

**Town of New Castle
Police Department
Alternatives
Analysis**

In February 2013 a committee was formed to determine:

- **Functional requirements of a New Castle police station.**

- Immediate

- Future

Overall required space needs – total square footage

- Immediate

- Future

To accomplish the mission the committee discussed and examined:

- Current restraints on the police department
- Space needs of other departments within the Town Hall
- Existing Town owned facilities and possible uses.
- Past proposed expansions
- The growth of demand for service and correlating growth of police department and other government services

This process led the committee to determine:

- Future estimated population growth
- General space needs of police department
- The need to focus on new construction
- Goals which must be set to proceed

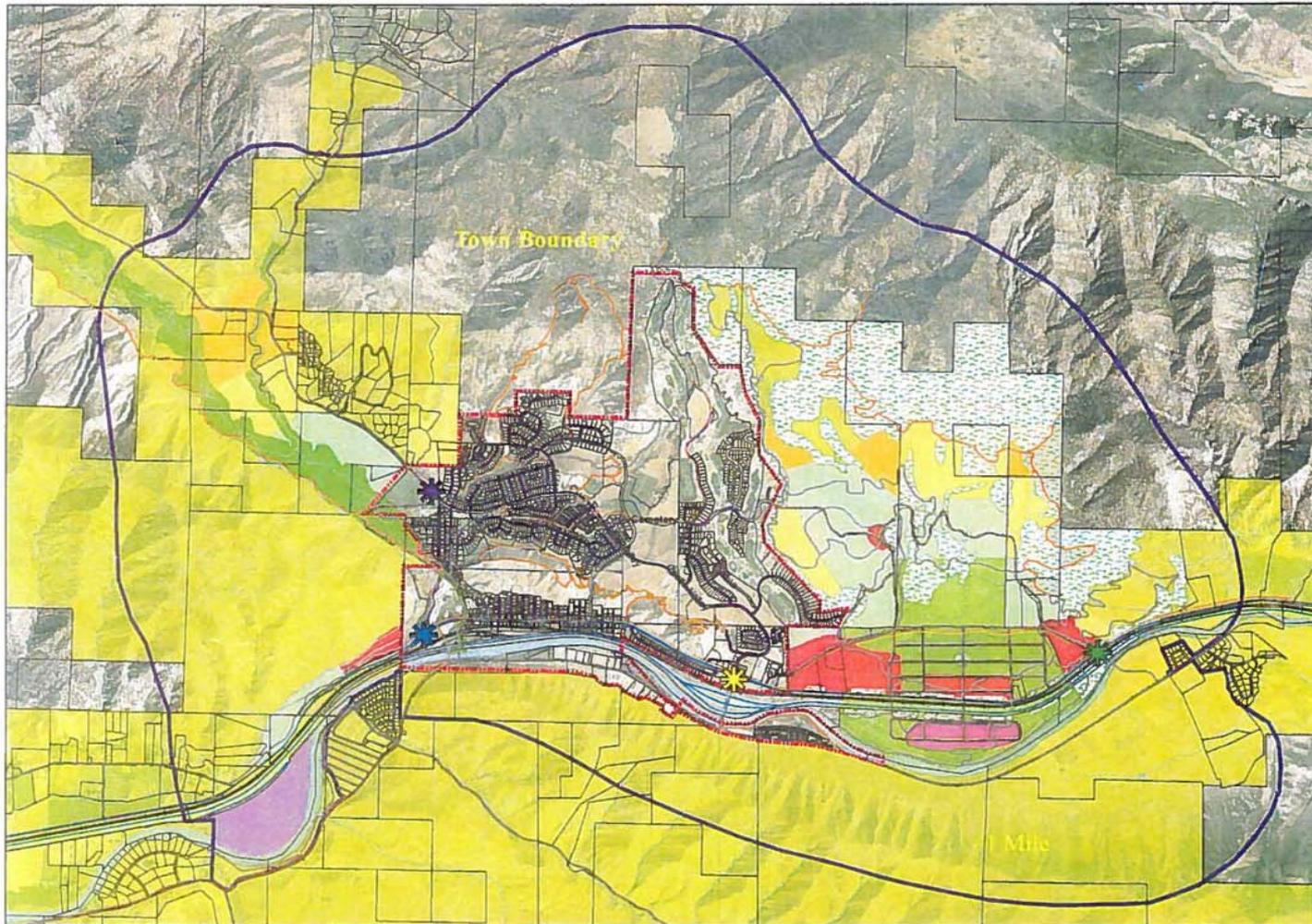
Initial goals:

- New construction - breaking ground by 2015
- Centralized location
- Construction should be compatible with surrounding architecture
- LEED design – efficient
- Independent of outside resources - generator
- Location - removed from hazards – train / landslide
- Solar
- Commercial / retail space sensitive
- Design should be financially obtainable
- Should cover needs for next 20 years
- Preliminary design should plan for future employee housing
- Should include plan for expansion to facility after 2033

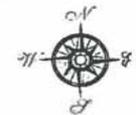
Population growth:

- **Growth was projected at 2% per year**
 - Current population is approximately 4500. 2% growth brings population to 6,819 in 2033
 - Population of 6,819 will require a PD staff of 25 (Officers and clerical) Currently the PD is staffed with 8.5 total officers and 1 clerical

New Castle Comprehensive Plan Future Land Use



- Legend**
- Business Campus
 - Mixed Use-Commer Focus
 - Industrial
 - Mixed Use-Res Focus 6-10Ac
 - Mixed Use-Res Focus 4-6Ac
 - Rural Low Density
 - Challenged Residential
 - Planned Urban Center
 - Open Space
 - Environmental Protection
 - East Gateway
 - South Gateway
 - West Gateway
 - North Gateway
 - County Roads
 - Hard Surface Trails
 - Soft Surface Trails
 - Cobble IAC Trails
 - Unimproved Trail
 - City
 - Police/Collector
 - Stream/Creeks
 - UGB
 - City Streets
 - County Roads
 - Railroads
 - Highways
 - Rivers/Lakes
 - Subdivision Streets



Western Slope Consulting LLC
May 25, 2009

Police Facility – Needs Assessment

Some needs are common amongst most facilities, the following are items unique to a police facility:

- Hallways capable of accommodating three persons walking abreast
- Secure area
 - At entry – waiting room – reception
 - Adjacent to entry – prisoner processing, fingerprinting, sex offender processing
 - Could function as additional interview/interrogation room
 - Audio /video equipped

- Interview / interrogation room
 - Small, confined
 - Audio / video equipped
 - Two-way mirror installed
 - Bench / chair, cuff bench secured to floor

➤ Clerk's Office

- Secure, adjacent to entry

- Panic alarm

- Bullet proof glass / low pass through

- Large enough for additional 2-3 civilian employees

➤ Patrol room

- Large enough for 4 officers working simultaneously
- Cabinets, desks, chairs, tables, computers, shelves
- Equipped with recording, playback and evidence enhancing equipment

➤ Evidence room

- Refrigerator / freezer
- Secure storage within room:
 - Drug / money safe
 - Firearm safe
 - Combustible material storage
- Large enough to accommodate current evidentiary load and future needs
- Shelving on wheels – space saving
- Computer located within evidence room for processing

➤ Evidence processing area

- Work space, tables, benches – area for print dusting, microscope, magnifying glass, appropriate lighting, blacklight – all laboratory equipment
- Dual sink with tall faucet
- Shelving for evidence collection materials
- Packaging and chemical storage area
- One-way (pass through) temporary lockers – imbedded in wall adjacent to evidence room
- First aid – eye wash station

- **Kitchen area**

- Adjacent to meeting / training area
- Space for cot/s – overnight

- **Training /briefing area**

- Map display area
- Equipped with projection equipment
- Outfitted with extra telephone/computer service to serve as alternate EOC. All items could be built into walls and fold out if necessary.

➤ Garage

- Area for long term property storage / large item -MUST BE SECURE-
- Special needs for bicycle storage
- Space for vehicle processing
- Storage of PD property (surplus, light bars, vehicle related parts/pieces)
- Shelving / work bench – tools and other items for daily use
- Space for maintenance of patrol cars
- Need hot and cold water
- Secure area – alarm / video
- Secure entry to PD with prisoner

➤ Other considerations

- ADA compliance – elevator
- Intoxilyzer room -ventilated area-
- Polygraph room
- Indoor firearms training area / unload station
- Clothing / equipment lockers – adjacent to patrol room area.
- Secure area for surveillance / alarm equipment / IT/ data storage
- Sleep area
- Janitorial
- Electrical
- Physical training area / gym equipment
- Restrooms – public / private with shower
- Parking lot – fenced, secure for patrol vehicles

Not included in needs assessment for this facility:

- Holding cell
- Dog kennel
- Vehicle impound yard

Analysis of the needs assessment led to the determination of the overall square footage required for the proposed facility to be: 8,000 to 10,000 square feet.

Parking lot / vehicle space needs were determined to be an additional 12,000 to 15,000 square feet.

(10 patrol vehicles and 20 public parking spaces – vehicles of varying sizes)

Total required space: 20,000 to 25,000 sq. ft.
(estimate - subject to change based on design).

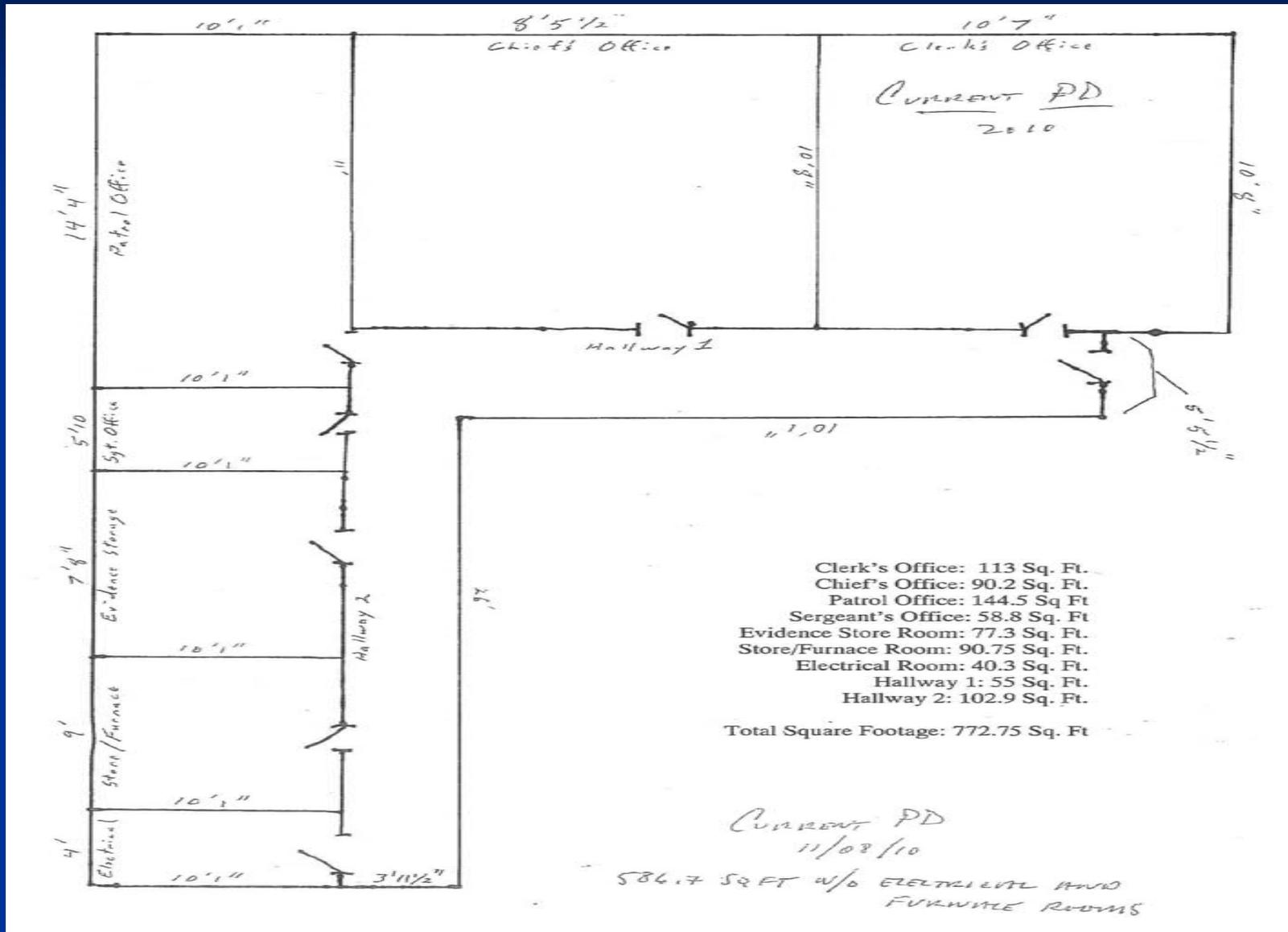
Construction costs are estimated to be \$200.00 sq. ft.

The PD was allowed to use the ambulance barn on the Kamm lot approximately one year ago for long term storage of property, patrol vehicle maintenance and processing of vehicles for evidentiary purposes.

The ambulance barn encompasses 1200 sq. ft.



The current PD offices at Town Hall are comprised of 772.75 sq. ft.
 This figure includes the electrical room, furnace room and hall area.



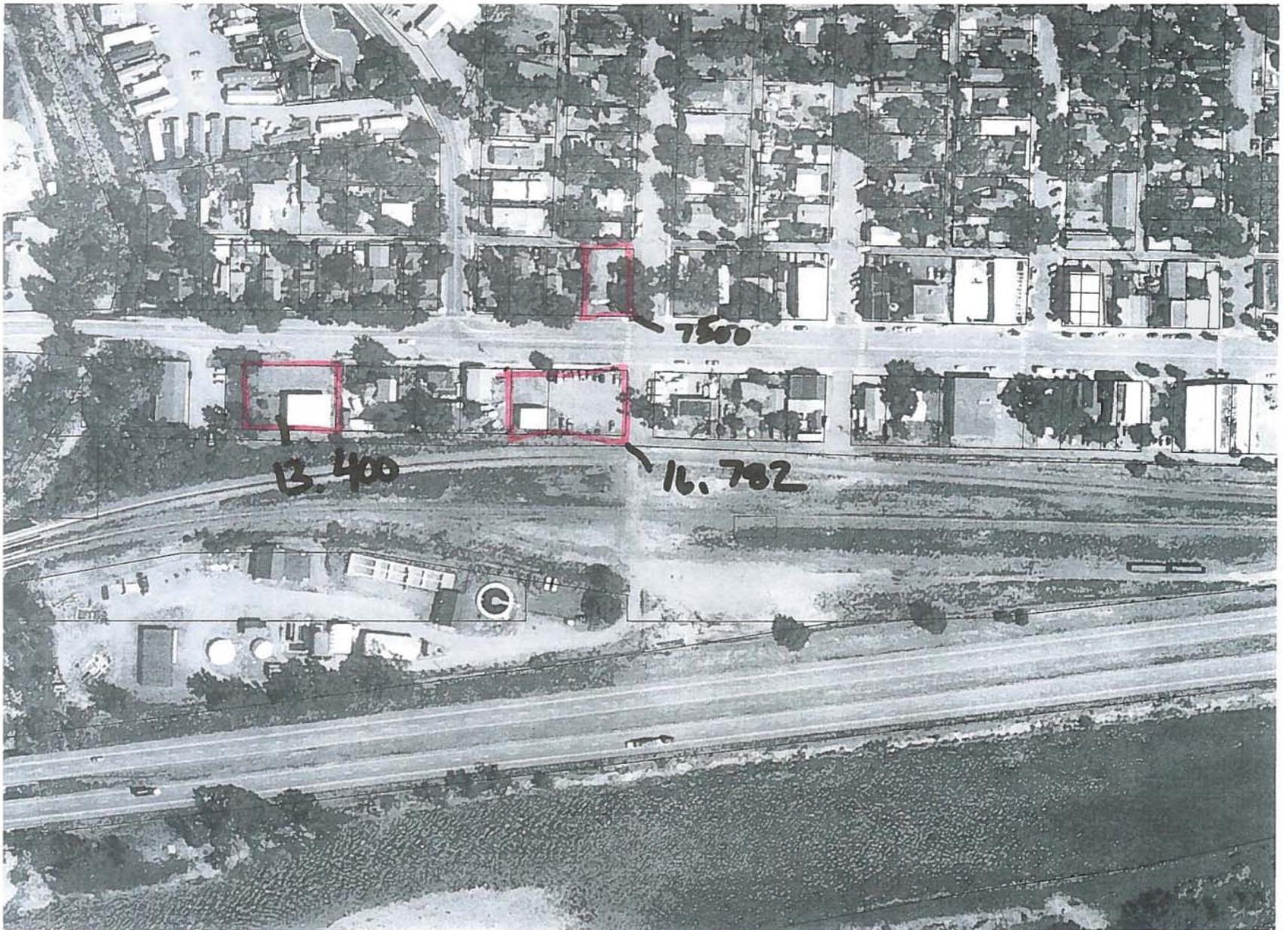
Consideration of existing structures:

- Expansion of Town Hall
- The Steven's building
- Ambulance barn
- Fire facility – Main Street
- Community center
- Public works facility – basement

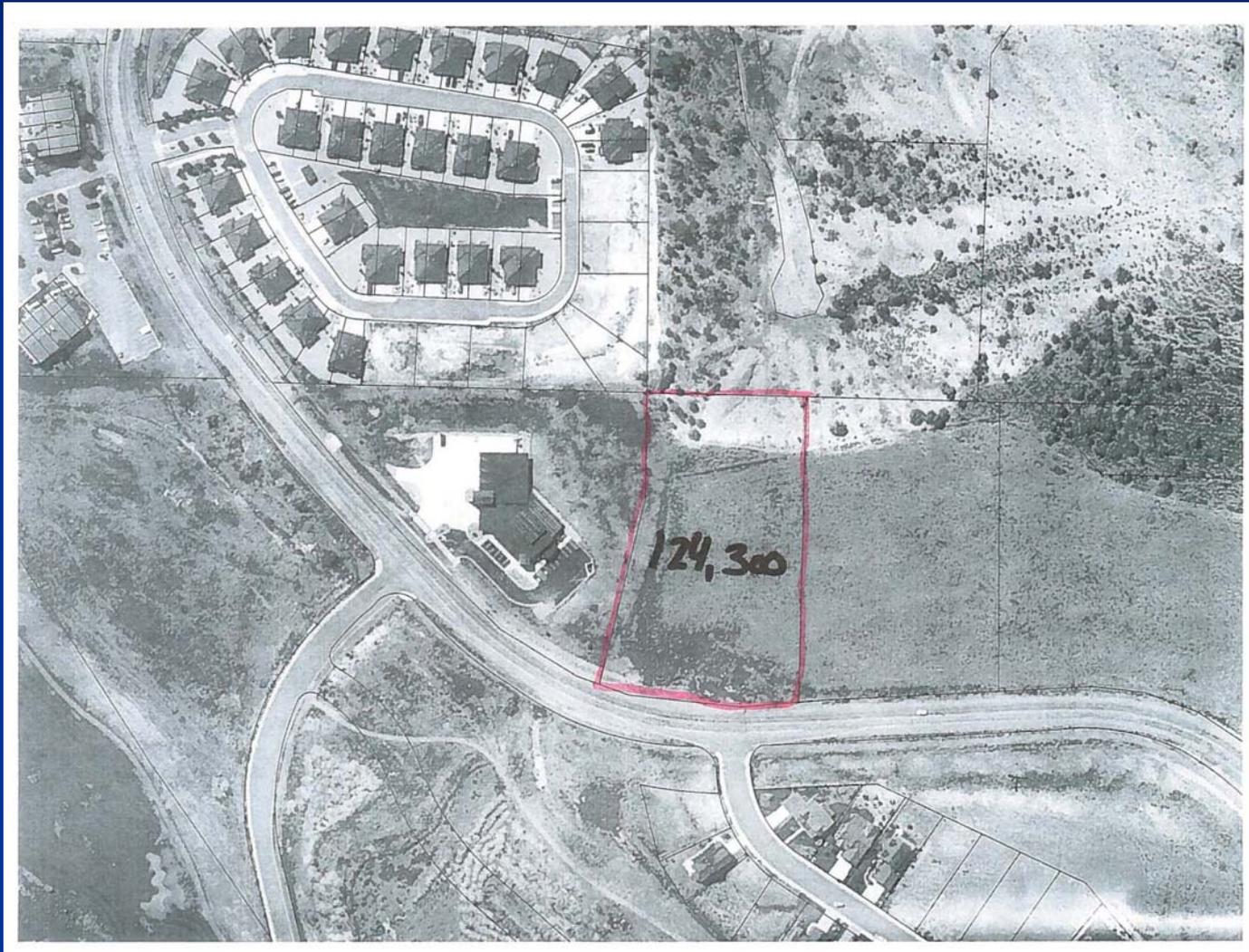
None of these structures meet the minimum space requirement

Consideration of possible sites for new construction

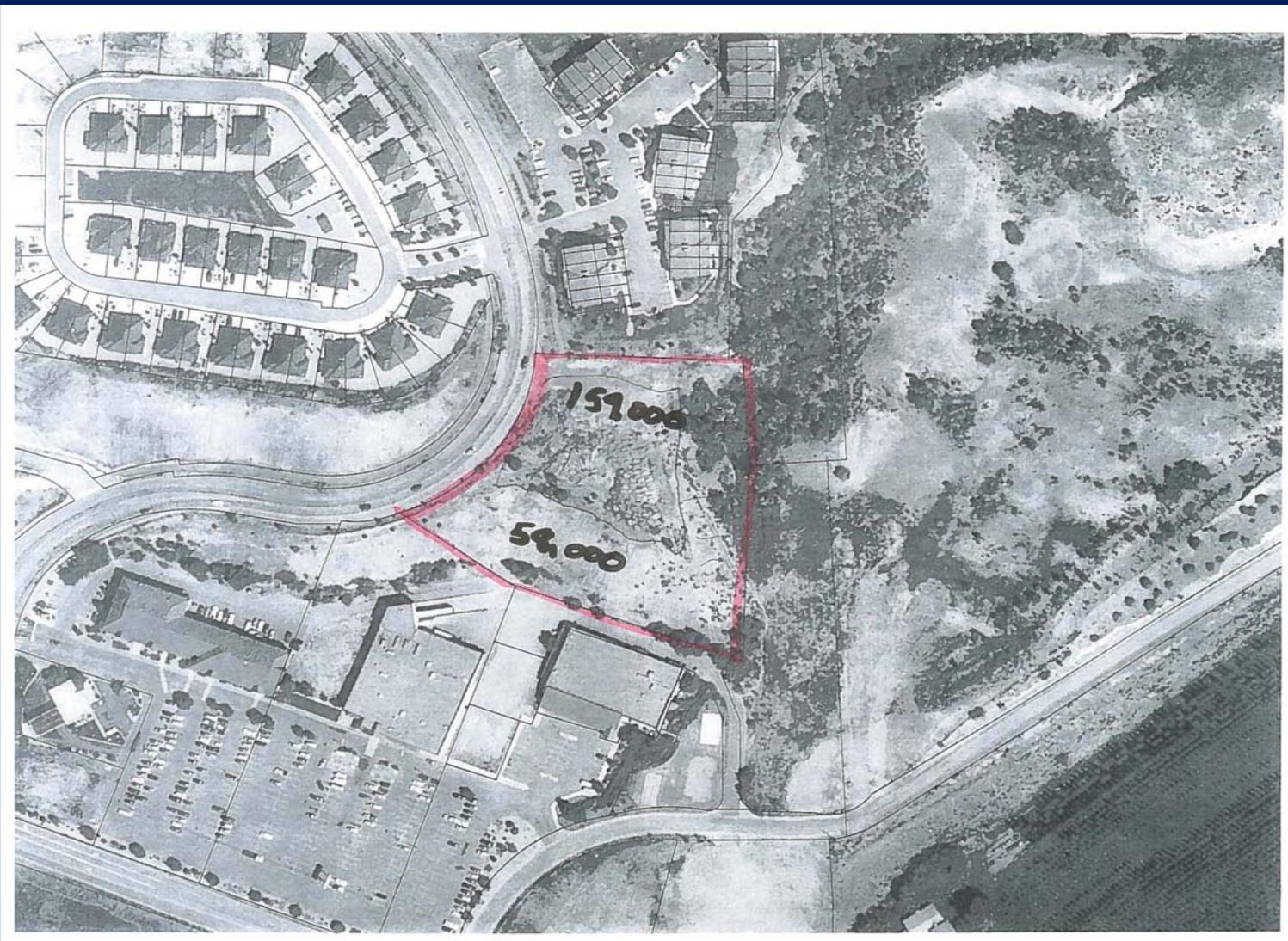
- Fire department structure – 700 blk W Main –
13,400 sq. ft.
- Kamm lot / ambulance barn –
16,782 sq. ft.
- Open lot – 6th St and Main –
7,500 sq. ft.



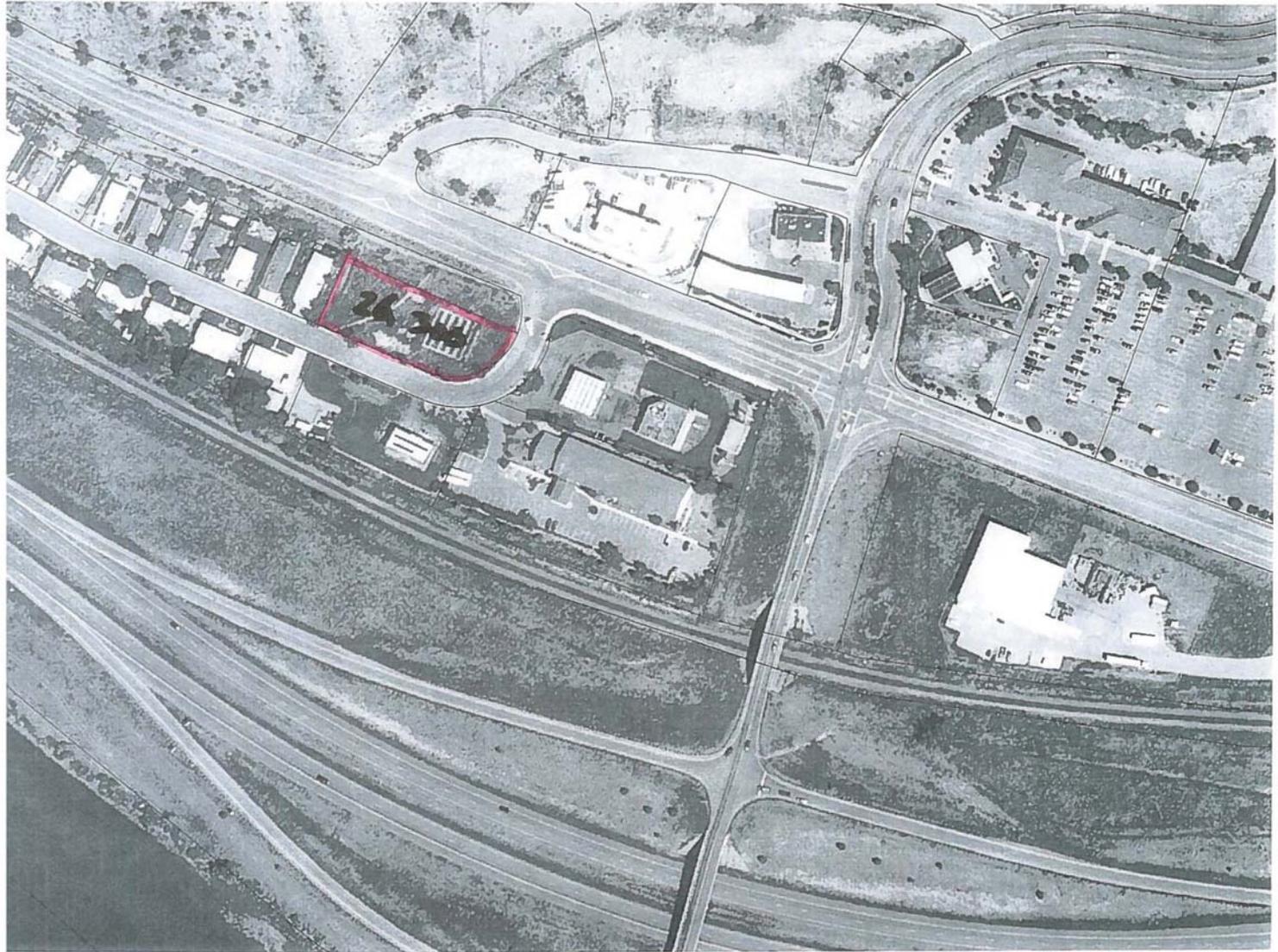
**2.5 acre parcel adjacent to Fire station on Castle
Valley Boulevard - 124,300 sq. ft.**



Shibui corner lot 159,000 sq. ft. / estimated 58,000 useable



BMA lot – RFTA 26,300 sq. ft.



Ultimately, two ideas were formulated:

- An Independent Police Department Facility
- A Police Department Facility in conjunction with retail, chamber offices, museum and public information displays

Two sites were selected as possibilities

- **Shibui lot – police facility only**
 - Meets required space need based on assessment
 - Room for expansion - employee housing / beyond 2033
 - Centralized location – based on comprehensive plan – eastward expansion
 - Reduced response time to northern section of town
 - Reduced risk from hazard – train
 - Increased risk inherent with curve and slope
 - Does not interfere with commercial uses / needs

- **Kamm lot – police facility combined with retail / public information center / chamber office / museum**
 - Does not meet required space need for police single level structure w/parking
 - Could be used in conjunction with 6th and Main lot – tiered parking structure
 - Building a multi-level structure could address needs of police, the lack of a hub for public information, the need for display of museum artifacts, sales of “authentically Colorado” TONC memorabilia, etc.

Design

- **Shibui structure - should resemble architecture of the new fire station – alpine**
- **Kamm structure – Should resemble train station from late 1800's**
 - Brick / stone construction – attractive / inviting to public
 - Structure could be designed with police facility on one end, retail / restaurant on the other. Both ends connected by a common area used for display of museum artifacts and public information- access to train loading dock. Upper level of common area used for consumption of food and outdoor observation of trains
 - Police facility built underground and several floors above.
 - Advertisement of New Castle on south side (I-70)



- Selection of site will determine ultimate design.
- Funding sources: DOLA grants / FMLD grants
- Preliminary construction drawings

