



PLANNING & DEVELOPMENT MEMORANDUM
#30-2021

DATE: Nov. 15, 2021

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager 

FROM: Brook Svoboda, Director of Planning & Development 
Eric Ensey, Senior Planner

SUBJECT: Northglenn City Hall Project Update

PURPOSE

To provide an update on the design process for the Northglenn City Hall (NGCH), including a summary of the recent individual discussions with City Council members. AMD Architects will be on hand for the study session.

BACKGROUND

City Council approved a contract for architectural and engineering services with Anderson Mason Dale Architects (AMD) on May 24, 2021, to design and construct a new city hall. The first phase of the design process for the new facility is to develop a space needs assessment based on the programmatic use of the facility. This phase requires AMD to solicit input from various facility user groups, including City Council.

AMD and staff scheduled individual interviews with City Council members during the week of Nov. 8. AMD will present at the study session to summarize comments heard from all of Council. The intent is to present themes that consistently came up during the discussions as well as items that might need a little more discussion and direction from Council so design work can proceed. One of those topics will focus on the desire of City Council to further explore a library as part of the new NGCH.

AMD will also provide an overall update on the design process. Due to timing of the interviews, AMD was unable to meet the deadline for the presentation for the packet. However, the AMD team will have a presentation prepared for the meeting.

BUDGET/TIME IMPLICATIONS

There are no financial or time impacts to the City.

STAFF RECOMMENDATION

This item is for informational purposes only.

STAFF REFERENCE

If Council members have any questions, please contact Brook Svoboda, Director of Planning & Development, at bsvoboda@northglenn.org or 303.450.8937.

PROGRAMMING CITY COUNCIL INTERVIEW SUMMARY

Nov. 15th 2021



AndersonMasonDale
Architects

NORTHGLENN NEW CITY HALL

CIVIC CENTER MASTER PLAN – PHASE II

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INTERVIEW TOPICS

An aerial photograph of a city, likely Northglenn, showing a large lake in the foreground, a modern building complex in the middle ground, and a highway in the background. The image is overlaid with a semi-transparent blue filter.

NORTHGLENN DIFFERENTIATORS / IDENTITY

COUNCIL CHAMBERS / MAYOR AND COUNCIL SPACES

SAFE, SECURE AND WELCOMING

SUSTAINABILITY

COMMUNITY SPACES IN THE NEW CITY HALL

OPEN DISCUSSION

NEXT STEPS

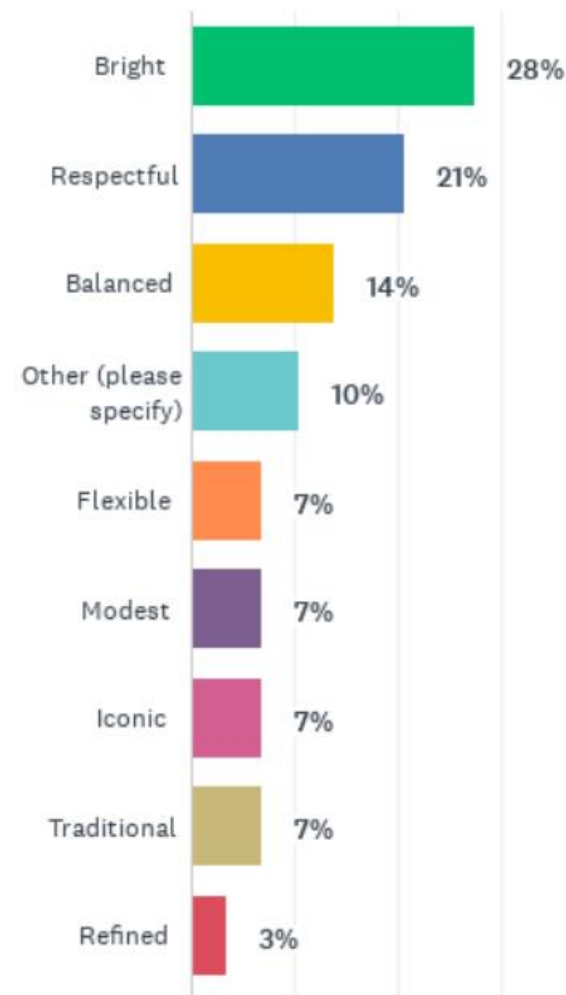
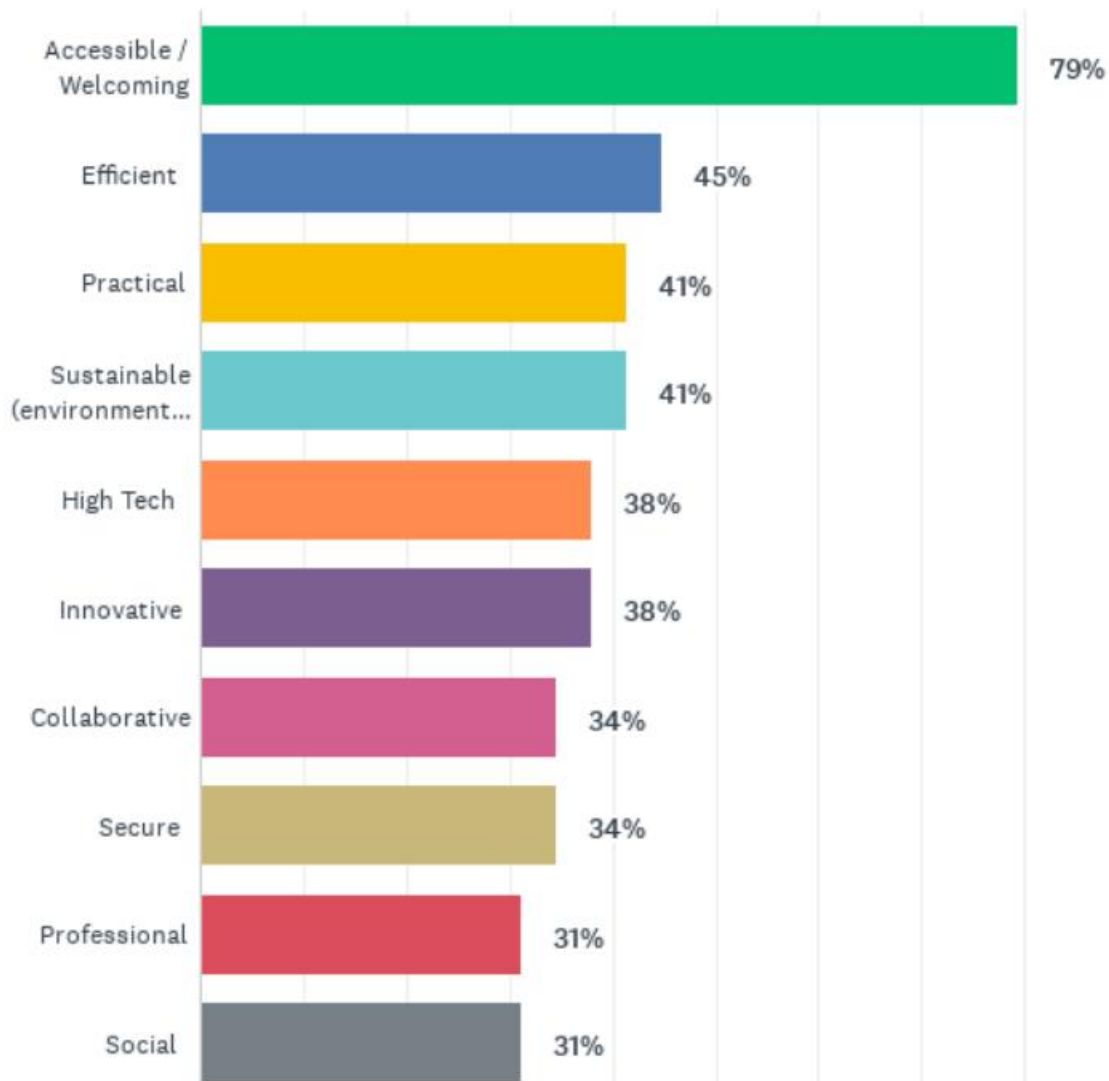
INTERVIEW TOPICS

- **NORTHGLENN DIFFERENTIATORS / IDENTITY**
- COUNCIL CHAMBERS / MAYOR AND COUNCIL SPACES**
- SAFE, SECURE AND WELCOMING**
- SUSTAINABILITY**
- COMMUNITY SPACES IN THE NEW CITY HALL**
- OPEN DISCUSSION**
- NEXT STEPS**



- ACCESSIBLE AND WELCOMING
- CIVIC PRESENCE
- TIMELESS (*50 TO 100 + YEAR BUILDING*)
- PUTS NORTHGLENN ON THE MAP
- INNOVATIVE AND FORWARD THINKING
- COMPELS PEOPLE TO COME TO CITY HALL
- AFFORDABILITY
- AFFINITY TO SENSE OF HOME + OPEN SPACE ACCESS
- SMALL BUT MIGHTY
- A UNIQUE PRIDE AND FOCUS ON COMMUNITY
- INVESTED AND ENGAGED RESIDENTS
- RESIDENTS SHOULD FEEL OWNERSHIP IN THE NEW CITY HALL

What adjectives would ideally describe the desired collective experience and identity of a new and improved City Hall?



INTERVIEW TOPICS

NORTHGLENN DIFFERENTIATORS / IDENTITY

● COUNCIL CHAMBERS / MAYOR AND COUNCIL SPACES

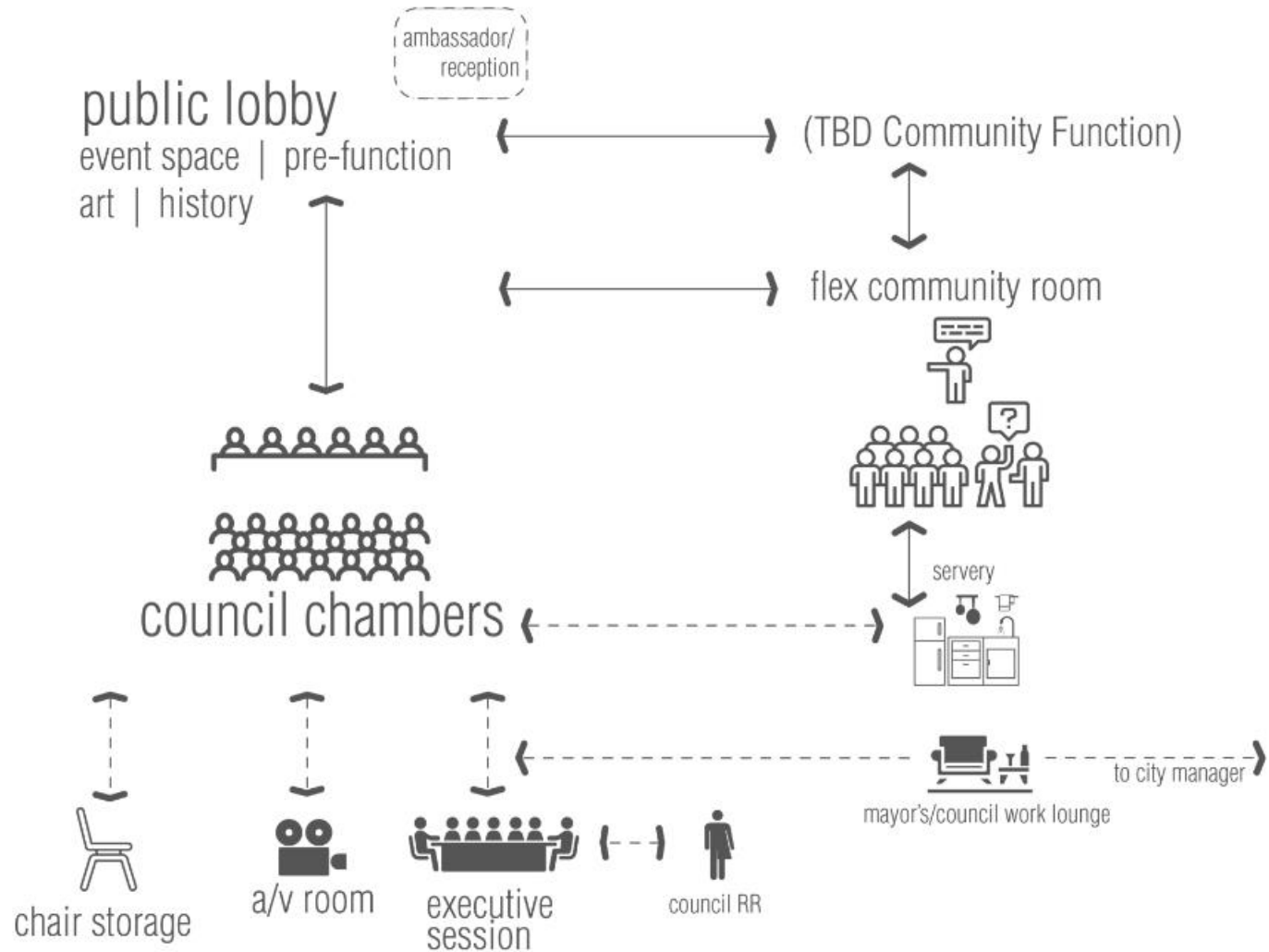
SAFE, SECURE AND WELCOMING

SUSTAINABILITY

COMMUNITY SPACES IN THE NEW CITY HALL

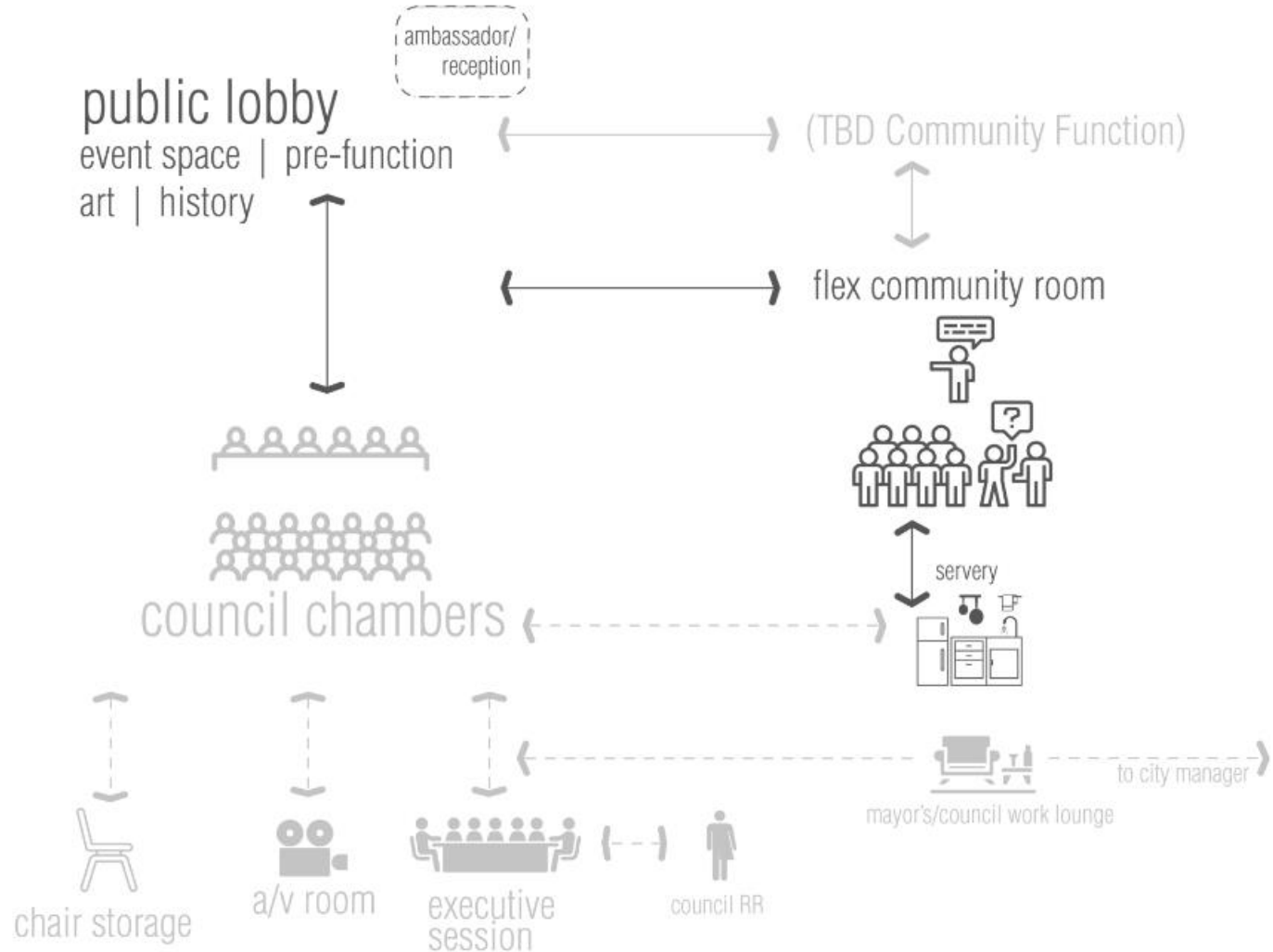
OPEN DISCUSSION

NEXT STEPS

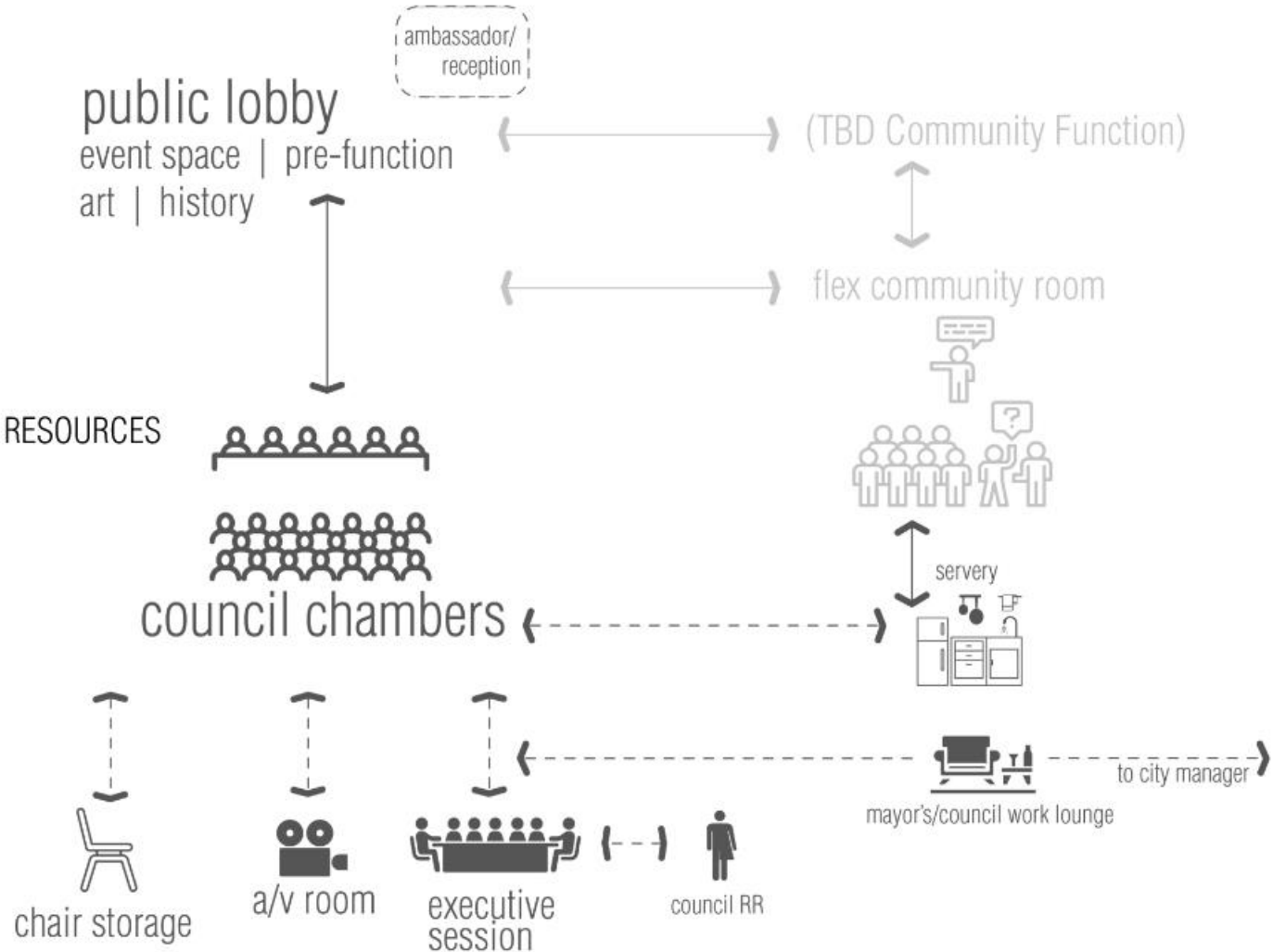


- WELCOMING AND ACCESSIBLE
- AMBASSADOR / RECEPTION
- SECURITY SHOULD FEEL INVISIBLE
- SEPARATE AFTER HOURS ACCESS
- ACTIVITY, CLASSES, PROGRAMS & PURPOSE DISTINCT FROM REC. CENTER
- ATTRACTS COMMUNITY / VIBRANT & COMPELLING
- LOBBY THAT IS MULTI-FACETED
- LOBBY THAT IS UNIQUE
- LOBBY WITH ROTATING ART
- LOBBY THAT INTEGRATES N.G. HISTORY

TBD COMMUNITY SPACE / PROGRAMMING
 (TABLE TO END OF COUNCIL SESSION)



- CONSISTENT PREFERENCE FOR A FIXED DAIS
- DAIS AT A MODEST & APPROACHABLE HEIGHT
- EXECUTIVE SESSION ROOM WOULD BE USED
- COUNCIL NEEDS BACK OF HOUSE SUPPORT SPACE
- TIMNATH AS A PRECEDENT
- GOOD VISIBILITY TO OTHER COUNCIL
- GOOD VISIBILITY TO STAFF
- HIGH QUALITY / HYBRID OPTIMIZED AUDIO AND VISUAL RESOURCES
- COMFORTABLE CHAIRS!
- ACCESS TO DAYLIGHT AND VIEWS
- A SECOND EXIT BEHIND DAIS
- BALLISTIC PANEL HIDDEN WITHIN DAIS
- FLEXIBILITY OF CHAMBER FOR MULTI-PURPOSE USE
- WORK LOUNGE FOR COUNCIL - MOST IN SUPPORT OF
- IMPORTANT TO BE ABLE TO MEET CONSTITUENTS IN BOTH INFORMAL AND PROFESSIONAL SETTINGS





TIMNATH



CHERRY HILLS VILLAGE



~~EDGEWATER~~



PLATTE RIVER POWER AUTHORITY

INTERVIEW TOPICS

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COMMUNITY SPACES IN THE NEW CITY HALL

OPEN DISCUSSION

NEXT STEPS

CONSENSUS

- SECURITY IS IMPERATIVE
- BUT TRY TO MAKE IT RELATIVELY INVISIBLE (I.E. NO MAGNETOMETERS)
- BALLISTIC RATED PANELING WITHIN DAIS
- DISCRETE / UNDERCOUNTER DURESS BUTTONS TO P.D.
- MULTIPLE EXITS AND ESCAPE ROUTES IN COUNCIL CHAMBERS
- SUPPORT PUBLIC SPACE THAT HAS A SEPARATE ENTRANCE
- PUBLIC SPACE OPEN AFTER BUSINESS HOURS, WHILE CITY HALL IS SECURELY LOCKED

INTERVIEW TOPICS

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SAFE, SECURE AND WELCOMING

● SUSTAINABILITY

COMMUNITY SPACES IN THE NEW CITY HALL

OPEN DISCUSSION

NEXT STEPS



SUPPORTED SENTIMENTS

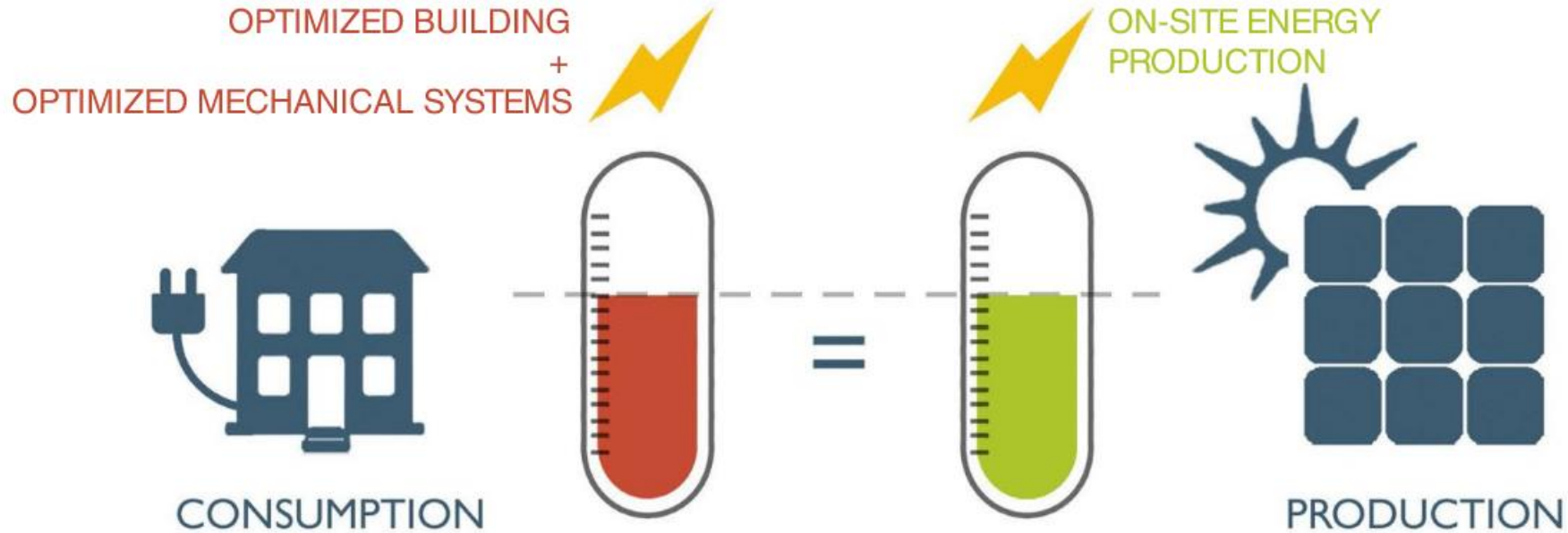
- UNANIMOUS SUPPORT TO PURSUE SUSTAINABLE ACTIONS
- NATURAL DAYLIGHT
- ENERGY EFFICIENT
- OPTIMIZED WATER USE
- ALL ELECTRICAL BUILDING
- ELEC. VEHICLE CHARGING PORTS
- PHOTOVOLTAICS
- SUSTAINABLE AS POSSIBLE WITHIN BUDGET
- NEW CITY HALL SHOULD BE AN EXAMPLE
- NEED A CLEAR STRATEGY AND MESSAGE

DISCUSSION ITEMS

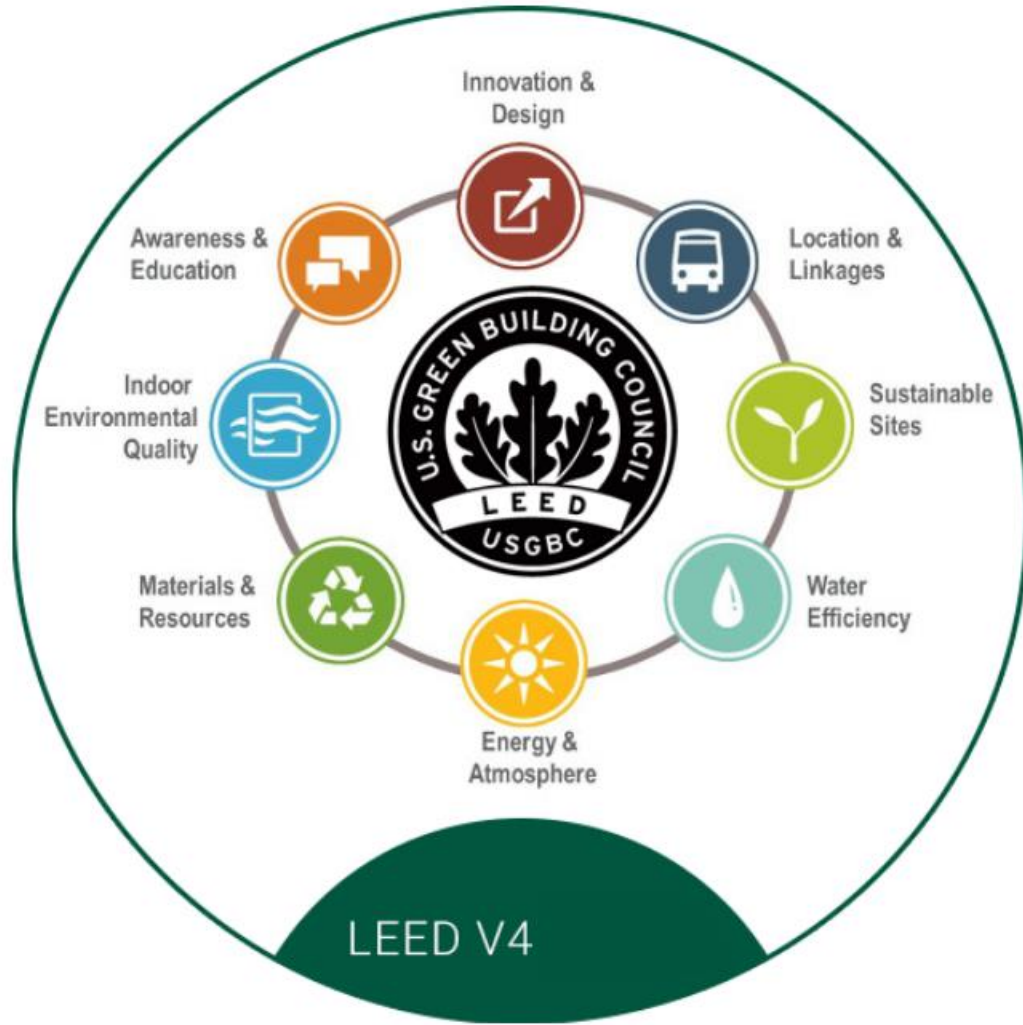
- NET ZERO
- CERTIFICATIONS

WHAT IS NET ZERO ?

GENERATE AS MUCH ENERGY AS YOU CONSUME



WHAT IS LEED CERTIFICATION?



CERTIFICATION
40 - 49 POINTS



SILVER
50 - 59 POINTS



GOLD
60 - 79 POINTS



PLATINUM
80 - 110 POINTS

WHAT IS WELL BUILDING CERTIFICATION?

THE WELL BUILDING STANDARD™

SEVEN CONCEPTS FOR HEALTHIER BUILDINGS



AIR



WATER



NOURISHMENT



LIGHT



FITNESS



COMFORT



MIND

2017 © INTERNATIONAL WELL BUILDING INSTITUTE PBC

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NEXT STEPS

COMMENTS

LIBRARY

- PROGRAMS THAT ATTRACT COMMUNITY ARE MORE IMPORTANT THAN THE BOOKS
 - YOUTH ENGAGEMENT | LEARNING | ACTIVITIES
 - TEEN NIGHTS | STORY TIMES
 - NORTHGLENN YOUTH COMMISSION
 - WORKFORCE CENTER
 - STUDY / MEETING ROOMS (COMPUTER ACCESS + INTERNET)
 - ENTREPRENEUR CLUB / SMALL BUSINESS CLASSES
 - BUSINESS INCUBATOR PARTNERSHIPS (FRONT RANGE COMMUNITY COLLEGE)
 - MAKER SPACE / VIDEO PRODUCTION / MUSIC & PODCAST RECORDING SPACE

INDOOR / OUTDOOR EVENT SPACE

- CITY HALL THAT CONTRIBUTES TO CIVIC CENTER CAMPUS' CRITICAL MASS (EVENTS, FESTIVALS, ETC.)

PUBLIC ART

- ART THAT IS INTERPRETIVE OF NORTHGLENN HISTORY AND FUTURE ASPIRATIONS
- ROTATING ART | CULTURALLY INCLUSIVE ART | ARTIST IN RESIDENCE
- HISTORY AND ART INTEGRATED THROUGHOUT PUBLIC SPACES (AS OPPOSED TO SILO' D MUSEUM SPACE)

RESIDENTS COME TO PAY A BILL / FEEL COMPELLED TO STAY AND ENGAGE

WHAT COMMUNITY SPACES WOULD PROVIDE THE MOST VALUE TO RESIDENTS IF THEY WERE INCLUDED IN THE NEW CITY HALL? OTHER IDEAS?

PLACE A STICKY DOT BESIDE THE TOP 3 SPACES WITH THE MOST COMMUNITY VALUE IF INCLUDED IN THE NEW CITY HALL

COMMUNITY MEETING SPACE
(DEDICATED ROOM W/ SEPARATE ENTRANCE)

COMMUNITY EVENT SPACE
(COMBINED WITH FLEXIBLE LOBBY AND FORUM STAIR)

LIBRARY

NORTHGLENN HISTORY CENTER

CAFE

PUBLIC ART (INSIDE THE BUILDING)

CHILDRENS ROOM / PLAY AREA

INDOOR / OUTDOOR EVENT SPACE
(CIVIC CENTER FESTIVALS / EVENTS)

SCULPTURE GARDEN
(PUBLIC ART EXTERIOR)

WELCOME CENTER / INFO CENTER

OTHER IDEAS?

TRAINING CENTER (YOUTH)

AGENCY INFO AND FOOD

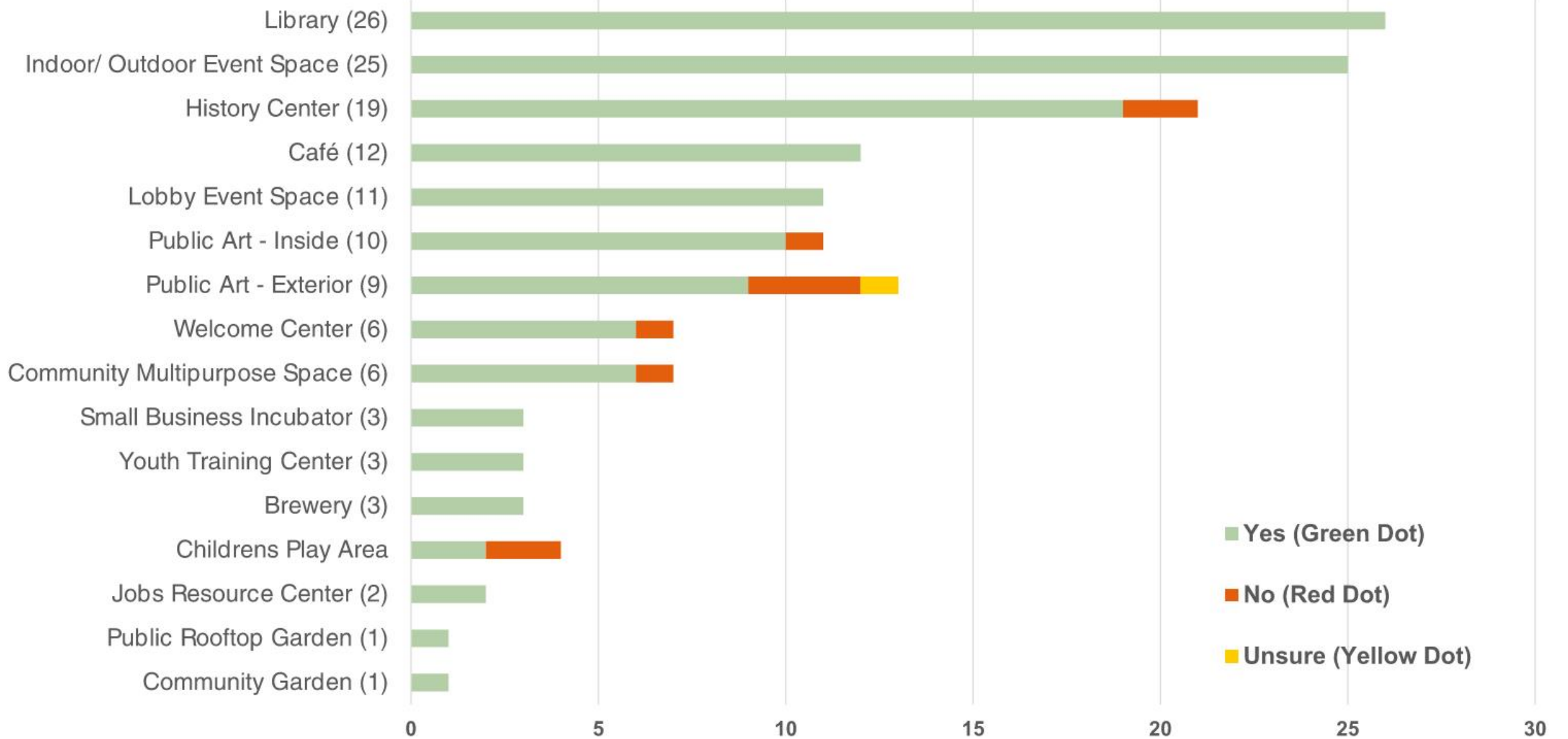
RESOURCE CENTER (YOUTH)

Community garden

Rest to garden, access to public

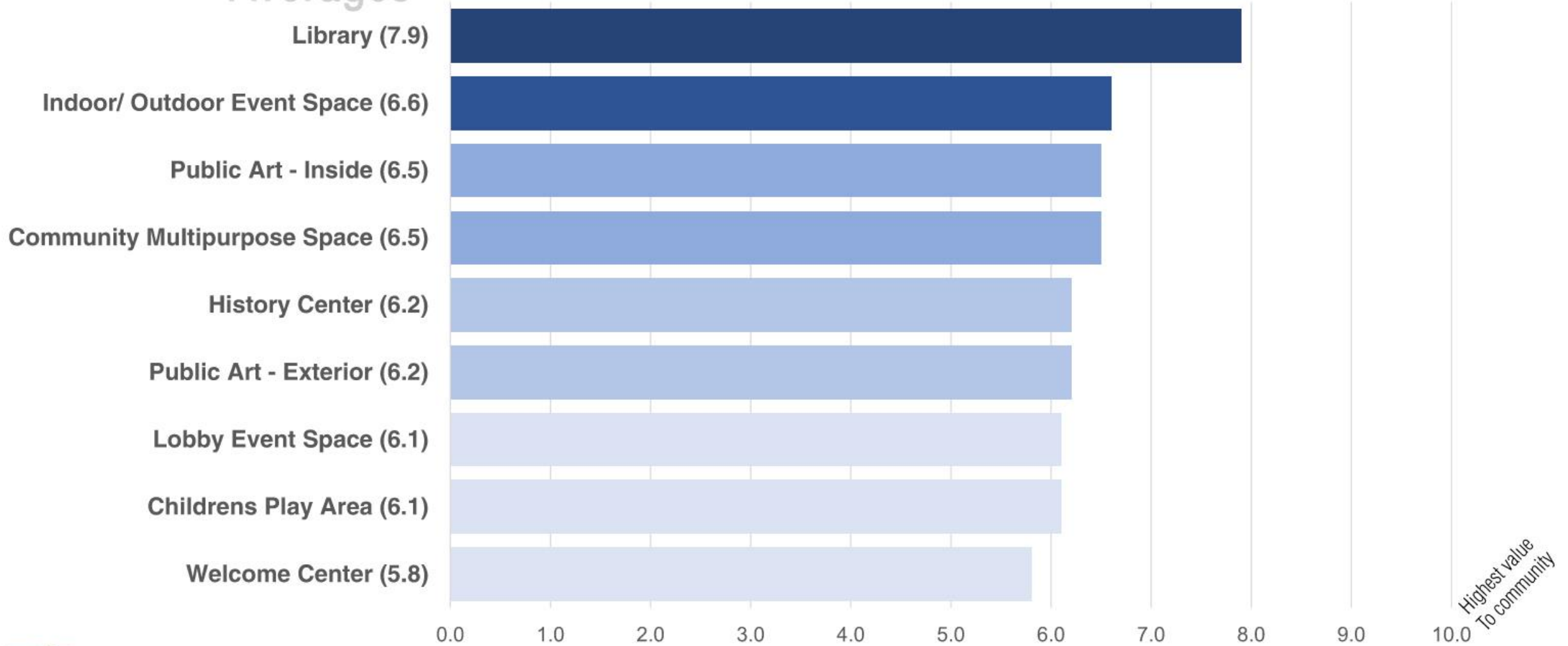
Multipurpose space that can be reconfigured for events, activities, meetings, conventions. NOT just only history documents.

Public art gallery in old school building which can be used in new buildings for a variety of things. Students could do what they want to do. The first success in the new designed space.



On a scale of 1 to 10, what would be the community value of the following spaces if included in the New City Hall?

Averages



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SUSTAINABILITY

COMMUNITY SPACES IN THE NEW CITY HALL

● OPEN DISCUSSION

● NEXT STEPS

ON-BOARD
CONTRACTOR



DESIGN
10 MONTHS

CONSTRUCTION – 14 MONTHS (+/-)

NOW
PROGRAMMING

★
MOVE IN

2021

2022

2023

2024



SCHEDULE OVERVIEW