

Newport Beach Police Headquarters Assessment
Committee Presentation Regarding
-
NEWPORT BEACH POLICE FACILITY REPLACEMENT

City Council Planning Session Item No. 2
March 10, 2026



CITY OF
NEWPORT BEACH

Recent Undertakings

- On November 4, 2025, City Council created the **Newport Beach Police Headquarters Assessment Committee** (Blom, Weber, Barto) to evaluate potential sites and assess the feasibility, cost and design options for a new Police Headquarters
- Contracted with Griffin Structures Inc. to provide rough site constructability and costing information to assist with site reviews
- Committee has been considering/reviewing several sites including:
 - Current Location – Santa Barbara
 - Proposed 1201 Dove Street Location
 - In around the Civic Center Area
 - Lower Portion of Civic Center Park

Limitations of the Existing Police Facility at 870 Santa Barbara Drive

- **Site Property/Building**

- 4 Acres. Zoned for Public Facilities w/Residential Overlay. 300' height limit
- Police Building ~ 49,284sf 2-story concrete tilt-up building, constructed in 1973
- Shares site w/Fire Station No.3 ~ 13,500sf concrete building, constructed in 1971

- **Aging Infrastructure and Operational Limitations**

Facility Condition

- 2021 Facilities Condition Assessment rated the building “Fair”
- A 50+ year old facility operating 24/7 for critical public safety functions

Increasing System Failures

- Growing maintenance needs and costs
- Recent issues include sewer backups, electrical/fire concerns, and generator switchgear failure

Major Structural & Infrastructure Concerns

- Aging structure requiring increasing repairs
- Many systems outdated or beyond intended service life
- Building has very limited natural light, only 20% of space has natural light
- Does not meet current building or seismic standards

Limitations of the Existing Police Facility (cont.)

Technology & Digital Evidence Demands

- Building not designed for modern policing technology
- Limited capacity for data storage, servers, and secure networks
- Need for upgraded electrical infrastructure to support increasing technology demands
- Increasing needs for body-worn camera, video, and digital evidence storage
- Retrofitting aging infrastructure is costly and inefficient

Operational Constraints

- Space limitations impacting department operations
- Insufficient parking and operational support areas
- Facility layout not designed for modern policing needs

Key Question: ***Should the City continue investing in major system upgrades in a building at the end of its useful life?***

Key Factors for Evaluating Police Headquarters Sites

Evaluation Criteria

- **Operational Continuity**
Ability to maintain uninterrupted police services during construction
- **Central Location**
Proximity to civic services, geographic center of the city, and appropriate civic presence
- **Fiscal Responsibility**
Total cost to taxpayers including land acquisition and construction
- **Constructability**
Physical feasibility of constructing the facility on the site
- **Long-Term Functionality**
Facility capable of supporting modern policing needs for decades
- **Land Availability**
Preference for city-owned land when feasible



Potential New Police Facility at Current Site

Three Potential Construction Approaches

Important Note: *Before any police rebuild could begin, Fire Station #3 must first be relocated to a new off-site location, which would take approximately 3+ years once a site is secured*

Option One - Renovate Existing Building + Expansion

- Full seismic retrofit of existing structure
- Add ~25,000 sq ft expansion
- Build 2-story parking structure (250 stalls)

Option Two - New 2-Story Police Facility

- Demolish existing station
- Construct new 75,000 sq ft building
- Build 2-story parking structure (250 stalls)

Option Three - New 3-Story Police Facility

- Construct new 75,000 sq ft building
- Build 2-story parking structure (160 stalls)
- Add 125 surface parking spaces

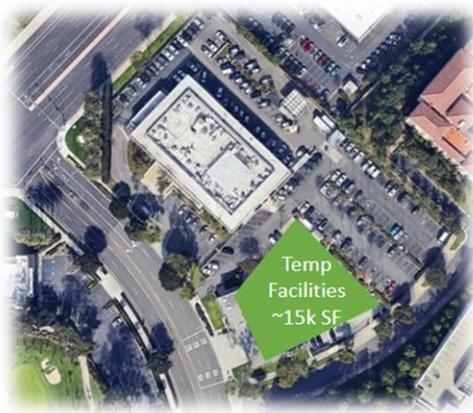
All options require multi-year construction and significant operational disruption

Potential New Police Facility at Current Site

Option One

- 1) Construct temporary limited Police Trailer Complex on former FS#3 area
- 2) Complete rehabilitation of existing Police Structure and add 25,000sf to existing structure
- 3) Construct 250 Stall Parking Structure on former FS#3 and Parking Lot area

Phase 1



Phase 2



Phase 3



- Major Disruption to the Police Operations during construction. Temporary Trailer Facilities will not accommodate all functions
- Requires Secure Off-Site Parking Facility w/employee shuttle
- **Estimated Timeline: ~ 3 years (Fire Station relocation) + ~ 3–4 years (Police facility construction) = ~ 6–7 years total**

Potential New Police Facility at Current Site

Option Two

- 1) Build a new 2-Story 75,000sf PD Building on former Fire Station & Parking Lot area while maintaining current PD Building in operation
- 2) Build a new 250 Stall Parking Structure on former Police Building area.

Phase 1



Phase 2



- Highly Disruptive of Police Operations during construction
- Requires Secure Off-Site Parking Facility w/employee shuttle
- **Estimated Timeline: ~ 3 years (Fire Station relocation)
+ ~ 3 years (Police facility construction) = ~6 years total**

Potential New Police Facility at Current Site

Option Three

- 1) Build temporary Parking Lot on former FS#3 site
- 2) Construct a new 160 Stall Parking Structure on former Parking Lot
- 3) Construct a new 3-Story 75,000sf PD Building on former FS#3 area
- 4) Construct new 125 Stall Parking Lot & Supplemental Building on former Police Building area

Phase 1



Phase 2



Phase 3



Phase 4



- High/Moderate Disruption to the Police Operations during construction
- Some Secure Off-Site Parking needed w/employee shuttle
- **Estimated Timeline: ~ 3 years (Fire Station relocation)**
+ ~ 3–4 years (Police facility construction) = ~ 6–7 years total

Potential New Police Facility at Current Site

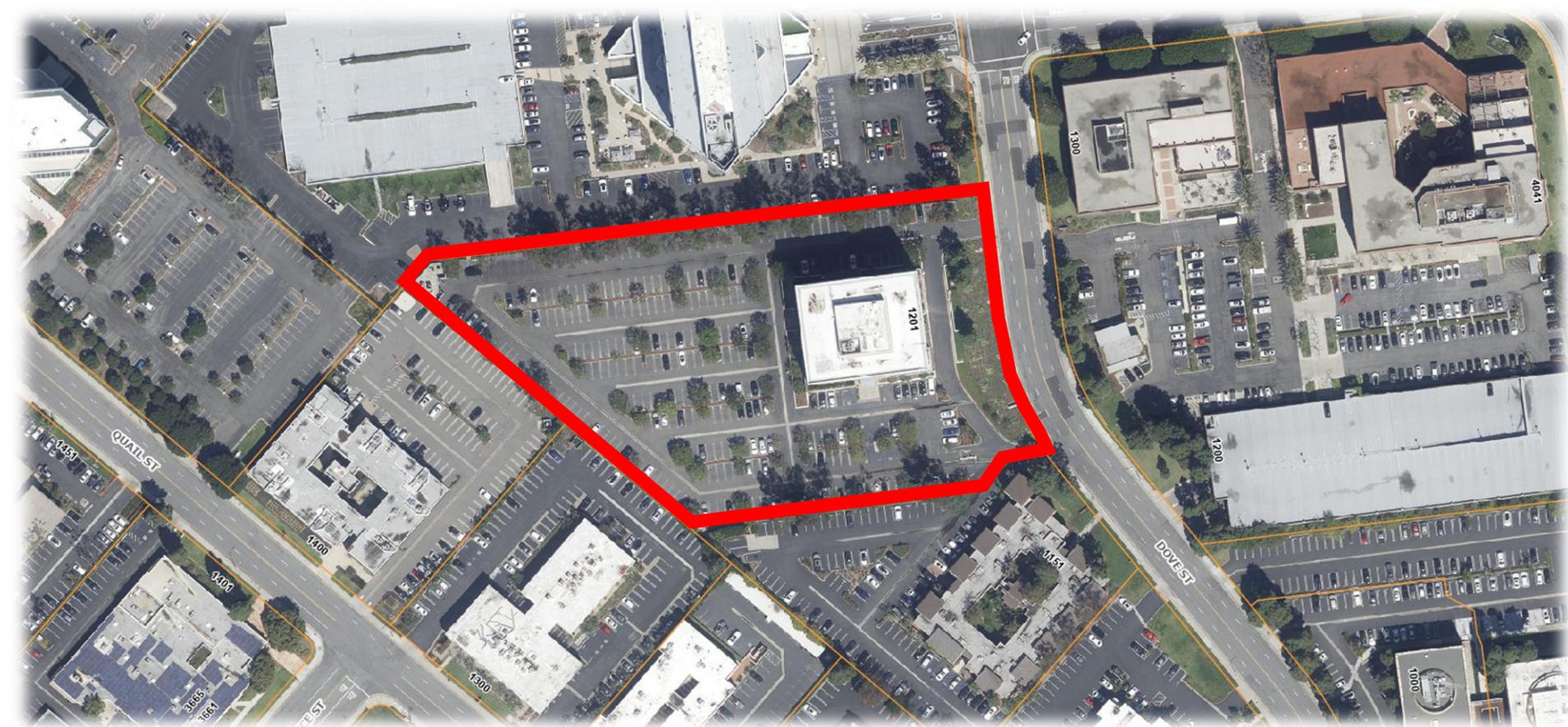


Evaluation Factor	Option 1 — Renovation / Expansion	Option 2 — 2-Story Facility	Option 3 — 3-Story Facility
Project Approach	Full building gut and seismic upgrade	Ground up new facility	Ground up new facility with lower cost support building
Operational Disruption	Extremely disruptive to ongoing operations	Highly disruptive during construction	Highly disruptive during construction
Temporary Facilities	Temporary facilities required	N/A	N/A
Parking During Construction	Offsite parking required w/ shuttle	Offsite parking required w/ shuttle	Small amount of offsite parking required
Potential Service Impacts	Need to temporarily outsource dispatch, jailing, firing range, fleet maintenance and fueling, evidence functions, other	No major outsourcing anticipated	No major outsourcing anticipated
Building Presence	Existing building retained	Building set back from primary frontage	Building set back from primary frontage
Site Constraints	Existing footprint limits flexibility	Tight site constraints limit flexibility	Tight site constraints limit flexibility
Construction Staging/Equipment & Worker Parking	Highly limited	Highly limited	Highly limited
Schedule / Phasing	~3-4+ years; once fire is moved off-site	~3+ years; once fire is moved off-site	~3-4+ years; once fire is moved off-site
Estimated Project Cost (Design and Construction)	\$152M	\$161M	\$168M
Cost Exclusions	<i>The costs above exclude applicable outsourced services, off-site parking expenses, shuttle operations, and other related ancillary costs. Preliminary estimates are within \$5M-20M. In addition, these figures reflect capital expenditures only and do not account for intangible impacts such as operational disruption.</i>		

Potential New Police Facility at 1201 Dove Street

Site Property

- 3.59 Acres with existing 6 Story steel framed Office Building
- Zoned for Professional & Business Office Suites with a Residential Opportunity Overlay - up to 179 Units



Potential New Police Facility at 1201 Dove Street

Ad Hoc Committee Observations:

- City-owned property with existing 6-story office building (3.59 acres)
- **Income-producing City asset**
 - \$2,299,913 gross revenue
 - \$1,190,414 net annual income
- Location is outside the Civic Center campus and less central to civic services, increasing response times
- Existing building would require demolition to construct a police facility
- Estimated construction cost:
~\$150M (including demolition)
- Property could alternatively be sold to help fund a new police headquarters



Potential New Police Facility Closer to Civic Center

Ad Hoc Committee Observations:

- Locations offer strong proximity to Civic Center and other civic services
- All potential sites are privately owned, requiring property acquisition
- Land acquisition costs are a significant deterrent
- Estimated design and construction cost for a new police facility:
~ **\$153M** (*land acquisition not included*)



Potential New Police Facility Closer to Civic Center

Sample Rough Layout for a possible site in Newport Center Area

Design/Construction Cost Estimate ~ \$153,000,000 (excludes land acquisition cost)



POLICE (OPTION - B)

SITE TABULATIONS

POLICE (LEVEL-1)	34,000 SF
POLICE (LEVEL-2)	34,000 SF
SUPPORT BUILDING	7,500 SF
PARKING STRUCTURE (LEVEL-1)	49,590 SF
PARKING STRUCTURE (LEVEL-2)	49,590 SF
FUEL ISLAND SITE AREA	2,400 SF

PARKING TABULATIONS

PARKING REQUIRED	275
PARKING PROVIDED	283

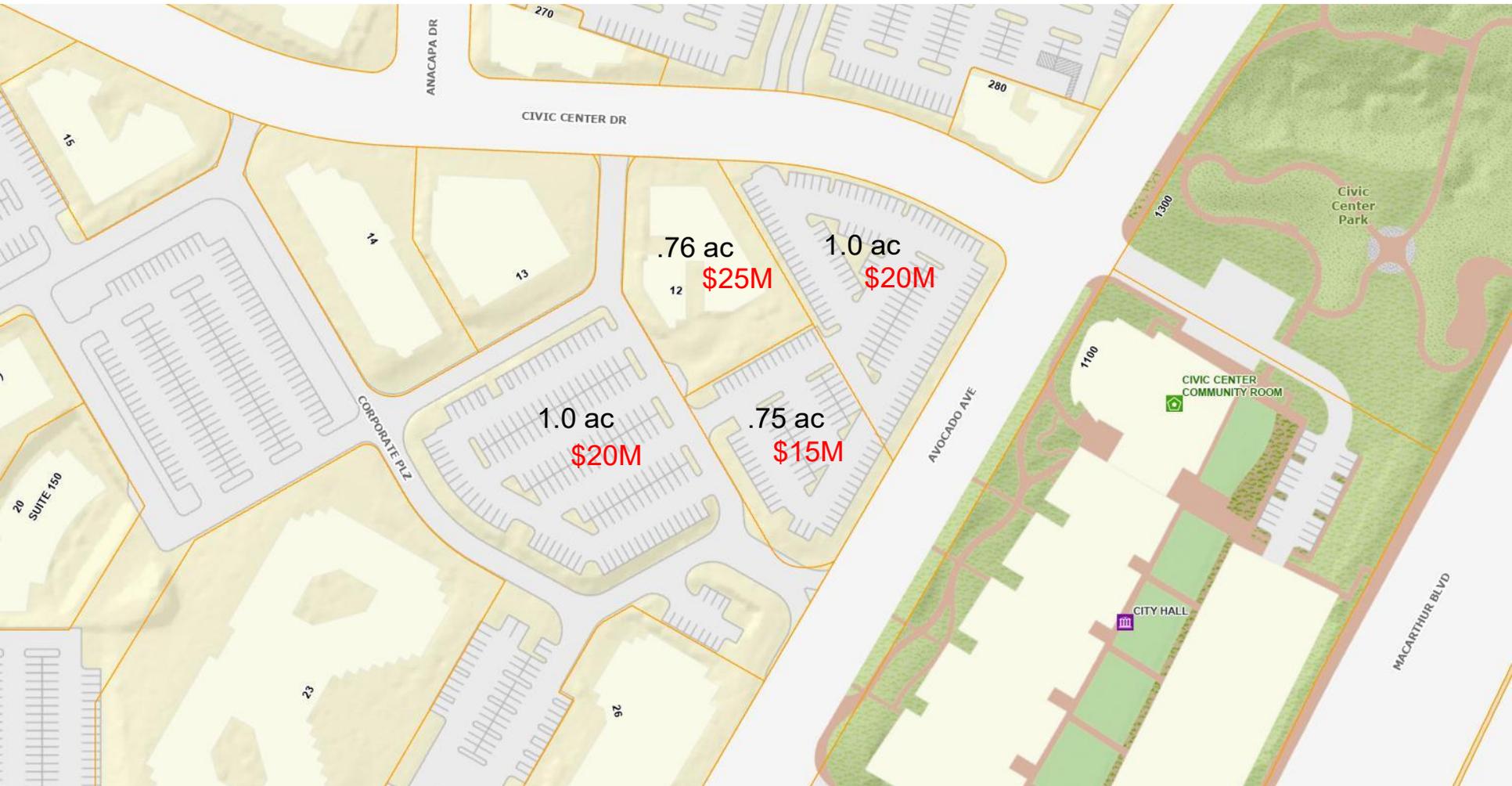
SECURE PARKING

.. PARKING STRUCTURE LEVEL - 1	
STANDARD (9' X 18') STALLS	104
MOTORCYCLE (5' X 10') STALLS	18
.. PARKING STRUCTURE LEVEL - 2	
STANDARD (9' X 18') STALLS	124
.. SECURE SITE	
STANDARD (9' X 18') STALLS	20
OVERSIZED (12' X 24') STALLS	6

VISITOR PARKING

.. STANDARD (9' X 18') STALLS	11
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Potential New Police Facility Closer to Civic Center

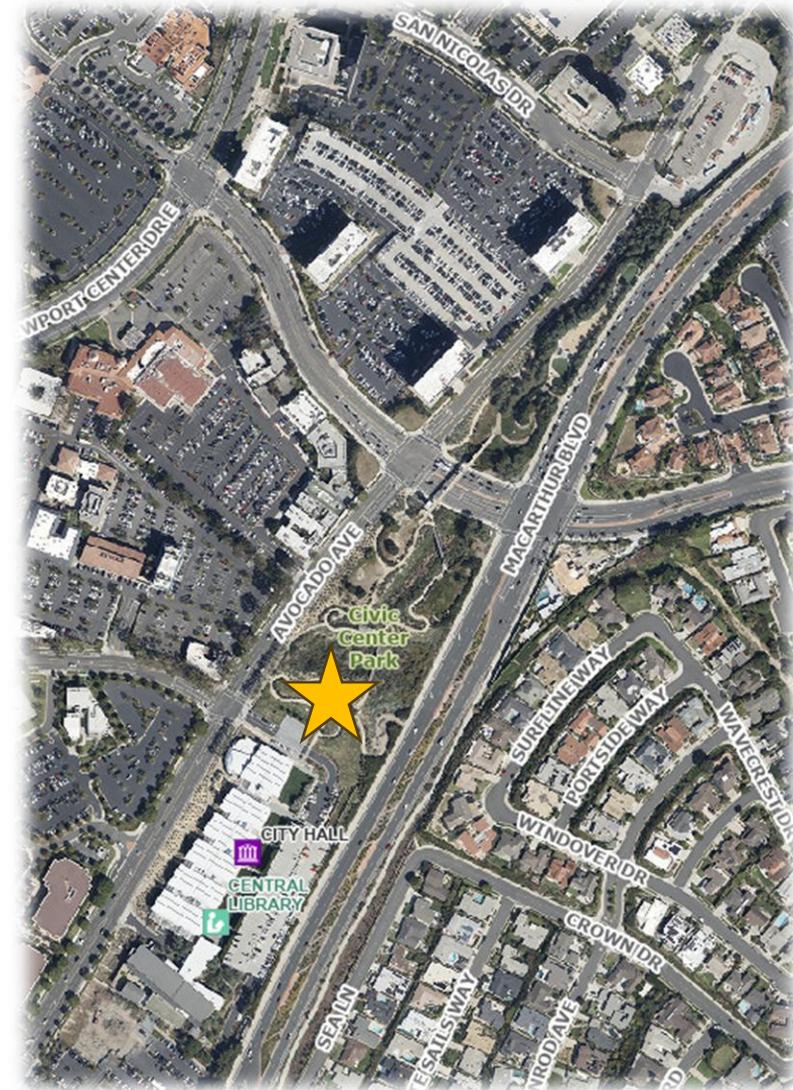


Combine 4 Possible Parcels = 3.6 Acres
Total Appraised Land Value - \$80M - \$90M

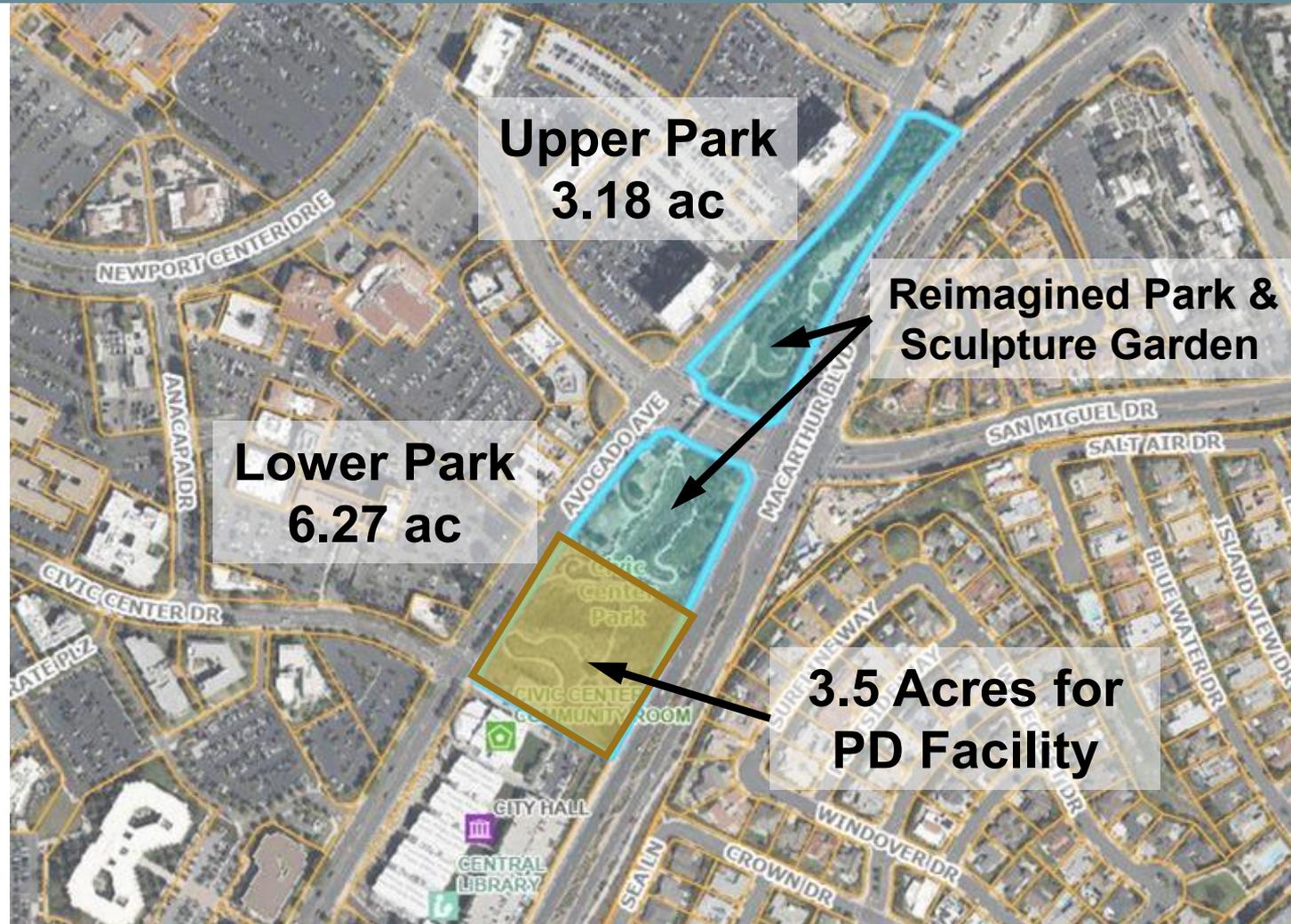
Potential New Police Facility at Civic Center Park

Ad Hoc Committee Considerations

- Location at NE corner of Avocado Ave. & Civic Center Drive
- Proximity to City Hall and civic services
- City-owned property – no land acquisition cost
- Integrates public safety within the City's civic campus
- Site grading and preparation required
- Estimated design and construction cost: ~ **\$162M** (*excluding mitigation costs*)

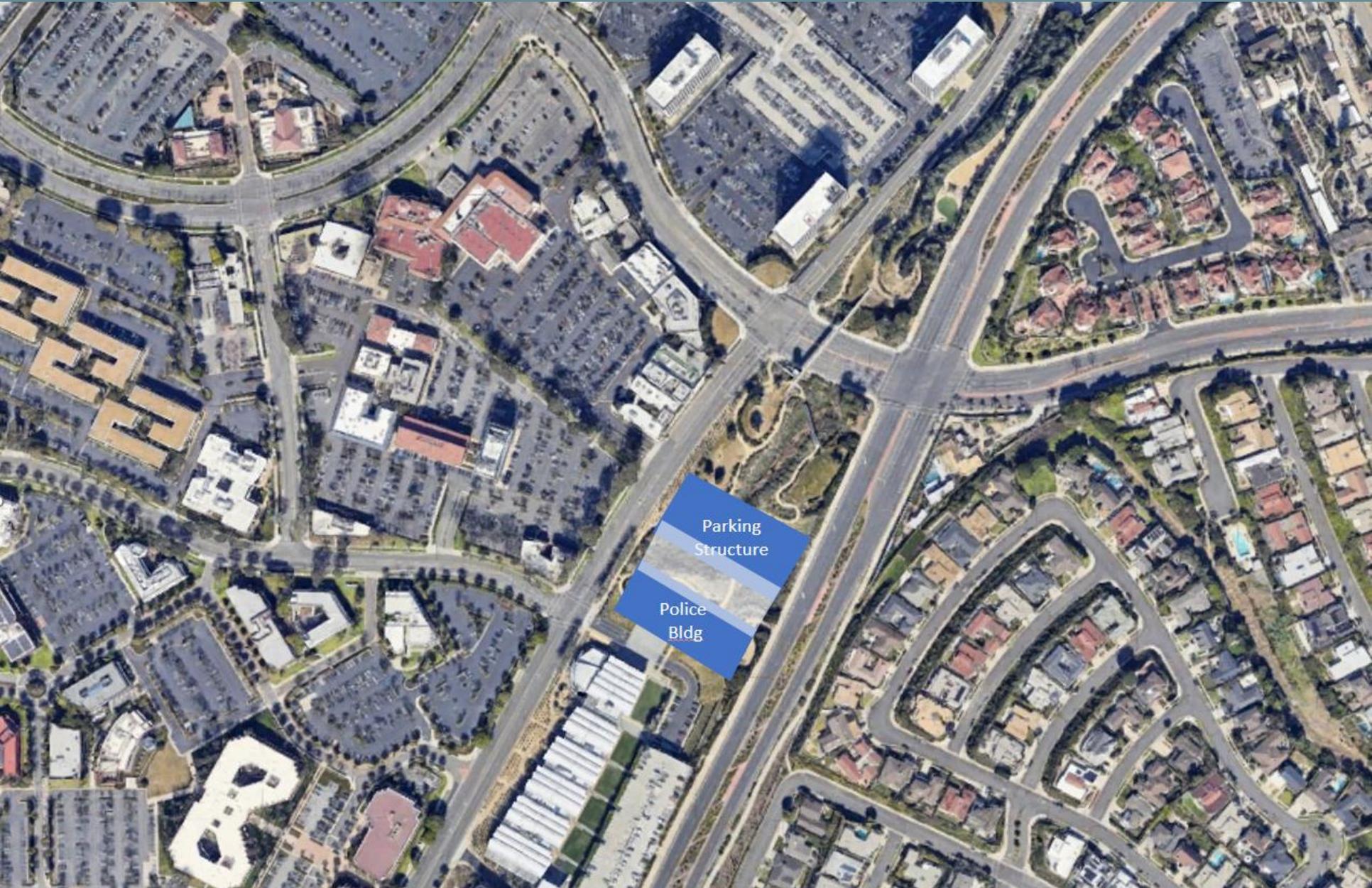


Potential New Police Facility at Civic Center Park



Current Total Park: 9.45 Acres
Future Total Park: 5.95 Acre

Potential New Police Facility at Civic Center Park



Police Facility Site Comparison

Evaluation Factor	Current Site (Santa Barbara)	Dove Street	Private Land Near Civic Center	Civic Center Campus
Land Acquisition Cost	None	None	\$80M–\$90M	None
Construction Cost	Option 1: \$152M Option 2: \$161M Option 3: \$168M	~\$150M	~\$153M	~\$162M
Potential Temporary Service Costs	Add \$5M–\$20M <i>(each option)</i>	Not anticipated	Not anticipated	Not anticipated
Estimated Total Project Cost (Construction + Temporary Services)	Opt 1: \$157M–\$172M Opt 2: \$166M–\$181M Opt 3: \$173M–\$188M	~\$150M	~\$233M–\$243M	~\$162M
Ability to Maintain Police Operations During Construction	Significant challenges – temporary facilities likely required	Feasible	Feasible	Feasible
Project Timeline	~6–7 yrs total	~3–4 yrs	~3–4 yrs	~3–4 yrs
Central Civic Location	Near Civic Center	Airport Area (NOT central to civic services and city center)	Near Civic Center	Civic Center Campus
Key Considerations	Fire Station #3 relocation required; limited staging; continuity of operations challenges	Income-producing asset (\$2.3M gross / \$1.19M net annually); Airport Area location with reduced civic visibility and separation from the civic campus, increased response times	Significant land acquisition cost required	City-owned site within the Civic Center campus providing a central and visible municipal presence; site grading and mitigation required

Siting / Construction of a New Police Facility

Moving Forward

- With additional information provided tonight, undertake further Council and public discussion regarding site selection for a new Police Facility
- Provide the Council Ad Hoc Committee direction to:
 - 1) Continue to review/evaluate potential sites and timing for siting the new Police Facility; or
 - 2) Continue further evaluation of a new Police Facility in Civic Center Park including:
 - selection and hiring of a Consultant Team to undertake the Design Development, Preparation of Final Concept Design and EIR
 - solicit further input from community and Arts Commission for incorporating art and park space into the overall Civic Center campus, then return to Council for review and approval; or
 - 3) Pursue other direction as provided



Questions and Comments

YOUR PUBLIC WORKS DEPARTMENT

*PROTECTING AND PROVIDING QUALITY
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