

Options For Facility Improvements

Option 1A: Renovations to the Existing Municipal Building To Bring the Building Into Code Compliance

A. Option 1A: Renovations to the Existing Municipal Building to Bring the Building Into Code Compliance

Address:
3624 Brownsville Road

Lot Dimensions:
Approximately:
255' street frontage
170' depth: North boundary
110' depth: South boundary
250' width: Rear boundary

Site Area:
35,300 SF (square feet)

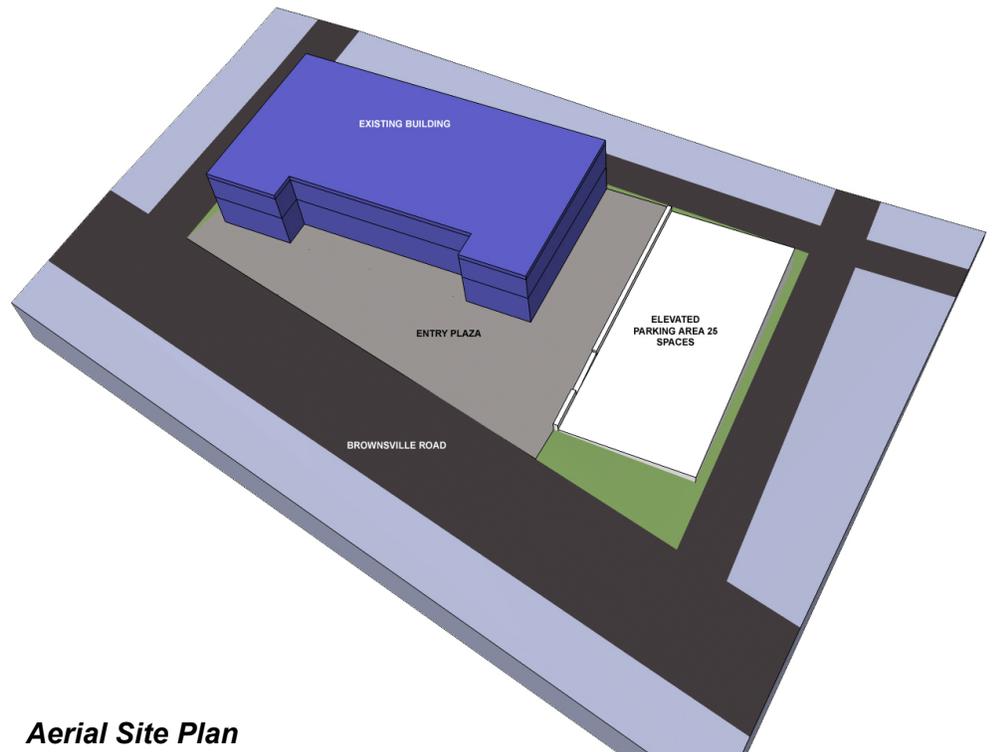
Architectural Area:
31,654 square feet existing
(3 stories)

Design Consideration:

The existing Municipal building will be renovated only for code compliance and safety issues. The existing Civic Center will have to remain. The Artman building still should be purchased for additional parking.

The proposed new facility shall house all of the following uses:

- Borough Administration
- Public Works
- EMS
- Police



Aerial Site Plan

Advantages:

- The existing building remains at its current location.
- The existing building is totally renovated.
- Additional parking can be provided.

Disadvantages:

- The floor plan organization is not optimized.
- The circulation of the existing building is not efficient, and it impacts the design effectiveness of this option.
- The designed spaces for each municipal department are constrained by the inefficiencies of the existing building.
- Considering the buildings age and condition, even if substantial renovations are undertaken, the buildings overall life span would not be greatly increased due to an aging foundation and structural system.

Legend

| | | | | | |
|---|---------------------|---|-------------------------------|---|---------------|
|  | Building Demolition |  | Additions or New Construction |  | Site Boundary |
|  | Renovation |  | Existing to Remain | | |

Options For Facility Improvements

Option 1B: Renovations and Additions Existing Municipal Building

B. Option 1B: Renovations and Additions Existing Municipal Building

Address:
3624 Brownsville Road

Lot Dimensions:
Approximately:
255' street frontage
170' depth: North boundary
110' depth: South boundary
250' width: Rear boundary

Site Area:
35,300 SF (square feet)

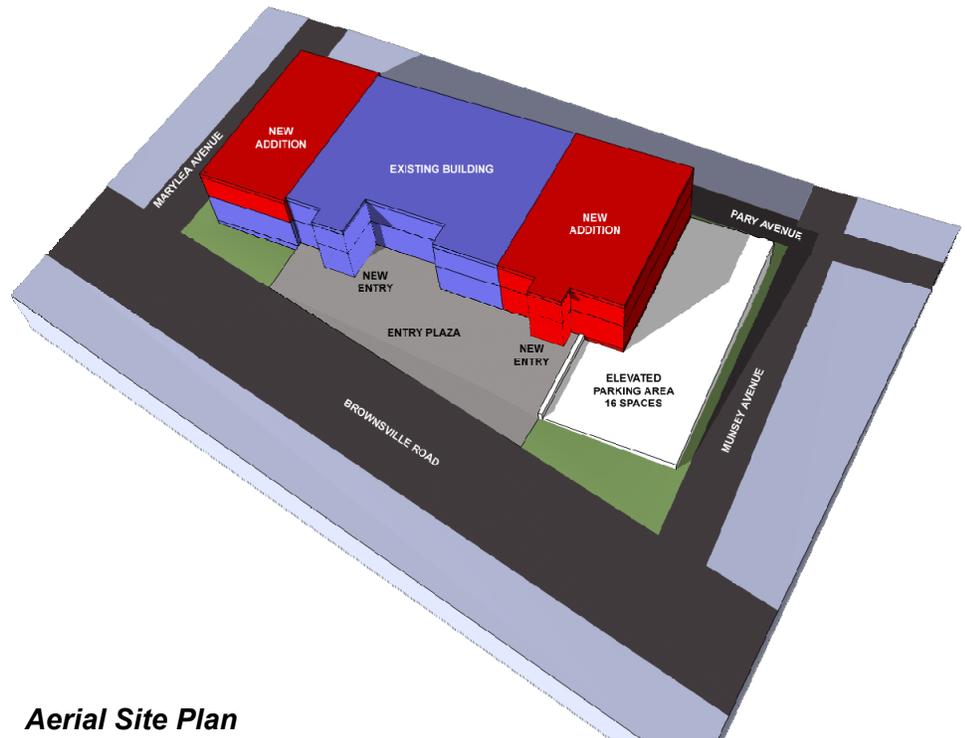
Architectural Area:
31,654 square feet existing
(3 stories)
20,000 square feet new.
(3 Stories)

Design Consideration:

The existing Municipal building will be renovated and additions added to accomplish the building owners' needs. The Artman building shall be demolished. The new facility footprint will maximize site constraints in order to provide adequate parking.

The proposed new facility shall house all of the following uses:

- Borough Administration
- Public Works
- EMS
- Police
- Civic Center



Aerial Site Plan

Advantages:

- The existing building remains at its current location.
- The existing building is totally renovated.
- Additions are provided to the existing building in order to accommodate the required building program.

Disadvantages:

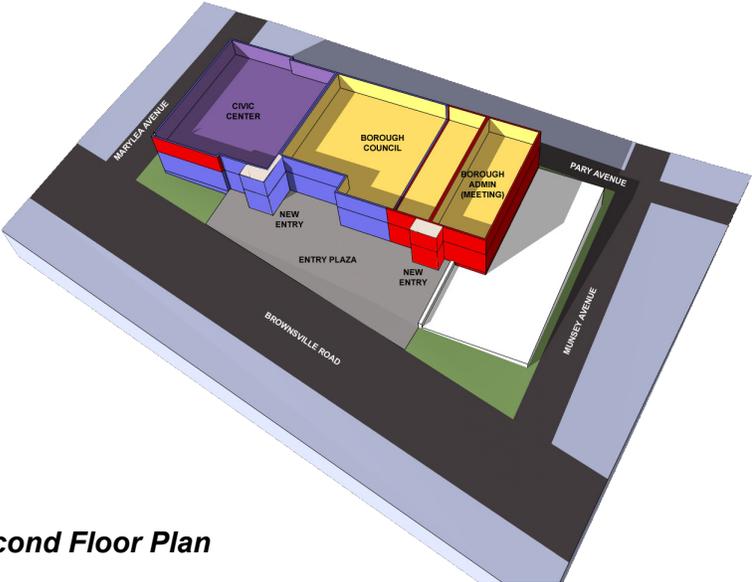
- The floor plan organization is not optimized.
- The circulation of the existing building is not efficient, and it impacts the design effectiveness of this option.
- The designed spaces for each municipal department are constrained by the inefficiencies of the existing building.
- In order to accommodate the desired building program, the construction could require significant additions; after the building is complete, its overall size could be inefficient.

Legend

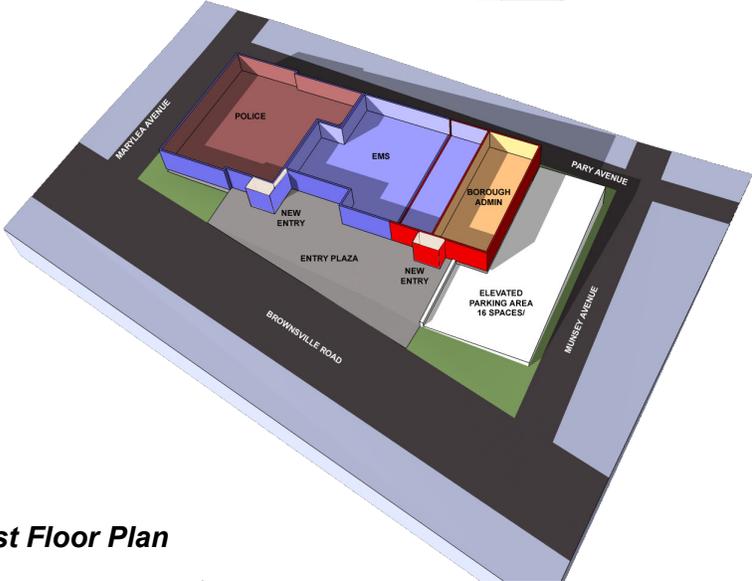
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|---|---------------------|---|-------------------------------|---|---------------|
|  | Building Demolition |  | Additions or New Construction |  | Site Boundary |
|  | Renovation |  | Existing to Remain | | |

Options For Facility Improvements

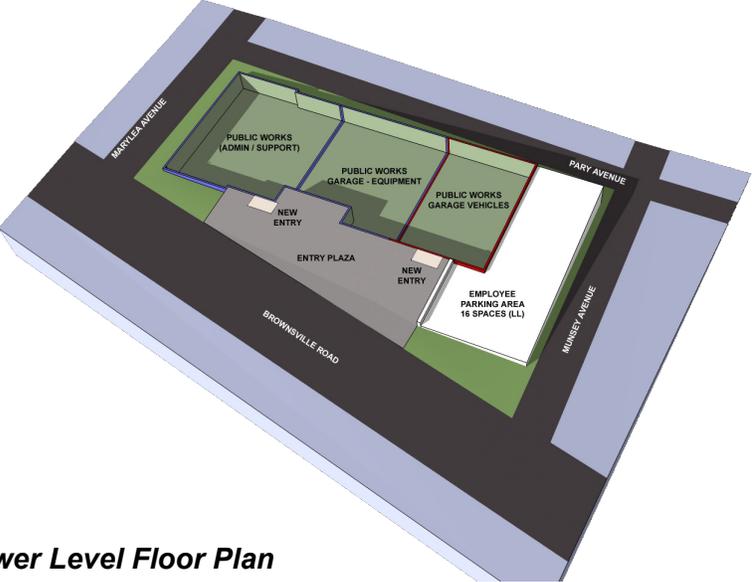
Option 1B: Renovations and Additions Existing Municipal Building



Second Floor Plan



First Floor Plan



Lower Level Floor Plan

Legend

- Public Works
- Borough - Public
- Borough - Private
- Police
- EMS
- Civic Uses

Options For Facility Improvements

Option 2: New Building on the Existing Site Adjacent to the Existing Municipal Building

C. Option 2: New Building on the Existing Site Adjacent to the Municipal Building

Address:

3624 Brownsville Road

Lot Dimensions:

Approximately:

255' street frontage

170' depth: North boundary

110' depth: South boundary

250' width: Rear boundary

Site Area:

35,300 SF (square feet)

Architectural Area:

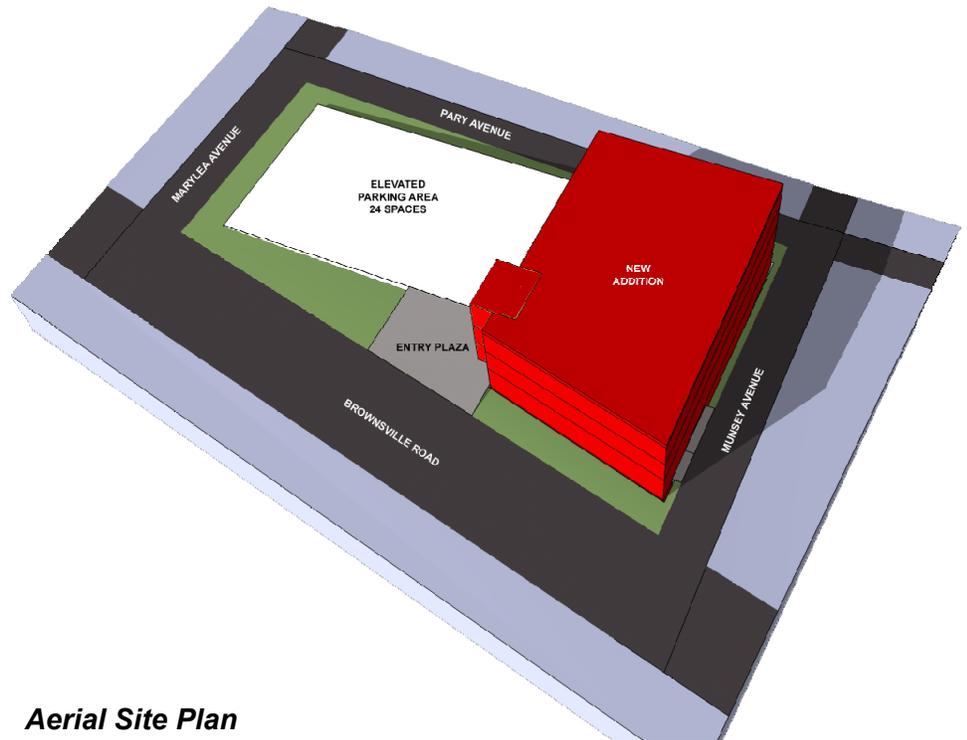
50,000 SF New (4 stories)

Design Consideration:

The existing Municipal building and adjacent building shall be demolished. The new facility footprint will maximize site constraints in order to provide adequate parking. The new building would be constructed first and then the existing municipal building would be demolished.

The proposed new facility shall house all of the following uses:

- Borough Administration
- Public Works
- EMS
- Police
- Civic Center



Aerial Site Plan

Advantages:

- A new building is constructed at one end of the existing site, providing an ample area for on-site parking and other site features.

Disadvantages:

- The new building is designed with four (4) stories.
- The floor plan organization is not optimized.
- The designed spaces for each municipal department are constrained by the relatively small footprint of the proposed building.
- Municipal departments are split with portions of the departments located on different floor levels.
- The Public Works Department at the lower level is constrained within the footprint, and vehicular mobility is inefficient.

Legend



Building Demolition



Renovation



Additions or New Construction

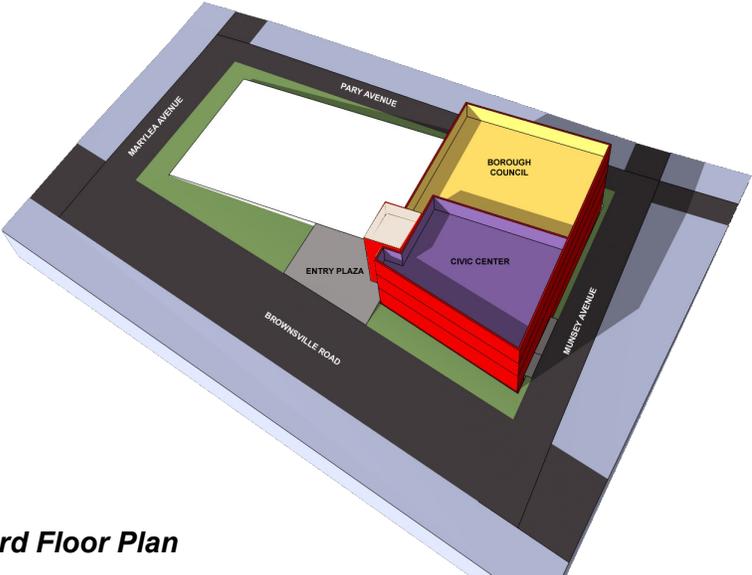


Existing to Remain

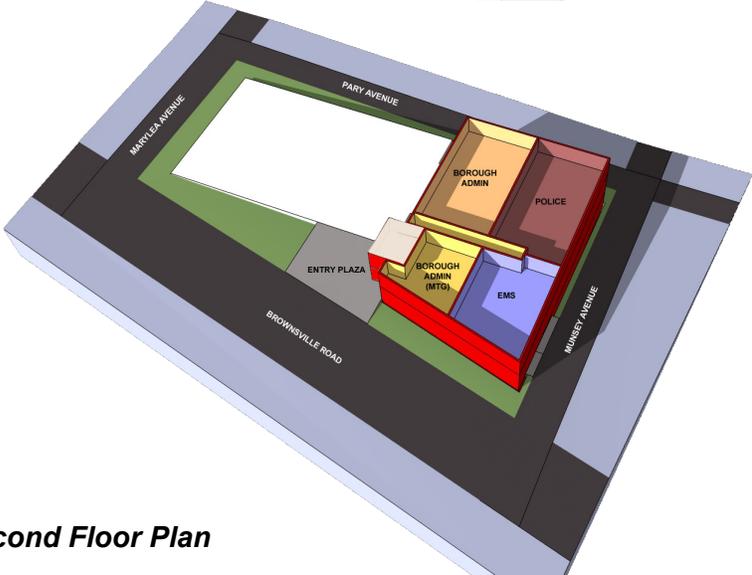
Site Boundary

Options For Facility Improvements

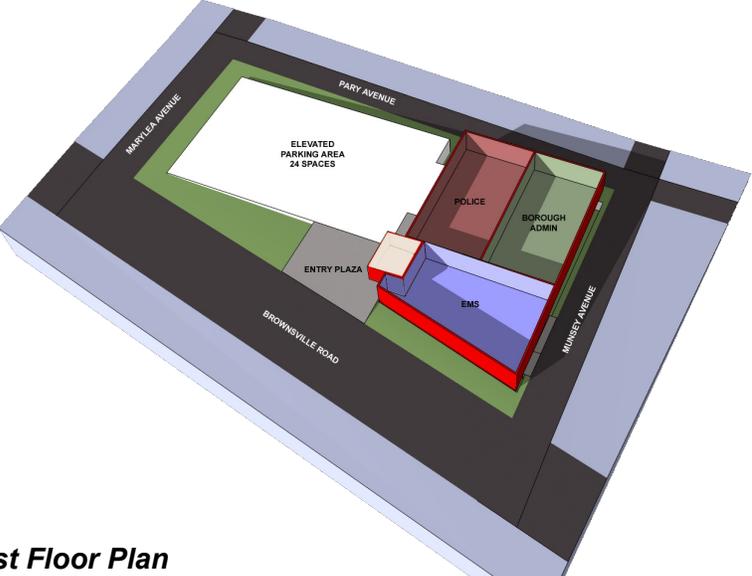
Option 2: New Building on the Existing Site Adjacent to the Existing Municipal Building



Third Floor Plan



Second Floor Plan



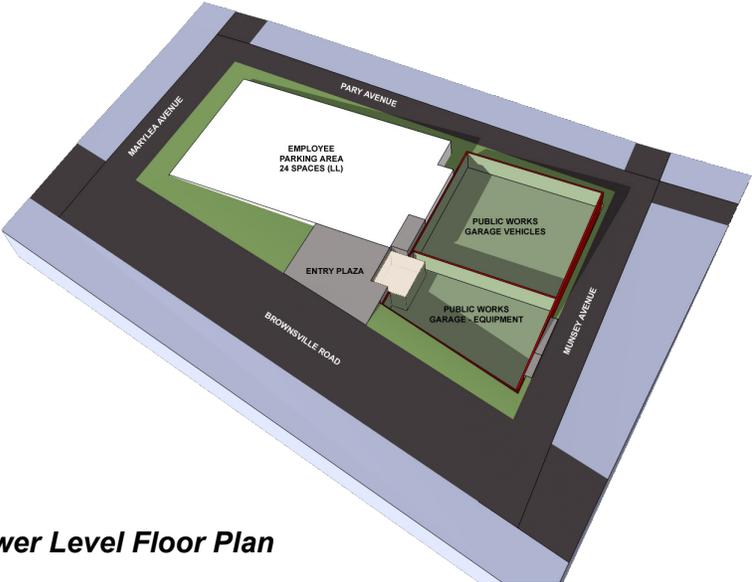
First Floor Plan

Legend

- Public Works
- Borough - Public
- Borough - Private
- Police
- EMS
- Civic Uses

Options For Facility Improvements

**Option 2: New Building on the Existing Site
Adjacent to the Existing Municipal Building**



Lower Level Floor Plan

Legend

-  Public Works
-  Borough - Public
-  Borough - Private
-  Police
-  EMS
-  Civic Uses

Options For Facility Improvements

Option 3A: New Building on the Existing Site Entire Site

D. Option 3A: New Building on the Existing Site Entire Site

Address:
3624 Brownsville Road

Lot Dimensions:
Approximately:
255' street frontage
170' depth: North boundary
110' depth: South boundary
250' width: Rear boundary

Site Area:
35,300 SF (square feet)

Architectural Area:
50,000 SF New (3 stories)

Design Consideration:
The existing Municipal building and adjacent building shall be demolished first and then the new municipal building will be constructed. The new facility footprint will maximize site constraints in order to provide adequate parking.

The proposed new facility shall house all of the following uses:

- Borough Administration
- Public Works
- EMS
- Police



Aerial Site Plan

Advantages:

- The building design responds very well to the aspects and constraints of the site.
- Best floor plan organization of all options.
- Most efficient circulation is designed for all floors.
- Ample and efficiently designed spaces provided for each municipal department.
- Excellent garage access provided for Public Works vehicles.
- Efficient vehicular mobility provided inside Public Works garage.
- Three (3) stair towers are provided for 1st and 2nd floors.
- A large Public Works storage area is provided.
- The EMS and Police Departments are separated by a generously sized entrance lobby with public access to both departments.
- A large EMS Garage/Vehicle Storage Area is provided.
- An amply sized Gallery is provided that is separate from the 2nd floor Lobby between the Public Meeting Spaces and the Borough Administration offices.
- The Multi-Purpose Room is large and is provided with expansive windows.
- A large storage room is designed adjacent to the Multi-Purpose Room.
- An outdoor patio is provided from the 2nd floor, which contains Borough Administration/Public Meeting Spaces.

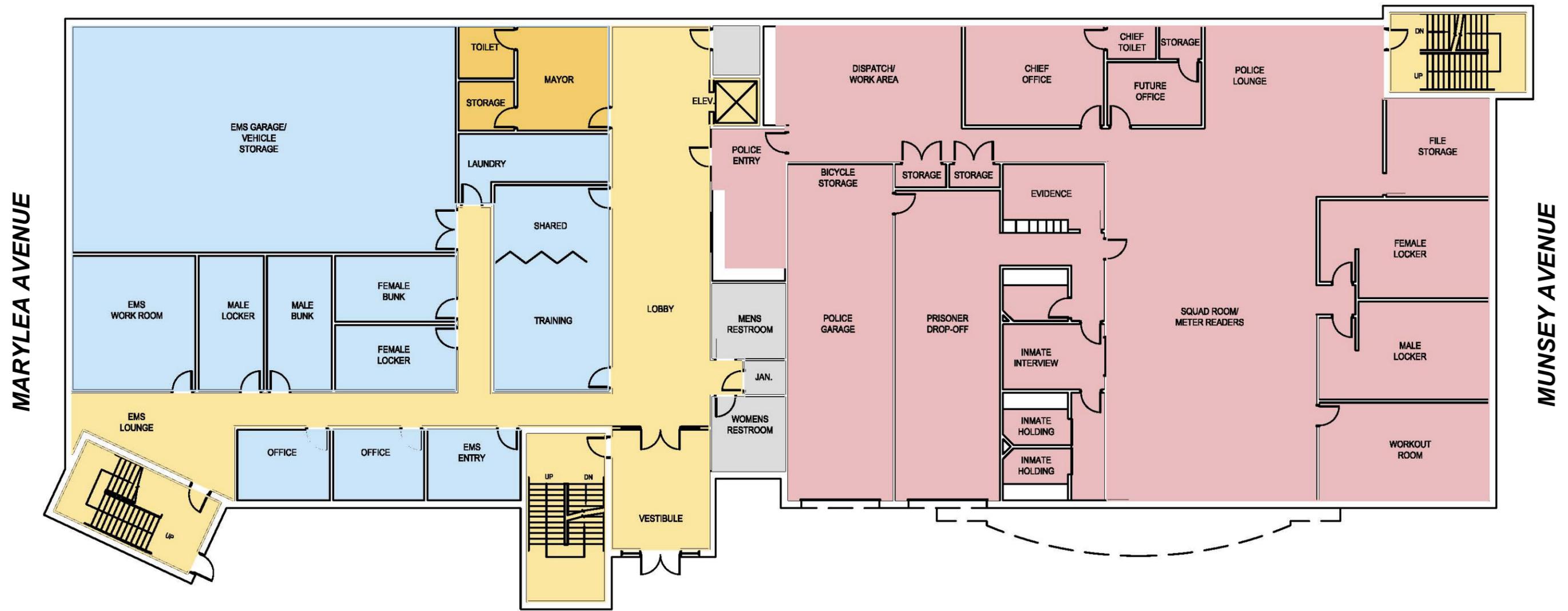
Disadvantages:

- The building design requires maximum use of the site, resulting in the highest ratio of building footprint area to site area.

Legend

| | | | | | |
|---|---------------------|---|-------------------------------|---|---------------|
|  | Building Demolition |  | Additions or New Construction |  | Site Boundary |
|  | Renovation |  | Existing to Remain | | |

PARY AVENUE



MARYLEA AVENUE

MUNSEY AVENUE

BROWNSVILLE ROAD

Legend

- Public Works
- Borough - Public
- Borough - Private
- Police
- EMS

PARY AVENUE

MARYLEA AVENUE

MUNSEY AVENUE



BROWNSVILLE ROAD

Legend

- Public Works
- Borough - Public
- Borough - Private
- Police
- EMS