



Adaptive Reuse A Public Safety Facility for Redmond Police

Winter 2016 • Architecture

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Sustainable Cities Initiative
University of Oregon

Acknowledgments

Many thanks are given to the following officers, architecture professionals, and City of Redmond staff who generously took time to provide students with guidance and constructive reviews throughout this course:

Architecture Professionals:

Troy Ainsworth, *FFA Architecture*
JF Alberson, *TBG Architects*
Mitch Darby, *Obsidian Architecture*
Jenna Fribley, *Envelop Design*
Leah Fuller, *GMA Architects*
Tim Ganey, *DLR Group*
Ian Gelbrich, *FFA Architecture*
Daniel Klute, *GMA Architects*
Aaron McGarry, *GMA Architects*
Bob Nicholls, *GMA Architects*
John Pete, *FFA Architecture*
John Ralson, *HSR Master Planning and Architecture*
Kari Turner, *PIVOT Architecture*

University of Oregon:

Christina Bollo, *Visiting Assistant Professor*
Landry Smith, *Adjunct Professor*
James Tice, *Professor*

City of Redmond:

Officer Dexter Dickson, *Redmond Police Dept.*
Chris Duchateau, *Redmond Police Dept.*
Officer Derek Hicks, *Redmond Police Dept.*
Lieutenant Mike Kidwell, *Redmond Police Dept.*
Officer Michael Maloney, *Redmond Police Dept.*
Captain Brian McNaughton, *Redmond Police Dept.*
Ginny McPherson, *Assistant Project Program Coordinator*
Lieutenant Jesse Petersen, *Redmond Police Dept.*
Chief Dave Tarbet, *Redmond Police Dept.*

Chief Jeff Jolley, *Gladstone Police Dept.*
Officer Troy Phillips, *University of Oregon Police Dept.*
Lieutenant Angie San Miguel, *Eugene Police Dept. & Lake Oswego Police Dept.*

About SCI

The Sustainable Cities Initiative (SCI) is a cross-disciplinary organization at the University of Oregon that promotes education, service, public outreach, and research on the design and development of sustainable cities. We are redefining higher education for the public good and catalyzing community change toward sustainability. Our work addresses sustainability at multiple scales and emerges from the conviction that creating the sustainable city cannot happen within any single discipline. SCI is grounded in cross-disciplinary engagement as the key strategy for improving community sustainability. Our work connects student energy, faculty experience, and community needs to produce innovative, tangible solutions for the creation of a sustainable society.

About SCYP

The Sustainable City Year Program (SCYP) is a year-long partnership between SCI and one city in Oregon, in which students and faculty in courses from across the university collaborate with the partner city on sustainability and livability projects. SCYP faculty and students work in collaboration with staff from the partner city through a variety of studio projects and service-learning courses to provide students with real-world projects to investigate. Students bring energy, enthusiasm, and innovative approaches to difficult, persistent problems. SCYP's primary value derives from collaborations resulting in on-the-ground impact and expanded conversations for a community ready to transition to a more sustainable and livable future.

SCI Directors and Staff

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About Redmond, Oregon

Redmond, located in Deschutes County on the eastern side of Oregon's Cascade Range, has a population of 27,427 and is one of Oregon's fastest growing cities. The City's administration consists of an elected mayor and city council who appoint a City Manager. A number of Citizen Advisory Groups advise the City Manager, mayor, and city council.

From its inception, Redmond has had its eyes set firmly on the future. Redmond was initially founded in 1905 in anticipation of a canal irrigation project and proposed railway line. Redmond is on the western side of the High Desert Plateau and on the eastern edge of the Cascade mountain range. Redmond lies in the geographic heart of Oregon. Redmond focuses on its natural beauty, reveling in the outdoor recreational opportunities (camping, hiking, skiing) offered by the Cascade mountain range, four seasons climate, and 300+ days of sunshine annually.

Redmond has been focused on innovative, sustainable growth and revitalization while preserving the city's unique history and culture. In 1995, the City of Redmond began to make critical investments in revitalizing its downtown core. The initial phase of renovations strove to balance growth, livability and historic preservation by rerouting Oregon State Highway 97, improving critical infrastructure, and improving the facades of over 100 buildings in the historic center. The City of Redmond has worked with local businesses to revitalize retail, job creation and housing. To facilitate private sector buy-in, Redmond offers innovative incentive programs such as the Façade Rehabilitation and Reimbursement Grant and the Downtown Jumpstart Loan Program, as well as Design Assistance.

Often referred to as "The Hub" of Central Oregon, Redmond is situated at the crossroads of US Highway 97 and US Highway 126. It is served by the Burlington Northern Santa Fe Railway, Cascades East Transit Regional Public Transportation Service, as well as a state of the art regional airport served by multiple commercial airlines and FedEx and UPS. In addition to its geographic location, Redmond is viewed as central to business growth in the region. In 2014, Central Oregon Community College opened a 34,300 square foot Technology Education Center to recruit new businesses and expand existing businesses in Central Oregon. Above all, Redmond prides itself on being a family-friendly city which was the motivation for the work presented in this report.



Course Participants

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This report represents original student work and recommendations prepared by students in the University of Oregon's Sustainable City Year Program for the City of Redmond. Text and images contained in this report may not be used without permission from the University of Oregon.

Executive Summary

This report summarizes the design proposals for an adaptive reuse public safety facility in Redmond, Oregon. The building is currently a National Guard training facility, but it is likely to be sold in the near future. The city is considering it as a future location for the Redmond Police Department, which is in desperate need of a larger, updated facility.

The general requirements of this project were to preserve the existing structure as much as possible and add approximately 20,000 square feet. Specific requirements included proximity of various program elements, incorporation of an existing shed for evidence storage, and a public wing that was securely separate from the police workspace. Additionally, circulation and wayfinding problems were identified in the existing facility and an improvement in these areas would greatly enhance the workplace experience.

Twelve students at the University of Oregon School of Architecture spent ten weeks developing design proposals with assistance from city officials and architectural professionals. They began by researching the City of Redmond and other adaptive reuse projects before visiting the site and meeting with members from the city and the police department. They then went through many design developments, sometimes working independently and other times in peer review groups.

The completed designs nearly all propose a building with an open central core, an inviting exterior, and a strong emphasis on security. Additionally, sustainability was a driving force in nearly all of the designs. Nearly all students called for the use of solar energy and a bioswale on the site. Students also identified the importance of the building's appearance to project a symbolic image of the police department.

Introduction

Twelve architecture students at the University of Oregon completed the design proposals in this report for their vertical design studio. The class, led by architectural professional and adjunct instructor Joe Moore, took place during the winter 2016 school term. Students were asked to repurpose an existing National Guard facility into a new public safety building for the Redmond Police Department.



The site chosen by the city is in central Redmond, just four blocks south of the current public safety building. It is currently home to a National Guard facility but will likely be sold sometime in the near future. The site is located in a growing commercial area of Redmond, next to a Fred Meyer store and surrounded by multiple small businesses. Highway 126 borders the north side of the site and acts as a central connection through Redmond. On the west side of the site is the smaller, less used SW Veterans Way that provides access to northern Redmond.

The City of Redmond has plans for a downtown urban renewal district and this site is located at the southern end of the proposed area. The proposed renewal district would create a stronger downtown core that promotes business growth, increased housing, and a stronger community.

The Redmond Police Department and other city staff members provided valuable information that informed the studio's design work. This report is a summary of the studio's work and recommendations.

Site Analysis

The proposed site for the new public safety facility has many components to consider. The site's location is ideal for growth and city access but it is far removed from Redmond's planned civic center. Additionally, while Highway 126 is a major thoroughfare in the city, the strip adjacent to the site is only eastbound. Furthermore, the strip of SW Veterans Way to the west of the site is strictly northbound, limiting access to southern Redmond. Finally, the site is not pedestrian-friendly, a feature that was emphasized in Redmond's urban renewal plans.

The existing National Guard building is approximately 13,000 square feet on a site that is roughly two acres. This is ample space for the program requirements, which add up to roughly 25,000 square feet. Also located on the site is a concrete shed that the police department would like to repurpose into evidence storage. As part of the site analysis, students also conducted a case study of Klamath Falls for inspiration.

Klamath Falls



Completed in 2010 by Obsidian Architecture, the Klamath Falls police station project involved the renovation of a National Guard facility in Klamath Falls, Oregon, into a public safety facility. The project began with a complete gut to an existing National Guard facility followed by a remodel and addition. The original concrete structure was kept intact but required extensive work to accommodate new windows, doors, and other facade elements. Further, a 9,200 square foot second floor addition was created to accommodate for the facility needs of the police department.

This project was a valuable resource to students as the requirements greatly resembled those of the Redmond project. The project demonstrated to students what additions might be needed, how to adapt the old building to suit new uses,

and suggested a material palette that projected a friendlier face of the Klamath Falls police department. The project also served as a tangible example that students could show to the Redmond Police Department to gauge their needs and wants.

Program Requirements

This studio visited Redmond in order to visit the site, current public safety facility, and to interview the police department on their specific needs. Questions were tailored based on a detailed program spreadsheet (Appendix 1) provided by Redmond Police Chief Dave Tarbet and on the Klamath Falls project, which was researched before the site visit.

The main need for the new design is more space. The police department needs more workspaces and more storage. In the spreadsheet, Chief Tarbet requested approximately 5,000 square feet for records and evidence storage. Other spaces in need of additional space include workout and locker rooms, patrol officer workspaces, administrative offices, and interview rooms. New spaces requested include a public meeting room, work area and offices for a future street crimes unit, and a small library. Outside of the main facility, the department requires secure parking for at least 60 vehicles and two vans, and public parking for 10 vehicles.

In addition to specific program requirements, the police department also had a vision for the future of their department. During the first interview, many officers emphasized the strong sense of community in Redmond. Additionally, the department wished to incorporate sustainable elements, hoping this might inspire future city projects to “go green” and perhaps be a catalyst for a new sustainable city image.

Methodology

The 10-week studio was composed of 12 architecture students, both graduate and undergraduate. Students formed their own design proposals but frequently worked in groups for reviews and collaboration. The first week was dedicated to researching the City of Redmond and a site visit. The site visit included a tour of the current public safety facility and interviews with Chief Tarbet and other officers. The next two weeks were focused on conceptual development; students spent this time figuring out which aspects of the project would be guiding forces in their designs and began rough schematic layouts. Weeks five and six were spent refining schematic layouts and developing sustainable elements, culminating in a midterm review in Redmond. Based on feedback received at the midterm, students further developed their projects until the final presentation during week ten. Final products ranged in development between students.

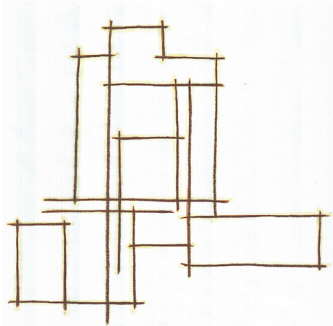
Student Proposals

Katie Bushman

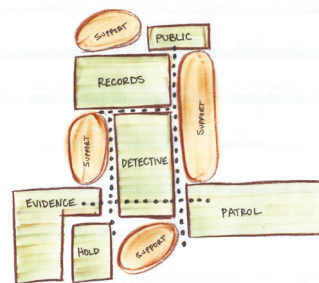


This design is governed by the versatile idea of “light.” It is a symbol of safety and knowledge, two core ideals of the Redmond Police Department. Sunlight is a leading focus in many sustainable building elements. Further, light is a fundamental design element that can ease user navigation and facilitate departmental connections.

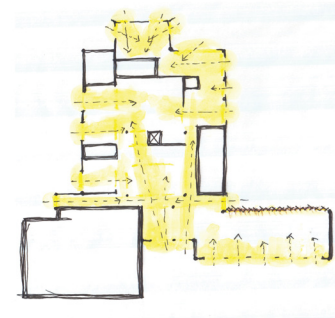
This design emphasizes light in its open, well-lit public spaces. A large amount of glazing on the street-side of the building gives a feeling of transparency to the building; a projecting covered entrance invites people inside. In the police workspace, daylight was utilized as much as possible to create a comfortable workspace that is easily navigable. The finished product is a warm, inviting space that is both comfortable for the daily workforce users and visiting public.



Regulating Lines



Program Adjacencies

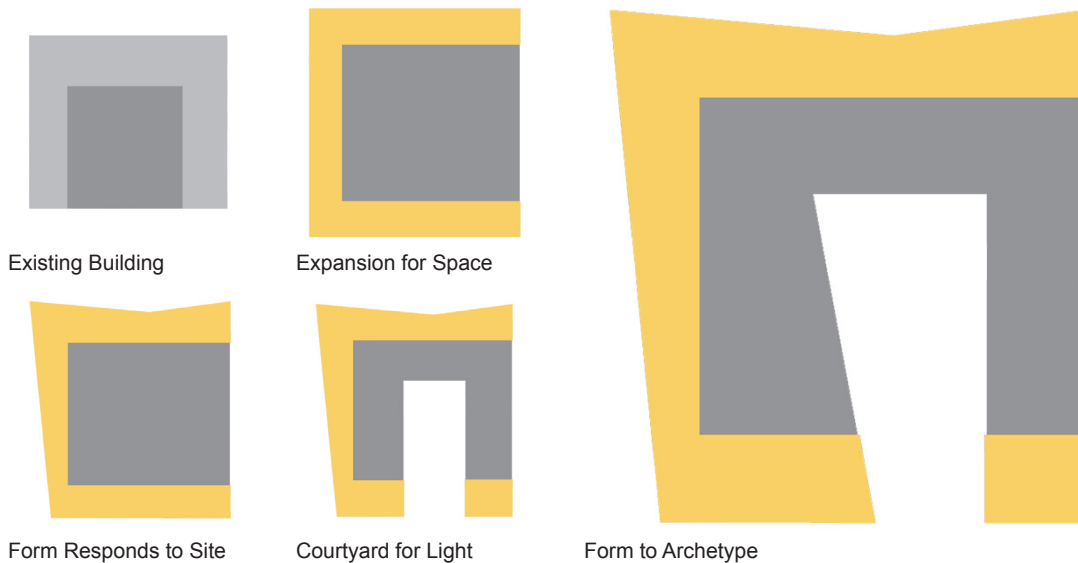


Daylight

Brady Davidson



This design proposes that the new public safety facility acts as a catalyst for development in Redmond. The most prominent feature of this design is the expansive glass facade on the second floor. Illuminated at night, it acts as a beacon at one of the busiest intersections in Redmond. This material choice is also symbolic of the transparency the public expects from a police force. Inside, a generous public lobby and meeting room convey the feeling that this building is just as much for the community as it is for the police department. Addressing functionality, there is a clear separation of public and private spaces, creating a space that feels safe for working officers and administrative staff. Additionally, a generous courtyard in the middle of the structure reaches out to the back of the building, providing natural light and ventilation to the majority of the building. Ultimately, this design keeps in mind Redmond's plans for urban growth and speaks to the city's tight-knit community values.



Sara Hansen



This proposal utilizes the existing structure and organizes the program elements to establish a structured exterior. This allows the interior to be more fluid while maintaining a high level of security. The use of natural materials in both the interior and exterior connects the building to its environment and provides softer elements to an otherwise rigid program. Along with the reuse of existing structures, this design incorporates sustainable building solutions in the utilization of daylight, solar panel installations, and rainwater-collecting bioswales.

Jess Kokkeler



This design focused heavily on the security necessities of a public safety facility. There was clear emphasis placed on the separation of public and private spaces and, furthermore, on the reinforcement of private spaces in order to create a safe working environment for the Redmond Police Department.

Public spaces are clearly defined, directing movement through accessible spaces. Connections to the private police workplace are primarily visual and physical connections are tightly controlled. In the police workspace, daylight was a driving design element. A central skylight opens and calms the space; secure windows were placed in order to access additional daylight throughout the building.

Kayla McCurley



This proposal explored the public-private dichotomy of a police station. That is, a public safety facility must be both welcoming to the public as well as secure for the police department. This desire to present a friendly face was repeated multiple times by interviewed officers. The finished design takes inspiration from the nearby Three Sisters mountain range with a solid and secure base that becomes light and airy at the top. This allows for the new facility to become a beacon for the community while still maintaining security.

In regards to sustainability, this proposal uses the abundant daylight in Redmond. Added glazing and a central skylight warm the space and creates a comfortable environment. Solar panels installed on covered parking structures capture green energy for the project. Finally, a bioswale on the site collects and filters water runoff before releasing it slowly back into the environment.

Aryana Motahari



This project focused on the relationship between the police department and the Redmond community. This project also aims to create and embody a sustainable vision for Redmond's future development, incorporating sustainable strategies to forward a greener Redmond.



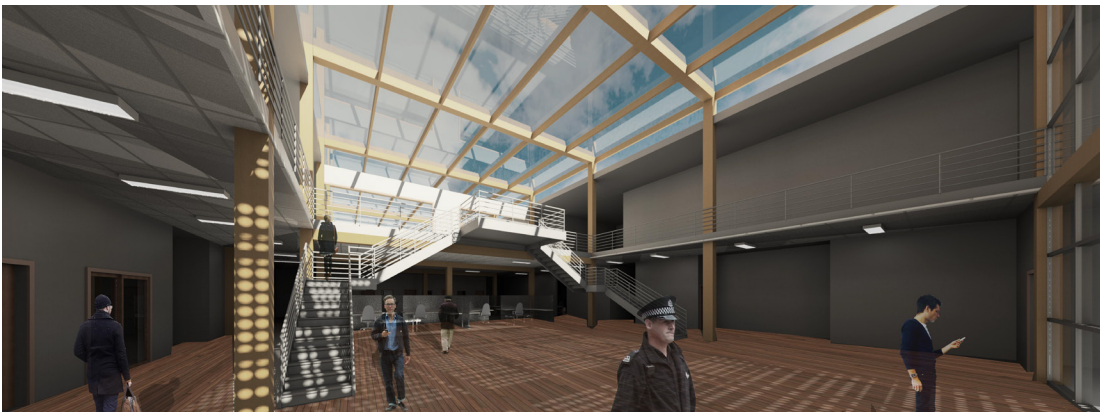
The public elements of this design are intended to be open and approachable, highlighting Redmond's sense of community. A glazed addition on the street side symbolizes transparency between the department and the public. On the private side, glazing is utilized to bring light into the building, creating a bright and open work environment. The large expanses of glazing take advantage of the natural daylight in Redmond, reducing energy costs, and proposed solar panel installations further the sustainable potential of this design.

Brad Phillips



This proposal focused on functional and sustainable design elements. The design aims to reflect Redmond's potential for sustainable growth as well as the city's emphasis on community-building.

The program elements of this design are organized around a central hub that acts as a busy, multipurpose space in the building. As the building progresses from inside to outside, the organization becomes more secure and structured, from open space to workspace to closed workspace. The secure shell of the building is interrupted by a public space that is designed to appear warm and welcoming to the public but with hidden security measures, such as hidden cameras and bullet-proof glass, to maintain a safe and comfortable environment for the police department workers.



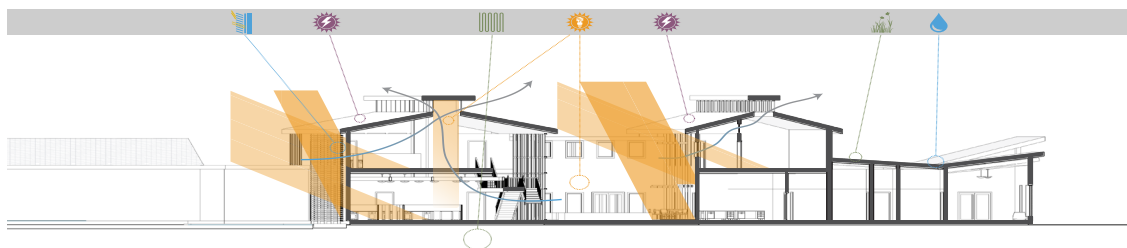
The other driving force behind this design is sustainability; the design aims to be a template and example for future sustainable projects in the city. This design takes advantage of Redmond's abundant daylight. Glazing fixtures both light and warm the building, and solar panel installations generate green energy.

Lindsay Rasmussen

The driving forces of this proposal were the strong sense of community in Redmond and the city's desire to adopt a sustainable identity. This proposal attempted to satisfy these needs through a net-zero design.



Net-zero energy buildings are highly efficient buildings that, throughout a single calendar year, produce more energy than they consume. This design utilizes daylight as a sustainable resource. Additionally, the design calls for passive ventilation, energy-efficient glazing and insulation, and a bioswale onsite. While this proposal did not reach net-zero, these sustainable design elements reduced the embodied energy from 49 pEUI (predicted energy use intensity, a measure of a building's energy consumption divided by its gross square footage, in kBtu/ft²/year) to seven pEUI, effectively reducing the yearly energy costs by an estimated 60 percent.



Amy Rose Smith

This design proposal had three main goals: To create a secure work environment for the Redmond Police Department, preserve as much of the existing structure as possible, and design a comfortable and healthy workspace.

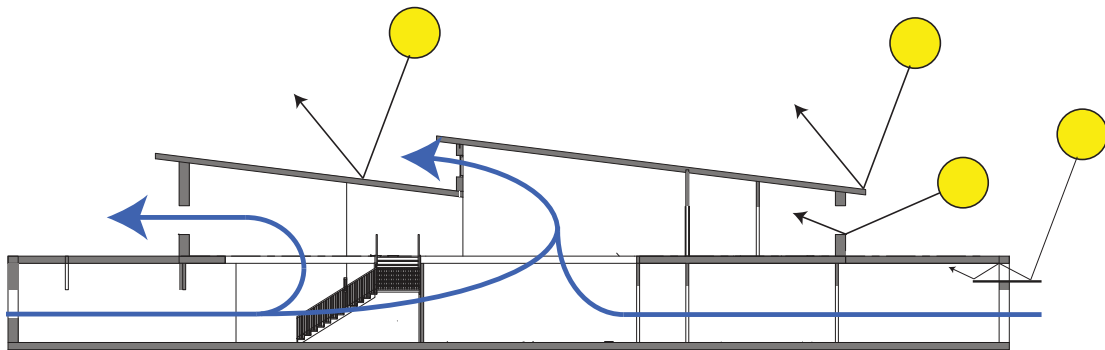
The program elements in this design are organized in order to maximize efficiency. Program elements that require proximity, such as record storage and reception, are grouped on the ground floor while peripheral elements are grouped on the second floor. These are all arranged around a central courtyard, improving visibility and wayfinding while also promoting a healthy and active work environment. In regards to security, the public spaces in this building are firmly separate from the police workspaces.



Patrick Taylor

This design proposal was driven by the close community and its relationship to the police department. It aimed to create a public safety facility that, while serving the needs of the officers, also offered a friendly space to the community. As the site is located at a busy intersection, this design connected with the street in order to present a welcoming front to the building. Public spaces are oriented towards the street and include natural materials to create a calm and warm environment.

This project also included sustainable design elements to fit in with Redmond's vision for the future. Natural ventilation takes advantage of the north-south orientation of the building, pulling air through the building for cooling on warm days. Further, the angled roof design maximizes daylight exposure on the north side of the site, utilizing daylight to brighten the building without overheating it.

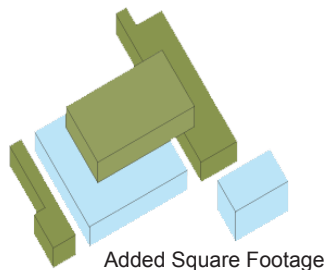


Passive Heating, Cooling, & Ventilation

Katrina Tran



The main objective of this design was to create a highly functional and efficient space with as little addition as possible to the existing building, creating a solid base for a department that will inevitably need additional space in the future. This design also aimed to provide officers with a comfortable, modern work environment. Use of reclaimed materials was incorporated to create an inviting space and highlight the new addition.



Added Square Footage



Circulation



Degrees of Security

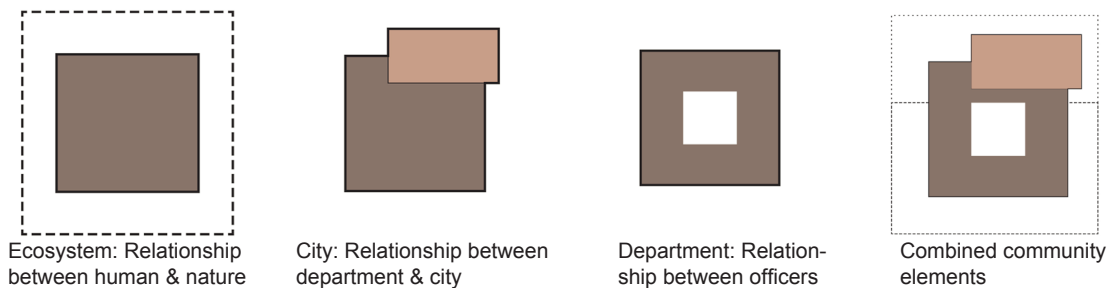
This design organized program elements around a central building core. The core acts as a working hub for the department, housing patrol and detective workspaces underneath a large skylight that provides daylight to the building. This organization allows for a tight circulation path and easy wayfinding.

Sustainability is also an important focus in this project. The south-facing covered parking structures are ideal for solar panel installations. Additionally, a bioswale on the northwest corner drains and filters city runoff water. Finally, the design calls for the use of reclaimed materials in the interior and exterior of the building, reducing costs and giving the sterile concrete building a warm and inviting appearance.

Hieu Vo



This design proposal was very community-driven. In researching the word “police,” the root word, “polis,” means “city” or “community.” This focus on community led to another design philosophy, that of 20/80. Simply put, the philosophy calls for a richer palette in twenty percent of the building space and a modest palette in the remaining eighty percent. Combining this philosophy with a focus on community, this proposal suggests that the 20 percent be focused on community spaces in order to reinforce the department’s good relationship with the public.



However, just because special attention is given to the public building spaces, this does not mean that the department’s workspace is left to the wayside. Like other designs, the private program elements in this design are organized around a central core, in this case a courtyard. This space provides officers with a multipurpose green space in the secure space of the building. Added glazing and the use of natural materials creates a comfortable work environment.

Conclusion

The project set before students in this class was to design an adaptive reuse public safety facility for the Redmond Police Department. City analysis and interviews with the department influenced the designs to varying degrees. The main themes that emerged amongst the proposals were: Fostering a positive community-department relationship, maintaining security, use of sustainable design elements, and organization of program elements around a central core. Taken in combination, these considerations seem to satisfy the needs of both the police department and the City of Redmond as a whole by providing them both with a new facility that embodies Redmond's vision for the future while still maintaining all the functional necessities for the police department.

Community Relationship

Early in the design process, Redmond officers emphasized their excellent relationship with the community. They explained that this was in part due to the tight-knit community the city has so carefully fostered as well as the department's efforts to maintain that civil relationship. The frequency with which this community focus came up demonstrated the importance of a welcoming front to designs.

With few exceptions, most students talked about preserving a positive community relationship through their designs. Students detailed warm and inviting street-side facades as well as comfortable public spaces within the building. Many of the designs agreed that the use of natural materials and natural light fostered this idea of a peaceful community-police relationship.

Some students took this idea further by engaging with a streetscape that is currently less than inviting. Several designs introduced the idea of the public entrance extending towards the street in the form of a covered walkway. One student suggested that some community members coming to a police station would want privacy and proposed a natural barrier between the busy street and the entrance.

Security

Security is an important concern when designing a public safety facility. Police officers work high stress jobs that have the potential to turn violent. Preventing violence in the workplace is essential to both officer safety and peace of mind. During a tour of the current facility, students noted the many security measures throughout the building. Some of these keep the public from accessing the police workspace. Others keep officers from accessing sensitive materials, such as records or evidence, without supervision.

All students recognized the huge concern over security. There was a strong emphasis placed on the strict separation between public and private spaces in

the building. Further, all of the proposals included extensive secure parking at the rear of the building. Police Chief Tarbet also expressed security concerns over the open lawn on the northwest corner of the site. Many students proposed solving this concern with a bioswale. The natural water filters are usually steeply sloped and heavily vegetated, discouraging people from climbing through one in order to get right up to the building.

Sustainability

Though not in the initial design brief drafted by the city, the visit to the Redmond Police Department showed that the officers and other city officials had great interest in incorporating sustainable design elements into the project. Redmond, they said, was looking to rebrand itself as the sustainable center of Central Oregon. As the architecture program at the University of Oregon emphasizes sustainable design, students were excited to incorporate these ideas into their designs.

A common design element in nearly all the proposals is the suggestion that covered parking at the south of the site have solar panels installed on the required covered parking structures. The covered parking is located at the south end of the site in all of the designs, the ideal orientation for solar panels. Further, Redmond is located in a desert climate and usually sunny throughout the year, meaning the solar panels would generate energy nearly all year. Additionally, as a public building, highly visible solar panels can appease citizens who feel that public buildings should avoid excessive spending.

Another common design element, mentioned briefly in the last section, is a bioswale. Bioswales are plant installations that slope steeply downwards for drainage. Runoff water on the site flows through a bioswale, which filters the water naturally through vegetation and also slowly introduces that water back into the environment. They are excellent water management tools that can reduce hard mineral build-up in water, prevent flooding, and provide a site with green spaces.

However, the most thorough inclusion of sustainable practices was in Lindsay Rasmussen's project (page 18), which attempted to reduce energy consumption to net-zero and very nearly succeeded. Her design began with as small a footprint as could be managed. It then incorporated passive heating, cooling, and ventilation techniques as well as additional insulation, radiant heating, solar power, and a bioswale. All of these design elements combined reduced the building's net energy costs by approximately 60 percent.

Building Core

All of the design proposals organized program elements around a central building core. Yet these spaces served vastly different functions depending on the designs. These core areas were designed as circulation spaces, work spaces, and outdoor

courtyards in different designs. The function of these core spaces generally reflected the overall design goals of the proposal. Students who utilized the core for circulation were focused on clear wayfinding in their building. Students with workspace cores described their schemes around ideas of workplace community and open space. Finally, students with courtyard cores emphasized healthy workplaces in regards to access to a retreat or green space. Throughout all of the schemes, though, the emphasis on activity and tight-knit workspaces remained constant.

Ultimately, these student designs propose a welcoming, sustainable space for both police department employees and Redmond citizens. The designs aim to fit Redmond's vision for sustainable future growth and maintain the existing tight-knit community feeling. Further, these proposals hope to present ideas for a public safety facility that the Redmond Police Department can use and enjoy for the foreseeable future.

Appendix 1: Program Requirements

The following are the program requirements as specified by Redmond Police Chief Dave Tarbet.

Program Element	Sq. Ft.	Quantity
Lobby/Waiting Area	400	1
Lobby Interview Room	140	1
Lobby Public Restrooms	120	2
Public Fingerprint Room	100	1
Receptionist Area	300	1
Public Meeting Room	1400	1
Records Supervisor Office	230	1
Records Room	600	1
Records Work Area	1200	1
Patrol Room - 10 workstations	900	1
Sergeant Offices	240	2
Roll Call Room	700	1
SWAT Armory	400	1
Detectives' Offices	600	1
Detective Sergeant Office	230	1
Major Crimes Room	400	1
SRO Sergeant's Office	230	1
SRO Office	200	1
Future Street Crimes Unit Work Area	400	1
Future Street Crimes Unit Sgt. Office	230	1
Detective Conference Room	350	1
Forensic Computer Examiner Work Area	400	1
Forensic Computer Examiner Office	100	1
Chief Office	410	1
Captain Offices	340	2
Lieutenant Offices	230	5
Executive Assistant Office	230	1
Assistant to Captain(s) Office	160	1
Workout Room	900	1
Male Locker Room	900	1
Female Locker Room	500	1
Mail Room / Copier / Processing Area	550	1
Employee Break Room / Kitchenette	1200	1
Weapons Armory	200	1
K-9 Unit	120	1



Program Element	Sq. Ft.	Quantity
Restrooms	120	2
Admin. Restrooms	120	2
Maintenance / HVAC / IT Janitorial Closets	30	3
Soft Interview Room	120	2
Hard Interview Room	120	5
Audio-Visual Viewing Room	120	1
Evidence Processing Room	200	1
Evidence Room	1400	1
Evidence Storage Outbuilding	1600	1
Booking / Processing Area	400	3
Holding Cells	100	2
Shower Cell	40	1
Solitary Cell	60	1
Detention Area Storage	40	2
Detention Area Bathrooms	120	2
Sally Port	600	1
Secure Parking for 20 Police Vehicles		
Secure Parking for 40 Employee Vehicles		
Secure Parking for 2 Vans		
Public Parking for 10-20 Vehicles		