

# INGLESIDE POLICE STATION REPLACEMENT

## CDR PHASE 2

March 2026



# PROJECT INTRODUCTION

## INTRODUCTIONS

**CDR PHASE 1 PRESENTATION – 9/15/2025**

**CDR PHASE 2 PRESENTATION – TODAY**, presenting design progress & responding to comments

## COMMUNITY OUTREACH

## PUBLIC ART

## 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

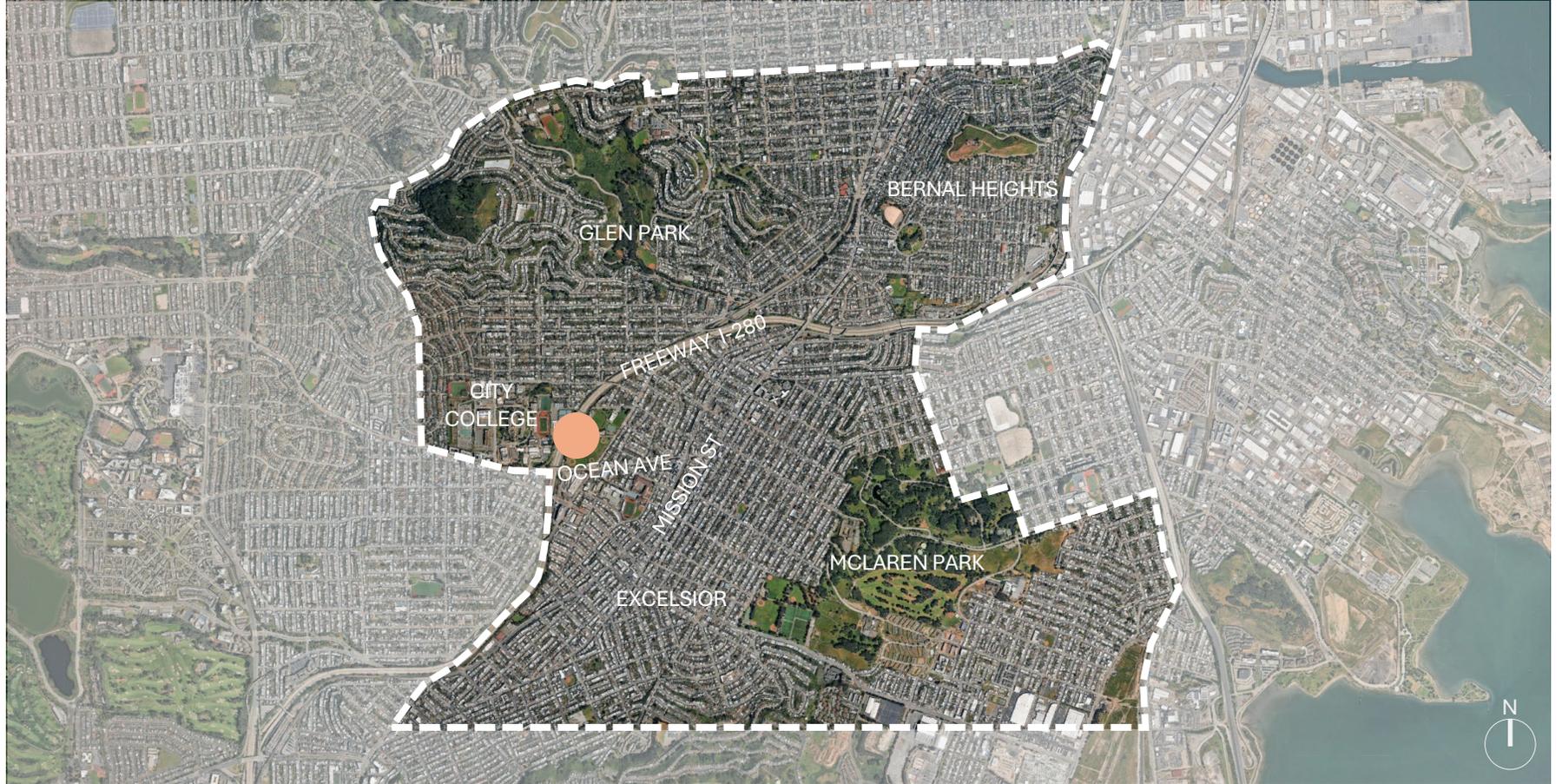


# LOCATION

VICINITY MAP



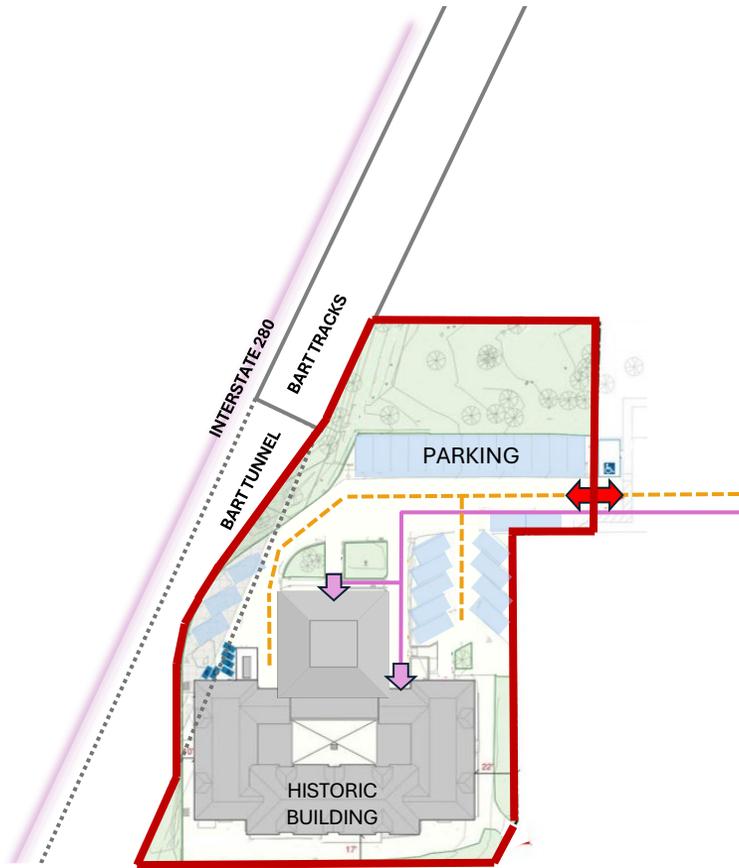
PRECINCT MAP



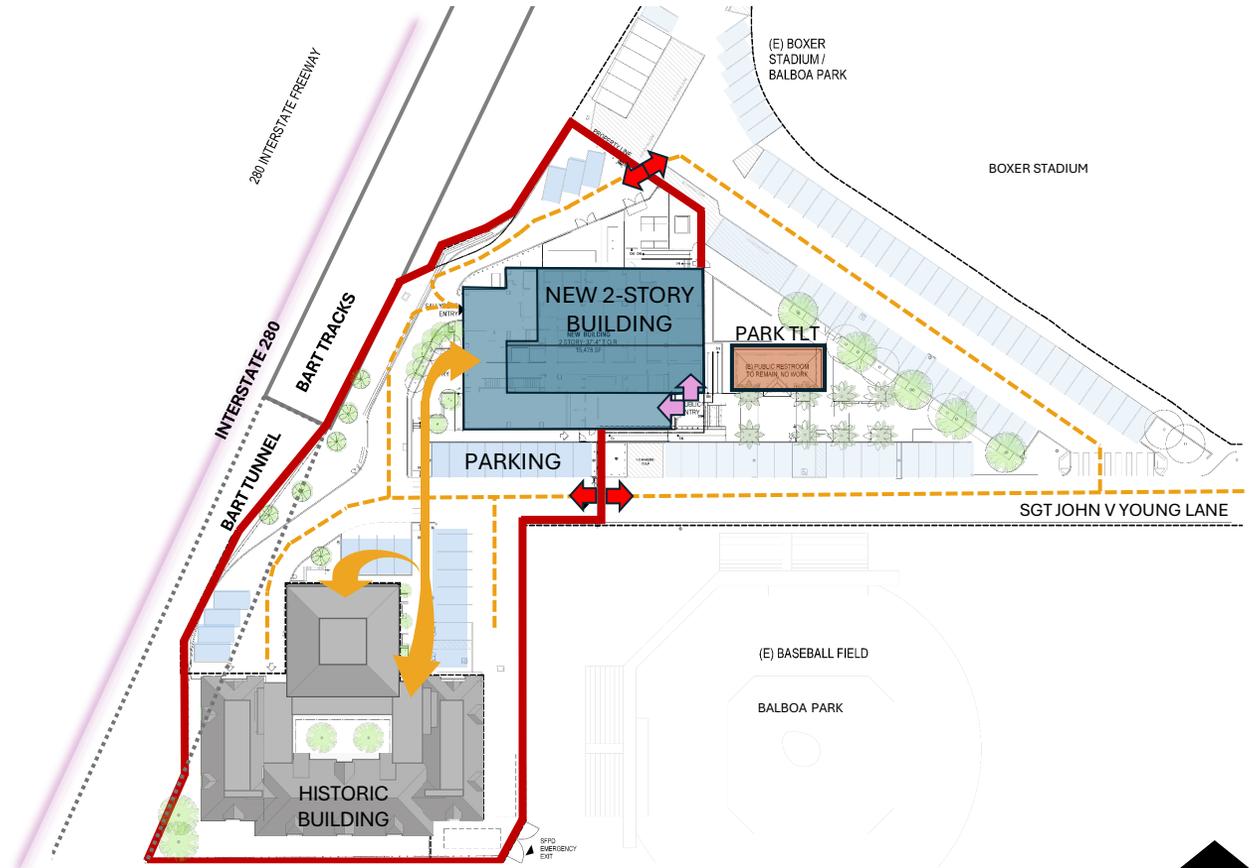
# SITE CONTEXT



# PROJECT EVOLUTION



EXISTING



PROPOSED

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



# DESIGN SUMMARY

## NEW BUILDING

- ADDED PROGRAM
- COMMUNITY WELCOMING PRESENCE

## HISTORIC BUILDING

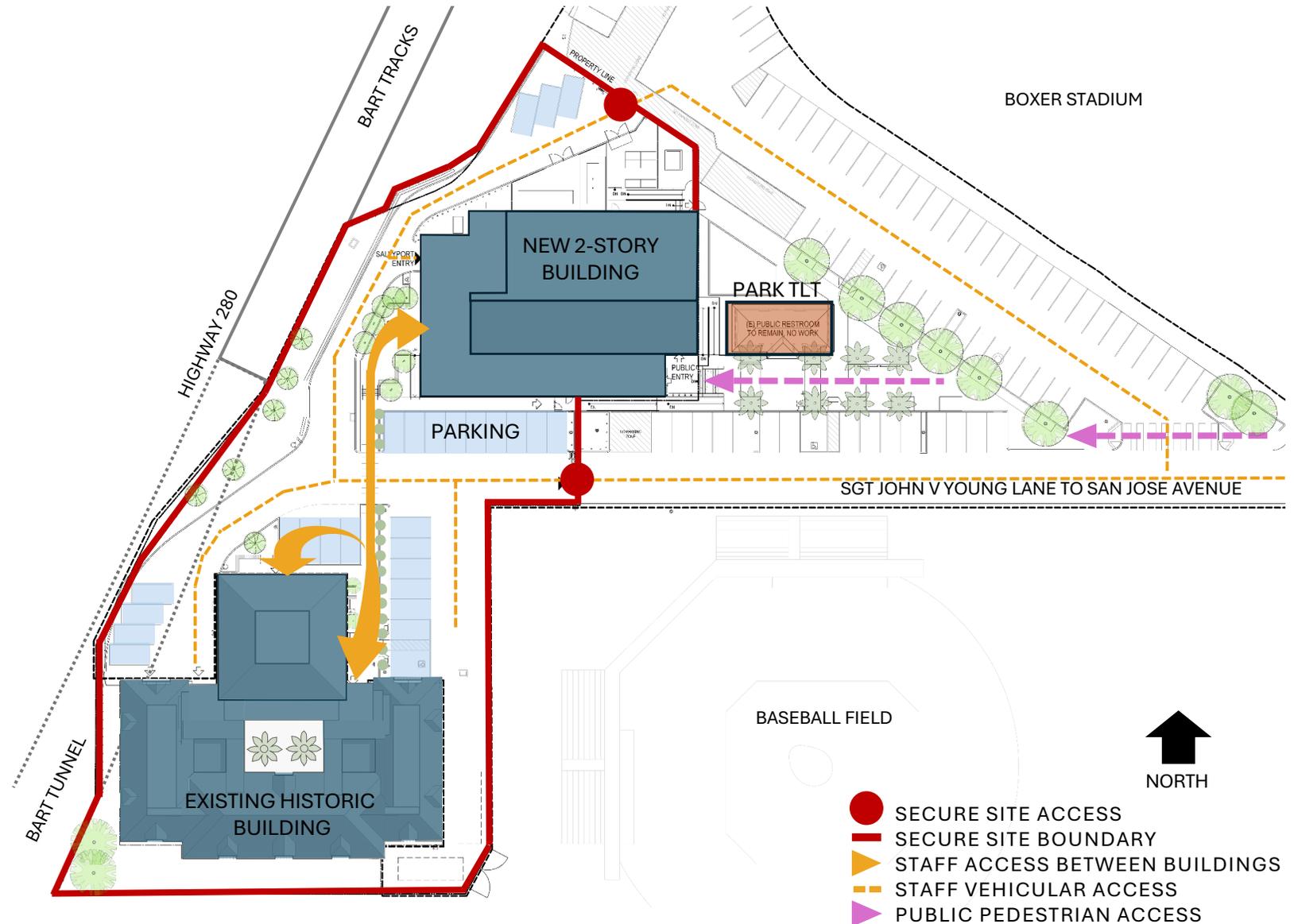
- SEISMIC UPGRADE & RENOVATION

## SITE

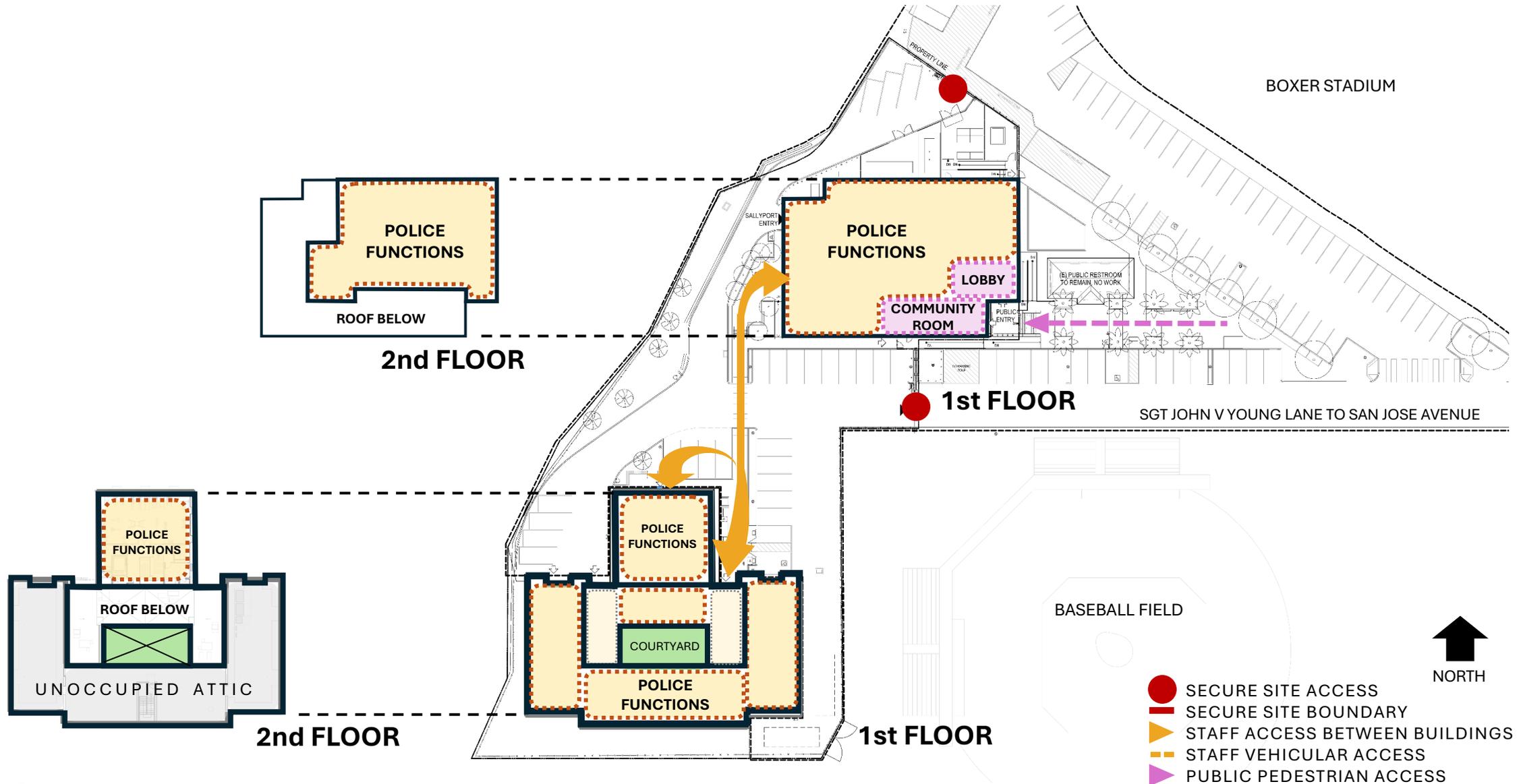
- EXPANDED SITE BOUNDARY
- NEW DRIVEWAY
- VEHICULAR THROUGH-ACCESS (NO DEAD END)

## SECURE CAMPUS

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



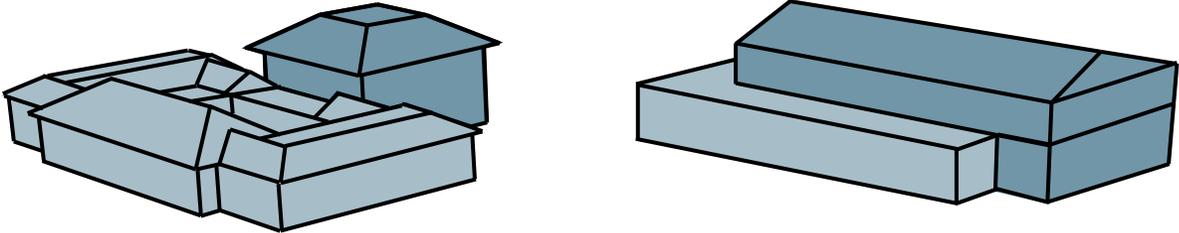
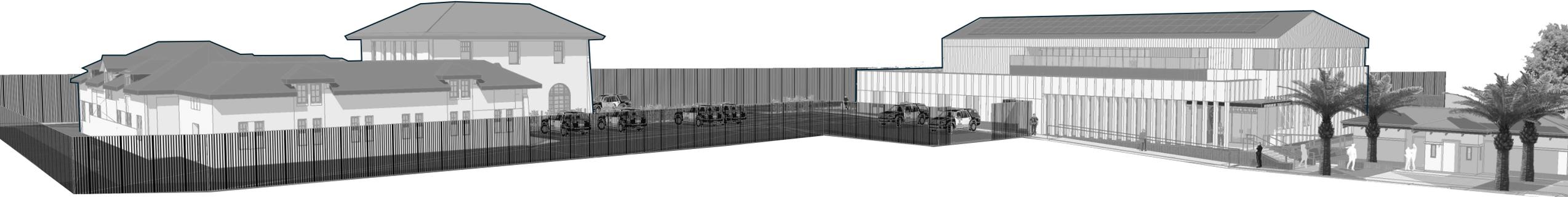
# BUILDING PROGRAM



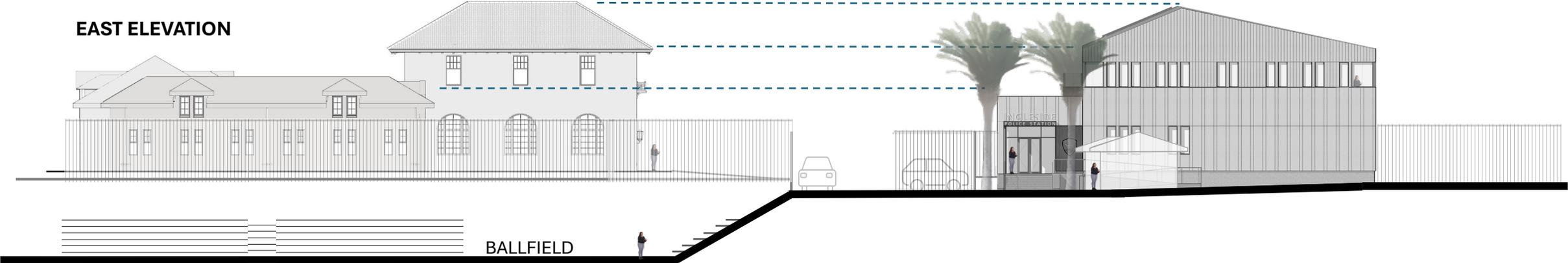
- SECURE SITE ACCESS
- SECURE SITE BOUNDARY
- ➔ STAFF ACCESS BETWEEN BUILDINGS
- STAFF VEHICULAR ACCESS
- ▶ PUBLIC PEDESTRIAN ACCESS



# UNIFIED CAMPUS DESIGN: MASSING



EAST ELEVATION



# FORM INTEGRATION & DEVELOPMENT



## PREVIOUS DESIGN (with CDR comments)

- ① PARAPET HIGH AND DEFENSIVE FEELING
- ② NEED BETTER MASSING INTEGRATION
- ③ SECOND FLOOR RIBBON WINDOWS ARE NOT IN CHARACTER WITH REST OF BUILDING



## PROPOSED

- ① LOWERED PARAPET + RAISED WINDOW HEAD
- ② EXTENDED OVER ENTRY LOGGIA + CLAD VERTICAL FINES IN MASONRY
- ③ PUNCHED WINDOWS REPLACES RIBBON





# ENTRY VIEW LOOKING WEST

SEE LANDSCAPE RENDERINGS FOR UPDATED LANDSCAPE DESIGN





# ENTRY VIEW LOOKING NORTHWEST

SEE LANDSCAPE RENDERINGS FOR UPDATED LANDSCAPE DESIGN



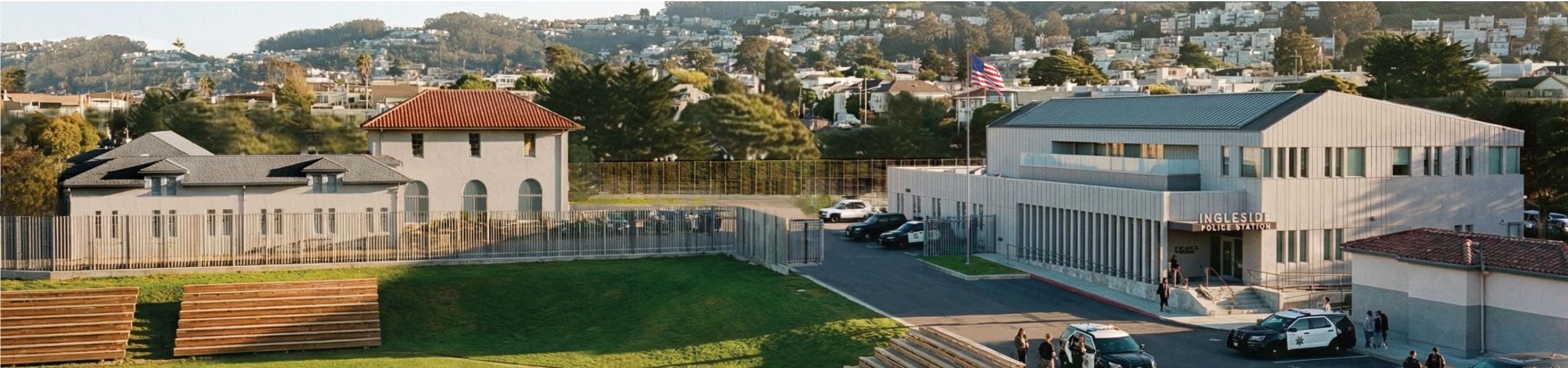


# STAFF ENTRY VIEW LOOKING EAST

SEE LANDSCAPE RENDERINGS FOR UPDATED LANDSCAPE DESIGN



# UNIFIED CAMPUS DESIGN



## ROOF COLOR

SIMILAR DARK GREY AT HISTORIC STABLES + NEW BUILDING  
RED AT HISTORIC TOWER

## ROOF MATERIAL

STANDING SEAM METAL WITH SOLAR PANELS AT NEW BUILDING  
ASPHALT SHINGLE AT HISTORIC STABLES  
CLAY TILE AT HISTORIC TOWER

## WALL COLOR

SIMILAR WARM BEIGE AT HISTORIC + NEW BUILDING

## WALL MATERIAL

CEMENTITIOUS AT HISTORIC + NEW BUILDING

## WINDOWS FRAME COLOR

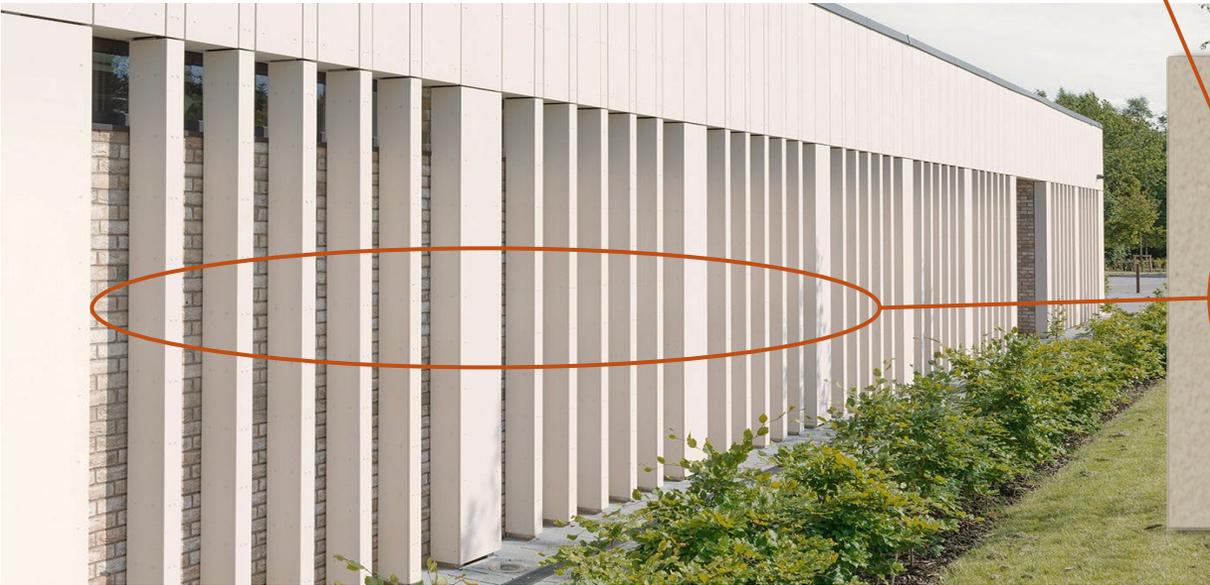
DARK BROWN COLOR AT HISTORIC BUILDING  
LIGHT BRONZE COLOR AT NEW BUILDING

## WINDOW DESIGN

RHYTHM OF PUNCHED WINDOWS AT NEW BUILDING  
REFERENCE HISTORIC BUILDING  
COMMUNITY ROOM WINDOWS VISUALLY PROTECTED  
BY FINS AT SOUTH IN SAME RHYTHM



# MATERIAL PRECEDENTS



**GFRC  
CAST  
ELEMENTS  
(GLASS FIBER  
REINFORCED  
CONCRETE)**

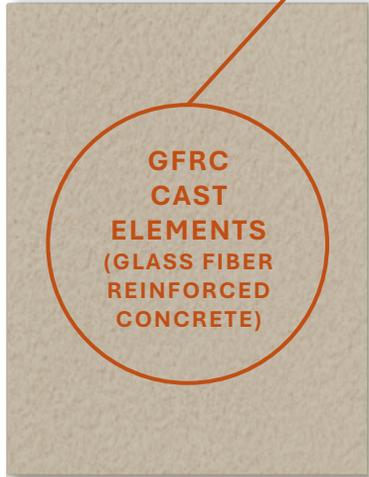
**FIBER CEMENT  
PANELS**



# MATERIALS & SIGNAGE



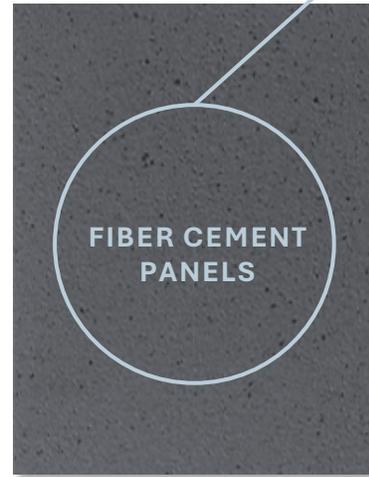
STANDING SEAM METAL ROOF



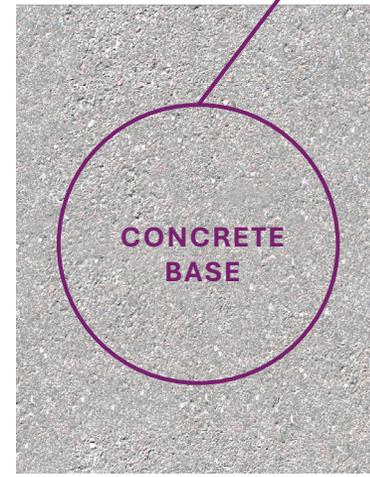
GFRC CAST ELEMENTS (GLASS FIBER REINFORCED CONCRETE)



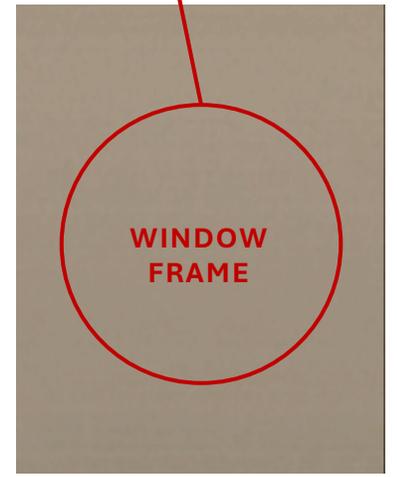
FIBER CEMENT PANELS



FIBER CEMENT PANELS



CONCRETE BASE



WINDOW FRAME



# NEW BUILDING ELEVATIONS



**SOUTH ELEVATION**

PARTIALLY PUBLIC-FACING



**EAST ELEVATION**

PUBLIC-FACING



# NEW BUILDING ELEVATIONS



**NORTH ELEVATION**  
BEHIND SEMI-OPAQUE FENCE



**WEST ELEVATION**  
INTERNAL TO CAMPUS





## CAMPUS VIEW LOOKING NORTHWEST



# LANDSCAPE SITE PLAN



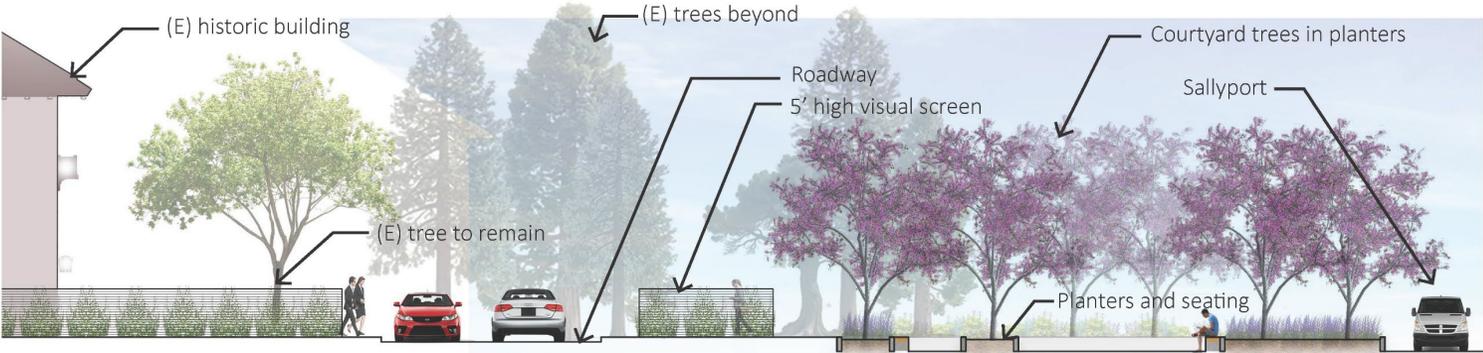
# NEW BUILDING ENTRY



# INTERIOR CAMPUS SPACES



Perspective of back entry to the new building



Section/Elevation A-A': Walkway between buildings



# MATERIALS - FENCES & LIGHTING

FENCING



① 15' High chainlink fence on west boundary



② 10' High metal fence on south and east boundaries



③ 5'H visual screen fence within the campus



④ Utility screen fence at north driveway

LIGHTING



⑤ Palm lights in palm promenade



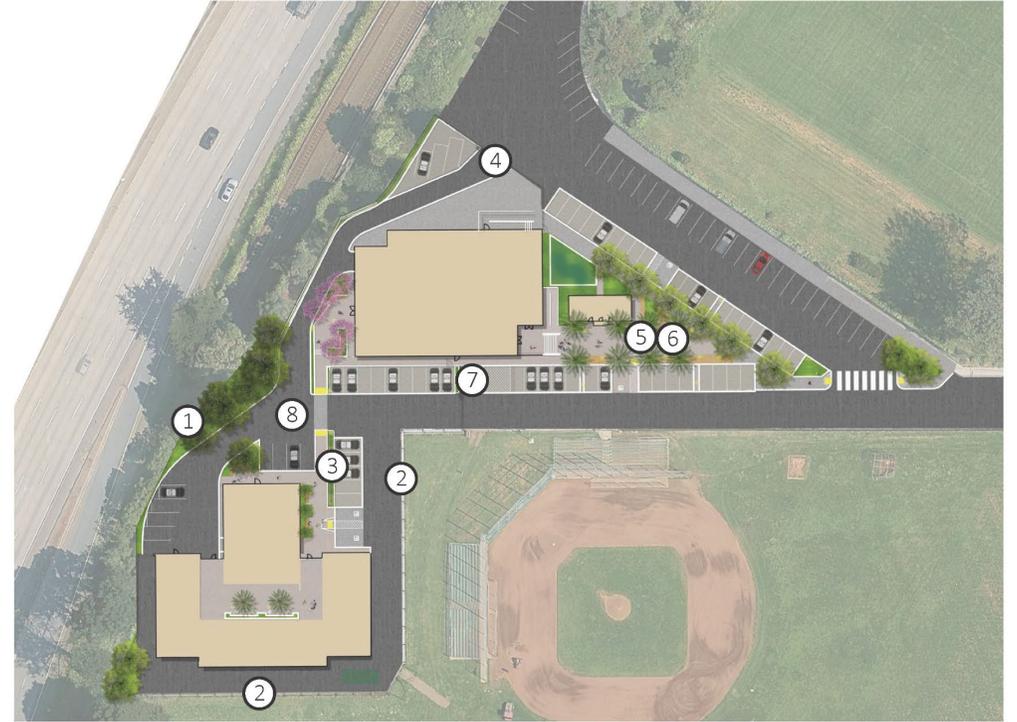
⑥ Bollard Lights in palm promenade



⑦ Flagpole lights at vehicular entry



⑧ Parking/Roadway Lights all throughout the campus



KEY MAP



# MATERIALS - PAVING/WALL/FURNISHINGS

PLANTERS



① Cast-in-place concrete planters in courtyard



② Bioretention NE of (N) building

PAVING



③ Permeable pavers at parking areas



④ Concrete paving throughout campus



⑤ Decomposed granite at palm promenade

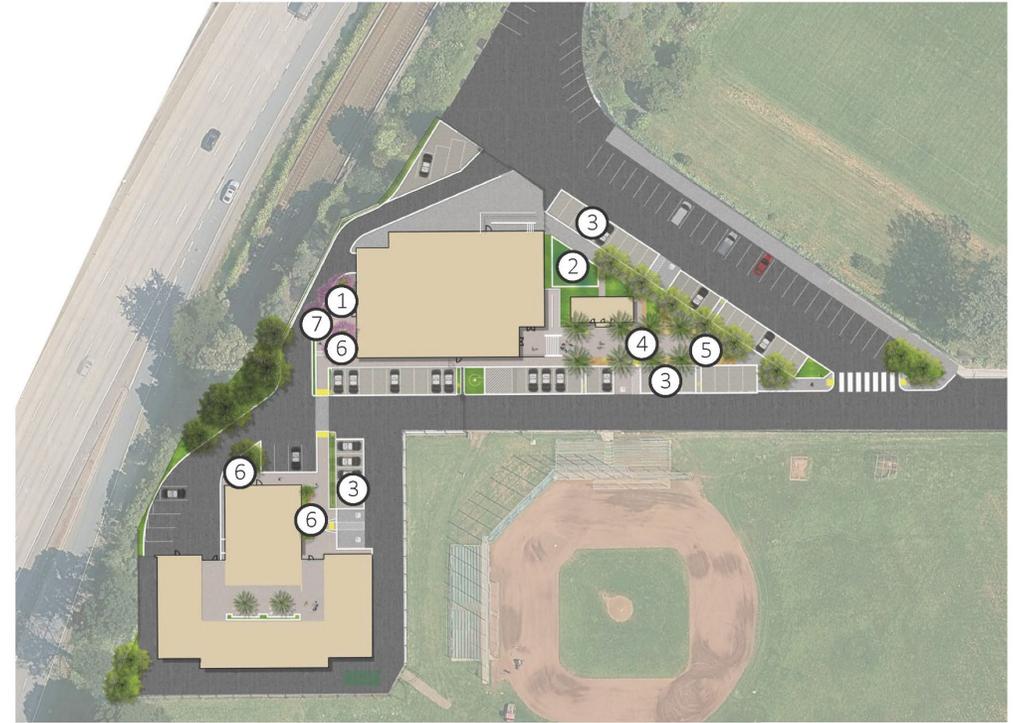
FURNISHINGS



⑥ Built in benches with wood tops in all seating areas



⑦ Tables and chairs in courtyard



KEY MAP



# PLANTING

TREES



Coast Live Oak  
*Quercus agrifolia*



Coast Redwood  
*Sequoia sempervirens*



Chaste Tree  
*Vitex agnus-castus*



Olive  
*Olea europaea*



Windmill Palm  
*Trachycarpus fortunei*

SHRUBS & GROUNDCOVERS



Manzanita  
*Arctostaphylos 'Emerald Carpet'*



Foxtail Agave  
*Agave attenuata*



Bush Anemone  
*Carpinteria californica*



California Lilac  
*Ceanothus*



Rocky Mountain Iris  
*Iris missouriensis*



Spiny mat-rush  
*Lomandra longifolia*



Scarlet Monkeyflower  
*Mimulus cardinalis*



Pacific Wax Myrtle  
*Morella californica*



Heavenly bamboo  
*Nandina domestica*



California Wild Rose  
*Rosa californica*



Thimbleberry  
*Rubus parviflorus*



Star Jasmine  
*Trachelospermum jasminoides*

BIORETENTION



Douglas Iris  
*Iris douglasiana*



Common Rush  
*Juncus patens*



Deer Grass  
*Muhlenbergia rigens*





**THANK YOU!**



END

