City of Louisville
COLORADO • SINCE 1878

City Council

Agenda

Tuesday, December 1, 2015
City Hall, Council Chambers
749 Main Street
7:00 PM

Note: The time frames assigned to agenda items are estimates for guidance only. Agenda items may be heard earlier or later than the listed time slot.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Council requests that public comments be limited to 3 minutes. When several people wish to speak on the same position on a given item, Council requests they select a spokesperson to state that position.

5. CONSENT AGENDA

The following items on the City Council Agenda are considered routine by the City Manager and shall be approved, adopted, accepted, etc., by motion of the City Council and roll call vote unless the Mayor or a City Council person specifically requests that such item be considered under "Regular Business." In such an event the item shall be removed from the "Consent Agenda" and Council action taken separately on said item in the order appearing on the Agenda. Those items so approved under the heading "Consent Agenda" will appear in the Council Minutes in their proper order.

A. Approval of Bills
B. Approve Library Consortium Agreement By and Between the Flatirons Library Consortium and the City of Louisville for Shared Library Services

6. COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA (Council general comments are scheduled at the end of the Agenda.)

7. CITY MANAGER'S REPORT

8. REGULAR BUSINESS

Citizen Information

If you wish to speak at the City Council meeting, please fill out a sign-up card and present it to the City Clerk.

Persons with disabilities planning to attend the meeting who need sign language interpretation, assisted listening systems, Braille, taped material, or special transportation, should contact the City Manager's Office at 303 335-4533. A forty-eight-hour notice is requested.

7:15 – 7:30 pm **A. RECOGNITION OF MEMBERS OF THE HORTICULTURAL AND FORESTRY ADVISORY BOARD**

- Presentation

7:30 – 8:00 pm **B. CLIMBING GYM/BREW PUB IN CTC**

1. ORDINANCE NO. 1708, SERIES 2015 –AN ORDINANCE APPROVING THE VACATION OF A 25-FOOT WIDE EMERGENCY ACCESS EASEMENT LOT 1, BLOCK 2 OF THE PARK AT CTC – 2nd READING (ADVERTISED *DAILY* CAMERA 11/22/15)

- Mayor Opens Public Hearing
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Additional Public Comments
- Mayor Closes Public Hearing
- Action

2. RESOLUTION NO. 86, SERIES 2015 –A RESOLUTION APPROVING A FINAL PLANNED UNIT DEVELOPMENT (PUD) AND SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE CONSTRUCTION OF A NEW 24,282 SF CLIMBING GYM AND 4,701 SF BREW PUB IN THE COLORADO TECHNOLOGY CENTER

- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Action

8:00 – 8:30 pm **C. RESOLUTION NO. 87, SERIES 2015 – A RESOLUTION APPROVING A FIRST AMENDMENT TO A GRANT OF CONSERVATION EASEMENT IN GROSS FOR THE REX THEATRE – 817 MAIN STREET**

- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Action

8:30 – 9:00 pm

D. RESOLUTION NO. 88, SERIES 2015 – A RESOLUTION APPROVING A FINAL SUBDIVISION REPLAT AND PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR THE CONSTRUCTION OF A 8,870 SF MEDICAL CLINIC AND URGENT CARE AT 511 EAST SOUTH BOULDER ROAD

- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Action

9:00 – 9:15 pm

E. DISCUSSION/DIRECTION/ACTION – 2016 LEGISLATIVE AGENDA

- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Action

9:15 – 9:20 pm

F. ORDINANCE NO. 1709, SERIES 2015 – AN ORDINANCE AMENDING CHAPTER 15.36 OF THE LOUISVILLE MUNICIPAL CODE REGARDING HISTORIC PRESERVATION – 1ST READING – SET PUBLIC HEARING FOR 12/15/15

- City Attorney Introduction
- Action

9:20 – 9:25 pm

G. BOULDER COUNTY HOUSING AUTHORITY KESTREL DEVELOPMENT – 245 NORTH 96TH STREET

1. ORDINANCE NO. 1710, SERIES 2015 – AN ORDINANCE APPROVING A 5TH AMENDMENT TO THE TAKODA GENERAL DEVELOPMENT PLAN (GDP) TO ALLOW UP TO 231 RESIDENTIAL UNITS AND UP TO 64,468 SQUARE FEET OF COMMERCIAL DEVELOPMENT FOR THE PROPERTY KNOWN AS THE 245 NORTH 96TH STREET ANNEXATION – 1ST READING – SET PUBLIC HEARING FOR 12/15/15

- City Attorney Introduction
- Action

2. **RESOLUTION NO. 89, SERIES 2015 – A RESOLUTION APPROVING THE FINAL SUBDIVISION PLAT AND PLANNED UNIT DEVELOPMENT (PUD), FOR KESTREL, LOCATED AT 245 NORTH 96TH STREET TO ALLOW THE DEVELOPMENT OF 191 RESIDENTIAL UNITS AND UP TO 5,977 SF OF NON-RESIDENTIAL DEVELOPMENT**

11. CITY ATTORNEY'S REPORT

12. COUNCIL COMMENTS, COMMITTEE REPORTS, AND IDENTIFICATION OF FUTURE AGENDA ITEMS

13. ADJOURNMENT

City of Louisville
Cash Disbursement Edit List

Batch: 92455 Period: 11/12/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	FOR BANK ACCOUNT:	4 FIRST NATIONAL BANK OF COLORAD			Control Disbursement Account	
1033-1	COAL CREEK COLLISION CENTER					
	110515	PROGRESSIVE PAYMENT	11/05/15	12/05/15	871.53	871.53
10835-1	COLO ASSOC PERMIT TECHNICIANS					
	111015	CAPT MEETING	11/10/15	12/10/15	70.00	70.00
5255-1	FAMILY SUPPORT REGISTRY					
	110615	EMPLOYEE GARNISHMENT PP#23	11/06/15	12/06/15	100.00	100.00
2070-1	FLOOD & PETERSON INSURANCE INC					
	718011	NOTARY POLICY	09/09/14	10/09/14	255.00	255.00
14002-1	KANSAS PAYMENT CENTER					
	110615	EMPLOYEE GARNISHMENT PP#23	11/06/15	12/06/15	67.38	67.38
12580-1	MALCOLM FLEMING					
	111215	TRAVEL RECON 9/26-9/30/15	11/12/15	12/12/15	456.20	456.20
	BANK TOTAL PAYMENTS				1,820.11	1,820.11
	GRAND TOTAL PAYMENTS				1,820.11	1,820.11

City of Louisville
Cash Disbursement Edit List

Batch: 92535 Period: 11/19/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	FOR BANK ACCOUNT:	4 FIRST NATIONAL BANK OF COLORAD			Control Disbursement Account	
326-1	COORS DISTRIBUTING CO					
	588418	RESALE BEER CCGC	11/04/15	12/04/15	166.95	
	592889	RESALE BEER CCGC	11/11/15	12/11/15	21.79	188.74
13997-1	LAUREN TRICE					
	111315	TRAVEL RECON 11/4-11/7/15	11/13/15	12/13/15	1,099.37	1,099.37
55	LAND TITLE					
	U!00001009	11031/324048101: UTILITY REFUN	11/16/15	11/16/15	269.26	269.26
55	LAND TITLE					
	U!00001010	17219/462236600: UTILITY REFUN	11/16/15	11/16/15	65.90	65.90
11094-1	WESTERN DISPOSAL SERVICES					
	110115CITY	OCT 15 CITY TRASH SERVICE	11/01/15	12/01/15	2,515.91	
	110115CITY	OCT 15 CITY TRASH SERVICE	11/01/15	12/01/15	628.90	
	110115CITY	OCT 15 CITY TRASH SERVICE	11/01/15	12/01/15	155.00	
	110115CITY	OCT 15 CITY TRASH SERVICE	11/01/15	12/01/15	771.70	
	110115CITY	OCT 15 CITY TRASH SERVICE	11/01/15	12/01/15	445.50	4,517.01
3875-1	XCEL ENERGY					
	478246677	OCT 15 GROUP ENERGY	11/09/15	12/09/15	25,496.98	
	478246677	OCT 15 GROUP ENERGY	11/09/15	12/09/15	1,406.24	
	478246677	OCT 15 GROUP ENERGY	11/09/15	12/09/15	7,780.11	
	478246677	OCT 15 GROUP ENERGY	11/09/15	12/09/15	18,135.72	
	478246677	OCT 15 GROUP ENERGY	11/09/15	12/09/15	5,000.80	57,819.85
11371-1	XCEL ENERGY					
	477482096	OCT 15 TRAFFIC LIGHT	10/29/15	11/28/15	10.26	
	477681041	OCT 15 STREET LIGHTS	11/02/15	12/02/15	36,919.02	
	477697292	OCT 15 FLASHERS	11/02/15	12/02/15	5.75	
	477866839	OCT 15 TRAFFIC LIGHTS	11/03/15	12/03/15	1,297.83	38,232.86
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	BANK TOTAL PAYMENTS				102,192.99	102,192.99
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	GRAND TOTAL PAYMENTS				102,192.99	102,192.99

Batch: 92599 Period: 12/01/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	FOR BANK ACCOUNT:	4 FIRST NATIONAL BANK OF COLORAD			Control Disbursement Account	
13547-1	A G WASSENAAR INC					
	257351	TESTING SERVICES SH42/PASCHAL	11/04/15	12/04/15	1,405.00	
	257352	GEOTECH TESTING SERVICES	11/04/15	12/04/15	1,650.00	
	257404	GEOTECH TESTING SERVICES	10/30/15	11/29/15	5,904.75	
	257405	GEOTECH TESTING SERVICES	10/30/15	11/29/15	1,382.50	10,342.25
5369-1	ACCUTEST MOUNTAIN STATES INC					
	D8-66610	LAB ANALYSIS FEES WTP	09/01/15	10/01/15	213.00	
	D8-66611	LAB ANALYSIS FEES WTP	09/01/15	10/01/15	213.00	
	DX-68303	LAB ANALYSIS FEES WTP	10/15/15	11/14/15	339.50	
	DX-68821	LAB ANALYSIS FEES WTP	10/30/15	11/29/15	240.00	
	DX-68934	LAB ANALYSIS FEES WTP	10/30/15	11/29/15	213.00	
	DX-68968	LAB ANALYSIS FEES WTP	10/30/15	11/29/15	213.00	1,431.50
13960-1	ALFALFAS MARKET INC					
	110915	BUSINESS ASSISTANCE REBATE	11/09/15	12/09/15	42,647.66	
	110915	BUSINESS ASSISTANCE REBATE	11/09/15	12/09/15	21,323.83	63,971.49
1006-1	ALL CURRENT ELECTRIC INC					
	3309	REPLACE CIRCUIT BREAKER WWTP	11/06/15	12/06/15	3,094.24	3,094.24
9891-1	AMBIANCE					
	10192	NOV 15 PLANT MAINT	11/10/15	12/10/15	195.00	195.00
14186-1	ANDERSON FOSTER HOKE					
	110215	821 LAFARGE BLDG ASSESSMENT	11/02/15	12/02/15	900.00	900.00
11455-1	APC CONSTRUCTION CO LLC					
	PP2103015	STREET RESURFACING	11/02/15	12/02/15	1,104,489.71	1,104,489.71
5439-1	ASPHALT SPECIALTIES CO INC					
	2509274	ROADBASE	11/13/15	12/13/15	698.31	698.31
13855-1	BIG AIR JUMPERS INC					
	O17658	NITE AT REC INFLATABLES	11/13/15	12/13/15	535.00	535.00
11605-1	BOBCAT OF THE ROCKIES LLC					
	11217317	TOOLCAT LANDPLANE ATTACHMENT	11/06/15	12/06/15	2,010.00	2,010.00
8588-1	BOULDER COUNTY					
	11880	SEP 15 RECYCLING REBATE	11/02/15	12/02/15	871.64	871.64
7706-1	BRANNAN SAND & GRAVEL CO LLC					
	151587	ASPHALT	10/06/15	11/05/15	525.15	
	152100	ASPHALT	10/12/15	11/11/15	316.34	
	152220	ASPHALT	10/13/15	11/12/15	195.46	
	152327	ASPHALT	10/14/15	11/13/15	198.63	
	152436	ASPHALT	10/15/15	11/14/15	526.97	
	152688	ASPHALT	10/19/15	11/18/15	365.52	
	152854	ASPHALT	10/20/15	11/19/15	776.39	

Batch: 92599 Period: 12/01/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	153118	ASPHALT	10/26/15	11/25/15	646.69	
	153201	ASPHALT	10/26/15	11/25/15	175.60	
	153369	ASPHALT	10/28/15	11/27/15	775.49	
	153546	ASPHALT	10/30/15	11/29/15	93.87	
	153779	ASPHALT	11/02/15	12/02/15	493.27	
	153793	ASPHALT	11/03/15	12/03/15	552.15	
	153933	ASPHALT	11/04/15	12/04/15	50.84	
	154241	ASPHALT	11/09/15	12/09/15	338.07	
	154351	ASPHALT	11/10/15	12/10/15	488.82	
	154708	ASPHALT	11/16/15	12/16/15	42.50	6,561.76
13344-1	BROWN HILL ENGINEERING & CONTROLS LLC					
	10455	SCADA MAINTENANCE WTP	10/16/15	11/15/15	1,175.00	
	10487	LEVEL INDICATOR CONTROLLER WTP	10/22/15	11/21/15	1,878.00	
	10488	LEVEL INDICATOR TRANSDUCER WTP	10/22/15	11/21/15	778.00	
	10576	SCADA MAINTENANCE WTP	11/13/15	12/13/15	1,175.00	5,006.00
13200-1	CABLE TELEVISION LABORATORIES INC					
	110915	BUSINESS ASSISTANCE REBATE	11/09/15	12/09/15	36,084.01	
	110915	BUSINESS ASSISTANCE REBATE	11/09/15	12/09/15	18,042.01	54,126.02
248-1	CDW GOVERNMENT					
	BBS5469	MERAKI CLOUD SUPPORT WWTP	11/03/15	12/03/15	273.38	
	ZB96661	RECEIPT PRINTER FIN	09/16/15	10/16/15	712.15	
	ZW63008	MERAKI CLOUD SUPPORT WTP	10/24/15	11/23/15	273.38	1,258.91
935-1	CENTENNIAL PRINTING CO					
	58324	MUNICIPAL COURT SETTING SLIPS	11/04/15	12/04/15	105.00	
	58384	BUSINESS CARDS WWTP	11/16/15	12/16/15	42.00	147.00
11162-1	CENTENNIAL VALLEY PROP VII LLC					
	110915	2015 BUSINESS ASSIST REBATE	11/09/15	12/09/15	31,888.57	
	110915	2015 BUSINESS ASSIST REBATE	11/09/15	12/09/15	15,944.28	47,832.85
10773-1	CENTRIC ELEVATOR CORP					
	239047	NOV 15 ELEVATOR MAINT PC	11/01/15	12/01/15	243.09	
	239048	NOV 15 ELEVATOR MAINT LIB	11/01/15	12/01/15	451.32	
	239049	NOV 15 ELEVATOR MAINT RSC	11/01/15	12/01/15	265.59	
	239050	NOV 15 ELEVATOR MAINT CH	11/01/15	12/01/15	269.65	1,229.65
980-1	CENTURY CHEVROLET INC					
	45021229	HOSE UNIT 2168	11/11/15	12/11/15	50.78	50.78
13352-1	CGRS INC					
	2-15859-52444	PROGRAM ATG SYSTEM	11/10/15	12/10/15	164.73	164.73
13964-1	CHANDLER ASSET MANAGEMENT					
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	300.91	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	25.71	

Batch: 92599 Period: 12/01/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	1.72	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	127.84	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	30.78	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	23.00	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	6.54	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	50.24	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	365.20	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	62.16	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	435.93	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	191.41	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	81.20	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	29.51	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	1.92	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	6.72	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	32.87	
	18751	OCT 15 INVESTMENT FEES	11/03/15	12/03/15	61.34	1,835.00
2220-1	CHEMTRADE CHEMICALS US LLC					
	91647833	ALUMINUM SULFATE NWTP	10/06/15	11/05/15	2,507.65	
	91647834	ALUMINUM SULFATE SWTP	10/06/15	11/05/15	2,510.22	5,017.87
4785-1	CINTAS CORPORATION #66					
	66391655	UNIFORM RENTAL WTP	10/05/15	11/04/15	142.11	
	66398946	UNIFORM RENTAL WTP	10/19/15	11/18/15	267.89	
	66402491	UNIFORM RENTAL WTP	10/26/15	11/25/15	149.92	
	66405990	UNIFORM RENTAL WTP	11/02/15	12/02/15	149.92	
	66409604	UNIFORM RENTAL WTP	11/09/15	12/09/15	149.92	859.76
11508-1	CITRON WORK SPACES					
	13689	CHAIRS HR	10/28/15	11/27/15	923.00	923.00
9524-1	CITY OF BOULDER					
	569	2015 INNOVATIVE INTERFACES	11/03/15	12/03/15	31,356.36	31,356.36
14047-1	CITY OF NORTHGLENN					
	924	LAB ANALYSIS FEES WTP	09/01/15	10/01/15	210.00	
	960	LAB ANALYSIS FEES WTP	10/31/15	11/30/15	370.00	580.00
11467-1	CLEAR CREEK CONSULTANTS INC					
	1741	COAL CREEK AUDIT/MAINT	11/04/15	12/04/15	705.00	705.00
13260-1	CLIFTON LARSON ALLEN LLP					
	1143905	UTILITY BILLING SERVICES	11/11/15	12/11/15	4,055.13	
	1143905	UTILITY BILLING SERVICES	11/11/15	12/11/15	2,600.14	
	1143905	UTILITY BILLING SERVICES	11/11/15	12/11/15	582.00	
	1143905	UTILITY BILLING SERVICES	11/11/15	12/11/15	873.00	8,110.27
8900-1	COLORADO DEPT OF LABOR & EMPLOYMENT					

Batch: 92599 Period: 12/01/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	70357	FUEL TANK REGISTRATION	10/30/15	11/29/15	105.00	105.00
13970-1	CONCRETE WORKS OF COLORADO INC					
	PP5072015	WATER LINE REPLACEMENT	10/26/15	11/25/15	92.50	
	PP5072015	WATER LINE REPLACEMENT	10/26/15	11/25/15	11,424.55	
	PP5072015A	PARBOIS CONCRETE WORK	10/26/15	11/25/15	1,508.53	13,025.58
13370-1	CRIBARI LAW FIRM, PC					
	111915	PROSECUTING ATTORNEY	11/19/15	12/19/15	2,478.00	2,478.00
14185-1	DAVID M AGLIETTI					
	060215	1145 MAIN BLDG ASSESSMENT	06/02/15	07/02/15	900.00	900.00
375-1	JOHN DEERE COMPANY					
	114893423	BALLFIELD UTILITY VEHICLE	10/14/15	11/13/15	7,631.40	7,631.40
10590-1	DELL MARKETING LP					
	XJT9CR941	VERTEX DELL NIC'S	10/30/15	11/29/15	655.45	655.45
9845-1	DENVER SANITARY CO INC					
	7558	PUMP OUT LIB	11/13/15	12/13/15	390.00	
	7559	PUMP OUT CS	11/13/15	12/13/15	585.00	975.00
1505-1	DPC INDUSTRIES INC					
	737004900-15	CHLORINE SWTP	10/27/15	11/26/15	798.00	
	737004901-15	CHLORINE NWTP	10/27/15	11/26/15	798.00	
	737004929-15	CAUSTIC SODA NWTP	10/29/15	11/28/15	6,104.70	7,700.70
13790-1	EAGLE-NET ALLIANCE					
	160260	NOV 15 INTERNET SERVICE	11/01/15	12/01/15	870.20	870.20
1780-1	EBSCO					
	391131	PRINT PERIODICALS	11/04/15	12/04/15	232.70	232.70
13963-1	ENSCICON CORPORATION					
	89163	ENGINEERING SERV SULLIVAN	11/03/15	12/03/15	740.00	
	89163A	ENGINEERING SERV SULLIVAN	11/03/15	12/03/15	740.00	
	89277	ENGINEERING SERV SULLIVAN	11/10/15	12/10/15	740.00	
	89277A	ENGINEERING SERV SULLIVAN	11/10/15	12/10/15	740.00	2,960.00
11545-1	EVOQUA WATER TECHNOLOGIES LLC					
	902372431	SODIUM CHLORITE WTP	10/20/15	11/19/15	17,252.70	17,252.70
12819-1	FRANCOTYP-POSTALIA INC					
	RI102618129	POSTAGE METER RESETS RSC	11/03/15	12/03/15	95.85	95.85
10623-1	FRONT RANGE LANDFILL INC					
	39990	LANDFILL FEES	11/15/15	12/15/15	415.69	
	39990A	LANDFILL FEES	11/15/15	12/15/15	676.94	1,092.63
14187-1	FRUITREVIVAL LLC					
	110415	WELLNESS EXPO	11/04/15	12/04/15	412.00	412.00
13098-1	G4S SECURE SOLUTIONS INC					
	7554675	BAILIFF SERVICES 11/2/15	11/08/15	12/08/15	110.00	110.00

Batch: 92599 Period: 12/01/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
6847-1	GENERAL AIR SERVICE & SUPPLY					
	91670689-1	CYLINDER RENTAL SHOPS	10/31/15	11/30/15	73.80	
	91670691-1	CYLINDER RENTAL WWTP	10/31/15	11/30/15	53.29	127.09
2475-1	HILL PETROLEUM					
	525110-IN	UNLEADED/DIESEL FUEL GC	11/12/15	12/12/15	406.80	
	525278-IN	UNLEADED/BIODIESEL FUEL	11/12/15	12/12/15	12,919.23	13,326.03
9710-1	INDUSTRIAL CHEMICALS CORP					
	335404	SODIUM SILICATE SWTP	10/06/15	11/05/15	10,541.63	
	335568	SODIUM SILICATE NWTP	10/13/15	11/12/15	10,544.45	21,086.08
13280-1	INSIGHT PUBLIC SECTOR INC					
	1100447614	MICROSOFT DATACENTER LICENSE	11/02/15	12/02/15	2,811.50	
	1100447614	MICROSOFT DATACENTER LICENSE	11/02/15	12/02/15	602.47	
	1100447614	MICROSOFT DATACENTER LICENSE	11/02/15	12/02/15	602.47	4,016.44
14048-1	INTERFACE COMMUNICATIONS CO					
	PP3103015	PASCHAL SIGNAL	10/30/15	11/29/15	29,795.90	29,795.90
13817-1	ISRAEL ALVARADO					
	2015-29	NITE AT REC DJ SERVICES	11/13/15	12/13/15	275.00	275.00
13836-1	JO MATTOON ASSOCIATES					
	440	SUPERVISOR TRAINING	10/25/15	11/24/15	866.66	866.66
2780-1	KAISER LOCK & KEY SERVICE INC					
	102856	KEYS FM	09/23/15	10/23/15	37.00	37.00
3005-1	LEWAN & ASSOCIATES INC					
	808283	HP 920C COLOR PLOTTER CS	10/30/15	11/29/15	6,413.80	6,413.80
8059-1	LOUISVILLE DOLPHINS SWIM TEAM					
	2015-NOV	CONTRACTOR FEES STROKE CLINIC	11/13/15	12/13/15	1,197.00	1,197.00
14178-1	LYNCH MATERIAL HANDLING CO					
	S217901	SIGN STORAGE RACKS CS	10/05/15	11/04/15	643.75	
	S217901	SIGN STORAGE RACKS CS	10/05/15	11/04/15	643.75	
	S217901	SIGN STORAGE RACKS CS	10/05/15	11/04/15	643.75	
	S217901	SIGN STORAGE RACKS CS	10/05/15	11/04/15	643.75	2,575.00
14071-1	MARY RITTER					
	1530043-5	CONTRACTOR FEES FLUID RUNNING	11/17/15	12/17/15	411.60	411.60
6939-1	MCCANDLESS TRUCK CENTER LLC					
	P101016862:01	HOLDER KIT UNIT 3208	11/16/15	12/16/15	50.68	50.68
8	WWF OPERATING COMPANY					
	111215	BUSINESS ASSISTANCE REBATE	11/12/15	12/12/15	40,023.60	
	111215	BUSINESS ASSISTANCE REBATE	11/12/15	12/12/15	63,804.75	103,828.35
10	KUMAR & ASSOCIATES INC					
	171043	CONCRETE PAVEMENT TESTING CS	11/09/15	12/09/15	201.45	
	171043	CONCRETE PAVEMENT TESTING CS	11/09/15	12/09/15	201.44	

Batch: 92599 Period: 12/01/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	171043	CONCRETE PAVEMENT TESTING CS	11/09/15	12/09/15	201.44	
	171043	CONCRETE PAVEMENT TESTING CS	11/09/15	12/09/15	201.44	805.77
14067-1	MOLTZ CONSTRUCTION INC					
	PP7110915	SLUDGE DRYING BEDS HBWTP	11/09/15	12/09/15	111,713.50	111,713.50
14101-1	MWH CONSTRUCTORS INC					
	PP04103015	WWTP CONSTRUCTION	10/30/15	11/29/15	1,124,116.00	1,124,116.00
13597-1	NORTH LINE GIS LLC					
	1225	ESRI ARCGIS SUPPORT	11/04/15	12/04/15	550.00	550.00
14090-1	OCX NETWORK CONSULTANTS LLC					
	7442	WIRELESS PHONE MUSEUM	11/10/15	12/10/15	600.76	600.76
13649-1	OVERDRIVE INC					
	1100-000107173	ADULT EBOOKS	11/16/15	12/16/15	17.95	
	1100-141955130	CHILDRENS EBOOKS	11/12/15	12/12/15	495.55	
	1100-164816723	ADULT EBOOKS	11/14/15	12/14/15	595.60	
	1100-171951880	CHILDRENS AUDIO BOOKS	11/13/15	12/13/15	187.43	
	1100-175714323	ADULT AUDIO BOOKS	11/14/15	12/14/15	154.99	1,451.52
6849-1	OVERHEAD DOOR COMPANY INC					
	1-35109869	DOOR REPAIR NWTP	10/16/15	11/15/15	304.00	304.00
5898-2	PIONEER SAND COMPANY INC					
	T152000002375	ROADBASE	11/09/15	12/09/15	103.73	103.73
11329-1	POLYDYNE INC					
	1003625	CE-879 POLYMER	10/22/15	11/21/15	2,645.00	
	1003625A	CE-879 POLYMER	10/22/15	11/21/15	2,645.00	5,290.00
3840-1	PREMIER TIRE TERMINAL					
	1724252	TIRES UNIT 5348	11/06/15	12/06/15	830.16	
	1727289	TIRES UNIT 5310	11/18/15	12/18/15	627.40	1,457.56
99	ERIC JOHNSON					
	912834	ACTIVITY REFUND	10/29/15	11/28/15	50.00	50.00
99	ELIZABETH BECKER					
	912846	ACTIVITY REFUND	10/29/15	11/28/15	54.50	54.50
99	CYNTHIA HENNINGER					
	912884	ACTIVITY REFUND	10/29/15	11/28/15	50.00	50.00
99	STEPHANIE ORLANDO					
	912900	ACTIVITY REFUND	10/29/15	11/28/15	63.00	63.00
99	KARLIN CLAYTON					
	915133	ACTIVITY REFUND	11/13/15	12/13/15	56.00	56.00
12843-1	SCL HEALTH SYSTEM					
	5231	NEW HIRE TESTING	11/08/15	12/08/15	99.00	99.00
4230-1	SEACREST GROUP					
	315751.A	LAB ANALYSIS FEES WWTP	11/06/15	12/06/15	20.00	20.00

Batch: 92599 Period: 12/01/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
13901-1	SERVPRO OF LAFAYETTE/LOUISVILLE					
	4661094	WATER DAMAGE RESTORATION CCGC	11/05/15	12/05/15	950.94	950.94
11395-1	SHRED-IT USA					
	9407360114	SHRED RECORDS	09/04/15	10/04/15	198.55	198.55
14180-1	SOUTHERN WINE & SPIRITS OF COLORADO					
	1114650	RESALE LIQUOR GC	11/10/15	12/10/15	153.74	153.74
13673-1	STERLING INFOSYSTEMS INC					
	455247	BACKGROUND CHECKS	10/31/15	11/30/15	415.38	415.38
1201-1	SUPPLYWORKS					
	351706007	BREAKROOM SUPPLIES RSC	11/09/15	12/09/15	231.18	
	351706015	BREAKROOM SUPPLIES CS	11/09/15	12/09/15	138.42	
	351819792	JANITORIAL SUPPLIES RSC	11/10/15	12/10/15	2,134.16	
	351819800	JANITORIAL SUPPLIES PC	11/10/15	12/10/15	227.49	
	351819818	JANITORIAL SUPPLIES LIB	11/10/15	12/10/15	517.10	
	351819826	JANITORIAL SUPPLIES CS	11/10/15	12/10/15	99.76	
	351819834	JANITORIAL SUPPLIES CH	11/10/15	12/10/15	404.95	
	351819842	JANITORIAL SUPPLIES NWTP	11/10/15	12/10/15	187.57	
	351819859	JANITORIAL SUPPLIES AC	11/10/15	12/10/15	193.20	
	351819867	JANITORIAL SUPPLIES GCC	11/10/15	12/10/15	346.00	
	351819875	BREAKROOM SUPPLIES PC	11/10/15	12/10/15	350.69	
	352726004	JANITORIAL SUPPLIES WWTP	11/20/15	12/20/15	49.88	4,880.40
13952-1	TELESUPPORT SERVICES INC					
	15581	FIBER SPLICE CS	10/30/15	11/29/15	1,565.35	
	15582	TERMINATE MUSEUM FIBER TO CH	10/30/15	11/29/15	1,779.54	
	15583	NETWORK CABLE AC	10/30/15	11/29/15	756.06	4,100.95
1047-1	THE DAVEY TREE EXPERT COMPANY					
	909572026	TREE PRUNING	11/10/15	12/10/15	1,200.00	1,200.00
11466-1	THE RUNNING GROUP LLC					
	1530033-2A	CONTRACTOR FEES FALL TRACK	11/03/15	12/03/15	36.00	
	1530034-2A	CONTRACTOR FEES TIGER	11/19/15	12/19/15	67.20	
	1530037-1A	CONTRACTOR FEES STRENGTH TRAIN	11/03/15	12/03/15	76.80	
	1530037-2A	CONTRACTOR FEES STRENGTH TRAIN	11/03/15	12/03/15	115.20	
	1530037-3A	CONTRACTOR FEES STRENGTH TRAIN	11/03/15	12/03/15	230.40	525.60
4685-1	TOTAL PLUMBING INC					
	153739	EMERGENCY PLUMBING CCGC	10/29/15	11/28/15	160.00	
	153942	EMERGENCY PLUMBING CCGC	10/24/15	11/23/15	890.00	1,050.00
11442-1	TRAVIS PAINT & RESTORATION INC					
	1801	PAINT SPRINKLER PIPES CH	11/13/15	12/13/15	248.75	248.75
14065-1	TYLER TECHNOLOGIES INC					
	045-145976	TYLER SOFTWARE	10/27/15	11/26/15	3,625.34	

Batch: 92599 Period: 12/01/15

Vendor/ Remit#	Invoice Number	Description	Invoice Date	Due Date	Invoice Amount	Check Amount
	045-145976	TYLER SOFTWARE	10/27/15	11/26/15	776.86	
	045-145976	TYLER SOFTWARE	10/27/15	11/26/15	776.85	
	045-146468	TYLER SOFTWARE	11/04/15	12/04/15	7,698.32	
	045-146468	TYLER SOFTWARE	11/04/15	12/04/15	1,649.64	
	045-146468	TYLER SOFTWARE	11/04/15	12/04/15	1,649.64	16,176.65
13426-1	UNIQUE MANAGEMENT SERVICES INC					
	316589	COLLECTION SERVICES	11/01/15	12/01/15	161.10	161.10
11087-1	UNITED SITE SERVICES					
	114-3456358	TOILET RENTAL SKATE PARK	10/31/15	11/30/15	188.65	188.65
10351-1	US BANK					
	4117607	PAYING AGENT FEES WATER BONDS	10/23/15	11/22/15	300.00	300.00
14169-1	UV DOCTOR LAMPS LLC					
	9296	UV FANS WWTP	10/21/15	11/20/15	429.01	429.01
6210-1	W BRUCE JOSS					
	112315	NOV 15 MUNICIPAL JUDGE SALARY	11/23/15	12/23/15	2,000.00	2,000.00
12997-1	WHITESTONE CONSTRUCTION SERVICES INC					
	3382	MINERS FIELD RESTROOM REMODEL	11/09/15	12/09/15	3,536.85	3,536.85
14181-1	WINFIELD SOLUTIONS LLC					
	60512596	CIVITAS FUNGICIDE GCM	11/02/15	12/02/15	1,692.50	1,692.50
5115-1	WL CONTRACTORS INC					
	26338	SECURITY CAMERA MAINT WTP	10/09/15	11/08/15	153.00	
	26522	OCT 15 FIBER MAINTENANCE	11/10/15	12/10/15	100.00	
	26523	OCT 15 TRAFFIC SIGNAL MAINT	11/10/15	12/10/15	2,699.95	
	26523	OCT 15 TRAFFIC SIGNAL MAINT	11/10/15	12/10/15	396.50	3,349.45
10884-1	WORD OF MOUTH CATERING INC					
	2015-24	SR MEAL PROGRAM 11/9-11/20/15	11/20/15	12/20/15	2,691.50	2,691.50
13507-1	YATES LAW FIRM LLC					
	110315	OCT 15 WATER LEGAL FEES	11/03/15	12/03/15	1,268.00	1,268.00
					---	---
	BANK TOTAL PAYMENTS				2,887,111.30	2,887,111.30
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	GRAND TOTAL PAYMENTS				2,887,111.30	2,887,111.30

City of Louisville
COLORADO • SINCE 1878

CITY COUNCIL COMMUNICATION
AGENDA ITEM 5B

SUBJECT: **APPROVE LIBRARY CONSORTIUM AGREEMENT BY AND BETWEEN THE FLATIRONS LIBRARY CONSORTIUM AND THE CITY OF LOUISVILLE FOR SHARED LIBRARY SERVICES**

DATE: **DECEMBER 1, 2015**

PRESENTED BY: **BETH BARRETT, DIRECTOR OF LIBRARY AND MUSEUM SERVICES**

SUMMARY:
The Louisville Public Library has been a member of the Flatirons Library Consortium (FLC) for over fifteen years, along with the Boulder Public Library and Broomfield's Mamie Doud Eisenhower Public Library. We share a library catalog, a variety of library services, and freely swap library materials for our combined user base. This successful partnership has led to a desire for the nearby public libraries in Lafayette and Longmont to join the Consortium, which in turn precipitated changes to our existing three-member agreement. That revised agreement is attached.

The primary objectives of the agreement are for the FLC to operate an integrated library system (ILS), to share resources, and to improve the ability to negotiate pricing for joint subscriptions to bibliographic databases and other library services.

FLC libraries will be migrating to a new platform of the integrated library system in 2016. Because migrations are rarely without challenges, the three founding FLC members will migrate in January, with Longmont and Lafayette coming along in March and September, respectively.

FISCAL IMPACT:
Louisville's share of the cost in 2016 is $33,228. This is higher than originally anticipated, when it was assumed that the agreement would apply to all five libraries for the entire year. This higher cost is the result of the staggered starts described above. However, the Consortium will improve efficiency and enhance bargaining power, resulting in lower costs over time. As noted in the included Attachment 'A,' costs for 2017 are projected to fall to $29,763 in 2017, when all five libraries are full members for the entire year.

RECOMMENDATION:
Approve the attached agreement with the Flatirons Library Consortium

ATTACHMENT(S):
1. Agreement
2. Attachment A

LIBRARY CONSORTIUM AGREEMENT BY AND BETWEEN THE FLATIRONS LIBRARY CONSORTIUM AND THE CITY OF LOUISVILLE FOR SHARED LIBRARY SERVICES.

THIS AGREEMENT, entered into this 1st day of December, 2015, by and between the Flatirons Library Consortium ("FLC"), a 501(c)3 non-profit corporation, and the City of Louisville, a Colorado home rule city for and on behalf of the Louisville Public Library, and collectively referred to as the "Parties."

A. FLC manages and operates an automated, integrated library system, "ILS," on behalf of member libraries.
B. Louisville Public Library wishes to participate in the FLC ILS for shared use of its library circulation database, bibliographic holdings databases, public catalog access activities and other related products and services.
C. An agreement for use of the FLC ILS will advance regional library cooperation and provide mutual benefit for member libraries through sharing of the ILS and other resources.
D. Acceptance of this agreement constitutes membership in FLC.

NOW, THEREFORE, in consideration of the terms, conditions, and covenants herein stated, the Parties agree as follows:

1. System Use. Louisville Public Library shall be allowed to use the FLC ILS system to build and maintain a database for library circulation and public access activities in accordance with the terms of this Agreement.
2. Terms of System Use. The use of FLC's ILS system, provided for herein, shall be for a term beginning on January 1, 2016 through December 31, 2018.
3. FLC Database Maintenance. Louisville Public Library shall maintain and update its database by entering its data into the FLC system.
4. Equipment Obligations. In order to use the FLC ILS system and other services, the Louisville Public Library shall purchase or lease, at its own expense, all communications and peripheral equipment necessary to attach itself to and operate the system. Member library required equipment includes telecommunication equipment needed to connect to the Internet, staff terminals to access the shared on-line catalog for data entry and editing, circulation terminals to process library material check-outs and returns for patrons, and on-line public access computers (OPACs) for patron access to the shared catalog. The number of terminals in use for the ILS at member libraries is one of the factors in system cost allocations, see ATTACHMENT A. Should the Louisville Public Library desire to add more terminals or other equipment than are currently in place on their premises at the time of this Agreement, charges and terms for the installation and use of such additional equipment shall be negotiated between the Parties. If agreement cannot be reached concerning costs, FLC shall be under no obligation to attach any additional equipment to the ILS system. All such equipment must be approved by FLC prior to installation for the purpose of guaranteeing compatibility with the FLC ILS system. FLC will provide assistance in locating compatible equipment, if so requested. The Louisville Public Library shall be responsible for all communications costs between its facilities and FLC.

5. Individual Member Annual Assessment Formula. Louisville Public Library agrees to pay FLC a sum calculated from the attached document, labeled **ATTACHMENT A,** for the permitted entry and manipulation of bibliographic, circulation and public access catalog records, and system support. The annual charge shall be determined by taking the total costs of all participating Libraries and allocating the incremental costs using the parameters described in said **ATTACHMENT A.**

6. Upgrades and New Applications. As new software modules become available from the ILS vendor, and major new applications are developed which require a significant investment of resources in hardware or software exceeding $5,000, the costs for these services shall be subject to negotiation and written agreement between FLC and the ILS vendor. FLC agrees to make these available to the member library in a reasonably timely manner if an agreement is reached between FLC and the ILS vendor prior to implementation. If agreement cannot be reached concerning costs, FLC shall be under no obligation to make these modules and applications available.

7. Annual Notice of Charges by FLC. By May 1st of each year that this Agreement is in effect, FLC shall provide preliminary written notice to the member library of the charges specified in this Agreement in **ATTACHMENT A** which shall be in effect for the current calendar year. Upon advance request, the member library may, at a mutually convenient time or times, inspect those records of FLC which reflect the content of such charges.

8. Colorado Library Privacy Rules. Both Parties recognize that records and information contained in the FLC ILS system are subject to the privacy provisions of the Colorado Library Act, Section 24-90-119 C.R.S., as amended. Both Parties agree to maintain in effect such rules and procedures as are necessary in order to comply with those provisions.

9. Manipulation of and Access to Bibliographic Data. During the term of this Agreement, Louisville Public Library shall be allowed to enter, delete, edit and allow public access to the bibliographic data entered into the FLC shared ILS system.

10. Charges Due and Payable. All charges provided for herein shall be due and payable to FLC within 60 days following receipt of an invoice statement from FLC. If the charges due are not timely paid, FLC, at its option, may cease all services and privileges hereunder until such charges are paid.

11. FLC Obligations. The obligations of FLC herein are contingent upon the continued availability of its computer hardware and supporting software.
    a. FLC shall maintain its servers, terminals, modems, and other equipment at the FLC operations location in good repair solely at its own expense. Unless agreed to by the parties in writing, FLC equipment shall not be housed at member libraries.
    b. Should any equipment within the ILS system cease to operate properly, FLC shall not be required to allow the member library use of the ILS during the period if FLC's equipment is not in good working condition.
    c. Should software modifications or a program fix be required of the ILS, FLC shall not be required to allow the member library use of the system while it is inoperable, however, if the ILS system is inoperable for more than a total of 14 calendar days in a year, the member library shall receive a prorated credit for its use charges for each day in excess of 14 days that the system is inoperable.

d. A Service Level Agreement (SLA) shall govern specific maintenance procedures including notification of scheduled downtime.

12. Cooperative Relationship. The Parties intend to create and maintain an ongoing cooperative relationship using the selected ILS vendor or such ILS platform as FLC may develop or use in the future, which will extend beyond the expiration of this agreement. Each party shall keep the other fully informed, as promptly as reasonably possible, of any developments which could negatively affect the continuing cooperative relationship.

13. Member Library Expenses. In no event shall FLC be liable for any sums expended by Louisville Public Library in order to use the FLC's ILS. In no event shall Louisville Public Library be liable for any sums expended by or any costs allocated to any other FLC member.

14. Property Interests. By the use of FLC's ILS hereunder, Louisville Public Library shall not acquire any property interest therein, except that FLC agrees to return to Louisville Public Library its informational database at the termination of the Agreement.

15. Notices. All notices, demands, or other documents required or desired to be given, made, or sent to either party under this Agreement shall be made in writing, shall be deemed effective upon receipt, and shall be personally delivered, emailed or mailed, postage prepaid, as follows:

To FLC:
Flatirons Library Consortium
Beth Gallinger
System Director
1001 Arapahoe Avenue
Boulder, CO 80302
Email:

To Louisville Public Library:
City of Louisville
Beth Barrett
Director of Library and Museum Services
951 Spruce St.
Louisville, CO 80027
Email: bethb@louisvilleco.gov

The addresses for notices may be changed by written notice given to the other party as provided above.

16. Modifications. This Agreement embodies the complete Agreement between the Parties and cannot be modified except by written agreement of the Parties, executed with the same formality as this Agreement.

17. Paragraph Captions. The captions of the paragraphs are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

18. Additional Documents or Action. The Parties agree to execute any additional documents or take any additional action that is necessary to carry out this Agreement.

19. Integration and Amendment. This Agreement represents the entire agreement between the Parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the Parties. If any provision of this Agreement is held invalid or unenforceable, no other provision shall be affected by such holding, and all of the remaining provisions of this Agreement shall continue in full force and effect.

20. Waiver of Breach. A waiver by any party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.

21. Governing Law. This Agreement shall be governed by the laws of the State of Colorado. The Parties waive any right to participate in binding arbitration or any mandatory dispute resolution other than legal action in a court of competent jurisdiction. Any suit between the Parties arising under this Agreement shall be brought only in a court of competent jurisdiction for the Twentieth Judicial District of the State of Colorado.

22. Force Majeure. A Party shall not be liable for any failure of or delay in the performance of this Agreement for the period that such failure or delay is due to causes beyond its reasonable control, including but not limited to acts of God, war, strikes or labor disputes, embargos, government orders or any other force majeure event.

23. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties and their respective legal representatives, successors, heirs, and assigns, provided that nothing in this paragraph shall be construed to permit the assignment of this Agreement except as otherwise expressly authorized herein.

24. Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

25. Financial Obligations of FLC and Member Library. All financial obligations of FLC and Louisville Public Library under this Agreement are subject to annual appropriation, budgeting, and availability of funds to discharge such obligations. This agreement does not create any debt or multi-year financial obligation of any party. Nothing in this Agreement shall be deemed to pledge FLC's or Louisville Public Library's credit or faith, directly or indirectly, to the other Party.

26. No Presumption. The Parties to this Agreement and their attorneys have had a full opportunity to review and participate in the drafting of the final form of this Agreement. Accordingly, this Agreement shall be construed without regard to any presumption or other rule of construction against the party causing the Agreement to be drafted.

27. Severability. If any provision of this Agreement as applied to either party or to any circumstance shall be adjudged by a court to be void or unenforceable, the same shall in no way affect any other provision of this Agreement, the application of any such provision in any other circumstances or the validity, or enforceability of the Agreement as a whole.

28. Execution Required. This Agreement shall not be binding upon any party hereto unless and until the Parties have executed this Agreement.

29. Termination. This Agreement may be terminated at any time by either party by giving 120 days written notice to the other party. The member library shall pay FLC for work performed to the date of delivery of the termination notice.

30. Minor Changes. The Parties executing this Agreement are authorized to make non-substantive corrections to this Agreement and Attachments, if any, as they consider necessary.

31. Good Faith of Parties. In the performance of this Agreement or in considering any requested approval, acceptance, or extension of time, the Parties agree that each will act in good faith and will not act unreasonably, arbitrarily, capriciously, or unreasonably withhold, condition, or delay any approval, acceptance, or extension of time required or requested pursuant to this Agreement.

32. Survival of Obligations. The obligations contained in this Agreement that are not fully performed as of termination shall survive termination and shall continue to bind the Parties until fully performed.

33. Parties not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Parties shall not be deemed to be partners or joint venturers, and neither party shall be responsible for any debt or liability of the other party.

34. No Assignment. This Agreement may not be assigned by Louisville Public Library without the prior written consent of the FLC.

[Signature page follows]

IN WITNESS WHEREOF, this Agreement is executed by the Parties hereto in their respective names as of December 1, 2015 .

THE FLATIRONS LIBRARY CONSORTIUM,
A Colorado non-profit corporation.

By: _____
Chairperson

ATTEST:

By: _____
Secretary

STATE of Colorado)
)ss.
County of_____)

The forgoing instrument was subscribed and sworn before me this _____ day of _____ 20 ,
by _____.

WITNESS my hand and official seal.

(SEAL)

_____
Notary Public

My commission expires: _____

THE CITY OF LOUISVILLE
a Colorado municipal corporation

By:_____
Robert P. Muckle, Mayor

STATE of Colorado)
)ss.
County of Boulder

ATTEST:

_____
Nancy Varra, City Clerk

APPROVED AS TO FORM:

_____
Sam Light, City Attorney

ATTACHMENT "A"

Flatirons Library Consortium

2016 Cost Allocation for Innovative Interfaces and Related Expenses

COST ALLOCATION FORMULAS

Section 3

Total Annual BPL Support			
IUG Membership Fee			$ 100.00
BPL Personnel Support			$ 113,433.60
Administrative Overhead (5% of BPL Personnel Support)			$ 5,671.68
Server Replace/Migration Cost	**Cost**	**Life in Yrs**	
Current - 1 server	$10,000.00	3	$ 3,333.33
Sierra Server - 2 servers	$16,000.00	4	$ 4,000.00
Grand Total Annual BPL Support			**$ 126,538.61**

	Total Annual % Cost factor	Allocated Annual BPL Support[8]
Boulder	33.48%	$42,365.13
Louisville	10.71%	$13,552.29
Mamie Doud Eisenhower	16.57%	$20,967.45
Lafayette	9.91%	$12,539.98
Longmont	29.33%	$37,113.78
	100.00%	**$126,538.63**

Section 4

	Annual Allocated Support $126,538.63	Innovative Support Services Fee[6] $80,000.00	Syndetics[2] $6,857.00	Novelist[4] $4,800.00	Prospector[4] $12,200.00	LTI Authority Control [2*] $4,500.00	Marmot Discovery Layer [5] $14,000.00	Total Annual Allocated Cost
Boulder	$42,365.13	$36,003.04	$2,176.42	$2,438.40	$6,197.60	$1,428.30	$3,970.40	**$94,579.29**
Louisville	$13,552.29	$12,247.04	$854.38	$957.60	$2,433.90	$560.70	$2,622.20	**$33,228.11**
Mamie Doud Eisenhower	$20,967.45	$15,895.36	$1,252.77	$1,404.00	$3,568.50	$822.15	$3,029.60	**$46,939.83**
Subtotals				**$4,800.00**				
Additional Costs to add new Libraries:				**$3,000.00**				
Lafayette	$12,539.98	$4,122.56	$557.47	$649.80	**See Note 7**	$365.85	$1,006.60	**$19,242.26**
Longmont	$37,113.78	$11,732.00	$2,015.96	$2,350.20	**See Note 7**	$1,323.00	$3,371.20	**$57,906.14**
Subtotals				**$3,000.00**				
Grand Totals	**$126,538.63**	**$80,000.00**	**$6,857.00**	**$7,800.00**	**$12,200.00**	**$4,500.00**	**$14,000.00**	**$251,895.63**

NOTES:

[2] Allocation by Circulation % (all) - Section A1

[3] Allocation by % Time in Consortium in 2016 - Section D

[4] Allocation by Circulation % (group breakdown) - Section A2 - needed for 2016 calculations only

[5] Allocation by (%Circulation+ %Time)/2 - Section E - needed for 2016 calculations only

[6] Allocation by (Calculated Cost Factor + %Time)/2 - needed for 2016 calculations only

7 Prospector costs to be determined in negotiations with Prospector for new members

[8] Allocation by Calculated Cost Factor

* Authority Control costs will increase at a charge of $0.05 per bibliographic record for any non-matching Bib records, once the items have been merged into the database. 2016 Only

All Statistical counts are as of 12/31/2014

2017 (and beyond) estimated Costs without Joining time adjustments — Estimated Increase 4.00%

	Annual Allocated Support $131,600.18	Innovative Support Services Fee[8] $83,200.00	Syndetics[2] $7,131.28	Novelist[2] $8,112.00	Prospector[4] $12,688.00	LTI Authority Control [2] $4,680.00	Marmot Discovery Layer [2] $14,560.00	Total Annual Allocated Cost
Boulder	$44,059.74	$27,855.36	$2,263.47	$2,574.74	$6,445.50	$1,485.43	$5,003.60	**$89,687.84**
Louisville	$14,094.38	$8,910.72	$888.56	$1,010.76	$2,531.26	$583.13	$1,744.40	**$29,763.21**
Mamie Doud Eisenhower	$21,806.15	$13,786.24	$1,302.88	$1,482.06	$3,711.24	$855.04	$2,557.80	**$45,501.41**
Lafayette	$13,041.58	$8,245.12	$579.77	$659.51	**See Note 7**	$380.48	$1,138.20	**$24,044.66**
Longmont	$38,598.33	$24,402.56	$2,096.60	$2,384.93	**See Note 7**	$1,375.92	$4,116.00	**$72,974.34**
Grand Totals	**$131,600.18**	**$83,200.00**	**$7,131.28**	**$8,112.00**	**$12,688.00**	**$4,680.00**	**$14,560.00**	**$261,971.46**

ATTACHMENT "A"
Flatirons Library Consortium
2016 Cost Allocation for Innovative Interfaces and Related Expenses

Member Libraries:

Boulder Public Library
Lafayette Public Library
Longmont Public Library
Louisville Public Library
Mamie Doud Eisenhower Public Library

COST SHARING FORMULAS

All Statistical counts are as of 12/31/2014

Section 1

		A Circulation Statistics			B # Innovative Terminals		C Number of Items		D # months ** (for 2016 only)		All Circ Stat Rated by % Time for 2016
		Total Circulation	% of All Total (A1)	% by Group Total (A2)	# Terminals	% of Total	# Items	% of Total	# Months in 2016	% Time of Total	(A1 + D)/2
Original Members				Original							
Boulder		1,305,880	31.74%	50.80%	97	36.19%	297,813	32.54%	12	25.00%	28.36%
Louisville		512,806	12.46%	19.95%	26	9.70%	91,356	9.98%	12	25.00%	18.73%
Mamie Doud Eisenhower		751,915	18.27%	29.25%	35	13.06%	168,256	18.39%	12	25.00%	21.64%
	Subtotals	2,570,601		100.00%							
New Members				New							
Lafayette		334,424	8.13%	21.66%	31	11.57%	91,638	10.01%	3	6.25%	7.19%
Longmont		1,209,723	29.40%	78.34%	79	29.48%	266,082	29.08%	9	18.75%	24.08%
	Subtotals	1,544,147		100.00%							
	Grand Totals	4,114,748	100.00%		268	100.00%	915,145	100.00%	48	100.00%	100.00%

** # Months estimated on projected joining dates of new libraries.

Section 2

	Section A1 Circ Stats[1]	Section B # Terminals[1]	Section C # Items[1]	Total Annual % Cost factor	Cost Factor Rated by % Time for 2016 [6]
Factor %	33.33%	33.33%	33.34%		
Boulder	10.58%	12.06%	10.84%	33.48%	46.56%
Louisville	4.15%	3.23%	3.33%	10.71%	14.72%
Mamie Doud Eisenhower	6.09%	4.35%	6.13%	16.57%	19.11%
Lafayette	2.71%	3.86%	3.34%	9.91%	4.96%
Longmont	9.80%	9.83%	9.70%	29.33%	14.67%
	33.33%	33.33%	33.34%	100.00%	100.00%

[1] **Factor % Formula for Cost Sharing**
A = 33.33% of Circulation/Maintenance for each Library
B = 33.33% of Innovative Terminals in the Library
C = 33.34% of Total Volumes in the Library.
[1] Calculation is the library's section percentage times Factor %

SUBJECT: **RECOGNITION OF MEMBERS OF THE HORTICULTURE & FORESTRY ADVISORY BOARD**

DATE: **DECEMBER 1, 2015**

PRESENTED BY: **CITY COUNCIL**

SUMMARY:
The responsibilities of the Horticulture & Forestry Advisory Board (HFAB), along with new responsibilities, will be transferred to the newly established Parks & Public Landscaping Advisory Board effective December 31, 2015. To recognize this transition, the City Council wants to formally thank the current HFAB members for their many volunteer hours serving on the HFAB:

Member	Years of Service
Michael Frontczak (Chair)	15
Ellen Toon (Co-Secretary)	12
Shelly Alm	5
Beverlee White (Co-Secretary)	4
Neal Griggsmiller (Co-Chair)	3
Mark Newland	3
K. English Hopkins	1

FISCAL IMPACT:
None.

RECOMMENDATION:
Thank HFAB members and present plaques.

ATTACHMENT(S):
None.

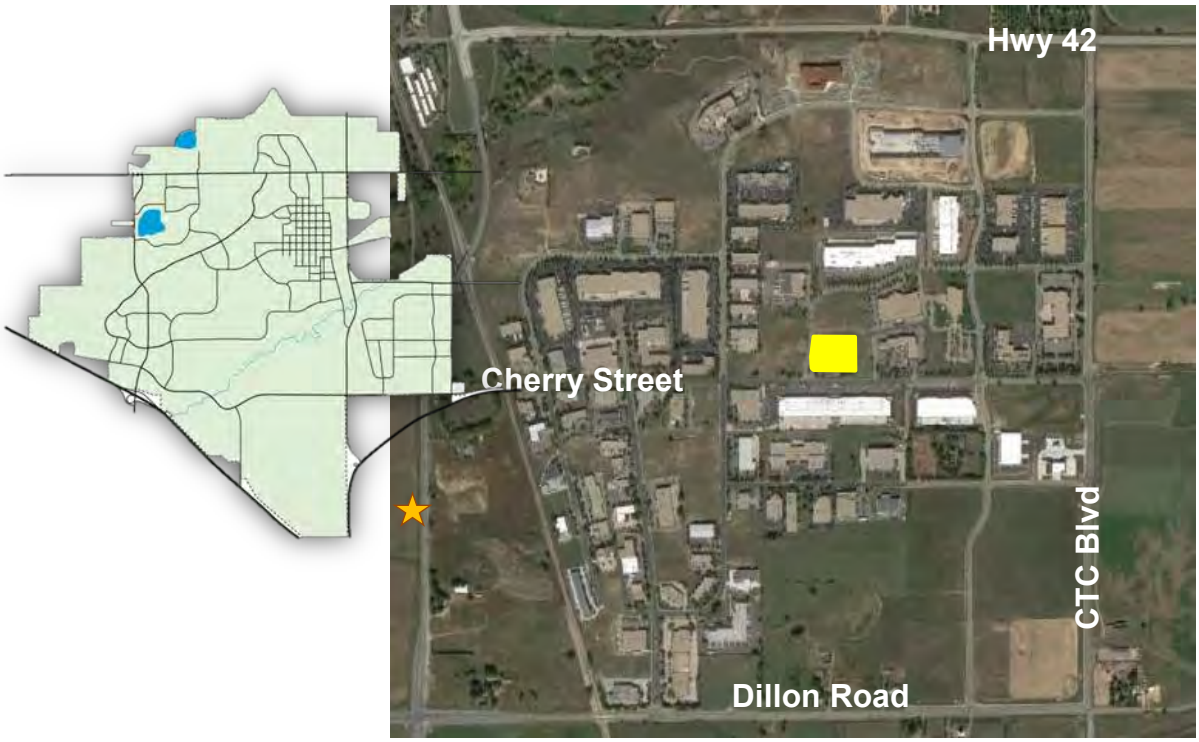
SUBJECT: **ORDINANCE NO. 1708 SERIES 2015 – AN ORDINANCE APPROVING THE VACATION OF A 25-FOOT WIDE EMERGENCY ACCESS EASEMENT LOT 1, BLOCK 2 OF THE PARK AT CTC – 2nd Reading**

RESOLUTION NO. 86, SERIES 2015 – A RESOLUTION APPROVING A FINAL PLANNED UNIT DEVELOPMENT (PUD) AND SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE CONSTRUCTION OF A NEW 24,282 SF CLIMBING GYM AND 4,701 SF BREW PUB IN THE COLORADO TECHNOLOGY CENTER

DATE: **DECEMBER 1, 2015**

PRESENTED BY: **LAUREN TRICE, PLANNING AND BUILDING SAFETY**

SUMMARY:



The applicant, DAJ Design, is requesting approval of a final Planned Unit Development (PUD), Special Review Use (SRU), and easement vacation to allow for the construction of a new 24,282 SF Climbing Gym and 4,701 SF Brew Pub. The site is located in the

Colorado Technology Center (CTC), on the Northeast corner of Cherry and Dogwood, next to the existing Cherry Park Business Center Condos building.

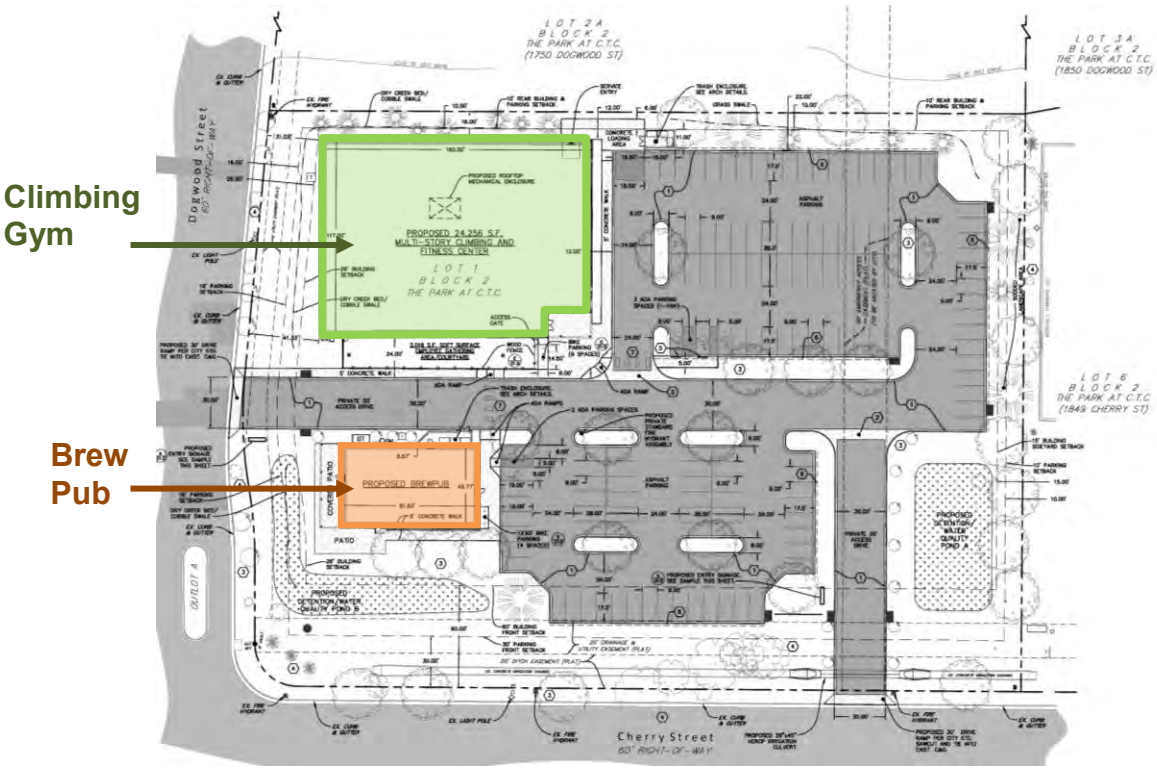
The SRU is requested to operate a Climbing Gym and Brew Pub, commercial land uses, in the Industrial (I) Zone District. The Climbing Gym falls under the category of Public/Private School (#9 in the Use Table) because the gym will be an educational facility with climbing courses offered to youth and adults. The Brew Pub is classified as an Indoor Eating and Drinking Establishment (#31in the Use Table). Both the Public/Private School and Indoor Eating and Drinking Establishment are allowed with a SRU in the Industrial Zone District. The applicant is also requesting review of the outdoor patio seating at the Brew Pub as a part of the SRU.

PLANNED UNIT DEVELOPMENT:
Developments in the Industrial zone district must comply with the Industrial Development Design Standards and Guidelines (IDDSG). When the IDDSG does not address an issue, the Louisville Municipal Code provides the regulatory requirements.

Site Plan
The proposed property is 150,069 SF in size and the total proposed combined building footprints is 23,414 SF. The IDDSG stipulates the maximum allowed coverage for

building footprints, parking, and driveways is 75 percent. Below is a breakdown of how the property is proposed to be developed:

Use	Land Area	Percent of Land Area
Building Coverage	23,414 SF	15.3%
Parking and Drives	69,188 SF	45.2%
Landscaped Open Space	60,467 SF	39.5%



The proposed site plan exceeds the minimum requirements for landscape coverage of 25% required in the IDDSG. The site plan also includes two outdoor seating areas: a courtyard adjacent to the Climbing Gym and a patio outside the Brew Pub. The drainage easement along Cherry Street provides a landscape buffer. The proposal meets all setback requirements.

Parking

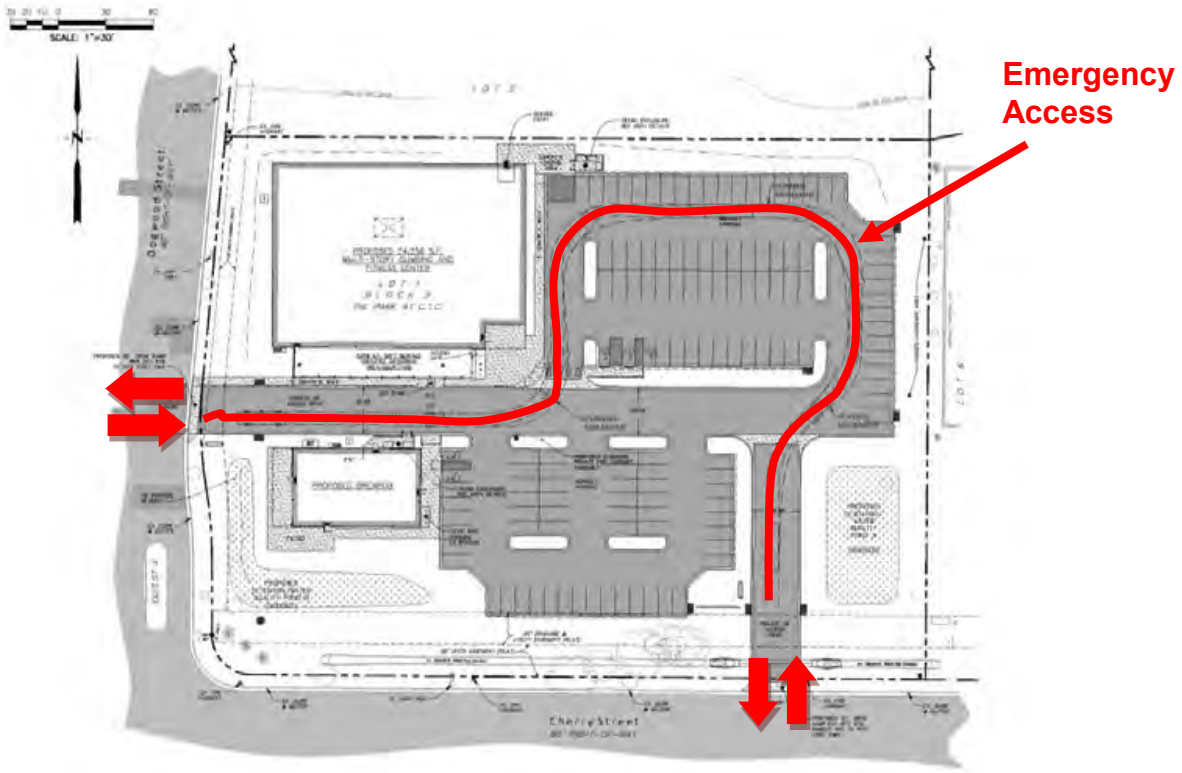
The IDDSG does not include a parking requirement for retail, restaurant or school uses. Section 17.20.020 (F) (5) of the Louisville Municipal Code states eating and drinking establishments require one space per three seats. The estimated seat total for the proposed Brew Pub is 154 which would require 52 parking spaces.

The proposal includes 138 parking spaces and 12 bike parking spaces. Without clear standards, staff believes this is sufficient parking for the proposed uses. Staff is adding

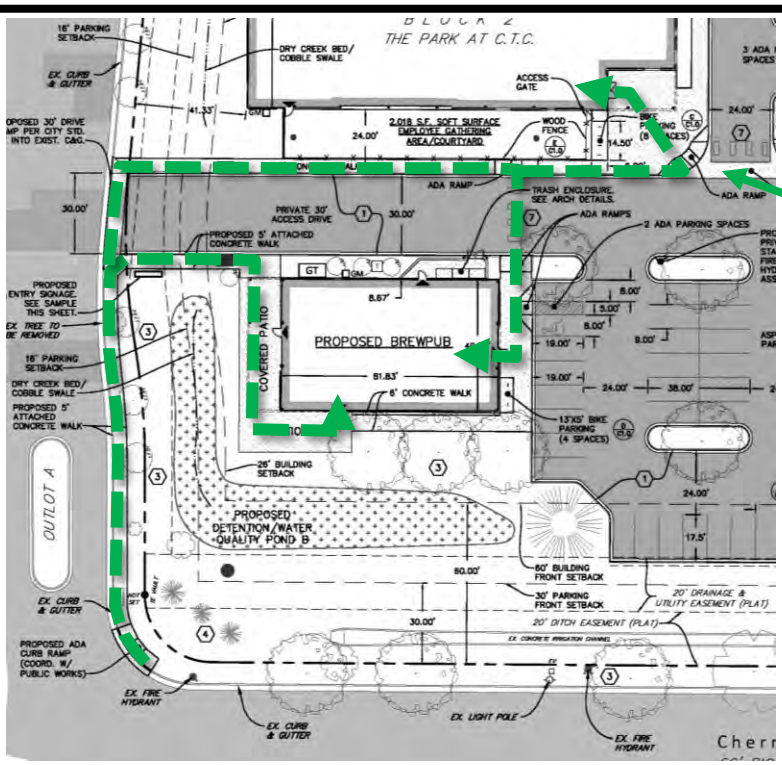
a condition for the applicant to provide a shared parking agreement with surrounding properties that do not have the same peak hours if a need for more parking is demonstrated. The applicant has agreed to this condition.

Vehicular and Pedestrian Circulation

There are two vehicular access points to the site. One entrance is off of Dogwood Street and the other is off of Cherry Street. These are both mid-block access points, both over 100-feet from the Cherry and Dogwood intersections and appropriately spaced from adjoining driveways. The two-way access drives are 30 feet wide with adequate space for emergency vehicles.



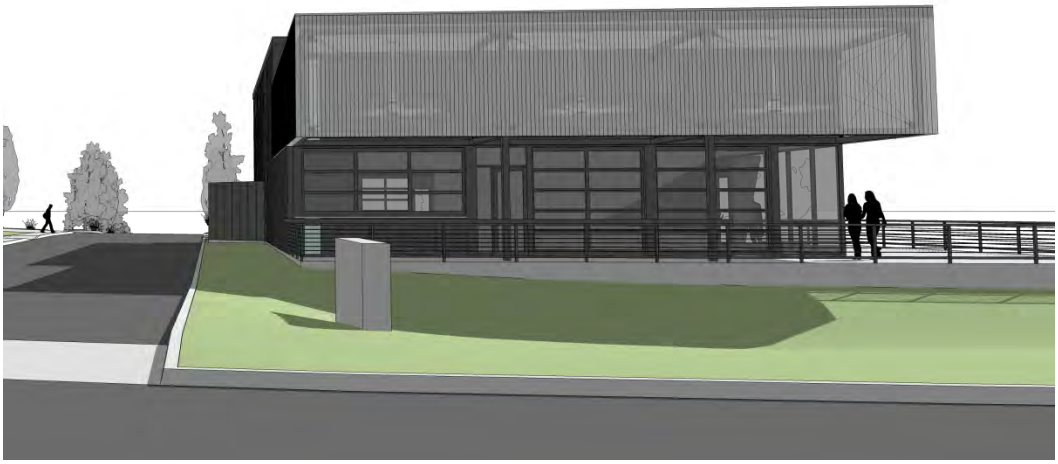
The access off of Dogwood Street includes a sidewalk along the north side of the access drive. The sidewalk leads to the Climbing Gym with a cross-walk to access the Brew Pub. The sidewalk also accesses the bike parking spaces near the both the Climbing Gym and the Brew Pub. There is also a walkway from both parking lots. Staff recommends that the applicant construct a sidewalk along Dogwood Street, from Cherry Street to the mid-block access drive. Staff also recommends the sidewalk extend along the south side of the access drive to the entrance of the Brew Pub. The applicant has agreed to this condition.



Pedestrian Circulation
(Submitted after Planning Commission Hearing)

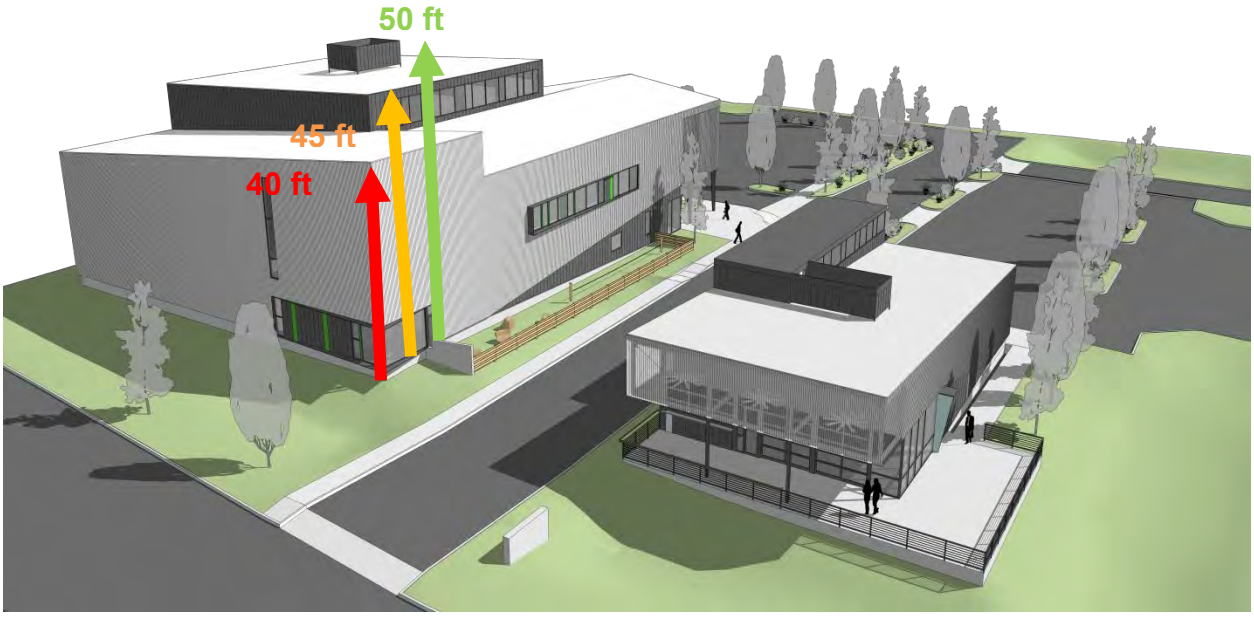
Architecture:

Proposed Climbing Gym Southeast Corner



Proposed Brew Pub West Elevation

The applicant's design proposal is unique compared to the other structures in CTC. The exterior of both structures will be clad corrugated metal siding and flat metal panels.



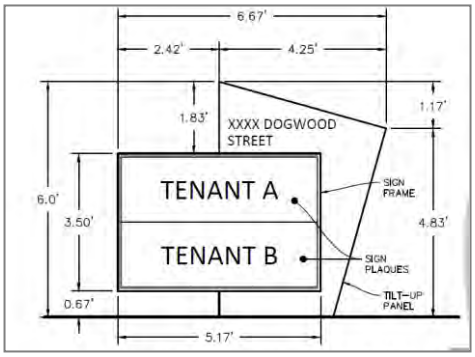
Climbing Gym and Brew Pub Full Site

The proposed Brew Pub structure is 25 feet in height, which complies with the IDDSG 40 foot height limit. The majority (68%) of the proposed Climbing Gym building is within

the 40 foot maximum height limit of the IDDSG. However, the climbing wall component (31% of the roof area) extends to 45ft and the mechanical equipment screen (1% of the roof area) extends to 50ft. The Climbing Gym must have walls tall enough to allow for nationally recognized competition climbing. For this reason, staff believes the climbing wall component (with the mechanical screen above and setback) can be classified as specialized equipment. Staff believes this meets the exception laid out in 4.2 (C) of the IDDSG, *"Building height may exceed the 40.0-foot height limit up to 50.0 feet, when authorized through the PUD process for buildings/users that require specialized equipment."* Consequently, even though this is a Special Review Use, a waiver is not necessary for this specialized equipment to exceed the 40 foot height limit because it is evaluated through the PUD process. Furthermore, both the climbing wall component and mechanical equipment screen are setback from Dogwood Street and the access drive off Dogwood Street. Finally, staff believes the setback, percentage and design of the climbing wall component and mechanical screen minimize the impact on the street and in the neighboring properties.

Both buildings provide articulation to provide visual interest, including vertical lines in materials and diagonal lines in the design of the structure. The articulation of ground plane on southwest corner of Brew Pub building and Climbing Gym building emphasizes the entrances on both structures. The north elevation of the Climbing Gym has limited articulation because it is the exterior of the climbing wall. The main entrance to the Climbing Gym is recessed into the building creating a covered entry. The main entrance to the Brew Pub is covered by a metal awning. These buildings, if approved, would provide a distinctive signature building for the CTC and the City of Louisville.

Landscape Plan and Drainage:
Most of the proposed landscaping is intended to look natural, primarily featuring native species. There will be areas of more formal landscaping, though still featuring native plants. Trees are included to screen the parking areas and provide shade. Based on the design of the architecture and minimal existing tree coverage, there will be lower landscaping along Dogwood Street. There will be no manicured lawns, which are recommended by the IDDSG. However, considering the proposed location, the desired aesthetic, and the surrounding landscape, Staff is satisfied with the proposed landscape plan.



The drainage plan includes a detention pond on the southwest corner of the site, a drainage easement along Cherry Street, and a detention pond on the southeast corner of the site. Public Works has reviewed and approved the drainage plan.

Signs:
As stated above, the site is governed by IDDSG. The application includes a request for two monument signs, one off of Cherry Street and one off of

Dogwood Street. The monument sign design meets the requirements of the IDDSG. Final sign designs will be required for building permit.

The applicant is proposing a sign on the west elevation, facing Dogwood Street. The proposal is to paint a 29 foot by 39 foot logo for the Climbing Gym on the corrugated metal above the window and flat metal panels. To the left of the windows and flat metal panels, the name of the business would be painted in 8 foot letters and extend up to 40 feet across the elevation. The proposed sign significantly exceeds the copy area, character height, and overall height allowed for wall signs in the IDDSG. The sign was not a part of the PUD approved by the CTC Owner's Association. Staff does not believe the proposed wall sign is compatible with the CTC and recommends it be removed from the PUD application. The CTC Owner's Association concurs with staff's assessment. Any additional sign requests would have to meet the requirements of the IDDSG.

Proposed Climbing Gym West Elevation (facing Dogwood)

Lighting:
The proposed lighting plan includes as little light as possible while still meeting safety requirements. The applicant's goal is to eliminate up-lighting and light trespass while maintaining a safe environment.

Water Use:
According to Section 17.28.060(D) of the LMC, *"water usage of industrial establishments shall be estimated and noted on the final development plan"*. The purpose of this section is to allow staff to confirm the City has the appropriate water supply to serve the proposed use. The applicant estimates total annual water usage of 893,811 gallons. The public Works Depart has reviewed the application and has stated the City has the water necessary to serve the proposed development.

ANALYSIS:

The applicant is requesting variances in two areas:

1. Landscape – the applicant is requesting a waiver of the requirement for manicured lawns.

2. Signs – the applicant is requesting to paint a wall sign on the west elevation which does not meet the sign allowances in the IDDSG.

LMC Section 17.28.110 allows for variances from the IDDSG requirements if additional public amenities are provided. Staff considers the additional sidewalk connection bike parking, overall design of the buildings, and additional landscaping area are public amenities exceeding the requirements of the IDDSG. Staff recommends approval of the landscape waivers based on these additions. Staff does not recommend approval of the wall sign waiver request.

SPECIAL REVIEW USE:

Staff Analysis
A SRU is intended to allow for land uses which may or may not be appropriate for a zone district depending on the specifics of the proposal. Louisville Municipal Code § 17.40.100.A lists five criteria to be considered by the Planning Commission in reviewing a Special Review Use application, which follow. The Planning Commission is authorized to place conditions on a recommendation of approval, if they believe those are necessary to comply with all of the criteria listed below.

1. *That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;*

The CTC is designated a Special District in the 2013 Comprehensive Plan. The Plan calls for Special Districts to "Encourage internal services which meet the daily needs of the people working in the district." This proposal would add an exercise facility and eating and drinking establishment to serve workers in the CTC and visitors. The proposal is consistent with the Comprehensive Plan and, by creating an alternative land use, the proposal has the potential to add to the economic prosperity of the City and the Colorado Technology Center. Staff finds this criterion has been met.

2. *That such use/development will lend economic stability, compatible with the character of any surrounding established areas;*

The proposed Climbing Gym and Brew Pub will be located on a central vacant lot in the Colorado Technology Center. The proposed Climbing Gym is no taller than what is allowed for other buildings with specialized equipment in the Industrial Zone District. Both the Climbing Gym and Brew Pub will help lend economic stability to the area. By being open after regular work hours the uses are complementary with the surrounding warehouse and office uses. By offering more diverse uses, the proposal should make the CTC a more desirable location for employers and employees. Staff finds this criterion has been met.

3. *That the use/development is adequate for the internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;*

The development has been reviewed by Planning staff and Public Works for internal efficiency and found to meet all applicable standards. Staff finds this criterion has been met.

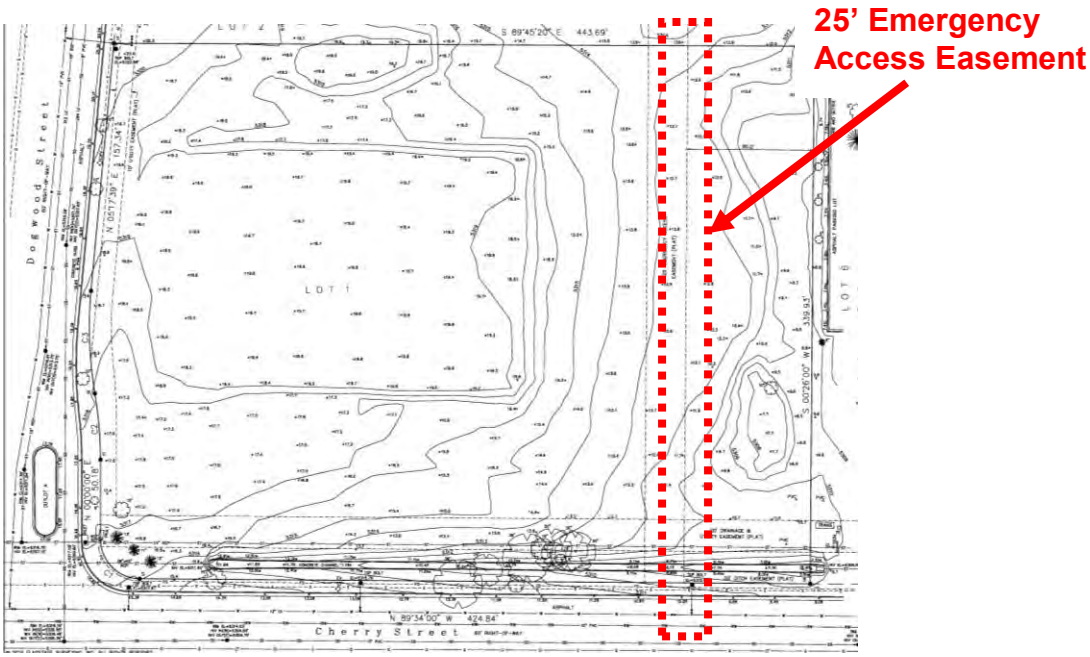
4. *That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to affect public health, welfare, safety and convenience;*

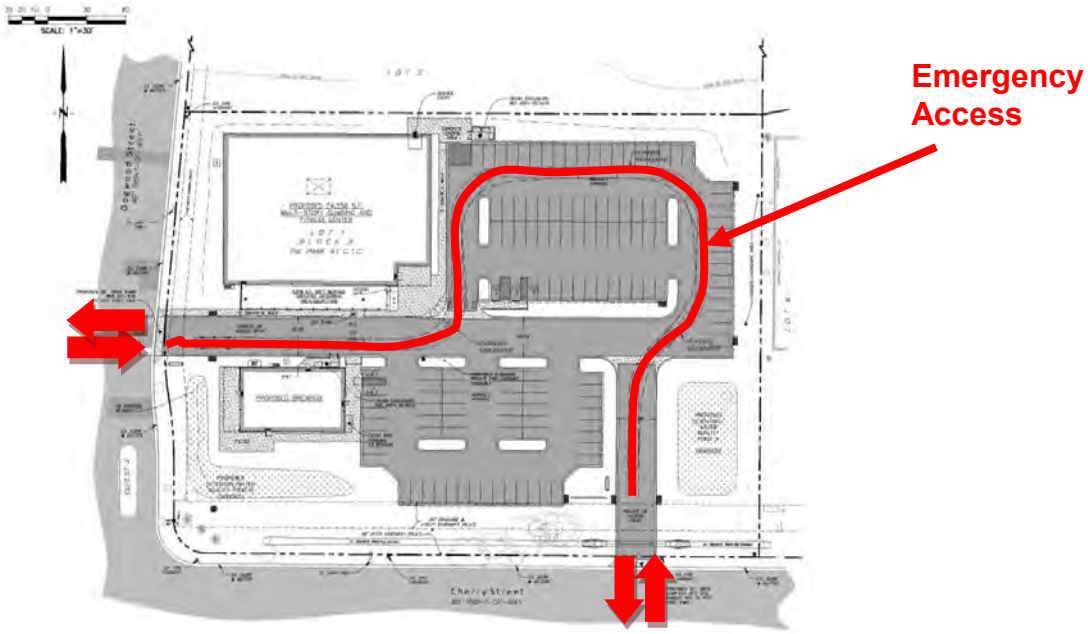
The Climbing Gym's expected class sizes, hour of operation (6am-10pm), and traffic flow will be compatible with the surrounding warehouse and office uses. The Brew Pub hours of operation (11am-9pm) will also be compatible and add an amenity to the Colorado Technology Center. The Brew Pub will serve food during its hours of operation, offering a central location for CTC employees and visitors to dine. The outdoor patios will add visible activity to the Colorado Technology Center; however, the patios are setback from the street and will have minimal impact on neighboring properties. The site will have two access points, one off of Cherry Street and one off of Dogwood Street. The applicant has provided 138 parking spaces. The applicant has also provided 12 bike parking spaces (eight at the Climbing Gym, four for the Brew Pub), seven more than required. The PUD includes a lighting plan, signage, and landscaping. The proposed signs on the west elevation do not comply with applicable design standards. Staff recommends the signs either be brought into compliance or removed to satisfy this criterion.

5. *That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.*

The proposed sidewalks meet the minimum width requirements and including designated crosswalks, especially important between the Climbing Gym and Brew Pub. Due to the need for more pedestrian circulation as a Brew Pub, staff recommends the applicant construct a sidewalk along Dogwood Street, from Cherry to the mid-block access drive. Also, there should be improved pedestrian access to the Brew Pub building. Staff recommends these sidewalk improvements be made to satisfy this criterion. The applicant had agreed to the condition of improved pedestrian access.

EASEMENT VACATION:
Lot 1, Block 2 of the Park at CTC Subdivision was platted with a dedicated 25-foot emergency access easement on the east side of the property. However, emergency access for the proposed site will be provided in a similar location with a connection to Dogwood Street. Consequently, the Public Works Department has reviewed the request and determined the current easement is no longer necessary.





FISCAL IMPACT:
The proposed Climbing Gym and Brew Pub will be located on a central vacant lot in the Colorado Technology Center. Both the Climbing Gym and Brew Pub will help lend economic stability to the area. By being open after regular work hours the uses are complementary with the surrounding warehouse and office uses. The existing lot is vacant, so the net fiscal impacts from the development are expected to be positive.

PLANNING COMMISSION ACTION:
The Planning Commission held a public hearing on October 8, 2015. The Commission discussed the landscaping, parking and signage. Planning Commission passed a resolution recommending approval of the PUD & SRU unanimously, on a 4-0 vote, with the following conditions:

1. The applicant shall remove the proposed sign on the west elevation.
2. The applicant shall develop a shared parking agreement with a neighboring property, if parking shortages are demonstrated on the site.
3. The applicant shall construct a sidewalk along Dogwood Street, from Cherry Street to the mid-block access drive. Also, the sidewalk shall extend along the south side of the access drive to the entrance of the Brew Pub.

The applicant has submitted a new site plan to address the pedestrian circulation.

RECOMMENDATION:
Staff recommends approval of Ordinance No. 1708, Series 2015.

Staff recommends approval of Resolution No. 86, Series 2015, approving a final Planned Unit Development (PUD) plan to allow for a 24,282 SF Climbing Gym and 4,071 SF Brew Pub in the Colorado Technology Center with the following conditions:

1. The applicant shall remove the proposed sign on the west elevation.
2. The applicant shall develop a shared parking agreement with a neighboring property, if parking shortages are demonstrated on the site.
3. The applicant shall construct a sidewalk along Dogwood Street, from Cherry Street to the mid-block access drive. Also, the sidewalk shall extend along the south side of the access drive to the entrance of the Brew Pub.

ATTACHMENTS:

1. Ordinance No. 1708, Series 2015
2. Resolution No. 86, Series 2015
3. Planning Commission Resolution No. 32, Series 2015
4. Planning Commission Minutes
5. Submittal Letters and Application
6. Final PUD
7. Revised Site Development Plan *(submitted 11/6/15)*
8. Presentation

ORDINANCE NO. 1708
SERIES 2015

AN ORDINANCE APPROVING THE VACATION OF A 25-FOOT WIDE EMERGENCY ACCESS EASEMENT WITHIN LOT 1, BLOCK 2, OF THE PARK AT CTC

WHEREAS, by the plat of The Park at CTC, recorded in the Office of the Boulder County Clerk and Recorder on March 31, 1998 at Reception No. 1876736, there was dedicated to the City a 25 foot emergency access easement on Lot 1, Block 2, in the location further described in Exhibit A attached hereto and incorporated herein by this reference ("the 25 foot Easement"); and

WHEREAS, the Tebo Partnership, which owns Lot 1, Block 2 and intends to develop the lot, has requested vacation of the 25 foot Easement; and

WHEREAS, the City Council finds and determines that the 25 foot Easement for which vacation is requested is not and will not be needed for any public purposes and will not be needed for any City emergency access; and

WHEREAS, the City Council finds and determines that the 25 foot Easement for which vacation is requested is not being used or held for park purposes or for any other governmental purposes; and

WHEREAS, the City Council desires to approve the application and vacate the City's interests in the 25 foot Easement for which vacation is requested;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The City hereby approves the vacation of that certain 25-foot wide emergency access easement located on Lot 1, Block 2, The Park at CTC, which easement herein vacated is in the location further described in Exhibit A attached hereto and incorporated herein by this reference ("the 25 foot Easement").

Section 2. No other easements per the plat of The Park at CTC shall be deemed altered or amended by virtue of this ordinance.

Section 3. All other ordinances or portions thereof inconsistent or in conflict with this ordinance or any portion hereof are repealed to the extent of such inconsistency or conflict.

Section 4. The Mayor and City Manager, or either of them, is authorized to execute such additional documents as may be necessary to evidence the vacation of the 25 foot Easement herein vacated, including but not execution of quit claim deeds. All action heretofore taken in furtherance of the vacation of such 25 foot Easement are hereby ratified and confirmed.

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this 17th day of November, 2015.

_____
Robert Muckle, Mayor

ATTEST:

_____
Nancy Varra, City Clerk

APPROVED AS TO FORM:

_____
Light | Kelly, P.C.
City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this 1st day of December, 2015.

_____
Robert P. Muckle, Mayor

ATTEST:

_____
Nancy Varra, City Clerk

RESOLUTION NO. 86
SERIES 2015

A RESOLUTION APPROVING A FINAL PLANNED UNIT DEVELOPMENT (PUD) AND SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE CONSTRUCTION OF A NEW 24,282 SF CLIMBING GYM AND 4,701 SF BREW PUB IN THE COLORADO TECHNOLOGY CENTER

WHEREAS, there has been submitted to the Louisville City Council an application for a final planned unit development (PUD) and special review use (SRU) to allow for the construction of a new 24,282 SF Climbing Gym and 4,701 SF Brew Pub at Lot 1, Block 2 of the Park at CTC; and

WHEREAS, the subject property is zoned Industrial (I); and

WHEREAS, the City Staff has reviewed the information submitted and found it complies with Louisville Municipal Code – Chapter 17.28 and the Industrial Development Design Standards and Guidelines (IDDSG); and

WHEREAS, the City Staff has reviewed the SRU application and found it to comply with Louisville zoning regulations, the special review use criteria as set forth in Section 17.40.100 of the Louisville Municipal Code, and other applicable requirements; and

WHEREAS, after a duly noticed public hearing on October 8, 2015, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated October 8, 2015, the Planning Commission recommended approval of said PUD and SRU to the City Council with the following conditions:

1. The applicant shall remove the proposed sign on the west elevation.
2. The applicant shall develop a shared parking agreement with a neighboring property, if parking shortages are demonstrated on the site.
3. The applicant shall construct a sidewalk along Dogwood Street, from Cherry Street to the mid-block access drive. Also, the sidewalk shall extend along the south side of the access drive to the entrance of the Brew Pub; and

WHEREAS, City Council has reviewed the application, including the recommendation of the Planning Commission, and finds that it complies with Chapters 17.28 and 17.40 of the Louisville Municipal Code;

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby approve a final planned unit development (PUD) to allow for the construction of a 2,985 square foot addition to the 1,292 square foot existing commercial building at 945 Front Street with the following conditions:

1. The applicant shall remove the proposed sign on the west elevation.
2. The applicant shall develop a shared parking agreement with a neighboring property, if parking shortages are demonstrated on the site.
3. The applicant shall construct a sidewalk along Dogwood Street, from Cherry Street to the mid-block access drive. Also, the sidewalk shall extend along the south side

of the access drive to the entrance of the Brew Pub

PASSED AND ADOPTED this 1st day of December, 2015.

By: _____
Robert P. Muckle, Mayor
City of Louisville, Colorado

Attest: _____
Nancy Varra, City Clerk
City of Louisville, Colorado

RESOLUTION NO. 32
SERIES 2015

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN AND SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE CONSTRUCTION OF A 24,282 SF CLIMBING GYM AND 4,071 SF BREW PUB IN THE COLORADO TECHNOLOGY CENTER

WHEREAS, there has been submitted to the Louisville Planning Commission an application for approval of a Planned Unit Development (PUD) plan and Special Review Use (SRU)) to allow for the construction of a 24,282 SF Climbing Gym and 4,071 SF Brew Pub at Lot 1, Block 2, The Park at CTC; and

WHEREAS, the City Staff has reviewed the information submitted and found it to comply with Louisville Municipal Code Sec. 17.28.170; and

WHEREAS, the City Staff has reviewed the SRU application and found it to comply with Louisville zoning regulations, the special review use criteria as set forth in Section 17.40.100 of the Louisville Municipal Code, and other applicable requirements; and

WHEREAS, after a duly noticed public hearing on October 8, 2015, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Reports dated October 8, 2015, the Planning Commission finds the final Planned Unit Development (PUD) plan and Special Review Use (SRU) to allow for Lot 1, Block 2, The Park at CTC shall be approved with the following conditions:

1. The applicant shall remove the proposed sign on the west elevation.
2. The applicant shall develop a shared parking agreement with a neighboring property, if parking shortages are demonstrated on the site.
3. The applicant shall construct a sidewalk along Dogwood Street, from Cherry Street to the mid-block access drive. Also, the sidewalk shall extend along the south side of the access drive to the entrance of the Brew Pub.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval a final Planned Unit Development (PUD) plan and Special Review Use (SRU) to allow for the construction of a 24,282 SF Climbing Gym and 4,071SF Brew Pub at Lot 1, Block 2, The Park at CTC with the following conditions:

1. The applicant shall remove the proposed sign on the west elevation.
2. The applicant shall develop a shared parking agreement with a neighboring property, if parking shortages are demonstrated on the site.
3. The applicant shall construct a sidewalk along Dogwood Street, from Cherry Street to the mid-block access drive. Also, the sidewalk shall extend along the south side of the access drive to the entrance of the Brew Pub.

PASSED AND ADOPTED this 19th day of October, 2015.

By: _____
Chris Pritchard, Chairman

Planning Commission

Attest: _____
Ann O'Connell, Secretary
Planning Commission

City of Louisville
COLORADO • SINCE 1878

Planning Commission

Meeting Minutes

October 8, 2015
City Hall, Council Chambers
749 Main Street
6:30 PM

Call to Order: Pritchard called the meeting to order at 6:30 P.M.

Roll Call was taken and the following members were present:

Commission Members Present:	Chris Pritchard, Chairman
	Jeff Moline
	Steve Brauneis
	Tom Rice
Commission Members Absent:	Cary Tengler, Vice Chairman
	Ann O'Connell, Secretary
	Scott Russell
Staff Members Present:	Troy Russ, Director of Planning & Building Safety
	Sean McCartney, Principal Planner
	Lauren Trice, Planner I

- **Climbing Gym/Brew Pub - Resolution 32, Series 2015:** A resolution recommending approval of a final planned unit development (PUD) plan and special review use (SRU) to allow for the construction of a 24,282 SF climbing gym and 4,071 SF brewpub in the Colorado Technology Center.
  - Applicant and Representative: DAJ Architects
  - Owner: TEBO Properties
  - Case Manager: Lauren Trice, Planner I

Conflict of Interest and Disclosure:
None.

Public Notice Certification:
Published in the Boulder Daily Camera on September 20, 2015. Posted in City Hall, Public Library, Recreation Center, and the Courts and Police Building and mailed to surrounding property owners and property posted on September 18, 2015.

Staff Report of Facts and Issues:
Trice presented from Power Point:

- Property located at the corner of Cherry and Dogwood and zoned Industrial (I). A PUD and SRU are required for this project.
- The Climbing Gym is being classified as a Public/Private School and is 24,282 SF.
- The Brew Pub is classified as an indoor eating/drinking establishment and is 4,407 SF.

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- Landscaping coverage on the site plan exceeds 25% minimum and the site meets all setback requirements.
- Parking
  - IDDSG: No parking requirement for uses.
  - LMC: 1 parking space/3 seats for eating/drinking establishments.
  - Brew Pub: 154 seats = 52 parking spaces.
  - Proposal has 138 parking spaces (and 12 bike parking spaces) for both buildings
  - Recommended condition: *If need for more parking is demonstrated, applicant to provide a shared parking agreement with surrounding property owners.*
- Pedestrian/Bike Circulation
  - Proposal includes:
    - Sidewalk on north side of access drive
    - Crosswalk to Brew Pub
    - Bike parking
    - Walkways from parking lots
  - Staff recommends: *Sidewalk along east side of Dogwood and provide improved pedestrian access to Brew Pub*
- Architecture – Height
  - *4.2 (C) of the IDDSG, "Building height may exceed the 40.0-foot height limit up to 50.0 feet, when authorized through the PUD process for buildings/users that require specialized equipment."*
    - Climbing Gym: 68% of the building at 40'
    - Climbing Wall: 31% of the building at 45' (national standard for climbing)
    - Mechanical screen - 1% at 50'
    - Climbing Gym no taller than what is allowed for other buildings in the Industrial Zone District
- Landscape
  - Natural, primarily featuring native species
  - No manicured lawns as recommended by the IDDSG
- Signs
  - 29 foot x 39 foot logo, 8 foot letters
  - Exceeds the copy area, character height, and overall height allowed for walls signs in the IDDSG.
  - Staff recommends: *The sign be removed from the PUD application. CTC Owner's Association concurs with staff's recommendation.*

PUD Analysis:

Requests

1. Landscape – the applicant is requesting a waiver of the requirement for manicured lawns.
2. Signs – the applicant is requesting to paint a wall sign/mural on the west elevation which does not meet the sign allowances in the IDDSG.

Staff considers the additional sidewalk connection, bike parking, overall design of the buildings, and additional landscaping as public amenities exceeding the requirements of the IDDSG.

Staff recommends approval of the landscape waivers based on these additions. Staff does not recommend approval of the wall sign waiver request.

SRU Analysis of 5 Criteria:

1. Staff finds this criterion has been met
2. Staff finds this criterion has been met
3. Staff finds this criterion has been met

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4. Staff requests the signs on the west elevation of the Climbing Gym either be brought into compliance or removed before this criterion can be met.
5. Staff requests sidewalk improvements be made along Dogwood Street and to access the Brew Pub before this criterion can be met.

Staff Recommendations:
Staff recommends Planning Commission move to approve of Climbing Gym/Brew Pub-Resolution 32, Series 2015: A resolution recommending approval of a final planned unit development (PUD) plan and special review use (SRU) to allow for the construction of a 24,282 SF climbing gym and 4,071 SF brewpub in the Colorado Technology Center.

1. The applicant shall remove the proposed sign on the west elevation.
2. If parking shortages are demonstrated on the site, the applicant shall develop a shared parking agreement with a neighboring property.
3. The applicant shall construct a sidewalk along Dogwood Street, from Cherry Street to the mid-block access drive. *Also, the sidewalk shall extend along the south side of the access drive to the entrance of the Brew Pub.*

Commission Questions of Staff:
Brauneis says that the previous application addressed manicured lawns. The IDDSG does have guidelines or requirements for manicured lawns?
Trice says it does. I believe the majority of lawns should be manicured. It is not saying all lawns should be manicured.

Brauneis asks about shared parking. The language says if parking shortages are demonstrated, to whom and when?
Trice says one of the concerns from Staff is because it is a competition climbing wall, more parking would need to be available for those types of competitions. The competitions would likely occur at a time, such as weekends, when the surrounding parking is not being used by the office and warehouses.
Russ says we have had this exact condition on a number of projects throughout the City and also in the CTC where they have had landscaped areas that we said, if demonstrated parking shortage exists, then you are required to add. People look at the PUD as a final site plan approval. If we don't have that condition, then code enforcement is not empowered to resolve problems. There are potential unknowns associated with events and other things. If there are complaints and code enforcement is called, or Planning or Public Works are called, and overflow parking or predominant on-street parking is associated with the project, this would be the trigger to which we could come back and require shared parking.

Applicant Presentation:
Andy Johnson, DAJ Design, 922A Main Street, Louisville, CO

This is a unique project to the Colorado Tech Center. It offers something that is missing to a growing community out in this area. There is no place to recreate and no place to eat. Most businesses would agree that it is something desired. Those seemed to be the comments I heard through the grapevine at the business association meeting when they reviewed this project. It adds an exercise facility and adds a food and drink facility. The architecture supporting these two types of businesses is dynamic in nature, representing the uniqueness of the businesses that will occupy them. The building architecture is relatively simple; the forms definitely take a different shape than what you typically find out at the CTC. The buildings are much smaller than what you see at CTC as well. The Brew Pub is around 4,000 SF and the climbing gym is around 24,000 SF, with only an 18,000 SF footprint from what you see at the CTC. The nature of the climbing gym itself does not lend itself to a lot of architectural articulation. The walls rely heavily on the structure itself. They are metal buildings and very simple in nature. The walls are

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extraordinarily expensive to build so the building, in order to be economically viable, needs to be simple and inexpensive. Steel building method was chosen as the type of construction which doesn't allow us to do a lot of window treatments or a lot of "ins and outs". To overcome that, we have decided to go with a very unique form, something that is striking; something that is very identifiable particularly at the entry. There are two types of siding. They are both steel siding, one is a corrugated steel siding which is the lighter gray material. The other is more of a flat metal panel with vertical seams. Playing with those in the areas we can actually open up, and articulating at the areas that make the most difference, have allowed us to provide the detail where we need it and not focus on it where we don't, particularly on the east and west sides. From the parking lot view and all around the Brew Pub, there are a lot of architectural features. We think there is architectural interest to the buildings. They are contemporary in nature and that was intentional in trying to be a little more about the form rather than adding an applied decoration to the building. The site plan has two entrances, one is from Dogwood and one is from Cherry. We were specific about where we wanted pedestrian and bike traffic to come from. Dogwood is what we anticipate the main way in from bike and most likely from a car. We have requested Cherry Street addresses; however, I think Dogwood is going to become the prevalent way in. We have a sidewalk along here that provides access into the gym, and then a crosswalk that provides access into the Brew Pub. It is difficult to say what kind of foot traffic we are going to have at the CTC. This is really unprecedented because there are sidewalks there currently that are largely unused. I do think bike traffic is an important part of the project. I think car traffic is obviously an important part of the project. The sidewalk here will be the main way in for pedestrian. We anticipate bikes to use the streets and vehicle access. The proposed sidewalk on Dogwood, after discussion with Planning, could possibly connect to the outdoor seating for the Brew Pub. I think the options Staff showed in her presentation seem very reasonable. The Brew Pub and the gym are being developed by two different owners under the same PUD so we have a little more flexibility in exploring options with the sidewalk. The sidewalks along this side of the street and this one in particular as a connector to the sidewalk across Cherry generally feel like a bit of wasted effort. We don't know exactly how much they are going to get used. We do want to support that way of getting onto this property; walking and biking are important aspects. The area along the west side is where we propose for signage. This is the elevation that faces west. This is the perspective of that corner of the building. These are the proposed ideas we have in terms of branding the building with the climbing gym business. We see it more as part of the architecture rather than signage. At this time, it is probably a moot point if the association is not behind it. That is brand new information for me. I do want to mention that I think is incredibly short-sighted given the dynamic nature of the architecture and the businesses going in. We want to support the entire business association but we are willing to let it go. In terms of energy efficiency, this is something that we have discussed. We are obviously going to be meeting the IECC 20012 which has a more rigid requirement for commercial buildings than the previous predecessors to it. Our plans around the building itself is to have natural daylight in clear story windows in the main climbing area. The goal is that it will be naturally lit during the day. The light requirements will be significantly reduced. We do have a lot of south-facing windows that open into the gym area, again trying to reduce our lighting requirements. We have a very nice south-facing roof. The building was intentionally designed so it can handle a substantial amount of solar PV and it will be engineered in order to take that load, both the gravity loads as well as the wind uplift loads. In terms of the landscaping, the intention is to keep it as low water as possible. This is a seeded landscape, it is not a sodded landscape, it is not a bluegrass landscape. It is intended to be rougher and not manicured. We intend to keep the existing trees here along Cherry. There are a couple trees dotted along Dogwood. They are part of the calculations. Our intention is to be at our minimum for our trees. We anticipated some of these needing to be examined and removed; however, the City Forester did not identify any of them needing to be removed. We intend to keep those and we will look at modifying that side of the plan site slightly. Overall, we are meeting all of the requirements and everything is as low water as possible.

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Commission Questions of Applicant:
Rice asks is that Staff recommends three conditions. Do you accept those?
Johnson says yes.

Pritchard asks about shared parking for the larger events. When will those events take place? Are they a week day event or are they a week night? Weekend?
Johnson says the competitions typically will be on the weekends. On Saturday and Sunday, it is pretty quiet in the CTC. We run bike races out there then for obvious reasons. We don't how competitions will be run, when they'll be run, and what kind of popularity this gym will have hosting competitions. Our response is that Special Event permits will need to be pulled for larger events. I don't think there will be a problem developing agreements between the neighbors. I think it will happen when a need presents itself. We feel the parking is more than adequate based on what we have studied with other gyms in the area.

Public Comment:
None.

Summary and request by Staff and Applicant:
Staff recommends Planning Commission move to approve of **Climbing Gym/Brew Pub-Resolution 32, Series 2015:** A resolution recommending approval of a final planned unit development (PUD) plan and special review use (SRU) to allow for the construction of a 24,282 SF climbing gym and 4,071 SF brewpub in the Colorado Technology Center.

1. The applicant shall remove the proposed sign on the west elevation.
2. If parking shortages are demonstrated on the site, the applicant shall develop a shared parking agreement with a neighboring property.
3. The applicant shall construct a sidewalk along Dogwood Street, from Cherry Street to the mid-block access drive. *Also, the sidewalk shall extend along the south side of the access drive to the entrance of the Brew Pub.*

Closed Public Hearing and discussion by Commission:
Brauneis says I am eager to discuss the potential for the sign. I do see it as something different. It is not a lit box sign screaming "fast food" at me. It is in a completely different location. Having been the beneficiary of Mr. Menaker's discussion regarding creativity in the signage as it related to Downtown during the past few years, it seems to me that this may be an option for something different out there. We don't have to approve the sign as is entirely; perhaps Council has a completely different attitude towards this. Maybe other discussions need to happen between the applicant and the Business Association. I am not convinced we have to kill that right out of the gate. They are thinking about flexibility and further discussion between the interested parties. This location is very different when it comes to signage. The fact that it is designed with solar access is tremendously forward thinking and something I wish more buildings could take on. I am excited to see that. Regarding surrounding xeriscaping, I was at a presentation last night in Greenwood Village at a different tech center. This presentation had to do with irrigation and residential. They were excited that certain people within Greenwood Village had taken on xeric landscapes because that provides resilience for both the community when drought does come and also protects property values. Like we've witnessed in California, people are spray painting their lawns to make them look green and other contrived adaptations to potentially threatened property values when the whole area has to go "zero water" landscaping. I am encouraged to see you are leading on xeric landscaping and it bodes well for the future of Louisville.

Rice says this is a really interesting project and I am excited about it. Adding to my prior comments, it is great to see this vibrancy going on out at CTC. It is nice to see this infill happening. Andy, that was a great presentation and I enjoyed it. I support this project.

DRAFT

Moline says I hear Steve's comment about the sign and I appreciate that. I want to take this under consideration when we look at the whole signage question in a more comprehensive way. I am not necessarily ready to let something like that happen on this building at this exact time. I think Steve raises good points. It is something to be considered when we look at signage in general. I am in agreement with both comments Steve said. I am excited to see uses like this coming to CTC. I am in support.

Rice says my problem is ad hoc decision-making on signs. I am not in favor of that. I don't think we should be deciding every sign differently, and then we don't create any expectations that people have about our signs. What I think we should do with signs is come back at it, take a look at it from all respects, and come up with some intelligent, reasonable sign guidelines. If they evolve from what we've done in the past, that is great. I don't like this incremental, one-of-a-kind of decision making because I don't think it is good for the planning process.

Pritchard says I am in support of this. I like the architecture and it goes with my own personal style. I am not opposed to the use of xeriscape in our environment. On the issue of signage, I think Tom is right. The next item on our agenda this evening is talking about what we want to accomplish in the next year. We need to look at signage as a collective whole. Personally, I don't have a problem with this signage. I did not have a problem when the Art Center wanted to do something similar. I see those along the same lines. Really, the signage in this particular case fits the building. I am not going to jump out and look at this one property. I think we do have to look at this as a collective whole on our guidelines both commercial and industrial. The applicant can talk with the Business Association and if they are committed to making a change, they can bring it back and we will listen. Right now, I agree with Staff.

Brauneis says he appreciates the desire to have flexible guidelines in place and fully supports a community taking that on. I think we did do a great job of that for Downtown because it went on for quite a while. There are so many subjective issues at that point. We opened up this evening with a sign allowance.

Pritchard says regarding the first item this evening, the issue was the sign's location on Highway 36 and the fact that the signage was inadequate for that building's location. I understand your point. I think we do need to have some continuity and we need to review the guidelines. Some cases are 15 plus years old or older and have probably served their purpose. A very thorough review of commercial and industrial guidelines probably needs to take place.

Brauneis says we did not get a chance to discuss the manicured lawns in the IDDSG. I encourage us to look at that at some other point in time.

Motion made by Moline to approve Resolution No. 32, Series 2015, seconded by Brauneis. Roll call vote.

Name	Vote
Chris Pritchard	Yes
Jeff Moline	Yes
Ann O'Connell	n/a
Cary Tengler	n/a
Steve Brauneis	Yes
Scott Russell	n/a
Tom Rice	Yes
Motion passed/failed:	Pass

Motion passes 4-0.

DRAFT

City of Louisville
COLORADO • SINCE 1878

Department of Planning and Building Safety

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: DAJ Design
Contact: Andy Johnson
Address: 922A Main Street
Louisville, CO 80027
Mailing Address: (same)
Telephone: 303-527-1100
Fax:
Email: andy@dajdesign.com

OWNER INFORMATION

Firm: TEBO Properties
Contact: Clint Dillard
Address: 3111 28th Street
Boulder, CO 80301
Mailing Address: (same)
Telephone: 303-818-5005
Fax:
Email: rockctd@hotmail.com

REPRESENTATIVE INFORMATION

Firm: DAJ Design
Contact: Andy Johnson
Address: 922A Main Street
Louisville, CO 80027
Mailing Address: (same)
Telephone: 303-527-1100
Fax:
Email: andy@dajdesign.com

PROPERTY INFORMATION

Common Address: Lot 1 Block 2, The Park
Legal Description: Lot 1 Blk 2
Subdivision The Park at C.T.C.
Area: 153,069 Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☑ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: Final PUD for a 24,219sf climbing gym and fitness center building and 5,881sf brew pub building, and SRU for intended building uses.

Current zoning: I Proposed zoning: I

SIGNATURES & DATE

Applicant:
Print: Andy Johnson
Owner:
Print: Clint Dillard
Representative:
Print: Andy Johnson

CITY STAFF USE ONLY

- ☐ Fee paid: _____
- ☐ Check number: _____
- ☐ Date Received: _____

DAJDESIGN
ARCHITECTURE+INTERIORS

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July 2, 2015

Sean McCartney
City of Louisville
749 Main Street
Louisville CO 80027

RE: Lot 1 Block 2 The Park, Colorado Technological Center, Final PUD Submittal

Dear Mr. McCartney,

We are submitting for a Final Planned Unit Development (PUD) for a 24,219 square foot climbing gym and fitness center and a 4,071 square foot brew pub. The property is within the Industrial (I) zoning district in Colorado Technological Center (CTC). The climbing gym and fitness center will consist of a 18,338 square foot main level and a 5,881 square foot mezzanine.

The climbing gym and fitness center has a height of 45' above grade for the building and 50' to the top of the building's mechanical screen fence from grade. The 45' building height is 5' taller that maximum building height standard in the Industrial Development Design Standards & Guidelines (IDDSG). It is critical that the climbing gym building has walls tall enough to allow for nationally recognized competition level climbing, and the 45' building height allows for that. We are requesting a waiver to go 45' for the climbing gym. The brew pub has a building height of 25' above grade and with in the IDDSG.

The required parking between the two buildings is 114 parking spaces. The current design accommodates 138 parking spaces, and the parking lot divided into two main parking areas. There are 6 required bike parking spaces combined for the two buildings. We are proposing a minimum of 6 bike parking spaces for each building.

Along with the PUD application, we are submitting a Special Review Use (SRU) request to address the proposed "use groups" for the two buildings. Please see the attached SRU criteria responses for details.

Please let me know if you have any questions. Thank you.

Regards,

Andy Johnson, AIA

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July 2, 2015

Sean McCartney
City of Louisville
749 Main Street
Louisville CO 80027

RE: Lot 1 Block 2 The Park, Colorado Technological Center, SRU Submittal

Dear Mr. McCartney,

Along with our application for a Final Planned Unit Development (PUD) for a climbing gym and fitness center and brew pub we are applying for a Special Review Use (SRU) to address the proposed buildings' uses. The two proposed uses are #9 Public / Private School for the climbing gym and #31 Indoor Eating and Drinking Establishment for the brew pub. The climbing gym can use #9 for its use since the business will be conducting classes throughout the day as a main part of their business function. The brew pub can use #31 since there will be a commercial kitchen in addition to the brewing of beer.

Below are our responses to the SRU criteria per LMC Section 170.40.100 – Criteria and conditions for approval.

1) That the proposed use / development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;

The two proposed uses are #9 Public / Private School and #31 Indoor Eating and Drinking Establishment. Both uses are listed as allowed with an approved SRU within the Industrial zoning district. The proposed indoor climbing gym use will put Louisville on the map for the successful and growing indoor climbing business in the area and around the nation. Both uses would capitalize on the activity in the special district and traffic on the surrounding roads to enhance the general warfare of the City and the surrounding business district.

2) That such use / development will lend economic stability, compatible with the character of any surrounding established areas;

The proposed development will provide a needed outlet for recreation for the surrounding area without having to commute out of the business district, and will provide a popular recreation activity for the City of Louisville. The brew pub will fill in a missing business use of a food and drinking establishment within the CTC business district. The hours of operation for the climbing gym are throughout the day from 6am-10pm on week days and 8am-8pm on weekends. The brew pub's hours of operation will be from 11pm-9pm everyday. The hours of operation for both businesses overlap each other with the busier times of business being in the afternoon and evening after the other CTC businesses have stopped for the day.

3) That the use / development is adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;

Site issues related to public health and convenience have been addressed in the Civil Engineering drawings as a part of the PUD submittal. Parking lot grading and access all conform to the appropriate design standards for accessibility. The parking lot has been oversized from 114 required parking spaces to 138 parking spaces in order to reduce any demand for on-street parking during peak business periods. Site access driveways have been slightly oversized for an easier flow of traffic.

4) That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience;

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The same response from #3 applies to #4. Site issues related to public health and convenience have been addressed in the Civil Engineering drawings as a part of the PUD submittal. Parking lot grading and access all conform to the appropriate design standards for accessibility and ease of traffic flow. The parking lot has been oversized from 114 required parking spaces to 138 parking spaces in order to reduce any demand for on-street parking during peak business periods, and increase safety of close parking in the evening. Site access driveways have been slightly oversized for an easier flow of traffic. The hours of operation for both businesses overlap each other with the busier times of business being in the afternoon and evening after the other CTC businesses have stopped for the day.

5) That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

Sidewalks meeting the minimum width requirements are provided along with designated cross walks indicating where pedestrians may cross the parking lot driveways safely. The parking lot's minimum requirement is 114 spaces. The development is proposing 138 spaces for a total of 24 additional parking spaces to decrease any necessity for on-street parking during peak building demand.

Please let me know if you have any questions. Thank you.

Regards,

Andy Johnson, AIA

VIEW OF CLIMBING GYM FROM SOUTHEAST

VIEW OF BREWPUB & CLIMBING GYM (BEYOND) FROM SOUTHWEST

SHEET INDEX

A0.1	COVER SHEET, PROJECT ANALYSIS SURVEY
A1.1	ELEVATIONS
A1.2	ELEVATIONS
A1.3	ELEVATIONS
C1.0	SITE DEVELOPMENT PLAN
C2.0	MASTER UTILITY PLAN
C3.0	MASTER GRADING PLAN
E1.P	PHOTOMETRIC SITE PLAN
E2.P	FIXTURE CUT + DATA SHEETS
L1.0	PLANTING PLAN
L2.0	PLANT SCHEDULE AND PLAN NOTES

PROJECT TEAM

OWNER
TEBO PROPERTIES
3111 28TH STREET
BOULDER, CO 80031
CONTACT: CLINT DILLARD
PHONE: 303.818.5005

ARCHITECT
DAJ DESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
CONTACT: ANDY JOHNSON, AIA
PHONE: 303.527.1100

CIVIL ENGINEER
THE SANITAS GROUP LLC
801 MAIN STREET, SUITE 210
LOUISVILLE, CO 80027
CONTACT: CURTIS STEVENS, P.E.
PHONE: 303.981.9238

MEP ENGINEER
GEHRING & ASSOCIATES
4842 FRANKLIN DRIVE
BOULDER, CO 80301
CONTACT: LIZ GEHRING, P.E.
PHONE: 303.449.7266

LAND SURVEYOR
FLAGSTAFF SURVEYING
637 SOUTH BROADWAY, SUITE C
BOULDER, CO 80305
CONTACT: STEVE SELLARS
PHONE: 303.499.9737

PROJECT ANALYSIS

PROJECT DESCRIPTION:
NEW 2-STORY ROCK CLIMBING AND FITNESS GYM AND NEW 1 STORY BREWPUB

LEGAL DESCRIPTION:
LOT 1, BLOCK 2, THE PARK AT COLORADO TECHNOLOGICAL CENTER, TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

LOT SIZE:
153,069 SF / 3.51 ACRES

ZONING DISTRICT:
I - INDUSTRIAL

DESIGN STANDARDS AND GUIDELINES:
2012 INTERNATIONAL BUILDING CODE

TYPE OF CONSTRUCTION:
NEW CONSTRUCTION — TYPE II-B

OCCUPANCY TYPE:
A-2 (BREWPUB), A-3 (GYM), B (BOTH), F-2 (BREWPUB), AND S(BOTH)

OCCUPANCY LOAD:

CLIMBING AND FITNESS GYM		
EXERCISE ROOMS (A-3)	22,055 SF / 50 SF	442 PEOPLE
LOCKER ROOMS (A-3)	963 SF / 50 SF	20 PEOPLE
BUSINESS AREAS (B)	600 SF / 100 SF	6 PEOPLE
DAY CARE (B)	669 SF / 35 SF	20 PEOPLE
SUB-TOTAL OCCUPANCT LOAD		488 PEOPLE
BREW-PUB		
INSIDE ASSEMBLY TABLES + CHAIRS (A-2)	970 SF / 15SF	65 PEOPLE
INSIDE ASSEMBLY STANDING (A-2)	53 SF / 5 SF	11 PEOPLE
OUTSIDE ASSEMBLY TABLES + CHAIRS (A-2)	1,322 SF / 15 SF	89 PEOPLE
OUTSIDE ASSEMBLY STANDING (A-2)	49 SF / 5 SF	10 PEOPLE
INDUSTRIAL (F-2)	1,100 SF / 100 SF	11 PEOPLE
STORAGE (S)	477 SF / 300 SF	2 PEOPLE
BUSINESS AREAS (B)	100SF / 100SF	1 PERSON
SUB-TOTAL OCCUPANT LOAD		189 PEOPLE
TOTAL PROPERTY OCCUPANCY LOAD		677 PEOPLE

PROJECT CALCULATIONS	REQUIRED	PROPOSED
FLOOR AREA (GROSS)		
NEW COMMERCIAL GYM MAIN LEVEL		18,338 SF
NEW COMMERCIAL GYM UPPER LEVEL		5,944 SF
NEW COMMERCIAL BREWPUB		4,071 SF
TOTAL GROSS FLOOR AREA		28,353 SF
FLOOR AREA RATIO		0.185
MAXIMUM SITE COVERAGE SF		
NEW COMMERCIAL GYM		18,720 SF
NEW COMMERCIAL BREWPUB		4,694 SF
PARKING AND WALKWAY		69,188 SF
BUILDING LOT COVERAGE (75% ALLOWED)		75,634 SF (49.4%)
PARKING REQUIREMENTS (4/100SF)		
NEW COMMERCIAL BUILDINGS	114 SPACES	138 SPACES
BIKE PARKING REQUIREMENTS (1/20 REQUIRED CAR SPOTS)		
NEW COMMERCIAL BUILDINGS	6 SPACES	12 SPACES (6 PER BUILDING)
BUILDING HEIGHT		
CLIMBING GYM	40'	45' (50')
BREW PUB	45'	25'

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS PUD, THE OWNDER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FOURTH IN THIS PUD, WITNESS MY/OUR HAND(S) SEAL(S) THIS ____ DAY OF _____, 20____.

_____
OWNER NAME AND SIGNATURE

_____ (NOTARY SEAL)
NOTARY NAME (PRINT)

_____
NOTARY SIGNATURE

MY COMMISSION EXPIRES

_____

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS ____ DAY OF _____, 20____ BY THE PLANNING COMMISION OF THE CITY OF LOUISVILLE, COLOARADO

RESOLUTION NO._____, SERIES_____

CLERK AND RECORDER CERTIFICATE (COUNTY OF BOULDER, STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____O'CLOCK_____. M., THIS ____ DAY OF _____, 20____ AND IS RECORDED IN PLAN FILE_____, FEE _____PAID.

_____ FILM NO. _____ RECEPTION.

_____
CLERK & RECORDER

_____
DEPUTY

CITY COUNCIL CERTIFICATE

APPROVED THIS ____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLOARADO

RESOLUTION NO._____, SERIES_____

_____
MAYOR SIGNATURE

_____
CITY CLERK SIGNATURE

VICINITY MAP

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

SEAL

PROJECT
LOT 1, BLOCK 2, THE PARK PUD SUBMITTAL
COLORADO TECHNOLOGICAL CENTER, LOUISVILLE, CO 80027

TEBO PROPERTIES
3111 28TH STREET, BOULDER, CO 80031

DRAWING TITLE
COVER SHEET
PROJECT ANALYSIS

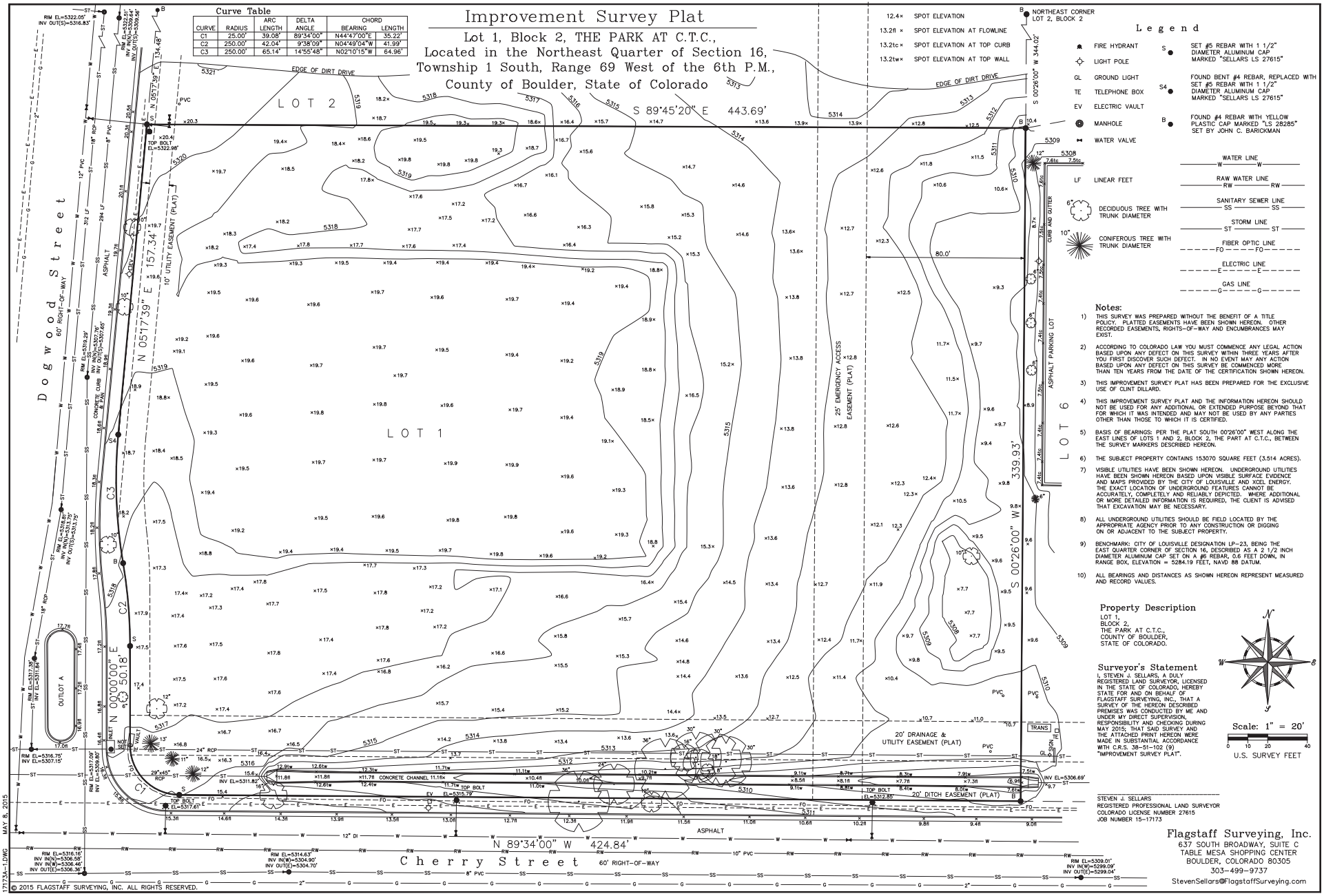
REVISIONS
09/09/2015

SET: PUD SET
DATE: 08/24/2015

SHEET
A0.1

Improvement Survey Plat

Lot 1, Block 2, THE PARK AT C.T.C.,
Located in the Northeast Quarter of Section 16,
Township 1 South, Range 69 West of the 6th P.M.,
County of Boulder, State of Colorado



Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.08'	89°34'00"	N44°47'00"E	35.22'
C2	250.00'	42.04'	9°38'09"	N04°49'04"W	41.99'
C3	250.00'	65.14'	14°55'48"	N02°10'15"W	64.96'

12.4× SPOT ELEVATION
13.2fl × SPOT ELEVATION AT FLOWLINE
13.2tc× SPOT ELEVATION AT TOP CURB
13.2tw× SPOT ELEVATION AT TOP WALL

Legend

FIRE HYDRANT
LIGHT POLE
GL GROUND LIGHT
TE TELEPHONE BOX
EV ELECTRIC VAULT
MANHOLE
WATER VALVE
LF LINEAR FEET
DECIDUOUS TREE WITH TRUNK DIAMETER
CONIFEROUS TREE WITH TRUNK DIAMETER

S SET #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED "SELLARS LS 27615"
S4 FOUND BENT #4 REBAR, REPLACED WITH SET #5 REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED "SELLARS LS 27615"
B FOUND #4 REBAR WITH YELLOW PLASTIC CAP MARKED "LS 28285" SET BY JOHN C. BARICKMAN

WATER LINE
RAW WATER LINE
SANITARY SEWER LINE
STORM LINE
FIBER OPTIC LINE
ELECTRIC LINE
GAS LINE

Notes:

1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. PLATTED EASEMENTS HAVE BEEN SHOWN HEREON. OTHER RECORDED EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES MAY EXIST.

2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT ON THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT ON THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3) THIS IMPROVEMENT SURVEY PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CLINT DILLARD.

4) THIS IMPROVEMENT SURVEY PLAT AND THE INFORMATION HEREON SHOULD NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSE BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.

5) BASIS OF BEARINGS: PER THE PLAT SOUTH 00°26'00" WEST ALONG THE EAST LINES OF LOTS 1 AND 2, BLOCK 2, THE PART AT C.T.C., BETWEEN THE SURVEY MARKERS DESCRIBED HEREON.

6) THE SUBJECT PROPERTY CONTAINS 153070 SQUARE FEET (3.514 ACRES).

7) VISIBLE UTILITIES HAVE BEEN SHOWN HEREON. UNDERGROUND UTILITIES HAVE BEEN SHOWN HEREON BASED UPON VISIBLE SURFACE EVIDENCE AND MAPS PROVIDED BY THE CITY OF LOUISVILLE AND XCEL ENERGY. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

8) ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE AGENCY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.

9) BENCHMARK: CITY OF LOUISVILLE DESIGNATION LP-23, BEING THE EAST QUARTER CORNER OF SECTION 16, DESCRIBED AS A 2 1/2 INCH DIAMETER ALUMINUM CAP SET ON A #6 REBAR, 0.6 FEET DOWN, IN RANGE BOX, ELEVATION = 5284.19 FEET, NAVD 88 DATUM.

10) ALL BEARINGS AND DISTANCES AS SHOWN HEREON REPRESENT MEASURED AND RECORD VALUES.

Property Description

LOT 1,
BLOCK 2,
THE PARK AT C.T.C.,
COUNTY OF BOULDER,
STATE OF COLORADO.

Surveyor's Statement

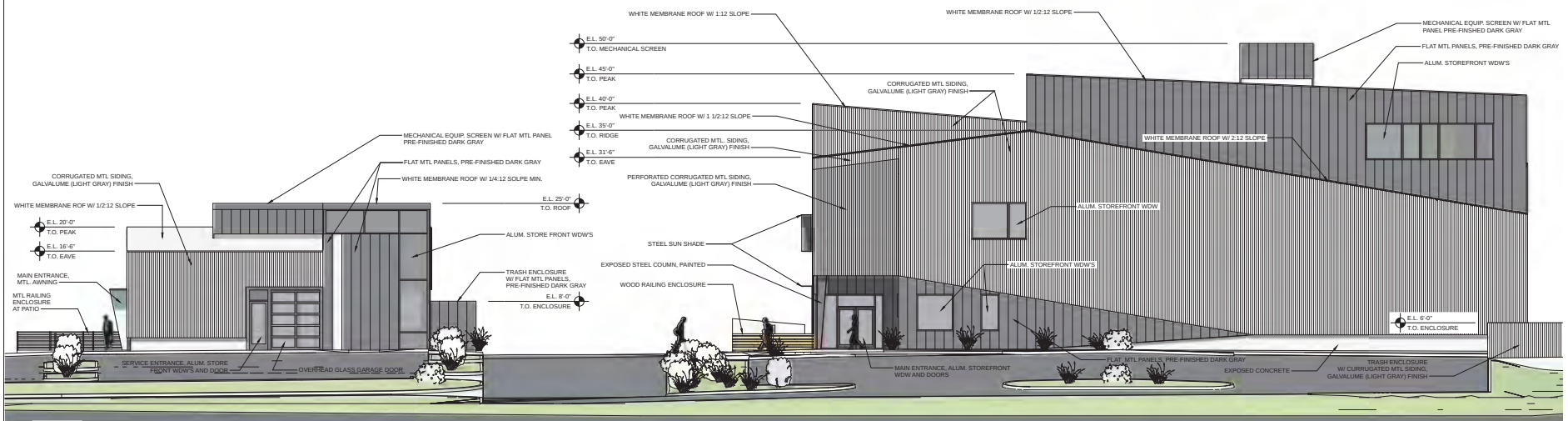
I, STEVEN J. SELLARS, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLAGSTAFF SURVEYING, INC., THAT A SURVEY OF THE HEREON DESCRIBED PREMISES WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING DURING MAY 2015; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT".

STEVEN J. SELLARS
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NUMBER 27615
JOB NUMBER 15-17173

Scale: 1" = 20'
0 10 20 40
U.S. SURVEY FEET

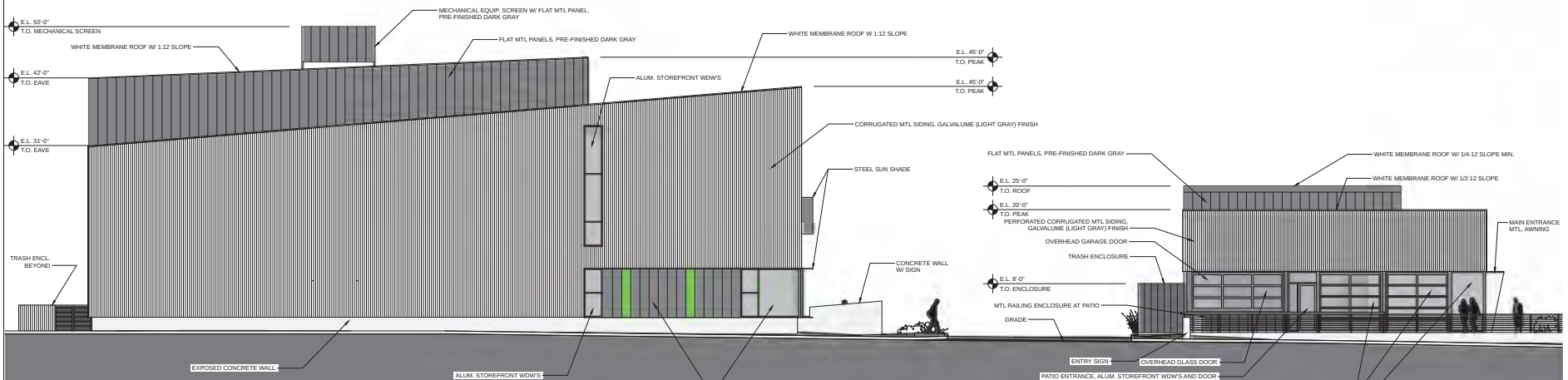
Flagstaff Surveying, Inc.
637 SOUTH BROADWAY, SUITE C
TABLE MESA SHOPPING CENTER
BOULDER, COLORADO 80305
303-499-9737
StevenSellars@FlagstaffSurveying.com

MAY 8, 2015
17173A-1.DWG



1 A1.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: E.L. 0'-0" = GRADE



2 A1.1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: E.L. 0'-0" = GRADE

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P.: 303.527.1100
INFO@DAJDESIGN.COM

SEAL

PROJECT
LOT 1, BLOCK 2, THE PARK PUD SUBMITTAL
COLORADO TECHNOLOGICAL CENTER, LOUISVILLE, CO 80027

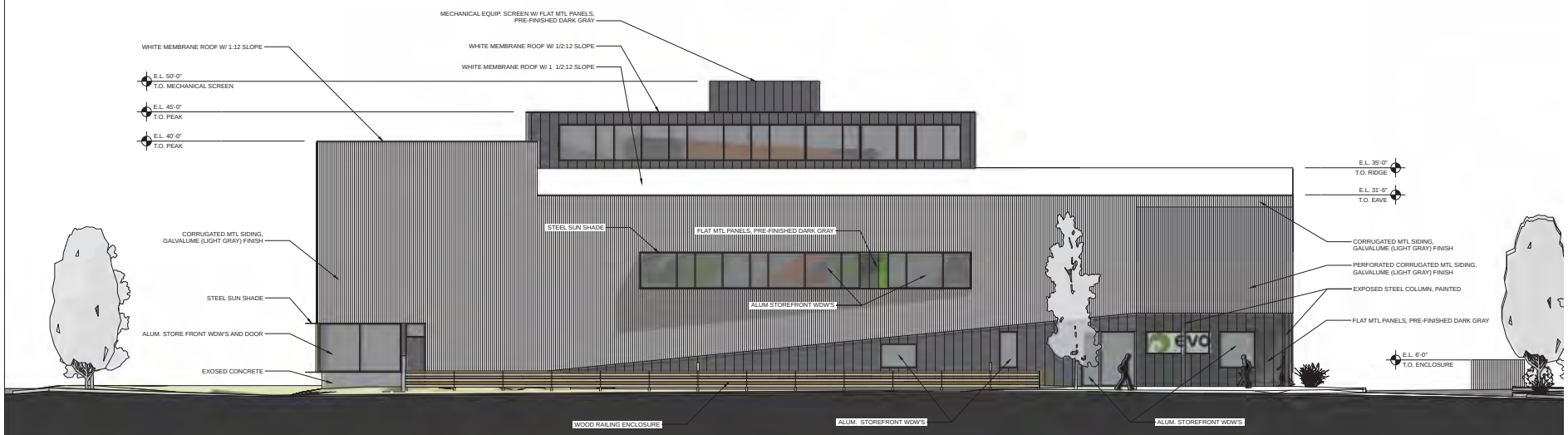
TED PROPERTIES
3111 28TH STREET, BOULDER CO 80031

DRAWING TITLE
ELEVATIONS

REVISIONS

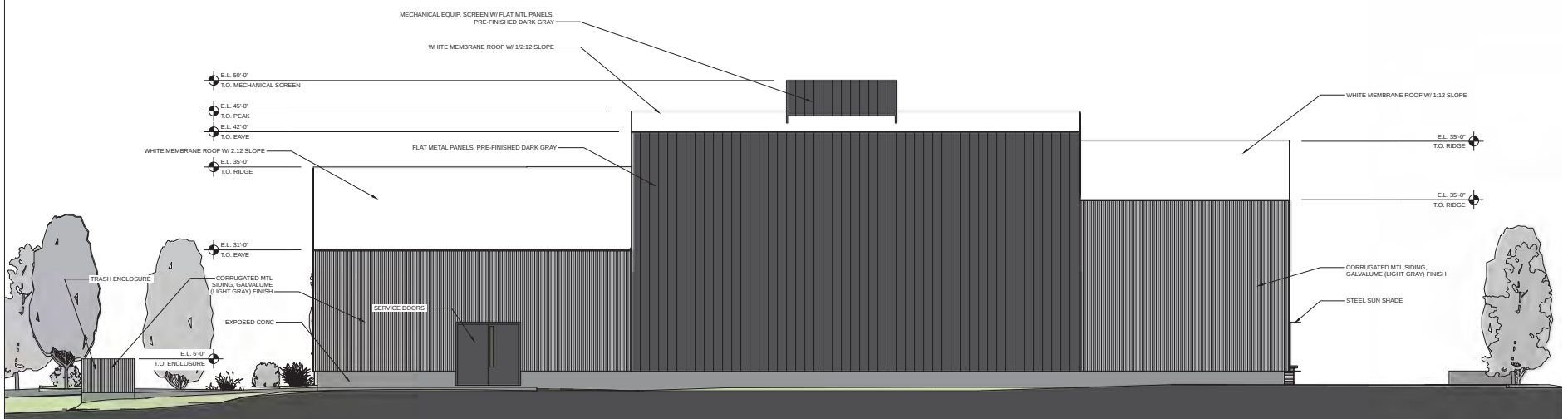
SET PUD SUBMITTAL
DATE 07/02/2015

SHEET A1.1



1 A1.2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: E.L. 0'-0" = GRADE



2 A1.2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: E.L. 0'-0" = GRADE

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SEAL

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COLORADO TECHNOLOGICAL CENTER, LOUISVILLE, CO 80027

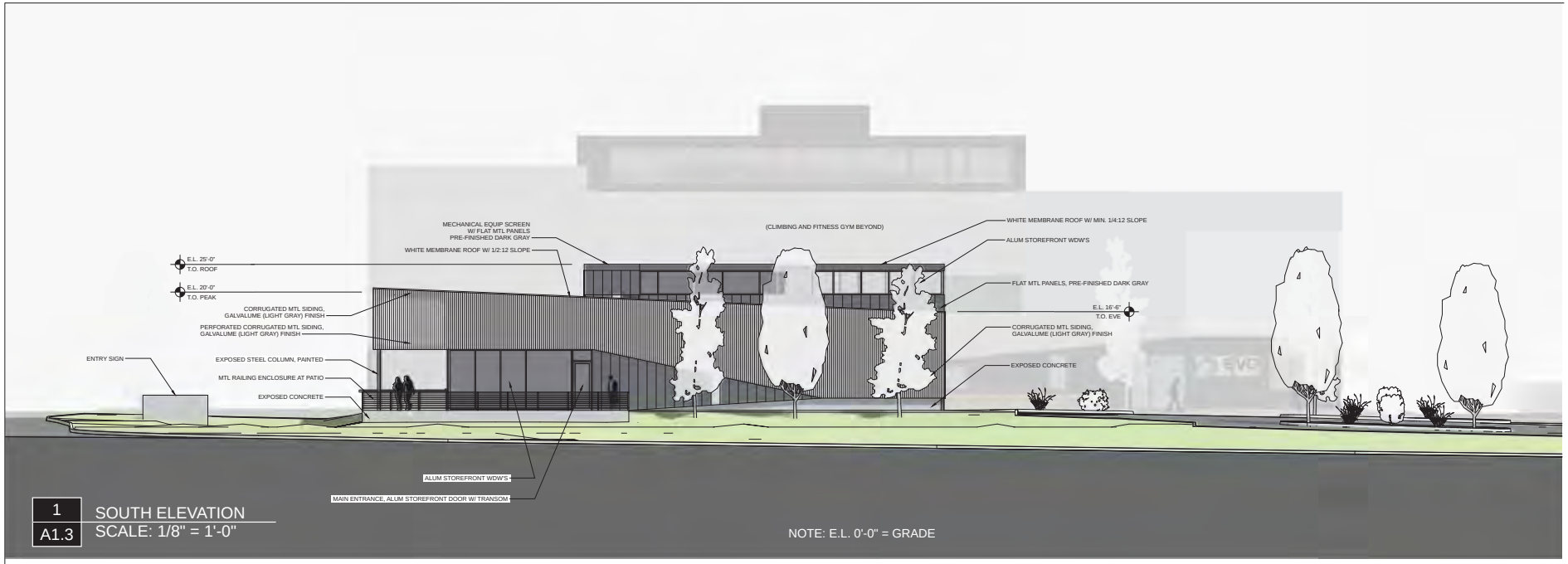
TEBO PROPERTIES
3111 28TH STREET BOULDER, CO 80031

DRAWING TITLE
ELEVATIONS

REVISIONS

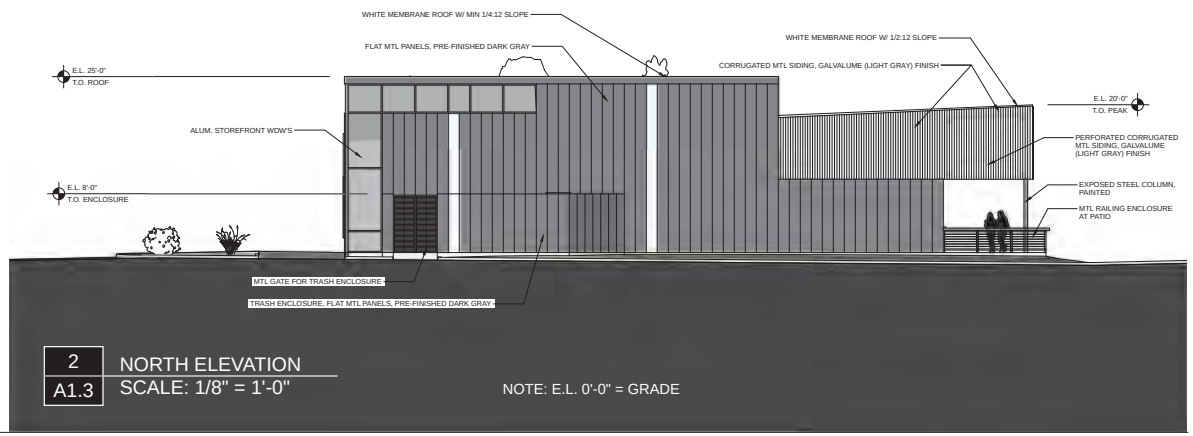
SET	PUD SUBMITTAL
DATE	07/02/2015

SHEET
A1.2



1
A1.3
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: E.L. 0'-0" = GRADE



2
A1.3
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: E.L. 0'-0" = GRADE

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P.: 303.527.1100
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SEAL

PROJECT
LOT 1, BLOCK 2, THE PARK PUD SUBMITTAL
COLORADO TECHNOLOGICAL CENTER, LOUISVILLE, CO 80027

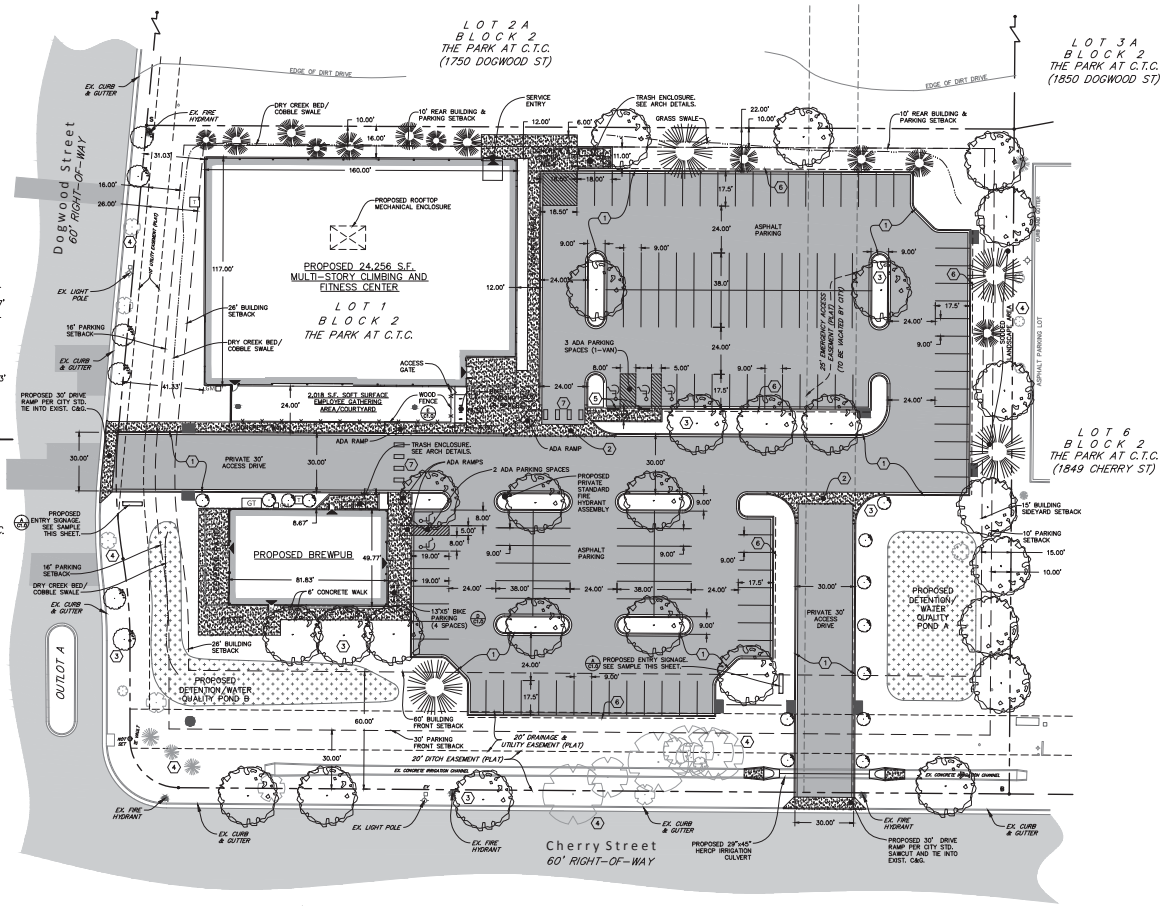
TERO PROPERTIES
3111 28TH STREET, BOULDER, CO 80301

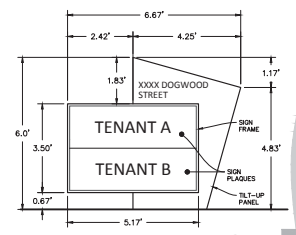
DRAWING TITLE
ELEVATIONS

REVISIONS

SET PUD SUBMITTAL
DATE 07/02/2015

SHEET
A1.3



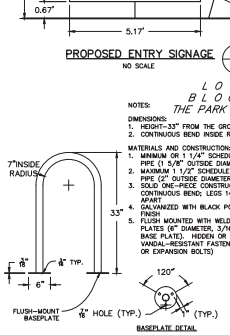


PROPOSED ENTRY SIGNAGE (A)
NO SCALE

NOTES:

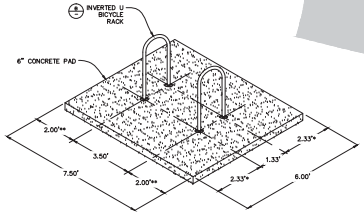
DIMENSIONS:
1. HEIGHT-33" FROM THE GROUND
2. CONTINUOUS BEND INSIDE RADIUS=7"

MATERIALS AND CONSTRUCTION:
1. MINIMUM OR 1 1/4" SCHEDULE 40 STEEL PIPE (1 5/8" OUTSIDE DIAMETER)
2. MAXIMUM 1 1/2" SCHEDULE 40 STEEL PIPE (2" OUTSIDE DIAMETER)
3. SOLID ONE-PIECE CONSTRUCTION, CONTINUOUS BEND; LEGS 14"-18" APART
4. GALVANIZED WITH BLACK POWDER COAT FINISH
5. FLUSH MOUNTED WITH WELDED BASE PLATES (6" DIAMETER, 3/16" THICK BASE PLATE). HIDDEN OR VANDAL-RESISTANT FASTENERS (SCREWS OR EXPANSION BOLTS)



BASEPLATE DETAIL

INVERTED U BICYCLE RACK (B)
NO SCALE



SIDE-BY-SIDE INVERTED U BICYCLE RACKS (C)
NO SCALE

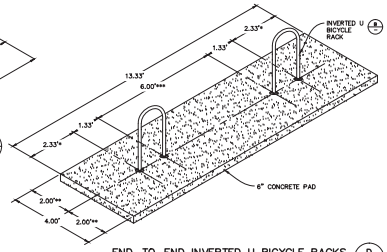
NOTES:

1. EXPOSED CONCRETE SURFACE TO BE BROOM FINISHED.
2. PAD SIZE MAY VARY AS DIRECTED BY THE ENGINEER.
3. PAD IS TO BE CONSTRUCTED WITH CLASS B CONCRETE.
4. EXCAVATION AND/OR EMBANKMENT REQUIRED FOR PAD CONSTRUCTION WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PAD.
5. CONCRETE SHALL BE SLOPED AT 2% TO DRAIN.

* 3'-4" MINIMUM WHEN INSTALLED PERPENDICULAR TO A WALL OR CURB.

** 3' MINIMUM WHEN INSTALLED PARALLEL TO A WALL OR CURB. 5' MINIMUM SEPARATION FROM CURB FACE WHEN INSTALLED ADJACENT TO A CURB WITH "HEAD-IN" AUTOMOBILE PARKING.

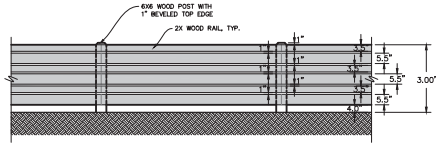
*** 10' MINIMUM IF MORE THAN TWO "U" RACKS IN A SERIES.



END-TO-END INVERTED U BICYCLE RACKS (D)
NO SCALE

SITE DEVELOPMENT PLAN

SCALE" 1"=30'



WOOD FENCE DETAIL (E)
NO SCALE

SITE PLAN LEGEND

PROPERTY LINE
EASEMENT
RIGHT-OF-WAY
EX. STORM SEWER
EX. STORM MANHOLE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. ELECTRICAL TRANSFORMER
EX. TREE
EX. ASPHALT
PROPOSED STORM LINE
PROPOSED TYPE R INLET
PROPOSED TYPE C INLET
PROPOSED FLARED END SECTION
PROPOSED GREASE TRAP
PROPOSED FIRE HYDRANT
PROPOSED GAS METER
PROPOSED TRANSFORMER
PROPOSED TREES
PROPOSED ASPHALT
PROPOSED CONCRETE

SITE PLAN KEYNOTES

1. PROPOSED 1.0' PAN CURB & GUTTER
2. PROPOSED 6' CONCRETE CROSS PAN
3. PROPOSED TREE (TYPICAL)
4. EXISTING TREE (TYPICAL)
5. PROPOSED WHEEL STOP
6. 1.5' PARKING OVERHANG CLEAR ZONE
7. STANDARD CROSSWALK STRIPING
8. PROPOSED PARKING LOT LIGHT POLE

LEGAL DESCRIPTION

LOT 1,
BLOCK 2,
THE PARK AT C.T.C.
CITY OF LOUISVILLE
COUNTY OF BOULDER
STATE OF COLORADO

SITE DEVELOPMENT PLAN NOTES

1. SEE COVER SHEET FOR DEVELOPMENT DETAILS INCLUDING PARKING SUMMARY, LAND USE INFORMATION, BUILDING SQUARE FOOTAGES AND USE BREAKDOWN, ETC.
2. SEE THE PHOTOMETRIC PLAN FOR SITE LIGHTING DETAILS.
3. SEE THE ARCHITECTURAL ELEVATIONS FOR BUILDING DETAILS INCLUDING HEIGHT INFORMATION, FINISHES, ETC.
4. SEE THE LANDSCAPE PLANS PREPARED BY K. DAKIN DESIGN FOR LANDSCAPE DESIGN DETAILS.

EXISTING CONDITIONS SURVEY NOTES

1. THE EXISTING CONDITIONS BASED ON IMPROVEMENT SURVEY PLAT FOR LOT1, BLOCK 2, THE PARK AT CTC PREPARED BY FLAGSTAFF SURVEYING, INC., JOB NUMBER 15-17173.
2. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE IMPROVEMENT SURVEY PLAT PREPARED BY FLAGSTAFF SURVEYING AS WELL AS AS-BUILT DOCUMENTS PROVIDED BY THE CITY OF LOUISVILLE.

811 Know what's below. Call before you dig.

The Sanitas Group
801 MAIN STREET, SUITE 210
LOUISVILLE, CO 80027
303.981.9238
PROJECT CONTACT:
CURTIS STEVENS, P.E.

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

SEAL

PROJECT
LOT 1, BLOCK 2, THE PARK PUD SUBMITTAL
COLORADO TECHNOLOGICAL CENTER, LOUISVILLE, CO 80027

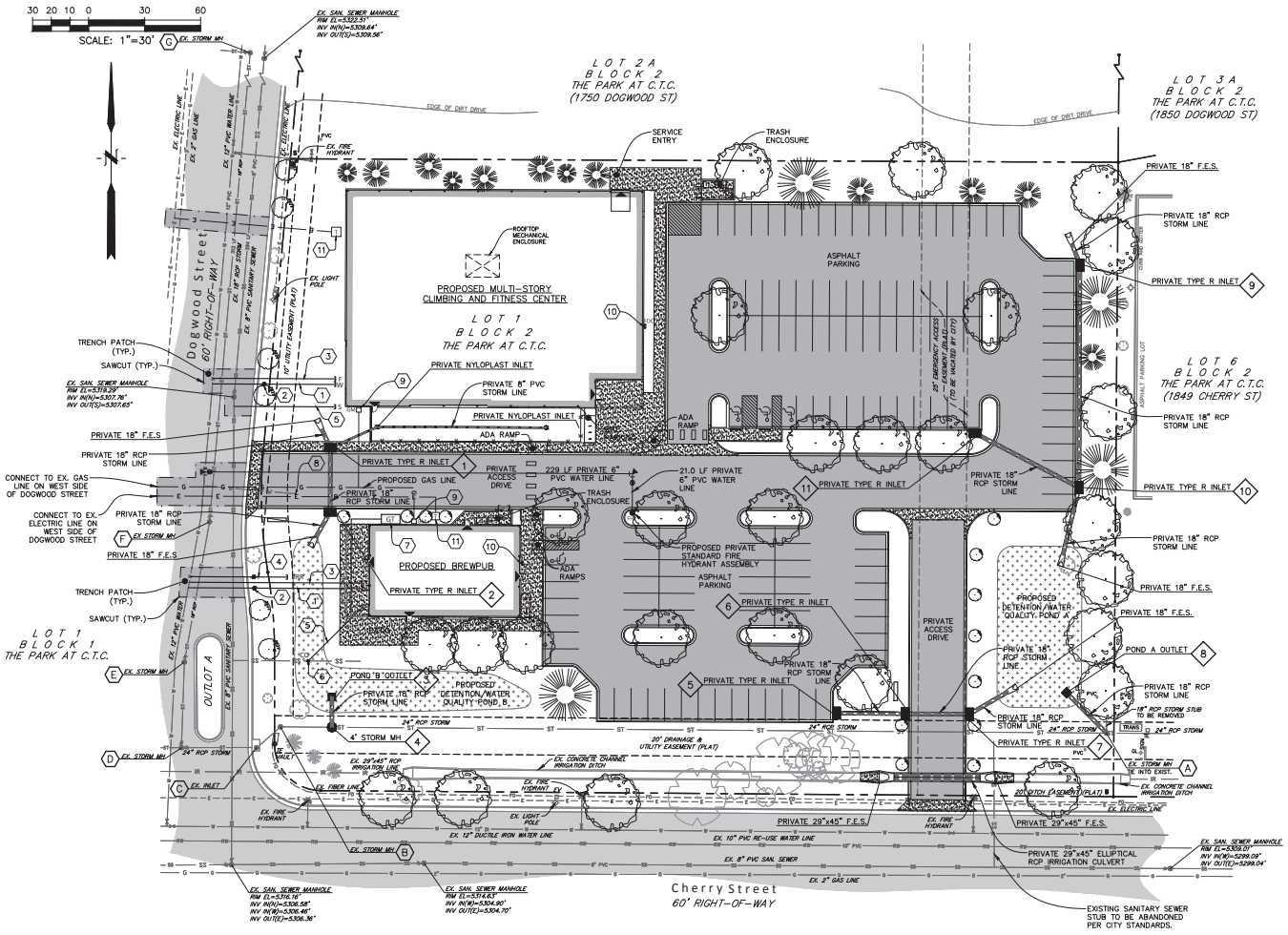
TEBO PROPERTIES
3111 28TH STREET, BOULDER, CO 80301

DRAWING TITLE
SITE DEVELOPMENT PLAN

REVISIONS
CITY COMMENTS 09/09/2015

SET PUD SUBMITTAL
DATE 07/02/2015

SHEET C1.0



UTILITY LEGEND

PROPERTY LINE
EASEMENT
RIGHT-OF-WAY
EX. STORM SEWER
EX. SANITARY SEWER
EX. WATER LINE
EX. IRRIGATION LINE
EX. NATURAL GAS LINE
EX. FIBER OPTIC LINE
EX. ELECTRICAL LINE
EX. STORM MANHOLE
EX. SANITARY SEWER MANHOLE
EX. WATER VALVE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. ELECTRICAL TRANSFORMER
EX. TREE
EX. ASPHALT
PROPOSED STORM LINE
PROPOSED TYPE R INLET
PROPOSED TYPE C INLET
PROPOSED FLARED END SECTION
PROPOSED SANITARY SEWER SERVICE
PROPOSED GREASE TRAP
PROPOSED WATER SERVICE (AND METER)
PROPOSED FIRE SERVICE
PROPOSED IRRIGATION SERVICE (AND METER)
PROPOSED WATER VALVE
PROPOSED TEE WITH THRUST BLOCKING
PROPOSED HORIZONTAL BEND WITH THRUST BLOCKING
PROPOSED FIRE HYDRANT
PROPOSED GAS LINE
PROPOSED GAS METER
PROPOSED TREES
PROPOSED ASPHALT
PROPOSED CONCRETE

UTILITY PLAN KEYNOTES

1. PROPOSED 1.5" DOMESTIC WATER SERVICE
2. PROPOSED 1.5" WATER METER
3. PROPOSED 4" FIRE SERVICE
4. PROPOSED 1.5" IRRIGATION SERVICE AND METER
5. PROPOSED 6" PVC SANITARY SEWER SERVICE @ 1% MIN
6. PROPOSED SANITARY SEWER CLEANOUT
7. PROPOSED GREASE TRAP; SIZE TO BE COORDINATED WITH PLUMBING.
8. EXISTING 2" WATER STUB TO BE ABANDONED AT THE MAIN PER CITY REQUIREMENTS
9. PROPOSED GAS METER; SIZE TO BE COORDINATED WITH ELECTRICAL.
10. PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
11. PROPOSED TRANSFORMER; SIZE TO BE COORDINATED WITH ELECTRICAL.

MASTER UTILITY PLAN

SCALE" 1"=30'

Know what's **below.**
Call before you dig.

The Sanitas Group
801 MAIN STREET, SUITE 210
LOUISVILLE, CO 80027
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PROJECT CONTACT:
CURTIS STEVENS, P.E.

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
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SEAL

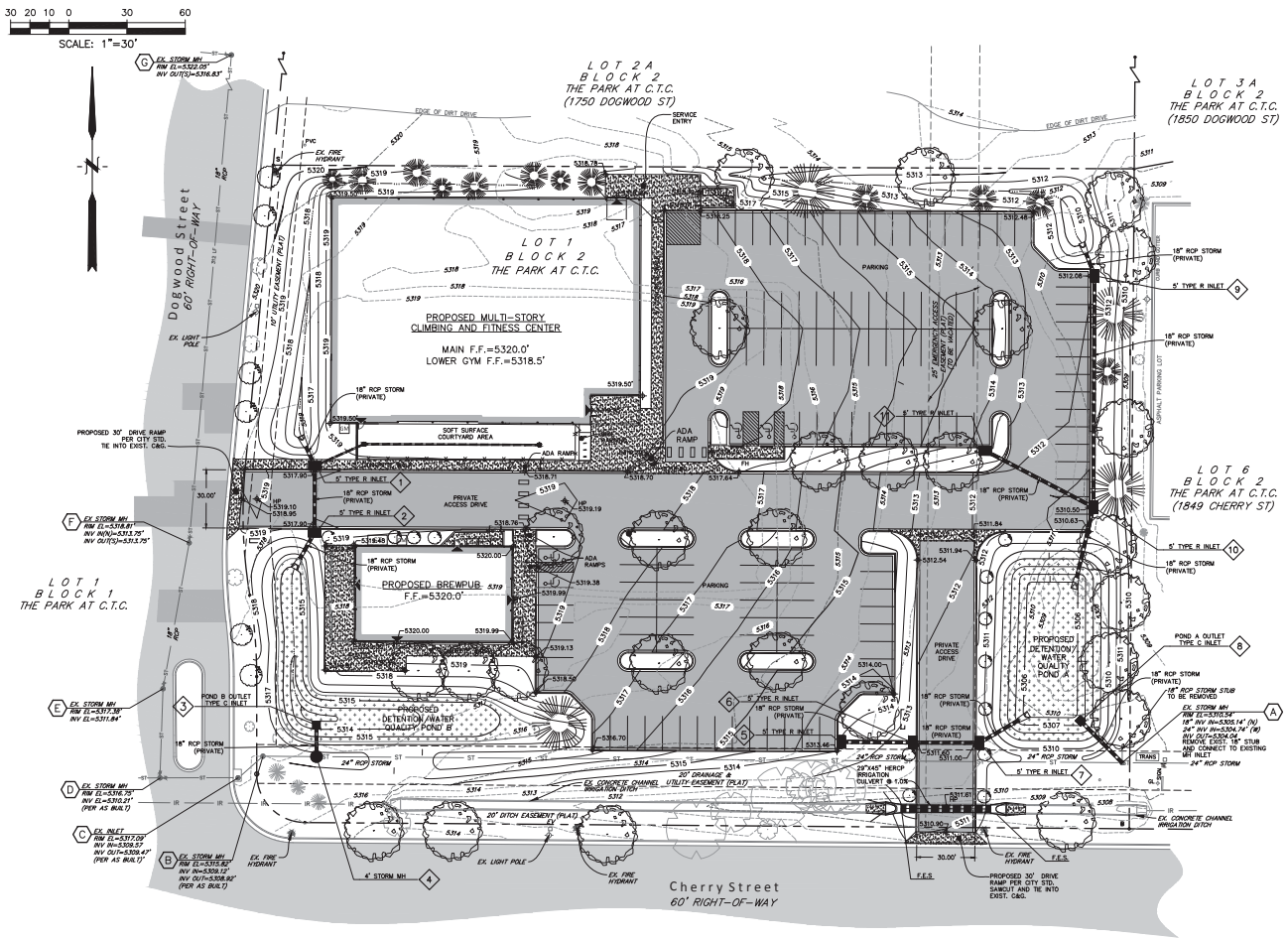
PROJECT
LOT 1, BLOCK 2, THE PARK PUD SUBMITTAL
COLORADO TECHNOLOGICAL CENTER, LOUISVILLE, CO 80027
TEBO PROPERTIES
3111 28TH STREET, BOULDER, CO 80031

DRAWING TITLE
MASTER UTILITY PLAN

REVISIONS
CITY COMMENTS 09/09/2015

SET PUD SUBMITTAL
DATE 07/02/2015

SHEET
C2.0



GRADING LEGEND

PROPERTY LINE	
EASEMENT	
RIGHT-OF-WAY	
EX. INTERMEDIATE CONTOUR	5522
EX. INDEX CONTOUR	5520
PROPOSED INTERMEDIATE CONTOUR	5522
PROPOSED INDEX CONTOUR	5520
EXISTING SPOT ELEVATION	Ex=5269.56
PROPOSED SPOT ELEVATION	5278.41
EX. STORM SEWER	ST
EX. STORM MANHOLE	
EX. FIRE HYDRANT	
EX. LIGHT POLE	
EX. ELECTRICAL TRANSFORMER	TRANS
EX. TREE	
EX. ASPHALT	
PROPOSED STORM LINE	
PROPOSED TYPE R INLET	
PROPOSED TYPE C INLET	
PROPOSED FLARED END SECTION	
PROPOSED GREASE TRAP	GT
PROPOSED FIRE HYDRANT	
PROPOSED GAS METER	
PROPOSED TREES	
PROPOSED ASPHALT	
PROPOSED CONCRETE	

EXISTING CONDITIONS SURVEY NOTES

1. THE EXISTING CONDITIONS BASED ON IMPROVEMENT SURVEY PLAT FOR LOT1, BLOCK 2, THE PARK AT CTC PREPARED BY FLAGSTAFF SURVEYING, INC., JOB NUMBER 15-17173.
2. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE IMPROVEMENT SURVEY PLAT PREPARED BY FLAGSTAFF SURVEYING AS WELL AS AS-BUILT DOCUMENTS PROVIDED BY THE CITY OF LOUISVILLE.

NOTE:
ALL STORM SEWER IMPROVEMENTS SHOWN ON THESE PLANS, INCLUDING STORM PIPE, INLETS, STORM MANHOLES, AND DETENTION POND SHALL BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.

Know what's **below.**
Call before you dig.

The Sanitas Group
801 MAIN STREET, SUITE 210
LOUISVILLE, CO 80027
303.981.9238
PROJECT CONTACT:
CURTIS STEVENS, P.E.

MASTER GRADING PLAN

SCALE" 1"=30'

DAJDESIGN
922A MAIN STREET
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SEAL

PROJECT
LOT 1, BLOCK 2, THE PARK PUD SUBMITTAL
COLORADO TECHNOLOGICAL CENTER, LOUISVILLE, CO 80027

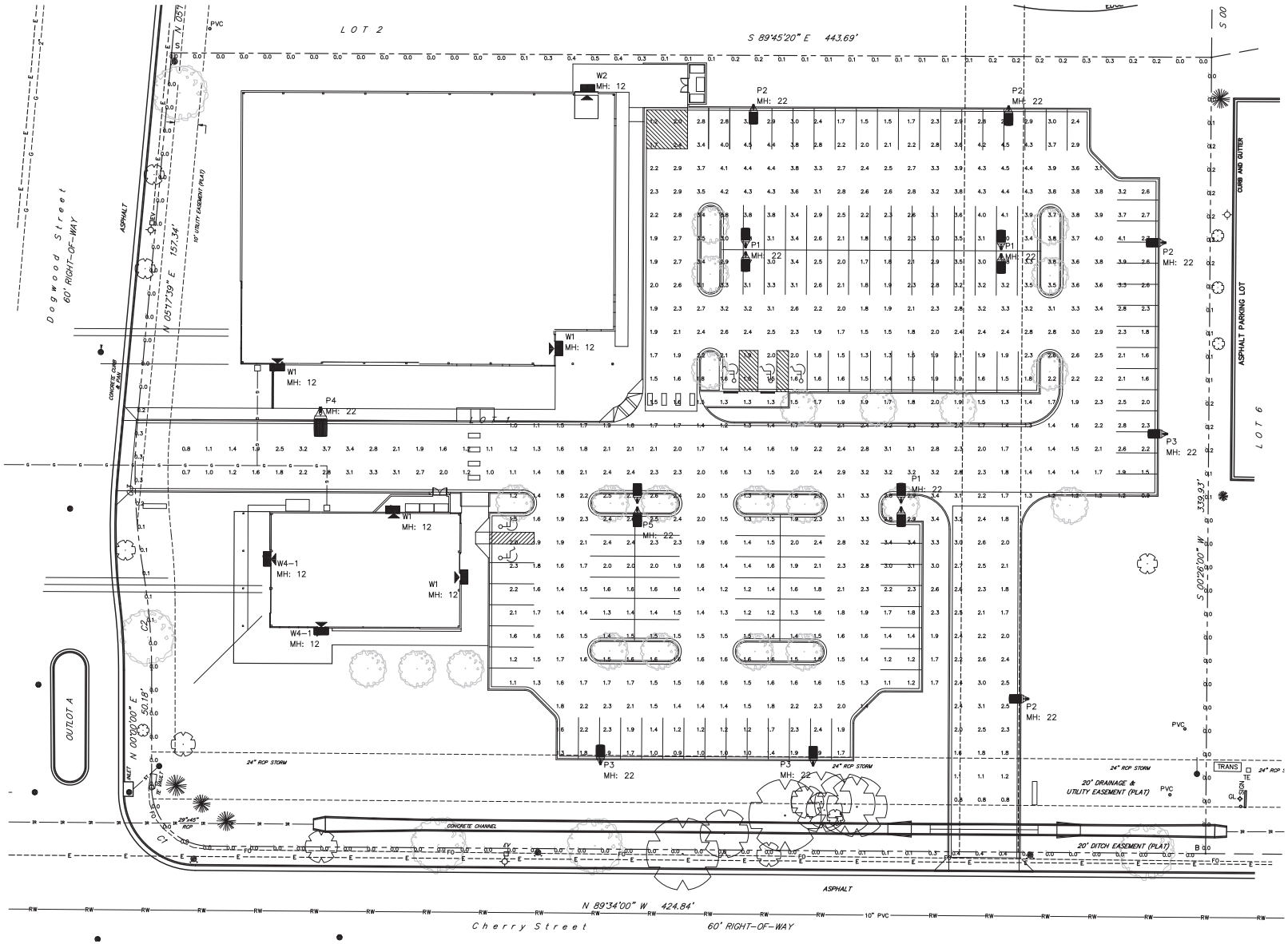
TEBO PROPERTIES
3111 28TH STREET, BOULDER, CO 80301

DRAWING TITLE
MASTER GRADING PLAN

REVISIONS
CITY COMMENTS 09/09/2015

SET PUD SUBMITTAL
DATE 07/02/2015

SHEET C3.0



PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'

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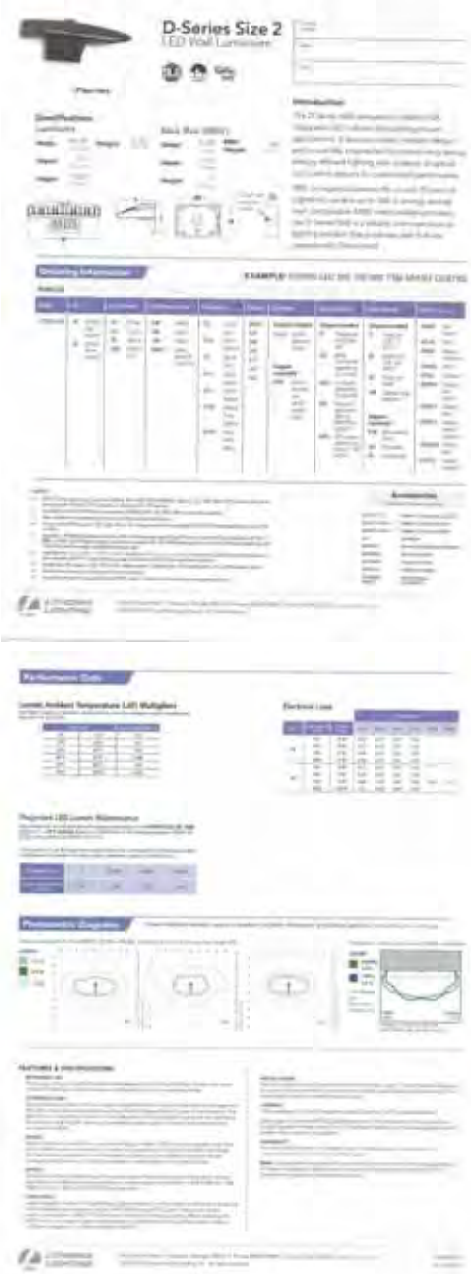
TEBO PROPERTIES
3111 28TH STREET, BOULDER, CO 80301

DRAWING TITLE
PHOTOMETRIC SITE PLAN

REVISIONS

SET: PUD SUBMITTAL
DATE: 07/02/2015

SHEET
E1.P



FIXTURE TYPES W1/W2

SCALE: NONE

FIXTURE TYPES P1 THRU P5

SCALE: NONE

Luminaire Schedule

Label	Symbol	Arrangement	Qty	LLF	[MANUFACT]	Description	Arr. Watts
W1		SINGLE	8	0.900	Lithonia Lighting (ps-c)	DSXW1 LED 350 30K 40K 70CRI WALLT	47
W2		SINGLE	1	0.900	Lithonia Lighting (ssh-c)	DSXW1 LED 14C 350 40K 70CRI WALLT	13.23
P1		DOUB-BACK	3	0.900	Lithonia Lighting (ds-c)	DSX1 LED 40C 1000 40K 70CRI WALLT	274.32
P2		SINGLE	4	0.900	Lithonia Lighting (ps-ns)	DSX1 LED 40C 1000 40K 70CRI WALLT HS	137.00
P3		SINGLE	3	0.900	Lithonia Lighting (ps-ns)	DSX1 LED 40C 1000 40K 70CRI WALLT HS	137.00
P4		SINGLE	1	0.900	Lithonia Lighting (ps-c)	DSX1 LED 40C 1000 40K 70CRI WALLT	139.00
P5		DOUB-BACK	1	0.900	Lithonia Lighting (ssw-c)	DSX1 LED 40C 1000 40K 70CRI WALLT	274.32

Calculation Summary

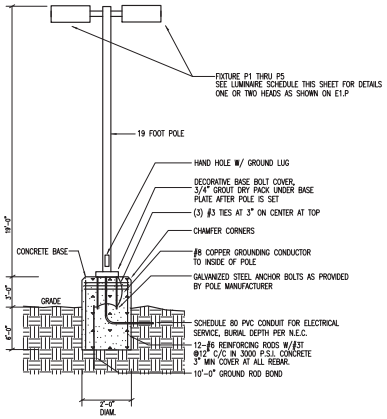
Label	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT SURFACE	2.23	4.5	0.7	3.19	6.43
PROP LINE	0.00	0.0	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE NOTES:

1. ALL LIGHT LEVELS ARE AT GRADE
2. LUMEN OUTPUT IS BASED ON THE LUMEN OUTPUT AT THE END OF ANLAMP HOURS OF OPERATION
3. MOUNTING HEIGHT SHOWN PER LOCATION IS BASED ON HEIGHT FROM GRADE TO FIXTURE APERTURE.
4. LIGHT LEVELS ARE CALCULATED BASED ON DIRECT FUTURE CONTRACTOR ONLY
5. ALL LIGHTING MUST BE INSTALLED PRIORED TO USE. CHANGES TO LOCATION, FIXTURE, & MOUNTING MUST DIRECT FUTURE RESULTS

LUMINAIRE DATA

SCALE: NONE



POLE LIGHT MOUNTING DETAIL

SCALE: N.T.S.

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SEAL

PROJECT

LOT 1, BLOCK 2, THE PARK PUD SUBMITTAL
COLORADO TECHNOLOGICAL CENTER, LOUISVILLE, CO 80027

TEBO PROPERTIES
3111 26TH STREET, BOULDER, CO 80031

DRAWING TITLE

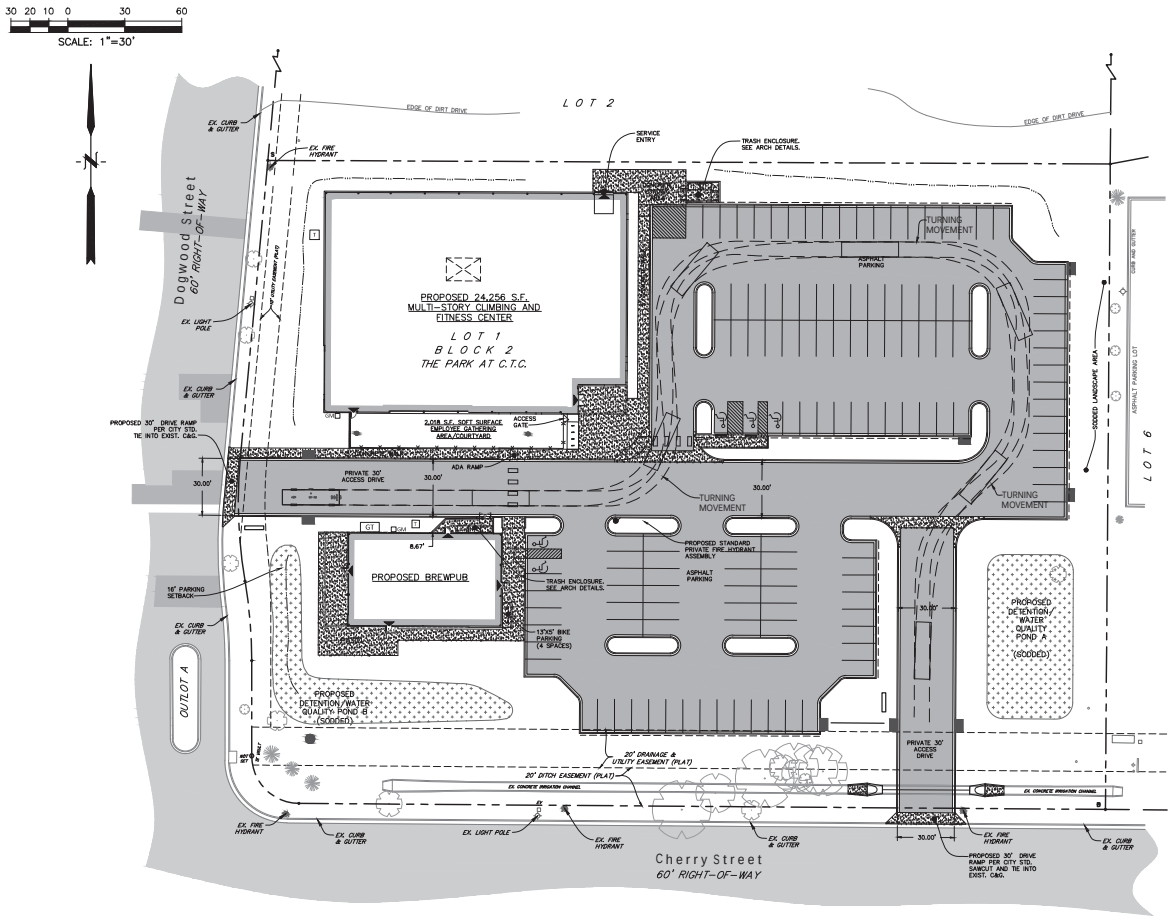
FIXTURE CUT & DATA SHEETS

REVISIONS

SET PUD SUBMITTAL

DATE 07/02/2015

SHEET E2.P



SITE PLAN LEGEND

PROPERTY LINE
EASEMENT
RIGHT-OF-WAY
EX. STORM SEWER — ST
EX. STORM MANHOLE
EX. FIRE HYDRANT
EX. LIGHT POLE
EX. ELECTRICAL TRANSFORMER — TRANS
EX. TREE
EX. ASPHALT
PROPOSED STORM LINE
PROPOSED TYPE R INLET
PROPOSED TYPE C INLET
PROPOSED FLARED END SECTION
PROPOSED GREASE TRAP — GT
PROPOSED FIRE HYDRANT
PROPOSED GAS METER — GM
PROPOSED TREES
PROPOSED ASPHALT
PROPOSED CONCRETE

LEGAL DESCRIPTION

LOT 1,
BLOCK 2,
THE PARK AT C.T.C.
CITY OF LOUISVILLE
COUNTY OF BOULDER
STATE OF COLORADO

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TURN MOVEMENT INFO

STANDARD AASHTO SU-30 (SINGLE UNIT TRUCK) SHOWN ON THIS PLAN (SU-30) EXCEEDS MINIMUM REQUIREMENTS OUTLINED IN THE LOUISVILLE FIRE PROTECTION DISTRICT CONTRACTOR'S CHECKLIST.)

MINIMUM OUTSIDE WHEEL PATH TURN RADIUS = 42'
(MIN ALLOWABLE OUTSIDE TURN RADIUS PER FIRE DEPT = 35'-11")

MINIMUM INSIDE WHEEL PATH TURN RADIUS = 28.3'
(MIN ALLOWABLE INSIDE TURN RADIUS PER FIRE DEPT = 20'-2")

EMERGENCY ACCESS EXHIBIT

SCALE" 1"=30'

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SEAL

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COLORADO TECHNOLOGICAL CENTER, LOUISVILLE, CO 80027

TEBO PROPERTIES
3111 28TH STREET, BOULDER, CO 80031

PROJ. NO.

DRAWING TITLE
EMERGENCY ACCESS EXHIBIT

REVISIONS
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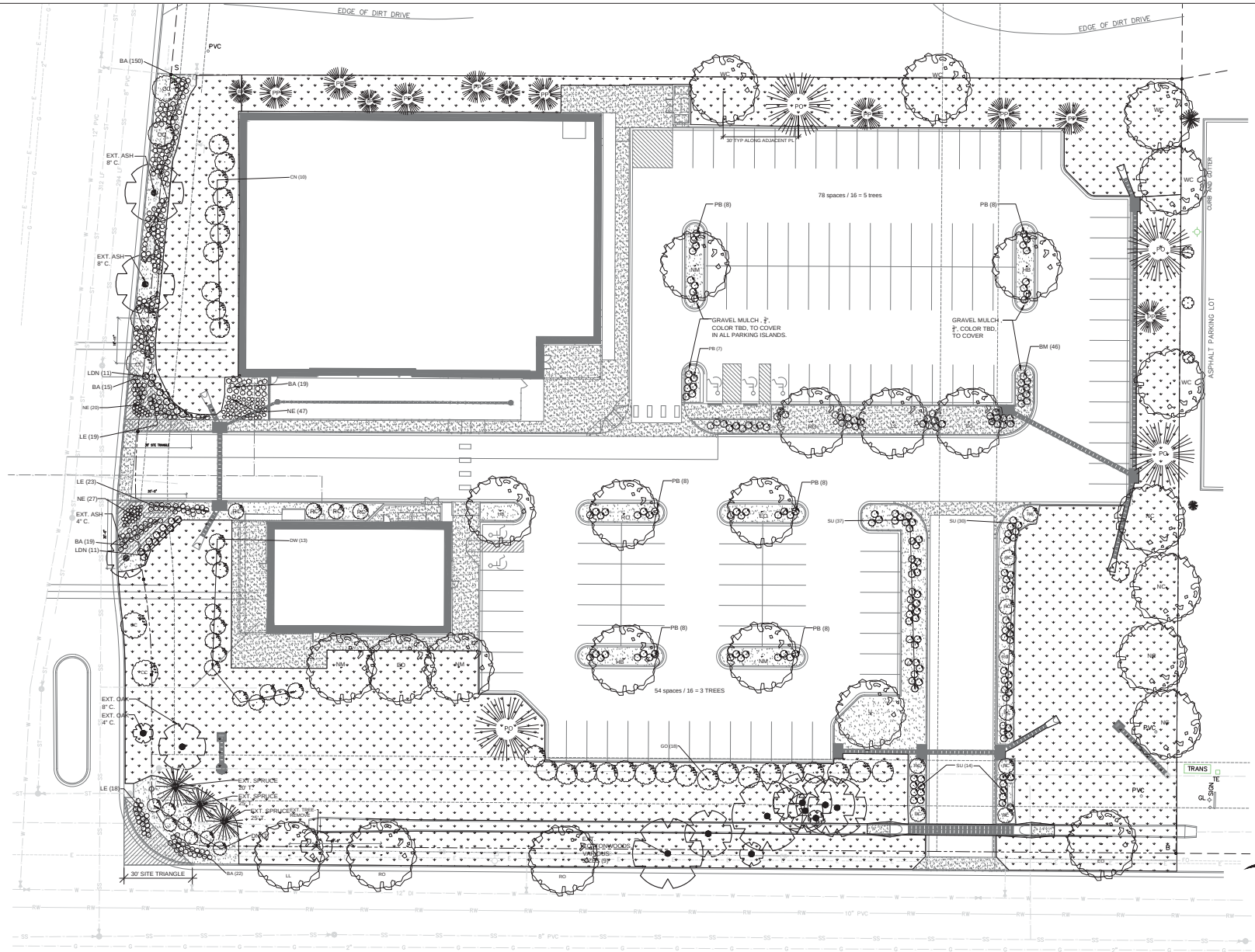
SHEET EX-A



1 L1.0 PLANTING PLAN
1" = 20'-0"

LANDSCAPE ARCHITECT:
K. DAKIN DESIGN
1240 LA FARGE AVE, LOUISVILLE, CO, 80027
TEL. 303.954.2968 kyle@dakindesign.com
Colorado Landscape Architecture License #630

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SEAL

PROJECT
LOT 1, BLOCK 2, THE PARK PUD SUBMITTAL
COLORADO TECHNOLOGICAL CENTER, LOUISVILLE, CO 80027

TESO PROPERTIES
3113 28TH STREET, BOULDER, CO 80031

DRAWING TITLE

REVISIONS
K. DAKIN DESIGN INC. 09/10/2015

SET PUD SUBMITTAL
DATE 07/02/2015

SHEET

PLANT SCHEDULE- PROPOSED

ABREV.	BOTANICAL NAME / COMMON NAME	SIZE	AMT.
	CANOPY TREES		27
NM	ACER PLATINOIDES 'DEBORAH' / DEBORAH NORWAY MAPLE	2.5" C.	
WC	CATALPA SPECIOSA / WESTERN CATALPA	2.5" C.	5
HB	CELTIS OCCIDENTALIS / WESTERN HACKBERRY	2.5" C.	3
NC	POPULUS ANGUSTIFOLIA / NARROWLEAF COTTONWOOD	2.5" C.	
EO	UERCUS ROBUR / ENGLISH OAK	2.5" C.	
RO	UERCUS RUBRA / NORTHERN RED OAK	2.5" C.	
LL	TILIA CORDATA / LITTLE LEAF LINDEN	2.5" C.	3
	EVERGREEN TREES		1
PP	PINUS EDULIS / PINON PINE	-8' T.	9
BP	PINUS HELDREICHII / BOSIAN PINE	-8' T.	3
PO	PINUS PONDEROSA / PONDEROSA PINE	-8' T.	
	ORNAMENTAL TREES		19
CC	MALUS CORALBURST / CORALBURST CRABAPPLE	2.0" C	
RC	MALUS 'RED BARRON' / RED BARRON CRABAPPLE	2.0" C	13
	SHRUBS		239
BM	CARYOPTERIS X CLANONDENSIS	5	
RT	CORNUS SERICEA COLORADENSE / COLORADO DOGWOOD	5	13
LDN	PHYSOCARPUS OPULIFOLIUS LITTLE DEVIL/LITTLE DEVIL NINEBARK	5	22
CN	PHYSOCARPUS OPULIFOLIUS COPPERTINA / COPPERTINA NINEBARK	5	10
DN	PHYSOCARPUS OPULIFOLIUS DIABOLO / DIABOLO NINEBARK	5	7
PB	PRUNUS BESSEYI PAWNEE BUTTES/ CREEPING WESTERN SAND CHERRY	5	5
GO	UERCUS GAMBELII / GAMBEL OAK	5	18
SU	RHUS TRILOBATA 'AUTUMN AMBER' / CREEPING 3-LEAF SUMAC	5	7
	PERENNIALS, GRASSES, VINES		379
BA	HELICTOTRICHON SEMPERVIRENS / BLUE AVENA GRASS	1	225
NE	NEPETA X LITTLE TRUDY / LITLE TRUDY CATMINT	1	9
LE	STACHYS BY ANTINA 'SILVER CARPET' / SILVER CARPET LAMB'S EAR	1	0
	GRASS SEEDED, FINE FESCUE BLEND	51,533 S.F.	

MIXTURE	VARIETIES	OF MIX BY WT	PLS /ACRE
FESTUCA TRACHYPHYLLA / HARD FESCUE	DURAR, RHINO	28	25
FESTUCA OVINA / SHEEP FESCUE	COVAR	22	20
FESTUCA OVINA / BLUE FESCUE	SR 3200, SR 3210	22	20
FESTUCA RUBRA / CREEPING RED FESCUE	SHADOW II SR 5100, ARUBA	28	25
SEEDING RATE FOR IRRIG. F.F. TURF	TOTAL PLS /ACRE	90 / ACRE	90
SEEDING RATE FOR MIN. IRRIG. OR NON-IRRIG., UNMOWED F.F. GRASSLAND	TOTAL PLS /ACRE	25 / ACRE	

PLS - PURE LIVE SEED WEIGHT GIVEN IS ONLY SEED, NOT CHAFF

PLANT SCHEDULE- EXISTING TO REMAIN

BOTANICAL NAME / COMMON NAME	SIZE	AMT.
CANOPY TREES		
ASH	", 8", 8" C.	3
COTTON WOOD	." - 2' C.	9
OAK	", 8" C.	2
EVERGREEN TREES		
BLUE SPRUCE	20', 25', 25' T.	3

PLAN NOTES

REFERENCE CITY OF LOUISVILLE, INDUSTRIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES IDDSG , JANUARY, 2000.

1. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM ALL STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.

2. REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND UTILITIES.

3. DEVELOPERS SHALL ENSURE THAT THE LANDSCAPE PLANS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.

. DURING CONSTRUCTION, PREVENT CLEANING OF E UIPMENT, THE STORAGE OR DISPOSAL OF WASTE BUILDING MATERIAL I. E. PAINT, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR WITHIN THE DRIPLINE OF ANY PROTECTED TREE OR GROUPS OF TREES.

5. SITE PREPARATION ALL PLANTING MUST BE COMPLETED IN ACCORDANCE WITH CHAPTERS 1 5 OF 1DDGS. PRIOR TO INSTALLATION OF PLANT MATERIAL, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED, ORGANIC AMENDMENTS SUCH AS COMPOST, PEAL, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT THE RATE OF AT LEAST THREE 3 CUBIC YARDS OF AMENDMENT PER 1000 S UARE FEET OF LANDSCAPE AREA.

. ALL TREES SHRUBS SHOWN AT APPROXIMATELY ⅔S OF MATURE SI E.

7. CONTRACTOR SHALL VERIFY ALL MATERIALS UANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER THE UANTITY DESIGNATED.

8. LABELS THAT INDENTIFY THE BOTANICAL OR COMMON NAME WILL BE ON ALL TREES AT THE FINAL INSPECTION.

9. ALL PLANT MATERIALS WILL MEET THE FOLLOWING MINIMUM SI ES, AS NOTED IN SECT. 5-7
- -DECIDUOUS SHADE/CANOPY TREES 2.5" CALIPER
- -ORNAMENTAL 2.0" CALIPER
- -EVERGREEN TREES -8' HEIGHT WITH A MINIMUM OF 25 8' IN HEIGHT
- -MULTI-STEM ORNAMENTALS 8'-10' HEIGHT
- -SHRUBS 5 GALLON CONTAINER
- -GROUND COVER/PERENNIALS 2½" POTS
- -VINES 1 GALLON CONTAINER

10. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AAN FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR E UIVALENT.

11. DECIDUOUS TREES SHALL BE PLANTED A MINIMUM OF 5-FEET AND EVERGREEN TREES A MINIMUM OF 10-FEET FROM PUBLIC UTILITIES AND PUBLIC SIDEWALKS, UNLESS MODIFIED BY PUD STREET TREE PLANS. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. LOCATION OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. A HORI ONTAL DISTANCE OF 0' BETWEEN STREET TREE AND STREET LIGHT SHALL BE MAINTAINED.

12. TEMPORARY MULCH WILL BE INSTALLED IN SHRUB, TREE, AND PERENNIAL PLANTING BEDS UNTIL FULL PLANT COVERAGE IS ACHIEVED.

13. PERMANENT MULCH, ASPEN-PINE, 3" DEEP, WILL BE INSTALLED IN SHRUB, TREE, AND PERENNIAL PLANTING BEDS WHERE THERE IS NO GROUNDCOVER SPECIFIED.

1 . THE PROPERTY OWNER IS RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN A HEALTHY AND GROWING CONDITION, AND ADHERE TO ALL STANDARDS OF GUIDELINES OF SECTION 5.8 OF IDDSG. THE PROPERTY OWNER WILL REMOVE AND REPLACE DEAD PLANT MATERIALS IMMEDIATELY WITH THE SAME TYPE, SI E AND UANTITY OR PLANT MATERIAL AS ORIGINALLY INSTALLED, UNLESS MATERIAL IS DISEASED OR INSECT-INFECTED.

15. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE EFFICIENT IRRIGATION COVERAGE WITH MINIMAL OVER SPRAY ONTO NON-LANDSCAPED AREAS.

1 . A SOIL SENSING DEVICE OR OTHER IRRIGATION MANAGEMENT SYSTEM WILL BE INSTALLED FOR IRRIGATION SYSTEMS IN TURF AREAS.

17. ALL SOD AREAS UNLESS OTHERWISE NOTED WILL BE SODDED WITH LOW-WATER DEMANDING BLEND. SEEDED AREAS UNLESS OTHERWISE NOTES WILL BE SEEDED WITH DRYLAND / NATIVE SEED TO SUIT SPECIFIC SOIL CONDITION AND MAINTANCE RE UIREMENTS.

LANDSCAPE REQUIREMENTS -

TOTAL LOT SI E	153,0 9 S.F. / 3.51 ACRES	
TOTAL AREA NOT COVERED BY BUILDING, PARKING LOT OR PATIO	3,315 S.F. OR APPROX 1 OF LOT	
	RE UIRED	PROVIDED
TOTAL NUMBER OF PARKING STALLS	132	132
TOTAL NUMBER OF PARKING LOT TREES	8	11
TOTAL NUMBER OF STREET TREES	17	23
TOTAL NUMBER OF PERIMETER TREES	21	2
TOTAL UANTITY OF PLANT MATERIAL ON SITE PLAN TREES AND SHRUBS	2 TREES, 239 SHRUBS	
TOTAL UANTITY OF SEEDED AREAS	51,533 S.F.	
TOTAL UANTITY OF TREES AND SHRUB BEDS	11,782 S.F.	

PLANT LEGEND

SYMBOL	DESCRIPTION
●	EXISTING TREES TO STAY
×	EXISTING TREES TO BE REMOVED
	CANOPY TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SHRUBS
○	PERENNIALS, GRASSES, VINES
	SEEDED GRASS

LANDSCAPE ARCHITECT
K. DAKIN DESIGN
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TEL. 303.664.2669 kyle@dakindesign.com
Colorado Landscape Architecture License #638

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SEAL

PROJECT
LOT 1, BLOCK 2, THE PARK PUD SUBMITTAL
COLORADO TECHNOLOGICAL CENTER, LOUISVILLE, CO 80027

TEBO PROPERTIES
3111 28TH STREET, BOULDER, CO 80301

DRAWING TITLE

REVISIONS
K. DAKIN DESIGN INC. 09/10/2015

SET PUD SUBMITTAL
DATE 07/02/2015

SHEET

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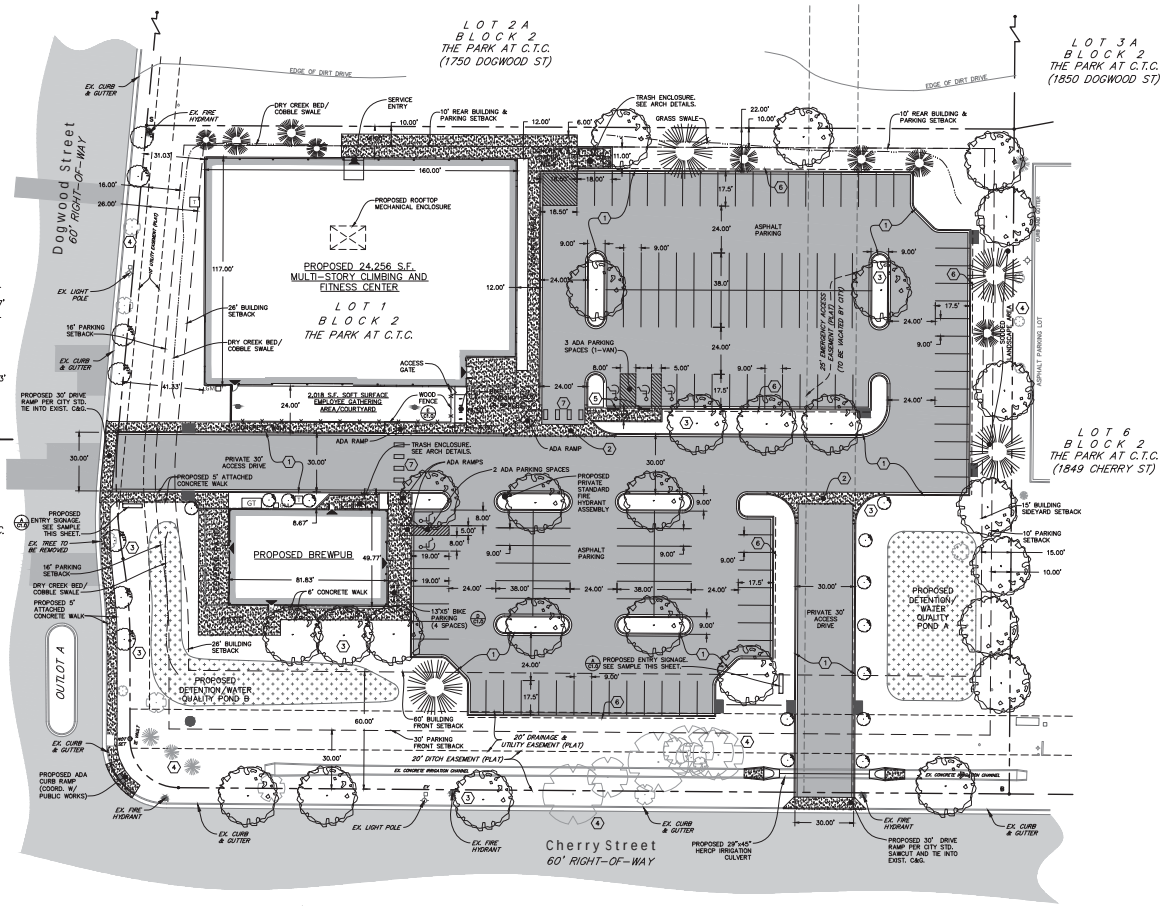

SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT
- RIGHT-OF-WAY
- EX. STORM SEWER
- EX. STORM MANHOLE
- EX. FIRE HYDRANT
- EX. LIGHT POLE
- EX. ELECTRICAL TRANSFORMER
- EX. TREE
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- PROPOSED GREASE TRAP
- PROPOSED FIRE HYDRANT
- PROPOSED GAS METER
- PROPOSED TRANSFORMER
- PROPOSED TREES
- PROPOSED ASPHALT
- PROPOSED CONCRETE

SITE PLAN KEYNOTES

1. PROPOSED 1.0' PAN CURB & GUTTER
2. PROPOSED 6' CONCRETE CROSS PAN
3. PROPOSED TREE (TYPICAL)
4. EXISTING TREE (TYPICAL)
5. PROPOSED WHEEL STOP
6. 1.5' PARKING OVERHANG CLEAR ZONE
7. STANDARD CROSSWALK STRIPING
8. PROPOSED PARKING LOT LIGHT POLE

LEGAL DESCRIPTION

LOT 1,
BLOCK 2,
THE PARK AT C.T.C.
CITY OF LOUISVILLE
COUNTY OF BOULDER
STATE OF COLORADO

SITE DEVELOPMENT PLAN NOTES

1. SEE COVER SHEET FOR DEVELOPMENT DETAILS INCLUDING PARKING SUMMARY, LAND USE INFORMATION, BUILDING SQUARE FOOTAGES AND USE BREAKDOWN, ETC.
2. SEE THE PHOTOMETRIC PLAN FOR SITE LIGHTING DETAILS.
3. SEE THE ARCHITECTURAL ELEVATIONS FOR BUILDING DETAILS INCLUDING HEIGHT INFORMATION, FINISHES, ETC.
4. SEE THE LANDSCAPE PLANS PREPARED BY K. DAKIN DESIGN FOR LANDSCAPE DESIGN DETAILS.

EXISTING CONDITIONS SURVEY NOTES

1. THE EXISTING CONDITIONS BASED ON IMPROVEMENT SURVEY PLAT FOR LOT1, BLOCK 2, THE PARK AT CTC PREPARED BY FLAGSTAFF SURVEYING, INC., JOB NUMBER 15-17173.
2. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE IMPROVEMENT SURVEY PLAT PREPARED BY FLAGSTAFF SURVEYING AS WELL AS AS-BUILT DOCUMENTS PROVIDED BY THE CITY OF LOUISVILLE.

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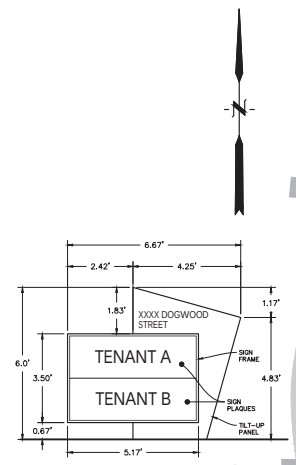
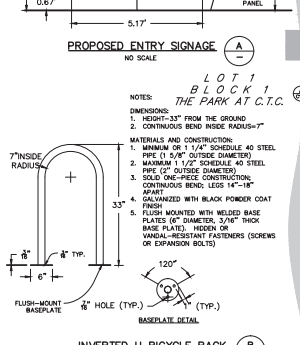


PROPOSED ENTRY SIGNAGE (A)
NO SCALE

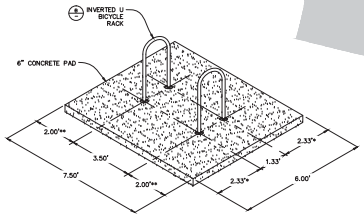
NOTES:

DIMENSIONS:
1. HEIGHT=33" FROM THE GROUND
2. CONTINUOUS BEND INSIDE RADIUS=7"

MATERIALS AND CONSTRUCTION:
1. MINIMUM OR 1 1/4" SCHEDULE 40 STEEL PIPE (1 5/8" OUTSIDE DIAMETER)
2. MAXIMUM 1 1/2" SCHEDULE 40 STEEL PIPE (2" OUTSIDE DIAMETER)
3. SOLID ONE-PIECE CONSTRUCTION, CONTINUOUS BEND; LEGS 14"-18" APART
4. GALVANIZED WITH BLACK POWDER COAT FINISH
5. FLUSH MOUNTED WITH WELDED BASE PLATES (6" DIAMETER, 3/16" THICK BASE PLATE). HIDDEN OR VANDAL-RESISTANT FASTENERS (SCREWS OR EXPANSION BOLTS)



INVERTED U BICYCLE RACK (B)
NO SCALE



SIDE-BY-SIDE INVERTED U BICYCLE RACKS (C)
NO SCALE

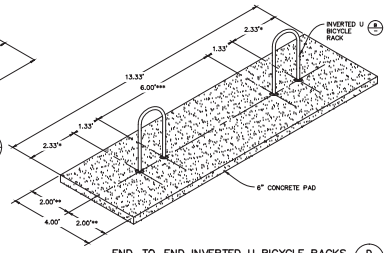
NOTES:

1. EXPOSED CONCRETE SURFACE TO BE BROOM FINISHED.
2. PAD SIZE MAY VARY AS DIRECTED BY THE ENGINEER.
3. PAD IS TO BE CONSTRUCTED WITH CLASS B CONCRETE.
4. EXCAVATION AND/OR EMBANKMENT REQUIRED FOR PAD CONSTRUCTION WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE PAD.
5. CONCRETE SHALL BE SLOPED AT 2% TO DRAIN.

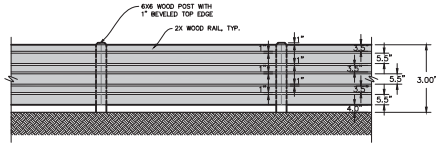
* 3'-4" MINIMUM WHEN INSTALLED PERPENDICULAR TO A WALL OR CURB.

** 3' MINIMUM WHEN INSTALLED PARALLEL TO A WALL OR CURB. 5' MINIMUM SEPARATION FROM CURB FACE WHEN INSTALLED ADJACENT TO A CURB WITH "HEAD-IN" AUTOMOBILE PARKING.

*** 10' MINIMUM IF MORE THAN TWO "U" RACKS IN A SERIES.



END-TO-END INVERTED U BICYCLE RACKS (D)
NO SCALE



WOOD FENCE DETAIL (E)
NO SCALE

SITE DEVELOPMENT PLAN

SCALE" 1"=30'

DAJDESIGN
922A MAIN STREET
LOUISVILLE, CO 80027
P. 303.527.1100
INFO@DAJDESIGN.COM

SEAL

PROJECT

LOT 1, BLOCK 2, THE PARK PUD SUBMITTAL
COLORADO TECHNOLOGICAL CENTER, LOUISVILLE, CO 80027

TEBO PROPERTIES
3111 28TH STREET, BOULDER, CO 80301

DRAWING TITLE

SITE DEVELOPMENT PLAN

REVISIONS	
CITY COMMENTS	09/09/2015
P.C. COMMENTS	11/05/2015

The Sanitas Group
801 MAIN STREET, SUITE 210
LOUISVILLE, CO 80027
303.981.9238
PROJECT CONTACT:
CURTIS STEVENS, P.E.

SET	PUD SUBMITTAL
DATE	07/02/2015

SHEET

C1.0

City Council– Public Hearing

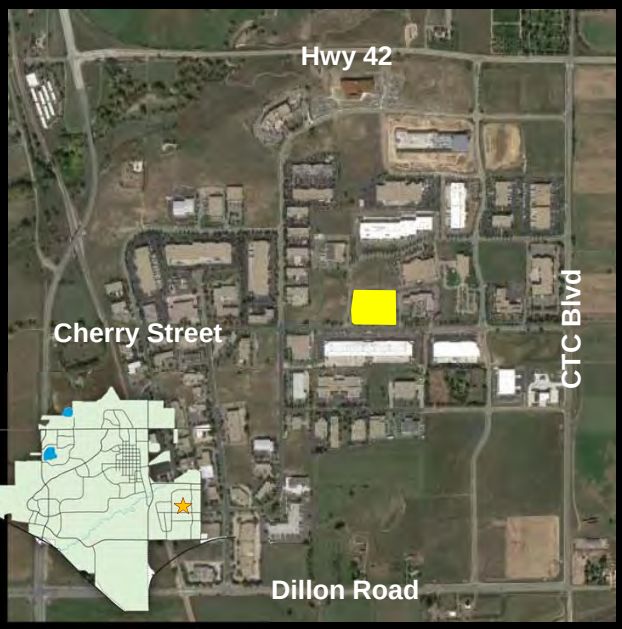
Climbing Gym/Brew Pub– PUD/SRU

Ordinance No. 1708, Series 2015
Resolution No. 86, Series 2015

A RESOLUTION APPROVING A FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN AND SPECIAL REVIEW USE (SRU) TO ALLOW FOR THE CONSTRUCTION OF A 24,282 SF CLIMBING GYM AND 4,071 SF BREW PUB IN THE COLORADO TECHNOLOGY CENTER.

Prepared by:
Dept. of Planning & Building Safety

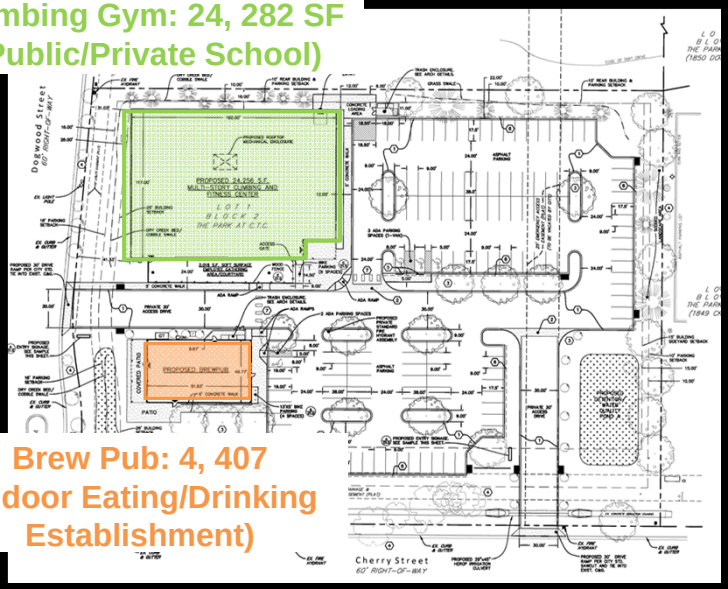
Climbing Gym/Brew Pub



- Zoned Industrial (I)
- Corner of Cherry and Dogwood
- PUD and SRU required

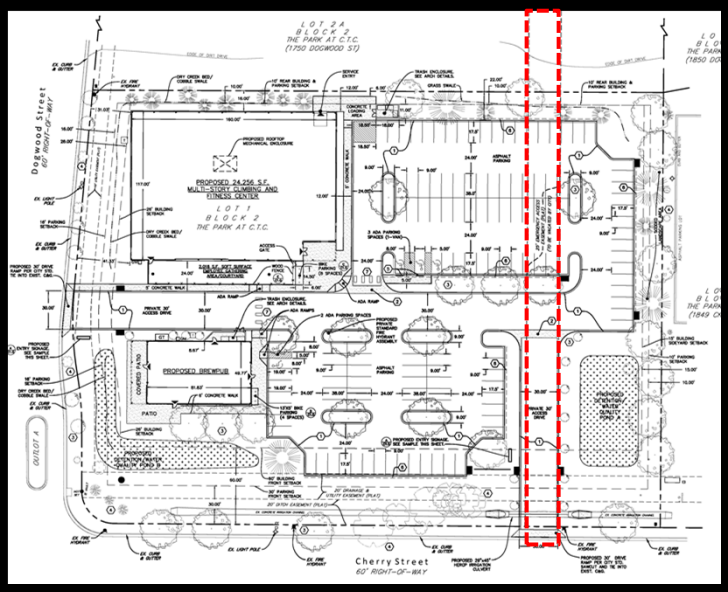
Climbing Gym/Brew Pub

Climbing Gym: 24, 282 SF (Public/Private School)

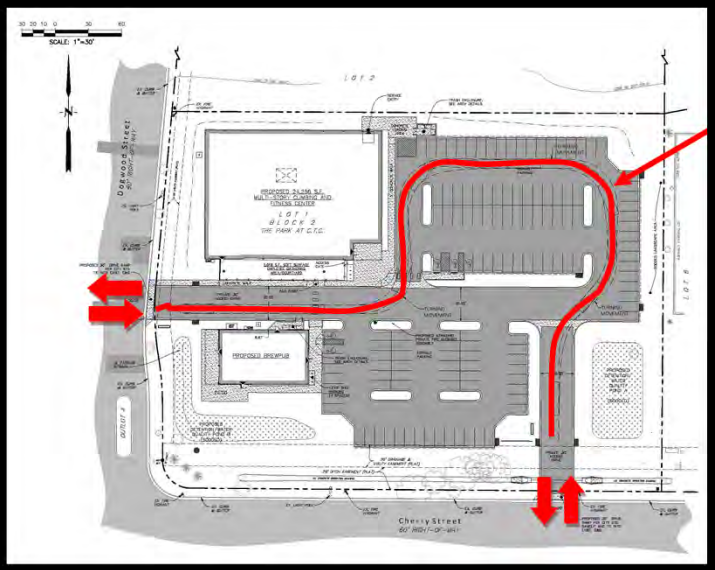


Brew Pub: 4, 407 (Indoor Eating/Drinking Establishment)

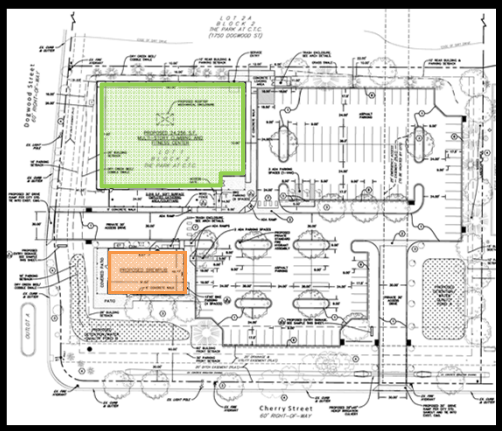
Climbing Gym/Brew Pub



Climbing Gym/Brew Pub



Climbing Gym/Brew Pub



- Exceeds 25% minimum landscape coverage
- Meets all setback requirements

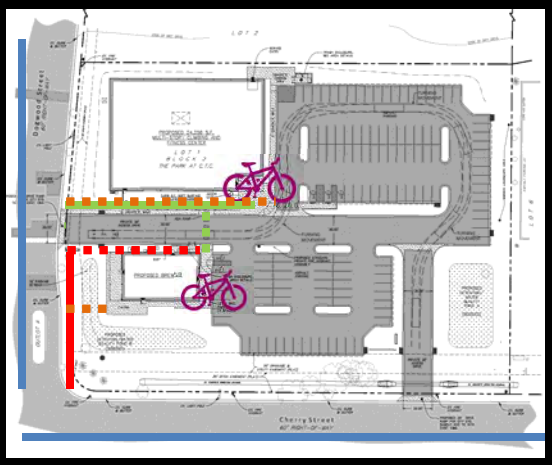
Use	Land Area	% of Land Area
Building Coverage	23,414 SF	15.3%
Parking and Drives	69,188 SF	45.2%
Landscaped Open Space	60,467 SF	39.5%

Climbing Gym/Brew Pub

Parking

- IDDSG: No parking requirement for uses
- LMC: 1parking space/3 seats for eating/drinking establishments
- Brew Pub: 154 seats = 52 parking spaces
- Proposal has 138 parking spaces (and 12 bike parking spaces) for both buildings
- Recommended condition: *If need for more parking is demonstrated, applicant to provide a shared parking agreement with surrounding property owners.*

Climbing Gym/Brew Pub



Existing sidewalks

Proposed sidewalks

Recommended sidewalks

Pedestrian/Bike Circulation

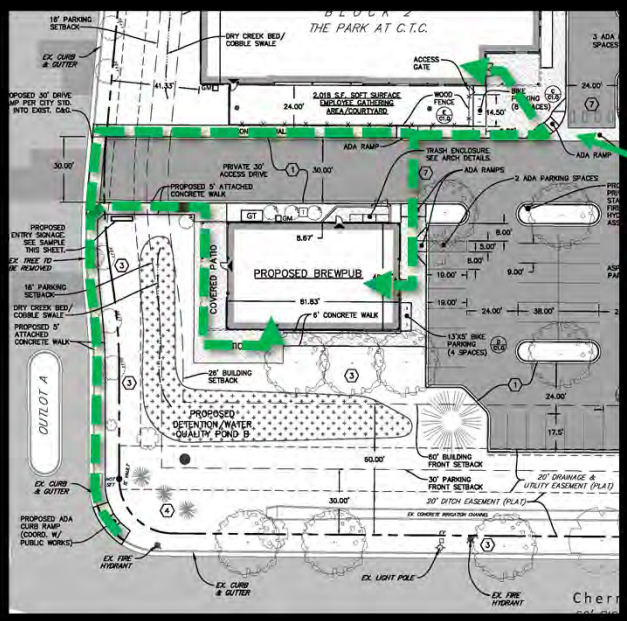
Proposal includes:

- Sidewalk on North side of access drive
- Crosswalk to Brew Pub
- Bike parking
- Walkways from parking lots

Staff recommends:

- Sidewalk along east side of Dogwood
- Provide improved pedestrian access to Brew Pub

Climbing Gym/Brew Pub



Climbing Gym/Brew Pub

<u>Architecture – Height</u>

4.2 (C) of the IDDSG, "Building height may exceed the 40.0-foot height limit up to 50.0 feet, when authorized through the PUD process for buildings/users that require specialized equipment."

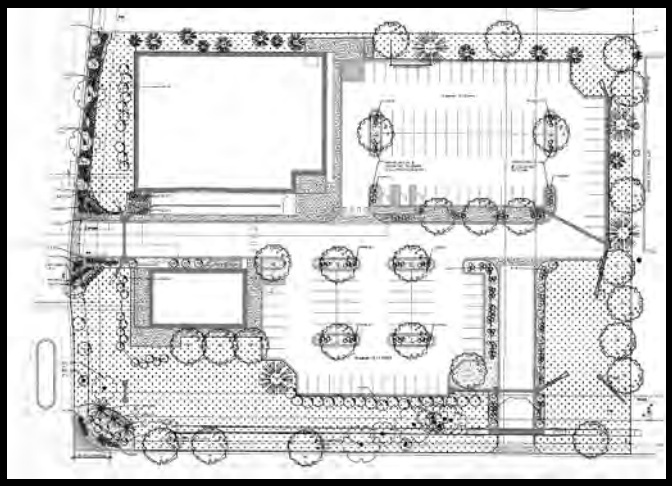
- Climbing Gym:
  - 68% at 40 feet
  - Climbing wall - 31% at 45 feet (national standard for climbing)
  - Mechanical screen - 1% at 50 feet
- Climbing Gym no taller than what is allowed for other buildings in the Industrial Zone District

Climbing Gym/Brew Pub

Proposed Climbing Gym Southeast Corner

Proposed Brew Pub West Elevation

Climbing Gym/Brew Pub



Landscape

- Natural, primarily featuring native species
- No manicured lawns as recommended by the IDDSG

Climbing Gym/Brew Pub

Signs
- 29 foot x 39 foot logo, 8 foot letters
- Exceeds the copy area, character height, and overall height allowed for walls signs in the IDDSG
- Staff recommends the sign be removed from the PUD application
- CTC Owner's Association concurs with staff's recommendation

Climbing Gym/Brew Pub

PUD Analysis:

Requests

1. Landscape – the applicant is requesting a waiver of the requirement for manicured lawns.
2. Signs – the applicant is requesting to paint a wall sign/mural on the west elevation which does not meet the sign allowances in the IDDSG.

Staff considers the additional sidewalk connection, bike parking, overall design of the buildings, and additional landscaping as public amenities exceeding the requirements of the IDDSG.

Staff recommends approval of the landscape waivers based on these additions. Staff does not recommend approval of the wall sign waiver request.

Climbing Gym/Brew Pub

SRU Analysis of 5 Criteria:

1. Staff finds this criterion has been met
2. Staff finds this criterion has been met
3. Staff finds this criterion has been met
4. Staff requests the signs on the west elevation of the Climbing Gym either be brought into compliance or removed before this criterion can be met.
5. Staff requests sidewalk improvements be made along Dogwood Street and to access the Brew Pub before this criterion can be met.

Climbing Gym/Brew Pub

Staff recommends approval of Ordinance 1708, Series 2015 approving the vacation of a 25-foot wide emergency access easement within Lot 1, Block 2, of The Park at CTC.

Staff recommends approval of Resolution No. 86, Series 2015 approving a final Planned Unit Development (PUD and Special Review Use (SRU) to allow for a 24,282 SF Climbing Gym and 4,071 SF Brew Pub in the Colorado Technology Center with the following conditions:

1. The applicant shall remove the proposed sign on the west elevation.
2. If parking shortages are demonstrated on the site, the applicant shall develop a shared parking agreement with a neighboring property.
3. The applicant shall construct a sidewalk along Dogwood Street, from Cherry Street to the mid-block access drive. *Also, the sidewalk shall extend along the south side of the access drive to the entrance of the Brew Pub.*

SRU ANALYSIS

Climbing Gym/Brew Pub

1. That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;

The CTC is designated a Special District in the 2013 Comprehensive Plan. The Plan calls for Special Districts to "Encourage internal services which meet the daily needs of the people working in the district." This proposal would add an exercise facility and eating and drinking establishment to serve workers in the CTC and visitors. The proposal is consistent with the Comprehensive Plan and, by creating an alternative land use, the proposal has the potential to add to the economic prosperity of the City and the Colorado Technology Center.

Staff finds this criterion has been met.

Climbing Gym/Brew Pub

2. That such use/development will lend economic stability, compatible with the character of any surrounding established areas;

The proposed Climbing Gym and Brew Pub will be located on a central vacant lot in the Colorado Technology Center. The proposed Climbing Gym is no taller than what is allowed for other buildings in the Industrial Zone District. Both the Climbing Gym and Brew Pub will help lend economic stability to the area. By being open after regular work hours the uses are complementary with the surrounding warehouse and office uses. By offering more diverse uses, the proposal should make the CTC a more desirable location for employers and employees.

Staff finds this criterion has been met.

Climbing Gym/Brew Pub

3. That the use/development is adequate for the internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;

There is a proposed Planned Unit Development with two structures associated with these new uses. The development has been reviewed by Planning staff and Public Works for internal efficiency and found to meet all applicable standards.

Staff finds this criterion has been met.

Climbing Gym/Brew Pub

4. That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances…

The Climbing Gym's expected class sizes, hour of operation (6am-10pm), and traffic flow will be compatible with the surrounding warehouse and office uses. The Brew Pub hours of operation (11am-9pm) will also be compatible and add an amenity to the Colorado Technology Center. The Brew Pub will serve food during its hours of operation, offering a central location for CTC employees and visitors to dine. The outdoor patios will add visible activity to the Colorado Technology Center; however, the patios are setback from the street and will have minimal impact on neighboring properties…

Climbing Gym/Brew Pub

4. That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances…

…The site will have two access points, one off of Cherry Street and one off of Dogwood Street. The applicant has provided 138 parking spaces. The applicant has also provided 12 bike parking spaces (eight at the Climbing Gym, four for the Brew Pub), seven more than required. The PUD includes a lighting plan, signage, and landscaping. The proposed signs on the west elevation do not comply with applicable design standards.

Staff requests the signs either be brought into compliance or removed before this criterion can be met.

Climbing Gym/Brew Pub

5. That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

The proposed sidewalks meet the minimum width requirements and including designated crosswalks, especially important between the Climbing Gym and Brew Pub. Due to the need for more pedestrian circulation as a Brew Pub, staff recommends the applicant construct a sidewalk along Dogwood Street, from Cherry to the mid-block access drive. Also, there should be improved pedestrian access to the Brew Pub building.

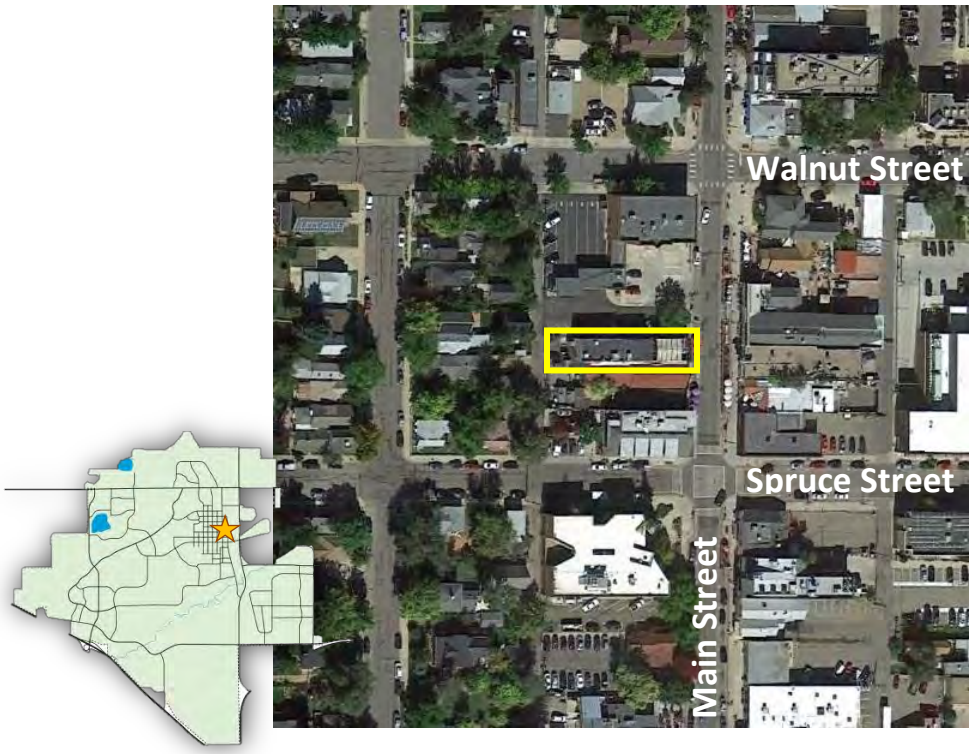
Staff requests these sidewalk improvements be made before this criterion can be met.

SUBJECT: **RESOLUTION NO. 87, SERIES 2015 – A RESOLUTION APPROVING A FIRST AMENDMENT TO A GRANT OF CONSERVATION EASEMENT IN GROSS FOR THE REX THEATRE – 817 MAIN STREET**

DATE: **DECEMBER 1, 2015**

PRESENTED BY: **LAUREN TRICE, PLANNING AND BUILDING SAFETY**

SUMMARY:
Resolution No. 87, Series 2015 is a request to amend the Grant of Conservation Easement in Gross for the Rex Theatre at 817 Main Street (S 5 ft Lot 10 & N 20 ft Lot 11 Blk 5, Louisville Old Town). The applicant is requesting to modify the façade of the building facing Main Street. The structure was built circa 1900 and the conservation easement was approved by City Council on May 23, 2011 Resolution 83, Series 2011. The applicants is Joshua Karp, Waterloo Icehouse LLC.



817 Main East Elevation Current Photo

CONSERVATION EASEMENT:
In May 2011, the City of Louisville acquired a conservation easement at 817 Main Street in order to "preserve and protect the Structure's historical, architectural and cultural interest and value in perpetuity". The conservation easement protects the following "Historical Elements":

1. False Front outline, and necessary structural support
2. Tin Siding
3. Cornice
4. Screened "Rex Theater" sign
5. Arch, and
6. Marquee

817 Main Street Historic Elements

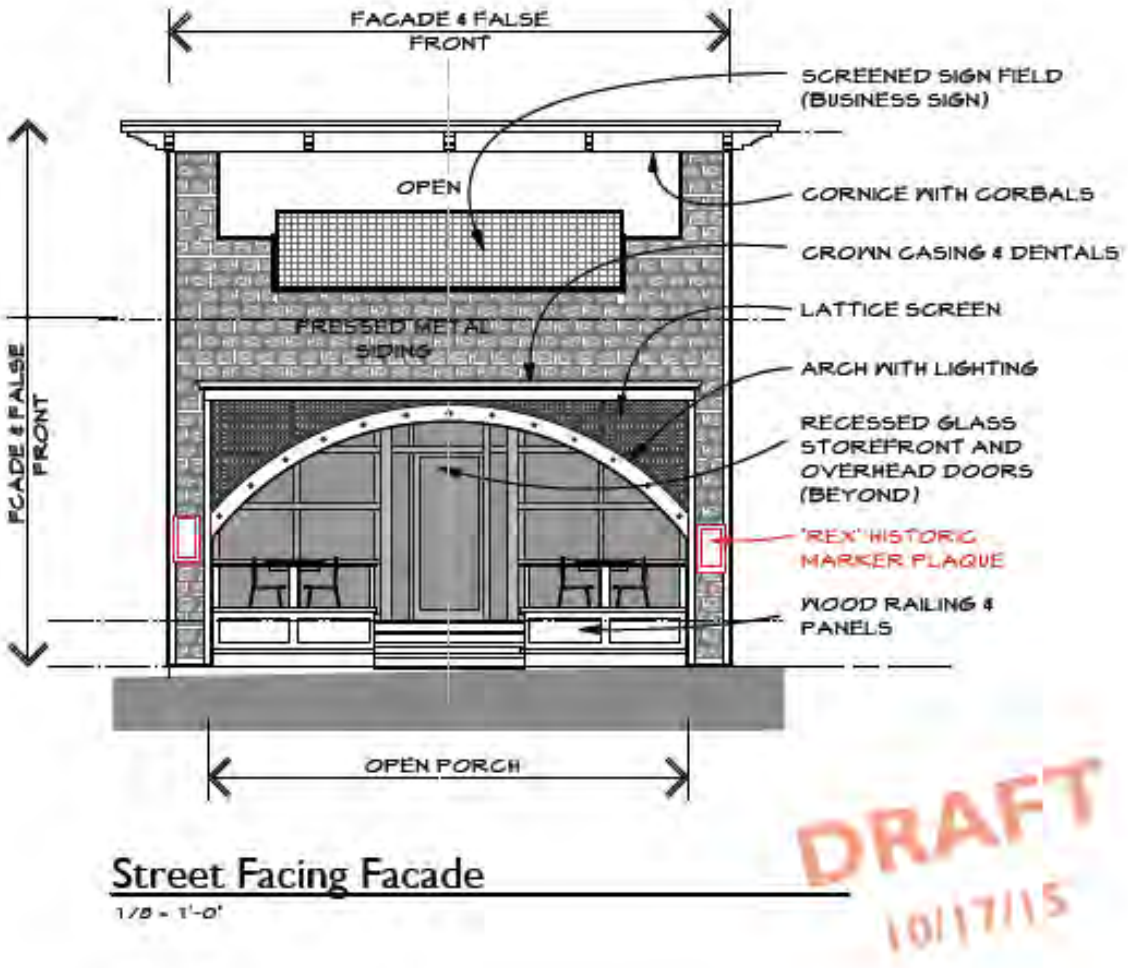
Within the conservation easement, if the owner of the property requests a change to the "Historic Elements" the consent of the City is required. "City Consent" is defined as the "Owner has applied for and been issued a landmark alteration certificate or demolition permit".

The applicant is proposing changes which would remove, not simply alter, "Historic Elements". Therefore, the request has been brought to City Council as an amendment to the conservation easement.

REQUEST:
The applicant is requesting the City's conservation easement be amended to allow for the following changes:

- Remove marquee
- Remove marquee from list of "Historic Elements"
- Remove "REX" letters and allow for business sign within screened area
- Remove "REX" letters from list of "Historic Elements"
- Construct Crown Casing and Lattice
- Add Crown Casing and Lattice to list of "Historic Elements".

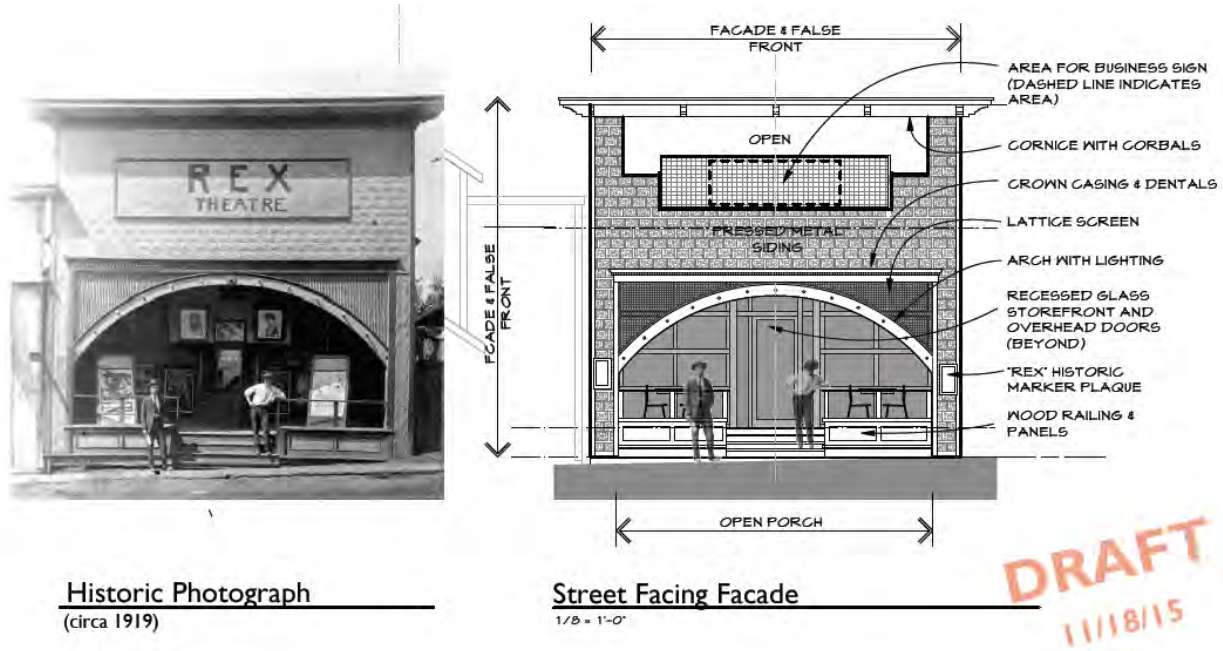
- Recess storefront and open porch with wood railing and panels
- Add Open Porch to list of "Historic Elements"
- Add lighting to arch
- Add "REX" Historic Marker Plaques



Proposed Exhibit B for Conservation Easement Amendment

The City is under no obligation to amend the Conservation Easement. There are no criteria in the Louisville Municipal Code to review the request. Staff believes the design is an improvement from the original conservation easement because it is a more consistent restoration of the façade and will have a higher quality of materials. The proposed design restores the recessed entry from the early 20th century Rex Theatre and allows for more flexibility with building signage, such that future businesses can change the sign as long as it fits within the intended sign field. Staff recognizes the proposed design minimizes the historic building name and is interested in finding creative ways to share the history of the Rex Theatre. The applicant is proposing

plaques on the façade of the building to recognize the history of the building. Staff recommends the language on the plaques be reviewed by staff and the Historical Commission.



Concept Design

FISCAL IMPACT

The applicant is not asking for an additional grant from the Historic Preservation Fund as a part of the amendment and does not intend to request grant in the future. The City can, if desired, negotiate with the applicant to have them repay some of the HPF funds in exchange for amending the conservation easement. These terms can be included in the Conservation Easement amendment or in a separate agreement.

Staff believes the proposed design will have a positive impact on the structure and overall character of Main Street. Therefore, staff does not recommend an exchange of funds in order to amend the Conservation Easement. The Conservation Easement and the design of the façade of the building have been brought to the Historic Preservation Commission twice within the past year. Staff believes that the improved design of the building will maintain greater stability on Main Street.

HISTORIC PRESERVATION COMMISSION ACTION

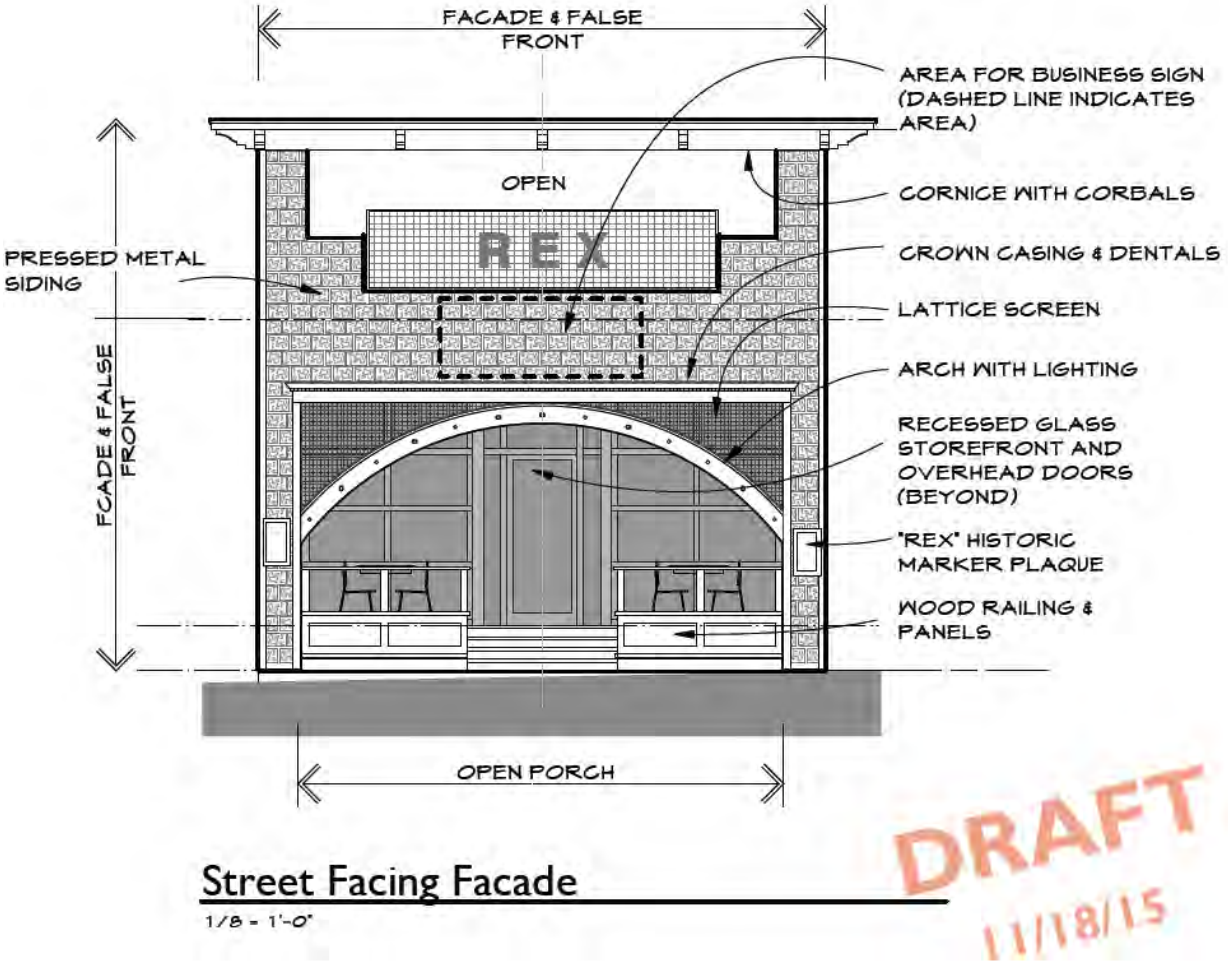
The Historic Preservation Commission held a public hearing October 19, 2015. The Historic Preservation Commission discussed several elements of the proposed design

bulleted below. However, no formal recommendation from the HPC was voted upon or advanced to City Council.

- Retain the REX letters, add "theatre", and move the business signage below
- Changes restore the facade to the early 20th century design of the structure
- Interest in having a successful business on Main Street
- Plaques on the façade are preferred

The full discussion is in the attached Historic Preservation Commission minutes.

In response to the Historic Preservation Commission, the applicant has since presented an alternative design for the front façade which retains the "REX" letters.



Alternative Design

Staff believes the proposed alternative design would create visual clutter on the Main Street façade. The "REX" letters along with an additional business sign would add an

unnecessary level of confusion for restaurant goers. The proposed eye-level interpretive plaques will share the significant history of the variety of uses of the building. Staff does not recommend the alternative design.

RECOMMENDATION:
The proposed changes (shown on the illustration on page 4 of this Council Communication and marked "10/17/15 Draft" and again on page 5 and marked "11/18/15 Draft") enhance the character of 817 Main Street. Therefore, staff recommends Resolution No. 87, Series 2015 approving a First Amendment to a Grant of Conservation Easement in Gross for the Rex Theatre – 817 Main Street with the following conditions:

A. The label on Exhibit C regarding the mesh sign shall be revised to read as follows "Screened Sign Field (Business Sign, subject to sign permitting requirements only).

B. The language and design of the plaques are subject to review and approval by City Staff and the Historical Commission prior to installation.

ATTACHMENTS:
1. Resolution No. 87, Series 2015
2. DRAFT First Amendment to Grant of Conservation Easement in Gross
3. Grant of Conservation Easement in Gross, May 23, 2011
4. Alternative Exhibit C with REX Letters
5. Concept Design
6. HPC Minutes
7. 817 Main Street Social History
8. Presentation

RESOLUTION NO. 87
SERIES 2015

A RESOLUTION APPROVING A FIRST AMENDMENT TO A GRANT OF CONSERVATION EASEMENT IN GROSS FOR THE REX THEATRE – 817 MAIN STREET

WHEREAS, the City and BLT Enterprises, LLC, entered into that certain Grant of Conservation Easement in Gross dated May 23, 2011 ("Easement"), which granted and conveyed to the City in perpetuity a conservation easement in gross on the property located at 817 Main Street, Louisville, Colorado (the "Property"); and

WHEREAS, the Easement was granted pursuant to Louisville Municipal Code Section 3.20.605.C in exchange for financial incentives funded by the City's historic preservation tax and for the purpose of protecting certain historical elements of the structure located on the Property; and

WHEREAS, the Easement is binding upon BLT Enterprises' successors in interest; and

WHEREAS, Waterloo Icehouse, Inc. has purchased the Property and desires to make changes to the protected historical elements; and

WHEREAS, the City finds the proposed changes to the protected historic elements will enhance the overall character of the structure and Main Street; and

WHEREAS, an amendment to the Easement has been proposed to change certain terms of the Easement pertaining to the historical elements; and

WHEREAS, the City Council by this Resolution desires to approve said amendment and authorize its execution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. The proposed First Amendment to Grant of Conservation Easement in Gross (Rex Theatre – 817 Main Street) (the "Amendment") is hereby approved in essentially the same form as the copy of such Amendment accompanying this Resolution, subject to the following conditions of approval:

A. The label on Exhibit C regarding the mesh sign shall be revised to read as follows "Screened Sign Field (Business Sign, subject to sign permitting requirements only).

B. The language and design of the plaques are subject to review and approval by City Staff and the Historical Commission prior to installation.

Section 2. The Mayor is authorized to execute the Amendment on behalf of the City, except that the Mayor or City Manager is hereby further granted authority to negotiate and approve such revisions to said Amendment as the Mayor or City Manager determines are necessary or desirable for the protection of the City, so long as the essential terms and conditions of the Amendment are not altered.

PASSED AND ADOPTED this 1st day of December, 2015.

ATTEST:

_____
Robert P. Muckle, Mayor

_____
Nancy Varra, City Clerk

FIRST AMENDMENT TO GRANT OF CONSERVATION EASEMENT IN GROSS (REX THEATRE - 817 MAIN STREET)

THIS FIRST AMENDMENT TO GRANT OF CONSERVATION EASEMENT IN GROSS (the "First Amendment") is made and entered into this _____ day of _____, 2015 by and between THE CITY OF LOUISVILLE, a Colorado municipal corporation (the "City") and WATERLOO ICEHOUSE, INC, a Colorado limited liability company, (the "Owner").

RECITALS

WHEREAS, the City and BLT Enterprises, LLC, entered into that certain Grant of Conservation Easement in Gross dated May 23, 2011 ("Easement") and recorded on July 1, 2011 in the records of the Clerk and Recorder of Boulder County, Colorado at Reception No. 03156788; and

WHEREAS, the Easement granted and conveyed to the City in perpetuity a conservation easement in gross on the property located at 817 Main Street, Louisville, Colorado and legally described as the South 5 Feet of Lot 10 & the North 20 Feet of Lot 11, Block 5, Town of Louisville, County of Boulder, State of Colorado (the "Property"); and

WHEREAS, the Easement was granted for the purpose of protecting certain Historical Elements of the Structure, which elements were described and depicted in Exhibits B and C to the Easement, and in exchange, the City agreed to expend monies from its Historic Preservation Fund to preserve portions of the Structure; and

WHEREAS, Section 7.1 of the Easement states that the Easement "shall be binding upon Owner and its successors in interest, lessees, and assigns, and shall constitute as a servitude running in perpetuity with the Property;" and

WHEREAS, Owner has purchased the Property and is a successor in interest to BLT Enterprises, LLC; and

WHEREAS, Owner desires to make changes to the Structure's protected Historic Elements; and

WHEREAS, the City finds the proposed changes to the protected Historic Elements will enhance the overall character of the Structure and Main Street; and

WHEREAS, the City and Owner, by this instrument, desire to amend certain terms of the Easement pertaining to the Historical Elements, and this First Amendment shall serve as City Consent pursuant to Section 2.1 of the Easement.

NOW, THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Exhibits B and C to the Easement are hereby replaced in their entirety with the attached Exhibits B and C.

2. Section 1.1 is amended by the addition of the following sentence to be added to the end of the section: "Neither the screened signage field nor any sign thereon shall be illuminated."

3. The Easement, as amended by this First Amendment, remains in full force and effect in accordance with its terms. In the event of any conflict between the Easement and this First Amendment, the First Amendment shall control.

4. Capitalized terms used in this First Amendment shall have the same meaning as capitalized terms defined in the Easement.

5. This First Amendment may be executed in several counterparts; all of which taken together shall be considered to be one document. Facsimile signatures shall be binding and accepted as originals.

6. This First Amendment shall be recorded at Owner's expense in the office of the Boulder County, Colorado Clerk and Recorder.

IN WITNESS WHEREOF, the parties have caused this First Amendment to be signed and executed on the day and year first written above.

OWNER:
WATERLOO ICEHOUSE, INC.

_____
By: Joshua Karp
Title: _____

STATE OF COLORADO)
)ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Joshua Karp as _____ of Waterloo Icehouse, Inc.

Witness my hand and official seal.

My commission expires on: _____

(S E A L)

_____
Notary Public

CITY OF LOUISVILLE,
a Colorado home rule municipal corporation

By: _____
Robert P. Muckle, Mayor

Attest:

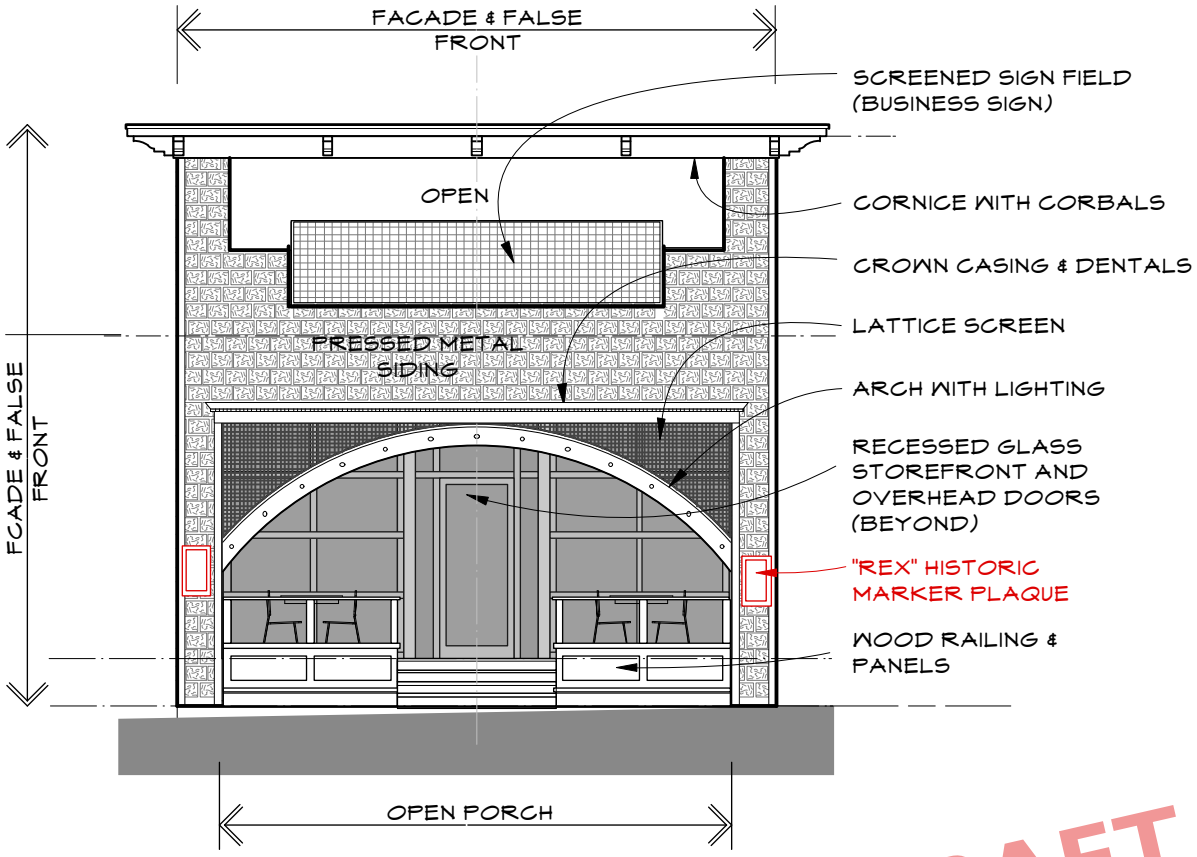
By: _____
Nancy Varra, City Clerk

EXHIBIT B
HISTORIC ELEMENTS – DESCRIPTION
817 MAIN STREET – REX THEATER
DRAFT- 10/17/15

Historic elements shall include (as shown on Exhibit "C"):

1. Façade and False Front outline (and necessary structural support not shown)
2. Pressed metal siding
3. Cornice and corbels
4. Screened signage field
5. Arch
6. Crown casing & Lattice
7. Open porch

EXHIBIT C
HISTORIC ELEMENTS - DESCRIPTION
817 MAIN STREET - REX THEATER

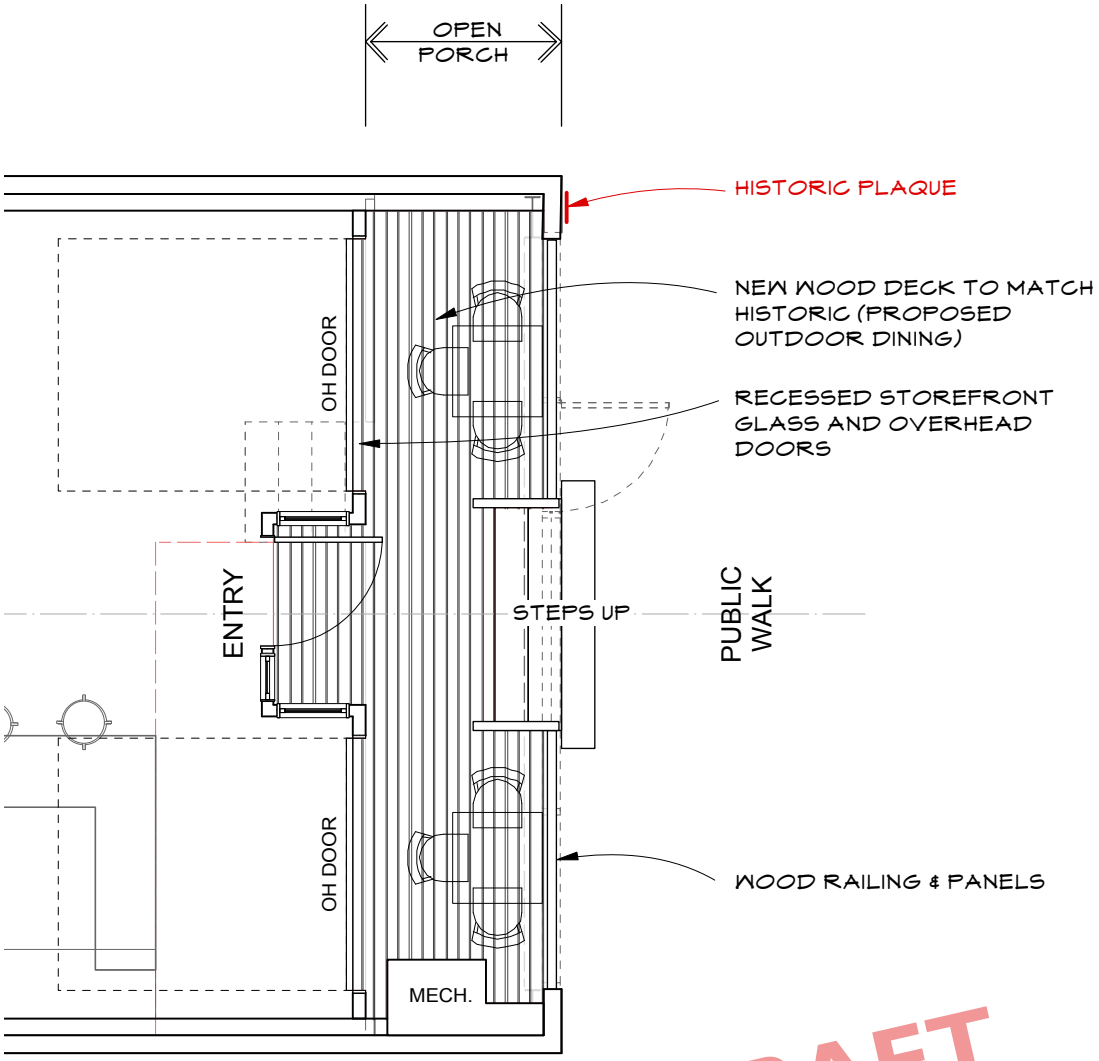


Street Facing Facade

1/8 = 1'-0"

DRAFT
10/17/15

EXHIBIT C
HISTORIC ELEMENTS - DESCRIPTION
817 MAIN STREET - REX THEATER



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10/17/15

Proposed Floor Plan

3/16 = 1'-0"

N

GRANT OF CONSERVATION EASEMENT IN GROSS
(REX THEATRE – 817 MAIN STREET)

THIS GRANT OF CONSERVATION EASEMENT IN GROSS ("Easement") is made this 23 day of May, 2011, by BLT Enterprises, LLC (hereinafter "Owner") to the City of Louisville, a Colorado home rule municipal corporation (hereinafter "City").

RECITALS

WHEREAS, Owner is the owner in fee simple of certain real property (the "Property") and the improvements thereon (the "Structure") located at 817 Main Street, Louisville, Colorado, more particularly described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Structure has certain elements of historical, architectural, and cultural interest and value, which elements are collectively described in Exhibit B attached hereto and incorporated herein by reference; and

WHEREAS, in exchange for the grant of this Easement, the City has agreed to expend monies from its Historic Preservation Fund to allow Owner to restore and preserve portions of the Structure; and

WHEREAS, the conservation purpose of this grant is recognized by, and will serve, at least and without limitation, the following clearly delineated governmental conservation policy:

> C.R.S. § 38-30.5-101, et seq., providing for the establishment of conservation easements "appropriate to the conservation and preservation of buildings, sites, or structures having historical, architectural, or cultural interest or value;"

WHEREAS, Owner desires to grant to the City in perpetuity a conservation easement in gross, pursuant to Article 30.5, Title 38, C.R.S., over and across the Property for the purpose of preserving and protecting the Structure's historical, architectural, and cultural interest and value, which are of great importance to the Owner, City, and the people of the City of Louisville and are worthy of preservation; and

WHEREAS, the City desires to acquire from Owner a conservation easement in gross on the Property, in order to preserve and protect the Structure's historical, architectural, and cultural interest and value in perpetuity consistent with the terms and conditions hereof.

GRANT OF EASEMENT

NOW, THEREFORE, in specific consideration for the expenditure of Historic Preservation Fund monies by the City for the preservation and restoration of the Structure as detailed in the grant application approved by City Resolution No. 8, Series 2011 (the "Project") and pursuant to Section 38-30.5-101, et seq., C.R.S., Owner intends and does hereby grant and convey to the City in perpetuity a Conservation Easement in Gross for the purposes of preserving

and protecting the Structure's elements of historical, architectural, and cultural interest and value following the completion of the Project. The Easement area encompasses those exterior elements of the Structure collectively described in Exhibit B and depicted in Exhibit C, attached hereto and incorporated herein by reference (the "Historic Elements").

I. COVENANTS, CONDITIONS, AND RESTRICTIONS

This Easement conveys to the City an interest in the Structure as hereinafter specifically provided, which includes the benefit of the following covenants, conditions and restrictions:

1.1 The Historic Elements shall not be visually or structurally altered from the condition as described and depicted in Exhibits B and C without the City's Consent except that nothing herein shall require the City's Consent to change the exterior paint color of the Structure, to change the text on the marquee sign and menu box signs located on the east façade of the Structure, and to repair and maintain the Historic Elements and structural integrity of the Structure (such as glass replacement, carpentry for the purpose of repairing damaged wood work, and tin replacement). Nothing shall be erected on the Property that impairs the visibility of the Structure from the street or grade level.

1.2 The Structure shall not be demolished without the City's Consent, except as may be required by law.

1.3 The Historic Elements shall be maintained in a good and sound state of repair in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties,* as modified from time to time (the "Standards"), to prevent deterioration of the Historic Elements. Such maintenance and repair includes replacement, repair, and reconstruction by Owner whenever reasonably necessary to preserve the Historic Elements in substantially the same condition as that existing on the date the Project is completed.

1.4 Owner, at its expense, shall: (i) keep the Property and the Structure insured by a reputable insurance company licensed and in good standing in the state of Colorado with a replacement cost insurance policy against loss or damage resulting from fire, windstorm, vandalism, explosion and such other hazards as typically required by prudent property owners in the same geographic area as the Structure; and (ii) carry and maintain commercial general liability insurance on the Property, including premises liability insurance, with coverage of not less than $1,000,000 each occurrence. The insurance policies required to be obtained or maintained by Owner shall name the City as an additional insured or loss payee thereunder as applicable. Owner shall promptly provide to the City certificates of insurance required by this Section 1.4 and all supplements or endorsements thereto on an annual basis or as such insurance policies are entered into, renewed or amended.

1.5 There shall not be any division of the Property (whether or not a subdivision as defined by state or local law, and whether or not the division is legal or physical) without the City's Consent.

1.6 Owner shall bear all costs of operation, upkeep, and maintenance of the Property and the Structure, and the City shall have no liability or responsibility of any kind related to the ownership, operation, insurance, or maintenance of the Property or the Structure. Owner shall pay before delinquency all real estate taxes, assessments, fees or charges properly levied upon the Property and shall furnish the City with evidence of payment upon request. Owner shall keep the Property free of any liens or encumbrances for obligations incurred by Owner, other than liens or encumbrances secured by the Property, Structure or Project that are subordinated to this Easement.

II. ADMINISTRATIVE PROVISIONS

2.1 The City has the discretion when reviewing applications from Owner pursuant to Section I, to give or withhold City Consent, conditionally or unconditionally, but such City Consent shall not be unreasonably withheld, conditioned or delayed. "City Consent" as used herein, means that the Owner has applied for and been issued a landmark alteration certificate or demolition permit, as applicable, or other applicable permit or approval from the City in accordance with the provisions of Chapter 15.36 or other applicable provisions of the Louisville Municipal Code, as amended from time to time.

2.2 Owner agrees that representatives of the City may upon prior reasonable notice and at times reasonably acceptable to Owner inspect the Property, including the Structure. Inspections will normally occur outside the Structure, except if the City determines interior access is reasonably necessary to establish compliance with this Easement.

III. CONDEMNATION

Owner shall notify the City of any condemnation proceeding with respect to the Property. The City has the option, but not the obligation, to participate in any action or settlement with respect to any condemnation and to claim that percentage of the proceeds that the amount of Historical Preservation Fund funding for the Project bears to the overall cost of the Project as determined by City building permit records.

IV. DAMAGE OR DESTRUCTION

In the event that any part of the Historic Elements shall be damaged or destroyed by casualty, the City shall have the right to require the Owner to restore or reconstruct the Historic Elements if the City believes, in its sole discretion, that the purposes and intent of this Easement will be served by such restoration or reconstruction of the Historic Elements. If Owner fails to restore or reconstruct the Historic Elements after the City has directed the Owner to do so, the City, in its sole discretion, may restore or reconstruct the damaged or destroyed Historic Elements, and the City's costs to do so shall constitute a lien on the Property until repaid by Owner. Alternatively, the City, in its sole discretion, may direct that the damaged or destroyed Historic Elements not be restored or reconstructed and that the Owner pay to the City that percentage of the insurance proceeds received that represent the amount that the Historic Preservation Fund funding for the Project bears to the overall cost of the Project as determined

by City building permit records.

V. REMEDIES FOR BREACH

5.1 Upon a breach of any provision of this Easement, the City may pursue all available legal and equitable remedies, including injunction, to prevent or seek remedy for such violation. The prevailing party in any enforcement shall be entitled to reasonable attorney fees, costs and expenses. Owner expressly agrees that if Owner directly acts, or Owner's officers, agents, representatives or employees directly act pursuant to Owner's instructions, to cause a demolition or willful destruction of the Historic Elements, the City, in addition to any other equitable relief, is entitled to recover as liquidated damages the full amount of Historic Preservation Fund funds contributed to the Project plus interest at the lesser of the maximum per annum rate permitted by law or twelve percent (12%) per annum. Owner agrees for itself and its successors and assigns that such liquidated damages are reasonable as of the date of Owner's execution hereof.

5.2. If the Historic Elements have substantially deteriorated as a result of a breach of Section 1.3, then the City may send written notice to Owner requesting that the Project be repaired to achieve a level of maintenance consistent with Section 1.3. If, within ninety (90) days of receipt of such notice, Owner fails to commence the implementation of repair actions reasonably satisfactory to the City, then the City or its agents may enter upon the Property and cause repairs to be made at Owner's sole expense. Owner's failure to reimburse the City for any actions taken by the City pursuant to this Section within 30 (thirty) days of Owner's receipt of invoice(s) and supporting documentation for such actions shall constitute a lien on the Property accruing interest at the lesser of the maximum per annum rate permitted by law or 12% per annum. Upon payment by Owner of all amounts due to the City pursuant to this Section, including all interest accrued hereunder, the City shall deliver to Owner a release of the lien.

VI. WARRANTY OF TITLE; SUBORDINATION

Owner, for itself and its successors, does covenant and warrant to the City that Owner has good and sufficient title to the Property; that Owner has full right, power and authority to grant the Easement herein conveyed; that there are no monetary encumbrances on the Property other than taxes and special assessments for the year 2011; that the Easement herein granted is free and clear from all liens, mortgages, taxes, assessments, encumbrances, and restrictions of whatever kind or nature whatsoever, except taxes and special assessments for the year 2011, and easements, restrictions, reservations of minerals, covenants, and rights of way of record; and that Owner shall forever defend the Easement herein conveyed in the quiet and peaceable possession of the City, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. No provision of this Easement shall be construed as impairing the ability of Owner to use this Property as collateral for subsequent borrowing provided that all mortgages, deeds of trusts, or other liens shall be subject and subordinate at all times to the rights and interests of the City under this Easement.

VII. MISCELLANEOUS

7.1. The terms of this Easement shall be binding upon Owner and its successors in interest, lessees, and assigns, and shall continue as a servitude running in perpetuity with the Property. The terms "Owner" and "City," whenever used herein, and any pronouns used in place thereof, shall mean and include the above-named Owner and Owner's successors and assigns and the above-named City and its successors and assigns, respectively.

7.2. Owner shall hold harmless, indemnify and defend the City and its officers, employees, volunteers, agents and contractors and successors and assigns of each of them (collectively, "Indemnified Parties") from and against all liabilities, penalties, costs, damages, expenses, causes of action, claims, or judgments (collectively, "Claims") in any way related to or arising from: (1) any real property taxes and general or special assessments assessed and levied against the Property, Structure or Project; or (2) this Easement, the conveyance or possession thereof or the exercise of any rights hereunder including without limitation any claim for personal injury or property destruction for which liability is asserted against the City premised on its ownership of this Easement. This indemnification shall not extend to the gross negligence or willful misconduct of any Indemnified Party.

7.3 If any provision of this Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Easement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

7.4 This Easement shall be recorded in the records of the Clerk and Recorder of Boulder County. The Owner agrees that Owner will disclose the existence of this Easement to the grantee of any subsequent deed, or other legal instrument, by means of which Owner conveys any interest in the Property (including a leasehold interest). Owner represents to the City that, as of the date of Owner's execution hereof and prior to recording hereof, Owner has not and will not enter into any unrecorded leases, contracts or other agreements for transfer of any interest in the Property (including a leasehold interest).

7.5 This instrument and the attached Exhibits contain the entire agreement between the parties relating to the Easement on the Property and may be modified only by an instrument in writing executed by all parties and recorded in the records of the Clerk and Recorder of Boulder County.

7.6 This Easement may be executed in one or more counterparts, each of which when so executed shall be deemed an original, and such counterparts together shall constitute one and the same instrument.

7.7 Any notice or communication required or permitted hereunder shall be given in writing and shall be personally delivered, sent by facsimile transmission, or sent by national overnight courier or United States mail, postage prepaid, registered or certified mail, return receipt requested, addressed as follows:

CITY:
City of Louisville
City Manager
749 Main Street
Louisville, CO 80027
Fax: (303) 335-4550

OWNER:
BLT Enterprises, LLC
c/o Jacques Blanchard
817 Main Street
Louisville, CO 80027
Fax: _____

With a copy to:

Light, Kelly & Dawes, P.C.
City Attorney
749 Main Street
Louisville, CO 80027
Facsimile: (303) 298-1627

_____
_____
_____
_____

or to such other address or the attention of such other person(s) as hereafter designated in writing by the applicable parties in conformance with this procedure. Notices given in the manner described above shall be effective, respectively, upon personal delivery, upon facsimile receipt, or upon mailing.

IN WITNESS WHEREOF, the parties have caused this instrument to be duly executed this_____day of _____, 2011.

OWNER:

BLT ENTERPRISES, LLC

_____
By: Jacques Blanchard
Title: Owner

STATE OF COLORADO)
)ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 23rd day of May, 2011, by Jacques Blanchard as Owner of BLT Enterprises, LLC.

Witness my hand and official seal.

My commission expires on: May 7, 2013

(S E A L)

Jolene J. Schwertfeger
Notary Public

NOTARY PUBLIC
JOLENE J. SCHWERTFEGER
STATE OF COLORADO

My Comm. Exp. May 7, 2013

CITY OF LOUISVILLE,
a Colorado home rule municipal corporation

By: _____
Charles L. Sisk, Mayor

CITY OF LOUISVILLE
SEAL
COLORADO

Attest:

By: Nancy Varra
Nancy Varra, City Clerk

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2011, by Charles L. Sisk, Mayor, City of Louisville.

Witness my hand and official seal.

(S E A L)

_____
Notary Public

My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION
817 MAIN STREET – REX THEATRE

THE SOUTH 5 FEET OF LOT 10 & THE NORTH 20 FEET OF LOT 11, BLOCK 5, TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

EXHIBIT B
HISTORIC ELEMENTS – DESCRIPTION
817MAIN STREET – REX THEATRE

Historic elements shall include:

1. **False Front outline, and necessary structural support (as shown in Exhibit "C")**
2. **Tin Siding**
3. **Cornice**
4. **Screened "Rex Theater" sign**
5. **Arch, and**
6. **Marquee**

EXHIBIT C
HISTORIC ELEMENTS – DEPICTION
817 MAIN STREET – REX THEATRE

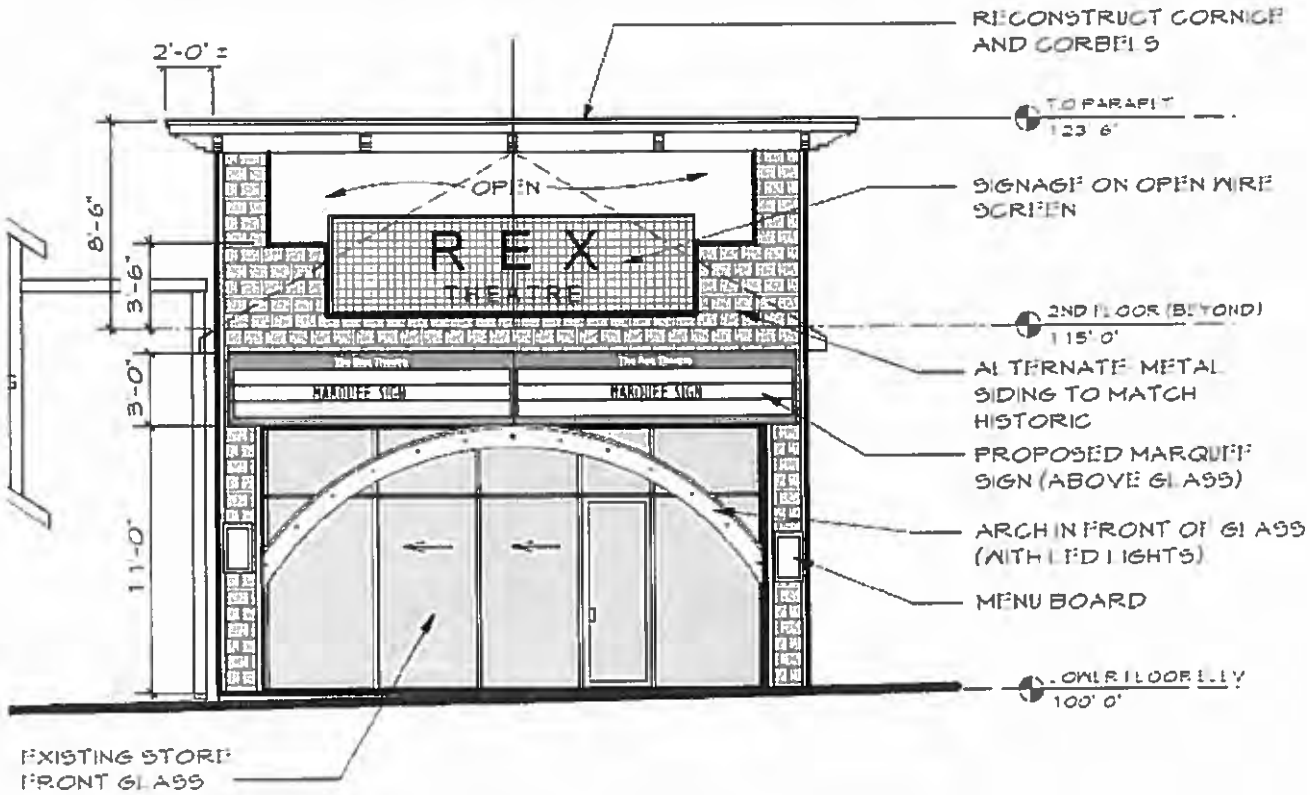
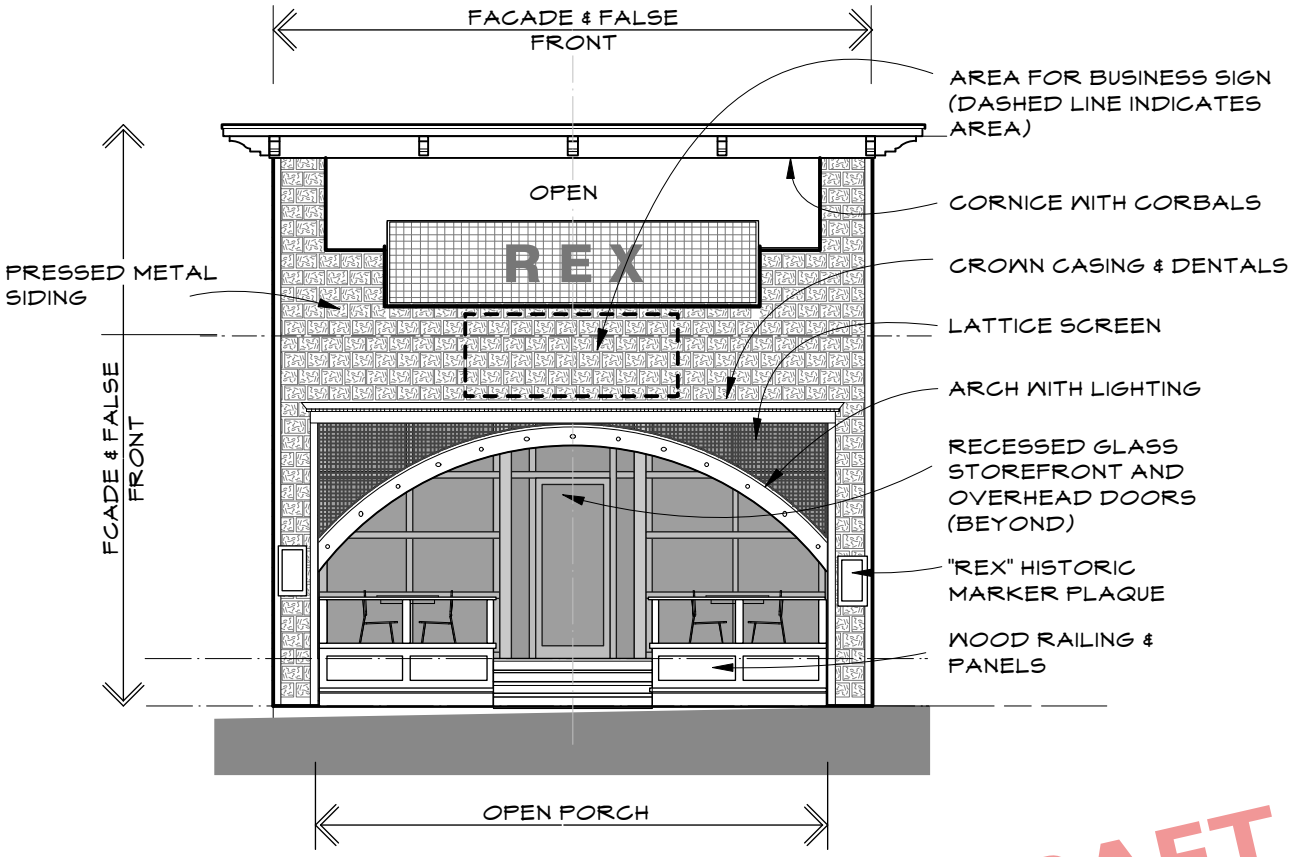


EXHIBIT C
HISTORIC ELEMENTS - DESCRIPTION
817 MAIN STREET - REX THEATER



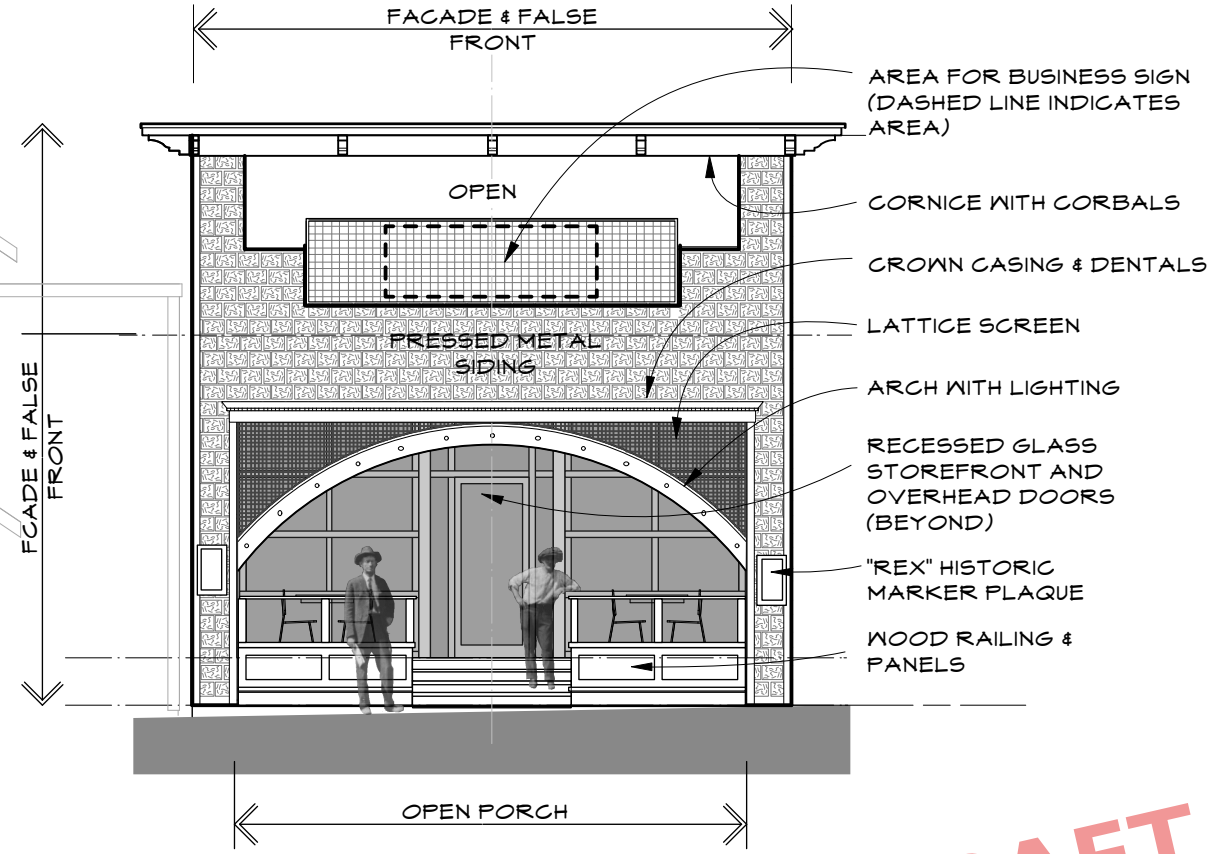
Street Facing Facade

1/8 = 1'-0"

DRAFT
11/18/15

Historic Photograph

(circa 1919)



Street Facing Facade

1/8 = 1'-0"

DRAFT
11/18/15

stewart
ARCHITECTURE
1132 Jefferson Ave. Louisville, CO 80027
tel 303. 665. 6668

CONCEPT PLAN

817 MAIN STREET - SEPT. 15, 2015

City of Louisville
COLORADO • SINCE 1878

Historic Preservation Commission
Meeting Minutes
October 19, 2015
Council Chambers, 2nd floor of City Hall
City Hall, 749 Main Street
7:00 – 9:00 PM

Call to Order

6:32 p.m.

Roll Call

Members Present: Kirk Watson, Lynda Haley, Jessica Fasick, Debbie Fahey, Peter Stewart and Mike Koertje

Members Absent: Dana Echohawk

Staff Present: Lauren Trice, Planner I

PUBLIC HEARING – 817 Main Conservation Easement

Stewart recused himself due to professional conflict.

Trice presented staff's information. She gave the background of the original Conservation Easement and what it protects. She then explained the request for modifications to the Conservation Easement which would remove items from the Conservation Easement, thereby allowing modifications to the façade of the structure. The modifications are as follows:

- Remove marquee
- Remove Rex Letters from screen
- Remove crown casing and lattice
- Recess storefront
- Add lighting to Arch
- Add Rex historic plaque

Trice stated the proposed design will reflect more of one architectural era, more specifically the façade from circa 1919. Staff recommends approval and a condition for the applicant to place a mural on the north wall in lieu of repaying the original grant funding for the original improvements.

Josh Karp, applicant, presented the proposed modifications. He stated this is a request to improve the structure and there are ways to fix the grant funding issue. He believes he can create a cost sheet showing all that is staying, that was paid for, and all that is being removed.

Fahey stated she believes the changes will greatly approve the appearance of the building. She states she prefers the plaques and not the mural. She said the mural is out of context. She likes all of the other changes. However she does not believe the HPC has the authority to approve anything nor discuss these changes because there aren't any criteria. She believes the Conservation easement can only be changed by Council.

Trice stated she spoke with the City Attorney about this and the HPC can discuss this. She stated Fahey is correct the Council is the final say, but this item can be discussed by the HPC.

Watson asked if Council has reviewed any of this and has it been remanded back to us.

Trice stated Council has not seen this yet.

Watson asked what the City Attorney said about this process.

Trice stated he did not discuss the label of the agenda item, but he said HPC can make decisions on this item.

Watson asked if the item has been mislabeled.

Trice stated she believes it has not been mislabeled. She believes we can forward this item as a referral if the label "public hearing" is too much.

Haley agreed with Trice and believes we can forward this item onto Council in whatever form we need.

Watson stated he was fine with commenting on this item but believes we should not vote on this item. It will simply be a referral.

Fahey stated she still agrees with the changes as proposed, prefers the plaque and not the mural. She believes the funding discussion should be left up to Council. She stated she has problems with removing items which were paid for through tax payers money.

Haley stated she is fine as long as most of the items paid remain on the building, especially if the owner is going to pay for the new improvements. She believes the changes are better and the cost improvements will balance out the loss.

Karp stated it will probably cost $120,000 out of pocket to improve this façade.

Discussion ensued regarding whether a sign on the mesh would be illuminated.

Haley stated illumination would be fine for a sign on the wire mesh. She also stated she liked the wood railing, the panels the arch with lighting. She stated the modification is more conducive with the original.

Fasick stated she is not a fan of getting rid of the Rex lettering, but would rather have it say “Rex Theater”. She stated the word “theater” would have it be differentiated from the restaurant. She stated she is fine with everything else, and asked about the details of the arch and about locking the details in. She is okay with removing the marquee. She added she is not in favor of the mural.

Haley stated she is willing to release the name of the building to allow a new business the shine through.

Koertje stated he is a little conflicted because he does not want this to come up every time there is a new owner. He stated the big reason why we approved the easement and the grant is due to the historical elements included, such as the Rex on the mesh and the marquee. He added, though, he is not opposed to the modifications, with the exception of removing the Rex letters.

Watson asked Karp if he could state where the restaurant sign would be located.

Karp stated below the mesh, but would be open to place it in the iron mesh.

Watson said if you use the mesh, maybe the “Rex Theater” letters could be located on the tin façade. He then recommended omitting the “Rex Theater” letters from the sign code requirements. He added he is not in favor of the mural.

Fahey stated if you add Theater it will remove any reference to the restaurant.

Watson said the “Rex Theater” letters can match the building colors.

Watson stated this was more of a discussion to forward recommendations to Council so we will not be voting on this item.

Fahey asked if we could consider a future discussion on what we are authorized to do.

Koertje believes we have the authority to make recommendations to Council for items which deal with anything dealing with the HPF fund.

Trice stated she will add as a future item on the agenda the ability to clarify the board’s responsibilities.

Historical Report
817 Main Street, Louisville, Colorado

According to the Boulder County Assessor's website, the property at 817 Main Street is owned by BLT Enterprises LLC and occupies the south 5 feet of Lot 10 & the north 20 feet of Lot 11, Block 5, in Original Louisville. Until the late 1930s, the address for this location was 320 Main.

This building, which is over 100 years old, represents a vibrant and important part of Louisville's history. It served the community as a movie theater (and, at times, a live theater) for nearly seventy years. This long run even extended into the late 1970s, which was a time when most small town movie theaters in the United States had disappeared. This theater (first called the Isis, then the Rex) brought popular movie culture to Louisville. As noted in a 1995 article in the Boulder Daily Camera, "The Rex was a large part of Louisville history because it was one of the central meeting grounds for much of the century." For many decades, it was the only theater in town.

The history of the Rex is also significant for its strong representation of Louisville history and demographics. From 1927 to 1972, members of Louisville's Italian community owned and operated the theater. In addition, a number of its owners were coal miners either prior to or at the same time as their ownership of the theatre.

Following this long history as a movie theater, the building came to have a role as part of Louisville's history as a restaurant town by being the location of a popular Mexican Restaurant, Senor T's, for about thirty years.

The Development of Original Louisville

Online property records for Boulder County show that Louis Nawatny, who platted Original Louisville in 1878 and named it after himself, transferred part of Lot 10 and all of Lot 11 to Charles Weil in 1880.

Due to the fact that this parcel includes parts of lots rather than entire lots and due to the limitations of doing research in the online property records, which do not describe which part of a divided was being transferred from owner to owner, the earliest section of the chain of ownership could not be completed. It is possible that eventually, research of documents at the Boulder County Recorder's Office itself will be able to fully reveal this chain. Based on the online records, early owners of the property appear to have included such prominent Louisville residents as Joseph Youk, David and/or Jane Carlton, Martin Zurich, and attorney J. Vaughan Sickman.

Whatever the particular identities of the early owners, there is no question that the 800 block of Main Street (then called Second Street) was developed early in Louisville's history. The earliest Sanborn Fire Insurance Map for Louisville, for 1893, shows that every lot of the west side of the 800 block of Main Street was already developed with at least one building, all of them dwellings. A dwelling is shown straddling Lots 10 and 11,

as 817 Main currently does. It is possible that some part of the early dwelling on Lot 10 and 11 was incorporated into the current building when it was built.

Date of Construction of the Current Building at 817 Main

Two different records from the Boulder County Assessor's Office give the different dates of 1900 and 1910 as the date of construction for the current building.

Photo 1, Louisville Historical Museum, E-M N-5

Also relevant to this inquiry of when the building was constructed is Photo 1, which shows a building in Louisville being built by H.H. Fischer. The granddaughter of this well known local family that was engaged in building construction stated to staff at the Louisville Historical Museum that this photo shows the construction of this building at 817 Main in 1898 and that H.H. Fischer is shown on the far right. However, this identification of the building in the photo and the separate issue of the date of the photo have not been independently verified. It should be noted that the 1900 Sanborn map for Louisville shows a dwelling that looks identical to the dwelling shown in this location on the 1893 Sanborn map. It is possible that this photo shows the construction of the building, but that it was not in 1898.

The billiard hall that occupied the building before it became a theater is shown on the 1908 Sanborn map.

It can be concluded that the date of construction for this building is circa 1900-1908.

Early History as a Billiard Hall

Photo 2, Louisville Historical Museum E-B N-19

The records at the Louisville Historical Museum for Photo 2 state that it shows the interior of this building at 817 Main when it was a billiard hall. This was stated to be in "1907 or 1908." Mike Wisek, who would later work as a movie projectionist for the Isis and Rex Theatres, is stated to be pictured in this photo. Verification that this photo in fact shows the building at 817 Main was not located.

The 1908 Sanborn fire insurance map for Louisville reveals a billiard hall in the correct location to be this building. It shows as a rectangular building situated right on the street. Unfortunately, the identification of the lot numbers is not accurate on the 1908 Sanborn map (and is inconsistent with the 1893 and 1900 Sanborn maps and with current property descriptions and County records) and should not be relied on for this part of Main Street in terms of the accuracy of the legal description.

Ownership by Otto Todd and Janie Beveridge Todd; Isis Theatre; 1908-1918

Otto and Janie Todd acquired this property in 1908 and owned and operated a business here until 1918. Otto Todd, born in Wisconsin in 1875, was a veteran of the Spanish-American War. He passed away in 1929. Janie Todd, born in Illinois in 1884, had lived in Louisville since her childhood as a member of the Scottish Beveridge family. She passed away in 1965.

Otto Todd is believed to have initially operated a billiard hall in this location. By the time of the census in 1910, however, he was listed as the operator of a moving picture theatre, and by 1911, according to a Louisville directory, he was the proprietor of the "Isis Theatre." Thus, it was Otto Todd who began using the building as a movie theater. Films were projected from the front of the building to a screen at the rear.

Photo 3, 817 Main circa 1915, Louisville Historical Museum E-N N-8

Photo 3 shows the front of this building, most likely at the time that it was owned and operated by the Todds. A poster for the 1915 film *Anna Karenina* is being displayed in this photo.

Ownership by Walter Dugan and by James Carper; Beginning of Rex Theatre, 1918-1927

Walter Dugan purchased this property in 1918. By 1920, he was operating it under the name of the Rex Theatre.

Photo 4, Rex Theatre c. 1919, Louisville Historical Museum E-B N-9

Photo 4 shows the facade of the building from circa 1919, based on the poster for the 1919 film *Gambling in Souls* that is being displayed at the left rear. Dugan, the owner, and Mike Wisek, the projectionist, are pictured in this photo, according to the Museum's records.

Photo 5, Main Street scene c. 1919, Louisville Historical Museum E-C N-12

Photo 5 shows the Rex Theatre on the left. This photo shows a poster that is also shown in Photo 4, and so is also believed to have been taken in around 1919.

From 1920 to 1927, the building was owned by James Carper, who is also listed in directories for that period as the manager of the Rex.

According to an account printed in the August 1994 issue of the *Louisville Historian* and entitled "Movie Theaters in Our Town," live piano music for silent movies was performed in the theater in the 1920s, some of it performed by Mary Ferrari Franchini.

Ownership by Santino Biella and Continued Operation of Rex Theatre, 1927-1945

In 1927, Santino Biella purchased this property and continued the operation of the Rex Theatre with his wife, Mary Zarini Biella. They owned and operated it until 1945.

Santino Biella was born in Italy in c. 1885. He was a coal miner prior to owning the Rex Theatre. He passed away in 1957. Mary Zarini Biella was born in Louisville in 1894 of Italian parents and died in 1966. The couple lived with their children in the 800 block of La Farge Avenue, almost directly west of the theater that they operated. (This was also the block where Mary had grown up.)

Santino, or Sandy, ran the business side and Mary sold tickets. According to the 1994 *Louisville Historian* article, which was assembled and edited by Sandy and Mary Biella's niece, Eileen Schmidt, "Shortly after Sandy and Mary Biella became owners of the Rex, the movie industry was booming and the Rex became a first-run facility. This meant that the moves were shown in Louisville at the same time they were being viewed in Denver and other larger cities. This was very important because people didn't have the means of traveling to the larger cities just to see a movie." The Biellas acquired a player piano that used punched paper rolls. Hazel Zarini Harris, Vito Romans, and others performed the role of operating the player piano.

The article goes on: "Mr. Biella offered part-time jobs, such as dusting the seats, sweeping the front lobby, sweeping the theater, and other work necessary to maintain the building to the young people of the community." The motion pictures were remembered as changing three times a week: "One movie was shown on Sunday and Monday, one on Tuesday and Wednesday, no movies on Thursday, and a different one on Friday and Saturday." Biella also instituted a Saturday matinee.

A Louisville resident from this time period recalls going to movies at the Rex Theatre in the 1920s and 1930s. He remembers a central aisle and the fact that the early sound system was not consistent for all areas of seating. He also recalls Sandy Biella trying to get noisy children to stay quiet during the movie showings.

Charles and Christine Zarini's candy store (now gone) right next to the Rex Theatre to the north was a convenient spot for audience members to buy candy before the show. Charles Zarini was the brother of Mary Zarini Biella and brother-in-law to Sandy Biella. Later, the Biellas started their own concession stand at the Rex.

Photos 6, 7, 8, and 9 show Main Street with the Rex Theatre included. The photos are believed to date from the 1920s.

Photo 6, Main Street, Louisville Historical Museum E-B N-10

Photo 7, Main Street, Louisville Historical Museum E-C N-6

Photo 8, Louisville Historical Museum 90-11-05C

Photo 9, Main Street, Louisville Historical Museum 2000.005.001

A colorfully painted canvas curtain (Photo 10) from the Rex Theatre that was enjoyed by Rex Theatre and Senor T's customers until Senor T's closed in 2008 dates from the early ownership of the theatre by Santino Biella. The canvas is strongly believed to have been created in the period of the late 1920s, during the silent movie era, and it displays advertising for twenty-two different downtown Louisville businesses that operated at the time. (The Zarini candy store next door was one of the businesses advertised on the curtain.)

Photo 10, Rex Theatre movie curtain, Louisville Historical Museum

As the 1994 *Louisville Historian* article notes, "[The Rex] also hosted other forms of entertainment such as plays presented by a group of local amateur actors, talent shows, [and] baby contests …" One of these plays from circa 1927-1930 is pictured in Photo 11. The painted canvas curtain can be seen at the top of the photo, and player piano rolls can be seen on the stage. It is likely that the piano sat just out of the picture below the stage.

Photo 11, Louisville Historical Museum 2003.009.001

Ownership of the Rex Theatre by Carmen and Ann Romano, 1945-1972

Carmen Romano was a projectionist at the Rex Theatre during the ownership of Sandy Biella, and he and his wife, Ann, ended up owning and operating it beginning in 1945. During the day, he worked as a coal miner in area coal mines and even became a mine superintendent.

Carmen Romano was born in Italy in 1906 and moved to the Louisville area in 1922. He died in 1993. Ann DiFrancia Romano was born in Superior in 1907. She passed away in 1999.

Carmen's skills as a mechanic, electrician, and plumber were useful in the business. A narrative about Carmen Romano written by his brother, Lewis, stated that Carmen made the marquee and "he was always on the ladder changing the billboard for coming new shows." Records at the Museum indicate that the Romanos also improved the building by installing restrooms. Carmen and Ann would drive to Denver every week to pick up a new film. They also are remembered for their efforts to quiet noisy young people in the audience.

Photos 12 and 13 show the Rex Theatre in the 1940s.

Photo 12, Louisville Historical Museum 2009.017

Photo 12, from 1946, shows that the building still had the large "Rex" sign at the top, but the marquee had been built.

Photo 13, Boulder County Assessor photograph of 817 Main, 1948

Photo 13, from the 1948 Boulder County Assessor's card, shows the building at a similar time.

Later, the "Rex" letters were removed from the top of the facade.

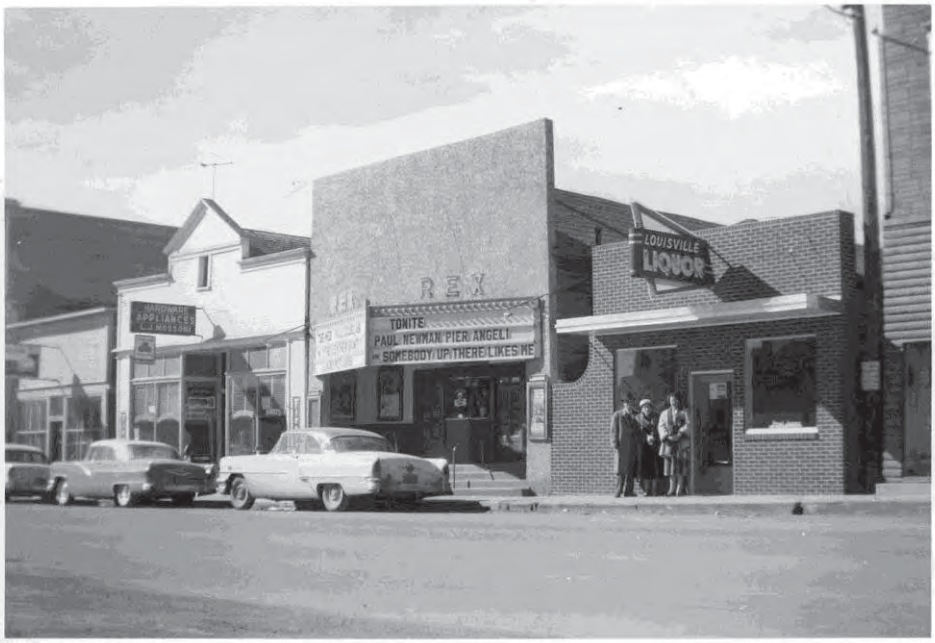


Photo 14, Louisville Historical Museum

Photo 14 shows the building in 1957.

Photo 15, Louisville Historical Museum

Photo 10 shows the Rex Theatre to the left in 1965.

Ownership by Daryl and Beth Decker, 1972-77

The last operators of the Rex Theatre were Daryl and Beth Decker. They continued the practice of showing family oriented films at the Rex. According to the 1994 *Louisville Historian* article, the price of admission under the Deckers' ownership was 50 to 75 cents.

Senor T's Restaurant and Ownership by Ted and Carolyn Manzanares, 1977-2008

Carolyn and Ted Manzanares established Senor T's Restaurant in 1972 on the east side of the 700 block of Main Street. In 1978, they opened the restaurant at 817 Main. The restaurant served such Mexican food dishes as burritos, quesadillas, chimichangas, tamales, and chile rellonos. Prior to opening, they made some alterations to the building.

Photo 16, Louisville Historical Museum

Photo 16 shows the building in 1979, after Senor T's Restaurant began to occupy this location.

In an interesting twist, Carolyn Manzanares is a member of the Mangus family whose clothing store was advertised at the top of the Rex Theatre movie curtain.

Following the closing of the Rex Theatre, two seats and the Rex ticket stand for customers to deposit their tickets in were donated to the Louisville Historical Museum. In 2010, Ted and Carolyn Manzanares donated the Rex Theatre movie curtain along with sconces and a clock that were used in the theater.

The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, Louisville directories, and Louisville Historical Museum maps, files, obituary records, and historical photographs from the collection of the Louisville Historical Museum.

Bridget Bacon, Louisville Historical Museum
April 2010

City Council – Public Hearing – December 1, 2015

817 Main Conservation Easement Amendment

RESOLUTION NO. 87, SERIES 2015 – A RESOLUTION APPROVING A FIRST AMENDMENT TO A GRANT OF CONSERVATION EASEMENT IN GROSS FOR THE REX THEATRE – 817 MAIN STREET

Prepared by:
Planning and Building Safety Department

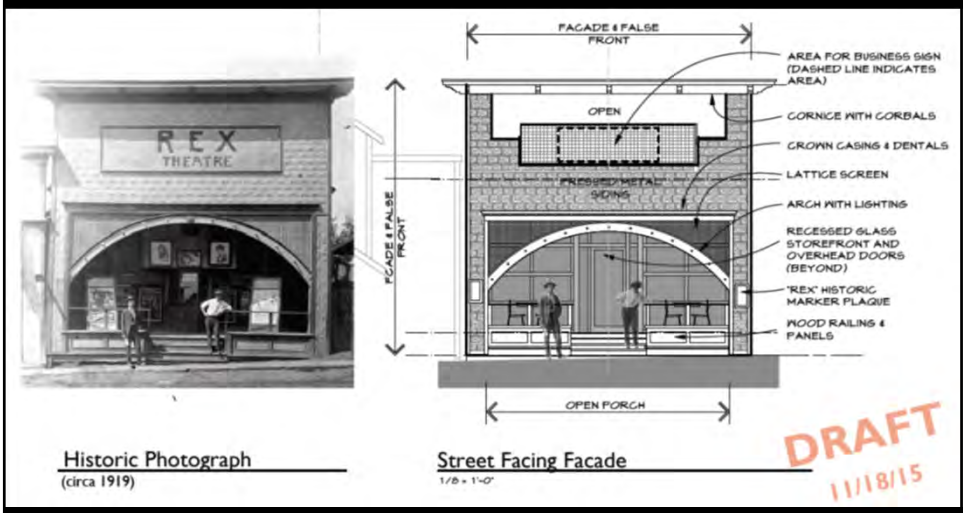
817 Main Conservation Easement Amendment
Background

817 Main Conservation Easement Amendment
Background

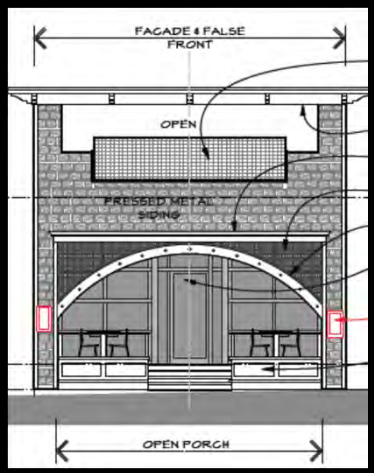
- Constructed circa 1900
- Known as the "Rex Theatre"
- Conservation easement approved by City Council May 23, 2011
- Request to modify facade

817 Main Conservation Easement Amendment
Conservation Easement

817 Main Conservation Easement Amendment
Request



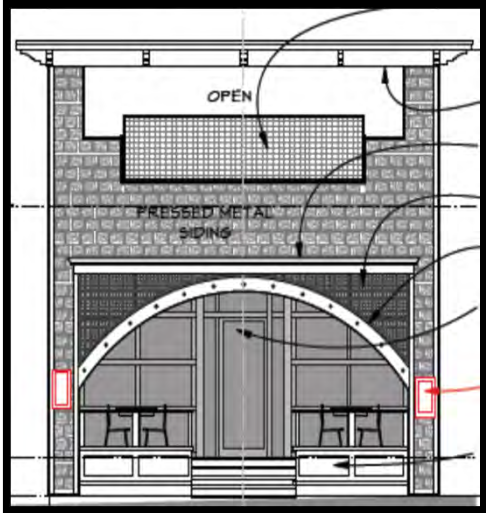
817 Main Conservation Easement Amendment
Request



The applicant is requesting the following changes:

- Remove marquee
- Remove marquee from list of "Historic Elements"
- Remove "REX" letters and allow for business sign within screened area
- Remove "REX" letters from list of "Historic Elements"
- Construct Crown Casing and Lattice
- Add Crown Casing and Lattice to list of "Historic Elements".
- Recess storefront and open porch with wood railing and panels
- Add Open Porch to list of "Historic Elements"
- Add lighting to arch
- Add "REX" Historic Marker Plaques

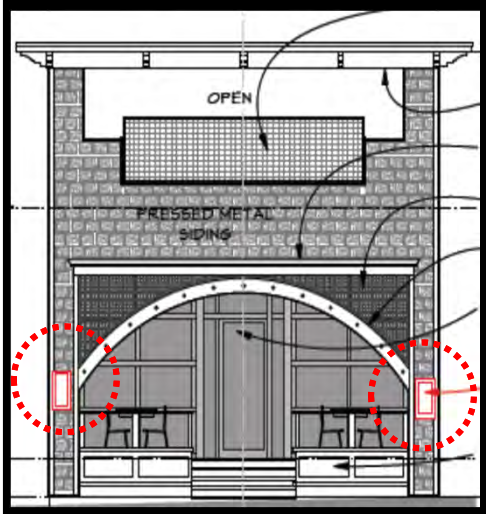
817 Main Conservation Easement Amendment Request



Staff believes design is an improvement from the original conservation easement

- More consistent restoration of the façade
- Higher quality of materials
- Restores the recessed entry from the early 20th century Rex Theatre
- Allows for more flexibility with building signage

817 Main Conservation Easement Amendment Request



- Proposed design minimizes the historic building name “Rex Theater”
- Applicant is proposing plaques on the façade of the building to recognize the history of the building

817 Main Conservation Easement Amendment
Fiscal Impact

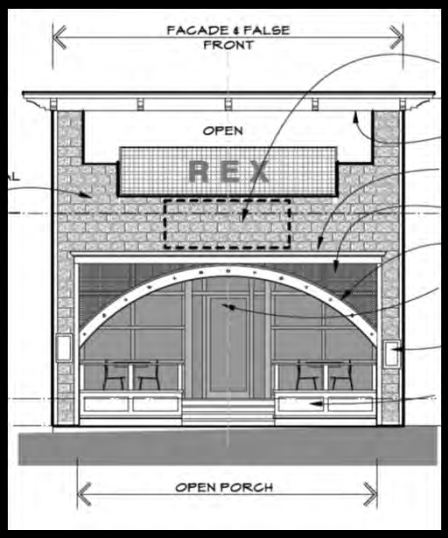
- Applicant is not asking for an additional grant from the Historic Preservation Fund
- The City can, if desired, negotiate with the applicant to have them repay some of the HPF funds in exchange for amending the conservation easement
- Staff believes the proposed design will have a positive impact on the structure and overall character of Main Street
- Staff does not recommend an exchange of funds in order to amend the Conservation Easement

817 Main Conservation Easement Amendment
Historic Preservation Commission Action

The Historic Preservation Commission held a public hearing October 19, 2015. The Historic Preservation Commission discussed several elements of the proposed design bulleted below. However, no formal recommendation from the HPC was voted upon or advanced to City Council.

- Retain the REX letters, add “theatre”, and move the business signage below
- Changes restore the facade to the early 20th century design of the structure
- Interest in having a successful business on Main Street
- Plaques on the façade are preferred

817 Main Conservation Easement Amendment
Alternative Design



- Alternative design proposed in response to HPC discussion, retains the "REX" letters and places business sign below
- Staff believes this will create visual clutter and confusion
- Staff also believes the eye-level interpretive plaques will share the history of the building
- Staff does not recommend the alternative design

817 Main Conservation Easement Amendment
Recommendation

The proposed changes (10/17/15 Draft) enhance the character of 817 Main Street. Staff recommends the resolution approving a First Amendment to a Grant of Conservation Easement in Gross for the Rex Theatre – 817 Main Street with the following conditions:

A. The label on Exhibit C regarding the mesh sign shall be revised to read as follows "Screened Sign Field (Business Sign, subject to sign permitting requirements only).

B. The language and design of the plaques are subject to review and approval by City Staff and the Historical Commission prior to installation.

City of Louisville
COLORADO • SINCE 1878

CITY COUNCIL COMMUNICATION
AGENDA ITEM 8D

SUBJECT: **RESOLUTION NO. 88, SERIES 2015 – A RESOLUTION APPROVING A FINAL SUBDIVISION REPLAT AND PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR THE CONSTRUCTION OF A 8,870 SF MEDICAL CLINIC AND URGENT CARE AT 511 EAST SOUTH BOULDER ROAD**

DATE: **DECEMBER 1, 2015**

PRESENTED BY: **TROY RUSS, PLANNING AND BUILDING SAFETY**

SUMMARY:

The applicant, Centura Health, is requesting approval of a Subdivision Replat and final Planned Unit Development (PUD) to allow for the construction of a new 8,870 SF Medical Clinic, Urgent and Emergency Care facility, a use by-right in the Community Commercial (CC) Zone District, at 511 E. South Boulder Road. The site is located in the Village Square Shopping Center. The property is the former home of Valley Bank and Trust, American Family Insurance, and more recently the DeVinci Institute. If approved, the applicant will demolish the existing building and construct the new facility.

PROPOSAL:
The proposed land development request is for a new 24-hour, seven-day a week Medical Clinic Urgent and Emergency Care facility to be located on an existing 0.77 acre site in the southwest corner of the Village Square Shopping Center, where an existing bank building currently resides.

The proposed new building would contain medical offices, 8 exam rooms, and would provide episodic care only. According to the application, patients served by this facility would be evaluated by a physician and treated and discharged, usually within 60-90 minutes, based on care needs. Typically 97% of these patients would be discharged home to self-care (e.g. with a prescription for additional medication if needed).

The application further states, patients requiring higher level of care would be transferred to a hospital for admission, additional testing, or longer observation and or treatment. The requested urgent and emergency care facility would not perform surgery or offer intensive-care or overnight stays.

Although there is a requested ambulance canopy with emergency entrance, the applicant states the proposed urgency center would not accept ambulance patients. However, there would likely be a few patients that require medical transport to a hospital from the facility for a different or higher level of care not available at the facility.

The application states, *"The Urgency Center's primary goals are to evaluate, stabilize and treat all emergency patients. When a patient requires admission to the hospital, the ambulance provider generally would not have a medical reason to use sirens and lights for the transport, because the patient has been evaluated and stabilized by the emergency physician, and prepared for transport. It is anticipated the noise and lights associated with ambulances will be minimal and infrequent."*

Land Use and Zoning
Section 17.08.070 of the LMC defines a clinic to mean *"offices for one or more physicians, surgeons, dentists, or other practitioners of the healing arts, but does not include rooms for the abiding of patients.*

Section 17.08.235 defines a hospital to mean *"any building or portion thereof used for diagnosis, treatment and care of human ailments; but does not include medical clinics, rest homes, convalescent homes, nursing homes and retirement homes."*

The property is located in the Community Commercial (CC) zone district. Since this facility's design and proposed operations does not include rooms or the proposed practice for the abiding, or the extended care, of patients and no ambulance delivery, staff has interpreted the requested land use as a medical clinic (Use Group 29), not a hospital (Use Group 13), and a use by-right in the CC zone District.

Subdivision Replat
The property is currently platted in the City of Louisville as a portion of a larger parcel subdivided within the City in 1978 as Tract B in the Louisville North 7th Filing. This original subdivision of the property was associated with the development of the Village Square Shopping Center.

Section 16.04.040 of the LMC requires that any property intended for the private sale or development within Louisville shall be subdivided in compliance with Title 16 - Subdivisions of the LMC.

Staff has reviewed the proposed Replat B of the Louisville North 7th Filing, separating this property from Tract II, and found it in compliance with all the design standards documented in Chapter 16.16 of the LMC, with one minor easement exception.

Staff requests the applicant modify the "new" public easement language to include a phrase recognizing the City's needed drainage easement along with its new public access easement. Specifically, staff requests a condition be added to the Planning Commission recommendation stating the applicant shall add *", and to the City of Louisville the City drainage easement, as shown on the accompanying plat…"* to the new easement dedication language in the Replat.

The Public Works Department has reviewed the updated Plat and requests a condition of approval stating the applicant shall comply with the November 5, 2015 Public Works memo prior to recordation. The comments within the memo are related to public improvements associated with the requested replat.

Currently, the City requires public improvement construction plans associated with a requested subdivision be accepted by the Public Works Department prior to the recording of a plat. The comments in the memo are related to specific easements and plat concerns that will need to be verified during the construction plan review. None of the comments impact the applicant's entitlement requests.

Planned Unit Development
The project's design is regulated by the City's Commercial Development Design, Standards and Guidelines (CDDSG). Staff's review of the proposed project identified three waiver requests to the City's development requirements: lot coverage, front setback, and sign dimensions.

The applicant is requesting these waivers be allowed as they believe their proposal meets the spirit and intent of the criteria found in Section 17.28.110 and is providing an excess of design amenities in the development plan for the needs of residents for usable or functional open space as required for waiver consideration.

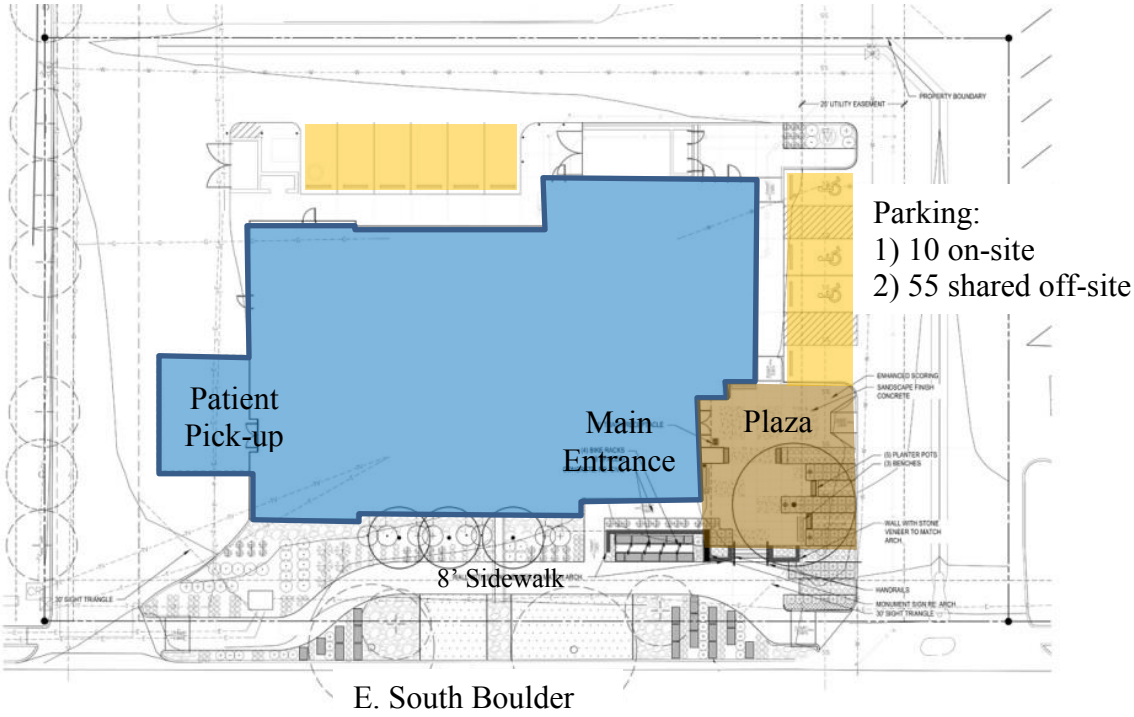
The applicant is proposing to provide an 8-foot sidewalk, along with necessary additional public access easements to improve the walking environment along South Boulder Road and protect the existing mature trees in the right-of-way. These requested actions are consistent with those actions allowed by City Council for the adjacent Centre Court project (Alfalfa's).

Site Plan

The proposed site plan includes a new single building with an 8,870 square foot footprint. The building would be located in the south center portion of the proposed lot and would "front" the existing parking area to the east and South Boulder Road to the south.

Lot Coverage - The building, parking, and driveways are proposed to cover 78% of the site. Only 70% is allowed in the CDDSG. It is important to note, this proposed Lot Coverage reflects an improvement from the current Lot Coverage of 89.2%.

Regardless of the improvement in Lot Coverage, a waiver to the CDDSG is required. The remainder of the site, if approved, would include a pedestrian hardscape and landscaped areas along South Boulder Road. An 8-foot sidewalk, along with necessary additional public access easements, in excess of City standards, is proposed along South Boulder Road. The proposed location of the sidewalks would help preserve the existing mature trees.



Parking – Section 17.20.010 (F4) in the LMC stipulates 2 spaces per 300 SF of floor area plus 1 space per 2 employees is required for medical and dental clinics. The total number of parking spaces required is 65, 59 spaces of floor area (8,870 / 300 X 2) and 5 employee spaces for the proposed 10 employees.

The project would provide 65 parking spaces accommodated both on-site (11-spaces) and off-site (54-spaces within 500 feet, through a shared parking agreement). The applicant, if approved, would provide 8 bicycle parking spaces, one above the required 7 bicycle parking spaces.

Circulation – The proposed circulation matches the circulation serving the existing building with the exception of the former drive through providing a driveway between South Boulder Road and the building.

Two vehicular access points would be provided to the site along South Boulder Road. Both of these driveways would serve the site and the adjacent Village Square Shopping Center. These driveways' 200-foot separation meets the requirements of the CDDSG.

A covered entrance is requested for patient drop-off and pick-up.

The applicant's design would provide an 8-foot sidewalk along South Boulder Road, in excess of the required 5-foot width. The sidewalk would be located 16-feet from the street where 6-feet is the minimum requirement.

Set-backs - The proposed site plan meets all but one of the setback requirements. The required setback from South Boulder Road, an arterial, is proposed to be 22-feet where 30-feet is required.

The applicant is requesting this setback waiver to accommodate parking and access needs to the rear of the property. Staff finds this setback request consistent with the setbacks allowed to the Centre Court project (Alfalfa's).

Architecture - The applicant is proposing contemporary building design with a distinctive horizontal roof line reinforced by consistent horizontal detailing. The building's proposed materials are consistent with those required in the CDDGS.

The proposed two tiered structure would be 21 feet in height at its highest point, meeting the CDDSG's 35-foot height limit. The majority of the proposed Urgency Center retains a 15-foot height.

The building's proposed horizontal roof line is highlighted by a subtle tower feature showcasing the building's primary entrance. The proposed building's façade is designed is articulated through altering stucco, stone, brick, and glass. The proposed

horizontal detaining in the building's materials, window treatments and entrances create a consistent rhythm and scale.

The applicant has indicated the enclosure for the trash and generator would be constructed with a stone veneer, consistent with the CDDSG.

Landscape Plan and Drainage:
The proposed landscaping is concentrated along South Boulder Road, improving the proposed building's relationship to the street and the Scenic Heights neighborhood south of South Boulder Road.

The site, being less than an acre, is not subject to the City's storm water detention requirements. The site currently drains to South Boulder Road and the adjacent shopping center. The application retains the site's current drainage configuration.

Signs:
The applicant is proposing the building's signs be consistent with the commercial standards highlighted in the CDDSG rather than the office standards. In exchange for this waiver, the applicant has committed to employ backlit / halo signs on both the building's wall signs and monument sign. Backlit, or halo signs, utilize opaque (instead of translucent) lettering, to produce a halo effect on the perimeter of a sign. Staff is comfortable with the retail sign request as the project is located within a retail shopping center. Staff finds proposed backlit signs to be more compatible with the project's residential neighbors than typical cabinet signs.

Lighting:
The applicant has submitted a lighting plan which includes wall lights on the building and pole lighting in the parking lot. The lights meet the specifications of the CDDSG.

PLANNING COMMISSION ACTION:
The Planning Commission reviewed the proposed Replat and PUD at their November 12, 2015 meeting. No members of the public spoke at the public hearing. Three questions were raised by the Planning Commission regarding the building's setback, the enforcement of the ambulance restriction, and the facility's billing practice. All of the Commission was in support of the project. Planning Commission voted 6-0 to recommend approval of the Replat and final PUD.

FISCAL IMPACT:
Staff does not anticipate negative fiscal impacts associated with this development request.

STAFF RECOMMENDATION:
Staff recommends City Council approve the Replat and Planned Unit Development (PUD) to allow for the construction of a 8,870 SF Medical Clinic and Urgent Care at 511 E. South Boulder Road (PT OF TRACT II .77 ACS M/L LOUISVILLE NORTH 7 SPLIT FROM ID 75712) with two conditions:

1. The applicant shall add *", and to the City of Louisville the City drainage easement, as shown on the accompanying plat…"* to the new easement dedication language in the Replat.
2. The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

ATTACHMENT(S):
1. Resolution No. 88, Series 2015
2. Draft Planning Commission minutes from November 12, 2015 public hearing
3. Subdivision Replat
4. Final PUD plan sets
5. Application materials:
   - Land Use Application
   - Submittal Letter
   - Drainage Report
   - Traffic Analysis
6. Referral Comments and Applicant Responses
7. Public Works 11-05-2015 Memo
8. Presentation

RESOLUTION NO. 88
SERIES 2015

A RESOLUTION APPROVING A SUBDIVISION REPLAT AND FINAL PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW FOR THE CONSTRUCTION OF A 8,870 SQUARE FEET MEDICAL CLINIC AND URGENT CARE AT 511 EAST SOUTH BOULDER ROAD.

WHEREAS, there has been submitted to the Louisville City Council an application for approval of a Subdivision Replat and a Planned Unit Development (PUD) to allow for the construction of a 8,824 SF Medical Clinic and Urgent Care at 511 E. South Boulder Road (Lot 1, Louisville North 7th Filing Replat B); and

WHEREAS, the Property is located in the Community Commercial (CC) Zone where Sec. 17.12.040 (Use Group 29) identifies a medical clinic and urgent care to be a use by right; and

WHEREAS, the City Staff has reviewed the information submitted and found the application complies with Louisville Municipal Code Chapter 16.16, Chapter 17.28 and Chapter 17.72; and

WHEREAS, after a duly noticed public hearing on November 12, 2015, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Reports dated November 12, 2015, the Planning Commission finds the Flatirons Rehab final PUD and GDP amendment, located on Lot 1, Louisville North 7th Filing Replat B should be approved.

WHEREAS, City Council has reviewed the application, including the recommendation of the Planning Commission, and finds that it complies with Chapters 16.16, 17.28 and 17.72; of the Louisville Municipal Code;

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby approve Resolution 88, Series 2015, a resolution approving a final subdivision Replat and Planned Unit Development (PUD) to allow for the construction of a 8,824 SF Medical Clinic and Urgent Care at 511 E. South Boulder Road (Lot 1, Louisville North 7th Filing Replat B) with two conditions:

1. The applicant shall add *", and to the City of Louisville the City drainage easement, as shown on the accompanying plat…"* to the new easement dedication language in the Replat.

2. The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

PASSED AND ADOPTED this 1st day of December, 2015.

By: _____
Robert P. Muckle, Mayor
City of Louisville, Colorado

Attest: _____
Nancy Varra, City Clerk
City of Louisville, Colorado

City of Louisville
COLORADO • SINCE 1878

Planning Commission

Meeting Minutes

November 12, 2015
City Hall, Council Chambers
749 Main Street
6:30 PM

- **Centura Health Urgent Care Final PUD: Resolution 33, Series 2015.** A resolution recommending approval of a final Subdivision Replat and Planned Unit Development (PUD) to allow for the construction of a 8,870 SF Medical Clinic and Urgent Care at 511 E. South Boulder Road.
  - Applicant: Robert Stansel, Centura Health
  - Representative: Mike Hagen, H&L Architecture
  - Owner: Valley Bank and Trust
  - Case Manager: Troy Russ, Director of Planning and Building Safety

Conflict of Interest and Disclosure:
None.

Public Notice Certification:
Published in the Boulder Daily Camera on October 25, 2015. Posted in City Hall, Public Library, Recreation Center, and the Courts and Police Building on October 23, 2015. Mailed to surrounding property owners and property posted on October 23, 2015.

Staff Report of Facts and Issues:
Russ presented from Power Point:
Property located at 511 E. South Boulder Road, in the southwest parcel of the Village Square Shopping Center. There has been a lot of investment in this area. Centre Court Apartments and Alfalfa's are under construction.

LAND USE AND ZONING
Zoning: Community Commercial (CC) Zone District
Proposed Use: Urgent / Emergency Care. There were two land use categories that could apply, medical clinic or hospital. This facility design did not include rooms for the proposed practice of extended care for patients, and no ambulance delivery. Staff interpreted this as a medical clinic, not a hospital. Staff worked with the applicant. A hospital would have required an SRU and Staff specifically worked so that no ambulance delivery of patients was part of this.
Description: The facility's design and proposed operations does not include rooms or the proposed practice for the abiding, or the extended care, of patients and no ambulance delivery. Staff has interpreted the requested land use as a medical clinic
Interpretation: Medical Clinic (Use Group 29), a use by-right in the CC zone District.

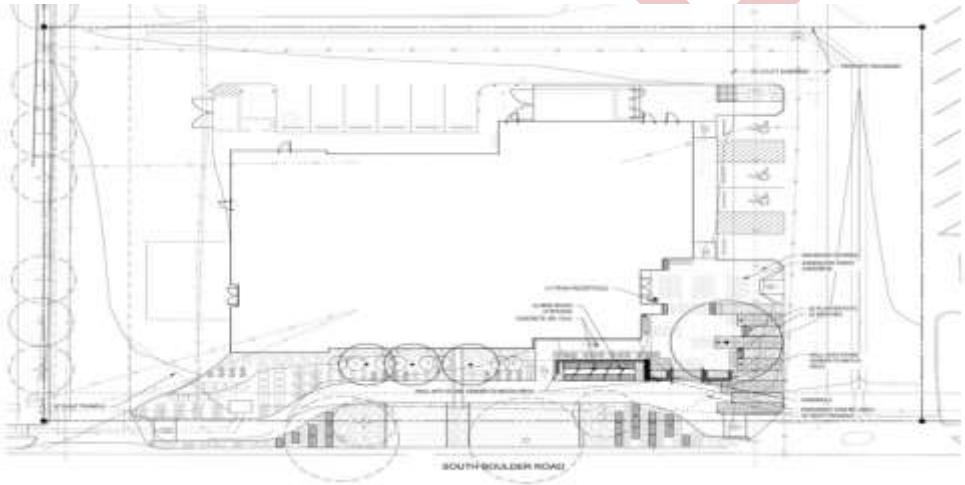
DRAFT

Section 17.08.070 of the LMC defines a clinic to mean "offices for one or more physicians, surgeons, dentists, or other practitioners of the healing arts, but does not include rooms for the abiding of patients.

REPLAT
The applicant needed to replat the property out of the original Village Square Shopping Center which had three main lots. This is the old bank building and the DaVinci Institute was the latest tenant of the drive-through bank.
Complies with Section 16.16.040 - Staff reviewed it with the City Attorney as well as the Public Works Department and there is a specific note the City Attorney wanted add. The applicant is creating a new easement and the easement needs to be specific.

1. The applicant shall add ", and to the City of Louisville the City drainage easement, as shown on the accompanying plat…" to the new easement dedication language in the Replat.
2. The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

FINAL PLANNED USED DEVELOPMENT (PUD)
The proposed development is a tear down and rebuild on this site.



The main entrance is in the southwest corner. The proposed development does have a main entrance and plaza on So Boulder Road. The project is proposing to introduce an 8' sidewalk where 5' is the requirement. Staff also did this with the Alfalfa's development. Working with the arborist, we are able to move the sidewalk back and get an increased public easement associated with the sidewalk so we can preserve the mature trees on So Boulder Road.
PARKING: Part of a shared parking agreement that is already within the shopping center. They are proposing 10 on-site and 55 off-site locations. The shared parking agreement with the shopping center and signed by the original tenants and the current tenants. It was lately updated with the Alfalfa's investment.
LANDSCAPING : To the front currently, there is a drive-through with a drive aisle between South Boulder Road and the current building. This is be removed with landscaping, bicycle parking, and plaza. There is a patient pick-up, porta cochere, on the west edge of the site.

Complies The Commercial Development Design Standards and Guidelines (CDDSG)
The applicant is requesting two waivers:

1) The applicant is requesting a 22-foot front setback, where 30' is required.

2) The applicant is requesting retail allowances in the CDDSG be applied to the building's wall.

Staff supports these requests as allowed in the section17. 28 .110 in light of the applicant's public easement dedication along So Boulder Road and enhanced design provided for the sidewalk (8') and Halo-lit signs. The signs will not be bigger than the retail signs near them, so it will match existing. The monument sign will not be the retail standard but will be the office standard, which is smaller in footprint.

Staff Recommendations:
Staff recommends Planning Commission move to approve Centura Health Urgent Care Final PUD: Resolution 33, Series 2015. A resolution recommending approval of a final Subdivision Replat and Planned Unit Development (PUD) to allow for the construction of a 8,870 SF Medical Clinic and Urgent Care at 511 E. South Boulder Road with two conditions:

1. The applicant shall add, "and to the City of Louisville the City drainage easement, as shown on the accompanying plat…" to the new easement dedication language in the Replat.
2. The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

Email Submittal:
Motion made by Tengler to enter two emails into public record as well as an article from the Denver Post, seconded by Brauneis. Voice vote and passed.

Commission Questions of Staff:
Rice asks about the 22' setback. How does that compare to what is there now? What is the current setback?
Russ says it is about the same as the yellow building and Alfalfa's. It matches what was built recently. I think the current setback is around 30'.

Moline asks about concerning regarding ambulance use in the packet. How do we regulate that?
Russ says it is an excellent question. We are complaint driven. If we get numerous complaints of ambulances, Staff would go out and observe. If they need to get a patient somewhere, they are not allowed in this PUD to deliver to this facility.

Material board submittal: Motion made by Brauneis to submit the material board, seconded by Moline. Voice vote and passed.

Applicant Presentation:
Mike Hagan, H & L Architecture. 1755 Blake Street, Suite 100, Denver, CO 80202
Robert Stansel, Centura Health, 100 Health Park Drive, Louisville, CO 80027
No presentation. We have the material board.

Commission Questions of Applicant:
Brauneis asks about the facility. If it is an emergency and urgent care facility made available for public use, what would be expect to obtain while there?
Stansel says it is urgent care and emergency care. It will be a fellowship-trained emergency physician taking care of patients.

Public Comment:
None.

Summary and request by Staff and Applicant:

DRAFT

Staff recommends Planning Commission move to approve **Centura Health Urgent Care Final PUD: Resolution 33, Series 2015.** A resolution recommending approval of a final Subdivision Replat and Planned Unit Development (PUD) to allow for the construction of a 8,870 SF Medical Clinic and Urgent Care at 511 E. South Boulder Road with two conditions:

1. The applicant shall add, "and to the City of Louisville the City drainage easement, as shown on the accompanying plat…" to the new easement dedication language in the Replat.
2. The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

Closed Public Hearing and discussion by Commission:
Tengler is in support. Moline is in support. Brauneis is in support. We are able to activate this area which we have considered, in the past discussions, to be a potentially fringe area for retail. Rice is in support. This is another economic force coming into the community. I think it is great. I observe it is a lot better than what is there now. Russell is in support. Pritchard is in support. It is something needed in our community. It will service the northern part of Louisville for those people who have certain medical needs.

Motion made by Rice to approve **Centura Health Urgent Care Final PUD: Resolution 33, Series 2015**, with two conditions. Seconded by Brauneis. Roll call vote.

Name	Vote
Chris Pritchard	Yes
Jeff Moline	Yes
Ann O'Connell	N/A
Cary Tengler	Yes
Steve Brauneis	Yes
Scott Russell	Yes
Tom Rice	Yes
Motion passed/failed:	Pass

Motion passes 6-0.

DRAFT

Centura Health
Louisville Urgency Center
Planned Unit Development

SIGNATURE BLOCKS

PLANNING COMMISSION CERTIFICATE

Approved this ___ day of _____, 20___ by the Planning Commissior of the City of Louisville, Colorado.

Resolution No. _____, Series _____

CITY COUNCIL CERTIFICATE

Approved this ___ day of _____, 20___ by the City Council of the Cly of Louisville, Colorado.

Resolution No. _____, Series _____

(City Seal)

_____

Mayor Signature

_____

City Clerk Signature

OWNERSHIP SIGNATURE BLOCK

Have laid out, platted andsubdivided the same into lots under the name of _____ and also dedicate easements as shown on said _____ as lid out and designated on this plat.

Witness my/our hand(s) seal(s) this ___ day of _____, 20___.

(Notary Seal)

_____

Owner Name & Signature

_____

Notary Name (print)

_____

Notary Signature

CLERK AND RECIRDER CERTIFICATE

(COUNTY OF BOULDER, STATE OF COLORADO)

I hereby certify that this instrument was filed in my office at _____ o'clock, ____, M., this _____ day of _____, 20___, and is recorded in Plan 'ile _____.

Fee _____paid.

_____Film No.

_____ Reception.

_____

Clerk & Recorder

_____

Deputy

PROJECT SUMMARY

PROJECT DESCRIPTION

THIS PROJECT REPLACES THE EXISTING BANK BUILDING AT E. SOUTH BOULDER STREET. THE NEW 8,880 SF URGENT CARE BUILDING CONTAINS 8 EXAM ROOMS TO SERVE THE SURROUNDING AREA. AN ENHANCED PEDESTRIAN PLAZA AND AN EXPANDED SIDEWALK THAT SAVES EXISTING MATURE TREES ARE TWO ADDITIONAL AMMENITIES PROVIDED ON THE SMALL SITE. THE LAND USE BEING REQUESTED IS A "MEDICAL CLINIC" - USE GROUP 29.

PUD SUMMARY

ZONNING DISTRICT:
- CURRENT: CC
- PROPOSED: CC

BUILDING SETBACKS:
- SOUTH PROPERTY LINE: 22"*
- EAST PROPERTY LINE: 61'
- NORTH PROPERTY LINE: 34'
- WEST PROPERTY LINE: 27'

TOTAL SITE AREA: 33,595 SF / .77 ACRES

BUILDING FOOTPRINT:
- URGENT CARE FACILITY: 8,880 SF

FLOOR AREA RATIO (FAR): .264 : 1

LANDSCAPE COVERAGE: 22 %*
7,392 SF = .17 ACRES

PARKING PROVIDED:
- VISITOR: ON-SITE: 2 SP; SHARED**: 56 SP
- HC: ON-SITE: 3 SP
- EMPLOYEE: ON-SITE: 5 SP
- TOTAL VEHICULAR PARKING PROVIDED: 65 SP

BICYCLE PARKING:
- PROVIDED: 8 SP
- REQUIRED: 7 SP

*REQUIRES WAIVER

**PER PARKING AGREEMENT - COUNTY RECORDATION NUMBER 03288500 02/08/2013

LEGAL DESCRIPTION

PART OF TRACT II, LOUISVILLE NORTH 7TH FILING, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT II, LOUISVILLE NORTH 7TH FILING, CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO, AS PLATTED; THENCE NORTH 0 DEG. 01'40" EAST ALONG THE WEST LINE OF SAID TRACT II, 142.50 FEET; THENCE SOUTH 89 DEG. 58'20" EAST, 235.50 FEET; THENCE SOUTH 0 DEG. 01'40" WEST, 142.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT II; THENCE NORTH 89 DEG. 58'20" WEST, 235.50 FEET TO THE POINT OF BEGINNING.

THE PROPERTY AFTER REPLAT AND SUBDIVISION FROM THE LARGER PARCEL WILL BE:
LOT II OF SUBDIVISION 7B

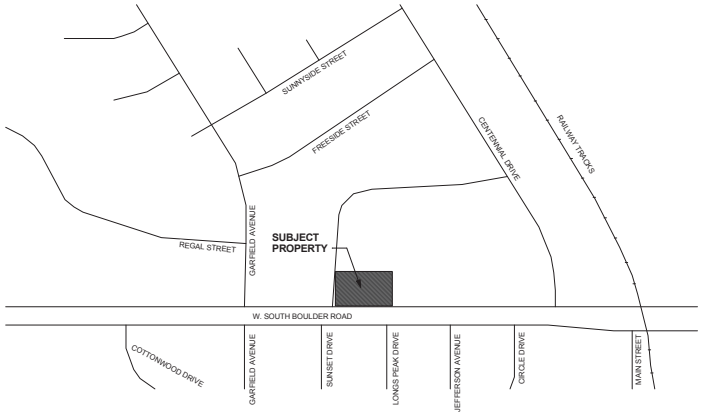
ALSO KNOWN BY STREET AND NUMBER AS 511 E. SOUTH BOULDER ROAD, LOUISVILLE COLORADO 80027

INDEX OF DRAWINGS

Drawing List for Planning		
Sheet Number	Sheet Name	Sheet Issue Date
PUD 1.0	INDEX	10/16/15
PUD 2.0	DEVELOPMENT PLAN	10/16/15
PUD 3.0	UTILITY PLAN	10/16/15
PUD 3.1	GRADING AND DRAINAGE PLAN	10/16/15
PUD 4.0	LANDSCAPE PLAN	10/16/15
PUD 4.1	LANDSCAPE NOTES	10/16/15
PUD 5.0	PARKING PLAN	10/16/15
PUD 6.0	EXTERIOR ELEVATIONS AND SIGN PROGRAM	10/16/15
PUD 7.0	ELECTRICAL SITE PLAN	10/16/15
PUD 7.1	PHOTOMETRICS	10/16/15
Grand total: 10		

NEW PROPOSED BUILDING

VICINITY MAP



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Project Number:	349.005
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INDEX

PUD 1.0

SHEET 1 OF 10

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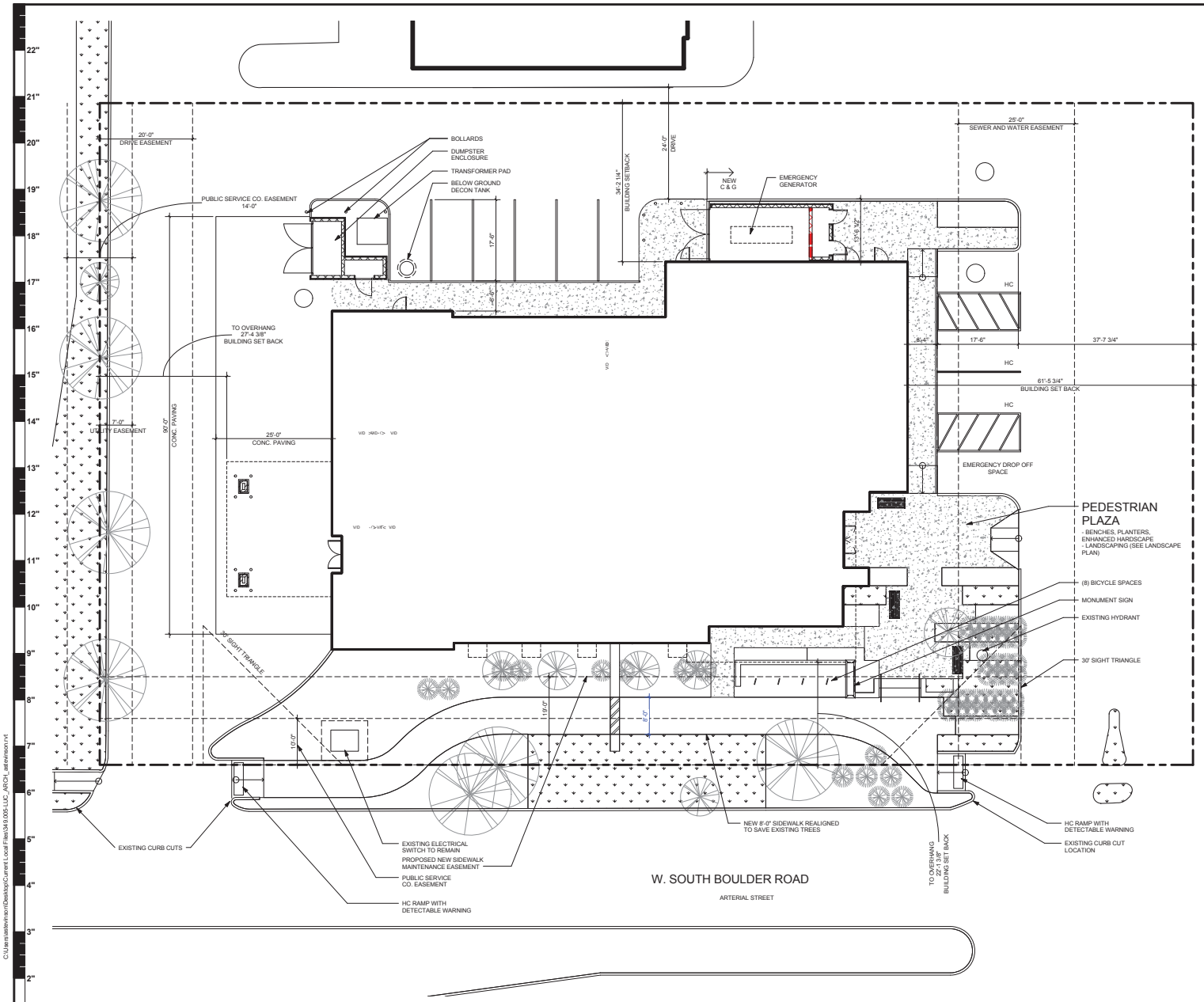

DEVELOPMENT PLAN
1" = 10'-0"

DEVELOPMENT PLAN GENERAL NOTES

PROPOSED LAND USES AND ACREAGE

TOTAL SITE SF

33,595 SF = .77 ACRES = 100 %

BUILDING SF

SPECIFIC LAND USE: MEDICAL CLINIC - USE GROUP 29 (AMBULANCES ARE NOT ALLOWED TO DELIVER PATIENTS TO THIS FACILITY)

8,880 SF = .20 ACRES = 26.4 %

PARKING AND VEHICULAR DRIVES SF

17,327 SF = .40 ACRES = 51.6 %

PEDESTRIAN WALKS, LANDSCAPING AND SEMIPUBLIC PLAZAS SF

7,392 SF = .17 ACRES = 22 %

SYMBOL LEGEND

T.O. RAMP — RAMP

NEW C & G — CONCRETE CURB AND GUTTER - NEW OR EXISTING AS NOTED

WAIVERS

STANDARD	ALTERNATIVE
SETBACK ON E. SOUTH BOULDER ROAD = 30'-0"	ACTUAL DISTANCE IS 22'-0" TO ALLOW FOR NORTH SIDE PARKING AND PRESERVING PUBLIC SITE ACCESS
LANDSCAPE LOT COVERAGE = 30%	ACTUAL LOT COVERAGE = 22% TO ALLOW FOR EXISTING EASEMENTS. ENHANCED PEDESTRIAN SPACE, PRESERVATION OF EXISTING MATURES TREES, A NEW 4,476 SF MAINTENANCE EASEMENT ASSOCIATED WITH REALIGNED SIDEWALK, AND PRIVATE MAINTENANCE OF LANDSCAPING IN THE PUBLIC RIGHT OF WAY INCLUDED IN LANDSCAPE LOT COVERAGE.

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DEVELOPMENT PLAN

PUD 2.0

SHEET 2 OF 10

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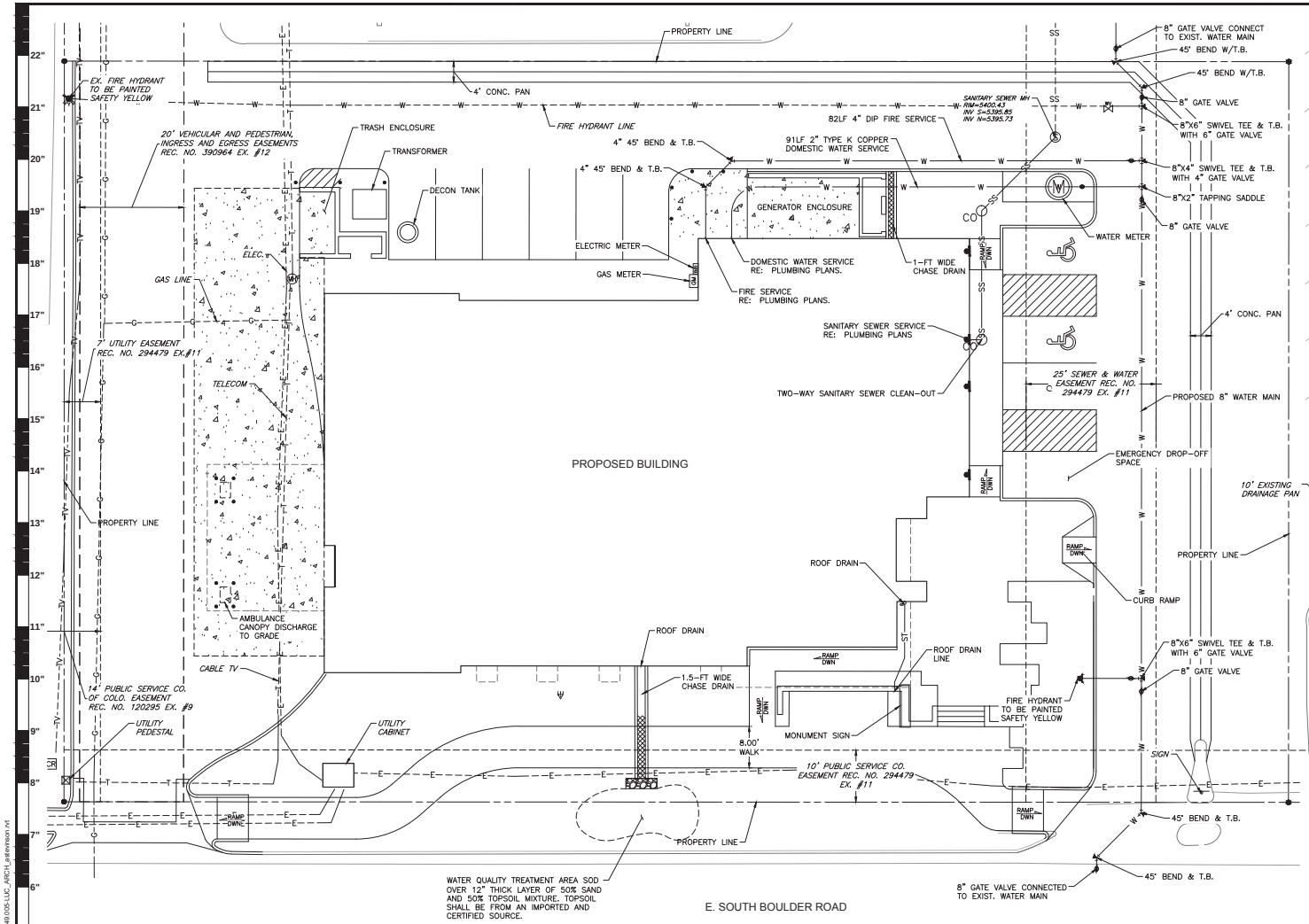

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	HANDICAP RAMPS	
	UTILITY CROSSING	
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
IR	IRRIGATION LINE	IR
IR	IRRIGATION CONTROL	IR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
T	TELEPHONE LINE	T
T	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
M.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

UTILITY NOTES:

1. THE CONTRACTOR SHALL VERIFY ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.
2. ALL EXISTING AND PROPOSED MANHOLES, VAULTS, VALVE BOXES, HAND-HOLES, ETC., SHALL BE ADJUSTED TO PROPOSED GRADES.
3. THE CONTRACTOR TO COORDINATE UTILITIES AT BUILDING WITH PLUMBING PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. RIM ELEVATIONS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS TO ADJUST THE MANHOLE FRAME AND COVER TO THE REQUIRED FINAL GRADE. THE PIPELINE CONTRACTOR MAY NEED TO REMOVE AND REPLACE THE PRECAST CONE SECTION SUCH THAT THERE IS NO MORE THAN EIGHTEEN (18) INCHES FROM FINISHED GRADE TO THE TOP OF THE MANHOLE CONE SECTION.
5. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT BY THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT BY KUMAR & ASSOCIATES, DATED JULY 27, 2015.
6. THE CONTRACTOR SHALL COORDINATE GAS, ELECTRIC AND COMMUNICATIONS SERVICES WITH UTILITY PROVIDERS. LOCATIONS OF GAS, ELECTRIC AND COMMUNICATIONS LINES SHALL BE COORDINATED WITH PROPOSED IMPROVEMENTS.
7. ALL UTILITIES SHALL BE PROVIDED UNDERGROUND.
8. ALL EXISTING WATER SERVICES TO THE EXISTING BUILDING SHALL BE ABANDONED AT THE MAIN AS DIRECTED BY THE CITY.
9. IRRIGATION WILL BE TAPPED OFF OF THE DOMESTIC SERVICE WITHIN THE WATER ROOM.

FIRE FLOW DATA BLOCK

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS. INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2009 IFC
OCCUPANCY GROUP(S): B OCCUPANCY, AMBULATORY HEALTHCARE
CONSTRUCTION TYPE(S): TYPE IIB
FIRE FLOW CALCULATION AREA: 8,900+/- GSF
THIS BUILDING IS FULLY SPRINKLERED

N

10 5 0 10 20
SCALE: 1"=10'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE FINISH FLOOR ELEVATION OF ALFALFA'S MARKET ON THE EAST SIDE OF THE PROJECT DEVELOPMENT. ELEVATION=5397.00. THIS ELEVATION WAS TAKEN FROM A SET OF CIVIL DRAWINGS PREPARED BY JEHN & ASSOCIATES. SAID CIVIL DRAWINGS ALSO NOTE THAT THE FINISH FLOOR ELEVATION OF THE RETAIL SHOPS SOUTHWEST OF ALFALFA'S ARE 5397.50. THIS WAS CHECKED AND VERIFIED BY THIS SURVEY. THE BENCHMARK LISTED ON THE CIVIL DRAWINGS IS NGS POINT Q413 AS DESCRIBED BELOW:

NAVD 88 ORTHO HEIGHT - 1614.229 (METERS) 5296.02 (FEET) ADJUSTED

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE PLATTED RECORD BEARING OF S00°01'40"W, ALONG THE EAST LINE OF THE SUBJECT PROPERTY BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON. SAID BEARING IS AS PER THE PLAT OF LOUISVILLE NORTH 7TH FILING.

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303.298.4700

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Project Number:	349.005
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Date:	10/16/15

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UTILITY PLAN

PUD 3.0

SHEET 3 OF 10

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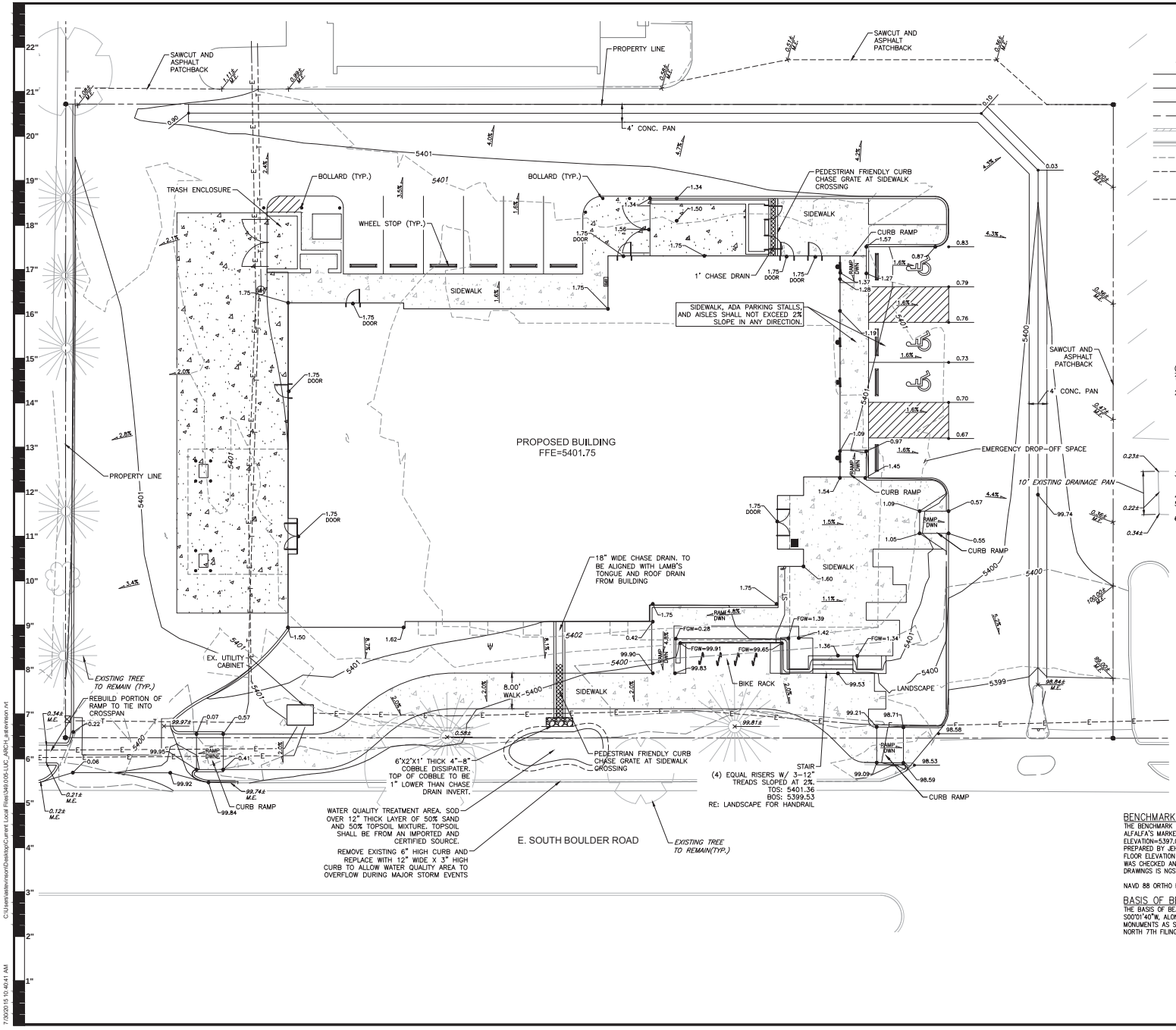

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV	SPOT ELEVATIONS	ELEV

GRADING NOTES:

1. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS OF GEOTECHNICAL STUDY.
2. EXISTING GRADES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFACE WITH EXISTING OR PROPOSED BUILDINGS AND NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE CIVIL ENGINEERS INTENT FOR DRAINAGE PATTERNS AND MAXIMUM AND MINIMUM SLOPES AS SHOWN ON THE PLAN
3. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLES, RIMS, VALVE BOXES, ETC. TO MATCH FINAL GRADE.
4. MINIMUM GRADE ON ASPHALT PAVEMENT SHALL BE 1.5%.
5. MINIMUM GRADE ON CONCRETE SHALL BE MINIMUM 1.0% UNLESS NOTED OTHERWISE.
6. MINIMUM GRADE IN LANDSCAPE AREAS SHALL BE 2%.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE FINISH FLOOR ELEVATION OF ALFALFA'S MARKET ON THE EAST SIDE OF THE PROJECT DEVELOPMENT. ELEVATION=5397.00. THIS ELEVATION WAS TAKEN FROM A SET OF CIVIL DRAWINGS PREPARED BY JEHN & ASSOCIATES. SAID CIVIL DRAWINGS ALSO NOTE THAT THE FINISH FLOOR ELEVATION OF THE RETAIL SHOPS SOUTHWEST OF ALFALFA'S ARE 5397.50. THIS WAS CHECKED AND VERIFIED BY THIS SURVEY. THE BENCHMARK LISTED ON THE CIVIL DRAWINGS IS NGS POINT Q413 AS DESCRIBED BELOW:

NAVD 88 ORTHO HEIGHT - 1614.229 (METERS) 5296.02 (FEET) ADJUSTED

BASIS OF BEARING:

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Issued For:	PUD SUBMITTAL
Date:	10/16/15

Revision	Date

GRADING AND DRAINAGE PLAN

PUD 3.1

SHEET 4 OF 10

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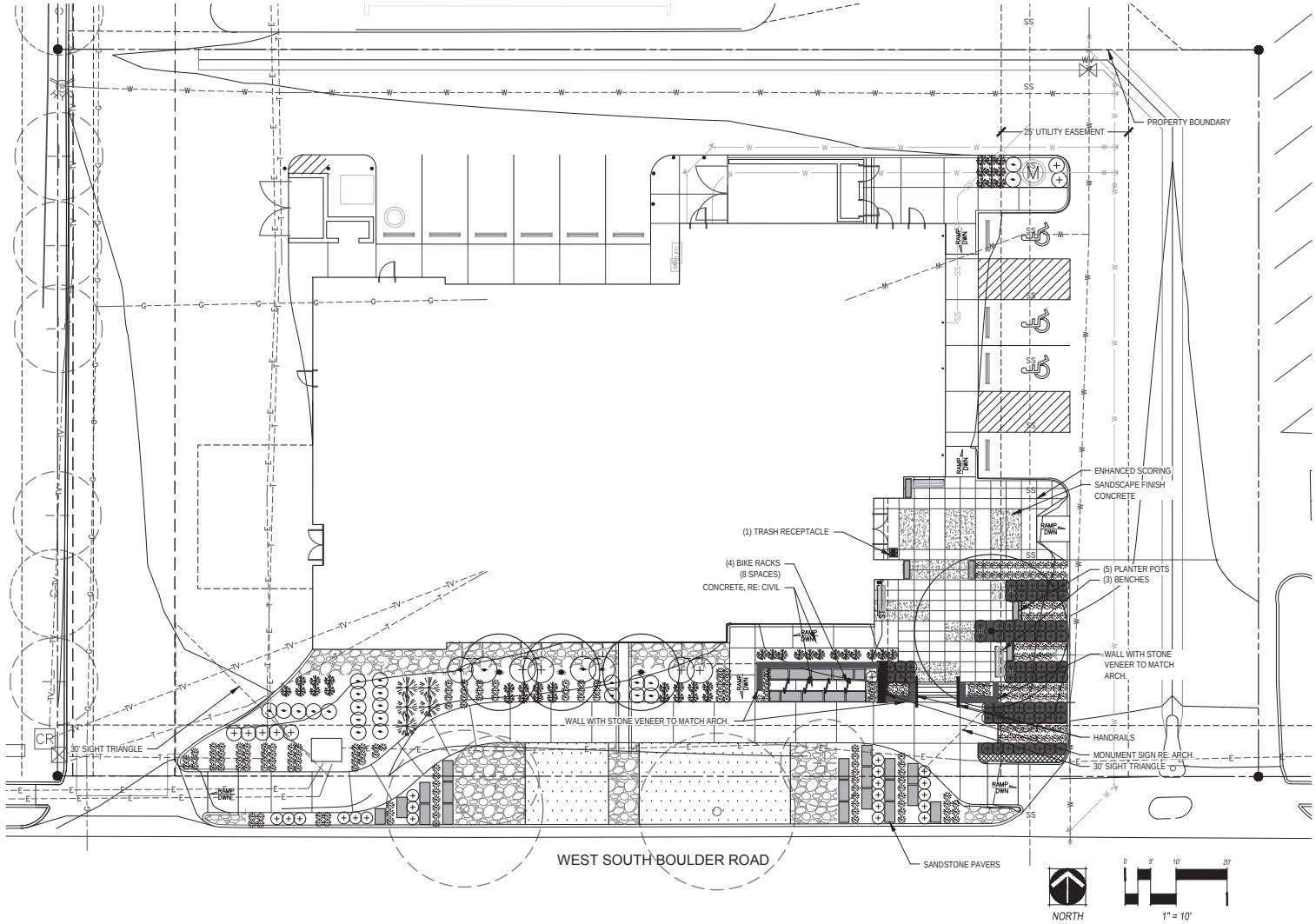

LEGEND

- DECIDUOUS CANOPY TREES
- EXISTING DECIDUOUS CANOPY TREE TO REMAIN
- DECIDUOUS ORNAMENTAL TREES
- EXISTING EVERGREEN TREE TO REMAIN
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- IRRIGATED SOD
- COBBLE (4"-6")
- SHRUB BED WITH WOOD MULCH
- SHRUB BED WITH ROCK MULCH
- PERENNIALS
- SANDSCAPE FINISH CONCRETE
- EDGER

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Project Number:	349.005
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Revision	Date

LANDSCAPE PLAN

PUD 4.0

SHEET 5 OF 10

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LANDSCAPE PLANT LIST

SYM.		COMMON NAME	BOTANICAL NAME	SIZE NAME	NOTES
DECIDUOUS CANOPY TREES		* DENOTES TREES FOR R.O.W. USE			
ALE		ALLEE ELM*	ULMUS PARVIFOLIA 'EMER II'	2" CAL.	B&B, GUY AND STAKE
DECIDUOUS ORNAMENTAL TREES					
CCP		CHANTICLEER PEAR	PYRUS CALLERYANA	1.5" CAL.	B&B, GUY AND STAKE, SPECIMEN
EVERGREEN SHRUBS					
BGV		GREEN VELVET BOXWOOD	BUXUS 'GREEN VELVET'	#5	24" MIN WIDTH
EMO		MOONSHADOW EUONYMUS	EUONYMUS FORTUNEI 'MOONSHADOW'	#5	24" MIN. WIDTH
GMD		GREEN MOUND	JUNIPERUS PROCUMBENS 'GREEN MOUND'	#5	24" MIN. WIDTH
MMO		MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5	24" MIN. WIDTH
DECIDUOUS SHRUBS 2-5' SPREAD					
BMS		BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5	24" MIN. WIDTH
RAB		RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	#5	24" MIN. WIDTH
NSW		SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	#5	24" MIN. WIDTH
LOD		LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5	24" MIN. WIDTH
DBB		DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5	24" MIN. WIDTH
DECIDUOUS SHRUBS 5-7' SPREAD					
JBB		JAPANESE BARBERRY	BERBERIS THUNBERGII	#5	24" MIN. WIDTH
GLS		GRO LOW FRAGRANT SUMAC	RHUS AROMATICA 'GROW-LOW'	#5	24" MIN. WIDTH
GRASSES					
FRG		FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	#1	
HFB		HARDY FOUNTAIN GRASS 'LITTLE BUNNY'	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	**#1**	
VMG		VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS VARIEGATUS	#1	
AVG		BLUE AVENA GRASS	HELICTOTRICHON SEMPEVIRENS	#1	
MFG		MEXICAN FEATHER GRASS	NESSELLA TENUISSIMA	#1	
PERENNIALS					
DDY		STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1	
BULBS					
TUL		TULIP			SPACE 12" O.C. IN ALL PERENNIAL BEDS
DAF		DAFFODIL			
IR		IRIS			

TURF GRASS BLEND: SOD

FRONT RANGE DROUGHT RESISTANT BLEND BY BITTERSWEET TURF FARMS, INC, OR APPR. EQUAL

COMMON NAME	% OF TOTAL
CREEPING RED FESCUE	35%
SR3200 BLUE FESCUE	25%
SR3100 HARD FESCUE	12.5%
REUBENS CANADIAN BLUE	15%
SR5100 CHEWINGS FESCUE	12.5%
TOTAL	100%

SITE FURNISHINGS:

1

PLANTER POT:
LANDSCAPE FORMS - SORELLA PLANTER, WITH DRAIN HOLES
MATERIAL: STEEL
COLOR: MERCURY
SIZES: 45X15X18"
WEBSITE: WWW.LANDSCAPE FORMS.COM
NOTE: DRAIN AND IRRIGATE PLANTERS

2

BENCH :
LANDSCAPE FORMS - REST, WITH ARM RESTS
MATERIAL: ALUMINUM
COLOR: MERCURY
SIZES: 72"
WEBSITE: WWW.LANDSCAPEFORMS.COM
NOTE: SURFACE MOUNT

3

BIKE RACK TYP. :
LANDSCAPE FORMS - 35 LOOP BIKE RACK
MATERIAL: ALUMINUM
COLOR: MERCURY
SIZE: 1.42" X 27.41" X 32"
WEBSITE: WWW.LANDSCAPEFORMS.COM

4

TRASH RECEPTACLE TYP. :
LANDSCAPE FORMS - MULTIPLICITY LITTER WITH RECYCLING
MATERIAL: ALUMINUM
COLOR: ANODIZED ALUMINUM AND BLACK
WEBSITE: WWW.LANDSCAPEFORMS.COM

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LANDSCAPE NOTES

PUD 4.1

SHEET 6 OF 10

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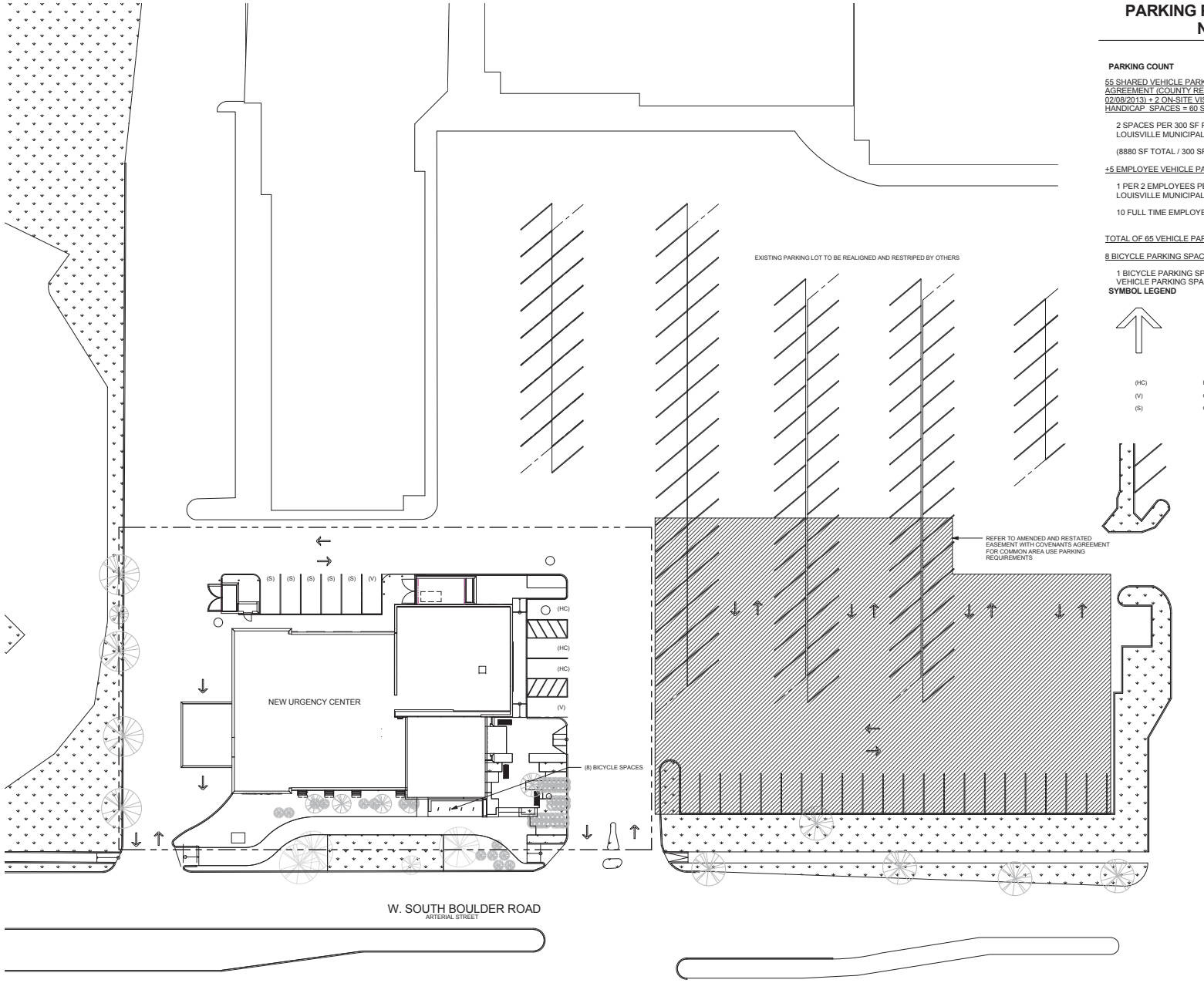

SCHEMATIC SITE PLAN
1" = 20'-0"

PARKING PLAN GENERAL NOTES

PARKING COUNT

55 SHARED VEHICLE PARKING SPACES PER PARKING AGREEMENT (COUNTY RECORDATION NUMBER 03288500 - 02/08/2013) + 2 ON-SITE VISITOR SPACES + 3 ON-SITE HANDICAP SPACES = 60 SPACES

2 SPACES PER 300 SF PER SEC 17.20.020 F4 OF THE LOUISVILLE MUNICIPAL CODE

(8880 SF TOTAL / 300 SF) * 2 = 59.2

+5 EMPLOYEE VEHICLE PARKING SPACES

1 PER 2 EMPLOYEES PER SEC 17.20.020 F4 OF THE LOUISVILLE MUNICIPAL CODE

10 FULL TIME EMPLOYEES / 2 = 5 SPACES

TOTAL OF 65 VEHICLE PARKING SPACES

8 BICYCLE PARKING SPACES

1 BICYCLE PARKING SPACE REQUIRED PER 10 REQUIRED VEHICLE PARKING SPACES = 7 BICYCLE SPACES

SYMBOL LEGEND

DIRECTION OF TRAFFIC FLOW

(HC) HANDICAP PARKING SPACE
(V) ON-SITE VISITOR PARKING
(S) ON-SITE STAFF PARKING

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PARKING PLAN

PUD 5.0

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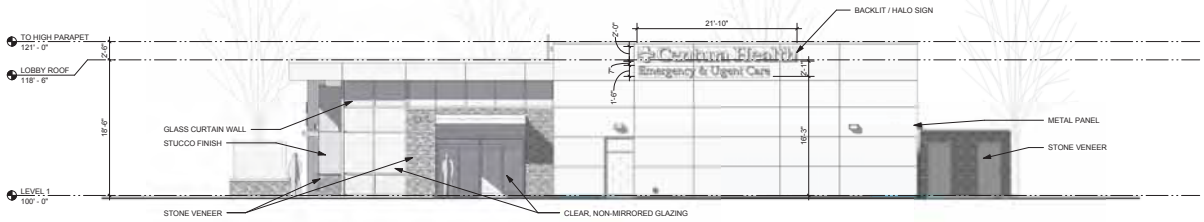
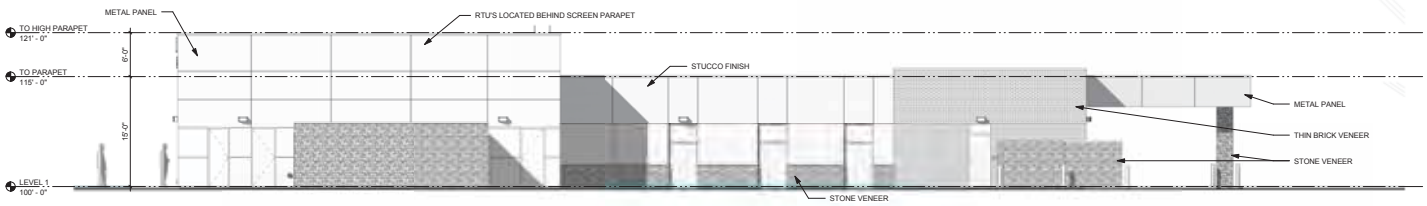
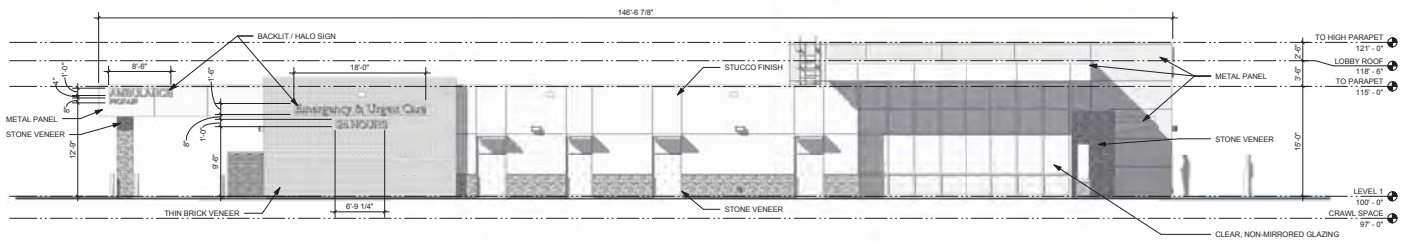


East Elevation
1/8" = 1'-0"

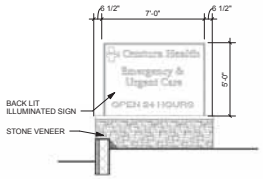


North Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"

West Elevation
1/8" = 1'-0"



MONUMENT SIGN ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES

PROPOSED SIGNAGE AREA

EXTERIOR BUILDING SIGN PROGRAM CRITERIA TOTALS

TOTAL BUILDING FRONTAGE = 146'-9"

EAST ELEVATION

CENTURA HEALTH SIGN = 71 SF

SOUTH ELEVATION

AMBULANCE = 12 SF

URGENT CARE SIGN = 34 SF

TOTAL

117 SF

EXTERIOR MONUMENT SIGN PROGRAM CRITERIA TOTALS

MONUMENT SIGN

5'-0" X 7'-0" = 35 SF TOTAL

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EXTERIOR ELEVATIONS AND SIGN PROGRAM

PUD 6.0

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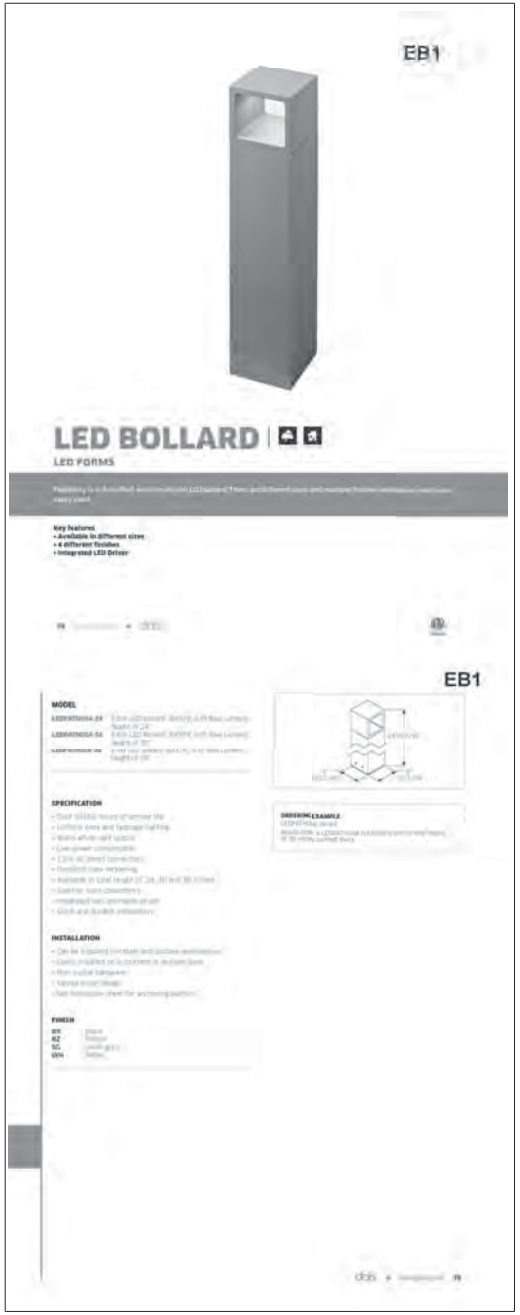

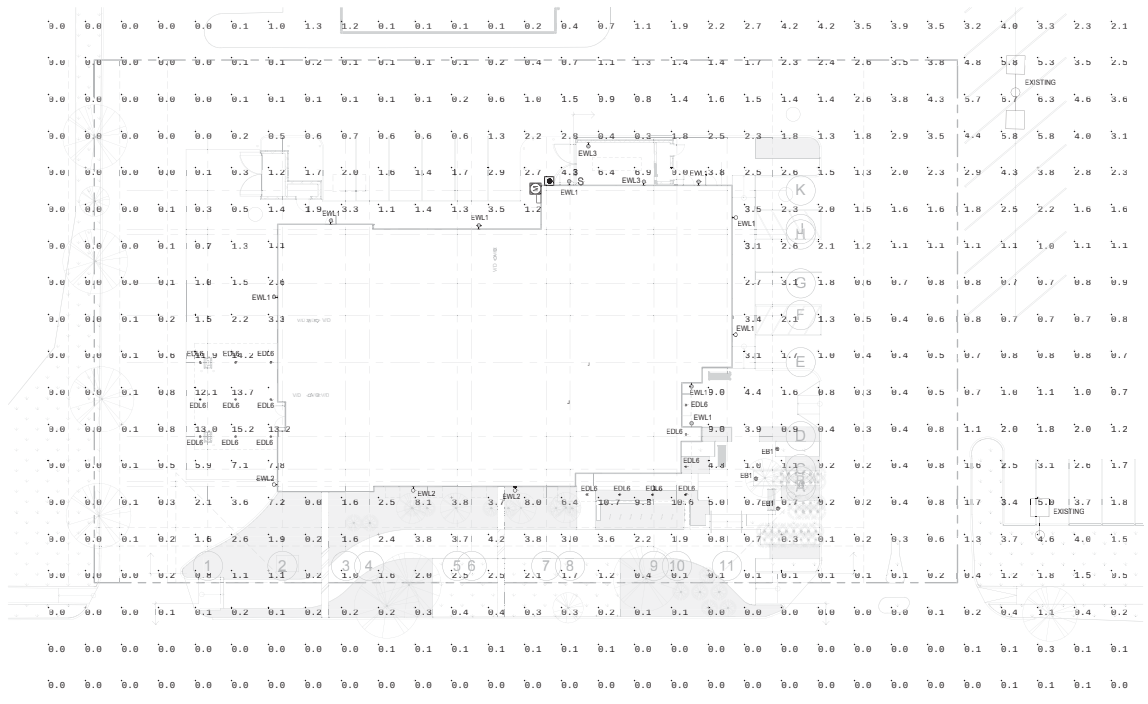

Electrical Site Plan - Photometrics

SCALE: 1/16" = 1'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL GRID	Illuminance	Fc	0.91	15.2	0.0	N.A.	N.A.
AMBULANCE CANOPY	Illuminance	Fc	12.96	15.2	11.5	1.13	1.32
EAST DRIVE	Illuminance	Fc	1.21	4.3	0.1	12.10	43.00
NORTH DRIVE	Illuminance	Fc	1.11	2.8	0.1	11.10	28.00
NORTH PARKING AREA	Illuminance	Fc	1.31	2.9	0.6	2.18	4.83
PEDESTRIAN PLAZA	Illuminance	Fc	2.22	5.0	0.7	3.17	7.14
SOUTH SIDEWALK	Illuminance	Fc	1.92	4.2	0.1	19.20	42.00

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Project Number: 349.005

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PHOTOMETRICS

PUD 7.0

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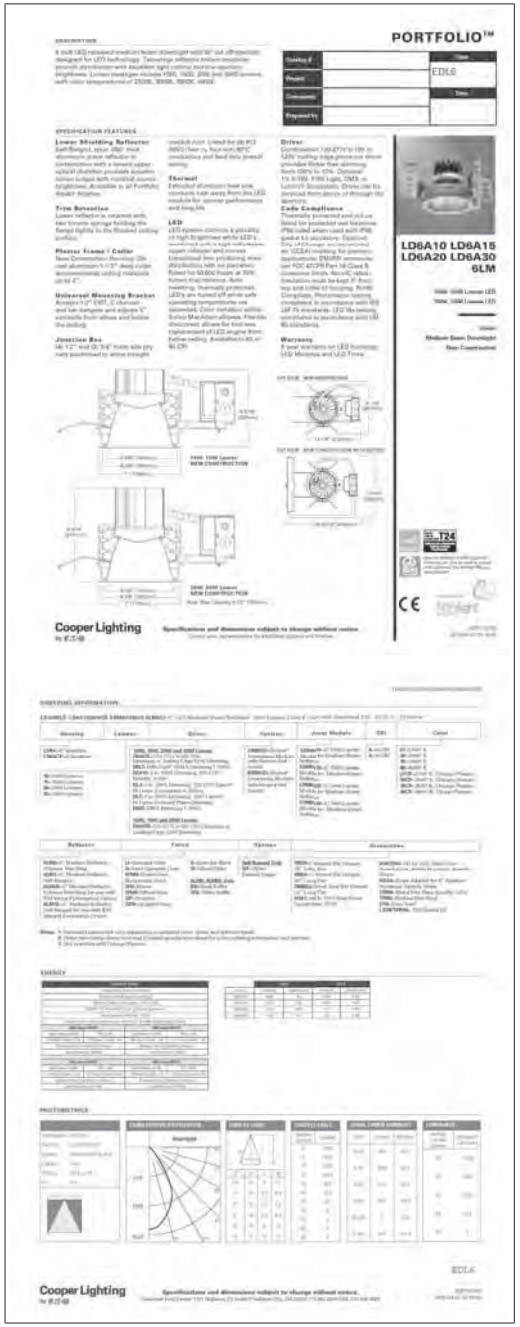

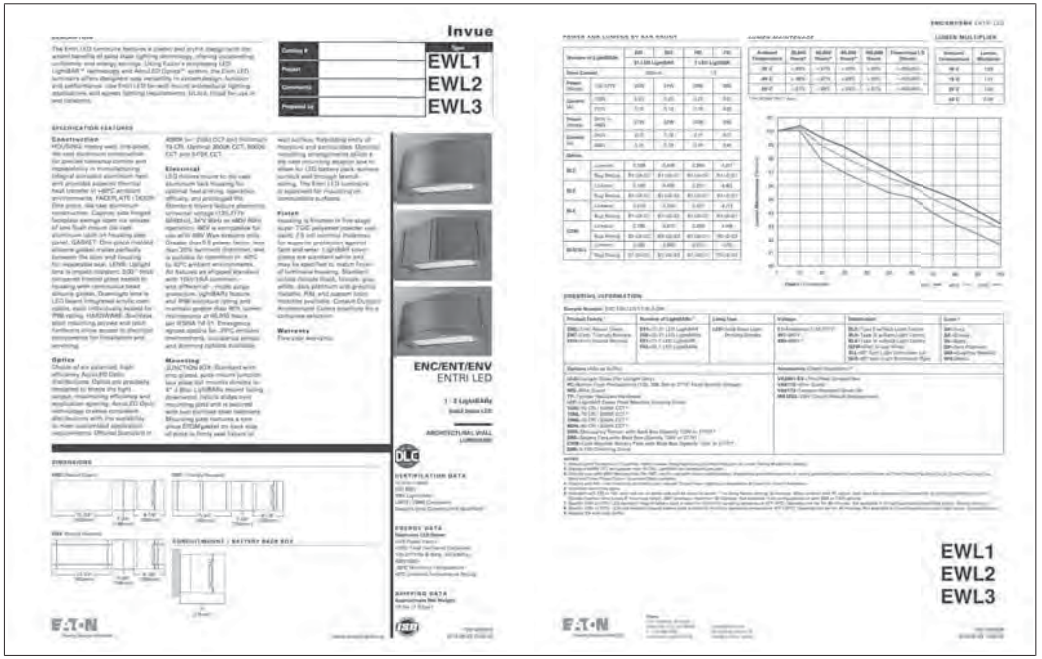

LUMINAIRE SCHEDULE

GENERAL NOTES:

1. CATALOG NUMBER REFERS TO FIRST NAME LISTED UNDER MANUFACTURER PER LUMINAIRE TYPE. REMAINING MANUFACTURERS LISTED ARE CONSIDERED TO BE EQUIVALENT PRODUCTS FOR THIS PROJECT AND SHALL MEET ALL CRITERIA LISTED INCLUDING THAT CALLED FOR BY THE SPECIFIC LUMINAIRE CATALOG NUMBER.

2. CATALOG NUMBERS ARE SHOWN FOR GENERAL LUMINAIRE SERIES IDENTIFICATION ONLY. ALL ITEMS LISTED IN THE DESCRIPTION, LAMP, APPARENT LOAD, BALLAST VOLTAGE, FINISH, RECESS AND NOTES COLUMNS SHALL BE PROVIDED.

3. ALL LIGHTING REQUIRING A BALLAST SHALL BE PROVIDED WITH AN ELECTRONIC HIGH POWER FACTOR BALLAST WITH LESS THAN 10% THD.

4. PROVIDE QUANTITY OF BALLASTS FOR INDIVIDUAL LUMINAIRES AS REQUIRED TO ACCOMMODATE SWITCHING ARRANGEMENTS AS SHOWN ON THE DRAWINGS.

5. ALL FLUORESCENT BALLASTS SHALL BE PROGRAMMED RAPID START.

6. PROVIDE MINIMUM 0.88 BALLAST FACTOR (0.71-0.78 FOR SUPER T-8 LAMPS).

7. STEP-DIMMING IS DEFINED AS ONE BALLAST WHICH SWITCHES LAMPS FROM 0% TO 50% TO 100% BRIGHTNESS OUTPUT. DUAL-LEVEL SWITCHING IS DEFINED AS MULTIPLE BALLASTS SWITCHING LAMPS TO ACCOMODATE DIFFERENT LEVELS OF LIGHT OUTPUT.

8. CONTRACTOR SHALL VERIFY THE SPECIFIED CEILING TYPES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS AND PROVIDE ALL NECESSARY MOUNTING HARDWARE FOR INSTALLATION OF RECESSED OR PENDANT MOUNTED LUMINAIRES.

9. ALTERNATE NO. 4: PROVIDE SEPARATE ALTERNATE PRICING OF THE ALTERNATE FLUORESCENT LUMINAIRE PACKAGE FOR OWNER REVIEW. PROVIDE UNIT PRICING FOR EACH LUMINAIRE TYPE IN BOTH THE LED PACKAGE AND FLUORESCENT PACKAGE.

Type	Description	Lamp	Apparent Load	Ballast Voltage	Manufacturer	Catalog Series	Finish	Mounting	Depth	Note
EB1	36" H EXTERIOR LED BOLLARD, 4" SQUARE WITH SQUARE OPENING NEAR TOP, VANDAL-PROOF DESIGN, NON-VISIBLE HARDWARE, 635 LUMENS, INTEGRAL DRIVER,	INTEGRAL LED	9 VA	120 V	DALS LIGHTING DECOFORMS	LEDPATH004-36	SILVER GREY	ON GRADE	10' - 0"	
EDL6	6" DIA. LED RECESSED DOWNLIGHT, IC AND AIR-TITE RATED HOUSING, SELF-FLANGED, LENSED UPPER OPTICAL CHAMBER, SEMI-SPECULAR CLEAR REFLECTOR, EXTRUDED ALUMINUM HEAT SINK, 1500 LUMENS, WET LOCATION,	INTEGRAL LED	22 VA	277 V	PORTFOLIO LD6A SERIES, HALO	LD6A-15-DE010-ERM6A15-8-35-6 LM1-H-LGSKT6IP66	SEMI SPECULAR	RECESS	10' - 6 9/16"	
EWL1	15 3/4" W x 7 3/4" H x 8 1/8" D EXTERIOR LED WALL MOUNT LIGHT, ROUND REVEAL, DIE-CAST ALUMINUM HOUSING, CAPTIVE SIDE-HINGED FACEPLATE, IP66, GASKETED, ONE 21-LED LIGHTBAR, LENS IS BOARD INTEGRATED ACRYLIC OVER-OPTICS, 2613 LUMENS, TYPE IV DISTRIBUTION	INTEGRAL LED	25 VA	277 V	INVUE ENTRI LED REVEAL	ENV-E01-LED-E1-BL4-GM-LCF	GRAPHITE METALLIC	WALL, MTG HT VARIES,		
EWL2	15 3/4" W x 7 3/4" H x 8 1/8" D EXTERIOR LED WALL MOUNT LIGHT, ROUND REVEAL, DIE-CAST ALUMINUM HOUSING, CAPTIVE SIDE-HINGED FACEPLATE, IP66, GASKETED, TWO 21-LED LIGHTBAR, LENS IS BOARD INTEGRATED ACRYLIC OVER-OPTICS, 5225 LUMENS, TYPE IV DISTRIBUTION	INTEGRAL LED	47 VA	277 V	INVUE ENTRI LED REVEAL	ENV-E02-LED-E1-BL4-GM-LCF	GRAPHITE METALLIC	WALL, MTG HT VARIES,		
EWL3	15 3/4" W x 7 3/4" H x 8 1/8" D EXTERIOR LED WALL MOUNT LIGHT, ROUND REVEAL, DIE-CAST ALUMINUM HOUSING, CAPTIVE SIDE-HINGED FACEPLATE, IP66, GASKETED, ONE 21-LED LIGHTBAR, LENS IS BOARD INTEGRATED ACRYLIC OVER-OPTICS, 2613 LUMENS, TYPE IV DISTRIBUTION, WITH INTEGRAL COLD WEATHER EM BATTERY BACKUP	INTEGRAL LED	25 VA	277 V	INVUE ENTRI LED REVEAL	ENV-E01-LED-E1-BL4-GM-LCF-C WB	GRAPHITE METALLIC	WALL, MTG HT VARIES,		

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LUMINAIRE SCHEDULE AND CUT SHEETS

PUD 7.1

SHEET 10 OF 10

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LOUISVILLE NORTH 7TH FILING REPLAT B

FINAL PLAT

A REPLAT OF TRACT II, LOUISVILLE NORTH FILING NO. 7, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5.
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER,
STATE OF COLORADO

LEGAL DESCRIPTION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BEING DESCRIBED AS FOLLOWS:

TRACT II, LOUISVILLE NORTH 7TH FILING, RECORDED AT RECEPTION NUMBER 294479.

CONTAINING 3.859 ACRES OR 168,078 SQUARE FEET MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF LOUISVILLE NORTH 7TH FILING REPLAT B, A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC, THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHT-OF-WAYS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

OWNERSHIP SIGNATURE BLOCK

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS UNDER THE NAME OF LOUISVILLE NORTH 7TH FILING REPLAT B AND ALSO DEDICATE EASEMENTS AS SHOWN ON SAID LOUISVILLE NORTH 7TH FILING REPLAT B AS LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS MY/OUR HAND(S) SEAL(S) THIS ____ DAY OF _____, 20____.

_____
OWNER NAME & SIGNATURE

_____
NOTARY NAME (PRINT)

_____
NOTARY SIGNATURE

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VICINITY MAP

NTS

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2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-580, C.R.S.
3. CITY MAINTENANCE, EMERGENCY AND FIRE DEPARTMENT VEHICLES MUST HAVE ACCESS TO ALL PAVED AREAS.

FLOOD PLAIN INFORMATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FLOOD ZONE X AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF BOULDER, STATE OF COLORADO, PANEL NUMBER'S 08013C0603J, DATED DECEMBER 18, 2012.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF TRACT II, LOUISVILLE NORTH, FILING NO. 7 ASSUMED TO BEAR N00°01'40"E AND BEING MONUMENTED BY A FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP PLS #14070 AT THE SOUTHWEST CORNER AND A FOUND #4 REBAR WITH CAP PLS #14112 AT THE NORTHWESTERN MOST CORNER.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS ____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS ____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____, SERIES _____

(CITY SEAL)

_____
MAYOR SIGNATURE

_____
CITY CLERK SIGNATURE

CLERK AND RECORDER'S CERTIFICATE
(COUNTY OF BOULDER, STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____. M., THIS _____ DAY OF _____ , 20____, AND IS RECORDED IN PLAN FILE _____ ,

FEE _____ PAID.

_____ FILM NO. _____ RECEPTION.

_____
CLERK & RECORDER

_____
DEPUTY

SURVEYOR'S CERTIFICATION

I, RICHARD A. NOBBE, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF MARTIN/MARTIN INC. THAT THIS FINAL PLAT OF LOUISVILLE NORTH 7TH FILING REPLAT B, AS SHOWN HEREON, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS IN SUBSTANTIAL ACCORDANCE WITH C.R.S TITLE 38, ARTICLE 51

COLORADO REGISTERED RICHARD A. NOBBE 23899 PROFESSIONAL LAND SURVEYOR
10/21/15

RICHARD A. NOBBE
PLS #23899

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THIS CERTIFICATION SHOWN HEREON.

OCTOBER 20, 2015

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

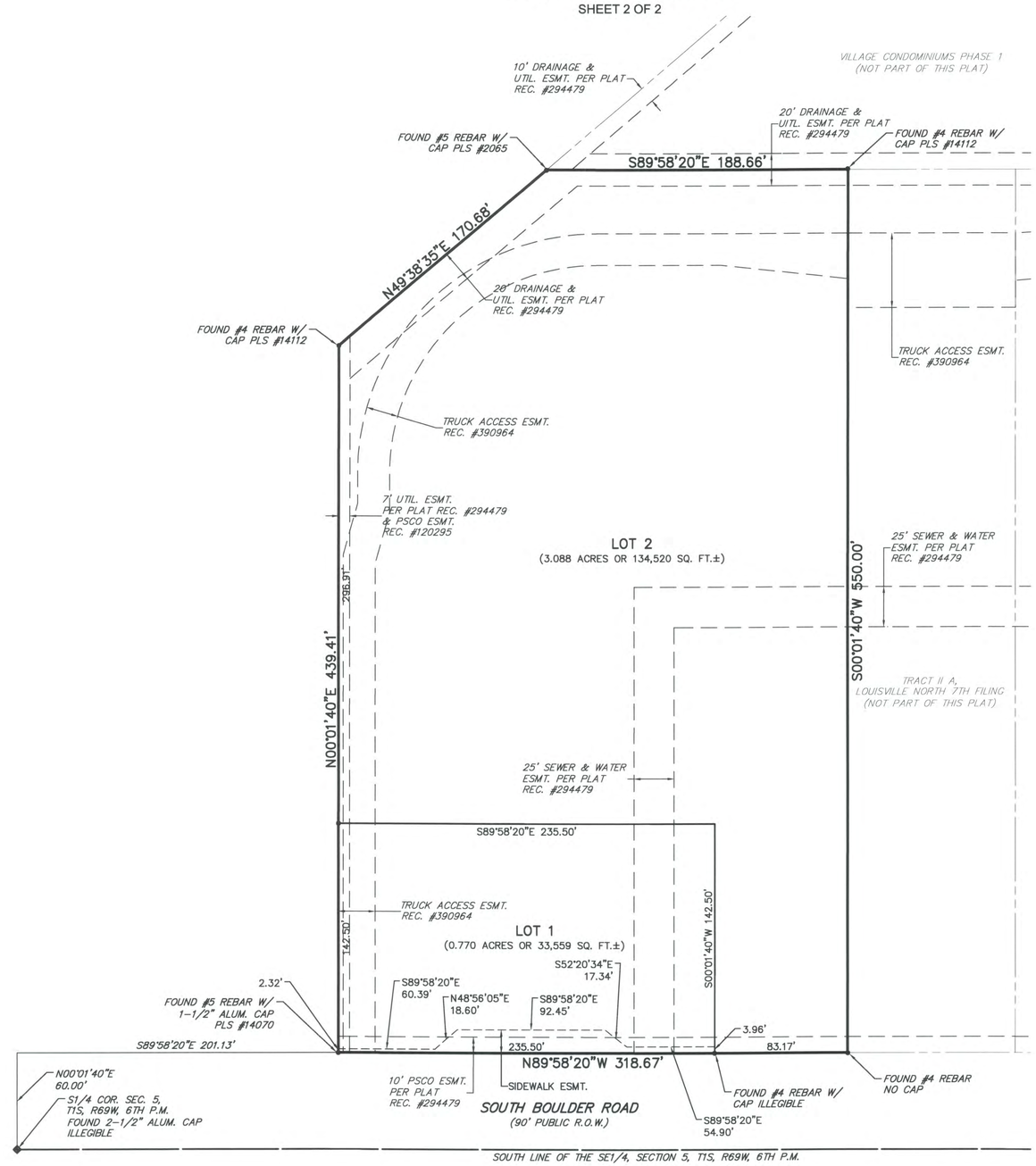
Plot Date: 10/20/15 Arehart
Project Manager: R. NOBBE
Surveyed By: EH
Location: G:\SCHLAPPE\15.0584-Centura - Louisville Urgency Center\SURVEY\Plat\Plat10-15.dwg
Drawn By: Arehart
Job Number: 15.0584.C.85
Sheet Number: 1 OF 2

LOUISVILLE NORTH 7TH FILING REPLAT B

FINAL PLAT

A REPLAT OF TRACT II, LOUISVILLE NORTH FILING NO. 7, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5.
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER,
STATE OF COLORADO

SHEET 2 OF 2



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT

N

40 20 0 40 80
SCALE: 1"=40'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

OCTOBER 20, 2015

ELDON R. REED JR. RICHARD A. NOBBE 23899 PROFESSIONAL LAND SURVEYOR 10/21/15

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Location: G:\SCHLAPPE\15.0584-Centura - Louisville Urgency Center\SURVEY\Plat\Plat10-15.dwg
Project Manager: R. NOBBE
Drawn By: Arehart
Job Number: 15.0584.C.85
Sheet Number: 2 2 OF 2
Surveyed By: EH
Plot Date: 10/20/15 Arehart

City of Louisville
COLORADO · SINCE 1878

Department of Planning and Building Safety

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: Centura Health
Contact: Robert Stansel
Address: 188 Inverness Drive, West Suite 500
Engelwood, CO 80112
Mailing Address: 188 Inverness Drive, W. Suite 500
Engelwood, CO 80112
Telephone: 303.505.4441
Fax: 303.673.1048
Email: robertstansel@centura.org

OWNER INFORMATION

Firm: Valley Bank & Trust
Contact: Michael Van Norstrand
Address: 4900 E. Bromley Lane
Brighton, CO 80601
Mailing Address: 4900 E. Bromley Lane
Brighton, CO 80601
Telephone: 303.659.3490
Fax: 303.659.4043
Email: mvannorstrand@valleybankandtrust.com

REPRESENTATIVE INFORMATION

Firm: H+L Architecture
Contact: Mike Hagan
Address: 1755 Blake St. Suite 400
Denver, CO 80202
Mailing Address: 1755 Blake St. Suite 400
Denver, CO 80202
Telephone: 303.298.4746
Fax: 303.292.6437
Email: rquelch@hlarch.com

PROPERTY INFORMATION

Common Address: 511 East South Boulder Road
Legal Description: See Project Info
Subdivision Louisville North 7-LO
Area: 33,655 SF Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☒ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☐ CMRS Facility: _____
- ☐ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

PROJECT INFORMATION

Summary: A new 8,870 SF Urgency Center is proposed at 511 S. Boulder Road. The new building will replace the older existing 6,230 SF bank building on the site and sit approximately in the same location.

Legal Description:
Part of Tract II. 77 ACS M/L Louisville North Split from ID 75712.

Current zoning: CC Proposed zoning: CC

SIGNATURES & DATE

Applicant: _____
Print: ROBERT (L). STANSEL
Owner: _____ SVP/GC
Print: VALLEY BANK & TRUST BY MICHAEL VAN NORSTRAND
Representative: _____
Print: MIKE HAGAN (H+L ARCHITECTURE)

CITY STAFF USE ONLY

- ☐ Fee paid: _____
- ☐ Check number: _____
- ☐ Date Received: _____

CivTrans Engineering Inc.
CIVIL + TRAFFIC + TRANSPORTATION

August 5, 2015

W.O. No. 20150006

Scot Brooks
Centura Health
188 Inverness Drive West, Suite 500
Englewood, CO 80112

Re: **Proposed Centura Health Urgency Center**
Louisville, Colorado
Traffic (Trip) Distribution Letter

Dear Scot:

Per requirements of the City of Louisville for the subject property, we have prepared a trip generation and distribution letter. The proposed urgent care medical facility is planned to be located at 551 E. South Boulder Road, within the City of Louisville, Colorado. This letter will establish the anticipated trip generation and distribution for the development as shown on Exhibit 2, Preliminary Site Plan, and determine if further study may be required.

Project Description

The project site consists of an existing parcel that was recently in use for a bank. The existing building will be demolished for the development. As shown on the attached site plan, this project proposes the development of an urgent care medical center of approximately 8,900 square feet and will staff approximately 10 employees. A copy of the Preliminary Site Plan is included as Exhibit 2, as prepared by Martin/Martin Consulting Engineers.

Vicinity / Site Plan

The project site is located within the Section 5, T.1 S., R. 69 W., within the City of Louisville, Boulder County, Colorado. A vicinity map has been included and is attached as Exhibit 1. The site is bordered by developed land on all sides with commercial/retail uses along South Boulder Road west and east of the site and residential uses to the north and south. The site is currently accessed via two driveways to South Boulder Road, which provides a connection to US Highway 287 east of the site and US 36 west of the site. The site accesses share cross access to neighboring retail development.

Trip Generation

Trip Types

Generally all proposed developments will be made up of one or more of the following six

trip types: new (destination) trips, pass-by trips, diverted trips, shared (internal trips), multi-modal (pedestrian and bike), and transit trips.

In order to better understand the trip types available for land access a description of each specific trip type follows.

New (Destination) Trips - These types of trips occur only to access a specific land use such as a new retail development or a new residential subdivision. These types of trips will travel to and from the new site and a single other destination such as home or work. This is the only trip type that will result in a net increase in the total amount of traffic within the study area. The reason primarily is that these trips represent planned trips to a specific destination that never took trips to that part of the City prior to the development being constructed and occupied. This project will develop new trips.

Pass-by Trips - These trips represent vehicles which currently use adjacent roadways providing primary access to new land uses or projects. These trips, however, have an ultimate destination other than the project in question. They should be viewed as drop-in customers who stop in on their way home from work. A good example is a quick stop at the grocery store to pick up an ingredient for dinner on the way home from work or at a latte stand to grab a coffee on the way to work. This can make this trip pre-determined, but the stop is still on the way by. Another example would be on payday, where an individual generally drives by their bank every day without stopping, except on payday. On that day, this driver would drive into the bank, perform the prerequisite banking and then continue on home. In this example, the trip started from work with a destination of home, however on the way, the driver stopped at the grocery store/latte stand and/or bank directly adjacent to their path. Pass-by trips are most always associated with commercial/retail types of developments. Due to the land use proposed for this project, which is medical in nature, no pass-by trips are anticipated.

Diverted (Linked) Trips - These trips occur when a vehicle takes a different route than normal to access a specific facility. Diverted trips are similar to pass-by trips, but diverted trips occur from roadways, which do not provide direct access to the site. Instead, one or more streets must be utilized to get to and from the site. For this project, diverted trips could occur from Courtesy Road, US 287 or US 36, but because of the many different routes that can be taken to and from the site and the distances involved, we believe that these would be difficult to track and verify. Therefore, no diverted trips were acknowledged for this analysis, even though they most surely exist to some extent.

Shared Trips - These are trips which occur on the site where a vehicle/consumer will stop at more than one place on the site. For example, someone destined for a certain shop at a commercial site may stop at a bank within the same parking area just before or after they visit the shop that they went to the site to visit. This trip type reduces the number of new trips generated on the public road system and is most commonly used for commercial developments. Determining these trip types is more difficult to quantify and without specific guidance are usually determined by engineering judgment on a project by project basis. For this project no shared trips were considered, although they could occur between the urgent care and the neighboring retail uses that share the same access.

Multi-Modal (Pedestrian and Bicycle) Trips - These are non-vehicular trips to and from the site. Generally they are local trips from the surrounding neighborhood or

adjacent businesses. If a development is in an area with a high amount of bicycle and pedestrian activity, such as a downtown setting or college campus, a reduction of vehicular trips would be anticipated. During the field observation, some bicycles and pedestrians were using South Boulder Road to access the neighboring developments. While some pedestrian and bicycle trips could occur for this project, the reduction of vehicular trips is not anticipated to be significant.

Transit Trip - The Denver Metro area is served by Regional Transportation District (RTD) with public bus and light rail. The nearest bus route to the site are along South Boulder Road with a stop within a few blocks of the site. There is no light-rail stations in the vicinity of the site. Per ITE, a transit reduction of 5% could be applied for areas with readily available transit, which is the case for this project.

Trip Generation Characteristics for the Proposed Project

The Institute of Transportation Engineers (ITE) has developed data regarding various trip types that all developments experience. These are found in several places, however, for this analysis the Trip Generation Manual 9th Edition as well as the Trip Generation Handbook were used to develop the criteria for this analysis.

Trip Generation Characteristics and Comparison

Existing Building - Previous Land Use

This section provides a summary of the estimated trip generation for the existing building on site and its most recent use, a 4-lane drive-through bank. This land use falls under Land Use Category 912 "Drive-In Bank" within the Trip Generation Manual. The trip generation information for the previous land use is shown in Table 1 below.

Table 1 – Trip Generation for Land Use 912: Drive-In Bank

Lanes	Average Daily Trips	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
4	557	37	22	15	133	65	68

As shown in the table above, the previous land use for this site was anticipated to generate approximately 557 average daily trips, 37 AM peak hour trips, and 133 PM peak hour trips.

Current Proposed Project

The proposed urgent care facility will accommodate approximately 10 employees. The best fit category within the Trip Generation Manual for this project was determined to be Land Use Category 630, "Clinic". The following table shows the trip generation characteristics for the proposed project.

Table 2 – Trip Generation for Land Use 630: Clinic

Employees	Average Daily Trips	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total*	In	Out
10	80	8	4	4	12	5	7

**Volumes Based On Fitted Curve Equations within the TGM*

Based on the information shown in the table above, the proposed project is anticipated to generate 80 trips during a typical weekday with 8 occurring during the AM peak hour and 12 occurring during the PM peak hour. Up to 5% of these trips could be transit oriented trips as specified previously.

Trip Generation Comparison

The following table shows a summary of the trips for the previous land use, the proposed project and the net change in trips anticipated due to the change in land use on the project site.

Table 3 - Trip Generation Comparison

Land Use	Daily	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Previously Proposed Use	557	37	22	15	133	65	68
Current Proposed Use	80	8	4	4	12	5	7
Net Change in Trips	**-477**	**-29**	**-18**	**-11**	**-121**	**-60**	**-61**

As shown in the above table, a decrease in trips is anticipated throughout the day due to the proposed change in land use.

Trip Distribution

As shown on the site plan, the site will be accessed by South Boulder Road. All of the traffic to and from the site will utilize this road for primary access. Field observations of the travel patterns in the surrounding neighborhood were conducted to better understand the trip distribution for the proposed site. The vehicle split between eastbound and westbound travel were fairly even during the observation. Additionally, average daily counts (ADT) provided by the Denver Regional Council of Governments (DRCOG) within the area indicate traffic to and from the site would draw slightly more from the east than the west.

South Boulder Road is an east-west two-way roadway with four lanes across the site frontage with left turn pockets at driveways and street intersections. South Boulder Road extends from 120th Street to Highway 36. West of Highway 36, the roadway becomes Table Mesa Drive and continues into Boulder. It serves a mix of commercial and residential uses along its entirety. The speed limit within the study area is 35 MPH.

Considering many factors such as the surrounding transportation facilities, typical commuting patterns, existing development in the area and the geography of the area, traffic for the proposed development is anticipated as follows. During the AM and PM

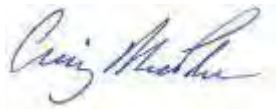
peak hours, it is anticipated that 60% of the trips will access South Boulder Road east of the site and 40% of the trips will access South Boulder Road west of the site.

Conclusions and Recommendations

Based on the information included in this document, which includes a description of the project, anticipated trip generation for the previous land use and current proposal, trip distribution and a comparison of the trip generation, it is concluded that the change in land use is not anticipated to have a significant impact surrounding transportation system. No additional analysis related to traffic associated with this proposed project should be required.

Should you have any questions regarding this document or the information contained herein, please do not hesitate to contact me at (303) 653-9200 or via email at craig@civtrans.com

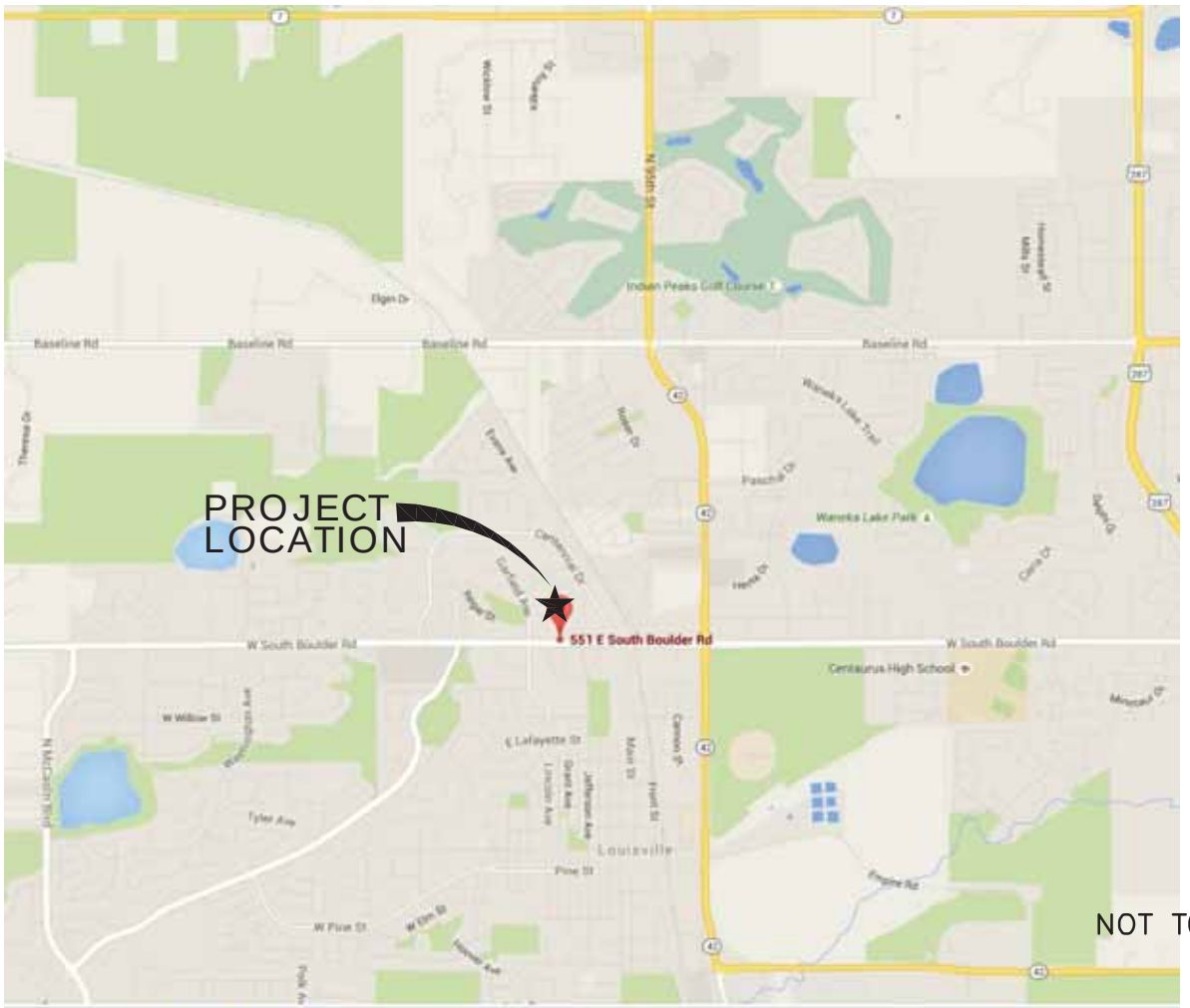
Sincerely,



Craig A. MacPhee, P.E.

encl. Appendix (Vicinity Map, Site Plan)

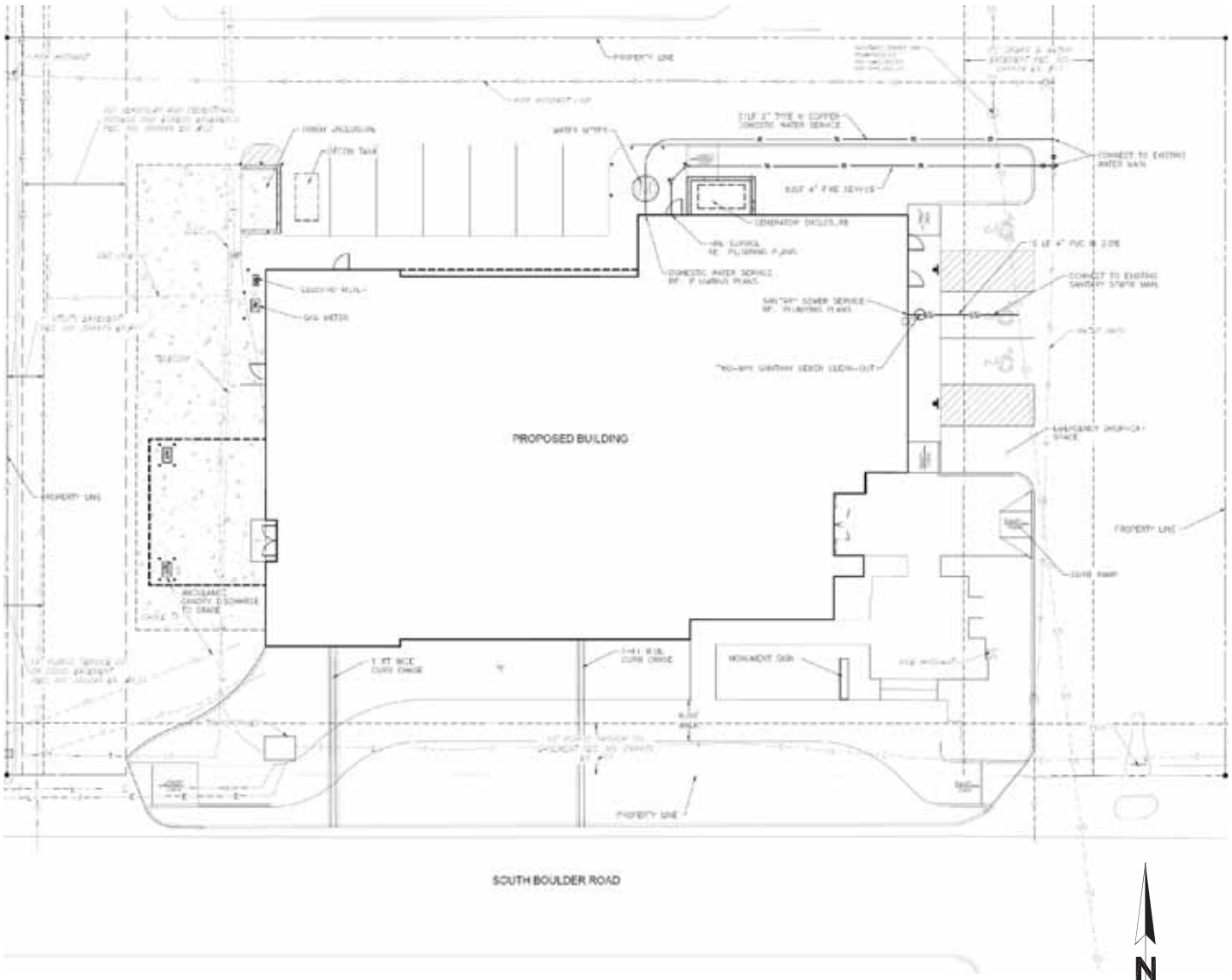
cc: Peter Buckley, Martin/Martin
File



AUGUST 5, 2015

CIVTRANS Engineering Inc.
CIVIL – TRANSPORTATION – TRAFFIC
P.O. BOX 150335 • LAKEWOOD, CO 80215 • 303-653-9200

EXHIBIT 1
Vicinity Map



N

NOT TO SCALE

AUGUST 5, 2015

EXHIBIT 2

Preliminary Site Plan

CIVTRANS Engineering Inc.
CIVIL – TRANSPORTATION – TRAFFIC
P.O. BOX 150335 • LAKEWOOD, CO 80215 • 303-653-9200

ARCHITECTURE

August 6, 2015

Mr. Troy Russ, AICP
Director of Planning and Building Safety
Louisville City Planning
749 Main St
Louisville, CO 80027

Re: Centura Louisville Urgency Center
Final Planned Unit Development (PUD) Submittal
Letter of Request describing proposed use

Dear Mr. Russ:

H+L Architecture, representing Centura Health, is submitting the attached documentation for a new Freestanding Urgency Center to be located at 511 E. South Boulder Road in anticipation of approval of the Final Planned Unit Development (PUD) included with this Letter of Request. It is the intent of this new development to become a viable connection between the City of Louisville's commercial and residential communities.

The new 8,870 square foot facility will be located on an existing 0.77 acre site in the southwest corner of the Village Square Shopping Center, where an existing bank building currently resides. The existing structure will be demolished for the new facility. The building will be positioned on the site to allow for good visibility to/ from the adjoining shopping center and South Boulder Road as well as to define the property's boundaries, and to cater to automobile, bus, bicycle and pedestrian traffic access.

1. Proposed Use:
   a. Urgency Center versus Hospital classification
      i. A freestanding emergency center such as our proposed facility is licensed by the State as a community emergency clinic and would be classified as a medical clinic. The freestanding Urgency Center will provide access to urgent care and emergency services for the surrounding communities.

         Patients in this freestanding emergency center will be evaluated by a physician, and treated based on the diagnosis of the physician, and discharged as appropriate for the medical condition or chief complaint for which they entered the facility. Typically 97% of these patients will be discharged home to self-care (e.g. with a prescription for additional medication if needed).

         The following are definitions of Clinic versus Hospital from the City of Louisville Municipal Code:

         Sec. 17.08.070. – Clinic means offices for one or more physicians, surgeons, dentists, or other practitioners of the healing arts, but does not include rooms for the abiding of patients.

Denver
1755 Blake Street, Suite 400
Denver CO 80202

Colorado Springs
219 East Colorado Avenue
Colorado Springs CO 80903

Sec. 17.08.235. – Hospital means any building or portion thereof used for diagnosis, treatment and care of human ailments; but does not include medical clinics, rest homes, convalescent homes, nursing homes and retirement homes.
As a freestanding emergency center, this facility will provide episodic care only. Patients will be evaluated, treated and discharged usually within 60-90 minutes, based on care needs. Patients requiring higher level of care will be transferred to a hospital for admission, additional testing, or longer observation and or treatment. The Urgency Center will not perform surgery or offer intensive-care or overnight stays and would not be classified as a hospital.

ii. Although there will be an appropriately labelled ambulance canopy with emergency entrance, the new Urgency center will not accept ambulance patients, and the noise and lights associated with ambulances will be minimal and infrequent.

Ambulance traffic to the Urgency Center can be broken down into two categories:

Incoming: Public or Private Emergency Medical Service (EMS or 911)
State licensed emergency centers will be equipped and staffed to handle emergencies 24 hours per day but will not be an ambulance receiving facility.

Outgoing: Private medical transport, transport of patients safely and to maintain medically stable environment, such as but not limited to, Oxygen, IV medication, cardiac monitoring.
There will be a few patients that require medical transport to a hospital for a different or higher level of care not available at the Urgency Center, such as angioplasty, surgery, longer stay monitoring /observation or specialized diagnostic tests available only at a hospital. The Urgency Center's primary goals are to evaluate, stabilize and treat all emergency patients. When the patient requires admission to the hospital, the ambulance provider generally will not have a medical reason to use sirens and lights for the transport, because the patient has been evaluated and stabilized by the emergency physician, and prepared for transport.

Based on several years of data, historically Freestanding Emergency Care admission to a hospital is typically 3-4% (CDC data shows community hospital admission rate 14%). Based on our patient volume projections this is expected to be 1 patient per day on average. Some busy days may require 2 or 3 admits, and other days 0 admits. Depending on the location and expected overall patient volume, this may be more like 1 per week.

The use of ambulance siren and flashing lights (running hot) is more likely in trauma scenarios. EMS ambulances would not be transporting (bringing) high level of care or trauma patients (such as loss of limb), to the urgency center; such patients would be taken to a major hospital.

b. Hours of operation:
   i. The facility will be operational 24 hours a day 7 days a week.

c. Parking requirements – based on 17.20.010 (F4) of the Municipal Code, for medical and dental clinics, 2 spaces per 300 SF of floor area plus 1 space per 2 employees is required. Total Number of Parking Spaces Required: 60+5=65 Parking Spaces

i. The 0.77 acre site contains staff, visitor and handicap parking while the remainder of the visitors will park in spaces within the Village Square Shopping Center to the east of the proposed new Urgency Center. Parking shall breakdown as follows:
   1) 3 HC parking spaces on 0.77 acre site (per Table 1106.1, 2012 IBC).
   2) 5 employee parking spaces on 0.77 acre site – 1 per 2 employees.
   3) 3 visitor parking spaces on 0.77 acre site.
   4) 54 parking spaces shared with shopping center.
      a) See the attached shared parking agreement, "AMENDED AND RESTATED EASEMENT WITH COVENANTS AGREEMENT:" *Section 5. Maintenance, Development and Redevelopment of Buildings a. Parking Requirements: Each owner may utilize the shared parking available on the Common Areas to meet the parking requirements required by the City of Louisville in connection with the City of Louisville's approval of any development, redevelopment, or use review.*

2. Design Standards Exceptions and Waivers:
   a. Building Frontage Setback:
      i. The new Urgency Center is pushed to the South of the site to allow for parking and landscaping on the north side of the building. This is consistent with setbacks for Alfalfas and the retail space facility constructed east of the Urgency Center site along South Boulder Road in the same shopping center.

   b. Site Coverage Requirements:
      i. The minimum 30% open space required by Louisville Municipal Code could not be achieved due to existing driveway easements and site access drives on the west, east and north sides of the 0.77 acre site. Proposed layout provides 22% open space. It should be noted that the existing bank building landscaping is about 3,657 square feet of the 33,595 site, which equates to 10.8% site coverage/open space. This is less than half of the landscaping and pedestrian walks open space that is provided by the proposed site plan.

   c. Sidewalk
      i. It was requested by the City Forester to save the 4 existing healthy, mature trees (2 evergreen and 2 deciduous) located along South Boulder Road. A curved 8 foot wide sidewalk has been proposed to replace the existing 4 foot wide sidewalk. The new sidewalk has been curved at each end of the site around the existing trees whereas a straight sidewalk would require removing at least 2 of the trees. This will require relocating the sidewalk north of the street right-of-way and a quick claim easement will need to be dedicated.
      ii. The curved walk and south side of the building will be landscaped as indicated on the attached landscape plan and will lead to a small landscaped pedestrian plaza at the southeast entry of the building. All landscaped areas will be maintained by Centura Health.

3. Development Schedule:
   a. The proposed timeline is as follows:

i.	Submit Application packet for Final PUD:	August 6, 2015
ii.	Planning Commission Public Hearing:	October 29, 2015
iii.	City Council Public Hearing (if required):	November 17, 2015
iv.	Construction Mobilization:	December 1, 2015
v.	Occupancy of new facility:	August 9, 2015

4. We have included or addressed herein the following documents for your review based on Final PUD submittal requirements outlined in the City of Louisville Public Hearing Application Packet:
   a. Land Use Application Form
   b. Letter of Request describing Proposed Use.
   c. Proof of ownership Copy of Deed with Legal Description
   d. Application Fee
   e. List of adjoining and other properties within 500 feet of property line
   f. Stamped and addressed Public Notice Envelopes
   g. Current Title Insurance Commitment
   h. Mineral Interest Notification per CRS 24-65.5-103 (Based on County Assessor research and Title search, there are no registered mineral interest surface rights for this piece of property. Therefore mineral notification is not required)
   i. Plan Sheets:
      1) Existing Development Plat
      2) Land/Improvement Survey
      3) Development Plan
      4) Utility Plan
      5) Grading and Drainage Plan
      6) Landscape Plan
      7) Parking Plan
      8) Architectural Elevations
      9) Photometric Site Lighting Plan/Fixture Cut Sheets
      10) Floor Plan
   j. Required Reports
      1) Drainage Report Letter (3 copies)
      2) Traffic Letter (3 copies)
   l. Signage Criteria and Details (Refer to Elevation and Signage Plan Sheet)
   q. Other Documents
      1) Parking Agreement
   r. CD of PDF Documents

Please let me know if any additional information is required or if you have any questions regarding our submittal for Final PUD.

Sincerely,

H+L ARCHITECTURE

Michael Hagan
Project Architect, Associate
303.298.4746

Enclosures
RO/jlhk
\\denhv12p\projects\centurahealth\349\349.005 louisville urgency center\8 final deliverable\pud submittal - 080615\Letter of Request.docx

2331498
Page: 1 of 1
09/16/2002 11:01A
Boulder County Clerk, CO MD R 6.00 D 158.00

K130082

WARRANTY DEED

THIS DEED, Made this 10TH day of SEPTEMBER, 2002 between
511 SOUTH BOULDER ROAD, LLC. A COLORADO LIMITED LIABILITY COMPANY

of the County of BOULDER and
State of COLORADO, grantor, and
VALLEY BANK & TRUST, A COLORADO CORPORATION

whose legal address is 511 SOUTH BOULDER ROAD, LOUISVILLE, COLORADO 80027

of the County of BOULDER and State of COLORADO, grantees:

WITNESSETH, That the grantor for and in consideration of the sum of ONE MILLION FIVE HUNDRED FIFTY THOUSAND AND 00/100, ($1,550,000.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate,lying and being in the County of BOULDER and State of Colorado, described as follows:

PART OF TRACT II, LOUISVILLE NORTH 7TH FILING, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT II, LOUISVILLE NORTH 7TH FILING, CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO, AS PLATTED; THENCE NORTH 0 DEG. 01'40" EAST ALONG THE WEST LINE OF SAID TRACT II, 142.50 FEET; THENCE SOUTH 89 DEG. 58'20" EAST, 235.50 FEET; THENCE SOUTH 0 DEG. 01'40" WEST, 142.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT II; THENCE NORTH 89 DEG. 58'20" WEST, 235.50 FEET TO THE POINT OF BEGINNING.
also known by street and number as 511 SOUTH BOULDER ROAD, LOUISVILLE, COLORADO 80027

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for 2002 and subsequent years; except easements, restrictions, covenants, conditions, reservations and rights of way of record, if any;

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

Doc Fee 155.00

BY _____
NOAH C. WALDERA, MANAGER

511 SOUTH BOULDER ROAD, LLC.
A COLORADO LIMITED LIABILITY COMPANY

BY _____
KIMBERLY L. WALDERA, MANAGER

STATE OF COLORADO }
} ss. The foregoing instrument was acknowledged before
County of BOULDER } me this 10TH day of SEPTEMBER, 2002

by KIMBERLY L. WALDERA, AND NOAH C. WALDERA MANAGERS OF 511 SOUTH BOULDER ROAD, LLC, A COLORADO LIMITED LIABILITY COMPANY

Witness my hand and official seal.
My commission expires

_____
NOTARY PUBLIC
4845 PEARL EAST CIRCLE #200
BOULDER, COLORADO 80301

REBECCA RINGMAN NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 05/18/2006

No. 932A. Re

RDB

Account Number	Parcel Number	Owner	Address	Mailing Address	City	State	Zip
P0216335	1.58E+11	GREEN VILLAGE SELF-SERVICE LAUNDRY	635 E SOUTH BOULDER RD	ROBERT MACK 6583 UTE HWY	NIWOT	CO	80503-9132
R0019963	1.58E+11	MUTAW ROBERT J & ANNE M	1608 SUNSET DR	1608 SUNSET DR	LOUISVILLE	CO	80027-1525
P0313918	1.58E+11	RALPHIE'S SPORTS TAVERN	585 E SOUTH BOULDER RD	KCM RESTAURANT HOLDINGS, LLC 585 E SOUTH BOULDER RD	LOUISVILLE	CO	80027-1329
P0216952	1.58E+11	VILLAGE CLEANERS	625 E SOUTH BOULDER RD	625 E SOUTH BOULDER RD	LOUISVILLE	CO	80027-1328
P0402227	1.58E+11	STEAM POT LLC	565 E SOUTH BOULDER RD	RYAN HINES 565 E SOUTH BOULDER RD	LOUISVILLE	CO	80027-1329
P0207853	1.58E+11	TRACEY HUGHES DDS	535 E SOUTH BOULDER RD STE 5	BOULDER VALLEY DENTAL CENTER 535 E SOUTH BOULDER RD STE 5	LOUISVILLE	CO	80027-1329
P0319273	1.58E+11	VILLAGE SQUARE LIQUORS	645 E SOUTH BOULDER RD	645 E SOUTH BOULDER ROAD	LOUISVILLE	CO	80027-1328
R0075712	1.58E+11	VILLAGE SQUARE SC LLC	535 E SOUTH BOULDER RD	6597 S HILL ST	LITTLETON	CO	80120-3018
R0020044	1.58E+11	KAPETANOVIC ALEXANDRE & AUDREY CONLEY	1605 JEFFERSON AVE	1605 JEFFERSON AVE	LOUISVILLE	CO	80027-1528
R0020014	1.58E+11	MILLER JAMES P & HELEN	1604 LONGS PEAK DR	1604 LONGS PEAK DR	LOUISVILLE	CO	80027-1518
R0020005	1.58E+11	MENARD EDWARD A & SHARON L	1608 GARFIELD AVE	2348 N 107TH ST	LAFAYETTE	CO	80026-9102
R0019996	1.58E+11	LITTELL CHAD W & MEGAN CHERYL CHRISTENSEN	1613 CIRCLE DR	1613 CIRCLE DR	LOUISVILLE	CO	80027-1501
R0019930	1.58E+11	WILSON KENNETH A & NANCY L COMMINS	1612 JEFFERSON AVE	261 SHORT PL	LOUISVILLE	CO	80027-1646
R0019975	1.58E+11	BOARD MARILYNN J & STEVEN C	1614 SUNSET DR	1614 SUNSET DR	LOUISVILLE	CO	80027
R0063732	1.58E+11	ECKSTROM KATHIE J & LAWRENCE R	494 FIRESIDE ST	494 FIRESIDE ST	LOUISVILLE	CO	80027-1304
R0019998	1.58E+11	GREENBERG PAUL & KATHY GREENBERG	1612 LONGS PEAK DR	1702 CONTINENTAL VIEW DR	LOUISVILLE	CO	80027
R0020048	1.58E+11	TRIDENT 42 PROPERTIES LLC	1606 JEFFERSON AVE	1606 JEFFERSON AVE	LOUISVILLE	CO	80027
R0063764	1.58E+11	MONTEZ VINCENT R	540 FIRESIDE ST	540 FIRESIDE ST	LOUISVILLE	CO	80027
R0020051	1.58E+11	DESIMONE ALBERTO A & ELVIRA	1605 SUNSET DR	1605 SUNSET DRIVE	LOUISVILLE	CO	80027
P0208796	1.58E+11	PORTAL APARTMENTS	1722 GARFIELD AVE STE 1	C/O 1722 GARFIELD AVENUE LLC 1722 GARFIELD AVE	LOUISVILLE	CO	80027-1353
R0063730	1.58E+11	NEWMAN KEVIN MARK TRUST	466 FIRESIDE ST	123 PRAIRIE DR	BRIGHTON	CO	80601
R0063824	1.58E+11	1722 GARFIELD AVENUE LLC	1722 GARFIELD AVE	1441 MAYFIELD CIR	LONGMONT	CO	80501
P0401860	1.58E+11	EMERGENCY FAMILY ASSISTANCE ASSN INC	1606 GARFIELD AVE	1575 YARMOUTH AVE	BOULDER	CO	80304-0496
R0020045	1.58E+11	STREET TOM P	1612 SUNSET DR	1637 BLACK SQUIRREL DR	ESTES PARK	CO	80517
R0019937	1.58E+11	DEGENHART NICK T & TAMMY D	1613 JEFFERSON AVE	1281 ELMWOOD CT	BROOMFIELD	CO	80020
R0019999	1.58E+11	AGPAWA SABINA	1609 JEFFERSON AVE	1609 JEFFERSON AVE	LOUISVILLE	CO	80027-1528
R0019997	1.58E+11	SHREVE ERIC A	1605 LONGS PEAK DR	1605 LONGS PEAK DR	LOUISVILLE	CO	80027-1517
R0019967	1.58E+11	EMERGENCY FAMILY ASSISTANCE ASSOCIATION	1606 GARFIELD AVE	1575 YARMOUTH AVE	BOULDER	CO	80304
R0020011	1.58E+11	FAZIO JOSEPH & BERNADETE FAZIO	1606 LONGS PEAK DR	1606 LONGS PEAK DR	LOUISVILLE	CO	80027
R0020000	1.58E+11	SCHUBERT RODRICK S & LISA ELLEN JOHNSON	1609 LONGS PEAK DR	1609 LONGS PEAK DR	LOUISVILLE	CO	80027-1517
R0019940	1.58E+11	DUBAY JAMES M	1606 SUNSET DR	1606 SUNSET DR	LOUISVILLE	CO	80027-9574
P0402239	1.58E+11	VALLEY BANK & TRUST	511 E SOUTH BOULDER RD	TAX DEPT 11145 SHERIDAN BLVD STE 10	WESTMINISTER	CO	80020-3256
R0501292	1.58E+11	VALLEY BANK & TRUST	511 E SOUTH BOULDER RD	4900 E BROMLEY LN	BRIGHTON	CO	80601-7824
R0019971	1.58E+11	MALINA MARY A	1611 SUNSET DR	5336 HICKORY AVE	BOULDER	CO	80303
R0020036	1.58E+11	WOLVERINE RENTALS LLC	1604 SUNSET DR	1606 SUNSET DR	LOUISVILLE	CO	80027
R0019966	1.58E+11	DE SIMONE ANGELO & AVA F	1610 LONGS PEAK AVE	1610 LONGS PEAK DR	LOUISVILLE	CO	80027-1518
R0063711	1.58E+11	MAZUROV OLEG V	436 FIRESIDE ST	436 FIRESIDE ST	LOUISVILLE	CO	80027
R0020017	1.58E+11	JACKSON MICHELE H & JOHN P JR	1607 CIRCLE DR	1607 CIRCLE DR	LOUISVILLE	CO	80027
R0020056	1.58E+11	VANDYKE TODD A & SUSANNAH M	505 SUNSET DR	505 SUNSET DR	LOUISVILLE	CO	80027
R0019947	1.58E+11	PROWELL MARY L	1609 SUNSET DR	1609 SUNSET DR	LOUISVILLE	CO	80027-1524
R0020038	1.58E+11	HECKMANN PATRICIA M	1611 LONGS PEAK DR	1611 LONGS PEAK DR	LOUISVILLE	CO	80027-1517
R0020035	1.58E+11	CARSON ANTHONY JAMES	1610 JEFFERSON AVE	90582 GLENSPLACE LN	JUNCTION CITY	OR	97448-9555
R0020063	1.58E+11	GREMILLION VICTORIA L	1609 CIRCLE DR	1609 CIRCLE DR	LOUISVILLE	CO	80027
R0019981	1.58E+11	HICKMAN FAITH M	1610 SUNSET DR	PO BOX 3126	BOULDER	CO	80307-3126
R0019984	1.58E+11	KOELLER CHRISTOPHER R	1613 SUNSET DR	1298 CERES DR	LAFAYETTE	CO	80026
R0020034	1.58E+11	GORDON MARK D & MELINDA K	1611 JEFFERSON AVE	1611 JEFFERSON AVE	LOUISVILLE	CO	80027

R0019941	1.58E+11	MARIANI GERARD J	1608 LONGS PEAK DR	1105 SPARTA DR	LAFAYETTE	CO	80026
R0019946	1.58E+11	GLS LIMITED PARTNERSHIP LLLP	1612 GARFIELD AVE	208 W COAL CREEK DR	SUPERIOR	CO	80027
R0019926	1.58E+11	SWIRES LIVING TRUST	1602 LONGS PEAK DR	9820 ISABELLE RD	LAFAYETTE	CO	80026-9104
R0020031	1.58E+11	EISENBERG GREGG	1607 JEFFERSON AVE	1607 JEFFERSON AVE	LOUISVILLE	CO	80027
R0019939	1.58E+11	CHANNEL R A & DORIS J	1611 CIRCLE DR	1611 CIRCLE DR	LOUISVILLE	CO	80027-1501
R0019943	1.58E+11	RILEY CHRISTOPHER JON & PAULA JOHANSEN	1603 JEFFERSON AVE	1603 JEFFERSON AVE	LOUISVILLE	CO	80027
R0400141	1.58E+11	PUBLIC SERVICE CO OF COLORADO	0 REGAL ST	P O BOX 1979	DENVER	CO	80201-1979
R0063729	1.58E+11	MITCHELL SCOTT J & AMY S	1808 GARFIELD AVE	1311 KENNEDY AVE	LOUISVILLE	CO	80027
P0402154	1.58E+11	BAILEY DERMATOLOGY PC	335 W SOUTH BOULDER RD STE 1	335 W SOUTH BOULDER RD STE 1	LOUISVILLE	CO	80027-1192
R0088742	1.58E+11	RUNNING RABBITS PROPERTIES II LLC	335 W SOUTH BOULDER RD	3434 47TH ST STE 220	BOULDER	CO	80301
P0235587	1.58E+11	SHORE MICHAEL E DDS	335 W SOUTH BOULDER RD STE 4	335 W SOUTH BOULDER RD STE 4	LOUISVILLE	CO	80027-1196
P0265799	1.58E+11	MCCARTY CHERYL DDS PC	333 W SOUTH BOULDER RD STE 3	333 W SOUTH BOULDER RD #3	LOUISVILLE	CO	80027-1674
P0260754	1.58E+11	EDWARD D JONES & CO LP	333 W SOUTH BOULDER RD STE 4	TAX REPORTING #01983 PO BOX 66528	ST LOUIS	MO	63166-6528
P0255967	1.58E+11	PORTERCARE AT HOME-AVISTA	333 W SOUTH BOULDER RD	100 HEALTH PARK DR	LOUISVILLE	CO	80027-9583
R0091682	1.58E+11	LAMA KONCHOK TENZIN & JIGME DORJEE	1606 COTTONWOOD DR 2S	1606 COTTONWOOD DR 2S	LOUISVILLE	CO	80027
R0020037	1.58E+11	COOK WILLIAM D & CINDY A E	1607 LONGS PEAK DR	1607 LONGS PEAK DR	LOUISVILLE	CO	80027-1517
R0088743	1.58E+11	333 SOUTH BOULDER ROAD LLC	333 W SOUTH BOULDER RD	4223 ELDORADO SPRINGS DR	BOULDER	CO	80303
R0091693	1.58E+11	ROSS DEMETRIA	1606 COTTONWOOD DR 14S	1606 COTTONWOOD DR UNIT 14	LOUISVILLE	CO	80027
R0091667	1.58E+11	BESSOL JOSEPH M	1608 COTTONWOOD DR 5	1608 COTTONWOOD DR APT 5	LOUISVILLE	CO	80027-1538
R0091663	1.58E+11	JOHNSTON VICTORIA	1608 COTTONWOOD DR 1	1908 COTTONWOOD DR UNIT 1	LOUISVILLE	CO	80027
R0091700	1.58E+11	DISILVESTRI GREGORY	1606 COTTONWOOD DR 23S	1606 COTTONWOOD DR UNIT 23-S	LOUISVILLE	CO	80027-2823
R0091675	1.58E+11	JOHNSON REBECCA SUE	1608 COTTONWOOD DR 20	1608 COTTONWOOD DR UNIT 20	LOUISVILLE	CO	80027
R0091697	1.58E+11	SHIRK FAMILY TRUST	1606 COTTONWOOD DR 20S	620 ABDELLA WAY	THE VILLAGES	FL	32163
R0091657	1.58E+11	CHRISTENSEN WAYNE	1611 GARFIELD AVE 12	717 PASCHAL DR	LAFAYETTE	CO	80026
R0091718	1.58E+11	RUHA MICHAEL G & MARY ANN	1612 COTTONWOOD DR 23W	547 W SYCAMORE CIR	LOUISVILLE	CO	80027-2261
R0091690	1.58E+11	TENZIN KONCHOK ET AL	1606 COTTONWOOD DR 11S	1075 SIR GALAHAD DR D	LAFAYETTE	CO	80026
R0091690	1.58E+11	DROLMA SHERAB ET AL	1606 COTTONWOOD DR 11S	1075 SIR GALAHAD DR D	LAFAYETTE	CO	80026
R0091690	1.58E+11	DORJEE JIGME ET AL	1606 COTTONWOOD DR 11S	1075 SIR GALAHAD DR D	LAFAYETTE	CO	80026
R0091703	1.58E+11	KOORNWINDER JEROEN PETER & DIANE LYNN	1606 COTTONWOOD DR 26S	5142 HOLLISTER AVE UNIT 210	SANTA BARBARA	CA	93111-2526
R0091704	1.58E+11	VAN MATRE BRADEN J	1606 COTTONWOOD DR 27S	1606 COTTONWOOD DR UNIT 27S	LOUISVILLE	CO	80027
R0091702	1.58E+11	WYLIE J DON	1606 COTTONWOOD DR 25S	1375 W 13TH AVE	BROOMFIELD	CO	80020-6633
R0091658	1.58E+11	PURFURST JAMES R & CAROL A	1611 GARFIELD AVE 13	1611 GARFIELD DR 13	LOUISVILLE	CO	80027-9999
R0091660	1.58E+11	BEFEKADU BRUKTAWIT A	1611 GARFIELD AVE 21	5358 EAST 129TH AVE	THORNTON	CO	80241
R0091659	1.58E+11	ITURBE-LAGRAVE VALENTINA	1611 GARFIELD AVE 20	6144 HABITAT DR	BOULDER	CO	80301
R0091671	1.58E+11	ALBRIGHT DUFFEY & DIANNE	1608 COTTONWOOD DR 12	PO BOX 569	PORT ARANSAS	TX	78373-0569
R0091714	1.58E+11	LINTON ALANA SCHMIDELER	1612 COTTONWOOD DR 14W	1612 COTTONWOOD DR UNIT 14	LOUISVILLE	CO	80027
R0091661	1.58E+11	CAUDILLO BARBARA J	1611 GARFIELD AVE 22	1611 GARFIELD AVE UNIT 22	LOUISVILLE	CO	80027
R0091691	1.58E+11	RESSLER GREGORY L	1606 COTTONWOOD DR 12S	813 PINEHURST CT	LOUISVILLE	CO	80027
R0091715	1.58E+11	HANNIGAN KELLY C	1612 COTTONWOOD DR 20W	1612 COTTONWOOD DR 20W	LOUISVILLE	CO	80027
R0091685	1.58E+11	SMITH LYNN	1606 COTTONWOOD DR 5S	14402 LAKE FOREST DR	SUN CITY	AZ	85351
R0091676	1.58E+11	WARREN LLLP	1608 COTTONWOOD DR 21	7575 PANORAMA DR	BOULDER	CO	80303
R0091711	1.58E+11	SIMMS STAN ET AL	1612 COTTONWOOD DR 11W	1612 COTTONWOOD DR 11	LOUISVILLE	CO	80027
R0091711	1.58E+11	SIMMS DONALD ET AL	1612 COTTONWOOD DR 11W	1612 COTTONWOOD DR 11	LOUISVILLE	CO	80027
R0091652	1.58E+11	SLATER FRANK M & ERIK	1611 GARFIELD AVE 2	PO BOX 370190	DENVER	CO	80237-0191
R0091705	1.58E+11	1612 COTTONWOOD DRIVE 1 LLC	1612 COTTONWOOD DR 1W	2392 SANDPIPER DR	LAFAYETTE	CO	80026
R0091680	1.58E+11	MANGINE DAVID & DEIRDRE	1608 COTTONWOOD DR 25	7869 BROCKWAY DR	BOULDER	CO	80303
R0093063	1.58E+11	BAUM CAROL ANN	1933 CENTENNIAL DR 1933	1933 CENTENNIAL DR	LOUISVILLE	CO	80027
R0093065	1.58E+11	COOKSON BRIAN & ANNE	1937 CENTENNIAL DR	2201 PINTAIL DR	LONGMONT	CO	80504
R0019972	1.58E+11	PECK HOWARD A & TERESA	1611 GARFIELD AVE 1	1316 FRANKLIN AVE	LOUISVILLE	CO	80027-1613
R0093060	1.58E+11	PAC 1927 LLC	1927 CENTENNIAL DR	5355 GUNBARREL CIR	LONGMONT	CO	80503

R0093066	1.58E+11	WOODARD DIANE E	1939 CENTENNIAL DR 1939	1939 CENTENNIAL DR	LOUISVILLE	CO	80027-1357
R0093062	1.58E+11	SCHOLFIELD RANDALL & KARLA	1931 CENTENNIAL DR 1931	718 ORCHARD CT	LOUISVILLE	CO	80027
R0093064	1.58E+11	CUSHING ENTERPRISES LTD	1935 CENTENNIAL DR 1935	1790 30TH ST #232	BOULDER	CO	80301
R0093067	1.58E+11	CUSHING ENTERPRISES LTD	1941 CENTENNIAL DR 1941	1790 30TH ST #232	BOULDER	CO	80301
R0093061	1.58E+11	MAY RONALD W	1929 CENTENNIAL DR 1929	1929 CENTENNIAL DR	LOUISVILLE	CO	80027
R0091686	1.58E+11	LAING THOMAS ALLAN	1606 COTTONWOOD DR 6S	1606 COTTONWOOD DR APT 6	LOUISVILLE	CO	80027-1539
R0093068	1.58E+11	STALWARTPROPERTIESCO LLC	1943 CENTENNIAL DR 1943	1281 E MAGNOLIA ST. SUITE D166	FORT COLLINS	CO	80524
R0091709	1.58E+11	ALI MUJIBUR & HALIMA S	1612 COTTONWOOD DR 6W	3126 NOTABON CT	LAFAYETTE	CO	80026
R0091669	1.58E+11	LEGACY 10 LLC	1608 COTTONWOOD DR 10	1502 S VONA CT	SUPERIOR	CO	80027
R0091696	1.58E+11	ELLERINGTON WESLEY D & TERRI	1606 COTTONWOOD DR 17S	868 W MULBERRY ST	LOUISVILLE	CO	80027
R0091688	1.58E+11	GARTHWAITE J PETER TRUST &	1606 COTTONWOOD DR 8S	HEIDI L GARTHWAITE TRUST 1767 CASEY CT	LAFAYETTE	CO	80026-9148
R0091668	1.58E+11	COTTONWOOD LSVL LLC	1608 COTTONWOOD DR 6	2609 TUMWATER LN	BOULDER	CO	80304
R0091683	1.58E+11	UFNER H & DOROTHEA TRUSTEES	1606 COTTONWOOD DR 3S	UNER LIVING TRUST 9409 POINCIANA CT	FT PIERCE	FL	34951
R0091656	1.58E+11	WYLIE J DON & LINDA L	1611 GARFIELD AVE 11	1375 W 13TH AVE	BROOMFIELD	CO	80020-6633
R0091717	1.58E+11	SILVER DONALD M	1612 COTTONWOOD DR 22W	PO BOX 446	BOULDER	CO	80306-0446
R0091677	1.58E+11	CONO SHELLEY R	1608 COTTONWOOD DR 22	831 E 131ST PL	THORNTON	CO	80241-1130
R0091670	1.58E+11	WOO TZE-CHING & JOYCE	1608 COTTONWOOD DR 11	2109 N FRONTAGE RD W STE A	VAIL	CO	81657-4891
R0091712	1.58E+11	HUSBAND MICHAEL	1612 COTTONWOOD DR 12W	302 BRISTOL PL	LONGMONT	CO	80501
R0091662	1.58E+11	FROMM DEAN A	1611 GARFIELD AVE 23	1611 GARFIELD AVE UNIT 23	LOUISVILLE	CO	80027
R0091699	1.58E+11	CHRISTOPHER GALEN W	1606 COTTONWOOD DR 22S	2284 DOGWOOD CIR	ERIE	CO	80516
R0091701	1.58E+11	SMITH GREGORY W &	1606 COTTONWOOD DR 24S	CYNTHIA L HINKELMAN-SMITH 1501 UPLAND AVE	BOULDER	CO	80304-0828
R0091679	1.58E+11	DERBY HOWARD VINCENT	1608 COTTONWOOD DR 24	602 CLOVER LN	BOULDER	CO	80303
R0091708	1.58E+11	BRADFIELD MICHAEL	1612 COTTONWOOD DR 4W	1612 COTTONWOOD DR 4	LOUISVILLE	CO	80027-2826
R0091665	1.58E+11	BEFEKADU BRUKTAWIT A	1608 COTTONWOOD DR 3	5358 EAST 129TH AVE	THORNTON	CO	80241
R0091681	1.58E+11	KAMEI MINORU	1606 COTTONWOOD DR 1S	1606 COTTONWOOD DR APT 1	LOUISVILLE	CO	80027-1540
R0091684	1.58E+11	POITEVIN DAVID C	1606 COTTONWOOD DR 4S	1606 COTTONWOOD AVE 4S	LOUISVILLE	CO	80027
R0091716	1.58E+11	MACKENZIE ROBERT BRUCE	1612 COTTONWOOD DR 21W	1612 COTTONWOOD DR UNIT 21	LOUISVILLE	CO	80027
R0091678	1.58E+11	NAVAS JOSE H	1608 COTTONWOOD DR 23	1270 MILO CIR APT A	LAFAYETTE	CO	80026-3274
R0091673	1.58E+11	SMITH GREGORY W &	1608 COTTONWOOD DR 14	CYNTHIA L HINKELMAN-SMITH 1501 UPLAND AVE	BOULDER	CO	80304-0828
R0091706	1.58E+11	LEWIS DAVID A	1612 COTTONWOOD DR 2W	1612 COTTONWOOD UNIT 2	LOUISVILLE	CO	80027-2826
R0091653	1.58E+11	GREENWAY JOHN	1611 GARFIELD AVE 3	1611 GARFIELD AV #3	LOUISVILLE	CO	80027
R0091687	1.58E+11	YORK ANNA MARIA	1606 COTTONWOOD DR 7S	1104 SIERRA GRANDA BLVD	BILLINGS	MT	59105-5426
R0091655	1.58E+11	MFS ASSOCIATES LLC	1611 GARFIELD AVE 10	400 N BERMONT ST	LAFAYETTE	CO	80026
R0091713	1.58E+11	CHUNG SAMMY	1612 COTTONWOOD DR 13W	1612 COTTONWOOD DR UNIT 13W	LOUISVILLE	CO	80027
R0091654	1.58E+11	CHRISTENSEN WAYNE E & MARY T CHRISTENSEN	1611 GARFIELD AVE 4	717 PASCHAL DR	LAFAYETTE	CO	80026
R0091672	1.58E+11	COTTONWOOD 13 LTD	1608 COTTONWOOD DR 13	4185 AURORA AVE	BOULDER	CO	80303-2539
R0091689	1.58E+11	PROFFITT ELAINE	1606 COTTONWOOD DR 10S	1606 COTTONWOOD DR UNIT 10	LOUISVILLE	CO	80027
R0091710	1.58E+11	1612 COTTONWOOD DRIVE 10 LLC	1612 COTTONWOOD DR 10W	2392 SANDPIPER DR	LAFAYETTE	CO	80026
R0091719	1.58E+11	BECKER THOMAS J	1612 COTTONWOOD DR 24W	1612 COTTONWOOD DR 24	LOUISVILLE	CO	80027-1504
R0091694	1.58E+11	1606 COTTONWOOD DRIVE 15 LLC	1606 COTTONWOOD DR 15S	2392 SANDPIPER DR	LAFAYETTE	CO	80026
R0091674	1.58E+11	POWERS TODD MICHAEL	1608 COTTONWOOD DR 15	4 ANACOSTIA LN	HEDGESVILLE	WV	25427
R0091695	1.58E+11	OTIPOBY B CAROL	1606 COTTONWOOD DR 16S	1606 COTTONWOOD DR APT 16	LOUISVILLE	CO	80027-2821
R0510107	1.58E+11	AGUILAR DELLENA	1905 CENTENNIAL DR	1905 CENTENNIAL DR UNIT A	LOUISVILLE	CO	80027
R0093057	1.58E+11	W M ASSOCIATES	1921 CENTENNIAL DR B	3300 ARAPAHOE STE 207	BOULDER	CO	80303-1044
R0093054	1.58E+11	SALAZAR ANDREA L ET AL	1915 CENTENNIAL DR	1915 CENTENNIAL DR UNIT B	LOUISVILLE	CO	80027
R0093054	1.58E+11	SALAZAR JUSTIN ET AL	1915 CENTENNIAL DR	1915 CENTENNIAL DR UNIT B	LOUISVILLE	CO	80027
R0510105	1.58E+11	PETERSON JENNIFER MARIE	1901 CENTENNIAL DR	1901 CENTENNIAL DR	LOUISVILLE	CO	80027
R0510106	1.58E+11	CUSHING ENTERPRISES LTD	1903 CENTENNIAL DR	1790 30TH ST, # 232	BOULDER	CO	80301

R0093058	1.58E+11	CUSHING ENTERPRISES LTD	1923 CENTENNIAL DR B	1790 30TH ST #232	BOULDER	CO	80301
R0093052	1.58E+11	CUSHING ENTERPRISES LTD	1911 CENTENNIAL DR B	1790 30TH ST #232	BOULDER	CO	80301
R0093059	1.58E+11	ANDUAGA OMAR A & MARTHA R	1925 CENTENNIAL DR	1925 CENTENNIAL DR	LOUISVILLE	CO	80027-1357
R0093051	1.58E+11	DESANTIS THOMAS W	1909 CENTENNIAL DR B	5025 COVENTRY CT	BOULDER	CO	80301-6414
R0510108	1.58E+11	CUSHING ENTERPRISES LTD	1907 CENTENNIAL DR	1790 30TH ST, # 232	BOULDER	CO	80301
R0093055	1.58E+11	CUSHING ENTERPRISES LTD	1917 CENTENNIAL DR 1917	1790 30TH ST #232	BOULDER	CO	80301
R0093056	1.58E+11	DEJTHAI RATCHAPOL	1919 CENTENNIAL DR B	510 RIDGEVIEW DR	LOUISVILLE	CO	80027-3265
R0512387	1.58E+11	CITY OF LOUISVILLE	0 CENTENNIAL DR	749 MAIN ST	LOUISVILLE	CO	80027
R0091707	1.58E+11	KAJEWSKI SILVIA MARTINEZ & STEVE	1612 COTTONWOOD DR W3	PO BOX 21	LOUISVILLE	CO	80027-0021
R0091698	1.58E+11	GAETANO WILLIAM F	1606 COTTONWOOD DR 21S	730 BARBERRY AVE	LAFAYETTE	CO	80026
R0093053	1.58E+11	CUSHING ENTERPRISES LTD	1913 CENTENNIAL DR 1913	1790 30TH ST #232	BOULDER	CO	80301
R0091664	1.58E+11	GURUNG KALPANA	1608 COTTONWOOD DR 2	1608 COTTONWOOD DR APT 2	LOUISVILLE	CO	80027-1538
P0402676	1.58E+11	ALFALFA'S MARKET	707 E SOUTH BOULDER RD	785 E SOUTH BOULDER RD	LOUISVILLE	CO	80027
R0091666	1.58E+11	FORGE GREGORY IVAN	1608 COTTONWOOD DR 4	1608 COTTONWOOD DR UNIT 4	LOUISVILLE	CO	80027
R0091692	1.58E+11	DORSCHNER NANCY L	1606 COTTONWOOD DR 13S	601 WEST ST	LOUISVILLE	CO	80027-2074
R0604864	1.58E+11	TRACT ONE RETAIL LLC	707 E SOUTH BOULDER RD	2595 CANYON BLVD	BOULDER	CO	80302
R0604865	1.58E+11	TRACT ONE RETAIL LLC	707 E SOUTH BOULDER RD	2595 CANYON BLVD	BOULDER	CO	80302
P0215470	1.58E+11	WALGREEN CO 01286	655 SOUTH BOULDER RD	300 WILMOT RD MS 3301	DEERFIELD	IL	60015
R0075802	1.58E+11	655 SOUTH BOULDER LLC	655 SOUTH BOULDER RD	PO BOX 1159	DEERFIELD	IL	60015-6002
R0604868	1.58E+11	TRACT ONE LLC	707 E SOUTH BOULDER RD	2595 CANYON BLVD STE 200	BOULDER	CO	80302
R0603149	1.58E+11	CITY OF LOUISVILLE	0 E SOUTH BOULDER RD	749 MAIN	LOUISVILLE	CO	80027-1829
R0019956	1.58E+11	SANDERS FAMILY LLC	1610 GARFIELD AVE	754 PASCHAL DR	LAFAYETTE	CO	80026
R0604866	1.58E+11	TRACT ONE APARTMENTS LLC ET AL	745 E SOUTH BOULDER RD	3434 47TH ST STE 220	BOULDER	CO	80301
R0604866	1.58E+11	TO INVESTMENTS LLC ET AL	745 E SOUTH BOULDER RD	3434 47TH ST STE 220	BOULDER	CO	80301
R0604866	1.58E+11	TITLE ASSOCIATES LLC ET AL	745 E SOUTH BOULDER RD	3434 47TH ST STE 220	BOULDER	CO	80301
R0604866	1.58E+11	1750 55TH STREET LLC ET AL	745 E SOUTH BOULDER RD	3434 47TH ST STE 220	BOULDER	CO	80301
R0063760	1.58E+11	POWERS GAIA S	502 FIRESIDE ST	502 FIRESIDE ST	LOUISVILLE	CO	80027-1306
R0019987	1.58E+11	SHULER JORDI E	1607 SUNSET DR	313 SLEEPING OWL PT	LAFAYETTE	CO	80026
R0061409	1.58E+11	NEWMAN TIMOTHY R & MICHELE	1608 JEFFERSON AVE	1608 JEFFERSON AVE	LOUISVILLE	CO	80027-1500
R0019927	1.58E+11	SHANDY JOHN C	1613 LONGS PEAK DR	1613 LONGS PEAK DR	LOUISVILLE	CO	80027
R0020023	1.58E+11	BOEMKER IRIS SHERMAN &	1603 SUNSET DR	STEVEN J SHERMAN BOEMKER 1603 SUNSET DR	LOUISVILLE	CO	80027-1524

Land Title
GUARANTEE COMPANY
Since 1967

Customer Distribution

Our Order Number: ABZ70448181

Date: 06-10-2015

Property Address: 511 EAST SOUTH BOULDER ROAD, LOUISVILLE, CO 80027

For Closing Assistance
Debbie Pinkerton
195 SOUTH TELLURIDE ST #10
BRIGHTON, CO 80601
303-655-9973 (phone)
303-393-4928 (fax)
dpinkerton@ltgc.com

Closer's Assistant
Veronica Armijo
195 SOUTH TELLURIDE ST #10
BRIGHTON, CO 80601
303-655-9973 (phone)
303-393-4900 (fax)
varmijo@ltgc.com

For Title Assistance
KIM ZIMMERMAN
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
720-406-2083 (phone)
303-393-4842 (fax)
kzimmerman@ltgc.com

Buyer/Borrower
THE TALARICO COMPANY LLC
1001 W 120TH AVE #215
WESTMINSTER, CO 80234
303-433-3199 (work)
303-433-3505 (work fax)
dana@taibuild.com
Delivered via: Electronic Mail

Seller/Owner
VALLEY BANK AND TRUST
4900 EAST BROMLEY LANE
BRIGHTON, CO 80601
303-659-3490 (work)
303-659-4043 (work fax)
mvannorstrand@valleybankandtrust.com
Delivered via: Electronic Mail

Attorney for Buyer
DAVID, HICKS & LAMPERT BROKERAGE LLC
Attention: STEVE MARKEY
5750 DTC PARKWAY #200
GREENWOOD VILLAGE, CO 80111
303-694-6082 (work)
303-793-0994 (work fax)
steve.markey@dhlb.com
Delivered via: Electronic Mail

Attorney for Buyer
KUTAK ROCK LLP
Attention: WILLIAM MARTIN
1801 CALIFORNIA ST SUITE 300
DENVER, CO 80202
303-292-7747 (work)
william.martin@kutakrock.com
Delivered via: Electronic Mail
Copies: 1

Attorney for Buyer
KUTAK ROCK LLP
laurie.daniels@kutakrock.com
Delivered via: Electronic Mail
Copies: 1

Attorney for Buyer
KUTAK ROCK LLP
Attention: HILLARY E ELLIS
303-292-7747 (work)
hillary.ellis@kutakrock.com
Delivered via: Electronic Mail
Copies: 1

Land Title
GUARANTEE COMPANY
Since 1967

Wire Instructions

Bank:	FIRSTBANK OF COLORADO
Address:	10403 W COLFAX AVENUE LAKEWOOD, CO 80215
Phone:	303-237-5000
Credit:	LAND TITLE GUARANTEE COMPANY
ABA No:	107005047
Account:	2160521825
Attention:	Debbie Pinkerton
Reference	ABZ70448181

*If any of the above information is missing, the wire will be returned to sender.

*If you have questions or concerns, please contact your closer.

*Please remit funds in the form of a cashiers check or wire

*****NOTE: Land Title can not accept buyer funds in the form of personal checks, and buyer funds delivered using ACH payment systems may result in the delay or cancellation of your closing.**

Land Title Guarantee Company

Estimate of Title Fees

Land Title
GUARANTEE COMPANY
Since 1967

Order Number: ABZ70448181 Date: 06-10-2015

Property Address: 511 EAST SOUTH BOULDER ROAD, LOUISVILLE, CO 80027

Buyer/Borrower: THE TALARICO COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

Seller: VALLEY BANK & TRUST, A COLORADO CORPORATION

Visit Land Title's website at www.ltgc.com for directions to any of our offices.

Estimate of Title Insurance Fees	
ALTA Owners Policy 06-17-06	$2,489.00
Tax Certificate	$20.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Total	$2,509.00
THANK YOU FOR YOUR ORDER!	

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: ABZ70448181

Customer Ref-Loan No.:

Property Address:

511 EAST SOUTH BOULDER ROAD, LOUISVILLE, CO 80027

1. **Effective Date:**

   04-15-2015 at 17:00:00

2. **Policy to be Issued and Proposed Insured:**

   "ALTA" Owner's Policy 06-17-06 $1,050,000.00
   Proposed Insured:
   THE TALARICO COMPANY, LLC, A COLORADO
   LIMITED LIABILITY COMPANY

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   A FEE SIMPLE

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   VALLEY BANK & TRUST, A COLORADO CORPORATION

5. **The Land referred to in this Commitment is described as follows:**

   PART OF TRACT II, LOUISVILLE NORTH 7TH FILING, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

   BEGINNING AT THE SOUTHWEST CORNER OF TRACT II, LOUISVILLE NORTH 7TH FILING, CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO, AS PLATTED; THENCE NORTH 0°01'40" EAST ALONG THE WEST LINE OF SAID TRACT II, 142.50 FEET; THENCE SOUTH 89°58'20" EAST, 235.50 FEET; THENCE SOUTH 0°01'40" WEST, 142.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT II; THENCE NORTH 89°58'20" WEST, 235.50 FEET TO THE POINT OF BEGINNING.

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ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B-1

(Requirements)

Order Number: ABZ70448181

The following are the requirements to be complied with:

Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR THE TALARICO COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

   NOTE: ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON REVIEW OF THIS DOCUMENTATION.

2. DULY EXECUTED AND ACKNOWLEDGED STATEMENT OF AUTHORITY SETTING FORTH THE NAME OF THE TALARICO COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY AS A LIMITED LIABILITY COMPANY. THE STATEMENT OF AUTHORITY MUST STATE UNDER WHICH LAWS THE ENTITY WAS CREATED, THE MAILING ADDRESS OF THE ENTITY, AND THE NAME AND POSITION OF THE PERSON(S) AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING, OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF THE ENTITY AND OTHERWISE COMPLYING WITH THE PROVISIONS OF SECTION 38-30-172, CRS.

   NOTE: THE STATEMENT OF AUTHORITY MUST BE RECORDED WITH THE CLERK AND RECORDER.

3. WARRANTY DEED FROM VALLEY BANK & TRUST, A COLORADO CORPORATION TO THE TALARICO COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY CONVEYING SUBJECT PROPERTY.

   NOTE: ITEM 5 OF THE STANDARD EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

   NOTE: UPON PROOF OF PAYMENT OF 2014 TAXES, ITEM 6 WILL BE AMENDED TO READ:

   TAXES AND ASSESSMENTS FOR THE YEAR 2015, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.

Old Republic National Title Insurance Company
Schedule B-2

(Exceptions)

Order Number: ABZ70448181

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**

2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**

3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**

6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**

7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**

8. EXISTING LEASES AND TENANCIES, IF ANY.

9. EASEMENT AND RIGHT OF WAY TO CONSTRUCT, OPERATE, AND MAINTAIN UTILITY LINES AND FIXTURE AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO BY INSTRUMENT RECORDED NOVEMBER 01, 1974, AS RECEPTION NO. 120295.

10. EASEMENT AND RIGHT OF WAY FOR UTILITY PURPOSES AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO BY INSTRUMENT RECORDED AUGUST 09, 1979 UNDER RECEPTION NO. 353064.

11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LOUISVILLE NORTH 7TH FILING RECORDED AUGUST 16, 1978 AS RECEPTION NO. 294479.

12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ACCESS EASEMENT AGREEMENT RECORDED APRIL 08, 1980 UNDER RECEPTION NO. 390964.

    NOTE: RELEASE OF EASEMENT AS SHOWN IN QUIT CLAIM DEED RECORDED OCTOBER 28, 2013 UNDER RECEPTION NO. 03349836.

13. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR

Old Republic National Title Insurance Company
Schedule B-2

(Exceptions)

Order Number: ABZ70448181

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED APRIL 17, 1978, UNDER RECEPTION NO. 274300 AND THE MODIFICATION RECORDED AUGUST 11, 1980 UNDER RECEPTION NO. 407014.

NOTE: AMENDED AND RESTATED EASEMENT WITH COVENANTS AGREEMENT RECORDED FEBRUARY 8, 2013 UNDER RECEPTION NO. 03288500.

14. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE NORTHERN COLORADO WATER CONSERVANCY DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 12, 1997, UNDER RECEPTION NO. 01676839 AND RECORDED FEBRUARY 12, 1997 UNDER RECEPTION NO. 01676840.

15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TENANCY IN COMMMON AGREEMENT RECORDED FEBRUARY 23, 2001 UNDER RECEPTION NO. 2121536.

Land Title
GUARANTEE COMPANY
Since 1967

JOINT NOTICE OF PRIVACY POLICY OF

LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This Statement is provided to you as a customer of Land Title Guarantee Company and Meridian Land Title, LLC, as agents for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by, us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly access security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows. Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

LAND TITLE GUARANTEE COMPANY

LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION

DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

A) The Subject real property may be located in a special taxing district.
B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property)
C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 3-5-1, Paragraph C of Article VII requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B-2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
D) The Company must receive payment of the appropriate premium.
E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

ALTA Commitment - 2006 Rev.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation, (Company) for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company. All liability and obligation under this commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

CONDITIONS AND STIPULATIONS

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at www.alta.org.

STANDARD EXCEPTIONS

In addition to the matters contained in the Conditions and Stipulations and Exclusions from Coverage above referred to, this Commitment is also subject to the following:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey or inspection of the Land would disclose and which are not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue
Suite 600
Denver, Colorado 80206
303-321-1880

John E. Freyer
President

Authorized Officer or Agent

Old Republic National Title Insurance Company
a Stock Company
400 Second Avenue South
Minneapolis, Minnesota 55401
(612)371-1111

Mark Bilbrey
President

Rande Yeager
Secretary

AMERICAN LAND TITLE ASSOCIATION

03288500 02/08/2013 01:38 PM
RF: $96.00 DF: $0.00 Page: 1 of 18
Electronically recorded in Boulder County Colorado.
Recorded as received.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

David M. Packard, Esq.
Packard and Dierking, LLC
2595 Canyon Blvd., Suite 200
Boulder, CO 80302

925570 $96.00

(Above space for Recorder's use only)

AMENDED AND RESTATED EASEMENT WITH COVENANTS AGREEMENT

This Amended and Restated Easement and Covenants Agreement (this "Agreement"), dated as of December 31, 2012 (the "Effective Date"), is entered into by and between, **SAFEWAY STORES 45 INC.**, a Delaware corporation ("Safeway"), **VILLAGE SQUARE SC LLC**, a Colorado limited liability company ("Village"), **VALLEY BANK & TRUST**, a Colorado banking corporation ("Bank"), and **DPM INVESTMENTS, L.L.C.**, a Colorado limited liability company ("DPM") (collectively, the parties are each sometimes referred to herein singularly as a "Party", and collectively as the "Parties"), with respect to the following facts:

A. The Parties or their predecessors in interest entered into that Easements with Covenants and Restrictions Affecting Land (ECR) dated April 5, 1978, recorded in the records of the Clerk and Recorder for Boulder County, Colorado on April 17, 1978, at Reception No. 274300 (the "ECR"), and modified the ECR in that Modification to Easements with Covenants and Restrictions Affecting Land (ECR) dated July 8, 1980, recorded in the records of the Clerk and Recorder for Boulder County, Colorado on August 21, 1980, at Reception No. 407014 (the "Modified ECR").

B. Safeway is the owner in fee simple of a certain tract of land in the City of Louisville (the "City"), County of Boulder, Colorado, which property is more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference ("Parcel I").

C. Village is the owner in fee simple of a certain tract of land in the City of Louisville (the "City"), County of Boulder, Colorado, which property is more particularly described in **Exhibit "B"** attached hereto and incorporated herein by reference ("Parcel II").

D. Bank is the owner in fee simple of a certain tract of land in the City of Louisville (the "City"), County of Boulder, Colorado, which property is more particularly described in **Exhibit "C"** attached hereto and incorporated herein by reference ("Parcel II-B").

E. DPM is the owner in fee simple of a certain tract of land in the City of Louisville (the "City"), County of Boulder, Colorado, which property is more particularly described in **Exhibit "D"** attached hereto and incorporated herein by reference ("Parcel II-A"). As used herein, the "Project:" shall refer collectively to Parcel I, Parcel II, Parcel II-B, and Parcel II-A, and "Parcel" shall refer to any of the foregoing properties.

F. Safeway intends to develop a mixed-use project on Parcel I which will include retail and residential uses and reconfigure the existing surface parking thereon, as well as construct a parking structure on said Parcel I.

G. The Parties desire to fully amend and restate the terms and conditions of the ECR as modified by the Modified ECR.

NOW, THEREFORE, for good and valuable consideration and the mutual benefits being derived therefrom and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. ECR ENTIRELY AMENDED. The ECR, as modified by the Modified ECR and as otherwise amended, is hereby amended, restated and replaced in its entirety by this Agreement.

2. DEFINITIONS. As used herein, the following terms shall have the following definitions in this Agreement:

a. Building Area. "Building Area" shall mean that portion of any Parcel devoted from time to time to building improvements, including without limitation above or below grade parking structures. Canopies may extend beyond Building Areas but shall not be considered part of the Building Area.

b. Common Areas. "Common Areas" shall mean all of the Project from time to time except the Building Areas. The Common Areas are subject to modification and change automatically as Building Area(s) change on any Parcel from time to time. The fact that any portion of a Parcel is a Common Area does not preclude the owner of a Parcel from creating, replacing, expanding, or otherwise modifying Building Area on such Parcel.

3. BUILDING COVENANTS.

a. Design and Construction. All newly constructed buildings shall be designed so that the exterior elevation of each will be architecturally and aesthetically comparable and so that the buildings' wall footings shall not encroach from one Parcel onto another Parcel. The design and construction shall be in conformity with sound architectural and engineering standards and the construction shall be first quality.

b. Use. Buildings within the Project shall be for commercial, retail, residential or other uses as permitted by City of Louisville zoning, as may be amended from time to time. Notwithstanding the foregoing, no building within the Project may be used for bowling alleys or theatres.

c. Encroachment Easements. In the event building wall footings encroach from one Parcel onto another Parcel, despite efforts to avoid that occurrence, the party onto whose Parcel the footings encroach shall cooperate in granting an encroachment permit or easement to the party whose building wall footings encroach.

4. COMMON AREAS USE. Subject to easements of record (other than the ECR and Modified ECR), the Common Areas shall be used for roadways, walkways, ingress and egress,

parking of motor vehicles, loading and unloading of commercial and other vehicles, for driveway purposes, and for the comfort and convenience of owners, tenants, customers, invitees, and employees of all occupants of the buildings constructed on the Building Areas. Sidewalk and patio areas of the Common Areas may be used for café or other seating, temporary sales areas, and similar commercial uses for adjacent retail businesses providing such use does not interfere with access to any other building in the Project.

a. Grant of Easements. Each Party, as grantor, hereby grants to the other Parties for the benefit of said other Parties, its tenants, residents, customers, invitees, and employees, a nonexclusive easement for roadways, walkways, ingress and egress, the parking of motor vehicles and use of facilities installed for the comfort and convenience of customers, invitees, and employees on the Common Areas of the grantor's Parcel.

b. Limitations on Use. All of the uses permitted within the Common Areas shall be exercised with reason and judgment so as to not interfere with the primary purpose of the Common Areas which is to provide parking for owners, tenants, customers, invitees, and employees of all occupants of the buildings constructed on the Building Areas and for servicing and supplying businesses and residents within those buildings. Persons using the Common Areas in accordance with this Agreement shall not be charged a fee for such use.

c. Grant of Utility and Service Easements. The Parties shall cooperate in the granting of appropriate and proper easements for the installation, repair and replacement of storm drains, sewers, utilities and other proper services necessary for the orderly development and operation of the Common Areas and buildings to be erected upon the Building Areas. Parties will use reasonably diligent efforts to cause the installation of such utility and service lines prior to paving of the Common Areas.

5. MAINTENANCE, DEVELOPMENT AND REDEVELOPMENT OF BUILDINGS.

a. Parking Requirements. Each owner may utilize the shared parking available on the Common Areas to meet the parking requirements required by the City of Louisville in connection with the City of Louisville's approval of any development, redevelopment, or use review.

b. Reconstruction of Common Areas. In the event an owner of a Parcel modifies, replaces, or otherwise changes the Building Areas, and buildings within same, and thus the Common Areas, on its Parcel, following completion of such demolition and reconstruction, said owner shall promptly, at its cost, repave and reconstruct the modified Common Areas on such Parcel to comport to the requirements of this Agreement. Any owner of a Parcel planning to modify the Building Areas or Common Areas on its Parcel shall notify the other Parties hereto at least twenty (20) days in advance of the commencement of construction or other interference on the Common Areas in connection with such modification.

c. Construction Activities. In connection with construction of buildings or other improvements performed on a Parcel, the owner of the Parcel may utilize the Common Areas on said Parcel for construction staging and other construction activities. Each Party agrees to exercise reasonable diligence to maintain access drives, parking and other improvements on such Common Areas to the extent reasonably feasible. All Parties recognize and agree that major construction projects may utilize all of the Common Areas on a Parcel during the period of construction.

d. Maintenance of Buildings and Common Areas. Each owner of a Parcel is responsible for the maintenance and repair of the buildings within the Building Areas and the Common Areas located on that owner's Parcel.

i. *Standards*. Following completion of the construction of buildings within the Building Areas, the Parties shall maintain the exteriors of such buildings in good condition and repair. Following completion of the improvement of the Common Areas, the Parties hereto shall maintain the Common Areas in good condition and repair. The maintenance is to include, without limiting the generality of the foregoing, the following:

(1) Maintaining the surfaces in a level, smooth and evenly covered condition with the type of surfacing material originally installed or such substitute as shall in all respects be equal in quality, use and durability.

(2) Removing all papers, debris, filth and refuse and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition.

(3) Placing, keeping in repair and replacing any necessary appropriate directional signs, markers and lines.

(4) Operating, keeping in repair and replacing, where necessary, such artificial lighting facilities as shall be reasonably required.

(5) Maintaining all perimeter walls in a good condition and state of repair; and

(6) Maintaining all landscaped areas and making such replacements of shrubs and other landscaping as is necessary.

ii. Self Help. In the event any Party fails to perform the maintenance required under this Agreement, another Party shall have the right, upon thirty (30) days advanced written notice to the non-performing Party (except in the case of emergency, when notice which is reasonable under the circumstances, but not more than twenty-four

hours advance notice, shall be required) to perform the maintenance obligations of the non-performing Party. In such case, the non-performing Party shall reimburse the other Party the actual costs incurred in performing the maintenance in question, which reimbursement is due and payable fifteen days after the non-performing Party's receipt of a statement indicating the amount expended by the other Party.

e. Expense of Maintenance and Construction. The owner of each Parcel within the Project is responsible for and shall pay all expenses related to the development, construction, maintenance and repair of Common Areas and buildings located on such owner's Parcel.

f. Quality. Each Party agrees that all construction activities performed or authorized by it to buildings or Common Areas on its Parcel shall be performed in compliance with all applicable laws, statutes, ordinances, codes, rules, regulations, and orders of the City of Louisville and the state and federal governments ("Governmental Requirements"). All construction shall utilize new materials and shall be performed in a good, safe, workman-like manner. Where construction is replacing existing improvements, the replacement materials must be of like quality or better.

g. Safety Measures. Each Party shall at all times take, or cause to be taken, any and all commercially reasonable safety measures reasonably required to protect the other Parties hereto and all persons entitle to use the Common Areas from injury or damage caused by or resulting from the performance of its construction.

h. Restrictions on Construction. Each Party agrees that any construction activities performed or authorized by it shall not: (i) cause any unreasonable increase in the cost of constructing improvements upon another Party's Parcel; (ii) unreasonably interfere with construction work being performed on any other part of the Project; (iii) unreasonably interfere with the use, occupancy or enjoyment of any Building Area of the remainder of the Project by any other Party; or (iv) cause any building located on another Parcel to be in violation of any Governmental Requirements.

i. Appointment of Agent for Common Areas Maintenance. Subject to the mutual agreement of the parties hereto, a third party may be appointed as an agent of the parties to maintain the Common Areas in the manner as above outlined. Said third party may receive for such agency a fee that is mutually acceptable to all parties to cover supervision, management, accounting and similar fees which sums are to be included in the general maintenance expense paid by the respective owners of the Common Areas.

6. SIGNS. No new signs shall be located on the Common Areas except monument signs advertising businesses, apartment complexes, condominium complexes, or institutional facilities conducted on the Project, with no more than two (2) monument signs on the Common Areas on the Project, which locations shall be by agreement of the Parties. No signs shall

obstruct the ingress and egress to the Project or any Parcel. Signs on buildings are not restricted by this Agreement.

7. INDEMNIFICATION AND INSURANCE.

a. Indemnification. Each Party hereby indemnifies and saves the other Parties harmless from any and all liability, damage, expense, causes of action, suits, claims, or judgments arising from any injury to person or property and occurring on its own Parcel, except if caused by the act or neglect of the other Party hereto.

b. Insurance. Each Party shall provide comprehensive general liability insurance affording protection to itself and the other Parties, naming the other Parties as "additional insureds" under the policy or policies, for a combined bodily injury and property damage limit of liability of not less than $1,000,000 each occurrence.

8. EMINENT DOMAIN.

a. Owner's Right to Award. Nothing herein shall be construed to give any Party any interest in any award or payment made to another Party in connection with any exercise of eminent domain or transfer in lieu thereof affecting another Party's Parcel or give the public or any government any rights in any of the Project. In the event of any exercise of eminent domain or transfer in lieu thereof of any of the Common Areas, the award attributable to the land and improvements of such portion of the Common Areas shall be payable only to the owner in fee thereof and no claim thereon shall be made by the owners of any other portion of the Common Areas.

b. Collateral Claims. All other owners of the Common Areas may file collateral claims with the condemning authority for their losses which are separate and apart from the value of the land area and improvements taken from another owner.

c. Tenant's Claim. Nothing in this paragraph shall permit or prevent a tenant from making a claim against an owner pursuant to the provisions of any lease between tenant and owner for all or a portion of any such award or payment.

d. Restoration of Common Areas. The owner of the fee of each portion of the Common Areas so condemned shall promptly repair and restore the remaining portion of the Common Areas so owned as near as practicable to the condition of same immediately prior to such condemnation or transfer to the extent that the proceeds of such award are sufficient to pay the cost of such restoration and repair and without contribution from any other owner.

9. RIGHTS AND OBLIGATIONS OF LENDERS. The charges and burdens of this Agreement, are and shall at all times be, prior and therefore superior to the lien or charge of any mortgage or deed of trust made in good faith and for value affecting any Parcel or any part thereof, or any improvements now or hereafter placed thereon. However, a breach of any of the easements, covenants, or restrictions hereof shall not defeat or render invalid the lien or charge

of any mortgage or deed of trust. The superiority of this agreement shall be LIMITED to the extent that the title to any property acquired through sale under foreclosure of any mortgage or deed of trust effected by powers of sale, judicial proceedings, or otherwise, shall be subject to all the charges and burdens affecting the Parcels by virtue of this agreement.

10. DEFAULT. In the event of any default under the provisions of this Agreement, a non-defaulting Party shall give written notice to the defaulting Party of such default. The defaulting Party shall have thirty (30) days within which to cure such default, or, with respect to a nonmonetary default, if such default cannot be cured within thirty (30) days, such longer time as may be reasonably necessary to cure such default, provided that the defaulting Party commences to cure such default within said thirty (30) days and diligently prosecutes the same to completion. If such default is not timely cured, a non-defaulting Party shall be entitled to (a) cure such default at the expense of the defaulting Party (and the defaulting Party shall pay the expense thereof upon demand) and (b) any other remedies at law or in equity, including without limitation specific performance. In the event of a monetary default, any unpaid amounts shall constitute a lien against the defaulting Party's Parcel to secure the payment of such amounts. The Parties acknowledge that damages may be an inadequate remedy for a default hereunder and agree that each Party shall be entitled to injunctive relief, specific performance and other equitable remedies to enforce the terms of this Agreement. Each Party hereby fully waives and relinquishes all rights to seek exemplary and/or punitive damages against the other Party arising out of or relating to the rights and obligations created by this Agreement.

a. Interest. Any amount due to either Party under this Agreement not timely paid when due shall bear interest at one and one percent (1.0%) per month from the date when due until paid.

b. Attorneys' Fees. In the event of any litigation between the Parties, the prevailing Party shall be entitled to recover from the non-prevailing Party(ies) all costs and expenses relating to such litigation, including reasonable attorneys' fees

11. RELEASE FROM LIABILITY. Any person acquiring fee or leasehold title to any Parcel or any portion thereof shall be bound by this agreement only as to the Parcel or portion of the Parcel acquired by such person. Such person shall be bound by this agreement only during the period such person is the fee or leasehold owner of such Parcel or portion of the Parcel, except as to obligations, liabilities or responsibilities that accrue during said period. Although persons may be released under this paragraph, the easements, covenants and restrictions in this Agreement shall continue to be benefits and servitudes upon the Parcels running with the land.

12. COVENANTS RUNNING WITH THE LAND. All of the obligations, rights and easements contained in this Agreement shall run with the land and inure to, and be for the benefit of, the Parties, and their respective successors and assigns.

13. CONTINUATION OF AGREEMENT. It is expressly agreed that no breach of this Agreement shall entitle any Party to cancel, rescind, or otherwise terminate this Agreement or any easement granted hereunder. However, such limitation shall not affect in any manner any other rights or remedies which a Party may have hereunder by reason of any such breach.

14. AMENDMENT. The provisions of this Agreement may only be abrogated, modified, rescinded or amended in whole or in part by the written agreement of the owners of the Parcels in the Project, duly recorded in the office of the County Clerk of Boulder County, Colorado. The Parties agree not to unreasonably withhold, delay or condition any request for modification of this Agreement by another Party.

15. NOTICES. All notices, requests, demands and other communications under this Agreement shall be in writing, and shall be effective only if either delivered by courier with signed receipt or sent by certified mail, return receipt requested, postage prepaid to the Party to receive such notice at the address below, with copies to the remaining Parties, or to such other address as any Party may have furnished to all the Parties listed above in writing in any of the foregoing manners. Such notice shall be deemed given on the date of receipt if delivery by courier or the date of deposit if sent by certified mail and periods of time following notice shall begin from such date. Notices shall be sent to the following addresses:

To Safeway:	Safeway Stores 45 Inc. 5918 Stoneridge Mall Road Pleasanton, CA 94588-3229 Attn.: Real Estate Law
To Village:	Village Square SC LLC 51 Cherry Hills Farm Dr. Englewood, CO 80113 Attn.: George Lee
To Bank:	Valley Bank & Trust 4900 E. Bromley Lane Brighton, CO 80601 Attn.: Michael Van Norstrand, General Counsel / Senior VP
To DPM:	DPM Investments, L.L.C. 941 Coffman Street Longmont, CO 80501 Attn.: Dwight L. Sullivan, V

16. GOVERNING LAW. This Agreement and all the provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado.

17. COUNTERPARTS. This Agreement may be signed by the Parties in counterparts, which when taken together, shall constitute a valid, binding and effective agreement.

18. NO DEDICATION. No provision of this Agreement shall be construed to grant any gift, dedication or irrevocable rights to the general public or for any quasi-public purpose whatsoever, of, in, or to any portion of any Parcel, the parties hereto intending that this Agreement be strictly limited to the purposes herein expressed. No rights, privileges or

amenities of any Party hereto shall inure to the benefit of any third party; nor shall any third party be deemed to be a third party beneficiary hereof.

19. ESTOPPEL CERTIFICATES. Each Party agrees that upon written request of another Party, it will issue within fifteen (15) business days after receipt of such request (but not more than once in any twelve (12) month period), an estoppel certificate stating to the best of the certifying Party's knowledge the status of any matter relating to this Agreement or the terms hereof as shall be reasonably requested by the other Party.

20. NEGATION OF PARTNERSHIP. None of the terms or provisions of this Agreement shall be deemed to create a partnership between or among the Parties in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprise. Each Party shall be considered a separate owner, and no Party shall have the right to act as an agent for another Party, unless expressly authorized to do so herein or by separate written instrument signed by the Party to be charged.

21. NON-MERGER. This agreement shall not be subject to the doctrine of merger, even though the underlying fee ownership to the Parcels described herein, or any parts thereof, is vested in one party or entity.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the day and year first above written.

[*Remainder of page intentionally left blank.*]

SAFEWAY:

SAFEWAY STORES 45 INC.,
a Delaware corporation

By: _____
_____, Assistant Vice President

By: _____
Assistant Secretary

form approved : ae

ACKNOWLEDGEMENT

STATE OF _____ }
}
COUNTY OF _____ }

The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by _____, the Assistant Vice President of Safeway Stores 45 Inc., a Delaware corporation.

WITNESS my hand and official seal.

_____
NOTARY PUBLIC, STATE OF COLORADO

My commission expires: _____

See attached ex A

{Signatures continued on the next page}

#2909
Louisville, Co

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
County of Alameda)

On **January 29, 2013** before me, **Susan Rhoades,** Notary Public, personally appeared **Ann C. Elliott** and **Wendall Mitchell**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

TUP1 SUSAN RHOADES
COMM. # 1896890
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXP. JULY 25, 2014 TUP1

VILLAGE:

VILLAGE SQUARE SC LLC,
a Colorado limited liability company

By: _____
George Lee, its Manager

ACKNOWLEDGEMENT

STATE OF COLORADO }
}
COUNTY OF Arapahoe }

The foregoing instrument was acknowledged before me this 9th day of November, 2012, by George Lee, the Manager of Village Square SC LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

_____
NOTARY PUBLIC, STATE OF COLORADO

My commission expires: 10/8/2014

BANK:

VALLEY BANK & TRUST,
a Colorado corporation

By: _____,
Michael Van Norstrand, its Senior VP / General Counsel

ACKNOWLEDGEMENT

STATE OF COLORADO }
}
COUNTY OF ADAMS }

The foregoing instrument was acknowledged before me this 9th day of November, 2012, by, Michael Van Norstrand, Senior VP / General Counsel for Valley Bank & Trust, a Colorado corporation.

WITNESS my hand and official seal.

_____
NOTARY PUBLIC, STATE OF COLORADO
My commission expires: 11-15-2013

DPM:

DPM INVESTMENTS, L.L.C.,
a Colorado limited liability company

By: Mark J. Sullivan
Treasurer, its Manager

ACKNOWLEDGEMENT

STATE OF COLORADO }
}
COUNTY OF BOULDER }

The foregoing instrument was acknowledged before me this 8th day of Nov, 2012, by Mark J. Sullivan, the Manager of DPM Investments, L.L.C., a Colorado limited liability company.

WITNESS my hand and official seal.

Tracy Holmes
NOTARY PUBLIC, STATE OF COLORADO

My commission expires: 8-31-2014

TRACY HOLMES NOTARY PUBLIC STATE OF COLORADO

EXHIBIT "A"

PARCEL I

Tract I, LOUISVILLE NORTH 7TH FILING, A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
County of Boulder,
State of Colorado

EXHIBIT "B"

PARCEL II

Tract II, LOUISVILLE NORTH 7TH FILING, A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,

Less: PART OF TRACT II, LOUISVILLE NORTH 7TH FILING, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT II, LOUISVILLE NORTH 7TH FILING, CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO, AS PLATTED; THENCE NORTH 0 DEG. 01'40" EAST ALONG THE WEST LINE OF SAID TRACT II, 142.50 FEET; THENCE SOUTH 89 DEG. 58'20" EAST, 235.50 FEET; THENCE SOUTH 0 DEG. 01'40" WEST, 142.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT II; THENCE NORTH 89 DEG. 58'20" WEST, 235.50 FEET TO THE POINT OF BEGINNING.

County of Boulder,
State of Colorado

EXHIBIT "C"

PARCEL II-B

PART OF TRACT II, LOUISVILLE NORTH 7TH FILING, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT II, LOUISVILLE NORTH 7TH FILING, CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO, AS PLATTED; THENCE NORTH 0 DEG. 01'40" EAST ALONG THE WEST LINE OF SAID TRACT II, 142.50 FEET; THENCE SOUTH 89 DEG. 58'20" EAST, 235.50 FEET; THENCE SOUTH 0 DEG. 01'40" WEST, 142.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT II; THENCE NORTH 89 DEG. 58'20" WEST, 235.50 FEET TO THE POINT OF BEGINNING.

Also known by street and number as 511 SOUTH BOULDER ROAD, LOUISVILLE COLORADO 80027

County of Boulder,
State of Colorado

EXHIBIT "D"

PARCEL II-A

Tract II-A, LOUISVILLE NORTH 7TH FILING, A REPLAT OF TRACT C, LOUISVILLE NORTH FILING NO. 1,
County of Boulder,
State of Colorado

FINAL DRAINAGE REPORT
FOR
CENTURA LOUISVILLE URGENCY CENTER

LOUISVILLE, COLORADO

OCTOBER 16, 2015

PROJECT NO. 15.0584

PREPARED FOR: **CENTURA HEALTH**
188 INVERNESS DRIVE
WEST SUITE 500
ENGLEWOOD, COLORADO 80112
ATTN: ROBERT SANSEL
(303) 505-4441

PREPARED BY: **MARTIN/MARTIN, INC.**
12499 WEST COLFAX AVENUE
(303) 431-6100
(303) 431-4028 (FAX)

PRINCIPLE IN CHARGE: ANDRÉ H. SCHLAPPE, PE
PROJECT MANAGER: PETER S. BUCKLEY, PE
PROJECT ENGINEER: DANIEL E. BEARSE, PE

CERTIFICATION STATEMENT:

This report for the drainage design of Centura Louisville Urgency Center was prepared by me (or under my supervision) in accordance with the provisions of City of Louisville design criteria, and was designed to comply with the provisions thereof. I understand that the City of Louisville does not, and will not, assume liability for drainage facilities designed by others.

10 / 16 / 15

Peter S. Buckley
Colorado Professional Engineer No. 40671
Martin/Martin, Inc.

Date

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1. GENERAL LOCATION AND DESCRIPTION

A. LOCATION

The Proposed Centura Louisville Urgency Center (hereon referred to as "PROJECT") is located at approximately 551 East South Boulder Road in Louisville, Colorado. The site is located in the south quarter of Section 5, Township 1 South, Range 69 West of the 6th P.M. City of Louisville, County of Boulder, State of Colorado. The site is also located in Tract 2 of Louisville North Filing No. 7. This report serves as a Final Drainage Report to issue with the Planned Urban Development (PUD) package submitted to the City of Louisville.

B. DESCRIPTION OF PROPERTY

A vacant 6,500 SF +/- building with associated parking and access currently exists on the site. It is bound to the north and east by a shopping plaza and associated parking, to the west by multi-family housing, and to the south by East South Boulder Road. The property is approximately 0.77 acres. The proposed project will redevelop approximately 0.85 acres and will demolish the existing building and associated hardscape and landscape. Detention and water quality storage will need to be evaluated with future development of the adjacent shopping plaza and is not accounted for in this PROJECT. The proposed site will include the construction of a 9,500 SF +/- urgent care facility with associated parking, landscaping, and access. Please see Appendix A for the General Location Map.

The development of the proposed site will disturb approximately 0.85 acres. The existing site has topography that slopes away from the building from 0.5% to 10% and generally to the north and south of the property. It has an approximate imperviousness of 92.8%. Please refer to Appendix D for the Existing Drainage Plan. The existing site releases storm events un-detained into East South Boulder Road and east into the parking lot via overland flow.

C. DESCRIPTION OF EXISTING DRAINAGE PATTERNS AND FACILITY

The PROJECT is contained entirely within Zone X floodplain designation as depicted in the Flood Insurance Rate Map (FIRM 08013C0582J).

The site currently drains undetained to the south into the flowline of East South Boulder Road and east into the adjacent parking lot that serves the shopping center.

2. PROPOSED DRAINAGE BASINS AND SUB-BASINS

A. OVERALL EXISTING BASIN DESCRIPTION

The existing site is divided into two (2) basins, EX1 and EX2. Basin EX1 discharges into the adjacent shopping plaza parking lot and consists of 0.28 acres at 98.7% imperviousness. Basin EX2 discharges into East South Boulder Road and consists of 0.49 acres at 89.4% imperviousness. The on-site basins have a combined area of 0.77 acres with an imperviousness of 92.8%. This site is a part of Coal Creek Watershed. Refer to Appendix D for Drainage Plans.

B. OVERALL PROPOSED BASIN DESCRIPTION

The entire proposed site is included in one (1) basin, PR1. Basin PR1 discharges into East South Boulder Road and consists of 0.77 acres at 88.9% imperviousness. Refer to Appendix D for drainage plans.

C. SUB-BASIN DESCRIPTION

Sub-basin EX1 is 0.28 acres and consists of roof area, sidewalks, parking, and drive aisles. Runoff generated in this basin (Q_2=0.86 CFS; Q_{100}=2.43 CFS) is discharged into the shopping plaza parking lot.

Sub-basin EX2 is 0.49 acres and consists of roof area, sidewalks, parking, landscaping, and drive aisles. Runoff generated in this basin (Q_2=1.33 CFS; Q_{100}=3.97 CFS) is discharged into the flowline of East South Boulder Road.

Basin PR1 is 0.77 acres and consists of roof area, sidewalks, parking, landscaping, and drive aisles. Runoff generated in this basin (Q_2=2.07 CFS; Q_{100}=6.21 CFS) is discharged into both a landscape area on the south of the site at Design Point 1 and the flowline of East South Boulder Road at Design Point 2.

3. DRAINAGE DESIGN CRITERIA

A. REGULATIONS

i. City of Louisville Storm Drainage Criteria manual Adopted by City Council May 20, 2014

ii. Urban Drainage and Flood Control District. Denver, Colorado. Manuals 1, 2, and 3. April 2008.

B. DEVELOPMENT CRITERIA REFERENCES AND CONSTRAINTS

i. The size of the proposed basins for this project are relatively small, therefore the rational method was used to calculate runoff. Per The City of Louisville the initial storm frequency is the 2-year storm and the major storm frequency is the 100-year storm.

C. HYDROLOGIC CRITERIA

The City of Louisville Intensity-Duration-Frequency curves were used to obtain rainfall for each specified storm. The PROJECT has utilized the Rational Method to calculate developed stormwater runoff because the site is less than 90 acres. Computations can be found in Appendix B.

D. HYDRAULIC CRITERIA

This final drainage report utilizes Bentley Haested FlowMaster for determination of the curb cut and channel capacity.

A north portion of the proposed building roof will discharge flows to the north side of the parking lot via a 1 foot wide curb chase. A concrete pan will then route this flow to East South Boulder Road at Design Point 2. The curb chase has been sized to handle the roof flow, Q_{100}=0.46. The south portion of the proposed building roof will discharge flows to a proposed landscape area at Design Point 1 on the south side of the site via a 1.5 foot wide curb chase. This landscape area overflows into East South Boulder Road. The curb chase has been sized to handle the roof flow, Q_{100}=1.75 cfs. The west and south canopies will discharge flows directly to grade and the east canopy flow will be piped and discharged in a landscape area. Calculations for the curb chases have been provided in Appendix C.

4. DRAINAGE FACILITY DESIGN

A. GENERAL CONCEPT

The existing site generally slopes to the south and east and overland flows the storm event into East South Boulder Road and shopping plaza parking lot, respectively. However, the proposed site will predominately drain into East South Boulder Road due to site grades and layout.

At the request of the City, a portion of the building will discharge north to the existing private drive. The remainder of the roof will be directed in to a single chase drain and routed through a rain garden before discharging into East South Boulder Road.

5. CONCLUSIONS

A. CONCLUSIONS

i. The PROJECT will generally maintain the drainage path of existing flows. Flows will be concentrated into concrete curb and gutter and flow to East South Boulder Road.

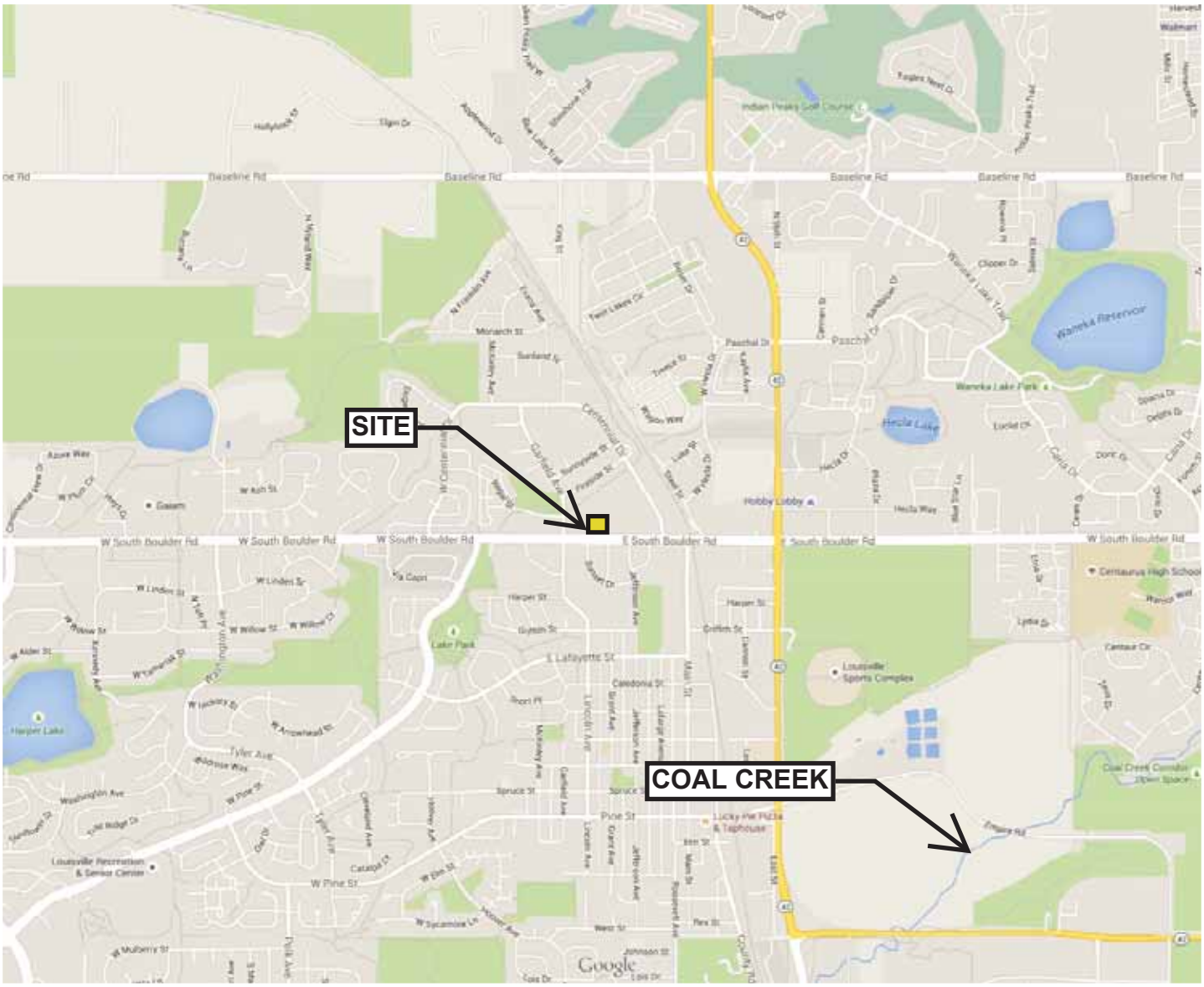
ii. The PROJECT will decrease flows generated by the Site with the proposed additional landscaped areas.

iii. Water Quality and Detention has been calculated as a part of this Report per the direction of the City of Louisville but not included in the design of the PROJECT.

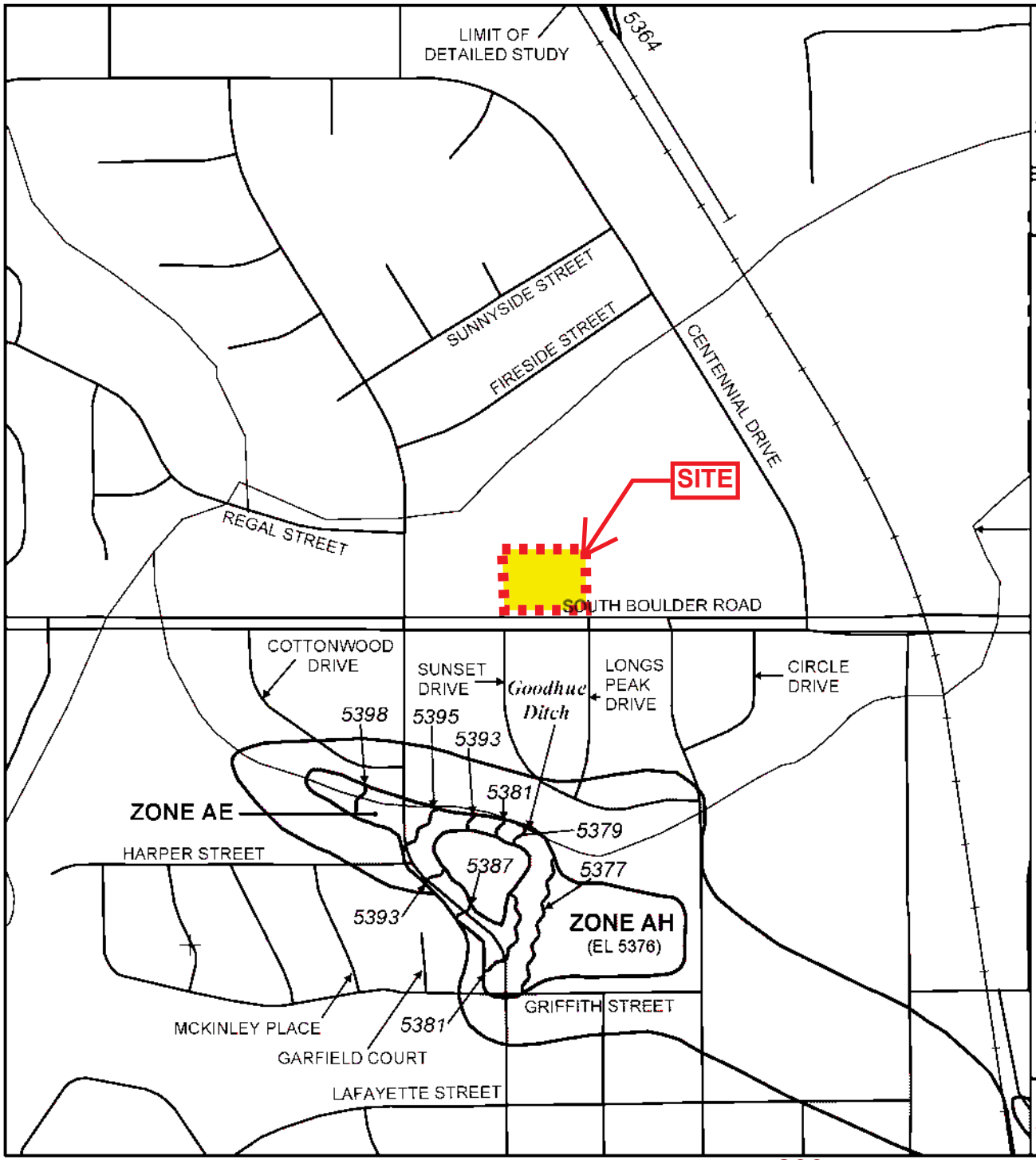
iv. All runoff quantities are calculated and drainage facilities are designed in accordance with Urban Drainage and Flood Control District and the City of Louisville Standards.

6. APPENDICES

APPENDIX A: MAPS



GENERAL LOCATION MAP
SCALE: N.T.S.



MAP SCALE 1" = 500'

250 0 500 1000 FEET

METE

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0582J

FIRM

FLOOD INSURANCE RATE MAP

BOULDER COUNTY, COLORADO

AND INCORPORATED AREAS

PANEL 582 OF 615

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOULDER COUNTY	080023	0582	J
LAFAYETTE, CITY OF	080026	0582	J
LOUISVILLE, CITY OF	080078	0582	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
08013C0582J

MAP REVISED
DECEMBER 18, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

APPENDIX B: HYDROLOGIC CALCULATIONS

Table RO-3—Recommended Percentage Imperviousness Values

Land Use or Surface Characteristics	Percentage Imperviousness
Business:	
Commercial areas	95
Neighborhood areas	85
Residential:	
Single-family	*
Multi-unit (detached)	60
Multi-unit (attached)	75
Half-acre lot or larger	*
Apartments	80
Industrial:	
Light areas	80
Heavy areas	90
Parks, cemeteries	5
Playgrounds	10
Schools	50
Railroad yard areas	15
Undeveloped Areas:	
Historic flow analysis	2
Greenbelts, agricultural	2
Off-site flow analysis (when land use not defined)	45
Streets:	
Paved	100
Gravel (packed)	40
Drive and walks	90
Roofs	90
Lawns, sandy soil	0
Lawns, clayey soil	0

* See Figures RO-3 through RO-5 for percentage imperviousness.

$$C_A = K_A + \left(1.31i^3 - 1.44i^2 + 1.135i - 0.12\right) \text{ for } C_A \geq 0\text{, otherwise } C_A = 0 \qquad \text{(RO-6)}$$

$$C_{CD} = K_{CD} + \left(0.858i^3 - 0.786i^2 + 0.774i + 0.04\right) \qquad \text{(RO-7)}$$

$$C_B = \left(C_A + C_{CD}\right)/2$$

in which:

i = % imperviousness/100 expressed as a decimal (see Table RO-3)

C_A = Runoff coefficient for Natural Resources Conservation Service (NRCS) Type A soils

C_B = Runoff coefficient for NRCS Type B soils

C_{CD} = Runoff coefficient for NRCS Type C and D soils

K_A = Correction factor for Type A soils defined in Table RO-4

K_{CD} = Correction factor for Type C and D soils defined in Table RO-4

Table RO-4—Correction Factors K_A and K_{CD} for Use with Equations RO-6 and RO-7

NRCS Soil Type	Storm Return Period					
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
C and D	0	$-0.10i + 0.11$	$-0.18i + 0.21$	$-0.28i + 0.33$	$-0.33i + 0.40$	$-0.39i + 0.46$
A	0	$-0.08i + 0.09$	$-0.14i + 0.17$	$-0.19i + 0.24$	$-0.22i + 0.28$	$-0.25i + 0.32$

The values for various catchment imperviousnesses and storm return periods are presented graphically in Figures RO-6 through RO-8, and are tabulated in Table RO-5. These coefficients were developed for the Denver region to work in conjunction with the time of concentration recommendations in Section 2.4. Use of these coefficients and this procedure outside of the semi-arid climate found in the Denver region may not be valid. The *UD-Rational* spreadsheet performs all the needed calculations to find the runoff coefficient given the soil type and imperviousness and the reader may want to take advantage of this macro-enabled Excel workbook that is available for download from the District's web site www.udfcd.org under "Download" – "Technical Downloads."

See Examples 7.1 and 7.2 that illustrate the Rational method. The use of the Rational method in storm sewer design is illustrated in Example 6.13 of the STREETS/INLETS/STORM SEWERS chapter.

Table RO-5— Runoff Coefficients, *C*

Percentage Imperviousness	Type C and D NRCS Hydrologic Soil Groups					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
0%	0.04	0.15	0.25	0.37	0.44	0.50
5%	0.08	0.18	0.28	0.39	0.46	0.52
10%	0.11	0.21	0.30	0.41	0.47	0.53
15%	0.14	0.24	0.32	0.43	0.49	0.54
20%	0.17	0.26	0.34	0.44	0.50	0.55
25%	0.20	0.28	0.36	0.46	0.51	0.56
30%	0.22	0.30	0.38	0.47	0.52	0.57
35%	0.25	0.33	0.40	0.48	0.53	0.57
40%	0.28	0.35	0.42	0.50	0.54	0.58
45%	0.31	0.37	0.44	0.51	0.55	0.59
50%	0.34	0.40	0.46	0.53	0.57	0.60
55%	0.37	0.43	0.48	0.55	0.58	0.62
60%	0.41	0.46	0.51	0.57	0.60	0.63
65%	0.45	0.49	0.54	0.59	0.62	0.65
70%	0.49	0.53	0.57	0.62	0.65	0.68
75%	0.54	0.58	0.62	0.66	0.68	0.71
80%	0.60	0.63	0.66	0.70	0.72	0.74
85%	0.66	0.68	0.71	0.75	0.77	0.79
90%	0.73	0.75	0.77	0.80	0.82	0.83
95%	0.80	0.82	0.84	0.87	0.88	0.89
100%	0.89	0.90	0.92	0.94	0.95	0.96
	TYPE B NRCS HYDROLOGIC SOILS GROUP					
0%	0.02	0.08	0.15	0.25	0.30	0.35
5%	0.04	0.10	0.19	0.28	0.33	0.38
10%	0.06	0.14	0.22	0.31	0.36	0.40
15%	0.08	0.17	0.25	0.33	0.38	0.42
20%	0.12	0.20	0.27	0.35	0.40	0.44
25%	0.15	0.22	0.30	0.37	0.41	0.46
30%	0.18	0.25	0.32	0.39	0.43	0.47
35%	0.20	0.27	0.34	0.41	0.44	0.48
40%	0.23	0.30	0.36	0.42	0.46	0.50
45%	0.26	0.32	0.38	0.44	0.48	0.51
50%	0.29	0.35	0.40	0.46	0.49	0.52
55%	0.33	0.38	0.43	0.48	0.51	0.54
60%	0.37	0.41	0.46	0.51	0.54	0.56
65%	0.41	0.45	0.49	0.54	0.57	0.59
70%	0.45	0.49	0.53	0.58	0.60	0.62
75%	0.51	0.54	0.58	0.62	0.64	0.66
80%	0.57	0.59	0.63	0.66	0.68	0.70
85%	0.63	0.66	0.69	0.72	0.73	0.75
90%	0.71	0.73	0.75	0.78	0.80	0.81
95%	0.79	0.81	0.83	0.85	0.87	0.88
100%	0.89	0.90	0.92	0.94	0.95	0.96

TABLE RO-5 (Continued)—Runoff Coefficients, *C*

Percentage Imperviousness	Type A NRCS Hydrologic Soils Group					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
0%	0.00	0.00	0.05	0.12	0.16	0.20
5%	0.00	0.02	0.10	0.16	0.20	0.24
10%	0.00	0.06	0.14	0.20	0.24	0.28
15%	0.02	0.10	0.17	0.23	0.27	0.30
20%	0.06	0.13	0.20	0.26	0.30	0.33
25%	0.09	0.16	0.23	0.29	0.32	0.35
30%	0.13	0.19	0.25	0.31	0.34	0.37
35%	0.16	0.22	0.28	0.33	0.36	0.39
40%	0.19	0.25	0.30	0.35	0.38	0.41
45%	0.22	0.27	0.33	0.37	0.40	0.43
50%	0.25	0.30	0.35	0.40	0.42	0.45
55%	0.29	0.33	0.38	0.42	0.45	0.47
60%	0.33	0.37	0.41	0.45	0.47	0.50
65%	0.37	0.41	0.45	0.49	0.51	0.53
70%	0.42	0.45	0.49	0.53	0.54	0.56
75%	0.47	0.50	0.54	0.57	0.59	0.61
80%	0.54	0.56	0.60	0.63	0.64	0.66
85%	0.61	0.63	0.66	0.69	0.70	0.72
90%	0.69	0.71	0.73	0.76	0.77	0.79
95%	0.78	0.80	0.82	0.84	0.85	0.86
100%	0.89	0.90	0.92	0.94	0.95	0.96

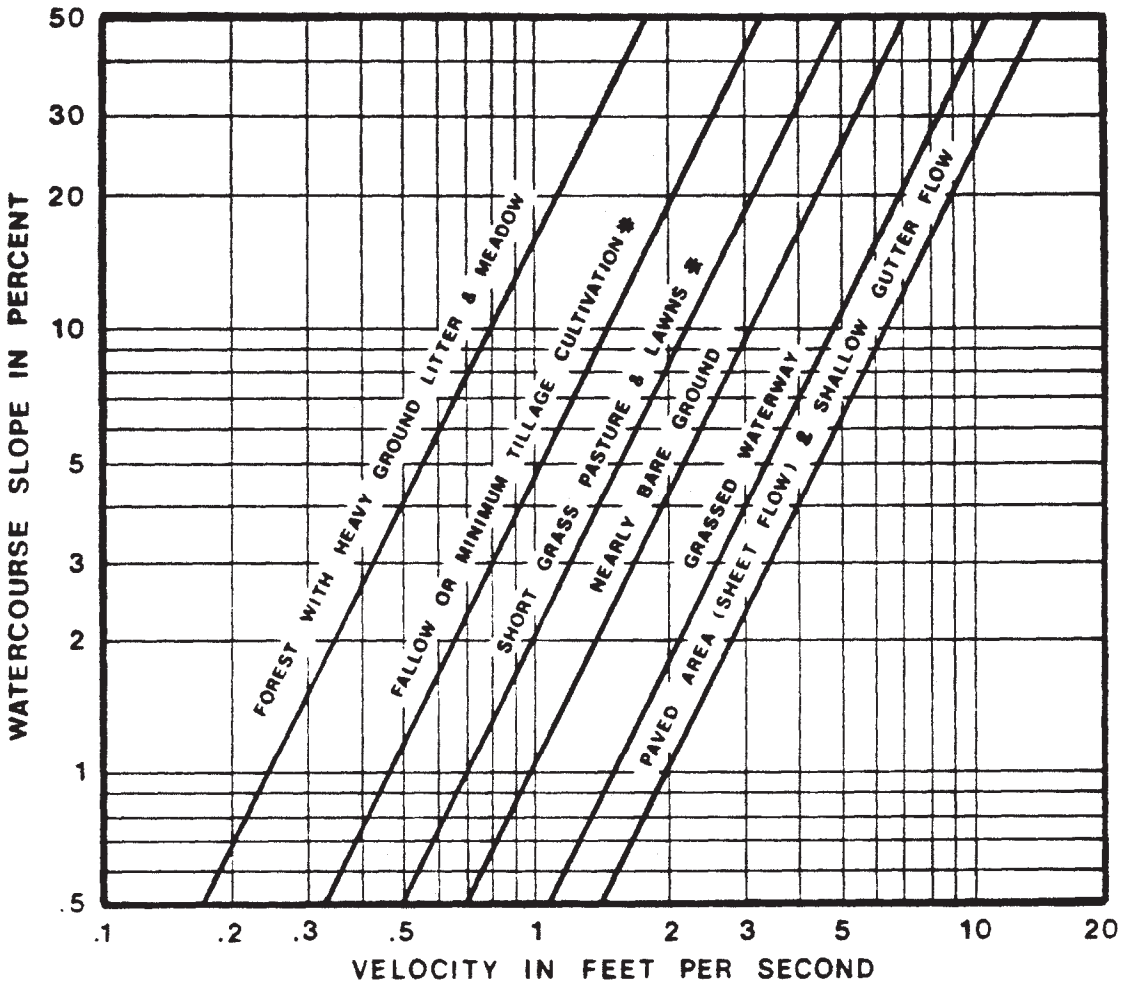


Figure RO-1—Estimate of Average Overland Flow Velocity for Use With the Rational Formula

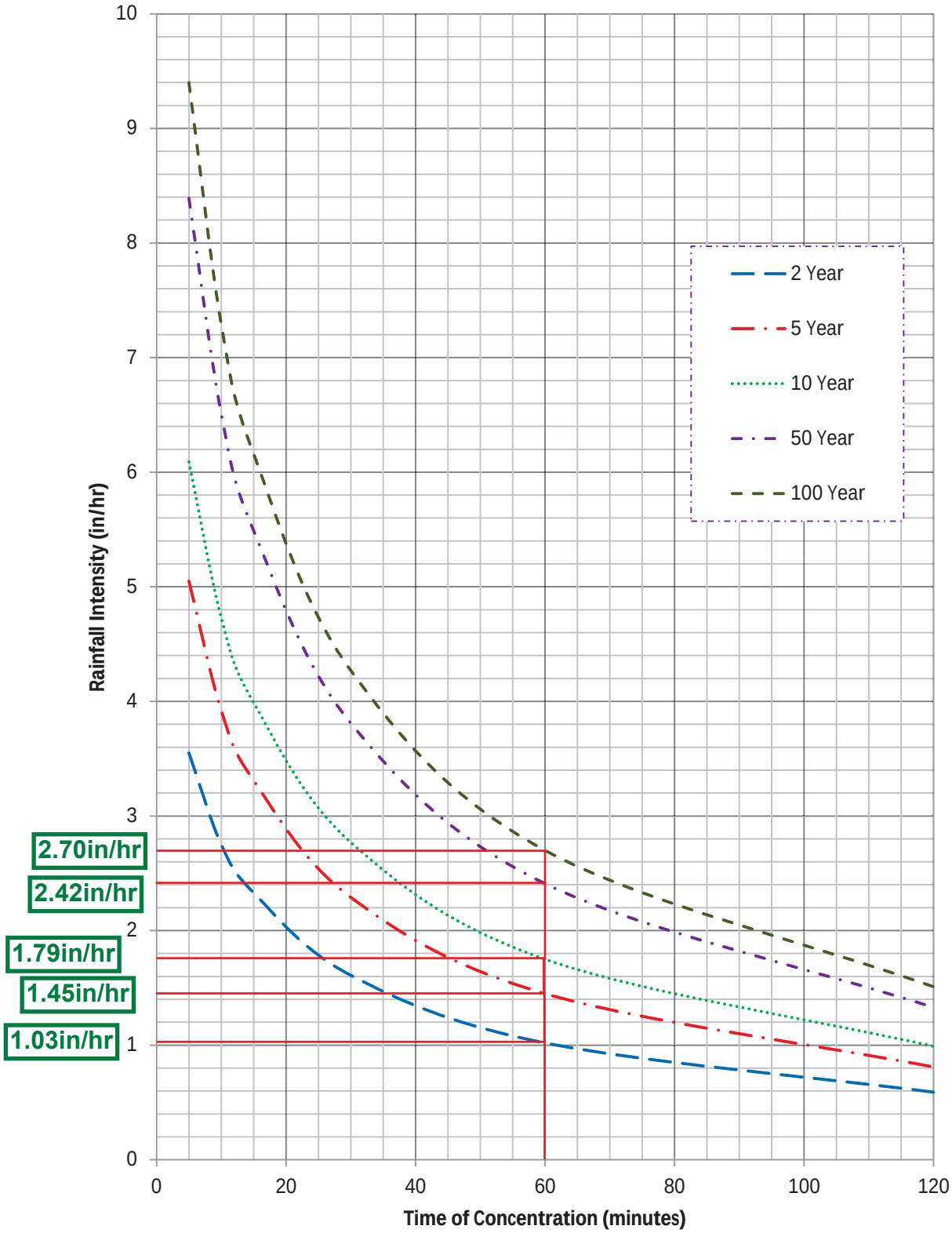


Figure 4.1 – Intensity-Duration-Frequency Curves for Louisville

PROJECT INFORMATION

PROJECT NAME:	CENTURA LOUISVILLE
PROJECT NO:	15.0584
DESIGN BY:	DEB
REVIEWED BY:	PSB
JURISDICTION:	Louisville
REPORT TYPE:	Existing Drainage
DATE:	08/03/15

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CONSULTING ENGINEERS

JURISDICTIONAL STANDARD	C2	C5	C10	C100	% IMPERV
LANDSCAPE	0.04	0.15	0.25	0.50	0%
ROOF	0.73	0.75	0.77	0.83	90%
ASPHALT/CONCRETE	0.89	0.90	0.92	0.96	100%
DRIVES AND WALKS	0.73	0.75	0.77	0.83	90%

TOTAL SITE COMPOSITE	**0.77**	**0.81**	**0.83**	**0.85**	**0.91**	**92.8%**

SUB-BASIN	SURFACE CHARACTERISTICS	AREA (ACRES)	COMPOSITE RUNOFF COEFFICIENTS C2	C5	C10	C100	PERCENT IMPERVIOUSNESS
EX1	LANDSCAPE	0.000	0.04	0.15	0.25	0.50	0%
	ROOF	0.038	0.73	0.75	0.77	0.83	90%
	ASPHALT/CONCRETE	0.244	0.89	0.90	0.92	0.96	100%
	DRIVES AND WALKS	0.000	0.73	0.75	0.77	0.83	90%
SUB-BASIN COMPOSITE		**0.282**	**0.87**	**0.88**	**0.90**	**0.94**	**98.7%**

SUB-BASIN	SURFACE CHARACTERISTICS	AREA (ACRES)	COMPOSITE RUNOFF COEFFICIENTS C2	C5	C10	C100	PERCENT IMPERVIOUSNESS
EX2	LANDSCAPE	0.037	0.04	0.15	0.25	0.50	0%
	ROOF	0.146	0.73	0.75	0.77	0.83	90%
	ASPHALT/CONCRETE	0.304	0.89	0.90	0.92	0.96	100%
	DRIVES AND WALKS	0.000	0.73	0.75	0.77	0.83	90%
SUB-BASIN COMPOSITE		**0.487**	**0.78**	**0.80**	**0.82**	**0.89**	**89.4%**

TOTAL SITE COMPOSITE	**0.77**	**0.81**	**0.83**	**0.85**	**0.91**	**92.8%**

CALCULATED BY: DEB
CHECKED BY: PSB
DATE: 08/03/15

STANDARD FORM SF-2
TIME OF CONCENTRATION SUMMARY
(RATIONAL METHOD PROCEDURE)

JOB NO: 15.0584
PROJECT: CENTURA LOUISVILLE

SUB-BASIN DATA				INITIAL/OVERLAND TIME (t_i)			TRAVEL TIME (t_t)					t_c CHECK (URBANIZED BASINS)			FINAL t_c	REMARKS
BASIN	DESIGN POINT (1)	C_5 (2)	AREA ac (3)	LENGTH ft (4)	SLOPE ft/ft (5)	t_i min (6)	LENGTH ft (7)	SLOPE ft/ft (8)	C_v (9)	VEL. fps (10)	t_t Min (11)	COMP. t_c (12)	TOT. LENGTH ft (13)	tc=(L/180)+10 min (14)	min (15)	
EX1		0.88	0.28			0.0				0.00	0.0	0.0	0.0	10.0	5.0	Use Tc=5min
EX2		0.80	0.49			0.0				0.00	0.0	0.0	0.0	10.0	5.0	Use Tc=5min

*Velocity (V) = $C_v S_w 0.5$

TABLE RO-2

Type of Land Surface	Conveyance Coefficient, Cv
Heavy Meadow	2.5
Tillage / Field	5
Short Pasture and Lawns	7
Nearly Bare Ground	10
Grassed Waterway	15
Paved Areas and Shallow Paved Swales	20

**Table RO-2, UDFCD (V.1), Chapter 5, Page RO-6*

in which: Cv = Conveyance Coefficient (See Table Above)
Sw = Watercourse Slope (ft/ft)

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CALCULATED BY:	DEB	**STANDARD FORM SF-3**	**JOB NO:** 15.0584
CHECKED BY:	PSB	**STORM DRAINAGE SYSTEM DESIGN**	**PROJECT:** CENTURA LOUISVILLE
DATE:	08/03/15	**(RATIONAL METHOD PROCEDURE)**	**DESIGN STORM:** 2-YEAR
			ONE-HR PRECIP: 1.03

BASIN	DESIGN POINT	DIRECT RUNOFF						TOTAL RUNOFF				REMARKS
		AREA (AC)	RUNOFF COEFF	t_c (MIN)	CxA (AC)	I (IN/HR)	Q (CFS)	t_c (MIN)	S(CxA) (AC)	I (IN/HR)	Q (CFS)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
EX1		0.28	0.87	5.0	0.25	3.49	0.86					
EX2		0.49	0.78	5.0	0.38	3.49	1.33					

I. One-Hr Precipitation Values for the City and County of Denver

Return Period:	2-YEAR	5-YEAR	10-YEAR	100-YEAR
Depth In Inches:	0.95	1.35	1.61	2.61

**Equation RA-3, UDFCD (V.1), Chapter 4, Page RA-6*

*Rainfall Intensity:

$$I = \frac{(28.5 \times P1)}{(10 + t_c)^{0.786}}$$

In Which:

I = Rainfall Intensity (Inches Per Hour)

P1 = 1-Hour Point Rainfall Depth (Inches)

tc = Time Of Concentration (Minutes)

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2-YEAR
8/5/2015 2:26 PM
\\CIVIL\Civil\SCHLAPPE\15.0584-Centura - Louisville Urgency Center\ENG\DRAINAGE\Existing Calculations\Existing Rational.xlsm

CALCULATED BY:	DEB	**STANDARD FORM SF-3**	**JOB NO:** 15.0584
CHECKED BY:	PSB	**STORM DRAINAGE SYSTEM DESIGN**	**PROJECT:** CENTURA LOUISVILLE
DATE:	08/03/15	**(RATIONAL METHOD PROCEDURE)**	**DESIGN STORM:** 100-YEAR
			ONE-HR PRECIP: 2.70

BASIN	DESIGN POINT	DIRECT RUNOFF						TOTAL RUNOFF				REMARKS
		AREA (AC)	RUNOFF COEFF	t_c (MIN)	CxA (AC)	I (IN/HR)	Q (CFS)	t_c (MIN)	S(CxA) (AC)	I (IN/HR)	Q (CFS)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
EX1		0.28	0.94	5.0	0.27	9.16	2.43					
EX2		0.49	0.89	5.0	0.43	9.16	3.97					

I. One-Hr Precipitation Values for the City and County of Denver

Return Period:	2-YEAR	5-YEAR	10-YEAR	100-YEAR
Depth In Inches:	0.95	1.35	1.61	2.61

**Equation RA-3, UDFCD (V.1), Chapter 4, Page RA-6*

*Rainfall Intensity:

$$I = \frac{(28.5 \times P1)}{(10 + t_c)^{0.786}}$$

In Which:

I = Rainfall Intensity (Inches Per Hour)

P1 = 1-Hour Point Rainfall Depth (Inches)

tc = Time Of Concentration (Minutes)

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PROJECT: CENTURA LOUISVILLE
JOB NO: 01/15/00
DATE: 08/03/15

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CONSULTING ENGINEERS

RUNOFF SUMMARY							
BASIN	DESIGN POINT	AREA (ACRES)	% IMP.	C_2	C_{100}	Q_2 (CFS)	Q_{100} (CFS)
EX1		0.28	98.7%	0.87	0.94	0.86	2.43
EX2		0.49	89.4%	0.78	0.89	1.33	3.97
SITE COMPOSITE		**0.77**	**92.8%**	**0.83**	**0.91**	**2.18**	**6.40**

PROJECT INFORMATION

PROJECT NAME:	CENTURA LOUISVILLE
PROJECT NO:	15.0584
DESIGN BY:	DEB
REVIEWED BY:	PSB
JURISDICTION:	Louisville
REPORT TYPE:	Proposed Drainage
DATE:	10/13/15

MARTIN / MARTIN
CONSULTING ENGINEERS

JURISDICTIONAL STANDARD	C2	C5	C10	C100	% IMPERV
LANDSCAPE	0.04	0.15	0.25	0.50	0%
ROOF	0.73	0.75	0.77	0.83	90%
ASPHALT/CONCRETE	0.89	0.90	0.92	0.96	100%
DRIVES AND WALKS	0.73	0.75	0.77	0.83	90%

TOTAL SITE COMPOSITE	**0.77**	**0.77**	**0.79**	**0.82**	**0.88**	**88.9%**

SUB-BASIN	SURFACE CHARACTERISTICS	AREA (ACRES)	COMPOSITE RUNOFF COEFFICIENTS				PERCENT IMPERVIOUSNESS
			C2	C5	C10	C100	
PR1	LANDSCAPE	0.063	0.04	0.15	0.25	0.50	0%
	ROOF	0.228	0.73	0.75	0.77	0.83	90%
	ASPHALT/CONCRETE	0.480	0.89	0.90	0.92	0.96	100%
SUB-BASIN COMPOSITE		**0.771**	**0.77**	**0.79**	**0.82**	**0.88**	**88.9%**

TOTAL SITE COMPOSITE	**0.77**	**0.77**	**0.79**	**0.82**	**0.88**	**88.9%**

CALCULATED BY:	DEB	**STANDARD FORM SF-2**	**JOB NO:** 15.0584
CHECKED BY:	PSB	**TIME OF CONCENTRATION SUMMARY**	**PROJECT:** CENTURA LOUISVILLE
DATE:	10/13/15	**(RATIONAL METHOD PROCEDURE)**	

SUB-BASIN DATA				INITIAL/OVERLAND TIME (t_i)			TRAVEL TIME (t_t)					t_c CHECK (URBANIZED BASINS)			FINAL t_c	
BASIN	DESIGN POINT	C_5	AREA ac	LENGTH ft	SLOPE ft/ft	t_i min	LENGTH ft	SLOPE ft/ft	C_v	VEL. fps	t_t Min	COMP. t_c	TOT. LENGTH ft	tc=(L/180)+10 min	min	REMARKS
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	
PR1		0.79	0.77			0.0				0.00	0.0	0.0	0.0	10.0	5.0	

*Velocity (V) = $C_v S_w 0.5$

TABLE RO-2

Type of Land Surface	Conveyance Coefficient, Cv
Heavy Meadow	2.5
Tillage / Field	5
Short Pasture and Lawns	7
Nearly Bare Ground	10
Grassed Waterway	15
Paved Areas and Shallow Paved Swales	20

**Table RO-2, UDFCD (V.1), Chapter 5, Page RO-6*

in which: Cv = Conveyance Coefficient (See Table Above)

Sw = Watercourse Slope (ft/ft)

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CONSULTING ENGINEERS

CALCULATED BY:	DEB	**STANDARD FORM SF-3**	**JOB NO:** 15.0584
CHECKED BY:	PSB	**STORM DRAINAGE SYSTEM DESIGN**	**PROJECT:** CENTURA LOUISVILLE
DATE:	10/13/15	**(RATIONAL METHOD PROCEDURE)**	**DESIGN STORM:** 2-YEAR
			ONE-HR PRECIP: 1.03

BASIN	DESIGN POINT	DIRECT RUNOFF						TOTAL RUNOFF				REMARKS
		AREA (AC)	RUNOFF COEFF	t_c (MIN)	CxA (AC)	I (IN/HR)	Q (CFS)	t_c (MIN)	S(CxA) (AC)	I (IN/HR)	Q (CFS)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
PR1		0.77	0.77	5.0	0.59	3.49	2.07					

I. One-Hr Precipitation Values for the City and County of Denver

Return Period:	2-YEAR	5-YEAR	10-YEAR	100-YEAR
Depth In Inches:	0.95	1.35	1.61	2.61

**Equation RA-3, UDFCD (V.1), Chapter 4, Page RA-6*

*Rainfall Intensity:

$$I = \frac{(28.5 \times P1)}{(10 + t_c)^{0.786}}$$

In Which:

I = Rainfall Intensity (Inches Per Hour)

P1 = 1-Hour Point Rainfall Depth (Inches)

tc = Time Of Concentration (Minutes)

MARTIN / MARTIN
CONSULTING ENGINEERS

2-YEAR
10/13/2015 3:43 PM
G:\SCHLAPPE\15.0584-Centura - Louisville Urgency Center\ENG\DRAINAGE\Proposed Calculations\Proposed Rational.xlsm

CALCULATED BY:	DEB	**STANDARD FORM SF-3**	**JOB NO:** 15.0584
CHECKED BY:	PSB	**STORM DRAINAGE SYSTEM DESIGN**	**PROJECT:** CENTURA LOUISVILLE
DATE:	10/13/15	**(RATIONAL METHOD PROCEDURE)**	**DESIGN STORM:** 100-YEAR
			ONE-HR PRECIP: 2.70

BASIN	DESIGN POINT	DIRECT RUNOFF						TOTAL RUNOFF				REMARKS
		AREA (AC)	RUNOFF COEFF	t_c (MIN)	CxA (AC)	I (IN/HR)	Q (CFS)	t_c (MIN)	S(CxA) (AC)	I (IN/HR)	Q (CFS)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
PR1		0.77	0.88	5.0	0.68	9.16	6.21					

I. One-Hr Precipitation Values for the City and County of Denver

Return Period:	2-YEAR	5-YEAR	10-YEAR	100-YEAR
Depth In Inches:	0.95	1.35	1.61	2.61

**Equation RA-3, UDFCD (V.1), Chapter 4, Page RA-6*

*Rainfall Intensity:

$$I = \frac{(28.5 \times P1)}{(10 + t_c)^{0.786}}$$

In Which:

I = Rainfall Intensity (Inches Per Hour)

P1 = 1-Hour Point Rainfall Depth (Inches)

tc = Time Of Concentration (Minutes)

MARTIN / MARTIN
CONSULTING ENGINEERS

PROJECT: CENTURA LOUISVILLE
JOB NO: 15.0584
DATE: 10/13/15

MARTIN / MARTIN
CONSULTING ENGINEERS

RUNOFF SUMMARY							
BASIN	DESIGN POINT	AREA (ACRES)	% IMP.	C_2	C_{100}	Q_2 (CFS)	Q_{100} (CFS)
PR1		0.77	88.9%	0.77	0.88	2.07	6.21
SITE COMPOSITE		**0.77**	**88.9%**	**0.79**	**0.88**	**2.07**	**6.21**

APPENDIX C: HYDRAULIC CALCULATIONS

Worksheet for North Roof Curb Chase

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01500	ft/ft
Normal Depth	0.50	ft
Bottom Width	1.00	ft

Results

Discharge	2.78	ft^3/s
Flow Area	0.50	ft^2
Wetted Perimeter	2.00	ft
Hydraulic Radius	0.25	ft
Top Width	1.00	ft
Critical Depth	0.62	ft
Critical Slope	0.00847	ft/ft
Velocity	5.56	ft/s
Velocity Head	0.48	ft
Specific Energy	0.98	ft
Froude Number	1.39	
Flow Type	Supercritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.50	ft
Critical Depth	0.62	ft
Channel Slope	0.01500	ft/ft
Critical Slope	0.00847	ft/ft

Worksheet for South Roof Curb Chase

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Normal Depth	0.50	ft
Bottom Width	1.50	ft

Results

Discharge	3.84	ft^3/s
Flow Area	0.75	ft^2
Wetted Perimeter	2.50	ft
Hydraulic Radius	0.30	ft
Top Width	1.50	ft
Critical Depth	0.59	ft
Critical Slope	0.00636	ft/ft
Velocity	5.12	ft/s
Velocity Head	0.41	ft
Specific Energy	0.91	ft
Froude Number	1.28	
Flow Type	Supercritical	

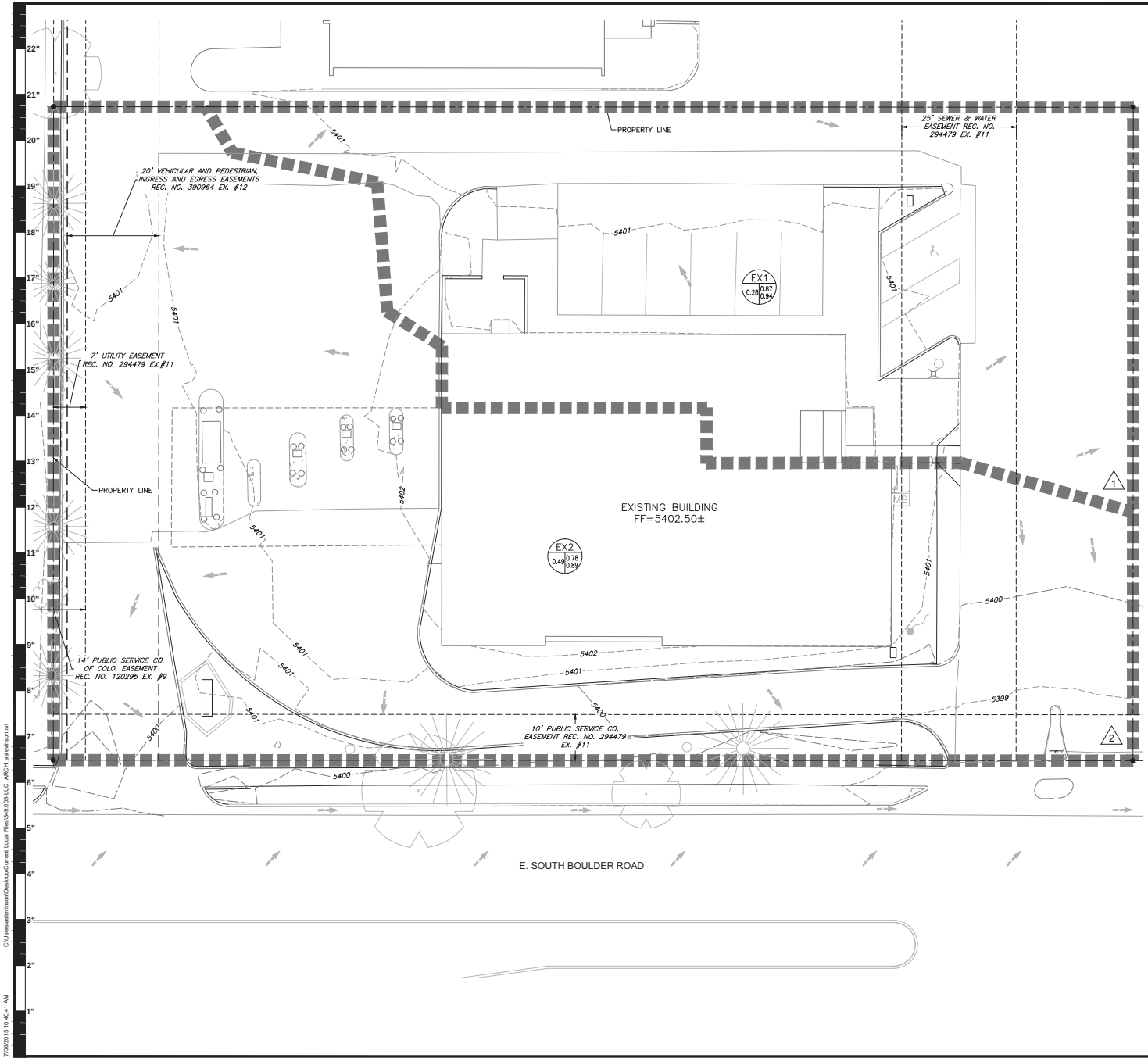
GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.50	ft
Critical Depth	0.59	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00636	ft/ft

APPENDIX D: DRAINAGE PLANS



LEGEND

BASIN BOUNDARY

SUB-BASIN BOUNDARY

DIRECTION OF FLOW

DESIGN POINT 1

BASIN B

AREA IN ACRES 1.25

C2 .88

C100 .93

N

10 5 0 10 20

SCALE: 1"=10'

ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE FINISH FLOOR ELEVATION OF ALFALFA'S MARKET ON THE EAST SIDE OF THE PROJECT DEVELOPMENT. ELEVATION=5397.00. THIS ELEVATION WAS TAKEN FROM A SET OF CIVIL DRAWINGS PREPARED BY JEHN & ASSOCIATES. SAID CIVIL DRAWINGS ALSO NOTE THAT THE FINISH FLOOR ELEVATION OF THE RETAIL SHOPS SOUTHWEST OF ALFALFA'S ARE 5397.50. THIS WAS CHECKED AND VERIFIED BY THIS SURVEY. THE BENCHMARK LISTED ON THE CIVIL DRAWINGS IS NGS POINT Q413 AS DESCRIBED BELOW:

NAVD 88 ORTHO HEIGHT – 1614.229 (METERS) 5296.02 (FEET) ADJUSTED

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE PLATTED RECORD BEARING OF S00°01'40"W, ALONG THE EAST LINE OF THE SUBJECT PROPERTY BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON. SAID BEARING IS AS PER THE PLAT OF LOUISVILLE NORTH 7TH FILING.

COLORADO 811

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

HL ARCHITECTURE

1755 BLAKE STREET
SUITE 400
DENVER, CO 80202
303.298.4700

Centura Health
Louisville Urgency Center

511 E. SOUTH BOULDER ROAD, LOUISVILLE CO 80027

Centura Health.

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Project Number:	349.005
Issued For:	PUD SUBMITTAL
Date:	10/16/15

Revision	Date

EXISTING DRAINAGE PLAN

EX-DR

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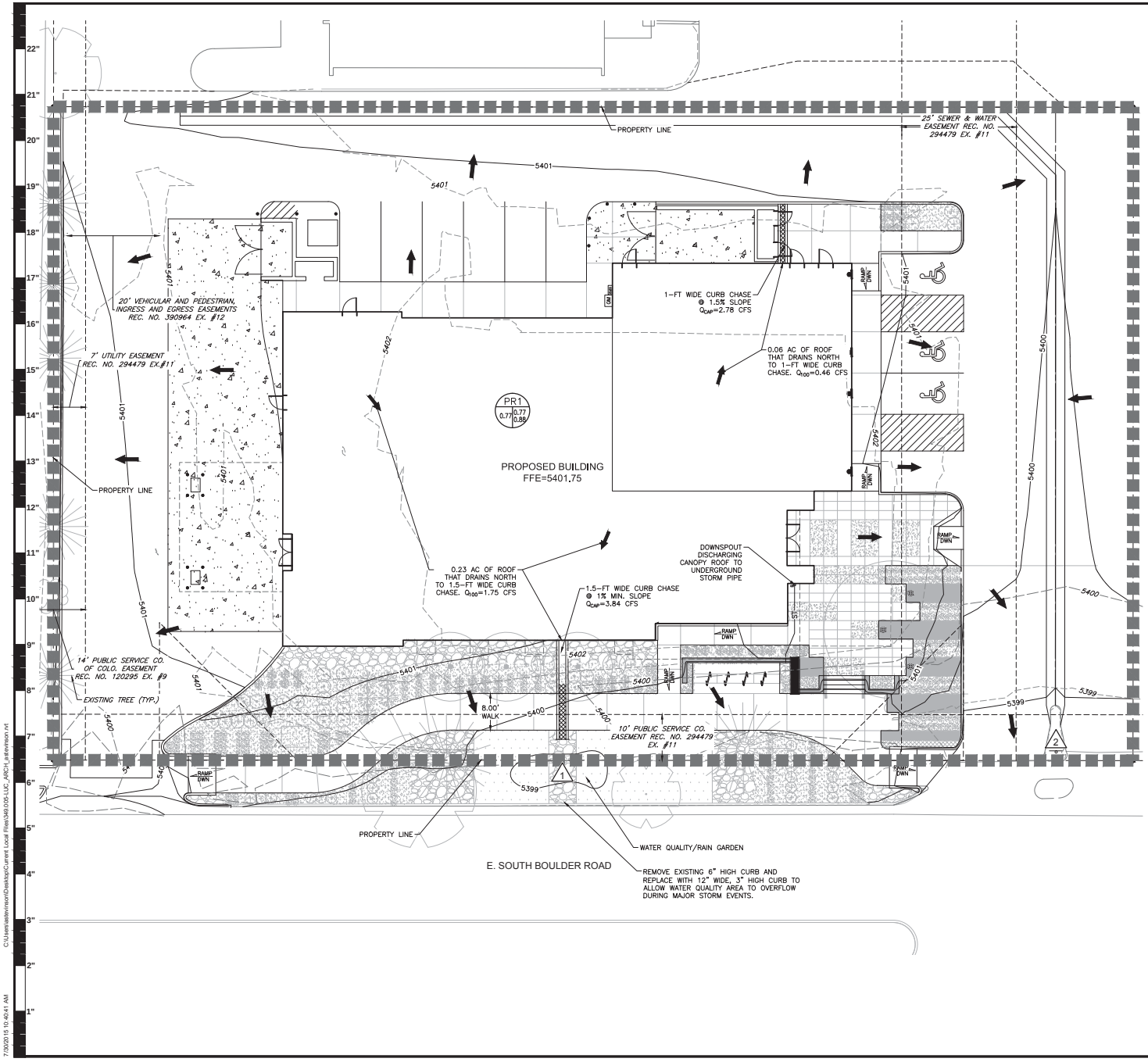

LEGEND

BASIN BOUNDARY
SUB-BASIN BOUNDARY
DIRECTION OF FLOW
DESIGN POINT
BASIN — B — C2
AREA IN ACRES — 1.25 — 88/.95 — C100

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
P2	BUSH/SHRUB	P2
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.

N

10 5 0 10 20
SCALE: 1"=10'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE FINISH FLOOR ELEVATION OF ALFALFA'S MARKET ON THE EAST SIDE OF THE PROJECT DEVELOPMENT. ELEVATION=5397.00. THIS ELEVATION WAS TAKEN FROM A SET OF CIVIL DRAWINGS PREPARED BY JEHN & ASSOCIATES. SAID CIVIL DRAWINGS ALSO NOTE THAT THE FINISH FLOOR ELEVATION OF THE RETAIL SHOPS SOUTHWEST OF ALFALFA'S ARE 5397.50. THIS WAS CHECKED AND VERIFIED BY THIS SURVEY. THE BENCHMARK LISTED ON THE CIVIL DRAWINGS IS NGS POINT Q413 AS DESCRIBED BELOW:

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1755 BLAKE STREET
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Centura Health
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Centura Health.

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Project Number:	349.005
Issued For:	PUD SUBMITTAL
Date:	10/16/15

Revision	Date

PROPOSED DRAINAGE PLAN

PR-DR

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7/30/2015 10:40:41 AM

City of Louisville
Louisville City Hall 749 Main Street Louisville, Colorado 80027 (303) 335-4592

Planning Department

October 1, 2015

Mr. Michael Hagen
Project Architect, Associate
H+L Architecture
1755 Blake Street, Suite 400
Denver, CO 80202

Re: Review Comments for Case # 15-034-FP
Centura Health Louisville Urgency Center Planned Unit Development

Dear Mr. Hagen,

The Centura Health application for a Planned Unit Development for an Urgent Care Facility located at 511 South Boulder Road has been reviewed by City Staff and our referral partners. The following comments are provided for your use. In order for this project to remain on schedule, provide a final submittal responding to these comments no later than October 16, 2015

Xcel:
- See attached letter

Wastewater
- Has reviewed and has no comments.

Fire Protection District:
- See attached letter

Building Safety Division
- Has reviewed and has no comments.

City Manager's Office
- Has reviewed and has no comments.

Public Safety
- Has reviewed and has no comments.

Economic Development
- Has reviewed and has no comments

Parks Department:

- Has reviewed and has no comments.

<u>Planning Department</u>

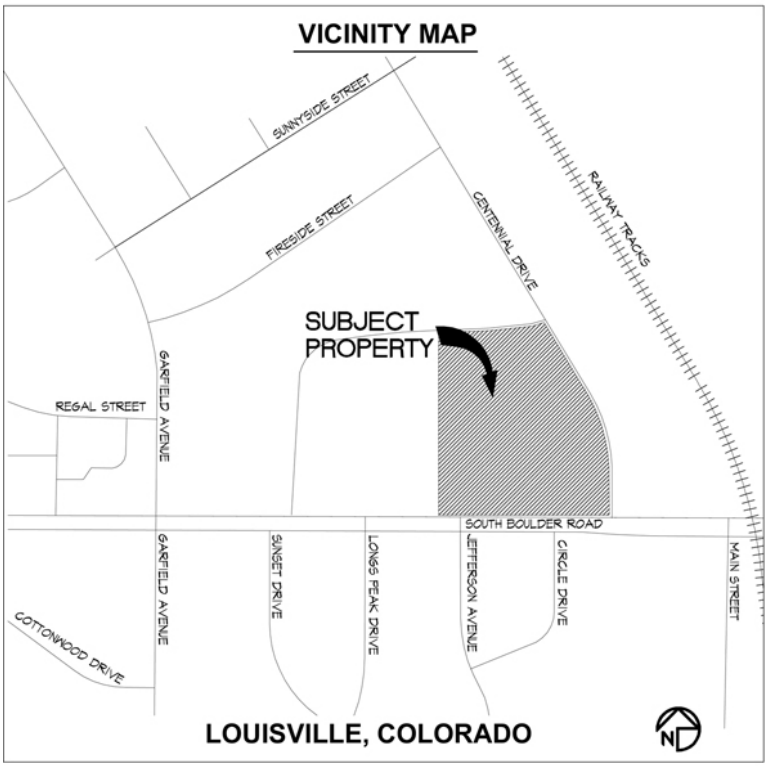
Planned Unit Development

General:

1. A replat is needed with this development request. The current metes and bounds legal description was created in April 2002 when the property was conveyed from Lanning LLC to 511 South Boulder Road, LLC. The property was then conveyed from 511 South Boulder Road, LLC to Valley Bank and Trust in September 2002. Nothing in the chain of title suggests that the property was exempt from the City's subdivision requirements. Refer to Title 16 in the Louisville Municipal Code for City Replat requirements.
2. Number sheets sequentially.

Sheet G 0.1 Index:

1. In the Title: spell-out Planned Unit Development. Delete the word submittal. Delete the referenced date.
2. Delete the existing PUD image.
3. Modify vicinity map, similar to that shown below.



4. Add a project summary similar to what is shown below.

PROJECT DESCRIPTION

A REDEVELOPMENT OF A FORMER 55,000 SF, 30' HIGH SAFEWAY SUPERMARKET BUILDING AND ASSOCIATED SITE INTO A MIXED USE COMMUNITY CONTAINING 2 RETAIL BUILDINGS AND 1 RESIDENTIAL BUILDING ABOUT A PARKING COURT. PARKING IS PROVIDED BY A BELOW GRADE PARKING GARAGE AND SURFACE PARKING SPACES. A CENTRAL GATHERING & PLAZA SPACE IS PROVIDED ADJACENT TO THE RETAIL BUILDINGS.

PUD SUMMARY

ZONING DISTRICT:
CURRENT: CC
PROPOSED: PUD

BUILDING SETBACKS:
SOUTH PROPERTY LINE: 15'
EAST PROPERTY LINE: 8'
NORTH PROPERTY LINE: 30'
WEST PROPERTY LINE: 40'

TOTAL SITE AREA: 5.03 ACRES / 219,258 S.F.

BUILDING FOOTPRINTS:
BUILDING A: 23,893 S.F.
BUILDING B: 8,200 S.F.
BUILDING C: 13,500 S.F.
BUILDING D: 15,000 S.F.
BUILDING E: 10,500 S.F.
TOTAL: 71,093 S.F.

TOTAL GROSS BUILDING AREA (without garage):
BUILDING A: MAIN BUILDING: 23,893 S.F.
MEZZANINE/CIRCULATION: 3,907 S.F.
BUILDING B: 8,200 S.F.
RETAIL 36,000 S.F.

BUILDING C: 38,100 S.F. (37 UNITS)
BUILDING D: 43,500 S.F. (44 UNITS)
BUILDING E: 28,500 S.F. (30 UNITS)
TOTAL: 146,100 S.F.

FLOOR AREA RATIO (FAR): 0.666 : 1

LANDSCAPE COVERAGE: 38%
85,000 S.F. / 1.95 ACRES

NUMBER OF UNITS PER BUILDING

BUILDING C:	13	STUDIO
	13	1 BEDROOM
	8	2 BEDROOM
	3	3 BEDROOM
	37	UNITS
BUILDING D:	6	STUDIO
	26	1 BEDROOM
	12	2 BEDROOM
	44	UNITS
BUILDING E:	12	STUDIO
	6	1 BEDROOM
	12	2 BEDROOM
	30	UNITS

TOTAL: 111 UNITS

DWELLING UNITS: 31.9 DU / ACRE*

*THE DENSITY CALCULATION IS BASED ON THE AREA TO BE USED FOR RESIDENTIAL PURPOSES AS REQUIRED BY SECTION 17.12.040 OF THE LMC FOOTNOTE #7.

PARKING PROVIDED:
RETAIL: ON-SITE: 115 SP
SUB-TOTAL: 115 SP*
RATIO: 3.13 SP/1,000 S

RESIDENTIAL: STRUCTURED: 156 SP
SURFACE: 25 SP
SUB-TOTAL: 181 SP
RATIO: 1.65 SP/UNIT

TOTAL RETAIL ON-SITE AND RESIDENTIAL PARKING PROVIDED: 296 SP

BICYCLE PARKING:
PROVIDED: 18 SP
REQUIRED: 16 SP

*NOTE: A CROSS ACCESS PARKING AGREEMENT IS IN PLACE BETWEEN TRACT 1 AND TRACT 2 OF THE VILLAGE SQUARE DEVELOPMENT. SEE SEPARATE DOCUMENT. IN ADDITION, IN THE EVENT OF FURTHER SUBDIVISION OF TRACT 1 OR THE FORMATION OF A COMMON INTEREST COMMUNITY WITHIN TRACT 1, THERE SHALL BE A CROSS ACCESS PARKING AGREEMENT INTERNAL TO TRACT 1 PROVIDING FOR SHARED ACCESS AND SHARED PARKING FOR THE FIVE BUILDINGS WITHIN TRACT 1 TO INSURE THAT TWO PARKING SPACES PER RESIDENTIAL UNIT ARE AVAILABLE BETWEEN 8:00 P.M. AND 8:00 A.M., TO BE DESCRIBED IN A SEPARATE RECORDED DOCUMENT. THE TRACT 1 AGREEMENT IS A REQUIREMENT OF THIS PUD AND THE TRACT 1 AGREEMENT SHALL NOT BE ELIMINATED, REDUCED OR OTHERWISE CHANGED WITHOUT FIRST OBTAINING CITY OF LOUISVILLE APPROVAL OF A PUD AMENDMENT IN THE EVENT OF A RESUBDIVISION, CREATION OF CONDOMINIUM INTEREST, OR OTHER DIVISION OF INTEREST.

5. Incorporate the legal description (based on new replat) into the project summary.
6. Identify the land use being requested (medical clinic – Use Group 29) in the project summary. Note in the project summary that ambulances will not deliver patients to this site.

Sheet G 0.2: Existing Development Plat

1. Remove from PUD package.
2. Submit a replat of the property to the City Council for approval. All properties seeking to develop in the City must be platted within the City. This property was never platted in the City of Louisville. Title 16 in the Louisville Municipal Code outlines replat requirements.

Sheet G 0.3: Land Development Survey

1. Remove from PUD package.

Sheet A 1.0: Architectural Development Plan

1. Retitle the sheet from “Architectural Development Plan” to “Development Plan”
2. Change the Development Plan’s general notes to include the specific land use (Medical Clinic – Use Group 29). Add note stating ambulances are not allowed to deliver patients to the facility.
3. Remove annotated note stating, “Ambulance drop off zone with overhead canopy”. Ambulances are not permitted to drop patients off with the requested use - Medical Clinic.

4. Enlarge the graphic.
5. Improve the legibility of the graphic by shading the building's footprint, providing roof lines, differentiating the sidewalk and pedestrian plaza areas from parking and circulation areas.
6. The proposed front setback of 22' requires a waiver from the City's minimum 30' setback from South Boulder Road.
7. The proposed lot coverage 22% requires a waiver from the City's minimum 30% lot coverage requirement.
8. Please summarize the waivers being requested in a table on this sheet. Summarize the public benefits associated with the wavier requests in the table (i.e. preservation of existing mature trees, additional public access and maintenance easements (square feet) associated with the realigned sidewalk. Private maintenance of landscaping in the public right of way.
9. Remove unnecessary labels, including: "Pavement striping", "existing sewer manhole", "concrete curbs", existing water manhole", "new HC Ramp", "(3) stair risers with handrail", "new HC ramp", "existing curb and gutter", "pedestrian friendly curb-chase", "new C&G", "existing telecom or elec. manhole

Sheet C 0.1: Utility Plan

1. Provide a note stating all utilities shall be provided underground.
2. See Comments from the Public Works Department.

Sheet C 0.2: Grading and Drainage Plan

1. See Comments from the Public Works Department.

Sheet L-1.1: Landscape notes.

1. Move this sheet to in the packet, behind the Landscape Plan sheet (L-1.2)
2. Delete all landscape notes as they are not relevant to the PUD (keep the planting list).
3. Remove the 811 reference as it is not relevant to the PUD
4. Place site furnishing information presented on the Landscape Plan on this page

Sheet L-1.2: Landscape Plan

1. Remove the interior floorplan of the building from the drawing.
2. Remove the texture of the concrete associated with the portico share.
3. Improve the differentiation between coloration/texture of "sandstone slab" from the "perennials".
4. Remove the 811 reference as it is not relevant to the PUD.
5. Move site furnishing information to the Landscape Notes sheet.

Sheet L-1.3: Landscape Details

1. Delete sheet as it is not necessary for the PUD.

Sheet L-1.4: Landscape Details

1. Delete sheet as it is not necessary for the PUD.

Sheet A 2.0: Parking Plan

1. Add the amount of bicycle parking to the parking plan's general notes. You are required to provide 1 bicycle parking space for every 10 required parking spaces. An 8,870 sf medical clinic is required 53 vehicle parking spaces and 5 bicycle parking spaces.
2. Annotate the five bicycle parking spaces on the parking plan's site plan.
3. Please site your source for the "2 spaces per 300 sf" the CDDSG requires 6 spaces per 1,000 sf of medical office.
4. Remove one of the two arrows shown for each direction in the eastern driveway. The driveway shown has one arrow in each direction.
5. Provide the County's recordation number associated with the specific parking agreement – 03288500 – 02/08/2013.

Sheet A 3.0: Exterior Elevations and Signage

SIGN PROGRAM

1. Replace all references to "signage" and replace with "sign program".
2. Provide dimensions for all signs and document how signs are to be illuminated
3. Remove ambulance sign from building. An ambulance drop-off service changes the land use category from a clinic to hospital and would require a special review use hearing.
4. Remove 24-7 Emergency sign from portico share. That particular sign implies hospital, not clinic. Note, staff is willing to support adding "Emergency and Urgent Care" text at a smaller font under the south elevation wall sign "Centura Health", similar to monument sign. However, staff will not support the "24-7 Emergency Sign". A waiver would not be allowed unless you request a change in land use to a hospital, not a clinic.
5. The lettering for the two "Centura Health" wall signs, being 2-feet in height, comply with the CDDSG commercial sign dimensions; however, the Logo measures 4-feet in height, a violation of the commercial standards. Staff will consider a waiver to the Logo's size if you consider an alternative lighting mechanism to that of an internal cabinet and channel lettering. The following alternatives would be supported by staff:
   - Back-lit, halo-lit illumination, or reverse channel letters with halo illumination.
   - Indirect downward external Illumination shielded from spreading to adjacent properties

ARCHTECTURAL ELEVATIONS

1. Provide dimensions for building height, not just elevations.
2. Highly reflective materials such as bright aluminum and glass are not permitted in the CDDSG as the primary building material, especially at the pedestrian level. Please add a note confirming the non-reflectivity of the glass near the entrance.
3. Thank you for such a nice looking building.

Sheet E 1.0: Photometrics

1. No Comments

Sheet E 2.0: Luminaire Schedule and Cut Sheets

1. No Comments

Sheet A 4.0:

1. Delete sheet as it is not necessary for the PUD.

<u>Public Works</u>

GENERAL

1. The applicant shall submit site construction, landscape and irrigation drawings for review and approval prior to construction.
2. The applicant shall submit a Stormwater Management Plan (SWMP) for review and approval prior to construction.
3. A preconstruction meeting is required with Public Works prior to construction.
4. The applicant shall include the subdivision name on the cover sheet and throughout the documents (Louisville North 7th Filing).
5. A Development agreement will be required for the project.
6. A final walkthrough of the irrigation system operation is required prior to construction acceptance.

PUD

1. Sheet G0.1 - The applicant shall update the existing PUD. Safeway and parking lot layout are incorrect based on the Village Square Subdivision (Alfalfa's).
2. Sheet G0.1 - The applicant shall update the sheet names in the index as they do not match the sheet titles.
3. Sheet G0.3 - The applicant shall provide "Detail A" as listed in the title commitment exceptions.
4. Sheet G0.3 - The applicant shall label the fire hydrants as "Private". The hydrants are not within easements and are privately owned and maintained.
5. Sheet G0.3 - The applicant shall make the bearing text near the transformer legible.
6. Sheet A1.0 - The applicant shall show detectable warning at the handicap ramps.
7. Sheet A1.0 - The applicant shall provide a no left turn sign at the south island leaving the site.
8. Sheet A1.0 - The applicant shall show any vaults/lids in the right of way. Xcel has utilities that may interfere with the walk.
9. Sheet A1.0 - The applicant shall move the proposed walk a minimum of 2 feet from the transformer (minimum clearance).

10. Sheet A1.0 - The applicant shall combine the chases into 1 sidewalk crossing. Can the chases be discharged into landscaping before being directed to South Boulder Road to promote water quality? The chase will require a revocable license agreement before construction acceptance. Also see drainage comments.
11. Sheet A1.0 - The applicant shall provide a pedestrian access and walk easement for the walk on private property north of South Boulder Road. The applicant shall also provide a 4' surface easement beyond the walk for maintenance/replacement, if the above Ped/Walk easement is inadequate in width.
12. Sheet C0.1 – if requested by the City, the applicant shall provide street lighting on South Boulder Road abutting the property.
13. Sheet C0.1 –The existing water main is 30 – 40 years old and in poor condition. Staff requests the applicant replace the existing water main from the north lot line to the south edge of the cross pan in South Boulder Road. The new main shall be PVC and located 5' east of the existing main. Tie the new main to the old main with 45 degree fittings and add a valve at the south tie in point.
14. Sheet C0.1 - The applicant shall update the sanitary sewer map. The sewer main does not run south across South Boulder Road. The south connection to manhole could be the existing service to the existing building. Revise sanitary service to tie into the existing manhole at the north end of the property.
15. Sheet C0.1 - The applicant shall add a note that all existing water services to the bank shall be abandoned at the main as directed by the City.
16. Sheet C0.1 - The applicant shall indicate on the plan any irrigation taps for the project.
17. Sheet C0.1 - The applicant shall relocate the water meter east just behind the curb of the parking island.
18. Sheet C0.2 - The applicant shall show the limits of the existing drainage pan on the east side of the building.
19. Sheet C0.2 - The applicant shall provide 2% cross slope on the 8' walk.
20. Sheet C0.2 - The applicant shall replace damaged public concrete walk or curb adjacent the site. Also replace the ramp drive at the south west corner of the site due to the extension of the 8' walk. The 8' walk shall end at the west edge of property and then transition to the existing 5' walk.
21. Sheet C0.2 – The applicant shall direct as much storm water as possible to the north and east for future detention/water quality treatment. The entire roof is draining south and free releasing directly to South Boulder Road. Can the roof drains be directed north or east into the parking lot?
22. Sheet L-1.2 - The applicant shall remove the evergreen trees from the parkway.

Drainage Report

1. The applicant shall direct the roof drains into landscaping where possible to allow water quality.
2. Page 5, Section B - The applicant shall update the area for PR1. It should be 0.28 acres.
   Page 5, Section 3.A.i – Remove the reference unless it is used.

Please address all of the comments in this letter prior to the November Planning Commission meeting. The submittal for the Planning Commission meeting will need to be received by Friday, October 16th.

Please let me know if I can be of any assistance in answering questions or clarifying any of these comments. I can be reached at (303) 335-4590 or by e-mail at troyr@louisvilleco.gov
.

Respectfully,

Troy Russ
Director of Planning

Cc: Craig Duffin, City Engineer

October 16, 2015

Mr. Troy Russ
City Hall
749 Main Street
Louisville, CO 80027

Re: Louisville Referral Comments – Response
Centura Health Louisville Urgency Center
H+L Project #349.005

Dear Mr. Russ,

<u>Planning Department</u>
Planned Unit Development

General:
1. A replat is needed with this development request. The current metes and bounds legal description was created in April 2002 when the property was conveyed from Lanning LLC to 511 South Boulder Road, LLC. The property was then conveyed from 511 South Boulder Road, LLC to Valley Bank and Trust in September 2002. Nothing in the chain of title suggests that the property was exempt from the City's subdivision requirements. Refer to Title 16 in the Louisville Municipal Code for City Replat requirements.
RESPONSE: Replat to be issued separate from this response no later than 10/23rd 2015.

2. Number sheets sequentially.
RESPONSE: Addressed on drawing sheets & index

Sheet G 0.1 Index:
1. In the Title: spell-out Planned Unit Development. Delete the word submittal. Delete the referenced date.
RESPONSE: Addressed on drawings.

2. Delete the existing PUD image.
RESPONSE: Addressed on drawings.

3. Modify vicinity map, similar to that shown below.
RESPONSE: Addressed on drawings.

4. Add a project summary similar to what is shown below.
RESPONSE: Addressed on drawings.

5. Incorporate the legal description (based on new replat) into the project summary.
RESPONSE: Added to project summary, the land will be referenced as Lot II of Subdivision 7B.

6. Identify the land use being requested (medical clinic – Use Group 29) in the project summary. Note in the project summary that ambulances will not deliver patients to this site.
RESPONSE: Added to project summary on drawings.

Sheet G 0.2: Existing Development Plat

1. Remove from PUD package.

RESPONSE: Removed sheet from drawing set.

2. Submit a replat of the property to the City Council for approval. All properties seeking to develop in the City must be platted within the City. This property was never platted in the City of Louisville. Title 16 in the Louisville Municipal Code outlines replat requirements.

RESPONSE: Re-plat to be issued separate from this response no later than 10/23rd 2015.

Sheet G 0.3: Land Development Survey

1. Remove from PUD package.

RESPONSE: Removed sheet from drawing set.

Sheet A 1.0: Architectural Development Plan

1. Retitle the sheet from "Architectural Development Plan" to "Development Plan"

RESPONSE: Addressed on drawings.

2. Change the Development Plan's general notes to include the specific land use (Medical Clinic – Use Group 29). Add note stating ambulances are not allowed to deliver patients to the facility.

RESPONSE: Addressed on drawings.

3. Remove annotated note stating, "Ambulance drop off zone with overhead canopy". Ambulances are not permitted to drop patients off with the requested use - Medical Clinic.

RESPONSE: Addressed on drawings.

4. Enlarge the graphic.

RESPONSE: Addressed on drawings.

5. Improve the legibility of the graphic by shading the building's footprint, providing roof lines, differentiating the sidewalk and pedestrian plaza areas from parking and circulation areas.

RESPONSE: Addressed on drawings.

6. The proposed front setback of 22' requires a waiver from the City's minimum 30' setback from South Boulder Road.

RESPONSE: Waiver request to provide North side parking and preserve public site access.

7. The proposed lot coverage 22% requires a waiver from the City's minimum 30% lot coverage requirement.

RESPONSE: Waiver request to allow for existing easements, enhanced pedestrian space, preservation of existing mature trees, a new 4,476 SF maintenance easement associated with realigned sidewalk, and a private maintenance of landscaping in the public right of way included in landscape lot coverage.

8. Please summarize the waivers being requested in a table on this sheet. Summarize the public benefits associated with the wavier requests in the table (i.e. preservation of existing mature trees, additional public access and maintenance easements (square feet) associated with the realigned sidewalk. Private maintenance of landscaping in the public right of way.

RESPONSE: Addressed on drawings.

9. Remove unnecessary labels, including: "Pavement striping", "existing sewer manhole", "concrete curbs", existing water manhole", "new HC Ramp", "(3) stair risers with handrail", "new HC ramp", "existing curb and gutter", "pedestrian friendly curb-chase", "new C&G", "existing telecom or elec. manhole

RESPONSE: Addressed on drawings.

Sheet C 0.1: Utility Plan

1. Provide a note stating all utilities shall be provided underground.

RESPONSE: Noted, addressed on drawings.

2. See Comments from the Public Works Department.

RESPONSE: Noted.

Sheet C 0.2: Grading and Drainage Plan

1. See Comments from the Public Works Department.

RESPONSE: Noted.

Sheet L-1.1: Landscape notes.

1. Move this sheet to in the packet, behind the Landscape Plan sheet (L-1.2)

RESPONSE: Addressed in drawings.

2. Delete all landscape notes as they are not relevant to the PUD (keep the planting list).

RESPONSE: Addressed in drawings.

3. Remove the 811 reference as it is not relevant to the PUD

RESPONSE: Reference removed from drawing sheets.

4. Place site furnishing information presented on the Landscape Plan on this page

RESPONSE: Addressed in drawings.

Sheet L-1.2: Landscape Plan

1. Remove the interior floorplan of the building from the drawing.

RESPONSE: Addressed in drawings.

2. Remove the texture of the concrete associated with the portico share.

RESPONSE: Addressed in drawings.

3. Improve the differentiation between coloration/texture of "sandstone slab" from the "perennials".
RESPONSE: Addressed on drawings.

4. Remove the 811 reference as it is not relevant to the PUD.
RESPONSE: Reference removed from drawing sheets.

5. Move site furnishing information to the Landscape Notes sheet.
RESPONSE: Addressed on drawings.

Sheet L-1.3: Landscape Details
1. Delete sheet as it is not necessary for the PUD.
RESPONSE: Deleted from the PUD drawing set.

Sheet L-1.4: Landscape Details
1. Delete sheet as it is not necessary for the PUD.
RESPONSE: Deleted from the PUD drawing set.

Sheet A 2.0: Parking Plan
1. Add the amount of bicycle parking to the parking plan's general notes. You are required to provide 1 bicycle parking space for every 10 required parking spaces. An 8,870 sf medical clinic is required 53 vehicle parking spaces and 5 bicycle parking spaces.
RESPONSE:

2. Annotate the five bicycle parking spaces on the parking plan's site plan.
RESPONSE:

3. Please site your source for the "2 spaces per 300 sf" the CDDSG requires 6 spaces per 1,000 sf of medical office.
RESPONSE:

4. Remove one of the two arrows shown for each direction in the eastern driveway. The driveway shown has one arrow in each direction.
RESPONSE:

5. Provide the County's recordation number associated with the specific parking agreement – 03288500 – 02/08/2013.
RESPONSE:

Sheet A 3.0: Exterior Elevations and Signage
SIGN PROGRAM
1. Replace all references to "signage" and replace with "sign program".
RESPONSE: Addressed in drawings.

2. Provide dimensions for all signs and document how signs are to be illuminated

RESPONSE: Addressed in drawings.

3. Remove ambulance sign from building. An ambulance drop-off service changes the land use category from a clinic to hospital and would require a special review use hearing.

RESPONSE: Addressed in drawings.

4. Remove 24-7 Emergency sign from portico share. That particular sign implies hospital, not clinic. Note, staff is willing to support adding "Emergency and Urgent Care" text at a smaller font under the south elevation wall sign "Centura Health", similar to monument sign. However, staff will not support the "24-7 Emergency Sign". A waiver would not be allowed unless you request a change in land use to a hospital, not a clinic.

RESPONSE: Per 10/15 meeting, signage has been revised to reduce the font size and provide "back lit/halo" type illumination of building signage in lieu of cabinet or channel lite signage, enhancing presentation of the illuminated signs.

5. The lettering for the two "Centura Health" wall signs, being 2-feet in height, comply with the CDDSG commercial sign dimensions; however, the Logo measures 4-feet in height, a violation of the commercial standards. Staff will consider a waiver to the Logo's size if you consider an alternative lighting mechanism to that of an internal cabinet and channel lettering. The following alternatives would be supported by staff:

- Back-lit, halo-lit illumination, or reverse channel letters with halo illumination.
- Indirect downward external Illumination shielded from spreading to adjacent properties

RESPONSE: Lettering of signs will comply with the CDDSG commercial sign dimensions and will be changed to halo-lit illuminated lettering.

ARCHTECTURAL ELEVATIONS

1. Provide dimensions for building height, not just elevations.

RESPONSE: Addressed in drawings.

2. Highly reflective materials such as bright aluminum and glass are not permitted in the CDDSG as the primary building material, especially at the pedestrian level. Please add a note confirming the non-reflectivity of the glass near the entrance.

RESPONSE: The materials are not highly reflective, the glass near the entry is clear vision glass with low reflectivity.

3. Thank you for such a nice looking building.

RESPONSE: We appreciate and are excited to create a welcoming building for the Louisville community.

Sheet E 1.0: Photometrics

1. No Comments

RESPONSE: None

Sheet E 2.0: Luminaire Schedule and Cut Sheets

1. No Comments

RESPONSE: None

Sheet A 4.0:

1. Delete sheet as it is not necessary for the PUD.

RESPONSE: Deleted from the PUD set.

Public Works

GENERAL

1. The applicant shall submit site construction, landscape and irrigation drawings for review and approval prior to construction.

RESPONSE: Noted, construction drawings to be submitted at a later date.

2. The applicant shall submit a Stormwater Management Plan (SWMP) for review and approval prior to construction.

RESPONSE: SWMP will be submitted for review and approval prior to construction.

3. A preconstruction meeting is required with Public Works prior to construction.

RESPONSE: Noted, a meeting will be scheduled prior to start of construction.

4. The applicant shall include the subdivision name on the cover sheet and throughout the documents (Louisville North 7th Filing).

RESPONSE: Louisville North 7th Filing has been added to the title block on each sheet.

5. A Development agreement will be required for the project.

RESPONSE: Noted.

6. A final walkthrough of the irrigation system operation is required prior to construction acceptance.

RESPONSE: Noted.

PUD

Sheet Go.1

1. The applicant shall update the existing PUD. Safeway and parking lot layout are incorrect based on the Village Square Subdivision (Alfalfa's).

RESPONSE: Addressed in drawings.

2. The applicant shall update the sheet names in the index as they do not match the sheet titles.

RESPONSE: Addressed in drawings.

Sheet Go.3

1. The applicant shall provide "Detail A" as listed in the title commitment exceptions.

RESPONSE: This sheet and reference has been deleted from the PUD set.

2. The applicant shall label the fire hydrants as "Private". The hydrants are not within easements and are privately owned and maintained.

RESPONSE: Addressed in drawings.

3. The applicant shall make the bearing text near the transformer legible.

RESPONSE: Addressed in drawings.

Sheet A1.0

1. The applicant shall show detectable warning at the handicap ramps.

RESPONSE: Addressed in drawings.

2. The applicant shall provide a no left turn sign at the south island leaving the site.

RESPONSE: An existing sign is present at this location and will be replaced if deemed necessary during construction.

3. The applicant shall show any vaults/lids in the right of way. Xcel has utilities that may interfere with the walk.

RESPONSE: Addressed in drawings.

4. The applicant shall move the proposed walk a minimum of 2 feet from the transformer (minimum clearance).

RESPONSE: Addressed in drawings.

5. The applicant shall combine the chases into 1 sidewalk crossing. Can the chases be discharged into landscaping before being directed to South Boulder Road to promote water quality? The chase will require a revocable license agreement before construction acceptance. Also see drainage comments.

RESPONSE: Addressed in drawings.

6. The applicant shall provide a pedestrian access and walk easement for the walk on private property north of South Boulder Road. The applicant shall also provide a 4' surface easement beyond the walk for maintenance/replacement, if the above Ped/Walk easement is inadequate in width.

RESPONSE: Addressed in drawings.

Sheet C0.1

1. If requested by the City, the applicant shall provide street lighting on South Boulder Road abutting the property.

RESPONSE: Noted.

2. The existing water main is 30 – 40 years old and in poor condition. Staff requests the applicant replace the existing water main from the north lot line to the south edge of the cross pan in South Boulder Road. The new main shall be PVC and located 5' east of the existing main. Tie the new main to the old main with 45 degree fittings and add a valve at the south tie in point.

RESPONSE: Addressed in drawings. The existing main will be replaced.

3. The applicant shall update the sanitary sewer map. The sewer main does not run south across South Boulder Road. The south connection to manhole could be the existing service to the existing building. Revise sanitary service to tie into the existing manhole at the north end of the property.

RESPONSE: Addressed in drawings. Service will be connected into manhole.

4. The applicant shall add a note that all existing water services to the bank shall be abandoned at the main as directed by the City.

RESPONSE: Addressed in drawings.

5. The applicant shall indicate on the plan any irrigation taps for the project.

RESPONSE: There will not be a separate irrigation tap. Irrigation will be supplied from the domestic service.

6. The applicant shall relocate the water meter east just behind the curb of the parking island.

RESPONSE: Addressed in drawings. Meter has been relocated to said location.

Sheet Co.2

1. The applicant shall show the limits of the existing drainage pan on the east side of the building.

RESPONSE: Addressed in drawings. Limits of the existing pan are shown on updated drawings.

2. The applicant shall provide 2% cross slope on the 8′ walk.

RESPONSE: A 25 cross slope is now provided on the 8-ft walk.

3. The applicant shall replace damaged public concrete walk or curb adjacent the site. Also replace the ramp drive at the south west corner of the site due to the extension of the 8′ walk. The 8′ walk shall end at the west edge of property and then transition to the existing 5′ walk.

RESPONSE: As discussed at the meeting on 10/5/2015 this project will not be required to repair damaged public items outside of the property. The Southwest driveway is being replaced as a part of this project. the 5-ft ramp on the West side of the Southwest driveway, will be partially rebuilt to accommodate the new crosspan.

4. The applicant shall direct as much storm water as possible to the north and east for future detention/water quality treatment. The entire roof is draining south and free releasing directly to South Boulder Road. Can the roof drains be directed north or east into the parking lot?

RESPONSE: A portion of the roof flows have been directed to the North and will be heat traced within the scupper and trench drain to limit ice buildup and drain clogging. The remaining flows cannot be redirected to the North due to existing grades and slopes being too flat or higher than the site.

Sheet L-1.2

1. The applicant shall remove the evergreen trees from the parkway.

RESPONSE: Per previous meeting with Forester these trees were requested to be preserved, further discussed during the 10/5/2015 meeting.

Drainage Report

1. The applicant shall direct the roof drains into landscaping where possible to allow water quality.

   RESPONSE: The South roof drain has been consolidated and directed into a rain garden style water quality area.

2. Page 5, Section B - The applicant shall update the area for PR1. It should be 0.28 acres. Page 5, Section 3.A.i – Remove the reference unless it is used.

   RESPONSE: Revised.

Sincerely,

H+L ARCHITECTURE

Michael Hagan
Project Architect, Associate

Enclosures:
Updated PUD Drawings (5) copies
CD of electronic documents (1)

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

September 24, 2015

City of Louisville Department of Planning and Building Safety
749 Main Street
Louisville, CO 80027

Attn: Troy Russ

Re: Centura Health Louisville Urgency Center, Case # 15-034-FP

Public Service Company of Colorado's (PSCo) Right of Way & Permits Department has reviewed the plans for **Centura Health Louisville Urgency Center**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property including a site transformer near the northwest corner of the building. Will this equipment remain? PSCo requests any existing or proposed transformer be shown on the plans.

The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service, or modification to existing facilities including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987** to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

LOUISVILLE FIRE
PROTECTION DISTRICT
ACCREDITED
"OUR FAMILY SERVING YOUR FAMILY"
895 W. VIA APPIA LOUISVILLE, CO 80027
HEADQUARTERS: 303.666.6595 | FAX: 303.666.7659
LOUISVILLEFIRE.COM

A TRADITION OF EXCELLENCE SINCE 1887

August 20, 2015

Mr. Troy Russ, Director of Planning and Building Safety
City of Louisville
749 Main Street
Louisville, Colorado 80027

Re: Centura Health, Louisville Urgency Care

Dear Mr. Russ:

I have reviewed the referral for Centura Health, Louisville Urgency Care and I have no comments with current proposal. I recommend the applicant refer to the Louisville Fire Departments "Contractors Checklist" for further details. Please feel free to call me at 303-666-8809 if you have any questions.

Sincerely,

Chris Mestas
Fire Marshal

City of Louisville
COLORADO • SINCE 1878

Memorandum | Department of Public Works

TO: Troy Russ, Planning Director

FROM: Craig Duffin, City Engineer

DATE: November 5, 2015

SUBJECT: North Louisville 7th Filing– Centura Health Louisville Urgency Center, 2nd Submittal

---

Public Works reviewed the subject development referral received on August 10, 2015. Staff did not receive a response letter and used the 9/29/15 City Memorandum for document review. Comments are as follows:

GENERAL

1. The applicant shall submit site construction, landscape and irrigation drawings for review and approval prior to construction.
2. The applicant shall submit a Stormwater Management Plan (SWMP) for review and approval prior to construction.
3. A preconstruction meeting is required with Public Works prior to construction.
4. The applicant shall include the subdivision name on the cover sheet and throughout the documents (Louisville North 7th Filing).
5. A Development agreement will be required for the project.
6. A final walkthrough of the irrigation system operation is required prior to construction acceptance.

PUD - Sheet PUD 1

1. Applicant shall update sheet names in the index for Sheets PUD 7.0 and PUD 7.1 (Sheets 9 & 10).
2. Legal Description, 3rd paragraph delete third line and insert "Lot 1, Louisville North 7th Filing, Replat B".

Sheet PUD 2.0

1. Add walk easement to the plan to confirm easement is adequate.

Sheet PUD 3

1. Applicant shall label fire hydrants and lateral piping "Private". The hydrants and lateral pipes are privately owned and maintained.
2. The sidewalk chase will require execution of a Revocable License Agreement before issuance of Construction Acceptance.

3. If requested by the City, the applicant shall provide street lighting on South Boulder Road abutting the property.
4. The applicant shall replace damage public concrete walk or curb adjacent the site. Also replace the ramp drive at the south west corner of the site due to extension of 8' walk. The 8' walk shall end at the west edge of property then transition to the existing 5' walk.
5. Noted proposed concrete pan that conveys storm water from north and east side of building directly to S. Boulder Rd. Initial Drainage Report had a portion of the site flows directed easterly to the parking lot. These easterly flows may have been detained in a future pond. Hence, staff was still expecting some of the site flows to be conveyed easterly.
6. Prior to issuance of Building Permit provide annual water demand for the building and square footage of irrigated landscape area. Also, provide existing and proposed fixture counts.

PLAT

1. Add note indicating that the "Sidewalk Easement" is dedicated to the City of Louisville.
2. Provide an access easement over all paved surfaces (for public use).
3. Add an additional 5 feet of water line easement along the east and south lines of the existing 25' Sewer and Water Easement (Lots 1 & 2) for future replacement of the water main.
4. Add note that a 4' wide Surface Maintenance Easement is dedicated to the City of Louisville, adjacent the north line of the sidewalk easement.

Sheet 1 of 2

1. Notes, 1 – Martin/Martin "Engineering" or "Inc."
2. Flood Plain Information – First line, revise "determine".

FINAL DRAINAGE REPORT

1. Reviewed the revised Drainage Report, new concrete pan proposed in drives and routing of storm water to S Boulder Rd. Why was the storm water routing changed from the initial plan? The grading plan appears to indicate that some storm runoff could be conveyed easterly (1% cross slope). The "V" section will be different than other drive sections within the development. A discussion/additional information would be appreciated. Thanks for adding the water quality feature to the design.

City Council Public Hearing

Centura Health Urgent Care

Subdivision Replat and Final Planned Unit Development (PUD)

Case No. #15-034-FP

Resolution No. 88, Series 2015, a resolution approving a final Subdivision Replat and Planned Unit Development (PUD) to allow for the construction of a 8,870 SF Medical Clinic and Urgent Care at 511 E. South Boulder Road.

Prepared by:

- Louisville Planning and Building Safety Department

Centura Health

Replat and Final PUD

Centura Health
Replat and Final PUD

LAND USE AND ZONING
Zoning: Community Commercial (CC) Zone District
Proposed Use: Urgent / Emergency Care.

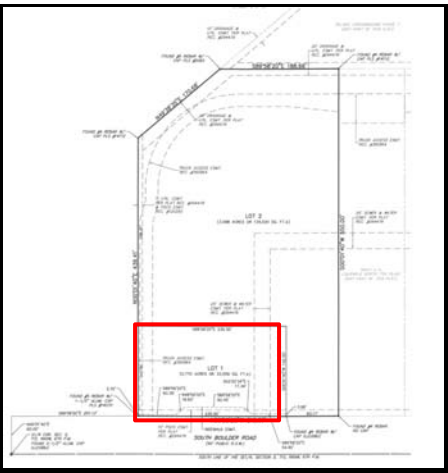
Description: The facility's design and proposed operations does not include rooms or the proposed practice for the abiding, or the extended care, of patients and no ambulance delivery. , staff has interpreted the requested land use as a medical clinic

Interpretation: Medical Clinic (Use Group 29), a use by-right in the CC zone District.

Section 17.08.070 of the LMC defines a clinic to mean "offices for one or more physicians, surgeons, dentists, or other practitioners of the healing arts, but does not include rooms for the abiding of patients.

FINAL
Subdivision Replat

Centura Health
Replat and Final PUD

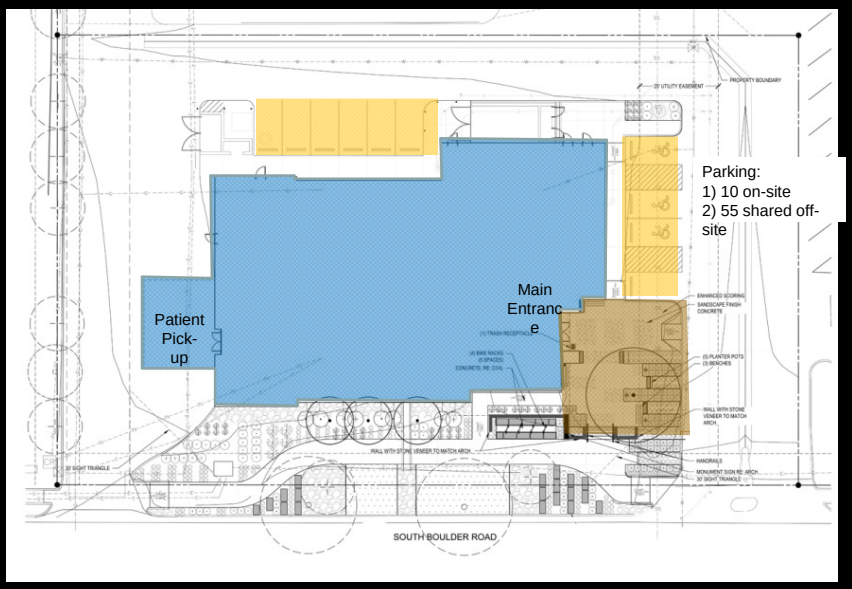


Complies with Section 16.16.040 - Staff two conditions of approval

1) The applicant shall add “, and to the City of Louisville the City drainage easement, as shown on the accompanying plat…” to the new easement dedication language in the Replat.
2) The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

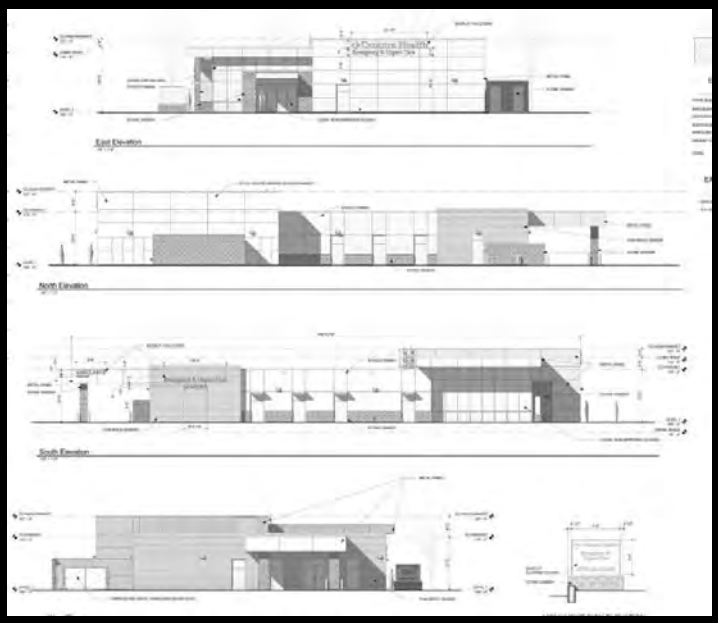
FINAL
Planned unit Development

Centura Health
Replat and Final PUD

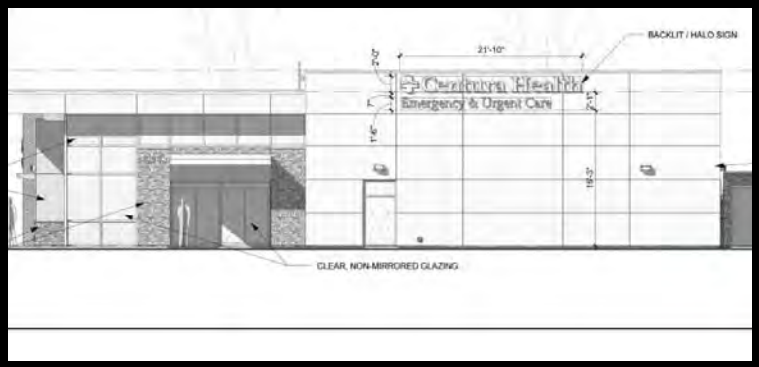


Centura Health
Replat and Final PUD

Centura Health
Replat and Final PUD



Centura Health
Replat and Final PUD



Centura Health
Replat and Final PUD

Complies The Commercial Development Design Standards and Guidelines (CDDSG) With two waivers

1) The applicant is requesting a 22-foot front setback, where 30' is required

2) The applicant is requesting retail allowances in the CDDSG be applied to the building's wall.

Staff supports these request as allowed in the section17. 28 .110 in light of the applicant's public easement dedication along SBR and enhanced design provided for the sidewalk (8') and Halo-lit signs .

Centura Health
Replat and Final PUD

Staff recommends City Council approve Resolution 88, Series 2015, A resolution approving a replat and Planned Unit Development (PUD) to allow for the construction of a 8,870 SF Medical Clinic and Urgent Care at 511 E. South Boulder Road (PT OF TRACT II .77 ACS M/L LOUISVILLE NORTH 7 SPLIT FROM ID 75712) with one condition:

1. The applicant shall add ", and to the City of Louisville the City drainage easement, as shown on the accompanying plat…" to the new easement dedication language in the Replat.

2. The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

CITY COUNCIL COMMUNICATION
AGENDA ITEM 8E

SUBJECT: **DISCUSSION/DIRECTION/ACTION – 2016 LEGISLATIVE AGENDA**

DATE: **DECEMBER 1, 2015**

PRESENTED BY: **HEATHER BALSER, DEPUTY CITY MANAGER**
MEREDYTH MUTH, PUBLIC RELATIONS MANAGER

SUMMARY:
Please find attached a draft 2016 Louisville Legislative Agenda for the upcoming 2016 General Assembly. These issues will be included in a 2016 Legislative Pamphlet distributed to Boulder County legislators at the City's legislative breakfast, scheduled for January 8, 2016, 7:30 AM at the Louisville Public Library. Staff is seeking feedback on the 2016 Legislative Agenda for formal inclusion in the 2106 Legislative Pamphlet.

RECOMMENDATION:
Approval of 2016 Legislative Agenda

ATTACHMENT(S):
1. 2016 Louisville Legislative Agenda
2. Legislative Breakfast Agenda

Louisville 2016 Legislative Agenda (in no particular order)

Tax Policy

The City supports a fair and consistent State policy that respects the authority of local governments. Further, the City opposes State exemptions that erode municipal sales tax, use taxes, property taxes and other revenue sources.

Position:

- *The City opposes legislation that preempts local authority to impose and collect sales and use taxes.*
- *Supports voluntary, cooperative efforts among Colorado municipalities to standardize sales and use tax practices and utilize technology for the convenience of taxpayers, the business community and municipalities.*
- *The City opposes State-granted exemptions or other State actions that erode municipal sales taxes, use taxes, property taxes, and other revenue sources unless the State provides adequate replacement revenues.*
- *Supports equitable sharing with municipalities of existing and future State revenues derived from State-collected, locally shared revenues, such as the Cigarette Tax, Highway Users Tax Fund, Lottery and Marijuana.*

Home Rule: Maintaining Local Control

The City supports local control and maintaining home rule authority. In general, the City believes that local problems are best addressed at the local level and the current authority and powers of municipal governments such as land use, zoning, personnel matters, sales tax, etc. should not be diminished.

Position:

- *The City urges State officials to respect Colorado's tradition of local control and allow municipal officials to address local problems without State interference.*
- *The City is supportive of rules and legislation that maintains its home rule authority to regulate oil and gas development, expands communication and notification to all impacted communities and codifies use of best management practices to mitigate operator impacts.*

Energy and Environment

The City of Louisville supports legislation to address climate change by improving energy efficiency, increasing use of renewable energy, reducing greenhouse gas emissions and dependence on fossil fuels, while maintaining local control and authority for implementation. It is the intent of the City to meet or exceed compliance with all applicable environmental laws and regulations. However, the City does not support State or Federal programs that place an unreasonable financial burden on municipalities or individuals.

Position:

- *The City supports the development of a balanced, long-term statewide energy plan with an overall goal of reducing greenhouse gas emissions by utilizing a combination of energy sources and consideration of the following (but not limited to): a mix of non-renewable fossil fuels, renewable energy sources, nuclear facilities and energy efficiency and conservation programs.*
- *The City supports the creation and expansion of statewide goals that provide targets and incentives for the implementation of renewable energy strategies without imposing any unfunded state mandate on local governments.*
- *Pursue policies that reduce overall energy consumption, cost to the consumer and respect local governments' authority to implement such policies.*

- *Supports legislation and regulations that provide incentives for green building and sustainable design without imposing unfunded mandates.*

Land Use, Development and Revitalization

The City has a long-standing commitment to managed growth. The City believes strongly that local control and land use planning enhance our ability to meet the goals/mission of the City Comprehensive plan and improve the overall quality of life. In addition, the City is working to redevelop and revitalize the Highway 42 area as well as the South Boulder Road and McCaslin Blvd corridors. In order for redevelopment and revitalization efforts to succeed, appropriate urban renewal tools must be preserved. Thus, the City supports the following positions:

Position:

- *The City supports coordination of land use and transportation.*
- *The City supports regional cooperation in land use planning and economic development activities.*
- *The City opposes limiting local government authority to regulate land development.*
- *The City supports appropriate legislation that facilitates the creation of Transit-Oriented Developments (TOD).*
- *The City supports clarification of urban renewal and tax increment financing legislation to address ambiguities of HB15-1348.*
- *The City opposes legislation that would unreasonably restrict the use of tax increment financing or eminent domain for redevelopment projects.*
- *The City supports legislation that encourages and facilitates historic preservation and rehabilitation.*

Transportation

The movement of goods and services is vital to the economic vitality of our State and necessary to maintain the high quality of life enjoyed by Coloradoans. In order to preserve our quality of life, the State Legislature must be willing to invest in the maintenance and expansion of the State's transportation network including roads, bridges and transit projects.

Position:

- *Support legislation allowing US 36 BRT vehicles to use "Bus on Shoulder" for local service.*
- *Advocate solutions to safety and nuisance issues related to railroad proximity, such as crossing conflicts and quiet zone rules.*
- *The City supports designated State funding for transportation/not reliant on annual General Fund allocation.*
- *The City opposes use of HUTF for non-transportation line items.*
- *The City supports greater flexibility and increased revenues for multi-modal transportation systems.*
- *The City opposes legislation to transfer maintenance responsibility of State-owned roads to municipalities without adequate short and long-term funding to meet these additional responsibilities.*

Affordable Housing: State Low Income Housing Tax Credits

During the 2014 legislative session, HB-1017 was passed to create a state low income housing credit that is operated through the Colorado Housing and Finance Authority (CHFA). The program was to sunset in 2 years and requires legislative action in 2016 to continue. In the last 2 years, nearly 2000 affordable housing units were developed in various municipalities throughout

the state using tax credits. **Boulder County Housing Authority has received the largest state allocation of tax credits for the affordable housing "Kestrel" project in Louisville anticipated to begin construction in 2016.** The direct benefit to Louisville is an investment of approximately $8 million in private equity from the purchase of the state tax credits. The Kestrel development will bring 191 affordable housing units to Louisville, 71 which would be deed restricted to persons 55-yers or older.

Position:

- *The City supports legislative action in 2016 to continue the state low income housing credit operated through CHFA as another tool to support the development of affordable housing in communities.*

Potential Telecommunications Legislation

Existing state law, often referred to as SB 152 provisions (codified at C.R.S. 29-27-101, et seq.), places significant limitations and procedural requirements on the ability of governmental entities to provide, or partner with the private sector to provide any type of broadband services to our constituents. Given the rapidly changing technology and the variety of private sector companies that may be interested in providing this in the future, the current legislation is too limiting.

Position:

- *The City supports repeal of SB 152 provisions that prohibit governmental entities from partnering with private firms to provide better telecommunication services for our businesses and residents.*
- *The City supports revisions to existing law that reduce statutory barriers for municipal participation in fiber projects.*

Other issues the City intends to monitor during the session:

- Governmental Immunity
- Health Insurance
- Water Issues
- Public Notice on Web

City of Louisville
COLORADO • SINCE 1878

City Council Meeting with Boulder County State Legislators

Friday, January 8, 2016
Library Meeting Room
951 Spruce Street
7:30 AM
(entry on northwest corner of Library)

1) Introductions

2) Discussion - Louisville's 2016 Legislative Agenda

SUBJECT: **ORDINANCE NO. 1709, SERIES 2015 – AN ORDINANCE AMENDING CHAPTER 15.36 OF THE LOUISVILLE MUNICIPAL CODE REGARDING HISTORIC PRESERVATION – 1ST READING – SET PUBLIC HEARING FOR 12/15/15**

DATE: **DECEMBER 1, 2015**

PRESENTED BY: **LAUREN TRICE, PLANNING AND BUILDING SAFETY**

BACKGROUND:
On October 6, 2015, City Council adopted the City of Louisville's first Preservation Master Plan (attached). The proposed amendments to Chapter 15.36 of the Louisville Municipal Code begin the implementation of the following immediate action items outlined in the Preservation Master Plan:

- *Evaluate and improve demolition permit process*
  Make demolition review more streamlined and customer-friendly while balancing the program's responsibility to protect historic buildings. Possible enhancements may include modifications to how the ordinance defines demolition, timing of demolition permits, and/or introduction of administrative review for minor projects (e.g. reroofing, maintenance and replacement in kind).

- *Align public hearing notices with Planning Commission/City Council*
  Amend the municipal code so all public hearing processes have the same public notice requirements.

- *Modify ordinance to define 1955 as the end date of Louisville's period of significance*
  Under Louisville's current Preservation Program the first step to determine eligibility for demolition review and landmark designation is whether the building is over 50 years old. Based on City Council's direction when adopting the Plan, Louisville's Preservation Program will be limited to buildings constructed in or before 1955, when the last mines closed.

PROPOSED CHANGES:
As a first step to improve the demolition process, the Historic Preservation Commission and staff are recommending modifications to Section 15.36.200(D) to create an administrative review process. Creating an administrative review process for "minor-demolition" would reduce the number of permit applications being processed by the HPC, speed up the permitting process, lessen the burden on the Historic Preservation Commission, and improve the perceptions of the program. The implementation of the proposed changes would allow for approximately 50% of all demolition permits to be reviewed administratively.

If approved, the following building permit applications would be eligible for administrative review:

a. Modifications to existing commercial signage put in place after 1955 which meet the applicable design standards found in the Downtown Sign Manual, Commercial Development Design Standards and Guidelines, Industrial Development Design Standards and Guidelines and/or the Louisville Municipal Code.
b. The replacement of doors and windows where there is no change in the size of the existing opening and where there is documentation showing the existing doors and windows were replaced after 1955.
c. The replacement of over fifty-percent of the roof covering and/or sheathing, but excluding any structural members, where the existing roof covering and/or sheathing was replaced after 1955. Applicants proposing to change the shape or structure of the roof are not eligible for administrative review.

Another high priority item in the Preservation Master Plan is to create consistency in how Historic Preservation Commission and City Council hearings are noticed. Current, landmark, alteration certificate, and demolition permit applications are all noticed in different ways. The Preservation Master Plan recommends that the public notice requirements in the LMC Chapter 15.36 be consistent with the LMC Title 17.

Staff recognizes the inconsistency between the Public Facility posting in the proposed table for 15.36 and the current table in Section 17.04.070, which reads “72 hours prior to hearing date”. The current practice is to post the Public Facility 15 days prior to hearing date. Staff will modify Section 17.04.070 to change 72 hours to 15 days. The following table summarizes the recommended updates to the public notice procedures.

Application	Mailing (1)	Posting			Published Notice in Newspaper (4)
		Public Facility (2)	City Website (2)	Subject Property (3)	
Landmark	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date
Alteration Certificate	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date
Demolition Permit	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date

Based on the City Council's decision to define the City's period of significance as ending in 1955, the Historic Preservation Commission and staff recommend modifying to 15.36.200. Any mention of buildings being "over 50 years old" shall be modified to read "buildings constructed in or before 1955". Only demolition permits for buildings constructed in or before 1956 will be reviewed. The proposed amendment modifies the eligibility for demolition review, not voluntary landmarking.

Staff believes these changes to the ordinance will streamline the demolition review process by allowing staff to review more demolition permits, instead of having to refer to the HPC permits that can be handled administratively. This will not only improve review times for applicants but minimize the amount of time HPC members and staff spend reviewing demolition permits. Creating consistency across the public notice requirements will simplify the process for staff and create more public awareness of historic preservation projects.

The attached ordinance shows the proposed changes where added words are <u>underlined</u> and deleted words are ~~stricken through~~

FISCAL IMPACT
The changes to the demolition review process would have a slightly positive fiscal impact by reducing staff time spent coordinating with the Historic Preservation Commission subcommittees. Amending Chapter 15.36 to create consistency in the public notice requirements would have a slightly negative fiscal impact on the Historic Preservation Fund due to the additional cost of staff time, postage and materials.

HISTORIC PRESERVATION COMMISSION ACTION
The Historic Preservation Commission held a public hearing November 16, 2015. They discussed the potential for expansion of the administrative review in the future. The Historic Preservation Commission recommended the amendment to Chapter 15.36 be forwarded to City Council for consideration.

The minutes for the Historic Preservation Commission are not available for review at this time. The video of meeting is available here. The discussion of ordinance is from minute 17:00 to 44:40.

RECOMMENDATIONS
Approve Ordinance 1709, Series 2015, an Ordinance Amending Chapter 15.36 of the Louisville Municipal Code Regarding Historic Preservation on 1st reading and set the Public Hearing for December 15, 2015.

ATTACHMENTS:
1. Ordinance No. 1709, Series 2015
2. Preservation Master Plan
3. Presentation

ORDINANCE NO. 1709
SERIES 2015

AN ORDINANCE AMENDING CHAPTER 15.36 OF THE LOUISVILLE MUNICIPAL CODE REGARDING HISTORIC PRESERVATION

WHEREAS, the City has previously adopted Chapter 15.36 of the Louisville Municipal Code, the City concerning historic preservation; and

WHEREAS, the Louisville Historic Preservation Commission has forwarded to the City Council amendments to the historic preservation ordinance as set forth herein in order to further advance the purposes and implementation of the City's historic preservation ordinance; and

WHEREAS, the City Council desires to amend Chapter 15.36 of the Louisville Municipal Code to allow for administrative review of certain demolition permits, to revise the period of significant for buildings, and to amend public hearing notice requirements;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1. Sections 15.36.060.B and C of the Louisville Municipal Code are hereby amended to read as follows (words added are underlined; words deleted are ~~stricken through~~):

Sec. 15.36.060. Historic designation with owner's consent.

B. *Commission review.* The commission shall hold a public hearing on the application no more than 60 days after the filing of the application. Notice of time, date and place of such hearing, and a brief summary or explanation of the subject matter of the hearing, shall be given per Table 1 in Section 15.36.240. ~~by at least one publication in a newspaper of general circulation within the city not less than 15 days prior to the date of the hearing. In addition, at least 15 days prior to the hearing date, city staff shall:~~

~~1. Post the property in the application so as to indicate that a landmark or historic district designation has been applied for and include the date and time of the public hearing;~~
~~2. Mail written notice of the hearing, by certified mail and regular mail, to the record owners of all property included in the proposed designation; and~~
~~3. Mail written notice of hearing, by regular mail, to the surrounding property owners within 500 feet of the property included in the proposed designation.~~

[Remainder of subsection B to stay the same].

C. *Proceedings by the city council.*

1. Within 45 days after the date of any referral from the commission, the city council shall hold a public hearing on the proposed designation. Notice of the time, date, place, and subject matter of the hearing shall be given per Table 1 in Section 15.36.240. ~~by one publication in a newspaper of general circulation within the city not less than 15 days prior to the date of the hearing, and the property shall be posted to indicate that a landmark or district designation is to be considered by the city council. In addition, written notice of the hearing shall be mailed, by certified mail and regular mail at least 15 days prior to the hearing date, to the record owners of all property included in the proposed designation.~~

[Remainder of subsection C to stay the same].

Section 2. Section 15.36.110.D of the Louisville Municipal Code is hereby amended to read as follows (words added are underlined; words deleted are ~~stricken through~~):

Sec. 15.36.110. Landmark alteration certificate application and review.

D. *Commission referral.* If one of the commission designees determines that the proposed work would create a significant impact or potential detriment, they shall refer the application to the commission for a public meeting and shall notify the applicant of the referral in writing. Notice of the time, date, place, and subject matter of the meeting shall be given per Table 1 in Section 15.36.240. ~~by one publication in a newspaper of general circulation within the city not less than 15 days prior to the date of the meeting. In addition, written notice of the hearing shall be mailed, by certified mail and regular mail at least 15 days prior to the hearing date, to the applicant and the record owner of the property subject to the application.~~

Section 3. Sections 15.36.160.B and C of the Louisville Municipal Code are hereby amended to read as follows (words added are underlined; words deleted are ~~stricken through~~):

Sec. 15.36.160. Appeal or call-up of disapproved proposals.

B. *Appeal by applicant.* Within 30 days after the date of a commission decision denying an alternation certificate or an application for an exemption, the applicant may appeal the commission's denial to the

city council. The appeal shall be filed with the city clerk and shall state in detail the basis of the appeal. The city council shall hold a public hearing on the appeal within 45 days after the date of filing of the appeal. Notice of the time, date, place and subject matter of the appeal hearing shall be given per Table 1 in Section 15.36.240. ~~by one publication in a newspaper of general circulation within the city not less than 15 days prior to the date of the hearing. In addition, written notice of the hearing shall be mailed, by certified mail and regular mail, at least 15 days prior to the hearing date to the applicant and all record owners of all property subject to the application being appealed.~~

C. *Call up proceedings by the city council.* Within 30 days after the date of a commission hearing denying an alteration certificate or an application for an exemption, the city council may by motion call up the denial for city council review. The city council shall hold a public hearing on the application within 45 days after the date of the city council motion calling up the application. Notice of the time, date, place, and subject matter of the hearing shall be given per Table 1 in Section 15.36.240. ~~by one publication in a newspaper of general circulation within the city not less than 15 days prior to the date of the hearing. In addition, written notice of the hearing shall be mailed, by certified mail and regular mail, at least 15 days prior to the hearing date to the applicant and all record owners of all property subject to the application being called up.~~

Section 4. Sections 15.36.200.A through E and G of the Louisville Municipal Code are hereby amended to read as follows (words added are underlined; words deleted are ~~stricken through~~):

Sec. 15.36.200. Criteria for demolition or relocation of non-landmarked buildings.

A. *Purpose.* The purpose of the review of permit applications for demolition, moving, and removal of buildings ~~that are over 50 years old~~ constructed in or before 1955 is to prevent the loss of buildings that may have historical or architectural significance. The purpose of this chapter is also to provide the time necessary to initiate designation as an individual landmark or to consider alternatives for the building. The purpose of a pre-filing conference is to allow the owner an opportunity to discuss with the commission any historic significance of a site or building prior to commencing with a project. In particular, the commission may give input on what the commission determines to be the historic elements or features and significant facades of a site.

B. *Pre-filing conference.* Any owner of a building which was constructed in or before 1955 ~~is over 50 years~~ and who intends to pursue any building or development activity that may require a permit under this

chapter may request a pre-filing conference with the commission to discuss the historic nature, status and features of the property. Such conference shall occur at a regular meeting of the commission and is intended to provide an opportunity for information exchange and dialogue between the commission and the owner concerning the historic nature, status and features of the property and the city's program, goals and objectives relating to historic preservation. Public comment shall be allowed as part of such conference. No action shall be taken by the commission as part of this conference, nor shall the commission, owner or any interested party be bound by any discussion or comments during the conference. The conference shall not be a part of or in lieu of any demolition review required by this chapter.

C. *Permit requirement.* No person shall demolish, move, or remove any building which was constructed in or before 1955 ~~is over 50 years old~~ without first applying to the building division for a permit under this chapter and receiving a permit. Any person receiving such a permit may conduct the demolition, moving, or removal of the building as authorized under such permit only in compliance with the terms of the permit and only before the permit expires.

D. *Demolition determination.* The city will determine if demolition review under this chapter is required by examining building permit applications for buildings described in subsection C above.

1. The following building permit applications are eligible for administrative review:

a. Modifications to existing commercial signage put in place after 1955 which meet the applicable design standards found in the Downtown Sign Manual, Commercial Development Design Standards and Guidelines, Industrial Development Design Standards and Guidelines and/or the Louisville Municipal Code.

b. The replacement of doors and windows where there is no change in the size of the existing opening and where there is documentation showing the existing doors and windows were replaced after 1955.

c. The replacement of over fifty-percent of the roof covering and/or sheathing, but excluding any structural members, where the existing roof covering and/or sheathing was replaced after 1955. Applicants proposing to change the shape or structure of the roof are not eligible for administrative review.

2. Administrative review shall be conducted by the Director of Planning and Building Safety or his or her designee. The Director may

conduct research, request photos, and visit the site to ensure the building permit application qualifies for the administrative demolition review process. If the Director determines the application meets the eligibility criteria in subsection 1 of this section above and all other requirements of the City have been met, the Director shall issue the demolition permit. The Director shall notify the Commission of all administrative issuances of demolition permits at the next regularly scheduled Commission meeting after the issuance.

3. In addition, a demolition review under this chapter will be initiated upon referral from the planning department when a building constructed in or before 1955 ~~over 50 years old~~ is located on property that is contained within a pending application for a PUD final development plan or a special review use (SRU) request, which application has not been withdrawn and has had development referrals issued by the planning department. The PUD or SRU application shall indicate whether the owner plans to demolish, move or remove the building, and if the owner's plan is other than full demolition and removal of the building, the application shall include a detailed written explanation of the plan for such building (e.g., partial demolition, moving to a new location, etc.).

E. *Initial review.* For all applications not eligible for administrative review, a staff member and two randomly selected commission members shall review permit applications for demolition, moving or removal of buildings that were constructed in or before 1955 ~~are over 50 years old~~, as well as all referrals for demolition review received pursuant to subsection 15.36.200.D. The initial review shall be completed within 21 days after the date of city acceptance of a completed permit application or issuance of planning department referral, to determine whether there is probable cause to believe that the building may be eligible for designation as an individual landmark consistent with the purposes and standards of this chapter. For filed building permit applications, if the staff member and two randomly selected members of the commission members fail to submit their recommendation to the building division within 30 days after the building division accepts a completed permit application, the building division shall issue the permit if all other requirements of the permit process have been met.

G. *Notice of public hearing.* The city shall publish notice of the time, place, and subject matter of the public hearing per Table 1 in Section 15.36.240. ~~before the commission in a newspaper of general circulation in the city at least 15 days before the hearing. At least 15 days before the hearing, the city shall also:~~
~~1. Post the property subject to the application to indicate that a hearing on the application for a permit or referral for demolition review has been requested; and~~

~~2. Mail written notice, by certified mail and regular mail, to the record owners of the property subject to the application or referral. If the address of the property owner is not a matter of public record, any failure to send notice by mail does not invalidate any proceedings on the permit application or referral for demolition review.~~

Section 5. Chapter 15.36 of the Louisville Municipal Code is hereby amended by the addition of a new Section 15.36.240 to read as follows:

Section 15.36.240. Public Notice

Unless otherwise specifically stated, the public notice requirements of this section apply to public hearings required by this Chapter and as shown on the public notice chart in Table 1 and detailed in the footnotes following the table:

Table 1: Public Notice Requirements

Application	Mailing (1)	Posting			Published Notice in Newspaper (4)
		Public Facility (2)	City Website (2)	Subject Property (3)	
Landmark	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date
Alteration Certificate	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date
Demolition Permit	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date

Footnotes:
(1) Mailed notice. At least 15 days prior to any public hearing which requires notification by mail, the city shall mail a public notice in the applicant prepared stamped envelopes to all properties within 500 feet of the subject property

(2) Public facilities are: Louisville City Hall, Public Library, Police and Municipal Court Building, and the Recreation Center (City Council Resolution).
(3) Posted notice. At least 15 days prior to any public hearing which requires a posted notice, the applicant shall post at least one and up to four city public notice sign(s) upon the parcel under consideration. The sign shall be posted facing each

adjacent public or private right-of-way. The applicant shall place the signs on the property (near the property boundary) facing all public and private roadways, with a maximum of four signs. The applicant shall be responsible for checking the signs during the posting period. If a sign has been moved, been destroyed or fallen, the sign shall be replaced by the applicant. The planning and building safety department shall also post an electronic version of the public notice of each project on the city website 15 days prior to the public hearing. The fact that a parcel was not continuously posted, or that website posting was not continuous, the full period shall not, at the sole discretion of the hearing authority, constitute grounds for continuance where the applicant, or staff, can show that a good faith effort to meet this posting requirement was made. Within ten days after final city action on the application, the applicant shall remove the posted signs and return signs to the city.

(4) Published notice. At least 15 days prior to any public hearing which requires published notice, the Director of Planning and Building Safety or his or her designee shall cause to be published in the legal section of a newspaper of general circulation within the city a notice of such public hearing. The notice shall specify the kind of action requested; the hearing authority; the time, date and location of hearing; and the location of the parcel under consideration.

Section 6. If any portion of this ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 7. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 8. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this 1st day of December, 2015.

_____
Robert P. Muckle, Mayor

ATTEST:

_____
Nancy Varra, City Clerk

APPROVED AS TO FORM:

_____
Light | Kelly, P.C., City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this 15th day of December, 2015.

_____
Robert P. Muckle, Mayor

ATTEST:

_____
Nancy Varra, City Clerk

city of louisville

preservation

master plan

SPRUCE
Empire
restaurant
12
ART WALK
P
ARKING

acknowledgements

City Council

Robert P. Muckle, Mayor
Hank Dalton, Mayor Pro Tem, Ward 3
Jay Keany, Ward 1
Chris Leh, Ward 1
Jeff Lipton, Ward 2
Susan Loo, Ward 2
Ashley Stolzmann, Ward 3

Historic Preservation Commission

Kirk Watson,Chair
Lynda Haley, Vice Chair
Dana Echohawk
Jessica Fasick
Deb Fahey
Mike Koertje
Peter Stewart

City Boards and Commissions

Business Retention & Development Committee
Historical Commission
Open Space Advisory Board
Revitalization Commission
Sustainability Advisory Board
Planning Commission

Planning & Building Safety Department

Lauren Trice, Preservation Planner
Troy Russ, Planning and Building Safety Director
Ken Swanson, Chief Building Offical
Sean McCartney, Principal Planner
Scott Robinson, Planner II
Monica Garland, Senior Administrative Assistant

City Staff

Malcolm Fleming, City Manager
Heather Balser, Deputy City Manager
Meredyth Muth, Public Relations Manager
Kevin Watson, Finance Director
Beth Barrett, Library Director
Aaron DeJong, Economic Development Director
Suzanne Janssen, Cultural Arts/Special Events
Bridget Bacon, Museum Coordinator

Consultant

Mary Therese Anstey, HistoryMatters, LLC

Interviewed Stakeholders

Randy Caranci, Louisville Mill Site, LLC
Andy Johnson, DAJ Design
Mark Zaremba, Zaremba Graphic and Web Solutions
Elizabeth Ryterski, RE/MAX Alliance Louisville

Special Thanks To

Karen Fohrman, Louisville Elementary School
Patrick Eidman, History Colorado
Downtown Business Association

All citizens of Louisville who participated in public meetings throughout the Preservation Master Plan process.

All historic photos courtesy of the Louisville Historical Museum.

executive summary

Louisville's Preservation Master Plan provides a framework for the City's voluntary Historic Preservation Program and serves as a guide for proactive decision-making over the next 20 years. The Plan combines the City's existing preservation efforts with desires expressed by the community during the Plan's public outreach effort. The Plan recommends actions for integrating preservation practices into the City's policies, its regulations, and its staff's day-to-day activities. The scope of the document is City-wide and influences areas beyond Downtown and Old Town.

Over the years, Louisville's historic resources have been acknowledged in various ways: through landmarking, historic resource inventories, City purchases of significant properties, advocacy by interest groups, and inclusion in various regulatory documents. These preservation efforts have accomplished a number of important community goals over the past 10 years, but there is a sense that more can and needs to be achieved to allow the program to be embraced by the larger Louisville community.

Landmarking Ceremony at 740 Front Street, May 2015

The preservation of historic resources is vital for maintaining Louisville's small town character. Louisville's historic resources will continue to contribute to, and strengthen the City's economic and fiscal health, identity, and sense of community. The vision of this Preservation Master Plan is:

> *The citizens of Louisville retain connections to our past by fostering its stewardship and preserving significant historic places. Preservation will reflect the authenticity of Louisville's small town character, its history, and its sense of place, all of which make our community a desirable place to call home and conduct business.*

Celebrating Louisville's voluntary and locally funded approach to historic preservation, City Council supported the preparation of the Plan to provide a comprehensive and coordinated guide for the Preservation Program. The creation of the Plan was led by the Historic Preservation Commission, executed by City staff through an open public process, and approved by City Council.

Louisville residents participated in the development of the Plan through three community-wide meetings and online forums, customer surveys, and social media. Input received in the effort helped frame the goals, objectives and actions that are the essential components of this Plan. The goals serve as the guiding principles for the City's preservation work program; the objectives provide direction on how to accomplish the goals; and the actions state specific tasks to be implemented in order to achieve the objectives.

The five goals of this Plan are:

- Pursue increasingly effective, efficient, user-friendly, and voluntary based preservation practices
- Promote public awareness of preservation and understanding of Louisville's cultural, social and architectural history
- Encourage voluntary preservation of significant archaeological, historical, and architectural resources
- Foster preservation partnerships
- Continue leadership in preservation incentives and enhance customer service

Under Louisville's current Preservation Program the first step to determine eligibility for demolition review and landmark designation is whether the building is over 50 years old. Based on City Council's direction when adopting the Plan, Louisville's Preservation Program will be limited to buildings constructed in or before 1955, when the last mines closed.

The Plan comes at an opportune time. Development continues to change the built environment. Citizens are realizing important resources could be lost. This Preservation Master Plan provides a community-wide framework, raises awareness, guides preservation efforts, and outlines strategies which strengthen the City's voluntary program. This will ensure important resources are acknowledged and not forgotten.

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"Heartbombing" Louisville during Preservation Month, May 2015

Louisville began as a modest mining town in 1878, and has evolved to become one of the most livable small towns in the United States. Looking forward Louisville continues to evolve. Historic preservation offers an opportunity for the City to celebrate its past and ensure its heritage continues to be an important component of what makes this community special. Louisville's unique voluntary Preservation Program, with its dedicated sales tax, recognizes the historical and architectural significance of nearly 30 local landmarks. The Preservation Program honors links to the community's mining, agricultural, railroad, residential, and employment history.

Reasons for Creating the Plan

The City's 2013 Comprehensive Plan update recommended adoption of a master plan to define the goals of the Preservation Program and offer strategies for achieving defined objectives. This Plan upholds the 14 core community values expressed in the Comprehensive Plan, namely Louisville's commitment to:

> *"A Connection to the City's Heritage...where the City recognizes, values, and encourages the promotion and preservation of our history and cultural heritage, particularly our mining and agricultural past."*
> *- 2013 Comprehensive Plan*

The intention of this Plan is to guide the practice of preservation, reinforce its voluntary nature, expand public awareness, preserve resources, develop partnerships, and increase preservation incentives. The Plan looks 20 years into the future. The study area for the project extends beyond Old Town and Downtown Louisville, encompassing preservation practices citywide.

The City of Louisville's Preservation Program is part of a larger organization, contributing to an integrated federal-state-local preservation system. This participation within the national preservation structure benefits the city, offering access to grants, training, and networking opportunities. In exchange, the local preservation program agrees to develop strategies for how to survey and preserve historic resources. These responsibilities within the preservation system feature prominently throughout the Plan. The Plan addresses several goals and objectives from the Colorado State Historic Preservation Office's Plan, *The Power of Heritage and Place*, specifically the recommendation that Colorado's cities "Advocate for comprehensive municipal historic preservation."

Preservation Master Plan Open House, March 2015

How to Use the Plan

The Plan is a guide to review and take action on improving and strengthening Louisville's voluntary historic preservation initiatives. The Plan is not a regulatory document, but is instead an advisory document. Since the Plan does not have the force of law, the City must rely on other regulatory measures to implement the recommendations of the Plan. The Louisville Municipal Code (LMC) is the primary regulatory tool available to the City. The Historic Preservation Ordinance, Title 15 Chapter 36 of the LMC, is the most relevant text for this Plan.

The Plan is divided into the following sections:

- The Introduction describes the reasons for developing the Plan and the public process used to create the Plan.
- Preservation in Louisville begins with overviews of both Louisville's history and building stock, two topics directly related to historic preservation. A brief review of key dates in Louisville's preservation history traces the development and evolution of the city.
- The Plan section is the "heart" of the document. It presents the goals and objectives developed during the public input process. These principles reflect the work of everyone involved in the Plan and received endorsement from both the Historic Preservation Commission and the City Council. The implementation table features a prioritized list of projects to be accomplished in the immediate, near-term, and long-term.
- The Appendices represent useful tools for accomplishing the Plan's goals and objectives. Appendix A details specific projects to achieve Louisville's preservation vision over the next 20 years and provides specific guidance for individuals working directly on these efforts. Appendix B summarizes various historic preservation strategies worthy of discussion and possible implementation.

introduction

Creation of the Plan

The Preservation Master Plan process sought **community input to develop a plan that reflects Louisville's values. The completed Plan reflects the** collaborative efforts of a wide variety of stakeholders: residents, business owners, the Historic Preservation Commission, City Council, and the City's Boards and Commissions.

To develop this document Planning staff and HistoryMatters, LLC followed a four-phase process: vision, evaluation, goals, and implementation. The public had several opportunities for participation during the planning process: Kick-Off Meeting, EnvisionLouisvilleCO.com website, Customer Satisfaction Survey, Open House, Community Workshop, Boards and Commission meetings, and public hearings before the Historic Preservation Commission and City Council. The City encouraged **participation in the Plan through mailings, flyers,** large public hearing signs, Facebook, Twitter, the City newsletter, and the City website. In addition, Planning staff conducted stakeholder interviews with the business, development, and real estate communities.

Flyer for Community Workshop

Sign advertising Community Workshop

Phase 1: Vision

This phase focused on creating purpose and vision statements for the Plan and the next 20 years of Louisville's Preservation Program.

On December 3, 2014, the City held a public Kick-Off Meeting for the Plan. Over 40 adults and children attended this initial session. The adult meeting included a general overview of the Plan purpose and process, as well as four activity stations to stimulate discussion:

- **The first station featured several jars labeled** with historic preservation subject areas. Participants were asked to put a ball in each of the jars labeled with a subject that inspired their attendance at the meeting. Below is the result of this excersise:

History	20
Design	18
Architecture	17
Community Pride	16
Current Preservation Program	16
Property Values	15
Sustainability	15
Outreach/ Education	14
Economic Development	10
Other	4

- The second station showed photos of places in Louisville. Participants determined which places were most important and least important to Louisville. This station helped to focus the Plan on those places Louisville residents value most.

- The third station featured three chalkboards for participants to respond to the open-ended prompts: "Louisville preservation is...,""The goal for preservation should be...,"and "In 20 years, preservation will be..." The responses from this station contributed to the vision statement and goals for the Plan.

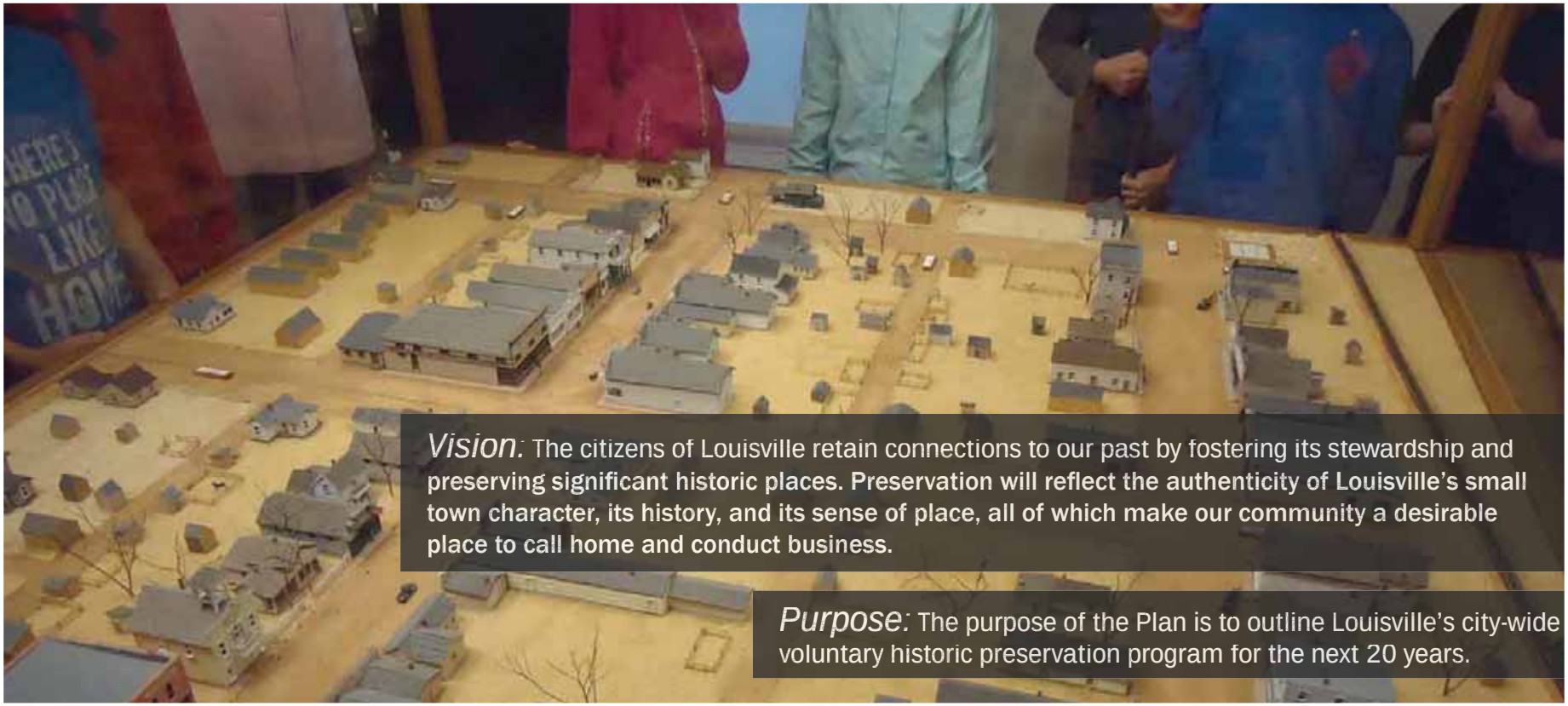
- The fourth station asked participants to categorize items from a list of current Preservation Program activities, placing the stickers under the headings "This works," "This needs improvement," or "I don't know what this is." These responses guided the program evaluation, customer survey questions, and action items.

The children participated in a "Junior Preservationist" workshop. They brainstormed and illustrated new uses for old buildings, added ideas and events to a Louisville architecture timeline, wrote about what makes their home special, and played with an interactive map of Downtown.

Immediately after the Kick-Off Meeting, City staff launched the EnvisionLouisvilleCO, an interactive website. The City partnered with MindMixer to operate www.EnvisionLouisvilleCO.com, which allowed the public to share and discuss ideas related to historic preservation in Louisville throughout the planning process. The comments about historic preservation in Louisville were largely positive and **showed interest in finding ways to use preservation** to maintain Louisville's small-town character. In response to an online question about community engagement, the majority of respondents supported the Preservation Program sharing information at existing community events. In response to these suggestions, the Historic Preservation Commission initiated and staffed a monthly informational booth at the Farmer's Market.

Input from both the Kick-Off Meeting and EnvisionLouisvilleCO led directly to the vision and purpose for the Plan. Both of these statements **define the overarching intent of the Preservation** Master Plan. The vision and purpose statements **also benefited from language in Louisville's adopted** Comprehensive Plan.

Historic Preservation Commission Booth at Louisville Farmer's Market, July 2015



Vision: The citizens of Louisville retain connections to our past by fostering its stewardship and preserving significant historic places. Preservation will reflect the authenticity of Louisville's small town character, its history, and its sense of place, all of which make our community a desirable place to call home and conduct business.

Purpose: The purpose of the Plan is to outline Louisville's city-wide voluntary historic preservation program for the next 20 years.

Louisville Elementary School 4th Grade Field Trip at Louisville Historical Museum, Fall 2014

Phase 2: Evaluation

The second phase studied the existing Preservation Program and the issues impacting the future of the Program. A customer satisfaction survey allowed members fo the community to provide feedback on the existing Preservation Program. The 12-question, one-page, confidential questionnaire was designed to gather opinions from individuals with direct experience with Louisville's Preservation Program. The questionnaire, distributed to 127 previous customers, received 23 responses. Respondents agreed historic preservation adds value to the character of Louisville. Many respondents expressed concern about rapid changes to the historic built environment and suggested improvements to the education and outreach component of the Preservation Program. These responses influenced the draft goals and objectives and indicated possible action items to enhance and improve the existing program over the next 20 years.

Customer Survey Results, Question 1

Phase 3: Goals

The third phase gathered the community to create goals and objectives for the next 20 years of the Preservation Program.

On March 11, 2015, the City hosted a Preservation Master Plan Open House. The 50 community members in attendance explored Louisville's development since 1880 through maps and timelines, decade by decade. Participants were asked, "What is important for Louisville?" Attendees placed dots on the decades they thought were important. Every decade, including the "next decade" (a response the public added), received at least one dot.

At the April 8, 2015 Community Workshop over 30 citizens responded draft goals and preservation strategies for the Plan. Working in small groups, each table discussed five draft goals and prioritized the objectives with a dot exercise. The attendees expressed the greatest support for increasing preservation awareness, developing relationships with other organizations, and promoting the Historic Preservation Fund.

Community Workshop participants responded to challenges presented in four hypothetical scenarios by employing preservation strategies (see Appendix B). The participants expressed interest in creative ways to document historic places, voluntary plan books, design guidelines, and changes to existing regulations.

Phase 4: Implementation

The final phase of the planning process outlined specific action items and created a timeline for implementation.

The Historic Preservation Commission and City Council proved crucial throughout all phases of the Preservation Master Plan process. The Historic Preservation Commission discussed the Plan at regular monthly meetings and publicized subcommittee meetings. Each phase had a designated Commission subcommittee which met at least once to work on their phase of the Plan. In addition, Historic Preservation Commission members participated in all of the public meetings for the Plan, soliciting feedback from citizens and helping to lead small-group discussions.

The Historic Preservation Commission's active involvement and opinion sharing was invaluable to the Plan, especially in developing and prioritizing the visionary, yet achievable, action items. The City Council endorsed each phase of the Plan at a regular meeting. In addition to these endorsements, City Council initiated a discussion about the period of significance for the Preservation Program, specifically the date of construction for buildings to qualify for landmark eligibility and demolition review. On September 8, 2015, the City Council held a joint study session with the Historic Preservation Commission to discuss the draft Preservation Master Plan and any requested revisions to the document prior to formal adoption.

City staff and the Historic Preservation Commission members presented the draft Plan to, and received feedback from, the following Boards and Commissions: Louisville Sustainability Advisory Board, Louisville Revitalization Commission, Business Retention and Development Committee, Historical Commission, and Planning Commission. The Plan was also presented to the Downtown Business Association and local realtors. The feedback from these Boards, Commissions, and community organizations was incorporated into the final draft Plan presented to the Historic Preservation Commission and City Council.

City Council approved the Preservation Master Plan, with 1955 as the end of Louisville's period of significance, on October 6, 2015 by Resolution 71, Series 2015.

Louisville women preparing chicken, c. 1940

City History

The preservation of Louisville's past has been and will continue to be a key element in sustaining the City's small town character and sense of place now and into the future. Louisville's history is not static; it will continue to change. It is the vision of the Plan to retain connections to the past and foster its stewardship into the future.

Before the 1860s arrival of European settlers, both the Cheyenne and the Arapahoe hunted area grasslands around what today is Louisville. The historic Davidson and Goodhue ditches provided beneficial irrigation to early homesteaders in the 1870s. By the time the Colorado Central Railroad arrived in 1873, the area boasted a few hay farms amid prairie grasses.

Louisville's agricultural and mining history overlapped when Charles C. Welch, vice president of the Colorado Central Railroad, acquired the right to mine for coal deposits on settler David Kerr's farm. Louis Nawatny, a manager for Welch's mining operations, laid out a town site near the newly opened coal field on October 24, 1878. He modestly named the new community — an eight-block town plat that encompassed Walnut, Spruce, Pine, 1st (now Front), and 2nd (now Main) streets — after himself.

The success and increasing industrialization of nearby coal mines prompted Louisville's earliest growth. Mining attracted new settlers, especially immigrants from the United Kingdom, Austria, Germany, Italy, and across Eastern Europe. Louisville had several small ethnic enclaves. The English settled along LaFarge Avenue in the shadow of the Acme Mine's belching smokestacks and massive boiler. A small "Frenchtown" developed to the south of Old Town within the Murphy Place subdivision. The "Little Italy" neighborhood encompassed the approximately twenty-five homes north of Griffith Street between Main Street and Highway 42. Italians eventually became the largest single ethnic group in Louisville, with bocce courts, numerous popular restaurants and other local businesses, and the continuing prevalence of Italian surnames marking their influence on the community .

In 1880, Welch, railroad executive and mining investor, platted Jefferson Place, the town's first residential subdivision, just to the west of the original Louisville. When incorporated two years later, Louisville boasted a population of about 550. A bustling commercial district developed along 2nd Street (now Main Street), a lively thoroughfare featuring sidewalks, shade trees, and significant businesses. A town ordinance segregated Louisville's numerous billiard halls and drinking establishments, catering to a rough-and-tumble mining crowd, to 1st Street (now Front Street).

The smell of coal smoke clogged the air and much of the local economy relied upon nearby mining, but Louisville differed from a typical coal camp. Louisville attracted families, not just bachelor miners. Women encouraged more cultured development that included newly-established church congregations, schools, and the community's first newspaper. In addition, social clubs and lodges fulfilled important community functions, not only platting and administering the Louisville Cemetery but also opening their halls for local plays, concerts, and school graduations. Infrastructure improvements also arrived: electricity in 1898, telephone service in 1903, and interurban trolley service between Denver and Boulder in 1908.

Mining promoted transience — when one coal field fizzled, another beckoned and miners moved away — and faced both seasonal and labor-related stoppages. But a diversified economy and sense of community offered Louisville stability. The town was an agricultural service center for nearby farmers and generated capital through railroad exports, chiefly coal and grain. Circa 1905, entrepreneur John K. Mullen strengthened Louisville's status as an agricultural and railroad hub when he commissioned a grain elevator adjacent to the railroad tracks.

"Growing up in Louisville in the 30s and 40s was an experience in itself. Jobs were hard to come by. Mining was the thing to do. Most of the miners were laid off in the summer months, and worked hard during the winter to pay off the debts created during the summer months. We were all poor growing up, but we didn't know any different because almost everyone else was in the same boat."

-David W. Ferguson (born 1928), *Louisville Historian*

Workers at Monarch Mine

Louisville Grain Elevator,

preservation in louisville

Many miners remained in Louisville due to its quality of life. In this ethnically diverse, economically homogenous community most citizens lived modestly. When the mines closed each summer, miners worked on nearby farms or in construction. Mining families grew gardens at the back of spacious residential lots, made pasta and wine, or raised canaries.

By 1911, Louisville included twelve residential subdivisions and a population of roughly 2,000. Louisville was not a "company town." Instead, housing developed organically creating a diverse, yet modest, architecture based upon popular styles and a well-established pattern of moving buildings onto new lots. Mining subsidence influenced construction materials and most buildings were wood rather than brick.

The late-1910s through the 1940s were a tumultuous period for Louisville. The local economy had suffered through mining strikes before, but the "Long Strike" of 1910 to 1914 dramatically reduced coal production and, ultimately, needed federal troops to restore order. Prohibition, declared in 1916, devastated Louisville's lucrative saloon economy. In the post-World War I period, rising competition from other types of fuel closed coal mines in Louisville and elsewhere across the country. Both coal and railroad revenues declined further in 1928 when a new natural gas pipeline extended from Texas to Denver.

The Great Depression affected Louisville's economy, but the community survived this economic downturn in a stronger position than many other places due to the strength of its agricultural and saloon industries, a growing reputation for its Italian restaurants, and several Louisville mines remaining open. Bootlegging during Prohibition was widespread, though illegal. When Prohibition was repealed in 1933, Louisville reclaimed its role as Boulder County's most popular "wet" community. During these difficult decades Louisville grew slowly, adding only one new subdivision toward the end of the Great Depression. By the end of World War II, coal towns all across the United States died. Coal use had declined and supplied only 34 percent of the nation's energy needs. In addition, the coal industry faced the negative effects of the nation's railroads converting to diesel fuel. Throughout the 1940s and 1950s many national and Colorado coal mines closed. The last coal mine in Louisville, the New Crown, closed in 1955. Despite the end of mining, the Town of Louisville survived due to its economic diversity and social stability.

As the last mines closed, Louisville experienced a critical transition. The end of mining was economically and culturally difficult for many of its citizens, but the end of the coal era prompted Louisville to evolve into a modern city. In 1951, voters approved a bond issue to fund a sewage system, bringing an end to the use of outhouses, and the town paved its streets. The 1952 opening of the Boulder Turnpike (US 36), connecting Denver and Boulder, represented another modern improvement for Louisville. At the same time, the Department of Energy opened Rocky Flats Nuclear Weapons Plant to the southwest.

Ease of commute and new employment opportunities with Rocky Flats led to the first significant population increases in Louisville since the 1910s. The Bella Vista and Scenic Heights neighborhoods, with ranch style homes and curvilinear streets, were constructed in the 1960s to meet the need for more housing. This expansion allowed children who had grown up in Louisville to purchase their own homes. Rather than well-known developers, World War II veterans and Louisville natives were responsible for these two subdivisions. In Bella Vista partners Herbert and Glenn Steinbaugh, Joe Madonna, and James McDaniel named the development's four streets after their wives. Locals Carmen Scarpella and Joe Colacci platted Scenic Heights and Charles Hindman and Scarpella built most of the homes.

Moving a house in Louisville

Rocky Flats Nuclear Weapons Plant (Dept. of Energy)

116 Aline Street, Bella Vista, Assessor Card, 1958

In 1962, Louisville reached the 2,500 population threshold to become a City of Second Class. Since reaching this number, Louisville's population and geographic limits have continued to increase. Construction of McCaslin Boulevard encouraged further residential and commercial development to the west. StorageTek, a data storage company, became a major employer when it opened in 1969. This operation, and other technological **businesses, attracted well-educated, affluent** residents to Louisville and further increased the demand for housing. As a result, the City added a total of 38 subdivisions during the 1970s. In 1976, the City of Boulder adopted a series of growth management policies, known as the "Danish Plan." These measures, and the reputation of Louisville as a livable community with small-town character, triggered continuing residential growth. New job centers, like the Colorado Technology Center and Centennial Valley, also attracted new citizens to Louisville. During the 1980s, the City added another 26 residential subdivisions, expanding the municipal limits even further from its original core.

The opening of Sam's Club and Home Depot in the mid-1990s made Louisville a regional retail center, mirroring its early development as an agricultural and railroad hub for surrounding smaller communities. In the face of continued growth, Louisville addressed issues associated with historic preservation and environmental conservation. Emphasis on commercial growth along McCaslin Boulevard and South Boulder Road not only boosted Louisville's economy but also contributed to the preservation of historic buildings within the commercial core of Old Town. In 1993, partially in response to high levels of residential development, Louisville voters endorsed an open space tax. These funds helped retain some original farms, tangible links to the community's agricultural past, and provided vital recreational spaces. In 2008, local voters approved a special sales tax for historic preservation, making Louisville the **first (and one of the only American municipalities) to** honor its history and architecture monetarily.

StorageTek (Glenn Asakawa, The Denver Post)

In the 2000s, Louisville achieved national recognition for being one of the best places to live. Bert Sperling's 2006 book, Best Places to Raise Your Family: Experts Choose 100 Top Communities That You Can Afford, listed Louisville as the "best of the best" at #1. In 2012, Family Circle magazine placed Louisville among the top ten "Best Towns for Families." Money Magazine, in its biennial listing of the best smaller towns and cities, ranked Louisville as #5 in 2005, #3 in 2007, #1 in both 2009 and 2011, #2 in 2013, and #4 in 2015. Louisville is a community that appreciates its history and, like early miners, people are attracted to the high quality of life.

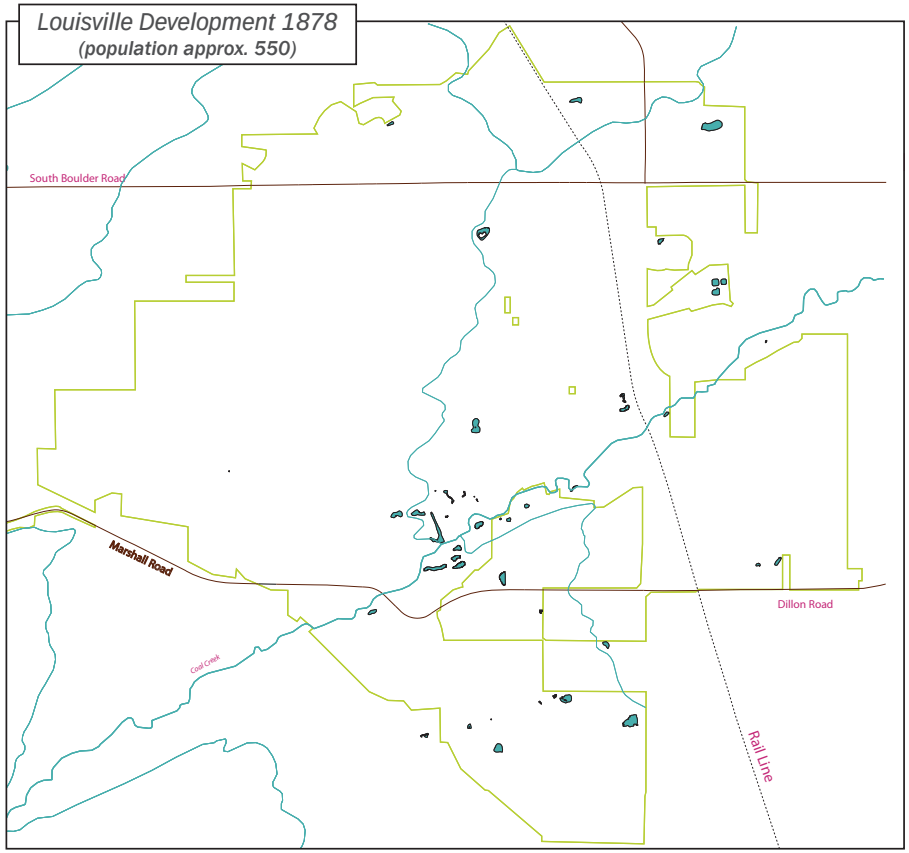
Louisville Labor Day Parade

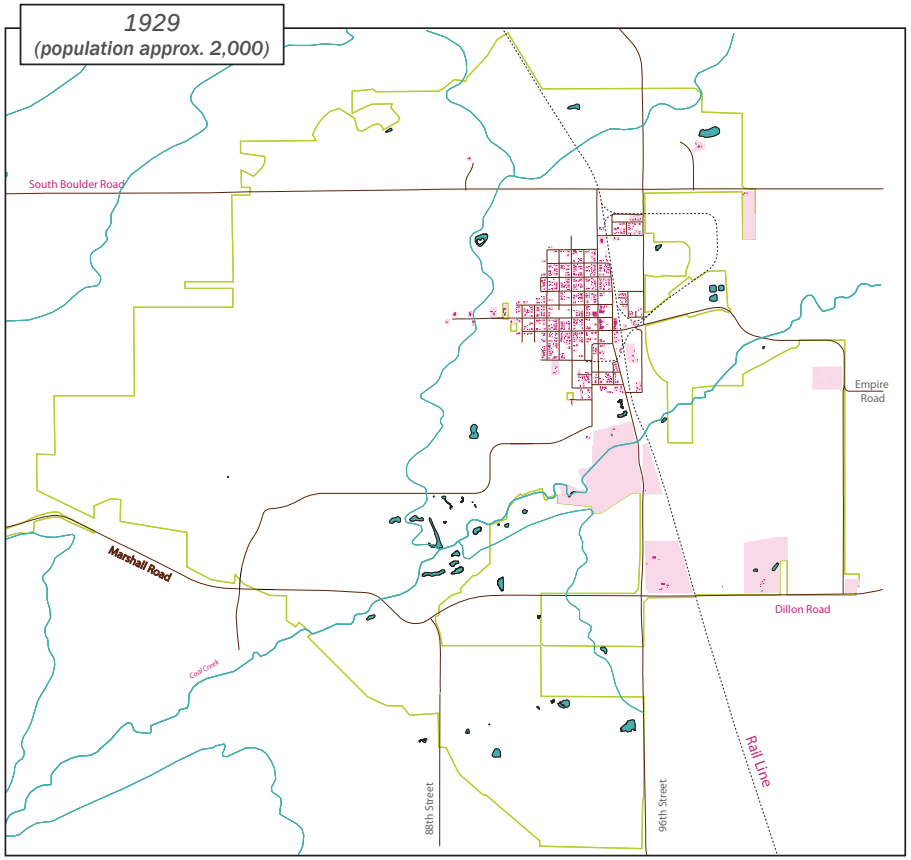
Money Magazine, August 2009

"I think that to view the historic downtown as a strength is to value several things: our downtown businesses; treasured public institutions located downtown such the Louisville Public Library, Louisville Center for the Arts, and Louisville Historical Museum; and of course the historic residential neighborhoods that give the town such a unique sense of place. Historic Main Street alone is a city asset that I think that many communities envy about Louisville and that we shouldn't take for granted. "

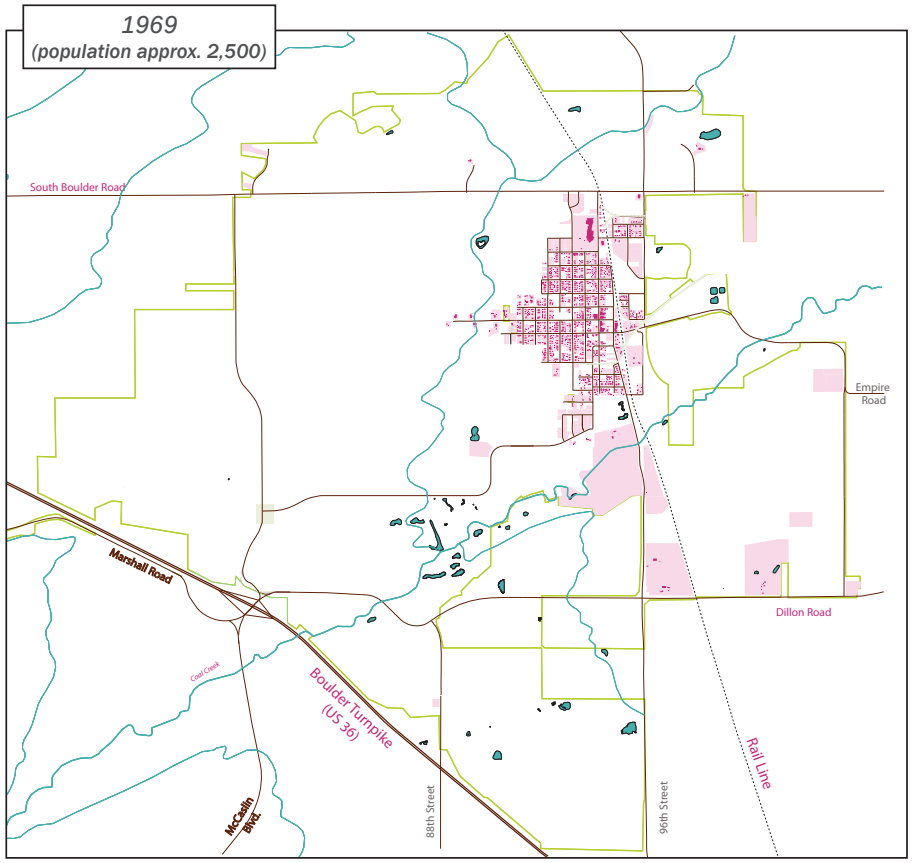
-Anne S. from *EnvisionLouisvilleCO*

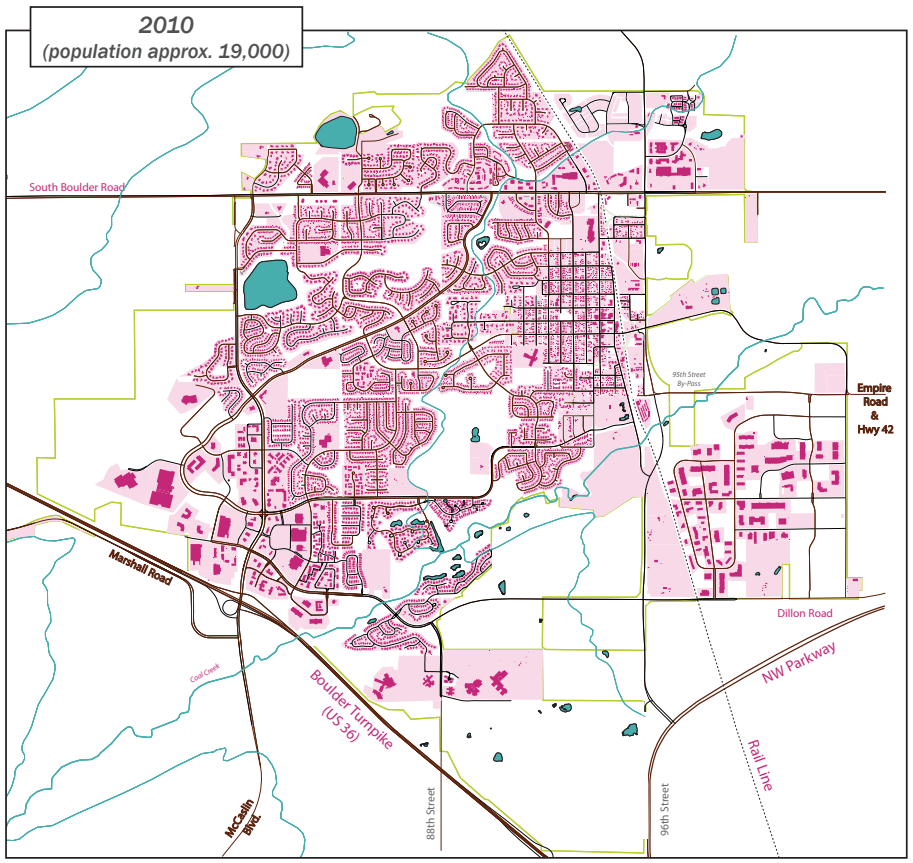
preservation in louisville





Current City of Louisville limits


1969
(population approx. 2,500)
South Boulder Road
Empire Road
Dillon Road
Marshall Road
Coal Creek
Boulder Turnpike (US 36)
McCaslin Blvd.
88th Street
96th Street
Rail Line


2010
(population approx. 19,000)
South Boulder Road
95th Street By-Pass
Empire Road & Hwy 42
Dillon Road
NW Parkway
Marshall Road
Coal Creek
Boulder Turnpike (US 36)
McCaslin Blvd.
88th Street
96th Street
Rail Line

preservation in louisville

Historic Building Stock

Louisville's architecture parallels its history.

Agriculture, railroads, and mining attracted the earliest residents to the emerging community. Tangible reminders of Louisville's hay and crop growing past include former farmsteads encircling the City and preserved as popular open spaces. Thanks to the vision and tenacity of a coalition of citizens, business owners, preservationists, and architects, Louisville's rare and iconic 110-year-old stacked plank grain elevator towers over the still-active railroad track and is poised to reinvent itself as a vital new community hub.

Industrial history resources rarely remain after their productive lives, and Louisville possesses few physical landmarks of the prosperous, smoke-belching mining operations that once dominated the community. Instead, this history remains alive not only in the stories, mementos, and ethnic traditions the descendants of miners cherish and share but also the entrepreneurial spirit of contemporary Louisville.

The City possesses a wealth of commercial buildings in its historic Downtown. These individual places represent a mix of different styles and time periods. That architectural variety contributes to the unique sense of place in Louisville's downtown, making this area attractive to business owners, citizens, and visitors alike. Downtown is not a stage set of Victorian architecture, but a vital, lively place that continues to evolve. A glimpse at the businesses along Main and Front Streets, walkable and with crowded sidewalk **patios, defines and embodies Louisville's small-town** character.

No one style dominates Louisville's residential architecture. Old Town features a pleasing mix of Victorians with characteristic scrollwork and spindled

Louisville Grain Elevator

Barn at Murphy Farm

Sweet Cow and Lucky Pie

porches, modest former miner cottages adapted to house contemporary families, low-slung brick bungalows with wide and welcoming porches, a wealth of moved buildings indicating a practical and economical make-do spirit, and other homes representing the community's development during its mining heyday.

Louisville's homes from the recent past illustrate the city's modernization and continued vitality in the post-mining era. The 1960s subdivisions of Bella Vista and Scenic Heights feature rectilinear, streamlined ranch homes with carports or small garages and tell the story of Louisville citizens pursuing the American dream during the prosperous post-World War II period. In response to new tech jobs in Louisville, local and regional developers platted and built large subdivisions full of mostly split-levels, spacious and livable homes designed to **accommodate growing families on multiple floors** with two-car garages. The majority of Louisville's housing stock is located within large scale developments featuring not only houses but also new schools, parks, churches, and other amenities.

925 Jefferson Avenue

"In the hot dry summers in Louisville, the roads became almost impassable. The dry weather made the streets as dry as the desert, and the traffic on the roads resulted in a continuous cloud of dust on the main streets of the town. In addition, the traffic caused the dry streets to become ridged like a washboard, and a trip on them in a Model T was a tooth jarring experience. The city fathers, in a defensive maneuver, developed a water sprinkling scheme to wet down the streets (especially Main Street and the streets where the mine owners and bosses lived) and to keep the dust down on the hot dry days of summer. It was an inadequate solution, but it was used for many years."

- Harry Mayor (1918-2014), *Louisville Historian*

1240 LaFarge Avenue

1145 Main Street

503 Sunset Drive

preservation in louisville

Preservation Benefits

Historic preservation is a powerful tool that benefits not only the owners of landmark properties but also the community as a whole.

Bella Vista subdivision

Protects Louisville's architecture, history, and small-town character

Preservation is about retaining links to the past and preserving them for the future. Historic buildings help make Louisville more livable and attractive with a mix of architectural styles lending variety to streetscapes. These places help **communities remember events, both significant and** commonplace. Preservation is not just about pristine architecture but, more importantly, the sites that **define the City's history and evolution.**

Louisville emerged as a modest coal town. While the smoke has cleared and the mines have closed, the community's designated landmarks continue to strengthen small town life. Louisville's older houses, ranging from miner cottages in Old Town to ranches in Bella Vista, recall the importance of living in close knit, friendly neighborhoods.

A visit to Front or Main Streets evokes an era when shopping locally was the only option. Louisville's sidewalk cafes, walkable streets, and independent **shops have evolved, yet continue to define the** essence of small-town character in today's Louisville.

Atkin House, 1101 Grant Avenue

Creates a sense of place, differentiating Louisville from other nearby communities

Unlike new planned developments, most historic residential neighborhoods and downtown commercial areas possess a pleasing mix of architectural variety that has evolved over time. That variety and evolution also distinguishes one historic area from another. Louisville's sense of place owes a major debt to the generations of home and business owners who have cherished and maintained their buildings, such as the Atkin House at 1101 Grant Avenue. Protections associated with Louisville's voluntary preservation program — landmarking, overlay zoning, design review, and Historic Preservation Fund grants — continue to safeguard this sense of place and ensure it will be a part of the City's future.

Fosters community identity, inspiring pride in the places most closely linked to Louisville's history

Preservation provides opportunities to define a community. Landmarks, like the Louisville Grain Elevator, speak volumes about the City. It is a proud reminder of the community's agricultural origins. More recent collaborative efforts to save the building represent what it means to be part of something larger than any one individual. Working for the common good, preserving places for future generations is at the heart of Louisville's Preservation Program. Thanks to the efforts of many **elected officials, citizens, architects, preservationists,** and entrepreneurs, the Louisville Grain Elevator represents a positive story for the entire community.

Cultivates tourism, encouraging visitors to experience Louisville's unique environment, businesses, and historic places

Louisville employers, residents and visitors crave authenticity. Louisville's Preservation Program and quality building stock provide a powerful tool that can encourage tourism, helping the City provide for real yet unique experiences. Louisville's diverse architecture offers visitors a glimpse at over 137 years of history, allowing residents and visitors to better understand what it means to be a part of the Louisville community, both old and new. Preservation and promotion of Louisville's past, provided and will continue to provide, an economic multiplier effect. Visitors eat at local restaurants, shop at local stores, and become excellent word of mouth advertisements for Louisville's high quality of life that preserves the past and ensures its place in the future.

Louisville Center for the Arts

Contributes to environmental sustainability

The "greenest" building is one that already exists. Adaptive reuse breathes new life into old buildings. Choosing to retain, maintain, restore, or rehabilitate a historic building represents recycling on a large scale. Such a commitment to preservation is more environmentally responsible than constructing a new building. Older buildings, constructed with the local climate in mind, can save energy, greenhouse gas emissions, and scarce natural resources. In Louisville, the circa 1894 landmarked schoolhouse illustrates **the influence of adaptive reuse, serving as a library and recreational hall before fulfilling its current** use as the Louisville Center for the Arts. This much-cherished resource continues to play an important role in the life of the community.

Pearson Store, 927 Main Street

Leverages public dollars for private investment through Louisville's Historic Preservation Fund

Preservation is good for the economy. According to the National Trust for Historic Preservation, restoration and rehabilitation projects retain more money in the local economy, both in terms of purchases and job growth, than new construction. In 2008, Louisville voters recognized the economic potential of preservation and created a local Historic Preservation Fund. Through 2014, this City has invested over $750,000 in landmark properties, including the Pearson Store at 927 Main, through Historic Preservation Fund grants. The investment has resulted in over $1.6 million in projects.

"Louisville has the status of a respectable, admirable, and enviable Historic Preservation Program throughout the state and perhaps the country. Our Historic Preservation Fund is unique and you'd be amazed at how many times I hear people from other communities respond with astonishment and envy when our fund is mentioned at conferences or trainings. Our historic preservation zoning benefits are looked at with respect. Louisville's Historic Preservation Program was just featured in a National Park Service publication. And our pursuit of a preservation master plan shows our commitment and dedication to preserving our heritage while placing Louisville in the company of other historic preservation big leaguers."

- Jessica Fasick, Historic Preservation Commission

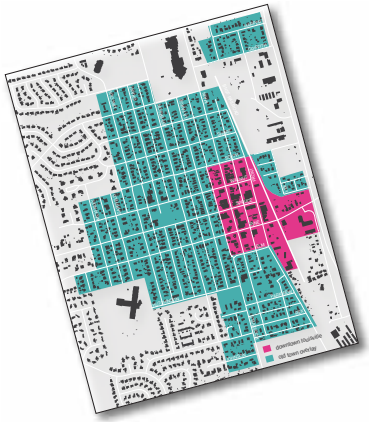
preservation in louisville

Preservation Program History

Austin-Niehoff House, 717 Main Street

Louisville residents have recognized the importance of preserving their history, with relatives passing down heirlooms and families maintaining inherited properties for generations. The City formalized this community value starting in the 1970s by initiating the efforts that led to the opening of the Louisville Historical Museum and the development of the Historic Preservation Commission. Recognizing the economic and social importance of Louisville's historic center, the City assembled a coalition to develop strategies to encourage voluntary preservation and enhancement of Old Town and Downtown through the Old Town Overlay and Downtown Framework Plan. Louisville demonstrated its commitment to historic preservation by designating City-owned buildings, like the Austin-Niehoff House and the Center for the Arts, as some of **the community's first landmarks.**

In 2008, Louisville voters approved the Historic Preservation Fund, a special sales tax used to fund historic preservation projects. By the end of 2014, this local funding source awarded over $750,000 to projects to preserve, protect, and enhance Louisville's heritage.



1978
Louisville centennial activities inspired interest in local history

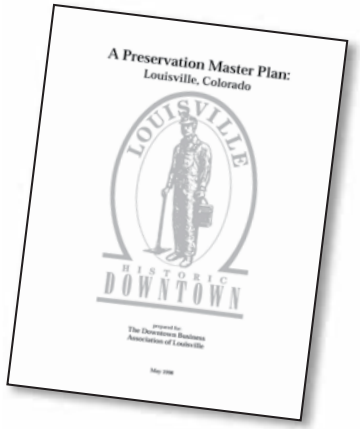
1979
Louisville Historical Commission established

1982
First historical and architectural survey of Louisville completed

1986
Louisville Historical Museum opens and Historical Commission assists with nomination of twelve historic sites to the National Register of Historic Places

Early 1990s
Downtown Improvement Task Force established **to address issues of infill** development in historic commercial core and effect of commercial enterprises along McCaslin Boulevard upon the Downtown economic vitality

1995
Old Town Overlay created to protect against insensitive new construction in oldest residential areas of Louisville



1996
Downtown Business Association, Louisville Economic Development Committee, and Historic Boulder write "The Next Decade Plan" for Downtown

1998
Based upon recommendations in Downtown plan, Preservation Master Plan prepared by the same parties; City Council never adopted this plan but many of the recommendations have since been accomplished

2000
Historical and architectural survey of Old Town completed

2002
Louisville Historic Preservation Commission established

2005
City adopted historic preservation ordinance that created Louisville's Preservation Program and introduced process for designation of local landmarks; Louisville **also became a Certified** Local Government

2007
Demolition of the majority of iconic Art Deco Louisville Middle School inspired community support for historic preservation

2008
Louisville voters approved dedicated municipal sales tax for historic preservation

2013
Reconnaissance survey of Old Town and Jefferson Place historical and architectural survey completed; City of Louisville's Comprehensive Plan calls for preparation and adoption of a Preservation Master Plan

preservation in louisville

Current Preservation Program

Louisville's Preservation Program is robust with an emphasis on public awareness and incentive-based preservation, but can be improved further. The Preservation Program has encouraged the voluntary landmarking of 29 properties. The City of Louisville also has 12 properties listed on the National Register of Historic Places.

Louisville Landmark Plaque

Louisville's Preservation Program performs four broad functions:

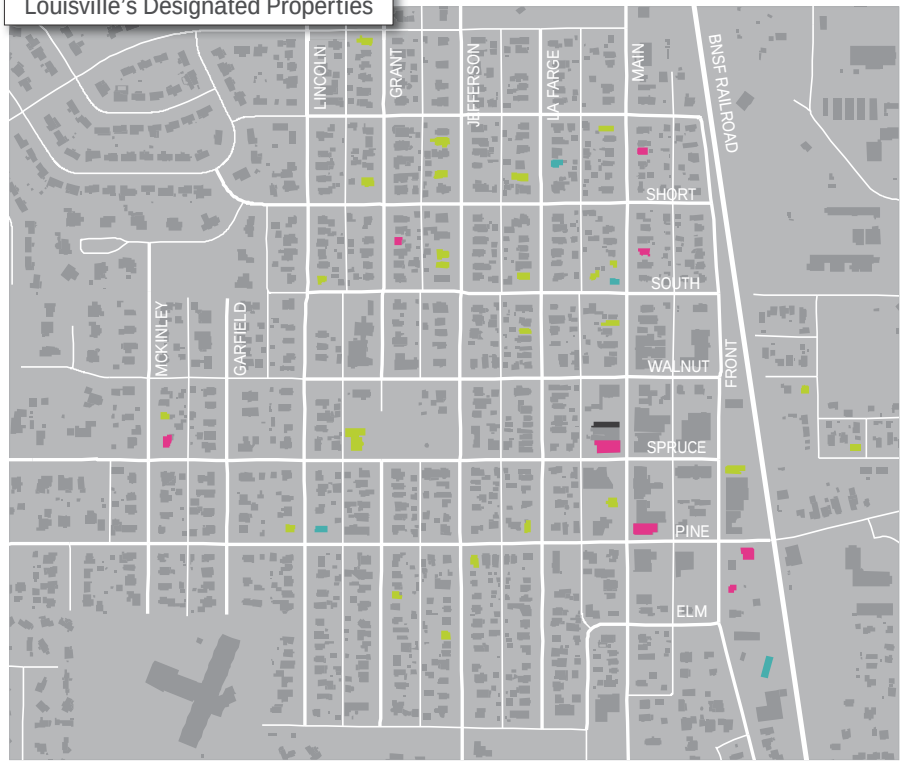
1) Administer the Municipal Code:
The majority of the regulations governing the Preservation Program are documented in Chapter 15.36 of the Louisville Municipal Code, with further clarification in various City Council-approved resolutions. Chapter 15.36 allows for the voluntary landmarking of significant buildings and places in Louisville to preserve and enhance the historic character of the City. Landmark designation requires owner consent, evaluation at a Historic Preservation Commission public hearing, and City Council authorization. Landmarks cannot be demolished or their exteriors materially changed without an Historic Preservation Commission-approved alteration certificate. Historic districts, composed of multiple buildings that share history or architecture, also may be designated with similar procedures and limits on future changes. Currently, the City does not have any historic districts.

The City's Old Town Overlay Zone District, Section 17.12.050 of the LMC, regulates development in Old Town. One of the benefits of landmarking Old Town buildings is a bonus in allowed lot coverage and floor area ratio for approved additions and accessory structures. Even if an Old Town building more than 50 years old is not landmarked, it still is eligible for lot coverage and floor area ratio bonuses if a portion of the building is retained. Also, any new construction within the Old Town Overlay must comply with the Overlay's yard and bulk standards.

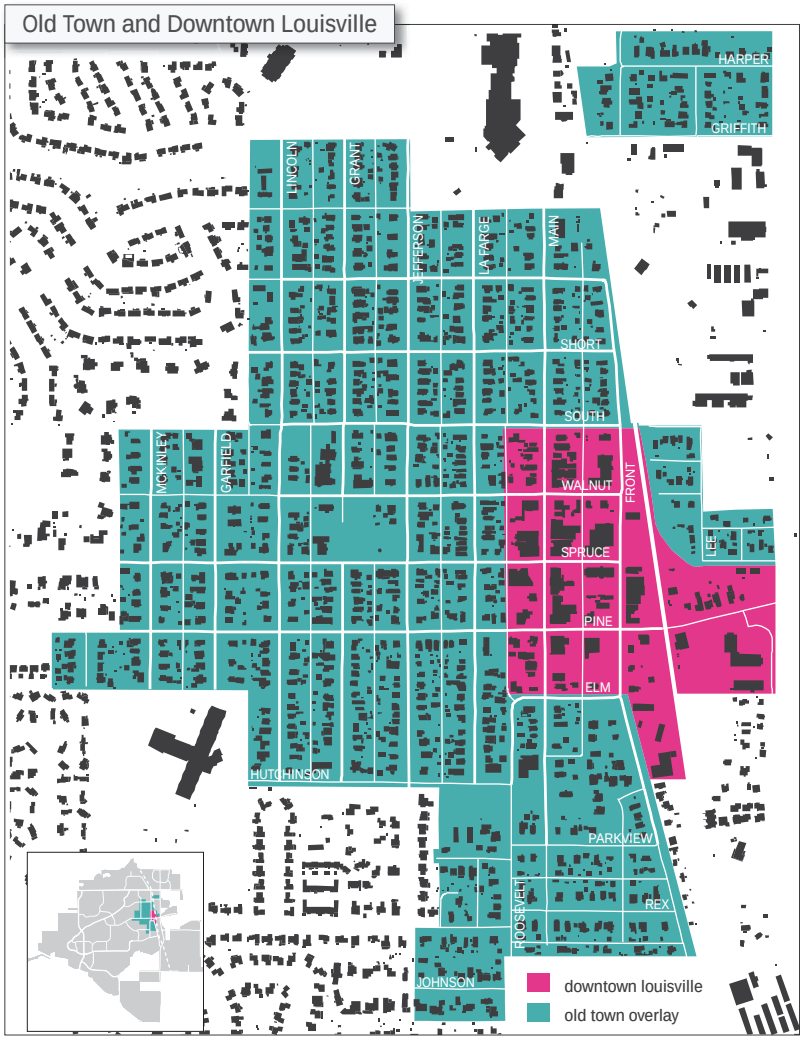
All Louisville buildings 50 years or older require demolition review, a process that applies to most exterior changes up to and including full demolition. The Historic Preservation Commission conducts demolition reviews and may place a stay of up to 180 days on applications for buildings determined to be potentially significant. During the stay, the Historic Preservation Commission works with the applicant to find a mutually beneficial alternative to preserve the historic character of the building while meeting the applicant's development needs. If no alternative is reached, the applicant may proceed with the demolition when the stay expires.

2) Manage the Historic Preservation Fund:
In 2008, Louisville citizens voted to establish the Historic Preservation Fund (HPF), supported by a 1/8% sales tax in effect from 2009 through 2018. The proceeds are intended to further preservation in the Downtown and Old Town areas of Louisville. The majority of HPF money provides preservation and restoration grants for landmarked residential and commercial buildings. To assure appropriate use of HPF grants, the Preservation Planner accompanies City building inspectors to assist with final reviews of restoration and rehabilitation projects. Property owners also may use HPF grants for Historic Structure Assessments to assess the overall health of their eligible buildings prior to landmarking. The City

Louisville's Designated Properties



- local landmark
- national register of historic places
- local landmark and national register
- conservation easement



uses HPF money to purchase and maintain valuable buildings. If a building is not eligible for landmarking, HPF grants may be offered in exchange for conservation easements. Approved new construction projects on commercial landmaked properties also are eligible for grants. Finally, the HPF also partially funds City staff's preservation work, including education and outreach activities. The City authorized a loan program as part of the HPF, but has yet to implement it.

3) Certified Local Government:
The Certified Local Government (CLG) program encourages local preservation. In 2005, the National Park Service and History Colorado granted Louisville CLG status. As a CLG, the City must possess both a Historic Preservation Ordinance and Commission. CLGs also review and comment on applications for designation of local properties to either the State or National Registers. Upon becoming a CLG, Louisville accepted the responsibility for surveying the historic resources of the entire City and has, to date, completed several historical and architectural survey projects, including Jefferson Place. In return for **fulfilling these preservation duties, local landmarks** may be eligible for state and federal tax credits for qualifying improvements. In addition, the Louisville Preservation Program is eligible for annual awards from the CLG competitive grants program and may participate in specialized training and preservation networking opportunities for Planning staff, the Historic Preservation Commission, and City Council members.

4) Deliver Outreach and Education:
Encouraging property owners to landmark historic properties represents the most important aspect of the Louisville's Preservation Program outreach activities. In 2015, the National Park Service acknowledged the Louisville Historic Preservation **Program for its work developing a fourth grade field** trip focused on development, adaptive reuse, and downtown revitalization. The Historic Preservation Commission shares information at community events and in community newsletters. The Historic Preservation Commission and City also publish best practices and hold workshops on preservation topics, such as adding on to historic houses or refurbishing windows. Key partners, including the Louisville Historical Museum, Historical Commission, and History Colorado, help Louisville's Preservation Program to achieve its outreach goals and important initiatives.

Numerous individuals and groups perform vital roles in Louisville's Preservation Program. Within the City government, responsibility for the Preservation Program resides mostly with the Department of Planning and Building Safety, particularly the Preservation Planner. This professional interacts with the public to answer questions about historic preservation and landmarking. In addition, the Preservation Planner reviews building permits to ensure they comply with preservation processes. The Preservation Planner works with the Museum Coordinator to develop staff reports for the Historic Preservation Commission and City Council, documents that assist with decision making for landmark designation, HPF grant awards, and **alteration certificates.**

The Louisville Historical Museum also provides many other resources, both to other City departments and the public. These include digital copies of Boulder County Assessor's cards for many properties in Old Town, historic maps, and oral histories. In addition, the Museum publishes and distributes over 4,400 copies of a quarterly newsletter, the *Louisville Historian,* annually.

The Preservation Program extends beyond just the City, particularly as it relates to Open Space parcels jointly owned by Louisville, the City of Lafayette, and Boulder County. The City has contributed to the preservation and restoration of historic resources on these joint properties, most notably the historic farm house and structures on the Harney Lastoka property.

preservation in louisville

The Historic Preservation Commission is a seven-member, City Council-appointed quasi-judicial/advisory board. Key Historic Preservation Commission tasks include:

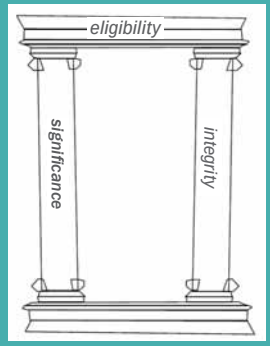
- Making recommendations to Council on landmark requests and grant applications
- Requests for demolition permits and alteration certificates
- Advising on City design guidelines which include historic elements, such as the Downtown Sign Manual and Mixed Use Development Design Standards and Guidelines
- Reviewing and commenting on land use applications within or near Downtown, Old Town Louisville, or elsewhere that impact historic properties and
- Evaluating and making recommendations to City Council about resolutions and ordinances which may impact the Preservation Program

The Historic Preservation Commission membership includes three preservation or design professionals, and these members often provide design assistance to interested property owners, including those undergoing demolition review.

The City Council is responsible for budgeting, setting priorities, and making final decisions on many issues, including landmark designations and distribution of preservation grants.

Historic structure at Harney Lastoka Open Space

Landmarking Ceremony at 1245 Grant Avenue, May 2015



What to Preserve: Significance & Integrity

The beam of eligibility for preservation rests on two columns. This eligibility might refer to the National Register of Historic Places, the Colorado State Register of Historic Properties, and the City of Louisville local landmark program.

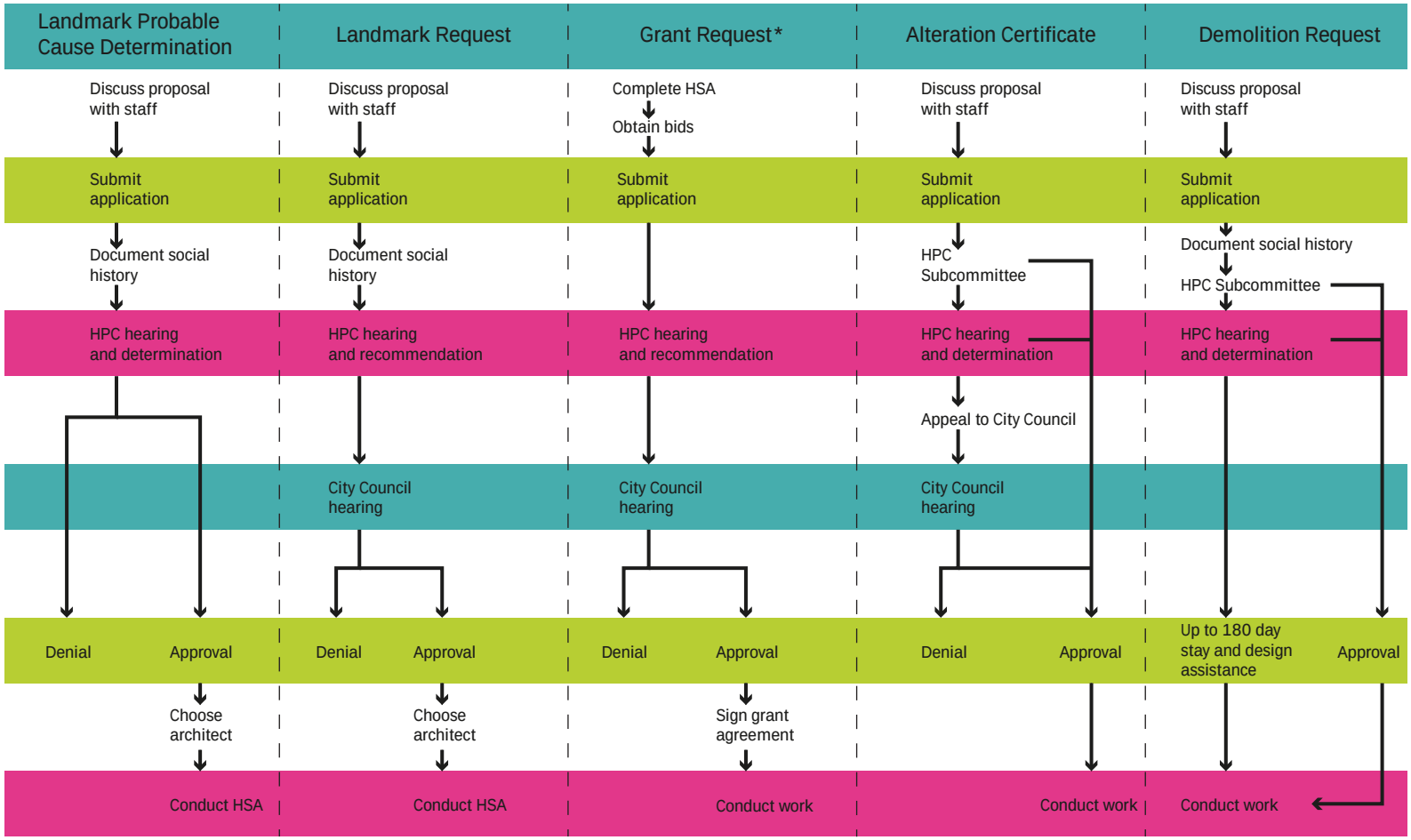
The two supporting columns represent significance and integrity.

Significance is the importance of a historic building. In Louisville, designated Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance.

Integrity refers to the physical intactness of the historic building. In Louisville, all properties being considered for designation as landmarks are evaluated for physical integrity.

Both the significance and integrity columns do not need to be absolutely perfect, but they must be strong enough to hold up their end of eligibility.

Current Preservation Processes



Subsequent to or concurrent with landmark designation

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Program Analysis

Development of this Preservation Master Plan occurs approximately ten years after the City Council adopted the municipality's original Historic Preservation Ordinance. A decade allows for all preservation participants — residents, the Historic Preservation Commission, Planning staff, and the City Council — to understand the intricacies of this legislation, the practices it allows, the strengths and weaknesses of the existing Historic Preservation Ordinance and the Preservation Program it enables.

Input from the Plan-related public meetings and other outreach, results of the customer satisfaction survey, discussions with local preservation constituents, and comparison to recognized best practices identified numerous strengths and weaknesses of the City of Louisville's historic preservation program.

Strengths

Voluntary landmark designation matches the public interest. This approach represents the appropriate balance between honoring historical and architectural significance and respecting personal property rights. The community appreciates all of the municipal, corporate, and private property owners who have chosen to landmark their properties and provide responsible stewardship to assure these sites are preserved for future generations. Continued success of the City's voluntary program relies upon pursuing creative ways to encourage landmarking.

The **voter-approved Historic Preservation Fund (HPF)** represents an impressive community asset to support historic commercial and residential buildings within Downtown and the Old Town Overlay. Citizens and leaders are justifiably proud of passing the only documented example of a municipal sales tax to fund historic preservation and of the tremendous financial impact of this grant program on the appearance and legacy of Louisville. This funding source has become an established preservation benefit in Louisville and its 2018 sunset will have tremendous implications for the Preservation Program and the city as a whole.

Louisville's Preservation Program relies upon the **contributions of many professionals and volunteers.** Collaboration among Planning staff, the Museum Coordinator, Historic Preservation Commission members, and other Boards and Commissions represents a particularly effective aspect of Louisville's Preservation Program. Louisville hired a Preservation Planner in 2014, and productive cooperation among the Planning staff continues to enhance both the capacity and reputation of the City's Program. The Museum Coordinator prepares detailed historical background narratives for properties applying for landmark designation or facing a public hearing for demolition, offering a wealth of information for well-informed decision making. In addition, she has assisted professional consultants with surveys and other preservation projects. Open communication and appreciation for the Museum Coordinator's workload are crucial for the Program's continued success. The seven volunteer members of Louisville's Historic Preservation Commission are active participants in landmarking, demolition and alteration certificate reviews, HPF grant awards, and outreach. The Program will benefit from continued recruitment of knowledgeable, dedicated Commission members. Similarly, opportunities exist to strengthen existing relationships with the Historical Commission, History Foundation, and other groups seeking to improve the city.

Louisville received national publicity for its new **Junior Preservationist program**, one of only five initiatives across the country highlighted in the National Park Service's 2014 annual report. The short article recognized Louisville's field-based learning experience for fourth grade students as one of the "amazing models to share with the rest of the country" and an excellent way to introduce preservation to the next generation. There are exciting opportunities to expand the content and scope of this innovative outreach effort.

NPS Historic Preservation Fund 2014 Annual Report

Weaknesses

The Plan preparation process also pinpointed areas in need of improvement as Louisville's Preservation Program moves forward. These items fall into one of three categories: policy, practice, and perception.

Policy issues deal with the Historic Preservation Ordinance, Section 15.36, within the Louisville Municipal Code, and the standards for the City's preservation program. Examples of policy-related topics needing to be addressed in the Plan include:

- Clarifying administrative rule-making and public notice
- Introducing an administrative review process to streamline the review and release of minor demolition permits and minor alteration certificates
- Employing preservation strategies such as design guidelines, pattern books, conservation areas, and other approaches to further streamline review procedures and possibly provide incentives outside the Old Town Overlay

Practice issues relate to how preservation is accomplished in Louisville. Examples of practice-related items recommended in the Plan include:

- Reformatting and revising existing forms and applications to improve ease of use
- Offering the Planning staff and Commission more educational materials and training opportunities
- Engaging in projects to prepare well-written historic context documents and current survey data to support responsible decision-making and facilitate interpretation
- Standardizing preservation processes to parallel those used elsewhere in the City

Perception issues encompass the public image of preservation in Louisville and the potential to improve such views through more efficient services, increased public outreach, and education. Examples of perception-related items appearing in the Plan include:

- Inefficiencies in the review of minor changes
- Inadequate written materials on the preservation program's key activities and processes
- A general lack of awareness about available preservation and zoning incentives for historic properties
- Poor communication between the City and contractors and realtors
- Insufficient publicity for existing landmarks and their associated stories

The Plan offers guidance and recommends action items that improve policies to match the voluntary nature of the program, make the City's practice of preservation more efficient, and enhance public perceptions of the Program.

Di Francia Saloon: Locally Funded Preservation

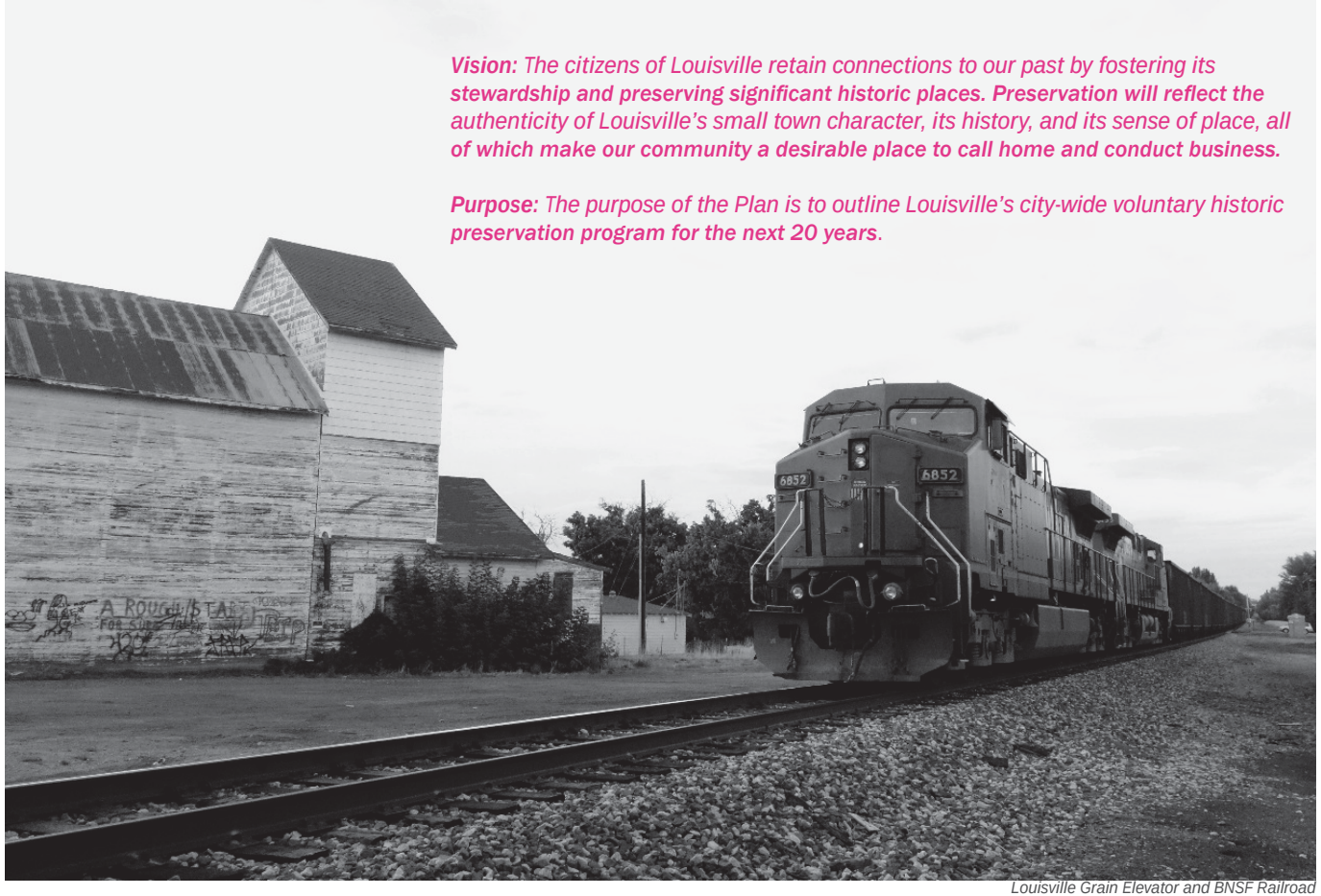
The Di Francia Saloon was built in 1904 at the corner of Front and Spruce Streets. Operating under several different names over the years, this photo from the 1948 Boulder County Assessor's card shows it as the Colorado Café.

Of the 13 saloons and taverns along Front Street in the early 1900s, the building at 740 Front Street was one of only two that continued to operate through the years. From the late 1960s until 2014, it was the Old Louisville Inn.

In 2014, the owners of the building applied for landmarking, and the City awarded over $250,000 in grants to contribute to the restoration and expansion of the structure. In total, approximately $500,000 was invested in the property.

The building reopened in 2015 and continues its 111 year history of serving food and drinks to residents and visitors of Louisville.

Steinbaugh Pavillion during Street Faire



Vision: *The citizens of Louisville retain connections to our past by fostering its* ***stewardship and preserving significant historic places. Preservation will reflect the*** *authenticity of Louisville's small town character, its history, and its sense of place, all* ***of which make our community a desirable place to call home and conduct business.***

Purpose: *The purpose of the Plan is to outline Louisville's city-wide voluntary historic* ***preservation program for the next 20 years.***

Louisville Grain Elevator and BNSF Railroad

The vision and purpose statements of the Preservation Master Plan have been translated into the following goals, objectives, and action Items, forming the heart of the City's Preservation Program. These aspirational yet achievable goals and objectives represent the end result of the collaborative process which generated the vision and purpose statements. These goals, objectives and action items will guide historic preservation in Louisville over the next 20 years.

The 2013 Comprehensive Plan update not only recommended preparation of this Plan but also **influenced the chosen goals and objectives.** Louisville's "connection to its heritage" is one of the City's 14 core community values. The desire to recognize, value, and encourage both preservation and promotion of the community's history inspired the guiding principles for this Plan.

Under Louisville's current Preservation Program the **first step to determine eligibility for demolition review** and landmark designation is whether the building is over 50 years old. Based on City Council's direction when adopting the Plan, Louisville's Preservation Program will be limited to buildings constructed in or before 1955, when the last mines closed.

GOAL #1

Pursue increasingly effective, efficient, *user-friendly, and voluntary based preservation practices*

Objective 1.1 *- Improve existing preservation operations and customer service*
Objective 1.2 *- Clarify roles and responsibilities within preservation processes*
Objective 1.3 *- Enhance knowledge and professionalism of Historic Preservation Commission and Staff*

Goal #1 is intended to streamline processes while balancing resource protection, customer service, and the voluntary nature of Louisville's Preservation Program. Its objectives encourage generation of **administrative rule-making procedures, clarification of existing criteria, and simplification of current** processes. Planning staff and members of the Historic Preservation Commission are committed to improve the transparency of procedures and applicant experiences with the program's landmarking, review, and Historic Preservation Fund (HPF) decision making processes. Achieving these objectives will enhance the image of preservation in Louisville, helping to strengthen local support for this vital community value.

GOAL #2

Promote public awareness of preservation and understanding of Louisville's cultural, social, and architectural history

Objective 2.1 *- Engage in expanded public outreach to all citizens*
Objective 2.2 *- **Promote the benefits of historic** preservation and Louisville's unique incentive-based voluntary program*
Objective 2.3 *- Collaborate with Louisville Historical Museum, Library, and other community organizations on programs and initiatives to celebrate Louisville's history and architecture*
Objective 2.4 *- Share Louisville's history with residents and visitors*

Goal #2 aims to make preservation more visible in Louisville. To do so, the Program must not only increase public knowledge of preservation, the HPF, and other available incentives but also encourage greater voluntary participation. Over the next 20 years, the program intends to promote its existing landmarks as one of many ways to increase public understanding of, and interest in, Louisville's unique history and architecture. The City's landmarks, cultural landscapes, and tangible links to its agricultural, railroad, mining, residential, and commercial history represent tremendous assets for further building tourism, welcoming visitors to experience Louisville's sense of place and small-town character now and into the future.

GOAL #3

Encourage voluntary preservation of ***significant archaeological, historical, and*** *architectural resources*

Objective 3.1 *- Research historic periods and themes important to Louisville's past*
Objective 3.2 *- Identify and evaluate historic and archaeological sites*
Objective 3.3 *- Encourage voluntary designation of eligible resources*
Objective 3.4 *- Promote alternatives to demolition of historic buildings*
Objective 3.5 *- Support appropriate treatment for historic buildings*

Goal #3 deals with best practices to preserve the City's most cherished historic places. Historic contexts explore important themes to share stories of the past and promote understanding of Louisville's built environment. Historical and architectural surveys record Louisville's past, document its historic **places, and assess significance and integrity for** landmark eligibility. Local designation represents one of the best ways to protect historic buildings. Public input during the Preservation Master Plan process indicated high levels of concern about demolition of historic buildings in Louisville; action items in this plan propose streamlining of current processes to **focus on significant changes, studying demolition** trends, and engaging in community conversations regarding alternatives to demolition and necessary incentives to increase participation. The Plan seeks to promote stewardship for historic buildings, pledging to offer owners guidance, advice, and hands-on opportunities to learn more about how best to care for their properties.

GOAL #4

Foster preservation partnerships

Objective 4.1 *- Encourage greater collaboration between the Historic Preservation Commission and other City Boards and Commissions*
Objective 4.2 *- Maintain and enhance cooperation between Planning staff and other City departments, including Louisville Historical Museum*
Objective 4.3 *- Expand partnerships with community organizations*
Objective 4.4 *- Make better use of preservation expertise and existing professional networks in Boulder County and other nearby communities*
Objective 4.5 *- Strengthen relationships with relevant State, Federal, and global preservation organizations*

Goal #4 recognizes the potential of preservation partnerships. The more interested and engaged individuals involved, the more likely Louisville is to reach the goals and objectives set for its Preservation Program over the next 20 years. Historic Preservation Commission members are positioned to collaborate with other City Boards and Commissions while the Planning staff has opportunities to further integrate preservation more into the full range of municipal activities. These key preservation players also should take further advantage to cooperate with organizations within the larger preservation system, participating in city, county, state, national, and global preservation initiatives.

GOAL #5

Continue leadership in preservation incentives and enhance customer service

Objective 5.1 *- Promote availability of Historic Preservation Fund grants and other incentives*
Objective 5.2 - Evaluate benefits of Historic *Preservation Fund*
Objective 5.3 *- Raise awareness for and support State and Federal tax credit projects*
Objective 5.4 *- Consider additional zoning incentives*

Goal #5 focuses on one of Louisville's greatest preservation assets, the available incentives to encourage and reward voluntary participation in the local program. The wider preservation community marvels at the existence and impact of Louisville's voter-approved HPF, yet some citizens remain unaware of how HPF grants can defray the costs of historic structure assessments, restoration, rehabilitation, and other worthy preservation efforts. Through targeted promotion and applicant support the City plans to facilitate state or national tax credit projects, of which few Louisville property owners have taken advantage. This established and proven incentive is particularly suited to expensive and **complicated preservation projects and can benefit** historic resources and the local economy. Finally, the City wishes to explore additional zoning incentives **for historic buildings that increase flexibility of use** while balancing property maximization with resource protection.

931 Main Street, 1948

931 Main Street, 1952

931 Main Street, 1978

"My favorite part was when I got to learn what Louisville was like hundreds of years ago."

"I liked the pictures of the old house and it turning into many different things."

"I'm so thankful for all the people in our community for keeping this town alive!."

- 4th Graders, Louisville Elementary School, Fall 2014

4th Graders discuss adaptive reuse at 931 Main Street, Fall 2014

the plan

Implementation and Funding

The table below provides a framework for accomplishing the action items in the Preservation Master Plan. The table's second column lists the action items. The next series of columns indicates the applicable goal for each action item; most **action items fulfill multiple goals. The final column in this table identifies the individuals or groups** to consult or involve when implementing each item. Implementation of the Plan will require strong partnerships among the City, the Historic Preservation Commission, community members, and other individuals and groups. The Plan is intended to be a living document in which the Planning and Building Safety staff are responsible, with input from the Historic Preservation Commission, for both **monitoring progress and revising this plan every five** years.

Funding of the action items outlined in the Plan will rely upon a variety of sources. Until its sunset in 2018, the Historic Preservation Fund (HPF) will be employed to fund initiatives. If the sales and use tax is renewed, the HPF will continue to fund **action items. As a Certified Local Government (CLG),** Louisville is eligible to apply annually for CLG grants **through the State preservation office. Eligible CLG** grant projects include historic context research, surveys, outreach, training, and innovative projects. In addition, the State Historical Fund has two rounds of competitive grants each year. These grants can be used for education and survey components of the Plan. As a Forum member of the National Trust for Historic Preservation, Louisville also is eligible to apply for grants from this national organization. These grants fund projects related to sustainability, **diversity and interpretation. Grants for specific types** of preservation projects also are available through the National Park Service Historic Preservation Fund.

Finally, Planning staff will seek additional funding, as needed, with capital and operating budget requests during the City's annual budgeting process.

Time Frame	Action Item	Practice	Awareness	Resources	Partnerships	Incentives	Consulting Parties
Immediate	Evaluate and improve demolition permit process	●	●	●		●	Staff, HPC, Residents
	Improve and increase written and digital materials*	●	●	●	●	●	Staff, HPC
	Implement revolving loan program*	●		●		●	Staff, HPC, Loan administrator
	Engage in community conversations regarding the 2018 sunset of the HPF tax		●		●	●	Staff, HPC, City Council, Residents
	Modify ordinance to generate administrative rule-making procedures and notification processes	●		●			Staff, HPC, City Council
	Align public hearing notices with Planning Commission/City Council	●	●				Staff, HPC
	Provide orientation and training materials for HPC*	●	●	●	●	●	Staff, SHPO, Consultant
	Create self-guided landmark walking tour	●	●		●		Staff, HPC, Museum
	Create interpretive plan and signs for key historic sites		●		●		Staff, HPC, Museum, Historical Commission, OSAB
	Research and document Louisville's history*	●	●	●			Consultant
	Analyze factors leading to demolitions	●		●			Staff, HPC, Development Professionals, Residents, LSAB
	Evaluate and revise Historic Structure Assessment requirements/process	●		●		●	Staff, HPC, Local architects, Previous HSA applicants
	Assess and improve landmark alteration certificate criteria	●	●	●	●		Staff
	Modify ordinance to define 1955 as the end date of Louisville's period of significance						Staff, HPC, City Council
	Develop preservation forum for local building professionals*	●	●	●	●	●	Staff, HPC

Time Frame	Action Item	Practice	Awareness	Resources	Partnerships	Incentives	Consulting Parties
Near-Term	Evaluate expanding Planned Unit Development (PUD) waiver allowances to include preservation	●		●			Staff, HPC, City Council, Residents
	Conduct Architectural Survey (paired with research and document history of Louisville)*	●	●	●			Consultant
	Establish guidelines for relocating historic structures	●		●			Staff, HPC, Residents, City Council
	Evaluate use of HPC Subcommittee for initial review of complex projects	●		●		●	Staff, HPC
	Conduct customer satisfaction surveys and prioritize needed improvements*	●				●	Staff
	Consider preservation strategies as a part of Neighborhood Plans		●	●		●	Staff
	Create preservation resource center	●	●	●	●		Staff, HPC, Library, Historical Commission
	Enhance City inter-department communication*	●			●		Staff
	Explore expansion of "Junior Preservationist" program*		●		●		Staff, HPC, LSAB, BVSD, History Colorado
	Network with preservation partners (including City Boards and Commissions)*		●		●		Staff, HPC
	Share information on tax credits and publicize success stories*		●	●	●	●	Staff
	Develop creative public outreach*		●		●		Staff, HPC, Cultural Council, Louisville Arts District
	Explore modification of ordinance to ensure designation of historic districts is voluntary	●		●			Staff, HPC, City Council
Long-Term	Review Structures of Merit authorization	●	●	●			Staff, HPC
	Draft and promote maintenance best practices for older buildings*	●	●	●			Staff, HPC, Residents
	Host periodic Open Houses for property owners*	●	●	●		●	Staff, HPC
	Create a reference file of Preservation Program accomplishments*	●	●		●		Staff, HPC, Museum
	Create and deliver standard presentation on preservation to community organizations*	●	●	●	●		Staff, HPC
	Improve availability of Louisville Historical Museum Oral History Program records*		●	●	●		Museum, Historical Commission
	Explore resident-generated history collection formats*	●	●				Staff, HPC, Museum, Residents
	Promote historic preservation through regional tourism organizations*		●		●		Economic Development, Louisville Chamber, DBA
	Study issues related to sustainability and historic buildings	●		●	●	●	Staff, HPC, LSAB
	Document historic landscapes			●			Consultant
	Re-evaluate participation in Main Street program including grant eligibility	●	●	●	●	●	Staff, HPC,City Council, Residents, DBA
	Explore strategies for establishing an emergency preservation fund			●		●	Staff, HPC

*(*ongoing)*

1915 Main Street meets 2015 Main Street

Appendix A: Action Items Description

The Preservation Master Plan features recommended **action items for Louisville to meet the five community** goals established for the preservation program. This appendix provides more detail and guidance for the action items listed on page 28 of the Plan.

Appendix B: Preservation Strategies

Citizens attending the Community Workshop on April 8, 2015, received a copy of this document to assist with the activity where they brainstormed solutions for theoretical preservation scenarios. Many of these preservation strategies are a part of Louisville's existing Preservation Program. The list of preservation strategies appears in the Plan's appendix as a reference.

Immediate Action Items

Evaluate and improve demolition permit process
Make demolition review more streamlined and customer-friendly while balancing the program's responsibility to protect historic buildings. Possible enhancements may include modifications to how the ordinance defines demolition, timing of demolition permits, and/or introduction of administrative review for minor projects (e.g. reroofing, maintenance and replacement in kind).

Improve and increase written and digital materials
Engaging informational materials are necessary to make Louisville's preservation program more efficient and customer-friendly. A high priority is to update the landmark application with an outline of the process. Possible handout topics include: 1) preservation benefits, 2) designation how-tos, and 3) landmark incentives. All handouts, forms and applications will be available at the Planning Counter and posted to the City website. Other website additions include a connection to GIS mapping, updated applications and directions, and more social history information. It is crucial to keep all written materials up to date.

Implement revolving loan program
The City has approved the creation of a loan program to supplement the Historic Preservation Fund (HPF) grant program, but has yet to implement it.

Engage in community conversations regarding the 2018 sunset of the Historic Preservation Fund (HPF) tax
A ballot issue would be required to extend the tax beyond 2018 and a community conversation is required to determine if that is worth pursuing. Other topics worthy of discussion include: 1) possible additional uses for tax revenues, such as Museum operations, 2) possible broadening of HPF eligibility, and 3) likely consequences if the HPF is discontinued.

Modify ordinance to generate administrative rulemaking procedures and notifications processes
Chapter 15.36 does not outline specific administrative rule-making procedures. This potential amendment to the LMC would outline a specific procedure and notification process for how administrative rules within Chapter 15.36 are interpreted through a public hearing process with the HPC.

Align HPC public hearing notice requirements with Planning Commission/City Council
Amend the municipal code so all public hearing processes have the same public notice requirements.

Provide orientation and training materials for the Historic Preservation Commission (HPC)
Louisville's preservation program relies on the active role members of the Commission play in landmarking, demolition and alteration certificate reviews, HPF grant awards, and outreach. Instruction and written materials will provide crucial support. Possible topics include: 1) introduction to Louisville government and boards and commissions, 2) preservation program summary, 3) parliamentary procedure tips, and 4) preservation briefs.

Create self-guided landmark walking tour
Louisville is a livable, walkable city with nearly 30 landmarks. This interpretive brochure will allow both residents and visitors to combine these two community assets.

Create interpretive plan for signs at key historic sites
Interpretive signs are one way to share details about the history and architecture of Louisville landmarks and other important locations, particularly the sites of resources that no longer exist. There are opportunities to collaborate with the City's current wayfinding program to develop signs.

Research and document Louisville's History
The themes and stories presented in different historic periods give readers a framework to better understand the built environment as tangible links to stories from the past. Recommended historic framework: 1) Louisville's Residential Development, 2) Louisville's Commercial Development, 3) Louisville's Agricultural, Railroad, and Mining Origins. Approximate cost estimate: $20,000-$28,000 per document depending upon availability of research materials

Analyze factors leading to demolitions
Building demolition is a complex issue, with a variety of factors, such as the health and overall condition, aesthetic considerations, space requirements, cost implications, and use plans all influencing property owner decisions. A thorough evaluation needs to study this topic more comprehensively and engage the entire community — especially owners of older buildings, realtors, developers, and design professionals — in an open and ongoing discussion about all issues associated with historic building demolition. Based upon the study, Louisville can develop appropriate policies and practices that balance the importance of historic buildings to the city's small-town character, image, and heritage with both private property rights and the realities of the community's development climate.

Evaluate and revise Historic Structure Assessment (HSA) requirements/process
Before a landmarked property can receive a grant from the HPF, the City requires a Historic Structure Assessment (HSA) be completed to identify priorities for the preservation and restoration of the structure. The process and requirements should be evaluated and modified as required to ensure the HSAs meet the needs of property owners and the City, also possibly including energy audits.

Assess and improve landmark alteration certificate criteria
Revising the existing alteration certificate criteria is intended to ensure the process balances the needs of property owners with the preservation of historic resources and decreases ambiguity for applicants, staff, and Historic Preservation Commission. Possible enhancements may include an introduction of administrative review for minor projects (e.g. reroofing, maintenance and replacement in kind). This item will also resolve conflict between new construction grant criteria and alteration certificate criteria.

Modify ordinance to define 1955 as the end date of Louisville's period of significance
Under Louisville's current Preservation Program the first step to determine eligibility for demolition review and landmark designation is whether the building is over 50 years old. Based on City Council's direction when adopting the Plan, Louisville's Preservation Program will be limited to buildings constructed in or before 1955, when the last mines closed.

Develop preservation forum for local building professionals
Offer opportunities for local contractors, carpenters, masons, and other building professionals to receive how-to tips from individuals experienced in working with historic building components and materials. These quarterly meetings also might be geared more towards realtors and architects, educating them about new and existing incentive programs.

Near-Term Action Items

Evaluate expanding Planned Unit Development (PUD) waiver allowances to include preservation
Evaluate potential amendments to the municipal code to allow waivers from design standards in exchange for preservation of historic resources through the PUD process.

Conduct Architectural Surveys (paired with research and document history of Louisville)
Architectural surveys collect essential information about buildings, including locational data, architectural style, construction history, historical background, current photographs, and an assessment of eligibility for designation. Relying upon completed historic contexts to make informed choices, the City should prioritize survey of its most significant and physically intact places. Surveys should be phased, with each project recording approximately 50 properties. Recommended surveys: Louisville Historic Residential Subdivisions and Louisville's Commercial and Government Buildings. Approximate cost estimate: $15,000-$20,000 per project depending upon architectural complexity, number of buildings on each property, and availability of research materials

Establish guidelines for relocating historic structures
Relocating buildings represents an alternative to demolition. Possible topics for consideration include: 1) preservation best practice regarding relocated buildings, 2) choosing appropriate sites for relocation, 3) practical considerations to avoid damage to historic fabric, and 4) interpretation of relocated buildings.

Evaluate use of HPC Subcommittee for initial review of complex projects
Some development review projects involve multiple processes, such as a planned unit development, landmarking, and grant, running simultaneously or in phases. This approach is intended to improve preservation operations and customer service, with thorough discussions of design choices and alternatives taking place prior to the public hearing.

Conduct customer satisfaction surveys and prioritize needed improvements
Questionnaires will monitor program performance, with results highlighting possible operational refinements to enhance customer service and efficiency. These surveys will be integrated into the overall Planning & Building Safety Customer Satisfaction Survey.

Consider preservation strategies as a part of Neighborhood Plans
The 2013 Comprehensive Plan update recommended preparation of Neighborhood Plans for nine defined areas within the city to guide reinvestment in established neighborhoods. Preservation-related topics to address in these documents may include: 1) modified parking requirements for landmark structures, 2) changes to setbacks, lot coverage, and floor area ratio, 3) opportunity to create accessory dwelling units, 4) introduction of design guidelines and/or pattern books, 5) creation of conservation areas, and 6) promotion of the Live-Work ordinance. Resident participation during the neighborhood planning process will determine the suitability of these possible approaches and what impact they might have on Louisville's preservation program.

Create preservation resource center
Provide specialized books and other resources (videos, DVDs, web-based tutorials) to property owners for guidance on how to complete common repair projects and preservation best practices.

Enhance City inter-department communications
Improve communication between City departments to facilitate achievement of the goals and policies of this plan and the preservation of historic resources.

Explore expansion of "Junior Preservationist" program
This innovative program has tremendous potential to increase Louisville's preservation constituency, growing the next generation of preservation advocates, while also fulfilling social studies curriculum requirements for students.

Network with preservation partners (including City Boards and Commissions)
Historic preservation is based upon established local, state, and federal systems. Possible opportunities to interact include: 1) participation in established preservation campaigns like the National Trust's "This Place Matters" initiative, the Trust and Colorado Preservation Inc.'s "Endangered Places" lists, History Colorado's "Heart Bomb" photography contest, and Preservation Month activities, 2) co-hosting meetings, events, lectures, and celebrations with City boards and community organizations, and 3) appointing HPC members as liaisons to other Boards and Commissions.

Share information on tax credits and publicize success stories
Few Louisville property owners have taken advantage of either State or Federal preservation tax credits. Louisville's Program should provide more details about the benefits and responsibilities of this incentive.

Develop creative public outreach
Traditional and non-traditional approaches have the potential to awaken preservation interest among residents who may not consider themselves preservation advocates. Input for the Plan indicated residents would like to see more about Louisville preservation in local news organizations. Louisville's voluntary Preservation Program may include: 1) targeted efforts to inform property owners of the benefits and responsibilities associated with landmarking, and 2) outreach to neighborhoods eligible to become historic districts.

Explore modification of ordinance to ensure designation of historic districts is voluntary
Currently, Louisville's Historic Preservation Ordinance only requires 40% of an area to approve historic district designation. This element of the ordinance is in conflict with the purpose of the Plan to ensure Louisville's Preservation Program is voluntary.

Long-Term Action Items

Review Structures of Merit authorization
Louisville's Historic Preservation Ordinance authorizes a Structures of Merit program, but the City has not used this honorary designation. This alternative to landmarking offers the Historic Preservation Commission and City Council a means to acknowledge the history of a place while maintaining high standards of physical integrity within the landmarks program. Properties recognized as Structures of Merit are not subject to landmark regulations and do not qualify for any preservation incentives. However, such a program represents an excellent public outreach tool.

Draft and promote maintenance best practices for older buildings
Caring for historic buildings often requires specialized materials, techniques, and contractors. Providing advice to property-owners represents an excellent way to not only assist residents but also encourage appropriate treatment for the places that matter most to Louisville. The best practices will be available to owners of older buildings whether or not they are landmarked.

Host annual Open Houses for property owners
Sponsor a specialized workshop for property owners considering landmarking their buildings to facilitate networking among owners of historic buildings, construction and design professionals, and representatives from the Louisville Preservation Program.

Create a reference file of Preservation Program accomplishments
Gathering articles, relevant annual reports, and explanations of major practical and policy challenges facing the program represents part of developing an institutional memory for preservation in Louisville.

Create and deliver standard presentation on preservation to community organizations
This item recommends preparing illustrated speeches or presentations that Staff and Historic Preservation Commission members can deliver to service groups and others wanting to know more about topics such as the benefits of preservation, preservation basics, an introduction to Louisville's Preservation Program, or a sampling of local landmarks.

Improve availability of Louisville Historical Museum Oral History Program records
Museum staff and volunteers have recorded dozens of oral history interviews with Louisville residents that would benefit from transcription and promotion. The Louisville Historical Museum Oral History Program records will provide an additional method to research historic homes and businesses.

Explore resident-generated history collection formats
This approach offers residents an opportunity to take advantage of available technology to contribute their stories, photographs, etc. to a more informal collection of community memories, a complement to the Museum's successful program.

Promote historic preservation through regional tourism organizations
Louisville represents an excellent destination for day trips and stay-cations. Opportunities for collaboration exist, with the potential for the preservation program, Museum, various Boards and Commissions, and the business community to cultivate tourism.

Study issues related to sustainability and historic buildings
Look at ways to improve the energy efficiency of older buildings throughout their life-cycles. This could include: 1) reusing of building materials, 2) creating energy efficiency standards fo historic structures, 3) developing adaptive reuse case studies, and 4) partnering with a variety of organizations interested in sustainability.

Document historic landscapes
Cultural landscapes encompass both buildings and their natural and human-made surroundings. For example, a farmstead is a cultural landscape that may include elements like the barn, the farmhouse, corrals, fields, viewsheds, and tree breaks, all of which are evocative of the past. The historic context about Louisville's agricultural, railroad, and mining history will be crucial for identifying places to survey. These sites are likely located in the undeveloped outskirts of Louisville or within Open Space areas. Approximate cost estimate: $5,000-$8,000.

Re-evaluate participation in Main Street program including grant eligibility
The program offers resources, training, and technical support for member communities, providing assistance with economic restructuring, design, organization, and promotion. The Colorado Department of Local Affairs administers the Main Street program, providing various training and networking opportunities for City staff and members of Boards and Commissions. The National Main Street Program also offers grant opportunities.

Explore strategies for establishing an emergency preservation fund
Consider creating a fund for historic structures damaged by events such as fire or natural disasters.

Research & Architectural Survey

Responsible, well-informed preservation decisions are based upon both thematic historical research (historic contexts) and documentation of a community's historic buildings and places (surveys). Historic contexts tell the stories of specific people and places at a certain time, linking those themes back to actual historic buildings and sites. Survey projects record examples of historic places, helping contemporary audiences appreciate historic design, materials, and workmanship. Louisville possesses no historic context documents and relatively few surveys. Completing historic contexts and surveys represents a proactive approach to historic preservation. Contexts and surveys facilitate landmarking, design review, public outreach, and interpretation. As part of the demolition review process survey records offer property owners a more thorough assessment of the significance of their historic building, details that may influence the final decision on how to utilize their property.

Preservation Strategies

Category	Strategy	What is it?	Advantages and Details
Research and Documentation	**Historic context**	Based upon extensive research, tells the story of community's key historical themes, areas, or time periods	- A great foundation project; explains what is most important to community identity - Emphasis on story and human experiences
	Oral histories	Recorded interviews with key individuals who have personal memories relevant to community's history	- Gathered transcripts useful for historic context, historical and architectural survey, interpretation - Preserves memories of older generations - Reflects more personal, engaging history than found in traditional sources
	Historical & architectural survey	Information-gathering activity to identify and evaluate historic buildings; two types: reconnaissance and intensive	- Tells a community what types of resources they have - A great foundation project or a follow-up to historic context - Intensive: detailed information about history, architecture, and eligibility for designation - Reconnaisance: quick documentation of building stock including photographs
	Documenting cultural landscapes	Information-gathering activity to identify and evaluate areas with special social and historical significance	- Records places with both built and natural components, like farmsteads and ethnic enclaves
Historic Designation	**Landmarks**	Official recognition for historic buildings that are both important (based upon established eligibility criteria) and physically intact; three types: Louisville local landmark, National Register of Historic Places, Colorado State Register of Historic Properties	- Follow-up activity to either historic context or historical and architectural survey - Preserving community's tangible history for future generations, interpretation opportunities - Louisville local landmark: protection for character-defining features (alteration certificates), possible eligibility for HPF money - National and State registers are honorary/ less protection for resources, possible eligibility for tax credits
	Historic districts	Official recognition for groups of historic buildings that share significance (based upon established eligibility criteria) and are within a justifiable boundary; two types of resources within historic districts: contributing and non-contributing	- Follow-up activity to either historic context or historical and architectural survey - Evidence of increased property values for properties within historic districts - Louisville (local) historic districts: allows for protection of larger areas than single site designation - Again, National and State register historic districts are honorary only - Louisville historic districts require 40% owner consent; State Register historic districts require 100% owner consent; National Register historic districts require no more than 49% of owners object
Zoning Options	**Code modifications**	Accessory Dwelling Units: Allows for residential use of historic garages and outbuildings	- Potential to maximize development of historic site without significant change to massing, scale, and number of buildings
		Live-Work Ordinance: Re-establishes historic pattern of business owners living adjacent to their business	- Economic incentive to preserve historic storefronts
	Conservation areas	Overlay zone intended to protect scale, house size, and setback	- Sometimes referred to as "preservation lite" because there are fewer regulations associated with these overlay zones than more traditional historic districts - Often applied to large postwar neighborhoods where design review might become too time-consuming if these areas were designated as historic districts
	Old Town Overlay Yard and Bulk Standards	Lot coverage and floor area ratio bonuses for preserving the street-facing façade or for obtaining a landmark designation.	-Allows for up to 10% additional buildable area on a lot -Encourages preservation of existing buildings with sensitive additions

appendix

Category	Strategy	What is it?	Advantages and Details
Design-based Options	**Design guidelines**	Specific guidance on how to make appropriate changes to historic buildings or within historic districts; include both narrative text and illustrations (photos/line drawings) to advise property owners undertaking maintenance, alterations, and new construction	- Common follow-on activity from local historic district designation - Establish community standards for appropriate size, scale, building materials, and design approaches for historic buildings and within historic districts - Useful for property owners, staff, and HPC in alteration certificate process/discussions - Beneficial for design professionals: propose solutions/changes that are most likely to be approved
	Pattern books	Standard solutions for making alterations to common, modest house forms (such as Bungalows, Ranches, or Split Levels) in areas experiencing development pressure	- Requires preliminary work: reconnaissance survey where all resources are photographed and categorized by model and/or design characteristics - Beneficial for property owners to initiate discussions with design professionals about feasible changes to homes
	Adaptive reuse	Accepted preservation practice of repurposing a historic site while making minimal physical changes to the original building	- An excellent alternative to demolition—new use for historic building—that often revitalizes an area - Changes should respect character-defining architectural features of historic building
Planning	**Neighborhood Plans**	Recommended in the 2013 Comprehensive Plan, these documents address strategies for preserving the unique and special qualities of each residential area	- Plans address housing rehabilitation, traffic, safe routes to school, aging infrastructure, and monitoring/maintenance of community services -Intended to ensure plan areas remain livable, stable, and successful in face of growth and changes
Financial Incentives	**Historic Preservation Fund (HPF) grants**	Monies from 2008 voter-approved, dedicated sales tax to finance historic preservation projects related to or within the Downtown and Old Town Overlay	- Louisville is only municipality in the United States with this type of voter-approved funding mechanism for historic preservation - Tax approved until 2018
	Tax credits	Financial bonus for investment in the rehabilitation and reuse of historic buildings	- State and Federal programs, each with their own regulations, exist - Tax credit programs create jobs, revitalize communities, leverage private investments to preserve historic properties
	Revolving loans	2014 City Council-approved use of a portion of the HPF to fund building rehabilitation	- Landmarks and properties with conservation easements eligible for loans - Intended to extend utility and reach of HPF

1930s Aerial of Downtown Louisville

completed in cooperation with
the following:

City of Louisville
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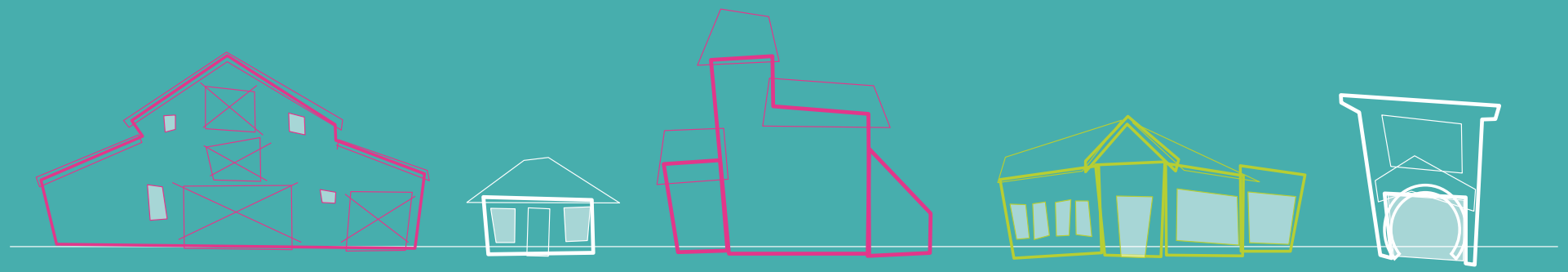
City of Louisville
Historic Preservation Commission

HM
HistoryMatters LLC



City Council – Public Hearing – December 1, 2015

Historic Preservation Ordinance Amendment

ORDINANCE NO. 1709, SERIES 2015 – AN ORDINANCE AMENDING CHAPTER 15.36 OF THE LOUISVILLE MUNICIPAL CODE REGARDING HISTORIC PRESERVATION

Prepared by:
Planning and Building Safety Department

Historic Preservation Ordinance Amendment
Preservation Master Plan

Preservation Master Plan
adopted October 6, 2015

Amendment addresses three Immediate Action Items:

- *Evaluate and improve demolition permit process*
- *Align public hearing notices with Planning Commission/ City Council*
- *Modify ordinance to define 1955 as the end date of Louisville's period of significance*

Historic Preservation Ordinance Amendment
Proposed Changes

Evaluate and improve demolition permit process

Create administrative review process for "minor demolition" projects, approximately 50% of demolition permits by adding 15.36.200 (D) (1)

Historic Preservation Ordinance Amendment
Proposed Changes

1. The following building permit applications are eligible for administrative review:

A. Modifications to existing commercial signage put in place after 1955 which meet the applicable design standards found in the Downtown Sign Manual, Commercial Development Design Standards and Guidelines, Industrial Development Design Standards and Guidelines and/or the Louisville Municipal Code.

B. The replacement of doors and windows where there is no change in the size of the existing opening and where there is documentation showing the existing doors and windows were replaced after 1955.

C. The replacement of over fifty-percent of the roof covering and/or sheathing, but excluding any structural members, where the existing roof covering and/or sheathing was replaced after 1955. Applicants proposing to change the shape or structure of the roof are not eligible for administrative review.

Align public hearing notices with Planning Commission/City Council

Create consistency in public hearing notice requirements for landmarks, alteration certificates, and demolition permits by adding Section 15.13.240

Table 1: Public Notice Requirements

Application	Mailing (1)	Posting			Published Notice in Newspaper (4)
		Public Facility (2)	City Website (2)	Subject Property (3)	
Landmark	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date
Alteration Certificate	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date
Demolition Permit	All properties within 500' 15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date	15 days prior to hearing date

Modify ordinance to define 1955 as the end date of Louisville's period of significance

Any mention of buildings being "over 50 years old" shall be modified to read "buildings constructed in or before 1955" within 15.36.200.

Historic Preservation Ordinance Amendment
Proposed Changes

Example

"A. *Purpose.* The purpose of the review of permit applications for demolition, moving, and removal of buildings ~~that are over 50 years old~~ constructed in or before 1955 is to prevent the loss of buildings that may have historical or architectural significance."

- Only demolition permits for buildings constructed in or before 1955 will be reviewed.
- The proposed amendment modifies the eligibility for demolition review, not voluntary landmarking.

Historic Preservation Ordinance Amendment
Fiscal Impact

The changes to the demolition review process would have a slightly positive fiscal impact with reduced staff time spent coordinating with the Historic Preservation Commission subcommittees. Amending Chapter 15.36 of the LMC to create consistency in the public notice requirements would also have a slightly negative fiscal impact on the Historic Preservation Fund due to the additional cost of stamps and staff time.

Historic Preservation Ordinance Amendment
Historic Preservation Commission Action

The Historic Preservation Commission held a public hearing November 16, 2015. They discussed the potential for expansion of the administrative review in the future. The Historic Preservation Commission recommended the amendment to Chapter 15.36 be forwarded to City Council for consideration.

Historic Preservation Ordinance Amendment
Recommendation

Staff believes these changes to the ordinance will:

- Streamline the demolition review process
- Improve review times for applicants
- Minimize the amount of time HPC members and staff spend reviewing demolition permits
- Simplify the public notice process for staff
- Create more public awareness of historic preservation projects

Staff recommends City Council approve Ordinance 1709, Series 2015, an ordinance amending Chapter 15.36 of the Louisville Municipal Code regarding historic preservation

CITY COUNCIL COMMUNICATION
AGENDA ITEM 8G

SUBJECT: **ORDINANCE NO. 1710, SERIES 2015 – AN ORDINANCE APPROVING A 5TH AMENDMENT TO THE TAKODA GENERAL DEVELOPMENT PLAN (GDP) TO ALLOW UP TO 231 RESIDENTIAL UNITS AND UP TO 64,468 SQUARE FEET OF COMMERCIAL DEVELOPMENT FOR THE PROPERTY KNOWN AS THE 245 NORTH 96TH STREET ANNEXATION – 1ST Reading – Set Public Hearing for 12/15/2015**

RESOLUTION NO. 89, SERIES 2015 – A RESOLUTION APPROVING THE FINAL SUBDIVISION PLAT AND PLANNED UNIT DEVELOPMENT (PUD), FOR KESTREL, LOCATED AT 245 NORTH 96TH STREET TO ALLOW THE DEVELOPMENT OF 191 RESIDENTIAL UNITS AND UP TO 5,977 SQUARE FEE OF NON-RESIDENTIAL DEVELOPMENT

DATE: **DECEMBER 1, 2015**

PRESENTED BY: **TROY RUSS, PLANNING AND BUILDING SAFETY**

SUMMARY:

The City of Louisville approved the voluntary annexation of "245 North 96th Street" with Ordinance 1679, Series 2015 and Resolution 13, Series 2015. The ordinance annexed the property while the resolution approved the terms of the annexation agreement between the City and the land owner. Ordinance 1680, Series 2015 adopted the General Development Plan (GDP) which defined the property's zoning as Planned Community Zone District (PCZD) with both commercial and residential areas.

The property, locally known as the "Alkonis" property, is located northwest of the South Boulder Road and Colorado State Highway 42 (96th Street) intersection, north of Christopher Village, east of Steel Ranch, South of the Davidson Highline Subdivision, and west of the Balfour Senior Living.

City Council approved Resolution 45, Series 2015, approving a preliminary Subdivision Plat and preliminary Planned Unit Development (PUD) to allow the development of 231 residential units and up to 18,406 sf of commercial development in July.

Now the land owner, Boulder County Housing Authority (BCHA), has submitted GDP Amendment requesting a total up to 64,468 sf of commercial development (an additional of 46,064 sf) be allowed along with the previously approved total of 231 residential units which have been reassigned among the four originally proposed planning areas for a rebranded project referred to now as "Kestrel".

The final Subdivision Plat and PUD, if approved, would allow a first phase of development for 191 affordable housing units (including 71 senior units and 16 live-work units) and 5,977 sf of commercial and community development.

The Annexation Agreement and approved GDP require, *"No less than 80% of the total developed residential units would be affordable with no less than 60 of the affordable units being age-restricted for occupancy by persons 55 years of age or older."*

If the PUD is approved, this requested first phase of development would ensure 82.6% of the total allowed residential units for the property are affordable with a total of 71 age-restricted units.

The near vacant property is 13.404 acres in size and has not been previously platted in the City of Louisville. As such, the Louisville Municipal Code (LMC) requires a public land dedication of 1.98 acres of land, or an equivalent payment in lieu. BCHA is requesting 1.28 acres of land with perpetual public access easements be dedicated to the City along with improvements to these dedications qualifying as credit for payment in lieu for the remaining .7 acres.

REQUEST:
General Development Plan (GDP) Amendment
The applicant is requesting to amend the approved GDP to increase the amount of allowed commercial development by 46,064 square feet and rearrange the location of the previously approved 231 residential units within the development.

The requested changes to the GDP are a byproduct of the Art Underground choosing to develop in another location, the applicant recognizing the marketability of a signalized Hwy 42 / Hecla intersection and refinements in architecture. The requested changes in allowed development within each planning area are documented below.

Plan Area	Current Zoning	Proposed Zoning	Current Com SF	Proposed Com SF	Current Res Units	Proposed Res Units
A	PCZD–C/R No Service Station	PCZD–C/R No Service Station	18,406 sf	37,897 sf	28 Units (15/Acre)	28 Units (15/Acre)
B	PCZD-R	PCZD-R	None	None	103 Units (30/Acre)	115 Units (33/Acre)
C	PCZD–R	PCZD–C/R No Service Station	None	26,571 sf	69 Units (25/Acre)	56 Units (20/Acre)
D	PCZD-R	PCZD-R	None	None	31 Units (15/Acre)	32 Units (15/Acre)
TOT	PCZD–C/R No Service Station	PCZD–C/R No Service Station	18,406 sf	64,468 sf	231 (17/Acre)	231 (17/Acre)

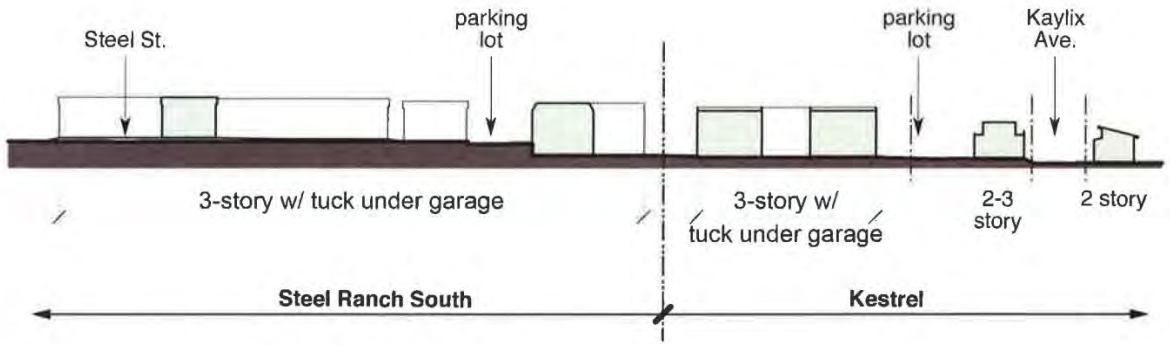
The two most significant changes are proposed in Planning Areas B and C. The applicant requests shifting 13 residential units previously permitted in Planning Area C into Planning Areas B and D. This shift would assist in allowing 26,571 sf of additional commercial development to be located in Planning C. Twelve of the 13 units would shift from Area C to Area B, increasing the total number of units allowed in Planning Area B from 103 units to 115 units and increasing the residential density in Area B from 30 DU/acre to 33 DU/acre. The applicant proposes the remaining residential unit (of the 13 proposed to shift) would go from Planning Area C to Area D, raising the unit count in Area D from 31 to 32. The overall density of Area D would remain approximately15 DU/acre.

Planning Area B is located in the southwest quadrant in the proposed development. The Comprehensive Plan identifies this area of the proposed annexation be designated an urban neighborhood. The Comprehensive Plan suggests requested land uses within a neighborhood match the land uses allowed in Section 17.72.080 and densities match adjacent neighborhood densities.

The proposed density increase in Planning Area B is requested to accommodate 71 units in the Senior Building plus the 44 lower density multi-family units. The proposed 33

DU/acre is 3 DU/acre higher than those initially recommended to match the adjacent neighborhood.

The adjacent North Main and Cristopher Village Apartments range between 30 and 35 DU/acre. The additional 3 DU/acre remains consistent with the intent of the Comprehensive Plan's expectations that new development in this quadrant match the character of adjacent neighborhoods. The following site elevation demonstrates the proposed architecture's consistency in scale and mass to the adjacent North Main Apartments within the Steel Ranch South Subdivision.



Planning Area C, located in the northeast quadrant in the proposed development, is designated as a part of the Hwy. 42 urban corridor in the Louisville Comprehensive Plan.

The Comprehensive Plan suggests the Hwy 42 urban corridor allow a mix of fiscally positive land uses identified in both Sections 17.72.080 and 17.72.090 in the LMC. The maximum density suggested for the Hwy. 42 corridor should be no higher than a 1.0 FAR for properties fronting Hwy 42 and .5 FAR for properties away from Hwy. 42. Residential densities for the corridor are suggested to be no higher than 25 units per acre in the Comprehensive Plan.

The applicant's requested amendment to Planning Area C is an improvement, in terms of consistency with the Comprehensive Plan when compared to the current GDP. The requested land use mix and densities comply with the suggested land uses and densities in the Comprehensive Plan.

Staff anticipates this GDP amendment request will perform better than the current GDP in meeting the fiscal expectations for an urban corridor documented in the Comprehensive Plan (see the fiscal analysis section of this staff report). The previous GDP had no commercial development within Planning Area C. This GDP, if approved, would allow up to 26,000 sf of commercial development within Planning Area C.

There are no requested changes to the proposed street network, or substantive changes to the approved Bulk and Dimension Standards illustrated in the current GDP. The only requested change to the Bulk and Dimension Table relate to the withdrawal of the specific architectural forms previously associated with the Art Underground.

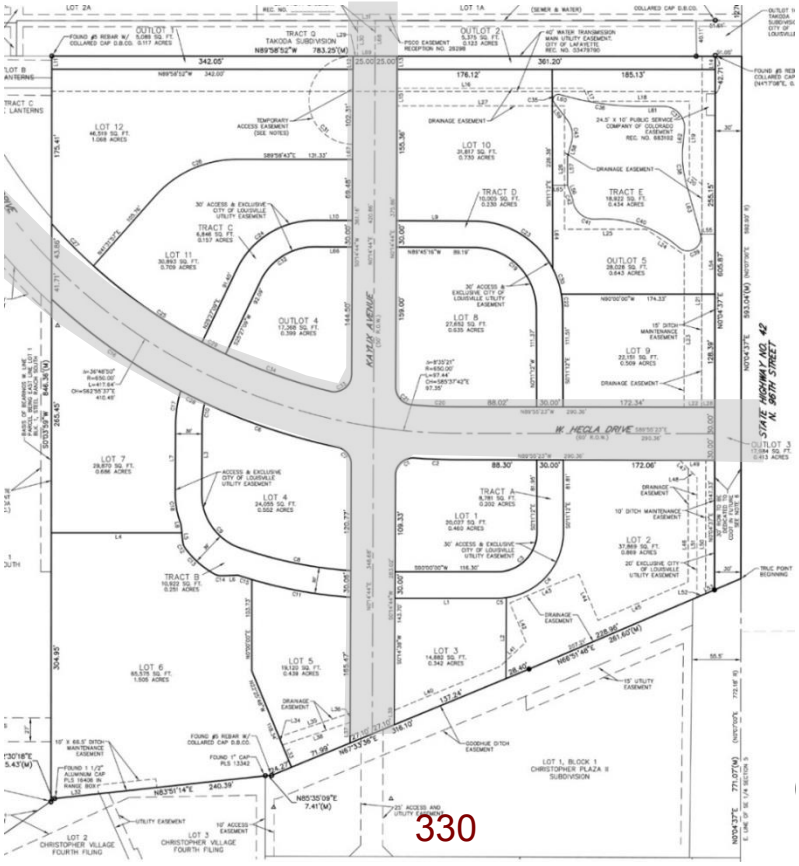
Final Subdivision Plat

The platting of the property defines private parcels, public rights-of-way, public land dedications, and public utility easements necessary to efficiently serve the proposed land uses. The LMC's Title 16 - Subdivisions, defines the procedure for subdividing property in the City of Louisville.

Blocks

The proposed block layout matches the block layout shown in the adopted GDP as well as the requested GDP Amendment. The applicant is proposing to extend West Hecla Drive east from the Steel Ranch Subdivision to the existing intersection of Hecla Drive and Hwy. 42. Additionally, the applicant is proposing to extend Kalix Avenue, north from an existing 25' public access easement in Cristopher Plaza to the Davidson Highline Subdivision and align it with the Kaylix Avenue built as part of the Steel Ranch Subdivision and dedicated to the City as part of the Lanterns' Subdivision. A private drive, or alley, is proposed to provide access and circulation internal to the development.

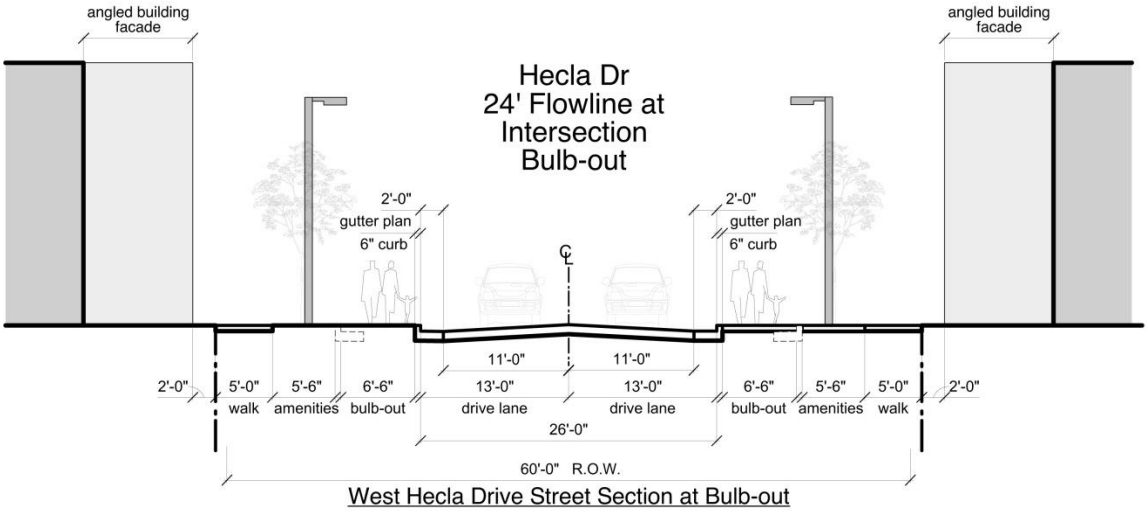
The requested block lengths and widths of 300' to 350' match the approved GDP and are appropriate for the kind of development proposed. Public access is proposed to serve all of the proposed lots.



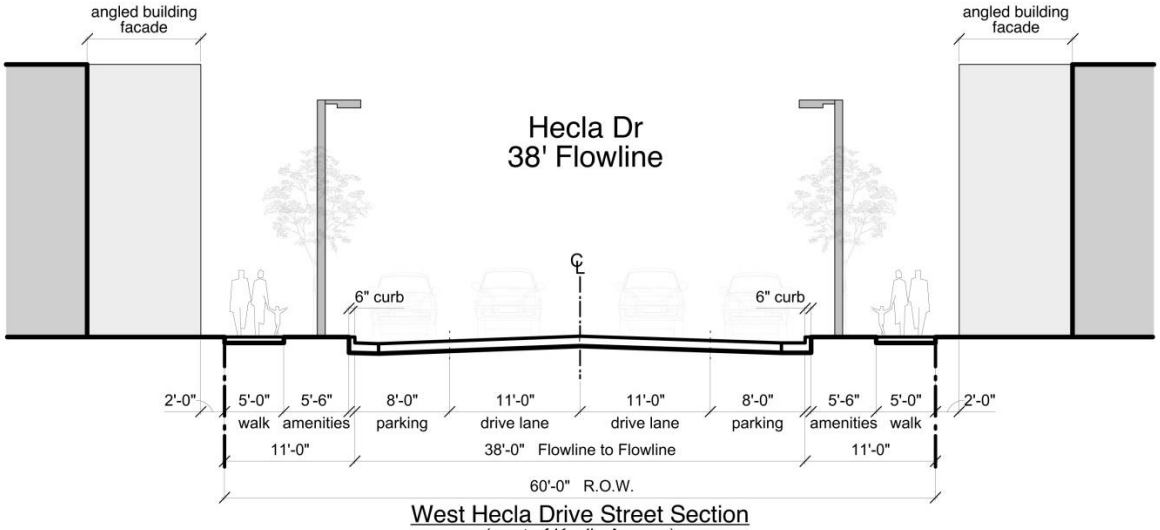
Streets and Alleys

The streets in the proposed development are intended to serve local traffic and provide alternative routing options to Hwy. 42 and a small amount of through-traffic west of Hwy 42. West Hecla Drive is identified to function as a collector street, while Kaylix Avenue is proposed to function as a local street. The proposed right-of-ways and street widths match the right-of-ways of both West Hecla Drive (60') and Kaylix Avenue (50') within the Takoda (Steel Ranch) subdivision.

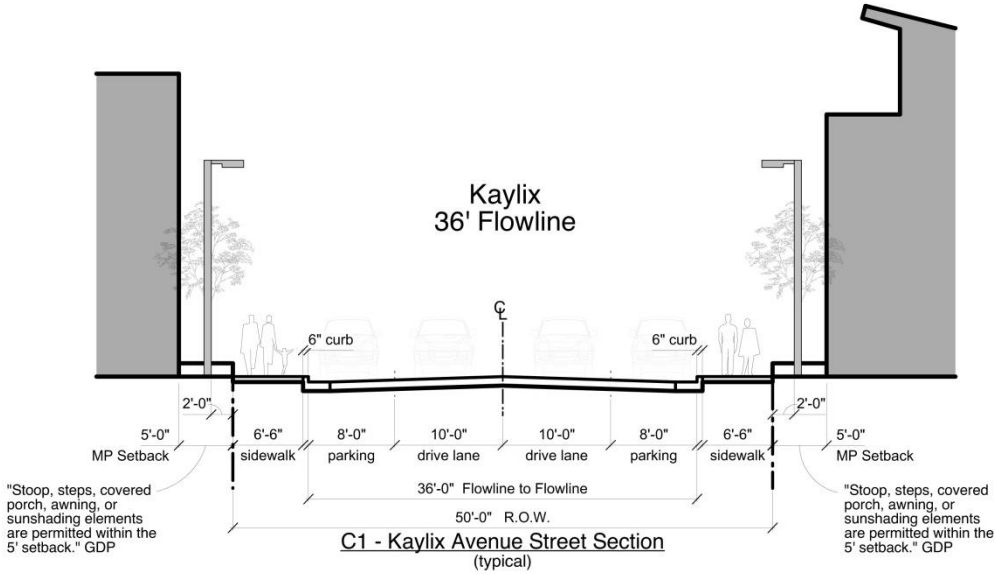
The final street sections and intersection designs have been updated from the preliminary PUD to make them more appropriate in a walkable community. These proposed streets and intersection designs have been reviewed and approved by the Louisville Fire Protection District and the Public Works Department. Changes in the Hecla Sections include 11-foot travel lanes, as opposed to 12-foot lanes, wider sidewalks and a necked down intersection at Kaylix.



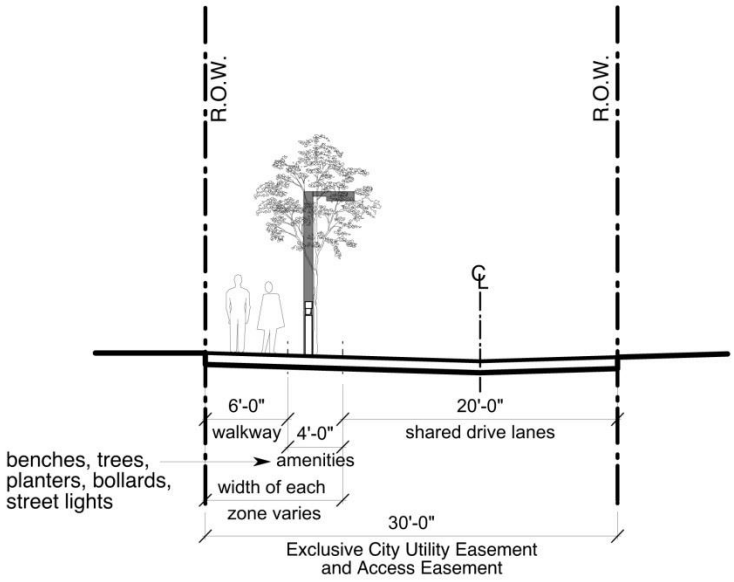
West Hecla Drive Street Section at Bulb-out



West Hecla Drive Street Section
(west of Kaylix Avenue)



C1 - Kaylix Avenue Street Section
(typical)



Public Land Dedication

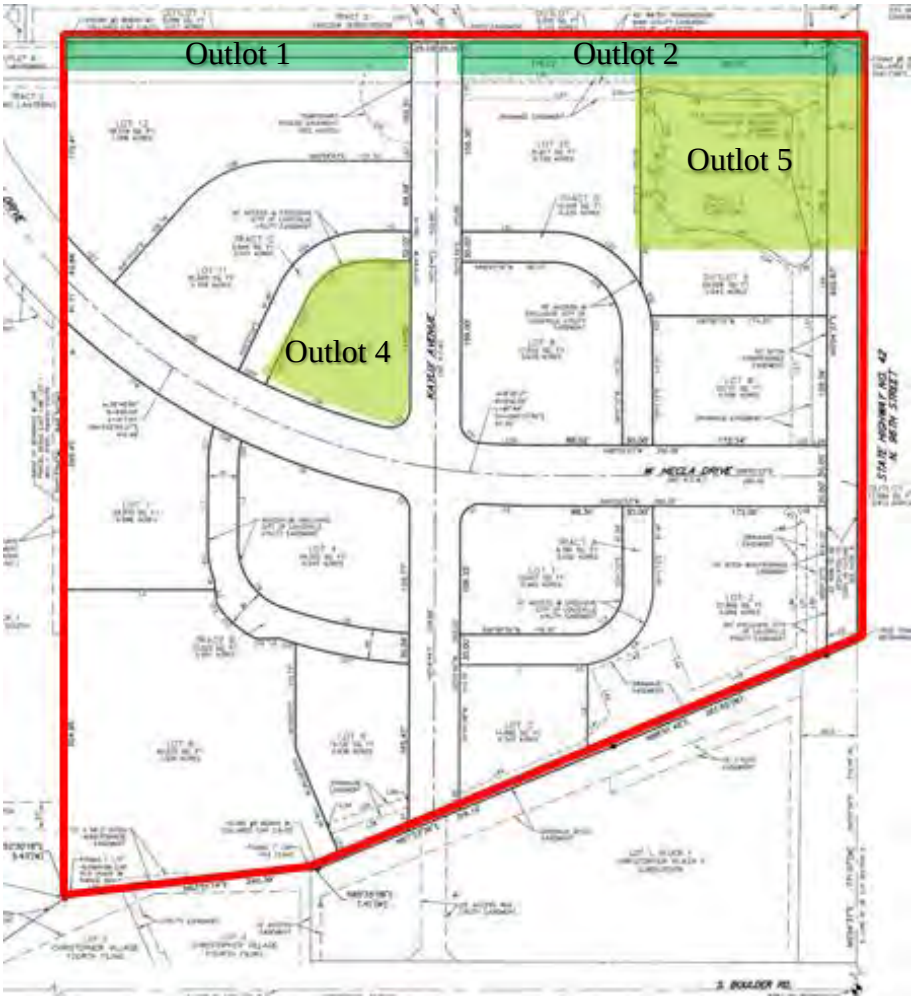
The property has not been platted in the City of Louisville. LMC Section 16.16.060 establishes the requirements for a public land dedication for all new subdivisions. 15% of the land platted, or an equivalent fee in lieu, must be dedicated for public purposes for all residentially platted parcels while a 12% public land dedication, or an equivalent payment in lieu, for commercially platted properties. Based on the proposed zoning, the applicant is obligated to dedicate 1.98 acres of unencumbered public land, or an equivalent cash payment in lieu.

The applicant proposes dedicating Outlots 1 and 2 (.24 acres) to the City to accommodate the proposed regional trail on the northern boundary of property. This land is encumbered by a City of Lafayette utility easement. The applicant proposes the remaining 1.74 acre required land dedication be in the form of (1) perpetual public easements over Outlot 4, a 0.399 acre neighborhood park, and Outlot 5, a 0.643 acres natural area pocket park, and (2) a credit for improvements funded by the BCHA that exceed the cash-in-lieu payment value of the remaining 0.7 acre dedication requirement. These dedications are illustrated on the following page.

To arrive at their cash-in-lieu amount due, the applicant's Land Appraisal indicates the value of the property is $2,900,000 for the 13.404 acre site, or $216,353 per acre. Therefore, the in-lieu fee for the remaining 0.7 acres due would be $151,447. The cost of the proposed improvements for Outlot 1 and 2 is $162,350 for the regional trail and for Outlot 4 is $243,500 for the Neighborhood Park. The total value of $405,850 of these improvements exceeds the $151,447 required contribution by $254,403. The BCHA requests the value of these improvements be used to satisfy the required in-lieu contribution. A detailed engineer's opinion of value and construction schedule will be provided in the Subdivision Agreement.

The parks would be owned by Kestrel I, LLC, the Low Income Housing Tax Credit (LIHTC) partnership controlled by BCHA. However, there would be full public access to these parks, and the maintenance costs would be funded through the Kestrel I, LLC partnership as the underlying owner of the property.

In the Annexation Agreement the BCHA agreed to abide by the requirements of the City's land dedication requirements in LMC Section 16.16.060. The BCHA is requesting the unique dedication outlined above to ensure the County is able have the financing necessary to maintain the property in perpetuity. This structure would enable the operating income generated by the Kestrel development to fund the ongoing maintenance costs of upkeep for the park. The LIHTC partnership cannot fund maintenance costs of property it does not own. Consequently, dedicating the fee simple interest to the City while retaining the maintenance obligations would not work for LIHTC and BCHA's private activity bond financing structure. With no ongoing revenue to support the park maintenance, BCHA would need to front the costs from its general operating fund, an unworkable structure not supported by the BCHA Board. Dedicating to the City a perpetual public access easement would allow full access to the park by the public and would allow the Kestrel development to fund the ongoing maintenance of the park. Alternatively, the park could be dedicated fully to the City and the City could take on perpetual maintenance obligations; however, the Louisville Parks and Recreation Department does not support this option due to the size of the park and ongoing maintenance costs.



Additionally, while not a part of the public land dedication, the applicant proposes pocket parks scattered throughout the development and designed to encourage pedestrian access with art features and landscape amenities. These proposed pocket parks total just over 1 acre and will be owned and maintained by BCHA but will also be open to the public through a dedicated public access easement.

Staff supports the applicant's proposed public land dedication request. BCHA has served as Louisville's public housing authority for decades. Louisville staff appreciates the City's relationship with the BCHA and acknowledges the Housing Authority's essential service to Louisville residents by providing affordable housing while operating on a non-profit basis. This land dedication structure is unique in its public benefits because the property is being developed by BCHA as a builder with local government powers similar to an urban renewal authority and whose primary purpose is to provide essential services. The intended public land dedication would continue to be owned by a public entity and developed for a public benefit, which distinguishes this structure from

other developers' ownership structures and land development and required public dedication structures.

Final PUD Development Plan
The final PUD is consistent with the proposed GDP Amendment's land use mix, four planning areas, public infrastructure and functional layout.

The final PUD illustrates a first phase of development and if approved would include all proposed public infrastructure construction and BCHA's mixed use affordable and senior housing community. Future phases of the PUD involve the commercial portions of Planning Areas A and C, and the market rate residential portion of the project in Planning Area D.

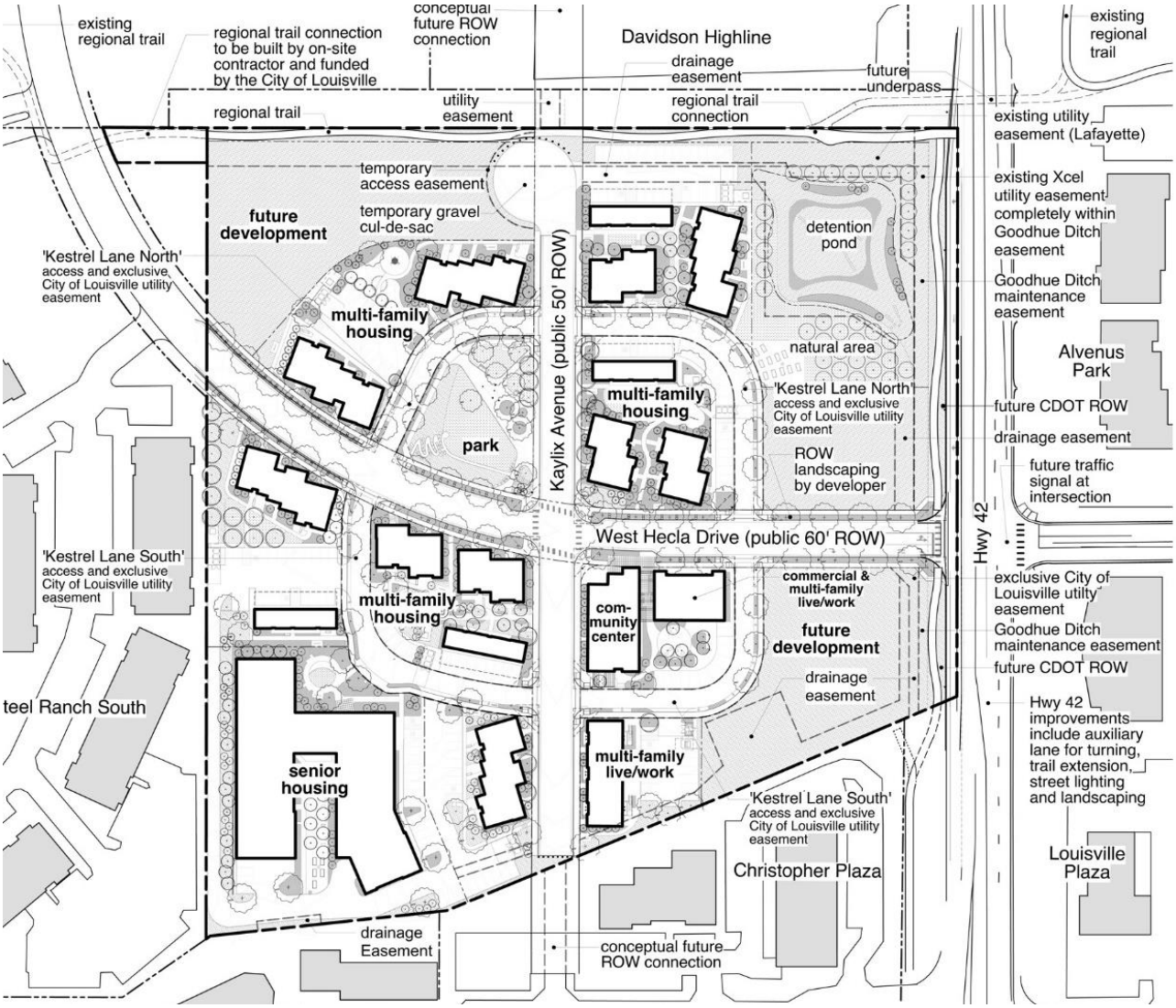
Land Use
Planning Area A **-** The proposed GDP Amendment designates Planning Area A as PCZD-C/R. The proposed PUD provides a mix of land uses consistent with the land use mix in the GDP and allowed within Sections 17.72.080 and 17.72.090 of the LMC. 16 live-work residential units are proposed with up to 5,977 sf of commercial and community center development. Land uses within Planning Area A include multi-family and live work units, a community center, and commercial property.

Planning Area B - The proposed GDP Amendment designates Planning Area B as PCZD-R. BCHA is proposing 115 residential units with dedicated senior housing being a major component. A large senior housing multi-unit structure is proposed in the southwest portion of Planning Area B, closest to the North Main Apartments. Multi-family housing structures are proposed along both West Hecla Drive and Kaylix Avenue.

Planning Area C **-** The proposed GDP Amendment designates Planning Area C as PCZD-C/R. This portion of the project is located in the northeast quadrant of the development closest to Hwy 42. The topography of the site requires a storm-water detention facility be placed in this portion of the project. BCHA is proposing 42 multi-family units be placed in Planning Area C with an large portion being designed as a natural area pocket park buffering the project from Hwy 42.

Planning Area D - The proposed GDP Amendment designates Planning Area D as PCZD-R. The proposed regional bicycle trail connecting Steel Ranch to the proposed Hwy 42 underpass, North End and the City of Lafayette, traverses the northern portion property on a City of Lafayette utility easement. The County is proposing to construct 18 residential units on a portion of this Planning Area and designating the remaining portion of the Planning Area for future development of 14 units of market rate housing.

The County has provided a copy of an agreement between BCHA and the City of Lafayette permitting the BCHA to develop within the utility easement.



Architecture

The yard and bulk standards contained in the proposed GDP amendment along with the City's Commercial Development Design Standards and Guidelines (CDDSG) regulate the architectural standards for commercial properties. However, other than the yard and bulk dimensions documented in the GDP, the City does not have architectural design standards for residential development applicable to this proposed project.

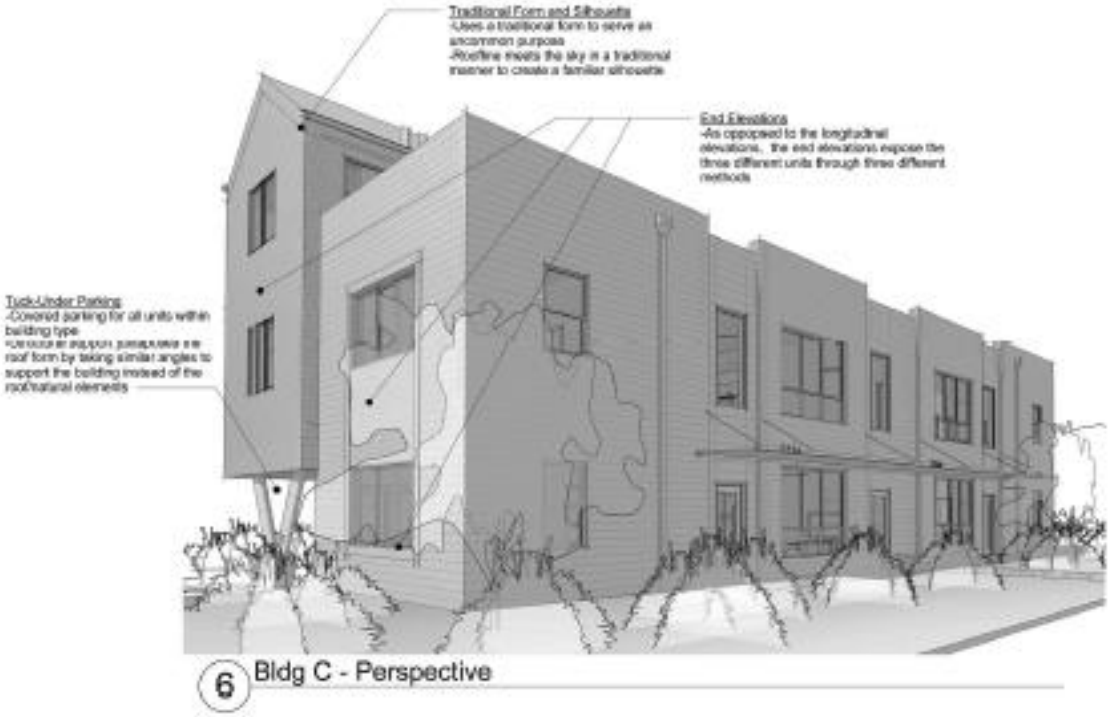
The applicant desired to create a contemporary and walkable version of postmodern design. Staff believes the result yields an interesting human scaled neighborhood distinctive in from, but compatible with, its neighbors. All of the proposed buildings

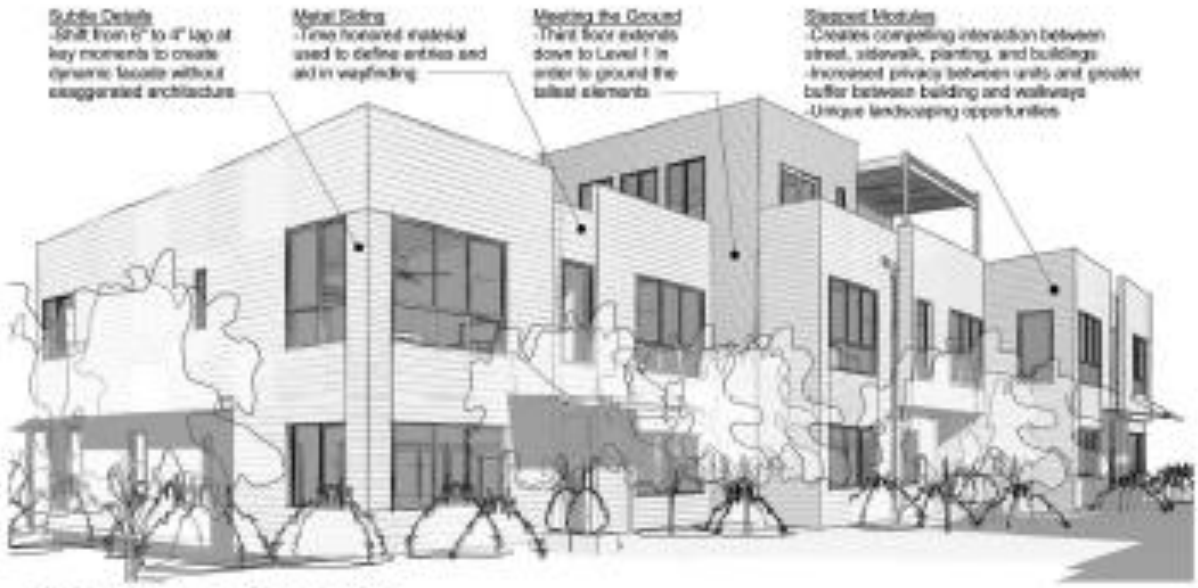
comply with the yard and bulk standards contained in the proposed GDP Amendment and the design guidelines in the CDDSG. The proposed architecture is divided into three categories:

1) Mix-use and live-work (southeast quadrant and along Kalix)
2) Small scale multi-family housing (north and central portion of the project)
3) Senior Housing (south west quadrant)

Proposed mix-use, live-work, and community buildings

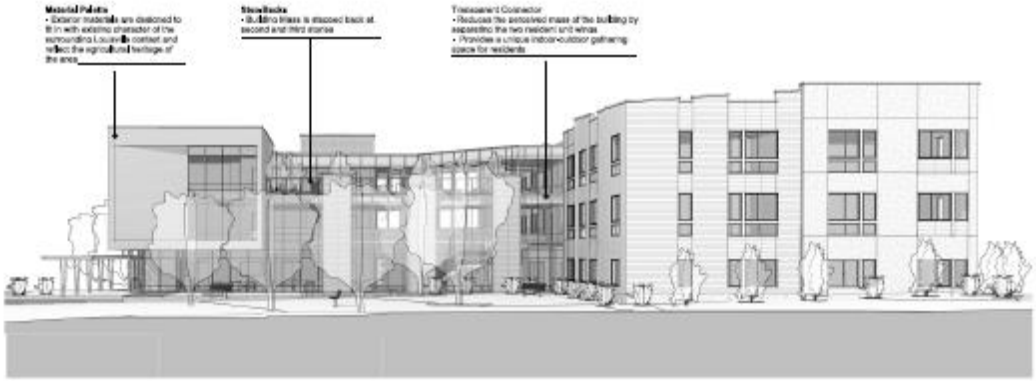
Proposed small scale multi-family housing



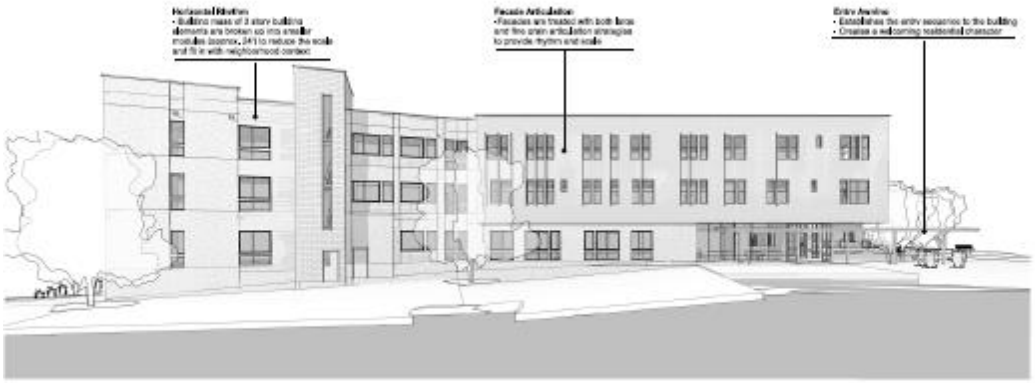


4 Bldg A - Perspective

Proposed Senior Housing Building



2 NORTH ELEVATION / 1 PT. PERSPECTIVE VIEW



1 EAST ELEVATION / 1 PT. PERSPECTIVE VIEW

Parking

Parking standards for this proposed development are located in two City documents. The residential parking standards are located in Section 17.20 of the LMC. Parking ratios for the commercial portions of the project are located in the CDDSG.

The applicant is requesting a waiver to these standards and seeking permission for this project to be subject to a discounted version of Louisville's Mixed Use Development Design Standards and Guidelines (MUDDSG) as presented below.

Parking Requirements

Use Category	Amount of Off-Street Parking Spaces Required
1 BR unit	0.75 space per unit [1]
2 BR unit	1.5 spaces per unit [1]
3 BR unit	1.5 spaces per unit [1]
Restricted to aged	0.75 space per unit [1]
Additional guest	1 space per 8 units [3]
Public assembly (civic uses)	1 space per 800 sf [2]
Commercial (retail)	2 space per 300 sf [3]
Commercial (offices)	1 space per 500 sf [3]

Notes:

[1] Multifamily - proposed 25% reduction to the code MU-R District (Louisville).

[2] Community center - proposed 50% reduction to the code MU-R District (Louisville).

[3] No reduction to the code MU-R District (Louisville).

To justify this request, the applicant provided parking utilization study of BCHA's Josephine Commons and Aspinwall communities. Both communities demonstrate similar conditions which influence parking demand. The demographics of the communities are similar to that anticipated in the Kestrel Development and neither community is directly served by transit.

Staff reviewed the parking study and supports its methodology. Staff believes the findings are applicable to Kestrel based on matching demographics, the mixed-use walkable nature of the project, nearby commercial businesses, its proximity near the existing RTD Dash Route, the proposed Hwy 42 transit service identified in the RTD's Northwest Mobility Study, and RTD's stated interest in extending the 228 route to Hwy 42 upon the development of Kestrel, DELO, and the Coal Creek Station developments.

With these ratios, the applicant would be required to construct 234 off street spaces. The proposed site plan provides 230 off-street parking spaces with the 74 on-street spaces for a total of 304 spaces.

off-street parking
on-street parking

Table 1

Uses and Parking Requirements				Spaces Provided			
Building Use / Types and Designated Parking Areas		No. of Units or S.F. Area	Spaces per Requirements	Off-Street Spaces Standard	Off-Street Spaces ADA	On-Street Spaces	Total Spaces Provided
Planning Area A							
Live/work	1 BR unit	10	8	6	2		
	2 BR unit	6	9	9			
Guests			2			2	
Future Commercial (offices)		3100 sf	7	3		4	
Community center	assembly spaces	2276 sf	3	2	1		
	staff	601 sf	2	2			
Central mail pick-up						2	
On-street (12 total)						4	
	Sub-Total	16	31	22	3	12	37
Planning Area B							
Multi-family	1 BR unit	20	15	16	1		
	2 BR unit	12	18	18	2		
	3 BR unit	12	18	21			
Guests			6	6			
Senior housing		71	53	53	2		
	staff		4	4			
	guests		9	7	2		
On-street (24 total)						24	
	Sub-Total	115	123	125	7	24	156
Planning Area C							
Multi-family	1 BR unit	18	14	10	4		
	2 BR unit	12	18	18			
	3 BR unit	12	18	18			
Guests			6	2		4	
On-street (16 total)						12	
	Sub-Total	42	56	48	4	16	68
Planning Area D							
Multi-family	1 BR unit	8	6	6			
	2 BR unit	4	6	6			
	3 BR unit	6	9	8	1		
Guests			3			3	
On-street (22 total)						19	
	Sub-Total	18	24	20	1	22	
	Grand Total	191	**234**	215	15	74	**304**

Summary

Parking Spaces Required	Parking Spaces Provided	
	215	Off-Street Standard
	15	Off-Street ADA
	74	On-Street
234	***304***	***Total***

Landscape

The propose landscape improvements comply with city landscaping standards.

Drainage

Kestrel will have two detention ponds that function as a single pond. Proposed attenuation flows, compliant with City criteria, would be released in storm events from

Kestrel's proposed underground pond into the existing City storm sewer infrastructure in Christopher Village. The storm sewer in Christopher Village would discharge to a pond on the west side of the development's access to S. Boulder Road. BCHA plans to alter the existing outlet structure in Christopher Plaza, ultimately discharging Kestrel's flows to the storm sewer pipes in S. Boulder Road. The existing 18" pipes in S. Boulder Road would need to be up-sized to 24" pipes to the outfall point in Coal Creek Station Filing No. 4.

If directing Kestrel's flows to the Christopher Plaza detention pond causes undue hardship for the City, BCHA could bypass Kestrel's attenuated flows directly to the existing storm sewer pipes in S. Boulder Road. Up-sizing pipes in S. Boulder Road & downstream of S. Boulder Road (as described above) would still be necessary in order to provide downstream capacity for Kestrel's flows. In both cases, the proposed PUD for the Kestrel property would remain unchanged.

Staff recommends a condition of approval that the applicant shall resolve off-site storm water routing with the Public Works Department and obtain necessary easements prior to recordation.

Grading

The applicant is proposing to pipe the Goodhue Ditch at the BCHA's expense and has provided a letter of intent with the Ditch Company.

Utilities

The final placement of the sanitary sewer line connecting to the City's mainline requires a 40-foot construction and utility easement with RCL Land Company, LLC. The applicant has provided an executed easement use agreement with RCL Land Company for the sanitary sewer consistent with the City's policy for the developer to acquire the necessary property and easements needed to construct a project.

Transportation and Traffic

The Public Works and Planning staff reviewed the traffic impact study provided by the applicant. City staff agrees with the applicant's traffic consultant's assumptions, methodology, and conclusions. A copy of the traffic study was provided to the Colorado Department of Transportation (CDOT). The following conclusions emerged in the project's traffic impact assessment:

1. Current operating conditions are acceptable in the general area of the project.
2. The project will generate 147 morning peak hour trips, 206 afternoon peak hour trips, and 2,164 trips per day.
3. Northbound left turn, southbound right turn, and eastbound right turn deceleration lanes and a southbound right turn acceleration lane will be needed at the SH 42 - Hecla Drive intersection in the short term.

4. Acceptable operating conditions are anticipated when the BCHA project builds out. At that time, all intersections will operate at acceptable levels of service with the identified roadway geometry.
5. The recommended geometrics of West Hecla and Hwy 42 intersection match the functional characteristics of those proposed in the Hwy 42 Plan. One divergent recommendation suggests the eastbound configuration of West Hecla Drive be designed with a single dedicated right turn land and a single shared thru/left.
6. Traffic signals are not expected to be warranted at the SH 42 – West Hecla Drive intersection in the short-term; however, given future development, traffic growth, and street system changes, traffic should be monitored at this intersection in the future.
7. In the long term, operating conditions are expected to remain acceptable with the planned roadway system.
8. Based on the analyses and investigations documented in this study, the 245 North 96th Street development is viable from a traffic engineering perspective.

In summary, the identified transportation improvements comply with the adopted Hwy 42 Corridor Plan and will not adversely impact the area street system. The street and highway system identified in this report can adequately serve area traffic demands for the foreseeable future.

REFERRAL COMMENTS

Louisville Fire Protection District (LFPD)

The Louisville Fire Department reviewed the final PUD and provided the following comments:

1. At the intersection of Hecla and Kaylix, it appears the track goes over the curb area. I have highlighted the area on the plan.
2. Need clarification regarding what happens at the intersection of Hecla and Kaylex, the track appears to do some kind of correction.
3. The tire track going into the senior center encroaches into the parking spaces.
4. Reference the Louisville Fire Department "Contractors' Checklist" for further fire department requirements.

The applicant updated their emergency access plan per the Fire District comments. The updated emergency access plan has been reviewed and approved by Fire District.

Xcel Energy

Xcel Energy was a referral for this project as they (Public Service Company of Colorado) maintains utility easement associated with a transmission line in the project boundaries. Their referral letter is attached for review.

BCHA, along with its design and construction teams met with the Xcel to review the project and Xcel's referral comments. The easement is located in the northeastern corner of the property where Xcel terminates a transmission line and turns across Hwy 42 to connect to the overhead on the East side of the Hwy 42. BCHA will work Xcel to develop a license agreement to use the easement. The prescriptive easement will continue and shall be noted on the plat.

Boulder Valley School District (BVSD)
The Boulder Valley School District (BVSD) was a referral for this development. A letter from BVSD dated August 19, 2015 states this development proposes *"a student impact of 11 students on Louisville Elementary, 4 students on Louisville Middle School and 5 students on Monarch High School."* Note BVSD anticipated 71 of the proposed Housing authority units to be restricted to seniors and were not used in their student evaluation.

The letter goes on to state, *"When considering all other development activity in Louisville (Attachment A), and resident enrollment growth within the attendance areas of Louisville schools, Louisville Middle and Monarch High are able to accommodate projected growth (Chart B). Louisville Elementary, however, will likely exceed its program capacity within 5 years should growth within the existing housing stock of central Louisville continue at its current pace. Elementary capacity in Louisville as a whole, however, is ample to accommodate continued enrollment growth."* Louisville staff underlined the last sentence of the BVSD statement for emphasis.

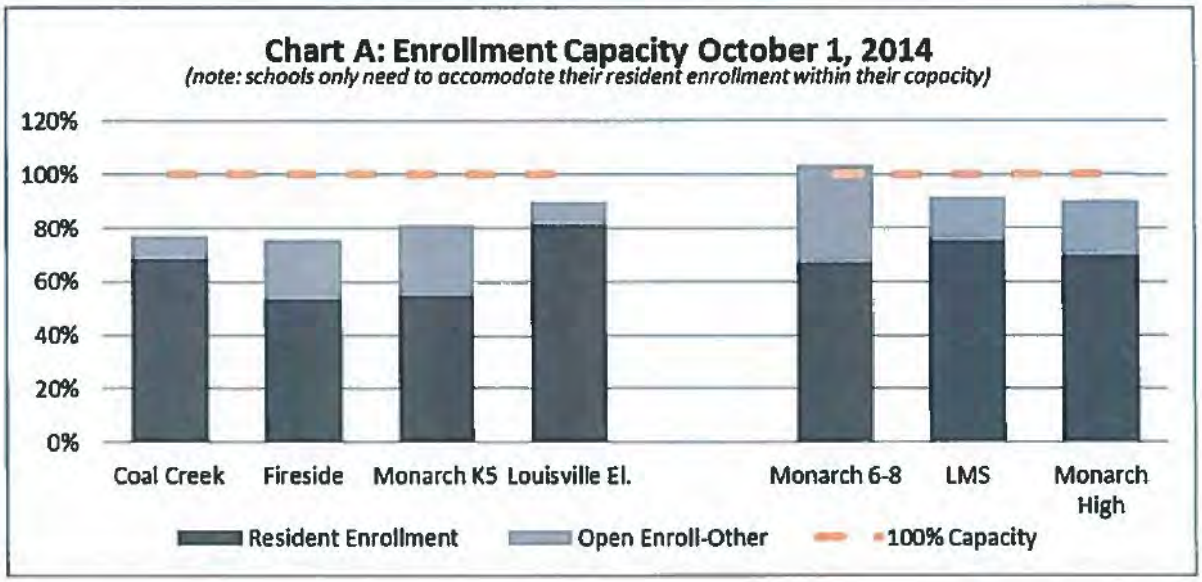


CHART B

School	Capacity	2014-15	Projected Enrollment 2015-16	2016-17	2017-18	2018-19	2019-20
Louisville El.	651	584	593	624	631	648	646
% capacity		*90.1%*	*91.0%*	*95.8%*	*96.9%*	*99.5%*	*99.2%*
Louisville M.S.	691	633	622	638	649	671	660
% capacity		*91.4%*	*90.0%*	*92.3%*	*93.9%*	*97.1%*	*95.7%*
Monarch H.S.	1833	1,653	1,750	1,767	1,805	1,823	1,788
% capacity		*90.7%*	*95.5%*	*96.3%*	*98.5%*	*99.5%*	*97.5%*

Projection notes and assumptions:

- *Capacity methodology held over from 2012 and currently under review.*
- *Only the impacts of housing units expected during projection period are included.*
- *Enrollment growth in existing neighborhoods is assumed to be near current levels over the next 5 years.*
- *Louisville El. will graduate out the last significant number of open enrolled (O.E.) students in 2018.*
- *Louisville Middle and Monarch High will see increasing restrictions on O.E. through the projections period but will still retain sizeable O.E. populations in the 5 year projection period shown above.*

City of Lafayette

The City of Lafayette has a water main within a utility easement along the north property line of the BCHA's property. According to the City of Lafayette, the line was built around 1970. The water main is a 16 inch diameter Asphalt Cement water main and has around 4.5 feet of cover. Due to the age and type of material used to construct the water main the City of Lafayette requires that no additional loading (material or excavation equipment) be placed on top of the water main. All construction within the easement will require review and oversight by the City of Lafayette. A copy of Lafayette's referral email is attached.

The applicant has developed a solution with the City of Lafayette. The solution involves the County reconstructing the City's water line. A copy of the easement use agreement is attached.

FISCAL IMPACT

The Kestrel project is the first development request staff evaluated using the recently approved fiscal impact model. On November 2nd, City Council approved staff's use of the new marginal cost fiscal impact model.

The analysis accounted for the low-income, non-taxable aspect of typical affordable public housing along with the $1,045,002 fiscal incentives the City granted the project with the approval of Resolution 17, Series 2015. City Council committed the following fiscal incentives to the Boulder County Housing Authority.

100% Rebate of Building Permit Fees	$430,500
20% Waiver of Parks and Trails Fee	$62,762
50% Waiver of Municipal Facilities Fee	$35,604
100% Waiver of Transportation Fee	$30,015
Cash Contribution for Project Construction	$486,121
Total Recommended Assistance	**$1,045,002**

According to the new model, the previously approved GDP would yield a net negative fiscal impact of **(-$614,121)** over a 20-year period, or **(-$30,706)** per year.

The proposed GDP, if built-out in two years (fast absorption), would yield a net negative fiscal impact of **(-$114,121)** on the City over the same 20-year period, or a negative **(-$5,700)** per year. The requested 46,000 square feet of additional commercial development projected to produce nearly $400,000 in additional revenues to the City's General Fund over the currently adopted GDP.

For comparison purposes, staff also provided a slow retail growth assumption where the proposed development would not lease the retail space until year 10 in the 20-year forecast. The slow absorption scenario yields a net negative fiscal impact of **(-$710,121)** over the same 20-year period, or **(-$35,506)** per year.

The following table summarizes the model's output. The only item not included in the table is the one-time City cash contribution of $486,121. The differences between the numbers presented above and documented in the table below are because staff subtracted the cash contribution from the final outputs.

Tables showing how the model was constructed are attached to the end of the Council Communication.

Cumulative Combined Funds Results (x$1,000) - Scenario Comparisons (x$1,000)
City of Louisville
Fiscal Impact Model

	SCENARIO					
Revenue by Fund	**Slow Absorption**	**%**	**Fast Absorption**	**%**	**Old Program**	**%**
General Fund	$3,475	61%	$4,132	62%	$3,050	60%
Urban Revitalization District Fund	$0	0%	$0	0%	$0	0%
Open Spaces & Parks Fund	$364	6%	$446	7%	$317	6%
Lottery Fund	$0	0%	$0	0%	$0	0%
Historic Preservation Fund	$133	2%	$163	2%	$115	2%
Capital Projects Fund	$1,754	31%	$1,974	29%	$1,601	31%
TOTAL REVENUE	**$5,726**	**100%**	**$6,714**	**100%**	**$5,083**	**100%**
Expenditures by Fund						
General Fund	$2,784	47%	$3,032	48%	$2,448	47%
Urban Revitalization District Fund	$0	0%	$0	0%	$0	0%
Open Spaces & Parks Fund	($343)	-6%	($286)	-5%	($355)	-7%
Lottery Fund	$0	0%	$0	0%	$0	0%
Historic Preservation Fund	$133	2%	$163	3%	$115	2%
Capital Projects Fund	$3,377	57%	$3,433	54%	$3,004	58%
TOTAL EXPENDITURES	**$5,951**	**100%**	**$6,342**	**100%**	**$5,211**	**100%**
NET FISCAL RESULT BY FUND						
General Fund	$692		$1,099		$602	
Urban Revitalization District Fund	$0		$0		$0	
Open Spaces & Parks Fund	$707		$733		$672	
Lottery Fund	$0		$0		$0	
Historic Preservation Fund	$0		$0		$0	
Capital Projects Fund	($1,623)		($1,460)		($1,403)	
NET FISCAL IMPACT	**($224)**		**$372**		**($128)**	

PLANNING COMMISSION ACTION

The Planning Commission reviewed the proposed GDP Amendment, the final subdivision plat and final PUD for Kestrel at their November 12, 2015 meeting. Two members of the public spoke in favor of the project. Planning Commission voted 6-0 to recommend approval of the Replat and final PUD.

STAFF RECOMMENDATION
Staff recommends City Council approve Ordinance No. 1710, Series 2015 on first reading and set second reading and public hearing for the ordinance and Resolution No. 89, Series 2015 for December 15, 2015

ATTACHMENT(S):

1. Ordinance No. 1710, Series 2015
2. Resolution No. 89, Series 2015
3. General Development Plan
4. Final Subdivision Plat
5. Link to Final PUD
6. Link to Application Documents
   - Land Use Application
   - Transmittal Letter
   - GDP Transmittal Letter
   - Final GDP
   - Final Subdivision Plat
   - Final PUD
   - Land Dedication Request
   - Parking Study
   - Final Drainage Report
   - Traffic Impact Study
7. City of Louisville Referral Comments – October 1, 2015
   - Louisville Fire Protection District Referral – August 27, 2015
   - Xcel Energy Referral – September 24, 2015
   - Boulder Valley School District Referral – August 19, 2015
   - Public Works Memo November 5, 2015
8. BCHA Response to Referral comments
9. Presentation

ORDINANCE NO. 1710
SERIES 2015

AN ORDINANCE APPROVING A 5TH AMENDMENT TO THE TAKODA GENERAL DEVELOPMENT PLAN (GDP) TO ALLOW UP TO 231 RESIDENTIAL UNITS AND UP TO 64,468 SQUARE FEET OF COMMERCIAL DEVELOPMENT FOR THE PROPERTY KNOWN AS THE 245 NORTH 96TH STREET ANNEXATION

WHEREAS, the City Council by Ordinance No. 1680, Series 2015, previously approved an amendment to the Takoda General Development Plan (Takoda GDP) to zone property known as the 245 North 96th Street Annexation as Planned Community Zone District (PCZD – C/R) for the uses permitted in the Takoda GDP amendment accompanying such Ordinance; and

WHEREAS, the Boulder County Housing Authority, the owner of 245 North 96th Street, has submitted to the City a request for approval of a 5th amendment to the Takoda GDP to expand the allowed commercial development from 18,406 square feet to 64,468 square feet and to make other revisions to the Takoda GDP provisions in connection therewith; and

WHEREAS, after a duly noticed public hearing on November 12, 2015 concerning said amendment to the Takoda GDP, where evidence and testimony were entered into the record, including without limitation the findings in the Louisville Planning Commission Staff Report dated November 12, 2015, the Planning Commission recommended approval of such amendment to the City Council; and

WHEREAS, the City Council has duly considered the Planning Commission's recommendation; and

WHEREAS, the City Council has held a duly noticed public hearing on the proposed amendment to the Takoda GDP, at which evidence and testimony were entered into the record, including without limitation the findings in the City Council staff report and other documents as listed in such report; and

WHEREAS, based on the evidence and testimony in the record, the City Council finds that the proposed amendment to the Takoda GDP complies the 245 North 96th Street Annexation Agreement, the Louisville zoning and subdivision regulations and other applicable sections of the Louisville Municipal Code, and that the proposed amendment to the Takoda GDP should be approved;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:

Section 1.__The City Council of the City of Louisville hereby approves the 5th Amendment to the Takoda General Development Plan, a copy of which is attached hereto and incorporated herein by this reference.

Section 2.__The 5th Amendment to the Takoda General Development Plan shall be recorded in the Office of the Boulder County Clerk and Recorder.

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this _____ day of _____, 2015.

By: _____
Robert P. Muckle, Mayor
City of Louisville, Colorado

Attest:

_____
Nancy Varra, City Clerk

APPROVED AS TO FORM:

_____
Light Kelly, P.C.
City Attorney

PASSED AND ADOPTED ON SECOND READING AND FINAL READING this _____ day of _____, 2015.

By: _____
Robert P. Muckle, Mayor

Attest:

_____
Nancy Varra, City Clerk
City of Louisville, Colorado

RESOLUTION NO. 89
SERIES 2015

A RESOLUTION APPROVING THE FINAL SUBDIVISION PLAT AND PLANNED UNIT DEVELOPMENT (PUD), FOR KESTREL, LOCATED AT 245 NORTH 96TH STREET TO ALLOW THE DEVELOPMENT OF 191 RESIDENTIAL UNITS AND UP TO 5,977 SQUARE FEET OF NON-RESIDENTIAL DEVELOPMENT

WHEREAS, there has also been submitted to the Louisville City Council an application for approval of a final Subdivision Plat and PUD for Kestrel, located at 245 north 96th street, to allow the development of 191 residential units and 5,977sf square feet of non-residential development; and

WHEREAS, the City Staff has reviewed the information submitted and found that, subject to conditions, the application complies with the 245 North 96th Street Annexation Agreement, 5th Amendment to the Takoda General Development Plan, the Louisville zoning and subdivision regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application on November 12, 2015 where evidence and testimony were entered into the record, including without limitation the findings in the Louisville Planning Commission Staff Reports dated November 12, 2015, the Planning Commission recommended approval of said final Subdivision Plan and PUD for Kestrel with the following conditions:

1. The applicant shall note Xcel's prescriptive easement on the subdivision plat prior to recordation.
2. The applicant shall to resolve off-site storm water routing with the Public Works Department and obtain necessary easements prior to recordation.
3. The applicant shall provide an executed agreement between the Goodhue Ditch Company and BCHA to pipe the Good Hue Ditch prior to recordation.
4. The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

WHEREAS, the City Council has duly considered the Planning Commission's recommendation; and

WHEREAS, the City Council has held a duly noticed public hearing on the proposed final Subdivision Plat and PUD for Kestrel, at which evidence and testimony were entered into the record, including without limitation the findings in the City Council staff report and other documents as listed in such report; and,

WHEREAS, based on the evidence and testimony in the record, the City Council finds that the proposed final Subdivision Plat and final PUD for Kestrel, subject to conditions, complies the 245 North 96th Street Annexation Agreement, 5th Amendment to the Takoda General Development Plan, the Louisville zoning and subdivision

regulations and other applicable sections of the Louisville Municipal Code, and that the proposed final Subdivision Plat and PUD should be approved, subject to the conditions set forth in this resolution;

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby approve Resolution 89, Series 2015, a resolution approving the final Subdivision Plat and PUD for Kestrel to allow for the construction of a 191 residential units and 5,977 square feet of non-residential development at 245 North 96th Street with four conditions:

1. The applicant shall note Xcel's prescriptive easement on the subdivision plat prior to recordation.
2. The applicant shall to resolve off-site storm water routing with the Public Works Department and obtain necessary easements prior to recordation.
3. The applicant shall provide an executed agreement between the Goodhue Ditch Company and BCHA to pipe the Good Hue Ditch prior to recordation.
4. The applicant shall comply with the November 5, 2015 Public Works memo prior to recordation.

PASSED AND ADOPTED this 15th day of December, 2015.

By: _____
Robert P. Muckle, Mayor
City of Louisville, Colorado

Attest: _____
Nancy Varra, City Clerk
City of Louisville, Colorado

Takoda

General Development Plan - 5th Amendment

Southeast ¼ of Section 5, Township 1 South, Range 69 West of the 6th P.M.

Property Ownership

Boulder County Housing Authority
2525 13th Street, Suite 204
Boulder CO 80304

Legal Description

That portion of the Southeast ¼ of Section 5, Township 1 South, Range 69 West of the 6th P.M., County of Boulder, State of Colorado, described as follows:

Beginning at the Southeast corner of said Section 5; thence North 00°07'00" East along the East line of said Section 5, a distance of 772.18 feet to the true point of beginning; thence continuing North 00°07'00" East along the East line of said Section 5, a distance of 592.90 feet to the approximate centerline of that easement and right of way for electric transmission lines as granted by Sam Milano to Public Service Company of Colorado by instrument recorded February 16, 1942 in Book 713 at Page 130; thence North 89°59'40" West, along the approximate centerline of the said right of way described in Book 713 at Page 130, a distance of 783.09 feet; thence South 00°07'00" West, a distance of 846.77 feet to the North line of that tract of land which is excepted in the description of "Tract 1" in the Deed from Esta D. Parr and Glennie Parr to Davidson Investments, Inc., a Colorado corporation, recorded January 22, 1962 in Book 1216 at Page 503; thence along the North line of the said tract of land excepted in the description of "Tract 1" in the said Deed in Book 1216 at Page 503 by the following four calls and distances:

Thence North 55°09'00" East, a distance of 5.23 feet;
Thence North 83°50'00" East, a distance of 247.65 feet;
Thence North 67°30'00" East, a distance of 316.33 feet;
Thence North 66°49'00" East, a distance of 262.00 feet to the true point of beginning.

Also known as Tract 2671, less A & B, Section 5, Township 1 South, Range 69 West of the 6th P.M.

Project Description

Property Area: 13.404 Acres

Access:
a) West Hecla Drive through Steel Ranch South
b) Hwy 42 left or right onto West Helca Drive
c) Paschal Drive via Kaylix Avenue through Summit View property and Davidson Highline property
d) South Boulder Road via Kaylix Avenue through Christopher Plaza II Property

Land Use Summary

Gross Property Area:	13.404 Acres
Hwy 42 ROW Dedication:	0.41± Acres
Collector St ROW Dedication:	1.11± Acres
Local Street ROW Dedication:	0.82± Acres
Ditch Easement:	0.19± Acres
Other Utility Easements:	0.63± Acres
Planning Area 'A':	1.82± Acres
Planning Area 'B':	3.44± Acres
Planning Area 'C':	2.85± Acres
Planning Area 'D':	2.13± Acres

Development Summary

Planning Area 'A': PCZD-C/R "excluding automobile service stations"
Allowed Uses: per section LMC 17.72.090
Maximum F.A.R.: 1.0
Maximum Floor Area Allowed (1.82 Acres): 79,279± sf[1]
Commercial Floor Area (0.87 Acres): 37,897± sf[2]
Dwelling Units (included in F.A.R.): 28 units[2]
Maximum Residential Density for 1.82 Acres: 15.4 Dwelling Units / Acre

Planning Area 'B': PCZD-R
Allowed Uses: per section LMC 17.72.080
Dwelling Units: 115 Dwelling Units
Maximum Density for 3.44 Acres: 33.4 Dwelling Units / Acre

Planning Area 'C': PCZD-C/R "excluding automobile service stations"
Allowed Uses: per section LMC 17.72.080
Maximum F.A.R.: 1.0
Maximum Floor Area Allowed (2.85 Acres): 124,146± sf[1]
Commercial Floor Area (.61 Acres): 26,571.2± sf[2]
Dwelling Units: 56 Dwelling Units
Maximum Density for 2.85 Acres: 25 Dwelling Units / Acre

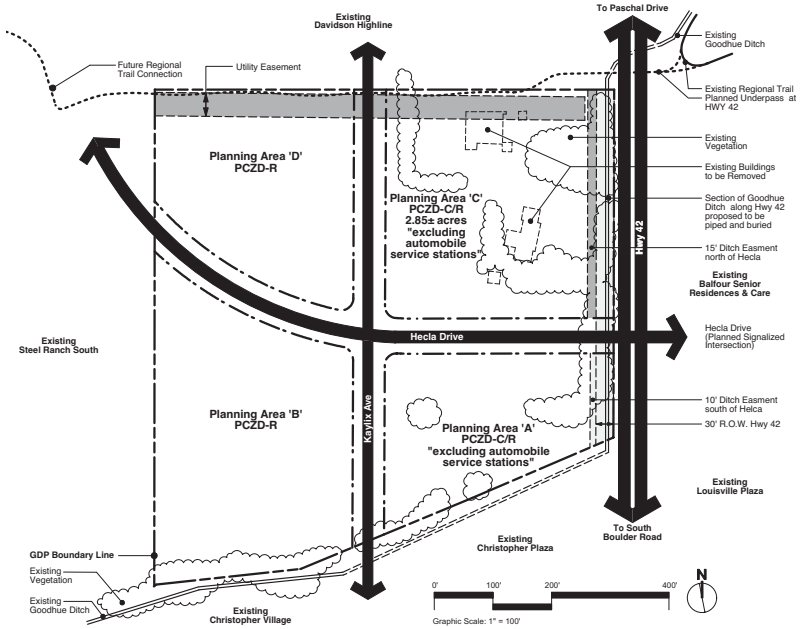
Planning Area 'D': PCZD-R
Allowed Uses: per section LMC 17.72.080
Dwelling Units: 32 Dwelling Units
Maximum Density for 2.13 Acres: 15 Dwelling Units / Acre

Totals: Units: 231 Dwelling Units

notes:
[1] It is intended that a portion of this Planning Area will be higher density artists live-work type housing.
[2] The combined square footage of commercial and residential will be less than half the amount allowed when calculating the entire area using FAR of 1.0.

Public Land Dedication

Gross Area	
PCZD-R Area + PCZD-C/R (Residential Area Only)	13.404 Acres
PCZD-C/R Area (Commerical Area Only)	11.926 Acres
	1.478 Acres
PCZD-R + PCZD-C/R (Residential Area Only)	
Gross Area:	11.926 Acres
Minimum Area Required:	15%
Dedicated Land Required:	1.8±Acres
Total Dedicated Land Required (PCZD-R)	**1.8± Acres**
PCZD-C/R (Commercial Area Only)	
Gross Area:	1.478 Acres
Minimum Area Required:	12%
Dedicated Land Required:	0.18 Acres
Total Dedicated Land Required (PCZD-C)	**0.18 Acres**
TOTAL DEDICATED PUBLIC LAND REQUIRED	**1.98 Acres**



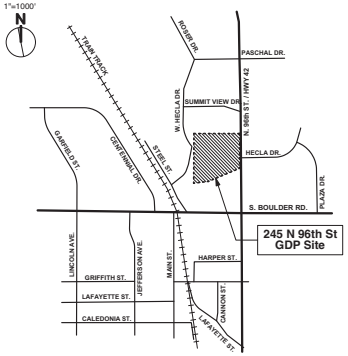
Bulk & Dimension Standards

	Planning Area 'A'*	Planning Area 'B'*	Planning Area 'C'*	Planning Area 'D'*
Min. Lot Area	7,000 sf	7,000 sf	7,000 sf	7,000 sf
Min. Lot Width	60'	60'	60'	60'
Max. Lot Coverage	40%	40%	40%	40%
Building Setbacks				
Min. Front Yard Setback (Principle Uses)	See ROW Setbacks	See ROW Setbacks	See ROW Setbacks	See ROW Setbacks
Min. Side Yard Setback (Principle Uses)	3'	3'	3'	3'
Min. Side Yard Setbacks (Accessory Uses)	3'	3'	3'	3'
Min. Rear Yard Setback (Principle Uses)	Parking: 5' Building: 10'	Parking: 5' Building: 10'	Parking: 5' Building: 10'	Parking: 5' Building: 10'
Min. Rear Yard Setbacks (Accessory Uses)	Parking: 5' Building: 10'	Parking: 5' Building: 10'	Parking: 5' Building: 10'	Parking: 5' Building: 10'
Setback from Hwy 42 ROW	Parking: 40' min from PL (10' from ROW Easement)[e] Building: 40' min from PL (10' from ROW Easement)[e]	N/A	Parking: 40' min from PL (10' from ROW Easement)[e] Building: 45' min from PL (15' from ROW Easement)[e]	N/A
Setback from Collector Street ROW	Parking: 10' Building: 5' typical, 0' for 33% of façade up to 12' max. width [a,g]	Parking: 10' Building: 5' typical, 2' for 33% of façade up to 12' max. width [a,g]	Parking: 10' Building: 5' typical, 2' for 33% of façade up to 12' max. width [a,g]	Parking: 10' Building: 5' typical, 2' for 33% of façade up to 12' max. width [a,g]
Setback from Local Street ROW	Parking: 10' Building: 5' [g]	Parking: 10' Building: 5' [g]	Parking: 10' Building: 5' [g]	Parking: 10' Building: 5' [g]
Setback From Parks and Open Space	0'	0'	0'	0'
Min. Building Separation	6'	6'	6'	6'
Max. Building Height				
Principle Uses	2-3 stories [a,b]	2-3 stories / 50' max. height [1,a,b]	2-3 stories [a,b]	2-3 stories [a,b]
Accessory Uses	30'	30'	30'	30'

[1] The 50' max building height accommodates the specific instance in Planning Area B where a two to three story residential building with basement level garage parking access is proposed in a location where the height is compatible with building height precedents on the adjacent property.
[2] The 33% portion of the mulit-family building façade with 2' setback shall be angled and have a maximum width of 12' to maintain pedestrian mass and scale along the street front.
[3] Stoop, steps, covered porch, awning, or sunshading elements are permitted within the 5' setback.
[4] Third floors of multifamily buildings shall step back a minimum of 5' for a minimum of 50% of any given frontage.
[5] Roof forms shall have a mix of pitched, sloped, or flat roof types that vary in orientation for a dynamic skyline.
[6] Boulder County Housing Authority shall work with the Goodhue Ditch Company to finalize the necessary easement and setback agreements.

Vicinity Map

1"=1000'



Notes

1. Survey by Scott, Cox & Associates, dated December 12, 2014.
2. The property is not located in the flood plain per FEMA map number 08013C0582J panel 852 of 615 revised December 18, 2012.
3. Timing and phasing of this development will be dependent on tax credit funding and other funding sources.
4. Proposed vehicular connections from internal collector and local streets may be refined.
5. No less than eighty percent (80%) of the total count of all residential units on the property shall be developed as affordable units at or below sixty percent (60%) of the area median income ("AMI"), and at least sixty (60) of the affordable units shall be age restricted for occupancy by persons fifty-five (55) years of age, or older, as provided in the Annexation Agreement.
6. Use Group #12 in Section 17.72.090(b) (Automobile service stations) is prohibitied in Planning Areas A & C.
7. The Owner shall pay for 50% of the cost of a traffic signal installation at the intersection of West Hecla Drive and Highway 42 per the Annexation Agreement.

City Council

APPROVED THIS _____ DAY OF _____ 201___ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, CO. ORDINANCE NO. _____ SERIES _____

_____
MAYOR

_____
CITY CLERK

Planning Commission Certification

APPROVED THIS _____ DAY OF _____ 201___ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, CO. RESOLUTION NO. _____ SERIES _____

Boulder County Clerk & Recorder Certificate
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, ___M., THIS _____ DAY OF _____, 201___ AND IS RECORDED IN PLAN FILE _____ FEE: _____ PAID _____ FILM NO. _____, RECEPTION _____

_____
CLERK

_____
RECORDER

Ownership Signature Block

BY SIGNING THIS GDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH BY THIS PDP/PUD. WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 201___.

_____
DEB GARDNER, Chair, Boulder County Housing Authority

245 North 96th Street
Boulder County Housing Authority
245 North 96th Street, Louisville, CO

BARRETT STUDIO architects
1944 20th Street Boulder, Colorado 80302 phone 303.449.9330 fax 303.449.1141 email bsa@barrettstudio.com web www.barrettstudio.com
Architecture Community/Urban Design Interiors

PROJECT TEAM:

Owner's Representative
Boulder County Housing Authority
2525 13th Street, 2nd Floor
Boulder CO 80306
(303) 441-1506
contact: Norrie Boyd

Civil Engineer
Olsson Associates
5285 McWhinney Blvd, Ste160
Loveland, CO 80538
(970) 461-7733
contact: Josh Erramouspe

Master Planner
Barrett Studio Architect
1944 20th Street
Boulder, CO 80302
(303) 449-1141
contact: Nicole Delamge

General Development Plan

Drawing Number:

A0.0

Sheet: 1 of: 1

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KESTREL
FINAL SUBDIVISION PLAT
SE 1/4 SECTION. 5, T1S, R69W OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND LOCATED IN SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00°07'00" EAST ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 772.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°07'00" EAST ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 592.90 FEET TO THE APPROXIMATE CENTERLINE OF THAT EASEMENT AND RIGHT OF WAY FOR ELECTRIC TRANSMISSION LINES AS GRANTED BY SAM MILANO TO PUBLIC SERVICE COMPANY OF COLORADO BY INSTRUMENT RECORDED FEBRUARY 16, 1942 IN BOOK 713 AT PAGE 130; THENCE NORTH 89°59'40" WEST, ALONG THE APPROXIMATE CENTERLINE OF THE SAID RIGHT OF WAY DESCRIBED IN BOOK 713 AT PAGE 130, A DISTANCE OF 783.09 FEET; THENCE SOUTH 00°07'00" WEST, A DISTANCE OF 846.77 FEET TO THE NORTH LINE OF THAT TRACT OF LAND WHICH IS EXCEPTED IN THE DESCRIPTION OF "TRACT 1" IN THE DEED FROM ESTA D. PARR AND GLENNIE PARR TO DAVIDSON INVESTMENTS, INC., A COLORADO CORPORATION, RECORDED JANUARY 22, 1962 IN BOOK 1216 AT PAGE 503; THENCE ALONG THE NORTH LINE OF THE SAID TRACT OF LAND EXCEPTED IN THE DESCRIPTION OF "TRACT 1" IN THE SAID DEED IN BOOK 1216 AT PAGE 503 BY THE FOLLOWING FOUR CALLS AND DISTANCES:

THENCE NORTH 55°09'00" EAST, A DISTANCE OF 5.23 FEET;
THENCE NORTH 83°50'00" EAST, A DISTANCE OF 247.65 FEET;
THENCE NORTH 67°30'00" EAST, A DISTANCE OF 316.33 FEET;
THENCE NORTH 66°49'00" EAST, A DISTANCE OF 262.00 FEET TO THE TRUE POINT OF BEGINNING.

AREA=13.404 ACRES

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF KESTREL, A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC, THE OUTLOTS, STREETS AND RIGHTS-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS ACCESS EASEMENTS, AND DESIGNATED AS UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR U.S. CENTURY LINK, INC. WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

OWNERS CERTIFICATE

BOULDER COUNTY HOUSING AUTHORITY

_____ _____
BY DATE

ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS.
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

[SEAL]

_____
NOTARY PUBLIC

VICINITY MAP
SCALE: 1" = 1000'

Land Summary Table

Outlot / Tract Outlot	Area ± Ac.	Ownership	Primary Uses	Maintenance[1]
1	0.117	City of Louisville	Regional Trail	City of Louisville
2	0.123	City of Louisville	Regional Trail	City of Louisville
3	0.413	BCHA	Existing Hwy 42 Easement / Existing Goodhue Ditch Company Easement / Regional Trail	BCHA: landscaping and snow removal on sidewalk City of Louisville: sidewalk repair and replacement CDOT: roadway
4	0.399	BCHA	City Park	BCHA
5	0.643	BCHA	Natural Area	BCHA
Tract				
A	0.202	BCHA	Private Drive is Private Common Open Space w/ Public Access	BCHA
B	0.251	BCHA	Private Drive is Private Common Open Space w/ Public Access	BCHA
C	0.157	BCHA	Private Drive is Private Common Open Space w/ Public Access	BCHA
D	0.230	BCHA	Private Drive is Private Common Open Space w/ Public Access	BCHA
E	0.434	BCHA	Detention Pond Private Common Open Space	BCHA

[1] Specific maintenance responsibilities will be outlined in the Subdivision Agreement

SURVEYING CERTIFICATE

I, A. JOHN BURI, DO HEREBY CERTIFY THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF KESTREL AS LAND OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE TRACTS STAKED UPON THE GROUND IN COMPLIANCE WITH ARTICLES 50-53 OF TILE 38, COLORADO REVISED STATUTES GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS ___ DAY OF _____, 20___ A.D.

A. JOHN BURI, P.L.S,
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24302
FOR AND ON BEHALF OF SCOTT, COX & ASSOCIATES, INC.

DRAFT
10/16/15

MORTGAGE INTEREST HOLDER CONSENT TO DEDICATION

MORTGAGEE CONSENTS TO DEDICATION: THE UNDERSIGNED HOLDERS OF MORTGAGE INTERESTS AND LIENS AGAINST THE PROPERTY OFFERED FOR DEDICATION AND TRANSFER TO THE PUBLIC AND CITY OF LOUISVILLE HEREBY CONSENTS TO AND APPROVES OF SUCH DEDICATION AND TRANSFER AND HEREBY SUBORDINATES AND RELEASES ITS INTEREST TO SUCH DEDICATED AND TRANSFERRED PROPERTY.

IN WITNESS WHEREOF: WE DO HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, _____.

_____

STATE OF_____)
)SS
COUNTY OF_____)

WITNESS MY HAND AND SEAL.

GOODHUE DITCH AND RESERVOIR COMPANY

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20__.

_____
BRAD DALLUM, PRESIDENT

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20___ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. _____, SERIES _____.

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20_____ BY THE CITY COUNCIL OF CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. _____, SERIES _____.

_____ _____
MAYOR CITY CLERK

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF BOULDER)

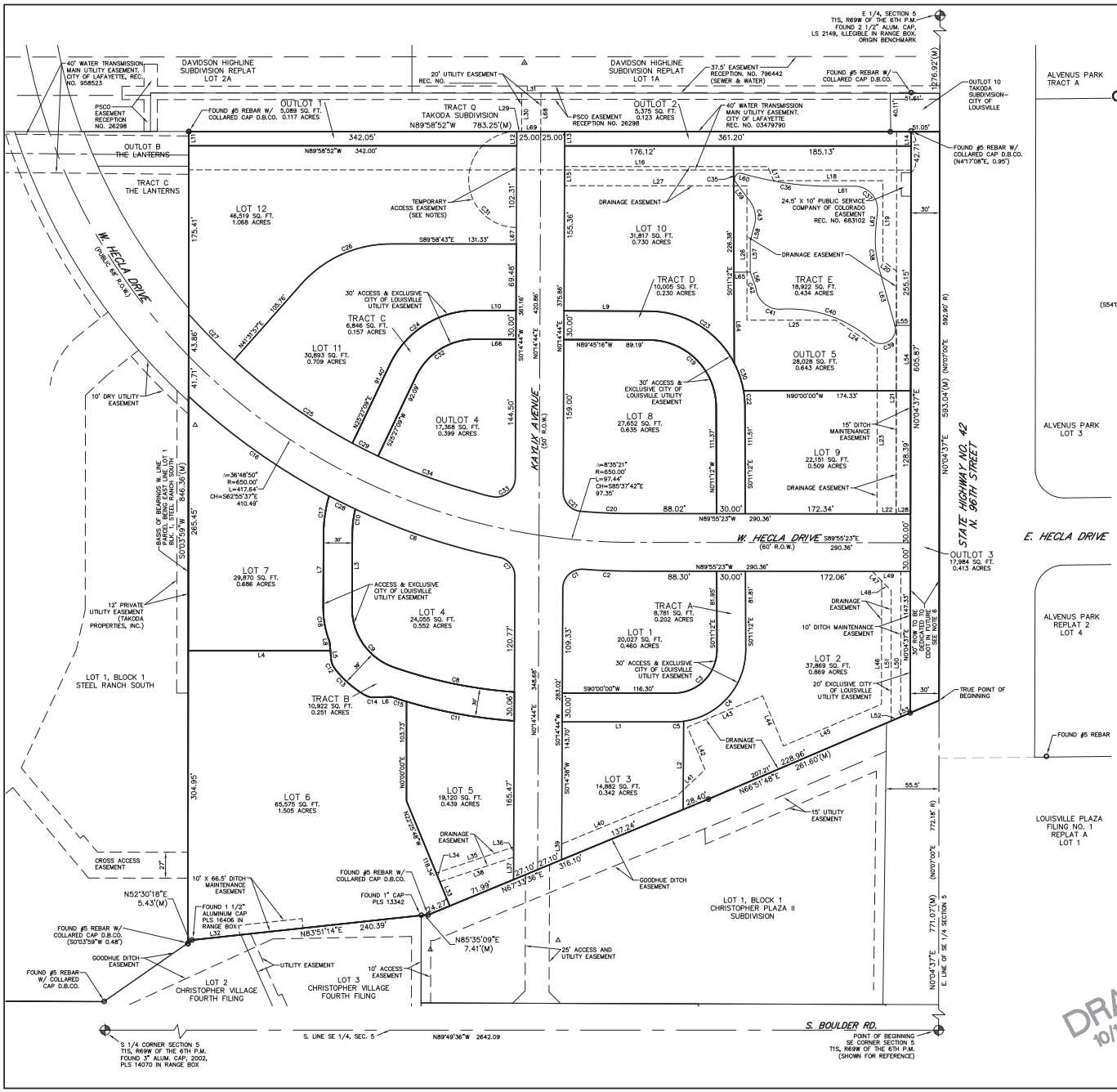
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE AT ____ O'CLOCK ____M., THIS _____ DAY OF _____, 20____, AND IS RECORDED UNDER RECEPTION # _____, FEES PAID $ _____.

_____ _____
COUNTY CLERK AND RECORDER DEPUTY

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 - 3051

Designed by AJB	Date 10/16/15	Scale AS SHOWN	Drawing no. 14524D-1	Sheet 1
Drawn by JAS	Revision	Description	Date	Project no. 14524D
Checked by AJB				

KESTREL
FINAL SUBDIVISION PLAT
SE 1/4 SECTION. 5, T1S, R69W OF THE 6TH P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



LEGEND

- PUBLIC LAND CORNER FOUND
- FOUND MONUMENT AS NOTED
- FOUND #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302 (P&C) (UNLESS NOTED)
- CONTROL POINT
- (R) RECORD COURSE PER LEGAL DESCRIPTION
- (M) MEASURED COURSE PER THIS SURVEY
- (S54°08'29"W 0.08') RECORD OR CALCULATED POSITION TO FOUND MONUMENT

SURVEY NOTES

1. THE BASIS OF BEARINGS IS THE WESTERLY LINE OF THE PARCEL ALSO BEING THE EASTERLY LINE OF LOT 1, BLOCK 1 STEEL RANCH SOUTH BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS S00°03'59"W, PER STEEL RANCH SOUTH AND TAKODA SUBDIVISIONS.
2. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
3. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a)
4. THIS PROPERTY LIES WITHIN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP,_ BOULDER COUNTY, MAP NUMBER 08013C0582 J, MAP REVISED: DECEMBER 18, 2012.
5. THE TEMPORARY ACCESS EASEMENT AT THE CUL-DE-SAC OF KAYLIX AVENUE WILL EXPIRE WHEN THE TEMPORARY CUL-DE-SAC IS REMOVED.
6. ROW DEDICATION TO CDOT BY SEPARATE INSTRUMENT TO OCCUR AFTER CONSTRUCTION OF IMPROVEMENTS WITHIN OUTLOT 3 IS COMPLETE.
7. THE CITY OF LOUISVILLE IS GRANTED A 4' MAINTENANCE ACCESS EASEMENT BEYOND RIGHT OF WAY FOR THE MAINTENANCE OF CURB & SIDEWALK. MINIMUM SURFACE DISTURBANCE IS ALLOWED WITHIN THIS EASEMENT.

LINE TABLE		
Line #	Length	Direction
L1	116.43'	N90°00'00"E
L2	92.01'	S00°15'25"W
L3	77.69'	N00°14'44"E
L4	148.26'	N90°00'00"E
L5	10.12'	S05°31'39"E
L6	18.85'	N88°12'01"E
L7	77.69'	S00°14'44"W
L8	9.64'	S05°31'39"E
L9	89.19'	N89°45'16"W
L10	42.49'	N89°45'16"W
L11	13.93'	N00°03'59"E
L12	14.88'	S00°14'44"W
L13	14.88'	N00°14'44"E
L14	14.88'	S00°04'37"W
L15	20.00'	N00°14'44"E
L16	211.97'	S89°58'40"E
L17	15.86'	S22°29'03"E
L18	113.93'	N90°00'00"E
L19	83.64'	S00°00'00"E
L20	17.74'	S53°10'27"E
L21	398.67'	S00°04'37"W
L22	20.00'	S89°59'13"W
L23	173.13'	N00°05'28"E
L24	52.00'	N56°14'06"W
L25	92.68'	N90°00'00"W
L26	140.11'	N00°00'00"E
L27	190.27'	N89°58'36"W
L28	15.00'	N89°48'10"W
L29	5.00'	S89°59'15"E
L30	40.12'	S00°14'44"W
L31	20.00'	S89°58'46"E
L32	49.99'	N83°51'14"E
L33	27.20'	N22°27'29"W
L34	10.02'	N22°25'48"W
L35	85.32'	N71°28'49"E

LINE TABLE		
Line #	Length	Direction
L36	10.56'	S00°14'44"W
L37	23.46'	S00°14'48"W
L38	81.24'	S71°28'49"W
L39	16.43'	N00°14'44"E
L40	129.73'	N67°28'49"E
L41	40.68'	N46°52'56"E
L42	48.03'	N22°32'19"W
L43	85.00'	N67°27'41"E
L44	56.57'	S22°32'19"E
L45	111.15'	N66°56'19"E
L46	128.63'	N00°04'37"E
L47	13.77'	N44°45'16"W
L48	14.18'	N44°45'16"W
L49	29.71'	S89°55'21"E
L50	151.62'	S00°04'37"W
L51	136.05'	S00°04'37"W
L52	10.87'	N67°00'49"E
L53	10.88'	N66°51'48"E
L54	68.24'	S00°04'37"W
L55	16.58'	S89°55'23"E
L56	16.08'	N19°54'16"W
L57	32.45'	N00°00'00"E
L58	16.77'	N15°05'09"E
L59	23.85'	N37°10'23"W
L60	6.99'	S74°32'40"E
L61	24.79'	N89°52'25"E
L62	18.52'	S05°32'34"W
L63	60.68'	S15°31'44"E
L64	94.74'	S00°11'12"E
L65	17.02'	S89°48'48"W
L66	42.49'	S89°45'16"E
L67	17.19'	N00°14'44"E
L68	40.12'	S00°14'44"W
L69	20.00'	S89°58'52"E

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.85'	20.00'	94°06'48"	N47°18'00"E	29.28'
C2	50.79'	680.00'	4°16'47"	S87°46'59"E	50.78'
C3	70.83'	45.00'	90°11'12"	S44°54'24"W	63.74'
C4	107.81'	75.00'	82°21'32"	S40°59'34"W	98.76'
C5	10.25'	75.00'	7°49'39"	S86°05'10"W	10.24'
C6	169.26'	680.00'	14°15'41"	S71°03'37"E	168.82'
C7	27.38'	20.00'	78°26'52"	S38°58'41"E	25.29'
C8	128.65'	490.00'	15°02'34"	N78°23'22"W	128.28'
C9	80.68'	65.00'	71°06'49"	N35°18'40"W	75.60'
C10	25.84'	110.00'	13°27'41"	N06°58'35"E	25.78'
C11	114.43'	520.00'	12°36'30"	S79°49'43"E	114.20'
C12	8.08'	15.00'	30°51'06"	S20°57'12"E	7.98'
C13	44.60'	104.00'	24°34'08"	S48°39'49"E	44.26'
C14	8.08'	15.00'	30°51'06"	S76°22'26"E	7.98'
C15	16.47'	520.00'	1°48'54"	S72°37'01"E	16.47'
C16	180.31'	680.00'	15°11'34"	S54°37'33"E	179.78'
C17	39.70'	140.00'	16°14'52"	S08°22'11"W	39.57'
C18	35.79'	95.00'	21°34'58"	S10°32'45"E	35.57'
C19	109.43'	70.00'	89°34'03"	S44°58'14"E	98.62'
C20	53.74'	620.00'	4°58'00"	N87°26'23"W	53.73'
C21	29.74'	20.00'	85°12'08"	N42°21'19"W	27.08'
C22	16.73'	100.00'	9°35'05"	S04°58'44"E	16.71'
C23	108.93'	100.00'	62°24'49"	N58°32'51"W	103.63'
C24	110.82'	98.00'	64°47'35"	S57°50'57"W	105.01'
C25	151.17'	620.00'	13°58'11"	N54°51'14"W	150.79'
C26	104.89'	124.00'	48°28'03"	N65°45'59"E	101.79'
C27	67.49'	620.00'	6°14'12"	N44°45'03"W	67.45'
C28	30.60'	680.00'	2°34'41"	S63°30'41"E	30.59'
C29	30.01'	620.00'	2°46'24"	N63°13'31"W	30.01'
C30	30.66'	100.00'	17°34'10"	N18°33'22"W	30.54'
C31	157.08'	50.00'	179°59'56"	N00°14'44"E	100.00'
C32	76.90'	68.00'	64°47'35"	N57°50'57"E	72.87'
C33	36.13'	20.00'	103°30'41"	S52°00'05"W	31.42'
C34	125.86'	620.00'	11°37'51"	N70°25'39"W	125.64'
C35	14.94'	6.00'	142°37'43"	N34°08'28"E	11.37'
C36	87.03'	320.00'	15°34'55"	S82°20'08"E	86.76'
C37	40.07'	24.00'	95°40'09"	S42°17'30"E	35.58'
C38	42.29'	115.00'	21°04'19"	S04°59'35"E	42.06'
C39	38.45'	15.00'	146°52'59"	S57°54'45"W	28.76'
C40	102.09'	130.00'	44°59'49"	N71°08'40"W	99.49'
C41	37.38'	25.00'	85°39'39"	N50°48'45"W	33.99'
C42	2.08'	10.00'	11°55'20"	N13°56'36"W	2.08'
C43	27.36'	30.00'	52°15'33"	N11°02'37"W	26.42'

DRAFT 10/16/15

Scale: 1" = 50'
U.S. SURVEY FEET
0 25 50 100

SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 - 3051

Designed by AJB	Date 10/16/15	Scale 1"=50	Drawing no. 14524D-1	Sheet 2
Drawn by JAS	Revision	Description	Date	Project no. 14524D
Checked by AJB				

City of Louisville
Louisville City Hall 749 Main Street Louisville, Colorado 80027 (303) 335-4592

Planning Department

October 1, 2015

Mr. Norrie Boyd
Boulder County Housing and Human Services
2525 13th Street
Boulder, CO 80304

Re: Review Comments for Case # 15-033-FS/FPP
Kestrel General Development Plan Amendment, Final Plat and Final Planned Unit Development

Dear Mrs. Boyd,

The Boulder County Housing Authority application for a General Development Plan (GDP) Amendment, final Subdivision Plat and final Planned Unit Development (PUD) for the construction of a mixed use, affordable, and age restricted community at 245 North 96th Street in north Louisville has been reviewed by City Staff and our referral partners. The following comments are provided for you response:

Colorado Department of Transportation:

- CDOT agrees that the west leg of Hecla needs to be installed and eventually signalized.
- The TIS indicates that a southbound to westbound right deceleration lane and a eastbound to southbound right acceleration lane will be required. CDOT supports that requirement.
- The protection of the right-of-way for future improvements should be implemented as part of this proposal.
- The applicant will need to obtain a new access permit and notice to proceed for this new access. Please have them contact us when you feel the time is appropriate.

BVSD:

- See attached letter

Xcel:

- See attached letter

Wastewater

- Has reviewed and has no comments.

Fire Protection District:

- See attached letter

Building Safety Division

- Has reviewed and has no comments.

City Manager's Office

- "Applicant shall address conditions of preliminary approval"

Public Safety

- Has reviewed and has no comments.

Economic Development

- Has reviewed and has no comments

<u>Parks Department:</u>

Planned Unit Development

1. Sheet 3 of 36, Public Lands Dedication.
    a. Land Dedication Summary Table Outlot 3. As the Outlot is being dedicated to CDOT remove the City of Louisville from maintenance responsibilities. With the exception of maintenance responsibilities associated with outlots 1,2 and 4 the Park and Recreation Departments perspective is that there will be no additional property maintenance responsibilities conveyed to the City for action by the department. Right-of-way, private streets and their associated improvements will be privately maintained by the owners association which shall include landscape maintenance and snow removal. Other public or private improvements including capital improvements to the ROW and their associated maintenance shall be further defined in the subdivision agreement.
2. Sheet 5 of 36, Parking Distributions.
    a. Remove parking from what is the regional trail easement in Precinct C along the norther property boundary.
3. Sheet 11 of 36, Master Landscape Plan.
    a. Remove Legacy Sugar Maple, Acer saccharum 'Legacy' from the Proposed Planting Palette-R.O.W.
    b. Correct the spelling of 'Cottonwood' in the Proposed Planting Palette- Private R.O.W., Parks, Courtyards and Residential Landscapes table.
    c. 8' Regional Trail. The 8' regional trail is outside of the trail easement at the northwest corner of the property. Revise the alignment so the trail is within the easement.
4. See attached Trail Revisions.pdf for revised regional trail alignment.
    a. Per discussion at the September 8 bi-weekly meeting with BCHA and the design team we spoke about extending the trail west of the Alkonis property and connecting to the Bullhead Gulch trail as shown in the Trail Revisions.pdf file. As the City has assisted BCHA in meeting their public land dedication

requirements we request that BCHA pay for the design of the trail connection and the City will pay for the construction of the trail segment with CIP funds. Scheduling the construction of the trail connection with the contractor constructing the regional trail on the project site would be more efficient compared to constructing the trail connection with a different contractor.

Planning Department

General Development Plan

1. Retitle to Takoda General Development Plan – 5th Amendment.
2. In the Project Description modify the following:
   - Delete the Current Zoning reference;
   - Delete the Proposed Zoning reference;
   - Delete the Number of Units reference; and
   - Delete the Min. Public Use reference.
3. In the Development Summary modify the following:
   - Planning Area A – Allowed: Uses add LMC in front of Section 17.72.090
   - Planning Area A – Delete "Minimum Public Use Areas (12%): 0.22"
   - Planning Area B – Allowed: Uses add LMC in front of Section 17.72.080
   - Planning Area B – Delete "Minimum Public Use Areas (15%): 0.52"
   - Planning Area C – Allowed: Uses add LMC in front of Section 17.72.080
   - Planning Area C – Delete "Minimum Public Use Areas (15%): 0.43"
   - Planning Area D – Allowed: Uses add LMC in front of Section 17.72.090
   - Planning Area D – Delete "Minimum Public Use Areas (15%): 0.32"
4. In the Notes Section add the following notes:
   - "5. No less than eighty percent (80%) of the total amount of all residential units on the property shall be developed as affordable units at or below sixty percent (60%) of the area median income ("AMI"), and at least sixty (60) of the affordable units shall be age restricted for occupancy by persons fifty five (55) years of age, or older, as provided in the Annexation Agreement.
   - "6. Use Group #12 in Section 17.72.090(b) (Automobile service stations) is prohibited in Planning Areas A and C."
5. In the GDP Map modify the following:
   - Delete the phrase "City of Louisville" from surrounding subdivisions.
   - Removes the acreage references for each planning area.
   - Modify the "Future Regional Trail Connection" to match the proposed alignment in the PUD.
6. Correct misspellings.

Planned Unit Development

General

1. There were five conditions of approval for the Preliminary Subdivision Plat and PUD. The application package for GDP Amendment, the Final Subdivision Plan and the Final PUD address two of the five conditions, the emergency access plan and the public land dedication resolution with staff. This application is missing executed easement use agreements with the City of Lafayette, the Goodhue

Ditch Company and Xcel energy. The City is hesitant to allow this application to go before Planning Commission and will not let this application go before City Council until these conditions are met.

2. *The City must review and approve the agreement between the development and The Goodhue Ditch.*
3. The final placement of the sanitary sewer line connecting to the City's mainline requires a 40-foot construction and utility easement with RCL Land Company, LLC. Please provide an executed easement use agreement with RCL Land Company for the sanitary sewer as it is the City's policy for the developer to acquire the necessary property and easements needed to construct a project.
4. Incorporate "Emergency Access Plan" and truck turning templates into the PUD.
5. Ensure all pages have sufficient margins: 2 inches on the left side, 1 inch on all others.
6. Develop a single consistent sheet format. The format change between sheets (1-5, 10, 12-13), (6-9), (11), (14-23), is not acceptable.

Sheet 1 of 36: Cover Sheet

1. Delete the Development Map on the cover and replace with a relocated and enlarged Vicinity Map.
2. In the Project Description modify the following:
   - Changes the Current Zoning from the County's designation to: Takoda General Development Plan (GDP) 5th Amendment: Planned Community Zone District Commercial / Residential (PCZD-C/R).
   - Delete the Proposed Zoning reference;
   - Delete the Number of Units reference; and
   - Delete the Min. Public Use reference.
3. Delete the word "Notes" on the bottom right of the page.

Sheet 2 of 36: Master Plan and General Notes

1. In the General Notes modify the following:
   - Note #1, change the referenced zoning from "PCZD/R" to "PCZD – C/R" and delete the word "Commercial / Residential" for Planning Area A;
   - Note #1, change the referenced zoning from "PCZD – Residential" to "PCZD – R" for Planning Area B;
   - Note #1, change the referenced zoning from "PCZD/R" to "PCZD – C/R" and delete the word "Commercial / Residential" for Planning Area C;
   - Note #1, change the referenced zoning from "PCZD – Residential" to "PCZD – R" for Planning Area D;
   - Note #2, change the referenced total public land dedication to match the calculated public land dedication document in the requested GDP amendment (1.98 Acres).
   - Note#2, add the following sentence, "The County will provide.
2. In the Development Summary modify the following:
   - Planning Area A, change the requested use from "Commercial / Residential" to "PCZD – C/R"; change the "Net Area" to "Gross Area" and match the requested GDP (1.82 acres); create a new "unit" column

matching the requested GDP (28 units), delete references to residential floor area; create a new commercial sf column and match the requested GDP (37,897 sf); in the last column, delete references to FAR and match the requested GDP density for Planning Area A (15.4 DU / Acre).

- Planning Area B, change the requested use from "Residential" to "PCZD – R"; change the "Net Area" to "Gross Area" and match the requested GDP (3.44 acres); create a new "unit" column matching the requested GDP (115 units); in the last column, delete references to FAR and match the requested GDP density for Planning Area B (33.4 DU / Acre).
- Planning Area C, change the requested use from "Commercial / Residential" to "PCZD – C/R"; change the "Net Area" to "Gross Area" and match the requested GDP (2.85 acres); create a new "unit" column matching the requested GDP (56 units), delete references to residential floor area; create a new commercial sf column and match the requested GDP (26,571sf); in the last column, delete references to FAR and match the requested GDP density for Planning Area A (25 DU / Acre).
- Planning Area D, change the requested use from "Residential" to "PCZD – R"; change the "Net Area" to "Gross Area" and match the requested GDP (2.13 acres); create a new "unit" column matching the requested GDP (32 units); in the last column, delete references to FAR and match the requested GDP density for Planning Area B (15 DU / Acre).
- TOTAL, change the requested use from blank to "PCZD – C/R"; change the "Net Area" to "Gross Area" and match the requested GDP (13.404 acres); create a new "unit" column matching the requested GDP (231 units), delete references to residential floor area; create a new commercial sf column and match the requested GDP (64,468 sf); in the last column, delete references to FAR and match the requested GDP density for total Area (provide).

3. Replace Delete the Bulk and Dimension Standards and footnotes and replace with the Bulk and Dimension Standards and footnotes as presented in the requested GDP 5th Amendment.
4. Reduce the surrounding context and enlarge the Master Plan graphic for legibility.
5. Reduce development summary and yard and bulk tables slightly for legibility.
6. Annotate the senior Housing on the Master Plan graphic.
7. Annotate the neighborhood Park on the Master Plan.
8. Annotate the storm water Pond on the Master Plan.
9. Show proposed utility easement in Planning Area A.
10. Annotate the Community Room in Planning Area A.
11. Annotate the Live-work units in the Planning Area A.
12. Ensure a minimum 3-foot setback with landscaping and fencing between the regional trail and surface parking in Planning Area C.
13. Show Property line between Public land dedication and new commercial lot in Planning Area C.
14. Show pedestrian connection between North Main Apartments and Planning Area B.

Sheet 3 of 36: Public Lands Dedication

1. Land Dedication Summary Table modify as follows:
    - Reduce the size of the table for legibility.
    - Change “Boulder County Housing Authority” to “BCHA”.
    - Add a footnote stating the specific maintenance responsibilities will be outlined in the Subdivision agreement.
    - Outlot 3, change maintenance responsibility to the following: landscaping and snow removal on sidewalk BCHA, sidewalk repair and replacement City of Louisville, roadway Colorado Department of Transportation.
    - Outlot 10, change ownership from BCHA to City of Louisville.
2. Public Land Dedication and Requirements and Provisions modify as follows:
    - Row #2: Change “Residential Gross Area” to “PCZD-R Area + PCZD-C/R (Residential Area Only)”; change “10.89 Ac.” to “11.926 Ac.” to match the requested GDP.
    - Row #3: Change “1.63 Ac.” to “1.8 Ac.” to match the requested GDP.
    - Row #4: Change “Commercial Gross Area” to “PCZD-C/R Area (Commercial Area Only)”; delete “2.514 Ac.” to “1.478 Ac.” to match the requested GDP.
    - Row #5: Change “.30 Ac.” to “.18 Ac.” to match the requested GDP.
    - Row #6: Change “1.93 Ac.” to “1.98 Ac.” to match the requested GDP.
    - Row #7: Change “Public Land Dedication” to “Unencumbered Dedication” and change the “.908 Ac.” to “.399 Ac.” to match the requested Land Dedication Summary Table.
    - Row #8: Change “Encumbered Public land Dedication” to “Encumbered Dedication”.
    - Row #9: Rephrase “Total Dedicated Public Land Provided” to “Total Public Land Dedication” and change “1.789 Ac.” to “1.28 Ac.” to match the requested Land Dedication Summary Table.
    - Row #10: Delete “(13.3% of total site area)”.
    - Row #11: Delete “(16.4% of Gross Developable Area)”.
    - Add a footnote stating BCHA will provide a payment in lieu of the remaining .7 Ac in the form of physical improvements to Outlot 1, Outlot 2, and Outlot 4.
3. Delete the Development Area Percentages as it is not required in the PUD.
4. Delete the planning Area Reference Map as it is redundant.
5. Public Lands & Private common Open Areas Summary, modify as follows
    - Row #1: Add “Unencumbered” to “Dedicated Land”. Delete “0.227 in Planning Area B as there is no unencumbered land dedicated in Planning Area B; delete “0.15” in Planning Area C as there is no unencumbered land dedicated in Planning Area C; Delete “0.531” in Planning Area D and replace with “.399” as Outlot 4 is the only unencumbered land being dedicated in Planning Area D; change “0.908” to “0.399” in the total column to match the Land Dedication Summary Table; change “16%” to “3%” in the % column.

- Row #2, Change “15% to “6.5%” in the % column.
- Row #3, Change “32% to “13.8%” in the % column.
- Row 4, Change “37% to “16%” in the % column.
- Row 5, Change “1.514” to “1.287” in Planning Area B; Change “2.585” to “2.435” in Planning Area C; Change “1.034” to “0.902” in Planning Area D; change “5.797” to “4.624” in the total column.

6. Public Lands Dedication Plan, modify as follows:
   - Delete adjacent subdivision names for legibility.

Sheet 4 of 36: Planning Areas

1. Delete the entire sheet as it is redundant to the General Development Plan.

Sheet 5 of 36: Parking Distributions

1. Rename sheet to “Parking”, deleting the word “distributions”.
2. Two parking standards are presented. Request one standard and remove the other from this sheet as it confuses the readability of the sheet.
3. Show property lines on the Parking Distribution Map.
4. Delete the word “Precinct” on the graphic and in the tables and replace with “Planning Area” for consistency with rest of document.
5. Remove parking from Outlot 2 on the Parking Distribution Map.
6. Remove all parking time-limits and car share designations on the Parking Distribution Map as they are not appropriate in a PUD. The City manages parking and requires flexibility where a PUD would restrict the City’s ability to manage its right-of-way. The City can have a separate conversation regarding parking management on public streets.
7. The City does not dedicate on-street parking to individual users. Remove all references to dedicated on-street parking spaces.

Sheet 9 of 36: Overall Phase Map

1. Rename sheet to “Phasing”, deleting “*Overall Phase Map*”.

Sheet 11 of 36: Master Landscape Plan

1. Ensure a 3-foot landscaped setback from City’s Outlot 2.
2. Ensure a 8-foot trail connects to the City owned property in northwest corner between BCHA property and W. Hecla Drive
3. Replace “Alkonis” references with “Kestrel” references

Sheet 12 of 36: Building Floor Plans

1. Delete the entire sheet as floor plans are not regulated by a PUD.

Sheet 13 of 36: Building Elevations

1. Ensure all building heights are measured per the City’s definition of Grade “Section 17.08.205 (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure.” and Sec. 17.08.045. - Building height, “Section 17.08.045 the vertical distance measured from grade to the highest point on the roof surface.”

Sheet 14 of 36: Elevations

1. Rename sheet from “Elevations” to “Building Elevations”
2. Ensure all building heights are measured per the City’s definition of Grade “Section 17.08.205 (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure.” and Sec. 17.08.045. - Building height, “Section 17.08.045 the vertical distance measured from grade to the highest point on the roof surface.”
3. Increase line weights similar to sheet 13 to improve legibility on a mylar.
4. Provide building dimensions similar to sheet 13 for legibility.

Sheet 15 of 36: Plans

1. Delete the entire sheet as floor plans are not regulated by a PUD.

Sheet 17-21 of 36: Plans

1. Delete the entire sheet as floor plans are not regulated by a PUD.

Sheet 22 of 36: Senior Housing Building Elevations

1. Ensure building heights are measured per the City’s definition of Grade “Section 17.08.205 (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure.” and Sec. 17.08.045. - Building height, “Section 17.08.045 the vertical distance measured from grade to the highest point on the roof surface.”
2. Increase line weights similar to sheet 13 to improve legibility on a mylar.
3. Provide building dimensions similar to sheet 13 for legibility.

Final Subdivision

Revise plat to make consistent with requested GDP Amendment and proposed PUD land dedication summary as show on sheet 3.

<u>Public Works</u>

GENERAL

1. The proposal indicates storm water discharges into the Goodhue Ditch, non-conforming detention volume and site release rates below historic release levels but above City max release rates. All of these conditions are nonconforming to City Drainage Criteria Manual. The referral package did not include Goodhue Ditch Company approval of the proposed release of developed runoff to the irrigation ditch. Public Works does not support the proposal.
2. The proposed Photometric Plan includes the use of LED light fixtures on public streets which is inconsistent with other surrounding developments. Xcel Energy typically provides street lighting on public streets with exception such as Louisville Library, the South Street Underpass and DELO Phase 2 - Woonerf. Noted the proposed street light design includes spacing of 80’, both sides of street on Hecla Dr. and Kaylix Ave. as compared to Xcel Energy street light

design typically at 200' spacing. Public Works does not support approval of the street light design at this time without information pertaining to energy, estimated maintenance costs and further review.

3. Traffic impact study dated January 17, 2015 appears resubmitted without correction. Refer to previous comments regarding the study.

EMERGENCY ACCESS PLAN – Sheet 1 of 1

1. Please submit the plan in color, the turning movements are difficult to discern (tire vs bumper).
2. The south leg of Kaylix ends abruptly without a temporary cul de sac. City street maintenance of S. Kaylix Ave. will require use of an access easement on private property. Request developer provide street sweeping and snow removal on S. Kaylix Ave. until the road is extended south thru Christopher Village.
3. The northerly temporary turnaround shall be maintained by the Developer until the road is extended through Davidson Highline Subdivision.

MASTER PLAN AND GENERAL NOTES –Sheet 2 of 36

1. Master Plan
    a. Delete the phrase "City of Louisville" from surrounding developments.
    b. Add subdivision boundaries and property boundaries (e.g. Davidson Highline, Lanterns, Summit View, Takoda)
    c. The "Proposed Utility Easement" is southeast corner of site should be a drainage easement.
    d. The Developer shall extend Kaylix Ave. street design to property line and provide financial funding for "unfinished" segment of street.
    e. The Developer shall provide funding for half the cost of signalization at the SH42/Hecla Dr. intersection when the signal is warranted.
    f. Provide a copy of the Goodhue Ditch Agreement concerning piping the ditch.
    g. As mentioned earlier, provide a copy of the agreement pertaining to the discharge of storm water to the Goodhue Ditch.
    h. Add a note about the proposed SH42 improvements mentioning auxiliary lane age, curbing, trail extension, street lighting and landscaping.
    i. The southerly extension of Kaylix Ave. shall be resolved prior construction of the southerly buildings.

PUBLIC LANDS DEDICATION – Sheet 3 of 36

1. Land Dedication Summary Table
    a. Information not shown on Plat. Plat incomplete. Revise.
    b. Footnote 1 concerning land dedication of encumbered property is a matter for the Parks and Recreation and the Planning Departments. It is Public Works understanding that unencumbered land is only counted toward the dedication requirements.
    c. Outlot 3, Maintenance column; the city does not maintain CDOT dedicated property. Public walks in rights of way and dedicated easements are repaired by the City. Snow removal and landscape maintenance are typically provided by the adjacent property owner/ HOA/CDOT.
2. Public Land Dedication Plan
    a. Change Tract U to L.
    b. Indicate drainage easement at southeast corner of site.

PARKING DISTRIBUTIONS – Sheet 5 of 36

1. City does not install or enforce "Car Share" parking spaces. Delete these spaces from public street areas.
2. Noted proposed 2 hours parking zones on Kaylix Ave. (South) and along W. Hecla Dr. Parking in the Downtown Business District and in special areas is restricted as approved by City Council. Provide a discussion supporting the installation of time restricted parking zones (2 Hr., 10 Min.) and benefit to the public. Compare to the additional cost of sign maintenance (e.g. sign replacement, straightening, post replacement, etc.) and code enforcement. At this time, Public Works does not support the proposed installation of parking zones on W. Hecla Dr. or Kaylix Ave. Parking signs can be installed at a later date when necessary. Also, Police Department Code Enforcement should review and provide comment regarding this request.

HORZONTAL CONTROL PLAN - Sheet 6 of 36

1. Applicant shall confirm the geometrics of SH42 and Hecla Drive are consistent with the Highway Master Plan/Corridor Study.
2. Please add curb returns and handicap ramps at Hecla Dr. intersection.
3. Delete pavement markings that delineate lane use on Hecla Dr.
4. Show SH42 connection to existing trail at SE corner of site, currently detached.
5. Staff requested ramp drives at the "Private" access connections to public roads. Plan indicates curb returns and diagonal handicap ramps. Can ramp drives be constructed at their locations because it's easier to delineate private/public improvements, eliminates additional pedestrian/walk easements on private

property, reduces the number of handicap ramps and is safer for pedestrians using public walk.

6. Indicate the private access lanes on the plan.
7. The south leg of Kaylix Ave. cannot be used as a turn around. City can't provide snow plowing or street sweeping without using the private access lanes. Request temporary turn around or agreement that HOA provides the services mentioned above until the road is connected southerly.
8. Staff is concerned about icing along south side of W. Hecla Dr. due to proximity and height of buildings. Civil engineering public improvement plans shall address concerns mentioned.
9. Traffic control signage will be addressed during the civil engineering plan review process.
10. Noted reduced EB lane area north of Building B. Constructing the segment similar to north roadway will increase parking area. Provide discussion for reason the EB lane reduction continues thru the intersection until it widens at mail box area.
11. Handicap ramps are shown diagonal at center of curb return at each corner. Additional concrete flat work is adjacent the ramp wings. Provide a blow up detail of the curb return area.
12. The temporary gravel cul de sac terminates at the north property line. Request a form of barrier/fence/delineation that road portion ends at north edge of cul.
13. Provide a discussion regarding the end of the proposed concrete trail at the west property line of Lot 1. It looks like the trail ends within private property.
14. Applicant shall indicate the locations of snow storage from parking areas and private access drives.
15. The PUD and Subdivision Agreement shall include language concerning:
    a. Snow removal from public walks and along SH42 including undeveloped parcels.
    b. Landscape maintenance within City and State right of way including undeveloped parcels.
    c. A Maintenance Agreement will be required if BCHA maintains the public park on Lot 3.
16. Public Works requests a water tap fee and water consumption charges be assessed for the public park dedicated as part of Outlot 4.
17. Outlot 4 and Lot 3 is the same parcel. Plat and PUD are inconsistent. Revise.

GRADING AND DRAINAGE PLAN – Sheet 7 of 36

1. At temporary cul de sac, is area inlet or curb inlet necessary when the street is extended northerly? Noted Lot 1 has free release to the north. This shall be mentioned in drainage report.
2. As shown, Lot 1 grading will release storm water to the northerly lot. Revise developed grading to accommodate/reroute these flows.
3. Lot 4 Storm Sewer – Applicant shall confirm the east/west storm sewer is within Lot 4 and shall not impact the City of Lafayette water line easement.
4. At northeast corner of Lot 5, these will be free release of storm water to the ditch. The free release shall be accounted in drainage report.
5. If possible, the detention pond in Lot 5 may be shifted north/northeast up to edge of Lafayette's water line easement.
6. On PUD, Indicate that on site storm sewer is privately owned and maintained.
7. Staff requests that manholes and water valves not be located in concrete, curb gutter or walk areas. This will be addressed during public improvement plan review process.
8. Staff is concerned about southerly extension of Kaylix Ave. and existing Goodhue Ditch piping. During civil plan review process, staff will request all downstream street grades evaluated for future street construction.
9. If Ditch Company accepts storm runoff, maintenance of underground storage facility and filtration system shall be included in a BMP or other Agreement.

Utility Plan – Sheet 8 of 36

1. When submitting public improvement plans, applicant shall show all water taps (irrigation too).
2. Add a note that the Utility Plan is conceptual and modification will be addressed during public improvement plan review process.
3. Water services shall include an external water meter. Curb stop valves shall be located in right of way and if not possible within exclusive City of Louisville utility easements.
4. The proposed water and sanitary sewer location within (N) Kaylix Ave. does not conform to City Design and Construction Standards. Revision will be requested.
5. Applicant shall confirm the Goodhue Ditch Company can maintain their facility's within the proposed easements.
6. Sanitary sewer service lines are typically connected to the main except at terminal manhole locations. Revise plan.
7. Utility location and easement widths may be revised to accommodate City maintenance of existing and future utility lines.

8. Developers are required to extend utility lines to property line. The Kaylix Ave (N.) water main shall be extended to property line. Also, a looped potable water main is required.
9. Plans indicate water main, fire hydrant and fire line network. As mentioned earlier some facilities may be relocated/realigned for maintenance.
10. A portion of the water main including hydrants and fire lines may be privately maintained. This will be addressed during the public improvement plan review process.
11. **Fire Marshall** to review and approve fire hydrant layout.
12. If City has a utility in an easement, the easement shall be labeled "Exclusive City of Louisville Utility Easement".
13. Each fire line can supply only one building. Fire lines shall be looped for multiple uses (e.g. fire service and fire hydrant shall be served from looped line).
14. The southerly easement through Christopher Plaza is shown as a 25' Access Easement. Please confirm the easement is also available for utility purposes.
15. Applicant shall obtain a utility easement through Tract Q Takoda Subdivision for the extension of the sanitary sewer main.
16. Plan indicates end of northerly trail at northwest corner of Lot 1. Provide a discussion regarding completion of trail to Hecla Dr. (i.e. parties responsible).
17. Proposed water main along east line of Lot 10 shall be within an easement wide enough for maintenance. Typically water mains are installed in 20' Exclusive City of Louisville Utility Easements.
18. At southeast corner of site, reroute existing 8" water main to CDOT right of way.

OVERALL PHASE MAP – Sheet 9 of 36

1. Public Improvement Notes, 6th bullet, the extension of Kaylix Ave. to Christopher Village is not included in the first phase of construction, modify map/note.

STREET SECTIONS – Sheet 10 of 36

1. Provide turning templates for trash trucks/fire trucks/40' trucks so that staff can confirm intersection geometrics are satisfactory.
2. Staff requests a 4' surface maintenance easement at back of walk to facilitate repair/replacement of public walk.
3. The street lights, water valves and street signs may be installed in parkway areas where available. If not possible, City will request an Exclusive City of Louisville Utility Easement for these public facilities.

4. Street lighting shall be installed a minimum of 2' from edge of walk. The street lights shown in detail 1 and 2 are not acceptable because the requested clearance is not provided.

MASTER LANDSCAPE PLAN – Sheet 11 of 36

1. Landscape Intent, Overall Statement of Intent, should "Alkonis" be "Kestrel"?
2. General Notes, 3, change "may" to "shall".
3. Note, first line, change 5' to 7'.

FINAL SUBDIVISION PLAN – Sheet 2

1. Outlots and Tracts mentioned in PUD not shown. Revise Plat.
2. Provide private drainage easement for drainage improvements that cross lots.
3. Noted the Plat does not include dry utility easements. Please add.
4. The Goodhue Ditch Company needs to accept the CDOT right of way for use for maintenance of the irrigation pipe. Will CDOT require permitting when Ditch Company wants access to their facility?
5. Noted the remaining area north and east of the drainage easement in Lot 5. Should the unencumbered area be a drainage easement as well?
6. Should L11 and L12 have leaders indicating the limits of the line segments? Difficult to read.
7. Revise all utility easements that have City water, sewer and storm to "Exclusive City of Louisville Utility Easements"
8. Add Surface Maintenance Easement note. Add City Utility Easement note and add easements for street lights, curb stop valves and traffic signs.
9. Add drainage easement to Lot 10 and Lot 7.
10. Applicant to note that public works staff may have additional comments after Plat is revised.

FINAL DRAINAGE REPORT

General Comments

1. The **City of Louisville Attorney** shall review the drainage proposal for this project and provide comments. Additional agreements or revisions to the Goodhue/Kestrel agreement may be required for approval. The drainage report cannot be approved without an approved and signed agreement. Who is liable if the ditch overtops and floods property downstream? Can the ditch company revoke the agreement?

2. The applicant shall provide a memo explaining what other options were explored for drainage discharge for the project. Several options were discussed in the early design of the project. However, the current design states that discharge into the irrigation ditch is the only plausible option.
3. The applicant shall provide more detail on the ditch capacity and include the information in the drainage report. What is the maximum irrigation flow in the ditch based on water rights? What about any other storm flows in the ditch – upstream and downstream? What happens if a 100 year storm occurs while the ditch is running the maximum irrigation flow? Where will the flow in excess of 75 cfs go if it enters the ditch? Is the ditch company willing to accept the increase in volume of runoff as well as the historical release rate?
4. The Goodhue Ditch shall review and approve the final drainage report (i.e. accepting storm sewer releases from the site).

Drainage Report

1. The applicant shall revise the engineer certification to indicate non-conformance with City criteria and the requirement to provide a signed agreement with the ditch company accepting the flow from the project. Sign and stamp the engineer statement.
2. The applicant shall provide a signed copy of the Goodhue Agreement in the final report.
3. The applicant shall provide a table in the report with each address and the % impervious for each lot. This will aid in determining the RAU for the project.
4. Page 1, 2.2.1 – The applicant shall update the paragraph to state the center basin discharges to the Harney Lastoka Open Space after going under State Highway 42. The ultimate receiving waters should state Coal Creek. Include the City of Lafayette after Waneka Reservoir.
5. Page 2, 2.2.3 – Matching historical flow rates does not meet City criteria. Update section.
6. Page 2, 3.1 – The drainage design does not meet several City criteria (volume, flow, irrigation ditch release). The applicant shall update this section. The preliminary report also did not meet the City criteria.
7. Page 3, Table 3-1 – The applicant shall include the 2, 5, and 50 year historical flows. The total site release is 19.5cfs in the 100 year storm. The allowable release based on City criteria is 12.99 cfs. Similar for the 10 year storm.
8. Page 4, 4.0 – The applicant shall provide the maximum irrigation flow in the ditch and any other storm flows into the ditch for comparison. Does the ditch currently

have capacity to accept the maximum irrigation flow plus all storm flows entering the ditch?

9. Page 4, 5.1 – The applicant shall include the ultimate receiving waters (Coal Creek).
10. Page 5, 5.1.1 – The applicant shall provide more information on the pump design. Do the pumps represent the flow modeled in the inflow to the detention pond? What happens if the pumps fail? Power failure? Is there an emergency overflow location or tank to protect against backups?
11. Page 6-7, 5.2 - The applicant shall provide Table 4-1, 4-2, 4-3 and 4-4 locations or update references.
12. Page 8, Table 5-4 - The applicant shall provide the missing redeveloped flows.
13. Page 8, 6.2 - The applicant shall provide better information on downstream effects of releasing stormwater into the Goodhue Ditch. See previous comments.
14. Page 9 - The applicant shall include the ditch company report referenced in the text.
15. Calculations - The applicant shall address the following:
    a. Do the filters have a bypass if they are clogged? Is there enough bypass capacity for each filter? Goodhue Ditch shall approve the filters.
    b. Pond 2:
        i. Where is the emergency overflow?
        ii. Where does water go if outlets are clogged or the capacity is exceeded?
        iii. The volume calculations seem incorrect. The 100 year volume is less than the 2, 5 and 50 year volumes. The calculated 100 year volume is 12,000 cubic feet, but shown at a larger capacity on the stage storage charts.
        iv. Outlet piping is only 12” RCP. Recommend larger piping due to underground storage and increase risk of maintenance neglect.
    c. HGL profiles are not legible. Provide larger prints for review.
    d. Inlet Capacity on grade – Provide additional information used in the calculations (road slope, cross slope, etc.). Inlets 10 and 11 could have bypass flows to the south.
    e. Pond 1 emergency overflow - The applicant shall size the overflow for the 100 year pond inflow (not outflow).

Developed Drainage Plan

1. The applicant shall show more area to the north including contours to make sure no offsite flows enter the site.
2. The applicant shall show emergency spillways for both ponds.
3. The applicant shall show the existing contours (background) for reference.
4. Does any of Hecla Dr flow into the site? The applicant shall show and verify.
5. The applicant shall label the pond outflow piping and manhole from Pond 2.

Existing Drainage Plan

1. The applicant shall show and verify any flows entering the site from Hecla Dr near the west property line.

Please address all of the comments in this letter prior to the November Planning Commission meeting. The revised submittal for the Planning Commission meeting will need to be received by Friday, October 16th.

Please let me know if I can be of any assistance in answering questions or clarifying any of these comments. I can be reached at (303) 335-4590 or by e-mail at troyr@louisvilleco.gov
.

Respectfully,

Troy Russ
Director of Planning

Cc: Craig Duffin, City Engineer

Boulder Valley School District

6500 East Arapahoe, PO Box 9011
Boulder, CO 80301

Planning Office
303-245-5794
Fax: 303-447-5118
www.bvsd.org

August 19, 2015

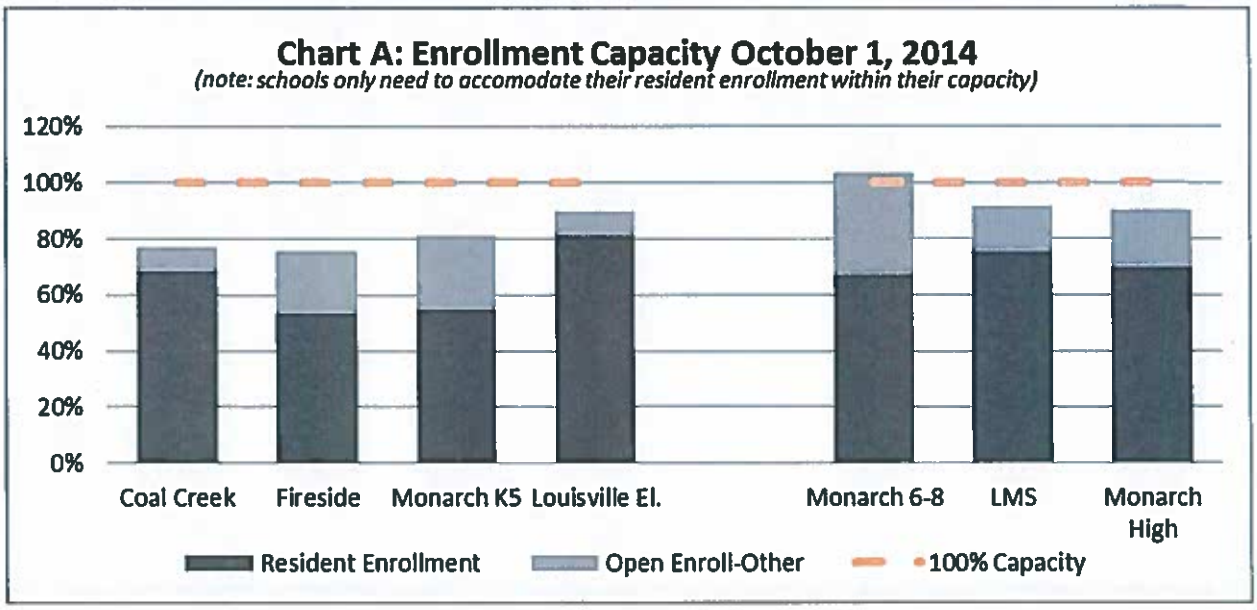
City of Louisville
Dept. of Planning and Building Safety
Attn: Troy Russ
749 Main St.
Louisville, CO 80027

RE: Kestrel Final PUD

Dear Troy:

Thank you for submitting Kestrel Final PUD materials for review by the Boulder Valley School District (BVSD). BVSD reviews development application in terms of capacity impacts on neighborhood schools and impacts on school land or facilities.

Chart A below shows the current program capacity and enrollment composition for each school in Louisville. On the whole, Louisville schools possess a sizeable ability to accommodate additional students, particularly when considering the level of current capacity being occupied by open enrolled students (those from outside a school's attendance area that a school is not required to accommodate). As the chart shows, however, the capacity to accommodate additional students does vary between schools.



The Kestrel Final PUD application proposes to add 120 apartment units with an anticipated student impact of 11 students on Louisville Elementary, 4 student on Louisville Middle, and 5 students on Monarch High school feeder.

When considering this and all other development activity in Louisville (Attachment A), and resident enrollment growth within the attendance areas of Louisville schools, Louisville Middle and Monarch High are able to accommodate projected growth (Chart B). Louisville Elementary, however, will likely reach its program capacity within 5 years should growth within the existing housing stock of central Louisville continue at its recent pace. Elementary capacity in Louisville as a whole, however, is ample to accommodate continued enrollment growth.

CHART B

			Projected Enrollment				
School	**Capacity**	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**
Louisville El.	651	584	593	624	631	648	646
% capacity		*90.1%*	*91.0%*	*95.8%*	*96.9%*	*99.5%*	*99.2%*
Louisville M.S.	691	633	622	638	649	671	660
% capacity		*91.4%*	*90.0%*	*92.3%*	*93.9%*	*97.1%*	*95.7%*
Monarch H.S.	1833	1,653	1,750	1,767	1,805	1,823	1,788
% capacity		*90.7%*	*95.5%*	*96.3%*	*98.5%*	*99.5%*	*97.5%*

Projection notes and assumptions:

- *Capacity methodology held over from 2012 and currently under review.*
- *Only the impacts of housing units expected during projection period are included.*
- *Enrollment growth in existing neighborhoods is assumed to be near current levels over the next 5 years.*
- *Louisville El. will graduate out the last significant number of open enrolled (O.E.) students in 2018.*
- *Louisville Middle and Monarch High will see increasing restrictions on O.E. through the projections period but will still retain sizeable O.E. populations in the 5 year projection period shown above.*

Recent enrollment growth at Louisville Elementary continues to be managed by restricting open enrollment thus reducing the proportion of enrollment from outside the school's attendance area. In addition, the preschool program at the school has been relocated to Fireside Elementary in the 2014-15 school year and the computer lab space has been converted for classroom use. At the end of last school year, approximately 51 open enrolled students occupied seats at the school and continued restrictions will eventually make these seats available to new resident students. Should actual enrollment growth meet or exceed projected growth and open enrollment restrictions alone prove inadequate, other options to manage enrollment growth may be considered by the District. These could include additional changes in offered programming, the addition of portable classrooms, the addition of permanent classrooms, busing of students, or changes to attendance boundaries.

If you have any other questions, concerns, or further clarifications, feel free to contact me at 303-245-5794 or via e-mail at glen.segrue@bvsd.org.

Sincerely,

Glen Segrue, A.I.C.P.
Senior Planner

ATTACHMENT A: Planned Residential Development and Student Yield

Louisville Elementary *(revised 8/19/15)*

ELEM Att. Area	Unbuilt Residential Units* SFD	Dup	Twnhm	Condo	Apt	All	Elem_Yld	MS_Yld	HS_Yld
COAL CREEK									
Platted or Under Construction									
Copper Hill	2	0	0	0	0	2	1	0	0
Village Square	0	0	0	0	111	111	10	3	4
						113	**11**	**4**	**5**
	2	**0**	**0**	**0**	**111**	**113**	**11**	**4**	**5**
Louisville El.									
Platted or Under Construction									
917 Main St	0	2	0	0	0	2	0	0	0
Coal Creek Station	0	51	0	0	0	51	10	4	4
Concord Partners LLC	4	0	0	0	0	4	1	1	1
DELO Phase I	0	0	55	0	0	55	7	3	4
DELO Phase II	0	0	5	0	130	135	12	4	6
Kestrel	0	0	0	0	120	120	11	4	5
North End	13	12	0	60	0	85	10	4	10
North End Phase II	12	0	6	36	0	54	6	3	6
The Lanterns	0	24	0	0	0	24	5	2	2
						530	**62**	**24**	**38**
In Development Review									
Alkonis Annex SFD	24	0	0	0	0	24	7	4	5
DELO Boom	0	0	0	13	33	46	4	1	3
North End Phase 1a	0	0	0	37	0	37	2	1	4
North End Phase III	18	0	0	0	0	18	5	3	4
North End Phase IV	10	0	0	0	0	10	3	2	2
						135	**21**	**10**	**17**
Additional Residential Development Potential									
Zoned for Additional Density	65	0	118	0	0	183	33	16	22
						183	**33**	**16**	**22**
	146	**89**	**184**	**146**	**283**	**848**	**116**	**50**	**77**
Monarch K-5									
Platted or Under Construction									
Coal Creek Crossing	53	0	0	0	0	53	15	8	11
Discover Office Park	0	0	23	0	0	23	3	1	2
Superior Town Center	0	0	643	0	0	643	77	32	51
						719	**95**	**41**	**64**
In Development Review									
Superior Town Center	400	0	0	356	0	756	137	67	116
Varra Estates	11	0	0	0	0	11	3	2	2
						767	**141**	**69**	**118**
Additional Residential Development Potential									

*lots unbuilt as indicated in parcel records as of 5/01/15 and periodic site inspections

8/19/2015

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ATTACHMENT A: Planned Residential Development and Student Yield

Louisville Elementary *(revised 8/19/15)*

ELEM Att. Area	Unbuilt Residential Units* SFD	Dup	Twnhm	Condo	Apt	All	Elem Yld	MS Yld	HS Yld
Monarch K-5 CP Units	76	0	0	0	0	76	22	11	15
						76	**22**	**11**	**15**
	540	**0**	**666**	**356**	**0**	**1,562**	**258**	**121**	**197**
	688	**89**	**850**	**502**	**394**	**2,523**	**384**	**175**	**279**

*lots unbuilt as indicated in parcel records as of 5/01/15 and periodic site inspections

8/19/2015

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

September 30, 2015

City of Louisville Department of Planning and Building Safety
749 Main Street
Louisville, CO 80027

Attn: Troy Russ

RE: Kestral, Case # 15-033-FS/FPP

Public Service Company of Colorado's (PSCo) Right of Way & Permits Department has determined **there is a conflict** with the above captioned project. Public Service Company has an existing electric transmission line and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. **PSCo is requesting that, prior to any final approval of the development plan,** it is the responsibility of the property owner/developer/contractor to contact **Mike Diehl, Siting and Land Rights Supervisor at (303) 571-7260** to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

Public Service Company's Right of Way & Permits Department is working to resolve the issue of the legal tie to the section corner being incorrect pertaining to the note in the northeast corner of the property.

To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

> ***Minimum ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to all public streets, and around the perimeter of each commercial/industrial lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to the City of Louisville for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.***

Public Service Company also requests that **all utility easements be depicted graphically on the preliminary and final plats**. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo also owns and operates existing natural gas and electric distribution facilities within the proposed project area. The developer is reminded to contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

PSCo has an existing high pressure natural gas transmission pipeline within the Highway 42 right-of-way. Any activity including grading, proposed landscaping, erosion control or similar activities involving our facilities will require Public Service Company approval Should there be any off-site improvements including grading, proposed landscaping, erosion control or similar activities, the developer must **contact Cheryl Diedrich, Senior Right-of-Way Agent (cheryl.diedrich@xcelenergy.com, 303- 571-3116)**, for development plan review.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987** to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

LOUISVILLE FIRE PROTECTION DISTRICT
"OUR FAMILY SERVING YOUR FAMILY"
895 W. VIA APPIA LOUISVILLE, CO 80027
HEADQUARTERS: 303.666.6595 | FAX: 303.666.7659
LOUISVILLEFIRE.COM

A TRADITION OF EXCELLENCE SINCE 1887

August 27, 2015

Mr. Troy Russ, Director of Planning and Building Safety
City of Louisville
749 Main Street
Louisville, Colorado 80027

Re: Kestral, 245 N. 95th Street

Dear Mr. Russ:

I have reviewed the referral for 245 N. 95th Street and have a few comments regarding the emergency access plan.

1. At the intersection of Hecla and Kaylex, it appears the track goes over the curb area. I have highlighted the area on the plan.

2. Need clarification regarding what happens at the intersection of Hecla and Kaylex, the track appears to do some kind of correction.

3. The tire track going into the senior center encroaches into the parking spaces.

4. Reference the Louisville Fire Department "Contractors' Checklist" for further fire department requirements.

Please feel free to call me at 303-666-8809 if you have any questions or concerns.

Sincerely,

Chris Mestas
Fire Marshal

Boulder County

Department of Housing & Human Services

Housing Office: 2525 13th Street, Suite 204 • Boulder, Colorado 80304 • Tel: 303.441.1000 Fax: 720.564.2283
Human Services: Boulder Office • 3400 Broadway • Boulder, Colorado 80304 • Tel: 303.441.1000 Fax 303.441.1289
Longmont Office • 1921 Corporate Center Circle • Longmont, Colorado 80501 • 303.678.6000

www.bouldercountyhhs.org

October 16, 2015

Mr. Troy Russ
Department of Planning and Building Safety
City of Louisville
749 Main Street
Louisville, CO 80027

RE: Responses to Review Comments for Case # 15-033-FS/FPP
Kestrel General Development Plan Amendment, Final Plat and Final Planned Unit Development

Dear Mr. Russ:

Below, please find our responses to the review comments on the Kestrel General Development Plan (GDP) Amendment, final Subdivision Plat and Final Planned Unit Development (PUD) provided by the City on October 1, 2015.

Colorado Department of Transportation:

- CDOT agrees that the west leg of Hecla needs to be installed and eventually signalized.
- The TIS indicates that a southbound to westbound right deceleration lane and a eastbound to southbound right acceleration lane will be required. CDOT supports that requirement.
- The protection of the right-of-way for future improvements should be implemented as part of this proposal.
- The applicant will need to obtain a new access permit and notice to proceed for this new access. Please have them contact us when you feel the time is appropriate.

BVSD:

- See attached letter

Xcel:

- See attached letter

Applicant has obtained a will-serve letter from PSCo, and will continue to work with PSCo to define dry utility routing for this development, along with required easements for service. The plat will be updated with any new dry utility easements/notes prior to recordation.

Wastewater

- Has reviewed and has no comments.

Fire Protection District:

- See attached letter

Building Safety Division

- Has reviewed and has no comments.

City Manager's Office

- "Applicant shall address conditions of preliminary approval"

Applicant has addressed conditions of preliminary approval.

Public Safety

- Has reviewed and has no comments.

Economic Development

- Has reviewed and has no comments

<u>Parks Department:</u>

Planned Unit Development

1. Sheet 3 of 36, Public Lands Dedication.
   a. Land Dedication Summary Table Outlot 3. As the Outlot is being dedicated to CDOT remove the City of Louisville from maintenance responsibilities. With the exception of maintenance responsibilities associated with outlots 1,2 and 4 the Park and Recreation Departments perspective is that there will be no additional property maintenance responsibilities conveyed to the City for action by the department. Right-of-way, private streets and their associated improvements will be privately maintained by the owners association which shall include landscape maintenance and snow removal. Other public or private improvements including capital improvements to the ROW and their associated maintenance shall be further defined in the subdivision agreement.

      The maintenance responsibilities column of the Land Summary Table on Sheet 3 of 29 has been revised. The City of Louisville shall maintain and plow the trail within Outlot 1 and Outlot 2 and the landscaping abutting the trail will be maintained by BCHA. Maintenance responsibilities for Outlot 3 shall be split as follows: BCHA: landscaping and snow removal on sidewalk, City of Louisville: sidewalk repair and replacement, and CDOT: roadway. BCHA shall maintain Outlot 4 and Outlot 5. BCHA shall also maintain the landscape and sidewalk snow removal in the ROW from back of curb and on private access drives. Other public or private improvements including capital improvements to the ROW and their associated maintenance shall be further defined in the subdivision agreement.

2. Sheet 5 of 36, Parking Distributions.
   a. Remove parking from what is the regional trail easement in Precinct C along the northern property boundary.

      Drawing has been updated to show property lines exhibiting that parking is not located within regional trail easement in Planning Area C [Formerly labeled Precinct C] along the northern property boundary.

3. Sheet 11 of 36, Master Landscape Plan.

   a. Remove Legacy Sugar Maple, Acer saccharum 'Legacy' from the Proposed Planting

Palette-R.O.W.

Legacy Sugar Maple has been removed from the planting palette.

b. Correct the spelling of 'Cottonwood' in the Proposed Planting Palette- Private R.O.W., Parks, Courtyards and Residential Landscapes table.

Spelling of Cottonwood has been corrected in the planting palette.

c. 8' Regional Trail. The 8' regional trail is outside of the trail easement at the northwest corner of the property. Revise the alignment so the trail is within the easement.

The alignment of regional trail to fall within trail easement has been coordinated. Changes have been incorporated into Master Landscape Plan.

4. See attached Trail Revisions.pdf for revised regional trail alignment.
   a. Per discussion at the September 8 bi-weekly meeting with BCHA and the design team we spoke about extending the trail west of the Alkonis property and connecting to the Bullhead Gulch trail as shown in the Trail Revisions.pdf file. As the City has assisted BCHA in meeting their public land dedication requirements we request that BCHA pay for the design of the trail connection and the City will pay for the construction of the trail segment with CIP funds. Scheduling the construction of the trail connection with the contractor constructing the regional trail on the project site would be more efficient compared to constructing the trail connection with a different contractor.

   The regional trail has been extended west of the Kestrel property to connect to the Bullhead Gulch trail as shown in the Trail Revisions.pdf. BCHA will pay for the design of the trail connection and the City will pay for the construction of the trail segment. The intent is to schedule the construction of the trail connection with the contractor constructing the regional trail on the project site for efficiency.

<u>Planning Department</u>

General Development Plan

1. Retitle to Takoda General Development Plan – 5th Amendment.

   The General Development Plan has been retitled "Takoda General Development Plan - 5th Amendment".

2. In the Project Description modify the following:
   - Delete the Current Zoning reference;
   - Delete the Proposed Zoning reference;
   - Delete the Number of Units reference; and
   - Delete the Min. Public Use reference.

   The Project Description has been modified as follows:
   - *Current Zoning reference deleted;*
   - *Proposed Zoning reference deleted;*

- *Number of Units reference deleted;*
- *Min. Public Use reference deleted.*

3. In the Development Summary modify the following:
   - Planning Area A – Allowed: Uses add LMC in front of Section 17.72.090
   - Planning Area A – Delete "Minimum Public Use Areas (12%): 0.22"
   - Planning Area B – Allowed: Uses add LMC in front of Section 17.72.080
   - Planning Area B – Delete "Minimum Public Use Areas (15%): 0.52"
   - Planning Area C – Allowed: Uses add LMC in front of Section 17.72.080
   - Planning Area C – Delete "Minimum Public Use Areas (15%): 0.43"
   - Planning Area D – Allowed: Uses add LMC in front of Section 17.72.090
   - Planning Area D – Delete "Minimum Public Use Areas (15%): 0.32"

   The Development Summary has been modified as follows:
   - *Planning Area 'A' - Allowed Uses: per LMC section 17.72.090*
   - *Planning Area 'A' – Deleted Minimum Public Use Areas (12%): 0.22 Acres*
   - *Planning Area 'B' - Allowed Uses: per LMC section 17.72.080*
   - *Planning Area 'B' - Deleted Minimum Public Use Areas (15%): 0.52 Acres*
   - *Planning Area 'C' - Allowed Uses: per LMC section 17.72.080*
   - *Planning Area 'C' - Deleted Minimum Public Use Areas (15%): 0.43 Acres*
   - *Planning Area 'D' - Allowed Uses: per LMC section 17.72.090*
   - *Planning Area 'D' - Deleted Minimum Public Use Areas (15%): 0.32 Acres*

4. In the Notes Section add the following notes:
   -- "5. No less than eighty percent (80%) of the total amount of all residential units on the property shall be developed as affordable units at or below sixty percent (60%) of the area median income ("AMI"), and at least sixty
   - (60) of the affordable units shall be age restricted for occupancy by persons fifty five (55) years of age, or older, as provided in the Annexation Agreement.

   - "6. Use Group #12 in Section 17.72.090(b) (Automobile service stations) is prohibited in Planning Areas A and C."

   In the Notes Section, the following notes have been added:

   5. *No less than eighty percent (80%) of the total amount of all residential units on the property shall be developed as affordable units at or below sixty percent (60%) of the area median income ("AMI"), and at least sixty (60) of the affordable units shall be age restricted for occupancy by persons fifty five (55) years of age, or older, as provided in the Annexation Agreement.*

   6. *Use Group #12 in Section 17.72.090(b) (Automobile service stations) is prohibited in Planning Areas A and C.*

   In the Notes Section, the following note has been added, per conversation with the City:

   7. *The Owner shall pay for 50% of the cost of a traffic signal installation at the intersection of West Hecla Drive and Highway 42 per the Annexation Agreement.*

5. In the GDP Map modify the following:

- Delete the phrase "City of Louisville" from surrounding subdivisions.

- Removes the acreage references for each planning area.
- Modify the "Future Regional Trail Connection" to match the proposed alignment in the PUD.

The GDP Map has been modified as follows:

- *Deleted the phrase "City of Louisville" from surrounding subdivisions.*
- *Removed the acreage references for each planning area.*
- *Modified the "Future Regional Trail Connection" to match the proposed alignment in the PUD.*

6. Correct misspellings.

Document has been proofread and corrected for misspellings.

Planned Unit Development

General

1. There were five conditions of approval for the Preliminary Subdivision Plat and PUD. The application package for GDP Amendment, the Final Subdivision Plan and the Final PUD address two of the five conditions, the emergency access plan and the public land dedication resolution with staff. This application is missing executed easement use agreements with the City of Lafayette, the Goodhue Ditch Company and Xcel energy. The City is hesitant to allow this application to go before Planning Commission and will not let this application go before City Council until these conditions are met.

The conditions of approval have been met.

2. The City must review and approve the agreement between the development and The Goodhue Ditch.

See attached agreement.

3. The final placement of the sanitary sewer line connecting to the City's mainline requires a 40-foot construction and utility easement with RCL Land Company, LLC. Please provide an executed easement use agreement with RCL Land Company for the sanitary sewer as it is the City's policy for the developer to acquire the necessary property and easements needed to construct a project.

See attached exhibits and agreement.

4. Incorporate "Emergency Access Plan" and truck turning templates into the PUD.

The "Emergency Access Plan" with truck turning templates has been incorporated into the PUD as Sheet 10 of 29 in color.

5. Ensure all pages have sufficient margins: 2 inches on the left side, 1 inch on all others.

All Sheet layouts have been updated to include a 2-inch margin on the left edge and 1-inch margins on top, bottom and right edges.

6. Develop a single consistent sheet format. The format change between sheets (1-5, 10, 12-13), (6-9), (11), (14-23), is not acceptable.

Sheet format has been updated to be consistent throughout entire submittal.

Sheet 1 of 36: Cover Sheet

1. Delete the Development Map on the cover and replace with a relocated and enlarged Vicinity Map.

   Deleted the Development Map on the cover and replaced with a relocated and enlarged Vicinity Map.

2. In the Project Description modify the following:
   - Changes the Current Zoning from the County's designation to: Takoda General Development Plan (GDP) 5th Amendment: Planned Community Zone District
   - Commercial / Residential (PCZD-C/R).
   - Delete the Proposed Zoning reference;
   - Delete the Number of Units reference; and
   - Delete the Min. Public Use reference.

   Modified the following in the Project Description:
   - *Changed the Current Zoning from the County's designation to: Takoda General Development Plan (GDP) 5th Amendment: Planned Community Zone*
   - *District Commercial / Residential (PCZD-C/R).*
   - *Deleted the Proposed Zoning reference;*
   - *Deleted the Number of Units reference; and*
   - *Deleted the Min. Public Use reference.*

3. Delete the word "Notes" on the bottom right of the page.

   The word "Notes" at the bottom of the page was not deleted as it is a heading for notes 1-4 that were cut off in the original printing. The notes are now visible and have been reviewed by the City.

Sheet 2 of 36: Master Plan and General Notes

1. In the General Notes modify the following:
   - Note #1, change the referenced zoning from "PCZD/R" to "PCZD – C/R" and delete the word "Commercial / Residential" for Planning Area A;
   - Note #1, change the referenced zoning from "PCZD – Residential" to "PCZD – R" for Planning Area B;
   - Note #1, change the referenced zoning from "PCZD/R" to "PCZD – C/R" and delete the word "Commercial / Residential" for Planning Area C;
   - Note #1, change the referenced zoning from "PCZD – Residential" to "PCZD – R" for Planning Area D;
   - Note #2, change the referenced total public land dedication to match the calculated public land dedication document in the requested GDPamendment (1.98 Acres).
   - Note#2, add the following sentence, "The County will provide 1.28."

   Modified the following General Notes:
   - *Note #1, changed the referenced zoning from "PCZD/R" to "PCZD – C/R" and deleted the word "Commercial / Residential" for Planning Area A;*
   - *Note #1, changed the referenced zoning from "PCZD – Residential" to "PCZD – R" for Planning Area B;*

- *Note #1, changed the referenced zoning from "PCZD/R" to "PCZD – C/R" and deleted the word "Commercial / Rxesidential" for Planning Area C;*
- *Note #1, changed the referenced zoning from "PCZD – Residential" to "PCZD – R" for Planning Area D;*
- *Note #2, changed the referenced total public land dedication to match the calculated public land dedication document in the requested GDP Amendment (1.98 Acres).*
- *Note #2, added the following sentence, "The County will provide 1.28 acres."*

2. In the Development Summary modify the following:
   - Planning Area A, change the requested use from "Commercial / Residential" to "PCZD – C/R"; change the "Net Area" to "Gross Area" and match the requested GDP (1.82 acres); create a new "unit" column matching the requested GDP (28 units), delete references to residential floor area; create a new commercial sf column and match the requested GDP (37,897 sf); in the last column, delete references to FAR and match the requested GDP density for Planning Area A (15.4 DU / Acre).

     Modified the following in the Development Summary:
     Planning Area A, changed the requested use from "Commercial / Residential" to "PCZD – C/R"; changed the "Net Area" to "Gross Area" and matched the requested GDP (1.82 acres); created a new "unit" column matching the requested GDP (28 units), deleted references to residential floor area; created a new commercial sf column and matched the requested GDP (37,897 sf); in the last column, deleted references to FAR and matched the requested GDP density for Planning Area A (15.4 DU / Acre).

   - Planning Area B, change the requested use from "Residential" to "PCZD – R"; change the "Net Area" to "Gross Area" and match the requested GDP
   - (3.44 acres); create a new "unit" column matching the requested GDP (115 units); in the last column, delete references to FAR and match the requested GDP density for Planning Area B (33.4 DU / Acre).

     Modified the following in the Development Summary:
     Planning Area B, changed the requested use from "Residential" to "PCZD – R"; changed the "Net Area" to "Gross Area" and matched the requested GDP (3.44 acres); created a new "unit" column matching the requested GDP (115 units); in the last column, deleted references to FAR and matched the requested GDP density for Planning Area B (33.4 DU / Acre).

   - Planning Area C, change the requested use from "Commercial / Residential" to "PCZD – C/R"; change the "Net Area" to "Gross Area" and match the requested GDP (2.85 acres); create a new "unit" column matching the requested GDP (56 units), delete references to residential floor area; create a new commercial sf column and match the requested GDP (26,571sf); in the last column, delete references to FAR and match the requested GDP density for Planning Area A (25 DU / Acre).

     Modified the following in the Development Summary:
     Planning Area C, changed the requested use from "Commercial / Residential" to "PCZD – C/R"; changed the "Net Area" to "Gross Area" and matched the requested GDP (2.85 acres); created a new "unit" column matching the requested GDP (56 units), deleted references to residential floor area; created a new commercial sf column and matched the requested GDP (26,571sf); in the last column, deleted

references to FAR and matched the requested GDP density for Planning Area A (25 DU / Acre).

- Planning Area D, change the requested use from "Residential" to "PCZD – R"; change the "Net Area" to "Gross Area" and match the requested GDP (2.13 acres); create a new "unit" column matching the requested GDP (32 units); in the last column, delete references to FAR and match the requested GDP density for Planning Area B (15 DU / Acre).

  Modified the following in the Development Summary:
  Planning Area D, changed the requested use from "Residential" to "PCZD – R"; changed the "Net Area" to "Gross Area" and matched the requested GDP (2.13 acres); created a new "unit" column matching the requested GDP (32 units); in the last column, deleted references to FAR and matched the requested GDP density for Planning Area B (15 DU / Acre).

- TOTAL, change the requested use from blank to "PCZD – C/R"; change the "Net Area" to "Gross Area" and match the requested GDP (13.404 acres); create a new "unit" column matching the requested GDP (231 units), delete references to residential floor area; create a new commercial sf column and match the requested GDP (64,468 sf); in the last column, delete references to FAR and match the requested GDP density for total Area (provide).

  Modified the following in the Development Summary:
  TOTAL, changed the requested use from blank to "PCZD – C/R"; changed the "Net Area" to "Gross Area" and matched the requested GDP (13.404 acres); created a new "unit" column matching the requested GDP (231 units), deleted references to residential floor area; created a new commercial sf column and matched the requested GDP (64,468 sf); in the last column, deleted references to FAR and matched the requested GDP density for total Area, 22.6 D.U. per acre.

3. Replace Delete the Bulk and Dimension Standards and footnotes and replace with the Bulk and Dimension Standards and footnotes as presented in the requested GDP 5th Amendment.

   Deleted the Bulk and Dimension Standards and footnotes and replaced with the Bulk and Dimension Standards and footnotes as presented in the requested GDP 5th Amendment.

4. Reduce the surrounding context and enlarge the Master Plan graphic for legibility.

   Reduced the surrounding context and enlarged the Master Plan graphic for legibility.

5. Reduce development summary and yard and bulk tables slightly for legibility.

   Reduced development summary and yard and bulk tables slightly for legibility.

6. Annotate the senior Housing on the Master Plan graphic.

   Annotated the senior Housing on the Master Plan graphic.

7. Annotate the neighborhood Park on the Master Plan.

Annotated the neighborhood Park on the Master Plan.

8. Annotate the storm water Pond on the Master Plan.

   Annotated the storm water Pond on the Master Plan.

9. Show proposed utility easement in Planning Area A.

   Utility easement not required in this location, and note has been removed from the drawings.

10. Annotate the Community Room in Planning Area A.

    Annotated the Community Room in Planning Area A.

11. Annotate the Live-work units in the Planning Area A.

    Annotated the Live-work units in the Planning Area A.

12. Ensure a minimum 3-foot setback with landscaping and fencing between the regional trail and surface parking in Planning Area C.

    Incorporated a minimum 3-foot setback with landscaping and fencing between the regional trail and surface parking in Planning Area C.

13. Show Property line between Public land dedication and new commercial lot in Planning Area C.

    Showed Property line between Public land dedication and new commercial lot in Planning Area C.

14. Show pedestrian connection between North Main Apartments and Planning Area B.

    A pedestrian connection between North Main Apartments and Planning Area B has not been developed due to two factors. Along the western property line of Planning Area B there is a retaining wall that limits access between the properties. In the southwestern corner of the Planning Area B the area has not been developed for pedestrian use given the requirements for vehicles accessing the senior building parking. The pedestrian connection between North Main Apartments and Planning Area B is along the sidewalk on West Hecla Drive.

Sheet 3 of 36: Public Lands Dedication

1. Land Dedication Summary Table modify as follows:
   - Reduce the size of the table for legibility.
   - Change “Boulder County Housing Authority” to “BCHA”.
   - Add a footnote stating the specific maintenance responsibilities will be outlined in the Subdivision agreement.
   - Outlot 3, change maintenance responsibility to the following: landscaping and snow removal on sidewalk BCHA, sidewalk repair and replacement City of Louisville, roadway Colorado Department of Transportation.
   - Outlot 10, change ownership from BCHA to City of Louisville.

The Land Dedication Summary Table (renamed Land Summary Table) has been modified as follows:

- *Reduced the size of the table for legibility.*
- *Changed "Boulder County Housing Authority" to "BCHA".*
- *Added a footnote stating the specific maintenance responsibilities will be outlined in the Subdivision agreement with the intent being that the City will be responsible for maintaining and plowing the trails in Outlot's 1 & 2 and BCHA will maintain the landscape that abuts the trail in these areas.*
- *Outlot 3, changed maintenance responsibility to the following: landscaping and snow removal on sidewalk by BCHA; sidewalk repair and replacement by City of Louisville; roadway by Colorado Department of Transportation.*
- *Outlot 10 (renamed Outlot 5) ownership has been changed from BCHA to City of Louisville.*
- *The clarification of the public land dedication strategy, in response to discussions with the City, results in a simplified Land Summary Table.*

2. Public Land Dedication and Requirements and Provisions modify as follows:

- Row #2: Change "Residential Gross Area" to "PCZD-R Area + PCZD-C/R (Residential Area Only)"; change "10.89 Ac." to "11.926 Ac." to match the requested GDP.

  Row #2: Changed "Residential Gross Area" to "PCZD-R Area + PCZD-C/R (Residential Area Only)"; changed "10.89 Ac." to "11.926 Ac." to match the requested GDP.

- Row #3: Change "1.63 Ac." to "1.8 Ac." to match the requested GDP.

  Row #3: Changed "1.63 Ac." to "1.8 Ac." to match the requested GDP.

- Row #4: Change "Commercial Gross Area" to "PCZD-C/R Area (Commercial Area Only)"; delete "2.514 Ac." to "1.478 Ac." to match the requested GDP.

  Row #4: Changed "Commercial Gross Area" to "PCZD-C/R Area (Commercial Area Only)"; deleted "2.514 Ac." to "1.478 Ac." to match the requested GDP.

- Row #5: Change ".30 Ac." to ".18 Ac." to match the requested GDP.

  Row #5: Changed ".30 Ac." to ".18 Ac." to match the requested GDP.

- Row #6: Change "1.93 Ac." to "1.98 Ac." to match the requested GDP.

  Row #6: Changed "1.93 Ac." to "1.98 Ac." to match the requested GDP.

- Row #7: Change "Public Land Dedication" to "Unencumbered Dedication" and change the ".908 Ac." to ".399 Ac." to match the requested Land Dedication Summary Table.

  Row #7: Changed "Public Land Dedication" to "Unencumbered Dedication" and changed the ".908 Ac." to ".399 Ac." to match the requested Land Dedication Summary Table.

- Row #8: Change "Encumbered Public land Dedication" to "Encumbered Dedication".

Row #8: Changed "Encumbered Public land Dedication" to "Encumbered Dedication".

- Row #9: Rephrase "Total Dedicated Public Land Provided" to "Total Public Land Dedication" and change "1.789 Ac." to "1.28 Ac." to match the requested Land Dedication Summary Table.

Row #9: Rephrased "Total Dedicated Public Land Provided" to "Total Public Land Dedication" and changed "1.789 Ac." to "1.28 Ac." to match the requested Land Dedication Summary Table.

- Row #10: Delete "(13.3% of total site area)".

Row #10: Deleted "(13.3% of total site area)".

- Row #11: Delete "(16.4% of Gross Developable Area)".

Row #11: Deleted "(16.4% of Gross Developable Area)".

- Add a footnote stating BCHA will provide a payment in lieu of the remaining .7 Ac in the form of physical improvements to Outlot 1, Outlot 2, and Outlot 4.

Added a footnote stating BCHA will provide a payment in lieu of the remaining .7 Ac in the form of physical improvements to Outlot 1, Outlot 2, and Outlot 4.

3. Delete the Development Area Percentages as it is not required in the PUD.

The Development Area Percentages have been deleted.

4. Delete the planning Area Reference Map as it is redundant.

The Planning Area Reference Map has been deleted.

5. Public Lands & Private Common Open Areas Summary, modify as follows

- Row #1: Add "Unencumbered" to "Dedicated Land". Delete "0.227 in Planning Area B as there is no unencumbered land dedicated in Planning Area B; delete "0.15" in Planning Area C as there is no unencumbered land dedicated in Planning Area C; Delete "0.531" in Planning Area D and replace with ".399" as Outlot 4 is the only unencumbered land being dedicated in Planning Area D; change "0.908" to "0.399" in the total column to match the Land Dedication Summary Table; change "16%" to "3%" in the % column.

Row #1: Added "Unencumbered" to "Dedicated Land". Deleted "0.227 in Planning Area B; deleted "0.15" in Planning Area C; Deleted "0.531" in Planning Area D and replace with ".399"; changed "0.908" to "0.399" in the total column to match the Land Dedication Summary Table; changed "16%" to "3%" in the % column.

- Row #2, Change "15% to "6.5%" in the % column.

Row #2, Change "15% to "6.5%" in the % column.

- Row #3, Change "32% to "13.8%" in the % column.

- Row 4, Change “37% to “16%” in the % column.

  The clarification of the public land dedication strategy, in response to discussions with the City, results in a simplified Public Lands and Private Common Open Areas Summary. The Private Common Open Area row has been omitted for clarity. In Row 3, Private Common Open Area with Public Access, 32% has been changed to 21.5%.

- Row 5, Change “1.514” to “1.287” in Planning Area B; Change “2.585” to “2.435” in Planning Area C; Change “1.034” to “0.902” in Planning Area D; change “5.797” to “4.624” in the total column.

  The clarification of the public land dedication strategy, in response to discussions with the City, results in a simplified Public Lands and Private Common Open Areas Summary. The Private Common Open Area row has been omitted for clarity. Row 5 totals are changed and accurate.

6. Public Lands Dedication Plan, modify as follows:

- Delete adjacent subdivision names for legibility.

  The Public Lands Dedication Plan has been modified as follows:
  Deleted adjacent subdivision names for legibility.

Sheet 4 of 36: Planning Areas

1. Delete the entire sheet as it is redundant to the General Development Plan.

   The entire 4 of 36 sheet has been deleted.

Sheet 5 of 36: Parking Distributions

1. Rename sheet to “Parking”, deleting the word “distributions”.

   Renamed sheet to “Parking”, deleted the word “distributions”.

2. Two parking standards are presented. Request one standard and remove the other from this sheet as it confuses the readability of the sheet.

   Table 1: MU-R District (Louisville) has been removed from the sheet.
   Table 2: Proposed Reductions has been renamed “Parking Requirements” and represents the standard used for this sheet.

3. Show property lines on the Parking Distribution Map.

   Showed property lines on the Parking Distribution Map.

4. Delete the word “Precinct” on the graphic and in the tables and replace with “Planning Area” for consistency with rest of document.

   Deleted the word “Precinct” on the graphic and in the tables and replaced with “Planning Area” for consistency with rest of document.

5. Remove parking from Outlot 2 on the Parking Distribution Map.

Drawing has been updated to show property lines to exhibit that parking is not located within regional trail easement in Planning Area C [Formerly labeled Precinct C] along the northern property boundary.

6. Remove all parking time-limits and car share designations on the Parking Distribution Map as they are not appropriate in a PUD. The City manages parking and requires flexibility where a PUD would restrict the City's ability to manage its right-of-way. The City can have a separate conversation regarding parking management on public streets.

   Removed all parking time-limits and car share designations on the Parking Distribution Map.

7. The City does not dedicate on-street parking to individual users. Remove all references to dedicated on-street parking spaces.

   Removed all references to dedicated on-street parking spaces.

Sheet 9 of 36: Overall Phase Map

1. Rename sheet to "Phasing", deleting "*Overall Phase Map*".

   Sheet has been renamed "Phasing".

Sheet 11 of 36: Master Landscape Plan

1. Ensure a 3-foot landscaped setback from City's Outlot 2.

   A 3' landscaped setback from city's Outlot 2 will be coordinated by team and incorporated into Master Landscape Plan.

2. Ensure a 8-foot trail connects to the City owned property in northwest corner between BCHA property and W. Hecla Drive

   Regional trail connection to City-owned property in northwest corner of site will be coordinated by team and incorporated into Master Landscape Plan.

3. Replace "Alkonis" references with "Kestrel" references

   All references to "Alkonis" have been replaced with "Kestrel".

Sheet 12 of 36: Building Floor Plans

1. Delete the entire sheet as floor plans are not regulated by a PUD.

   Deleted entire sheet as floor plans are not regulated by a PUD.

Sheet 13 of 36: Building Elevations

1. Ensure all building heights are measured per the City's definition of Grade "Section 17.08.205 (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure." and Sec. 17.08.045. - Building height, "Section 17.08.045 the vertical distance measured from grade to the highest point on the roof surface."

Verified that all building heights are measured per the City's definition of Grade, Section 17.08.205: "Grade (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure." and Building height, Section 17.08.045: "The vertical distance measured from grade to the highest point on the roof surface."

Sheet 14 of 36: Elevations

1. Rename sheet from "Elevations" to "Building Elevations"

   Renamed sheet from "Elevations" to "Building Elevations"

2. Ensure all building heights are measured per the City's definition of Grade "Section 17.08.205 (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure." and Sec. 17.08.045. - Building height, "Section 17.08.045 the vertical distance measured from grade to the highest point on the roof surface."

   Ensured all building heights are measured per the City's definition of Grade, Section 17.08.205: "Grade (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure." and Building height, Section 17.08.045: "The vertical distance measured from grade to the highest point on the roof surface."

3. Increase line weights similar to sheet 13 to improve legibility on a mylar.

   Increased line weights similar to sheet 13 to improve legibility on a mylar.

4. Provide building dimensions similar to sheet 13 for legibility.

   Provided building dimensions similar to sheet 13 for legibility.

Sheet 15 of 36: Plans

1. Delete the entire sheet as floor plans are not regulated by a PUD.

   Deleted the entire sheet.

Sheet 17-21 of 36: Plans

1. Delete the entire sheet as floor plans are not regulated by a PUD.

   Deleted the entire sheet.

Sheet 22 of 36: Senior Housing Building Elevations

1. Ensure building heights are measured per the City's definition of Grade "Section 17.08.205 (ground level) means the average of the finished grade surface elevation measured at the highest and lowest exterior corners of a structure." and Sec. 17.08.045. - Building height, "Section 17.08.045 the vertical distance measured from grade to the highest point on the roof surface."

   Ensured all building heights are measured per the City's definition of Grade, Section 17.08.205: "Grade (ground level) means the average of the finished grade surface

elevation measured at the highest and lowest exterior corners of a structure." and Building height, Section 17.08.045: "The vertical distance measured from grade to the highest point on the roof surface."

1. Increase line weights similar to sheet 13 to improve legibility on a mylar.

   Increased line weights similar to sheet 13 to improve legibility on a mylar.

2. Provide building dimensions similar to sheet 13 for legibility.

   Provided building dimensions similar to sheet 13 for legibility.

Final Subdivision
Revise plat to make consistent with requested GDP Amendment and proposed PUD land dedication summary as show on sheet 3.

The outlot/tract/lot nomenclature on the plat has been revised to match the amended GDP and proposed PUD.

Public Works
GENERAL

1. The proposal indicates storm water discharges into the Goodhue Ditch, nonconforming detention volume and site release rates below historic release levels but above City max release rates. All of these conditions are nonconforming to City Drainage Criteria Manual. The referral package did not include Goodhue Ditch Company approval of the proposed release of developed runoff to the irrigation ditch. Public Works does not support the proposal.

   The drainage design for this project has been changed such that the Ditch will not be used to convey developed runoff from the project. The revised design conforms to the City's required release rates.

2. The proposed Photometric Plan includes the use of LED light fixtures on public streets, which is inconsistent with other surrounding developments. Xcel Energy typically provides street lighting on public streets with exception such as Louisville Library, the South Street Underpass and DELO Phase 2 - Woonerf. Noted the proposed street light design includes spacing of 80', both sides of street on Hecla Dr. and Kaylix Ave. as compared to Xcel Energy street light design typically at 200' spacing. Public Works does not support approval of the street light design at this time without information pertaining to energy, estimated maintenance costs and further review.

   The enclosed Final Development Plan / Planned Unit Development Photometric Plans were modified from the previous submission as to remove public street right of way lighting that is Not in Contract (NIC). The public street right of way lighting is instead to be designed and installed by Xcel Energy/PSCo under a separate contract. Through follow up correspondence with Boulder County, and since the previously represented street lighting fixtures were well coordinated between the architecture, landscape, and electrical lighting equipment onsite for the previous submission, these fixture were directed to remain on the drawings for reference and future use by Xcel Energy/PSCo and are noted (NIC).

3. Traffic impact study dated January 17, 2015 appears resubmitted without correction. Refer to previous comments regarding the study.

   Current traffic study has been submitted.

EMERGENCY ACCESS PLAN – Sheet 1 of 1

1. Please submit the plan in color, the turning movements are difficult to discern (tire vs bumper).

   The Emergency Access Plan has been submitted in color.

2. The south leg of Kaylix ends abruptly without a temporary cul de sac. City street maintenance of S. Kaylix Ave. will require use of an access easement on private property. Request developer provide street sweeping and snow removal on S. Kaylix Ave. until the road is extended south thru Christopher Village.

   BCHA requests that the City maintain Kaylix, as it is a public street designed and installed at the City's request, with no near term solution for a connection through the southern terminus. BCHA is willing to compensate the City for plowing the private quadrant of the loop road so that the trucks do not need to lift the blades. The alley loop road is designed flat as a street, as opposed to a raised driveway with a curb ramp. Therefore, there is no need to lift the blades.

   As per the recent discussion with the City for this area, a note has been added to the drawings for the coordination of the final location of the bollards on the southern end of Kaylix, for now they are shown just south of private alley loop road to prevent access through to Christopher Plaza. This section of Kaylix, south of the loop road will be constructed to city standards and will be a hard surface open area open area until the city facilitates the connection through Christopher Plaza to South Boulder Road.

3. The northerly temporary turnaround shall be maintained by the Developer until the road is extended through Davidson Highline Subdivision.

   Noted.

MASTER PLAN AND GENERAL NOTES –Sheet 2 of 36

1. Master Plan
   a. Delete the phrase "City of Louisville" from surrounding developments.

      The phrase "City of Louisville" has been deleted from surrounding developments.

   b. Add subdivision boundaries and property boundaries (e.g. Davidson Highline, Lanterns, Summit View, Takoda)

      Subdivision boundaries and property boundaries for adjacent properties have been added to the plan.

c. The "Proposed Utility Easement" is southeast corner of site should be a drainage easement.

The "Proposed Utility Easement" note in southeast corner of the site has been corrected to read "Drainage Easement".

d. The Developer shall extend Kaylix Ave. street design to property line and provide financial funding for "unfinished" segment of street.

The Kaylix Avenue street design is shown extended to the property line and financial funding for the "unfinished" portions of the street shall be provided.

e. The Developer shall provide funding for half the cost of signalization at the SH42/Hecla Dr. intersection when the signal is warranted.

Noted. Note 5 under General Notes & Standards on sheet 2 of 29 reads, "Q In addition to making connections north to south and east to west through the site a traffic signal at the intersection of West Hecla Drive and Hwy 42 shall be constructed as part of a cost share program as proposed in the Annexation Agreement between BCHA and the City of Louisville."

f. Provide a copy of the Goodhue Ditch Agreement concerning piping the ditch.

See as attached.

g. As mentioned earlier, provide a copy of the agreement pertaining to the discharge of storm water to the Goodhue Ditch.

See as attached.

h. Add a note about the proposed SH42 improvements mentioning auxiliary lane age, curbing, trail extension, street lighting and landscaping.

Added note about proposed SH42 improvements mentioning auxiliary lanage, curbing, trail extension, street lighting and landscaping.

i. The southerly extension of Kaylix Ave. shall be resolved prior construction of the southerly buildings.

The southerly extension of Kaylix will be resolved during the public improvement plan review process (prior to construction of the southerly buildings).

PUBLIC LANDS DEDICATION – Sheet 3 of 36

1. Land Dedication Summary Table

a. Information not shown on Plat. Plat incomplete. Revise.

The Plat has been revised.

b. Footnote 1 concerning land dedication of encumbered property is a matter for the Parks and Recreation and the Planning Departments. It is Public Works

understanding that unencumbered land is only counted toward the dedication requirements.

The City of Louisville Parks and Recreation and Planning Departments are in support of accepting the encumbered Outlot 5 toward the land dedication requirements.

c. Outlot 3, Maintenance column; the city does not maintain CDOT dedicated property. Public walks in rights of way and dedicated easements are repaired by the City. Snow removal and landscape maintenance are typically provided by the adjacent property owner/ HOA/CDOT.

The maintenance responsibilities column of the Land Summary Table on Sheet 3 of 29 has been revised. Maintenance responsibilities for Outlot 3 shall be split as follows: BCHA: landscaping and snow removal on sidewalk, City of Louisville: sidewalk repair and replacement, and CDOT: roadway.

2. Public Land Dedication Plan

   a. Change Tract U to L.

   The Public Land Dedication Plan and the Land Summary Table have been revised per Planning Department comments.

   b. Indicate drainage easement at southeast corner of site.

   Drainage easement has been indicated at southeast corner of site.

PARKING DISTRIBUTIONS – Sheet 5 of 36

1. City does not install or enforce “Car Share” parking spaces. Delete these spaces from public street areas.

   “Car Share” spaces have been deleted from public street areas. City does not install or enforce these parking spaces.

2. Noted proposed 2 hours parking zones on Kaylix Ave. (South) and along W. Hecla Dr. Parking in the Downtown Business District and in special areas is restricted as approved by City Council. Provide a discussion supporting the installation of time restricted parking zones (2 Hr., 10 Min.) and benefit to the public. Compare to the additional cost of sign maintenance (e.g. sign replacement, straightening, post replacement, etc.) and code enforcement. At this time, Public Works does not support the proposed installation of parking zones on W. Hecla Dr. or Kaylix Ave. Parking signs can be installed at a later date when necessary. Also, Police Department Code Enforcement should review and provide comment regarding this request.

   All restricted spaces have been removed from the parking map, per planning department comments.

HORIZONTAL CONTROL PLAN - Sheet 6 of 36

1. Applicant shall confirm the geometrics of SH42 and Hecla Drive are consistent with the

Highway Master Plan/Corridor Study.

This application proposes to add a SB right turn at W. Hecla Drive, along with a SB acceleration lane from W. Hecla Drive onto SH42. The scope of this application does not deal with the ultimate configuration of SH42, since additional lane modifications and raised medians will be required to achieve the preferred ultimate configuration of SH42. In addition, since the Highway Master Plan/Corridor Study does not address modifications to W. Hecla Drive, the applicant has worked with Staff to determine the preferred lane configuration/striping for W. Hecla Drive, west of the SH42 intersection.

2. Please add curb returns and handicap ramps at Hecla Dr. intersection.

   Ramps have been added. Curb returns were shown on previous submittal, and are included with this resubmittal.

3. Delete pavement markings that delineate lane use on Hecla Dr.

   Double yellow striping west of the eastern-most alley loop access has been deleted.

4. Show SH42 connection to existing trail at SE corner of site, currently detached.

   The proposed trail has been connected to the existing trail.

5. Staff requested ramp drives at the "Private" access connections to public roads. Plan indicates curb returns and diagonal handicap ramps. Can ramp drives be constructed at their locations because it's easier to delineate private/public improvements, eliminates additional pedestrian/walk easements on private property, reduces the number of handicap ramps and is safer for pedestrians using public walk.

   BCHA requests that we omit the ramp drive that has been requested as the City of Louisville standard for delineating private vs public streets. Instead, we have revised the design to add two separate ADA curb ramps at each intersection between the public and private streets. The reason we prefer this revised design is as follows:

   1. *The alley loop is the driving design concept for connectivity on the site. It is not designed to function as a rear driveway, but rather as a walkable street that provides pedestrians with a continuous walking path and provides drivers with a slow-paced experience. The ramp drive requirement will create a differentiation in topography and disconnects the alley loop from the public streets, the exact opposite of the design intent of connectivity and seamless transitions.*

   2. *The alley loop connects all parts of the site with a continuous walking loop that purposefully crosses the public streets and right of ways to slow traffic through the site and foster community connections to the central park and community building.*

   3. *The change of grade required by creating eight raised drive ramps greatly impacts the entire grading plan, building floor elevations, and ADA and UFAS Section 504 accessibility along the alley loop.*

   4. *We have added two 90 degree ADA curb ramps at each intersection of the private and public streets as opposed to the previous design of one 45 degree curb ramp at each intersection. The additional ramps will encourage safe passage across the*

public streets and private drives and further delineates the crosswalks. We have removed the crosswalk striping on the public streets from the plans; however, we strongly prefer that at least one cross walk should be provided at the intersections of the alley loops and West Hecla Drive. People will be crossing at West Hecla Drive and the alley loop to get to the park, the community building, and community gardens. The community is designed to be walkable and slow. We request that we be allowed to install crosswalk striping across West Hecla Drive and the alley loop, and crosswalk striping at Kaylix Avenue and the alley loops to slow traffic and manage pedestrian access.

5. *The City's comments that the drive ramp is required to differentiate the public street and right of way from the private streets may be addressed with signage to distinguish public ROW maintenance from private maintenance.*

6. Indicate the private access lanes on the plan.

   Private access lanes have been indicated on the plans.

7. The south leg of Kaylix Ave. cannot be used as a turn around. City can't provide snow plowing or street sweeping without using the private access lanes. Request temporary turn around or agreement that HOA provides the services mentioned above until the road is connected southerly.

   BCHA requests that the City maintain Kaylix as it is a public street designed and installed at the City's request, with no near term solution for a connection through the southern terminus. BCHA is willing to compensate the City for plowing the quadrant of the private loop road so that the trucks do not need to lift the blades. The alley loops are designed without the ramp drives and are flat like a street, and therefore there is no need to raise the truck blades.

8. Staff is concerned about icing along south side of W. Hecla Dr. due to proximity and height of buildings. Civil engineering public improvement plans shall address concerns mentioned.

   In order to reduce icing potential, the maintenance of W. Hecla Drive ROW will be addressed in the subdivision improvement agreement. Slope and drainage of the W. Hecla is designed and is to be constructed in accordance with City standards. BCHA will shovel the sidewalks in a prudent manner to follow the City ordinances at a minimum. The road is to be plowed and maintained by the City.

9. Traffic control signage will be addressed during the civil engineering plan review process.

   Noted.

10. Noted reduced EB lane area north of Building B. Constructing the segment similar to north roadway will increase parking area. Provide discussion for reason the EB lane reduction continues thru the intersection until it widens at mail box area.

    The intent behind the eastbound lane reduction continuing through the intersection until it widens at the mailbox area is to allow for the design of a wider plaza area in front of the community center and mailbox area that will encourage outdoor community

connections and interactions for the residents who live in this neighborhood. BCHA worked closely with the City to design this civic space.

11. Handicap ramps are shown diagonal at center of curb return at each corner. Additional concrete flat work is adjacent the ramp wings. Provide a blow up detail of the curb return area.

    Ramp typical details have been added to the plan.

12. The temporary gravel cul de sac terminates at the north property line. Request a form of barrier/fence/delineation that road portion ends at north edge of cul.

    Bollard protection has been added.

13. Provide a discussion regarding the end of the proposed concrete trail at the west property line of Lot 1. It looks like the trail ends within private property.

    The regional trail has been extended west of the Kestrel property to connect to the Bullhead Gulch trail per coordination with Planning and Parks Departments.

14. Applicant shall indicate the locations of snow storage from parking areas and private access drives.

    A snow storage area has been added to the northern portion of Lot 2.

15. The PUD and Subdivision Agreement shall include language concerning:
    a. Snow removal from public walks and along SH42 including undeveloped parcels.

       To be addressed in the subdivision agreement

    b. Landscape maintenance within City and State right of way including undeveloped parcels.

       To be addressed in the subdivision agreement

    c. A Maintenance Agreement will be required if BCHA maintains the public park on Lot 3.
       To be addressed in the subdivision agreement

16. Public Works requests a water tap fee and water consumption charges be assessed for the public park dedicated as part of Outlot 4.

    To be addressed in the subdivision agreement

17. Outlot 4 and Lot 3 is the same parcel. Plat and PUD are inconsistent. Revise.
    Revision has been made.

GRADING AND DRAINAGE PLAN – Sheet 7 of 36

1. At temporary cul de sac, is area inlet or curb inlet necessary when the street is extended northerly? Noted Lot 1 has free release to the north. This shall be mentioned in drainage report.

   The inlet will need to be removed & replaced with a curb inlet once Kaylix is constructed through Tract Q. Lot 1 drainage will be conveyed via swale to said area inlet.

2. As shown, Lot 1 grading will release storm water to the northerly lot. Revise developed grading to accommodate/reroute these flows.

   A swale has been graded into the northern edge of Lot 1 to prevent off-site release of stormwater.

3. Lot 4 Storm Sewer – Applicant shall confirm the east/west storm sewer is within Lot 4 and shall not impact the City of Lafayette water line easement.

   The storm sewer within Lot 10 (formerly Lot 4) will be placed within the southerly limits of the Lafayette water line easement, however, this encroachment is addressed within the easement agreement with Lafayette.

4. At northeast corner of Lot 5, these will be free release of storm water to the ditch. The free release shall be accounted in drainage report.

   Said free release is accounted for within the drainage study.

5. If possible, the detention pond in Lot 5 may be shifted north/northeast up to edge of Lafayette's water line easement.

   The detention pond has been moved to the north.

6. On PUD, Indicate that on site storm sewer is privately owned and maintained.

   Note added.

7. Staff requests that manholes and water valves not be located in concrete, curb gutter or walk areas. This will be addressed during public improvement plan review process.

   The plans have been revised to remove utility lids from curb, gutter & walks.

8. Staff is concerned about southerly extension of Kaylix Ave. and existing Goodhue Ditch piping. During civil plan review process, staff will request all downstream street grades evaluated for future street construction.

   Noted.

9. If Ditch Company accepts storm runoff, maintenance of underground storage facility and filtration system shall be included in a BMP or other Agreement.

   Since the underground detention will now discharge to City stormwater infrastructure, maintenance of the underground detention will be addressed in the subdivision agreement.

Utility Plan – Sheet 8 of 36

1. When submitting public improvement plans, applicant shall show all water taps (irrigation too).

   Water taps & irrigation taps are shown on the plan.

2. Add a note that the Utility Plan is conceptual and modification will be addressed during public improvement plan review process.

   Note added.

3. Water services shall include an external water meter. Curb stop valves shall be located in right of way and if not possible within exclusive City of Louisville utility easements.

   The water service detail has been revised to show external meters & curb stops to be located in ROW.

4. The proposed water and sanitary sewer location within (N) Kaylix Ave. does not conform to City Design and Construction Standards. Revision will be requested.

   Utilities reconfigured to meet City standards.

5. Applicant shall confirm the Goodhue Ditch Company can maintain their facilities within the proposed easements.

   The agreement with the Ditch Company contemplates maintenance easement requirements.

6. Sanitary sewer service lines are typically connected to the main except at terminal manhole locations. Revise plan.

   Plans revised.

7. Utility location and easement widths may be revised to accommodate City maintenance of existing and future utility lines.

   Noted, however, since the plat will be recorded at the end of the PUD process, it would be best to resolve any requested easement changes now.

8. Developers are required to extend utility lines to property line. The Kaylix Ave (N.) water main shall be extended to property line. Also, a looped potable water main is required.

   Water main extended and loop added in NE alley loop road.

9. Plans indicate water main, fire hydrant and fire line network. As mentioned earlier some facilities may be relocated/realigned for maintenance.

   Noted.

10. A portion of the water main including hydrants and fire lines may be privately maintained. This will be addressed during the public improvement plan review process.

Noted.

11. **Fire Marshall** to review and approve fire hydrant layout.

    Chris Mestas has reviewed the hydrant locations during a previous meeting. Applicant requests that the City forward a copy of this resubmittal to the Fire Department.

12 If City has a utility in an easement, the easement shall be labeled "Exclusive City of Louisville Utility Easement".

    The easement at the southeast corner of the property has been changed accordingly.

13. Each fire line can supply only one building. Fire lines shall be looped for multiple uses (e.g. fire service and fire hydrant shall be served from looped line).

    Utility layout changed to comply with City standards.

14. The southerly easement through Christopher Plaza is shown as a 25' Access Easement. Please confirm the easement is also available for utility purposes.

    The easement is access & utility per the CPII plat. Plans have been updated accordingly.

15. Applicant shall obtain a utility easement through Tract Q Takoda Subdivision for the extension of the sanitary sewer main.

    Easement agreement is attached to this resubmittal.

16. Plan indicates end of northerly trail at northwest corner of Lot 1. Provide a discussion regarding completion of trail to Hecla Dr. (i.e. parties responsible).

    The regional trail has been extended west of the Kestrel property to connect to the Bullhead Gulch trail as shown in the Trail Revisions.pdf. BCHA will pay for the design of the trail connection and the City will pay for the construction of the trail segment with CIP funds. The intent is to schedule the construction of the trail connection with the contractor constructing the regional trail on the project site for efficiency.

17. Proposed water main along east line of Lot 10 shall be within an easement wide enough for maintenance. Typically water mains are installed in 20' Exclusive City of Louisville Utility Easements.

    We are proposing to overlap the southeast City of Louisville water main maintenance easement with the Goodhue Ditch easement because the utilities will have the required clearance between the pipes and appurtenances and sufficient space for maintenance equipment. The surface easement of the Goodhue will not impede the maintenance of the City of Louisville water main. The reason that BCHA prefers to provide an overlapping easement at this location is to preserve the square footage of the commercial parcel of land to make that parcel of sufficient size to attract commercial developers. With no easements, the commercial parcel is 37,835 square feet, or .87 acres. BCHA is required to provide a ten foot easement for Goodhue Ditch Company, reducing the size from .87 to .82 acres. If we provide the City's requested exclusive twenty-foot easement, then the commercial parcel would be reduced 70,163 square feet,

from .87 acres to .79 acres. The reduction would limit the feasibility of developing the commercial property. To maintain the viability of the commercial property, BCHA requests that the Goodhue Ditch easement and City of Louisville water main easements overlap slightly, while still maintaining the standard allowable separation requirements and future maintenance standards. Please see page 7 of 29 of the FDP/PUD.

18. At southeast corner of site, reroute existing 8" water main to CDOT right of way.

    Water main reconfigured.

OVERALL PHASE MAP – Sheet 9 of 36

1. Public Improvement Notes, 6th bullet, the extension of Kaylix Ave. to Christopher Village is not included in the first phase of construction, modify map/note.

   Note modified.

STREET SECTIONS – Sheet 10 of 36

1. Provide turning templates for trash trucks/fire trucks/40' trucks so that staff can confirm intersection geometrics are satisfactory.

   The most restrictive truck template is provided, and during a follow-up meeting with Staff, it was determined that smaller truck templates would not be required.

2. Staff requests a 4' surface maintenance easement at back of walk to facilitate repair/replacement of public walk.

   A 4' maintenance easement note will be added to the plat, similar to what was done for Steel Ranch South.

3. The streetlights, water valves and street signs may be installed in parkway areas where available. If not possible, City will request an Exclusive City of Louisville Utility Easement for these public facilities.

   Traffic signs and water valves are proposed to be located within ROW. The street lights along W. Hecla are also located within the ROW, however, the street lights along Kaylix are not located within ROW. BCHA requests that the 4' maintenance easement discussed in STREET SECTIONS comment #2 be used to accommodate the City's need to access/repair street lights along Kaylix.

4. Street lighting shall be installed a minimum of 2' from edge of walk. The street lights shown in detail 1 and 2 are not acceptable because the requested clearance is not provided.

   Noted. The location of the street lighting shown on the street sections has been revised to provide a minimum of 2'-0" clearance from edge of walk.

MASTER LANDSCAPE PLAN – Sheet 11 of 36

1. Landscape Intent, Overall Statement of Intent, should “Alkonis” be “Kestrel”?

   All references to “Alkonis” have been replaced with “Kestrel”.

2. General Notes, 3, change “may” to “shall”.

   Change has been made.

3. Note, first line, change 5’ to 7’.

   Change has been made throughout site with the exception of three trees to the south of building 1, closest to the intersection of Kaylix Ave. and the Alley Loop. Design team requests a variance to allow planting of these trees 5’, rather than 7’, from wet utility line. Without the variance, the quality of the alley and the residential area will be compromised, as the Alley Loop trees provide a crucial buffer between the residences and the alley.

FINAL SUBDIVISION PLAN – Sheet 2

1. Outlots and Tracts mentioned in PUD not shown. Revise Plat.

   The plat has been updated to match the amended GDP and proposed PUD.

2. Provide private drainage easement for drainage improvements that cross lots.

   Easements have been provided for cross-lot drainage.

3. Noted the Plat does not include dry utility easements. Please add.

   BCHA is currently coordinating dry utility routing with Xcel/PSCo. The final location & width of dry utility lines/easements is not known at this time. Dry utility easements will be added to the plat prior to recordation, or an Xcel-approved note discussing the timing of easement dedication will be added to the plat prior to recordation.

4. The Goodhue Ditch Company needs to accept the CDOT right of way for use for maintenance of the irrigation pipe. Will CDOT require permitting when Ditch Company wants access to their facility?

   The Ditch Company will coordinate the Ditch’s maintenance plans/efforts directly with CDOT once the ROW is deeded to CDOT.

5. Noted the remaining area north and east of the drainage easement in Lot 5. Should the unencumbered area be a drainage easement as well?

   The drainage easement is meant to provide access to the pipes & pond in this area, and since none of these facilities exist north & east of the proposed easement, additional easement has not been added.

6. Should L11 and L12 have leaders indicating the limits of the line segments? Difficult to read.

Plat has been revised accordingly.

7. Revise all utility easements that have City water, sewer and storm to "Exclusive City of Louisville Utility Easements"

   Plat has been revised accordingly.

8. Add Surface Maintenance Easement note. Add City Utility Easement note and add easements for street lights, curb stop valves and traffic signs.

   A surface maintenance easement note has been added to the plat. Traffic signs and water valves are proposed to be located within ROW. The street lights along W. Hecla are also located within ROW, however, the street lights along Kaylix are not located within ROW. BCHA requests that the 4' maintenance easement discussed in STREET SECTIONS comment #2 be used to accommodate the City's need to access/repair street lights along Kaylix. We were unable to locate an example of the City's utility easement note, and as such, have not included it on the plat. If Staff could provide the City's standard language, we will include the note on the plat prior to recordation.

9. Add drainage easement to Lot 10 and Lot 7.

   Drainage easement have been added to Lots 2, 3 & 5.

10. Applicant to note that public works staff may have additional comments after Plat is revised.

    Noted.

FINAL DRAINAGE REPORT

General Comments

1. The **City of Louisville Attorney** shall review the drainage proposal for this project and provide comments. Additional agreements or revisions to the Goodhue/Kestrel agreement may be required for approval. The drainage report cannot be approved without an approved and signed agreement. Who is liable if the ditch overtops and floods property downstream? Can the ditch company revoke the agreement?

   The revised drainage strategy does not involve sending stormwater runoff to the ditch.

2. The applicant shall provide a memo explaining what other options were explored for drainage discharge for the project. Several options were discussed in the early design of the project. However, the current design states that discharge into the irrigation ditch is the only plausible option.

   We are reverting back to an option that was (briefly) previously explored. Discharging to the ditch, and discharging to the system in S. Boulder Road were the two options explored. Given timing concerns, we are pursuing the S. Boulder Road option.

3. The applicant shall provide more detail on the ditch capacity and include the information in the drainage report. What is the maximum irrigation flow in the ditch based on water

rights? What about any other storm flows in the ditch – upstream and downstream? What happens if a 100 year storm occurs while the ditch is running the maximum irrigation flow? Where will the flow in excess of 75 cfs go if it enters the ditch? Is the ditch company willing to accept the increase in volume of runoff as well as the historical release rate?

The revised drainage strategy does not involve sending stormwater runoff to the ditch.

4. The Goodhue Ditch shall review and approve the final drainage report (i.e. accepting storm sewer releases from the site).

   The revised drainage strategy does not involve sending stormwater runoff to the ditch.

Drainage Report

1. The applicant shall revise the engineer certification to indicate non-conformance with City criteria and the requirement to provide a signed agreement with the ditch company accepting the flow from the project. Sign and stamp the engineer statement.

   City criteria will be followed, and the ditch will not be used for developed flow conveyance. The certification will remain as previously submitted.

2. The applicant shall provide a signed copy of the Goodhue Agreement in the final report.

   The revised drainage strategy does not involve sending developed stormwater runoff to the ditch.

3. The applicant shall provide a table in the report with each address and the % impervious for each lot. This will aid in determining the RAU for the project.

   The requested table has been provided on the drainage map.

4. Page 1, 2.2.1 – The applicant shall update the paragraph to state the center basin discharges to the Harney Lastoka Open Space after going under State Highway 42. The ultimate receiving waters should state Coal Creek. Include the City of Lafayette after Waneka Reservoir.

   The text has been updated accordingly.

5. Page 2, 2.2.3 – Matching historical flow rates does not meet City criteria. Update section.

   Release rates & corresponding text has been updated to conform to City criteria.

6. Page 2, 3.1 – The drainage design does not meet several City criteria (volume, flow, irrigation ditch release). The applicant shall update this section. The preliminary report also did not meet the City criteria.

Text has been updated to state conformance with City criteria.

7. Page 3, Table 3-1 – The applicant shall include the 2, 5, and 50 year historical flows. The total site release is 19.5cfs in the 100 year storm. The allowable release based on City criteria is 12.99 cfs. Similar for the 10 year storm.

   The requested data has been added to the report.

8. Page 4, 4.0 – The applicant shall provide the maximum irrigation flow in the ditch and any other storm flows into the ditch for comparison. Does the ditch currently have capacity to accept the maximum irrigation flow plus all storm flows entering the ditch?

   The revised drainage strategy does not involve sending developed stormwater runoff to the ditch.

9. Page 4, 5.1 – The applicant shall include the ultimate receiving waters (Coal Creek).

   The text has been updated to include the ultimate receiving waters.

10. Page 5, 5.1.1 – The applicant shall provide more information on the pump design. Do the pumps represent the flow modeled in the inflow to the detention pond? What happens if the pumps fail? Power failure? Is there an emergency overflow location or tank to protect against backups?

    Pumps have been eliminated from the design.

11. Page 6-7, 5.2 - The applicant shall provide Table 4-1, 4-2, 4-3 and 4-4 locations or update references.

    The report has been updated accordingly

12. Page 8, Table 5-4 - The applicant shall provide the missing redeveloped flows.

    The requested data does not exist. It is not possible for pre-developed flows to be discharged to a proposed pond that only exists in the developed condition.

13. Page 8, 6.2 - The applicant shall provide better information on downstream effects of releasing stormwater into the Goodhue Ditch. See previous comments.

    The revised drainage strategy does not involve sending developed stormwater runoff to the ditch.

14. Page 9 - The applicant shall include the ditch company report referenced in the text.

    The revised drainage strategy does not involve sending developed stormwater runoff

to the ditch.

15. Calculations - The applicant shall address the following:
    a. Do the filters have a bypass if they are clogged? Is there enough bypass capacity for each filter? Goodhue Ditch shall approve the filters.

    Filters have been removed from the updated drainage design. The filters have been replaced with more conventional methods of promoting water quality (plates with orifices, retention times, etc.).

    b. Pond 2:
    i. Where is the emergency overflow?

    Both ponds are hydraulically connected. We have placed an emergency spillway in the above-grade pond, which has been sized according to the inflow to both ponds.

    ii. Where does water go if outlets are clogged or the capacity is exceeded?

    See previous response.

    iii. The volume calculations seem incorrect. The 100 year volume is less than the 2, 5 and 50 year volumes. The calculated 100 year volume is 12,000 cubic feet, but shown at a larger capacity on the stage storage charts.

    The outlet structures have been designed for the 10 and 100 year events, and therefore have the WQCV added to the volumes prior to outlet design. The other storm events (2, 5, 50) were modeled against the outlet rating curves to determine actual detention volumes.

    iv. Outlet piping is only 12" RCP. Recommend larger piping due to underground storage and increase risk of maintenance neglect.

    The underground detention outlet pipe & pond equalizer pipe have been upsized.

    c. HGL profiles are not legible. Provide larger prints for review.

    Larger plots have been provided with the updated drainage study.

    d. Inlet Capacity on grade – Provide additional information used in the calculations (road slope, cross slope, etc.). Inlets 10 and 11 could have bypass flows to the south. The current grading scheme involves placing rolled asphalt curb at the terminus of Kaylix Avenue

    Requested information has been added to the pass-by inlet models. The inlets

have been sized such that the inlets do not release any pass-by flows.

e. Pond 1 emergency overflow - The applicant shall size the overflow for the 100 year pond inflow (not outflow).

The spillway design has been revised accordingly.

Developed Drainage Plan

1. The applicant shall show more area to the north including contours to make sure no offsite flows enter the site.

Contour data has been added to the north edge of the site. We believe that the only off-site flows that enter the Kestrel property do so along the western edge of the site.

2. The applicant shall show emergency spillways for both ponds.

Spillway location for the above-grade pond has been added to the plan.

3. The applicant shall show the existing contours (background) for reference.

The plan has been updated accordingly.

4. Does any of Hecla Dr flow into the site? The applicant shall show and verify.

A high-point in Hecla occurs at the western edge of the Kestrel property (re: Final Drainage Report for the Takoda Village Regional Improvements, which shows basin boundaries along the shared property line between Takoda Village & Kestrel).

5. The applicant shall label the pond outflow piping and manhole from Pond 2.

Labels have been updated accordingly.

Existing Drainage Plan

The applicant shall show and verify any flows entering the site from Hecla Dr near the west property line.
A high-point in Hecla occurs at the western edge of the Kestrel property (re: Final Drainage Report for the Takoda Village Regional Improvements, which shows basin boundaries along the shared property line between Takoda Village & Kestrel).

Sincerely,

Norrie Boyd
Planning Division Man

SCENARIO 1:	Slow Absorption		
Taxable Sales Captured in City:	40%	In URA?:	NO

RESIDENTIAL DEVELOPMENT COMPONENT

YES

Land Use Profile			Potential New Development
Affordable units	1.37 Persons Per Unit	33 Lin. Ft. Lot Width	120 Units
Market Value:	$0 Per Unit	5.81 Vehicle Trips	50% Adj. Factor
Construction Value	$0 Per Unit	$50,091 HH Income	38% on Taxables Items
Senior units	1.37 Persons Per Unit	8 Lin. Ft. Lot Width	71 Units
Market Value:	$0 Per Unit	3.44 Vehicle Trips	50% Adj. Factor
Construction Value	$0 Per Unit	$45,852 HH Income	38% on Taxables Items
Market units D	2.57 Persons Per Unit	33 Lin. Ft. Lot Width	14 Units
Market Value:	$596,670 Per Unit	5.81 Vehicle Trips	50% Adj. Factor
Construction Value	$429,602 Per Unit	$108,881 HH Income	35% on Taxables Items
Market units A/C	1.37 Persons Per Unit	8 Lin. Ft. Lot Width	26 Units
Market Value:	$207,000 Per Unit	6.59 Vehicle Trips	50% Adj. Factor
Construction Value	$149,040 Per Unit	$64,201 HH Income	35% on Taxables Items
Housing Unit Type 5	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 6	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 7	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 8	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
	TOTAL		231 Units

NONRESIDENTIAL DEVELOPMENT COMPONENT

Land Use Profile			Potential New Development
BCHA Office	18.31 Vehicle Trips	50% Adj. Factor	3,100 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	4.13 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Community Center	13.00 Vehicle Trips	50% Adj. Factor	2,877 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	2.77 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Market Office	18.31 Vehicle Trips	50% Adj. Factor	32,575 Sq. Ft.
Market Value:	$143 Per Sq. Ft.	Construction Value:	$105 Per Sq. Ft.
Employment Density:	4.13 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	

Market Retail	110.32 Vehicle Trips	28% Adj. Factor	21,716 Sq. Ft.
Market Value:	$132 Per Sq. Ft.	Construction Value:	$95 Per Sq. Ft.
Employment Density:	3.33 Per 1,000 Sq. Ft.	$225 Sales Per Sq. Ft.	
Live/Work	13.00 Vehicle Trips	50% Adj. Factor	4,200 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	1.00 Per 1,000 Sq. Ft.	$25 Sales Per Sq. Ft.	
Nonresidential Type 6	0.00 Vehicle Trips	0% Adj. Factor	0 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	0.00 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
	TOTAL		**64,468 Sq. Ft.**

SCENARIO 2:	**Fast absorption**		
Taxable Sales Captured in Town:	**40%**	**In URA?:**	**No**

RESIDENTIAL DEVELOPMENT COMPONENT

Land Use Profile			**Potential New Development**
Affordable units	1.37 Persons Per Unit	33 Lin. Ft. Lot Width	120 Units
Market Value:	$0 Per Unit	5.81 Vehicle Trips	50% Adj. Factor
Construction Value	$0 Per Unit	$50,091 HH Income	38% on Taxables Items
Senior units	1.37 Persons Per Unit	8 Lin. Ft. Lot Width	71 Units
Market Value:	$0 Per Unit	3.44 Vehicle Trips	50% Adj. Factor
Construction Value	$0 Per Unit	$45,852 HH Income	38% on Taxables Items
Market units D	2.57 Persons Per Unit	33 Lin. Ft. Lot Width	14 Units
Market Value:	$596,670 Per Unit	5.81 Vehicle Trips	50% Adj. Factor
Construction Value	$429,602 Per Unit	$108,881 HH Income	35% on Taxables Items
Market units A/C	1.37 Persons Per Unit	8 Lin. Ft. Lot Width	26 Units
Market Value:	$207,000 Per Unit	6.59 Vehicle Trips	50% Adj. Factor
Construction Value	$149,040 Per Unit	$64,201 HH Income	35% on Taxables Items
Housing Unit Type 5	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 6	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 7	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 8	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
	TOTAL		**231 Units**

NONRESIDENTIAL DEVELOPMENT COMPONENT

Land Use Profile			Potential New Development
BCHA Office	18.31 Vehicle Trips	50% Adj. Factor	3,100 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	4.13 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Community Center	13.00 Vehicle Trips	50% Adj. Factor	2,877 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	2.77 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Market Office	18.31 Vehicle Trips	50% Adj. Factor	32,575 Sq. Ft.
Market Value:	$143 Per Sq. Ft.	Construction Value:	$105 Per Sq. Ft.
Employment Density:	4.13 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Market Retail	110.32 Vehicle Trips	28% Adj. Factor	21,716 Sq. Ft.
Market Value:	$132 Per Sq. Ft.	Construction Value:	$95 Per Sq. Ft.
Employment Density:	3.33 Per 1,000 Sq. Ft.	$225 Sales Per Sq. Ft.	
Live/Work	13.00 Vehicle Trips	50% Adj. Factor	4,200 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	1.00 Per 1,000 Sq. Ft.	$25 Sales Per Sq. Ft.	
Nonresidential Type 6	0.00 Vehicle Trips	0% Adj. Factor	0 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	0.00 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
	TOTAL		**64,468 Sq. Ft.**

SCENARIO 3:	**Old program**		
Taxable Sales Captured in Town:	**40%**	**In URA?:**	**No**

RESIDENTIAL DEVELOPMENT COMPONENT

Land Use Profile			Potential New Development
Affordable units	1.37 Persons Per Unit	33 Lin. Ft. Lot Width	121 Units
Market Value:	$0 Per Unit	5.81 Vehicle Trips	50% Adj. Factor
Construction Value	$0 Per Unit	$50,091 HH Income	38% on Taxables Items
Senior units	1.37 Persons Per Unit	8 Lin. Ft. Lot Width	70 Units
Market Value:	$0 Per Unit	3.44 Vehicle Trips	50% Adj. Factor
Construction Value	$0 Per Unit	$45,852 HH Income	38% on Taxables Items
Market units D	2.57 Persons Per Unit	33 Lin. Ft. Lot Width	14 Units
Market Value:	$596,670 Per Unit	5.81 Vehicle Trips	50% Adj. Factor
Construction Value	$429,602 Per Unit	$108,881 HH Income	35% on Taxables Items
Market units A/C	1.37 Persons Per Unit	8 Lin. Ft. Lot Width	26 Units
Market Value:	$207,000 Per Unit	6.59 Vehicle Trips	50% Adj. Factor
Construction Value	$149,040 Per Unit	$64,207 HH Income	35% on Taxables Items
Housing Unit Type 5	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor

Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 6	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 7	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
Housing Unit Type 8	0.00 Persons Per Unit	0 Lin. Ft. Lot Width	0 Units
Market Value:	$0 Per Unit	0.00 Vehicle Trips	0% Adj. Factor
Construction Value	$0 Per Unit	$0 HH Income	0% on Taxables Items
	TOTAL		**231 Units**

NONRESIDENTIAL DEVELOPMENT COMPONENT

Land Use Profile		**Current Base**	**Potential New Development**
BCHA Office	18.31 Vehicle Trips	50% Adj. Factor	3,100 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	4.13 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Community Center	13.00 Vehicle Trips	50% Adj. Factor	2,877 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	2.77 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Art Underground	14.30 Vehicle Trips	50% Adj. Factor	8,900 Sq. Ft.
Market Value:	$132 Per Sq. Ft.	Construction Value:	$95 Per Sq. Ft.
Employment Density:	0.81 Per 1,000 Sq. Ft.	$240 Sales Per Sq. Ft.	
Live/Work	13.00 Vehicle Trips	50% Adj. Factor	4,200 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	1.00 Per 1,000 Sq. Ft.	$25 Sales Per Sq. Ft.	
Nonresidential Type 5	0.00 Vehicle Trips	0% Adj. Factor	0 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	0.00 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
Nonresidential Type 6	0.00 Vehicle Trips	0% Adj. Factor	0 Sq. Ft.
Market Value:	$0 Per Sq. Ft.	Construction Value:	$0 Per Sq. Ft.
Employment Density:	0.00 Per 1,000 Sq. Ft.	$0 Sales Per Sq. Ft.	
	TOTAL		**19,077 Sq. Ft.**