#### PLANNING & DEVELOPMENT MEMORANDUM MEMORANDUM #15-32

DATE:	November 02, 2015		
TO:	Honorable Mayor Joyce Downing and City Council Members		
FROM:	David Willett, Acting City Manager Brook Svoboda, Director of Planning and Development Debbie Tuttle, Economic Development Manager Travis Reynolds, Planning Manager		

SUBJECT: Karls Farm Master Plan – Project Update

#### **PURPOSE:**

To provide a brief update regarding the progress made towards the creation of a Master Plan document for the Karls Farm property.

#### **BACKGROUND:**

In May of this year the City Council authorized staff to initiate the engagement of the Hinkhouse Family with the early stages of a master planning effort for the Karls Farm Property. Staff outlined the process at the April 06, 2015 study session under a framework that included the following (ATTACHMENT A):

- Visioning exercise with the Hinkhouse family
- Developer's Panel for market and development perspective
- Finalized Master Plan document creation

Staff and the project team (Leese & Associates) conducted the visioning exercise with the family in late May. Four family members were in attendance and provided the team with their perspective on future development of the site, and their interests and concerns.

In August of 2015, with the aid of the Urban Land Institute (ULI), staff conducted a half-day Developer's Panel workshop to gain additional insight from the development community regarding development prospects for the property. As part of the preface to the discussion, staff provided the panel participants with information gained from the family visioning process as well as the City's perspective regarding their interest in the property. The overall purpose of the workshop was to provide a reality check to what was identified as expectations for the property and whether or not those expectations are market supported.

Following the workshop and additional meetings with city staff, the family formalized their intentions to market the property for development through contracting with a seller's representative. City staff also identified a number of critical steps that can aid the process moving forward to ensure a quality future development.

#### **NEXT STEPS:**

In accordance with the process, the Master Plan will be completed and Staff will provide a copy of the plan to Council for review with recommendations. Council may then request a future study session to provide direction moving forward.

#### **STAFF REFERENCE:**

Brook Svoboda, Director of Planning and Development	bsvoboda@northglenn.org	303.450.8937
Debbie Tuttle, Economic Development Manager	dtuttle@northglenn.org	303.450.8743
Travis Reynolds, Planning Manager	treynolds@northglenn.org	303.450.8836

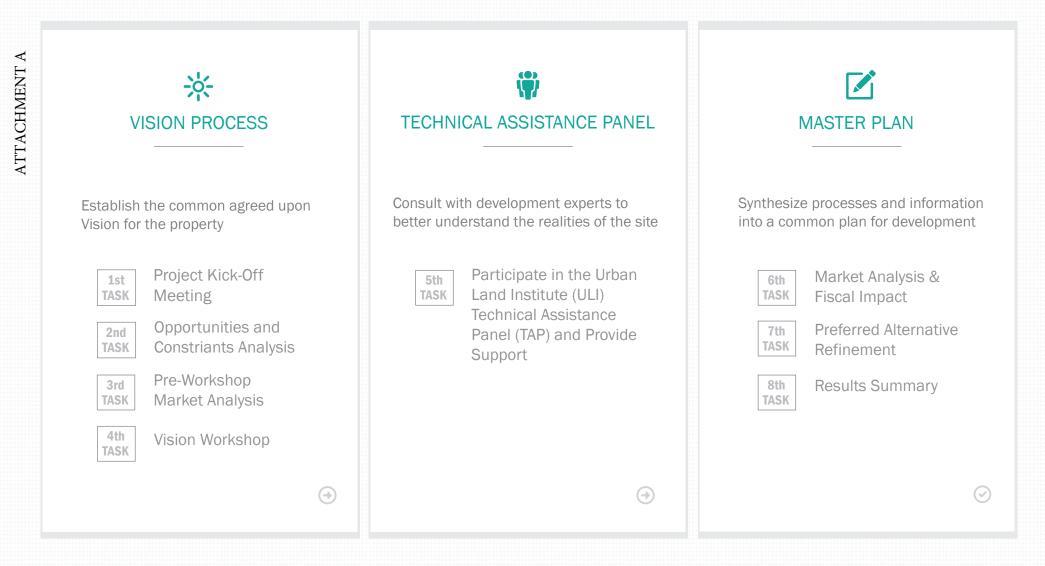
#### ATACHMENTS:

Attachment A	Karls Farm Master Plan Process
Attachment B	Presentation of summary slides



### CITY OF NORTHGLENN

# KARL'S FARM MASTER PLAN PROCESS









## **ULI DEVELOPERS PANEL**

Multi-disciplinary team coordinated by the urban land institute (ULI)

Experts in TOD, residential development, public finance, utilities....

Staff presentation of information

Tour of the site

Interviews with Key Staff

Discussion and



