

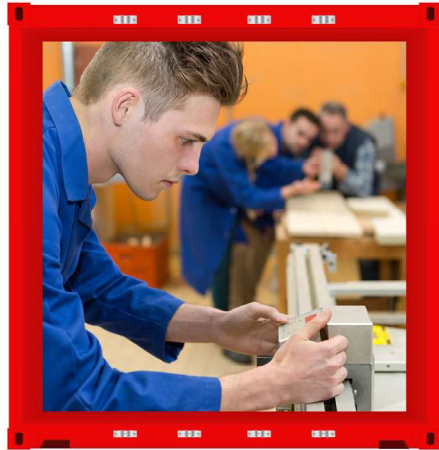


LINC, Inc. Space Needs Assessment

PRINCESS PLACE FIRE STATION ADAPTIVE REUSE
3/25/22



***SUPPORTING POSITIVE
COMMUNITY RE-ENTRY***



CONCEPT PLAN

DESIGN NARRATIVE

The following is a description of all the major considerations present in the concept schemes. Origins for these concepts are varied and include the data gathered in the space needs assessment, the existing building's structure and layout, the City of Wilmington's Land Development Code, and the architects' experience working in Wilmington on similar building types.

Site Plan

Site setbacks in the concept plan are determined by O&I occupancy, required due to the number of residents. The existing parking lot and driveways from both Princess Place Drive and Barclay Hills Drive remain in place and receive new seal coat and striping. Two trees at the northwest side of the site are proposed for removal. One of these trees is in particularly poor condition. Sawyer Sherwood & Associate recommends that LINC remove it as soon as possible to avoid potential damage to the existing building and adjacent properties.

A 400 sf storage building is proposed in the concept plan within the space remaining after honoring the required zoning separations. Discussions during the special use process will determine if this storage building will be allowed.

Selective Demolition of Existing Building Elements

The existing cementitious soffit and fascia panels, as well as all associated wood framing, will be removed. The age of the building will require a hazardous materials survey to determine if there is any asbestos-containing material and, if asbestos is discovered, abatement will be required. The existing concrete slabs, exterior doors and windows, and interior walls will be demolished. All existing plumbing fixtures and piping, mechanical units and associated ductwork, and electrical fixtures, wiring, and panels are to be removed and replaced with new work. The existing generator will be evaluated and potentially replaced to provide backup power for the facility. A visit to the building by our firm discovered leaks in the existing roof; Sawyer Sherwood & Associate recommends that LINC repair the roof as soon as possible and remediate damaged materials within the building as necessary.

Building Renovations

The existing building has two wings separated by a garage. This 3-part design remains in the concept schemes and has been used to organize the new facility's functions. The East wing of the building will become the residents' living quarters; the West wing will house a kitchen, dining/lounge area, and case manager/Director office; and the existing vehicle bay in between will become the new trades classroom. A new roof and soffits will raise the ceiling height in the building, allowing for high windows that maximize daylighting without compromising the facility's security and privacy. The roofline will be extended over an outdoor area adjacent to the dining room/lounge, providing a space for covered outdoor seating.

Building Addition

Concept Plan B proposes a 1,200sf addition to the existing building. The addition would contain a commercial kitchen, fitness room, and storage space, and would replace the caterer's kitchen shown in the concept plan.

