

NOTES

LARIMER COUNTY POLICY ADVISORY COUNCIL

Date: June 11, 2020
Time: 10:00am - noon
Location: High Five virtual meeting
In-person 5887 S Taft Hill Rd. Fort Collins, CO 80526
Contact: Lou Perez, Interim Director of Solid Waste

Attendees:

Lou Perez, Laurie Kadrich, Laurie Stolen, Keith Meyer, Caroline Mitchell, Howard Lauren, John Kefalas, Ken Zornes, Kevin McEachern, Lucinda Smith, Ross Cunniff, Susie Gordon, Tim Whitehouse, Tyler Bandemer, Leah Johnson, Susan Gutowski, Judy Schmidt, Laura Walker, Wade Troxell, Cody Bird

Call to order

Presentations:

- **Behavioral Health** – Laurie Stolen



SOLID WASTE POLICY COUNCIL

JUNE 11, 2020

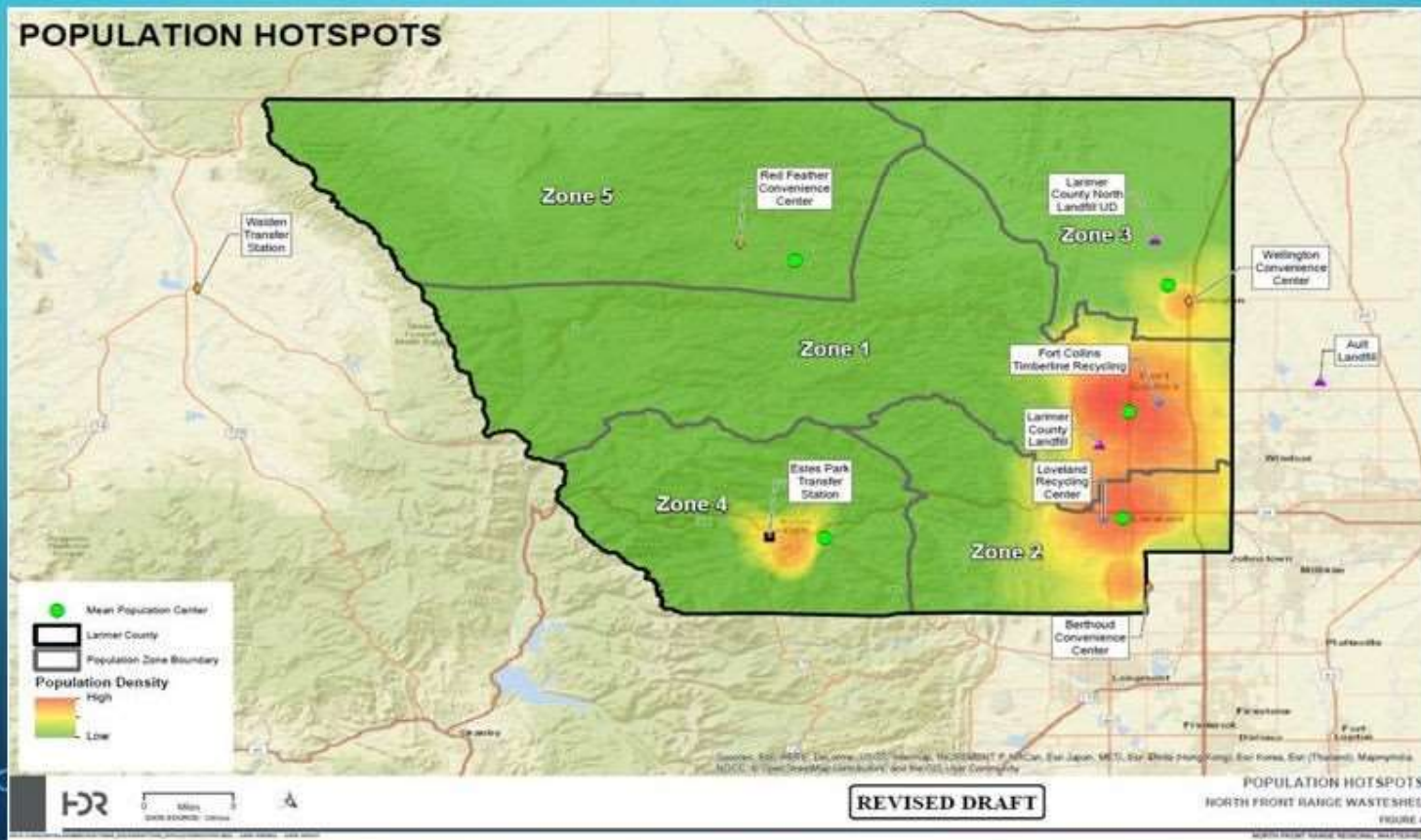
PRESENTERS:

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

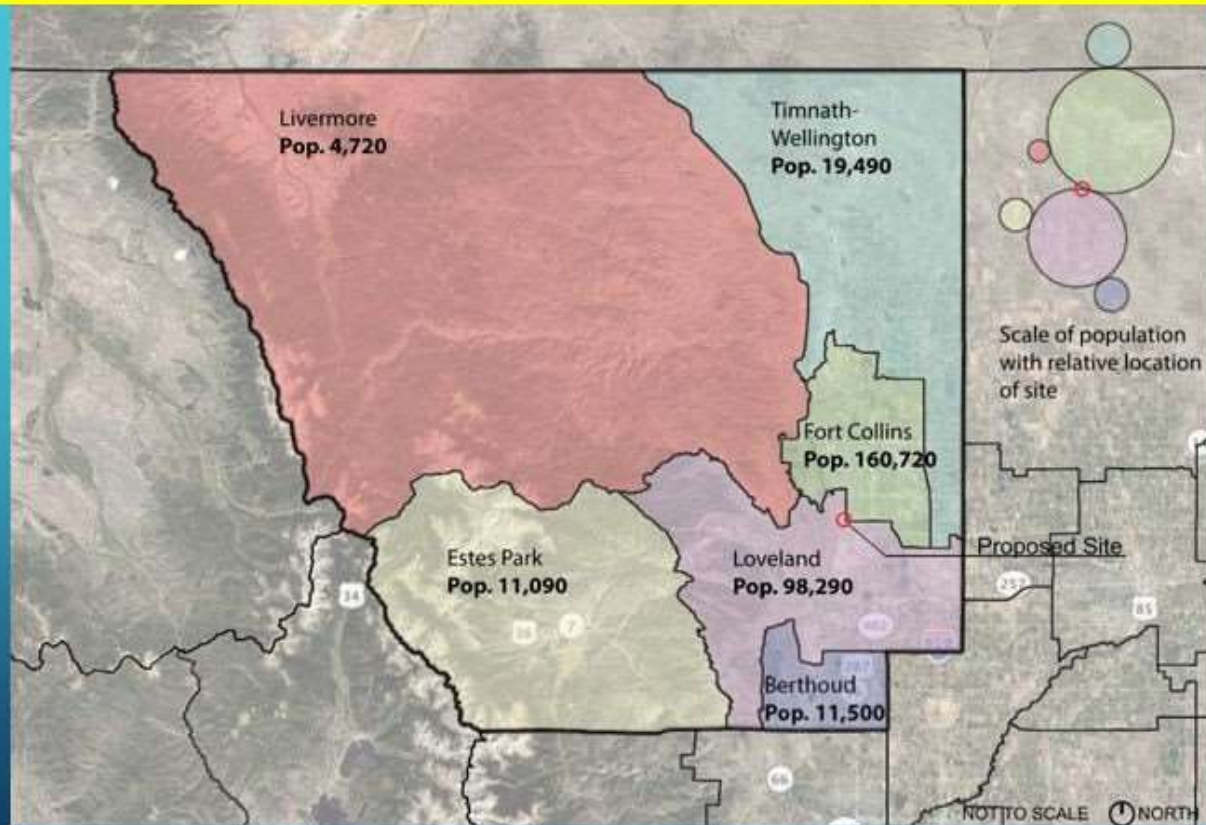
SITE SELECTION-DEVELOPED AS A PRIMARY NEED BASED ON 2016 ELECTION FAILURE FOCUS GROUP INPUT

- 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



MAP OF POTENTIAL SITES VS. POPULATION



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

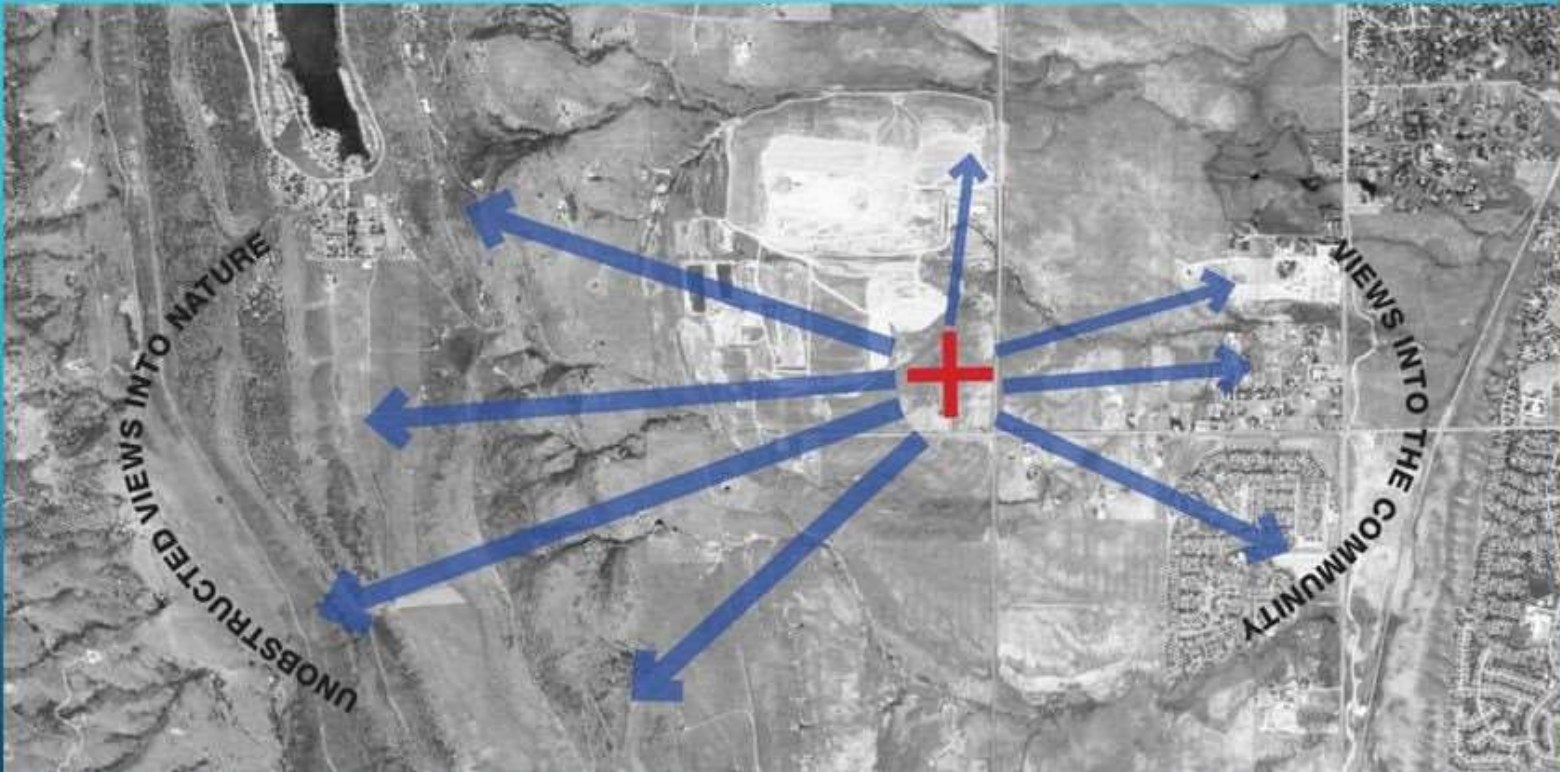
ARCHITECTURE AND SITE PLANNING

- 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

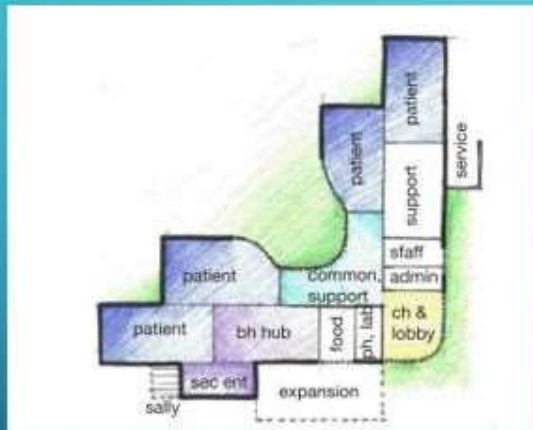
SITE CONSTRUCTION & PLANNING

- 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.

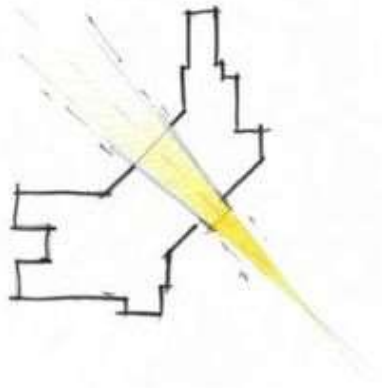
SITE DESIGN



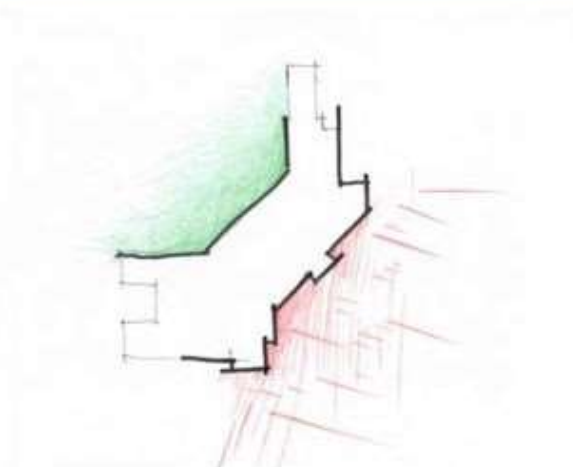
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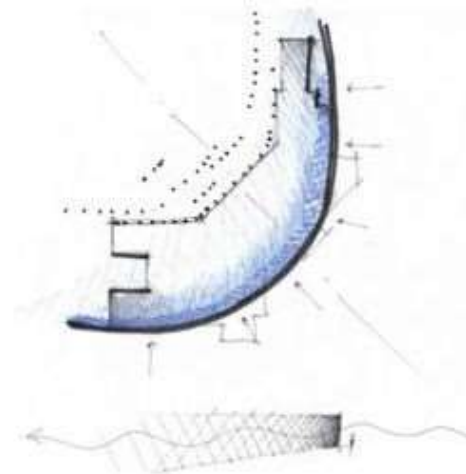
SITE DESIGN



- 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



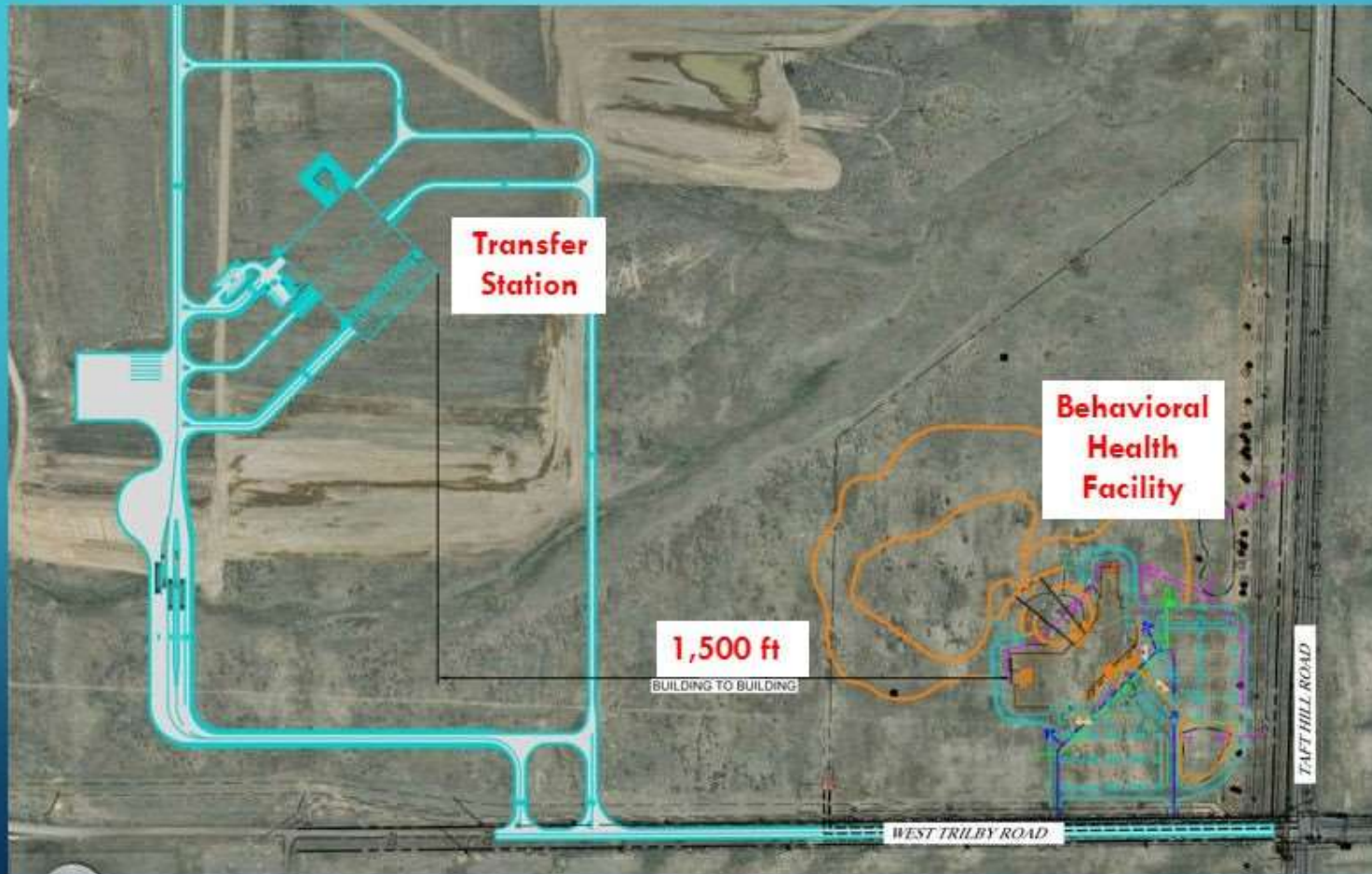
SITE DESIGN



SITE DESIGN



SITE DESIGN



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



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.

Comments / Q & A during Behavioral Health presentation:

Wade Troxell: I'm fully supportive of Behavioral Health initiative. Please talk about public private partnerships. Were Summit Stone and others, evaluated regarding public private partnerships?

Laurie Stolen: UC Health and Summit Stone have been part of discussions, and we came to a verbal agreement they would likely move their Riverside Crisis Stabilization Unit to the new location. Future partnerships have already started being discussed.

Wade Troxell: Did either of these two convey any concerns?

Laurie Stolen: Yes, there were initial concerns for soil contamination so it was tested and results came back clean. There were also prairie dog concerns, we have addressed in the mitigation plan. The remote location was an issue. Harmony used to be remote but Taft Hill is more and more an arterial roadway. No other concerns.

John Kafalas: Were there concerns for the stigma that they are locating near a landfill, transfer station and compost facility?

Laurie Stolen: No, rather that it's co located with natural spaces, neighbored by beautiful views and nature trails could be built. The seclusion offers peace, serenity and sense of healing here.

Wade Troxell: Is there a distributed nature for each community? It wasn't a centralized location to the services. The point I'd like to make is during the discussion period, I remember it was really more about the need for Behavioral Health and the distributed nature of that vs. site selection.

Laurie Stolen: Our initiative is larger than just a Behavioral Health Facility. We have three primary funding pathways: Impact fund. We are in an open grant process as of June 1, 2020 grant applications are being taken through July 31. This year we have 2.5 million dollars available to distribute around Larimer County. A main priority is geographic distribution. We want a diverse portfolio of grants that show that we are really focused on the needs in our 8 municipalities in Larimer County. This facility would be a hub for Crisis Services. The long-term intention for the project is to do community-based programming. To expand access and awareness for appropriate and affordable behavioral health care around Larimer County. This sight is one of the components of the initiative and we believe that the grant funding has as much or more opportunity for impact across Larimer County as we infuse dollars into services that people can more easily access within their own communities but yet we still felt the need for and identified the critical path in Behavioral Health such as not having our own dedicated detox here in Larimer County as well as not having intensive residential treatment except from Community Corrections meaning we would often have to criminalize people in order to get them the treatment that they need. So the services that we will provide in the facility are to fill the most critical gaps and the impact/grant funding is to expand and enhance community based behavioral health services. We are attempting to solve the issues on multiple fronts.

John Kafalas: It's important to note we approved \$115k to be distributed as a Covid Crisis Response Fund, and those dollars went to 9 organizations. This is an example of how we are trying to be as responsive as we can be, given the current situation.

Laurie Stolen: That amount was carved off of our 2.5 million dollars that will be distributed this year. \$115k was distributed in early May. We also have a \$50k Gary Darling Grant that we will award to a recipient that is doing good work at the intersection of criminal justice and behavioral health. We have about 2.3 million dollars in an open grant cycle that we hope to receive applications for, and to award in the early fall this year.

Wade Troxell: How are people transported in crisis vs arriving for ongoing treatment? The emphasis seems less on public transit versus single occupancy, arriving more through EMS or Community Corrections. It sounds like it's more an Emergency room drive through rather than a lobby.

Laurie Stolen: Crisis is the time when people are at rock bottom and willing to receive help. 85% of these arriving through transportation from EMS or law enforcement partners. Sometimes suicidal

people may come themselves. We've tried to make this drive-through sally-port entrance very user friendly so they utilize this facility vs our criminal justice and jail system.

Keith Meyer: Geotechnical Engineers determined the location had no unmitigable groundwater issues for building the facility on this site.

Bentonite soils are also present, and structure plans are detailed in working with the expansive soils, and are including the expansive soil and necessary caissons

(End) Behavioral Health presentation...

Power Point is posted: full presentation on www.larimer.org/behavioralhealth/facilities

3d tours are available for QR code readers on smart phones

Meeting will also be archived as a YouTube video at

https://www.youtube.com/watch?v=7c3F_g1lfMY&feature=youtu.be

John Kefalas: How will it be decorated? Will we be culturally and community inclusive and welcoming? Suggestion that LaCocina is a good group to work with.

Laurie Stolen: Inclusivity will go all through the project. We will have a design committee.

John Kefalas: With regard to a crisis center and how people are transporting there, is it similar at Summit Stone or the detox center over in Greeley?

Laurie Stolen: Probably similar to Greeley because they deal with chemical abuse as well as mental health. It is licensed for both. Larimer County doesn't have detox services right now, so often the people have to go to the ER or jail. The goal is to have the license to see both populations. We will be able to offer detox services and crisis intervention.

Ken Zornes: Will food services will be contracted out to a provider on site?

Laurie Stolen: We will have full food services on site. We will contract out. We plan on transporting meals to the units 3x a day.

Keith Meyer: Regarding groundwater contamination. The facility site is clean, there is no contamination anywhere in the vicinity. We will install sewer service that will cross some of the groundwater contamination that we will have to remediate via some construction techniques approved by the CDPHE. Again, there is expansive soil and the facility will be built on caissons with a full crawl space to avoid the impacts of moving soils.

Leah Johnson: Much gratitude about the presentation. The local communities supported the Behavioral Health initiative and are in support of this moving forward, but we know there were some concerns from the City of Fort Collins and those were brought up. "For me personally this has addressed all of those." There has been a tremendous amount of thought and work that has been put into this to get to this point and though I am fully comfortable would like to hear from Mayor Troxell and Ross Cuniff to see if they are comfortable as well or if there is a need for more conversations.

Wade Troxell & Ross Cuniff: Regarding Landfill future use, would like a public input session showing the co-location of Waste shed design and Behavioral Health. To inform the public of the truck traffic and industrial purposes so that it is a clear picture that the community has. Would like to see an open house to accept public comments. We want transparency so people know the operational parameters: dust, hours, and considerations as a mixed use. An opportunity to see the kind of activities today will not be same as a transfer station.

Laurie Kadrich: We are taking a similar approach with residents in the area inviting them to a public meeting. There are plans for dust mitigation and the transfer station is enclosed so it will be a different operation than what we have now. We also will have prairie grass cover and will look very different soon.

Leah Johnson: Certainly, a public meeting would be great. This is an incredible thing for our county and the cohesive message will make a lot of sense.

Laurie Stolen: We will work together with Solid Waste to offer an open house for people to be able to see what is going on with both of the projects.

Presentations:

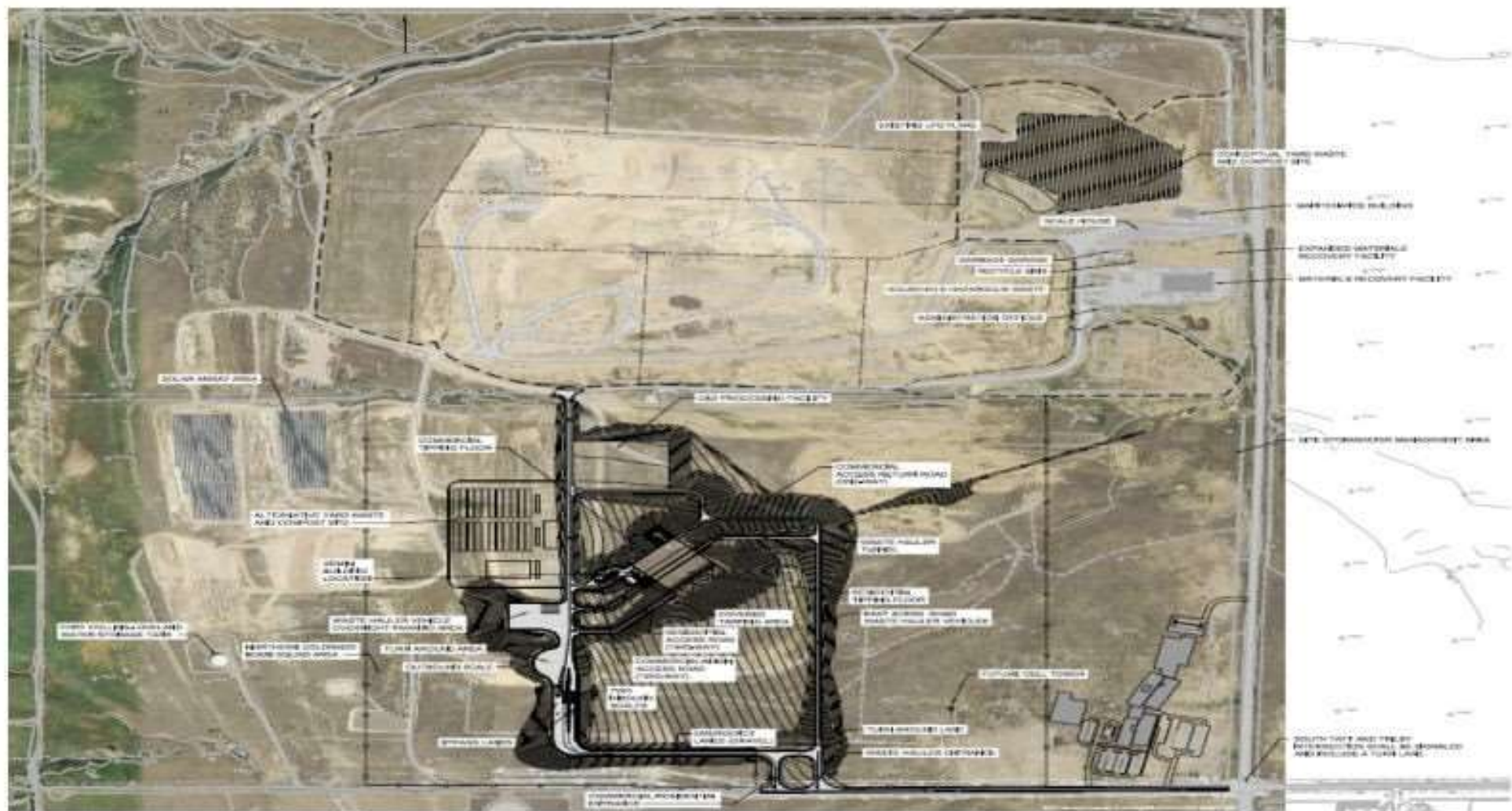
- **Progress on Composting Facility - Lou Perez**

Key Features – Yard Waste Compost Site

- **23.6 ACRES OF NON-LANDFILL AREA**
- **PHASE – 1 WILL USE 13 ACRES**
- **COMPOST SITE IS UNDERLAIN BY 10 – 18 FEET OF THICK CLAYSTONE LAYER**
- **WE HAVE A 2 ½ INCH WATER TAP SOURCE ON THE SITE NEAR MAINTENANCE SHOP**
- **WE HAVE COMPLETED PERLIMINARY SITE GRADING**
- **GROUND WATER MONITORING WELLS**
- **FINANCIAL IMPACT IS POSITIVE**
- **A \$680,000 GRANT WAS AWARDED FOR A COMPOST SHREDDER**

Design Criteria – Yard Waste Compost Site

- 26,000 TONS/YR FROM CITY OF LOVELAND & 1.8 TONS/YR FROM EXISTING OPERATIONS
- COMPOST PAD IS DESIGNED TO HOLD 40,000 ANNUAL TONS
- \$5,800,000.00 PROJECT
- UTILIZING WINDROW COMPOST TECHNOLOGY
- LARIMER COUNTY WILL OPERATE PHASE - 1
- LARIMER COUNTY WILL NEED FINISHED COMPOST FOR LANDFILL VEGETATIVE COVER
- EXPANSION CAPABILITY FOR FOOD WASTE INTERGRATION



COMPOST WINDROW TURNING MACHINE



FUTURE FOOD WASTE OPERATION



Yard Waste Compost - Phase - 1		
2020	Task	
Completed	Completed 60% Design and Site Conceptional Structure	
	Permitting Process	
March 6 - Sept 2	- Air Permit - Modification to existing Title V	
June 5 - July 23	- Stormwater Construction Permit	
July 17 - Nov 19	- CDPHE Class I Facility Registration	
July 17 - Nov 20	- Landfill EDOP Modification (TBD)	
July 17 - Nov 20	- Location and Extent application submitted by County	
July 31 - Sept 24	Complete 100% Design	
Aug 17 - Sept 24	Bid Process for Construction and Award	
Oct	Start Phase - 1 Construction	
Oct 2020 - Jun 2021	Construction Period	
2021		
Jan - Jun	Phase - 1 Construction Completion	
June 1	Phase - 1 yard waste operations begins	

Food Waste Compost - Phase - 2

2020	Task	
June - Dec	Food Waste Conceptual Design with Operator 30%	
2021		
Jan - July	EDOP Development	
July - Dec	Food Waste Composting Facility Intermediate (70%) Design	
2022		
Jan - July	Food Waste Composting Facility Final (100%) Design	
Aug - Nov	Submit EDOP Compost Class III application CDPHE	
Dec	CDPHE Technical Review (7 - 9 months)	
2023		
Jan - Aug	EDOP technical review CDPHE / address comments	
Sept - Dec	C/D Process potential modification to existing Landfill C/D	
2024		
Jan - Feb	Planning Commission Approval	
March - May	Phase - 2 design bid process - construction & operations	
June	Award construction bid and Operations bid	
June - Dec	Start Phase - 2 Construction (10 -12 months)	
2025		
June	Phase - 2 food waste operations begins	

Comments / Q & A during Compost and Food Waste presentation:

Susan Gutowski: Who are the partners in the project? Compost and Transfer Station.

Lou Perez: Different for each. Burns McDonalds design engineering compost. Sub matt cotton industry expert on compost. Lou and Jeremy also bring experience in design and operation. Transfer is HDR originally and County Engineering and now Keith Meyers as project manager and lead on Transfer station and BH. Best value to combine projects. Agencies are Larimer County.

General Comments / Q & A

Open for general comments

Wade Troxell: This will be very industrial site with berming and the considerations around the mental health facility is essential. It's hard to appreciate how these two uses can be compatible with the transfer station, the trucks and traffic. Right now, we have a landfill and it has trash trucks on an all-day basis. It will have a bigger industrial feel with all these different operations on this site. Right now, there is no campus out there other than the business office. I question how we reconcile these two uses on the site what we are trying to do and the use of this site for mental health and our Wasteshed objectives.

Next event

Email invitation from Laurie Kadrach on proposed Open House dates/time and agenda

Next Policy Advisory Committee Meeting:

Returning to quarterly regular meeting schedule

October 8, 2020, 10-12 a.m.

Agenda will include

- In depth presentation on Transfer Station
- Open house outcomes
- Communication specialist update
- Neighborhood meeting update
- Permitting process for new landfill

Adjournment: 12:00 p.m.