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## Public Works Committee Meeting Summary

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**Tues. March 3, 2009**                      **1:30 p.m.**                      **Conference Room 391**

**Members Present:**                      **Johnson, Lehmann, López, Nevitt**  
**Members Absent:**                      **None**  
**Other Council:**                          **None**

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### **Agenda:**

- Alameda Station Metro District Service Plan
  - Design/Build Contract for Central Platte City Services Facility
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### **1. Alameda Station Metro District Service Plan**

#### Committee Action

The Committee approved filing the proposed Alameda Station Metro District Service Plan.

#### Summary of Discussion

Brendan Kelly, Public Works Dept.; Andrew Johnston, Finance Dept.; Jennifer Welborn, Assistant City Attorney; Ken Schmidt, Alameda Station LLC; and Tom Wooten, Alameda Station LLC, described the proposed metro district and plans for the development of the property southeast of Alameda and S. Santa Fe. The site formerly contained a RTD bus facility, which has been demolished.

The proposed metro district service plan would provide a method of financing construction and maintenance of:

- a pedestrian bridge over connecting the site to the Alameda Station; and
- storm water facilities, including on-site, underground detention.

Those are the only two activities allowed per the service plan. If additional services are desired, the plan would have to be approved by the Manager of Public Works and Council.

The site is separated from the Alameda Station by the Consolidated Main Line, Union Pacific, and RTD light rail tracks. The pedestrian bridge is necessary to enhance the viability of development on the site. The State Public Utilities Commission (PUC) requires that the bridge be owned and operated by a public entity, such as the City, RTD or a metro district.

The initial district would encompass 3.9 acres of mixed commercial development, a planned 36,000 square feet. Additional development parcels may be incorporated into the district later if necessary to raise the necessary funds. The northern 4.3 acres is planned for residential. An additional 1.9 acre parcel, site of the underground detention pond at the foot of the bridge, may

also be added. The developer, Alameda Station LLC, will front-end the cost and be reimbursed by taxes collected by the district as development occurs.

The electors (those with property interests) would vote on formation of the district on May 5. Election on issuance of debt would be held Nov. 3. No debt would be issued until 2012.

Councilman Nevitt, who represents this area, said he is happy to see this site nearing development but also that the western part of his district will be connected to the light rail station.

## **2. Design/Build Contract for Central Platte City Services Facility**

### Committee Action

The Committee approved filing the proposed \$27,914,961 contract with Pinkard Construction Company for the new city services campus at 1271 W. Bayaud.

### Summary of Discussion

Lesley Thomas and Michael Sheehan, Public Works, discussed the proposed design/build contract and construction of the new Public Works campus to replace the facility at 1390 Decatur, which is being vacated to make way for the West Corridor light rail line of the FasTracks project. The city must vacate the Decatur site by Dec. 31, 2010.

Rather than advertising the project for bid, Public works held a design competition, and Pinkard, with its subcontractor, RNL Architects, was selected.

The new campus, south of the Wastewater Management building, will house Fleet Maintenance, Street Maintenance, Solid Waste, Traffic Engineering Services and Right-of-Way Enforcement in 100,000 square feet of space. Environmental Health's new animal shelter will be constructed at the site later under separate contract.

This is a Brownfield site due to the environmental degradation from its former occupant, General Chemical. International Risk Group purchased the site, accepted all environmental responsibility, performed remediation, and built the site up out of the floodplain, partially with a concrete cap, but it still carries restrictions. Irrigation is strongly discouraged; any irrigated areas must be underlain with a foot of clay to prevent leaching. The plan is to use hardscape and limited natural vegetation to meet the zoning requirement of 5% landscaping on the site.

Councilman Nevitt said he and Public Works are working with Jeff Shoemaker on the River South project, part of which entails improving the S. Platte River Trail. The trail runs along the edge of this site, and the intent in site planning is to provide as much room as possible outside the perimeter fence to help accommodate the trail.

This project will meet or exceed LEED Gold standards for energy efficient construction and systems, including a solar array similar to the Denver Museum of Nature & Science. The City is working with a partner on this aspect since the city does not qualify for the state income tax rebate.