



# DURHAM POLICE HEADQUARTERS COMPLEX

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



# DURHAM POLICE HEADQUARTERS COMPLEX



**COLOR LEGEND**

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



# DURHAM POLICE HEADQUARTERS COMPLEX

# 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.
- Special Operations Div.
- Crime Analysis Unit
- Training Unit
- Planning Unit
- Accreditation
- Supply
- District 5 and Bicycle Unit
- Building Support
- E911 Communications Ctr.
- Forensics Service Unit
- 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 Police Department Steering Committee and General Services

# INPUT SESSIONS





# INPUT SESSION

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# Community Comments

- Include Retail
- Preserve the Existing Buildings
- Consider the importance of Main Street
- Consider the Development Along Ramseur
- Consider the Connection Between East and West Durham
- Limit Parking
- Include opportunities for Public Art
- 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

# Non-Compatible Comments

- Include Retail
- Too much Parking
- Parking Deck should be wrapped with Program or Retail
- Massings are too tall or too long (facade needs to be broken down)
- Retain all of the Existing Buildings
- Buildings should be taller to conserve land



# Compatible Comments

- Consider the importance of Main Street
- Consider the Development Along Ramseur St.
- Provide Open Space
- Provide opportunities for future expansion
- Internalize Parking on the Site
- Consider the Connection Between East and West Durham
- Include opportunities for Public Art
- Security and Safety
- Incorporate the history of the Police Department
- Provide building amenities for the users



# Design Considerations (or drivers)

- Program
- Budget
- Schedule
- Promote connections between East Durham and Downtown
- 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 single, public, safe and secure entry
- Minimize the opportunity for large public gatherings on site
- Provide a secure and safe connection between the building and the parking deck
- Provide secure and safe green space for staff



# Massing Concept A

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# Massing Concept A



# Massing Concept A

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## Pros

- Preserves and Incorporates Existing 1923 Building
- Urban frontage defines Main Street
- Colocation of program elements promotes interdepartmental collaboration
- Colocation reduces the construction cost, creates and efficient structure and infrastructure
- Preserves Property for future development along Ramseur St.

## Cons

- Cost of restoring existing building not in budget
- Code issues between existing and new structure will have to be addressed
- Development of program areas for existing building may be difficult
- Entrance and visitor parking are separated
- Building depth could make getting natural light into some spaces 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
- Colocation of program elements promotes interdepartmental collaboration
- Colocation reduces the construction cost, creates an efficient structure and infrastructure
- Preserves Property for future development along Ramseur

## Cons

- Cost of restoring existing building not in budget
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- Entrance and visitor parking are separated
- Building depth could make getting natural light into some spaces difficult

# Massing Concept B



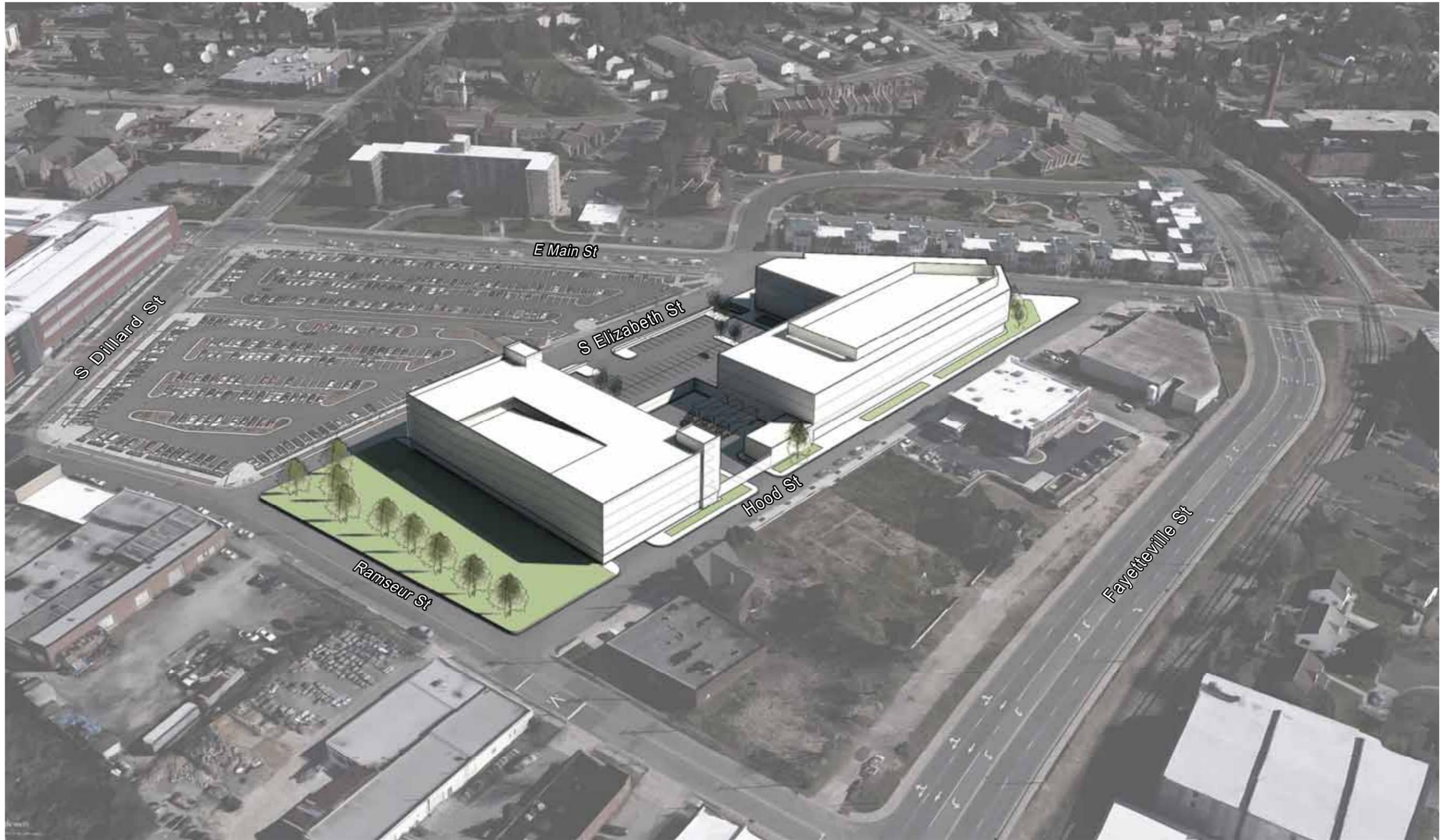
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# Massing Concept C

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# Massing Concept C

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# Massing Concept C

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## Pros

- Urban frontage defines Main Street
- Corners Address East Durham and Downtown Durham
- Colocation promotes interdepartmental collaboration
- Colocation 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

## 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
- Broad knuckle created by the building massing increases the opportunity for centralized communal space with the opportunity to overlook the entrance lobby and courtyard
- Collocation reduces the construction cost, creates an efficient structure and infrastructure
- Creates secure green space for the user
- Stepped building massing respects the scale of the residential context along Main Street
- Preserves Property for future sale or development along Ramseur Street

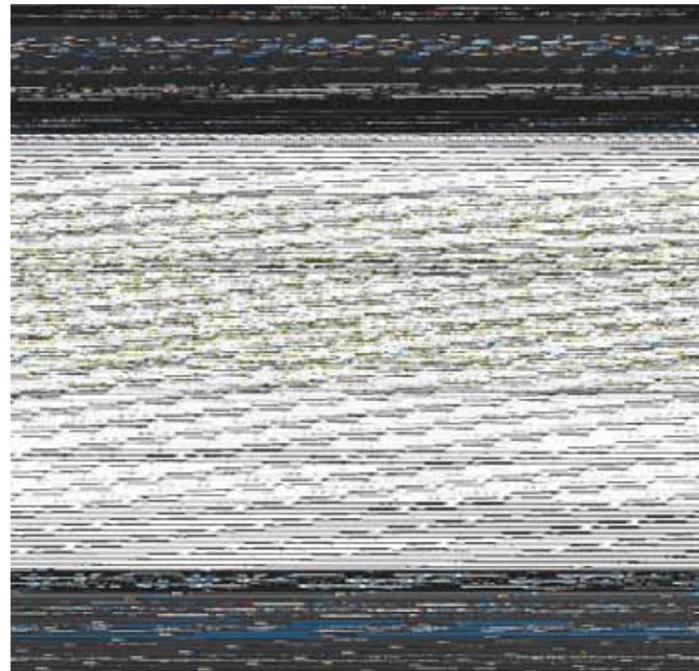
## Cons

- Broad façade of the parking deck along Hood Street
- Does not retain Existing Buildings

# Massing Concept D

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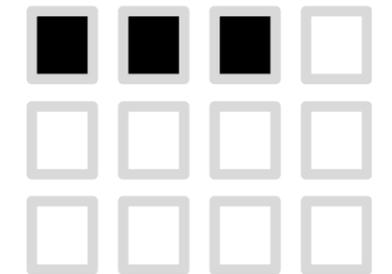
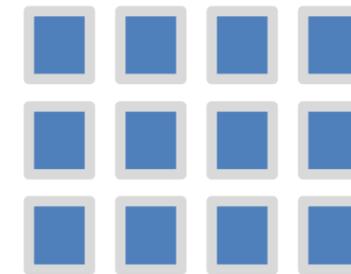
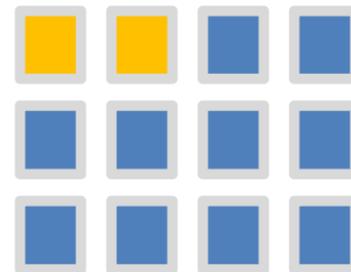
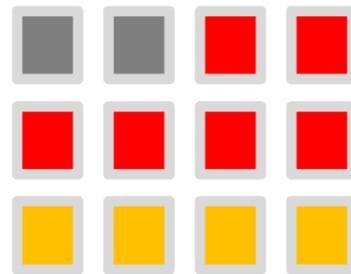


**2015**

**2016**

**2017**

**2018**



**Design**

**Document**

**Construct**

**Move In**

# 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





Concept A



Concept B



Concept C



Concept D



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