

# CITY COUNCIL COMMUNICATION FORM

**FROM:** Tom Leeson, Deputy City Manager  
**THROUGH:** Gary Suiter, City Manager  
**DATE:** July 12, 2022  
**ITEM:** Downtown Fire Station and City Hall Design Update

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DIRECTION  
 INFORMATION  
 ORDINANCE  
 MOTION  
 RESOLUTION  
 PROCLAMATION

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## **I. REQUEST/ISSUE & BACKGROUND INFORMATION:**

Davis Partnership Architects and Anderson Hallas Architects have been working collaboratively for the last several weeks to develop schematic designs for the new downtown fire station and city hall. Davis Partnership is the lead architect on the fire station and Anderson Hallas is the lead architect in the city hall.

An internal city committee has met weekly with both architects, as well as the City's Owner's Representative, Wember, Inc. The internal committee is comprised of:

- Robin Crossan, City Council
- Gary Suiter, City Manager
- Tom Leeson, Deputy City Manager
- Jon Snyder, Public Works Director
- Chuck Cersoli, Fire Chief
- Travis Wilkinson, Deputy Fire Chief
- Tony DeRisio, Firefighter

The city recently selected FCI Constructors, Inc. as the general contractor for the new downtown fire station and city hall facilities. FCI has a long history of working with Davis Architecture/Anderson Hallas and Wember teams and will

immediately begin to assist with pre-construction services and project cost estimating.

### Fire Station Schematic Design

The new downtown fire station is proposed at the corner of 10th and Oak Street, at the current location of City Hall.

The goals for the design of new downtown fire station include:

- Promoting firefighter wellness by including design features to ensure:
  - Hazardous chemicals/vapors remain separated from living quarters
  - Alerting systems maximize turnout time and efficiency in response
  - Firefighter resiliency, physical fitness, and mental health are top of mind
- Ensure that internal turnout time goals are considered (time for firefighters to reach the apparatus and be ready to depart)
- Separate the diverse and sometimes conflicting functions such as industrial maintenance spaces and residential spaces
- Include four drive-through apparatus bays to accommodate:
  - Engine (33'), Tower (43'), two Ambulances (25'), two Tenders (29'), Brush Truck (21')
- Eight bedrooms
- Kitchen/dayroom/Pantry/Crew Laundry
- Bathrooms (Public and Crew, and private preferred)
- Fitness Room
- Crew workspace (4-5), Captains office, Battalion Chief office
- Small conference/training room
- Support Space:
  - Bunker Gear Storage
  - EMS Supply and Storage
  - SCBA Fill Station
  - Hazardous Materials Decontamination Room
  - Bunker Gear Extractors and Dryer
  - Hose drying and storage space
  - Work bench/small tool repair, general storage room (small equipment, snow blower, fuel cabinet, etc.)

The current design includes all the above in 18,307 square feet. The drive through bays provide flexibility of apparatus placement and response by allowing back to back placement of vehicles with response capability in both directions. The current plan includes drive-through apparatus bays that are accessed from Oak Street and egressed from the alley between Oak and Lincoln Avenue. The design allows the apparatus to egress onto 10th Street and then onto Lincoln Avenue. The current plan is work with the Colorado Department

of Transportation to include stop-light control measures at 9th Street and 11th Streets to ensure easy access onto Lincoln Avenue.

The site plan includes 18 parking spaces to accommodate firefighter personnel utilizing the facility and staff vehicle parking.

### City Hall Schematic Design

The new city hall is proposed at the corner of 10th and Lincoln Avenue, at the current location of the city parking lot.

The goals for the design of new city hall include:

- Improved health and safety for employees and public
- Adequate space for existing and future employees (20 years)
- One-stop-shop for improved customer service
- Improved adjacencies for departments with similar functions

The design of the new city hall is based on a comprehensive space needs analysis for all the city departments currently located in City Hall, Centennial Hall and the Elkins House. The analysis includes an evaluation of the existing employees (68), future employees in the next 20-years (18), and shared spaces (i.e., restrooms, meeting rooms, storage spaces, stairs/elevator, break rooms, electrical/mechanical, lobby space, etc.). The departments evaluated in the analysis included:

- City Manager
- City Attorney
- HR & Risk
- Planning
- Public Works
- Finance
- City Clerk
- Communications
- IT/AV
- Projects/Grants
- Facilities
- Municipal Court

The current design also incorporates needed department adjacencies for efficiency, collaboration, and customer service (i.e., it is important to have Public Works and Planning adjacent since both departments are so involved in development review). The need for a one-stop-shop for customer service purposes was also identified, so locating the departments with high customer interaction on the main floor of the city hall is a priority (i.e., City Clerk, Municipal Court, Tax and Budget Division of Finance & City Manager's Office).

The current plan moves some departments within the city campus to achieve the above listed goals. The Planning and Community Development Department will move out of Centennial Hall and into the new City Hall, which will provide the needed adjacency with Public Works, and will improve customer service with the one-stop-shop concept. The City Attorney's Office and Human Resources will move to Centennial Hall.

The above design concept includes all the above in 15,200 square feet. The site plan includes 18 parking spaces.

### City Campus Site Plan

The downtown fire station and city hall site plans are proposed in a manner as to create a city/civic campus along 10th Street. The current proposal would close 10th Street from Oak Street to the alley between Oak and Lincoln Avenue. The alley would remain open, as would 10th Street from the alley to Lincoln Avenue. The primary reason for the 10th Street closure is to accommodate the floor plan of the fire station, which is needed primarily for the apparatus bays and a more direct access to 10th Street.

The closure of a portion of 10th Street creates an opportunity for a civic space between the fire station and Centennial Hall, which would allow for strong pedestrian connections, passive space, as well as space for events. The architects have designed a strong pedestrian connection between the 10th Street civic space and the entry of the new city hall. The pedestrian connection is designed in a way to enhance the campus feel and to draw pedestrians/users through the space. There would be a strong sense of place using landscaping, public art, lighting and urban design features.

### Parking

The downtown fire station and city hall facilities will result in a loss of downtown parking, primarily due to the reduction of spaces within the 10th Street public parking lot and the parking spaces on 10th Street between oak Street and the alley.

The 10th Street public parking lot contains 40 spaces, which would be replaced by the new city hall and roughly 18 parking spaces for city hall employees.

The 27 parking spaces currently behind the existing city hall would be replaced with the new fire station and 18 parking spaces for firefighter personnel.

The 24 spaces currently on 10th Street between Oak Street and the alley would be replaced by the new civic space.

The public parking lot on 10th Street between Oak and Pine Street was not included in these calculations. That parking lot contains 20 spaces. Additionally, another 3-4 spaces may be added as on-street parking along Oak Street adjacent to the fire station.

<b>Existing Parking Spaces</b>	<b>Spaces</b>
Lot behind City Hall	27
10th Street (Between Oak and alley)	24
10th Street Parking Lot	40
10th Street (between alley and Lincoln)	17
<b>Total</b>	<b>109</b>

Future Parking	Spaces
Fire Station Parking	17
City Hall Parking	18
10th Street (between alley and Lincoln)	17
<b>Total</b>	<b>54</b>

### Schedule

The schematic design phase for the downtown fire station and new city hall facilities should be complete by the third week of July. Immediately following completion of schematic design, FCI Constructors and Wember will work on cost estimates based on the schematic design, which should take four weeks (See Attachment 2).

Design Development (higher level design) will commence upon completion of Schematic Design and is scheduled for 2 ½ months. The current schedule calls for submitting a development application mid-September.

Public outreach is planned immediately following this City Council work session, with the first event scheduled for the July 16th Farmer’s Market. Staff will be working on holding Open Houses (one in the existing downtown fire station and one in Centennial Hall). This will include an Open House for the adjacent property owners. Presentations will be provided to the Mainstreet Board, Rotary membership, and potentially the Chamber Board.

## **II. SUMMARY AND ALTERNATIVES:**

There are no alternatives at this time as this is an update on schematic design.

**III. STAFF RECOMMENDATION:**

Staff recommends proceeding with the project per City Council direction.

**IV. FISCAL IMPACT:**

N/A

**V. LEGAL ISSUES:**

N/A

**VI. CONFLICTS OR ENVIRONMENTAL ISSUES:**

N/A

**VII. CONSISTENCY WITH COUNCIL GOALS AND POLICIES:**

A new downtown fire station is a stated Council priority, and these efforts are furthering that goal.

**ATTACHMENTS:**

Attachment 1 – Fire Station Design

Attachment 2 – City Hall Design

Attachment 3 – Schedule