



Larimer County Midpoint Campus Expansion (Larimer Jail) Neighborhood Meeting Summary

Neighborhood Meeting Date: July 30, 2019

City Staff – Attendees:

Sylvia Tatman-Burruss – Development Review Liaison
Martina Wilkinson – Assistant City Traffic Engineer
Jason Holland – City Planner

Applicant:

Kyle Yardley – DLR Group

Notes on information presented by City Staff:

- Ms. Tatman-Burruss began the meeting by providing an overview of the meeting agenda, sign-in sheet, next steps after the meeting and ways to provide further input on the proposal. Ms. Tatman-Burruss also introduced the city staff members in attendance.
- City Planner Jason Holland, provided the following information, referring to a handout provided:
 - What is a Site Plan Advisory Review (SPAR)? This a process for review of public projects. Requires the submittal and approval of a site development plan for parcels owned or operated by public entities.
 - Larimer County Midpoint Campus: Project site plan was last approved in 2011. The 2011 plan included: Alternative Sentencing Corrections Building, Sheriff’s Office addition and a Community Corrections addition.
 - Right of an Advisory Review – based on state law: No public building shall be constructed or authorized in a city until the “location, character and extent thereof” has been submitted for approval by the local entity (Planning and Zoning Board).
 - In the case of disapproval, the Planning and Zoning Board shall communicate its findings to the applicant’s governing body (County Board of Commissioners).
 - The disapproval of the Planning and Zoning Board may be overruled by the governing body (Board of County Commissioners) by a vote of not less than two-thirds of its membership.

- Review Criteria – Location, Character and Extent – A Site Plan Advisory Review shall comply with the following criteria:
 - Location: The site’s use shall be consistent with the City’s land use designation (In this case, the use is permitted in the site’s two zone districts).
 - Character: The site development plan shall conform to architectural, landscape and other design standards and guidelines adopted by the applicant's governing body (Larimer County).
 - Extent: The site development plan shall identify the level of functional and visual impacts to public rights-of-way, facilities and abutting private land caused by the development, including, but not limited to, streets, sidewalks, utilities, lighting, screening and noise, and shall mitigate such impacts to the extent reasonably feasible.
- Mr. Holland explained that the proposal is early in the process and that a formal submittal is required. Once the review of the submittal is complete, a SPAR hearing would be scheduled with the City Planning and Zoning Board. Residents who received a letter for the neighborhood meeting would also receive a letter for the P&Z Hearing.

Notes on information presented by the Applicant:

- We started with an analysis of the site and existing site conditions. We looked at the surrounding context from the adjacent homes and school. We looked at views into the site. The existing detention center has elements that are not attractive – generator, chain link fence, razor wire, trash and loading areas.
- Design summary: We’re looking for the expansion to be more commercial in character; more compact; step down the new architectural components to soften the four-story tower.
- Move generator to north, behind new building addition, away from residential.
- Inmates inside – no direct outward views, spaces are internally daylighted.
- 220 new beds are proposed, but this is mainly to address current overcrowding. Current design is a 1980’s design model which is based on minimum standards. Current model: counseling and behavioral health model; more space per person; reduce stress – provide support to help solve community problems.
- Interior design: safe/more helpful environment for rehabilitation; depopulating current population; focus and biggest discussion is on behavioral health and special needs; design to support staff and inmates.
- Support space: current design is from a 1980’s design model; laundry space is inadequate and runs 24/7; all sized for initial jail (and not for later expansions that occurred in 1990’s and 2000’s); new kitchen, laundry and booking area proposed.
- Security needs and current best practices for housing and design support are important. “Right size” the design elements to provide support and therefore enhance security. Goals: safety and care.

- Site: create single staff entry; consolidate employee parking to the south. Staff entry at back to south helps to create better architectural design interest in that area, improving views from offsite.

Notes on Questions, Comments and Answers.

- **What is being done with the existing generator? The noise is an issue.**

Applicant: Moving this to the north side of the proposed support building wing, away from residents to west.

- **I represent Advanced Energy. My concerns are parking impacts and added traffic within the surrounding commercial center.**

Applicant: We are moving the entrance drive south and creating a one-way looped drive around the facility to make ingress/egress run more smoothly and improve traffic flow.

- **Comment: Traffic congestion at the light is a concern.**

City staff Martina Wilkinson: We are early in the process and are looking for the applicant to submit a traffic study to identify impacts and potential mitigation. They will need to provide this with their initial submittal. We can look at impacts that are identified, but we can't require the applicant to fix existing deficiencies. We know that currently at Prospect Parkway a signal is needed for the existing businesses.

- **When are you planning on breaking ground?**

Applicant: December/January is the target. Construction will take about two years.

- **Process/steps?**

Applicant: 1) Bond/funding – approved in July; 2) Site Plan Advisory Review with City; 3) finalize completion of construction drawings.

- **Was there input on the funding of the facility?**

Applicant: Yes, this occurred with the county review/approval of the funding.

- **How are you balancing the needs of the jail facility with the needs of the homeowners?**

Applicant: Remove/move/screen components that are an issue – razor wire, generator. Architecture – design theme is to make the campus appear more commercial.

- **We've seen eagles in the existing Crack Willow and on the power poles, how is this handled?**

Applicant: We can look at that with the submittal.

- **Resident Comment: I'm concerned with the impacts of expanding the facility and the affect on our quality of life. Close proximity of parking lots is a concern; training activities, sirens, cars lights, lighting in parking lot areas. I'm concerned with the effect on property values.**

- **Resident Comment: I'm supportive of the jail. The jail was there first and was there when you moved into the area. There's open space separating the parking lot from the subdivision; there were at least 50 speakers at the County meeting so it's been discussed.**

- **Does this mean you're planning on tearing down the current jail on Midpoint?**

Applicant: No, the plan is to add space and improvements to support inmates and staff.

- **What happens when prison beds not needed? Count will go down based on alternative programs. Statistics were presented at the County meeting.**

Applicant: This is one of the most progressive departments around for providing alternatives and supportive facilities. The intent with the expansion is to provide better and more comprehensive support with the facility expansion; intended to benefit the community.

- **Resident comment: We need a judicial system change, not just a jail and services expansion.**

- **Is the dog training area moving?**

Applicant: not feasible to move existing location.

- **Are you planning to expand the recreation area, paths?**

Applicant: No changes to location; some pathway reconfiguration needed to accommodate site changes.

- **I'm concerned about the parking lot – noise; training; activities; snow removal; screening; headlights.**

Applicant: Anticipate that parking will be landscaped per city standards.

- **Resident Comments: I'm a former County Commissioner and I can provide some perspective on the history of the jail facility and past approvals. This facility has been owned by the county for decades. The intent with the open space has been long anticipated – that this area would be used for additional development areas for the facility. They were there before you.**

- **Resident Comments: I'm still concerned about the impacts. We're here now and you are expanding.**

- **Resident Comment: I was told that the facility would remain unchanged.**

With no more questions or comments, Sylvia Tatman-Burruss closed the meeting at about 7:50 pm.