



March 4, 2019
City Council Dinner, Cherry Creek Room, 5:00 PM
Study Session, 6:00 PM
Council Chambers
13133 E. Arapahoe Road
Centennial, Colorado 80112
www.centennialco.gov

AGENDA

Meeting Protocols:

PLEASE TURN OFF CELL PHONES; BE RESPECTFUL AND TAKE PERSONAL CONVERSATIONS INTO THE LOBBY AREA.

The Centennial City Council Meetings are audio streamed live on the City's website. Please remember to mute the volume on your laptop computers and to turn off all cell phones as they may cause interference with the microphones and audio streaming.

- 1 Call to Order
- 2 Roll Call
- 3 Pledge of Allegiance - Arrow of Light, Pack 456 (Franklin Elementary)
- 4 City Cash and Investment Update (Farmen)
- 5 Centennial Center Park Master Plan - Discussion (Grimsman)
- 6 Adjourn



Staff Report

TO: Honorable Mayor Piko and Members of City Council

THROUGH: Matt Sturgeon, City Manager

FROM: Doug Farmen, Finance Director

MEETING DATE: 03/04/2019

SUBJECT: City Cash and Investment Management Update

1. **Executive Summary:**

This is an update on the City's cash and investment management changes over the last two years.

2. **Recommendation:**

NA

3. **Background:**

An important part of investing is cash management which is understanding operating needs, the cash to be on-hand (liquid), and the surplus that can be invested over an extended period. Over the last two years, the Finance Department has made a concerted effort to improve cash management and maximize City resources through increased investment earnings.

Over this time, the Finance Department studied the City's operating cash flow and gradually built the fixed investment portfolio (long-term) to 2.5 times the balance since the end of 2016. Another way the Finance Department has improved cash management is by moving the bank cash balance on a daily basis to a "sweep" account. This sweep account automatically moves checking account funds above a minimum amount, into an account that earns a competitive interest rate. Along with lowering the average monthly checking account balance that accrues a minimal interest rate and moving 90% of the balance to state investment pools and the investment portfolio, the sweep account has been a valuable cash management tool.

With an understanding the fixed investment portfolio was expected to grow and provide additional safe investment options, the Investment Committee worked on updating the City's Investment Policy Statement (IPS) in the first quarter of 2017. In May 2017, the City Council adopted an updated IPS that provides these benefits:

- Longer term maturities to five years which may improve investment yield
- Added more investment options such as municipal bonds which can be reviewed by City staff with the City's investment advisor, Public Trust Advisors, to further diversify the City's portfolio

- Added more controls over the selection of banks and brokers for investment transactions
- Added a more appropriate benchmark to measure total rate of return for the portfolio

The Finance staff continues improving cash management while maintaining liquidity for capital project payments and operating needs. The result over the last two years has been to increase investment earnings by over \$1.25 million and the yield to maturity on the fixed investment portfolio from 1.05% to 2.65%. Over the same period, the two-year U.S. Treasury yield doubled from 1.20% to 2.48%. Lastly and most important, the City could not have achieved this success without an active Investment Committee which includes two citizen members who have had a voice in the expansion of the fixed investment portfolio and IPS changes.

This approach allows funds being reserved by City Council to protect the City during turbulent economic times and set aside for known future needs to generate investment income that make delivering identified projects feasible at an earlier date.

4. Alternatives:

NA

5. Fiscal Impact:

NA

6. Next Steps:

NA

7. Previous Actions:

NA

8. Attachments:



MEMO

TO: Honorable Mayor Piko and Members of City Council

THROUGH: Matt Sturgeon, City Manager
Steve Greer, Community Development Director
Jenny Houlne, Principal Planner

FROM: Alex Grimsman, Planner II

MEETING DATE: March 4, 2019

SUBJECT: Centennial Center Park Master Plan Update

1. Executive Summary:

The purpose of this memo is to provide an update to the City Council on the status of the proposed Centennial Center Park Master Plan (the "Park Plan"). The Park Plan has been developed as a part of contracted services through Design Workshop, Inc. (the "Consultant").

Development of the plan began with three alternative concepts, which were the basis of the proposed Park Plan. The three concept designs were based on public comment, which was gathered during public outreach phases for the Trails and Recreation Plan, Centennial NEXT, and specifically for the proposed Park Plan. The Consultant and staff used these concepts as a starting point to initiate discussions with City Council to develop the proposed Park Plan.

Staff is seeking City Council input regarding the potential phasing options for future improvements to Centennial Center Park. Potential phasing would focus on the most desired or beneficial improvements that City Council sees as most significant. Staff is also looking for any additional comments or suggestions regarding layout, amenities and landscaping that City Council feels are significant to the development of the Park Plan. Next, Staff will then refine the proposed Park Plan implementing any changes and develop a phasing plan, based on City Council's comments and suggestions, before recommendation by the Open Space Advisory Board and adoption by the Planning and Zoning Commission and ratification by City Council later this spring.

2. Background:

Design Workshop, Inc. was hired in 2016 by the City of Centennial as a consultant for the Centennial Trails and Recreation Plan (TRP). In addition to services provided as a part of the TRP, the Consultant was contracted to help develop the proposed Park Plan.

During the initial stages of the TRP outreach it was identified that Centennial Center Park ("Center Park") lacked a future expansion plan and a maintenance plan component to ensure amenities were regularly repaired and/or replaced through the budget process. The outreach in 2017 showed that the community was interested in additional Center Park amenities to include a sledding hill, walking paths, additional shade, and green space. City Council expressed interest

in various improvements for Center Park, as well as planning for the future. As a result, Staff was directed to pursue the creation of a proposed Park Plan and Maintenance Schedule.

During the March 19, 2018 City Council Study Session, City Council was provided with the updated Park Plan. At this meeting, City Council directed Staff to continue working on the proposed Park Plan and requested Staff conduct additional outreach and surveys to identify the proposed amenities desired by the public. Staff opened the online survey May 1, 2018, it remained open until July 16, 2018. Staff attended three outreach events (two at Centennial Center Park and one at Trails Recreation Center) during this period and tallied over 300 responses with nearly 90 percent being Centennial residents.

The survey was meant to confirm what we heard during the TRP and Centennial NEXT outreach campaigns. During the previous outreach efforts, both Centennial residents and non-residents responded favorably to enhanced park amenities. These park amenities included additional shade, additional seating, restroom and event areas, and a sledding hill.

The survey completed in 2018 showed shade and/or seating as being highly desired. While shade has been a top response, restrooms, parking, and event/flexible relaxation areas received favorable responses as well.

On October 26, 2018 during a Friday Focus session, Staff met with City Council to provide the opportunity to help develop the proposed Park Plan. Staff and the Consultant conducted an exercise which allowed City Council to use maps and scaled imagery to represent their desires for the future expansion of the park. These recommendations were compiled by the Consultant and have been incorporated into the most recent proposed Park Plan.

Proposed Park Master Plan

Through public outreach events, surveys, and discussions with City Council, the Consultant was able to provide Staff with the updated Park Plan. Within the updated Park Plan, the Consultant provided two improvement zones:

1. Active Program Zone
2. Passive Program Zone

The following enhancements are proposed for the two improvement zones:

The Active Program Zone:



1. Expanded parking and drop-off, which could include additional power supply for food truck parking
2. Community Pavilion with rentable space for up to 180 people
3. Restroom facilities
4. Events lawn
5. Gazebo for additional shade
6. Landscaped garden path and buffering of the Park from Arapahoe Road
7. Pergolas for added shade at events lawn

The Passive Program Zone:



1. Educational riparian area
2. Sledding hill
3. Potential storm water drainage
4. Picnic Shelters
5. Multi-purpose lawn
6. Picnic Grove
7. Landscaped garden path and buffering of the Park from Arapahoe Road

Expanded descriptions and details of the proposed Park Plan are contained in Attachment 1: Proposed Park Plan and include renderings and picture examples of both program zones. These proposed improvements are based on public outreach, Open Space Advisory Board (OSAB) discussions, Planning & Zoning Commission discussions, staff/consultant recommendations, and through one-on-one conversations and workshops with City Council. This update is to inform City Council of the outcome from these conversations and confirm that the proposed Park Plan reflects City Council goals and direction.

3. Next Steps:

Any comments or suggestions received as a part of this update will help inform any additional changes to the proposed Park Plan. This will include any direction from City Council regarding phasing for future improvements to the proposed Park Plan.

Staff has outlined the following schedule for the proposed Park Plan:

- OSAB Recommendation – March 26, 2019
- Planning and Zoning Commission Adoption – April 24, 2019
- City Council Ratification Discussion – May 20, 2019

4. Previous Actions:

- February 14, 2018, the Consultant provided an update to the Planning and Zoning Commission. The Planning and Zoning Commission supported the proposed Park Plan.
- March 19, 2018, Staff and the Consultant provided an update to City Council on the proposed Park Plan. City Council directed Staff to continue with public outreach and ensure community support for the proposed amenities within Center Park.
- May 1 – July 16, 2018, Staff conducted the proposed Park Plan survey and three outreach events.
- October 26, 2018, Staff met with City Council during a Friday Focus session and conducted an exercise which allowed City Council to use maps and scaled imagery to represent their desires for the future expansion of the park. These recommendations were compiled by the Consultant and incorporated into the proposed Park Plan.
- January 10 – January 17, 2019, Staff met one-on-one with City Council to discuss proposed Park Plan changes.
- January 23, 2019 – Staff provided an update to the Planning and Zoning Commission. The Commission supported the updated Park Plan.
- January 29, 2019, Staff provided an update to the OSAB. OSAB supported the updated Park Plan.

5. Attachments:

Attachment 1: Proposed Park Plan

Attachment 2: Probable Park Plan Costs

CENTENNIAL CENTER PARK PLAN

FEBRUARY 08, 2019



DESIGNWORKSHOP

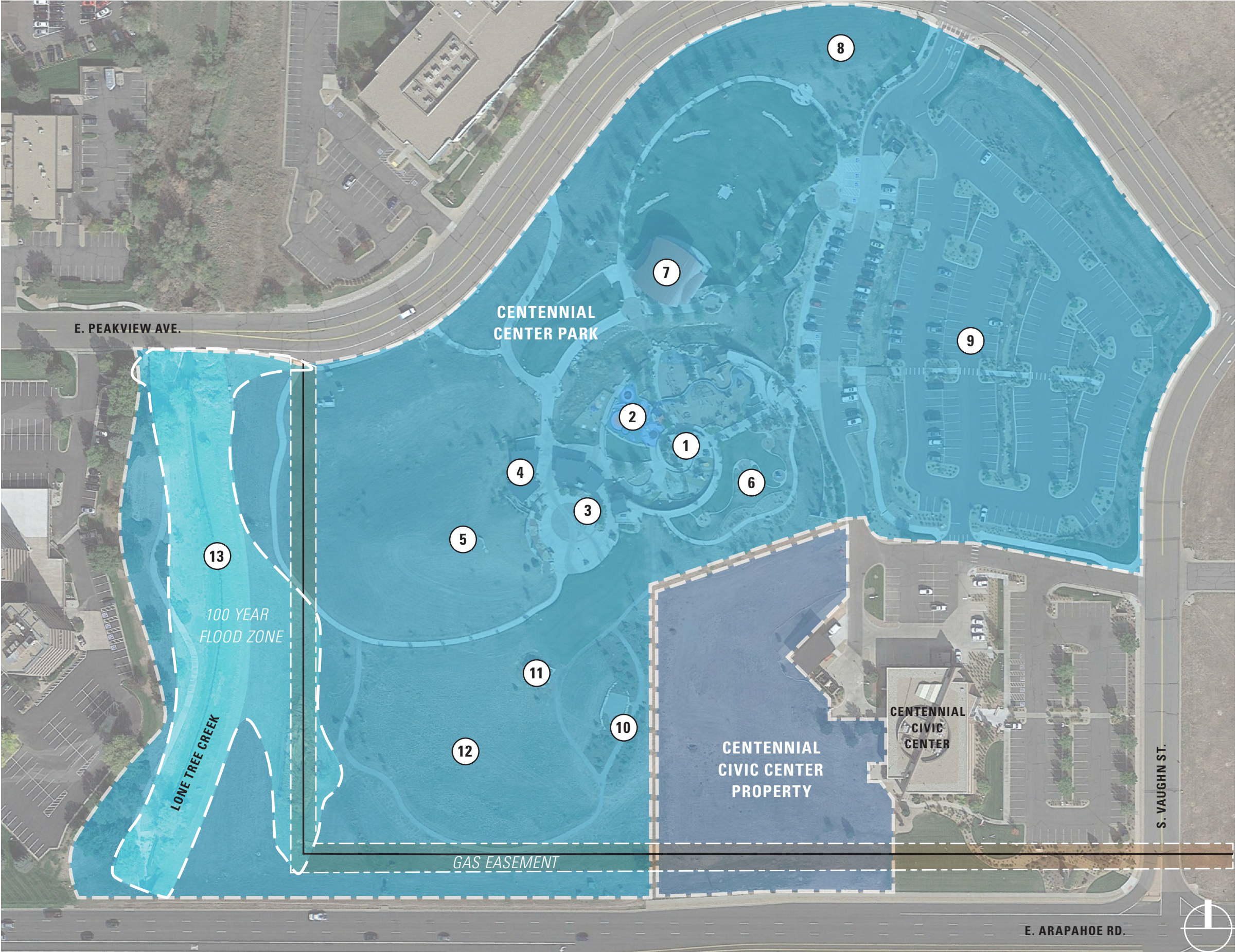
ASHEVILLE • ASPEN • AUSTIN • CHICAGO • DENVER • DUBAI • HOUSTON • LAKE TAHOE • LOS ANGELES • SHANGHAI

EXISTING CONDITIONS

The limits of the planning area for Centennial Center Park Plan include the following existing elements of the park:

- 1 Core Play Area
- 2 Splash Pad
- 3 Plaza and Shelters
- 4 Restrooms
- 5 Butte
- 6 Colorado Blooms Garden
- 7 Amphitheater
- 8 Perimeter Landscape
- 9 Parking
- 10 Centennial Rotary Xeriscape Garden
- 11 Meadow Picnic Shelter
- 12 Meadow
- 13 Lone Tree Creek Drainage

Also included in the Park Plan is City-owned property west of the Centennial Civic Center Building.



PROPOSED IMPROVEMENT AREAS

Through outreach regarding the future of Centennial Center Park, Centennial residents praised the quality of the park facilities, amenities and maintenance, indicating a high level of satisfaction with the playground, splash pad, amphitheater and associated congregatory areas.

When asked what improvements may enhance the experience, respondents noted a desire for the following:

- Additional shade
- Active areas for adult users
- Quiet, passive spaces
- Sledding hill
- Gardens/plant identification

Recommendations for the expansion of the perceived park footprint include a passive zone, comprised of three improvement areas across 8.71 acres to the southwest of the existing park, and a 1.96 acre active zone due west of the Civic Center. Reflecting community input, these zones include the following:

- *Sledding Hill*: located on the Butte and consistent with community feedback related to both the original park master plan and this update, the Park Plan recommends the intentional use of the Butte as a sledding hill during the winter.
- *Passive Park*: At the location of the existing Meadow, a multi-purpose manicured lawn removed from the bustle of the Childrens’ Play area is recommended for passive users.
- *Community Hub*: Adjacent to the Civic Center Building, a community hub with gathering spaces and community gardens is recommended.
- *Riparian Area*: Running along the Lone Tree Creek drainage, the riparian area celebrates the connection to Cherry Creek State Park.



PROPOSED PARK PLAN

The overall Master Plan for Centennial Center Park expands the park area and provides additional facilities and amenities for Centennial residents. An overview of recommendations includes the following:

- 1 Parking Expansion and Drop-off
- 2 Community Pavilion
- 3 Restrooms
- 4 Events Lawn
- 5 Gazebo
- 6 Garden Path with Landscape Screening
- 7 Lone Tree Creek Trail Extension
- 8 Multi-Purpose Lawn
- 9 Picnic Grove
- 10 Sledding Hill

All recommendations have considered the original park planning and design and are meant to provide complementary features to appeal to all citizens of Centennial.

More detail regarding these and other facilities and amenities may be found on the following pages.



PASSIVE ZONE

The southwestern portion of the park provides areas for flexible use, contrasting the heavily programed playground and amphitheater. The Park Plan features an open lawn, a potential sled hill, a shaded picnic grove, and an area for native plant restoration. Largely sitting below Arapahoe Road, the Passive Zone can offer a protected, quiet park experience that may appeal to segments of the Centennial population that may not use the play spaces within the park.

1 Riparian Area

The riparian area includes lands between the alignment of the Lone Tree Creek Trail and western property line. This area includes the 100-year flood plain and existing site detention. Efforts should be made to highlight natural ecology through restoration with native planting. The City is currently preparing plans for enhancements to the Lone Tree Creek; all future improvements should be consistent with this project.

2 Butte/Sledding Hill

The current Butte is an ideal location for use as a sledding hill during the winter months. Little effort is needed to market the north facing side of the hill for open sledding in times of snow coverage.

3 Potential Storm Water Detention

To accommodate additional water detention needs caused by proposed new hardscape areas, an additional expanded facility is recommended near the existing facility, outside of the 100 year floodplain.



PASSIVE ZONE

Precedent Imagery

- 4 **Picnic Shelter**
To bring additional gathering space to the western portion of the park, a second picnic shelter is recommended.
- 5 **Multi-Purpose Lawn**
Serving as a flexible space for impromptu activities and lounging, the multi-purpose lawn provides a venue for visitors that want to be in the park but away from the bustle of the play areas.
- 6 **Picnic Grove**
With a dense overhead canopy of trees above multiple seating options set in an organic ground plane, the Picnic Grove provides a transition from the existing park to the passive spaces of the park expansion while offering additional shade and seating that park visitors crave.
- 7 **Garden Path with Landscape Screening**
At the park perimeter adjacent to Arapahoe Road, informal tree groupings with understory planting are recommended to provide areas of protection from the elements and comfortable places to sit while buffering the passive park from vehicular traffic.
- 8 **Lone Tree Creek Trail**
The Lone Tree Creek Trail extension provides a transition between the natural riparian areas of the drainage and the manicured multi-purpose lawn.



Scott Carpenter Park, Boulder, CO



Riparian landscape and detention, Westerly Creek, Denver, CO



Open lawn at Commons Park, Denver, CO



Shaded grove at Commons Park, Denver, CO

ACTIVE ZONE

The southeastern portion of the park provides areas for community gathering and activities that may appeal to Centennial’s adult population. The Active Zone includes a community pavilion and events lawn, community gardens and a landscape buffer to Arapahoe Road. With the adjacency to the Civic Center and location overlooking much of the park, this zone can enhance Centennial Center Park’s civic image and identity.

- 1 Expanded Parking and Drop-off**
In order to provide near-in parking for users of the Active Zone, a drop-off area with expanded parking are recommended at the northern portion.
- 2 Community Pavilion**
A covered pavilion with space for up to 180 people, the Community Pavilion may serve as a destination for community gatherings and reservable space for private events.
- 3 Restrooms**
Located adjacent to Parking and the Community Pavilion for public use.
- 4 Events Lawn**
To the east of the Community Pavilion, the Events Lawn provides a spill-out space during events as well as a casual seating area at other times of use.



ACTIVE ZONE

- 5 **Gazebo**
A seating area with a shade structure adjacent to the Civic Center Building.
- 6 **Garden Path with Landscape Screening**
An extension of the garden path in the Passive Zone. The landscape treatment provides a natural backdrop to events in the pavilion while buffering traffic on Arapahoe Road.
- 7 **Pergolas**
Overhead structure provide shade and seating at the perimeter of the Events Lawn.

Precedent Imagery



Pavilion at Stapleton Central Park, Denver, CO



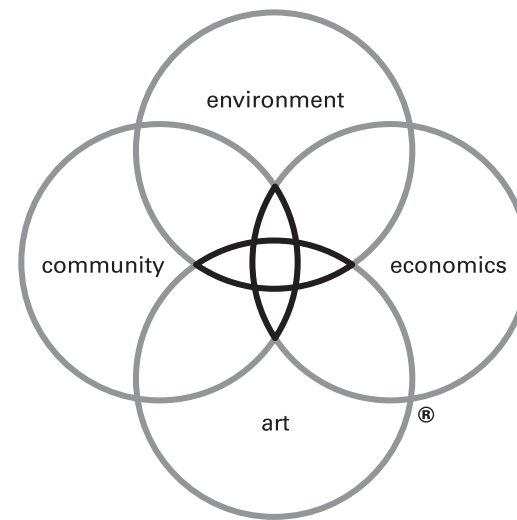
Modified Park Shelter providing shaded seating.



Garden Path with Landscape Screening



Shade Pergola at Center City Park Pavilion, Greensboro NC.



DW LEGACY DESIGN®

We believe that when environment, economics, art and community are combined in harmony with the dictates of the land and needs of society, magical places result — sustainable places of timeless beauty, significant value and enduring quality, places that lift the spirit.

Design Workshop is dedicated to creating Legacy projects: for our clients, for society and for the well-being of our planet.

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Design Workshop

Centennial Center Park

Master Plan - Opinion of Probable Costs

7-Feb-19

Item	Qty.	Unit	Unit Cost	Total Cost
CIP Concrete Sidewalk	30,000	SF	\$ 8.00	\$ 240,000.00
Stablized Crusher Fines Walks	13,000	SF	\$ 5.00	\$ 65,000.00
Parking Lot	15,500	SF	\$ 21.00	\$ 325,500.00
Site Retaining Walls	250	LF	\$ 300.00	\$ 75,000.00
Planting - Irrigated Turf	67,000	SF	\$ 4.00	\$ 268,000.00
Planting - Shrub/Perennial Gardens	30,000	SF	\$ 10.00	\$ 300,000.00
Planting - Trees	125	EA	\$ 1,000.00	\$ 125,000.00
Pedestrian/Accent Lighting	1	LS	\$ 50,000.00	\$ 50,000.00
Site Furnishings	1	LS	\$ 50,000.00	\$ 50,000.00
Signage	1	LS	\$ 15,000.00	\$ 15,000.00
Community Pavilion	1	LS	\$ 300,000.00	\$ 300,000.00
Restrooms	1	LS	\$ 400,000.00	\$ 400,000.00
Community Garden	1	LS	\$ 15,000.00	\$ 15,000.00
Shade Pergola	1	LS	\$ 150,000.00	\$ 150,000.00
Site Clearing/Grading	155,000	SF	\$ 1.50	\$ 232,500.00
Design Fees	1	LS	\$ 150,000.00	\$ 150,000.00
Utility Infrastructure (Water, Sanitation, Parking Lot Lighting)	1	LS	1,500,000	\$ 1,500,000.00
20% Contingency				\$ 852,200.00
Totals				\$ 5,113,200.00