

Draft Recommended List of Potential Projects To Pursue Using the GID Fund

Downtown General Improvement District

Potential Projects List - Staff Draft #1

9/6/2011

POTENTIAL PROJECTS	COST MAGNITUDE	POTENTIAL FUNDING PARTNERS
Priority Level 1 - Draft Staff Recommendations		
▶ Old Town Square Renovations	\$-\$-\$-\$-\$	DDA, 2015 Citywide CIP
▶ Jefferson/Mountain Gateway and Streetscape Improvements	\$-\$	City, DDA, Federal and State Funds
▶ Reserve Fund -- for Opportunities and Needs	\$	NA
Priority Level 2 - Draft Staff Recommendations		
▶ Additional Pedestrian-Enhanced Alleys	\$-\$-\$-\$-\$-\$	DDA
▶ Enhanced Crosswalks	\$-\$	City
▶ Old Town Square Plaza Lighting Renovation	\$-\$	DDA
▶ Jefferson Streetscape	\$-\$	DDA, CDOT
▶ Mulberry/Mason Gateway and Streetscape Improvements	\$	Mason Corridor Project
▶ Public Restrooms Funding	\$-\$-\$	City, DDA
▶ Holiday Lights and Electricity Funding	\$	DDA, City
▶ Sidewalks, Curbs and Gutters Replacement	\$	City, Owners
Priority Level 3 - Draft Staff Recommendations		
▶ Linden Street Pedestrian Lights Augmentation	\$-\$	
▶ Mulberry/College Gateway and Streetscape Improvements	\$	Developer, City
▶ Parking Facilities Improvements and Renovations	\$-\$-\$-\$	City

\$ = < \$100K \$\$ = \$100-250K \$\$\$ = \$250-500K \$\$\$\$ = \$500K-1M \$\$\$\$\$ = > \$1M

Recommendations are based on results of public outreach, City Council discussion, and staff evaluation of all project ideas identified to date.

Priority Level indicates priority for staff work and commitment of revenues.

Priority Level does NOT necessarily indicate timing of completion -- some smaller projects could be completed while larger projects are still being planned, designed, and financed.

Other Topics

- ▶ **Appropriateness of GID Funding For:**
 - **Holiday Lighting Installations**
 - **Public Restrooms**
 - **Sidewalk, Curb and Gutter Repairs**

- ▶ **Boundary Expansion to Cherry Street**

- ▶ **Timing and Debt Financing
(Bonding or Borrowing Against the Revenue Stream)**

- ▶ **Create an Advisory Committee to Advise Staff**
- ▶ **Hypothetical Financing Capacity
Relative to Potential Project List (Below):**

POTENTIAL PROJECTS	GID FUNDING, 15 YEAR TOTAL	POTENTIAL FUNDING PARTNERS
Priority Level 1 - Draft Staff Recommendations		
▶ Old Town Square Renovations	\$1,000,000	DDA, 2015 Citywide CIP
▶ Jefferson/Mountain Gateway and Streetscape Improvements	\$200,000	City, DDA, Federal and State Funds
▶ Reserve Fund -- for Opportunities and Needs	\$750,000	NA
Priority Level 2 - Draft Staff Recommendations		
▶ Additional Pedestrian-Enhanced Alleys	\$1,000,000	DDA
▶ Enhanced Crosswalks	\$500,000	City
▶ Old Town Square Plaza Lighting Renovation	\$25,000	DDA
▶ Jefferson Streetscape	\$200,000	DDA, CDOT
▶ Mulberry/Mason Gateway and Streetscape Improvements	\$100,000	Mason Corridor Project
▶ Public Restrooms Funding	\$100,000	City, DDA
▶ Holiday Lights and Electricity Funding	\$150,000	DDA, City
▶ Sidewalks, Curbs and Gutters Replacement	\$150,000	City, Owners
Priority Level 3 - Draft Staff Recommendations		
▶ Linden Street Pedestrian Lights Augmentation	\$25,000	
▶ Mulberry/College Gateway and Streetscape Improvements	\$200,000	Developer, City
▶ Parking Facilities Improvements and Renovations	\$500,000	City
	\$4,900,000	

Notes:

- Projected GID revenues over the next 15 years: Approximately \$5-6 million depending on property values.
- This hypothetical scenario is only to illustrate the general magnitude of what might be possible with GID funding over a 15 year period. All projects will require further planning, financing, design, and cost estimating work to develop actual funding scenarios. All projects will be developed to ensure long-term maintenance is accounted for.

Potential Projects

Downtown General Improvement District
Capital Improvements Plan

Descriptions of Potential Projects

Cost Magnitude Key:

\$ = < \$100K \$\$ = \$100-250K \$\$\$ = \$250-500K \$\$\$\$ = \$500K-1M \$\$\$\$\$ = > \$1M

August 2, 2011

Downtown GID – Potential Projects – Priority Level 1

► **Old Town Square Renovations**

This potential project is to enable the GID to assist the DDA with funding of portions of Old Town Square renovations. Specific components would be determined through additional planning and design work.

Some example needs include: reconfiguration of the fountain, stage, and kiosk/restroom building to make room for larger performances and enhance the connection with Linden Street; electric infrastructure for performance sound and lighting; plaza lighting renovation; renovation of the fountain equipment; and updating of finishes, plantings, and irrigation.

Old Town Square is now over 25 years old, and draws more, bigger crowds than ever. Numerous needs and ideas for renovations have come up over the years. It has been maintained by the DDA, but DDA funding is now sharply reduced to a level where they have lost the ability to cover renovation costs in the near future.

Origin: Old Town Square Needs Assessment Study, 2009.

Preliminary Cost Magnitude Assessment: \$\$\$\$ for GID participation.

(Dependent on GID role in (Dependent on partnership with other funding sources. There is a conceptual cost estimate of \$2.5 million in 2010 dollars.)

Other recommended funding sources include the DDA, and the next Citywide Capital Improvements Program package, which is expected to be presented to City voters in 2015.

A hypothetical funding scenario of approximately \$1 million each from the GID, DDA, and Citywide CIP package should be a starting point for staff work in formulating a financing package. Staff should continue to explore other funding sources as well.



North end of Old Town Square at its junction with Linden Street.

Downtown GID – Potential Projects – Priority Level 1

► **Jefferson/Mountain Gateway and Streetscape**

This potential project is dependent on the outcome of a *Jefferson Street Alternatives Analysis Study* currently underway by the City, DDA, and CDOT. That study is scheduled for completion in Fall 2011. It includes funding for construction of its recommendations. However, the funding is not expected to adequately address the community's need and desire to mark this Downtown gateway with pedestrian and beautification enhancements.

This project is to capture the opportunity to partner in design enhancements to fully realize the community's desires to enhance this intersection, if such enhancements exceed the scope of the committed funding as expected. Any GID funding would be used to augment and partner with, and not to replace, the committed funding.

Origin: Downtown Plan

*Preliminary Cost Magnitude Assessment: \$\$-\$\$\$ for GID participation.
(Dependent on GID role in partnership with other funding sources.)*



Existing conditions at the southwest corner of this key Downtown entry.

Downtown GID – Potential Projects – Priority Level 1

▶ **Reserve Fund to Respond to Emerging Partnership Opportunities**

This is a general idea for the GID to be able to respond opportunistically to projects that may arise as new priorities. A number of examples have been noted:

Examples of Ideas for Other Potential Opportunities:

- ▶ Repairs and Renovations to Existing GID Improvements
- ▶ Enhanced linkages to Mason Corridor
- ▶ Additional Bike Parking
- ▶ Bike Parking Maintenance and Operations
- ▶ Additional Enhanced Interpretive/Wayfinding Signage
- ▶ Enhanced Linkages to New Museum
- ▶ Pedestrian Lighting, Other Locations
- ▶ Canyon Art Walk
- ▶ W. Oak Street Parking - Design to Close for Events
- ▶ Mid-block ped crossing @ Opera Galleria DSP p. 151
- ▶ Linden Street Paver Renovation
- ▶ Amphitheatre Participation
- ▶ Special Events Facility Participation
- ▶ Community Marketplace Participation
- ▶ Parks Maintenance Shop Participation
- ▶ Pedestrian Lighting, Mountain S. Side, College to Remington
- ▶ Ice Rink, Full Size, Multi-Use, All-Season Outdoor
- ▶ Transit Circulator
- ▶ Redevelopment Projects - Streetscape or Parking Partnership
- ▶ Another Parking Structure - Funding Participation
- ▶ Others?

*Preliminary Cost Magnitude Assessment: \$\$\$\$
(Dependent on GID role in partnership with other funding sources.)*

Downtown GID – Potential Projects – Priority Level 2

► **Additional Pedestrian-Enhanced Alleys**

This potential project is to enable the GID to assist the DDA in funding one or more additional enhanced alleys.

A *Downtown Alleys Master Plan Report* by the DDA identifies a system of alley makeover projects to enhance pedestrian connectivity and interest. A number of these projects have been executed by the DDA, but more remain. Prime candidates for funding are: Mountain to Olive on the west side of College, behind Old Chicago and Ace Hardware; Oak to Olive at the Oak/Remington Lot, behind the Aggie Theater and Tony's Lounge; Laporte to the rear entrance of the Civic Center garage; and Linden to Chestnut, behind Armadillo and the Wright Life.

Preliminary Cost Magnitude Assessment: \$\$\$\$-\$\$\$\$\$ for GID participation. (Dependent on partnership with other funding sources. There is a conceptual cost estimate of \$1 million per alley in 2010 dollars.)



Existing alley on extending south from Mountain Avenue, across Oak Street to Olive Street, on the east side of College Avenue. (Behind Old Chicago and Ace Hardware.)



A pedestrian-enhanced alley (Trimble Court).

Downtown GID – Potential Projects – Priority Level 2

► **Enhanced Crosswalks**

This project is to enhance key street crossings to more clearly favor pedestrians. One prime example location would be the crossing of Mulberry Street along College Avenue, to better tie Downtown to CSU. That location, which is considered the southern entry into Downtown, could potentially be related to a larger gateway streetscape project. This project would begin with identification of the key crossings that may warrant enhancements.

*Origin: Downtown Plan , Downtown Strategic Plan
Preliminary Cost Magnitude Assessment: \$\$-\$\$\$*



Hypothetical example of crosswalk enhancement concept with colored, textured paving.



Example of an enhanced crosswalk with colored, textured paving, a median refuge, and corner plaza pavers.

Downtown GID – Potential Projects – Priority Level 2

► **Enhanced Crosswalks Continued: Shorten East/West Pedestrian Crossings Leading Into the Core Area**

At key street corners where feasible, crosswalk enhancements could include the extension of curb lines to shorten the pedestrian crossing and provide additional landscaping and seating areas. The *Downtown Strategic Plan* recommends orienting redevelopment in the near West Side and East Side areas to E/W streets leading into the core area, and recommends this kind of enhancement. For example, crossing Mason and Howes at Mountain, Oak, and Magnolia are mentioned. These crossings of Mason could also include exploration of smoother rail crossings for bicycles.

Some east side locations may be similar, e.g., Olive at Remington and Mathews.



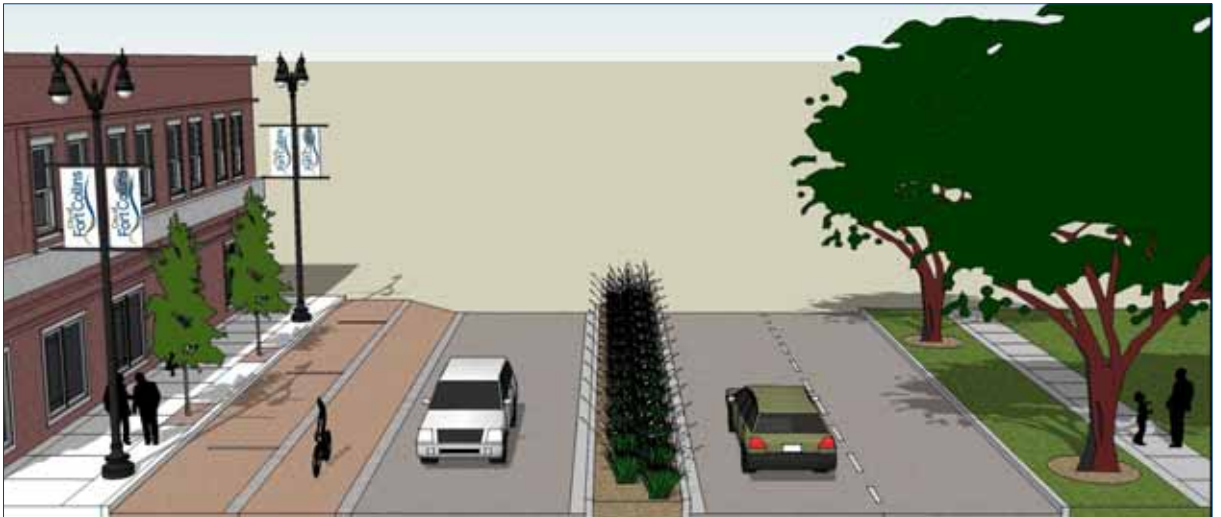
Example of Olive Street crossing Remington – the pedestrian in the photo is walking into the core area.

Downtown GID – Potential Projects – Priority Level 2

► **Jefferson Streetscape**

This project idea is dependent on outcome of a Jefferson Street Alternatives Analysis Study currently underway by the City and CDOT. That study is scheduled for completion in Fall 2011. It includes a funding allocation for subsequent construction of its recommendations. The idea is to help meet a need or opportunity for additional streetscape enhancement funding that the GID could add to committed funding, based on an assumption that the committed funding will not be adequate to build the full streetscape recommendations that may result from the study. Any GID funding would be used to augment and partner with, and not to replace, the committed State funding.

*Preliminary Cost Magnitude Assessment: \$-\$\$
(Dependent on GID role in partnership with other funding sources.)*



Concept sketch of one early alternative being examined, with three traffic lanes, median segments, a bike lane, and improvements to parking and sidewalks.

Downtown GID – Potential Projects – Priority Level 2

► **Old Town Square Plaza Lighting Renovation**

This project would be included as part of any larger Old Town Square renovation package, but it was also suggested as a special, smaller project to highlight separately as a possible first step. The idea is to update lighting with more historic-styled fixtures that fit the setting and offer today's better performance in terms of energy efficiency, aesthetics, and functionality in lighting the plaza.

*Preliminary Cost Magnitude Assessment: \$\$
(Dependent on GID role in partnership with other funding sources.)*



The predominant existing lighting type in Old Town Square.

Downtown GID – Potential Projects – Priority Level 2

► **Mulberry/Mason Gateway and Streetscape**

This potential project would augment the Mason Corridor bus rapid transit improvements. This intersection will become a significant south entry to Downtown, with a role similar and related to the role of the Mulberry/College intersection. Conceptual graphics from discussions a few years ago (attached) indicate new enhanced crosswalks; improvements could also include urban design features, like the low planters/seat walls found at other downtown corners.

Preliminary Cost Magnitude Assessment: \$\$



Existing conditions.



Conceptual illustration of street improvements and future redevelopment.



Example gateway streetscape improvements – paving, low walls, planters.

Downtown GID – Potential Projects – Priority Level 2

► Public Restrooms Funding

This project is a general idea for staff to assist ongoing efforts to provide appropriate public restroom facilities Downtown. This involves defining specific needs, evaluating options and technologies, seeking new locations, improving existing facilities, seeking partnerships, and using GID funding if necessary to leverage other funding. Restroom issues are a continual, complex topic for Downtown property and business owners, the DDA, Police District 1, City facilities managers, and other interests.

*Preliminary Cost Magnitude Assessment: \$-\$\$\$
(Dependent on GID role in partnership with other funding sources.)*



Example of a “have2p” restroom locator program from another city that has restroom options.

Downtown GID – Potential Projects – Priority Level 2

► **Public Restrooms Funding, Continued**

Depending on the outcome of ongoing efforts to better define needs and alternative solutions, part of the provision of appropriate public restroom facilities may be to transform the nondescript, anonymous appearance of the facility at the Oak/Remington parking lot with an architectural makeover. The concept is that the character of the facility may be contributing to undesirable/illicit activity which is an extensive problem currently; and that enhancing the appearance, with a roof and other architectural enhancements, could affect behavior and use of the facility. Also, the current door/entry arrangement, which is based on occupying the facility behind a locked door, could be reconsidered. Other ideas, such as adding classical music, could be tried.

*Preliminary Cost Magnitude Assessment: \$-\$\$\$
(Dependent on GID role in partnership with other funding sources.)*



The existing public restroom.



An example from another city.

Downtown GID – Potential Projects – Priority Level 2

► **Holiday Lights and Electricity Funding**

This potential project is to enable the GID to assist with funding of a share of the annual holiday lighting installation. The recommendation is for any GID funding to be limited to capital investment in equipment; to be used to leverage other funding sources more appropriate for event installations; and to be considered only if necessary to prevent the demise of the program.

This annual installation is currently funded by the DDA under a contract set to expire after 2011. The DDA, DBA, and City have been parties to a three-way partnership in the contract, but all three have had revenue cuts that place the program in question.

This potential project is not the type of capital construction project envisioned in the original creation of the GID; however, it is of top importance to the public and the Downtown business community and thus is included as a potential project to support with GID funding.

*Preliminary Cost Magnitude Assessment: \$
(Dependent on GID role in partnership with other funding sources.)*



Lights in trees along East Mountain Avenue.

Downtown GID – Potential Projects – Priority Level 2

► **Sidewalks, Curbs, and Gutters Replacement**

This potential project is an ongoing program to repair and replace damaged sidewalks, curbs, and gutters. A large, one-time project is currently fixing the extra-wide, core-area sidewalks in 2011. This project would fund smaller scale replacements, throughout the GID, as an ongoing program.

Modest funding amounts could be useful, e.g., as little as \$10,000 annually. There is currently no effective program for this concrete work. Municipal Code places responsibility on property owners to maintain sidewalks, curbs, and gutters so they do not endanger the public; but that is difficult to implement, and does not require consistent quality of finish. A GID program could provide a more practical, organized, quality approach for Downtown.

Preliminary Cost Magnitude Assessment:: \$



New sidewalk, curb, and gutter fitted in among older existing portions of sidewalk that were in good condition.



Example showing cracks and heaving in concrete sidewalk and tree grate curb.

Downtown GID – Potential Projects – Priority Level 3

► **Mulberry/College Gateway and Streetscape**

This potential project was on the previous 1994 project list. It would upgrade the west side of College Avenue at current Sports Authority frontage, reinforcing the theme set by landscaping on the east side. The goal is to enhance the image at this key south entry to Downtown. Street trees, low screen walls, plantings, irrigation, and a seating area are recommended. Also, a median planter could reinforce the Downtown theme, and new enhanced crosswalks could aid pedestrian crossings and highlight the link between Downtown and CSU.

Origin: *Downtown Plan*

Preliminary Cost Magnitude Assessment: \$\$



West side of College Ave. at Mulberry



Existing median



Downtown median planter



Existing crosswalk



Enhanced crosswalk

Downtown GID – Potential Projects – Priority Level 3

► **Linden Street Pedestrian Lights Replacement or Augmentation**

This project is to design and install additional lighting consistent with other similar areas. Linden Street lighting is not consistent with lighting levels in other high-activity areas, due to long distances between the current pedestrian fixtures, creating darker areas.

*Preliminary Cost Magnitude Assessment: \$
(Dependent on GID role in partnership with other funding sources.)*



A stretch of Linden Street sidewalk that could benefit from more street/sidewalk lighting.

Downtown GID – Potential Projects – Priority Level 3

► Parking Facilities Improvements and Renovations

This project idea is dependent on outcome of a Parking Plan for Downtown currently underway and scheduled for completion in 2012. That plan is expected to recommend improvements to public garages and lots to create a more positive brand and improve the everyday experience for users. Example features may include better-designed, coordinated signage and paint.

*Preliminary Cost Magnitude Assessment: \$\$-\$\$\$
(Dependent on GID role in partnership with other funding sources.)*



Successful examples of user-friendly finishes transforming garages in other cities.