



# Development Application | SUMMIT COUNTY COUNCIL

March 12, 2021



DAKOTA PACIFIC  
Real Estate



Charlier Associates, Inc.



County Council Work Session

## Approach



# Land Partnership Opportunities





# Land Partnership Opportunities





# Land Partnership Opportunities





# Influencing Factors

## **Adopted and Ongoing Plans**

- Summit County Facilities Master Plan (2017)
- Kimball Junction Neighborhood Master Plan (2019)
- Kimball Junction and S.R. 224 Area Plan (current)

## **Opportunities for a Potential Land Partnership**

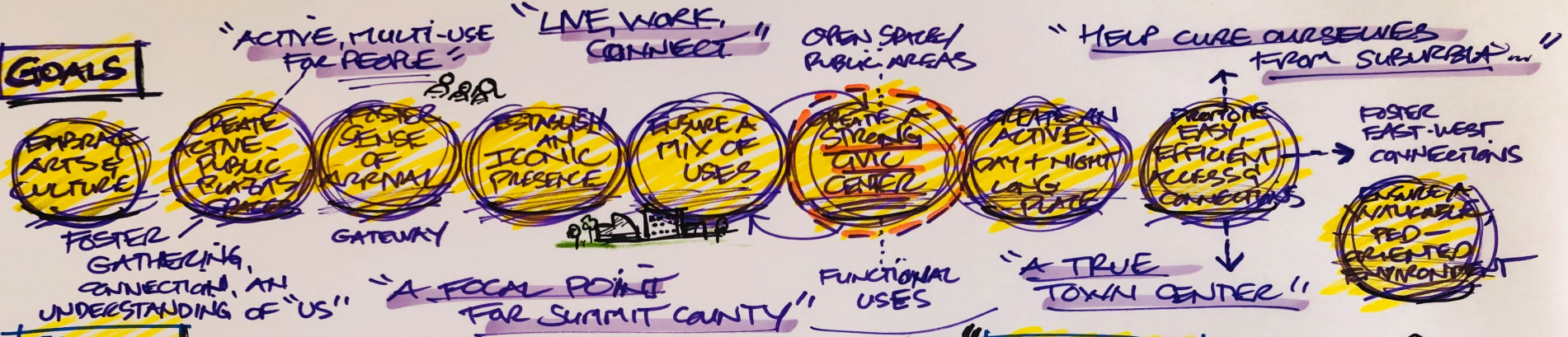
- New Intermodal Transportation Center
- Civic Center and Sense of Place/Gathering
- Development Options
- Highest and Best Use
- Cost Implications



## Ideas and Opportunities

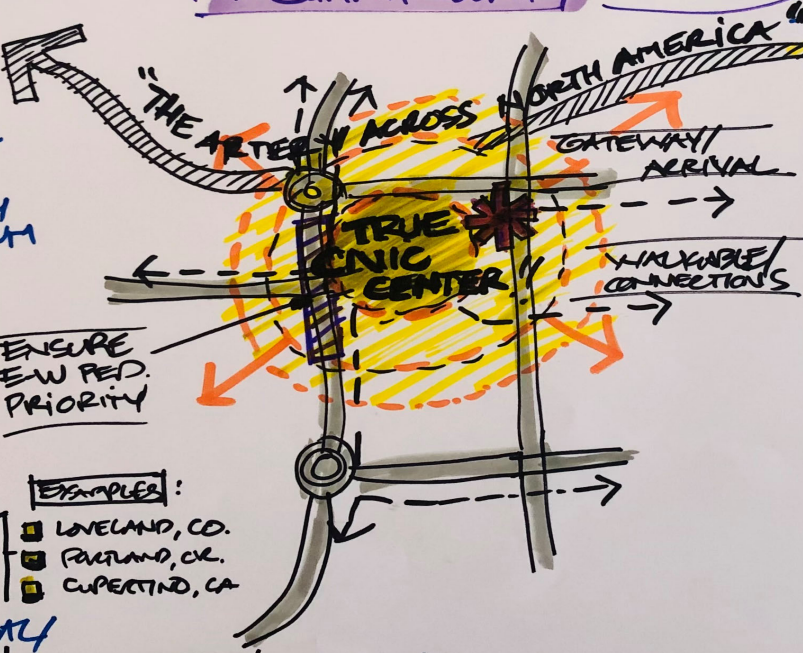


# GOALS



# PROGRAM

- LIBRARY
  - OFFICES
  - TRANSIT CENTER
  - PUBLIC PLAZA SPACE(S)
  - PARKING (CENTRAL CAPTURE)
  - MODERN MEETING SPACES / CIVIC FACILITIES
  - RESIDENTIAL
  - RESTAURANT / CAFÉ
  - PERFORMANCE / CULTURAL / SENIOR CENTER
  - CHILDCARE FACILITIES
  - MODERN EMPLOYMENT NEEDS
  - COUNTY MUSEUM
- FINANCING MECHANISMS
- EXAMPLES:
- LOVELAND, CO.
  - PORTLAND, OR.
  - CUPERTINO, CA.
- ENSURE E-W PED. PRIORITY
- U.O.P. ... SKI HISTORY ...



# SITE DESIGN

- BUILDING(S) SHOULD GRAB CORNER
- PRIORITIZE DEDICATED / QUICK TRANSIT CONNECTION
- PARKING PROGRAM / DESIGN IS CRITICAL
- ALLOW FOR FUTURE TRANSIT / CONDO
- PHASING: ENSURE TRANSIT CENTER + LIBRARY SOMETHING BEFORE PARKING BUILDING IS SCRAPED ...
- LIBRARY / CIVIC ANCHOR @ CORNER (?)



# Development Goals

- Create a Strong **Civic Presence**
- Embrace **Arts and Culture**
- Promote Easy, Efficient **Access and Transit Connections**
- Foster a **Sense of Arrival**
- Ensure a Walkable **Pedestrian-Oriented Environment**
- Create Active **Public Spaces**
- Ensure a Vibrant **Mix of Uses**
- Establish an **Iconic Role/Identity**
- Promote an **Active Day and Night Setting**





# Development Goals

Create a **True Civic Center**  
for Kimball Junction





# Potential Program Elements: County, Cultural and Community Facilities

- Library
- County Offices
- Community Meeting Spaces
- Intermodal Transportation Center
- Centralized Parking
- County Museum
- Performing Arts Center
- Public Plaza Space(s)
- Senior Center
- Childcare Facilities





## Potential Program Elements: Additional Mix of Uses

- Residential
- Retail
- Restaurant/Cafes
- Office
- Other . . . ?





## Hollywood Library (Portland, OR)



[AMENITIES](#) [FLOOR PLANS](#) [PHOTOS](#) [MAP](#) [CONTACT US](#) [APPLY NOW](#)

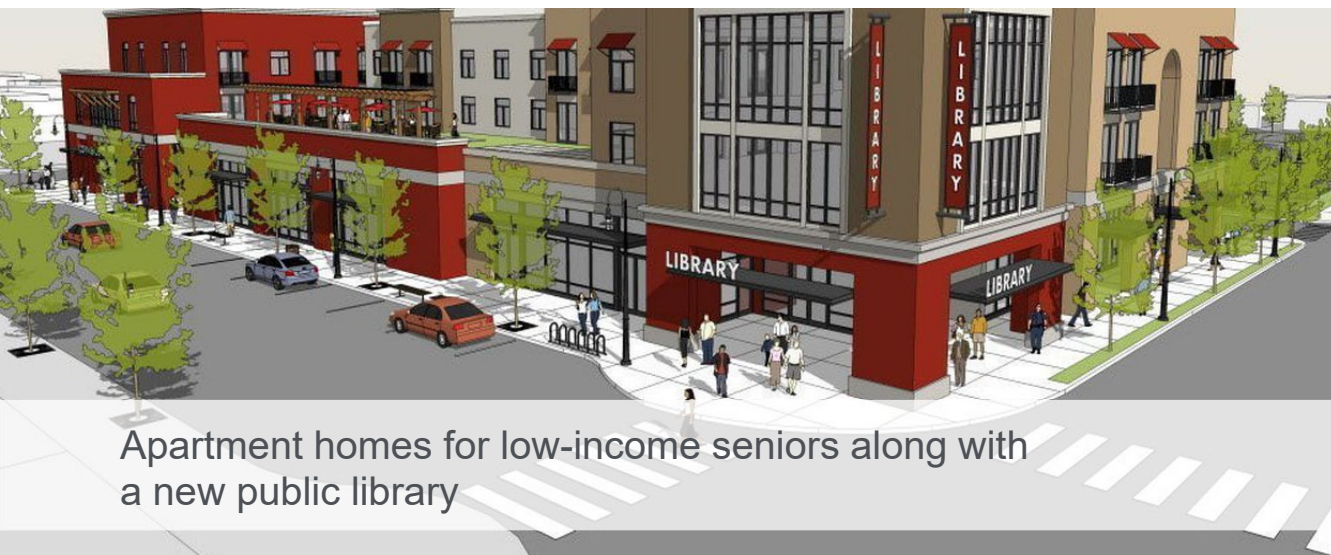


**BOOK**  **ARK**  
APARTMENTS

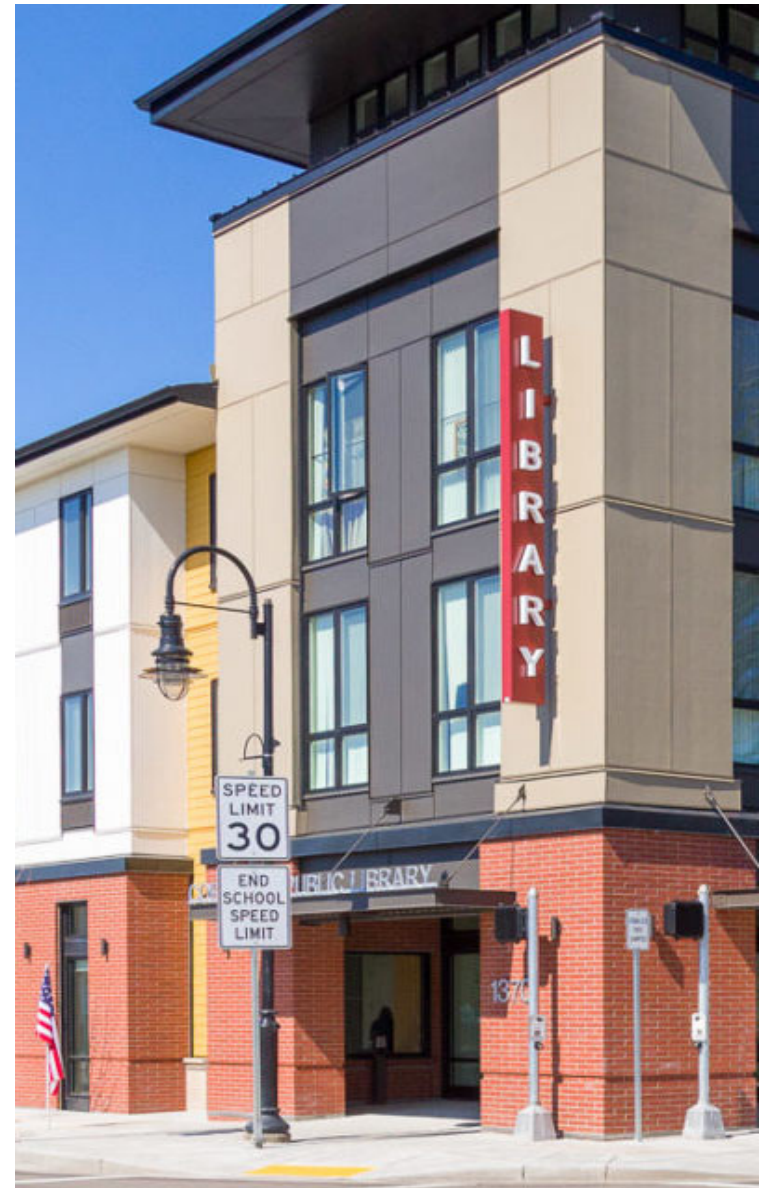




Cornelius Place (Cornelius, OR)



Apartment homes for low-income seniors along with a new public library



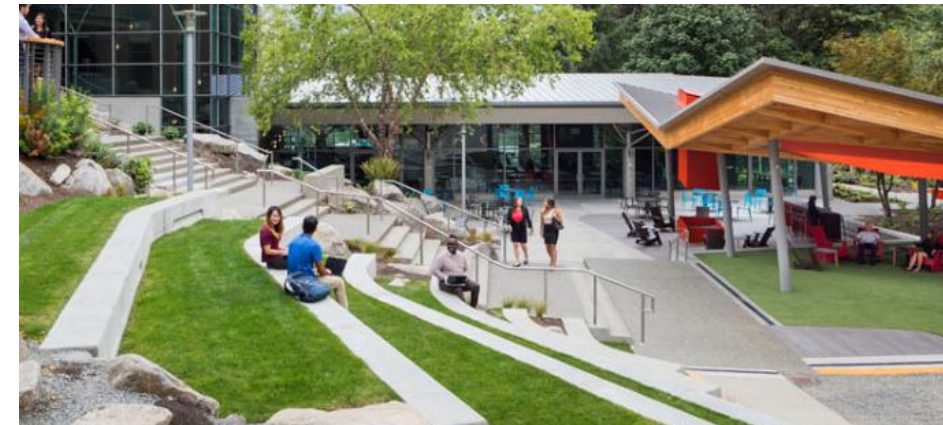


Civic Center (Cupertino, CA)



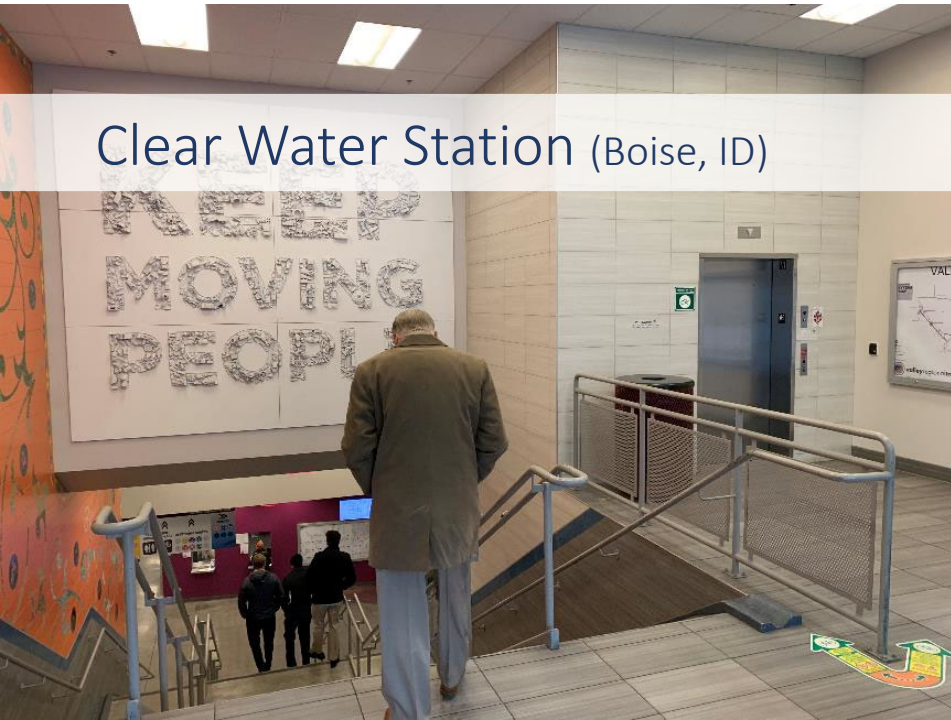


# Community Facilities





Clear Water Station (Boise, ID)









# RTD union station transit center

## Light rail

Relocated in 2012 as part of the Union Station master development plan, the C, E, and W light rail lines use Union Station as the end-of-line station:

- C line to Littleton – opened in 2002
- E line to Lone Tree – opened in 2006
- W line to Golden – opened in 2013

## Chestnut Pavilion

One of three main entrances to the underground bus concourse. Access between street level and the concourse is available via stairs, escalators, or elevator.

## 17th St. Promenade

- More than 30,000 square feet of shady, natural, public space
- 27 benches
- 33 varieties of drought resistant plants
- 7 skylights provide natural light to the bus concourse

## Wewatta Pavilion

One of three main entrances to the underground bus concourse. Access between street level and the concourse is available via stairs, escalators, or elevator.

## Train Hall

Commuter rail will expand the RTD rail system north, east, and west:

- East Rail Line to DIA – open 2016
- Gold Line to Arvada/ Wheat Ridge – open 2016
- Northwest Rail Line to Westminster – open 2016
- North Metro Rail Line to Thornton – open 2018

## Platform 4 Pavilion

This smaller pavilion provides access between the train hall and the bus concourse.

## Platform 2 Pavilion

This smaller pavilion provides access between the train hall and the bus concourse.

## Union Station Pavilion

One of three main entrances to the underground bus concourse. Access between street level and the concourse is available via stairs, escalators, or elevator.

## Historic Building

Inside the historic building is the "Great Hall", a multi-use public space and hotel, opening July 12, 2014.

- 22,000 square feet of public space
- Multiple retail, restaurants, and gift shops

## Pedestrian Bridge

## Wynkoop Plaza

This plaza includes green space and a water feature. It's designed for outdoor concerts, festivals, and holiday gatherings. Opens summer 2014.

## Underground Bus Concourse

The spacious, 22-gate bus concourse will serve bus routes currently at Market Street Station. Service begins May 11.

## RTD Bus Routes

**0** south on Broadway  
**20** east to Anschutz Medical Campus  
**31X** to Federal Heights  
**32** to Wadsworth

**72X** to Arvada West  
**80X** to Arvada North  
**86X** to Westminster  
**104X** to Commerce City  
**120X** to Thornton

**BV/BF/BX/BMX** to Boulder  
**LUX/LNX/LSX** to Longmont  
**S** to east Boulder  
**Free MetroRide** to Civic Center Station

## Commercial Carriers

**Black Hills Stages**  
**Greyhound**

to Salida, Gunnison, and Alamosa  
to Steamboat Springs and Salt Lake City  
to Colorado Springs, Raton, Lamar, and Dallas



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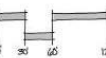
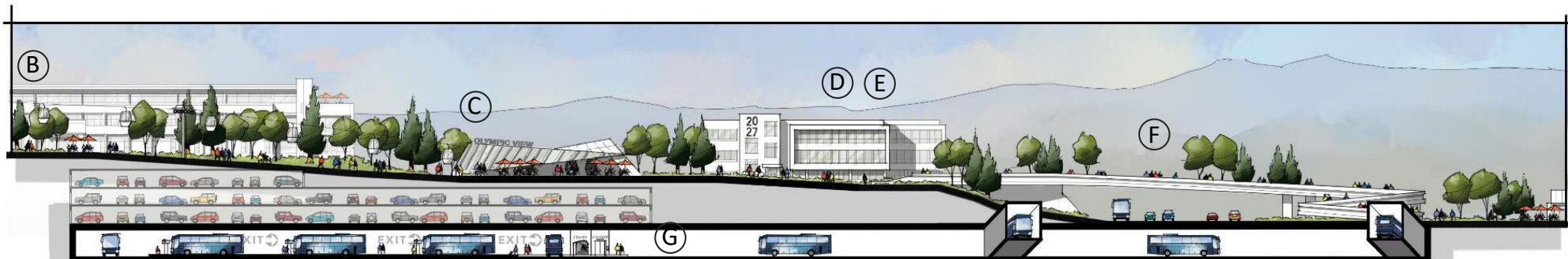
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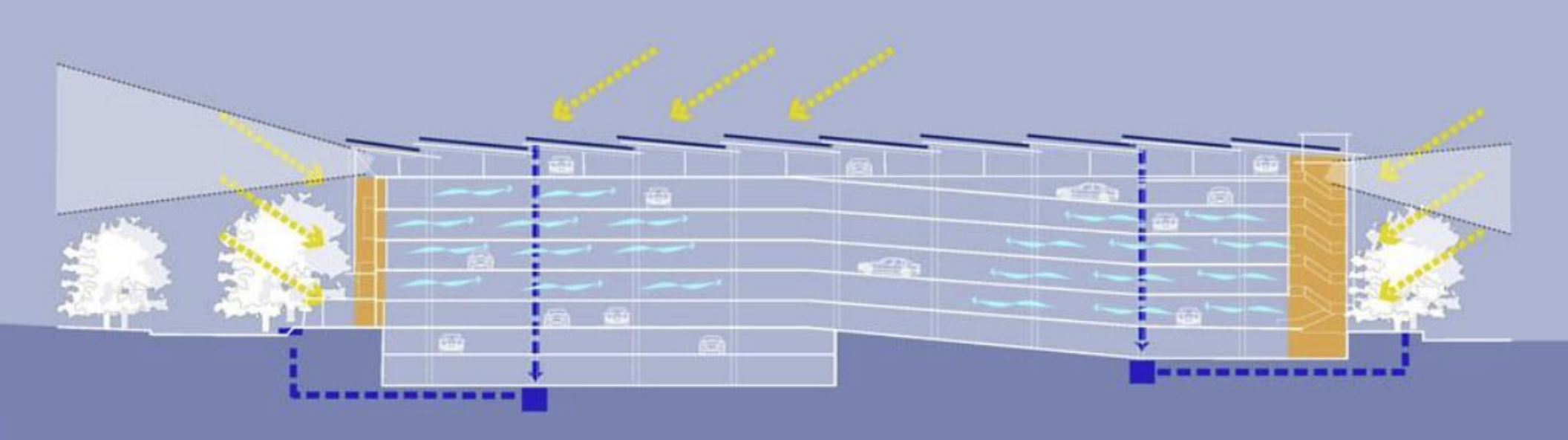


## Mountain Town Transit Stations





## Structured Parking





Plazas and Gathering









# Site Design Principles

- Site building(s) at the Ute Blvd/ 224 corner to build identity, foster connectivity
- Ensure dedicated, efficient transit connections
- Integrate parking program into the overall site design
- Preserve space for future transit and the gondola
- Determine transit center and library solutions before addressing the Richins Building





## The Right Project in the Right Place at the Right Time











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