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

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

- Public Access Areas
- Field Operations Division
- Animal Control
- Traffic Bureau
- Communications Bureau
- Parking Bureau
- Property & Evidence / Crime Scene
- Professional Standards Bureau
- Records
- Management Information Services
- Community Outreach Bureau
- Investigations
- Legal Bureau
- Office of the Chief / Administration
- Facility Service Areas
- Facility Support Areas
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
<table>
<thead>
<tr>
<th>Property</th>
<th>23 Cataract Avenue</th>
<th>80 Rutland Street</th>
<th>181 Silver Street</th>
<th>Armory</th>
<th>Durham Road</th>
<th>Grimes Lot</th>
<th>Knox Marsh Road</th>
<th>Locust Street East</th>
<th>Locust Street West</th>
<th>Orchard Street</th>
<th>Robbins Auto</th>
<th>School Street</th>
<th>St. Charles Church</th>
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<tr>
<td>Overall Score</td>
<td>52</td>
<td>52</td>
<td>60</td>
<td>0</td>
<td>62</td>
<td>51</td>
<td>66</td>
<td>0</td>
<td>0</td>
<td>82</td>
<td>76</td>
<td>62</td>
<td>45</td>
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</table>
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
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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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
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

LAVALLEE BRENSINGER ARCHITECTS | Architects Design Group
CONCEPT DESIGN - OVERALL SITE MODEL

LAVALLEE BRENSINGER ARCHITECTS | Architects Design Group
CONCEPT DESIGN – VIEW FROM CHESTNUT STREET-NORTH

LAVALLE BRESINGER ARCHITECTS | Architects Design Group
CONCEPT DESIGN – VIEW FROM ORCHARD STREET

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CONCEPT DESIGN

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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
LAVALLEEBRENSINGER ARCHITECTS  Architects Design Group
A DOWNTOWN POLICE FACILITY PLUS PARKING GARAGE
A UNIQUE OPPORTUNITY FOR THE CITIZENS AND BUSINESSES OF DOVER!

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