

# INGLESIDE POLICE STATION REPLACEMENT

## CDR PHASE 1

SEPTEMBER 2025



# PROJECT INTRODUCTION

## INTRODUCTIONS

**PREVIOUS CDR CONCEPT PRESENTATION (OCT 2022)** – Historic Renovation & 2 New Buildings

**CURRENT CDR PHASE 1 PRESENTATION (TODAY)** – Historic Renovation & 1 New Building

Same Goals, Reduced Size

**COMMUNITY OUTREACH** – September 15, 2025

**PUBLIC ART** – Meetings to commence in October 2025

## PROJECT OBJECTIVES

Expand facility to meet program needs with 15,500 sf of New Construction + 20,000 sf renovation of Historic Building

## PROJECT FUNDING – ESER 2020

Funds seismic & other upgrades to first responder facilities to ensure a quick response after a major earthquake or disaster

Existing Historic Ingleside Station is a high seismic risk



# DESIGN GOALS

**1. COMMUNITY-FRIENDLY DESIGN**

**2. UNIFIED CAMPUS DESIGN**

**3. SECURE BUILDINGS + CAMPUS**





# LOCATION



PRECINCT MAP



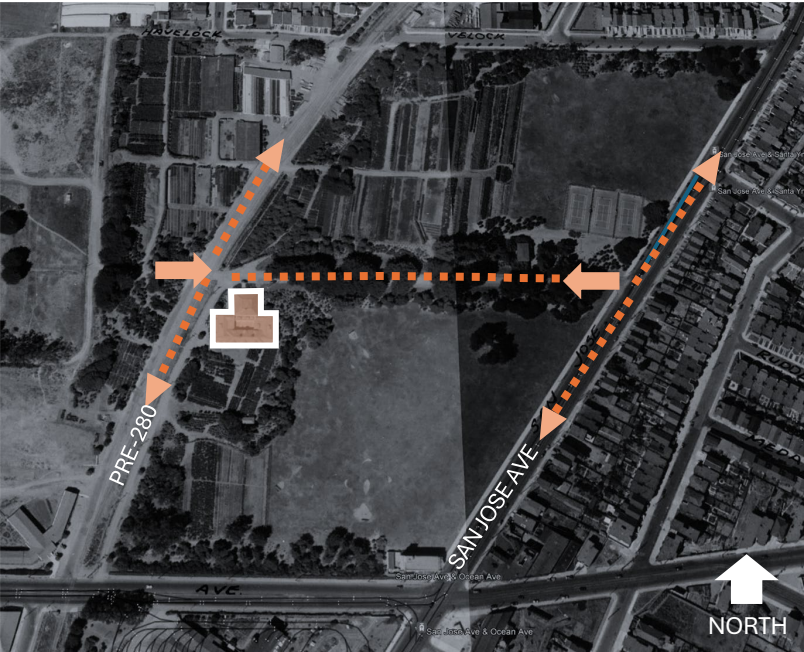


# SITE CONTEXT

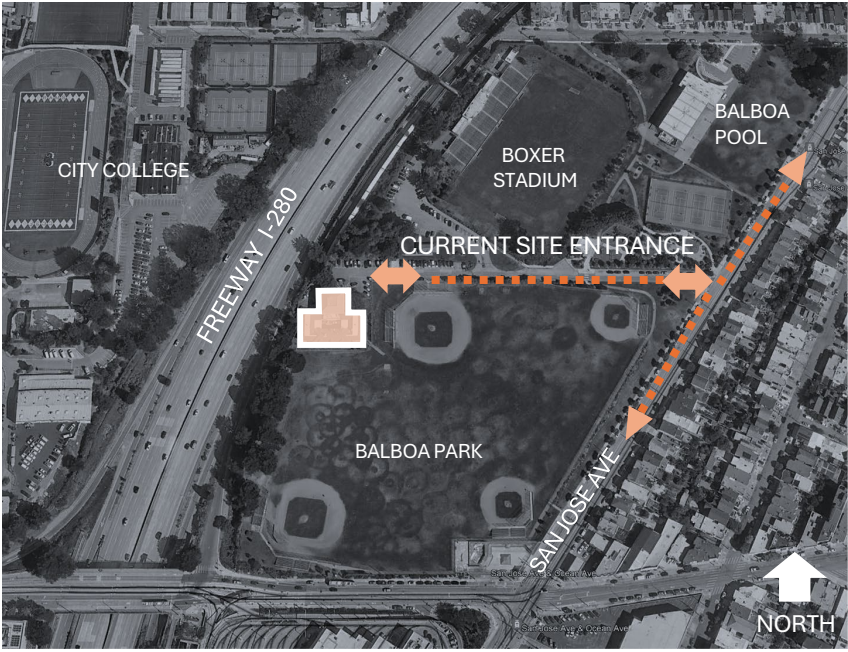




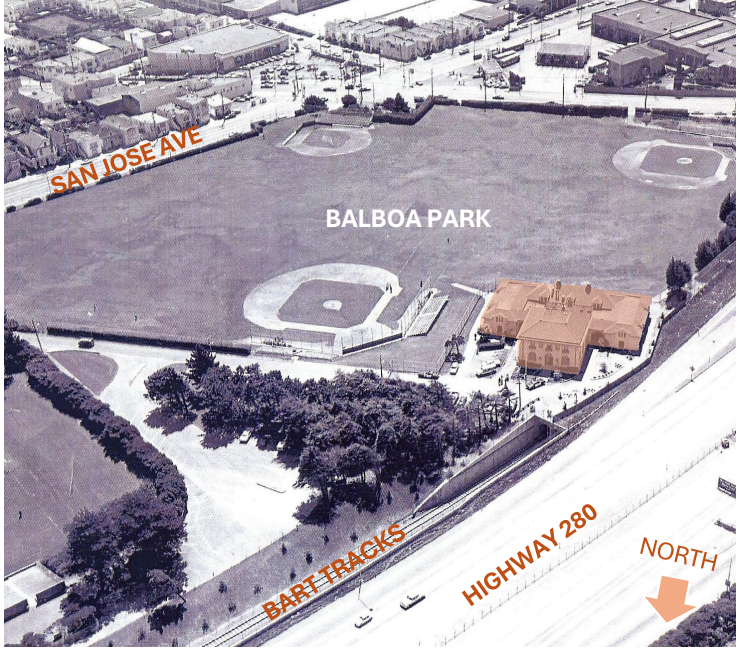
# SITE ACCESS



PRE-280: 2-WAY ACCESS



POST-280: ONE-WAY ACCESS

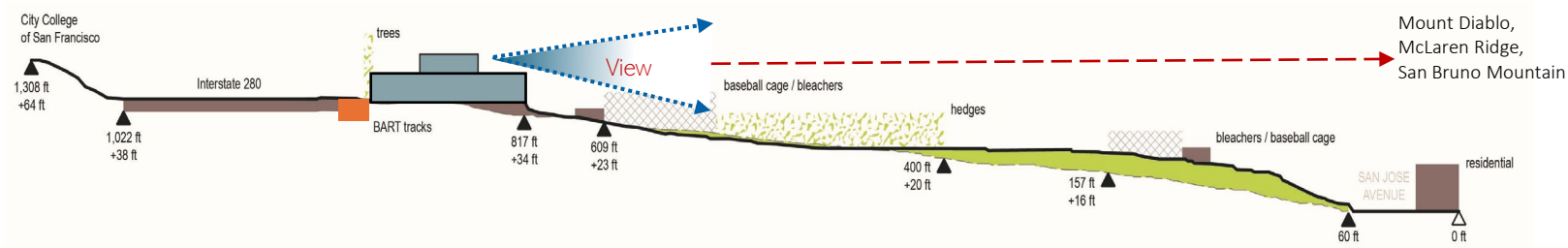
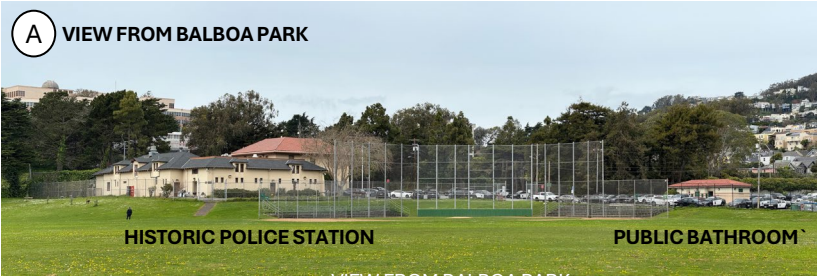
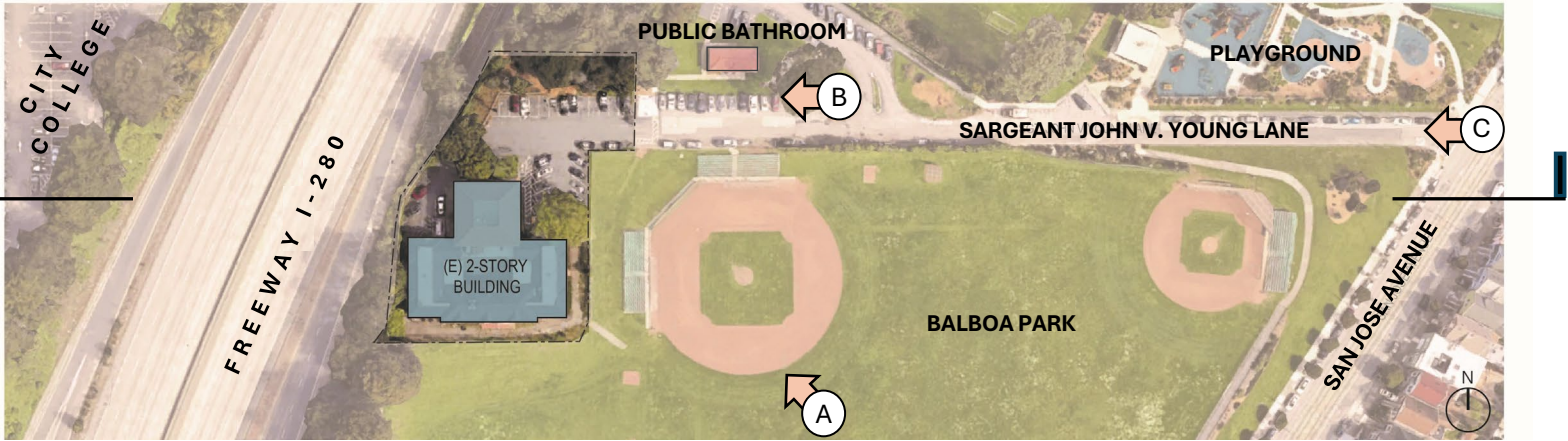


TODAY





# SITE CONDITIONS



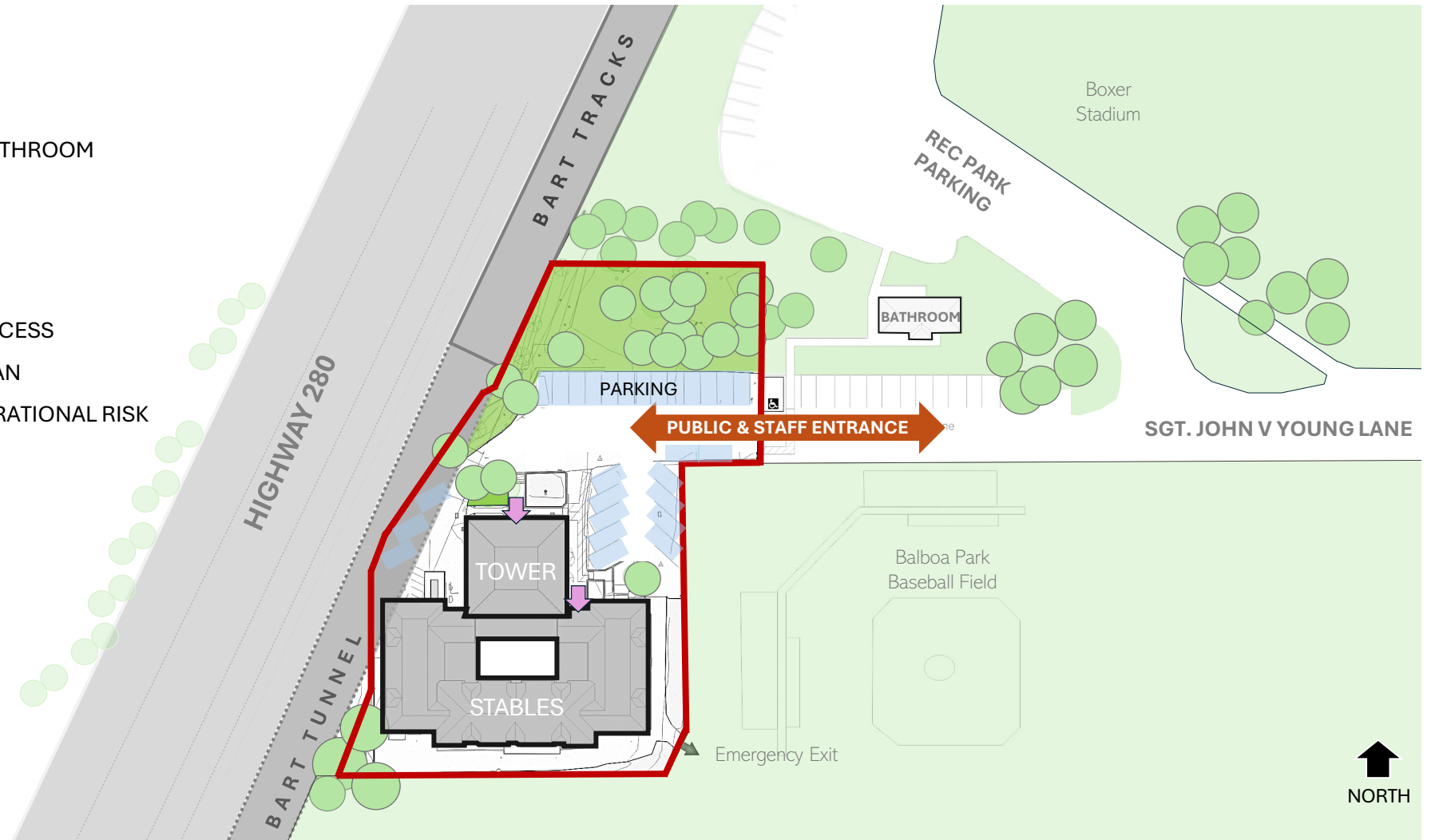
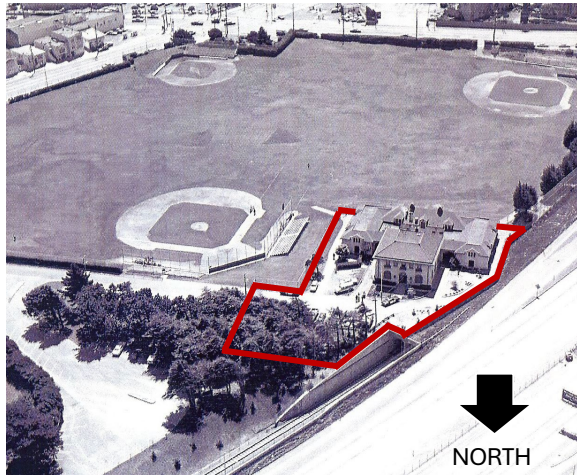
# SITE CHALLENGES

## DEVELOPABLE AREA CONSTRAINTS

- BART RUNS UNDER WEST EDGE OF SITE
- SURROUNDED BY REC PARK PROPERTY
- CLOSE ADJACENCY TO REC PARK PUBLIC BATHROOM
- HISTORIC BUILDING TO REMAIN

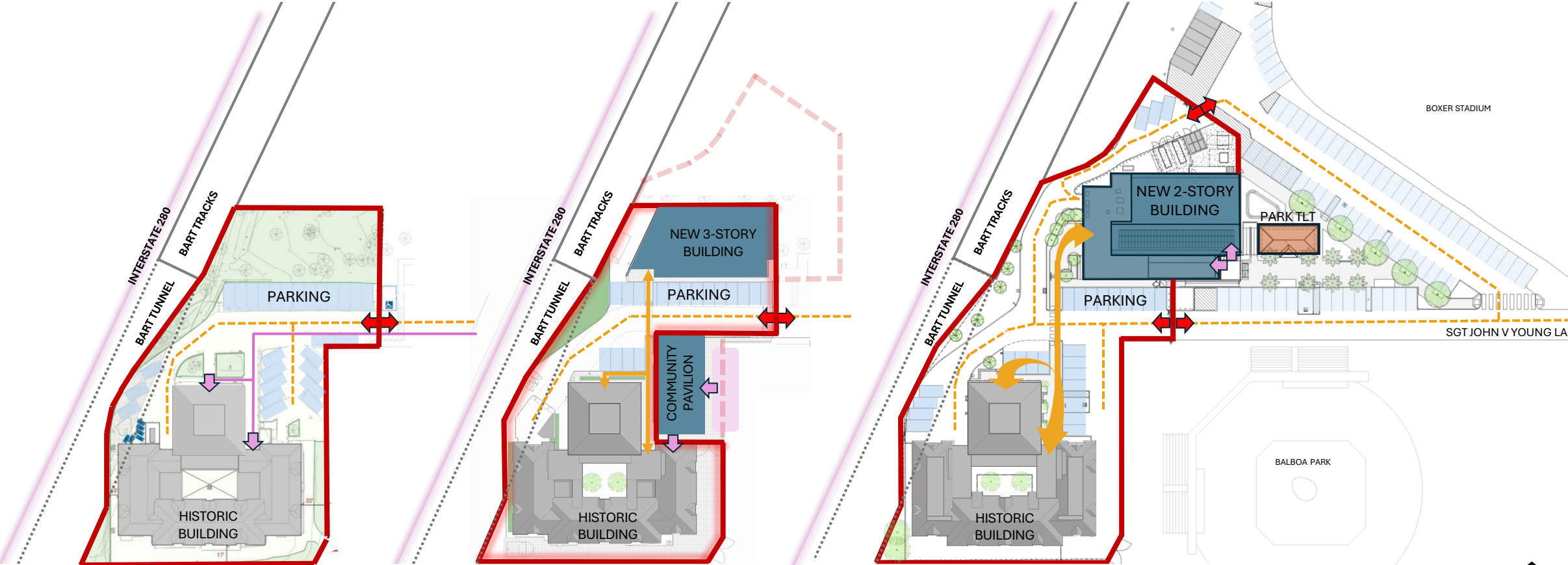
## SITE ACCESS CONCERNS

- ONLY ONE ENTRANCE TO CAMPUS
- PUBLIC ACCESS MINGLED WITH SECURE ACCESS
- VEHICLE ACCESS MINGLED WITH PEDESTRIAN
- VEHICULAR DEAD END IS A SECURITY + OPERATIONAL RISK





# PROJECT EVOLUTION



EXISTING

CONCEPT  
(2022)

PROPOSED

- ↔ SECURE SITE ACCESS
  - SECURE SITE BOUNDARY
  - STAFF ACCESS BETWEEN BUILDINGS
  - - - STAFF VEHICULAR ACCESS
  - ▶ PUBLIC PEDESTRIAN ACCESS
- ↑ NORTH



# PROPOSED SITE PLAN

## SITE

- EXPANDED SITE BOUNDARY
- NEW DRIVEWAY AT EDGE OF SITE FOR IMPROVED ACCESS
- VEHICULAR THROUGH-ACCESS (NO DEAD END)

## COMMUNITY WELCOMING PRESENCE

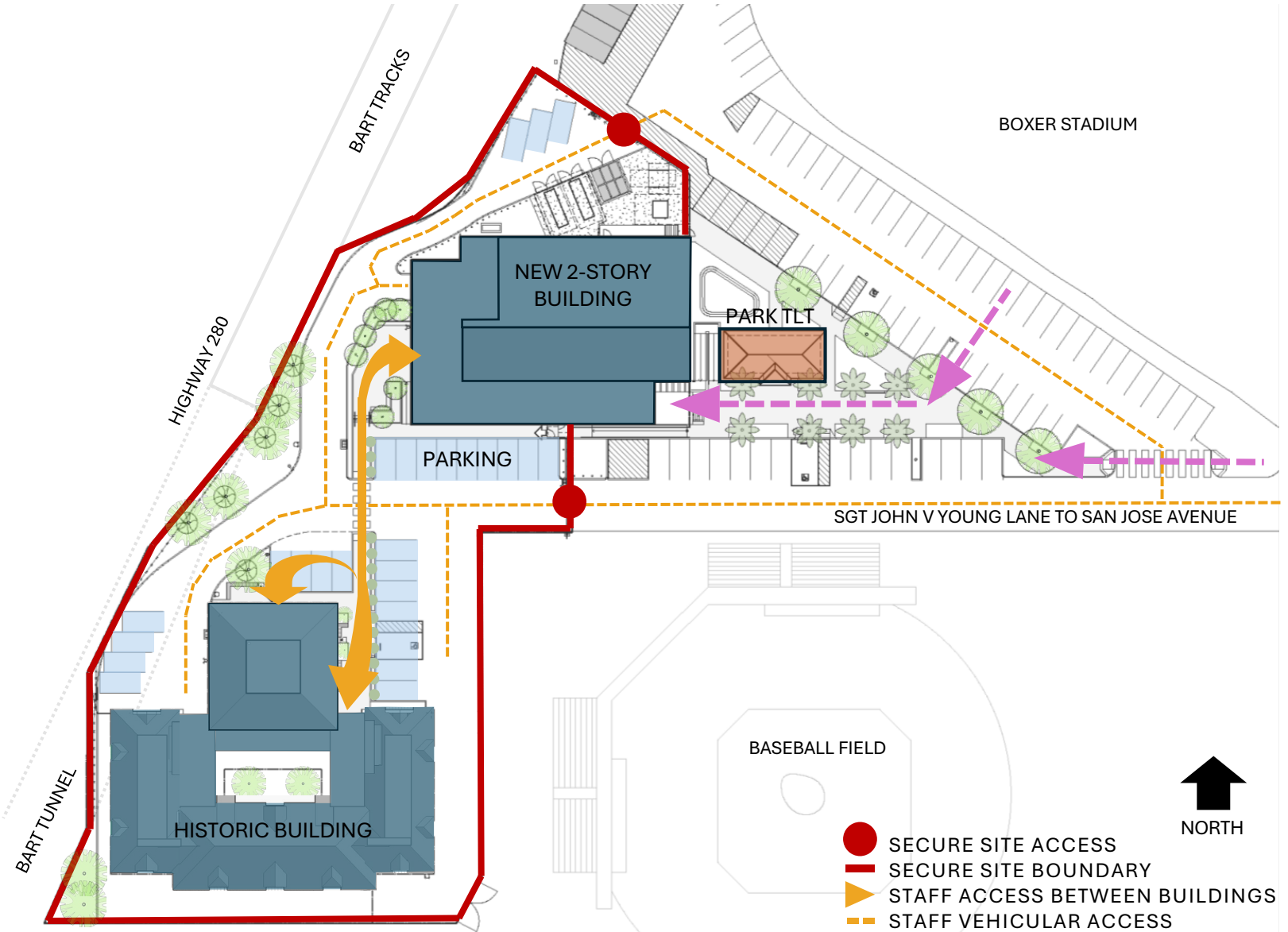
- NEW BUILDING HAS PROMINENTLY LOCATED PUBLIC ENTRANCE FACING NEIGHBORHOOD

## SECURE CAMPUS + BUILDING DESIGN

- FULLY FENCED
- 2 SECURE SITE ACCESS POINTS
- SEPARATION OF PUBLIC & POLICE ACCESS
- PROTECTED STAFF CONNECTION BETWEEN BUILDINGS

## HISTORIC BUILDING

- SEISMIC UPGRADE & RENOVATION

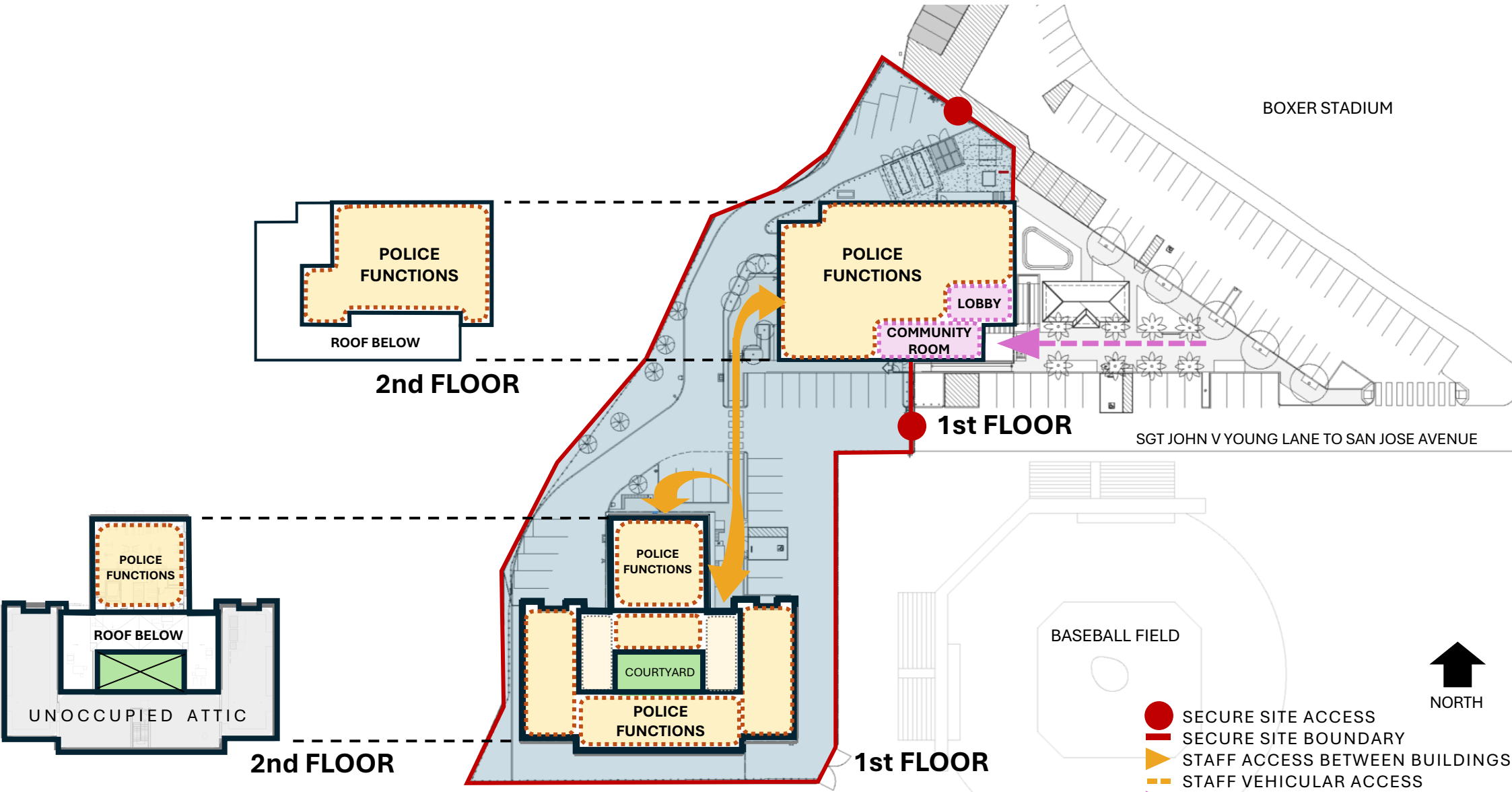


- SECURE SITE ACCESS
- SECURE SITE BOUNDARY
- STAFF ACCESS BETWEEN BUILDINGS
- - STAFF VEHICULAR ACCESS
- - PUBLIC PEDESTRIAN ACCESS





# BUILDING PROGRAM



# PREVIOUS CONCEPT DESIGN (2022): MASSING



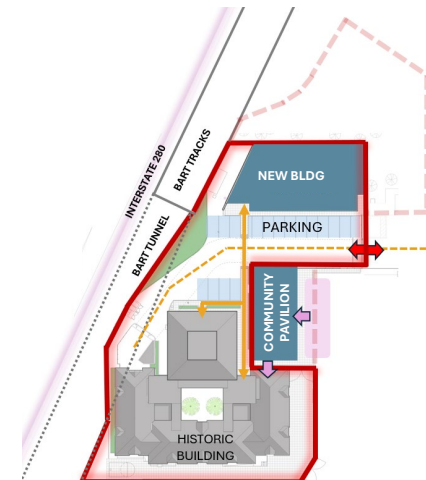
## BUILDING MASSING

### PREVIOUS CONCEPT DESIGN

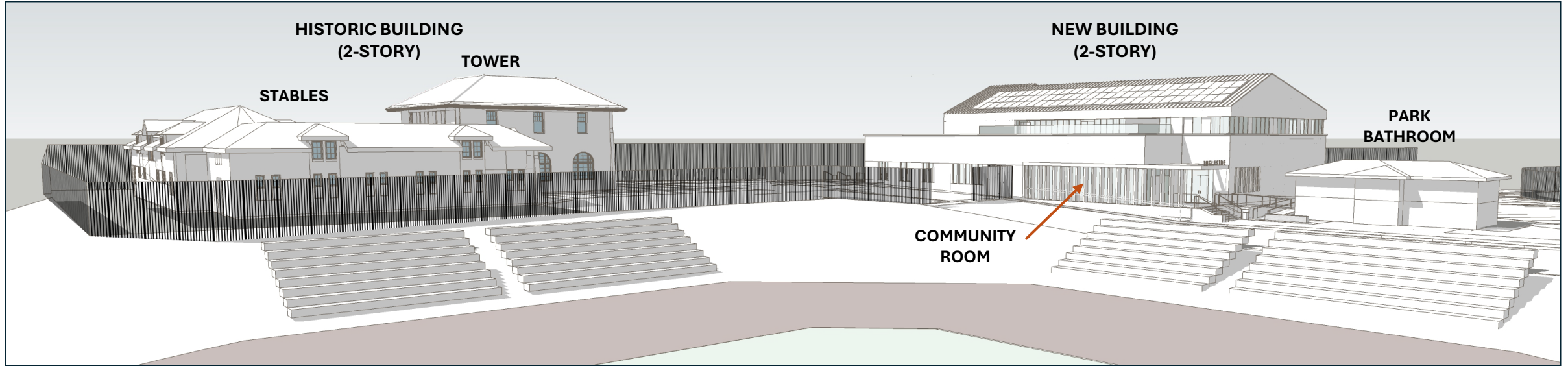
- 3-STORY NEW BUILDING, FLAT ROOF
- FREE-STANDING COMMUNITY PAVILION ACCESSED FROM PARK-SIDE
- FULL USE AND RESTORATION OF HISTORIC BUILDING

### CDR COMMENTS

- DOES NOT SUCCEED IN ACHIEVING A UNIFIED CAMPUS CHARACTER,
- NEW BUILDING DESIGN + HISTORIC BUILDING FEEL DISSONANT



# PROPOSED DESIGN: MASSING



## UNIFIED CAMPUS DESIGN

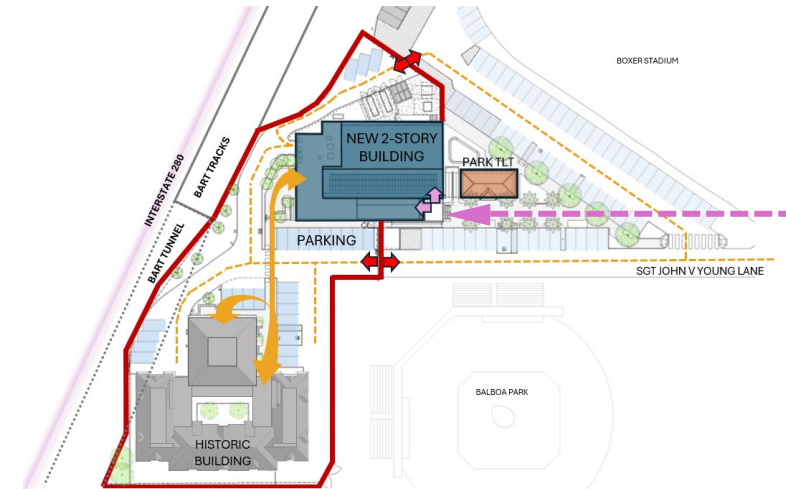
- REDUCED HEIGHT: NEW BUILDING IS 2-STORY; TOWER RETAINS PROMINENCE
- SLOPED ROOF SYNCHRONOUS WITH HISTORIC BUILDINGS
- LOW, ONE-STORY WRAPS BASE OF NEW BUILDING MUCH LIKE STABLES RELATE TO TOWER

## COMMUNITY WELCOMING PRESENCE

- COMMUNITY ROOM INTEGRATED INTO NEW BUILDING ACCESSED FROM BUILDING FRONT PORCH
- NEW BUILDING ORIENTED EAST TOWARD NEIGHBORHOOD

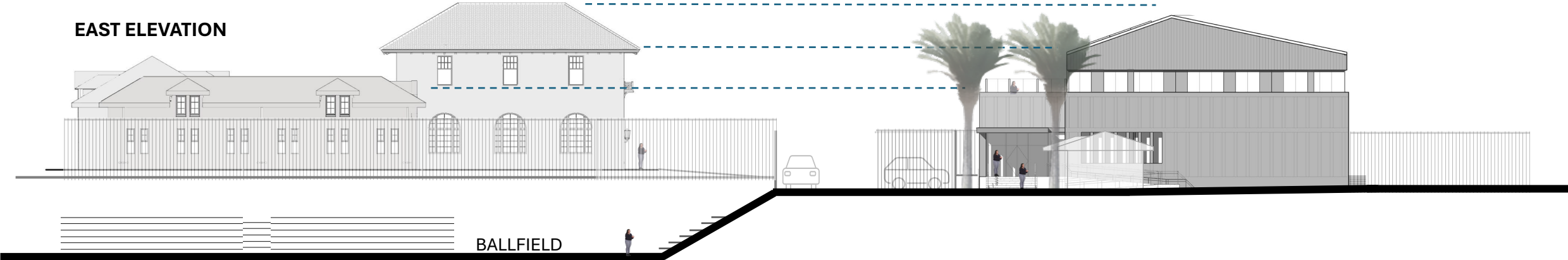
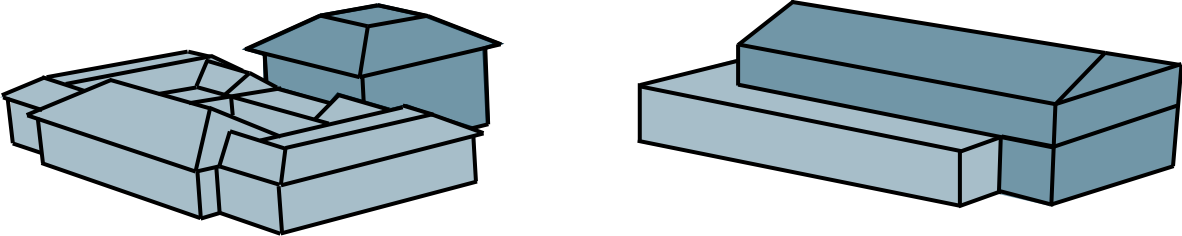
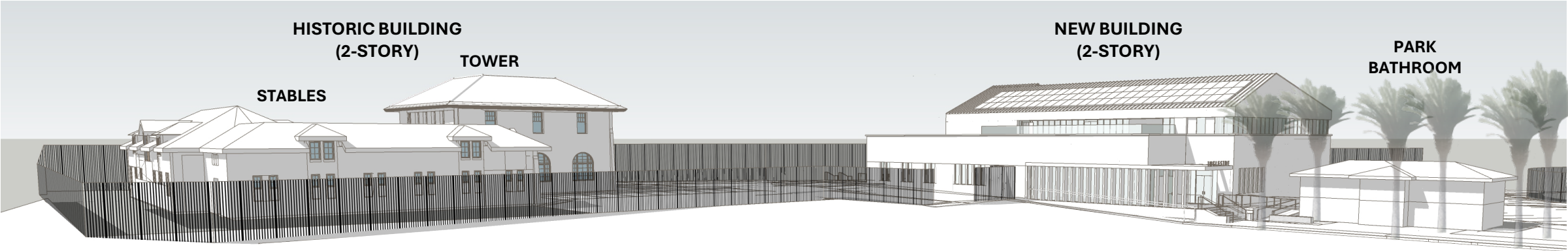
## SECURE CAMPUS + BUILDING DESIGN

- PUBLIC ACCESS OUTSIDE SECURE FENCE
- BALLISTIC RESISTANT FAÇADE & WINDOWS



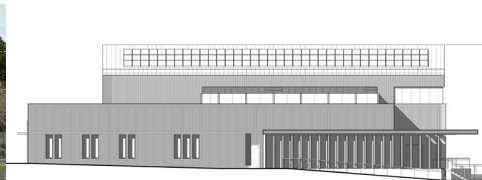


# UNIFIED CAMPUS DESIGN: MASSING





# UNIFIED CAMPUS DESIGN: COLOR + MATERIALS



TEXTURED CEMENTITIOUS CLADDING + FINS



TEXTURED CEMENTITIOUS CLADDING METAL FINS



COLOR METAL FINS + ENTRY DEFINITION

**WALL COLOR** SIMILAR COLOR RANGE AT HISTORIC AND NEW  
**WALL MATERIAL** CEMENTITIOUS BALLISTIC RESISTANT ASSEMBLY IN PANELIZED SYSTEM, INTEGRATED REVEALS TO BREAK DOWN SCALE + PROVIDE TACTILE DETAIL

**ROOF COLOR** SIMILAR GREY RANGE AT HISTORIC STABLE AND NEW  
**ROOF MATERIAL** NEW STANDING SEAM METAL W SOLAR PANELS, TOWER REMAINS

**WINDOWS** BALLISTIC RESISTANT GLASS AND FRAMES.  
PUNCHED WINDOWS AT GROUND FLOOR REFERENCE HISTORIC STABLE WINDOWS, COMMUNITY AREA WINDOWS + OPENINGS MORE OPEN WHILE VISUALLY PROTECTED BY FINS AT SOUTH

**FINS AT ENTRY PORCH + COMMUNITY ROOM**  
PAINTED METAL OR CEMENTITIOUS W INTEGRAL COLOR THAT REFERENCES CLAY TILE OF HISTORIC TOWER





# COMMUNITY-FRIENDLY DESIGN



# COMMUNITY-FRIENDLY DESIGN





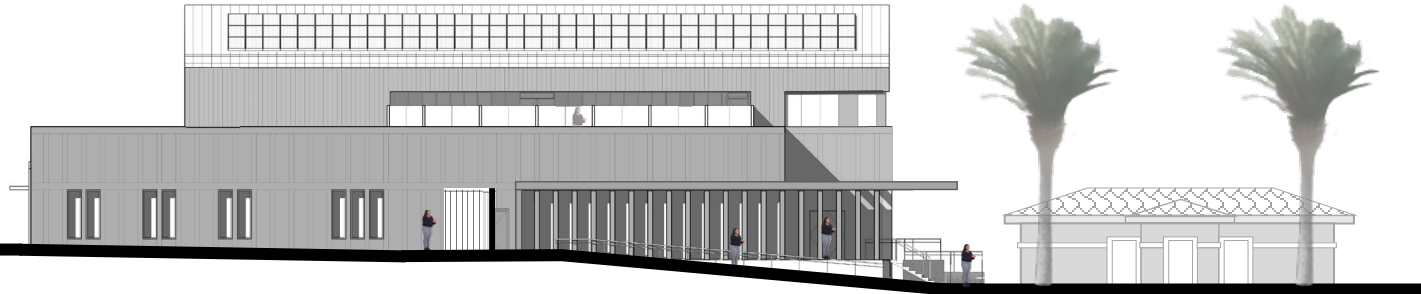
# STUDIES



STUDIES: COLOR, TEXTURE, MATERIAL, ROOF FORM, ENTRY



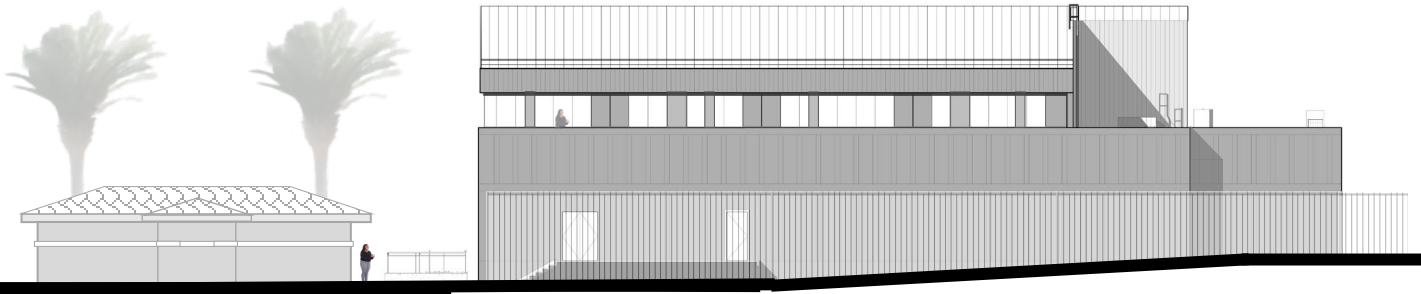
# NEW BUILDING ELEVATIONS



**SOUTH ELEVATION**  
PARTIALLY PUBLIC-FACING



**EAST ELEVATION**  
PUBLIC-FACING



**NORTH ELEVATION**  
BEHIND SEMI-OPAQUE FENCE



**WEST ELEVATION**  
INTERNAL TO CAMPUS





# LANDSCAPE SITE PLAN



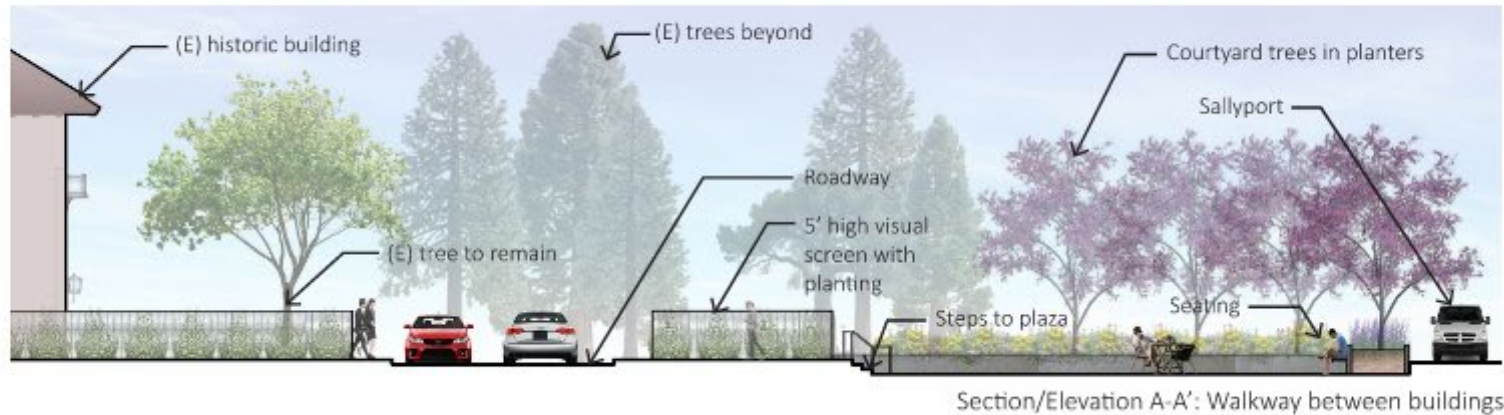
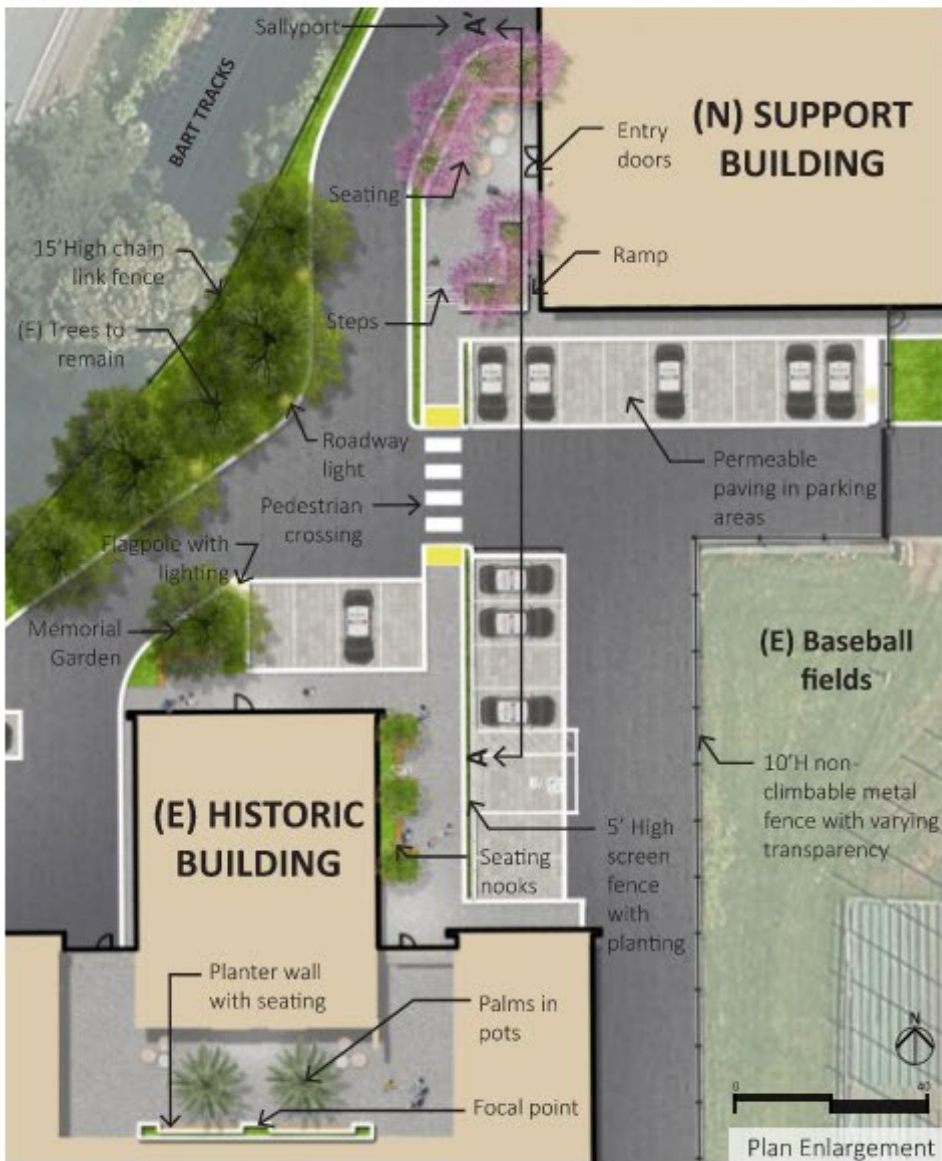


NEW BUILDING ENTRY





# INTERIOR CAMPUS SPACES





MATERIALS

FENCING



15' High chainlink fence



10' High metal fence



5' H screen fence

LIGHTING



Palm lights



Flagpole lights



Parking/Roadway Lights

PLANTERS



Cast-in-place concrete planters



Bioretention

PAVING



Permeable pavers



Concrete paving



Decomposed granite

FURNISHINGS



Wood-top built-in seating



Tables and chairs

FURNISHINGS



Pots



Focal point





# PLANTING

## TREES



Coast Live Oak  
*Quercus agrifolia*



Chaste Tree  
*Vitex agnus-castus*



Canary Island Palm  
*Phoenix canariensis*



Coast Redwood  
*Sequoia sempervirens*

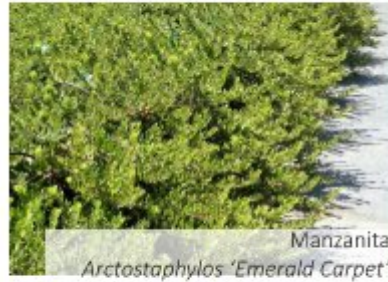


Olive  
*Olea europaea*



Queen Palms  
*Syagrus romanzoffiana*

## SHRUBS & GROUNDCOVERS



Manzanita  
*Arctostaphylos 'Emerald Carpet'*



Rocky Mountain Iris  
*Iris missouriensis*



Heavenly bamboo  
*Nandina domestica*



California Field Sedge  
*Carex praegracilis*



Foxtail Agave  
*Agave attenuata*



Spiny mat-rush  
*Lomandra longifolia*



California Wild Rose  
*Rosa californica*



Small Cape Rush  
*Chondropetalum tectorum*



Bush Anemone  
*Carpenteria californica*



Scarlet Monkeyflower  
*Mimulus cardinalis*



Thimbleberry  
*Rubus parviflorus*



Common rush  
*Juncus patens*



California Lilac  
*Ceanothus*



Pacific Wax Myrtle  
*Morella californica*



Star Jasmine  
*Trachelospermum jasminoides*



Bog Sage  
*Salvia uliginosa*

## BIORETENTION





# THANK YOU

