



Site Study and Recommendations



CITY OF MERCED POLICE HEADQUARTERS

SITE CRITERIA — Part One

The following is a list of basic requirements for the selection of a site:

- **Building**

1. As determined by the needs assessment a two story building of 47,553 square feet.
2. Police stations reviewed, built within the last 10 years, of similar size were two stories.
3. A one story building or three story building would be less efficient.
4. Parking under the building would be cost prohibitive.

The footprint of the building would be approximately 23,776 square feet.

- **Parking — Note: all parking would include drive isles, landscape areas, and backup space**

1. 12 Public Parking spaces @ 339 square feet per space = 4,068 square feet.
2. 90 City / Department spaces @ 339 square feet per space = 30,510 square feet.
3. 75 employee spaces @ 339 square feet per space = 25,425 square feet.
4. 6 oversize spaces @ 425 square feet per space = 2,550 square feet.
5. 2 SWAT & 6 trailers @ 339 square feet per space = 2,712 square feet.
6. Area for emergency generator & tank = 275 square feet.
7. Oversize Evidence storage = 929 square feet.
8. File storage building = 820 square feet.

The footprint of the parking would be approximately 67,289 square feet.

- **Future Expansion**

1. Long Term Evidence Storage Building & Parking = 10,724 square feet.
2. Building expansion by 10% = 4,756 square feet / 2 stories = 2,378 square feet.
3. Parking lot expansion by 10% = 6,729 square feet.

The footprint for expansion would be 19,831 square feet.

- **Total Land Required for New Police Central Facility plus minimum future expansion**
2.5 acres

- **A Larger site is preferable for the following reasons;**

1. It would allow for design versatility, such as a Community Room, a new Emergency Operations Center, floor layouts, additional facilities, and the combining of operations.
2. Allowing future expansion of the police station, parking and additional facilities for many years.



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SITE CRITERIA — Part Two

The following is a list of basic requirements for the selection of a site:

• Vacant Site versus Occupied Site

1. A vacant site, (not developed), would be the first choice for the following reasons;
 - a. The cost of demolition of existing buildings or residences.
 - b. The cost of relocation of existing buildings, residences, & businesses.
 - c. The cost of lost revenue for business.
 - d. The possibility of environmental concerns.
 - e. The possibility of Historic designation of a building.
2. An occupied site could have the following advantages if they exist and will work with the needs program;
 - a. The reuse of an existing building.
 - b. the reuse of existing parking.
 - c. The reuse of existing utilities.

• Access

1. The site must have a minimum of two access points.
2. At least one access point on a major road.
3. Preferably only secondary access on a residential road or not at all.
4. Preferably at least one signal at one access point.

• Visibility

1. Site should be on or visible from a major road.

• Adjacent to Railroad Tracks

1. Location next to railroad track is unacceptable for the following reasons;
 - a. Noise.
 - b. Ability to respond.
 - c. The possibility of environmental concerns.
 - d. The possibility of the tracks being blocked and restricting access.

• Location

1. Centrally located for access of the citizens of Merced both now and in 2035.
2. Preferably not located adjacent to residential.
3. Preferably located in a Multifamily or Commercial zone.
4. Centrally located for easy access to the Civic Center, Courts & DA's office.



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SITE CRITERIA — Part Three

The following is a list of basic requirements for the selection of a site:

- **Sites with better uses**

1. Some sites have been identified for better uses such as;
 - a. Commercial development that would bring in revenue to the City.
 - b. Senior Care facility.
 - c. Reuse of a commercial building like the hospital, grocery store, or business.

- **Cost**

1. The city has \$2,000,000.00 on hand to purchase the property;
 - a. Sites that would require additional funds would have to be put off to a future date.
 - b. Sites under the \$2,000,000.00 would allow for further design and environmental work to be done.
 - c. Sites over the \$2,000,000.00 that are multiple acquisitions could be started and then completed at a later time.
 - d. If a site was chosen that is over the \$2,700,000.00 on hand, the City could look at ways to acquire additional funding.

- **Traffic Congestion**

1. Traffic Congestion is a big concern for the location of a new Central Police Station for the following reasons;
 - a. Accessibility to the site.
 - b. Ability to respond to an emergency.
 - c. The possibility of accidents, both police & civilian.
 - d. In a disaster, the ability to become responsive to any situation.

- **Ability to Acquire the Property**

1. Is the seller willing to sell the property?
2. Will the City have to go to condemnation?
3. What will the Public response be to the site?



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SITE CRITERIA — Part Four

The following is a list of basic requirements for the selection of a site:

- **Smaller than minimum sites;**

1. A Smaller sites would require either a parking structure or parking under the building, which would be a significant increase in cost. The last garage we built in Merced was approximately \$30,000.00 per parking space. Estimated cost 5-6 million dollars.
2. A Smaller site would require the building to go upward, three to four stories instead of two. This would increase costs, loss of efficiency to the circulation, and increase in square footage because of redundancy of items. (Like corridors, elevators, bathrooms, janitors closets, storage, mechanical chases, ect.)
3. The future expansion of both building and parking would not be possible. This was the most important item, according to the police facilities built in the last 10 years, that needs to be planned for. This would put the facility, if built on a smaller site, in the same position we are in today 20 to 30 years down the line.
4. A smaller site would not allow for design flexibility in design for adding a community room, a new Emergency Operations center, long term evidence storage, storage & file storage building, additional services and reduction in services.
5. A smaller site would require reducing the number of public and secure parking spaces or both or allow for any expansion of parking spaces as the Police Department grows.



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SITE CRITERIA—Ranking Data

The following is a list of recommendations to judge sites on plus or minus points based on a scale of 1-5 OR 1-10:

• Property Size

- (+) 1. Minimum 2.5 acres includes building and parking.
- (+) 2. Larger site would allow for future expansion, relocation of long-term evidence and additional parking.
- (-) 3. Smaller site would require the building to expand vertically, with the possibility of parking under the building. This would add cost to construction but could save on land costs.
- (+) 4. Site will be a police facility only, additional land may be used for other City needs.

• Vacant land vs. Occupied land

- (-) 1. Occupied land would have some or all of the following costs;
 - a. Demolition of structures, parking and utilities.
 - b. Environmental review, concerns, especially previous commercial use.
 - c. Cost of relocation of residences or businesses.
 - d. Cost of loss of business income.
 - e. Relocation of historic buildings.
- (+) 2. Occupied land would have some or all of the following cost savings;
 - a. Use of existing structures, parking, and utilities.
- (-) 3. Vacant Land would have some or all of the following costs;
 - a. Construction of utilities, roads and frontage improvements.
 - b. Environmental review.

• Accessibility

- (+) 1. Site shall have a minimum of 2 access points.
- (+) 2. Site shall be located adjacent or close to a major roadway.
- (+) 3. Signalized intersection preferred, or able to be added.

• Location

- (+) 1. Site should be centrally located in Merced for easy access to the public.
- (+,-) 2. Site should not be adjacent to any railroad tracks.
- (+,-) 3. Site should not be adjacent to residential.
- (+) 4. Site should be in Multi-Family or Commercial Zone.
- (+) 5. Site should be conveniently located for access to Civic Center, Courthouse and DA's office

• Better use of Property

- (-) 1. Sites that would be better for the City to have as a location for new businesses to occupy.
- (-) 2. Sites that are not contiguous.

• Costs

- (+,-) 1. Base line for site cost is \$1,500,000.00 for a 2.5 acre parcel.

• Traffic Congestion

- (+,-) 1. Amount of traffic exceeds design street configuration at peak times.
- (+,-) 2. Major route and access is on a local street.

September 22, 2009

MERCED CENTRAL POLICE STATION

City of Merced

Project No. 100090

SITE ANALYSIS

Location	Acres Approx	Area Approx	Size Approx	Demolition	Relocation	Cost Approx	Stories	Parking Area	Future Expan	Remarks
Recommended										
Yosemite Avenue & Main Street	2.14 (4.80)	588,138 SF (194,306 SF)	660 x 604 (325 x 604)	No	No	3.1 MH 1.7 MH	2 25,000	108,000 388,138 290,138	Required Provided Difference	Yes Expansion Possible Possibility of Buying 1/2 Acre
Meadows Avenue & Loughborough Drive	6.8	295,700 SF	645 x 460	No	No	2.75 MH	1 80,000	188,080 286,789 188,789	Required Provided Difference	Yes Possibility of Selling or Using 1/2 of Site
W Street & Main Street Bank Of America	2.1	87,700 SF	208 x 312 + 150 x 150	Yes	Yes	4.1 MH	3 16,840	64,000 87,700 23,700	Required Provided Difference	Yes Small Expansion Possible 2 Commercial Relocations
						1 MH R	25,000			
Existing Site 2nd Street & W Street	1.83	45,000 SF	300 x 150	Yes	Yes	0	3 16,880	64,000 45,000 -19,000	Required Provided Difference	No No Additional Property Available
Not Recommended										
15th Street & W Street	1.03	45,000 SF	300 x 150	Yes	Yes	1.55 MH .5 MH R	3 16,880	64,000 45,000 -19,000	Required Provided	No 3 Residential/Com Relocations
Extra Lot	0.34	15,000 SF	100 x 150	No	No	\$400,000		15,000		2 Residential/2 Com Relocations * Historic Building / Move?
Plus Extra Lot	0.34	15,000 SF	100 x 150	Yes	Yes	\$400,000		4,000	Difference	No
Remaining Lots	1.03	45,000 SF	300 x 150	Yes	Yes	2 MH	3			Yes Small Expansion Possible
Yosemite Avenue & W Street	8.04	148,000 SF	643 x 384	No	No	3.8 MH R 1.05 MH	1 80,000	64,000 148,000 84,000	Required Provided Difference	Yes Expansion Possible
Yosemite Avenue & W Street	8.13	223,720 SF	376 x 596	No	No	2.3 MH	2 25,000	64,000 223,720 159,720	Required Provided Difference	Yes Expansion Possible
Oliver Avenue & W Street "Abercrombie"	6.5	177,000 SF	300 x 590	Yes	No	2.3 MH	1 80,000	192,000 177,000 69,000	Required Provided Difference	Yes Limit of building/parking design
Walgreen's Site	4.0			Yes	Yes					
Park Avenue	2.8	121,858 SF	189 x 640 x 244	No	No	\$975,000	2 25,000	64,000 121,858 57,858	Required Provided Difference	Yes Small Expansion Possible
Main Street I Main & G	2.5	112,890 SF	400 x 280 + 175 x 150 + 175 x 150	Yes	Yes	2.85 MH 2.0 MH R	3 25,000	64,000 121,858 57,858	Required Provided Difference	Yes Small Expansion Possible 4 Empty Commercial 4 Commercial Relocations
20th Street & W Street	1.37	60,000 SF	150 x 400	Yes	Yes	3.1 MH	3 16,880	64,000 60,000 -4,000	Required Provided Difference	No
14th Street & W Street W & W	3.0	150,000 SF	750 x 175 + 600 x 80 + 80 x 80	Yes	No	0	1 80,000	64,000 150,000 86,000	Required Provided Difference	Yes Small Expansion Possible
14th Street & W Street W & W	4.37	196,267 SF	400 x 500 + 800 x 2 AC	Yes	Yes	3.5 MH 1.0 MH	2 25,000	64,000 114,000 89,000	Required Provided Difference	Yes Small Expansion Possible * Redevelopment / Commercial * Additional Public Parking
Main Street II Main & I	2.32	161,290 SF	350 x 460 + 235 x 460 + 180 x 150	Yes	Yes	2.85 MH 2.0 MH R	2 25,000	64,000 161,290 37,290	Required Provided Difference	Yes Small Expansion Possible 4 Empty Commercial 4 Commercial Relocations
14th Street & "O"	2.94	128,000 SF	329 x 400	Yes	Yes	3.3 MH 2.0 MH R	2 25,000	108,000 128,000 20,000	Required Provided Difference	Yes Small Expansion Possible 6 Residential/1 Com Relocations 4 Empty Residential 1 Empty Commercial
27th Street & "M" Street "Mercy Hospital"	2.9	138,000 SF	329 x 400	Yes No		26.0 MH	1 80,000	64,000 138,000 74,000	Required Provided Difference	Yes Yes/Yes Small Expansion Possible
Highway 99 & Cooper	2.7	132,400 SF	642 x 200 x 942	Yes Yes		1.7 MH	1 50,000	158,000 132,400 24,400	Required Provided Difference	Yes Yes/Yes Expansion Possible
Parsons Avenue & Child Avenue	3.2	124,000 SF	344 x 361	Yes No		2.1 MH	1 60,000	64,000 124,000 60,000	Required Provided Difference	Yes Yes/Yes Small Expansion Possible
10th Street & Canal	1.86	64,000 SF	400 x 170	No No		\$748,000	2 60,000	64,000 60,000 4,000	Required Provided Difference	No
18th Street & "V" Street	1.34	60,000 SF	480 x 125	Yes No		2.07 MH	3 16,880	64,000 60,000 -4,000	Required Provided Difference	No
23rd Street & "G" Street	2.18	93,930 SF	172 x 545 185 x 335	Yes Yes		1.53 MH	2 25,000	64,000 93,930 29,930	Required Provided Difference	*Yes *Yes/Yes Small Expansion Possible
23rd Street & "H" Street	2.44	117,000 SF	150 x 780	Yes Yes		\$950,000	2 32,000	64,000 117,000 53,000	Required Provided Difference	Yes Yes/Yes Small Expansion Possible



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SITE ELIMINATION AND RECOMMENDATIONS

These sites are recommended for the following reasons:

- **Yosemite and Mansionette Drive**

1. Site is 4.55 acres, minimum required site is 2.5 acres.
2. Site has never been developed, no existing structures or environmental concerns, no demolition, loss of income or relocation costs.
3. Site has a existing signal at the corner of Mansionette and Yosemite.
4. Site has a future street planned on the west side of the property.
5. Cost is reasonable, and within the existing funds available..
6. Relocation of long-term storage facility is possible.
7. Future expansion of building, parking and additional structures is possible.
8. This site offers the flexibility to expand both the building and parking for many years into the future, allowing both the City and the Police Department the luxury of not having to seek other sites or move departments in the future..
9. The expansion of Yosemite Avenue to four lanes is in the planning for the future.
10. Campus Parkway will connect to Yosemite Avenue in the future.
11. Parsons Avenue is projected to become a north / south connected route.
12. Compatible usages adjacent to the property.
13. Site will be centrally located as Merced grows to the North.
14. Site will have three access points.
15. Site is located on a main thoroughfare.
16. The site will allow for flexibility in design including the possibility of a new Emergency Operations Center and Community Room.

- **Meadows Avenue and Loughborough Drive**

1. Site is 6.9 acres, minimum required site is 2.5 acres.
2. Site has never been developed, no existing structures or environmental concerns, no demolition, loss of income or relocation costs.
3. Site has access to existing signals at "R" and Loughborough and Olive and Meadows.
4. Cost is reasonable.
5. Relocation of long-term storage facility is possible.
6. Future expansion of building, parking and additional structures is possible.
7. Site will be centrally located as Merced grows to the North.
8. Site will have two access points.
9. Site is located close to a major thoroughfare.
10. This site offers the flexibility to expand both the building and parking for many years into the future, allowing both the City and the Police Department the luxury of not having to seek other sites or move departments in the future..
11. The site will allow for flexibility in design including the possibility of a new Emergency Operations Center and Community Room.