



ADAMS COUNTY

COLORADO

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**STUDY SESSION AGENDA
TUESDAY
September 20, 2016**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE.

10:00 A.M.	ATTENDEE(S):	Abel Montoya / Rachel Bacon / Rebecca Zamora
	ITEM:	Northern District 5 Town Hall
10:15 A.M.	ATTENDEE(S):	Sean Braden
	ITEM:	Animal Shelter Site Selection
10:40 A.M.	ATTENDEE(S):	Sean Braden
	ITEM:	Facilities Update
11:00 A.M.	ATTENDEE(S):	Bryan Ostler / Terri Lauth / Nancy Duncan
	ITEM:	2017 Budget and Compensation Review
12:30 P.M.	ATTENDEE(S):	Todd Leopold
	ITEM:	Administrative Item Review / Commissioner Communications

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

AGENDA IS SUBJECT TO CHANGE

**Site Selection
for
Adams County
Animal Shelter & Adoption
Center**

Project Update
September 20, 2016



Overview

- Project Update
- Site Selection Process and Recommendation
- Next Steps

Project Update

- Architect Procurement
 - G Squared (*Local Design Professional*)
 - with Blue Sky (*shelter consultant*)
- Tours of Regional Shelters
 - Denver Animal Shelter
 - Foothills Animal Shelter
 - Denver Dumb Friends League
 - Humane Society of Boulder Valley
- Initial Programming

Site Selection Assumptions:

- *The Animal Shelter and Adoption Center will be between 30,000-40,000 square feet and parking demand will be 160 – 175 spaces for customers and event space.*
- *The Animal Shelter and Adoption Center should be located in a central location to provide quality service to our partner agencies and community.*
- *The Animal Shelter and Adoption Center should be within reasonable walking distance to trails, parks and open space.*
- *The Animal Shelter and Adoption Center should be located on 4 - 8 acres of land.*
- *The Animal Shelter and Adoption Center should not be located in jurisdictions with breed bands.*
- *The Animal Shelter and Adoption Center should be located near or on a main thoroughfare.*
- *The Animal Shelter and Adoption Center comply with Pet Animal Care Facilities Act (PACFA), new standards passed in July 2016.*

Site Selection Criteria:

1. *Service Delivery*
2. *Visibility and Accessibility*
3. *Access to Sidewalks / Trails / Parks / Open Space*
4. *Safe for People and Animals*
5. *Proper Zoning*
6. *Supportive Local Government*
7. *Community Friendly*
8. *Access to Utilities*
9. *Adequate Drainage, Soils, Topography*
10. *Contextual “Fit” with the Area*
11. *Visually Attractive*
12. *Adequate Distance from Homes*
13. *Sufficient Size*
14. *Land and infrastructure*



Site Investigation:

- Looked at over 30 Properties
- Generally bounded by:
 - 144th at the North
 - I-25 at the West
 - Commerce City at the South (Breed Ban)
 - “Travel Distance” at the East
- Site Visit Conducted for selected locations

120th and Holly



Advantages:

- 1) Located on a main thoroughfare

Issues:

- 1) Only 4 acres; demolition required
- 2) Community attitude towards development / zoning

120th and Quebec



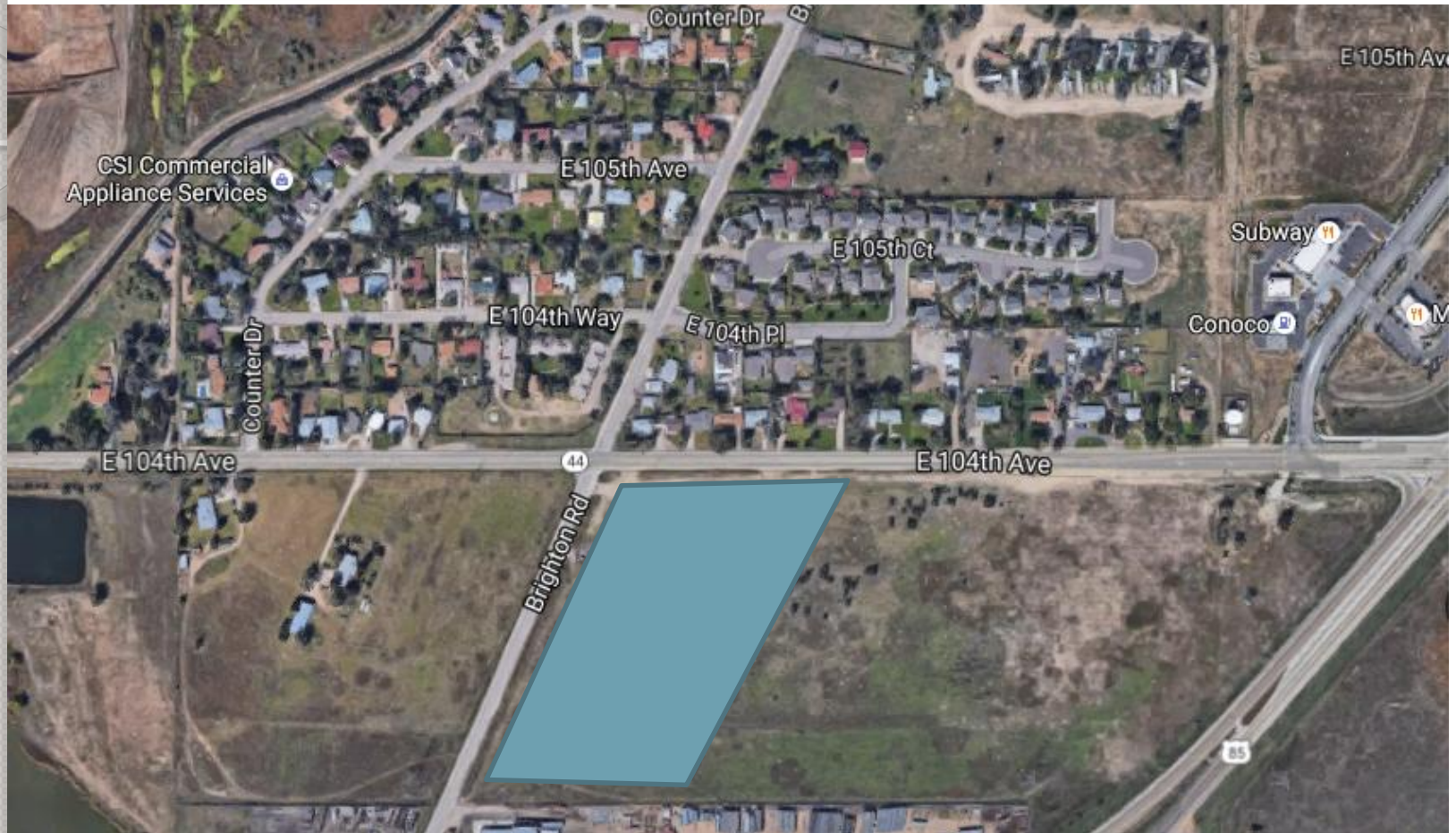
Advantages:

- 1) Located on a main thoroughfare

Issues:

- 1) Located on three properties
- 2) Expensive / demolition req.
- 3) Community attitude towards development / zoning

104th and Brighton Road



Advantages:

- 1) Located on a main thoroughfare

Issues:

- 1) Quality of neighborhood
- 2) Community attitude towards development / zoning
- 3) Property under contract

Government Center



Advantages:

- 1) Site is owned by Adams County

Issues:

- 1) Less than 5 miles from City of Brighton's Animal Shelter
- 2) Community/Jurisdiction attitude towards development

120th and Riverdale



Advantages:

- 1) Site is owned by Adams County
- 2) Improved travel time for Animal Control; central location

Issues:

- 1) Proximity to utilities

Recommended Site:

- 120th and Riverdale
 - Cost Competitive with other Sites
 - Other Cost Considerations:
 - Leaves other properties on tax rolls
 - No ongoing operations costs to other municipalities
 - Potential for leveraging grants through Parks and Open Space
 - Investment into Regional Park
 - Site is a Good “Contextual Match” to the Park
 - “Right Place to Be” compared with other Sites when considering the Site Location Criteria



Next Steps:

- Confirm recommended site location
- Confirm and validate total project costs
- Start Negotiating Agreement with Metro Wastewater for sewer services
- Complete Programming
- Complete Schematic Design
- Construction

The End

Questions?

