

September 9, 2020

Community Development
City of Dacono
512 Cherry Street
Dacono, CO 80514

Re: Project Narrative
Dacono City Complex
New Annex Building and Police Building Remodel
Block 15, Town of Dacono
Zoning Classification: R2
.54 AC, 24,477 SF Site



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Community Development:

Enclosed is the SP Site Plan Submittal for the proposed new Annex Building on the existing City of Dacono City Complex site. The City of Dacono City Hall and Police Building are currently located on site. The proposed new Annex expansion facility will include a new multi-use city council chambers/municipal court/Police training facility, along with additional municipal staff support space and city police facilities. The attached SP Site Plan Submittal 1 illustrates the new 10,282 sf Annex facility and associated site development on the north portion of the city complex site.

Site Development Data:

- **Zoning:** The parcel is currently zoned R2, Multi-family Residential. No change of zoning is proposed. Municipal buildings are an allowed use in an R2 Zone. The overall site is 84,695 SF. Site setbacks have been adjusted to accommodate the site configuration and development requirements. Site setbacks at the Annex parcel include: 25' Front setback, 25' North side setback and 10' rear setback. Building height meets the 35' max. height restrictions. There is no maximum Floor Area Ratio, Minimum Open Space and Site Density requirement.
- **Site Features:** The current site is bordered on the north and east by single family housing, a church on the west and a municipal park on the south. The developed south portion of the L-shaped site will remain. The vacant north parcel will be developed with the proposed new Annex building. The existing center drive will be repaved with patterned concrete paving for a central pedestrian/drive main access way to the Annex front plaza to highlight the approach to the new building.
- **Site Landscaping:** The developed portion of the site is heavily landscaped with mature trees and shrubs with accent perennial features to highlight building entrances. Existing landscaping will remain as is. The new Annex building will feature a pedestrian plaza with landscape planters and city standard pedestrian furniture. The site perimeter including the detention pond will be landscaped with a combination of irrigated sod, planting beds and rock mulch. Low to moderate water use plant types have been selected.
- **Building Use Type:** Dacono City Annex will provide support spaces to the existing City Hall and Police building as well as provided a new multi-use city council chamber/municipal court/police training room to satisfy large city functions. City hall functions include additional administrative offices, open office area, expansion space, common storage and large conference room. Police expansion facilities include Men's and Women's Locker Rms with showers, a workout area, break room, small bunk room and armory for secured storage of police equipment.

- **Parking and Traffic Requirements:** Site circulation and parking will remain as existing with 2 existing curb cuts off Cherry Street with public parking in front of City Hall and the existing Police Building. Staff parking is provided at the SE corner of the lot. This parking area will be reconfigured to provide additional parking spaces with a covered canopy. The proposed Annex will not bring increased staff to the site or anticipated increased public parking needs and has no dedicated parking. A shared parking agreement is proposed with the adjacent Church to accommodate overflow parking for public meetings. Parking requirements at 3 spaces/1000 sf for office requires 62 spaces. 48 parking spaces total are provided on site with an additional 35 shared spaces with the church parking, for a total of 83 on-site parking spaces available.
- **Site Detention:** Site stormwater management for the new developed lot, will be handled by a proposed detention pond with water quality feature at the north end of the expansion parcel with an underground storm line discharge extension along the Church North PL to Cherry Street. A new 10' drainage easement is proposed to accommodate this. The Church north curb cut will be upgraded to accommodate a trench drain to the public curb and gutter along with bringing the curb cut up to city standard detail with HC ramps. The center drive curb cut is also proposed to be upgraded.
- **Site Utilities:** Site utilities will remain as existing for the two existing buildings. The new Annex will require a new water line, sanitary sewer line and fire line running along the center drive, along with a new fire hydrant at the east end to service the site. Existing electrical service will be extended along the center drive to the new transformer and generator located at the SE corner of the new Annex.
- **IBC Classification:** The new Annex building will be a 10,282 sf, 1 story facility classified as a B/A3 Mixed Occupancy with an accessory sleeping room that is less than 10% of the building Sf. Construction Type will be Type VB construction, fully sprinklered per Mountain View Fire District requirements. Small quantities of small arms ammunitions and firearms will be stored in an interior Armory room. There will be no explosives on site requiring a H Occ control room designation for the Armory room.
- **Architectural Design:** Architectural design will represent a quality, municipal facility. The building system will be a Pre-Engineered Metal building allowing for large space spans, clad with quality exterior façade materials. The L-shape configuration allows for façade plane changes with roof steps to meet city design standards. Two types of architectural metal panels with varied pattern and plane changes comprise the building skin, along with cultured stone veneer accent panels. Other features include an entrance vestibule, operable storefront windows with metal canopies and entrance pedestrian plaza.

Thank you for your help in assisting to make this project a reality and meet the goals of the City of Dacono as they expand for the future.

Sincerely,
ZP Architects Engineers



Jeanne Fielding, LEED AP, AIA, NCARB
Principal