

Date: January 23, 2023

To: Elizabeth Kay Marchetti, City of Louisville

From: Sam Franzen and Patrick Radabaugh, Dewberry Engineers

Subject: Redtail Ridge Lift Station Planned Unit Development Resubmittal

This memorandum and attachments serve as the second resubmittal of the Planned Unit Development (PUD) request for the proposed Redtail Ridge Lift Station in the City of Louisville. The project team consists of Redtail Ridge Metropolitan District, the City of Louisville (the operator), Dewberry Engineers (the lift station design engineer), Harrison Kocher Smith (the civil designer), and Norris Design (landscape architect).

BACKGROUND

The Redtail Ridge Lift Station will serve the Redtail Ridge development. The Redtail Ridge development is in a different drainage than the Louisville Wastewater Treatment Plant (WWTP). The lift station is needed to pump sewage from the development to the WWTP where it will be treated.

PROJECT DESCRIPTION

The Redtail Ridge Lift Station project includes a single building that is 1,031 square feet. The building will consist of two rooms. The main room is above a wet well and houses piping, instrumentation, and equipment. The wet well and pumps, piping, and instrumentation located in the wet well are accessed via hatches in the floor of the main room. The other room is an electrical room and will house electrical equipment used to power and control the lift station equipment and instrumentation. Drawings showing the general layout of the lift station are included in Attachment A.

The Lift Station site will also have on its premises an emergency backup generator housed in its own lockable enclosure, utility transformers, and an air handling unit which provides ventilation for the lift station. The generator enclosure will be factory coated to match the building color scheme. The air handling unit will be located directly adjacent to the building on a concrete pad and will be screened from view with a wall matching the building. Lockable gates will be provided on the entrances to the air handling unit area. There will also be fenced areas on the north side building housing an air conditioning condenser and an odor control unit. A site plan is included in Attachment A.

Exterior building finish materials will be as shown and described on the architectural sections and color rendering included in Attachment A. Proposed metal wall and roof material cut sheets are included in Attachment B along with a photograph of the proposed synthetic stone wall facing. Samples of the metal building material were provided with the previous submittal submitted in May 2020. The building shall be one story.

WAIVERS

A number of requirements listed in the City of Louisville Commercial Development Design Standards and Guidelines are not met by this project because it is not a typical commercial building in that it is non-occupied and solely intended to protect the mechanical equipment inside and occasional visits to the site by technicians. A table listing specific sections that are not being complied with and the reasoning is provided below as well as on the Cover of the drawings provided in Attachment A.

Notes on Sections of CDDS&G Not Applicable to Redtail Ridge Lift Station	
General	Many sections of the Commercial Development Design Standards and Guidelines do not apply to this PUD because of the nature of the building. The building is a new structure that is non-occupied and solely intended to protect the mechanical and electrical equipment inside with only very occasional visits to the site by technicians. See below for specific instances when the code is not applicable.
Section	Notes on Requirements
1.1	Access to this building will be limited to City Operations and Maintenance personnel. Public access and pedestrians do not need to be considered.
1.3	Access to this building will be limited to City Operations and Maintenance personnel. Pedestrians will not need to use this site.
2.1	Site will be accessed infrequently (max of one time a day) by one or two trucks for routine maintenance and operations activities. Public access will not be allowed. Site access has been coordinated with Operations and Maintenance.
2.2	Site visits will typically be limited to one to two City vehicles. During emergencies or major maintenance activities additional vehicles may be onsite. Parking has been coordinated with Operations and Maintenance.
3.1-3.4	Pedestrian and bicycle traffic will not need to access or traverse the site.
4.5.1.H	The pre-finished metal siding is a high quality material with a 20 year warranty that will match the aesthetics of the nearby fire station. A waiver has been requested in the PUD request letter.
4.6	Access to the building will be limited to City staff who know where the entrance to the building is. It is undesirable to attract the public to the entrance.
6.2.C	The transformer and emergency generator are not screened from the west. The generator is in its own enclosure coated to match the building. The space around the transformer is required for maintenance which does not allow for vegetation to be planted to the west of it. Future development plans call for a parking area to the west of this site which should limit the exposure of these items.

8.1D	Lighting has been coordinated with City O&M staff to provide sufficient lighting for normal and emergency activities at the lift station. Reducing the lighting will make working at the lift station more difficult and dangerous. The light on the north side of the building is a switched light that is only to be used in emergencies. It is on in the photometric plan to produce the worst case scenario. Currently the maximum lumens outside the boundary is 0.5 to the west of the lift station. This is a low light level that we do not believe will negatively affect future development on the adjoining property. The light also spreads to the adjacent road right of ways to the north and east at a maximum lumens of 0.1. We expect those right of ways will be illuminated to a higher level than this by the road lighting.
9	This is not a large retail establishment.

LIGHTING

Site lighting will consist of a fully shielded down light mounted on the building above each door located on the south side of the building and a single fully shielded down light mounted on the west wall of the building to provide light for the HVAC area. A single flood light controlled by a switch inside the lift station will be mounted on the north wall of the lift station. This light will provide light to the north of a building where a portable pump would be parked and operated during an emergency event. The flood light will only be turned on during emergencies. Pole mounted lights are not included on the site. Lighting has been coordinated with City operations and maintenance staff to provide adequate lighting for normal and emergency operations and maintenance activities at the facility. Proposed light fixtures cut sheets and a photometric plan are included in the drawings.

UTILITIES

New electric, natural gas, and water utilities will be required. These utilities will be routed to the building from the nearest location in the new development. The utilities serving the site are shown on the site plan but may shift slightly as they are still being coordinated.

TRAFFIC AND PARKING

Initial site access will be via a 26 foot wide drive from a traffic circle. The load rating of the drive and gate securing entry to the drive are being coordinated with the City as part of the overall development plan. The paved area on the south side of the lift station that will be used as a turnaround and parking area and has coordinated with the City operations and maintenance staff.

The lift station will typically be visited a maximum of once per day by a single truck for approximately half an hour to check operations and equipment. Once a month preventative maintenance will be done which could require two trucks and take a full day. If there is an emergency at the lift station additional trucks and a trailer mounted bypass pump will be onsite



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until the emergency is resolved. A gravel area to the north of the lift station is provided for the bypass pump.

GRADING AND DRAINAGE

Existing and proposed site grading is shown on the site plan. The lift station site was included in the drainage plan for the full development. Relative to the rest of the development the impervious area added on the lift station site is small. Drainage from the site is primary directed south and will sheet flow onto the adjoining property.

LANDSCAPING

Landscaping has been added to the site to screen the building and ancillary equipment. A landscape plan is provided showing the proposed landscaping for the site. Some of the landscaping is within a Public Service Company (PSCO) easement on the site. The PSCO easements are owned by Xcel. Crossings of these easements have been discussed and agreed upon per the letter included as Attachment C. The path and road crossings on or adjacent to the lift station site are more obtrusive to the easement than the landscaping. Landscaping shown beyond the site boundaries is being coordinated as part of the Redtail Ridge Master Development Plan.

OWNERSHIP DOCUMENTATION

The land the lift station will be constructed on is owned by Redtail Ridge Development LLC. The Special Warranty Deed for the development property and the legal description for the lift station site is provided as Attachment D.

ADJACENT PROPERTY OWNERS

Table 1 below lists ownership information for properties within 500 feet of the lift station. Information was taken from Boulder County and Broomfield County websites.

Table 1 Adjacent Property Owners

Parcel No.	Owner	County	Owner Address
157528268001	Centennial Venture Ltd. Liability Co.	Broomfield	1644 Platte St. Ste. 130, Denver, CO 80202
157528269001	Parkway Retail LLC	Broomfield	3434 47 th St. #220, Boulder, CO 80301
157528269003	Centennial Venture Ltd. Liability Co.	Broomfield	1644 Platte St. Ste. 130, Denver, CO 80202
157528269002	Centennial Venture Ltd. Liability Co.	Broomfield	1644 Platte St. Ste. 130, Denver, CO 80202
157528271001	Holman Broomfield Real Estate LLC	Broomfield	17800 SE Mill Plain Blvd. Ste. 190, Vancouver, WA 98683
157529105001	Phillips 66 Company	Broomfield	420 S Keeler, Bartlesville, OK 74003
157528200019	Phillips 66 Company	Broomfield	420 S Keeler, Bartlesville, OK 74003

SCHEDULE

The current schedule for the lift station shows design and Planning Commission approvals completed in January 2023. Construction is scheduled to begin in March 2023 and end in February 2024.

ATTACHMENTS

Attachment A – Project Drawings

Attachment B – Exterior Building Materials Cut Sheets (Metal Wall and Roof and Stone Wall Facing)

Attachment C – Redtail Ridge Xcel Easement Encroachments Letter

Attachment D – Special Warranty Deed