



DURHAM POLICE HEADQUARTERS COMPLEX

- Introductions & Objective
- Site & Context
- Program
- Input Sessions & Feedback
- Design Options
- Next Steps

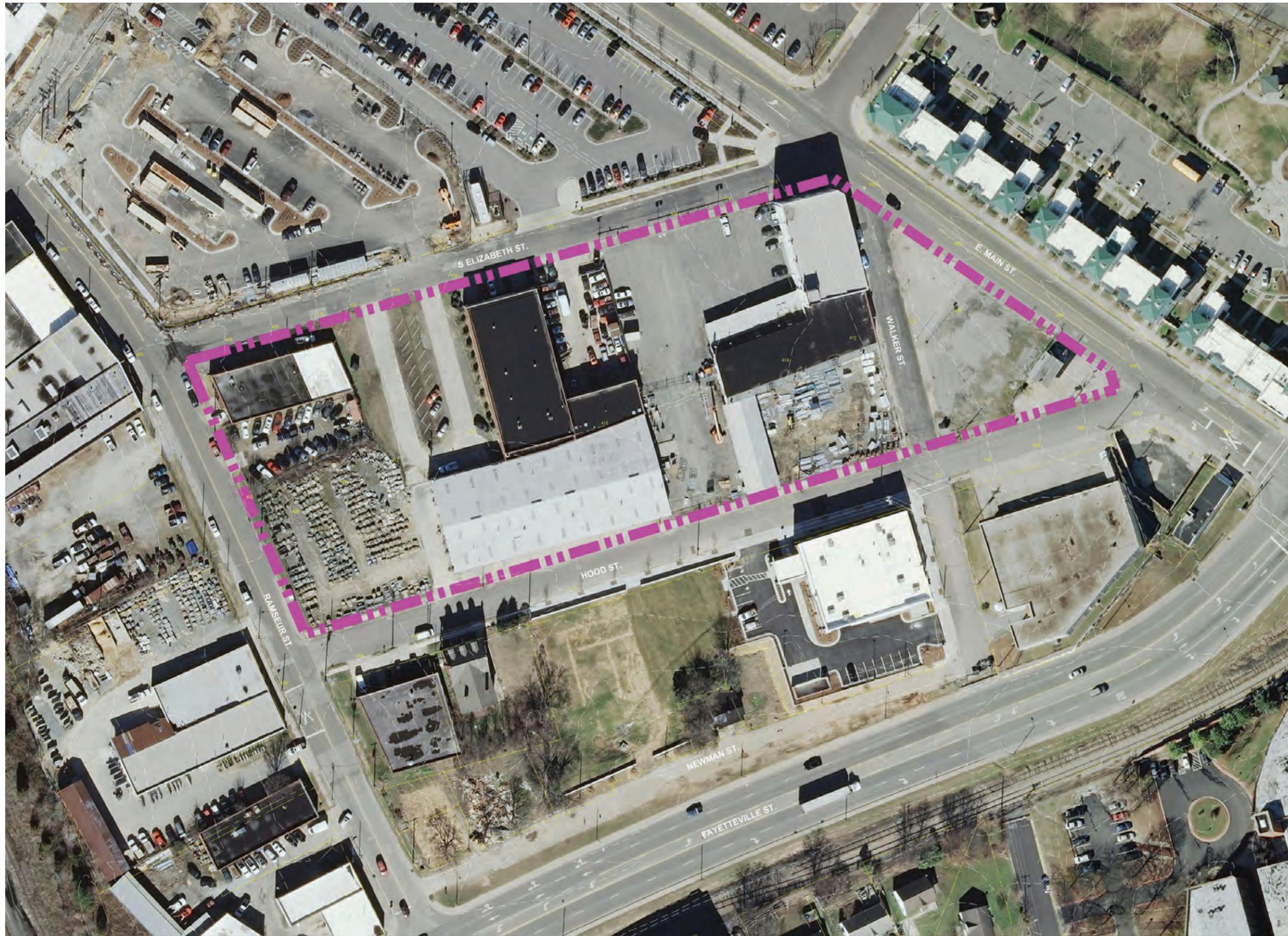


COLOR LEGEND

- COUNTY FACILITIES
- CITY FACILITIES
- RELIGIOUS/OUTREACH
- RESIDENTIAL
- RETAIL/HOSPITALITY
- CULTURAL/ENTERTAINMENT
- OPEN SPACE



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Durham Police Headquarters Complex

155,932 sf

- Office of the Chief
- Professional Standards Div.
- Information Technology
- Fiscal
- Records
- Personnel and Recruiting
- Community Services Div.
- Criminal Investigations Div. (DVU)
- Special Operations Div.
- Crime Analysis Unit
- Training Unit
- Planning Unit
- Accreditation
- Supply
- District 5 and Bicycle Unit
- E911 Communications Center
- Forensics Service Unit
- Property and Evidence Storage
- Traffic Services
- K-9 Unit

Structured Parking (Staff) ~ 445 spaces

Surface Parking (Visitor) ~ 85 spaces

PROGRAM



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April 16, 2015 - Durham Police Headquarters Complex Community Visioning Session

- 97 attended
- 50 written comments received

April 22, 2015 - Durham Police Headquarters Complex Police and 911 Personnel Visioning Session

- 47 attended
- 6 written comments received

May 13, 2015 - Durham Police Headquarters Preliminary Site Concepts Input Session

- 44 attended
- 48 written comments received

Input was also received from DDI, Preservation Durham, the Public Art Committee, the Police Department Steering Committee and General Services

INPUT SESSIONS



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INPUT SESSION

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Community Comments

- Include retail
- Preserve the existing buildings
- Consider the importance of Main Street
- Consider development along Ramseur
- Consider the connection between East and West Durham
- Consider the pedestrian experience along Main Street
- Incorporate the principles of Downtown Design Guidelines
- Limit parking
- Integrate Public Art into the project
- Provide open space
- Ensure community involvement



WHAT WE HEARD

User Comments

- Security and safety are important
- Commercial space is incompatible with this facilities program
- Incorporate the history of the Police Department
- Provide building amenities for staff and 24 hour operations
- Provide opportunities for future expansion



WHAT WE HEARD

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Comments Compatible with the Program

- Consider the importance of Main Street
- Consider development along Ramseur Street
- Provide open space
- Provide opportunities for future expansion
- Internalize parking on the site
- Consider the connection between East and West Durham
- Integrate Public Art into the project
- Security and safety
- Incorporate the history of the Police Department
- Provide building amenities for the users



Comments Not Compatible with the Program

- Include retail within the building
- Too much parking
- Wrap the parking deck with program or retail
- Retain all of the existing buildings
- Buildings should be taller to conserve land



Design Considerations (or drivers)

- Site
- Budget (Project \$62.4M - Land \$5.7M = Balance of \$56.7M)
- Program
- Schedule
- Promote connections between East Durham and Downtown
- Building entry should respond to views from Downtown Durham
- Consider opportunities to retain the Existing Buildings
(this is currently not within the project scope)
- Consider future growth or development opportunities
- Minimize the impact of parking on Main Street and Ramseur Street
- Provide a positive and inviting pedestrian experience
- Provide a single, public, safe and secure entry
- Provide a secure and safe connection between the building and the parking deck



Massing Concept A

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Massing Concept A

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Massing Concept A

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Pros

- Preserves and incorporates existing 1923 Building
- Urban frontage defines Main Street
- Collocation of program elements promotes interdepartmental collaboration
- Collocation reduces the construction cost, creates an efficient structure and infrastructure
- Preserves property for future development along Ramseur Street
- Space between the new and existing buildings defines a plaza on Main Street
- Internalizes parking on the site

Cons

- Cost of restoring existing building and bringing up to code for our program are not in budget
- Development of program areas for existing building may be difficult

Massing Concept A

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Massing Concept B

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Massing Concept B

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Massing Concept B

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Pros

- Preserves and incorporates existing 1923 Building
- Urban frontage defines Main Street
- Collocation of program elements promotes interdepartmental collaboration
- Collocation reduces the construction cost, creates an efficient structure and infrastructure
- Preserves property for future development along Ramseur Street
- Space between the new and existing buildings defines a plaza on Main Street
- Internalizes parking on the site

Cons

- Cost of restoring existing building and bringing it up to code for our program are not in budget
- Development of program areas for existing building may be difficult
- Entrance and visitor parking are separated

Massing Concept B

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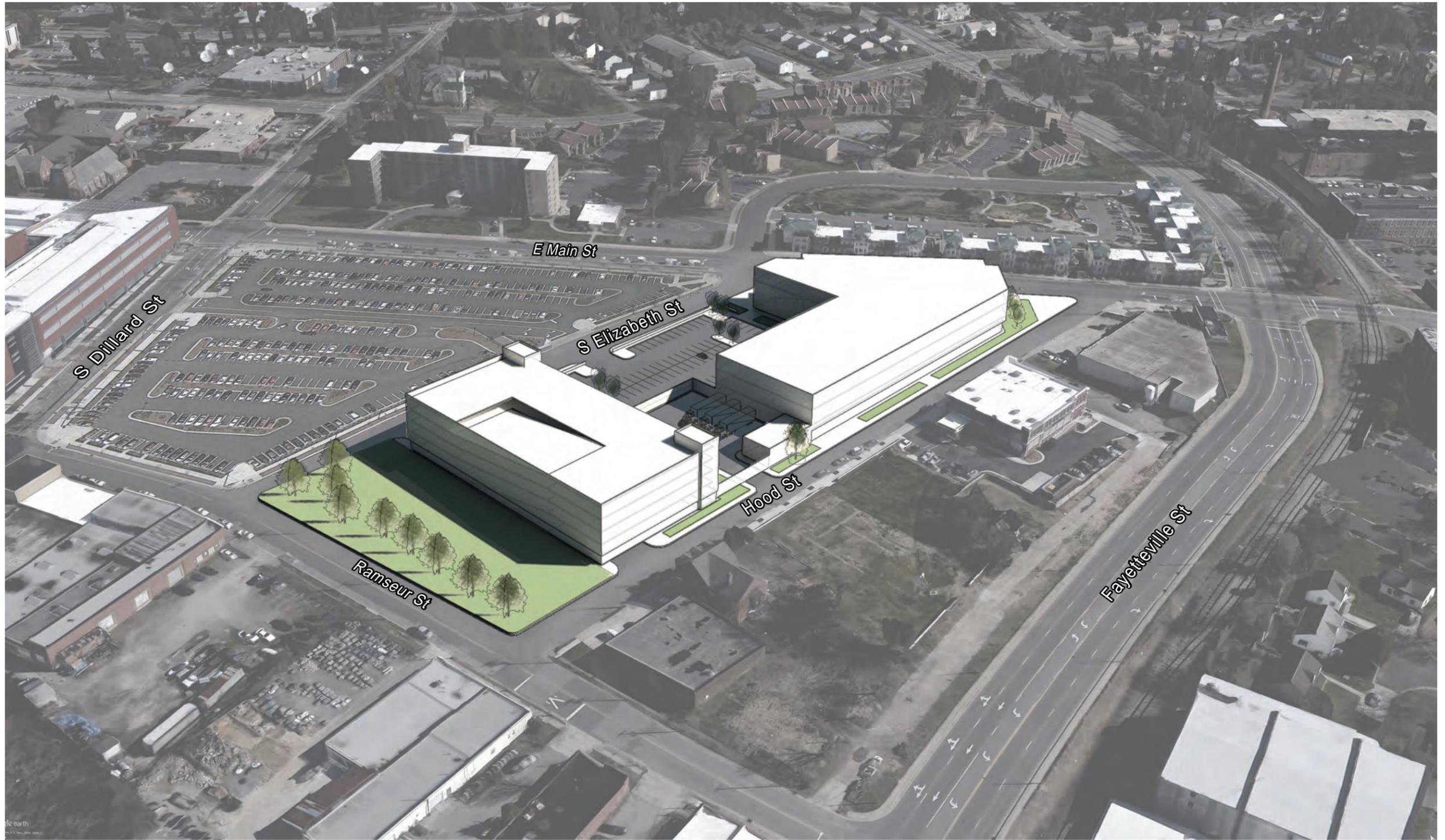




Massing Concept C

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Massing Concept C

DURHAM POLICE HEADQUARTERS COMPLEX





Massing Concept C

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Pros

- Urban frontage defines Main Street
- Corners address East Durham and Downtown Durham
- Collocation promotes interdepartmental collaboration
- Collocation reduces the construction cost, creates an efficient structure and infrastructure
- Low rise building massing respects the scale of the residential context
- Preserves property for future sale or development along Ramseur Street
- Internalizes parking on the site

Cons

- Long street facades could be imposing if not articulated correctly
- Does not retain existing buildings

Massing Concept C

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Massing Concept D

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Massing Concept D

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Massing Concept D

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Pros

- Urban frontage defines Main Street
- Corners address East and Downtown Durham
- Distance between the building and parking deck
- Collocation promotes interdepartmental collaboration
- Collocation reduces the construction cost, creates an efficient structure and infrastructure
- Stepped building massing respects the scale of the residential context along Main Street
- Stepped building massing defines a plaza on Main Street
- Preserves property for future sale or development along Ramseur Street
- Internalizes parking on the site

Cons

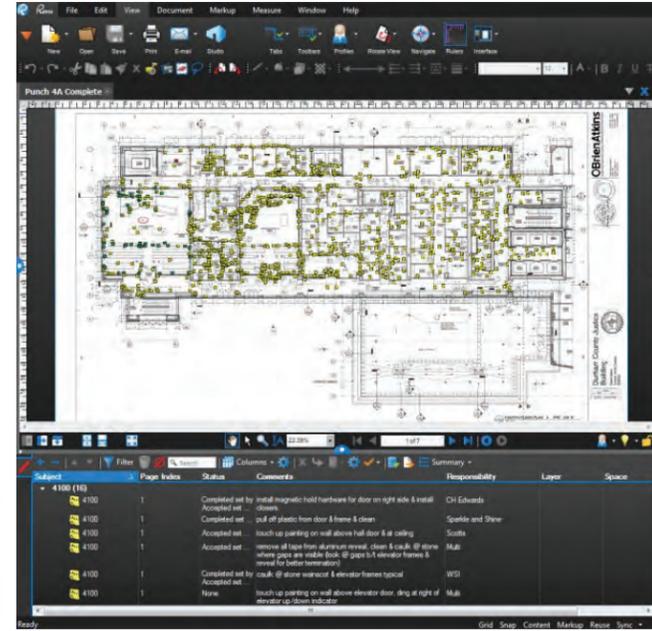
- Broad façade of the parking deck along Hood Street
- Does not retain existing buildings

Massing Concept D

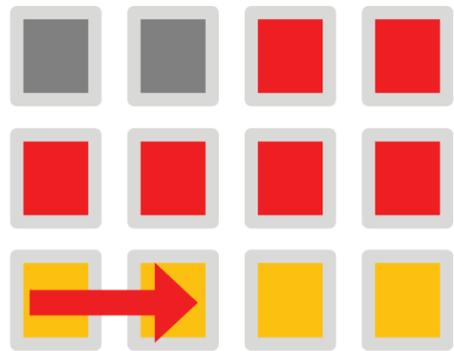
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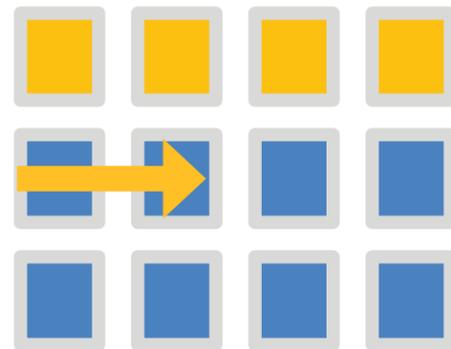
- Design
- Document
- Construct
- Move In



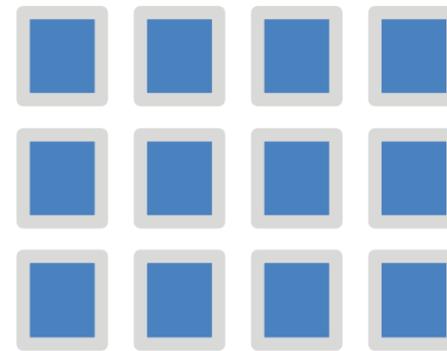
2015



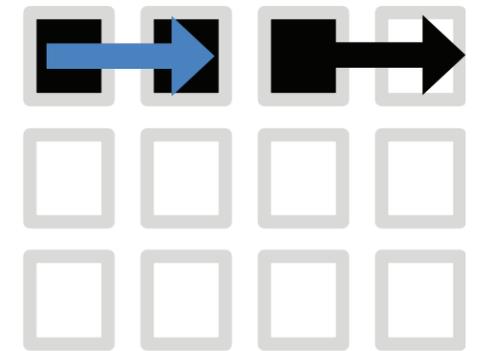
2016



2017



2018



SCHEDULE

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Schematic Design Next Steps – with Schemes C or D

- City Council Direction June 4
- Completion and Review of Traffic Impact Analysis
- Completion of Basis of Design Documents
- Completion of Schematic Design Submittal July 24
- City Council Approval August 6

Schematic Design Next Steps – with Schemes A or B

- City Council Direction June 4
- Existing Building Evaluation
- City Council Direction July 23
- Completion and Review of Traffic Impact Analysis
- Completion of Basis of Design Documents
- Completion of Schematic Design Submittal September 18
- City Council Approval September 24

NEXT STEPS

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Concept A



Concept B



Concept C



Concept D



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