



Downtown Campus Reinvestment Project Update

August 9, 2022





Agenda

The Project

- Background
- Aspirations
- Milestones for Council Input and Public Engagement
- Continuity of Operations
- Murphy Park
- Next Steps
- Questions



Our Community

We are the community of choice for residents,
businesses and employees

We improve the lives of the people we serve every day



How We Got Here

Started:

- September 2017 Workshop to develop 10-year CIP (Capital Improvement Plan)

Council Policy Sessions on Building Asset Philosophy:

- September 2017
- June 2019
- October 2019
- January 2020

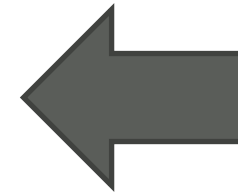
Retreat:

- April 2, 2021 City Council Strategy Retreat on Downtown Glendale as part of a Council Item of Special Interest by Vice Mayor Jamie Aldama

Council consensus on Pivot Strategy for new year-round programming

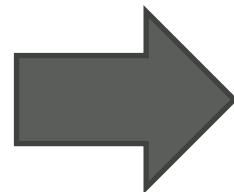


Inspirational Concepts of Modernization



Sky Harbor Terminal 3
Prior to Modernization

Sky Harbor Terminal 3
Post Modernization

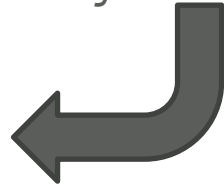




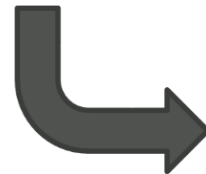
Background: A Potential Future



Glendale City Hall,
Today



Glendale City Hall,
Potential Future*



*Only a conceptual image



How We Got Here

Council Workshop and Meetings on Project:

- December 2021 Council Workshop on City Hall Complex Update
- January 2022 Council Workshop on Financing of Downtown Campus Reinvestment Project
 - Council consensus provided to move forward with the project

Formal Actions:

- June 28, 2022 Council approves contract with Okland Construction Company for the Downtown Campus Reinvestment Project
- June 28, 2022 Council approves contract with Holly Street Studio LLC as Architect for the Downtown Campus Reinvestment Project



Aspirational Drivers

- Reimagine downtown campus that reflects the community
- Reinvest to ensure facilities and amenities are accessible and usable for future generations
- Enhance and expand the amphitheater to become a destination, a true public/private performance venue
- Consolidates services to the community in a one stop shop
- Creates a state-of-the-art workplace environment
- Catalyst for private investment into downtown



Continuity of Operations

Planning Objectives

- Ensure that temporary locations of services are aligned to meet the needs of our residents, businesses and visitors.
- Improved temporary work facilities must be able to continue to provide benefit to the City after staff has moved into their permanent locations.





Continuity of Operations



Airport



Adult Center



Civic Center Campus



Sine Bldg.



GRPSTC



Media Center




Continuity of Operations Status

	Planning	Design	Construction	Move In
Sine Building – Mar. '22 thru Dec.'22				Jan.-Feb. 2023
Media Center – June '22 thru Mar. '23				Apr. – May 2023
Adult Center – May '22 thru Feb. '23				Feb. – Mar. 2023
GRPSTC – May '22 thru Dec. '22				Jan.-Feb. 2023
Airport – May '22 thru Dec. '22				Jan.-Feb. 2023
Bead Museum – Aug. '22 thru May '23				April-May 2023
Annex – Aug. '22 thru May '23				April-May 2023



DCRP Milestone Schedule

Activities	Planning	Design	Construction	Move In
Council Engagement	● ●	● ● ●	● ●	
Stakeholder Engagement	●	●	●	
Programming / Concepts	Aug – Oct. 2022			
Schematic Design (SD)		Oct.-Feb. 2023		
Design Development (DD)		Feb.- June 2023		
Construction Documents (CD)		June – Oct. 2023		
GMP (Cost/NTP) Council Approval			GMP 1- Dec. 2022 GMP 2- June 2023 GMP 3 -Oct. 2023	
Construction			Jan. 2023 – April 2025	
Move In				May – June 2025



Murphy Park

- Murphy Park is an important downtown asset
- The use of the park is unique and unlike any other park in Glendale
- It serves as a conduit and conductor for the entrance into downtown
- Reinvestment ensures health and accessibility for many generations to come
- The project will represent one of the largest investments in the park



Murphy Park

- Originally known as Town or City Park
 - Donated to the City by W.J. Murphy in 1909
 - Original library built in 1917
 - 2nd library was built in 1938
 - 3rd library constructed in 1971
 - Park was renovated in 1984

2024 will be 40 years since the park was renovated





Murphy Park

Concerns Raised

- Lack of Communication
- Paving the Park
- Irrigation and Water
- Health of Trees – Tree Removal



Murphy Park - Concerns

Lack of Communication

- 8 Public Meetings
- June 6, 2022 - Met with Downtown Stakeholders
- Architect and Construction Manager hired about 40 days ago
- Project just getting kicked off
- Developing project website
- Stakeholder engagement



Murphy Park - Concerns

Paving the Park

The City will NOT be paving Murphy Park

The 1984, renovations placed walkways throughout the park making the park 44% hardscaped. These walkability enhancements were welcomed by the public.

The new reinvestment project is in the very beginning stages, and the process of designing and changes to the park have not formally started. The concerns that have been raised are based on an artist's conceptual drawing that staff used in a City Council Workshop presentation regarding only the project's financing. The City's project team is currently working with the contracted architect to develop a process that will include community engagement.



Murphy Park - Concerns

Irrigation and Water

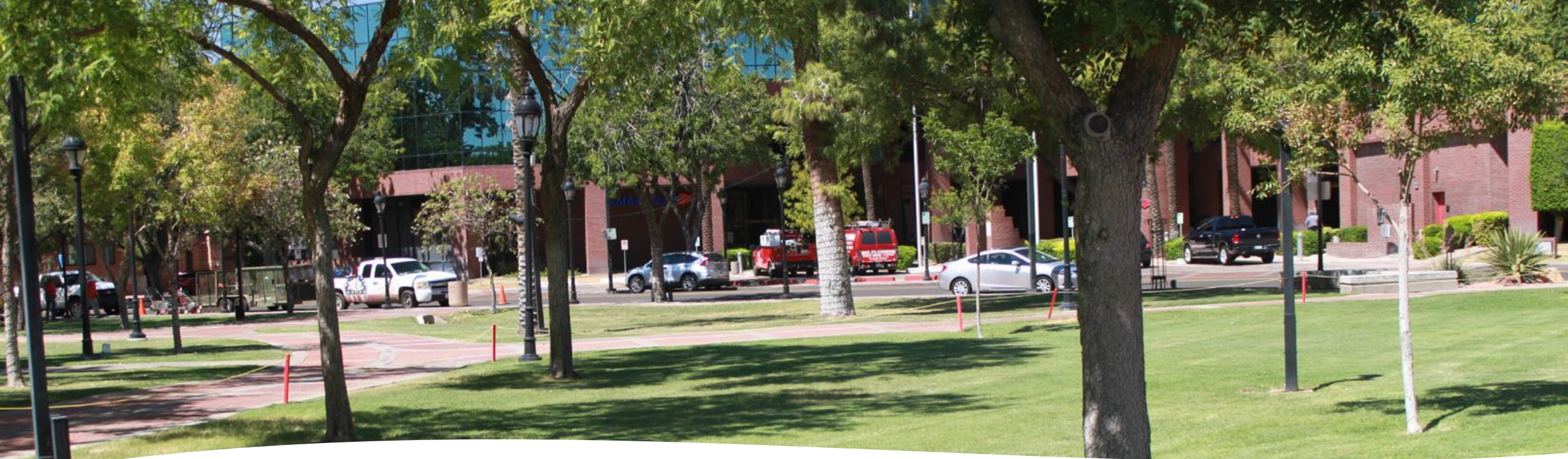
The City continues to water the trees and landscaping in Murphy Park.

Due to issues with the berms and basins in the park, flood irrigation was discontinued in 2005. Sprinkler irrigation is now used to water trees and turf.

The summer irrigation schedule:

Six days a week: 10 p.m. – 6 a.m. (*cycle times*)

Thursday no sprinklers for Friday mowing



Soil, Turf, and Weed Demonstration Project

2018-2019

- Tested soil
 - Chemistry issues – flushed soil to lower salt levels
- Broad leaf weeds treated from the four demonstration areas
- Turf Management program implemented
 - Additional aeration, fertilization, and recalibration of sprinkler timing and equipment



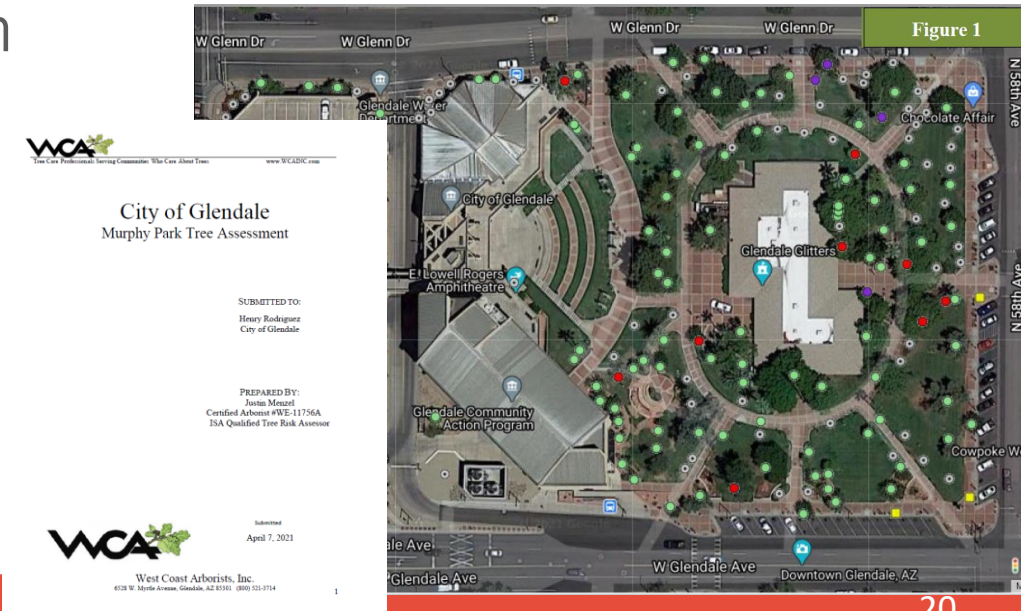
Murphy Park - Concerns

Health of Trees – Tree Removal

The City is NOT getting rid of the trees and relacing them with Xeriscape and desert landscaping.

In 2021, the City hired West Coast Arborists to provide a detailed assessment of the health of the trees in Murphy Park.

City is implementing recommendations





Murphy Park - Concerns

Health of Trees – Arborist Recommendations Implemented

1. Removed nine diseased and declining trees to reduce the risk of tree failures, and improve park aesthetics. Work completed in summer 2021.
2. Removed deadwood from existing trees. Work completed in summer 2021.
3. Cut the tree grates back away from tree trunks. Work completed summer of 2022.
4. Notified the holiday lights contractor that staples are not acceptable for securing holiday lights on trees.
5. Removal of grass at the base of trees is being done periodically, and the mowing contractor has been instructed to use caution when line trimming at the base of trees.



Murphy Park - Concerns

Health of Trees – Arborist Recommendations Implemented

6. Completed an irrigation audit in June of 2022. To improve the water infiltration rate, individual zones are now set to cycle for extended periods of time.
7. Completed soil injection root fertilization in July 2021 and in July 2022. Core aeration and turf fertilization completed in June 2022. Additional treatments are planned for later this summer.
8. Increase of tree canopy by replacement plantings will be temporarily delayed and incorporated into the upcoming Downtown Campus Reinvestment Project.



Murphy Park - Concerns

Health of Trees – Arborist Additional Recommendations

- Arborist reinspected the park on July 19, 2022
 - One bottle and one ash tree are recommended to be removed
 - Work is scheduled for August
 - Additional Monitoring
 - One pine tree
 - Remaining ficus trees
- Significant experts, resources, and staff time are focused on supporting this 113-year-old park



Murphy Park

Holly Street Studio

RE-IMAGINE MURPHY PARK

“All great cities integrate civic space with the natural environment. A lush, illuminated, welcoming landscape complete with clear arrival points, wayfinding, benches, fountains, interactive amenities, and circulation will now greet visitors and residents of Glendale as a unique destination.

The unspoken challenge of the landscape is the integration of the existing library building. Our team is enthusiastic about sharing our precedents and experience that will make this space come alive.”

Colwell Shelor Landscape Architecture

Allison Colwell, ASLA LEED AP

Principal Landscape Architect

Primary Responsibilities:

- **Murphy Park Re-Design**
- **Site Connections**
- **Landscape Sustainability**
- **User & Visitor Experience**





Next Steps

- Project team returning to Council Workshop in September
- Standing monthly update item on Council Workshop agenda
- Stakeholder engagement
- Council input and approval sought on key elements of project

Questions