



# SOLID WASTE POLICY COUNCIL

JUNE 11, 2020

PRESENTERS:

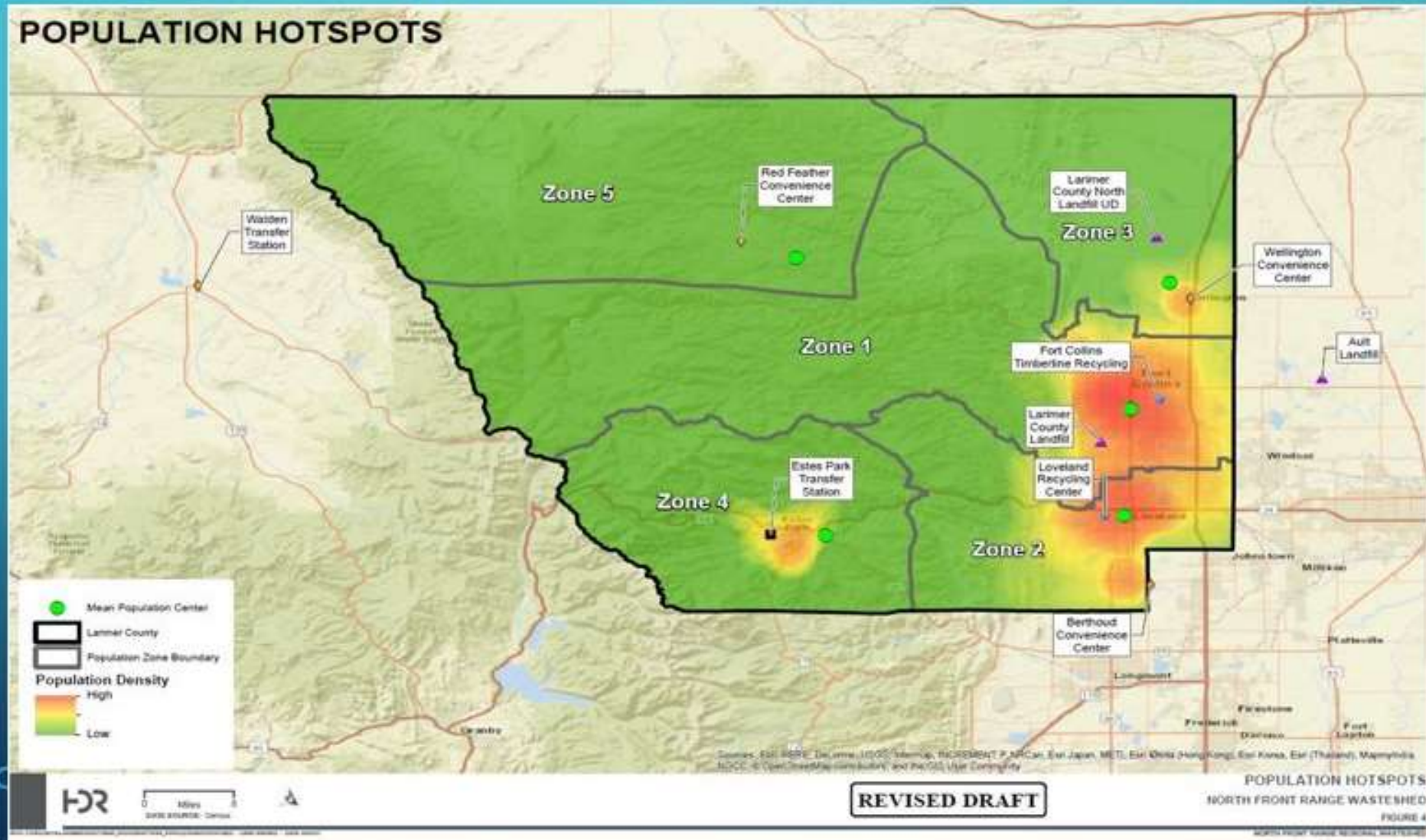
- LAURIE STOLEN, BEHAVIORAL HEALTH DIRECTOR, LARIMER COUNTY
- LAURIE KADRICH, INTERIM DIRECTOR OF COMMUNITY PLANNING, INFRASTRUCTURE AND RESOURCES, LARIMER COUNTY

## **SITE SELECTION**—DEVELOPED AS A PRIMARY NEED BASED ON 2016 ELECTION FAILURE FOCUS GROUP INPUT

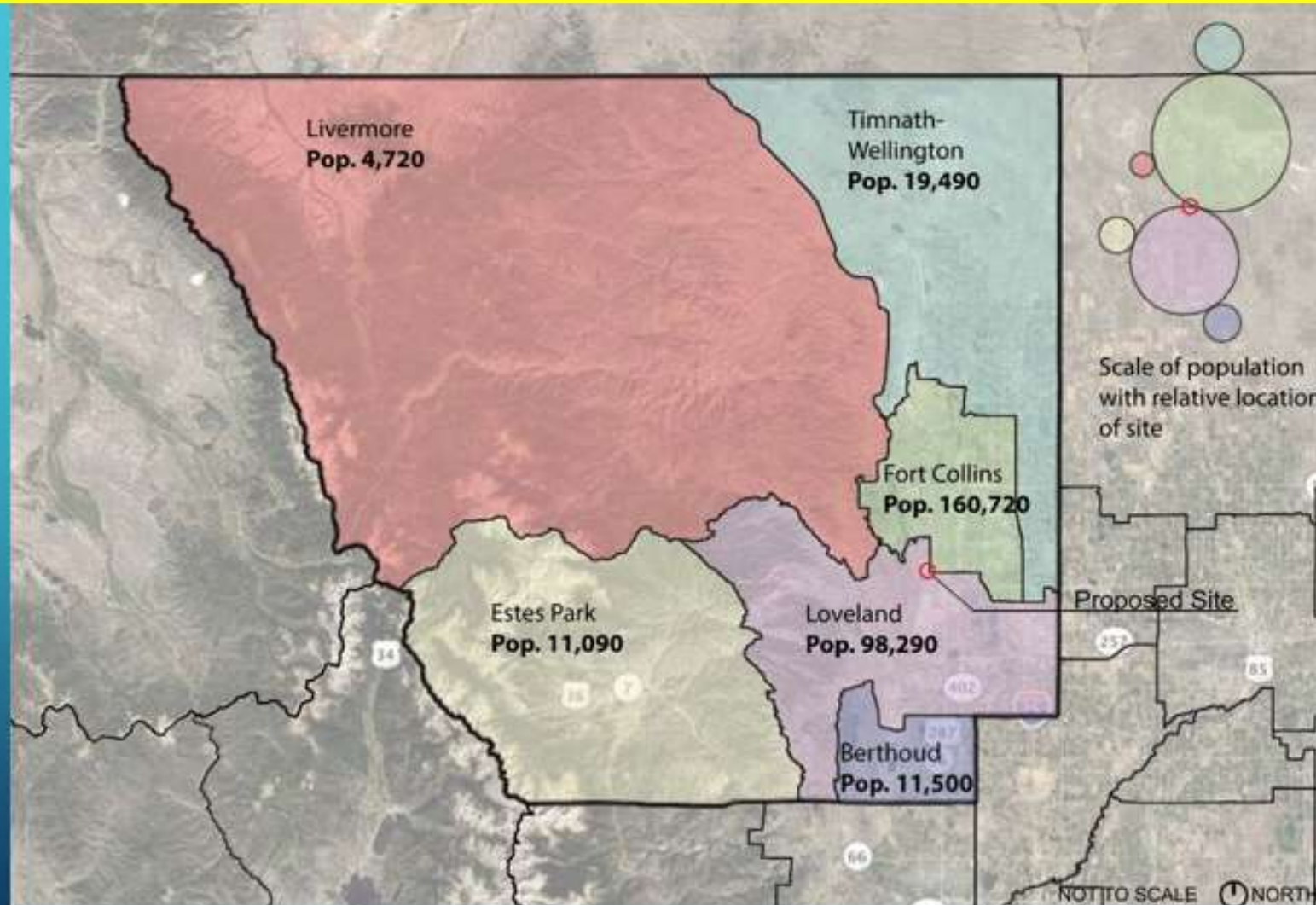
- Focus groups conducted—February 2017
- Jennifer Johnson, Larimer County Facilities Real Estate Group Manager developed a potential property map for consideration of 8 properties
  - Ranged in size from 5-40 Acres
  - Ranged in value from \$1M – \$7M
  - Locations considered included: Fort Collins, Timnath, Loveland, and Johnstown



# MAP OF POTENTIAL SITES VS. POPULATION



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## SITE SELECTION PROCESS

- August 2017 HDR facilitated a 3-day land use and site design process. 21 participants included community stakeholders, leaders and partners.
- HDR was selected to ensure compatibility with adjoining Solid Waste uses.
- Work included short and long term needs, travel distances, population density, and the proposed landfill site plan.
- HDR recommended the current site with appropriate screening and buffers.
- Location featured in successful 2018 Sales Tax campaign.

# LAND USE CHARRETTE OUTCOMES:

## Pros

- County owned property minimizing cost for the land
- Timing – land is available
- Fewer immediate neighbors with nearby protected land
- Equidistant
  - “mid-county”
  - Equidistant from Ft. Collins and Loveland
  - Relatively equidistant from nearest medical providers
  - Near the population centers of Larimer County
- An open site
  - Potential for future growth / services
  - Provides opportunity for outdoor activities
- Power and water are near the site
- Fiber optic lines are on Taft (adjacent to site)
- Views
- Connection to nature

## Cons

- Transportation to the location
- Travel distance for first responders
- Sewer, telecom and gas are not near the site
- Large off-site costs (road, utility construction)
- Presence of prairie dogs
- New construction rather than renovation
- Equally inconvenient for all
- Future waste shed infrastructure (Transfer Station)
- Consistency with Zoning and Comprehensive Plans

# ARCHITECTURE AND SITE PLANNING

- Page Southerland Page, Inc. hired as the lead architect in October 2019 to continue site analysis, master planning and final design efforts for the Behavioral Health Facility
- Ditesco hired in May 2019 as a Project Manager for Behavioral Health and later for the Transfer Station
- Completed a site analysis evaluating:
  - Zoning, traffic, noise, topography, wind, sun, views, and costs for campus options and programming

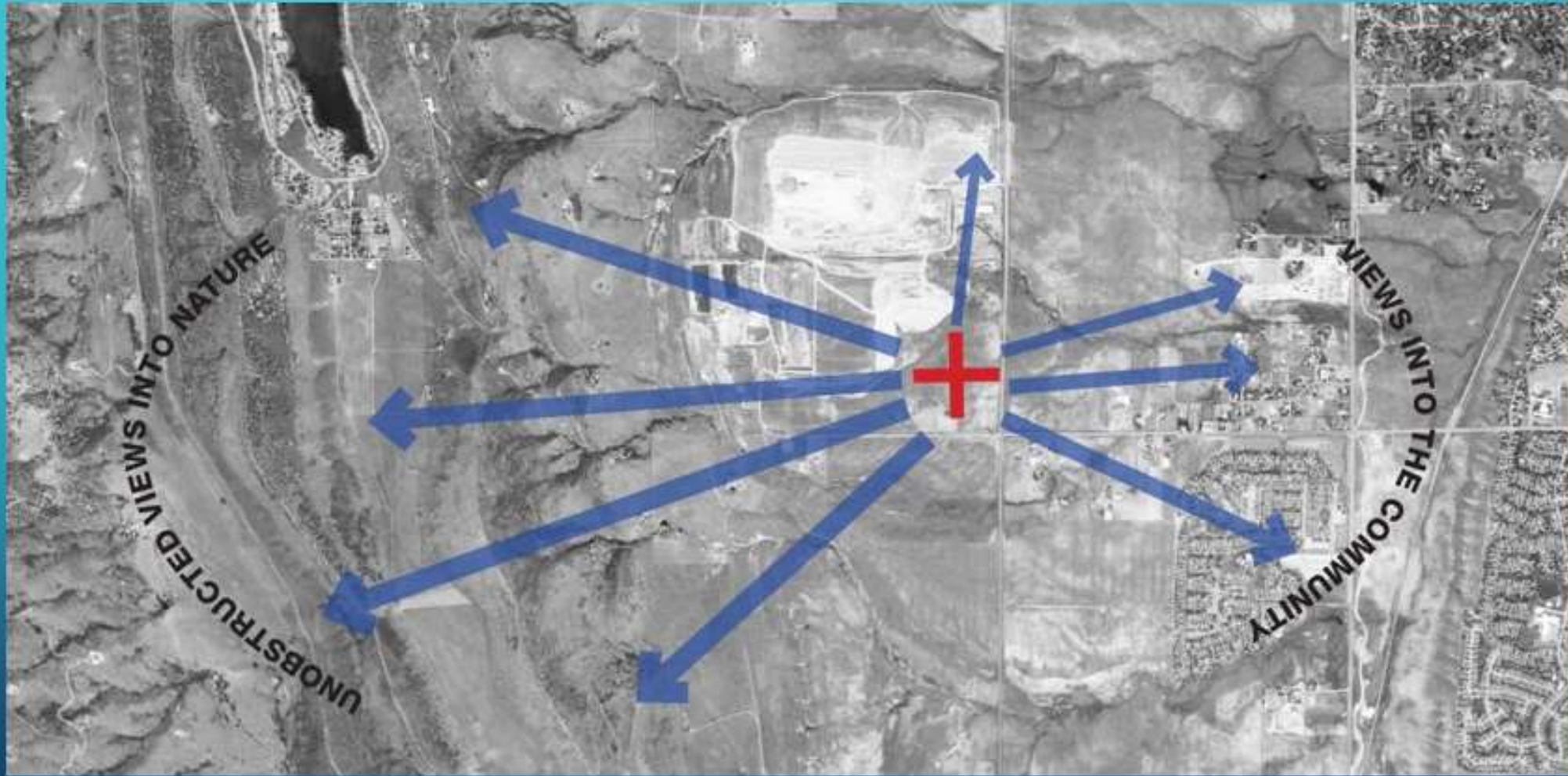


# SITE CONSTRUCTION & PLANNING

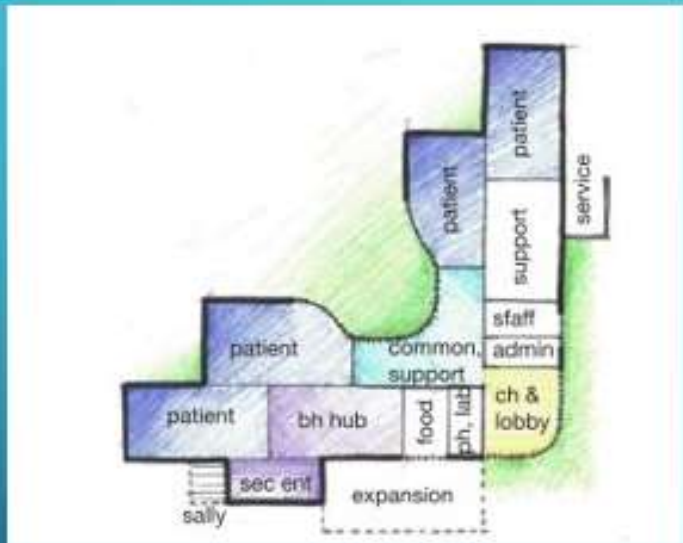
- Regular communications with Behavioral Health, Facilities and Solid Waste
- HDR working on Transfer Station design
- Ditesco leading project management effort for both projects
- Shared responsibility for neighborhood outreach and infrastructure improvements
- Behavioral health is 30% complete with design and has moved into Design Development (June 1 2020).
- The Transfer Station is proceeding towards 90% complete design.
- +/- \$300,000 has been spent so far on site specific design costs.
- Location and Extent is well underway. A Planning Commission meeting is scheduled for June 17, 2020 for L&E review of both projects.



## SITE DESIGN

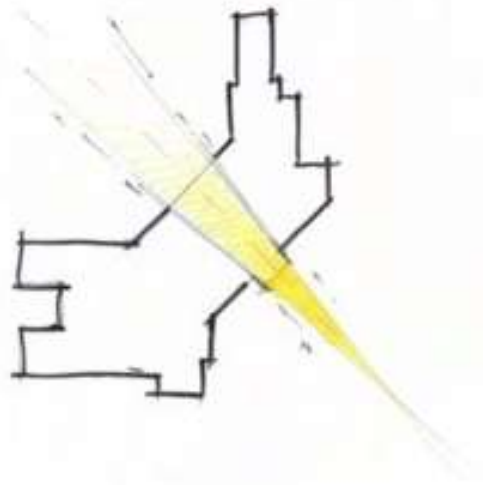


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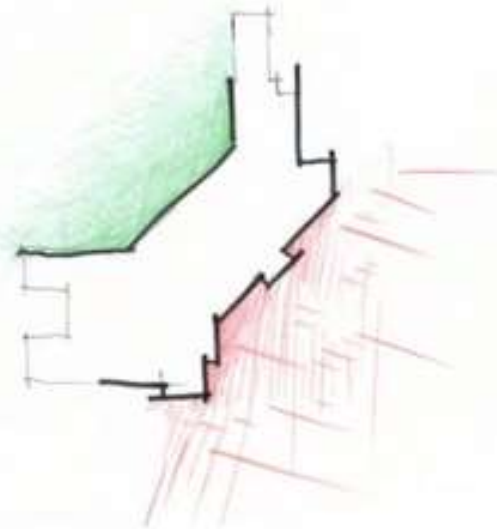




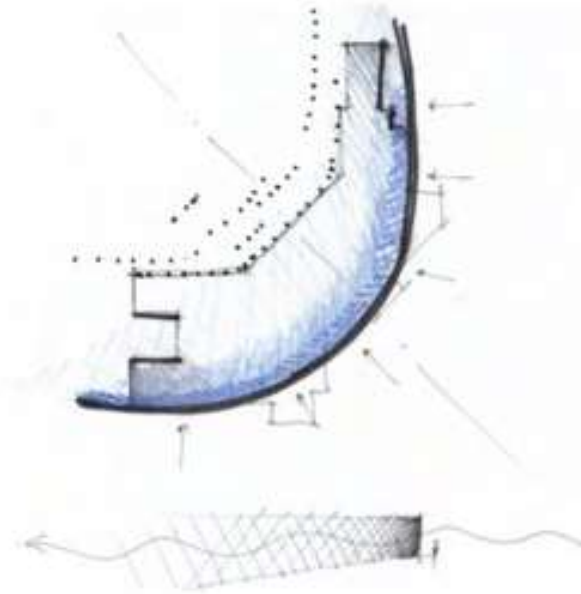
# SITE DESIGN



- Focus on view to Mountains
- Focused entry
- Front door toward SE/Intersection
- Expansion, journey through



- Transition from sickness to wellness
- Toward calming
- Create outdoor respite



- Building protects patients, staff etc.
- Transition toward light and life
- Opaque to Transparent

# SITE DESIGN

## Site Master Plan

### BUILDINGS

1 Behavioral Health Center

• Public Main Entrance

• Staff Entrance

• Ambulatory Drop-Off

• Service Drop-Off

2 Future Supportive Housing

3 Future Supportive Retail

4 Future Adolescent Center

5 Future Conference Center

### SITE ELEMENTS

A Behavioral Health Center Drop-Off

B Behavioral Health Center Visitor Parking

C Behavioral Health Center Staff Parking

D Secure Drop-Off & Sally Port

E Service & Loading Area

F Outdoor Spaces for Varying Activities

G Walking Trails and Quiet Areas

H Existing Water Station

I Future Supportive Housing Parking

J Future Supportive Retail Parking

K Future Adolescent Center Parking

L Future Conference Center Parking

M Future Equestrian Center

N Future Expansion Parking

O Site Drainage Detention Area

P Future Cell Tower





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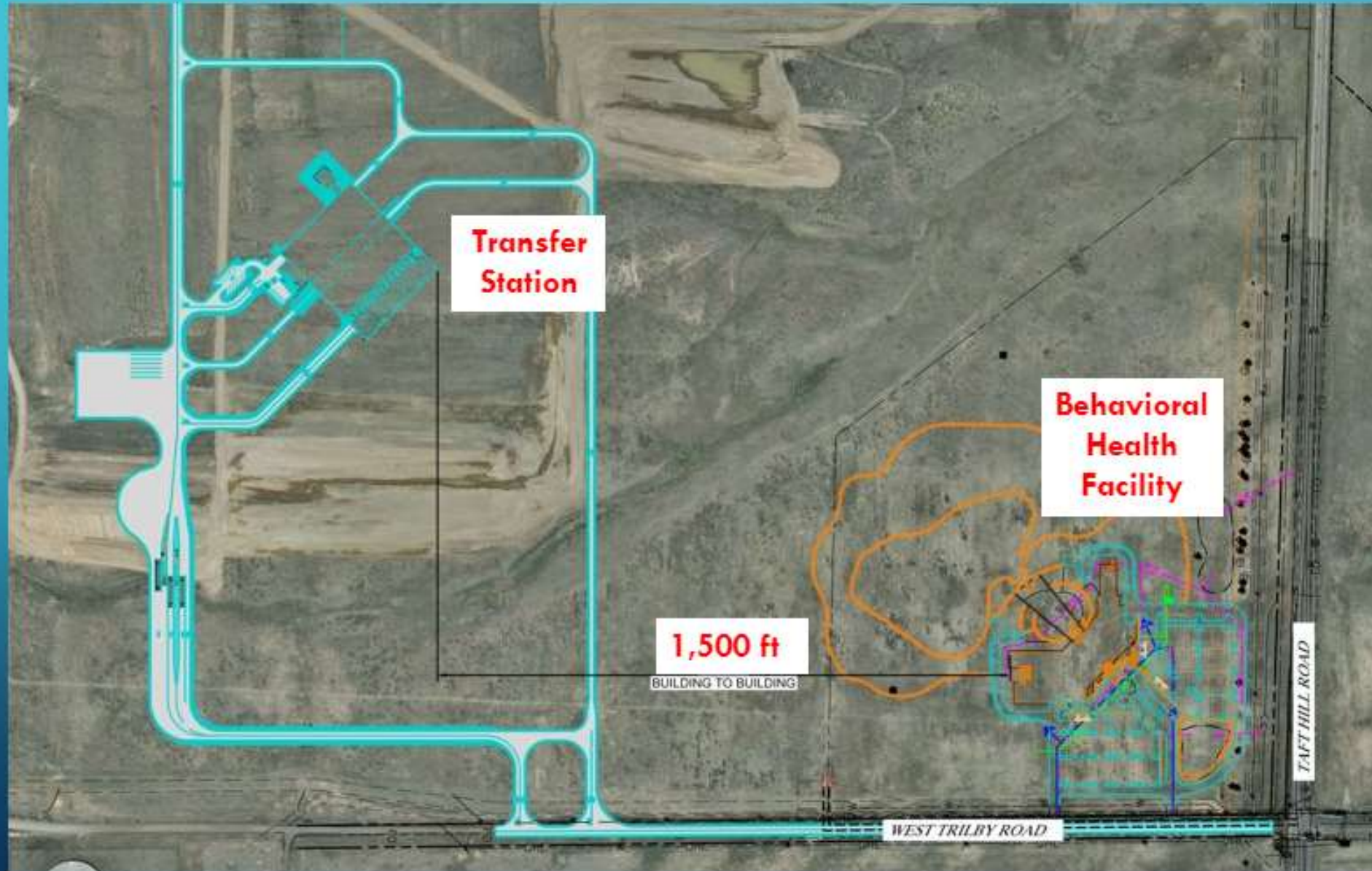


## SITE DESIGN





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# INTERIOR



View from the main entry looking past the main reception and through the main lobby space toward the views of the main outdoor space and views of the hills to the north west. Warm, inviting materials extend from the exterior into the facility enhancing the welcoming.



View from main waiting area within the lobby, looking toward main stair and conference rooms on level 2. Use of daylight, views toward the hills and outdoors, and an overall feeling of openness and transparency are a priority within.



View through the large conference rooms located on level 2, showing layers of transparency to allow as much natural light and view as possible from these spaces.



View toward the exterior light-well/courtyard situated located within the triage hub. This space brings natural light deep into triage hub's observation area for both patients and staff, and borders several circulation paths within the facility.



# INTERIOR



View from the patient multi-purpose space within the medical withdrawal patient unit. This shows good visual connection between the nursing unit and patients, and views into the exterior courtyard to the right allowing natural light and connection to nature.



View from the main nurse station within the crisis stabilization unit, looking into the patient multi-purpose space with windows on each end.



View from nurse station within the social withdrawal patient unit toward the patient observation area which can be arranged in several ways based on its open configuration and flexibility. Also evident is the use of glass to provide high levels of transparency and visual access into several areas from the nurse station.



View from 2-person patient bedroom, looking to the west toward the hills through large windows which promote connection to nature, and allow ample natural daylight. The patient rooms will be very simple and durable in their design.