

MINUTES OF THE
Lone Tree Planning Commission Meeting
August 11, 2015

Lone Tree Civic Center

1. Attendance

In attendance were:

Martha Sippel, Chair
Dave Kirchner, Vice-Chair
Rhonda Carlson, Planning Commissioner
Andrew Dodgen, Planning Commissioner
Herb Steele, Planning Commissioner
Stephen Mikolajczak, Planning Commissioner

In attendance from the Board of Adjustment and Appeals were:

Gary Godden
Bill Robertson
Jason Margraf

In attendance from city staff were:

Kelly First, Community Development Director
John Cotten, Public Works Director
Torie Brazitis, Assistant to the City Manager
Jennifer Drybread, Senior Planner
Hans Friedel, Planner II

2. Regular Meeting Call to Order

The meeting was called to order at 6:30 p.m. with a quorum.

3. Conflict of Interest

There were no stated conflicts of interest.

4. Public Comment

None.

5. Minutes of the July 28, 2015 Planning Commission meeting

Commissioner Carlson moved to approve the minutes of the July 28, 2015 meeting. Commissioner Steele seconded, and the motion passed unanimously with Chair Sippel and Commissioner Mikolajczak abstaining due to their absence at the meeting.

6. Yosemite Library Building Re-use (Discussion Item)

Ms. Brazitis provided an overview of the upcoming space and adaptive reuse planning process for the Yosemite Street library building. She explained that the City will purchase the building from Douglas County Libraries when they move to their new location next year. The City had already received a variety of feedback regarding repurposing the building to include civic uses, classes, etc. She handed out an informational sheet with building statistics – parking numbers, building dimensions, gross floor area, etc. She stated that it is a one-level, 9,740 square-foot space building. Though a second story could be added, this would be expensive, so an assumption was that it would remain a one-story building. The large interior open space is approximately 5,000 square-feet backed by reading rooms, a meeting room, and offices.

Commissioner Steele expressed concern that the main meeting room could only house about 15-20 people comfortably.

Mr. Robertson read a prepared statement in the form of a poem suggesting that it be used as a youth or senior center.

Commissioner Steele also expressed concern regarding the traffic circulation at the site. He inquired if reconfiguration of the lot were possible.

Mr. Robertson stated that there was very limited parking when the pool was open.

Mr. Godden explained that parking, as a constraint, would drive the possible alternatives that should be considered.

Commissioner Steele inquired of Mr. Cotten, Public Works Director, if the parking could be expanded – and Mr. Cotten responded that there really was not room to enlarge the parking.

Vice Chair Kirchner stated that the seasonal demands of the pool parking on any potential programming for the old library building must be considered. Ms. First stated that the library district currently has a shared parking agreement with South Suburban Parks and Recreation.

Ms. Brazitis stated that there were two categories of classes that filled up quickly at the recreation center, fitness and wellness, and arts and enrichment classes. This could have impacts on the type of flooring and interior finish that was selected.

Vice Chair Kirchner stated that the interior should be flexible space with accordion walls, break-aways, room dividers, etc., and that this could be reconfigured for different uses and programs. He also heard a suggestion for a community daycare center.

Discussion on food preparation transpired. Ms. Brazitis stated that this would mean considerable capital investment due to heating, ventilation, air conditioning systems, venting, etc., that would be required for a kitchen.

Chair Sippel brought up using the space for travel presentations and guest speakers on topics different than what the Lone Tree Art Center usually hosted. She suggested that

staff look at the Denver Parks and Recreation rental facilities such as the Central Park Pavilion near Stapleton.

Commissioner Steele inquired as to the annual operating expenses of the building, and Ms. Brazitis responded that after library expenses were subtracted, it cost about \$60,000 a year to operate. She added that the City was paying approximately \$800,000 for the building. The building contained a men's and women's bathroom, each with one sink that meets Americans with Disabilities Act standards.

Ms. Brazitis reiterated Mr. Godden's concerns that parking and restroom capacity would be primary constraints on potential uses and programs. The current restrooms could accommodate the needs of up to 400 people; however, this was untenable due there only being 40 off-street parking spaces.

Vice Chair Kirchner inquired if there were any plans to continue limited library services for two years such as book drop-off, etc. There are a lot of residents north of Lincoln Avenue that order books online, need to return books, etc. Chair Sippel expressed concern that a drop-off can be a bottle-neck for people returning books. A drop-off bin would be better since you can put more books in than one at a time.

Commissioner Steele asked how we would rate the building on a 1-10 scale in terms of potential use intensity, with 1 being low-intensity and 10 being high-intensity uses. Mr. Cotten responded that it was probably a 6 in terms of intensity. It did not have the capacity for balls, nightclubs, etc.

Commissioner Dodgen asked how many total parking spaces are there including the pool – it is about 145. Nine months of the year, you have roughly 145 spaces; however, in the summer you might only have 30. Maybe in February you could have a 7 intensity, and in the summer something less. There are time of day variables in addition to seasonal demand variables.

Mr. Cotten stated that the Council views the library building as community space; however, this did not preclude other uses.

Vice Chair Kirchner stated that the highest and best use due to the constraints would be multiprogramming. Perhaps intergenerational uses could be considered such as seniors teaching youth. He also stated that programming could include intergenerational activities such as oral histories with veterans.

Ms. Brazitis stated that the intended process was to identify two or three emergent themes from the feedback received during the public engagement phase, and then prepare capital and operating expense estimates for the reuse alternatives for Council consideration.

Vice Chair Kirchner asked how tall the ceiling was in the book depository room, and Ms. Brazitis responded that it was approximately 15' feet-tall. Vice Chair Kirchner reiterated that this space had audio-visual potential and could be used for a media room or even a planetarium.

Commissioner Steele stated that the different programming and use options would not be mutually exclusive – that it could be best used as a multiuse building. He stated that it

could serve as a senior center several days a week and something else other days. He expressed interest in continuing education as the main focus, as opposed to a senior center, which has a different connotation.

Commissioner Dodgen talked about virtual degree programs – perhaps picking up some of the uses that occurred at the former Wildlife Experience. It could cater to uses smaller than would be appropriate for the Lone Tree Arts Center. Commissioner Carlson stated that it could be used as an extra venue/civic center for programming.

Commissioner Steele expressed concern about potential traffic impacts on neighboring residences. He also added that the City would have to take over snow removal of the parking lot.

It was discussed that ingress-egress would be a further constraint on capacity due to fire code. It was believed that the building could safely hold more people than could be parked. Commissioner Carlson suggested shuttle services with Lone Tree Link might be considered.

Vice Chair Kirchner stated that they should determine early on in the process what capacity was – as this would constrain uses.

The building has extensive fenestration on the northern side, including a fireplace, and some outdoor space. Mr. Cotten added that a constraint on child care space would be the limited available outdoor areas for kids to play. Commissioner Carlson stated that daycare would also require significant alternations to the lavatories. Mr. Cotten suggested a drop-in daycare for short periods of time for parents to shop and do other activities.

Commissioner Steele stated that critical point would be carefully considering who the City outsourced programming to. The City should look to those offering similar programs and perhaps use this as an annex.

Chair Sippel inquired as to what other ideas there were floating around. Ms. Brazitis stated that there were strong continuing education themes and community gathering space themes.

Commissioner Carlson suggested it be considered as an event space for catered weddings, functions, etc., and that perhaps part of the space be converted into a catering space; but not necessarily a commercial kitchen. Chair Sippel inquired if alcohol could be served at events as a pavilion.

Discussion occurred on it being a more amateur art, photography, and crafts exhibits space. Commissioner Steele stated that storage would become a factor for activities such as these – especially if they were reoccurring events.

Ms. Brazitis concluded that the members present should gather feedback from constituents and the community. Post-it notes were passed out where those present could write feedback and use ideas. She stated that architects from Anderson Hallas Architects, PC, would accompany feedback sessions in the future.

7. Adjournment

There being no further business, Vice Chair Kirchner moved to adjourn, and Commissioner Steele seconded, and the meeting was adjourned at 7:40 p.m.

These minutes have been reviewed and confirmed by

Martina Sippel (name), on 9/22/2015 (date)