



450 S. Parish Avenue
Johnstown, CO 80534
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JohnstownCO.gov

TOWN COUNCIL WORK SESSION

450 S. Parish, Johnstown, CO
Monday, January 13, 2025 at 6:00 PM

MISSION STATEMENT: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

AGENDA

CALL TO ORDER

AGENDA ITEMS

- [1.](#) Letford Park and Centennial Park Concept Plans
- [2.](#) Senior Center Discussion

ADJOURN

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance.

De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.



TOWN COUNCIL WORK SESSION COMMUNICATION

AGENDA DATE: January 13, 2025

SUBJECT: Letford Park and Centennial Park Concept Plans

ATTACHMENTS: 1. Concept Plans

PRESENTED BY: Jeremy Gleim, AICP, Planning & Development Director

WORK SESSION ITEM DESCRIPTION:

The Town issued a Request for Proposal (RFP) in June of 2024 to work with a consultant to master plan two parks: Centennial Park and Letford Park. Upon review of the RFPs and subsequent interviews with the four top finalists, Staff identified Wenk Associates, Inc. as the most responsive team. On August 19, 2024, at their regular meeting, the Town Council awarded a contract to Wenk Associates, Inc. for master planning services related to the two parks.

Since being awarded the contract, Wenk Associates, Inc (Wenk) has made significant progress on the designs for both parks. As a precursor to the design phase, Wenk participated in multiple community events to solicit public feedback and hosted an online survey through the Town's website. More than 600 survey responses were collected through that effort. Wenk used the data from the responses to create initial concept designs for the two parks. Two concept plans were developed for each park, and those concepts were shared with the community during a public open house that occurred on November 19, 2024. The open house corresponded with the launch of a second online survey. The purpose of the second survey was to solicit feedback on the concept plans, so that the designs could be further developed. More than 200 additional responses were collected through the second survey.

CONCEPT PLANS:

The purpose of this work session is to engage with Town Council in an informal setting regarding the design of the two parks. Staff would like to use this as a forum to share information and gather feedback on a few targeted topics; however, no formal decisions that require a vote of the Council shall occur.

Item #1: Senior Center Location

Wenk created two concept plans for each park. One of the two concept plans for each park included a senior center. As part of the second survey, we asked respondents certain questions specific to the senior center. Below is a summary of those findings:

Letford Park: Regarding a potential senior center, 61% of respondents said they would be in favor of a concept plan that included a senior center (267 responses); however, when asked which concept plan they preferred for Letford Park, 60% of respondents voted for the concept plan that did not include the senior center (266 responses).

Centennial Park: Regarding a potential senior center, 52% of respondents said they would be in favor of a concept plan that included a senior center or community center (240 responses). Similarly, when asked which concept plan was preferred, 53% of respondents voted for the concept plan with the senior center/community center (250 responses).

Staff Comment: Letford Park is a beautiful location in the heart of a residential neighborhood. While it can accommodate a senior center, the construction of such a facility on that property would occupy a much larger percentage of the site than would be occupied at Centennial Park, simply given the size of the two parks. Other conditions that would favor Centennial Park for consideration of a senior center include:

1. Proximity to Existing Facilities: YMCA, Johnstown Public Library, and Downtown Johnstown.
2. Proximity to Future Amenities: Centennial Park will ultimately house a significant number of amenities, including walking trails, access to the Little Thompson River, a dog park, etc.
3. Potential Shared Use Facility: Since Centennial Park is substantially larger than Letford Park, a senior center could be part of a larger community center, wherein the senior center could have its own access and internal space, but could be connected to shared amenities: kitchen, additional restrooms, meeting spaces, parking lots, etc.

Council Feedback: Staff would like to know if Council prefers the idea of a senior center at Letford Park, Centennial Park, or neither. This will help Wenk finalize designs for both parks.

Item #2: Outdoor Pool – Centennial Park

Both concept plans for Centennial Park included a dashed square representing the approximate size of an outdoor pool facility, based upon the feasibility study the Council commissioned in 2024. The second survey included a question asking respondents if they were in favor of a concept plan for Centennial Park that included a seasonal outdoor pool, and 66% of respondents voted in favor of the idea.

Staff Comment: Since the footprint associated with the pool facility constitutes a sizable portion of the property's development potential (i.e. the area outside of the floodplain), it will be prudent to plan accordingly, including interim designs.

Council Feedback: Staff would like to know if Council wants to preserve six acres of land outside the flood plain for a future outdoor pool facility. This will inform both short- and long-term designs for the park.

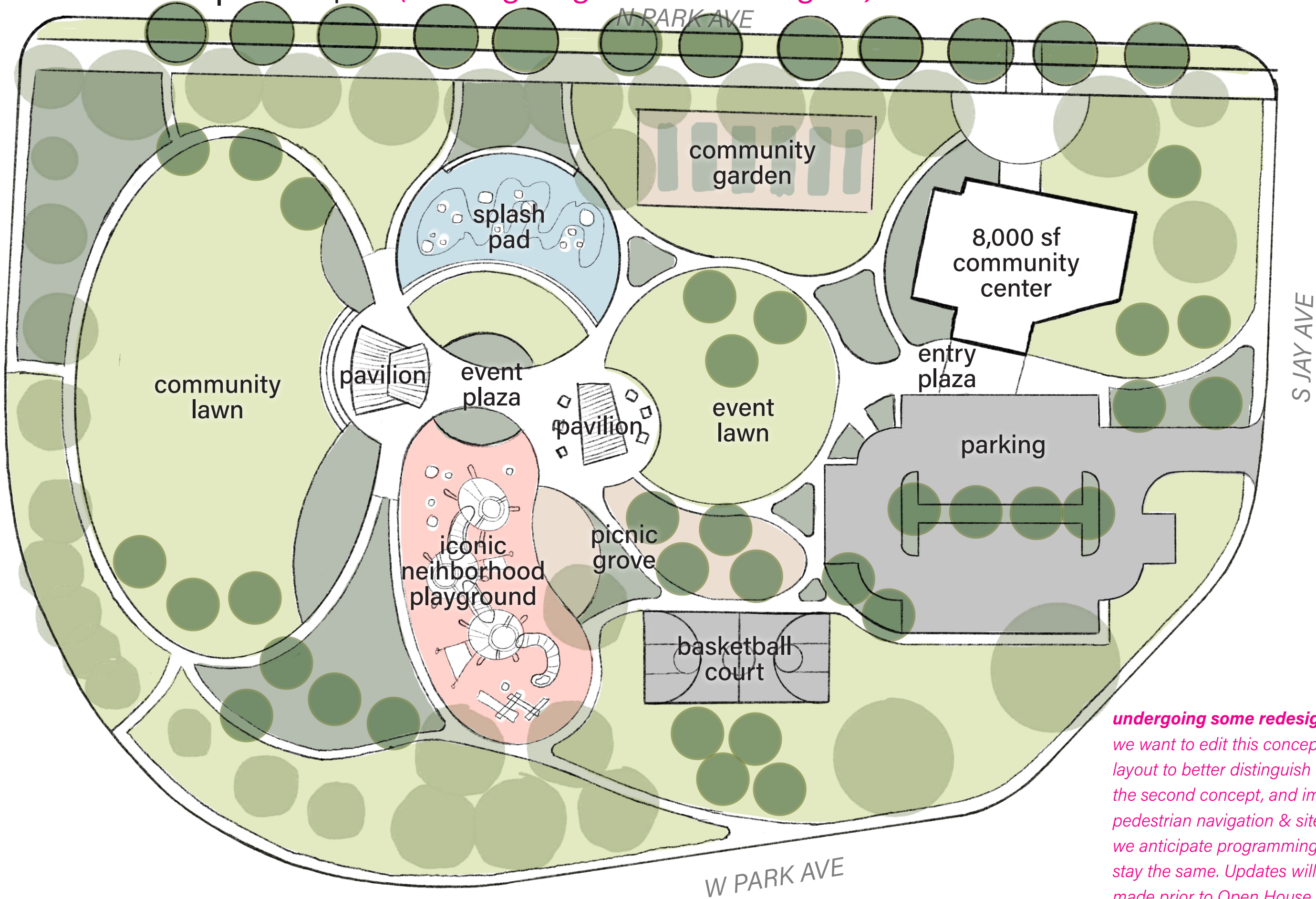
Staff would like to hear any other general comments about the concept plans.

Reviewed and Approved for Presentation,



Town Manager

LETFORD PARK | concept 1 *(undergoing some redesign**)*

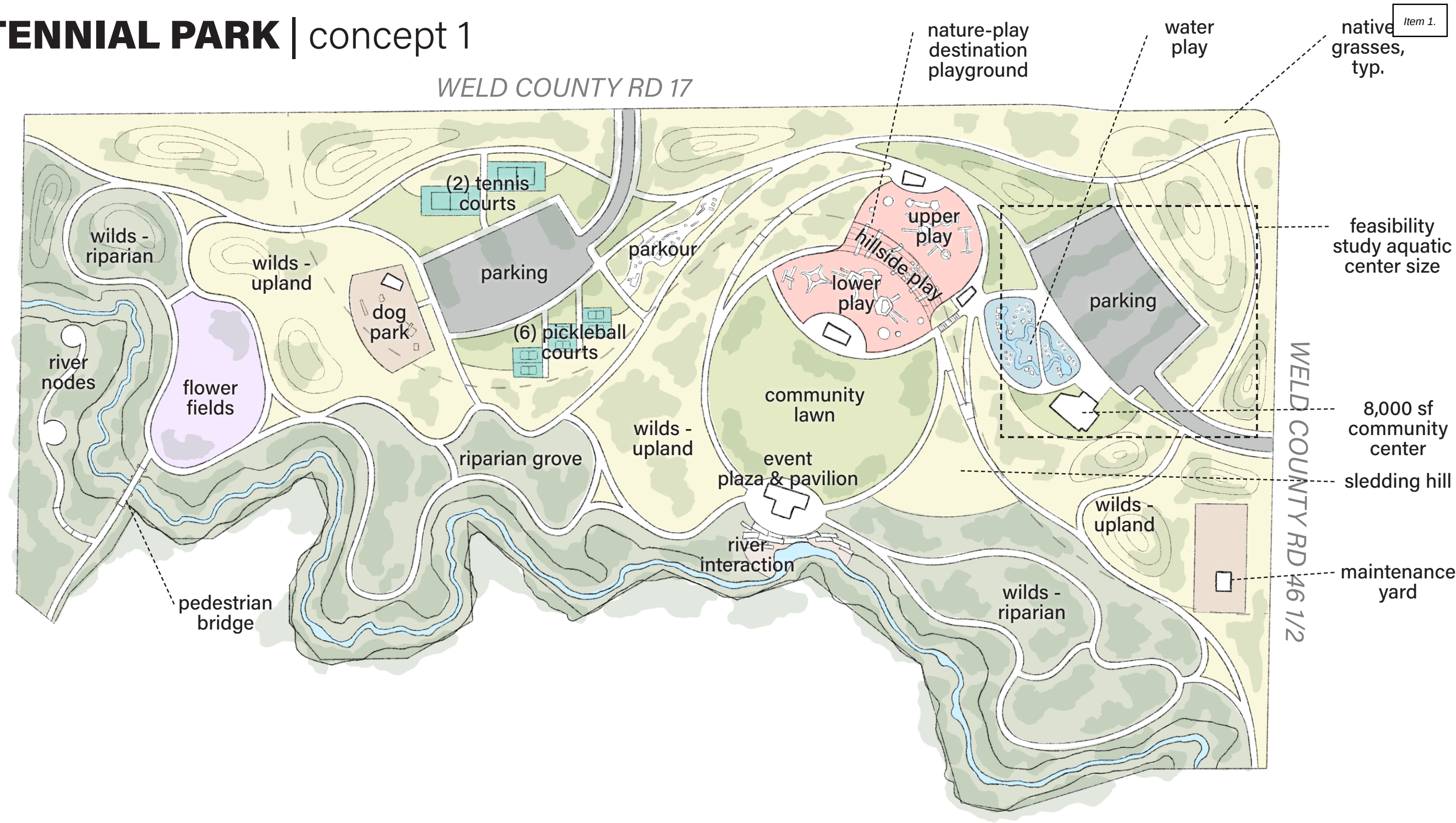


undergoing some redesign**
we want to edit this concept's layout to better distinguish it from the second concept, and improve pedestrian navigation & sitelines. we anticipate programming will stay the same. Updates will be made prior to Open House

LETFORD PARK | concept 2

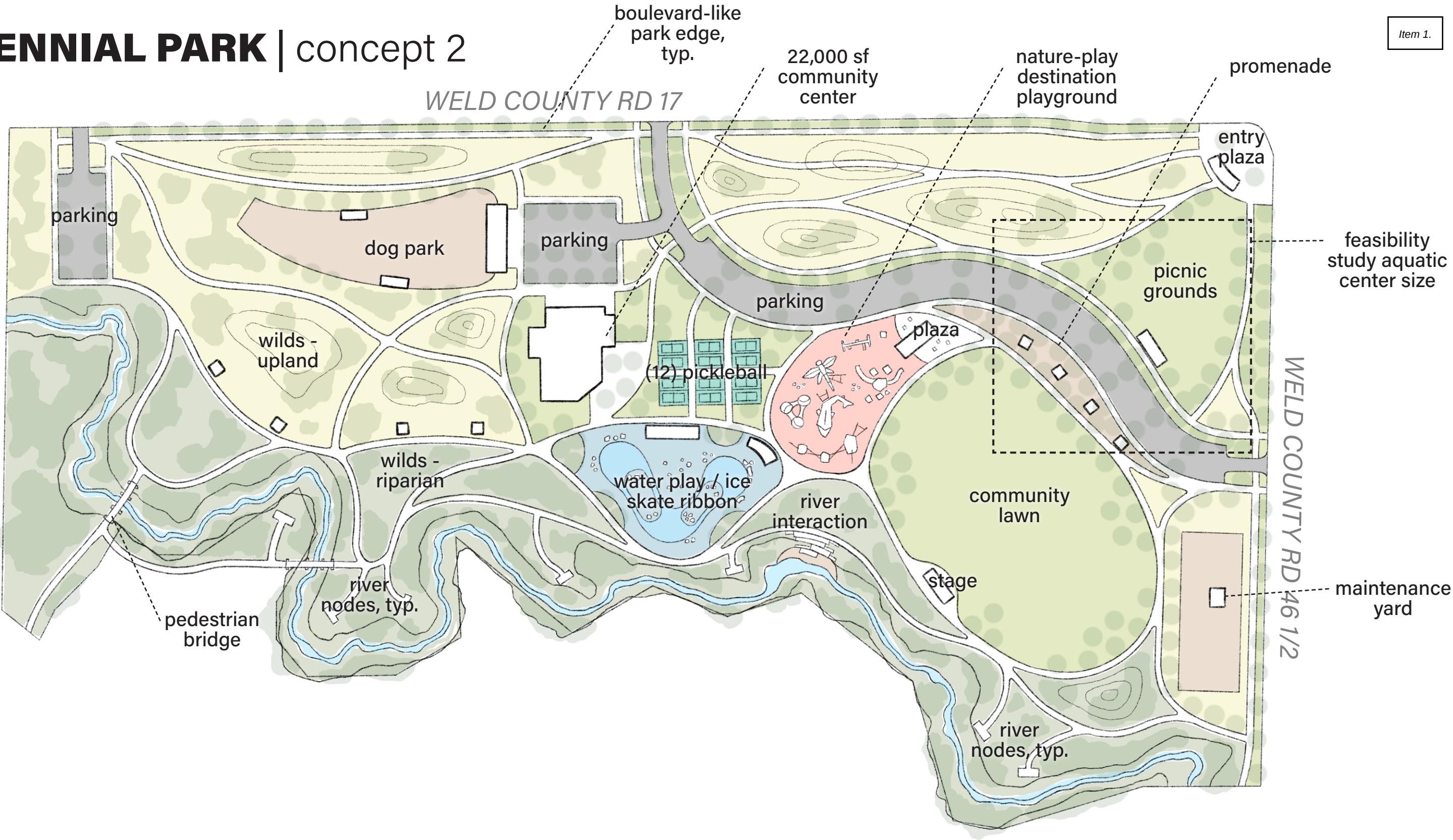


CENTENNIAL PARK | concept 1



CENTENNIAL PARK | concept 2

Item 1.





TOWN COUNCIL WORK SESSION COMMUNICATION

AGENDA DATE: January 13, 2025

SUBJECT: Senior Center Facility

ATTACHMENTS: 1. New Building Considerations

PRESENTED BY: Matt LeCerf, Town Manager

WORK SESSION ITEM DESCRIPTION:

One of the initiatives identified by Town Council was the desire to establish and construct a new senior/community center. The facility, while predominantly for the senior community would also have the capability to provide for additional use in the evenings, including community and special event activities.

Initial conversations about this vision began to flourish when Mayor Duncan and the Town Manager met with the Senior population requesting their feedback on how a new facility should be conceptualized as well as what should be incorporated into a new senior facility. The results of this feedback are represented in the attached document received from the Senior Community, titled New Building Consideration.

To facilitate this objective, the FY 2025 budget included funding for the architectural design of the facility with the anticipation of construction in FY 2026. The financial allocation for the design is approximately \$500,000. Town Staff would like to begin working on the design element of this facility as soon as possible to keep the project on schedule. To ensure a streamlined process, Staff has a number of questions for Council to discuss. A number of these questions do come with recommendations as well to help facilitate the discussion.

- Where would you like to establish this facility?
 - Two options were presented earlier as part of the Letford & Centennial Park Master Site Plan. Do either of these appeal to you, or would your preference be to look elsewhere?

- Based on the site selected, there may be an opportunity for a partnership with other community partners. This is due to the fact that TRPR may be looking at creating a facility in the community sometime in the future.
- For the design element of the structure, we generally have a committee that helps provide feedback and perspective on the facility to ensure all of the needs and objectives are being met. The objectives include functionality of the space, land use code design guidelines, energy efficiency, budget considerations and constraints, etc. It is recommended that the following be included on the committee:
 - Deputy Town Manager or Town Manager
 - Senior Coordinator, Holly Darby
 - 1 or 2 Senior Citizens from the Incorporated limits of the Town of Johnstown
- Financial Considerations – The Town has a number of facilities it will need to complete in the next 5 years. These buildings include the Development Services Building, Senior Center, and a new Public Works/Utility Building. To ensure our financial sustainability, Staff would like a budget to adhere to for the construction component. This would include land development, FF&E, and construction of the facility. At some point in the design, there may be a point at which we have to draw a line and say the financial commitment has been met. Staff would recommend a budget for construction not to exceed \$5 million for this project.

Staff is eager to have this discussion with Council to get necessary feedback that enables us to being moving forward on this important senior community project.

Reviewed and Approved for Presentation,



Town Manager

- It is imperative to include design specialists who know what they are doing. Consider using Lifespan Design Studios, or someone similar who has experience in building over 130 senior centers. **Lessons learned: ensure the designer has built a “senior center”, not a retirement community, not a nursing home, but a senior center.** A building that is ADA compliant is required by law, that does not mean it is “older adult friendly” and meets the needs of older adults.
- Use an architect to create a space needs analysis.
- Use posters (similar to Downtown Master Plan) with suggestions from the architect on how space could be used. Include older adults to provide feedback on the suggestions and if they would use the space as suggested....make changes as needed.
- Sound: newer facilities have not taken into consideration how sound carries when they designed their buildings. It was extremely difficult to have a conversation with the person sitting next to you because of how loud the room was. It was very challenging for individuals without hearing impairments and nearly impossible for people with hearing aids.
- Artwork hung on the “senior center” side should be artwork by local older adults.
- Age Friendly: please consider using a professional that is versed in age-friendly construction. Some of the major complaints from senior centers are:
 - Poor lighting and Sound (as mentioned above);
 - Bathrooms that can accommodate individuals with different abilities and varying heights, grab bars, stall doors that open OUT, stall doors with handles for people that may have difficulty grasping items and encounter pain frequently, one brand new Center did not have urinals in the men’s restroom. There are different considerations to factor for older men and urinals.
 - Provide a sense of warmth and coziness with comfortable areas to sit in, but are easy to get in and out of, and clean (NO CLOTH).
- Water fountain that includes a water bottle filling component.
- A small (stackable) washer/dryer. Currently staff take home dirty towels to launder for the next meal day.
- Partial commercial kitchen (please work with the health department for design requirements and a sensible layout): include commercial refrigerator, *deep* 3 compartment sink (like the one currently in the Community Center), *High Temp Commercial Dish Machine* (no chemicals), and not a residential “dishwasher” from a box store. A commercial range with hood is expensive and would be a lot of ongoing upkeep for the Town, which is why only a partial commercial kitchen is recommended.
- Large multipurpose rooms with storage: crafting, cards, games, etc. Be able to have more than 1 activity in different parts of the building.
- Space for the pool table.
- Easy to clean surfaces: cushioned vinyl chairs (no cloth); stain resistant tables.
- Easy to move and set up tables and chairs that are light weight.
- Vehicle/Bus: designated and convenient parking (drive through), easy to load and drop off area. Covered parking to protect from the elements.
- More handicap parking than suggested for building capacity, then graduated parking (if it is a shared space with younger generations, the non-handicap parking that is up closer to the building should be reserved for older adults).
- Technology: ability to host educational presentations for the seniors – screen, projector, cordless microphones, etc., it’s easy to use and does not require a computer engineer degree to operate. Ability to pipe in background music that could also be used for announcements throughout the entire building.

- The last thing you want to do is spend a lot of time and dollars to build a facility that everyone complains about because the subject matter experts (older adults and *senior center* designers) were not at the table every step of the way, not just in the beginning.

Item 2.

Resource Contacts:

- Jill Hall, *NISC Chair, State of Colorado*: Senior Services Manager for the Highlands Ranch Metro District, overseeing the development of a new 22,000 square foot center.
- Tom Lathrop: Colorado Springs Senior Center. Currently building a new building.
- Lifespan Design Studios - Doug Galow: d.gallow@lifespandesignstudio.com

Here is a list of inputs from our seniors:

- Indoor walking course (3)
- Outdoor garden area for flowers and vegetables (2)
- Outdoor sheltered picnic area (2)
- Memorial garden. Bricks w/names (donations)
- Indoor pickleball w/gym
- Big TV room to gather to watch sports
- Industrial dishwasher & sanitizer
- Larger refrigerator
- Dance floor/room
- Coffee Bar
- Handicap bathrooms (3)
- Automated handicap entry to facility and restrooms
- Library with computer
- Activity area for pool/ping pong
- Larger card/craft room with storage (6)
- Larger dining area for meals (3)
- More handicap parking (4)
- Water fountain that includes a water bottle filling component.
- Small stackable washer and dryer. Staff currently take-home dirty towels to launder for the next meal day.
- Cushioned chairs
- Easy to move and setup tables and chairs that are light weight with storage area.
- Stain resistant tables.
- Technology: ability to host educational presentations for the seniors – screen, projector, cordless microphones, etc. Ability to pipe in background music that could also be used for announcements throughout the building.
- Hanging extension cords to plug in electronics.
- Microphone and sound system for making announcements and entertainment.

- Add an additional staff member. Senior center continues to grow and add activities and would definitely benefit from additional support of an additional staff member
- Senior center has a representative involvement with the process. Typically, senior center is asked for input at the beginning of the process and that's it. This has caused frustration with not having a voice in the entire process and has been a Major complaint from many senior centers we talked with.