



Creating Resilient, Inclusive Civic Spaces: Northglenn's NetZero City Hall Story

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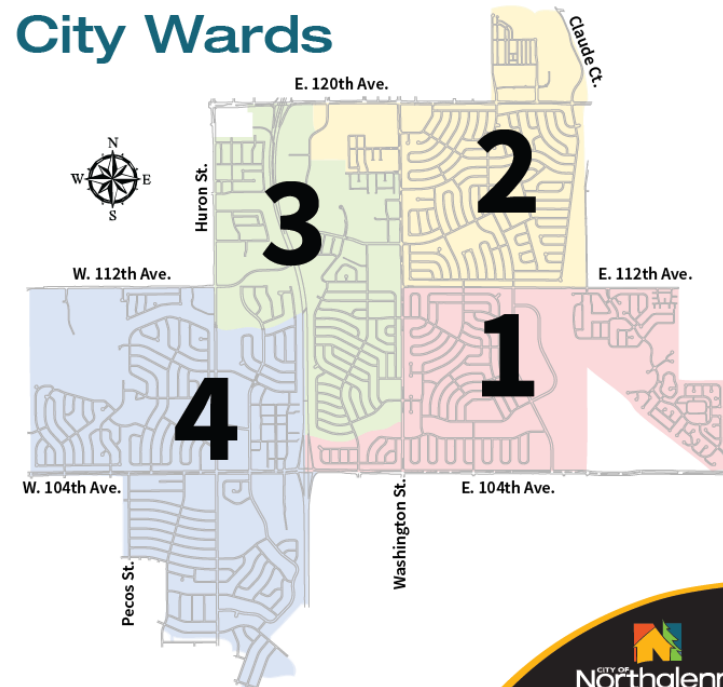


Brook Svoboda
Director of P&D
City of Northglenn

The City of Northglenn

- Population 38,164
- 7.5 Square Miles
- Utilities: Xcel Energy & United Power
- Elevation: 5,460

City Wards

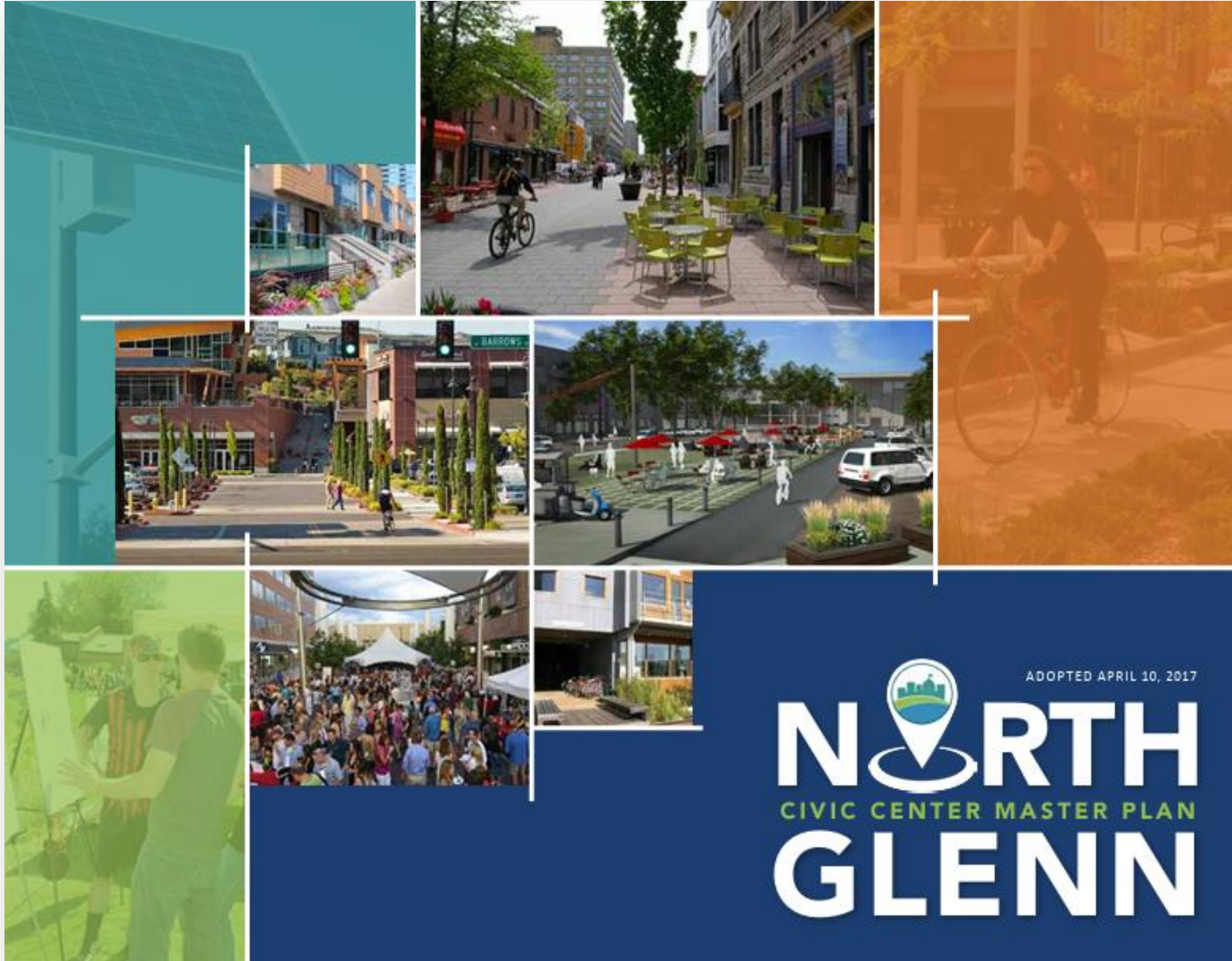


How did we get here?



Northglenn City Hall

Civic Campus Planning History



- 2017 - City Council adopts Civic Center Master Plan as part of Comprehensive Plan
- Evaluated the best location and design of several municipal facilities:
 - City Hall
 - Northglenn Recreation Center
 - Northglenn Senior Center
 - D.L. Parsons Theatre

Three Phase Implementation:

- **Phase 1 (completed 2020):** Construction of a new recreation center/senior center/theatre + required infrastructure
- **Phase 2 (completed 2024):** Construction of a new city hall facility and demolition of the existing city hall
- **Phase 3 (in process):** Redevelopment of the remainder of the Civic Center area by a private developer

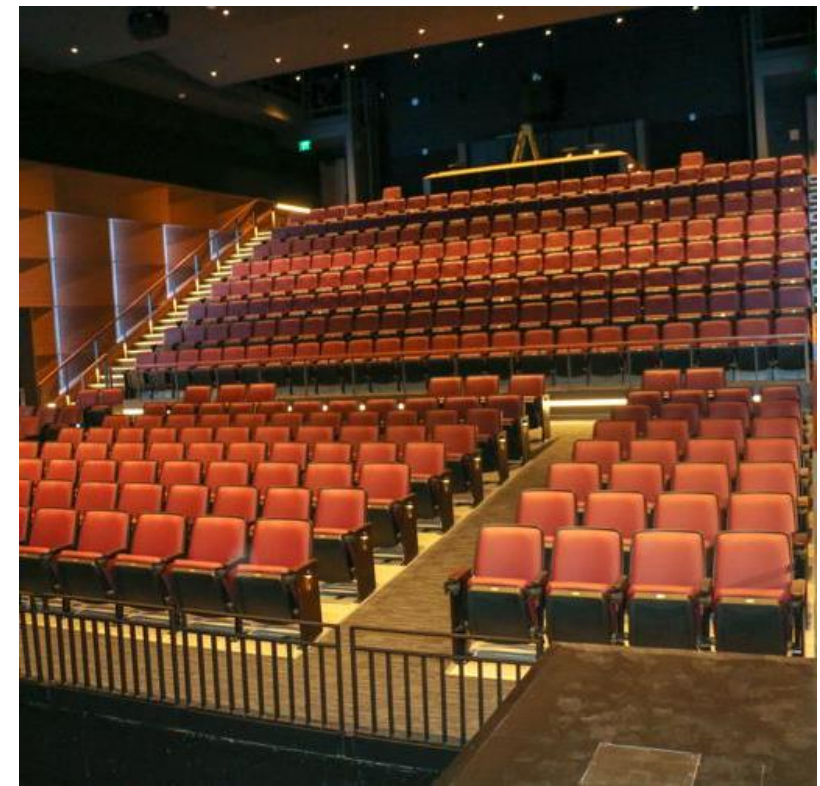




**Recreation
Center**



**Senior
Center**



**DL Parsons
Theater**

Civic Campus -Phase 1



Civic Campus -Phase 2 (City Hall)



CIVIC CENTER MASTER PLAN
PHASE 1 BOUNDARY - COMPLETE

NEW CITY HALL
BUILDING SITE

EXISTING
CITY HALL

NEW REC. CENTER

I-25

ORIGINAL
REC. CENTER

MEMORIAL PARKWAY

COMMUNITY CENTER DR.

EB RAINS JR.
MEMORIAL PARK

CIVIC CENTER MASTER PLAN
PHASE 2 BOUNDARY



**CIVIC CENTER MASTER PLAN
PHASE 1 BOUNDARY - COMPLETE**

**NEW CITY HALL
1.5 ACRE BUILDING SITE
PHASE 2 BOUNDARY**

**EXISTING
CITY HALL
(TO BE DEMOLISHED)**

**NEW REC. CENTER
(COMPLETE & OPEN)**

I-25

**ORIGINAL
REC. CENTER**

MEMORIAL PARKWAY

COMMUNITY CENTER DR.

**EB RAINS JR.
MEMORIAL PARK**

**CIVIC CENTER MASTER PLAN
PHASE 3 BOUNDARY
(PRIVATE MASTER DEVELOPER)**

Sustainability History



Same starting point

- 2017 - Council adopts Civic Center Master Plan
-Sustainability is a guiding principle, but net zero was not contemplated at this time

Connected	Sustainable	Contextual
 <p>The proximity to I-25 makes the site highly visible and accessible. Multi-modal access to the site allows for vehicular, pedestrian, bicycle and transit access from near and far. Unique site design provides thoughtful form with innovative placemaking elements and great function that responds to adjacencies and access opportunities. The Civic Center will be a memorable place to which visitors will want to return.</p> <ul style="list-style-type: none"> Incorporate traffic demands, multi-modal circulation and parking requirements. Ensure safety for all modes of transportation. Create connections to adjacent places. Consider internal wayfinding, ease of access and convenient parking. 	 <p>Low-impact development and sustainable technologies appropriate to Colorado such as solar should be integrated into the redevelopment of the Civic Center Campus.</p> <ul style="list-style-type: none"> Integrate sustainable drainage, detention and water quality. Set an example of sustainability for the rest of the City. Practice smart growth and infill. Create a diverse and active City Center. Ensure a walkable environment and a comfortable pedestrian realm. 	 <p>A new, updated Civic Center will become the identifiable character for the City of Northglenn. Iconic and contemporary civic buildings can serve the needs of both today and tomorrow along with additional uses that accommodate diversity and flexibility for long and short-term use.</p> <ul style="list-style-type: none"> Think of the Civic Center area as a key gateway to the City. Protect and enhance view corridors and site visibility. Consider the condition, location and capacity of utilities.

- Same year - Council directs staff to initiate a sustainability plan
- 2019- Council Strategic Plan 2019-2023 includes Sustainability as 1 of 8 priority areas



Two Planning Processes Merge

- 2020- Council continues to prioritize sustainability, including re-evaluating **City Hall Project**
- 2021 - Sustainability Committee forms & **City Hall selects architect**
- 2021 – **CORE Certification Chosen**
 - Chosen over LEED or other certifications
 - Measures the actual operation of the building vs modeled or anticipated performance
 - Takes into consideration embodied energy
 - 50% embodied carbon savings compared to conventional construction
 - CORE certification = comparable to LEED platinum

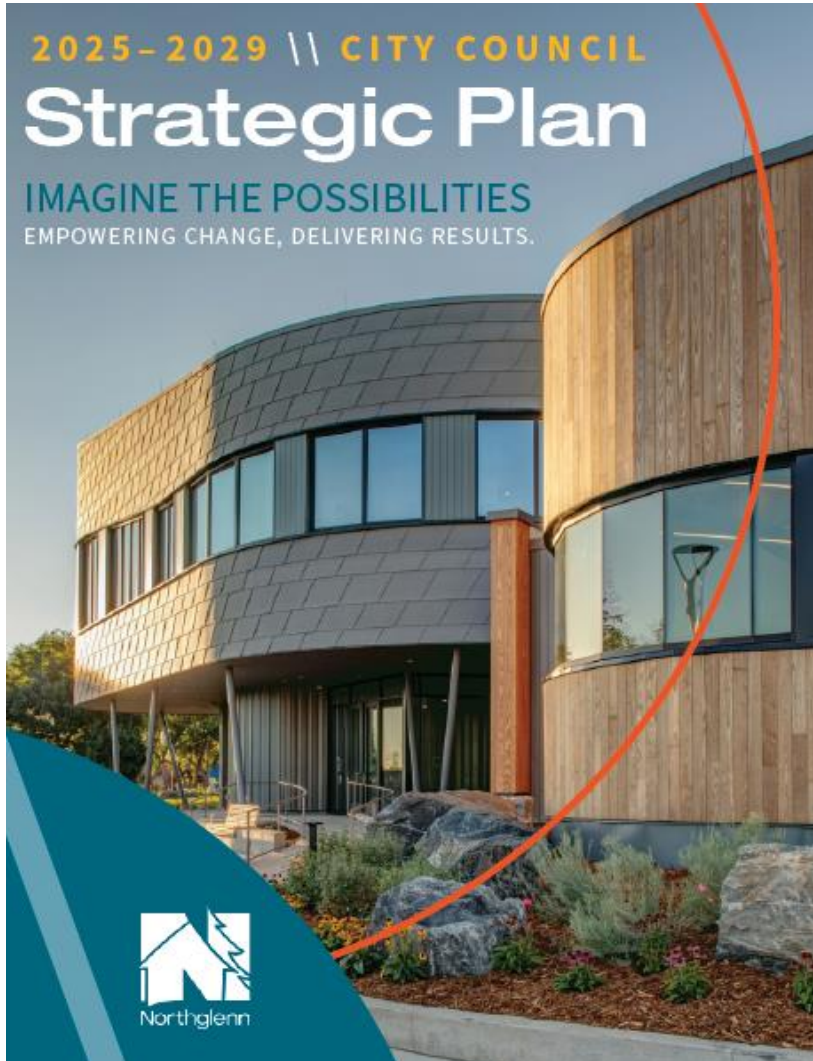


Working Together

- 2022- Sustainability plan updated to add “Climate Action”
- 2023 (June) - City Hall groundbreaking
- 2023 (October) -First Sustainability Coordinator Position Hired
- 2024 (September)- New City Hall opens for operations



2025 – Continuing the Trend



City Council Strategic Plan Adopted February, 2025

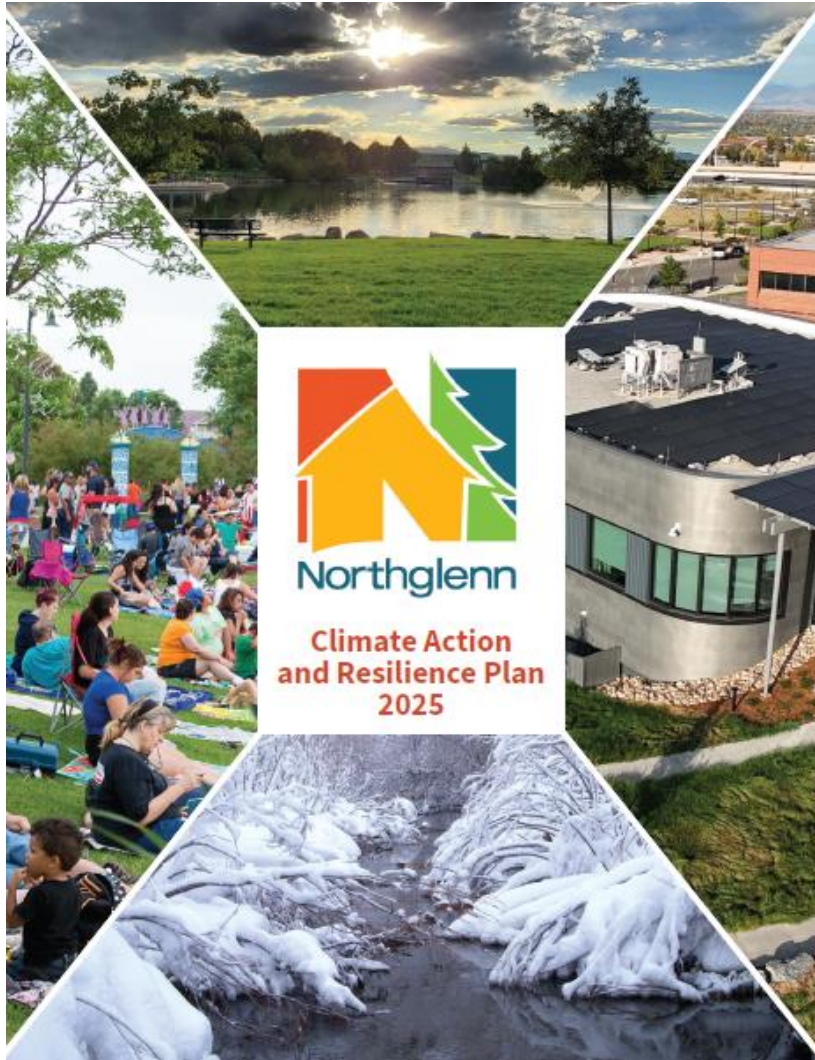
- 6 strategic focus areas
- Includes Environmental Stewardship



2025 – Continuing the Trend

Northglenn's First Climate Action Plan

- Connects to existing Sustainability Plan and City Council Strategic Plan



Connected Community

- **Objective:** Foster a community that is well prepared for, and has the resources to adapt to, the impacts of climate change.
- **CC-1:** Increase resilience of city services
- **CC-2:** Enhance social infrastructure and community preparedness
- **CC-3:** Advance climate advocacy and education



Mobility

- **Objective:** Reduce greenhouse gas emissions associated with the transportation sector by making no- and low-carbon travel convenient and accessible for all community members.
- **M-1:** Reduce Vehicle Miles Traveled (VMT)
- **M-2:** Increase the prevalence of low- and no-emission vehicles and equipment



Energy Supply

- **Objective:** Pursue a resilient and low-carbon energy supply.
- **ES-1:** Increase local renewable energy generation and storage
- **ES-2:** Increase participation in renewable energy subscription programs



Buildings

- **Objective:** Improve the health, adaptive capacity, and efficiency of new and existing buildings.
- **B-1:** Support efficient and resilient new construction
- **B-2:** Support efficient and resilient existing homes
- **B-3:** Support efficient and resilient existing commercial, public, and institutional buildings
- **B-4:** Support regional building electrification workforce



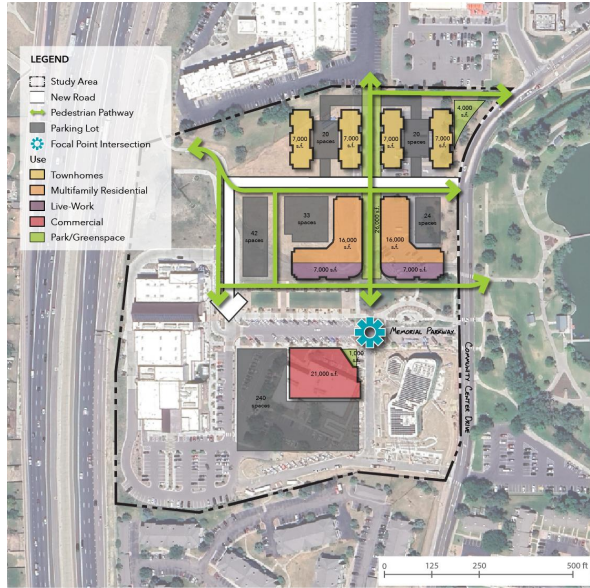
Natural Systems

- **Objective:** Cultivate natural resources and systems that can adapt and support climate resilience.
- **NS-1:** Enhance open and green spaces
- **NS-2:** Pursue a diverse and resilient water supply
- **NS-3:** Conserve water



Food and Waste

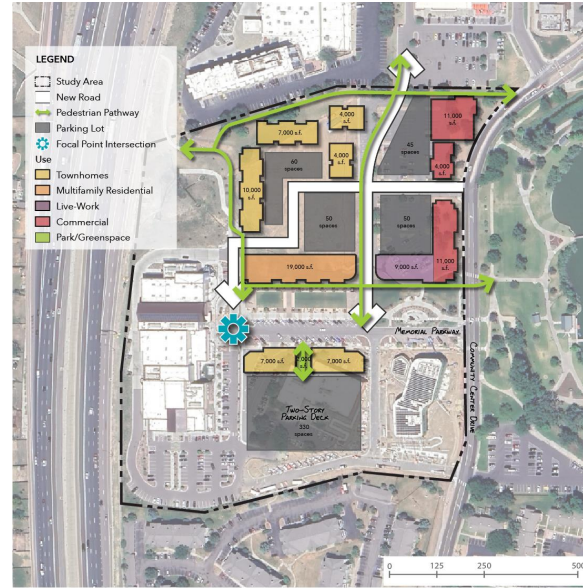
- **Objective:** Develop resilient food and waste systems that emphasize the local economy.
- **FW-1:** Reduce waste and consumption
- **FW-2:** Recover materials
- **FW-3:** Increase access to healthy, locally produced, and culturally relevant food



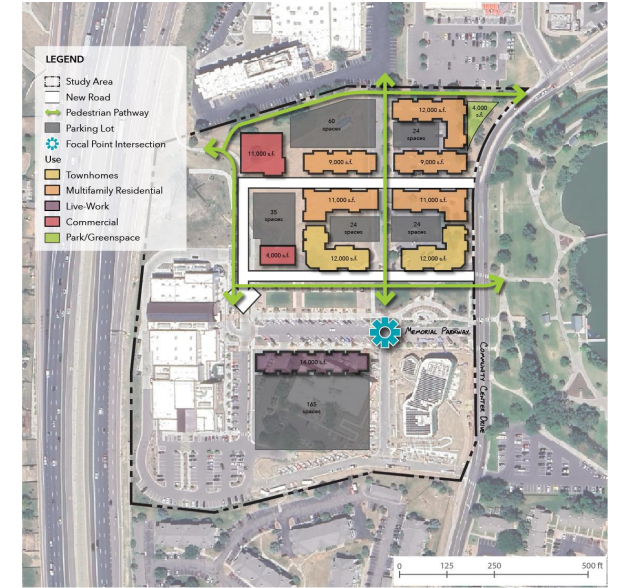
Scenario 1



Scenario 2a



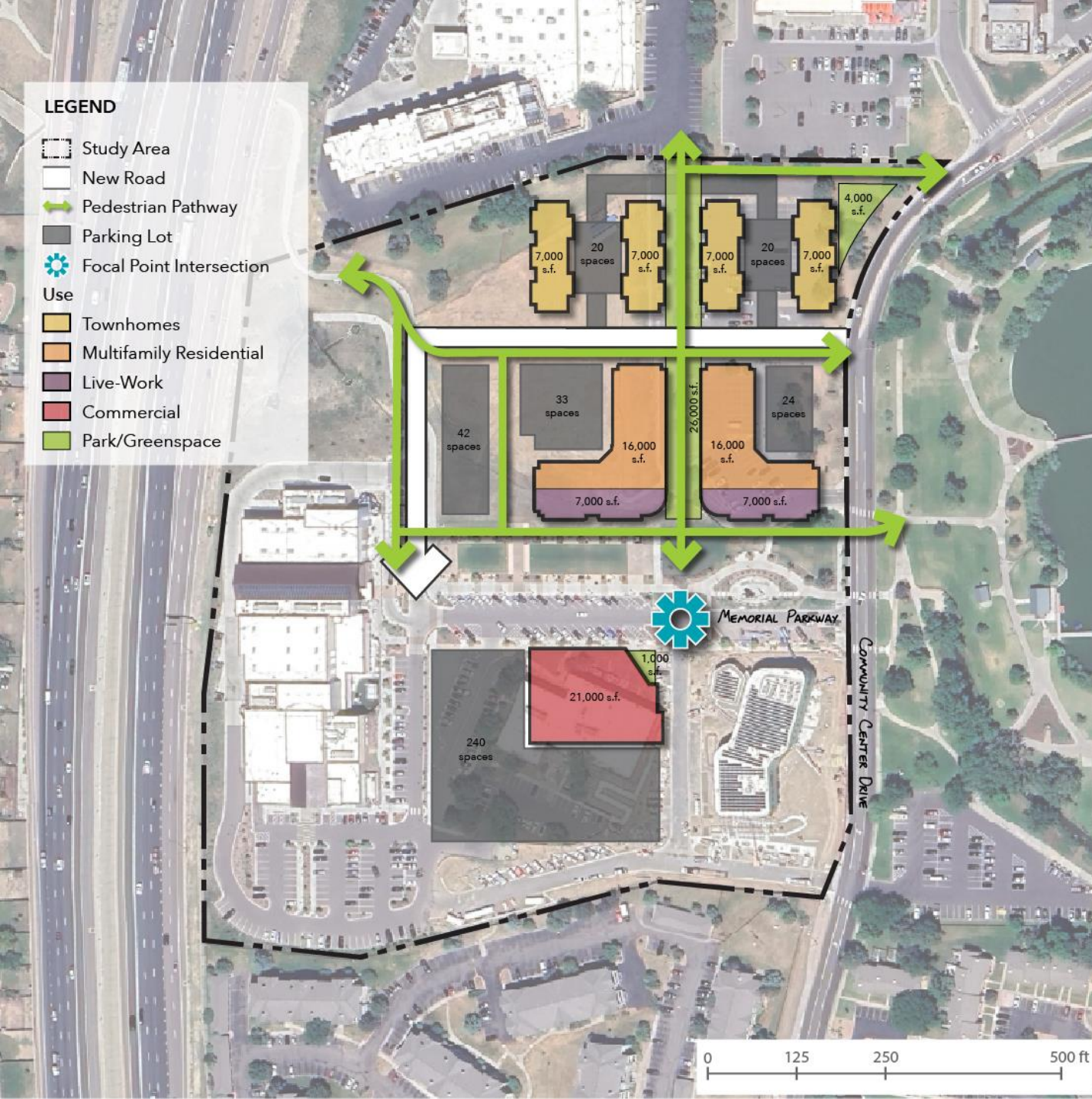
Scenario 2b



Scenario 3

Civic Campus -Phase 3

(in process): Redevelopment of the remainder of the Civic Center area by a private developer



Scenario 1:

Rec Center Adjacent Lots

- » Extra parking immediately adjacent to Recreation Center and Theater (370 total spaces on site)
- » Internal orientation to north/south greenway and frequent pedestrian connections
- » Commercial on southern block (21,000 SF)
- » Live/work along and multifamily along north side of Memorial Parkway (5 stories/230 units)
- » Townhomes at far north (28 units)
- » Infrastructure capacity for another 95 MF units



Scenario 2a:

Large Surface Lots

- » Two large lots provide shared parking (410 total spaces on site)
- » Orientation towards Memorial Parkway and E.B. Rains Jr. Memorial Park
- » North/south roadway and commercial extend from Webster Lake Promenade (26,000 SF)
- » Live/work and multifamily along north side of Memorial Parkway (5 stories/135 units)
- » Townhomes in northwest and on south block (approx. 35 units)
- » Infrastructure capacity for another 180 MF units



Scenario 2b:

Two-Story Parking Deck

- » Addition of a two-story parking deck on southern block (125 net additional spaces)
- » North parking lot infill (4 additional townhomes)



Scenario 3:

Dispersed Small Lots

- » Small dispersed lots on north side (330 total spaces on site)
- » Orientation towards streets and E.B. Rains Jr. Memorial Park, including Memorial Parkway couplet
- » Destination commercial visible from highway (15,000 SF)
- » Live/work in south block and multifamily in northern area (5 stories/330 units)
- » Townhomes along north side of Memorial Parkway (approx. 24 units)
- » No additional infrastructure capacity

City Hall Quick Intro

- Broke ground June 2023, completed in September of 2024
- All Electric – powered on-site by solar panels 195 kW rooftop solar (no gas)
- 32,600 square feet of space
- \$33.78M cost was fully-funded by the ½% sales tax and 4% Special Marijuana Tax, both of which can only be used for capital projects.
- CORE Certified (more info on this later)





“THE NORTHGLENN CITY HALL WILL BE A HEALTHY, SAFE, AND PROGRESSIVE PLACE OF WORK FOR CITY STAFF; AND AN INSPIRING CIVIC RESOURCE FOR RESIDENTS, SERVING AS A GATHERING PLACE AND ANCHOR OF THE CIVIC CENTER CAMPUS THAT FOSTERS A SENSE OF PRIDE, CAMARADERIE, AND COMMUNITY.” ”



Materials Matter – Reducing Embodied Carbon



- **Lowering the Carbon Footprint from the Start**
 - 50% reduction in embodied carbon emissions using mass timber
 - Equal to the carbon sequestered by 621 acres of forest in 1 year
- **Locally Sourced Materials**
 - 20% of materials sourced within 310 miles
 - The materials that travelled the farthest are the all-wood mass timber structure from Quebec Canada

Materials Matter – Responsible and Healthy



- **Responsible Material Choices**
 - Zinc & thermally modified wood: durable, natural, & chemical-free
- **Healthy and transparent**
 - Declare-labeled products with transparent ingredients
 - No petrochemical fertilizers or pesticides in landscaping

CORE Certification

- **Colorado's First CORE-Certified Municipal Building**
 - Performance-based certification, beyond a points checklist
 - Comparable to LEED Platinum, but measured by real-world operation
- **100% Electric & Net Zero Energy**
 - 476 rooftop solar panels generating 195 kW annually
 - No natural gas—fully electrified mechanical systems
 - Highly efficient exterior envelope, like a "YETI cooler" for buildings
- **Sustainable Design for Long-Term Impact**
 - Natural ventilation, low-energy glass

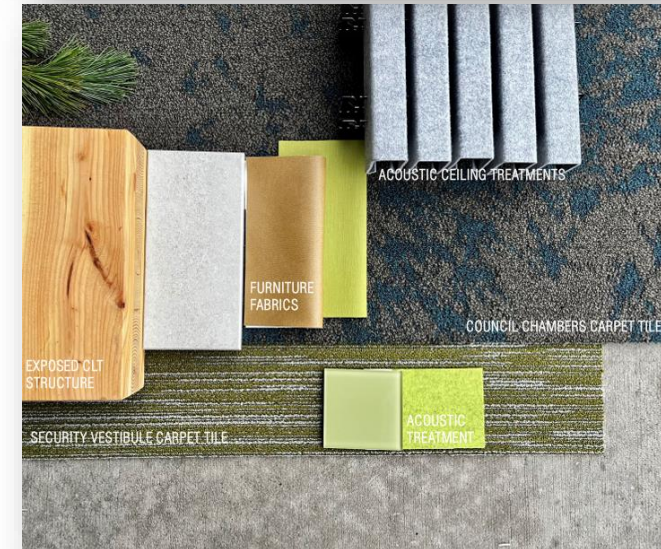
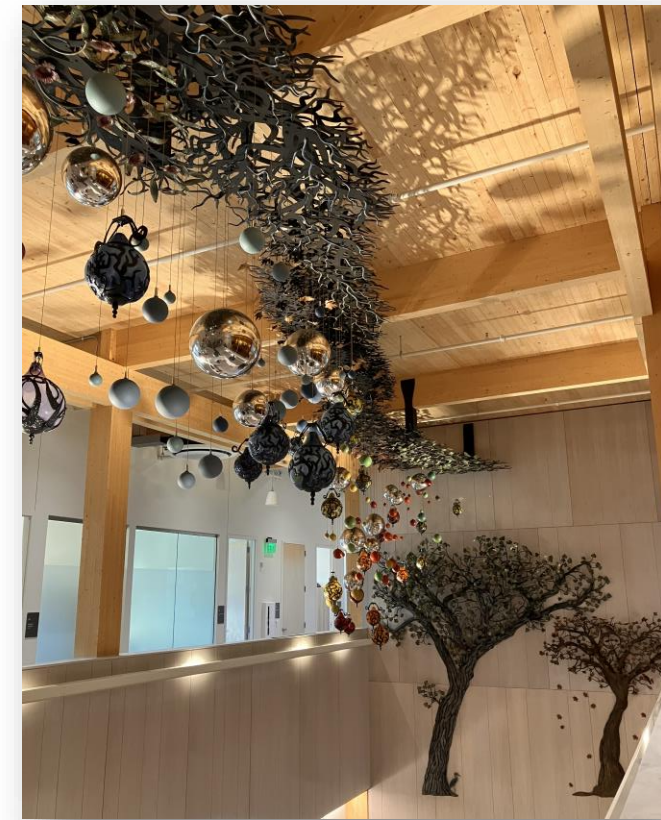
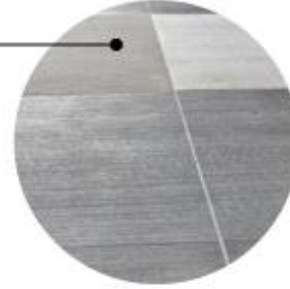


Water Innovation – Setting a New Standard

- 100% non-potable water for irrigation
 - Collected in underground cisterns
- First municipal project in CO to secure water rights for this use
- Possible because Northglenn is a Municipal Utility Provider
 - Owns, operates and maintains its own water & wastewater systems
- Native and xeric landscaping reduces water demand by 70%



Nature & Wellbeing in Design









Inclusivity and Safety

SUMMARY MATRIX

The Living Building Challenge is composed of 20 Imperatives grouped into seven petals. Some Imperatives are not required for all Typologies.

		TYPOLOGY			
PETAL	IMPERATIVE	New Building	Existing Building	Interior	Landscape + Infrastructure
PLACE	1 Ecology of Place				
	2 Urban Agriculture				
	3 Habitat Exchange				
	4 Human Scaled Living				
WATER	5 Responsible Water Use				
	6 Net Positive Water				
ENERGY	7 Energy + Carbon Reduction				
	8 Net Positive Energy				
HEALTH + HAPPINESS	9 Healthy Interior Environment				
	10 Healthy Interior Performance				
	11 Access to Nature				
MATERIALS	12 Responsible Materials				
	13 Red List				
	14 Responsible Sourcing				
	15 Living Economy Sourcing				
	16 Net Positive Waste				
EQUITY	17 Universal Access				
	18 Inclusion				
BEAUTY	19 Beauty + Biophilia				
	20 Education + Inspiration				

 CORE IMPERATIVE
 SCALE JUMPING ALLOWED
 HANDPRINTING IMPERATIVE
 IMPERATIVE REQUIRED FOR TYPOLOGY
 REQUIREMENT DEPENDENT ON SCOPE
 NOT REQUIRED FOR TYPOLOGY

Community responsive

- Open access and inclusion by design
- Fully public lobby with public amenities

High Performance Staff Spaces

- Employee lounge designed for connection
- Family Lounge/Wellness Room, to support employee well-being

Safety as a priority

- Police Department input led to added security features, including ballistic-rated panels throughout
- Intentional design



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Lessons Learned

Funding and missed opportunities

- \$33.78M cost fully-funded, no loans
 - ½ % sales tax and 4% Special Marijuana Tax (can only be used for capital projects)
- Missed funding opportunities- “Too Shovel Ready”
- Tax Credits/ Grants used for the project:
 - Investment Tax Credit - Net Zero City Hall Solar Array
 - Approved Low-income community bonus credit
 - Clean Commercial Vehicle Credit
 - Alternative Fuel Vehicle Refueling Property Credit
 - FleetZERO State Grant
 - EECBG Federal DOE Program Voucher
 - Charge Ahead Colorado Grant



Incremental Cost

- \$24 million originally
- \$38 million final due to inflation and COVID19 impact
- Net zero cost factor for budget- added \$1.6 million (5%)



Brownfield Clean up

- \$2.75 million EPA Grant Awarded in 2024
- Cleanup soil contaminated with lead and arsenic on the former Recreation Center
- 6.85-acre property has sat unused since the new Rec Center was built
- Developers identified soil contamination as a significant barrier for redevelopment





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Q&A

