



NEW POLICE FACILITY CONCEPT FOR THE CITY OF DOVER
CITY COUNCIL HEARING 01.15.2014

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SPATIAL NEEDS		Dover Police Department Headquarters	
Current / Year	Year 2014	Year 2024	Year 2034
	26,067 SF	27,908 SF	31,169 SF

The proposed facility program for a new facility includes the following areas as noted:

- | | |
|-----------------------------------|--------------------------------------|
| Public Access Areas | Records |
| Field Operations Division | Management Information Services |
| Animal Control | Community Outreach Bureau |
| Traffic Bureau | Investigations |
| Communications Bureau | Legal Bureau |
| Parking Bureau | Office of the Chief / Administration |
| Property & Evidence / Crime Scene | Facility Service Areas |
| Professional Standards Bureau | Facility Support Areas |

SPACE NEEDS ASSESSMENT

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OBJECTIVE SITE SELECTION CRITERIA

1. APPROPRIATE SURROUNDING LAND USE
2. PROXIMITY TO GOVERNMENT FUNCTIONS
3. SITE SIZE & EASE OF EXPANSION
4. ZONING
5. ADVERSE SITE CONDITIONS
6. VEHICULAR, PEDESTRIAN, PUBLIC TRANSIT ACCESS
7. IMPACT ON DOWNTOWN DEVELOPMENT
8. PROXIMITY TO POTENTIAL HAZARDS
9. EASE OF ACQUISITION
10. ADEQUACY OF UTILITY INFRASTRUCTURE

SITE SELECTION

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Property	23 Cataract Avenue	80 Rutland Street	181 Silver Street	Armory	Durham Road	Grimes Lot	Knox Marsh Road	Locust Street East	Locust Street West	Orchard Street	Robbins Auto	School Street	St. Charles Church
Overall Score	52	52	60	0	62	51	66	0	0	82	76	62	45

SITE SELECTION

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WHY DID ORCHARD STREET RANK NUMBER 1?

1. CITY OWNED LOT COSTS THE PROJECT \$0
2. URBAN LOCATION:
 1. NEAR CITY HALL
 2. NEAR COURT
 3. WITHIN DOWNTOWN BUSINESS DISTRICT
3. POLICE FACILITY CIP DOLLARS USED FOR THE BUILDING
4. PARKING IMPACT CAN BE OFFSET BY A NEW PARKING GARAGE
5. SITE SIZE & EASE OF EXPANSION ACCOMODATES 20 YEAR GROWTH
6. MULTIPLE ACCESS BY CARS, PEDESTRIANS, BUS

SITE SELECTION

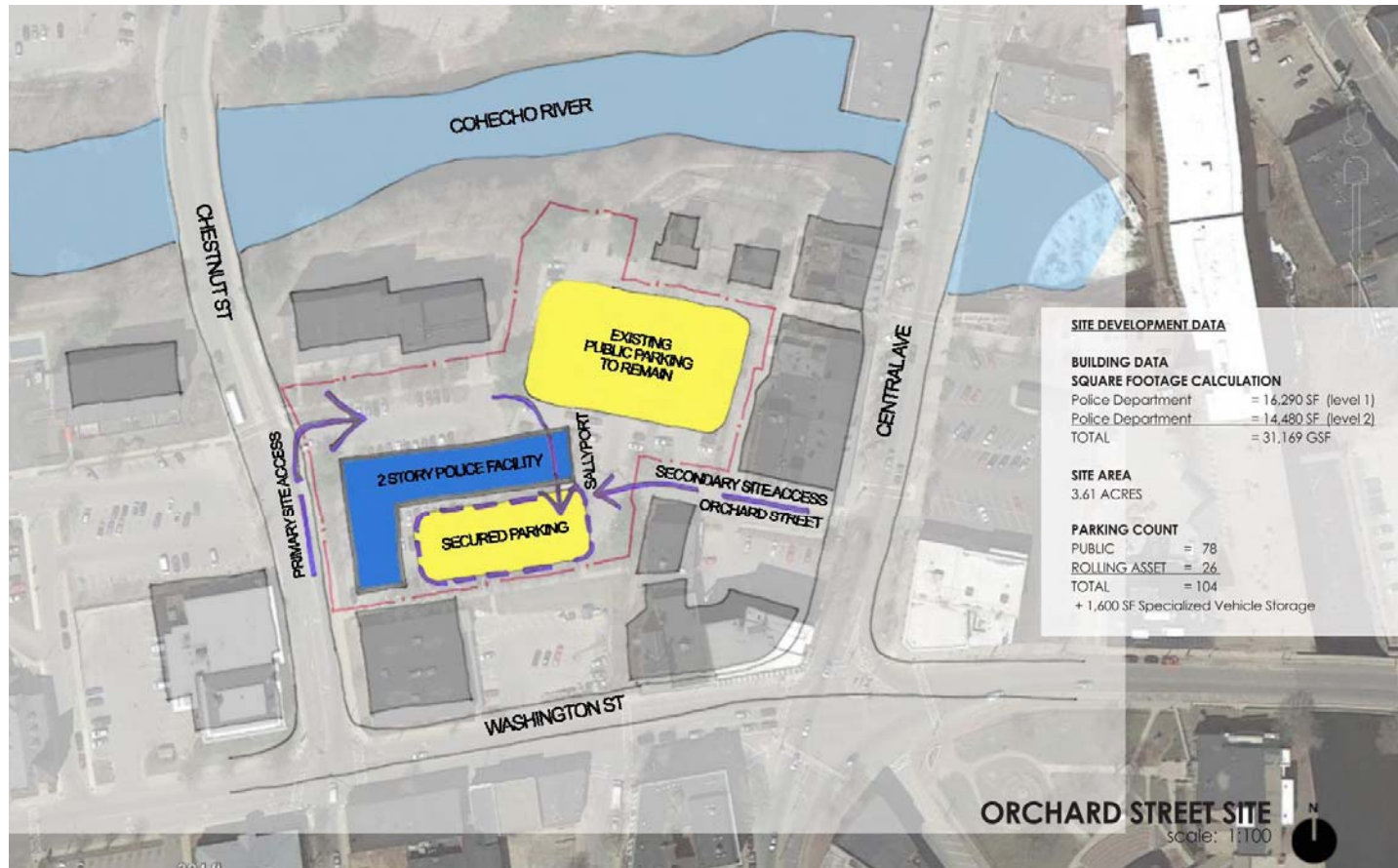
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WHY NOT USE THE ROBBINS AUTO SITE?

1. PRIVATELY OWNED LOT ASSESSED AT \$2,122,900.00
2. ANNUAL TAX REVENUE OF \$55,132.00
3. EXISTING BUILDINGS ON SITE:
 1. REQUIRE DEMOLITION
 2. REQUIRE EXTENSIVE SITE PREP
 3. ESTIMATED ADDITIONAL COST IN EXCESS OF \$1 MILLION
4. POLICE FACILITY CIP \$9.6 MILLION REDUCED TO \$5.8 MILLION
5. AVAILABLE MONEY CANNOT FUND NEW FACILITY
6. SITE SIZE & EASE OF EXPANSION IS LIMITED

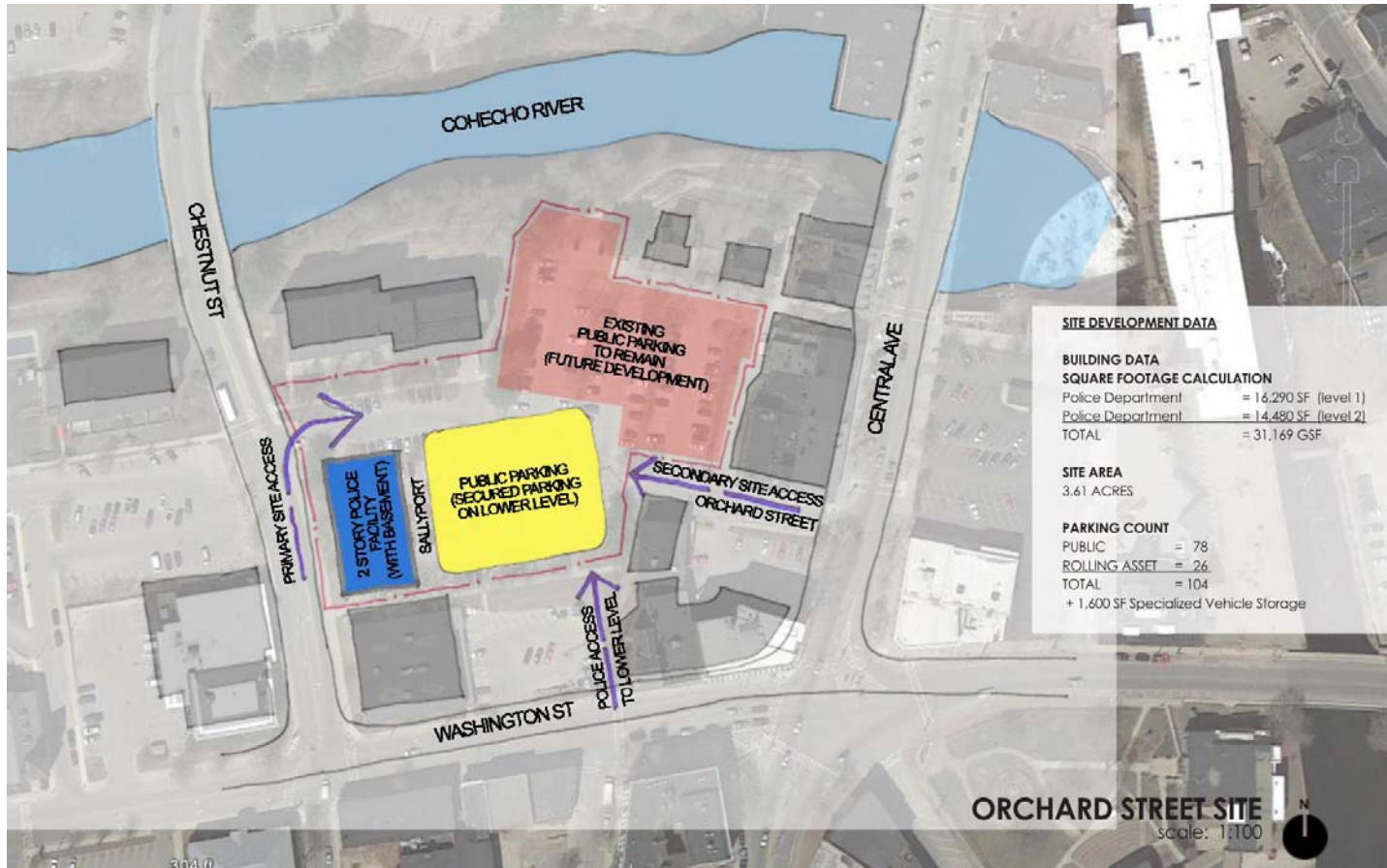
SITE SELECTION

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CONCERNS WE HAVE HEARD SO FAR...

- ADDITIONAL NOISE
- IMPACT ON EXISTING ORCHARD ST PARKING
- UNDERSTAND PARKING NEEDS INTO THE FUTURE
- CONSTRUCTION SCHEDULE IMPACT ON LOCAL BUSINESSES
- PARKING DISPLACEMENT AND POTENTIAL SHUTTLE SERVICE
- COMMUNICATION TO PUBLIC AND POTENTIAL DEVELOPERS
- SAFE PEDESTRIAN CIRCULATION THROUGH SITE
- MAXIMIZE GREENERY AND LANDSCAPE
- AIR QUALITY IMPACT FROM PARKING GARAGE
- ENERGY EFFICIENT / GREEN SOLUTIONS: SOLAR

PUBLIC AND STAKEHOLDER INPUT

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ORCHARD STREET PARKING GARAGE STATISTICS

- FOOTPRINT: 120' x 206'
 - 5 LEVELS INCLUDING UNDERGROUND POLICE PARKING
 - 49 POLICE SPACES
 - 290 PUBLIC SPACES / 70 PER LEVEL
 - POLICE ACCESS FROM WASHINGTON STREET
 - PUBLIC ACCESS FROM ORCHARD STREET
 - DIRECT ACCESS TO POLICE DEPARTMENT
 - DIRECT ACCESS TO MYRTLE STREET
-
- SURFACE PARKING REMAINS: LOSS OF ROUGHLY 25 SPACES

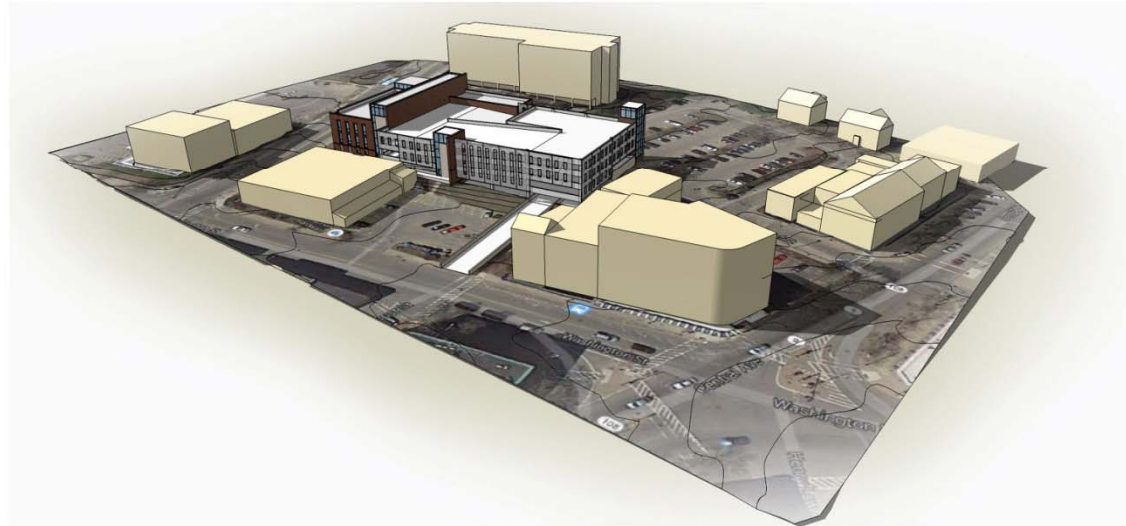
PARKING GARAGE

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CONCEPT DESIGN - OVERALL SITE MODEL

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CONCEPT DESIGN - OVERALL SITE MODEL

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CONCEPT DESIGN – VIEW FROM CHESTNUT STREET-SOUTH

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CONCEPT DESIGN – VIEW FROM CHESTNUT STREET-NORTH

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CONCEPT DESIGN – VIEW FROM ORCHARD STREET

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CONCEPT DESIGN – VIEW FROM WASHINGTON STREET

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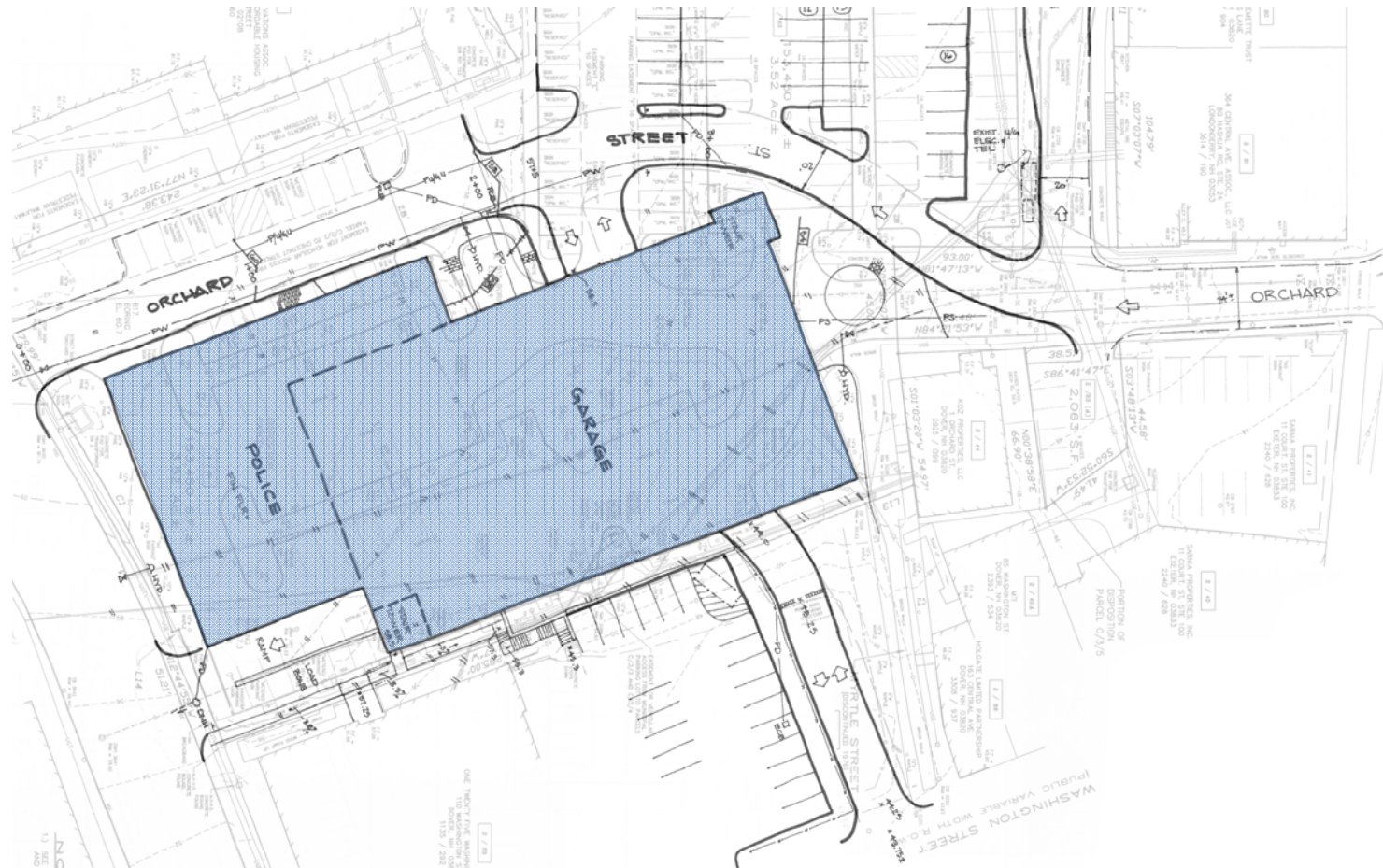
CONCEPT DESIGN

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CONCEPT DESIGN

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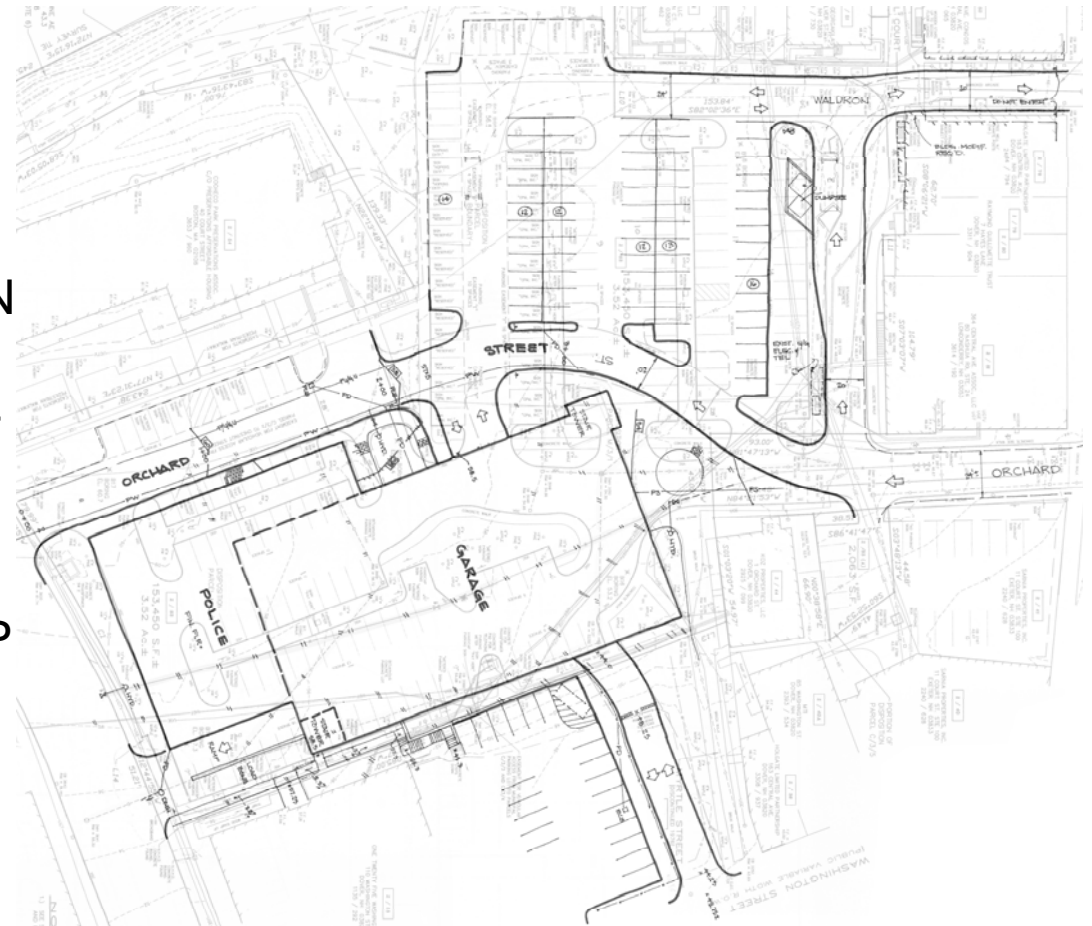


CONCEPT SITE PLAN

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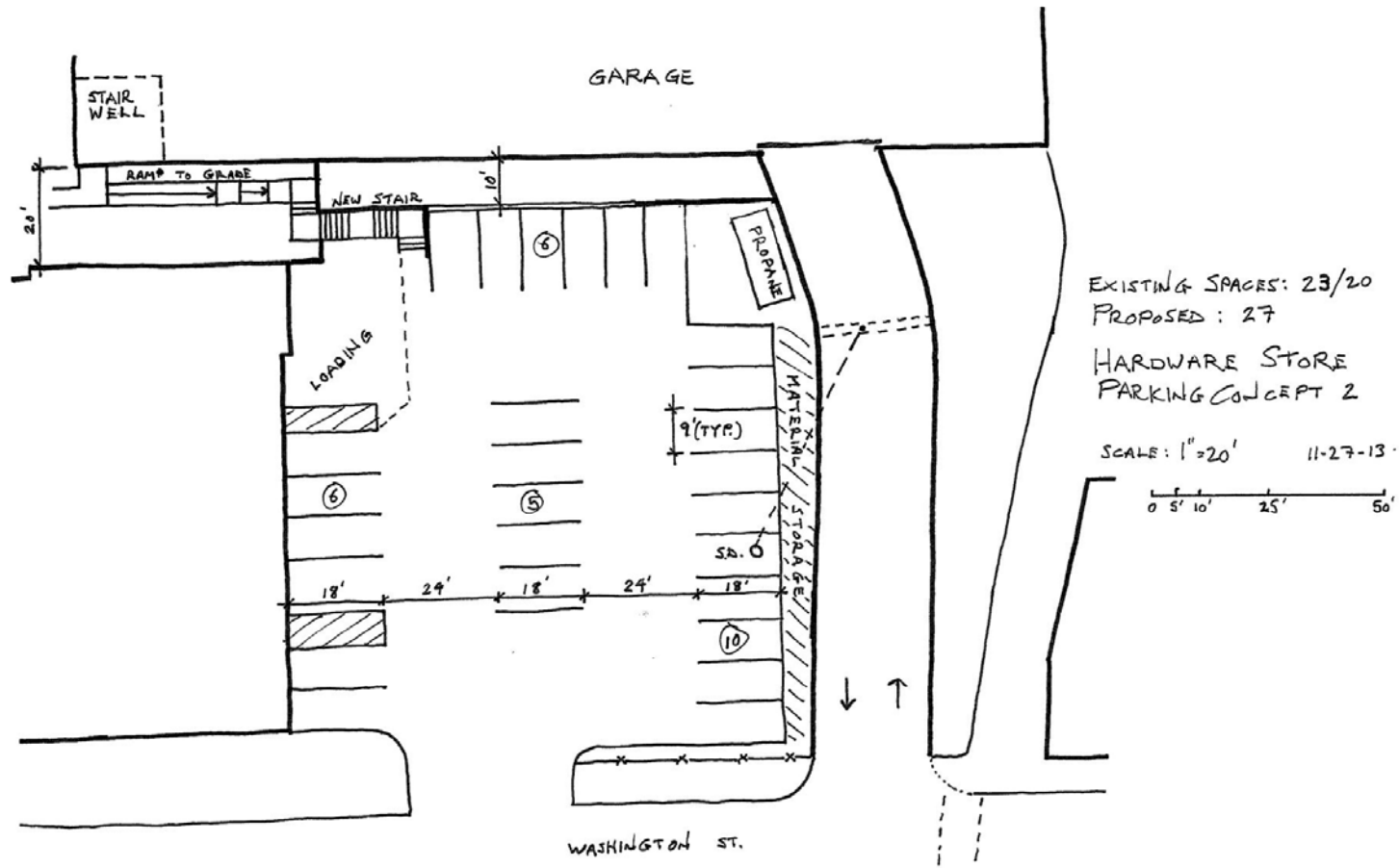
ISSUES BEING ADDRESSED:

- ORCHARD ST SITE CIRCULATION
- RETAINING SURFACE PARKING
- EASEMENT TO WASHINGTON ST
- REDESIGNED AUBACHON LOT
- ACTIVATING WALDRON COURT
- PLAZA SPACE NEAR CHOP SHOP



CONCEPT SITE PLAN

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CONCEPT STUDY – POLICE ACCESS IMPACT ON NEIGHBORING PROPERTY

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A DOWNTOWN POLICE FACILITY PLUS PARKING GARAGE
A UNIQUE OPPORTUNITY FOR THE CITIZENS AND BUSINESSES OF DOVER!

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