



**NOTICE AND AGENDA OF A
WORK SESSION**

**Idaho Springs City Council
Council Chambers, City Hall
Tuesday, January 21, 2020
6:00 P.M.**

- ❖ **Census 2020 update**
- ❖ **Public Works Facility update**
- ❖ **Advertising Banners at Ballfields**
- ❖ **Parking Task Force update**
- ❖ **Downtown Master Plan**

CITY OF IDAHO SPRINGS

City Council Communication



MEETING DATE: JANUARY 21, 2020

PRESENTED BY: ALAN TIEFENBACH
COMMUNITY DEVELOPMENT PLANNER

ITEM: PUBLIC WORKS FACILITY FINAL DEVELOPMENT PLAN
COURTESY REVIEW

BACKGROUND:

In November of 2018, the City obtained an approximately 1.5 acre lot containing a dormant concrete production facility, directly adjacent to and west of the City-owned wastewater treatment plant. This property was annexed into the City and rezoned to Industrial-One on February 11, 2019. The property was acquired to expand the existing wastewater treatment plant, which is required by statute any time a facility is operating at 80% capacity. In addition to the wastewater treatment plant expansion, on the same property the City is in the process of designing a new, approximately 4,100 square foot Public Works Facility. The existing Public Works Facility at 200 Colorado Blvd is a former automobile service station and has proved inadequate. The new facility will better accommodate servicing of vehicles with specifically-designed service bays, and will contain significantly more area for storage of maintenance vehicles and parking. In addition, it will contain several offices and a break room on a second story mezzanine.

Sec. 21-106. - Final development plan (FDP) of the Land Development Regulations (LDR) states: *No building permit shall be issued in the R-3, R-M, C-1, C-2, C-3, I-1, L-1 or HD Zone Districts for new structures, expansions / additions of more than 20% of the gross floor area of existing structures, or for any new development proposed in a PD Zone District, until a FDP meeting the requirements of this Article has been approved for it.*

A FDP is typically required to be approved by City Council with a recommendation from the Planning Commission. However, Sec. 21-73. – of the LDR states: *Notwithstanding any provision of this Chapter to the contrary, any project for which the City is the applicant may be reviewed and processed administratively by the City Administrator when the project meets all applicable substantive requirements of this Chapter. In the event a City project fails to meet all such requirements, application for the same shall be reviewed and processed as generally required by this Chapter.*

Thus, the Public Works Facility is allowed to be reviewed and approved administratively as long as it meets the requirements of the LDR. Staff has been working with JVA Consulting Engineers (the City Engineers) to arrive at a satisfactory site plan and design. As this is a very visible property from I-70, staff wanted to ensure any new City buildings adequately represented the City.

Although the LDR allows administrative approval for City – owned projects, staff is bringing this project in front of the Council as a courtesy to ascertain whether the Council has any additional comments. This project went in front of the Planning Commission on January 8, 2020. The PC had no concerns.

STAFF RECOMMENDATION:

Staff recommends the City Council review the proposed Public Works Facility and offer recommendations, if so desired.

CITY OF IDAHO SPRINGS

PUBLIC WORKS FACILITY BUILDING

IDAHO SPRINGS, COLORADO

SCHEMATIC DESIGN

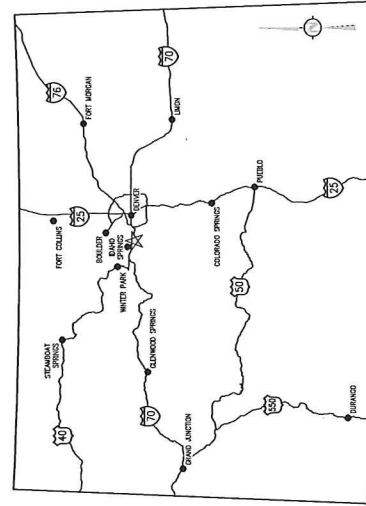
CONTACTS

OWNER:	CITY OF IDAHO SPRINGS 1711 LINER STREET IDAHO SPRINGS, CO 83402	ARCHITECT:	ANDREW MUESS, CITY ADMINISTRATOR (303) 567-2400 AMUESS@CITYOFIDAHO.COM
ENGINEER:	JVA, INC. 1512 LINER STREET, SUITE 710 DENVER, CO 80202	STRUCTURAL ENGINEER:	ANDREW MUESS, CITY ADMINISTRATOR (303) 567-2400 AMUESS@CITYOFIDAHO.COM
MECHANICAL ENGINEER:	JVA, INC. 1512 LINER STREET, SUITE 710 DENVER, CO 80202	ELECTRICAL ENGINEER:	ANDREW MUESS, CITY ADMINISTRATOR (303) 567-2400 AMUESS@CITYOFIDAHO.COM
PLUMBING ENGINEER:	JVA, INC. 1512 LINER STREET, SUITE 710 DENVER, CO 80202	SCHEMATIC DESIGN:	ANDREW MUESS, CITY ADMINISTRATOR (303) 567-2400 AMUESS@CITYOFIDAHO.COM

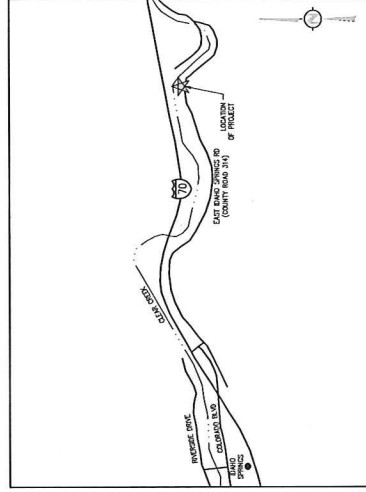


DECEMBER 2019

SHEET NO.	TITLE
C0.0	COVER SHEET
C0.1	GENERAL LEGEND, NOTES AND ABBREVIATIONS
C1.0	GRADING AND DRAINAGE PLAN
G0001	GRADING AND DRAINAGE PLAN
A0001	ARCHITECTURAL LEGEND
A0001	FLOOR PLANS
A0001	EXTERIOR ELEVATIONS
A0001	EXTERIOR ELEVATIONS
A0001	REFLECTED CEILING PLANS
A0001	MECHANICAL AND PLUMBING NARRATIVE
A0001	STRUCTURAL NARRATIVE



VICINITY MAP
N15



PROJECT LOCATION MAP
N15

CITY OF IDAHO SPRINGS
PUBLIC WORKS FACILITY
IDAHO SPRINGS, COLORADO

COVER SHEET

SHEET NO.
C0.0

SCHEMATIC DESIGN



DESIGNED BY: JVA, INC.
DRAWN BY: JVA, INC.
CHECKED BY: JVA, INC.
DATE: DECEMBER 13, 2018

PROJECT: IDAHO SPRINGS PUBLIC WORKS FACILITY
SHEET NO. C3.0

SCALE: 1" = 40'

DATE: DECEMBER 13, 2018

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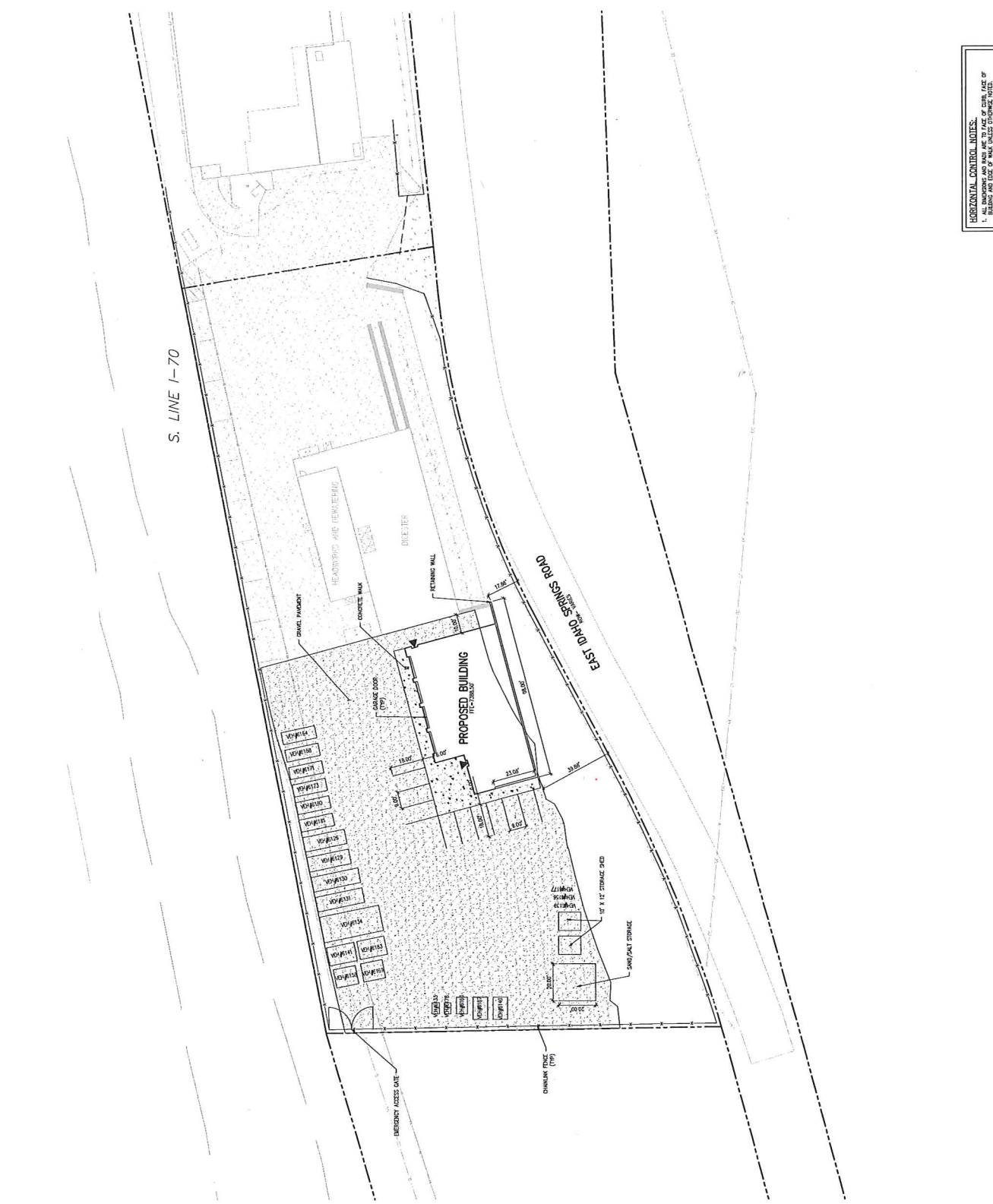
DATE: DECEMBER 13, 2018

PROJECT: IDAHO SPRINGS PUBLIC WORKS FACILITY

SHEET NO. C3.0

SCALE: 1" = 40'

DATE: DECEMBER 13, 2018



HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ARE TO THE CENTER LINE OF THE ROAD OR RAILROAD UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO THE CENTER LINE OF THE ROAD OR RAILROAD ARE TO BE USED FOR THE LOCATION OF THE PROPOSED FACILITY.
3. DIMENSIONS TO THE CENTER LINE OF THE ROAD OR RAILROAD ARE TO BE USED FOR THE LOCATION OF THE PROPOSED FACILITY.
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SCALE: 1" = 40'

Schematic Design



CANNON DESIGN
1300 W. 10th Street, Suite 200
Idaho Falls, ID 83402
P: 208.343.7323

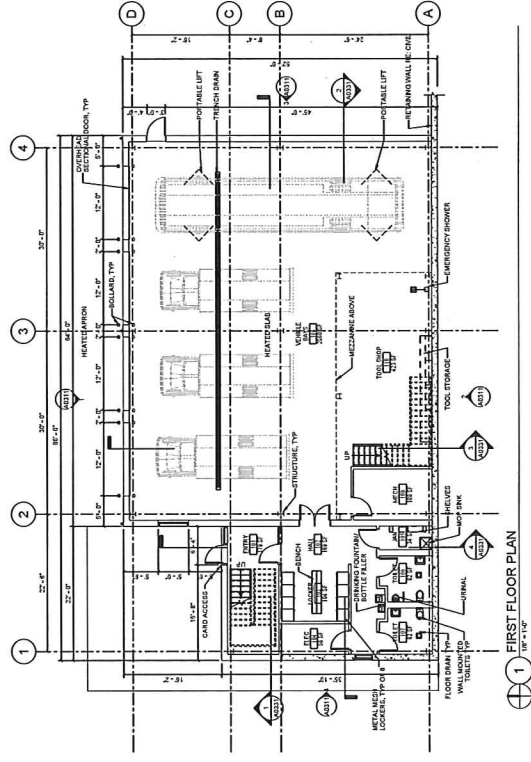
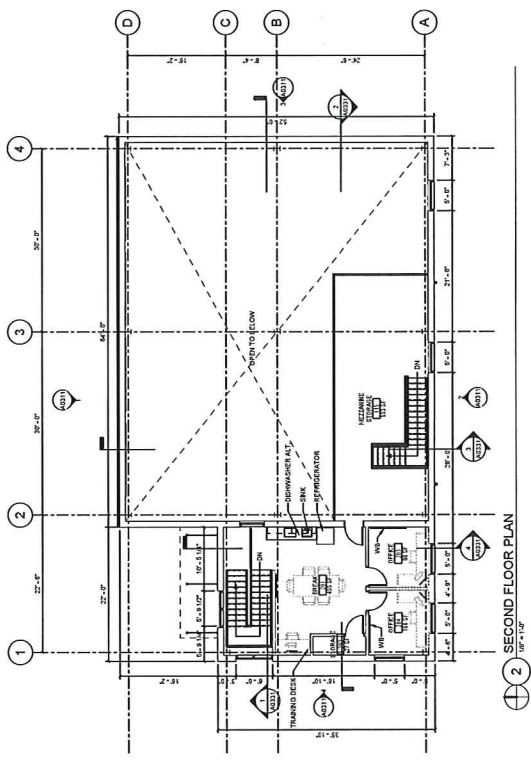
REVISION DESCRIPTION	
NO.	DATE
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2	12/11/2018
3	12/11/2018
4	12/11/2018
5	12/11/2018
6	12/11/2018
7	12/11/2018
8	12/11/2018
9	12/11/2018
10	12/11/2018

DESIGNED BY	CM
DRAWN BY	PM
CHECKED BY	PM
DATE	12/11/2018
DATE	12/11/2018
DATE	12/11/2018

FLOOR PLANS
CITY OF IDAHO SPRINGS
PUBLIC WORKS FACILITY
IDAHO SPRINGS, COLORADO

SHEET NO.
A0101

- GENERAL NOTES - FLOOR PLAN**
1. REFER TO ELEVATION DRAWING FOR ELEVATION INFORMATION.
 2. SEE FINISH FLOOR PLAN FOR FLOOR FINISH TYPES SHEET.
 3. ALL WINDOWS SHALL HAVE SOLID SURFACE SILL.
 4. PROVIDE CONT. FIRE RESISTANT WOOD BLOCKING FOR ALL WALL MOUNTED ITEMS.
 5. PROVIDE CONT. FIRE RESISTANT WOOD BLOCKING FOR ALL TELEVISION MOUNTS FOR MOUNTING OF EQUIPMENT. CONSULT WITH LOCAL FIRE DEPARTMENT FOR MOUNTING REQUIREMENTS.
 6. PROVIDE FIRE-RATED PARTITION WALLS PER LOCAL CODE. PROVIDE PARTITION WALLS TO TOP OF FINISH FLOOR.
 7. ALL EXTERIOR PARTITIONS SHALL BE TYPE AT TWO (2) LVL.
 8. PROVIDE PARTITION WALLS TO IDENTIFY ALL ROOMS.
 9. PROVIDE HORIZONTAL COVER LEADS AT EXTERIOR WINDOWS.
 10. PROVIDE HORIZONTAL COVER LEADS AT EXTERIOR WINDOWS.
 11. PROVIDE COUNTERTOP BOARD BEHIND AT ALL THE AREA.
 12. PER THE 2018 IBC CODE, PROVIDE 5/8" x 5/8" CI BRACKET THROUGHOUT WALLS. 1/2" FOR 5/8" BRACKET. PROVIDE METAL LANT PAIL AT EXTERIOR WALLS IN VISIBLE AREA.



SCHEMATIC DESIGN

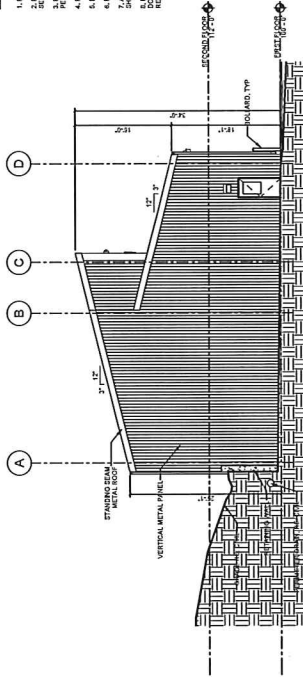


CANNONDESIGN

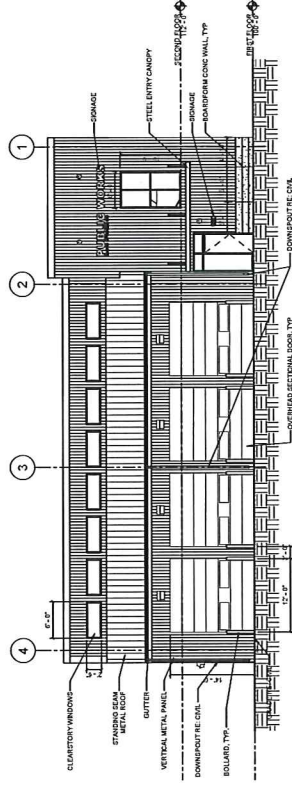


CANON DESIGN
1501
Denver, CO 80202
P: 303.533.7223

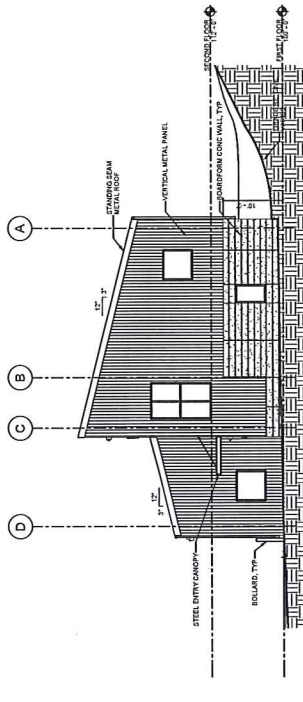
- GENERAL NOTES**
1. FINISH FLOOR ELEVATION: 1050'-0" - 8' 6" (104'-0" MINUS 8" 6" CON)
 2. FINISH ELEVATIONS SHOWN AS REQUIRED IN SPEC SECTION 0113 ON STRUCT CONCRETE FOUNDATION WALL.
 3. FINISH ELEVATIONS SHOWN AS REQUIRED IN SPEC SECTION 0113 ON STRUCT CONCRETE FOUNDATION WALL.
 4. REFER TO ELEC DRAWINGS FOR EXTERIOR LIGHT FIXTURE TYPES.
 5. EXTERIOR LIGHT FIXTURES SHALL BE MOUNTED AT 11'-0" AFF, TYP. UNLESS NOTED OTHERWISE.
 6. REFER TO STRUCT DRAWINGS FOR FOUNDATION DETAILS.
 7. ALL MATERIALS AND JOINTS WITH ADJACENT WINDOW FRAMES AS SHOWN IN SPEC SECTION 05100.
 8. PROVIDE GUTTERING AND DOWNSPOUTS TO STORM DRAINAGE CONNECTION FROM RE CON.



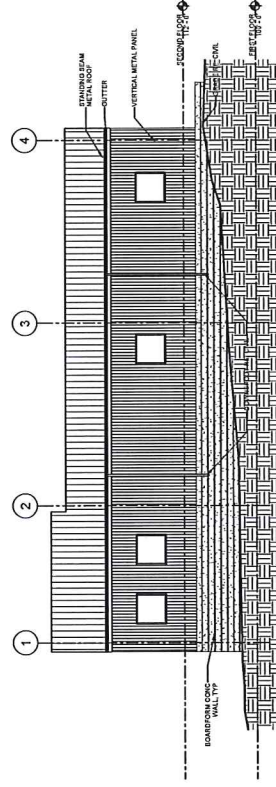
3 EAST BUILDING ELEVATION
18' 0" x 12' 0"



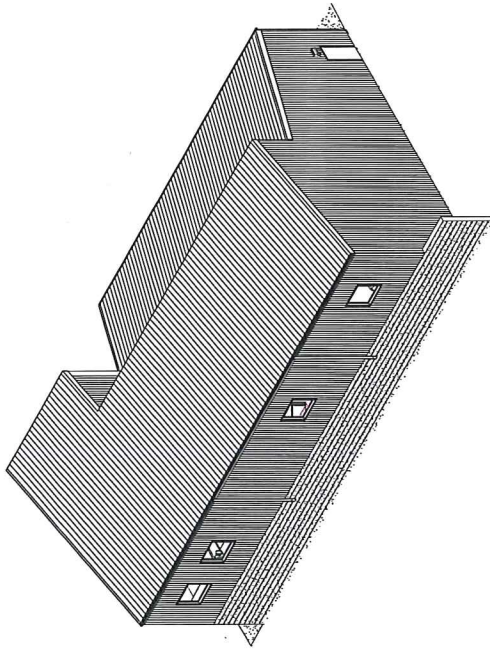
1 NORTH BUILDING ELEVATION
18' 0" x 12' 0"



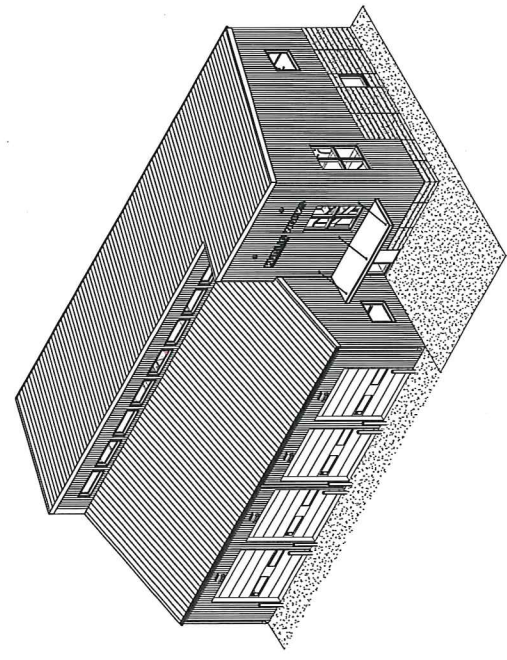
4 WEST BUILDING ELEVATION
18' 0" x 12' 0"



2 SOUTH BUILDING ELEVATION
18' 0" x 12' 0"



5 (3D)



6 (3D)

EXTERIOR ELEVATIONS
IDAHO SPRINGS, COLORADO
PUBLIC WORKS FACILITY

DESIGNED BY: CH
DRAWN BY: JH
CHECKED BY: JH
DATE: DECEMBER 13, 2018
© J.A. INC.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

REVISION DESCRIPTION

SHEET NO.
A0311

SCHEMATIC DESIGN

SITE ELECTRICAL PLAN

DECEMBER 13, 2010
OJA, INC.

DESIGNED BY:	AEI
DRAWN BY:	AEI

on	
----	--

DATE

0570

	NAME

REVIEWS

DESCRIPTION

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www.bjg.org.uk
0007-1226 (print)
1469-7580 (online)

engineering, inc.
1800 Youngland Dr., Suite 204
West Ridge, Colorado 80270
Ph. 303-778-7797
F. 303-778-8888

ackerman

 Purdue • Fort Collins • Wayne State
 Chemical Supply • Service

F&B, Inc., 1111 Lawrence Street, Suite 718
Denver, CO 80202 303.444.1353
www.fandb.com



1000

VERIFY EXTENT
OF DESIRED SITE
LIGHTING

2 SITE ELECTRICAL PLAN
1" = 10' ±

2 SITE 8

Diane Breece, City Clerk

From: General Manager <GM@clearcreekrecreation.com>
Sent: Monday, January 6, 2020 9:18 AM
To: Diane Breece, City Clerk
Subject: RE: Banner Advertising

Probably won't make the January 13 meeting, as I just got back from Vacation. What is the procedure to have something like this put on the Council's agenda and when is the next meeting?

Thanks,
Rob

Rob Carter

General Manager
Clear Creek Metropolitan Recreation District
98 12th Avenue/PO Box 1149
Idaho Springs, Colorado 80452
gm@clearcreekrecreation.com
Phone- 303-567-4822
Direct- 720-414-5506

From: Diane Breece, City Clerk <cityclerk@idahospringsco.com>
Sent: Monday, December 30, 2019 3:41 PM
To: General Manager <GM@clearcreekrecreation.com>
Subject: RE: Banner Advertising

Rob,

This info was given to me because I am the sign code compliance person.

Your request does not meet any of our existing regulations for sign compliance and since the City owns the property you will need to ask Council for permission and a variance from the sign regulations. The next City Council meeting will be January 13, 2020 at 7:00 p.m. If you choose to do this let me know and I will present it to Council but someone should be here to answer any questions.

From: Andrew Marsh, City Administrator
Sent: Thursday, December 19, 2019 2:51 PM
To: Diane Breece, City Clerk <cityclerk@idahospringsco.com>
Subject: FW: Banner Advertising

Diane,

Your thoughts?

Andy

From: General Manager <>
Sent: Thursday, December 19, 2019 2:39 PM

To: Andrew Marsh, City Administrator <admin@idahospringsco.com>

Subject: Banner Advertising

I saw Jon Cain today and suggested that I check with you to see if you saw any problem with the attached banner advertising program at the Sports Complex. I looked the IGA for the Sports Complex and didn't see any restrictions, but thought I would reach out to you to make sure.

Thanks

Rob

Rob Carter

General Manager

Clear Creek Metropolitan Recreation District

98 12th Avenue/PO Box 1149

Idaho Springs, Colorado 80452

gm@clearcreekrecreation.com

Phone- 303-567-4822

Direct- 720-414-5506

**BANNER ADVERTISING
CLEAR CREEK METRO RECREATION DISTRICT**

Clear Creek Metro Recreation District has developed a Advertising Program. This program will utilize space on our outfield fencing at the Idaho Springs Sports Complex. The cost of this program will be \$550.00 for two years. This includes: one 3' x 5' vinyl banner with your logo and information; \$200.00 per year for the advertising; hanging and removal of banners; and storage of banners during the off season.

Advertisers will need to pay \$350.00 as the initial fee, to cover the banner and the first year's advertising. Advertiser will then be billed in the second year for the \$200.00 fee. Or, an advertiser can pay the entire \$550.00, at one time.

Funds raised will go towards youth programs developed and implemented by the District, as well as to our Slacker Scholarship Fund.

Banner Advertising:

- a) Banners are owned by advertiser.
- b) Banners will be hung on one of the two-ballfield fencing at the Idaho Springs Sports Complex.
- c) Banners will be hung from May 1 to November 15, each year.
- d) CCMRD will roll up and store all banners during off season.
- e) Advertiser will pay for renovations to banners.
- f) Contract will be for two years. After that, contract can be resigned and will last for three years.
- g) Advertising fee will stay the same for the two years.
- h) All banners will be produced by Zuni Signs of Evergreen, Colorado.
- i) Advertiser will supply specific art work and wording to Zuni Signs.
- j) Cost of advertising: \$200.00 per year.
- k) No marijuana or illicit drugs will be advertised. No firearms dealers will be advertised.

Sec. 20-143. - Temporary and seasonal signs.

All temporary signs except seasonal temporary signs shall require a sign permit but shall not be counted when calculating the number of signs or aggregate square footage allowed.

- (A) Freestanding temporary signs shall not exceed six (6) square feet in area on each face.
- (B) Illumination. In no event shall temporary signs be self-illuminated, luminescent or fluorescent or have any characteristic which will make them glow or shine.
- (C) Generally. No business location may have more than fifty (50) square feet of temporary signs displayed at any one (1) time. A temporary sign shall be securely fastened to its supporting structure, window or wall. Temporary signs may remain in place for a period not exceeding sixty (60) days, and may not be replaced for at least thirty (30) days.
- (D) Number limit. No more than five (5) temporary signs may be located on the exterior of any business, structure or property at any given time.
- (E) Temporary signs shall not exceed twenty-four (24) square feet in area or six (6) feet in height.
- (F) Window Signs. No more than one-third ($\frac{1}{3}$) of any window or wall surface may be covered by temporary signs.
- (G) Flexible signs.
 - (1) Support; exception. Every temporary flexible sign (such as cloth or plastic banners) shall be supported and attached with wire rope of at least three-eighths ($\frac{3}{8}$) inch minimum diameter. No strings, fiber ropes or wood slats shall be permitted for support or anchorage purposes. Flexible signs and panels shall be perforated over at least ten (10) percent of their areas to reduce wind resistance.
 - (2) Projection. Flexible signs may extend over public property. Such signs, when extended over a public street, shall maintain a minimum clearance of twenty (20) feet. Flexible signs may extend across a public street only by permission of the City Council and shall be subject to all related laws and ordinances.
- (H)

City of Idaho Springs

City Council Communication



MEETING DATE: JANUARY 21, 2020
PRESENTED BY: JONATHAN CAIN, ASSISTANT CITY ADMINISTRATOR
ITEM: PARKING TASK FORCE SYNOPSIS OF WORK

SUMMARY

City Council formed a Civilian Parking Task Force to study the Trial Managed Parking Program conducted this summer in the Historic District and nearby Residential Areas. This task force was appointed in early October by City Council, and met 8 times between October 24 and January 6th, including in a work session with City Council.

The City is currently managing parking through a month-to-month contract with Interstate Parking Colorado. Parking management during this time has been limited to paid parking on Miner Street and the Avenues between 13th and 17th, Center Alley to the Parking Lots, and permit parking in the surrounding residential areas. Parking in the City parking lots has been free during this time.

The Parking Task Force has created a Policy Recommendation Framework to present to City Council in Work Session based on their work. In total, they considered 4 separate alternatives to address parking in Idaho Springs, including paid and free options. They also considered two separate alternatives for contracting a parking management company for Idaho Springs.

STAFF RECOMMENDATIONS

1. ***Staff recommends*** that City Council adopt the Policy Framework Recommendations of the Parking Task Force.
2. ***Staff recommends*** that City Council direct City Staff to develop a new Contract and Scope of Service document to guide future Parking Management in the City, per the recommendation of the Parking Task Force, to be discussed and finalized at a future City Council Work Session.

BACKGROUND

On September 3, 2019, a Community Meeting was held at Carlson Elementary to discuss the Trial Managed Parking Program operated by the City in the summer of 2019. During this meeting, a suggestion was offered by the Community that the City create a civilian "Parking Task Force" to study parking in Idaho Springs and to offer City Council a recommendation on the future of parking management in Idaho Springs.

On September 23, 2019, City Council directed City Staff to solicit letters of interest for a Civilian Parking Task Force. On September 24, 2019, City Staff sent to the Clear Creek Courant and posted on the City's social media a Press Release to solicit letters of interest from the community for the Parking Task Force. Letters of interest were due by October 1, 2019. This press release was also published the same day on the City Website (www.idahospringsco.com). The City received 7 letters of interest to participate on the Parking Task Force. All these individuals were appointed to serve on the task force, along with 4 others appointed directly by City Council.

TASK FORCE MEMBERS

Parking Task Force Members
Tom Eaker
Jhari Sanders
Genevieve Palmer
Jim Thomas
Mitch Houston
Asta Keene
Greg Dalrymple
George Marlin
Vicki Larson
Nelson Fugate
Marcel Templet

MEETING DATES

October 24, 2019
October 29, 2019 (Cancelled due to snow)
October 30, 2019
November 5, 2019
November 7, 2019
November 15, 2019
November 18, 2019: Work Session #1 with City Council
December 10, 2019
January 6, 2020

ALTERNATIVES DISCUSSED

1. No Formal Parking Management in the Historic District and nearby Residential Areas.
2. The Police Department performs extended Parking Management in the Historic District and nearby Residential Areas.
3. A New Department of the City performs extended Parking Management in the Historic District and nearby Residential Areas.
4. The City engage a Company to manage the Historic District and nearby Residential Areas.
 - a. Interstate Parking Colorado
 - b. Publish an RFP for Parking Management Services in the Historic Downtown and Residential Areas

ATTACHMENT: PARKING TASK FORCE RECOMMENDED POLICY FRAMEWORK

PARKING TASK FORCE RECOMMENDED POLICY FRAMEWORK

The Task Force unanimously supports moving forward with managed parking in Idaho Springs. The following Policy Framework outlines what is suggested as the best way to implement this program.

Communication: The City must commit to clear and effective communication with Residents.

1. There should be an annual review by the Task Force or other body of the Parking Program and related data.
2. Both the City and the Parking Management company should provide complete and accurate data and reporting in a format that allows for manipulation of data. The Parking Management company should also provide an analysis of the data for City Council.

Residential Parking: Residential Parking must be preserved in the City.

1. The City should reduce the complexity of vehicle registration for residents and guests alike as much as possible.
2. E-Chalking of Vehicles should be utilized to remove the requirement for Residents to use Kiosks when parking on Miner Street and the Cross Avenues.
3. When a small number of guests (or a repeat visitor) visit a home, there is no need for placards or stickers. Homeowners can register these vehicles with Interstate. When it is a large party, the Homeowner should contact City Hall or the Parking Vendor for Placards.
4. City & County Residents should be able to park in the Residential Areas. If problems arise related to area resident's inability to park, City Council should revisit this issue.
5. The City should expand the Residential Permitted Areas before implementing a permanent program.
6. Neighborhood Signage should be expanded and improved to make it as visible as possible.
7. The City should prioritize the preservation of free access to the important places in our Community (The School, the Library, The Clubs and Churches).
8. Downtown Residents are currently able to receive a free permit from the City for long term parking in the Downtown Parking Lots. The Parking Task Force understands that during the Peak Tourism Seasons, there is no public parking available for this purpose, making it difficult for these Residents to leave their homes. These Residents also have access to park in the Residential Only Areas of Town, which should make it easier for them to park their vehicles.

Downtown Parking

1. The City should maintain free City & County Resident & Employee parking in the Historic District Parking Lots.
2. Residents should have 1 hour of Free Parking on Miner Street and the Cross Avenues; Non-Residents should have 30 Minutes.
3. Parking Downtown should cost \$1 per hour and escalate to \$5 an hour after 3 hours on Miner Street. It should escalate to \$5 an hour after 5 hours in the Parking Lots.
4. The Parking Kiosks and the App should have their User Interface simplified as much as possible.

5. The Time Period between Paid Parking Visits should be modified to encourage multiple visits per day (2 hours between visits)
6. Owners of Private Lots near the Historic Downtown should be given the opportunity to monetize their property through the Municipal Vendor.
7. The Parking Task Force recommends that we keep paid parking as simple and consistent as possible. We also recommend that parking should be paid year-round on Miner Street and the Avenues and should be paid “seasonally” in the lots.
 - a. The City should try to “market” the City during the Shoulder Seasons with Free Vouchers and other strategies during this time period.
8. The City shall use Sales Tax Reports and other reporting available to understand the impact that managed parking has on business. If it is found to adversely impact business, immediate steps should be taken to rectify the situation. The City should begin keeping regular records of Sales Tax Data for the Downtown Area broken out for this purpose.
9. The City should improve the signage and wayfinding to the parking lot, to potentially include digital signage, to make sure that guests visiting the City know about paid parking before they get downtown.
10. While the task force agrees that Employee parking can affect parking resources downtown, we see no practical way to limit where employees park in the lots.
11. The City should ensure that the Parking Vendor creates a “Validation” program that will be available to Downtown Businesses that wish to use it.
12. The City should ensure that the Parking Vendor makes available “portable tablet” parking registration devices to businesses downtown that wish to use them.

Community Image

1. The City should find a balance between giving tickets and making the City “feel welcoming”.
2. The City should “brand” our ambassadors and make sure that they uphold the image of the West and of the City.
 - a. The City should ensure that Ambassadors maintain a professional appearance, and that their behavior meets the standards of the City.
 - b. The city should ensure that the Parking Management Company advertises jobs locally and attempts to hire locals for ambassador positions as possible.

Financial Accounting for Revenue from the Program

1. Currently, money generated by the Parking Program is kept in a line item in the City’s improvement Fund. The City should continue hold this money in its own line item, separate from the General Fund. These funds should go towards Downtown Improvements, primarily increasing the capacity for more vehicles downtown with some sort of parking structure.

Residential and Employee Permits

1. Because Residents come and go, there should be an annual renewal process for Permits. This should be as simple as possible, and the City should send reminders to permit holders in the lead up to the renewal period.
Employers downtown should regularly provide lists of employees to the Parking Management Company to manage employee permits.

City of Idaho Springs

City Council Communication



MEETING DATE: JANUARY 21, 2020
PRESENTED BY: JONATHAN CAIN, ASSISTANT CITY ADMINISTRATOR
ITEM: DOWNTOWN MASTER PLAN

BACKGROUND

In 2012, Downtown Colorado Inc. (DCI) performed a Downtown Assessment of the Historic District in Idaho Springs. The team assessed options to enhance the Historic District's connections to the rest of the City, parking, circulation, signage and safety with the goal of identifying short-term, mid-term, and long-term improvements to the District.

The DCI report advocated for an approach that promotes Community Self Reliance, Local empowerment, and prioritizing the Historic Districts unique architecture, local ownership, and sense of community. The findings of the report were split into 4 key areas:

1. **Management and Organization:** We should work to establish consensus and cooperation by building effective partnerships between all stakeholders. We must create and agree upon common goals for this project.
2. **Marketing and Promotion:** We should create and market a positive image of a "unified" Downtown Historic District.
3. **Design:** We should enhance the unique visual quality of downtown by addressing all design elements to create an appealing environment. We should prioritize and preserve the historic building and character of the Downtown Historic District. We should focus on making appropriate landscape and public improvements, as well as the rehabilitation of existing building spaces and adding new building spaces, where appropriate.
4. **Economic Development:** We should strengthen downtown's existing assets and focus on strategies to support existing businesses, to add new businesses, and to support the Community Assets in this area, such as the Library, the Rec Center, Parks, and Carlson Elementary.

Some of the recommendations of this report have been realized in the years since it was created. Examples include the Colorado Boulevard Project, the Miner Street & Soda Creek Road Projects, which improved multimodal access and connections between the Historic District and the East End Commercial District, and the Trial Managed Parking Program implemented last summer to better manage public parking assets.

Since the 2012 study, additional planning work and studies related to the Downtown District has also occurred. The 2017 Comprehensive Plan mentioned 2 specific challenges in the Downtown: Zoning regulations that did not address the form and character of the Downtown area, and parking resources. In 2019, the Planning Commission made a recommendation to City Council to change this area to a "Downtown Historic District", which allowed for the form and character of the Downtown area. In addition, in 2018, the City hosted a study by the Urban Land Institute (ULI), a preeminent Land Use organization, to study the parking challenges in Idaho Springs. This study agreed with the earlier 2012 study that Idaho Springs should consider actively managing parking resources in the Downtown area. The City engaged in such a program during the summer of 2019.

Much of the infrastructure in the Downtown Historic District is between 30-40 years old, and there is a need to begin planning for its replacement. In addition, many of the parks and public spaces Downtown present opportunities for rehabilitation.

In the 2020 Budget, City Council approved \$67,000 to create a Downtown Master Plan (**Line Item 21-00-6028**) to begin planning for public infrastructure improvements in the Downtown Historic District. In addition, the City has approximately \$100,000 from Parking Revenue from the 2019 Parking Management Trial Program that is set aside for Downtown Improvements, as well as \$100,000 that was budgeted to renovate the restrooms in Citizens Park.

POTENTIAL AREA OF IMPACT

The potential area of impact for this Downtown Master Plan would be from Colorado Boulevard to the North to I-70 in the South; and from Clear Creek to the East to 13th Avenue in the West (**ATTACHMENT 2: Map**).

OBJECTIVES

Over the past several years, community stakeholders such as Elected Officials, Property & Business Owners, Community Members, and City Staff have suggested ideas that might improve the Downtown Historic District. City Staff has formulated the following nonexclusive list of some of these ideas:

1. **Infrastructure Improvements** to Miner Street, Idaho Mall, Center Alley, and the main City “Parking Lots”, including but not limited to the following:
 - a. Replace Curb, Gutter and Sidewalk
 - b. Improvement or Removal of “Bump Outs” on Miner Street
 - c. Explore opportunities for utility and service replacements on Miner Street
 - d. Explore opportunities to make it easier to temporarily “shut down” portions of Miner Street for Events
 - e. Improve Drainage throughout the District
 - f. Replace and Improve Lighting throughout the District
 - g. Improve Parking Assets in the Historic District to include Parking Lot Improvements and planning for a Downtown Parking Structure
 - h. Improve Way Finding and Other Signage in the Downtown Historic District
2. **Idaho Mall Improvements**
 - a. Find ways to better separate the Mall from the Parking Lots and I-70
 - b. Explore opportunities to add “micro retail” in areas along the South side of the Mall
 - c. Explore opportunities for Building Owners on the South Side of Miner Street to activate the South sides of their buildings
 - d. Find new solutions for screening and management of Dumpsters and Grease Traps
 - e. Drainage Improvements
 - f. Improved connections to Miner Street and the Parking Lots
3. **Center Alley Improvements**
 - a. Opportunities for better Dumpster and Grease Trap Management
 - b. Opportunities to activate new spaces along the Alley for Residential and Commercial uses

- c. Drainage Improvements
- 4. **Anderson Park Improvements**
 - a. Replacement of Train “Deck” (The City received a \$15,000 Grant from the Freeport McMoRan Social Impact fund for this purpose)
 - b. New Structure to Cover and Preserve the Train
 - c. Improvements to “Waterwheel Park Gateway”
- 5. **Citizens Park Improvements**
 - a. Rehabilitate the current space
 - b. Explore opportunities to modify the current space to better accommodate public events
 - c. Explore opportunities for other activation of the space, such as a Water Feature
 - d. **NOTE: 2020 Budget includes \$100,000 for Bathroom improvements at Citizens Park (21-00-6024)**
 - e. ***Staff Recommends*** that City Council delay Bathroom improvements until Downtown Master Plan is completed.
- 6. **Library, Hose House, and Carlson “Park” Landscape Improvements**
 - a. Rehabilitation of the WWII Memorial
 - b. Improve connections to Miner Street and the Historic Downtown
- 7. **Improved Multimodal Connections to the Clear Creek Greenway and Residential Areas of Idaho Springs**
- 8. **Improved Management of City Owned Historic Resources in and adjacent to the Downtown Historic District.**
- 9. **Preserve and Maintain adequate access to important Community Resources.**
- 10. **Explore Opportunities to increase Parking Resources Downtown**
 - a. Parking Space Layout in the Parking Lots and on the Streets to include opportunities to expand ADA accessible Parking Spaces, Motorcycle and Large Vehicle Parking
 - b. Explore opportunities to build a Parking Structure and “Mobility Transit Center” on the South West end of the Downtown District
- 11. **Explore opportunities to both preserve existing housing and to create new Housing in the Downtown District**
- 12. **Explore opportunities for funding future short-term, mid-term, and long-term improvements.**
 - a. Grant Funding Opportunities
 - b. Public Private Partnerships
 - c. Development of a Downtown Business District
 - d. Bonding

NEXT STEPS

1. ***Staff Requests*** direction from Council regarding this list of priorities. Should there be any different or other priorities included on this list?
2. ***Staff Recommends*** that City Council delay improvements to the Citizens Park Rest Rooms until completion of the Downtown Plan.
3. ***City Staff Recommends*** that City Council set a date for and hold a Public Community Meeting to facilitate a conversation and gather feedback regarding the Downtown Historic District, and what the short-term, mid-term, and long-term priorities of the City in the Historic District should be.
4. ***Staff Recommends*** that following this public meeting, City Council meet in work session to create an RFP and Scope of Service to begin this work.
5. ***Staff Recommends*** that City Council include the Historic Preservation Review Commission and the Planning Commission in the process of planning for future improvements to the Historic Downtown.

POSSIBLE PUBLIC MEETING DATES

1. February 25, 2020
2. February 26, 2020
3. March 3, 2020
4. March 10, 2020

ATTACHMENTS

1. Area of Potential Impact Map

