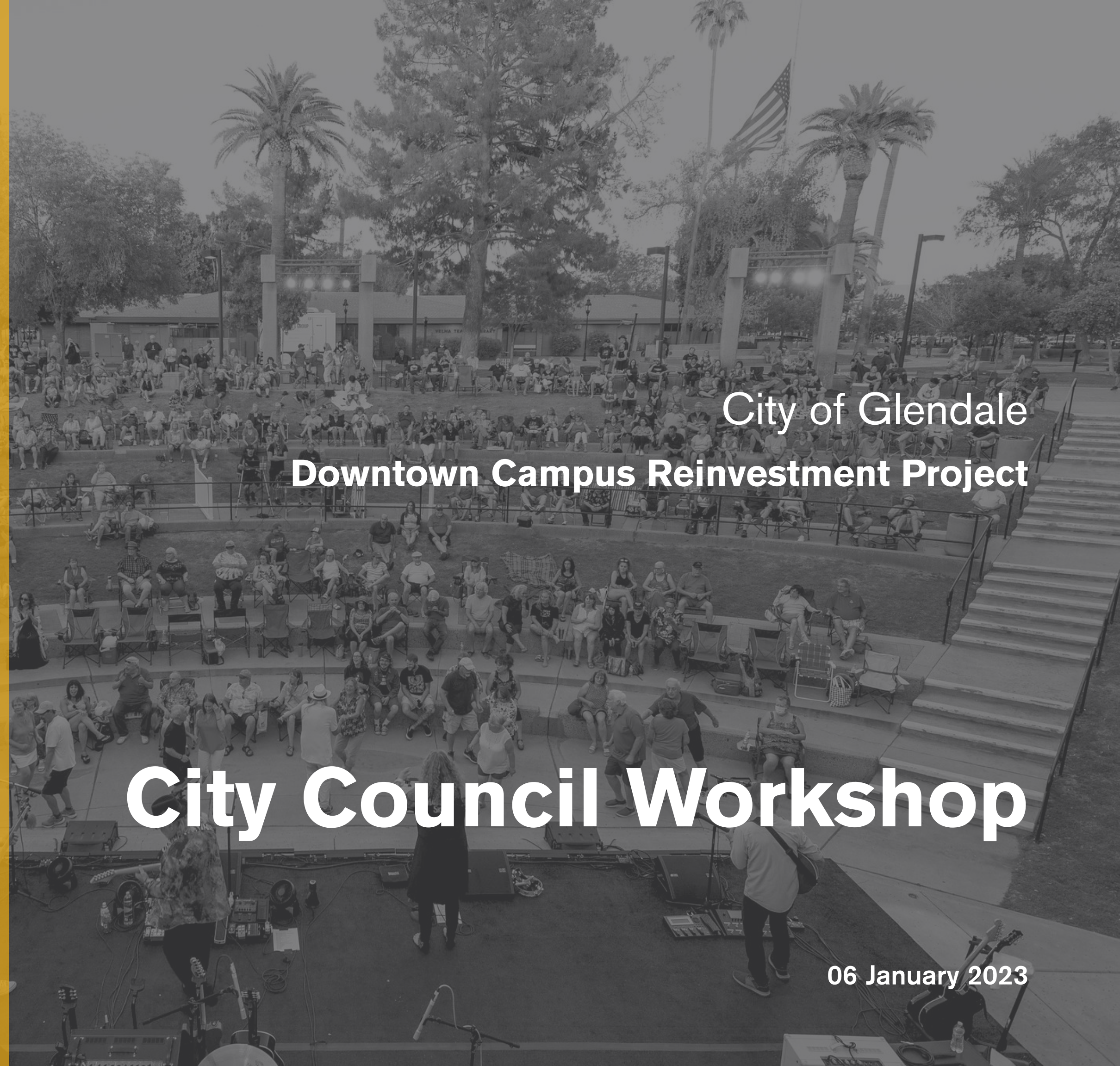


Architecture
Interiors
Planning

hollystreet
studio.com



City of Glendale
Downtown Campus Reinvestment Project

City Council Workshop

06 January 2023

AGENDA

project update: Timeline

project process: Discovery


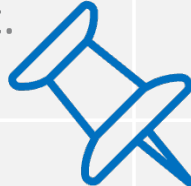
project process: Conclusions

project development: Early Concepts

project options

recap

project update
Timeline

Activities	Planning	Design	Construction	Move In
Council Engagement	● ●	● ● ●	● ●	
Stake Holder 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- Jan. 2023 GMP 2- June 2023 GMP 3 -Oct. 2023	
Construction			Jan. 2023 – April 2025	
Move In				May – June 2025

Downtown Campus Reinvestment Project

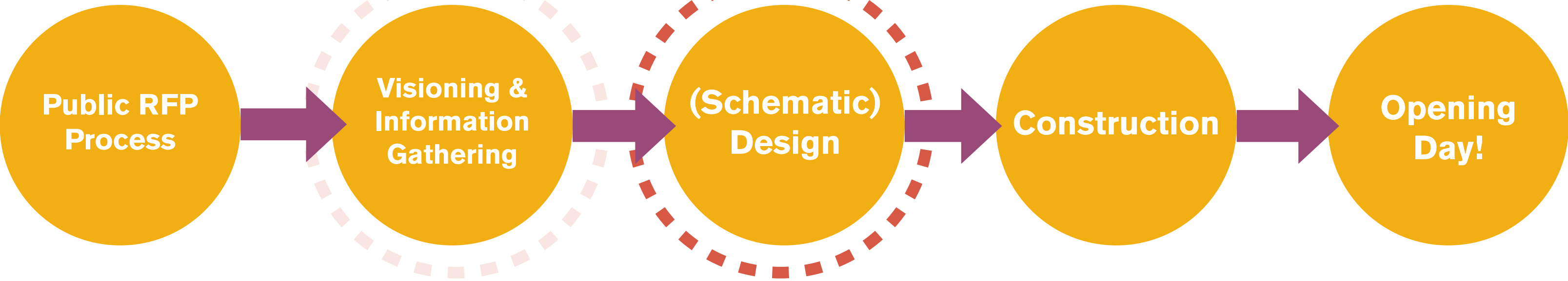
We are here!



PHASE 1

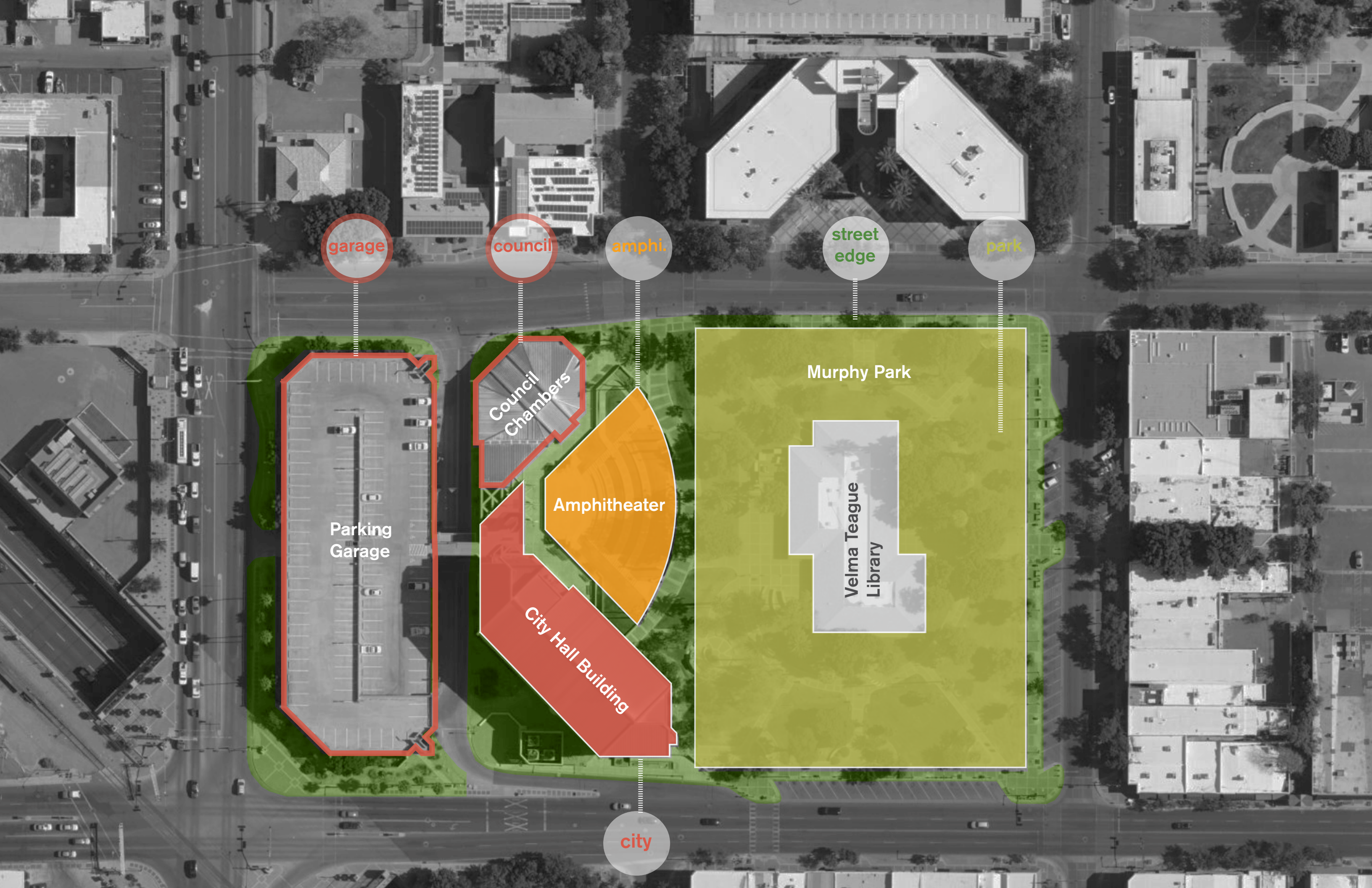
PHASE 2

PHASE 3



Your Aspirations

- Downtown Campus as the Heart of the Community
- Amphitheater to Become a True Destination
- Consolidate Community Services
- Create a State of the Art Workplace Environment
- Reflect CoG Brand in Building Design



garage

council

amphi.

street edge

park

Parking Garage

Council Chambers

Amphitheater

City Hall Building

Murphy Park

Velma Teague Library

city

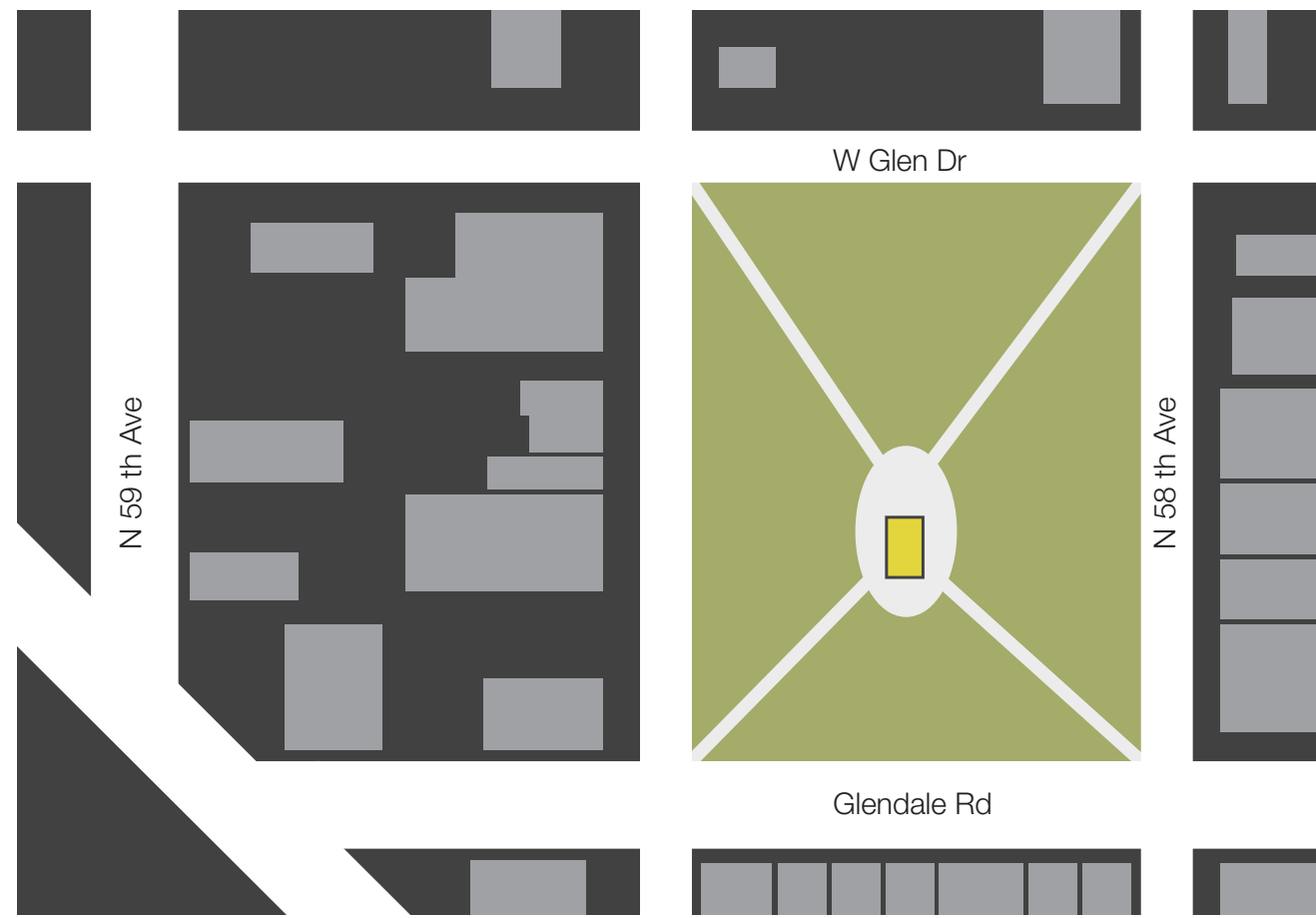
project process
Discovery

Glendale, Arizona





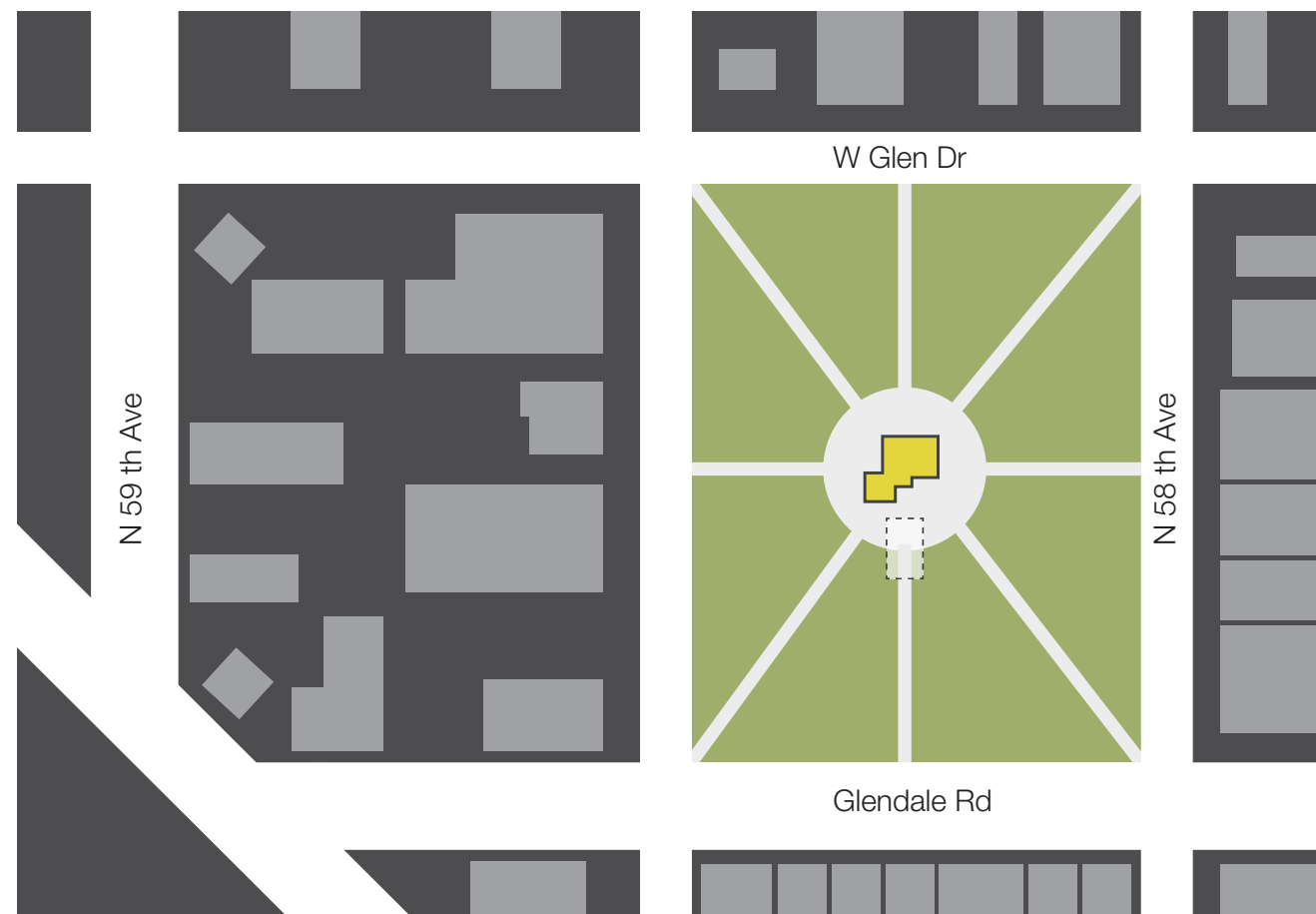




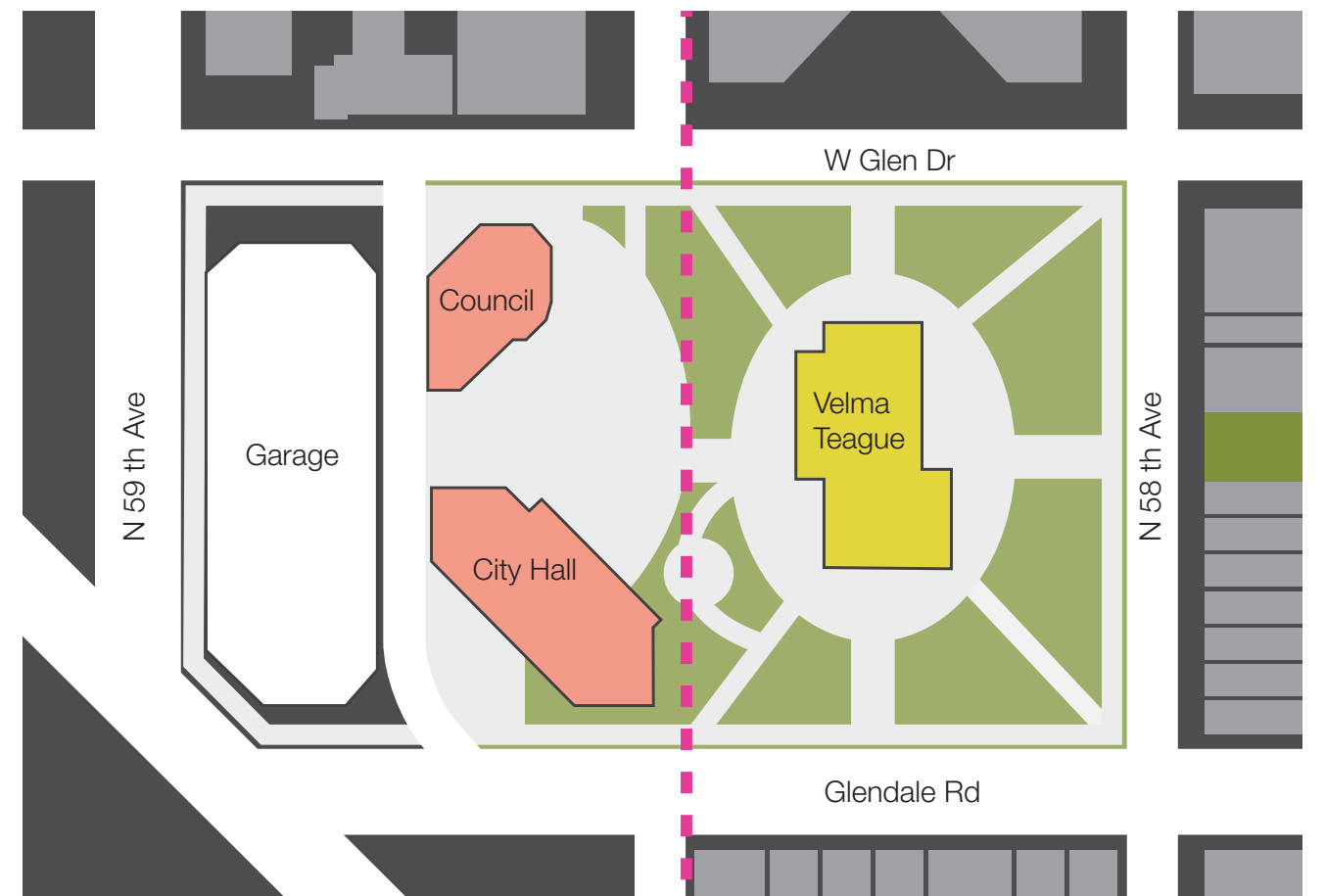
1930 Site Plan



1976 Site Plan



1949 Site Plan



1986-Present Site Plan



DCRP Meetings to date

08 August	Executive Committee Orientation
16 August	Program Verification Workshops
17 August	Program Verification Workshops
24 August	Program Verification Workshops
30 August	Program Verification Workshops
31 August	Program Verification Workshops
06 September	Individual Council Member Meetings
19 September	Executive Committee Update
26 September	Program Verification Workshops
27 September	
04 October	Feedback + Arrangements Workshop
11 October	Early Concepts Workshop
18 October	Amphitheater Workshop 2
26 October	Community Meeting #1
07 November	Executive Committee Update

Project Work Sessions

AUGUST 2022

Program Verification

SEPTEMBER 2022

Arrangement of Spaces

OCTOBER 2022

Early Planning Concepts
Park & Amphitheater Program Verification

NOVEMBER 2022

Early Planning Concepts for
Overall Site and Building

DECEMBER 2022

Executive Committee Updates
Early Cost Models

We Learned From

PROJECT WORK SESSIONS

Management & Staff

BUILDING ASSESSMENTS

Facilities Staff & Consulting Engineers

ONE-ON-ONE CONVERSATIONS

City Council Members

PLANNING EXERCISES

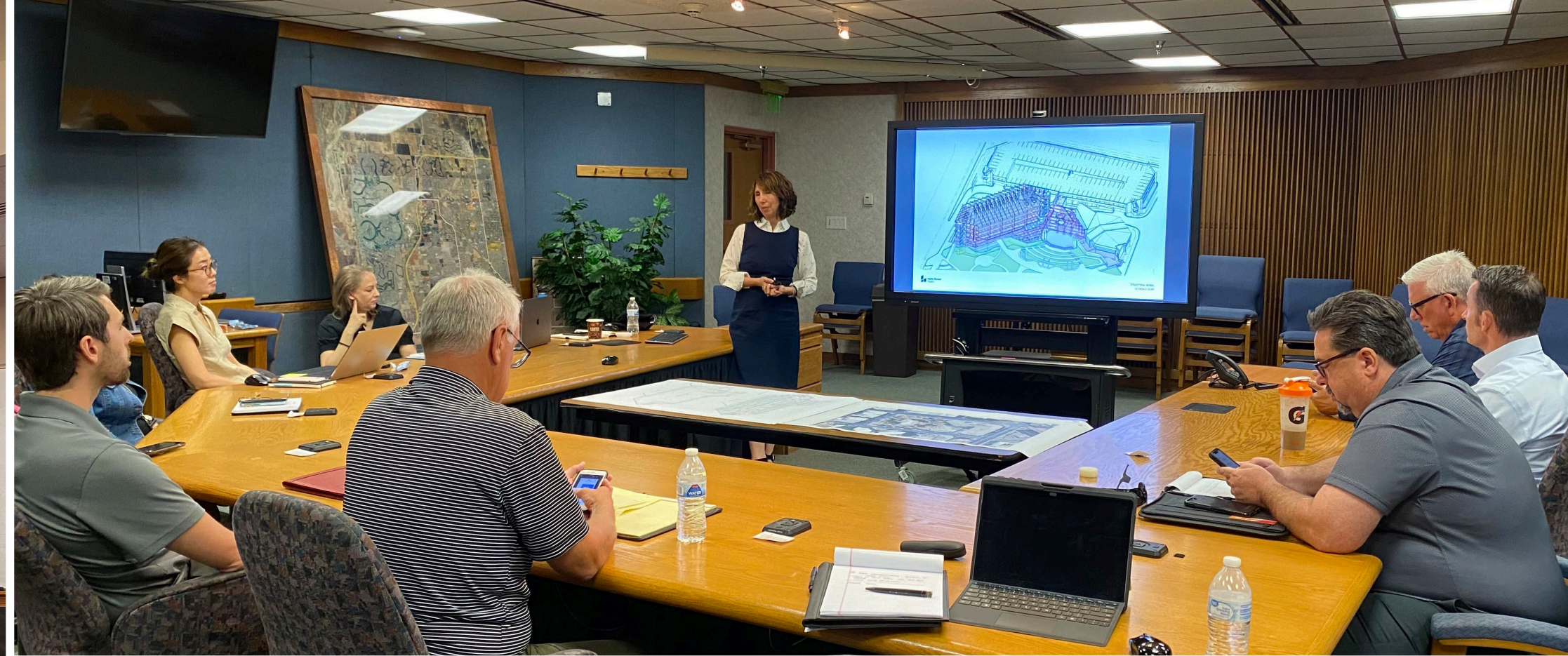
City Leadership

COMMUNITY ENGAGEMENT MEETINGS

Citizens & Business Owners

FIRST HAND OBSERVATIONS

Participation in Downtown Events



We Gathered Information

WORKSPACE ENVIRONMENTS

City Staff

BUILDING INFORMATION

Historic Data, As-Builts, Previous Studies, Investigations

ACCESS & IMAGE IMPRESSIONS

General Public & City Staff

BELOVED CAMPUS ELEMENTS

General Public, Business Owners & Parks Staff

COMMUNITY NEEDS

Arts & Culture, Amenities, Green Space

PRIDE OF PLACE

Memories & Interest in a Thriving Downtown

(for people from all walks of life)

We Presented Context

HISTORY

Downtown Glendale & Murphy Park

EXISTING BUILDING ANALYSIS

Field Operations & Building Systems Professionals

2D AND 3D VIEWS OF BUILDING SHELL

General Public & City Leadership

CONTEMPORARY PLANNING STRATEGIES

General Public, Business Owners & Historic Research

PARK & AMPHITHEATER PLANNING METRICS

Arts & Culture, Gathering, Key Amenities, Green Space

SITE AND BUILDING ACCESS IDEAS

Clear interest in creating a thriving Downtown
for Residents, Citizens, Visitors, Staff, Businesses

What We Heard

PRIORITY | **DESTINATION**

Glendale as Destination of Choice & Accessible to All

PRIORITY | **NATURE & SHADE**

Signature Green Space for Gathering and Ecological Conservation

PRIORITY | **VIBRANT PLACES** to **WORK & PLAY**

Flexible Indoor + Outdoor Spaces for Visitors, Staff and Community

PRIORITY | **ACTIVATION** with **EVENTS**

DCRP to Support Overall Downtown Activation

Desire for High Quality Events

PRIORITY | **CATALYST & CONNECTION**

DCRP to be a Catalyst for Economic Growth

PRIORITY | **REINFORCE POSITIVE IDENTITY**

Create a Downtown Campus Revealing Glendale's Values

project process
Early Findings

Findings | **DEFICIENCIES**

Non-Compliant Stairs & Elevators

Building Leaks

Failing Façade System

Structural Deficiencies

Outdated MEP, IT, AV, Security Infrastructure

Inefficient, Suboptimal Workspaces

Underutilized Square Footage

Minimal Daylight and Ventilation

Unhealthy Work Environment

Missing Connections - Poor Wayfinding

Lack of Public Space & Entry Sequence

Excessive Water Use at Cooling Tower

High Energy Costs

Substantial Deferred Maintenance Needs

Cost Avoidance *detracts from* Operational Savings

Challenges

1 2 3

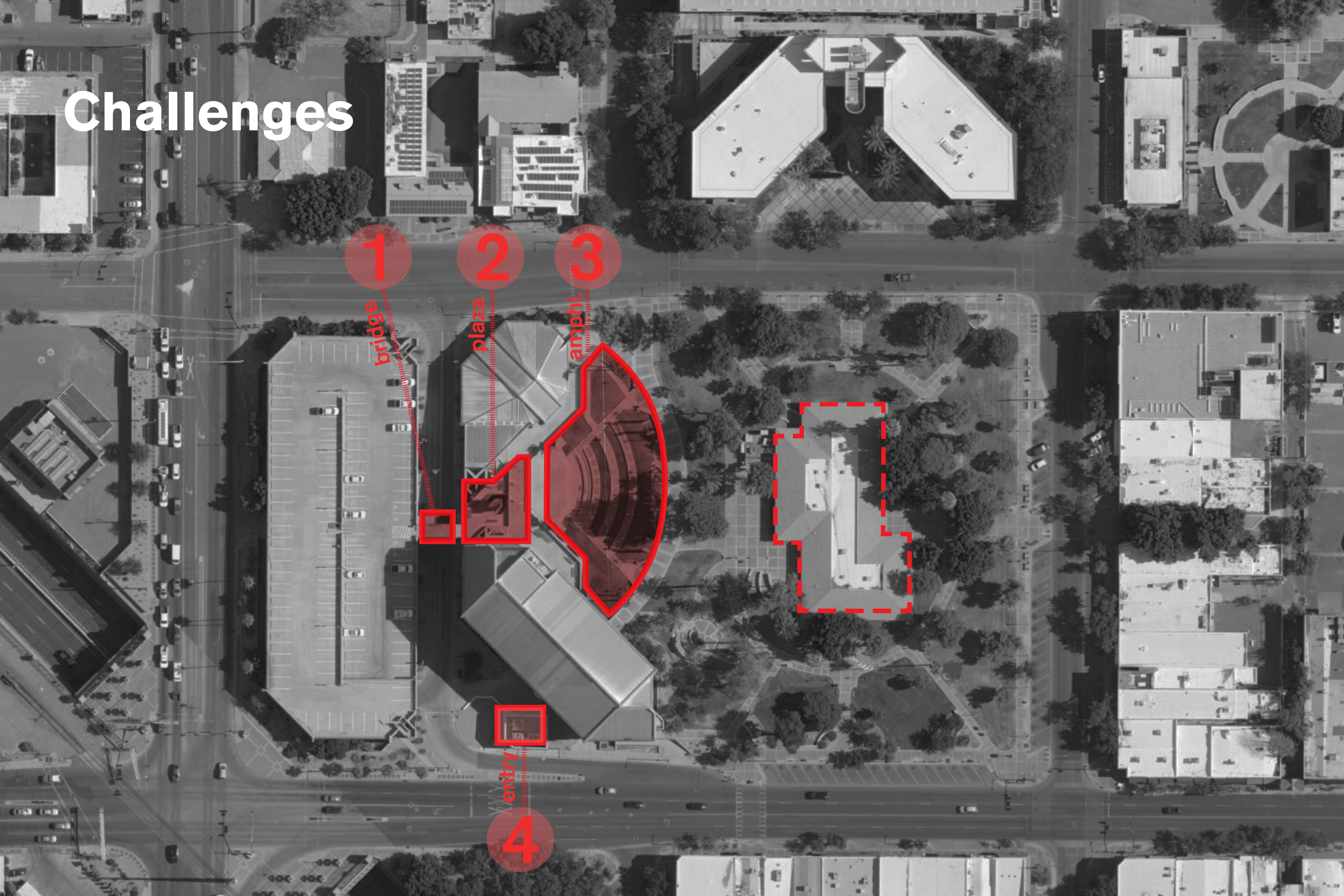
bridge

plaza

amphi.

entry

4



Findings | **ASSETS**

Adjacency to Murphy Park

Heart of Downtown

Viability for Both Large & Small Events

Connection to Urban Fabric & Merchants

Building Has Good Bones

Passionate Work Force

Strong Sense of History & Belonging

Walkable Scale

Available Square Footage

Connection to Parking Structure

Proximity to Downtown Phoenix via Grand Avenue

Original Home for City's Municipal Space

Area of Special & Unique Identity

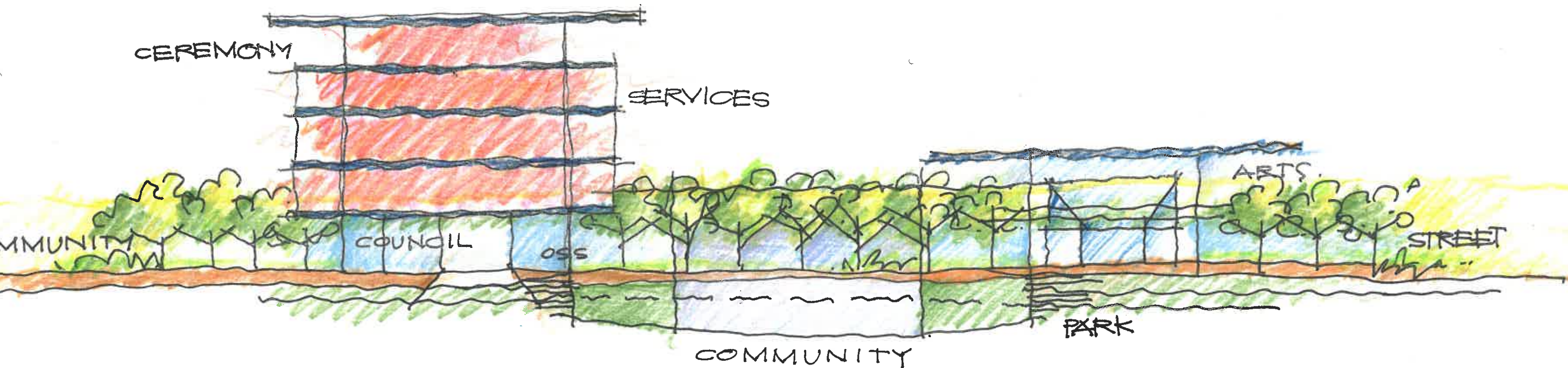
project development
Early Concepts

Conclusions | **DESIGN DRIVERS**

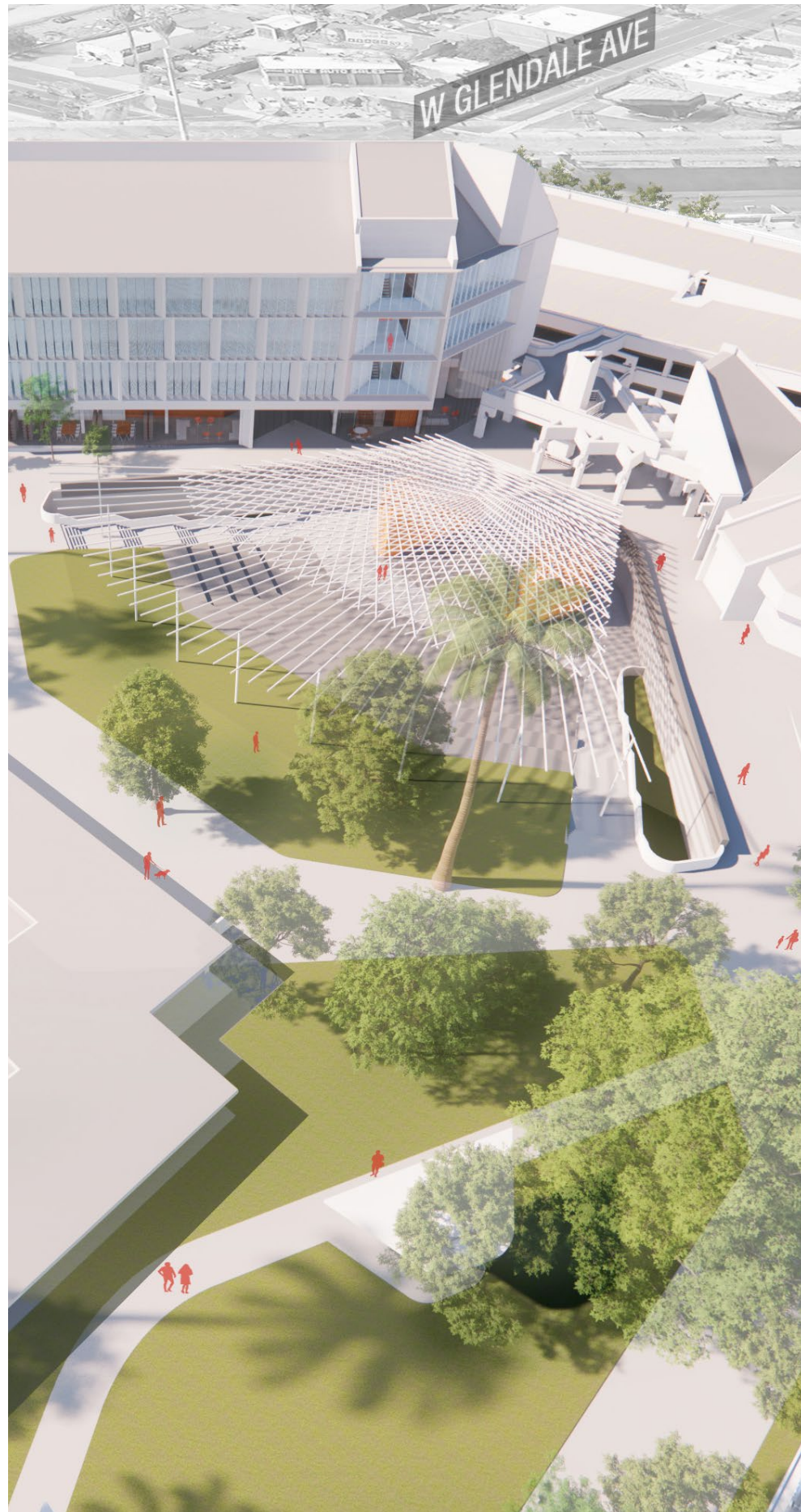
Open Buildings to Street Level
Create Interior Community Space
Better Connections to Upgraded Murphy Park

Views To and From City Hall Building
Create Functional Performance Venue

Design for Optimal Building Performance
Save \$\$\$ on Long Term Maintenance Costs
Conserve Environmental Resources



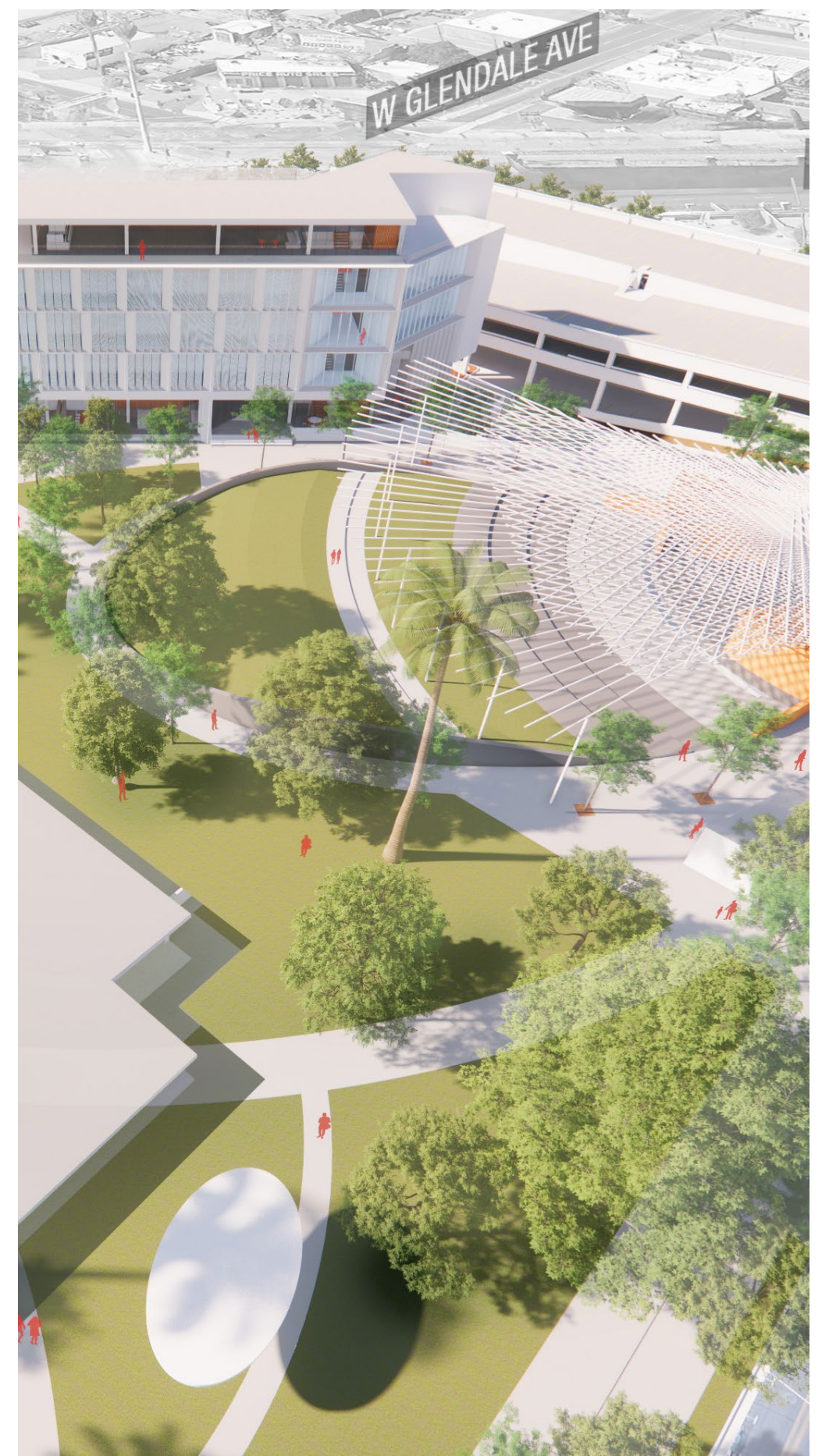
project **Options**



A. Base

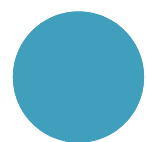
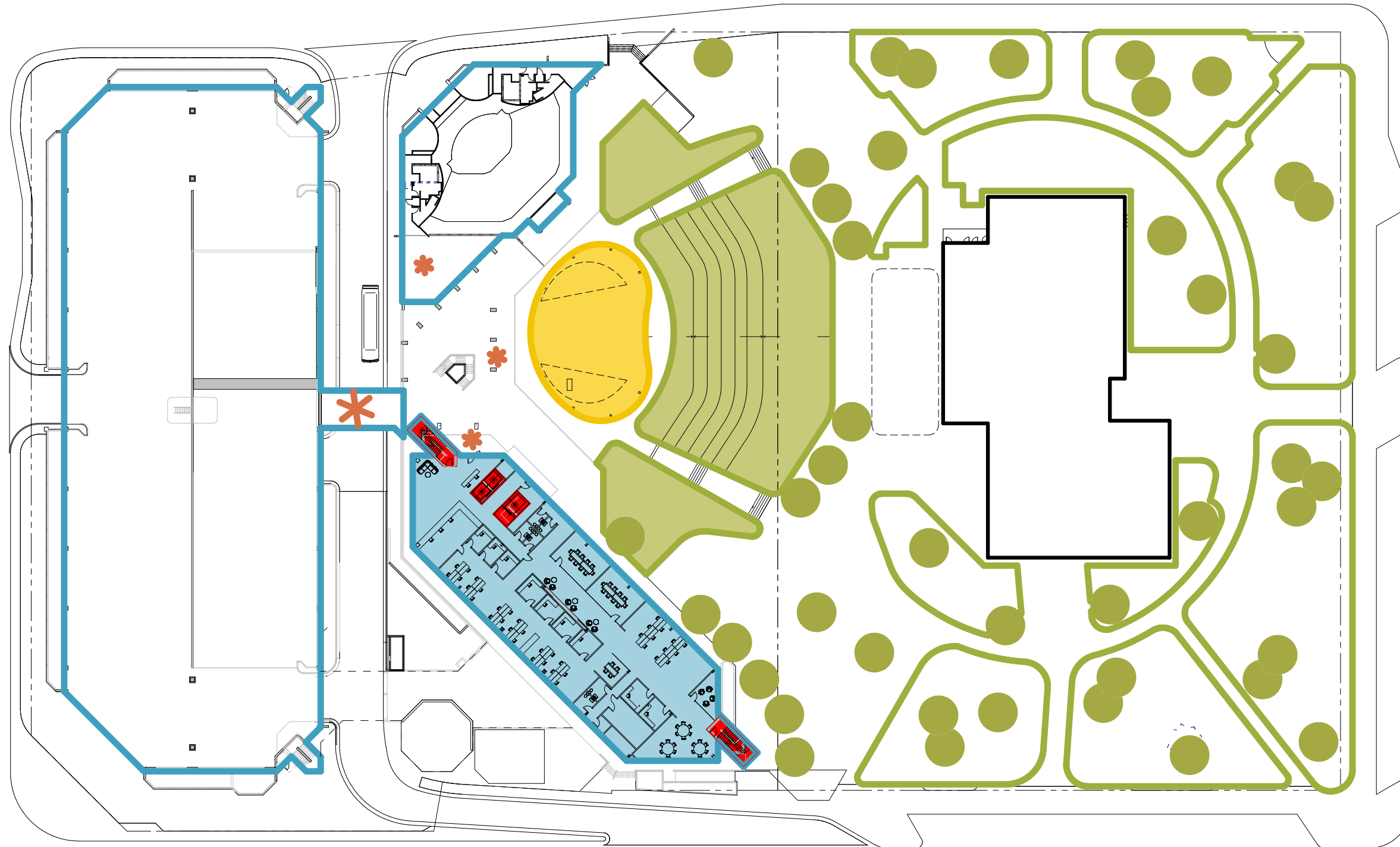


B. Opportunity



C. Aspirational

A. Base | Scope



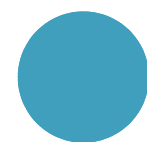
Garage

Guided by RFP
Focus on fire alarm + painting



Council

Guided by RFP
Focus on skin



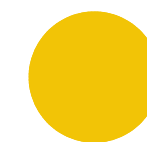
City Hall

Guided by RFP
Focus on workspace + skin



Murphy Park

Guided by RFP
Focus on repairs to existing



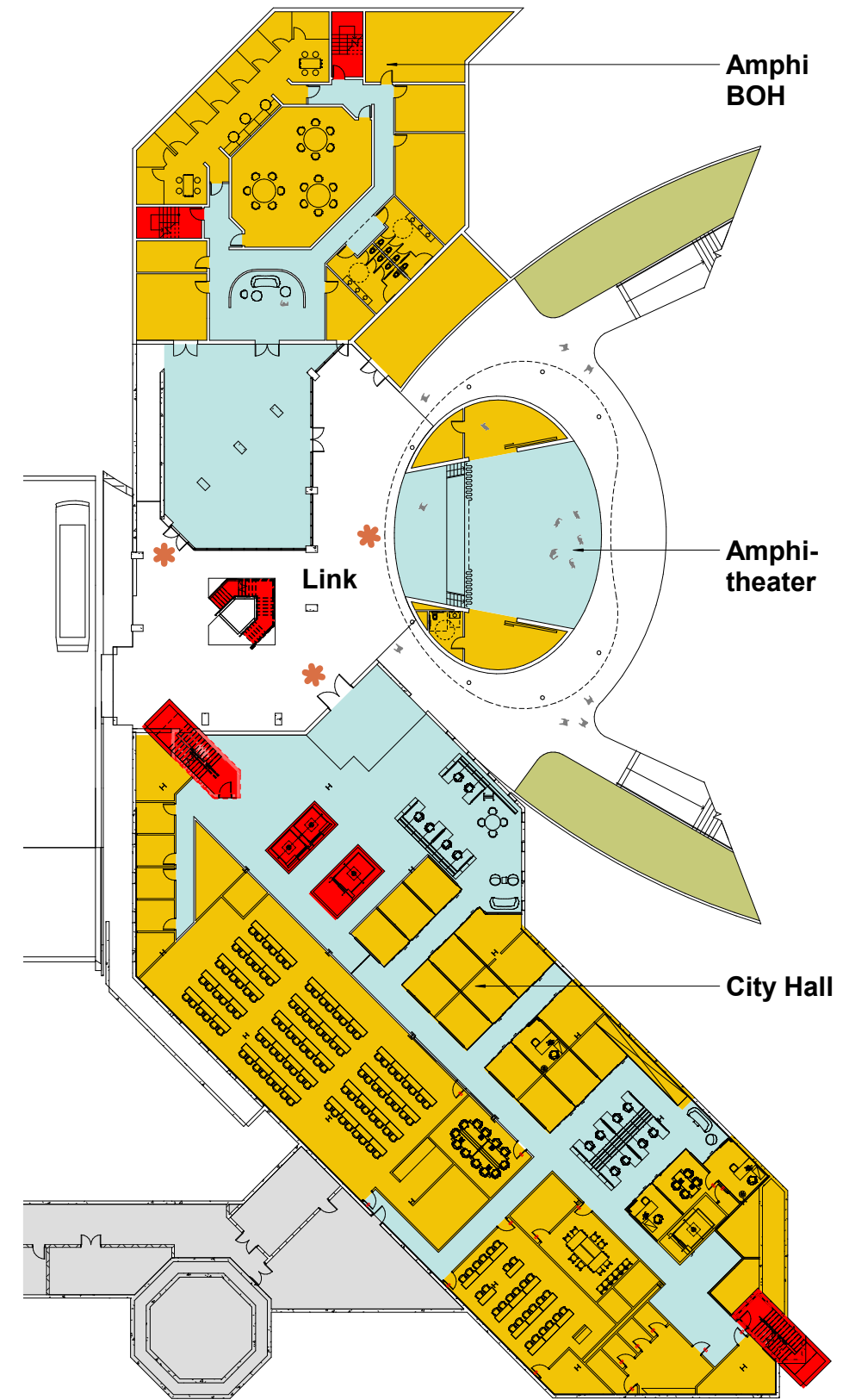
Amphitheater

Guided by RFP

A. Base | Plans

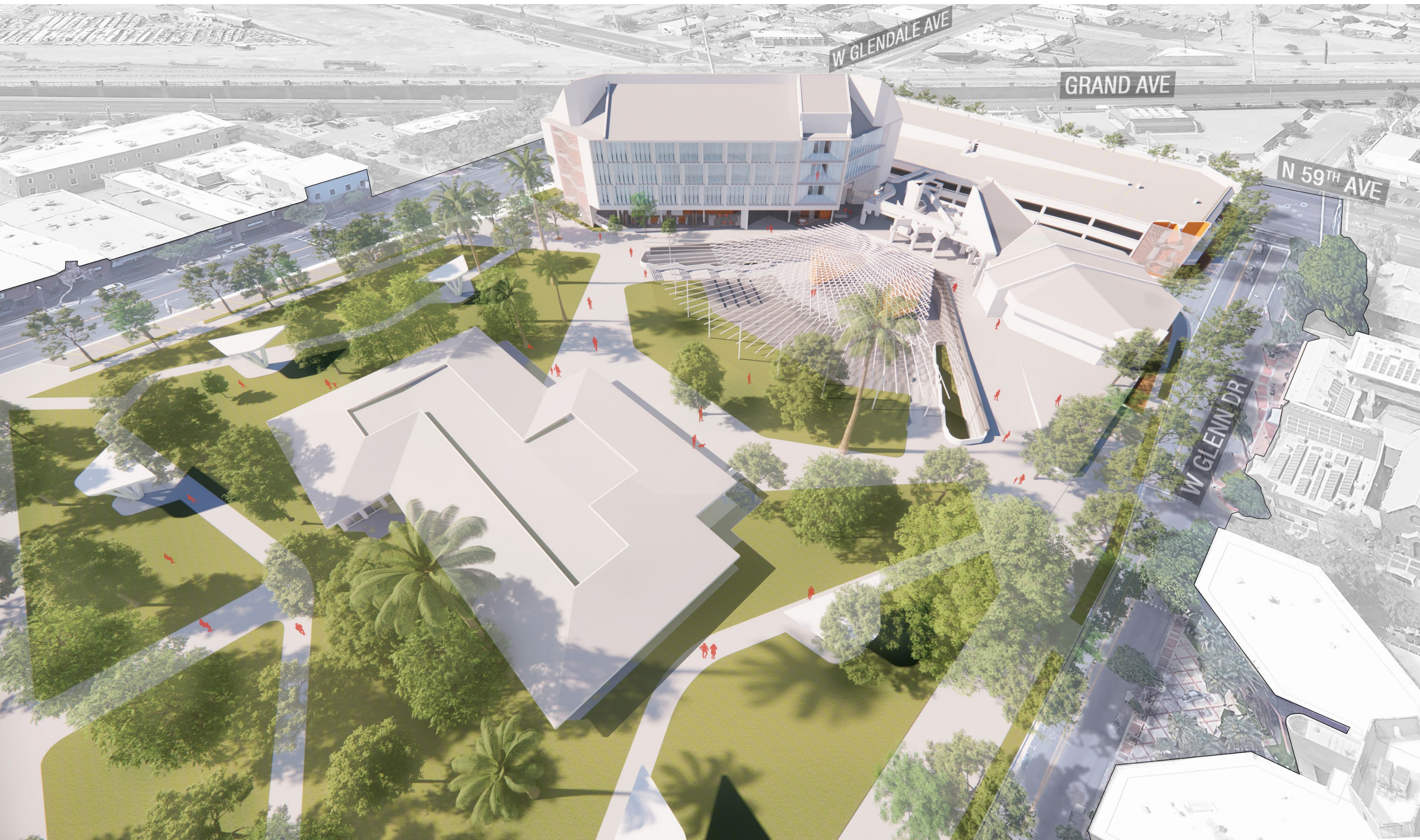


Main Level



Lower Level

A. Base | Overall Aerial



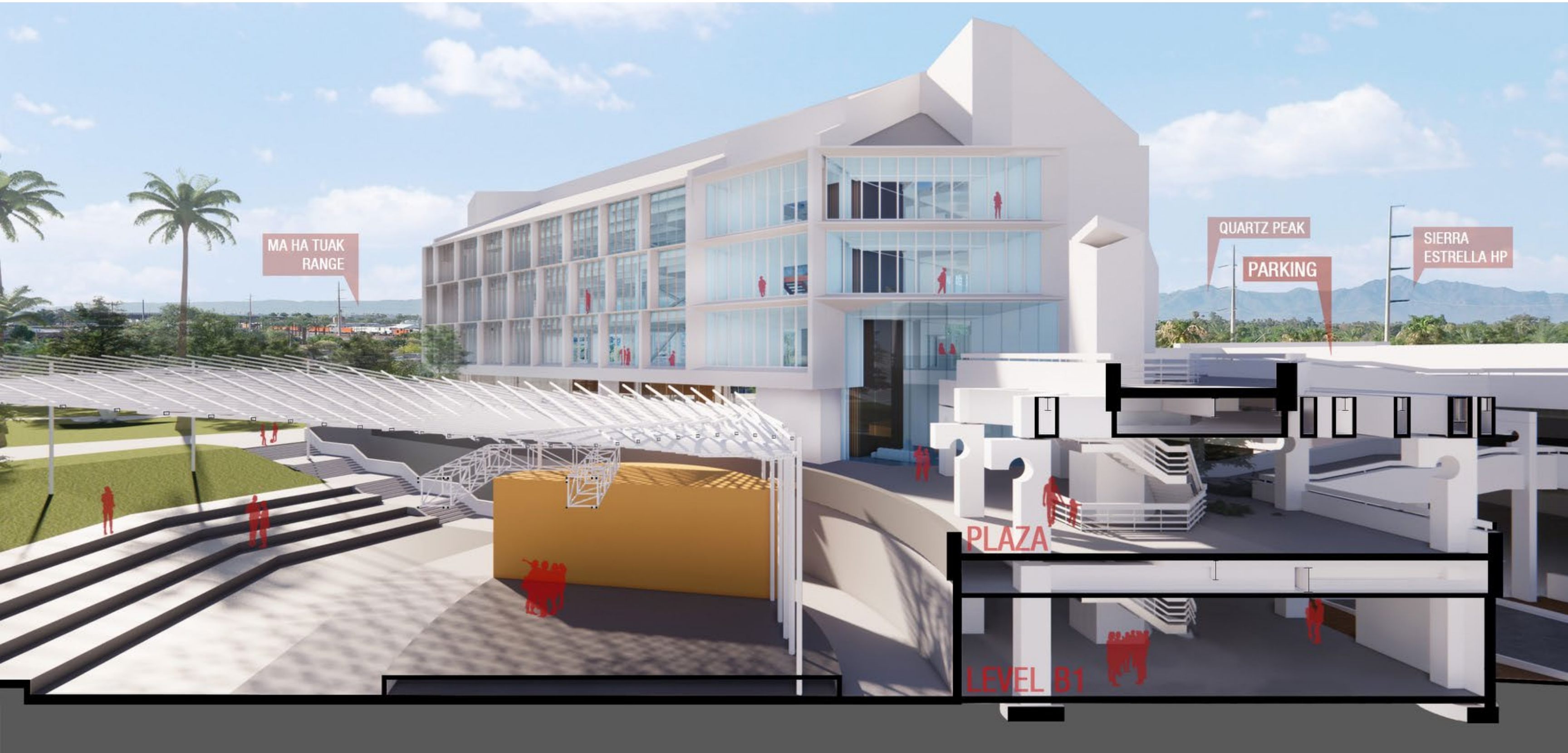
A. Base | View from Glendale Looking East



A. Base | View from Murphy Park Looking West



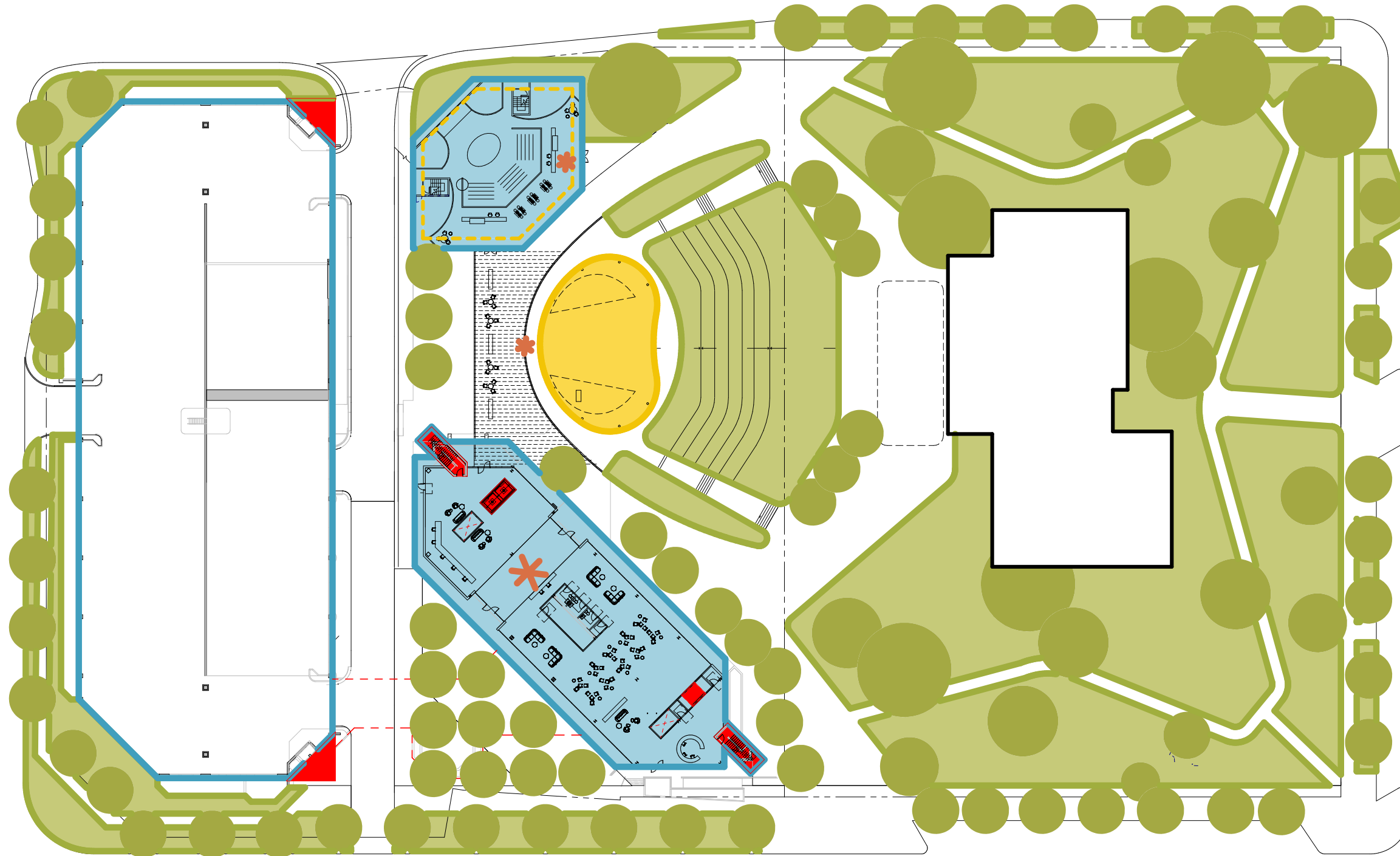
A. Base | Section at Link Looking South



A. Base | Section at City Hall Looking North

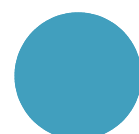


B. Opportunity | Scope



Garage

- Meet RFP
- + New stairs
- + Remove bridge
- + Landscape



Council

- Complete Council
- + Code + Deferred maint.
- + Interior
- + Exterior
- + Community rooms / reduced seating



City Hall

- Complete
- + Code + Deferred maint.
- + Elevators
- + Stairs
- + HVAC
- + Entry Plaza
- + Improve link
- + Welcome



Murphy Park

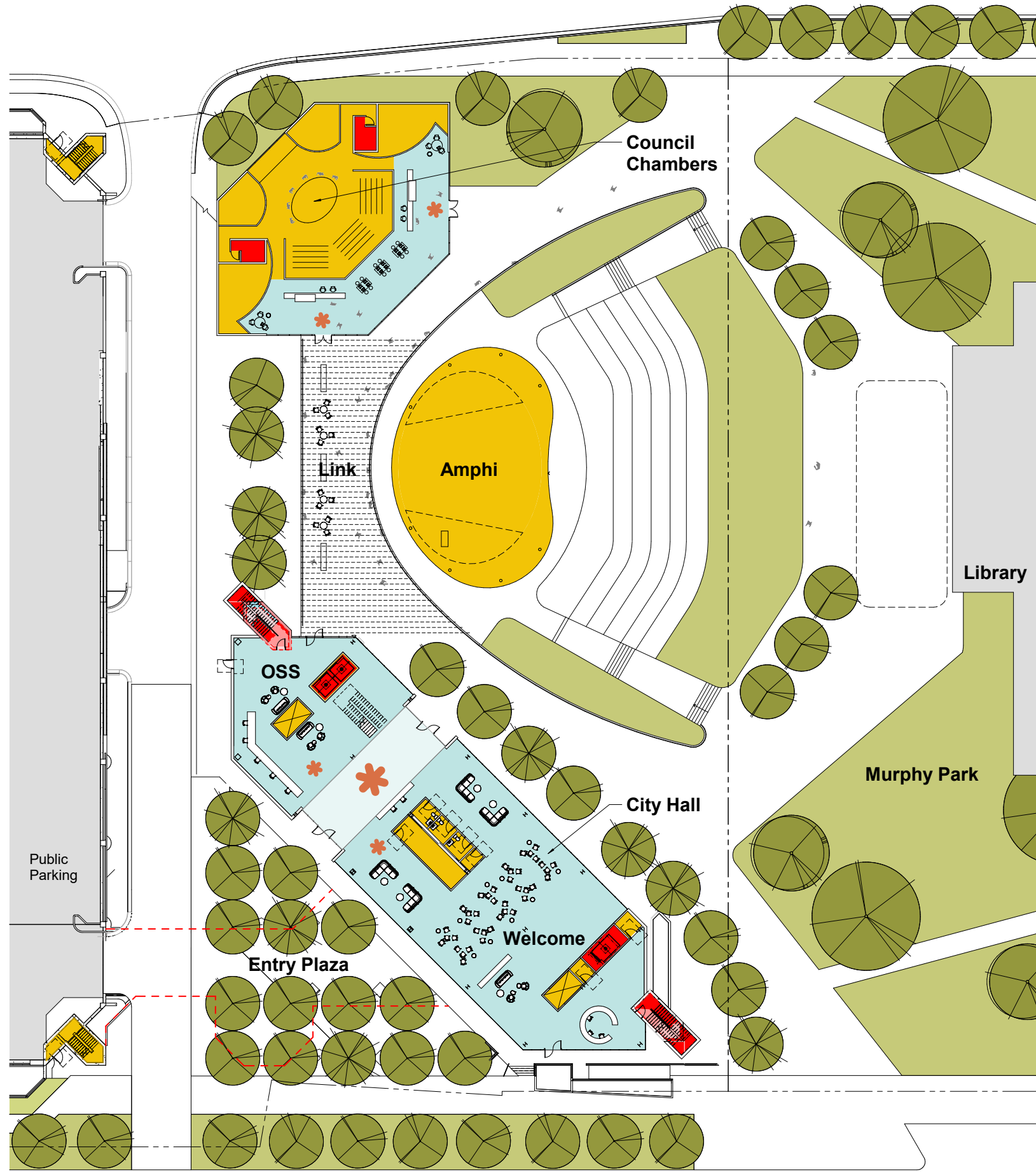
- Meet RFP
- + Extend the park
- + Code + Deferred maintenance
- + Landscape
- + Plaza



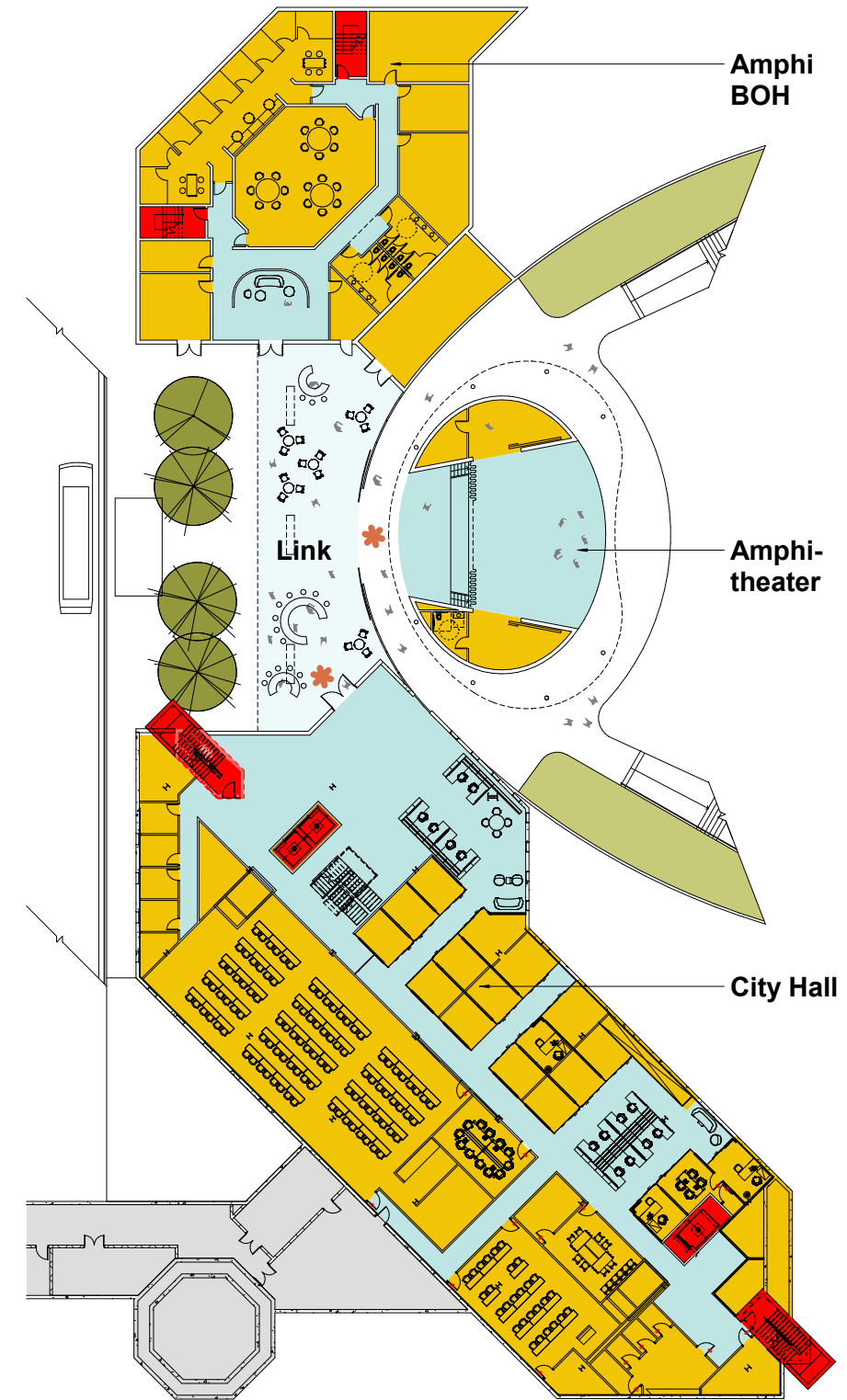
Amphitheater

- Meet RFP

B. Opportunity | Plans



Main Level



Lower Level

B. Opportunity | Overall Aerial



B. Opportunity | View from Glendale to Entry Plaza



B. Opportunity | View from Glendale to Entry



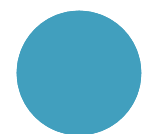
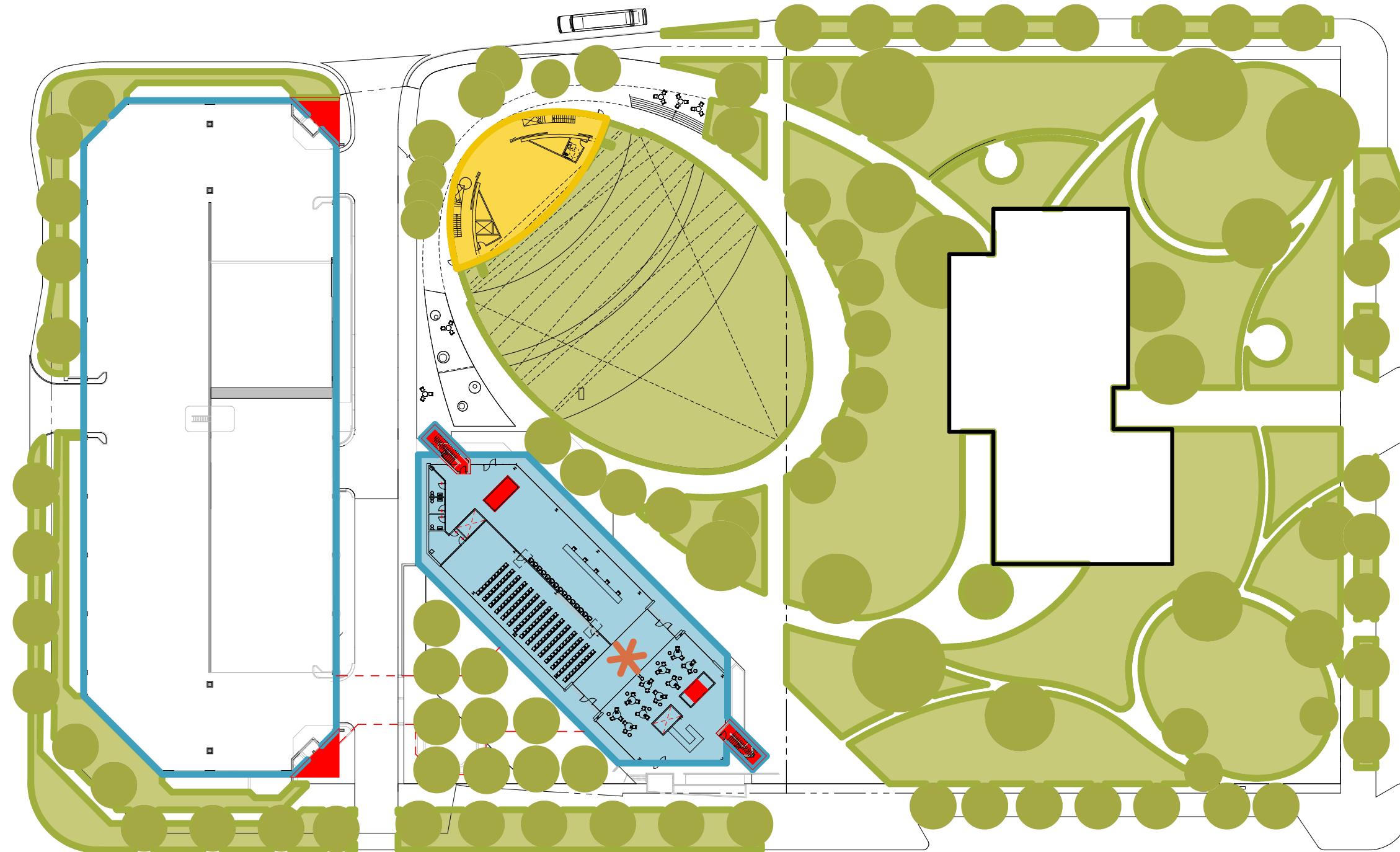
B. Opportunity | Section at Link Looking



B. Opportunity | Section at City Hall Looking North



C. Aspirational | Scope



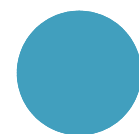
Garage

- Meet RFP
- + New stairs
- + Remove bridge
- + Landscape



Council

- Move Council into City Hall
- 150 seats
- Less formal



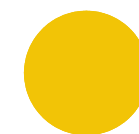
City Hall

- Complete
- + Code + Deferred maint.
- + Elevators
- + Stairs
- + HVAC
- + Entry Plaza
- + Improve link
- + Welcome
- + 5th floor



Murphy Park

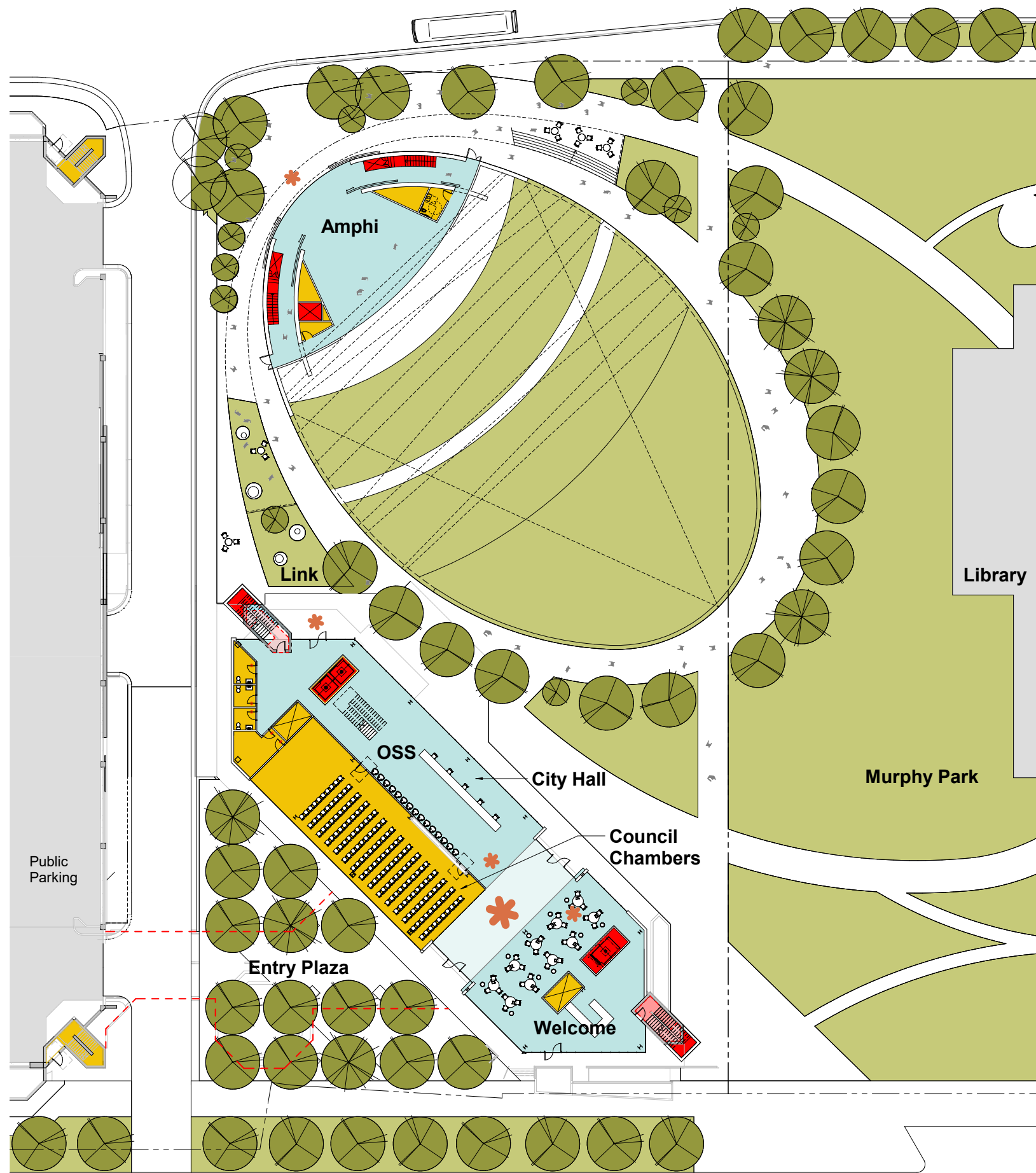
- Meet RFP
- + Extend the park
- + Code + Deferred maintenance
- + Landscape
- + Plaza



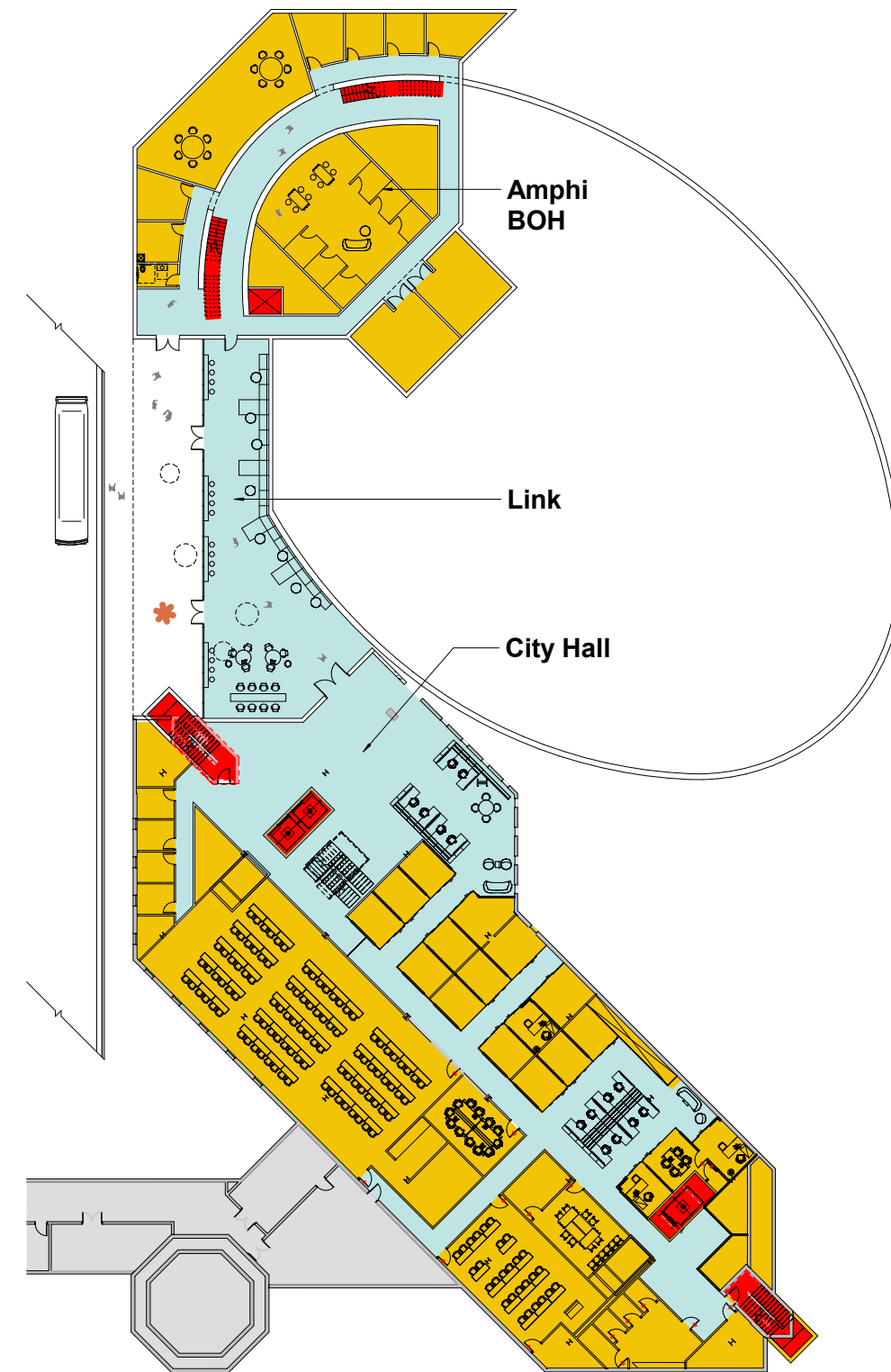
Amphitheater

- Meet RFP
- + Increase capacity
- + Canopy and stage upgrades
- + Restrooms at park
- + Interior space under link

C. Aspirational | Scope

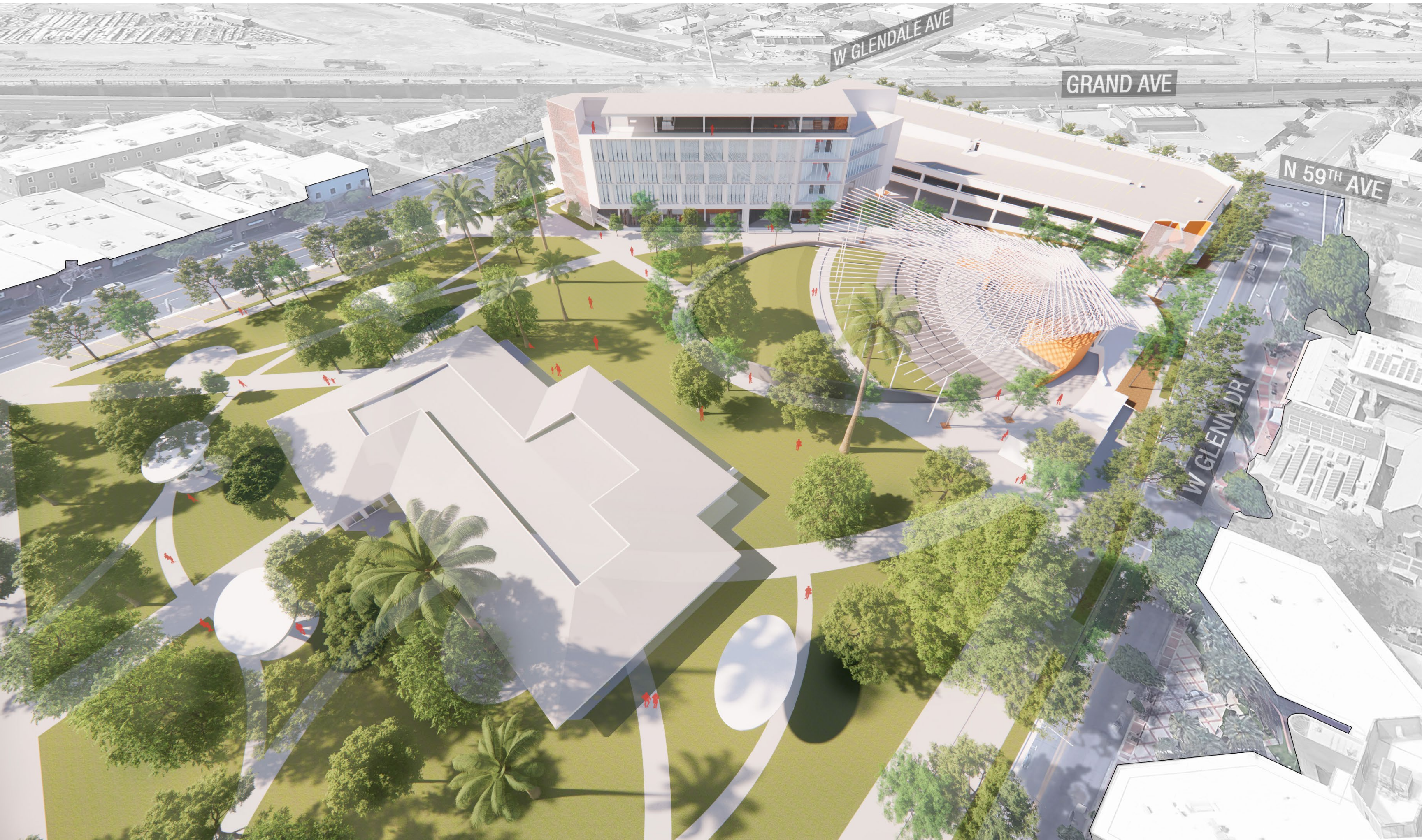


Main Level



Lower Level

C. Aspirational | Overall Aerial



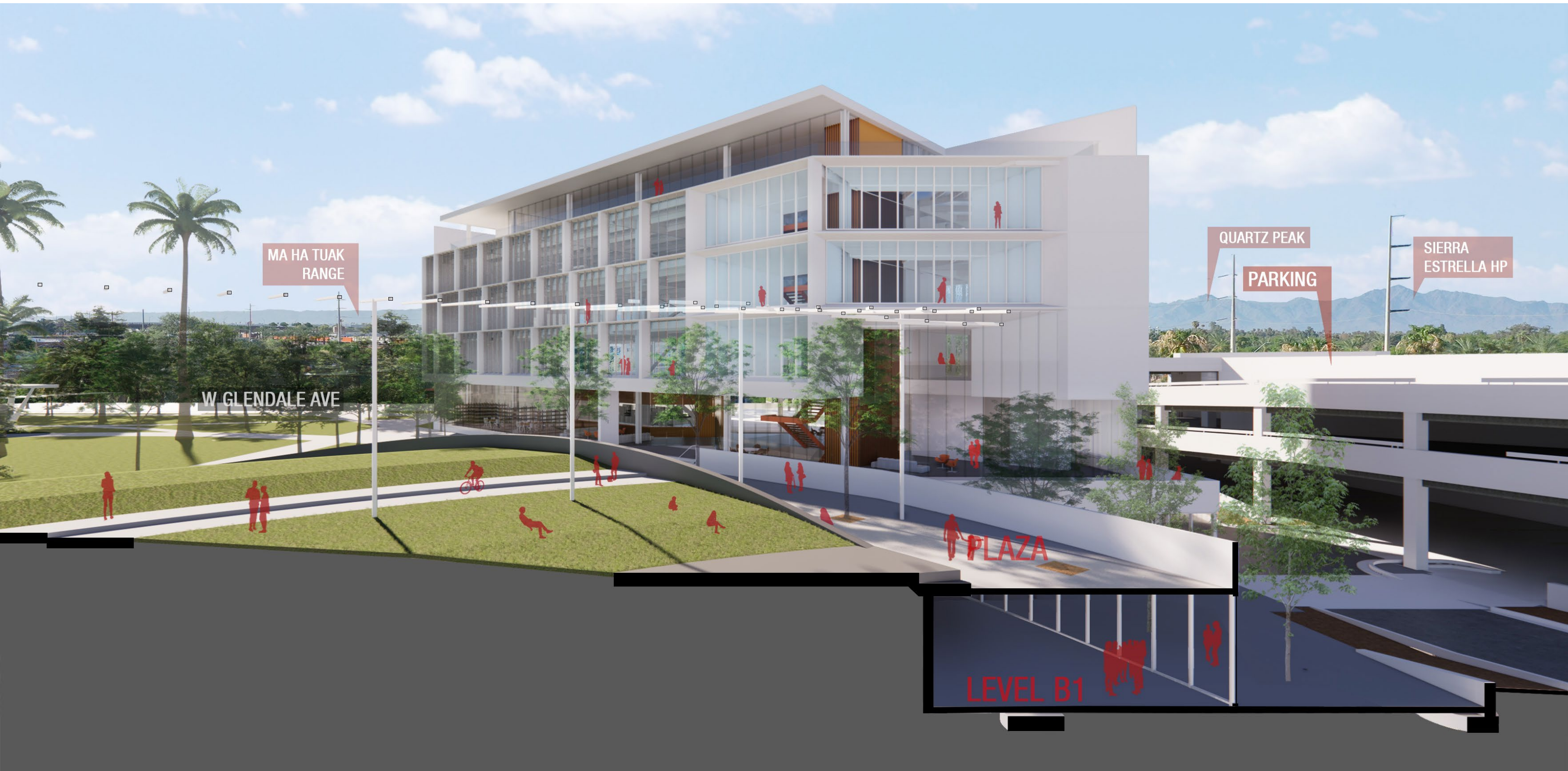
C. Aspirational | View from Glendale to Entry Plaza



C. Aspirational | View from Glendale to Entry Plaza



C. Aspirational | Section at Link Looking South



C. Aspirational | Section at City Hall Looking North



Possibilities | Connection to Park



Possibilities | Connection to Park + The City



Possibilities | Connection to Park + the City



recap

A. Base



Highlights

- Guided by the RFP
- City Hall - Modernize Workspace & Envelope
- Limited Infrastructure Upgrades
- Council Chambers - Exterior Only
- Amphitheater - Partial Canopy
- Include Repair Work on Garage
- Improvements to Murphy Park

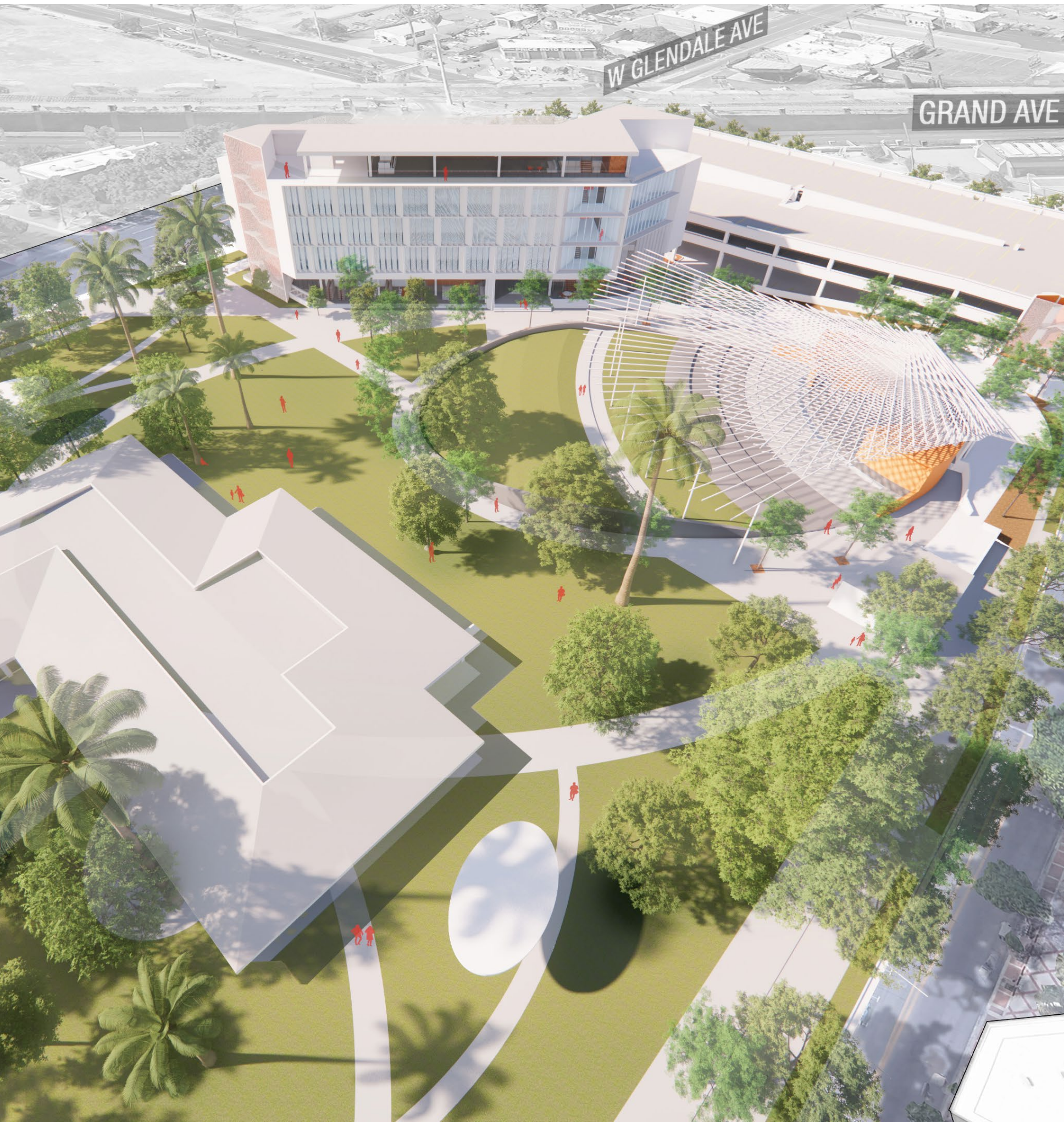
B. Opportunity



Highlights

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- City Hall - Modernize Workspace & Envelope
- Limited Infrastructure Upgrades
- Council Chambers - Exterior Only
- Amphitheater - Partial Canopy
- Include Repair Work on Garage
- Improvements to Murphy Park
- Complete RFP Scope
- City Hall - Modernize Workplace & Envelope
- Complete Infrastructure Upgrades - (5th Floor Mech., Energy & Sustainability)
- Council Chambers (Interior and Exterior)
- Amphitheater - Enhanced Shade Canopy
- Additional Improvements to Murphy Park
- Public Access (Entry Plaza)

C. Aspirational



Highlights

- Guided by the RFP
- City Hall - Modernize Workspace & Envelope
- Limited Infrastructure Upgrades
- Council Chambers - Exterior Only
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- Complete Infrastructure Upgrades - (5th Floor Mech., Energy & Sustainability)
- Council Chambers (Interior and Exterior)
- Amphitheater - Enhanced Shade Canopy
- Additional Improvements to Murphy Park
- Public Access (Entry Plaza)
- Includes Opportunity Scope and...
- Removal and Relocation of Council Chambers into City Hall
- Enhanced and Enlarged Amphitheater
- Additional Park Improvements
- Fifth Floor Additional Programming Space

Options Summary



A. Base

\$70.4m

Estimated Project Cost (adjusted for inflation)

Options Summary



A. Base

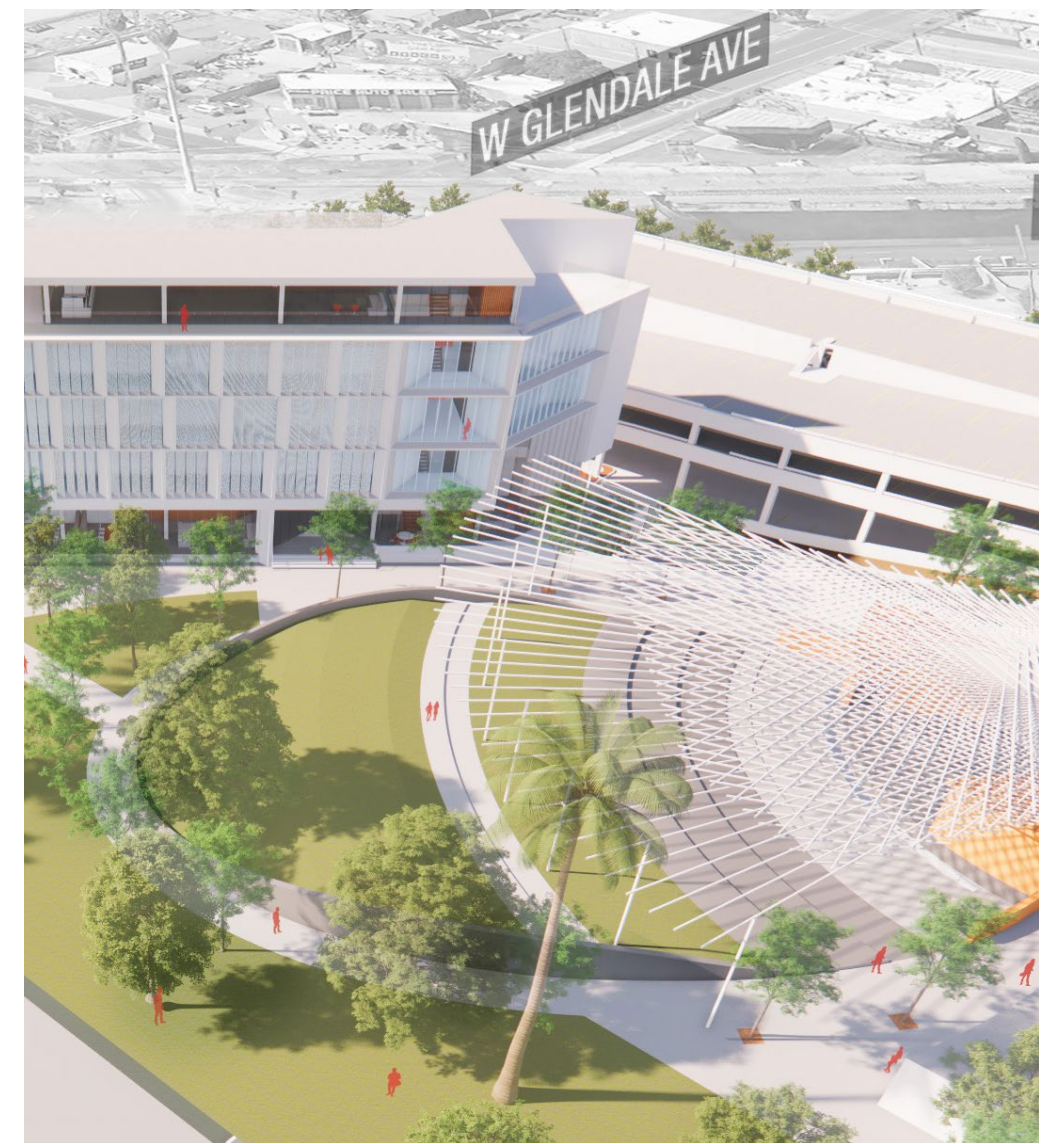
B. Opportunity

\$70.4m

\$85.7m

Estimated Project Cost (adjusted for inflation)

Options Summary



A. Base

B. Opportunity

C. Aspirational

\$70.4m

\$85.7m

\$100m

Estimated Project Cost (adjusted for inflation)

next steps