

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 44-R-2023**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING THE
LIBERTY RANCH, TRACT B, MUNICIPAL FACILITIES MASTER SITE PLAN**

WHEREAS, an approximately 32.69-acre parcel legally described as Tract B, Liberty Ranch Filing No. 2, 2nd Amendment, pursuant to the Final Plat thereof recorded with the Weld County Clerk and Recorder at Rec. No. 3996323 (“Tract B”), was dedicated to the Town of Mead for public purposes; and

WHEREAS, on July 25, 2022, the Board of Trustees awarded a professional services agreement to OZ Architecture, Inc., to develop a master site plan (the “MSP”) to serve as a foundation for future development of Tract B; and

WHEREAS, due to the fast rate of development in the Town of Mead, both the Town of Mead’s Police Department (the “Police Department”) and the Mountain View Fire Protection District (the “Fire District”) are in need of new facilities to accommodate the additional services and growing population; and

WHEREAS, the High Plains Library District (the “Library District”) has also expressed an interest in exploring Tract B as the site for a new library; and

WHEREAS, the Police Department, the Fire District, and the Library District have determined that Tract B would be able to accommodate their respective needs and that their respective facilities would be compatible uses on Tract B; and

WHEREAS, a copy of the Liberty Ranch, Tract B, Municipal Facilities Master Site Plan (the “Tract B MSP”) is attached to this Resolution as **Exhibit 1**; and

WHEREAS, Town Staff is prepared to begin the work of establishing the land entitlement process and public improvement phasing for the future development of Tract B; and

WHEREAS, the Board of Trustees desires to approve the Tract B MSP; and

WHEREAS, the Board further desires to delegate authority to the Town Attorney and Town Manager to negotiate any necessary agreements with the Fire District and Library District to facilitate the future development of Tract B, conditioned on any such agreement(s) being brought before the Board for final review and approval,

NOW THEREFORE, BE IT RESOLVED by the Town of Mead, Weld County, Colorado, that:

Section 1. The Board of Trustees (“Board”) hereby: (a) approves the Tract B MSP attached hereto as **Exhibit 1**; (b) authorizes the Town Attorney and the Town Manager to negotiate any necessary agreements with the Fire District and Library District as may be appropriate to facilitate the development of Tract B; and (c) directs the Town Attorney and the Town Manager to present any agreements and development plans to the Board for the Board’s review and approval.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 10TH DAY OF JULY, 2023.

ATTEST:

By: Mary E. Strutt
Mary E. Strutt, MMCS, Town Clerk



TOWN OF MEAD:

By: Colleen G. Whitlow
Colleen G. Whitlow, Mayor

Exhibit 1
Liberty Ranch, Tract B, Municipal Facilities Master Site Plan

(see attached document)



TOWN OF MEAD

MUNICIPAL FACILITIES

MASTER SITE PLAN CONCEPT

MEAD, COLORADO | 03.20.2023

MASTER PLAN | PROGRAM - FIRE STATION

Function / Room Name	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Remarks
	W	D				
ESTIMATED NEW STATION PROGRAM						
Apparatus Areas					5,376	
Four Bays - Drive Through - TBD	96	56	5,376	1	5,376	4 bays
Living Areas					4,815	
Shared: Entry Vestibule	10	15	150	1	150	Public and FF Entrance - Possibly staffed by Police (confirm if shared)
Firefighter entrance	8	8	64	1	64	access to living quarters and app bay
Unisex ADA Toilet	8	12	96	1	96	for public use if needed for visitor + station use
Bed Rooms	9	11	99	6	594	includes wardrobe lockers, small desk, bed
Unisex Crew Bathrooms	7	10	70	3	210	
ADA Crew Bathroom	9	8	72	1	72	one adaptable ADA bath in sleeping area of station
Storage Closet - Sleeping area	2	5	10	1	10	General linen and misc. storage for area
Kitchen	18	20	360	1	360	
Dining Area	12	20	240	1	240	
Day Room	18	20	360	1	360	
Shared: Training/ Community Room	34	22	748	1	748	Seating for about 40-45, with tables and chairs, classroom setup. Regional class presentation -
Shared: Storage Closet - Training Room	10	12	120	1	120	AV access, EMS Supplies, chairs, tables
Shared: Fitness Room	22	36	792	1	792	provide 48" door, access to the exterior with concrete patio with cover
Crew / Watch Office	14	15	210	1	210	Located near station entry and apparatus bays
Officers Office	10	10	100	1	100	
Laundry	8	12	96	1	96	Clean side of station - duty clothes and linens
Station Storage - Living Quarters	4	4	16	1	16	Varies and dispersed within daytime use areas
Display Artifact Area	2	8	16	1	16	
Janitor Closet	6	6	36	1	36	one per floor
Janitor Closet	5	3	15	1	15	one per floor
Fire Pole	7	7	49	2	98	area per floor
Stairs (2 sets)	10	15	150	2	300	
Elevator (2 floors)	7	8	56	2	112	one per floor
Apparatus Bay - Support Space					1,700	
Decon Room / Bay Laundry	15	18	270	1	270	Apparatus bay use only Extractor + W/D
Tool Decon Area / Alcove	3	14	42	1	42	
Decon Bathrooms	8	8	64	2	128	optional review sequence
Decon Locker Rooms / Support Areas	14	20	280	1	280	sample decon sequence plan available for review
Shop / Tool Maintenance Room	14	16	224	1	224	
Outdoor Storage and Equip.	10	12	120	1	120	
Bunker Gear Storage	18	16	288	1	288	verify locker size, style, number
EMS Storage	6	10	60	1	60	
Comp / SCBA Fill Room	16	12	192	1	192	fill room separate from compressor - potential size increase for additional storage, vehicle, etc.
Janitor Closet	4	6	24	1	24	cleaning for Apparatus redzone areas only
Unisex Toilet - App Bay Access	9	8	72	1	72	direct access to apparatus bay (Verify if wanted)
Mezzanine for training props						

Function / Room Name	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Remarks
	W	D				
Shared: Building Support					302	
Electrical Room	8	8	64	1	64	submeter
Mechanical Room	10	12	120	1	120	submeter
Water Entry / Sprinkler	8	8	64	1	64	submeter
Communications / IT	6	9	54	1	54	
*Potential Stub in of services for PD depending on timing and room for submetering						
Total Net Square Footage					12,193	
Total GSF plus 15% Gross Factor					14,022	Estimated
Exterior Space and Equipment						
Communication Tower						verify if required
Trash Enclosure						
Sidewalks and Paved Walkways						
Front Apron - Concrete						
Flagpole / Lighting						at front entrance is adequate - American and State Flags - one pole
Entry Walk						
Shared? Generator / Pad / Enclosure						review space plan to identify what will be on the em gen (60% for fire requirements)
Outdoor Patio - Cooking eating						
Outdoor Patio - Cross fit exercise						
Private parking (12 spaces for staff)						
community room parking (per zoning)						
Landscape						review town requirements
Secure private car vs PD car parking to be confirmed						
Shared: Secure Parking - PD covered spaces for 6 cars near their exit door						

MASTER PLAN | PROGRAM - POLICE STATION

Function / Room Name	Staff Count	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Shared SF	Remarks
		W	D					
POLICE STATION SPACE PROGRAM								
Public Spaces								
Entry Vestibule				64	1	64		
Public Lobby				120	1	120		not needed for Fire - space for 6 chairs
Administration/Clerk Station				120	1	120		Police oversee public lobby and secure lobby - administration tech person (in between lobbies)
Community/Training Room				800	1		800	60-80 public 45 training
Training Storage				120	1		120	8 mats for defensive tactics training (rolled up) - training contained to the mattes
Women's Toilet				60	1		60	
Men's Toilet				60	1		60	
Janitor				30	1		30	
Public space Total					8	240	1,134	
Secure Public								
Waiting				80	1	80		Off Clerk's Office
Interview Room				180	1	180		2 chairs, 1 office during the interviewing
Conference Room				220	1	220		seats 10-12 - larger interview room
Total Secure Public					3	480	0	
Office								
Admin Office								
Large Office	2			196	2	392		Chief & Commander - 1 desk + 4 seat conference table each
Future Office	1			150	1	150		
Tech	1			64	1	64		
Small Conference				108	1	108		
Patrol Office								
Open Office	8			480	1	480		6 officers, 2 CSO's
Shared Office	4			300	1	300		4 Sergeants
Invest. Office								
Shared Office	4			300	1	300		1 Sergeant, 3 Detectives
SRO	3			36	1	36		3 touchdown spaces
Work/Copy/Mail				60	1	60		
Report				36				In SRO
Storage				100	1	100		
Breakroom				240	1	240		full kitchen - if no access to public area, could also be used as a muster (briefing room)
Office Space Total	23				12	2,230	0	
Secure Holding/Interview								
Vehicle Sallyport				700	1	700		Interior - room for 2 cars (one lane)
Emergency Decon Station				70	0			Use fire station decon
Vestibule				64	1	64		
Vehicle Processing/wash bay				336	1	336		Evidence function - vehicle locked down for 24-48 hour period/wash bay with drain
Armory Storage				60	1	60		Ammunition, targets, etc. - storage off of wash bay
Booking				60	1	60		typically transport to Greeley
Breathalyzer Room				80	1	80		
Holding Cells				60	2	120		
HC Cell				75	1	75		Accessible cell
Search				120	0	0		in Sally Port
Secure Circulation				100	1	100		
Interview Rooms				108	1	108		accessible from secure entry and from booking
Private Toilet				60	1	60		off of sally port - flushing from outside of room
Janitor				36	1	36		Serves cells
Secure Holding/Interview Total				1,929	13	1,799	0	

Function / Room Name	Staff Count	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Shared SF	Remarks
		W	D					
POLICE STATION SPACE PROGRAM								
Secure Staff Spaces								
Entry Vestibule				50	1	50		
Conference Room/Meeting Area				240	1	240		Near staff entry for meetings
Equipment/Storage/Armory				150	1	150		Misc. equipment, training props, radio charging, rifle safe
Mail					0	0		in file area
File				120	1	120		
Breakroom				300	1	300		2 tables of 8, kitchenette
Evidence Storage				560	1	560		equal to 2 conexxs
Secure Staff Total				1,420	6	1,420	0	
Lockers & Fitness								
Exercise/Training Room				800	1		800	shared with fire
Exercise Storage				100	1		100	
General Locker Room				200	1	200		20 lockers
Unisex Shower/Changing				100	4	400		3 minimum
Lockers & Fitness Total				1,200	7	600	900	
Building Support								
Mechanical Room				120	1		120	
Electrical Room				50	1		50	
IDF				70	1		70	Servers need to be separate between the two (locked cabinets -vs- completely separate rooms)
Water Entry				64	1		64	
Building Maintenance Supplies				80	1		80	
Building Support Total				384	5	0	384	
Building Total Net SF Sub-Total						6,769	2,418	
20% Circulation Factor				0.20		1,354	484	
Grossing Factor				0.10		812	290	
Total GSF						8,935	3,192	12,127
Site Area								
Employee Parking	20			325	20	6,500		Secured - not including fire
Patrol Covered Parking				325	10	3,250		Secured, close to exit
Police Vehicles				325		0		Do officers take police vehicles home?
Public Parking	40			325	40	13,000		For community room
Outdoor Exercise				1,000	1	1,000		
Building						10,531		Includes 1/2 shared spaces
Setbacks, Circulation, etc.						15,796		1.5 x building
Site Area Total	60			2,300	71	50,077		

MASTER PLAN | PROGRAM - LIBRARY

Function / Room Name	Staff Count	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Base Total GSF	Enhanced Total GSF	Remarks
		W	D					
Medium Library								
Introduction Zone								
Access: Staff Assisted				950	1	950	188	
Excite: Self Guided				995	1	995	75	
Excellence: Staff & infrastructure				2,950	1	2,950	163	
Subtotal					3	4,895	426	
Literacy Zone								
Curate: Collection				4,037	1	4,037	276	
Unite: Gathering & Collaboration				2,000	1	2,000	1,300	
Wild Card: Community Spaces				1,150	1	1,150	920	
Subtotal					3	7,187	2,496	
Building Total								
Base and Enhanced subtotal				12,082	1	12,082	2,922	
Building Max Total	2					15,004		
Site Area								
No quantities given								
Parking assumes 1 car per 350 GSF				325	42	13,650		
Site Area Total	0			325	42	13,650		

MASTER PLAN | PROGRAM - YOUTH SPORTS PROGRAM

Function / Room Name	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Remarks
	W	D				
ESTIMATED YOUTH SPORTS PROGRAM						
Outdoor Fields				0		
Club level Baseball fields				3		able to modify for tee ball, with dug outs + bleachers + lighting
Soccer fields				3		full size soccer fields, modify to play smaller sized games on + open space with no bleachers
Support Space				2,000		
concession/ restroom building	25	40			1,000	st. vrain sports complex with centralized location
Equipment building	25	40			1,000	for the rec side of things, supplies, nets, etc.
Building Support				0		
Parking (per zoning see table below)						adjacencies to other facilities for overflow parking
Total Net Square Footage				2,000		
Total GSF plus 15% Gross Factor				2,300 <i>Estimated</i>		
Use	Low Requirement (Urban)		High Requirement (Suburban)		Don's Thoughts	
Police and Fire	2 spaces / 1,000 sf gfa		1 space / 300 sf nla		Suburban may be closer for Mead	
Library	2-3 paces / 1,000 sf gfa		1 space / 350 sf nla		Suburban may be closer for Mead	
Ballfields	1 space per 4 seats bleacher or seating capacity. If there are no defined seating areas, a special study may be required		Special study required		Go with Urban, and assume additional demand from heavy use in evenings can be accommodated in library spaces.	
Equipment TBD						







