

**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:

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ATTACHMENTS:

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



CITY OF NORTHGLENN

KARL'S FARM MASTER PLAN PROCESS



VISION PROCESS

Establish the common agreed upon Vision for the property

**1st
TASK**

Project Kick-Off Meeting

**2nd
TASK**

Opportunities and Constraints Analysis

**3rd
TASK**

Pre-Workshop Market Analysis

**4th
TASK**

Vision Workshop



TECHNICAL ASSISTANCE PANEL

Consult with development experts to better understand the realities of the site

**5th
TASK**

Participate in the Urban Land Institute (ULI) Technical Assistance Panel (TAP) and Provide Support



MASTER PLAN

Synthesize processes and information into a common plan for development

**6th
TASK**

Market Analysis & Fiscal Impact

**7th
TASK**

Preferred Alternative Refinement

**8th
TASK**

Results Summary



ATTACHMENT B





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





SUMMARY ULI DEVELOPERS PANEL



FAMILY
REPRESENTATION



UNKNOWN
INFRASTRUCTURE COSTS



CONSIDERATIONS
FOR M&O



LAND USE
CONSIDERATIONS



FOLLOW-UP AND RESULTS

FAMILY ACTION

- Follow up meeting with the family
- Contract for representation
- Marketing materials

INFRASTRUCTURE STUDY

- Planned in 2016 CIP
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NEXT STEPS

- Draft Master Plan
- Review Master Plan with Family
- Review Master Plan with Family Representatives
- Council Review

