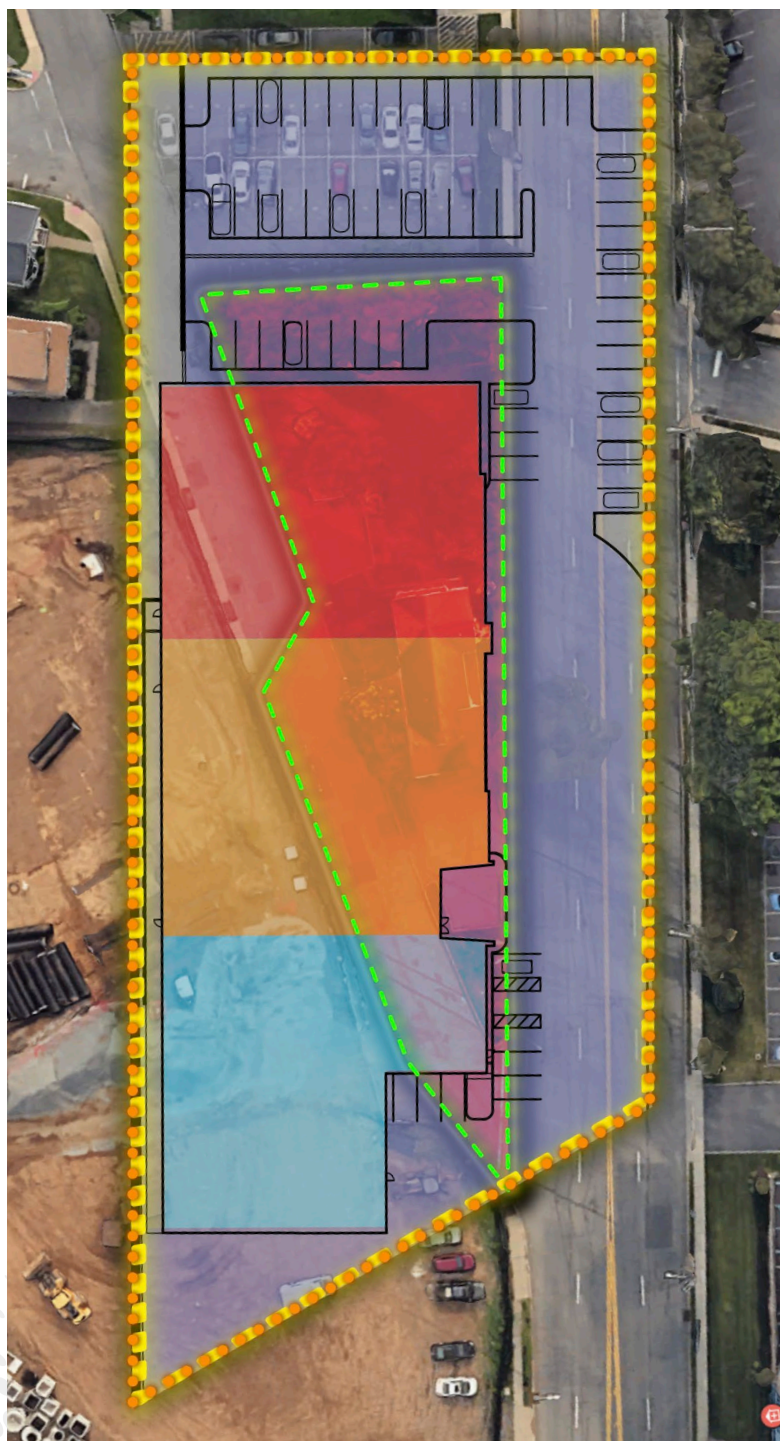
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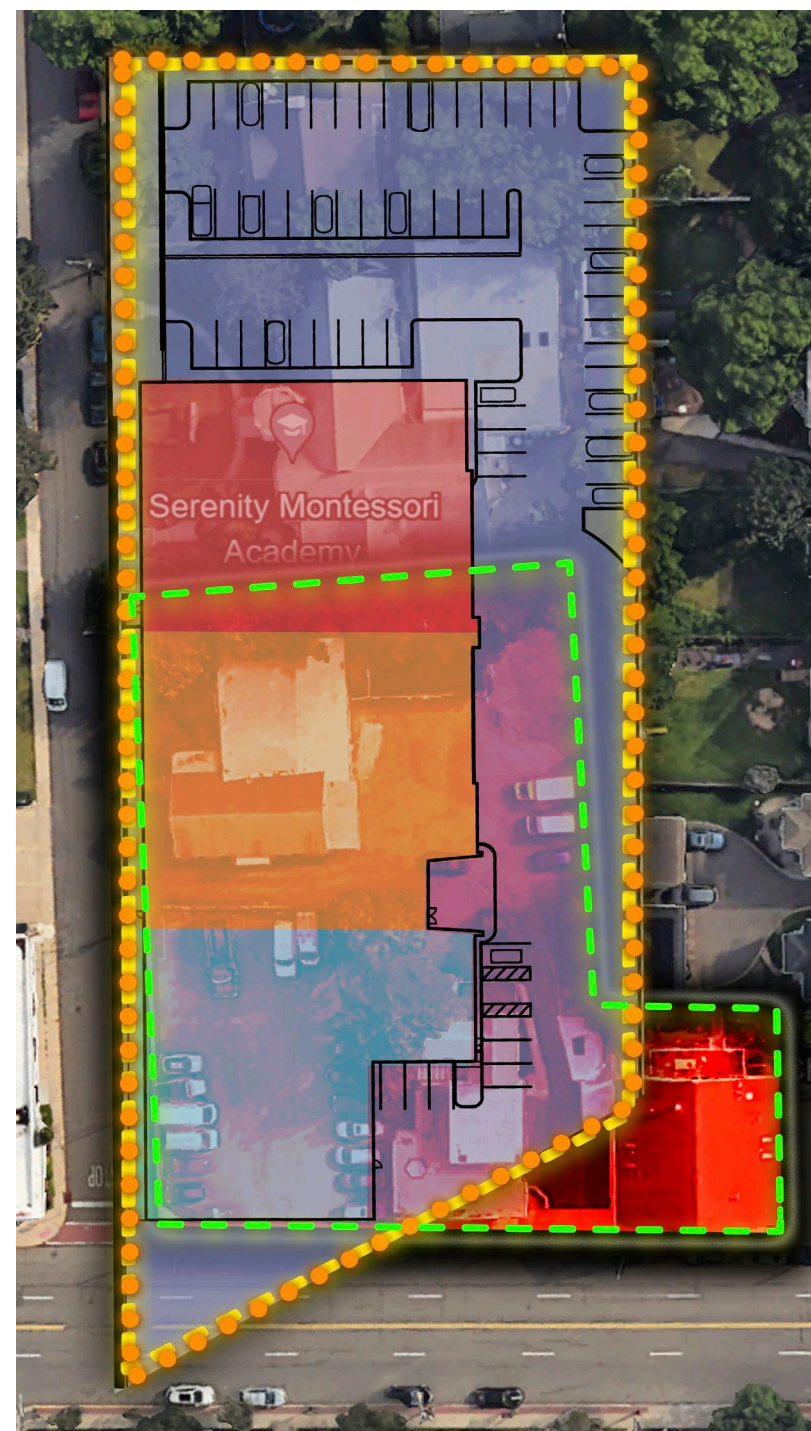
# WHY THIS LOCATION?? WHY NOT SOMEWHERE ELSE??

» Of the 20+ locations evaluated only ONE site could fit all three departments. While other sites could accommodate the program square footage for a single department, they couldn't fit multiple departments or needed parking - examples:

» 820 Bloomfield Ave



» 318 Bloomfield Ave - Henry's + Verona Alum.



» 22 Lakeside Ave - OLL Parking Lot



» Subject Site - 217/225 Pompton Ave





# SITE EVALUATION ...

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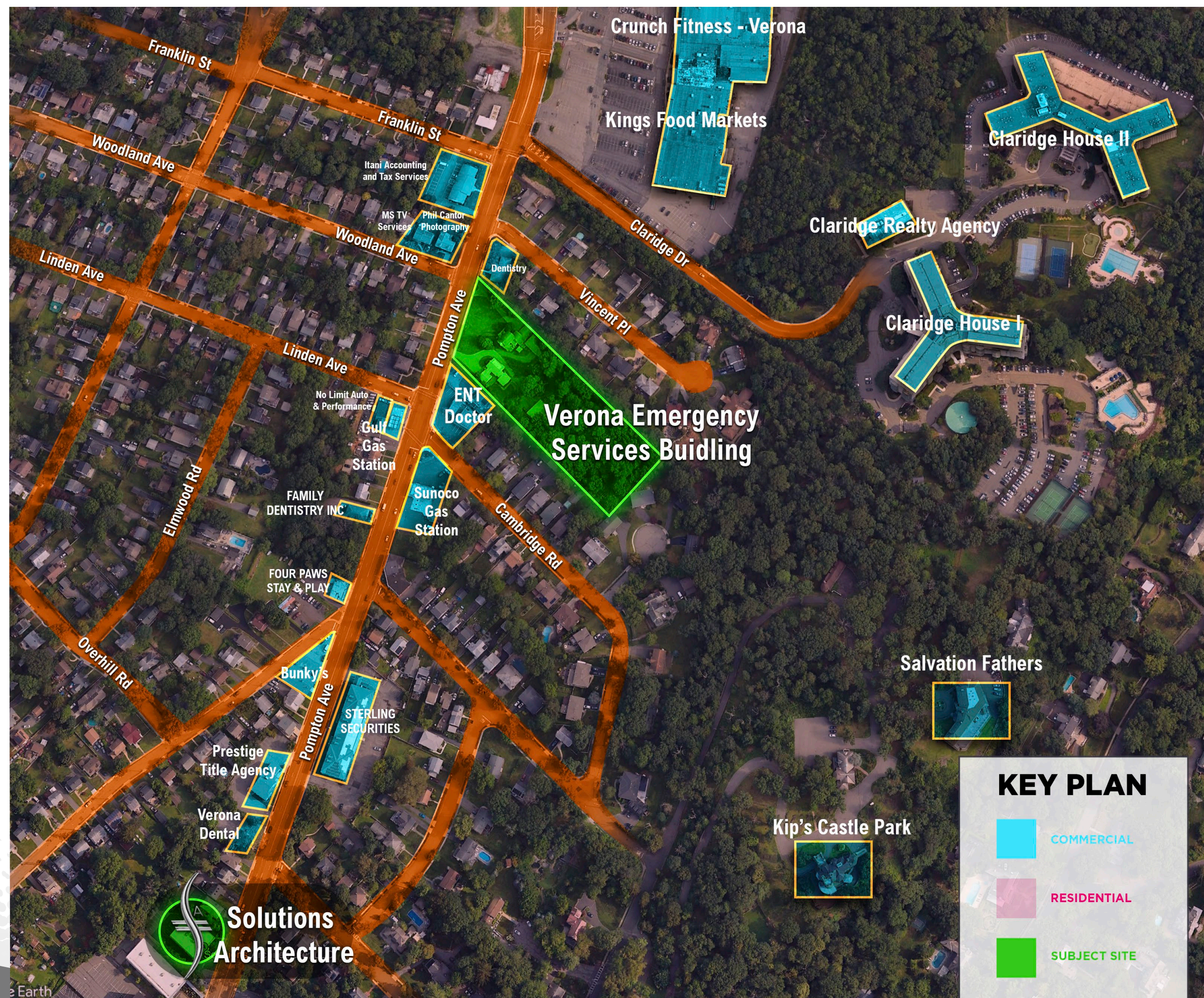
- » Solutions Architecture & our engineers analyzed the 217/225 Pompton Avenue Properties and determined that it had the potential to meet the program needs of each department in a unified two story facility.
- » Given the extent of natural buffers and drop in grade against the neighboring properties; the visual impact is reduced.
- » The 2.7 acre site is located on a State Highway, in a C-2 Commercial Zone. There are many commercial buildings along the route interspersed with residential developments.

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# WHERE EXACTLY IS THIS SITE ??

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- » 217/225 Pompton Ave is located between Vincent Pl. & Cambridge Rd. & diagonally across from Delta Gas on Linden Ave. South of Pilgrim Plaza and the Claridge Houses.
- » It provides the space needed to consolidate PD, FD + VRS and is located in C-2 Commercial Zone - special permit required for Mixed Use or a Variance for Residential Use)

- » 2.7 Acres / 118,309 sq.ft.
- » Somewhat regular site, set lower than surrounding neighbors and with significant existing tree buffers.
- » 91,000 sq.ft. of usable space - can fit a consolidated emergency services building + 77 parking spaces
- » 27,000 sq.ft. of unusable natural, green site - (natural buffer, potential for nature walk)
- » Significant grade change from street to back

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# WHAT IF IT WAS DEVELOPED FOR HOUSING ??

SITE PLAN

- » Alternatively, if 217/225 Pompton Ave were developed for housing, the potential environmental and traffic impacts could be far greater.



## 3 Story Residential Building

45ft. Building Height

- » Ground Level Parking
- » 2nd/3rd Over
  - » (74) 600 SF - 1 Bed 1 Bath Apts.
  - » (28) 900 SF - 2 Bed 2 Bath Apts.
  - » (14) 1,200 SF - 3 Bed 2 Bath

Total Units: 116

Potential Vehicle load 116-200