

# **City Field Operations Campus**

## **August 30th, 2021 Public Meeting**

<https://lawrenceks.org/mso/field-ops-campus/>

# Agenda

**1--Present need for campus**

**2--Review Master Plan**

**3--Previous public comments: what we've heard**

**4--Next steps**

# Divisional Field Operations Need

## Field Operations Divisions

Streets

Stormwater

Traffic

Wastewater Collection

Water Distribution

Inspections

Central Maintenance Garage

Solid Waste

Facility Maintenance

Forestry

Horticulture

Household Hazardous Waste

**Master Plan Goal: Study central campus for multiple Field Operations in need of critical improvements**

## Master Planning Process--12 Months

**1--**Divisional interviews and tours

**2--**Existing facility analysis

**3--**Programming analysis--current and projected

**4--**Test fits on Farmland Site

**5--**Conceptual design of facilities / site

**6--**Cost estimation

**7--**Phasing recommendations and Master Plan

# Divisional Field Operations Need

MSO

Division	Major deferred maint.	Critically undersized	Site size limitations	Floodway restriction
<b>Streets</b>	Red	Red	Light Red	Red
<b>Stormwater</b>	Red	Red	Light Red	Red
<b>Traffic</b>	Red	Red	Red	White
<b>Wastewater Collection</b>	Light Red	Red	Light Red	White
<b>Water Distribution</b>	Light Red	Red	Light Red	White
<b>Inspections</b>	Light Red	Red	Light Red	White
<b>Central Maint. Garage</b>	Red	Red	Red	Red
<b>Solid Waste</b>	Light Red	Red	Red	Red
Facility Maintenance	Red	White	White	White
Forestry	Light Red	Light Red	Red	White
Horticulture	Light Red	Light Red	Red	White
Household Hazardous Waste	White	White	White	White
<b>Fuel Island</b>	Light Red	Red	Red	Red

# Divisional Field Operations Need

- **Strategic Plan Alignment:** A consolidated Field Operations Campus at the Farmland Site is **the most cost effective way to address current facility and site realities** (including deferred maintenance, operational efficiency, size, floodway challenges) and to maintain critical City services into the **future**.



Facilities are critically undersized for current and future needs.



Facilities are in need of major operational and safety improvements.



Facilities are located in the Floodway--which is designed to carry water and debris.

Approved by CC on 5/07/19

## 1. Farmland Site

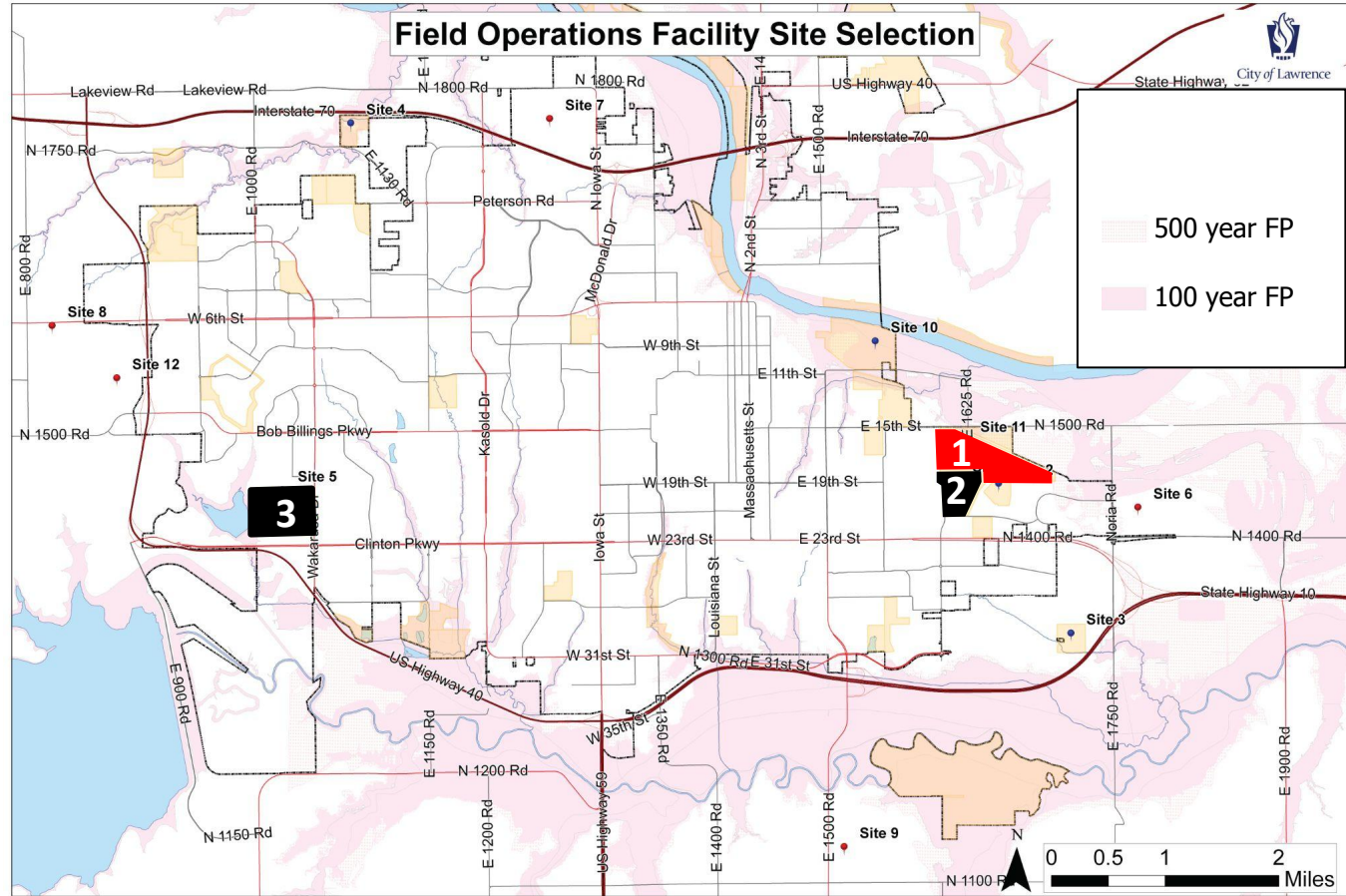
- Masterplan study conducted for a full Field Operations Campus (all Divisions fit)

## 2. Venture Park.

- This site holds value and is designated as an industrial business park.

## 3. West 40

- Meets the requirements for (CMG + SWD) or MSO, but is not large enough for all City Divisions.





Google



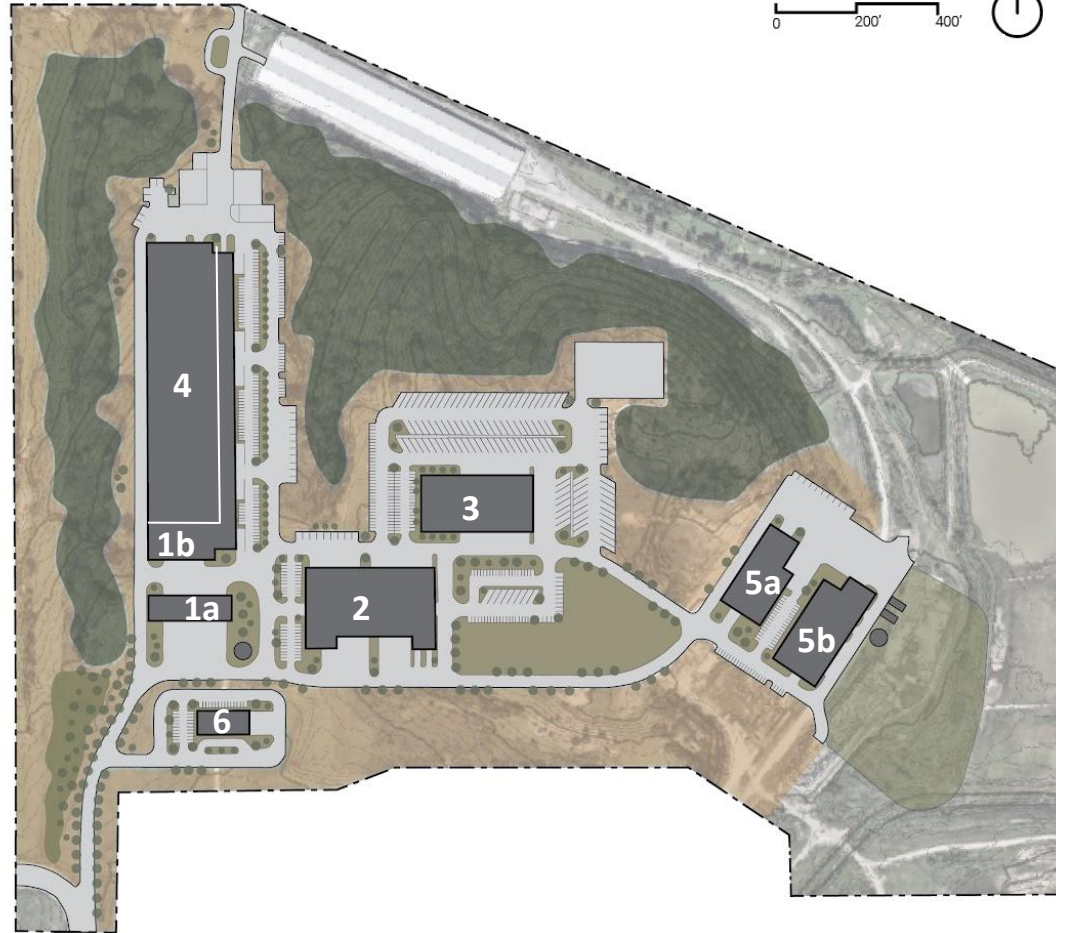






# Master Plan Farmland Site

- 1a. Fuel Island
- 1b. MSO Building: Streets, Stormwater, Water, Wastewater, Traffic and Inspections Divisions
- 2. Central Maintenance Garage
- 3. Solid Waste Division
- 4. MSO Conditioned Vehicle Storage
- 5a. Facility Maintenance Division
- 5b. Forestry and Horticulture Divisions
- 6. Household Hazardous Waste



# Neighborhood Concerns

- Proximity to neighborhood
- Size of operation
- Unsightly views
- Noise disturbance
- Light pollution
- Traffic congestion
- Disruption of open space/ecosystem
- Property value destabilization
- Odors
- Site contamination
- Hazardous materials



# Schematic Design Explorations

- a. Look for ways to preserve open green space
- b. Explore ways to increase biodiversity
- c. Explore relocation of MSO, Fuel Island, Central Maintenance Garage and Solid Waste Divisions further east
- d. Explore strategies to limit sightlines and sound
- e. Explore reducing operations on site by prioritizing MSO, Central Maintenance Garage and Solid Waste Divisions.
- f. Explore opportunities to relocate site entry

**Explore items a-f and report back to the public at 50% Schematic Design**



# Phase 1 Timeline



- 1.** Planning and Entitlements Phase, including comprehensive plan amendment, rezoning, institutional development plan and minor subdivision.
- 2.** Schematic Design \*Start date pending CC Approval\*
- 3.** Design Development

- 4.** Construction Documents
  - 5.** Project Construction
  - 6.** Phase One is complete
- Public meetings TBD

# Project Imperatives

- 1. Consolidate municipal operations onto a single campus.** Create a Master Plan for an efficient campus environment, encouraging spaces shared by multiple Divisions.
- 2. Remediate the Farmland site through phased construction.** Develop a phasing strategy that allows for the site to be methodically remediated over time.
- 3. Improve working conditions and safety.** Conditions in some existing facilities do not meet current standards with regard to operation, ventilation, safety and flood mitigation. It is imperative that the staff that provide critical services are allowed to work in an efficient safe facility.
- 4. Be a great neighbor.** Carefully study and design to control traffic, sound, visual and light impacts on the community given that the Farmland site is adjacent to a residential neighborhood.
- 5. Embrace sustainable design.** Understand the implications of the baseline and 'code minimum' thinking and consider design strategies that prioritize resource efficiency, carbon reduction, ecosystem rehabilitation, and health/well-being of staff.
- 6. Design for the present... and future.** Consider current needs in context of predicted future industry trends, and design to create facilities that are flexible enough to adapt. Use Life Cycle Analysis tools to balance initial construction costs with longer term operational costs.
- 7. Promote the health and well being of staff.** Design facilities with an awareness that the staff are essential workers. Focus on glare-free daylighting, acoustic controls, access to ventilation and fresh air, soil vapor intrusion and other environmental components that contribute to workers feeling healthy and productive.
- 8. Be resilient.** Design to maintain continuous operation in the midst of and aftermath of disasters. Design to adapt, should future emergencies dictate temporary uses for the project. Design to meet typical social distancing requirements for future pandemics.
- 9. Align with Plan 2040.** Create a campus that balances development, level of service and quality of life goals outlined in Lawrence's Comprehensive Plan, adopted in 2019.

