

03 November, 2023

Town of Parker  
Parker Town Hall Expansion

## Project Narrative

The Parker Town Hall Expansion translates the character of the historic downtown precinct and the existing Town Hall building into a contemporary design aesthetic that seeks to provide presence along E. Mainstreet and fosters a sense of transparency of government. The following text and attached site plan describe the proposed addition to Parker Town Hall to demonstrate compliance with the intent and the approval standards established by the Town of Parker.

Construction on the addition is anticipated to commence in June 2024.

### **1. Overall Design Concept:**

The expansion of Parker Town Hall will be a two-story, 32,043 square feet addition, comprised of public service counters, a new main lobby, staff offices, conference rooms and office support spaces.

The existing 35,237 square foot, two-story building will also be renovated within this project's scope in a separate phase of construction.

### **2. Context and Site:**

The building orientation and setbacks are intended to provide presence along E. Mainstreet, tuck parking internal to the site, and provide new entry sequence to the combined Town Hall at the south.

A series of staggered masonry 'tablets' compose the buildings north façade and seek to break down the scale of the building while forming a street edge. Landscape along this edge aims to reinforce this sites importance as a gateway to the Towns Historic Center.

At the south, a new public plaza is held between the existing building and the new addition. Landscape forms create a series of smaller spaces within the plaza and provide shade with new and existing trees.

### **3. Public Realm**

A new public plaza will be created at the southern side of the addition. The new main, public entry will anchor the north side of the plaza, and the existing buildings public entry will be connected to this public outdoor space with new paving and updated landscaping. A series of landscape forms will provide vegetation and shade within the plaza, as well as provide seating where these forms are bound by concrete seat walls. Additional tables and chairs will be provided within a zone of the plaza, for use by the public and staff alike.

A new drive off Pikes Peak Avenue will be introduced to align with the new public plaza and main entry. Parking can be accessed via this new drive or either of the two existing to remain drives off Pikes Peak Avenue.

A total of 125 parking spaces will be provided on site, including 6 ADA compliant spaces. The existing bicycle racks at the west side of the existing building will be retained and additional bicycle racks will be provided near the employee entrance at the east side of the addition.

#### 4. Architectural Design

The design of the Parker Town Hall Expansion has focused on three major tenants: improving Public Service, responding to the Context that has evolved since the original Town Hall was built, and creating a Modern Workplace.

Improving **Public Service** has focused on enhancing convenience, efficiency, and accessibility, not just in the sense of ADA compliance, but in multiple facets to make Town Hall functions more accessible and approachable to all members of the public. In addition to this, the concept of transparency of government has been taken to heart inside and out; providing broad expanses of glazing at the new main lobby to visually connect inside and out to the public plaza, and a glass training and conference space at the north to serve as a beacon along East Mainstreet.

The new addition responds to its **Context** by using red brick masonry as its primary cladding. Not only does this tie the addition into the existing Town Hall, but it also responds to the rich masonry traditions seen elsewhere along Mainstreet. This red brick is used in two ways; as the predominant field material it is laid in a traditional running bond, and as an accent used between punched window openings and as the field material of the lower building volume along the public plaza this same red brick color is used in the form of a shaped brick; enlivening the façade with shadow-play and providing a modern interpretation of the articulated brick cornice on the existing Town Hall building.

The new addition also seeks to contribute to the 'civic precinct' that anchors the east end of Mainstreet. Together with the PACE Center, the Douglas County Library and Discovery Park along this eastern portion of Mainstreet, the Town Hall plays an important role in this public realm. The new addition seeks to be a positive addition to this rich tapestry; tying into it's context via materiality while creating a distinct character of it's own.

Pairing with the exterior character of the addition, the proposed massing and public spaces seek to make this building both neighborly, in that the massing gravitates towards East Mainstreet and steps down towards the south where residential areas and the trail occurs, and distinctive – creating a recognizable civic building.

In conjunction with the tenants noted above, creating a **Modern Workplace** is also a key foundation to this design. The Town of Parker has a commendable track record for staff retention, and providing amenities such as private offices, is part of this equation for them. In addition to these offices, an ecosystem of shared spaces such as conference rooms, break rooms, collaboration spaces and lounge spaces, has been provided to aide in collaboration and collegiality, in both formal and informal settings. At both shared spaces and private offices views and daylighting are key; where interior spaces cannot access direct exterior windows skylights and borrowed daylight through interior glazing has been provided. The staff 'forum' at the heart of the addition is once such interior space that has two skylights above to activate it over the course of the day and provide diffuse daylight to adjoining spaces.