

**PLANNING & DEVELOPMENT MEMORANDUM
MEMORANDUM #16-11**

DATE: May 2nd, 2016
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: James Hayes, AICP, City Manager *JH*
Brook Svoboda, Director of Planning and Development *RS*
SUBJECT: Civic Campus Master Plan – Meeting #3, Preliminary Alternatives Review & Discussion

BACKGROUND:

This is the third scheduled meeting with Council for the Civic Campus & Community Center Corridor Master Plan. The meeting will address the following:

- Project Process and Overview Update
- Background Information
 - Goals
 - Stakeholder Input
 - Initial Parking Study
- Key Considerations
- Preliminary Alternatives
- Next Steps

The primary goal for the exercise is to gain Council feedback on preliminary site plan alternatives that would be presented to the public at the upcoming Food Truck Carnival (May 14th). The information included in the presentation (**Attachment 1**) includes feedback received from Council (key pad polling exercise) on 3/21/16, as well as a workshop with members of the leadership team and key staff on 4/12/16.

Please note that the next study session (June 6th) with Council will provide a more detailed investigation that will refine the preliminary alternatives towards a preferred alternative. As part of that exercise, financial/fiscal data will be included to inform the Council on mix of uses, layout, orientation, types/number of municipal uses and place making.

Next Steps:

As mentioned above the project team will presenting the findings from tonight's meeting to the public on May 14th at the Food Truck Carnival through an informal public outreach effort. The feedback received from the public will be reported back to Council on June 6th. The goal of the June 6th meeting will be to formulate a preferred alternative. After that exercise Staff and the project team will develop a final meeting and public outreach schedule for the project with an anticipated completion of late summer/early fall conclusion.

STAFF REFERENCE:

Brook Svoboda, Director of Planning and Development bsvoboda@northglenn.org 303.450.8937

ATTACHMENTS:

Attachment 1

Presentation #3



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ATTACHMENT 1

April 25, 2016

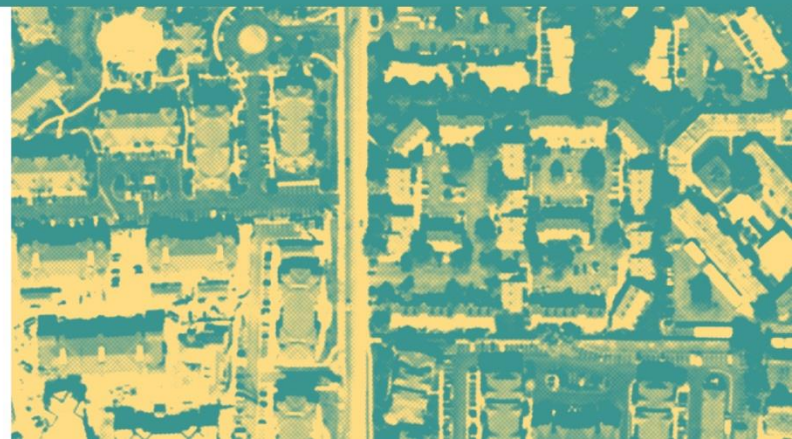


In association with:

BRS ARCHITECTURE | ECONOMIC & PLANNING SYSTEMS

FOX TUTTLE HERNANDEZ TRANSPORTATION GROUP

JLL | MARTIN/MARTIN



Overview

- Project Review and Process Update
- Background Information
 - Goals
 - Stakeholder Input
 - Initial Parking Study
- Key Considerations
- Preliminary Alternatives
- Next Steps

Project Review and Process Update

Overall Project Overview

- This effort **adds to and refines previous studies:**
 - Police and Courts Needs Assessment
 - City Hall Administration Needs Assessment
 - Recreation Center Needs Assessment
- This Plan **integrates and coordinates multiple efforts:**
 - Civic Campus Master Plan
 - Community Center Drive
 - Sub Area Traffic Study
 - Pocket Park Study

Key Master Plan Milestones

- Phase I Capacity and Adjacency Analyses
- **Now: Vision & Design Alternatives Analysis**
- Conceptual Master Plan and Technical Detail
- Community Center Drive Corridor Plan and Design
- Final Master Plan

Process Update

- Staff Work Session- was held on April 12, 2016
- Council Work Session - May 2, 2016
- Food Truck Carnival - May 14, 2016- Public Intercept
- Council Work Session - June 6, 2016
 - Financial data and public input will be available to inform decision making

Background

Existing Conditions Study
LAND USE AND LANDMARKS

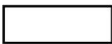



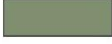





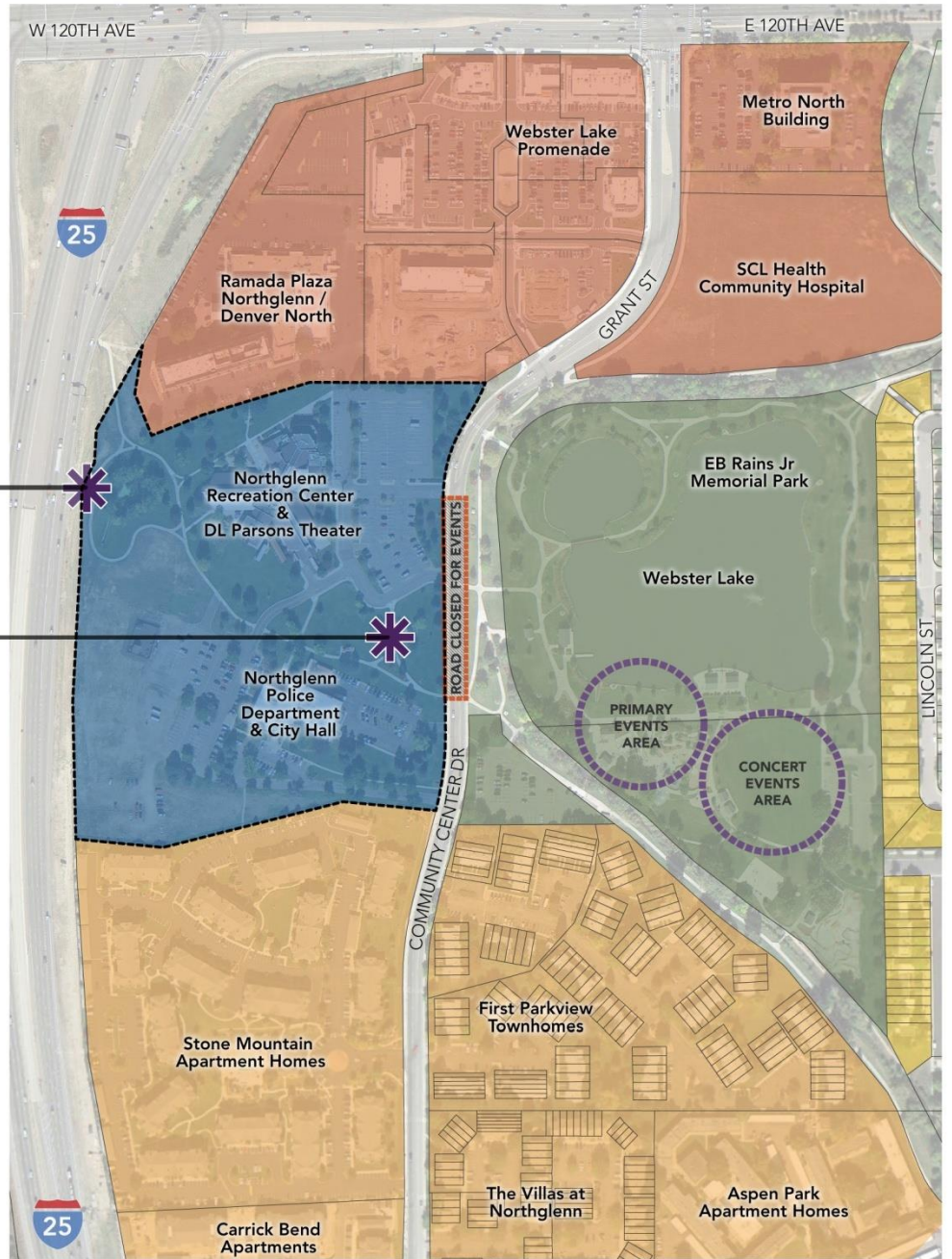
Veteran's Memorial Site



Theater and Rec Center Marquee Sign

LEGEND

-  Parcels
-  Civic Center Boundary
-  Commercial Land Use
-  Civic Use
-  Park Use
-  Single-Family Residential Use
-  Multi-Family Residential Use
-  Landmark

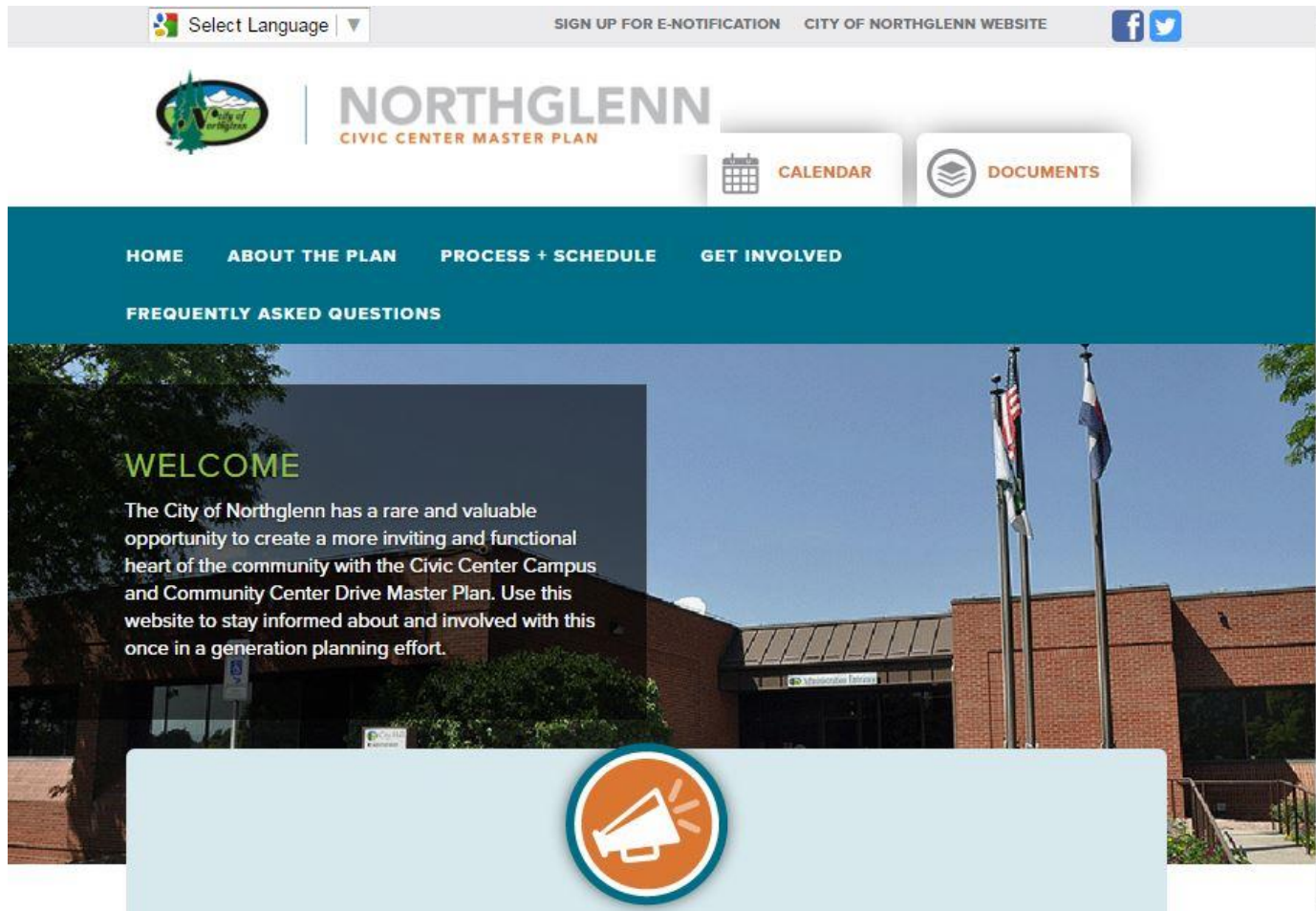


Recommendations from Preliminary Assessments

- Move Police and Courts to Off-site Location
- Retain Recreation Center, Senior Center and Theater on-site
- Explore Master Plan options with City Hall on- and off-site
- Explore private development opportunities
 - Retail/Hospitality, Entertainment, Housing, Office

Background - Goals

Civic Center Master Plan Website



www.NorthglennCivicCenter.org

GOALS

- Enhance stronger community identity through the creation of place by integrating a vibrant mix of land uses, public open spaces and amenities, and public-private development.
- Evaluate the best location and design of municipal facilities including City Hall, Police and Courts, the Recreation and Senior Centers, and the D.L. Parsons Theater.
- Leverage the success of Webster Lake Promenade and better connect it, and the SCL Health Community Hospital, with the rest of the Community.
- Strengthen connections between existing and proposed uses.
- Enhance multimodal connectivity (accommodation of cars, buses, bikes, and pedestrians).
- Enhance the streetscape of Community Center Drive.

Background - Stakeholder Input

Recommendations from July 20, 2015 Session

- Move Police and Courts to Off-site Location
 - ✓ **Action Item: Begin Environmental Assessment & Design-Development Phase**
 - **Currently under way**
- Retain Recreation Center, Senior Center and Theater on-site
- Explore Master Plan options with City Hall on- and off-site
- Explore private development opportunities
 - Retail/Hospitality, Entertainment, Housing, Office

Planning Commission Walking Audit

Key Takeaways:

- **Gateways** – Each end of Community Center Drive is an important gateway into the area.
- **Connectivity** – Connectivity in and through the area is important on a variety of levels:
 - Pedestrians and bicyclists
 - Regional connectivity via High Line trail and underpass to RTD Wagon Road Park-n-Ride
- **Safe Crossings** – Safe, visible crossings are crucial along Community Center Drive.
- **Traffic Calming** – A variety of traffic calming and median treatment options were discussed.

July 2015- Stakeholder Interviews & Goals

The Opportunity

- Once in a lifetime opportunity
- Civic Center is the most valuable piece of land in Northglenn – the City needs to leverage this
- Broad support for moving Police and Courts off site
- Integrate municipal facilities with Webster Lake Promenade or new mixed use to the north
- The Ramada Hotel is a key component of the overall site

Site Character

- Blend a more urban feel with the current park/campus feel
- Height is OK – consider going to 6 or 8 stories
- Want to avoid large surface parking lots
- Increase walkability for entire site

July 2015- Stakeholder Interviews & Goals (continued...)

Programming

- Develop a good blend of services that are appropriate for the site and work well together
- Right-sizing planned facilities – need to find further efficiencies
- Opportunity to create environmentally sustainable Civic facilities
 - Set an example for the rest of the City
- Some concern about separating City facilities and creating confusion for the public
- City Hall could be located on other sites – no need for an iconic building

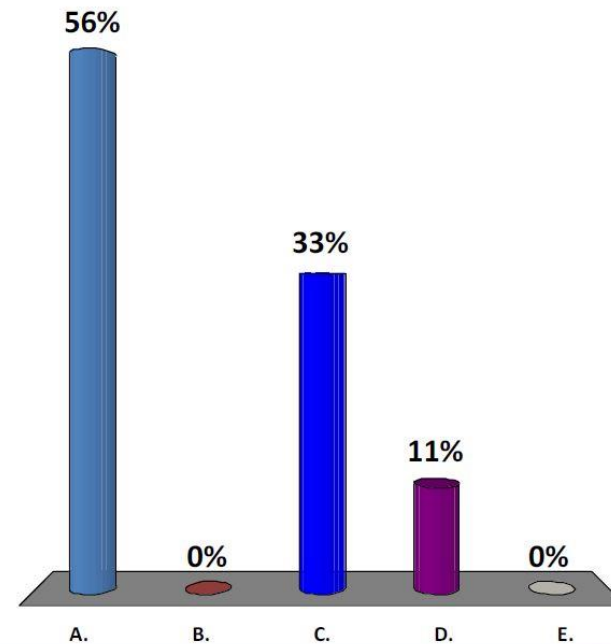
Process

- Phasing considerations are important
- Too much planning – need concrete results
- Concerns about financing options, need to go to voters?

March 2016- Stakeholder Poll- Character

The Gladstone example captures the desired character of the future Civic Center.

- A. Strongly Agree
- B. Agree
- C. Neither Agree nor Disagree
- D. Disagree
- E. Strongly Disagree



March 2016- Stakeholder Poll- Plazas

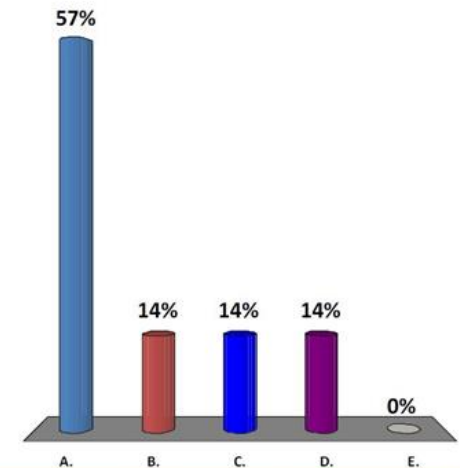
Urban Design Feature #7



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Urban Design Feature #7 is a good fit for the future Civic Center area.

- A. Strongly Agree
- B. Agree
- C. Neither Agree nor Disagree
- D. Disagree
- E. Strongly Disagree



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March 2016- Stakeholder Poll- Activated Evening Use

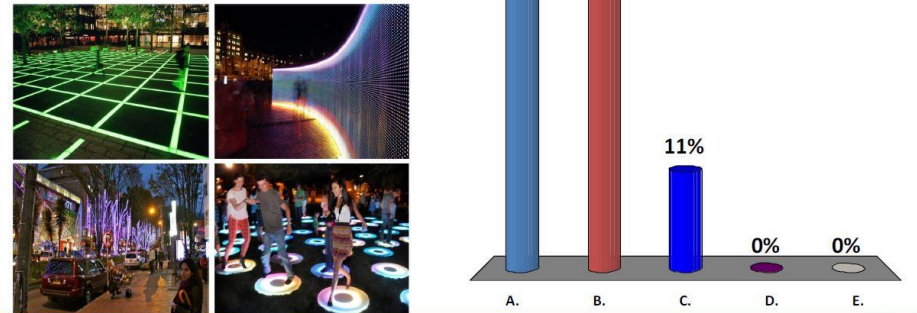
Urban Design Feature #8



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Urban Design Feature #8 is a good fit for the future Civic Center area.

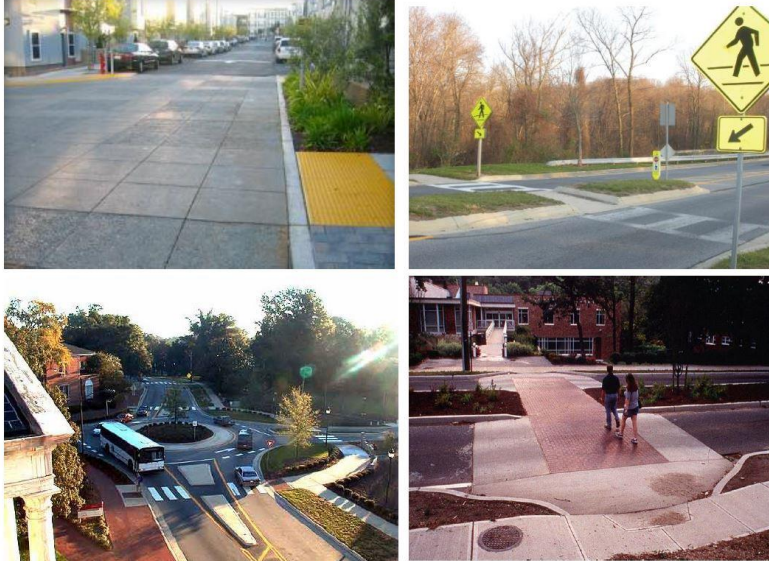
- A. Strongly Agree
- B. Agree
- C. Neither Agree nor Disagree
- D. Disagree
- E. Strongly Disagree



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March 2016- Stakeholder Poll- Crossing and Road Treatments

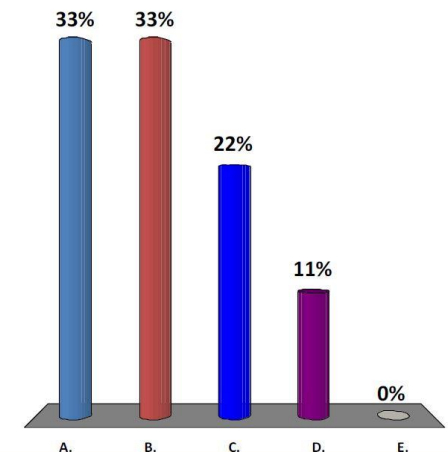
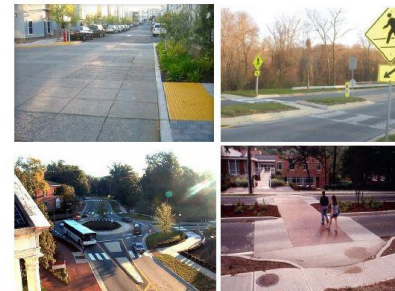
Urban Design Feature #10



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Urban Design Feature #10 is a good fit for the future Civic Center area.

- A. Strongly Agree
- B. Agree
- C. Neither Agree nor Disagree
- D. Disagree
- E. Strongly Disagree



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March 2016- Stakeholder Poll- Sustainability

Design Element #12



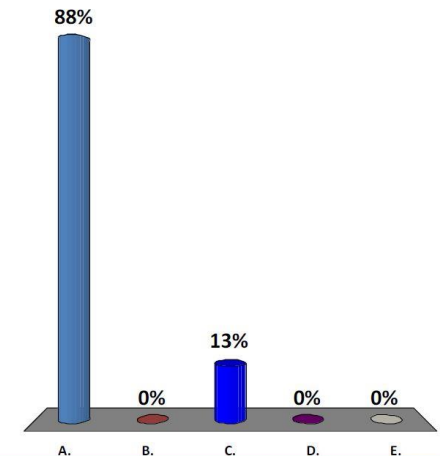
Sustainability Measures

- High Bay Fluorescents or LED Fixtures
- Use of Natural Daylight
- Automatic Lighting Controls
- Lighting Occupancy Sensors
- Variable Speed Drives for all Pumps and Fans
- Photovoltaic Solar Collectors
- High Efficiency Boilers
- High Volume Low Velocity De-Stratification Fans
- Hydronic Solar Collectors
- Integrated Whole Building Monitoring Software
- Ultraviolet Secondary Water Treatment System For Pool
- Low E High Performance Glass
- Enhanced Roof Insulation

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Design Element #12 is a good fit for the future Civic Center area.

- A. Strongly Agree
- B. Agree
- C. Neither Agree nor Disagree
- D. Disagree
- E. Strongly Disagree



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Key Considerations

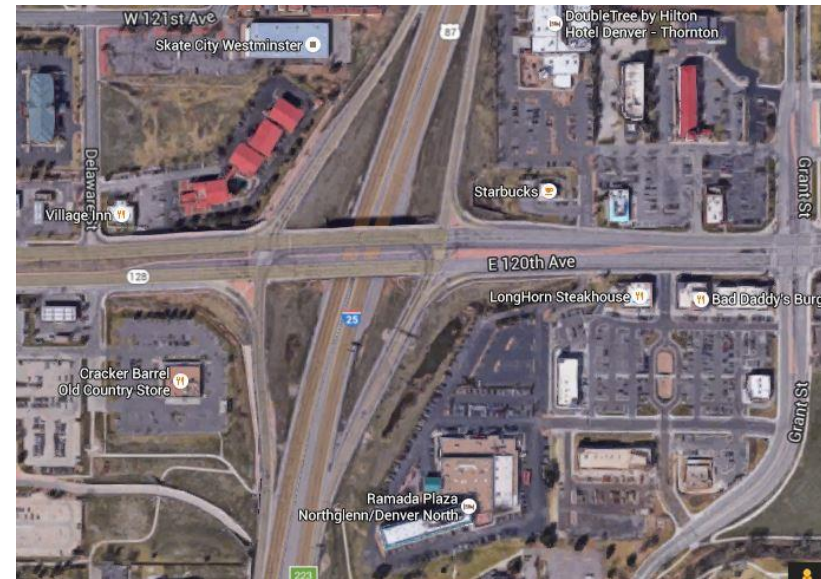
Key Considerations

- New City Hall- on or off site



Key Considerations

- Ramada Site



Preliminary Alternatives

Preliminary Alternative 1A

- Community Center Drive stays in current location with enhanced crossings and new median
- City Hall on site
- Mixed Use (intended Retail, Office and Residential)
- Roundabout feature





Concept Buildings



Preliminary Alternative 1B

- Community Center Drive stays in current location with enhanced crossings and new median
- Mixed Use (intended Retail, Office and Residential) is added to in high density



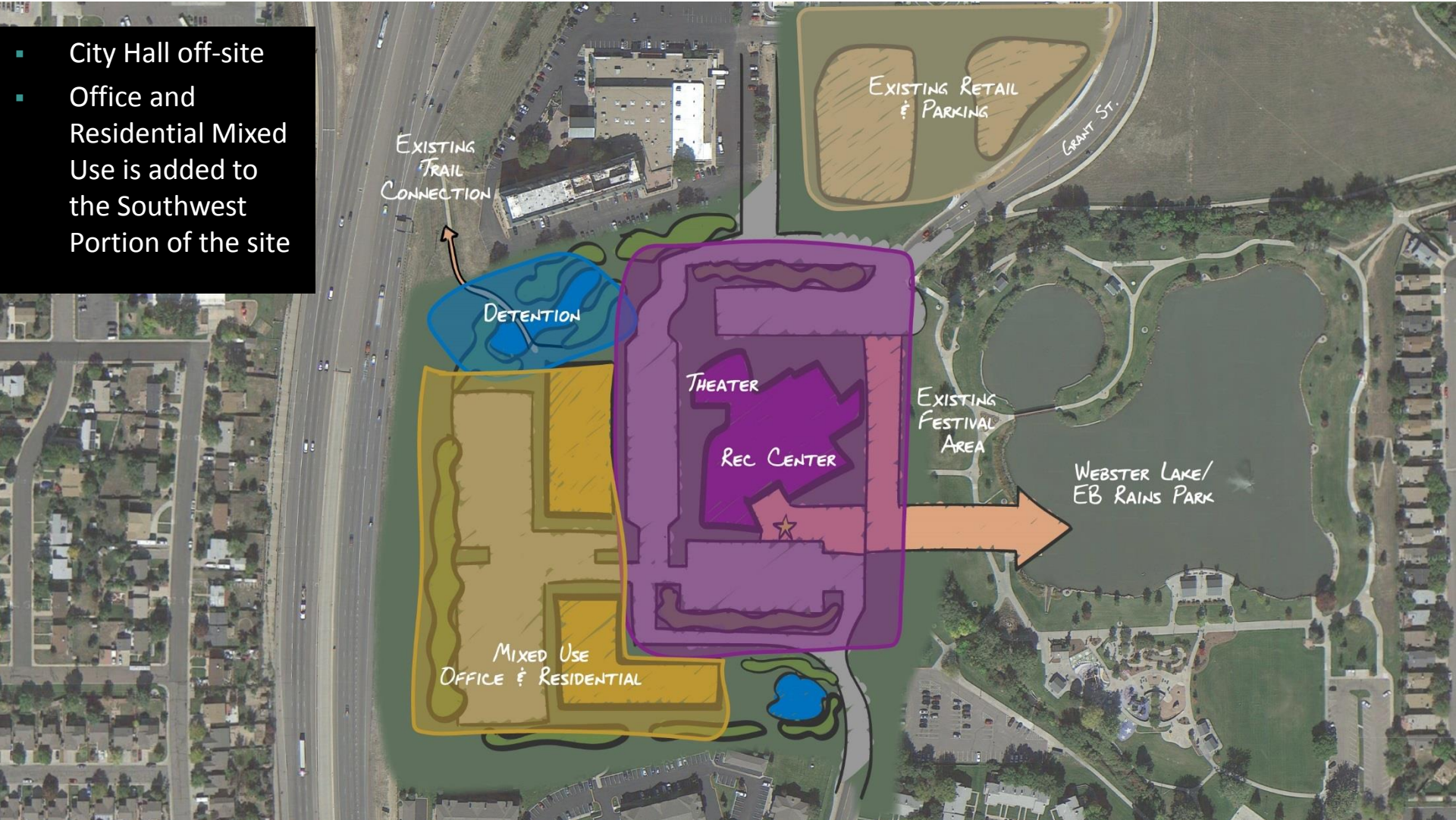


Neighboring Retail



Preliminary Alternative 2A- Community Center Drive Realigned

- City Hall off-site
- Office and Residential Mixed Use is added to the Southwest Portion of the site

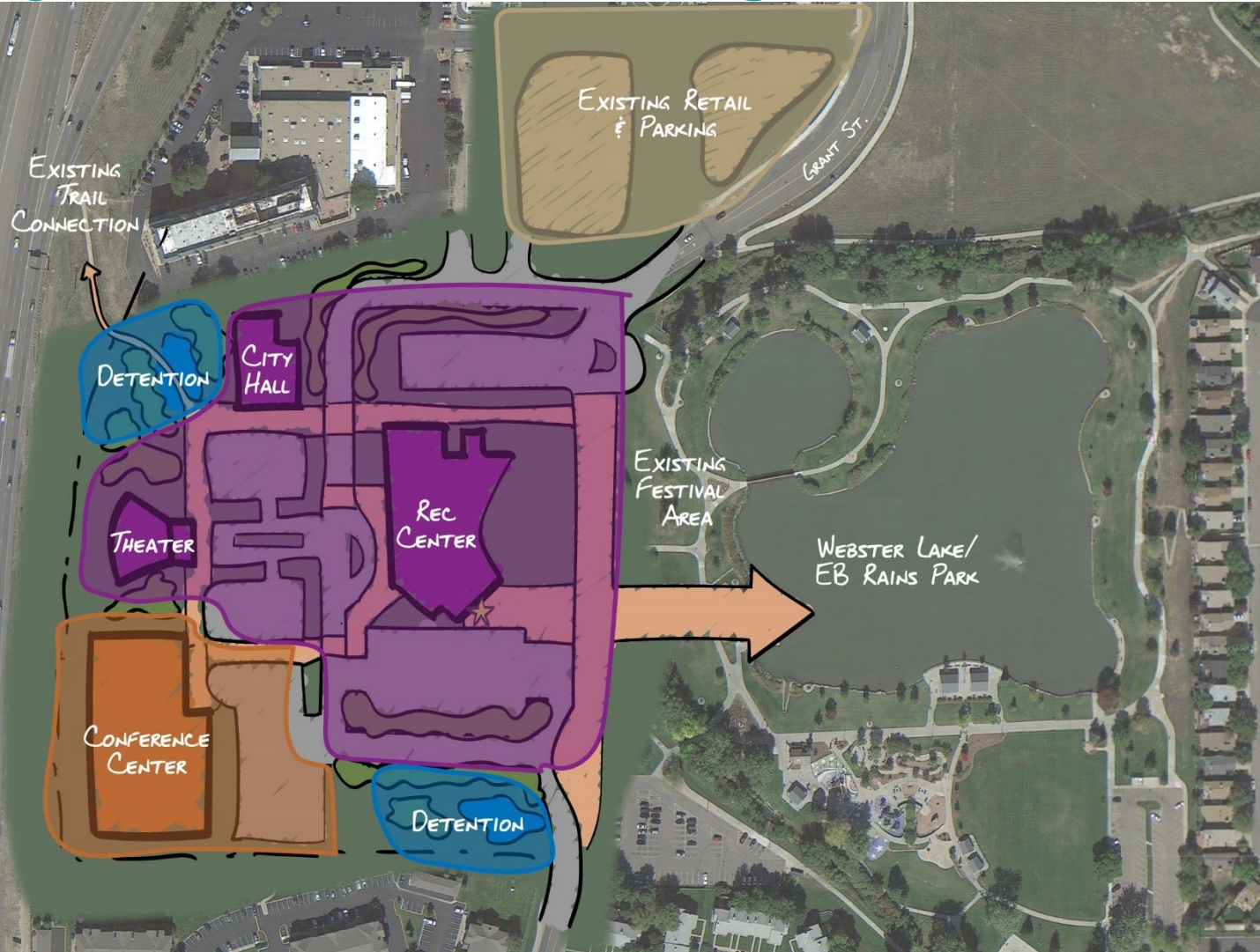






Preliminary Alternative 2B- Community Center Drive Realigned

- City Hall is on-site
- Theatre located Along I-25 in Visible Location
- Conference Center Added to the South of the Site to Maximize relationship's among Theatre and City Hall





Preliminary Alternative 2C- Community Center Drive Realigned

- City Hall off-site
- New Mixed Use Retail to North in current Hotel Location
- Conference Center and Hotel on Southwest side of site.







Next Steps

Next Steps

- Council Work Session - May 2, 2016
- Food Truck Carnival - May 14, 2016- Public Intercept
- Council Work Session - June 6, 2016
 - Financial Data should be available to inform decisions



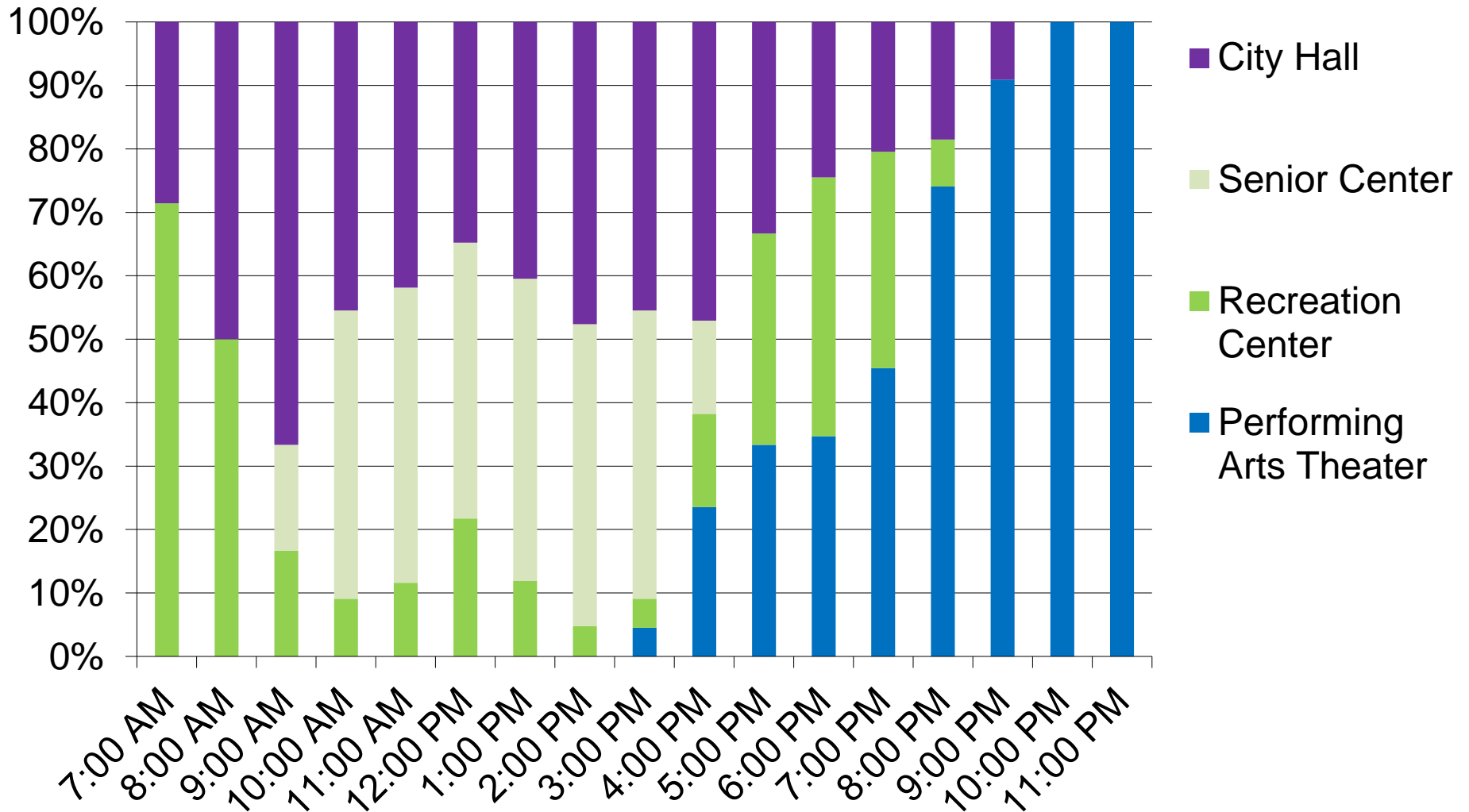
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Thank You



Background - Parking

Parking Demand by Use



Key Parking Findings – Existing Conditions (March 2016)

- Parking supply currently exceeds parking demand
- Excess parking is distributed through all parking lots
 - 235-303 parking spaces were unused
 - 60% of spaces used



Key Parking Findings – Existing Conditions

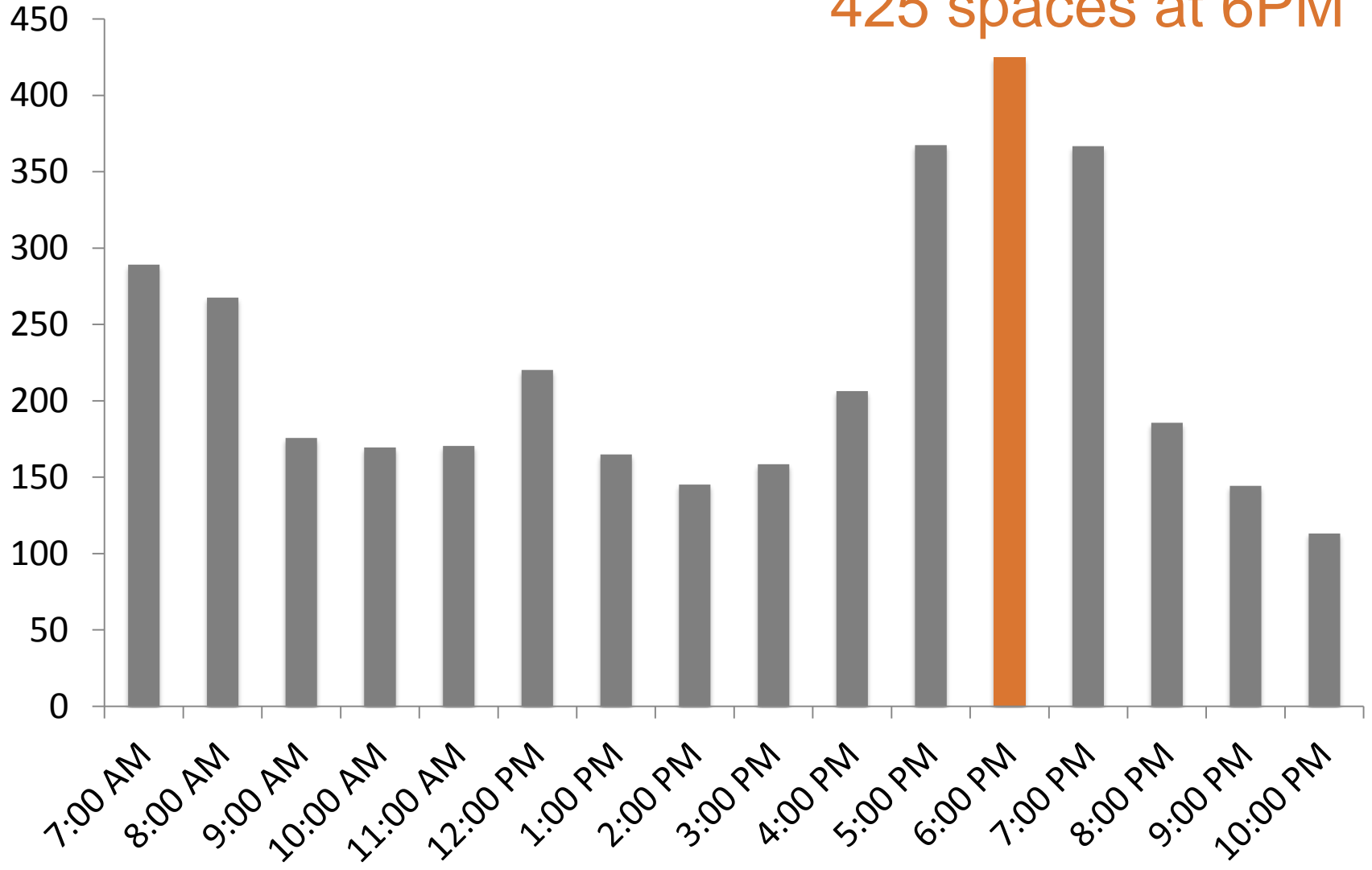
- Land Use Changes
 - Maintain Theater Seating
 - Rec Center increases to 74,000 square feet
 - Senior Center reduces slightly to 2,400 square feet
 - City Hall increases to 34,100 square feet
- Parking demand required by code: **498** Spaces
- Parking demand observed rates: **346** Spaces

Key Parking Findings – Planned Conditions

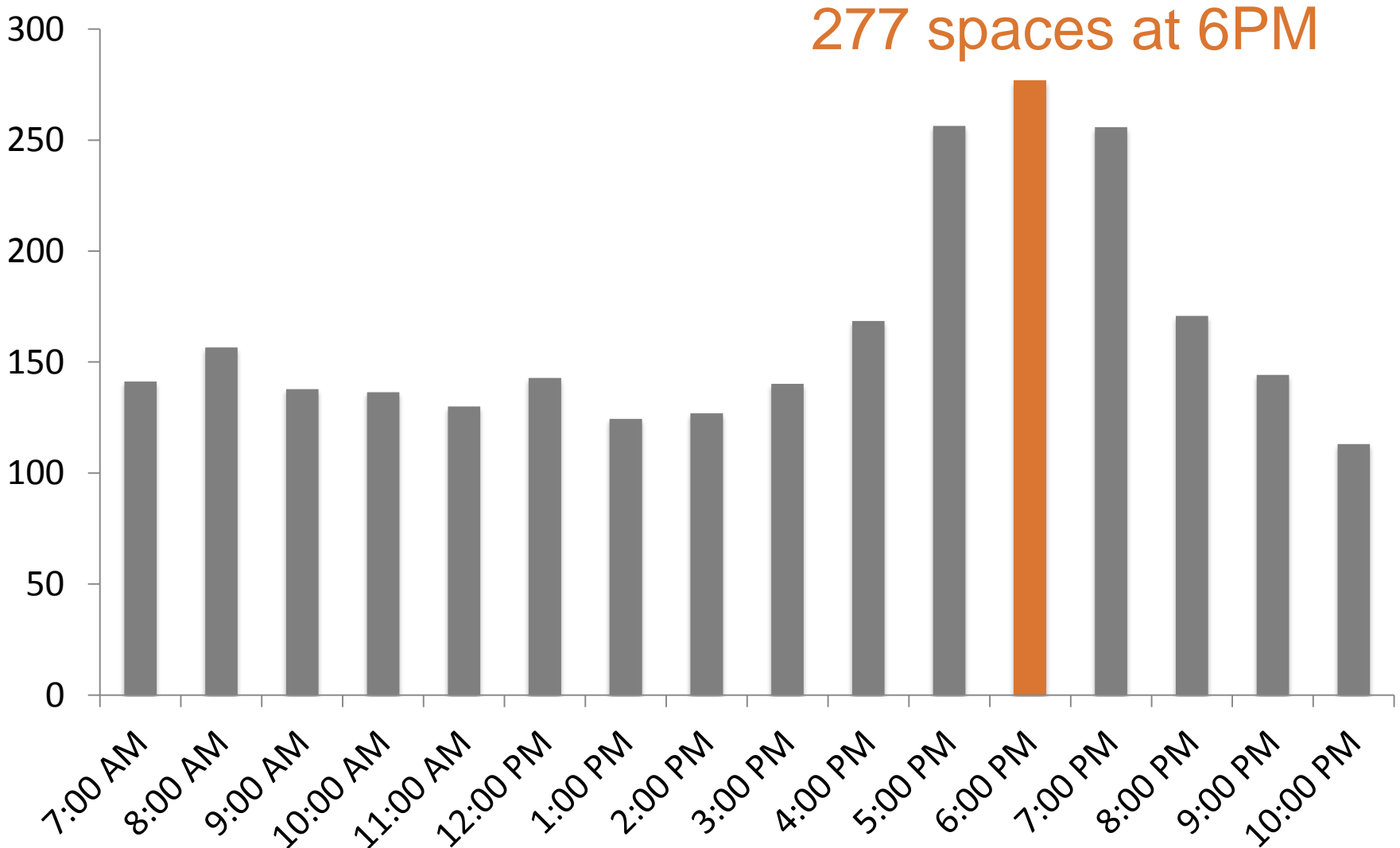
- 406 existing parking spaces
- 750 spaces required by code
- 489 spaces needed based on conservative demand analysis (demand +15%)
- 363 spaces needed based on shared parking with conservative demand analysis

Future Shared Parking Demand - code

425 spaces at 6PM



Future Shared Parking Demand - observed



Key Parking Recommendations

- “Right Size” parking rates based on demand
- Shared parking analysis = opportunity
 - Save money by not building unused parking
 - Conserve valuable land for private development opportunities or PPP
 - Create more people friendly places