

FACILITIES AND PROPERTY ASSESSMENT

Findings and Recommendations



Economic & Planning Systems, Inc.
The Economics of Land Use

730 17th Street, Suite 630 ■ Denver, CO 80202
303.623.3557 ■ www.epsys.com

CONSULTANT TEAM



Economic & Planning Systems

Lead Consultant: Real estate

- Brian Duffany, Principal



Cushing Terrell

Subconsultant: Architecture and land planning

- Charlie Deese, Architect
- Bill Wood, Architect
- Matthew Schmalhorst, Architect

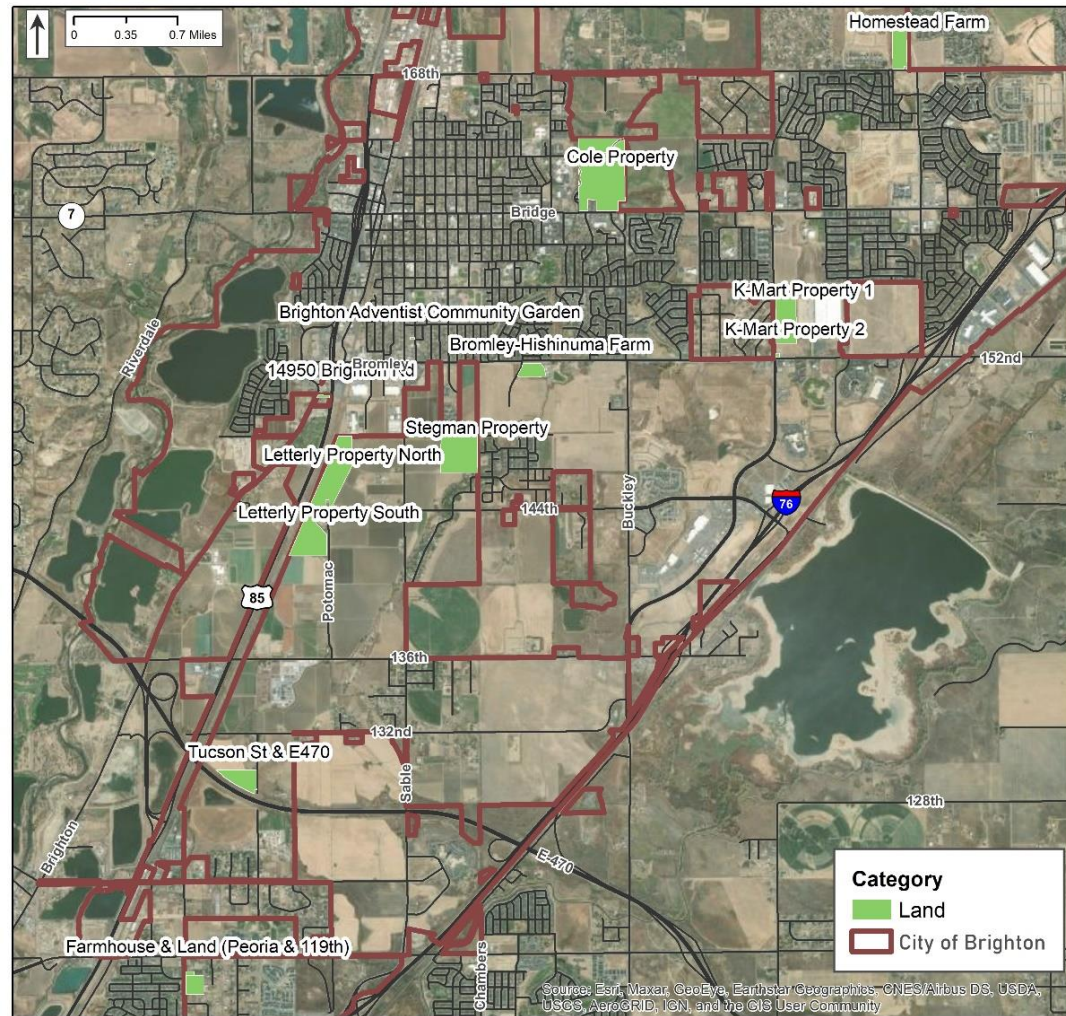
BACKGROUND AND SCOPE

- Comprehensive look at key City-owned property
 - Land
 - Buildings
 - Historic buildings
- Use and need
 - How acquired?
 - Current use?
 - What need does it meet?
- Options
 - Hold for public/city purpose
 - Hold for future need
 - Sell, lease, develop if not needed

LAND PROPERTIES

LAND EVALUATIONS

- Step 1: Initial screening for obvious constraints
 - Legal: conservation easements, deed restrictions
 - Funding/acquisition: requirements tied to funding
 - Physical: impediments that preclude other uses (e.g. energy pipelines, infrastructure)
 - No further evaluation
- Step 2: Further evaluation
 - Properties with potential options for other uses



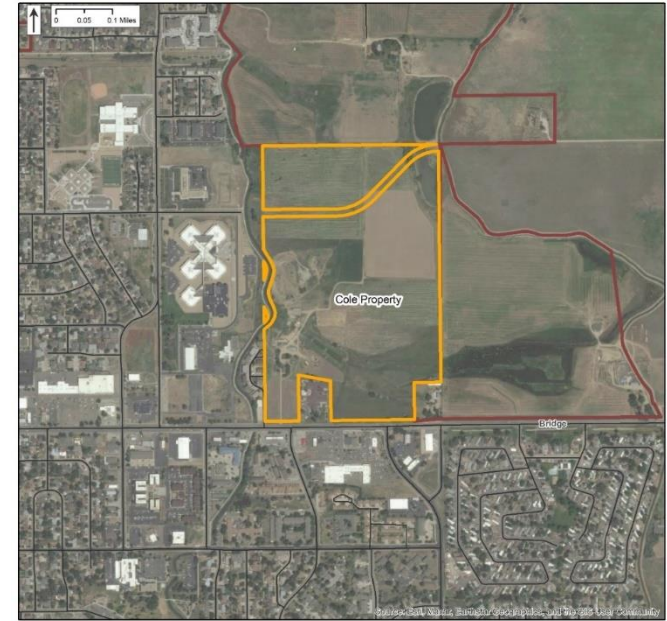
K-MART PROPERTY

- 31.4 acres at Tower Road and Bromley Lane
- Dedicated to City when K-Mart/Sears distribution warehouse was developed
- Outcome of the Sports Complex P3 is a decision point on this property
- City needs additional sports/recreation fields
- K-Mart property is well suited to this use
- If Sports Complex allows enough public use access City can consider selling this property
- Difficult to acquire replacement property if sold and more recreation fields are needed
- Negligible cost to hold



COLE PROPERTY

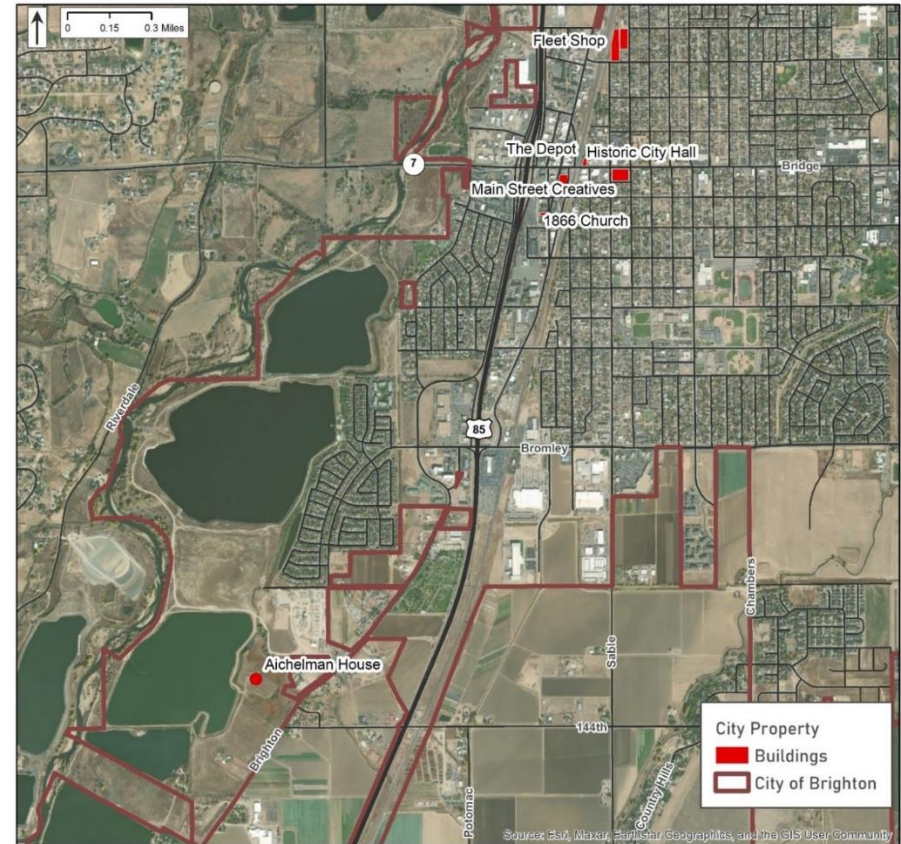
- 90 acres at N. 23rd and 160th (Bridge St.)
- Leased to dairy farmer for \$16,000/yr.
- Option 1
 - Continue dairy farming
 - No significant cost to City
 - Lessor responsible for all property and building maintenance
 - Supports City's agricultural heritage
- Option 2 (long term)
 - Innovative development
 - Workforce housing and mixed use along Bridge Street
 - Community agriculture and open space on remaining site
 - Transit-Oriented Development: Future Highway 7 bus rapid transit service



BUILDINGS

BUILDINGS REVIEWED

- Main Street Creatives
- Fleet Shops
- Historic
 - Aichelman House
 - 1886 Church
 - The Depot
 - Historic City Hall



BUILDINGS

Property	Notes	Options
Main Street Creatives	Leases renewed through 2023	<ul style="list-style-type: none">• Continue artist presence in downtown• Support downtown economic development
The Depot	Leased to Chamber of Commerce	<ul style="list-style-type: none">• Good asset for City to control• Influences nearby Armory and Downtown Brighton• Support Downtown economic development
Fleet Shop (Streets Maintenance)	Will not be needed when MSC is complete	<ul style="list-style-type: none">• Needed for foreseeable future• Sell when MSC is complete• Additional cost to relocate salt dome

HISTORIC BUILDINGS

- Historic property supports community character and economic development
- Limited resources
 - City has limited funding but could reallocate resources based on Council priorities
 - Historic Preservation Commission has no dedicated funding. Volunteer labor and competitive grant funding.
- City and stakeholders should identify priority buildings
 - Perform any critical maintenance to stabilize buildings from further deterioration
 - Preserve and upgrade for more public use when funding allows

AICHELMAN HOUSE

- Historic farmhouse on 30 acres
- Property purchased for Ken Michell Open Space
- High priority for Historic Preservation Commission
- Option 1: Renovate for Parks and Open Space staff offices
 - New MSC and current City Hall have enough space for staff
- Option 2: Renovate for KMOS visitor or interpretive center
 - Work with Parks and Historic Preservation Commission
- At least \$400,000 in renovations needed for occupancy code and deferred maintenance
- Additional costs likely to connect to City water and sewer depending where planned mains are built



1886 CHURCH

- 1,205 sq. ft. historic church
- First religious building in Brighton
- Deeded to City by Adams County Historical Society
- Rented for occasional events (weddings); no significant revenue
- Recommendations:
 - Option 1: Move City Museum, rough cost of \$600,000
 - Option 2: Increase event utilization, minimum \$300,000 to address bathrooms
 - Option 3: Sell or donate the property, \$250,000–\$300,000 possible value



HISTORIC CITY HALL

- Important historic and community asset
- Originally Adams County Courthouse
- Historic Council Chambers and meeting room on second floor
- 36,432 sq. ft. with 8,099 sq. ft. leased out (22% occupied)
- \$62,000 in lease revenue vs. \$230,000 in operating costs
- City does not fully use space, and has room in current City Hall
- **Evaluated as an option for relocating Municipal Courts**



SPACE NEEDS ASSESSMENT

- Context
 - Police force is growing
 - Historic City Hall is not fully utilized
 - Current City Hall also has space that could be re-purposed
- Four options are considered in Study
 - Relocate Municipal Courts to Historic City Hall
 - Relocate Municipal Courts to current City Hall 6th Floor
 - Relocate Municipal Courts to current City Hall 1st Floor
 - Increase scope of proposed Police Department expansion

MUNICIPAL COURTS AND HISTORIC CITY HALL

	Scenario 1 (Municipal Courts to HCH)	Scenario 2 (Council Chambers to 6 th Floor)	Scenario 3 (Shared Municipal Courts and Council Space)	Scenario 4 (Police and Courts Building Expansion)
Courts Cost	\$11,695,200	\$1,455,000	\$1,047,600	TBD

*None of these scenarios include costs associated with a potential future expansion of the Police Department. The amount will be dependent on a needs assessment and design for the new structure.

SCENARIO CONSIDERATIONS

- Options 2 and 3 have the lowest cost at ~\$13.5M but other considerations
 - Shared space for City Council and Municipal Courts
 - Transporting defendants to Court proceedings into/through City Hall
 - Operations cost: staff and defendant transport, room set up and changeover
- Option 1 has the highest cost but uses Historic City Hall
 - Still leaves the issue of how to use remaining space
- Option 4 is an unknown as there is no recent building design for the future expansion of the Police Department facility
- Costs are for planning consideration only

OPTIONS FOR CITY

- Commission a full design and scoping study for Historic City Hall
 - Define space requirements in more detail
 - Access, circulation, security, technology
 - Parking
 - Asbestos remediation, ADA, building systems
- Continue current leasing program with operational cost deficit
- Inquire with other agencies that may have a need for building
- Explore public-private partnership
 - Historic tax credits can fund up to 20% of project cost
 - Need a private developer to be eligible for tax credits
 - Building must be “revenue generating” (leased) over a 5-year holding period
 - Negotiate a sale-leaseback agreement

QUESTIONS AND DISCUSSION
