



BROOMFIELD CITY COUNCIL

STUDY SESSION

To: Mayor and City Council
From: Charles Ozaki, City and County Manager
Presented by: Kevin Standbridge, Deputy City and County Manager

Meeting Date	Agenda Item #
April 3, 2018	#1
Civic Center Update and Review	
Summary	
<ul style="list-style-type: none">At its September 27, 2016, meeting, the City Council approved a Memorandum of Understanding (MOU) between the City and County of Broomfield, the Broomfield Urban Renewal Authority, Urban Neighborhoods, and City Street Ventures, for the development of the Civic Center project.As contemplated in the MOU, community focus sessions were conducted on January 12, 19, and 25, 2017. The focus sessions provided input on: guiding principles; retail, commercial and residential uses; and design principles for the Civic Center project. There were 38 residents that participated in the sessions. Additionally, a community presentation was made at the Broomfield Auditorium on February 4, 2017, to share the result of the focus sessions with the community and to gather additional input on retail and commercial uses. A copy of the PowerPoint presentation from the community meeting is included as Attachment 1.With the results of the Focus Session the development team solicited and received conceptual plans for the Civic Center from four design firms. From those four firms, Civitas was chosen to prepare conceptual plans for the Civic Center. Civitas has been working with the development team since late fall of 2017 to prepare the plans being presented to the City Council. An addendum to this memorandum including computer generated graphics of the plan will be provided to the City Council prior to the April 3 meeting.Generally, the plans propose: a substantially enlarged Community Park Pond wrapping around the Library and Auditorium towards First Avenue, extensive plaza and walk areas including outdoor dining, entertainment areas and public art, approximately 50,000 square feet of retail and restaurant uses, a 100 room inn, 22 row-houses, approximately 365 dwelling units including opportunities for affordable housing, and a re-purposing of the Safeway building into 25,000 square feet of retail area, 15,000 square feet of co-working space, 10,000 square feet of community space and 10,000 square feet of common area. A sketch of the plan is included as Attachment 2.If the City Council is supportive at this stage of the conceptual plan, community meetings will be scheduled to gather comments on the conceptual plan. Comments from the community and the City Council will be evaluated and, as feasible, incorporated into a PUD and Site Development Plan application.The MOU provides for the following steps after the land use plan is established:<ul style="list-style-type: none">A financial model will be built to identify the costs and revenues of the plan as proposed;Negotiations will then occur between the City and County, BURA, and the developer, to identify a cost and revenue model that will realize the plan; and,The negotiations will include alternative City and County and BURA roles in the financing of the project from one-time participation to an ongoing role.At the conclusion of the steps outlined in the MOU, it is expected that a formal agreement will be drafted and considered by the parties with firm commitments for the project plan, financing plan, timeline, and final product.	
Prior Council and BURA Action	
<ul style="list-style-type: none">The City Council approved Resolution No. 2016-166 on September 27, 2016, approving an MOU with Urban Neighborhoods and City Street Ventures for the Civic Center project.The Broomfield Urban Renewal Authority approved Resolution No. 2016-167-UR on September 27, 2016, approving an MOU with Urban Neighborhoods and City Street Ventures for the Civic Center project.The City Council received a presentation from the development team on February 28, 2017, summarizing the results of a series of Focus Sessions on Civic Center.	
Financial Considerations	
<ul style="list-style-type: none">The development is consistent with Broomfield's adopted Long Range Financial Plan.	
Alternatives	
<ul style="list-style-type: none">As determined by the City Council.	
Proposed Actions/Recommendations	
Comments from the City Council regarding the proposed draft plan.	