REQUEST FOR COUNCIL ACTION

Date: April 11, 2022 Item No.: 7.e

Department Approval

City Manager Approval

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Item Description:

Civic Campus Pre-Design Project Update

BACKGROUND

In 2021, the City of Roseville developed a Civic Campus Master Plan that identified a vision for the

- 3 Civic Campus that included a new Maintenance Facility and a relocated License Center. The plan
- also identified a potential location for the VFW currently located in the area identified for the new
- 5 Maintenance Facility.
- 6 In order to maintain the momentum of the Master Plan project, at their October 25, 2021 meeting,
- 7 the City Council approved a professional services agreement with BKV Group to manage a Pre-
- 8 Design project that would further enhance the preliminary concepts developed in the Civic Campus
- 9 Master Plan, develop a phasing plan for the implementation of the plan, and to provide more refined
- 10 cost estimates for the proposed facilities.
- On January 24th, the Council received an update on the progress of the Pre-Design project and also
- had a brief conversation about sustainability elements to include in the construction of the new
- 13 facilities.
- Since the last meeting, BKV Group and staff have had multiple meetings with License Center and
- maintenance staff to review very preliminary site layouts and floorplans. The team has also met
- with a newly-formed VFW Capital Committee to discuss the space needs and detailed elements of
- the existing facility and a new facility.
- On March 24th, the project team hosted an Open House for the stakeholders around the proposed site
- for a new Maintenance Facility focusing on the single-family properties. This was a very
- 20 informative meeting for the project team. The presentation has some of the comments received from
- 21 the meeting.

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- Future efforts will focus on holding events and/or meetings on the sites of the surrounding apartment
- complexes as well as hosting events for the general public. Of course, the project team will continue
- to meet with the VFW and the residents around the campus.
- More information on the Pre-Design project including links to previous Council meetings, a link to
- 26 the previous Civic Campus Master Plan and other background information can be found at the city
- 27 website at www.cityofroseville.com/campusdesign.

FINANCIAL IMPACTS

- 29 This project will provide refined cost estimates and phasing plans for the construction of a new
- Maintenance Facility and License and Passport Center. Estimates from the Civic Campus Master
- Plan for these two facilities and associated site costs along with property acquisition and relocation

- costs total about \$44 million.
- 33 Staff is not proposing any actual construction costs or timeframes at this time.

34 STAFF RECOMMENDATION

- 35 Staff is recommending that the City Council receive a presentation from the project team and
- provide comments and future direction.

7 REQUESTED COUNCIL ACTION

38 None.

39 Prepared by: Marc Culver, Public Works Director

Attachments: A: Presentation





PRE-DESIGN UPDATE









RECOMMENDED PLANNING STRAGEY

Option A1

- Efficient, Consolidated Maintenance Facility
- Visible & Accessible Licensing Center & VFW
- Centralized Campus Green Space
- Facilitates Phased Implementation: Allowing Transition of Operations with Limited Disruption

MAINTENANCE LEGEND:
A. VEHICLE STORAGE
B. VEHICLE SERVICE
C. ADMIN OFFICES
D. WORKSHOP
E. SALT SHED
F. FUELING STATION
G. STORAGE SHEDS
H. BRINE STORAGE







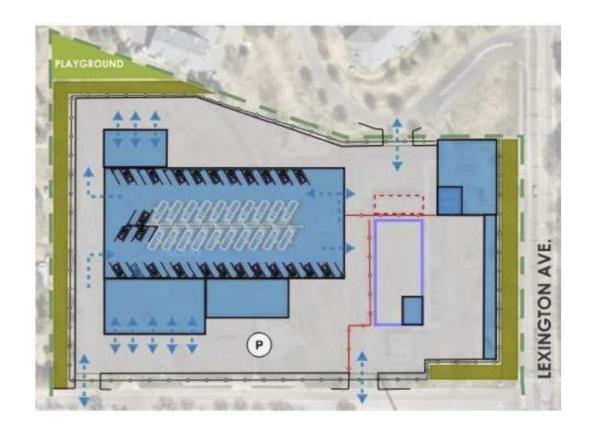




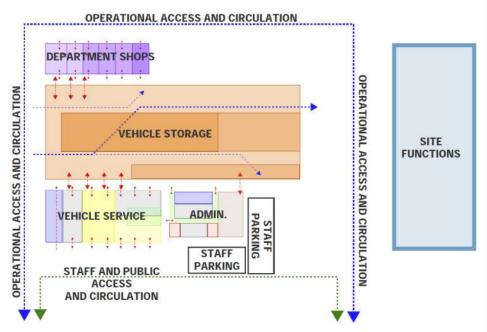
Site Constraints

04/11/22

1. INITIAL STUDY DIAGRAM



2. WHOLE FACILITY FUNCTIONAL DIAGRAM



MASTER PLAN - SPACE PROGRAM / DIAGRAM SUMMARY

ADMINISTRATION / OFFICE AREA 8,800 SF
VEHICLE / EQUIPMENT SERVICE 18,600 SF
VEHICLE / EQUIPMENT STORAGE 77,000 SF
DEPARTMENT WORKSHOPS 6,800 SF

SPACE NEED PROGRAMMING CONFIRMATION

ADMINISTRATION / OFFICE AREA VEHICLE / EQUIPMENT SERVICE VEHICLE / EQUIPMENT STORAGE DEPARTMENT WORKSHOPS 9,800 SF [+1,000 SF] 21,500 SF [+2,900 SF] 74,000 SF [-3,000 SF] 7,200 SF [+400 SF]

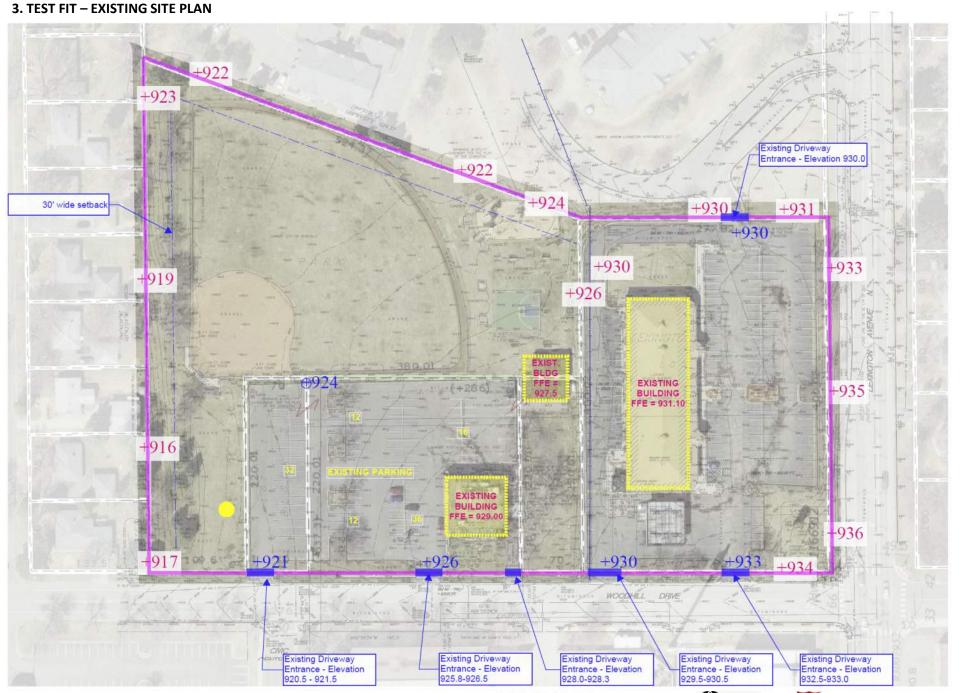








Site Grading











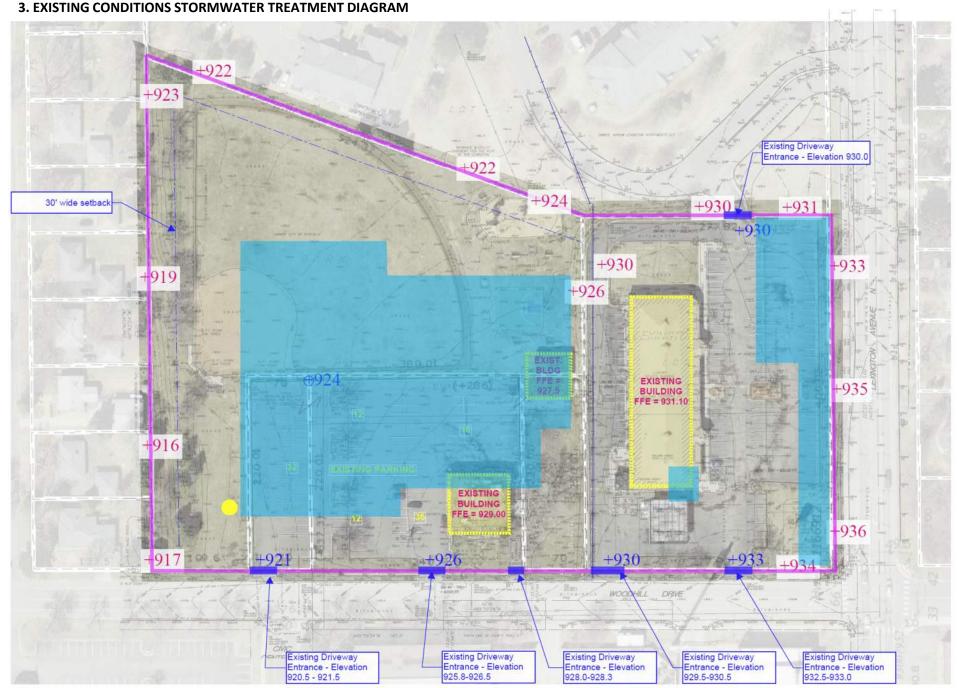
Stormwater **Treatment Options:**

FILTRATION:

- 38,000 SF footprint
- 44,600 CF volume treated
- 160 SF filtration vault

INFILTRATION:

- 24,200 SF footprint, limited in placement re: adjacent structures & utilities
- 29,600 CF volume treated





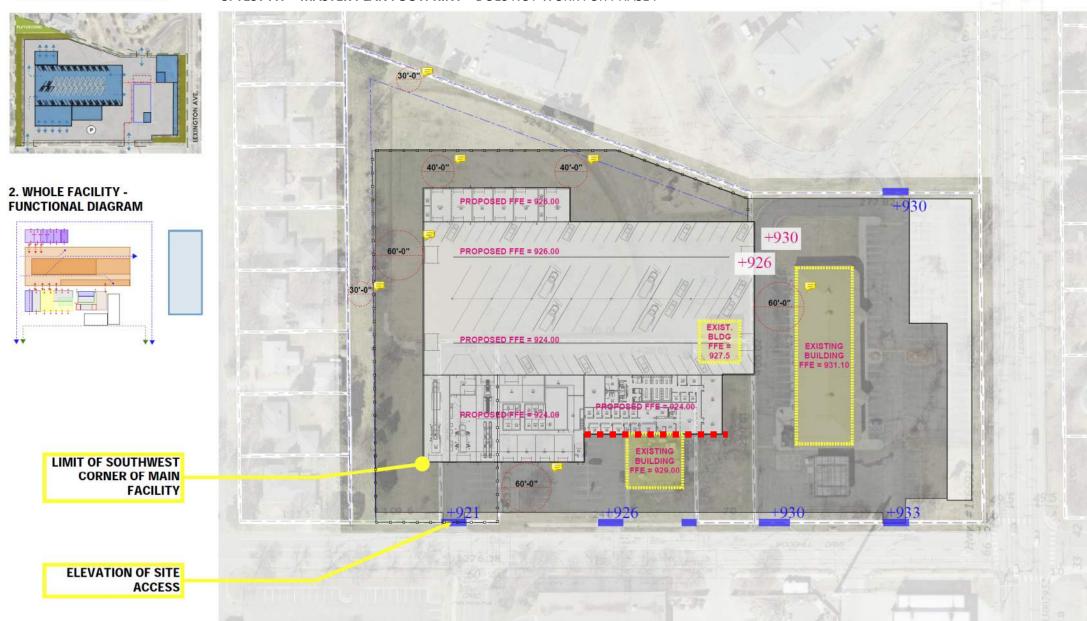






1. INITIAL STUDY DIAGRAM

3. TEST FIT - MASTER PLAN FOOTPRINT - DOES NOT WORK FOR PHASE I



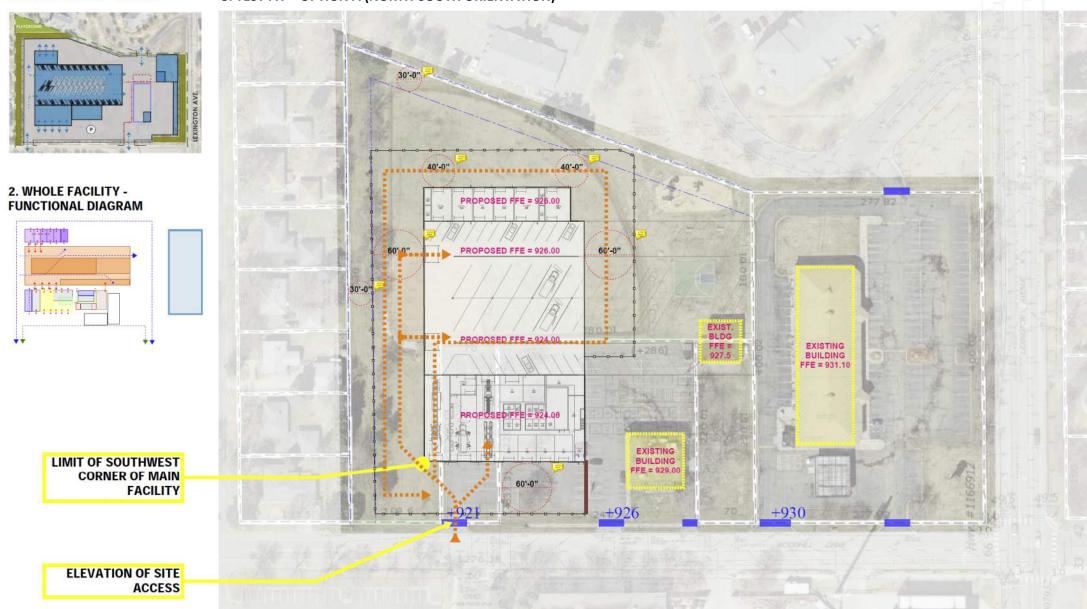






1. INITIAL STUDY DIAGRAM

3. TEST FIT – OPTION A (NORTH-SOUTH ORIENTATION)



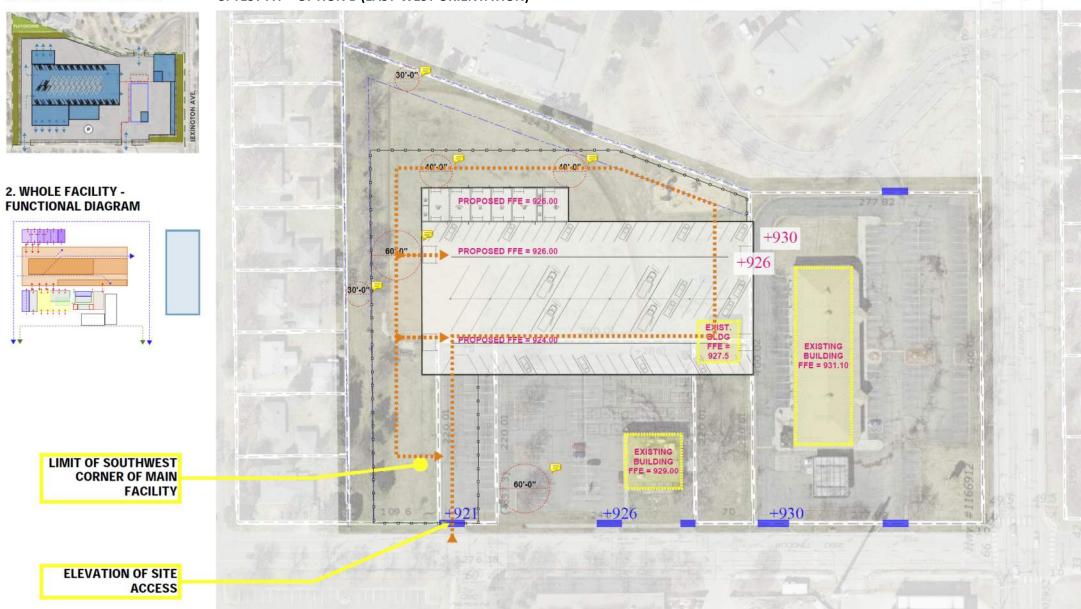






1. INITIAL STUDY DIAGRAM

3. TEST FIT – OPTION B (EAST-WEST ORIENTATION)







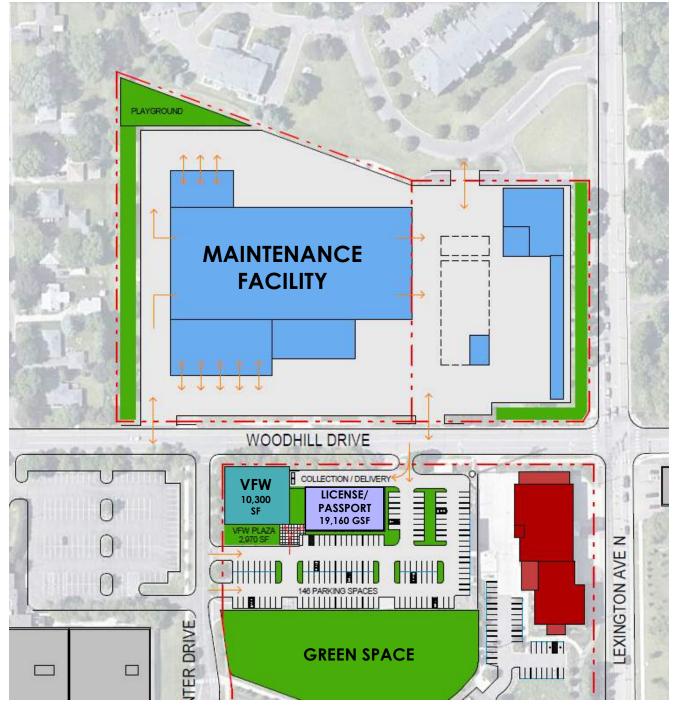


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VFW, License & Passport Center

Option 1

- Prominent VFW
- Shared Entry Plaza







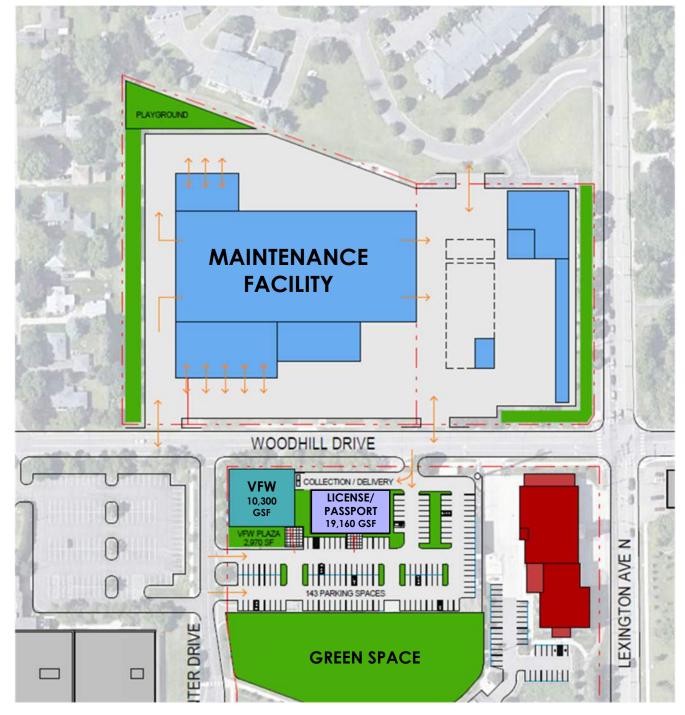




VFW, License & Passport Center

Option 2

- Prominent VFW
- Distinct Entry Plazas













PRE-DESIGN COMMUNITY ENGAGEMENT UPDATE









▲ COMMUNITY ENGAGEMENT

	COMMUNITY ENGAGEMENT STATUS	
DUILBING PUTGE FORWARD	Completed Activities	Activities In-Progress / Upcoming
1	Newsletter/Article : March/April	Newsletter/Article : May/June
2	Inform / Reach Out Stakeholders	Engage Landlords/Property Managers
3	Civic Campus Community Engagment Survey	Engage/Inform: Amira Senior Living
4	Roseville Civic Campus Listening Session I: Griggs & Lexington Residents	Roseville Civic Campus Listening Session II: Landlords/Residents/Buinesses
5	Frequently Asked Questions Informational	Distributions of Informational Postcards
6		Distributed 300+ Postcards, Near/Neighbors









COMMUNITY ENGAGEMENT

Adjacent Residents (Griggs & Lexington): Key Takeaways

- Strong disappointment about:
 - Loss of key backyard amenity
 - Loss of open space as part of the identity of their homes
 - Loss of useful feature for young families
 - Loss of community open space that brings people together
- Unilateral concern about impact on property values
- Concern about the noise and disruption of Maintenance Operations: interest in understanding planning options and proposed noise mitigation efforts
- Residents desire building/pavement setback from property line to be as large as possible. Screening, landscaping, and berming are all important elements if proposed planning proceeds

- Seeking to understand scale and aesthetics: what will this look like, and can it not look industrial?
- It would be highly beneficial to have a sidewalk to connect Griggs to Howard Johnson Park for increased safety and access
 - An opportunity to better connect the trail system to the park and around municipal facilities
- Interest in City's consideration for residents and potential for compensation for losses
- Uncertainty about benefit/use of proposed common green space:
 - Perception of being too far for residents to seek out
 - Additional definition beyond the diagram would be useful so residents can understand the vision for this space (design, features, function)







