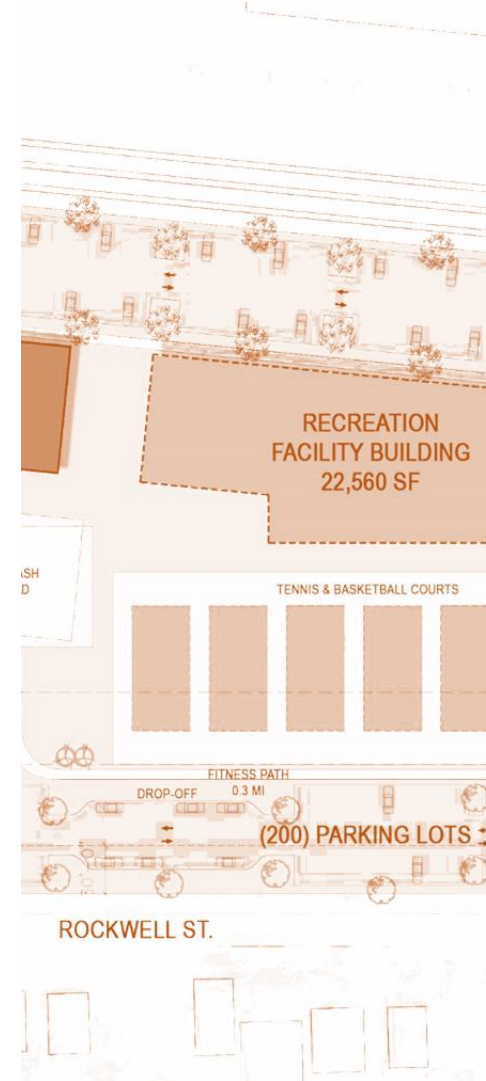
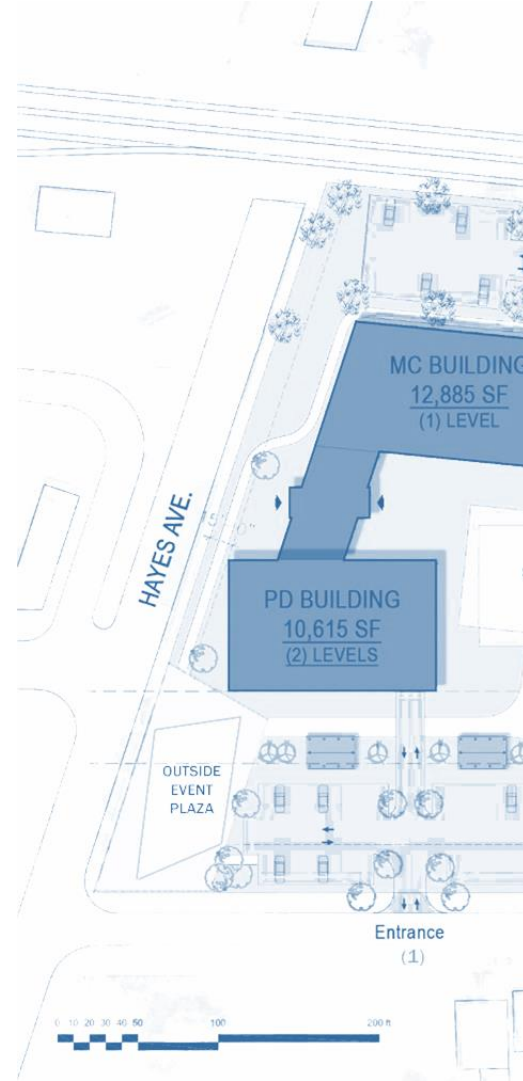




CITY OF SANDUSKY JUSTICE CENTER POLICE STATION & MUNICIPAL COURT

SITE ANALYSIS

08.27.2018



CONTENT:

- **CONTEXT**
- **CHALLENGE**
- **DESIGN APPROACH**
- **SYNTHESIS & ANALYSIS**
- **INSIGHTS**
- **TESTING & ITERATIONS**
- **THE FIT PLAN**

CONTEXT

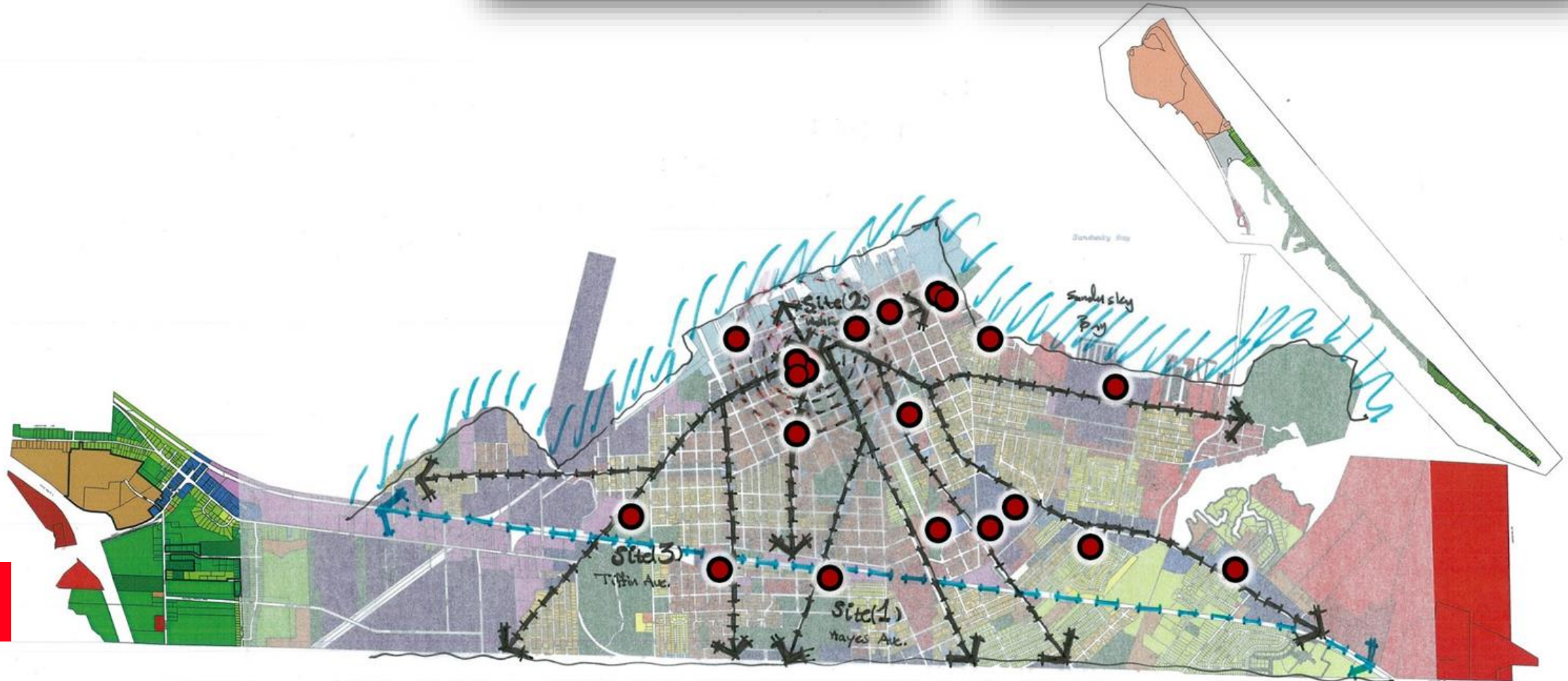
SANDUSKY MASTER PLAN:

ANALYSE THE URBAN FABRIC:

- LANDMARKS.
- RAILROAD.
- WATERFRONT / BAY.
- POTENTIAL (20) SITES.



ACCESSIBILITY, Radial Street Structure



CHALLENGE

DEFINE THE CHALLENGE:

THE FOCUS OF THIS STUDY ANALYSIS IS TO IDENTIFY THE POSSIBLE OUTCOMES TO RELOCATE THE POLICE STATION & MUNICIPAL COURT FOR THE CITY OF SANDUSKY. WHICH INCLUDES SCHEMATIC ANALYSIS OF THE SELECTED SITES – FIT PLAN.

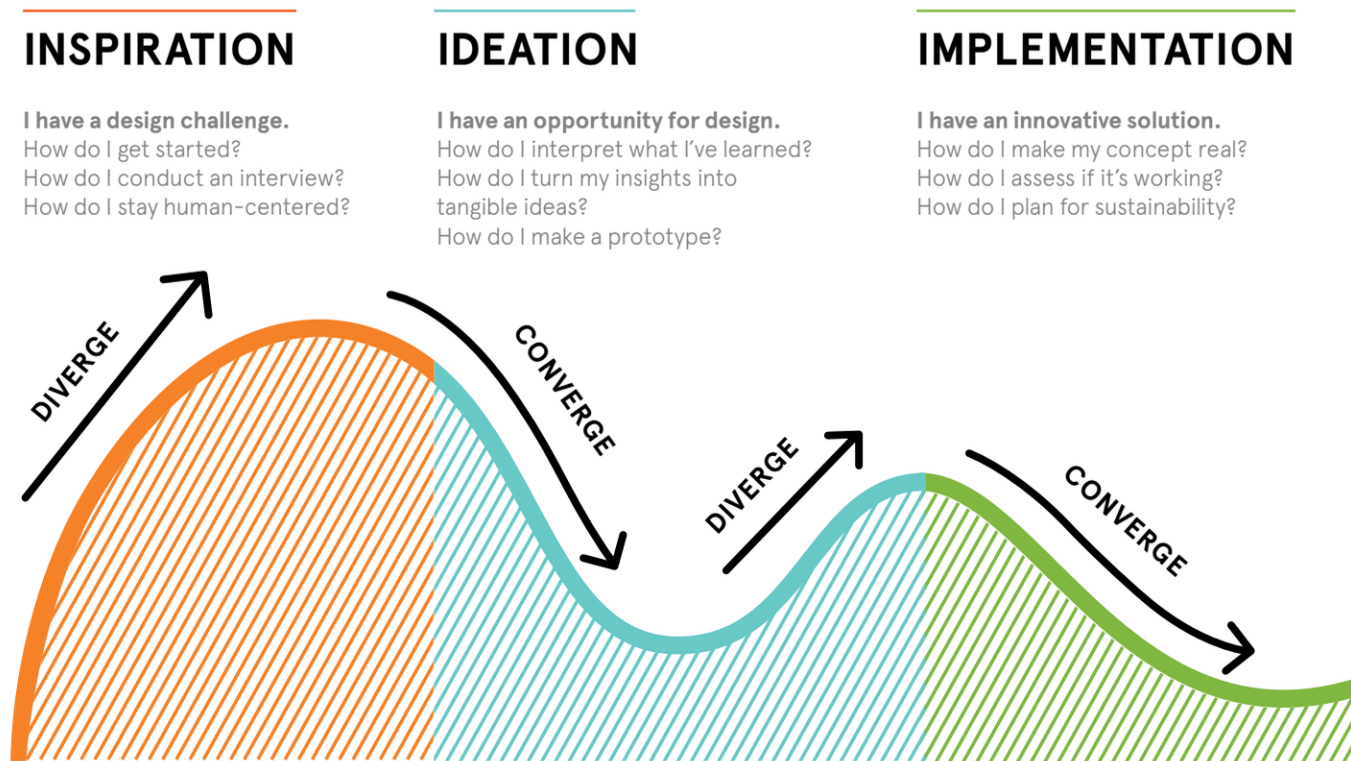
City of Sandusky Justice Center Program

Building	Department	Area (SF)	Total (SF)
Municipal Court	Public facilities	533	12,127
	Deputy clerks / Clerk of courts	4,258	
	Judicial suite	1,468	
	Court rooms	4,393	
	Probation	1,476	
Police Department	Public facilities & reception	360	19,090
	Records	806	
	Patrol bureau	2,472	
	Patrol bureau - special assignments	931	
	Temporary holding & Sallyport	2,040	
	Detective bureau	2,942	
	Evidence & property	2,486	
	Command staff & administration	3,314	
Lockers & physical training	3,737		
Common spaces	Entrance/lobby/reception	907	2,807
	Public restroom	612	
	Vertical circulation	644	
	Vertical circulation	644	
Building support & services		2,895	2,895
Total		36,919	

DESIGN APPROACH H

DESIGN THINKING PROCESS FRAMEWORKS:

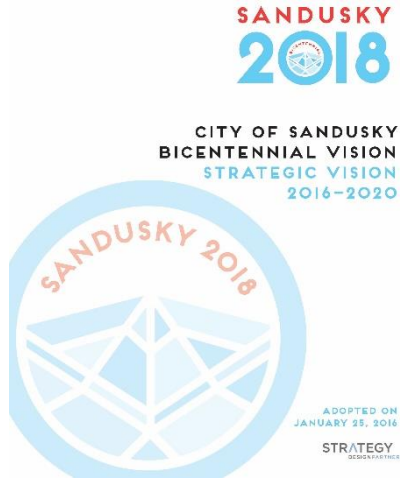
“**Design Thinking** is a problem-solving approach with a unique set of qualities: It is human-centered, Possibility driven, Option focused, Iterative.” Jeanne M. Liedtka



*IDEO HCD process

SYNTHESIS & ANALYSIS

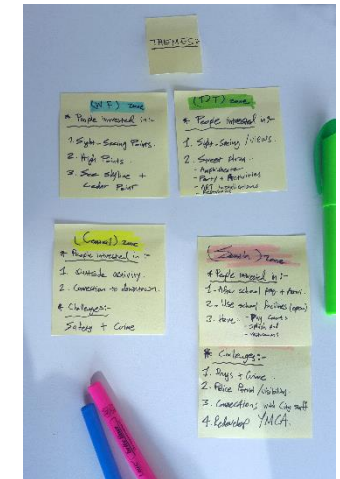
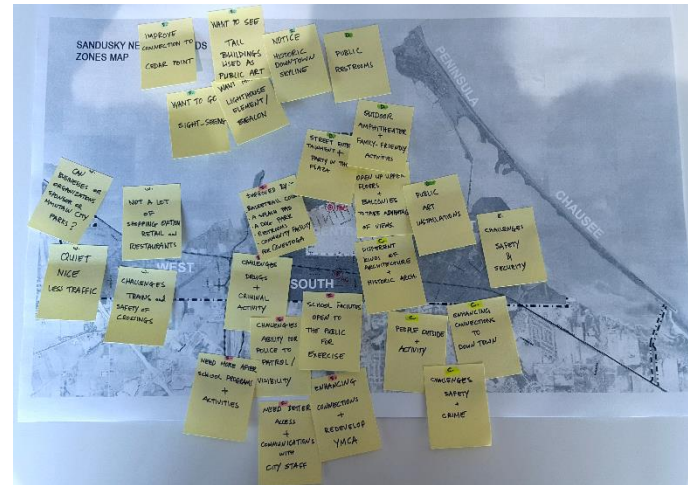
STAKEHOLDERS ENGAGEMENTS:



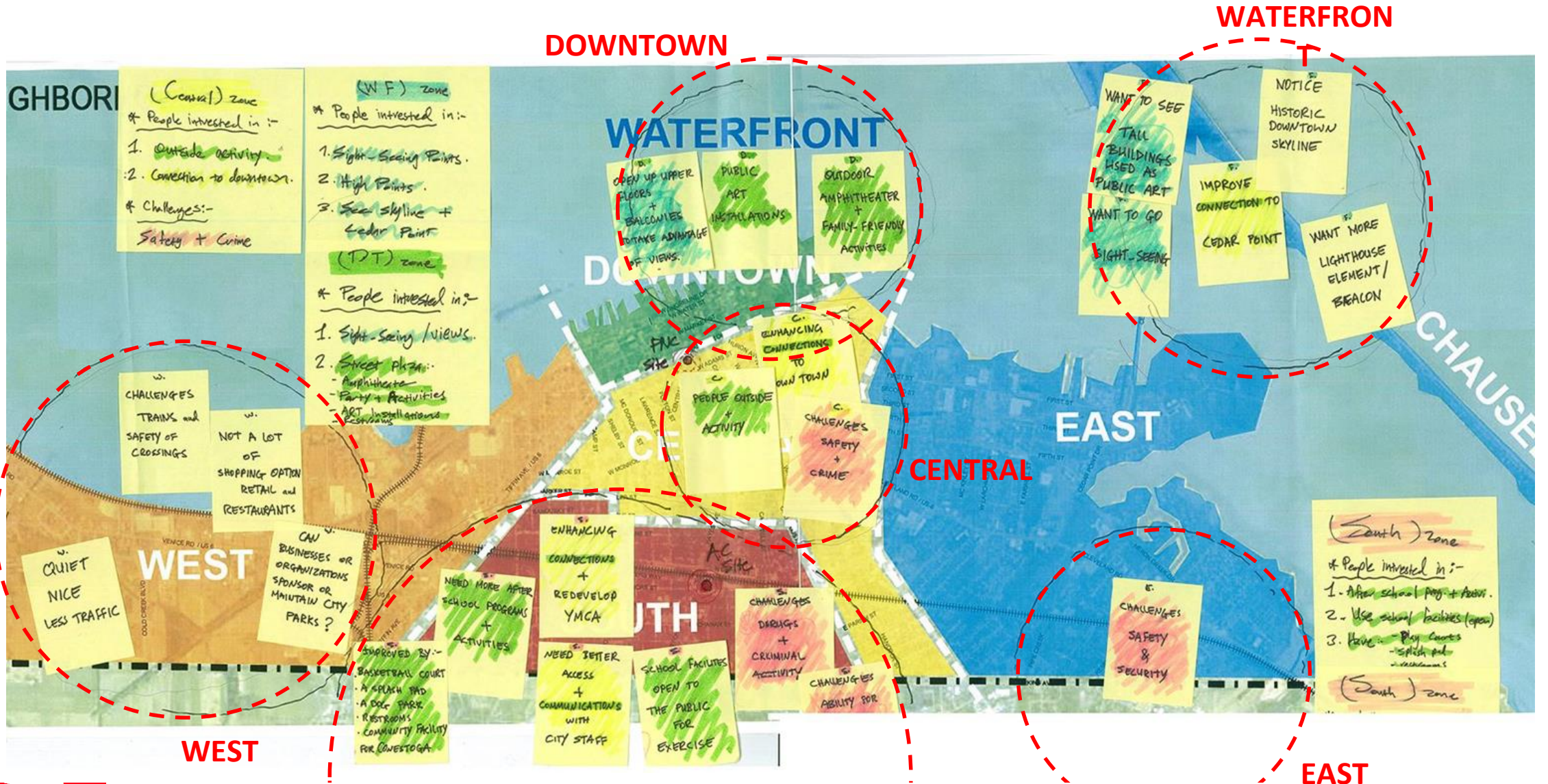
	DOWNTOWN, NEIGHBORHOOD, & BOAT TOURS OVER 370 ATTENDEES
	ROTARY CLUB MEETING & CALL TO ACTION VIDEO LAUNCH 150 ATTENDEES
	ONLINE & PAPER SURVEYS 1,127 RESIDENT & 183 VISITOR RESPONSES
	CALL TO ACTION VIDEO 438 VIEWS
	ONE-ON-ONE INTERVIEWS 33 PARTICIPANTS
	FOCUS GROUPS 195 PARTICIPANTS
TOTAL REACH 6,682 PEOPLE (80% OF SANDUSKY'S POPULATION)	



SIX ACTIVE PLANNING AREAS



FEEDBACK FROM THE SIX ACTIVE PLANNING AREAS :



INSIGHTS

MAIN THEMES:

1- SAFETY:

- SECURITY CHALLENGE.
- ABILITY FOR POLICE TO PATROL / VISIBILITY.
- CRIMINAL ACTIVITY.

2- OUTDOOR ACTIVITIES:

- OUTDOOR AMPHITHEATER.
- STREET PLAZA.
- ART INSTALLATIONS

3- CONNECTION WITH CITY:

- ACCESS & COMMUNICATIONS WITH CITY STAFF.
- CONNECTION TO DOWNTOWN.
- CONNECTION TO CEDAR POINT.

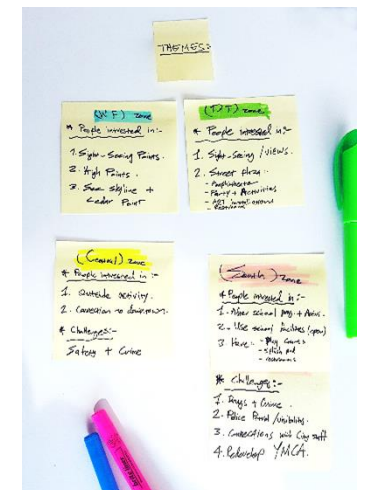
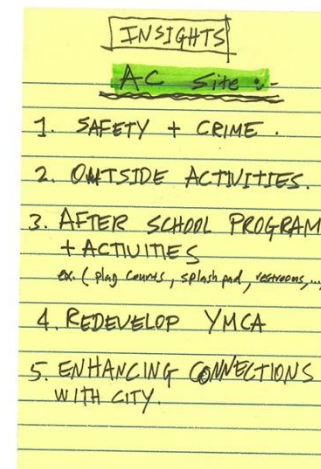
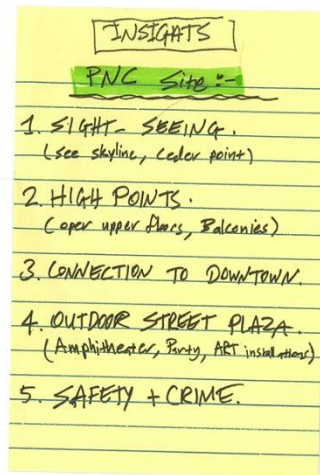
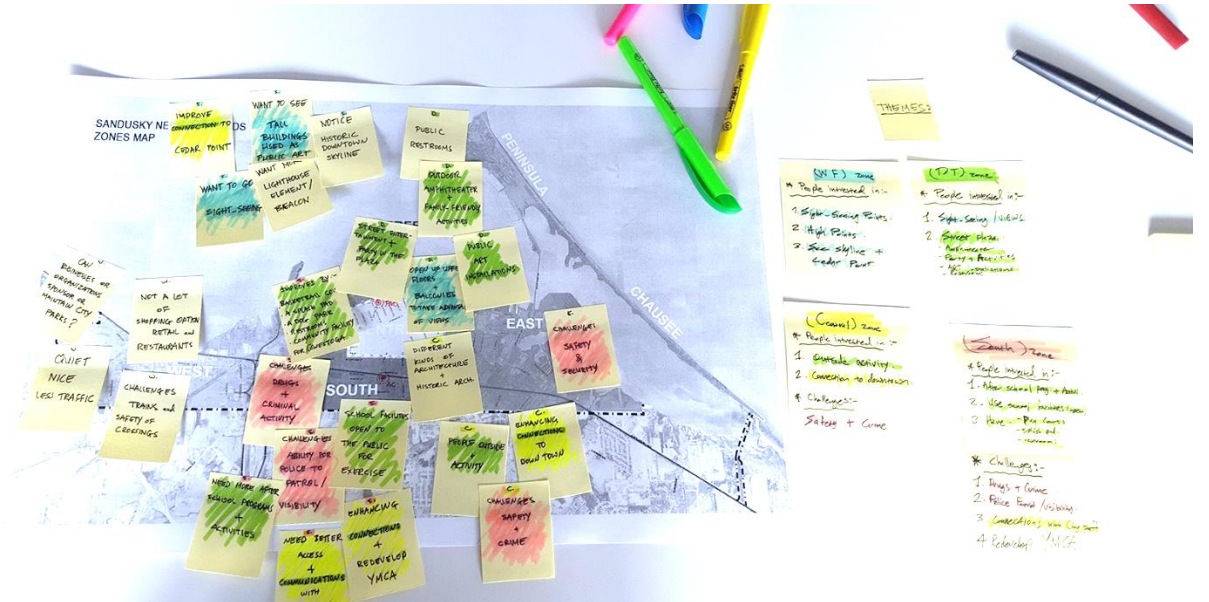
4- AFTER SCHOOL PROGRAMS:

- USE SCHOOL FACILITIES.
- FAMILY-FRIENDLY ACTIVITIES.

Ex.: PLAY COURTS, BASKETBALL, SPLASH PAD, RESTROOMS, ...

5- SIGHT-SEEING:

- SEE CITY SKYLINE.
- OPEN UPPER FLOORS.



TESTING & ITERATIONS

SITE SELECTION PROCESS:

SITE DESCRIPTION	ADDRESS	Owner	SIZE	LAST		ZONING	CURRENT USE	FRONTAGE	CORRIDOR	FOR	
				X-FER DATE	PRICE					SALE?	PRICE
Hoppers/Sunoco	2512 Venice Rd.	City of Sandusky	4.18 Acres	3/4/2016	\$0.00	Exempt	Vacant	527 ft.	Tiffin Ave.	NA	NA
Adjacent to Erie County Juvenile Justice Center	Tiffin Avenue	Board of County Commissioners of Erie County	3.15 Acres	11/25/1998	\$0.00	Exempt	Vacant	475 ft.	Tiffin Ave.	NA	NA
Across from School Bus Garage	1737 Camp St.	H J W Enterprises Inc.	2.7 Acres	1/1/1987	\$0.00	Structures	Storage	740 ft.	Camp St.	NA	NA
Former American Crayon	1706 Hayes Ave.	Born Again Salvage LLC	6 Acres	6/8/2012	\$51,000.00	Assembly	Vacant	1,155 ft.	Hayes Ave.	NA	NA
Doctor Offices	54 Sycamore Line	Management LLC	2.77 Acres	8/27/2014	\$0.00	Offices	Medical Office	455 ft.	Milan Rd.	Yes	\$595,000.00
Doctor Offices	1218 Cleveland Rd.	LLLL LLC/EPD Investments Limited	2 Acres	8/16/2001	\$250,000	Offices	Vacant	200 Ft.	Cleveland Rd.	Yes	\$210,000.00
Sandusky Plaza Outparcel	Cleveland Road	S & S Realty Ltd.	1.6 Acres	4/17/2000	\$0.00	Center	Parking Lot	245 ft.	Cleveland Rd.	NA	NA
Radio Station	1640 Cleveland Rd.	BAS Broadcasting	6 Acres	7/4/2008	\$403,600.00	Offices	Radio Station	266 ft.	Cleveland Rd.	NA	NA
Former Universal Clay	1528 First St.	Ethima Inc.	7 Acres	1/1/1987	\$0.00	Assembly	Vacant	570 Ft.	First St.	NA	NA
Former Monroe School Building	328 E. Monroe St.	The Sanctuary Four Seasons	1.83 Acres	5/16/2007	\$136,000.00	Charitable Exemptions	Church	604 ft.	Monroe St.	NA	NA
Former Stewe Woodward	916 W. Water St.	Sireco III LLC	3.65 Acres	1/2/2008	\$456,725.00	Industrial Vacant Land	Vacant	1,100 ft.	Water St.	Yes	\$490,000.00
Former PNC Bank	404 Washington St.	Old Platt LLC	1.12 Acres	12/31/2014	\$250,000.00	Full Service Banks	Vacant	470 ft.	Washington St.	Yes	\$329,900.00
Former Sandusky Cabinets	513 Washington St.	City of Sandusky	1.74 Acres	6/26/2009	\$0.00	Industrial Vacant Land	Vacant	755 ft.	Washington St.	NA	NA
Adjacent to Current City Hall Jacye Park (S) Central Park	222 Meigs St.	City of Sandusky	3.16 Acres	1/1/1987	\$0.00	Exempt	Parking Lot/Tennis Courts	345 ft.	Meigs St.	NA	NA

TIFFIN AVE SITE



AMERICAN CRAYON SITE



PNC & MERRY-GO-ROUND MUSEUM SITE

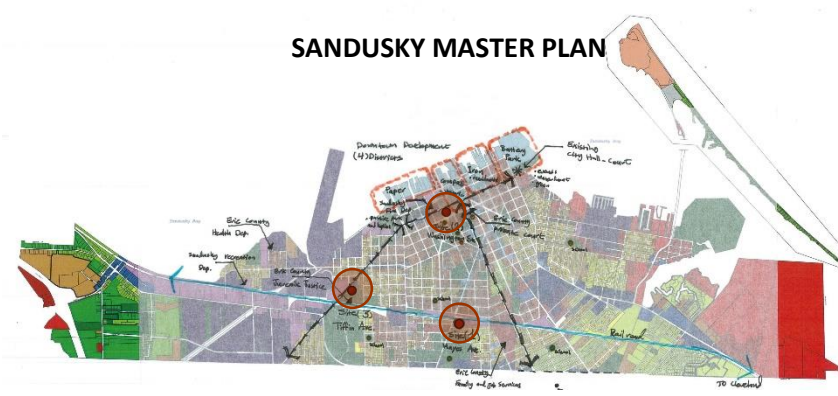


3 SITE OPTIONS:

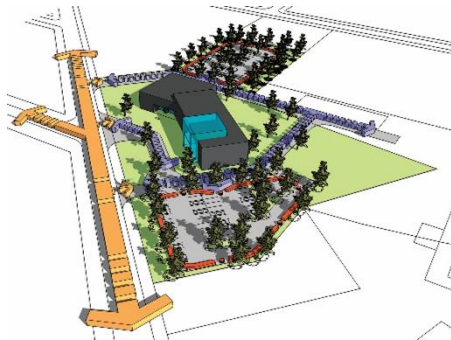
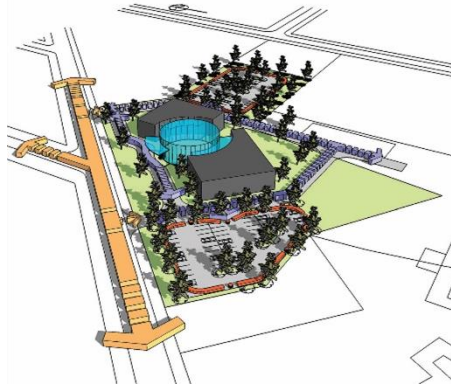
SITES NARRATIVES:

- CONTEXT
- RELATIONSHIP BETWEEN TWO FUNCTIONS.
- NO. OF BUILDING LEVELS.
- CIRCULATION.
- PARKING LAYOUT & PARKING NO.

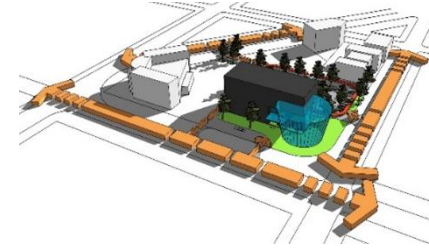
SANDUSKY MASTER PLAN



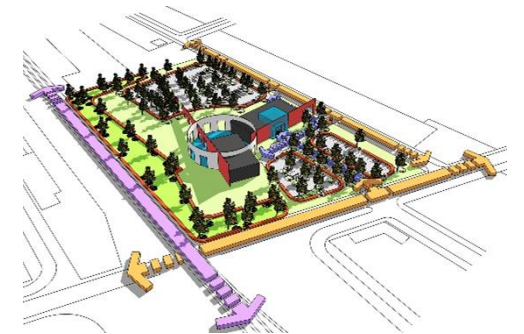
TIFFIN AVE SITE



PNC & MERRY-GO-ROUND MUSEUM SITE



AMERICAN CRAYON SITE



1ST ITERATION:

PNC & MERRY-GO-ROUND MUSEUM SITE NARRATIVES:

- UTILIZE MERRY-GO-ROUND MUSEUM WITH THE PROJECT.
- STREET FAÇADE STUDIES.
- CIRCULATION.
- BUILDING LEVELS.
- PARKING LAYOUT AND NO.



BUILDING	FLOOR AREA (SF)	TOTAL AREA (SF)	LEVELS #	PARKING #
POLICE STATION	11,312	36,924	2	110
MUNICIPAL COURT	9,300+5,000		2	

AMERICAN CRAYON SITE NARRATIVES:

- BUILDING LEVELS.
- LOT SIZE & FUTURE EXTENTION.
- CIRCULATION.
- PARKING LAYOUT AND NO.



BUILDING	FLOOR AREA (SF)	TOTAL AREA (SF)	LEVELS #	PARKING #
POLICE STATION	22,351	36,924	1	110
MUNICIPAL COURT	14,573		1	

2ND ITERATION:

PNC & MERRY-GO-ROUND MUSEUM SITE NARRATIVES:

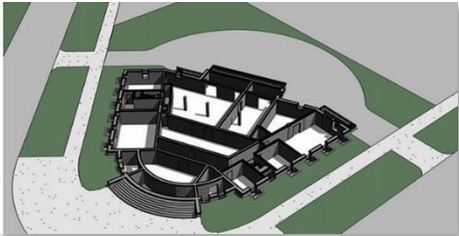
- UTILIZE MERRY-GO-ROUND MUSEUM WITH THE PROJECT.
- CIRCULATION.
- BUILDING LEVELS.



MGR MUSEUM
EXISTING UPPER LEVEL



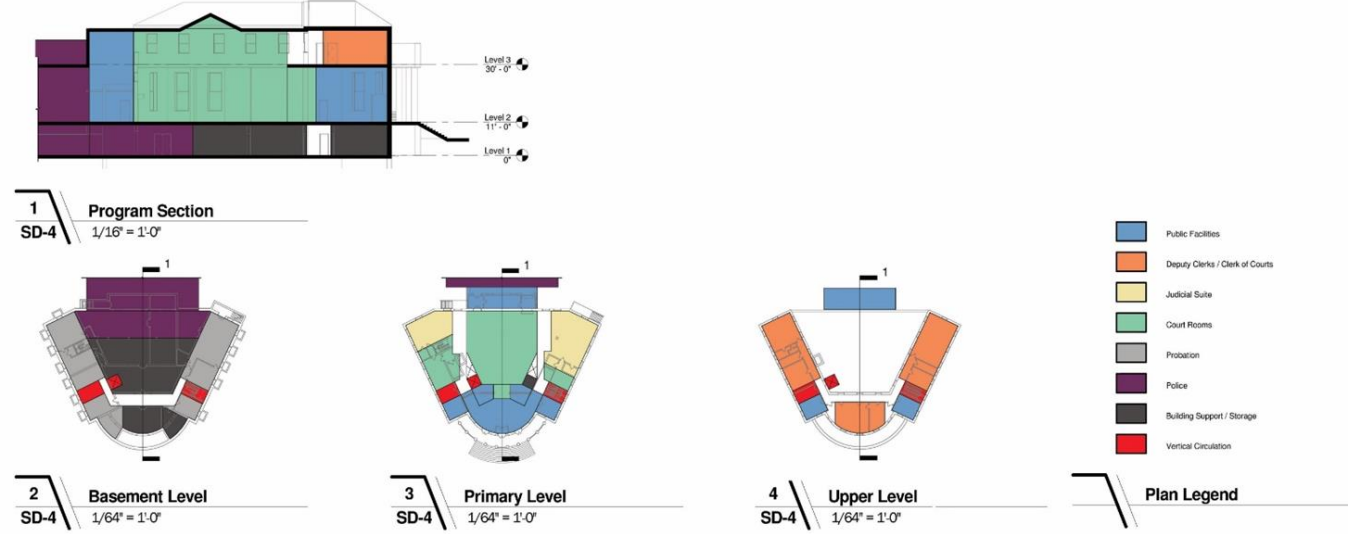
MGR MUSEUM
EXISTING PRIMARY LEVEL



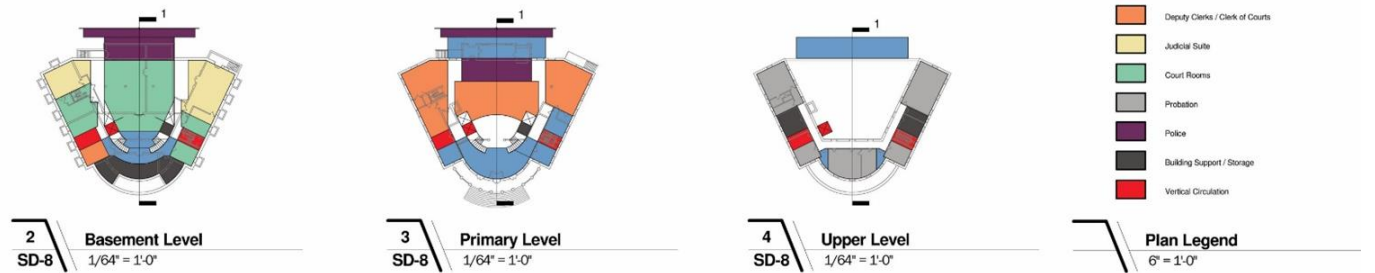
MGR MUSEUM
EXISTING BASEMENT LEVEL



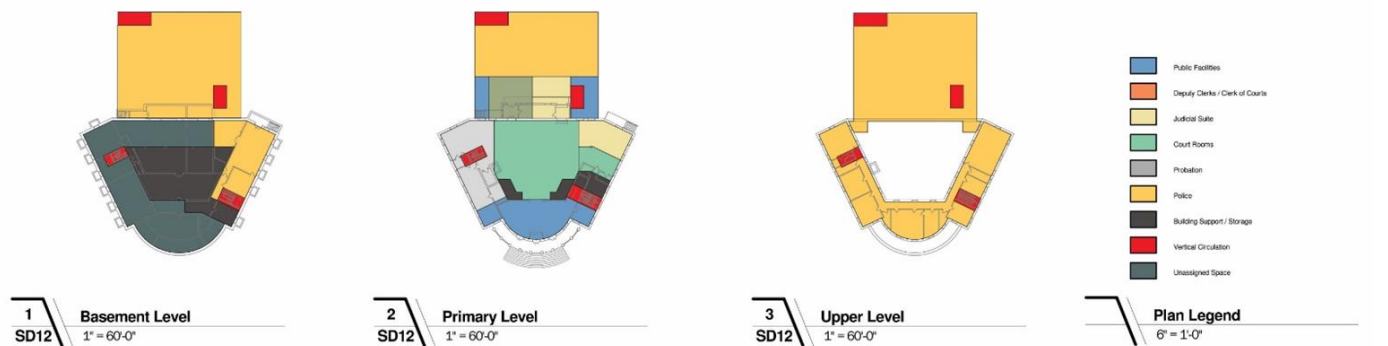
POLICE & COURT LAYOUT
OPTION - 1



POLICE & COURT LAYOUT
OPTION - 2



POLICE & COURT LAYOUT
OPTION - 3

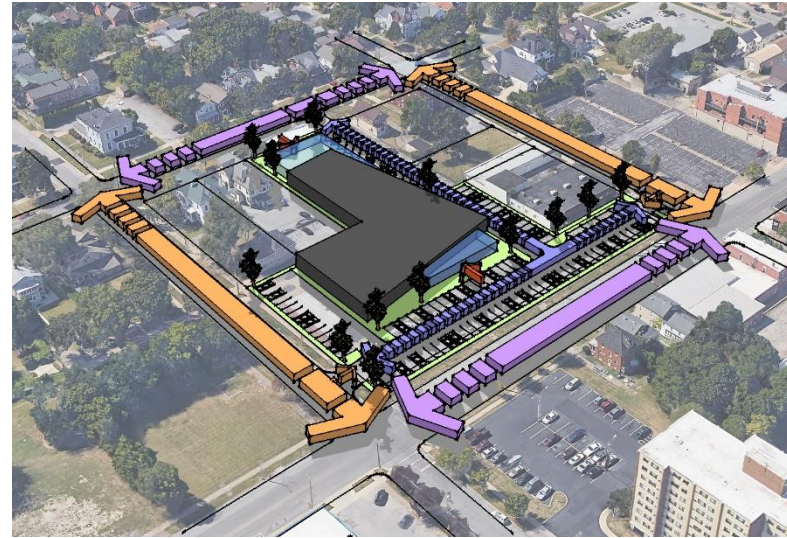


3RD ITERATION:

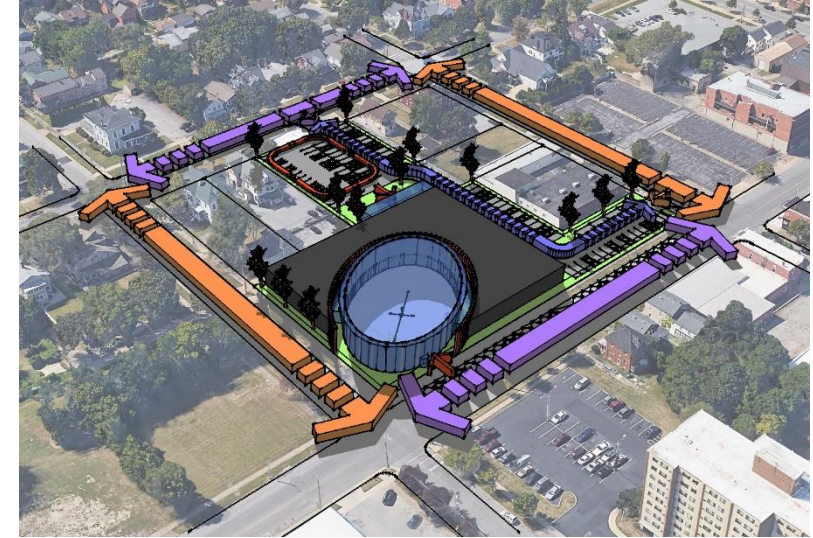
CARDINAL PROPERTY SITE NARRATIVES:

- SURROUNDING STREETS AND ORIENTATION.
- LOT SHAPE & SIZE.
- CIRCULATION.
- BUILDING LEVELS.
- PARKING LAYOUT AND NO.

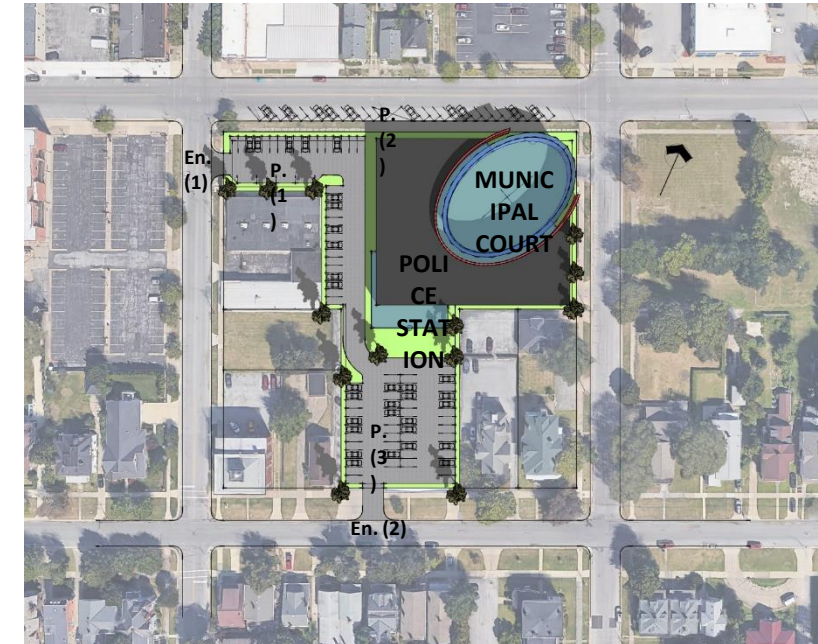
JUSTICE CENTER
OPTION - 1



JUSTICE CENTER
OPTION - 2



BUILDING	FLOOR AREA (SF)	TOTAL AREA (SF)	LEVELS #	PARKING #
POLICE STATION	22,351	36,924	1	110
MUNICIPAL COURT	14,573		1	



4TH ITERATION:

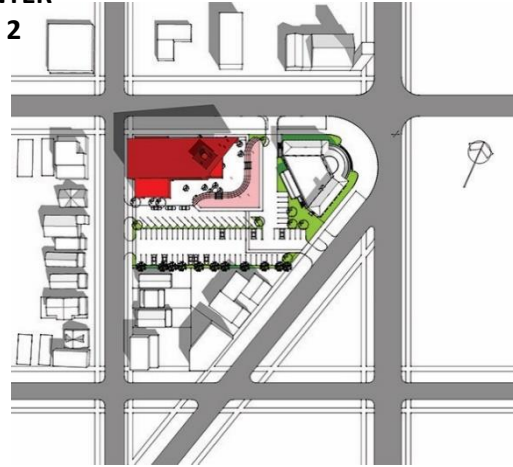
PNC SITE NARRATIVES:

- STAKEHOLDERS ENGAGEMENTS.
- URBAN STUDY.
- STREET FAÇADE STUDIES.
- CIRCULATION.
- BUILDING LEVELS.
- PARKING LAYOUT AND NO.

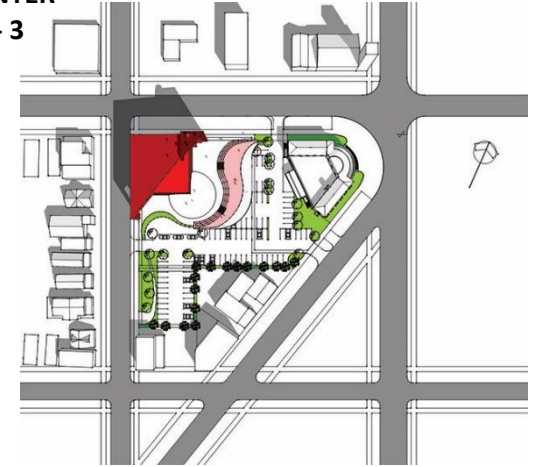
JUSTICE CENTER
OPTION - 1



JUSTICE CENTER
OPTION - 2



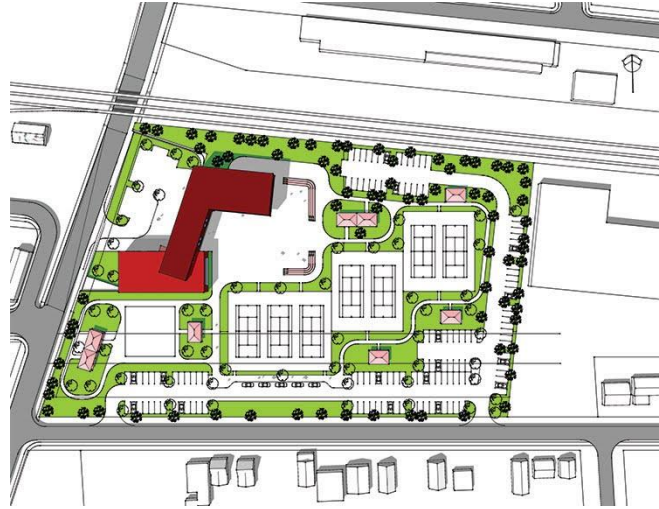
JUSTICE CENTER
OPTION - 3



AC SITE NARRATIVES:

- STAKEHOLDERS ENGAGEMENTS.
- RECREATION FACILITIES.
- URBAN STUDY.
- CIRCULATION.
- BUILDING LEVELS.
- PARKING LAYOUT AND NO.

**JUSTICE CENTER
OPTION - 1**



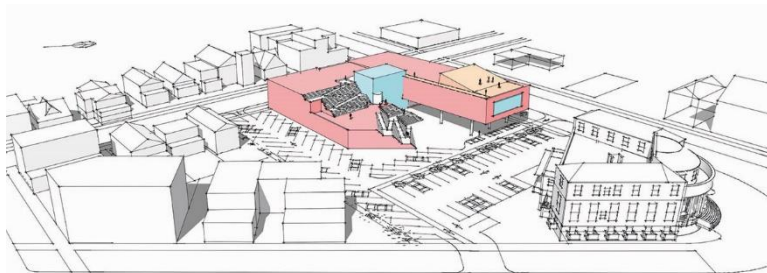
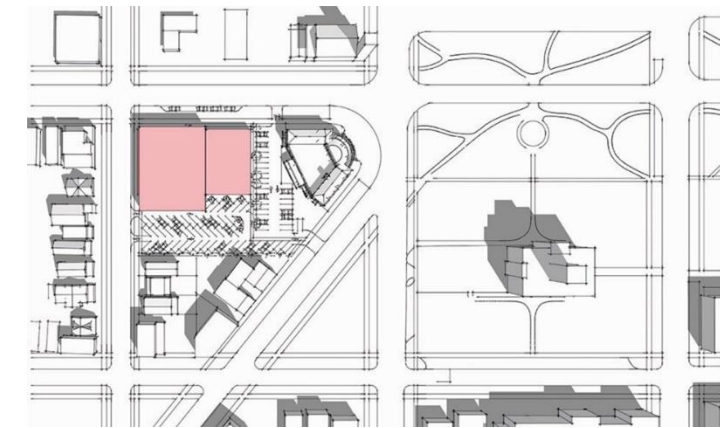
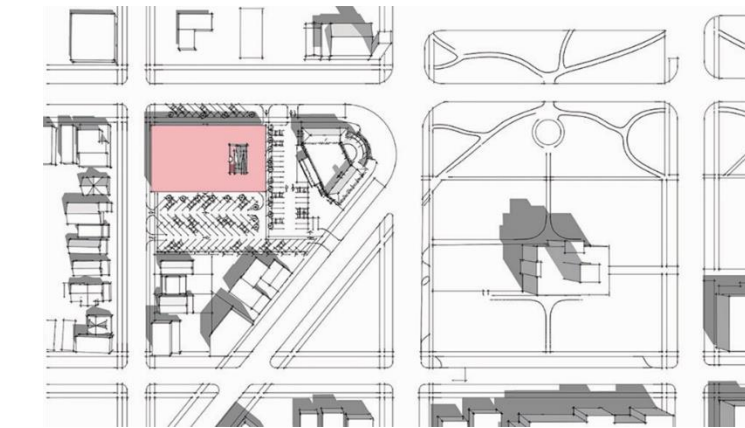
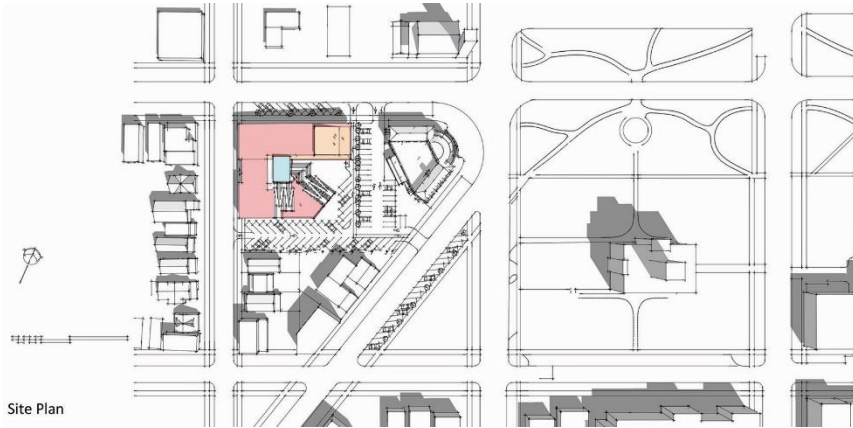
**JUSTICE CENTER
OPTION - 2**



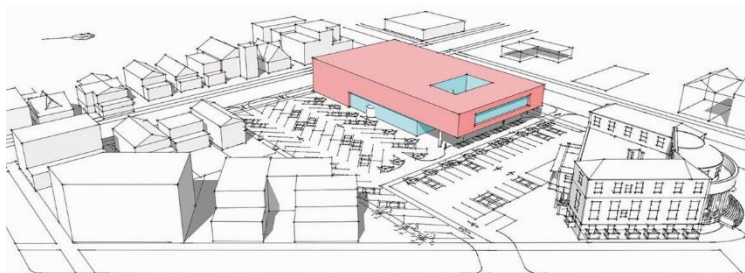
5TH ITERATION:

PNC SITE NARRATIVES:

- STAKEHOLDERS ENGAGEMENTS.
- URBAN STUDY.
- STREET FAÇADE STUDIES.
- CIRCULATION.
- BUILDING LEVELS.
- PARKING LAYOUT AND NO.



**JUSTICE CENTER
OPTION - 1**



**JUSTICE CENTER
OPTION - 2**



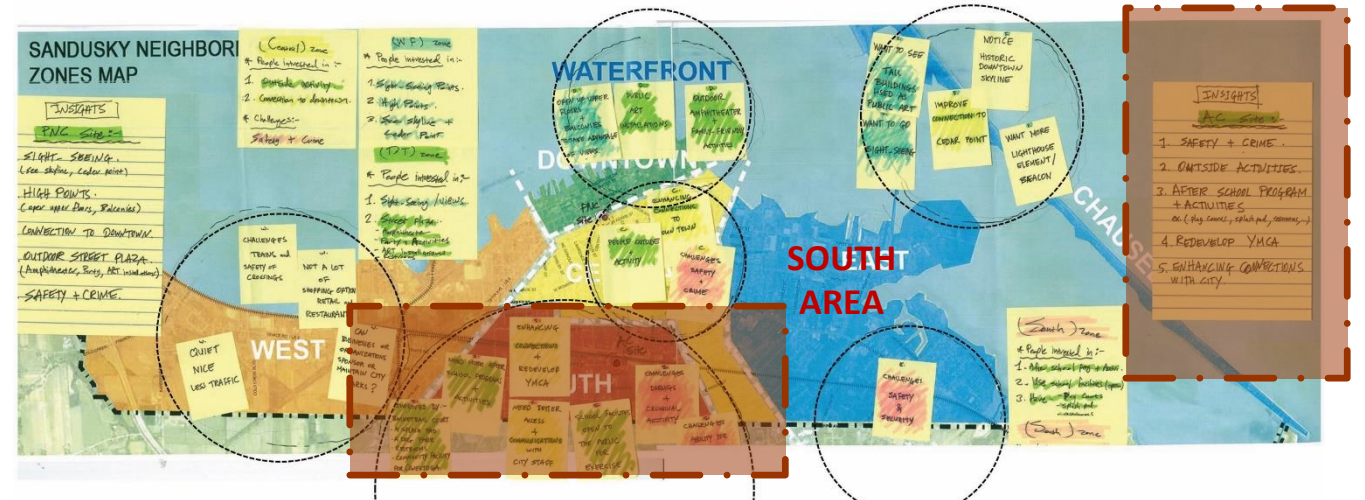
**JUSTICE CENTER
OPTION - 3**

AMERICAN CRAYON
FIT PLAN

AC SITE:

AC SITE NARRATIVES:

- COMMUNITY NEEDS.
- URBAN STRUCTURE.
- SANDUSKY HIGH SCHOOL FACILITY.



AC SITE: ZONING INFORMATION

LOT AREA – 6.25 ACRES (272,260 SF)

GENERAL NOTES:

- SITE ACCESS AND LAYOUT WILL NEED TO BE REVIEWED AND APPROVED BY LOCAL JURISDICTIONS. WE RECOMMEND THAT PURCHASE / CLOSING IS CONTINGENT UPON THIS APPROVAL.
- THIS PLAN IS SCHEMATIC AND NEEDS TO BE VERIFIED WITH SITE SURVEY. WE RECOMMEND THAT PURCHASE / CLOSING IS CONTINGENT UPON VERIFICATION OF THIS SCHEMATIC WITH A SURVEY.
- DETERMINATION NEEDS TO BE MADE IF UNDERGROUND STORM WATER DETENTION WILL BE REQUIRED.

ZONING INFORMATION:

ZONE DISTRICT: CURRENTLY LIMITED MANUFACTURING (LM), WILL NEED TO BE RE-ZONED TO PUBLIC FACILITIES (PF)

PUBLIC USE AS FOLLOWS: GOVERNMENTAL, CIVIC, RECREATIONAL BUILDINGS ARE PERMITTED USE

GENERAL REQUIREMENTS:

HEIGHT REGULATIONS: NOT EXCEEDING 60 FT., EXCEPT THAT FLAGPOLES, ANTENNAS, TOWERS, AND MECHANICAL APPURTENANCES LOCATED UPON AND DESIGNED IN CONNECTION WITH THE BUILDING MAY BE ERRECTED ABOVE THE HEIGHT LIMIT, BUT NOT TO EXCEED 100 FEET FROM THE FINISHED GRADE.

AREA REGULATIONS: THE MINIMUM LOT AREA FOR A PUBLIC FACILITY SHALL BE NOT LESS THAN REQUIRED TO PROVIDE A PROPER SITE FOR THE MAIN AND ACCESSORY BUILDINGS, OFF-STREET PARKING, AND OTHER ACCESSORY USES, AND SUFFICIENT YARDS AND OPEN SPACES TO MAINTAIN THE CHARACTER OF THE NEIGHBORHOOD, WITH MAXIMUM COVERAGE BY BUILDING AT 45% OF SITE.

SETBACK & YARD REQUIREMENTS:

FRONT YARD – (HAYES AVE. AND ROCKWELL ST.): THE FRONT YARDS SHALL BE NOT LESS THAN REQUIRED FOR THE STREET IN WHICH THE DISTRICT IS LOCATED.

SIDE & REAR YARD: SETBACK 40 FEET IN DEPTH (PER ZONING CODE).

PARKING REQUIREMENTS:

NUMBER OF SPACES TO BE DETERMINED BASED ON SITE DEVELOPMENT.

Parking #		Total #
Typical Spaces	Accessible Spaces	
144	6	150

SITE ACCESSWAY:

THE CENTERLINE OF AN ACCESS DRIVE TO PARKING AREAS HAVING 10 OR MORE SPACES SHALL BE MORE THAN 35 FEET FROM A STREET INTERSECTION RIGHT-OF-WAY LINE.

PARKING AREAS OF 24 SPACES OR LESS SHALL HAVE A DRIVEWAY NOT LESS THAN 10 FEET WIDE.

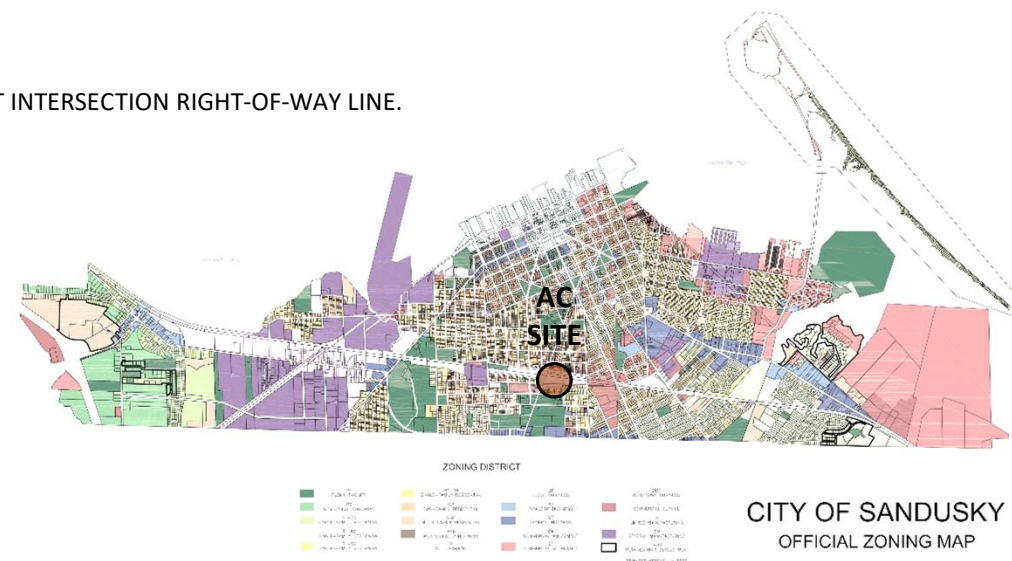
PARKING AREAS OF 25 OR MORE SPACES SHALL HAVE ONE OR TWO DRIVEWAYS NOT LESS THAN A TOTAL WIDTH OF 20 FEET.

SIGNS:

THE SIGNAGE SIZE DEPENDS ON SPEED LIMIT ON STREET (HAYES AVE. SPEED 35 MPH, SINGLE LANE)

WALL SIGNAGE: ALLOWABLE SF FOR SIGN = 1.25 X BUILDING FRONTAGE.

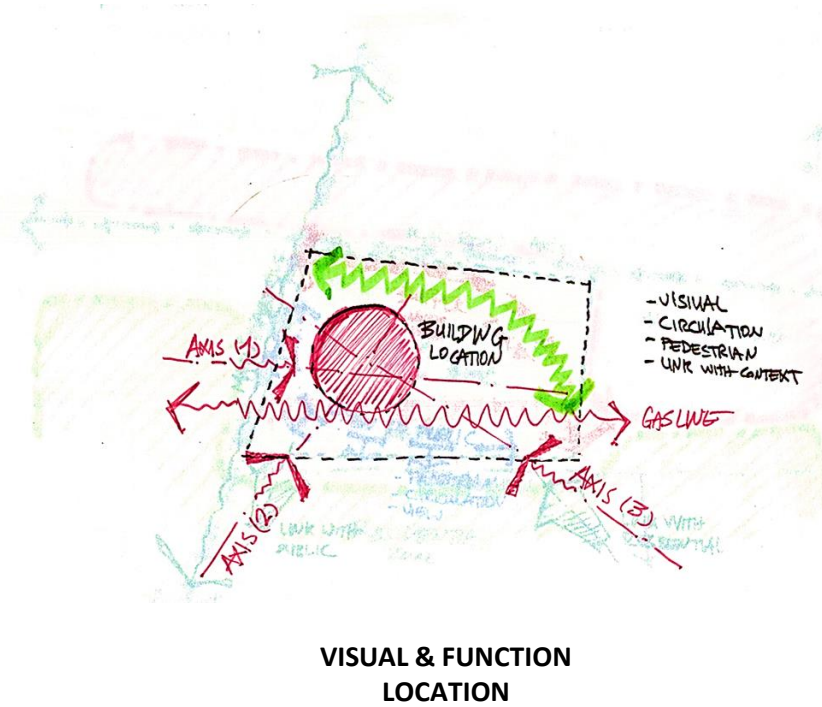
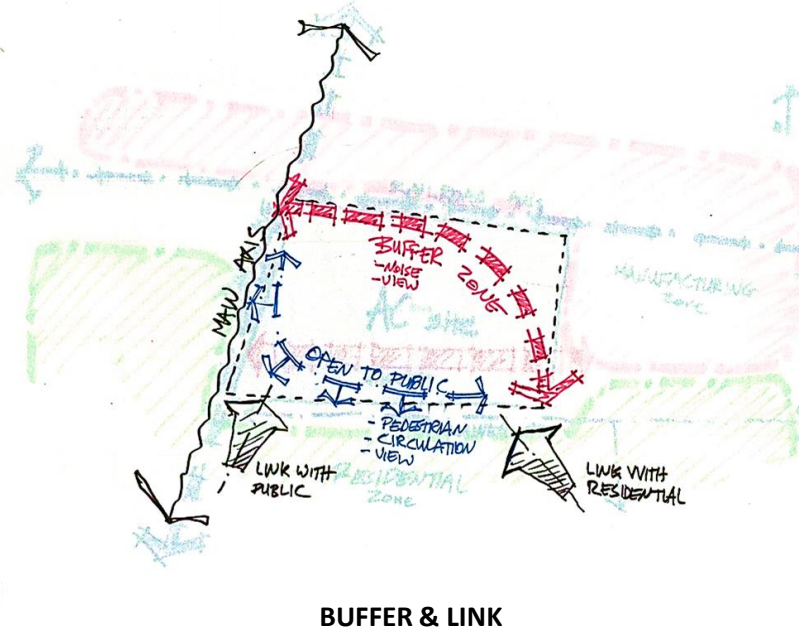
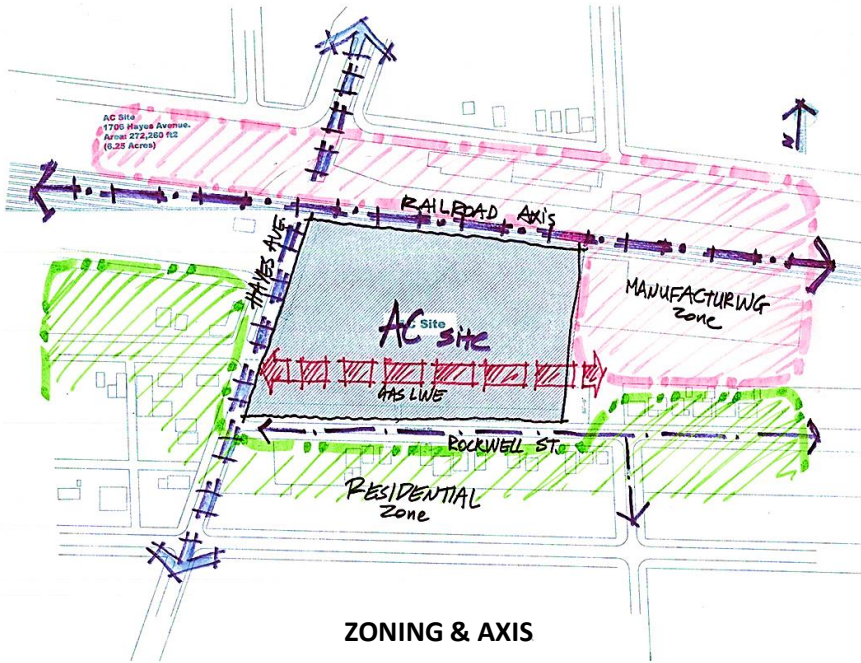
ONE (1) FREESTANDING OR PROJECTION SIGN: ALLOWABLE SF FOR SIGN = 1.00 X BUILDING FRONTAGE.



AC SITE:

AC SITE NARRATIVES:

- ZONING.
- CIRCULATION & AXIS.
- BUFFER FROM RAILROAD.
- OPEN TO PUBLIC & NEIGHBORHOODS.
- VISUAL AXIS.
- BUILDINGS & FUNCTION LOCATIONS.



AC FIT PLAN:

- 3 MAIN ENTRANCES.
- 1& 2 LEVELS BUILDING.
- 200 PARKING LOTS.
- JUSTICE CENTER BUILDING: 36,924 SF.
- RECREATION FACILITY BUILDING: 22,560 SF.
- FITNESS PATH: 0.3 MI.
- OUTDOOR PLAYING COURTS.
- OUTDOOR EVENT AREAS.

