

Open Space Advisory Board

Agenda

Wednesday, October 5th, 2016
City Services Facility, 739 South 104th Street
7:00pm

- I. 7:00 pm Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
- V. Staff Updates
- VI. 7:15 pm Board Updates
- VII. 7:20 pm Public Comments on Items Not on the Agenda (time as needed)
- VIII. 7:30 pm Discussion Item: Agenda for City Council Meeting on October 12th (10 minutes)
- IX. 7:40 pm Discussion Item: Agenda Items for Joint Meeting with Lafayette on November 9th (10 minutes)
- X. 7:50 pm Discussion Item: Review Lake Park Interpretive Educational Sign Text Concepts Presented by: Catherine Jepson, Open Space Specialist (15 minutes)
- XI. 8:05 pm Discussion Item: Proposed Gateway Improvement Plan for Clementine Subdivision Redevelopment, Presented by Hartronft Associates (15 minutes)
- XII. 8:20 pm Discussion item: Development Review Presented by Allan Gill, Project Manager (30 minutes)
 - a. Clementine, Preliminary Plat and PUD (Board Recommendations)
 - b. Davis Partnership Architects PUD (Update Only)
 - c. Balfour Senior Living, Final PUD (Update Only)
- XIII. 8:50 pm Discussion Items for Next Meetings -November 9th
 - a. Agenda for Joint Meeting with Lafayette Open Space in November
 - b. Review of Candidate OS Property Ranking and Strategic Acquisitions in December
- XIV. Adjourn

Open Space Advisory Board Meeting Minutes
Wednesday, September 14th, 2016
Louisville Public Library: First Floor Meeting Room
951 Spruce Street
7:00 pm

I. Call to Order- Helen called the meeting to order at 7:00 pm.

II. Roll Call-

Board Members Present: Mike Schantz, Helen Moshak, Laura Scott Denton, Linda Smith, Spencer Guthrie

Board Members Absent: Missy Davis, Graeme Patterson, Christopher Smith

City Council Members Present: Jeff Lipton (after 8:30 pm)

Staff Members Present: Ember Brignull

III. Approval of Agenda-

Linda moved to approve the agenda as written. Spencer seconded. The motion was passed unanimously.

IV. Approval of Previous Meeting's Minutes-

Mike mentioned that he had been absent from the previous meeting and was quoted as saying that he supported the idea of a meeting end time. This will be corrected in the minutes. He also suggested adding Ashley Stolzman's full name and title as City Councilwoman.

Linda moved to approve the minutes from the previous meeting with the aforementioned changes. Spencer seconded. The motion was passed unanimously.

V. Staff Updates-

A) There was an Open Space educational event called The Importance of Trees on Sept. 11th. Twenty people attended.

B) There is currently weed control going on at Davidson Mesa.

C) A group of Boy Scouts did trail drainage repair work on the west side of Davidson Mesa on the section of trail that OSAB reviewed.

D) Staff will be meeting with a Ph.D. student about his cheatgrass control projects.

E) Cost estimates are currently out for prairie dog management at Davidson Mesa, Daughenbaugh, Gateway and Aquarius.

F) The City is currently running agricultural water to Harney Lastoka. Getting the farmer's water this summer has been complicated because the farmers generator keeps failing.

G) The sign for the Harper Lake kiosk has received its final edits and been sent to the fabricator. It should be installed by late October.

H) Open Governance training for City of Louisville appointees will be held Monday, Oct 10th at City Hall. Spencer, Helen, Christopher, Linda are due to attend. Linda asked Ember for a reminder email.

City of Louisville

*Parks & Recreation Department 749 Main Street Louisville CO 80027
303.335.4735 (phone) 303.335.4738 (fax) www.louisvilleco.gov*

I) Ember received the meeting minutes from the PPLAB/OSAB joint meeting on September 1st. Several board members asked to be sent them.

J) As discussed at the August meeting, Ember and staff put up some temporary signs with municipal code warnings at the Davidson Mesa Dog Off-leash Area. She passed around these signs so OSAB could see them.

VI. Board Updates-

A) Ember sent a poll to OSAB members about meeting start times and how to control meeting length she shared the results with OSAB. Helen wants to be more strict about limiting time for discussion items. The board had diverse opinions, but it looks like the board is going to keep the 7:00 start time for now. The board agreed that Helen can be more strict about time-keeping. Linda suggested that the highest priority things be first on meeting agendas, in case meetings run long and items need to be tabled for the next meeting. Helen agreed. She added that important business should generally come first, when people are fresh, making for better discussion. Helen also pointed out that sometimes Joe requests changes or makes additions after the agenda is set, so she cannot always control the final length of meeting agendas. Ember warned that if the board wants to change the meeting time, then it should be done by the beginning of next year so she can ensure the time slot with the library meeting room scheduler.

B) Helen attended the most recent City Council meeting and heard their discussion about term limits for citizen boards. The current suggestion was for board members to serve no more than two total terms. OSAB members' terms are for 3 years. There was also talk about sun-setting some boards, though not OSAB (its existence is mandated by the City charter) and modifying the charges of a few of the boards.

C) Missy sent Ember an email reporting that she had been approached by a citizen with concerns about the Walnut Open Space Park. But details were not provided as to the specific concern.

D) Helen reported that she attended a workshop about Native Americans and Climate Change issues. She said many people who are well-connected to Native Americans groups had attended and she took the chance to talk to people about how to better to represent Native American history on interpretive signs on Open Space. Helen shared a few of the resources that she had found. Ember commented that if the board is interested in more education it would be good to think holistically as wayfinding plans advance. Paula Hansley (545 W. Fir Way) mentioned that she has a friend who has done interpretive signs whom she can recommend, particular on geology issues.

VII. Public Comments for Items Not on the Agenda-

A) Steve Raisor (409 Majestic View Dr.)—Mr. Raisor announced that he has been coming to OSAB meetings now for a year and he felt that it has been very educational. He commented that he first asked that the Davidson Mesa Dog Off-Leash Area be moved and that it hadn't happened. Then, he asked that the pipe that drains the Davidson Mesa Dog Off-Leash Area onto his and his neighbors' land to be plugged/moved, which also has not happened. Next, he asked that the Davidson Mesa parking lot not be paved, and it promptly was. Most recently, he has asked for better signs at the Davidson Mesa Dog Off-Leash Area, and temporary signs have been going up. He asked that, when new permanent signs go up, they make some mention of consideration to the neighbors (noise, etc). He is optimistic that the OSAB and the Parks Board (PPLAB) will help advocate for alternative dog venues within the City, preferably in locations without immediate neighbors. He asked to be of service in this goal. He reaffirmed that he speaks for his neighbors.

B) Diane Shepherd (817 St. Andrews Lane)— Ms. Shepherd reported seeing an increase in applications of herbicides on public land. Her opinion is that there is too much herbicide use within the City. She would like to have an announced schedule of herbicide application at the very least, so neighbors can plan accordingly. She would also like to see a re-evaluation of weed control and specific chemicals being used, and would like to see organic alternatives used whenever possible. She would like a cogent City-wide policy. She reported that both Boulder and Lafayette have recently done City-wide re-evaluations of herbicide use. Ember directed her to the City of Louisville Integrative Weed Management plan on the Open Space website that outlines how weeds are being addressed on City land. Laura asked whether HOAs are beholden to the Integrative Weed Management plan, since Ms. Shepherd is particularly concerned about herbicide use on the HOA land adjacent to her house. Ember answered that they are not. Helen commented that with so many different land managers within the City (e.g. Open Space vs. Parks, City vs. County, HOA land, irrigation ditches) it can be difficult to know who is doing weed control and whom to talk to about concerns.

VIII. Discussion Item: Result of 2016 Bird Surveys

Presented by: Paula Hansley, ESCO Associates, INC.

Ms. Hansley has been doing bird surveys on Louisville Properties since 2008, specifically Aquarius, Walnut Park Open Space, and Davidson Mesa. One general change she has seen is that Swainson hawks (which winter in Argentina) used to nest east of town, but they are suddenly nesting in town. She does her surveys in late June when birds are nesting. She uses a standard transect methods (~200m) using visual and auditory counts of adults only. Each transect takes 45-60 minutes to perform. 2016 was one of the wettest and coolest springs on record, so vegetation was lush during this year's survey.

Walnut Park Open Space is a 6.6 acre parcel surrounded by residential areas. Great horned owls nest adjacent to Walnut every year. She has two transects on the property. She reported her bird counts at each transect and whether they were breeding.

Aquarius is larger (34.5 acres), a grassland with a few trees that includes a prairie dog town. Her transects don't include Coal Creek itself but when she saw creek species fly up she would include them.

Davidson Mesa (248 acres) is all grassland. She observed lark buntings, but didn't see them nest, which would be a rare event. She has documented an increase in grasshopper sparrows from 2012; they are considered a keystone species. Most of the birds she saw were visitors rather than breeders/nesters.

She contrasted her data from 2012 and 2016. 2016 was more lush. She had the same number of total species, but observed more grassland birds. She also saw almost twice the number of individuals in 2016. She concluded that Davidson Mesa and Aquarius are both excellent foraging habitat for birds, but Walnut is quite good for nesting since it has so many trees. She suggested that Coyote Run Open Space would be an excellent additional place to do surveys due to its diverse nesting sites. Spencer thanked Ms. Hansley for her work and emphasized the importance of this sort of data-driven approach. He asked her for suggestions on how Open Space could invest in doing bird surveys. Ms. Hansley suggested that surveys aren't necessary needed every year, but done every 3-4 years, and done on every property. Laura noted that Paula's work suggests that Walnut Park Open Space is actually quite valuable bird habitat despite its small size, a point to remember as OSAB discusses designation and management.

IX. Discussion Item: Finalize Candidate Open Space Property Ranking & Acquisition Strategy

Ember presented OSAB's target property ranking spreadsheet and asked if there was some discussion. Spencer asked why the Phillips 66 (previously Conoco-Phillips) land was ranked so low. He argued passionately that this land could make a wonderful addition to the City's Open Space system. That land is divided into several "A" parcels. Mike suggested that A.2 has more trees and had been less-impacted than the other two parcels (A and A.1), which is why he ranked it higher. Ember suggested that she thought there may be more potential for purchasing partners on that land than the board gave credit for. Helen asked that the board do any further evaluations/revisions by the September 28th. Laura commented that parcel MM seemed like it should be a higher-priority parcel, given its size and quality. Mike asked whether OSAB should drop some of the less suitable properties and let PPLAB handle any better-for-parks parcels, concerned that too many parcels could dilute the process. Linda, Laura, and Spencer all felt that we should not be dropping properties. Spencer reminded the board that the church property's middling ranking was helpful when citizens came to request its purchase for Open Space. Helen added that she wanted as full of a record as possible. The board thought that in-depth subject/strategic statements should be done for each of the ranking's top 10 properties. Mike asked Jeff if this could be more helpful to Council. Jeff reported that the current ranking system hadn't been all that helpful, but this framework could/would be. Mr. Raisor asked that since Parks is now managing the Davidson Mesa Dog Off-Leash Area, would Parks manage any future dog parks that are potentially on this list?

X. Discussion Item: Comment on Draft Memo to City Council Regarding OSAB Operations and & CIP Priorities

Helen presented the draft of a letter (see the minutes in October packet) from OSAB that emphasized wayfinding as a CIP spending priority for the board. Linda thought it was a good letter. Laura agreed that this memo was a good reflection of the board's feelings. She added that maybe Helen could list better rule-compliance as a potential benefit of the new signs. Jeff reported that there are members of the City Council who don't perceive the value of the proposed wayfinding system and wonder why the signs cost so much. Jeff suggested that the plan's trail improvements and signs could be put into one line item, giving staff the latitude to apportion those funds as they see fit. Jeff reminded the board that the Hwy. 42 underpass project is going to be costly. Mike expressed his frustration that Council was willing to spend money for the church property acquisition and other CIP projects, but not this project, which has been highly valued by OSAB and the public. Helen thought maybe it needs to be better communicated that the wayfinding plan is not "just signs." Linda suggested that maybe once signs starts going in, and are popular, Council may get on board. Jeff suggested the memo include a statement about letting the staff/board determine how the allocated money is spent ("flexibility of programming"). Ember suggested investigating some ways to reduce prices (e.g. replacing lpe posts with cedar). According to Ember, Malcolm is moving staffs request for a senior resource staff position for Open Space forward for City Council review. Ember asked whether OSAB wanted to include support for this position in the memo. Jeff invited board members to participate in Council's CIP process if they are interested.

XI. Discussion Item: Debrief from Joint Meeting with PPLAB & Future Tiger Team Planning

Helen reviewed the minutes from the September 1st joint meeting between OSAB and PPLAB. Mike felt that one take-away is that there ought to be a public process about any sort of re-designation to Walnut Open Space Park land. He also reminded the board that PPLAB had seemed positive about forming joint tiger teams for topics such as dog issues. Linda thought an OSAB liaison to PPLAB might be helpful in the short term since PPLAB was just getting started. Helen suggested that maybe a joint tiger team could work on the Walnut re-designation project. Laura felt that OSAB already has discussed and come to an opinion on this issue, and rather than debating it further, we need to learn what the citizens and PPLAB think. Mike thought that OSAB could help lead the public process and help with education. Linda and Helen asked if we could leave the current situation at Walnut alone. Ember replied that while there doesn't seem to be an immediate issue this topic could resurface during the charter-mandated zoning process. Laura felt that OSAB could wait until PPLAB's October meeting to hear what they think of Walnut Park Open Space before we commit to a tiger team. Mike volunteered to serve on a tiger team with PPLAB about dog issues. Laura volunteered to attend the October 6th PPLAB meeting as a liaison, to hear their discussion on Walnut, as well as to volunteer Mike onto a tiger team working on dog issues.

XII. Discussion Items for Next Meeting on October 12th at the City Services Facility.

- A) Review Lake Park Open Space education sign concepts. Catherine will present potential sign concepts.
- B) Set the agenda for a joint meeting with Lafayette Open Space in November.
- C) Conclude ranking acquisition target properties
- D) Review City Council budget news

XIII. Adjourn-

The meeting adjourned at 9:44 pm.

**OSAB SEPTEMBER MINUTES CONTINUED:
Draft letter to City Council Regarding Open Space CIP Priorities**

DRAFT

SUBJECT: OPEN SPACE ADVISORY BOARD (OSAB) CIP RECOMMENDATION

DATE: SEPTEMBER 25, 2016

PRESENTED BY: HELEN MOSHAK, CHAIR, ON BEHALF OF OSAB MEMBERS CHRISTOPHER SMITH, GRAEME PATTERSON, LAURA DENTON, SECRETARY, LINDA SMITH, MICHAEL SCHANTZ, VICE CHAIR, MISSY DAVIS, AND SPENCER GUTHRIE

Thank for inviting us to contribute to the 2017 CIP Budget Process. We continue to support the Open Space Wayfinding CIP proposal as the Open Space top CIP priority. Beginning with the PROST planning process in 2011 and throughout our 2012-14 Wayfinding Proposal Development Project, citizens, fellow boards and OSAB have identified wayfinding as our primary OS goal.

The Open Space Wayfinding CIP proposal consists of two major components –

1. Trail and infrastructure improvements and
2. Maps and Signage for property identification, wayfinding, rules and regulations, and a design for interpretative education signs.

Our objectives include:

- Creating an intuitive and beautiful Open Space trail system
- Producing and installing informative, engaging, unobtrusive, appropriate, and cost effective maps and signage for open space and parks properties
- Improving and managing access to our open space and parks properties and trails and directions to other points of interest in the city,
- Redesigning, refurbishing and constructing existing and new trail intersections, connections, and sections
- Increasing commuting and transportation options,
- Providing outreach and learning opportunities,
- Communicating property and trail use rules, etiquette and dog regulations
- Improving
- Enhancing our Open Space conservation, preservation and enjoyment

We urge the Council to begin funding the Open Space Wayfinding Project this year and to commit to steady progress with the goal of project completion in the next 3 – 5 years. We understand that Council must balance many worthwhile competing interests and manage diverse and finite fund sources throughout the CIP and Operating Budget processes. We support staff in phasing and revising the implementation plan in order to make progress on both the infrastructure improvements and the signage components each year based on the allocated funds and schedule. Staff, OSAB and PPLAB are

CITY COUNCIL COMMUNICATION

SUBJECT: OSAB ANNUAL REPORT AND STUDY SESSION COMMUNICATION

DATE: SEPTEMBER 25, 2016

PAGE 2 OF 2

also beginning work to partner together in a joint signage and wayfinding collaboration effort to ensure that our citizens are well-served in both our Open Space and Parks.

We also support staff as they sharpen their pencils to re-evaluate the construction, materials and supplies specifications to select options that are cost effective and the best value for our investment while still attractive, durable and in keeping with the original design.

We support adjusting the project plan to complete a section of trail infrastructure and wayfinding each year. With this proactive approach citizens will begin to experience the project benefits in the first year and recognize that we are making progress in meeting and delivering on their priorities.

Thank you for your attention and continued support of our Open Space system.

October Discussion Item IX: Agenda Items for Joint Meeting with Lafayette on November 9th

Excerpt from: Open Space Advisory Board Meeting Minutes on Wednesday, May 11th, 2016

XII. Discussion Item: Propose Date & Topics for Joint Meetings with Lafayette and Superior Open Space Boards-

There has been discussion of either having a three-city meeting or two, two-city meetings. Topics for Superior might include the planned trails around the Overlook Underpass under Hwy. 36. Superior has won a grant to help create a path south from the underpass towards their city center and may not be interested in collaborating with Louisville to build a trail from the underpass towards the Marshall Mesa trail network to the west. Jeff suggested prioritizing Lafayette over Superior, since there are more issues to discuss with them, including: contracted educational programs, code enforcement, issues around their dog park, their new wayfinding program, restoration of grasslands, and their Isabelle Farm project. Laura and Graeme wanted to be sure to share the Louisville wayfinding program with Lafayette, since it creates several semi-regional trails that connect with their network. The board is hoping to meet with Lafayette in September, and Superior later (late 2016 or early 2017).



**HARTRONFT
ASSOCIATES**
A Professional Corporation

*Planning
Architecture
Interior Design*

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319
www.hapcdesign.com

Mr. Scott Robinson
City of Louisville
Planning Department
749 Main Street
Louisville, CO 80027

1 September 2016

Re: Clementine Subdivision Prelim Replat & PUD
301-333 East Street

Scott,

We are pleased to submit the attached Preliminary Plat and PUD for the Clementine Subdivision Redevelopment.

Overview

This preliminary PUD proposes redevelopment of Lots 1A, 1B, and 1C of Clementine Subdivision Filing No. 2 and Lot 2 Clementine Subdivision. The subdivision was originally named for Clementina Romano, who lived there into the 1980's, and whose family lived on the land since the early 1900's. Streets and lanes within the redevelopment plan are named for members of the Romano family. The redevelopment includes creation of 44 fee-simple townhome lots, consistent with the underlying RM zoning which would allow a total of 46 dwelling units. The attached Preliminary PUD/Development plans list the proposed density and yard and bulk standards for this development. The design of these buildings will respect the character of the surrounding area and reflect Louisville's small town character.

The planned development is designed with a variety of housing unit types which would appeal to a cross section of potential home buyers. The larger Type 'A' units on the north end of the development have main floor master suites and potential for full basements. These units would appeal to older buyers with the ability to "age in place" and include multiple master suite configurations on the second level for guests or older children at home.

The street-facing Type 'B' buildings have alley loaded garages, generous front porches and front lawn areas and the end units also feature main floor master suites for living on one level if desired. This configuration also brings down the scale of the end units on all of the 'B' buildings. Over one third of all the units in the development are designed with main floor master bedrooms. The central courtyard units also have alley loaded garages with other features appealing to a younger demographic. The "lock and leave" low maintenance aspect of the development will appeal to many different buyers.

Open Spaces, Walkability, Community Benefit, and Amenities

Common open spaces in the development include the central green spaces between the Type 'C' buildings, as well as an open area between the Type 'B' units on East Street. In addition to providing stormwater quality and detention areas, these areas provide separation between buildings with passive lawn areas with seating, picnic areas, and similar amenities for the residents.

The development is well situated to take advantage of Louisville's many amenities, including its parks and trail systems, and downtown shopping and dining. To enhance the pedestrian connections, the development proposes to extend the public sidewalks and tree lawns along East Street and Lock Street adjacent to the property. Residents would then have access to our vibrant downtown via Pine Street to the north by the sidewalk on the west side of East Street. Beyond the extension of sidewalks adjacent to the property, as an additional community benefit, the development proposes to connect the southern termination of the sidewalk on East Street with intersection at Lock Street and 96th Street (Highway 42) via a new sidewalk extension along the north side of Lock Street. This would provide safe access at the signalized intersection to the Coal Creek Trail system, and Community Park for Louisville residents on the east side of the railroad right of way.

Directly east of the development, across East Street, there is an undeveloped City-owned parcel which we see as an opportunity for the Applicant to provide a significant public benefit on land that otherwise sits vacant and does not enhance this southern gateway into Louisville. We met with representatives from Planning and the Parks and Recreation Department on 10 August 2016 to discuss the City's current and future plans for this parcel. It was noted by Staff that this parcel does not provide a service to the community as it is a left over parcel created by the extension of Courtesy Rd./96th Street to the south. It is currently designated as "Parks: Other" by the City, and Staff could not find a comprehensive plan or other documentation that indicated any improvements were to take place on this parcel.

At the northwest corner of Lock Street and 96th Street intersection, this triangular shaped City owned parcel is prominent to those traveling north or south along 96th St. and west on Highway 42. This parcel represents a great opportunity for the City to create pleasing gateway to Louisville along this major travel corridor. This could easily be accomplished by enhanced landscaping in this area, including the creation of a slight berm with a retaining wall and landscape improvements. This could be similar to the gateway improvements at the southeast corner of South Boulder Road and McCaslin Blvd. There is also an opportunity for City gateway signage at this location. The developer has proposed to provide enhanced landscaping in this area to improve the gateway as part of the development of this subdivision.

In addition to creating a gateway opportunity for the City, we see an opportunity for a meandering paved or crusher fines trail through this parcel that would provide a connection to the Coal Creek Regional Trail to the south if this type of connection is desirable. We have discussed with staff that future Highway 42 gateway improvements shown in this area include a roundabout and attached bike lanes between Lock Street and Pine Street. It may be more desirable to have a detached multi-use path, similar to the concept depicted in our submittal. The City would need to investigate completion of such a connection from the north end of the Clementine subdivision to Pine Street, depending on available ROW width to see if this is a viable concept.

During our aforementioned meeting, Staff expressed interest in the proposed plan and further exploration with Open Space and Parks Advisory Boards was discussed. We look forward to continuing this discussion with the advisory boards as part of this development review. The Applicant is proposing to provide for the grading of the parcel as required to create the berm on the southeast corner, possibly providing the multi-purpose trail, and providing enhanced landscaping on this parcel. As was discussed in meeting with Staff, any signage or other enhancements as part of the gateway identification would be accomplished by the City as part of a

comprehensive gateway project. The Applicant is also proposing that future maintenance be taken care of through the development's HOA which would take away the financial burden to the City of maintaining this land. Please refer to the letter from the Applicant dated 1 September 2016. Based on the significant contribution proposed by the Applicant regarding improvement of this parcel, the applicant is seeking approval to utilize a portion of the parcel for stormwater detention for the development. This would be a very slight depression in the turf area which would not be very noticeable.

Cash in Lieu for Open Space

A cash-in-lieu of open space dedication has already been determined per the subdivision agreement for Clementine Subdivision Filing No. 2 dated January 17, 2007. Cash-in-lieu of open space for Lot 2 of Clementine Subdivision is being requested. The Applicant is proposing that the cash-in-lieu obligation be paid at or prior to the issuance of the building permit as is consistent with the Subdivision Agreement for Clementine Subdivision Filing No. 2.

Lot 2 Density Restriction

Per the Subdivision Agreement for Clementine Subdivision No. 2, the density limitations that were put in place during the original plat in 1987 were eliminated for Lots 1A, 1B, and 1C. As part of this replat and PUD submittal, the Applicant is requesting the limitations be lifted for Lot 2 as well to be consistent with the Agreement for Clementine Subdivision No. 2. It is stated in this Agreement: "The density limitation represents a significant restriction to the Subdivider's ability to develop Lots 1A, 1B, and or 1C in a manner that may otherwise be permitted pursuant to the RM zone district regulations, the City's Comprehensive Plan, the City's PUD ordinances and regulations, and other applicable ordinances and regulations."

Thank you for this opportunity to present this redevelopment plan. Please let us know if there is any additional information that may be required, or if you have any questions regarding this project.

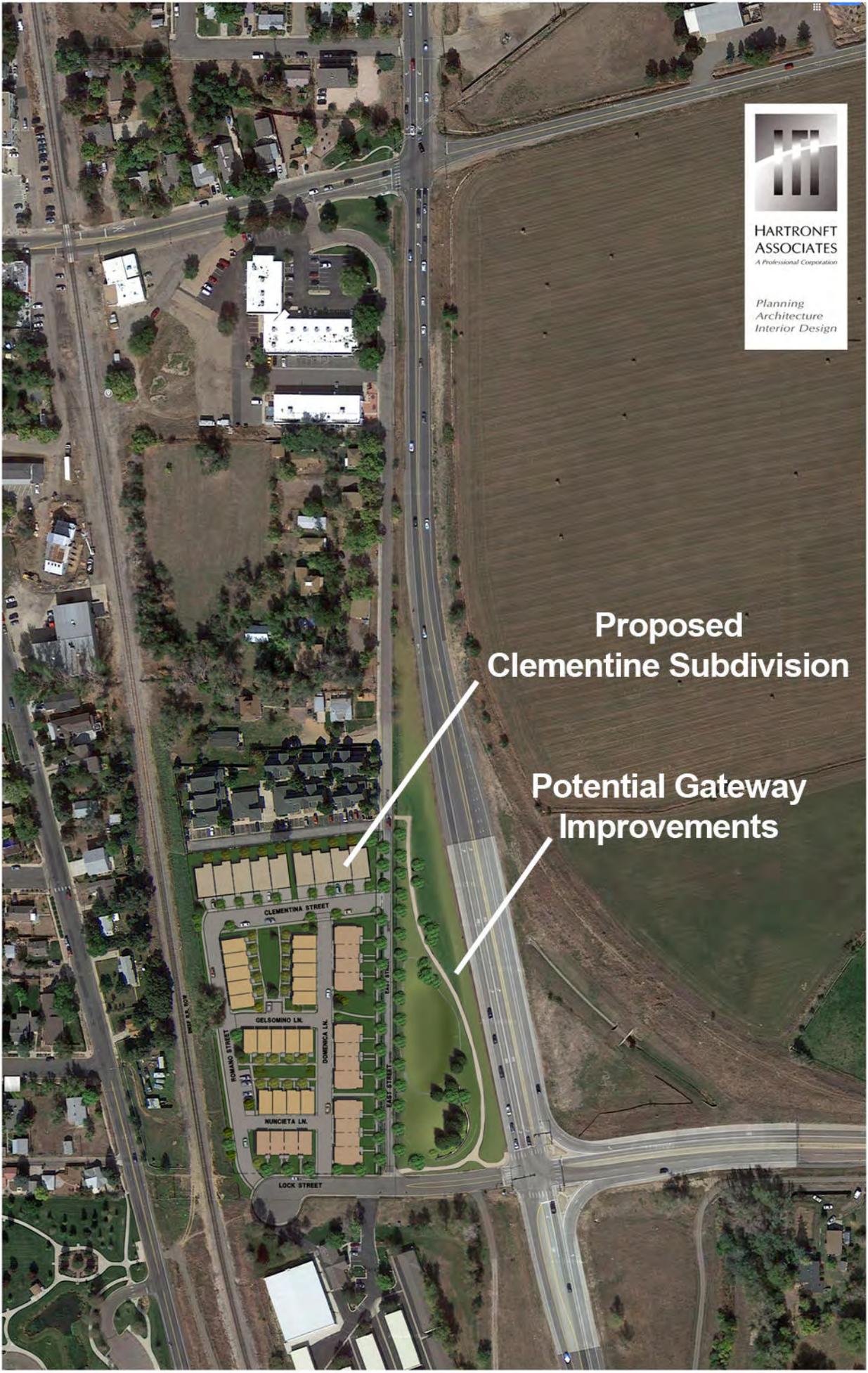
Sincerely,



J. Erik Hartronft, AIA, LEED® AP

HARTRONFT ASSOCIATES, P.C.
Architecture - Planning - Interiors

pc Michael Eisenstein, Owner
Mike Jones, Owner
File – Proj#: 1553 City Corresp.



**Proposed
Clementine Subdivision**

**Potential Gateway
Improvements**

Louisville Gateway LLC

C/O Erik Hartronft
950 Spruce St #1A
Louisville, CO 80027
(303) 673-9304
erik@hapcdesign.com

1st September 2016

To Louisville City Council, or whom it may concern.

As developer of Lot 1, Lot 2, and Lot 3 of the Clementine Subdivision (301 and 333 East St) we propose to provide enhanced landscaping as a public benefit at the future Southern Louisville Gateway entrance per the attached drawing, as part of our development. Furthermore we propose that this area of land adjacent to our development would be maintained by the HOA for the subdivision to insure maintenance for the entrance landscaping that will serve as a gateway into Louisville for many years to come.

The improvements that we propose in this area would include drought tolerant, water conserving landscaping, a multi-use trail connection to the north and sidewalk along Lock Street, and an area for city gateway signage. In return for these enhancements, we are requesting to use of a small part of this area for stormwater detention.

Almost unobservable, the detention area would only be a foot to eighteen inches deep, in a very slightly sloping grass area, which would not diminish the aesthetics, or experience of this open landscaped area, but would enhance it with a slight undulation of the ground surface. This is similar to the off-site stormwater detention area that was created for the DELO area development, on a much smaller scale. This also aligns with the city's annual budgetary goal of maintaining stable or declining cost per acre.

Sincerely,



Michael Eisenstein

CLEMENTINE SUBDIVISION REDEVELOPMENT LOUISVILLE, CO 80027

PRELIMINARY PUD SUBMITTAL
SEPTEMBER 1, 2016



HARTTRONFT
ASSOCIATES
A Professional Corporation

Planning
Architecture
Interior Design

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

CLEMENTINE SUBDIVISION
REDEVELOPMENT
LOUISVILLE, CO 80027

PRELIMINARY
PUD

PROJECT # 1553
DATE: 4/16
DRAWN BY: HAPC
CHECKED BY: JEH
REVISIONS:

COPYRIGHT 2016
All drawn and written information
duplicated disclosed or otherwise
appearing herein shall not be
used without written consent of
Harttronft Associates, p.c.

COVER SHEET
PROJECT DATA
SIG BLOCKS

Sheet

A0.1

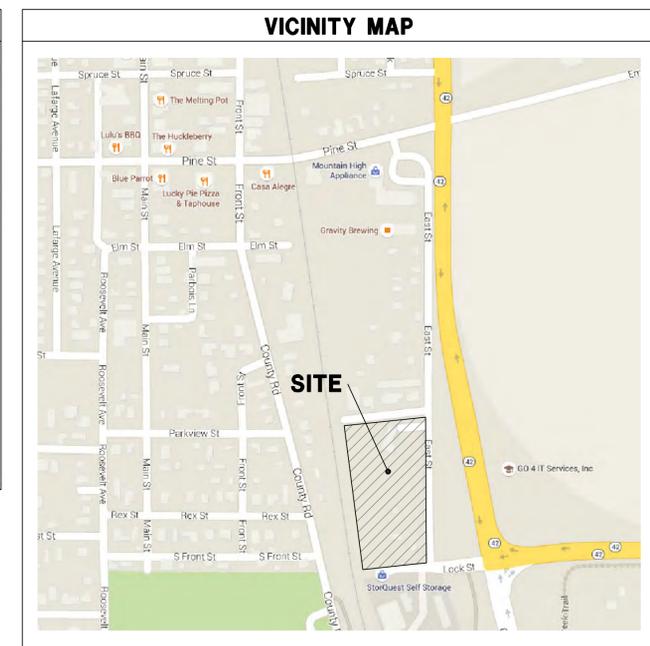
of Sheets

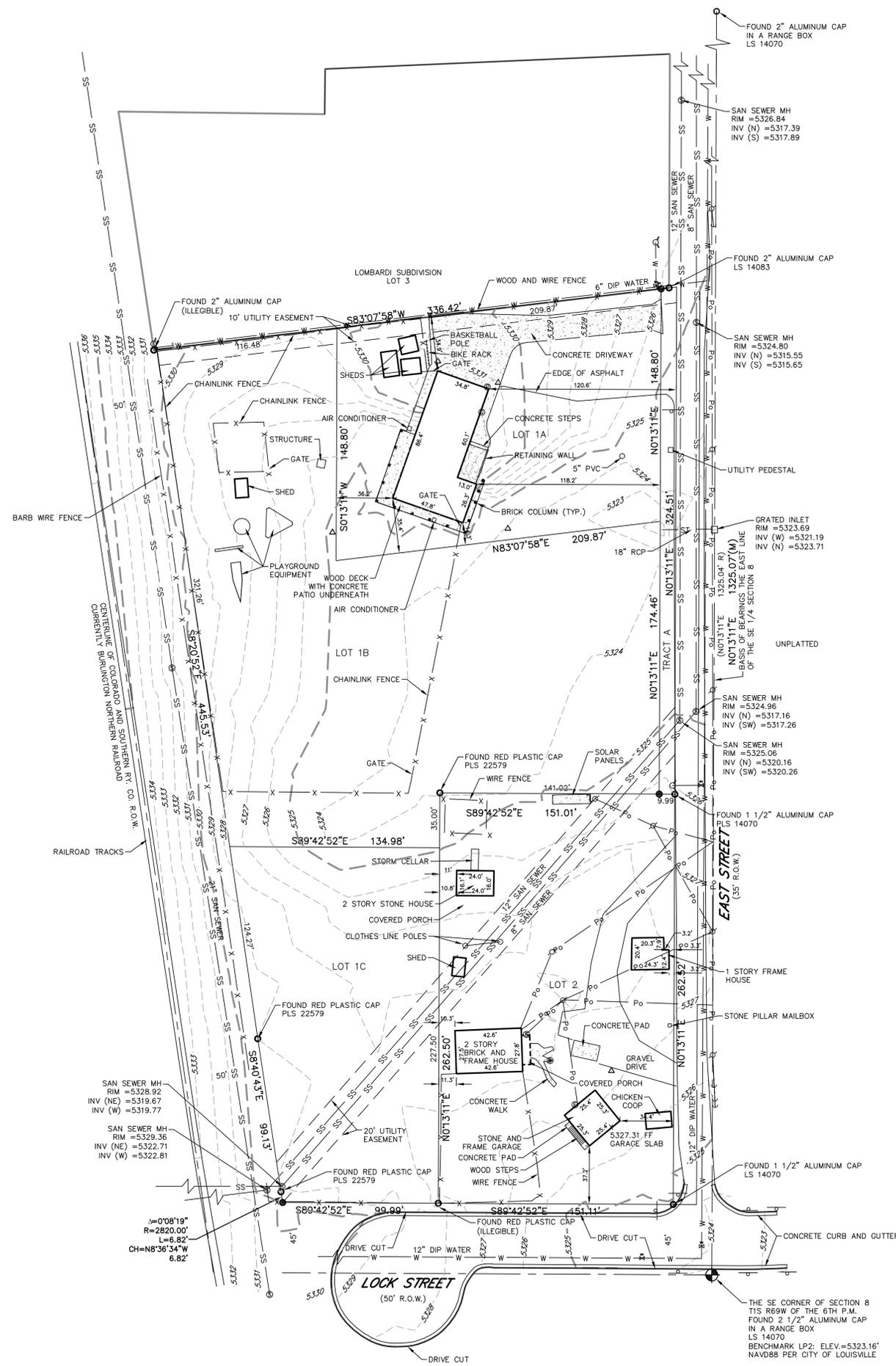
PROJECT DATA			
PROJECT LOCATION:	301-333 EAST ST.		
LEGAL DESCRIPTION:	LOTS 1A, 1B, AND 1C CLEMENTINE SUBDIVISION FILING 2, AND LOT 2 CLEMENTINE SUBDIVISION LOCATED IN SE 1/4, SE 1/4 SECTION, T1S, R69W OF THE 6TH P.M. CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO		
PROJECT DESCRIPTION:	THIS PROPOSED PRELIMINARY PUD INCLUDES REDEVELOPMENT OF APPROXIMATELY 3.7 ACRES. NEW CONSTRUCTION INCLUDES (44) TOWNHOMES ALONG WITH COMMON AREAS.		
ZONING:	RM (RESIDENTIAL MEDIUM DENSITY WHICH PRIMARILY PERMITS TOWNHOUSE DENSITIES)		
PROPOSED USE:	MULTI-UNIT DWELLINGS		
OVERLAYS?	NO		
TOTAL LAND AREA	# OF D.U.'s	DENSITY	
3.7 ACRES (160,705 SF)	44*	11.9 D.U./ACRE	
TOTAL BLD'G COVERAGE OF SUBDIVISION:	56,250 SF = 35% OF TOTAL LAND AREA		
TOTAL OPEN SPACE OF SUBDIVISION:	64,011 SF = 40% OF TOTAL LAND AREA		
*NOTE: @3,500SF MIN PER D.U. PER 17.12.040 FOR RM DISTRICTS, 46 UNITS WOULD BE ALLOWED			
PUD YARD & BULK REQUIREMENTS			
	Clementine North	Clementine Perimeter	Clementine Central District
Building Type:	A	B	C
Min. Lot Area	3,140 SF	1,775 SF	1,440 SF
Min. Lot Width	32'	24'	24'
Max. Lot Coverage	65% ²	70% ²	85% ²
Max. Footprint	1,875 SF	1,625 SF	1,200 SF
Maximum Height	35'	35'	35'
Building Setbacks			
Front Yard			
To Private Drive	15' to porch		
To Common Open Space			10'
To Public ROW	20'		
Rear Yard	15'		
To Private Drive	2'	2'	
Side Yard			
Between Units	0' ¹	0' ¹	0' ¹
Abutting Public ROW	7'	10'	
Abutting Private Drive		5'	5'
Abutting Commons		5'	
Parking Requirements			
Parking Required per D.U.	2	2	2
Parking Provided per D.U.	2	2	2
Note: Using Louisville Mixed Use Standards for guest parking, 1 space per 8 dwelling units to be provided.			
Guest Parking Required:			
(site-wide)	44 D.U. / 8 = 6		
Guest Parking Provided:			
(site-wide)	16*		
* This does not include two spaces per D.U. provided in the driveways of the D.U.'s of Buildings A1 & A2			
NOTES			
1. IF FEE SIMPLE LOTS ARE CREATED WITHIN BLDG'S, THERE IS NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.			
2. ON SITE OPEN SPACE IS AGGREGATED IN COMMON AREAS & OVERALL BUILDING COVERAGE FOR THIS SUBDIVISION SHALL NOT BE GREATER THAN 35%			

PROJECT DIRECTORY	
OWNER	LOUISVILLE GATEWAY, LLC PO Box 270067 Louisville, CO 80027 Mike Eisenstein (310) 488-0737 Mike Jones (303) 995-3900
ARCHITECT/PLANNER	Harttronft Associates, p.c. 950 Spruce Street, #2A, Louisville, CO 80027 (303) 673-9304 / Fax (303) 673-9319 Contact: J. Erik Harttronft, AIA Email: erik@hapcdesign.com
CIVIL ENGINEER	Scott Cox & Associates, Inc. 1530 55th Street, Boulder, CO 80303 (303) 444-3051 / Fax (303) 444-3387 Contact: Don Ash Email: ash@scottcox.com

SHEET INDEX	
SHEET	DESCRIPTION
A0.1	Cover Sheet, Signature Blocks, Project Data
1	ALTA Survey
CIVIL	
C1.01	PRELIMINARY GRADING, DRAINAGE, & EROSION CONTROL PLAN
C1.02	PRELIMINARY UTILITY PLAN
C1.03	PRELIMINARY TRUCK TURNING ANALYSIS
ARCHITECTURAL	
A1.1	CONTEXTUAL SITE PLAN
A1.2	PUD PLAN & LANDSCAPE PLAN

SIGNATURE BLOCKS		
<p>OWNERSHIP SIGNATURE BLOCK</p> <p>By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my/our hand(s) seal(s) this ___ day of _____, 20__.</p> <p>Owner Name and Signature _____</p> <p>Notary Name (print) _____ (Notary Seal)</p> <p>Notary Signature _____</p> <p>My Commission Expires _____</p>	<p>CLERK AND RECORDER CERTIFICATE (COUNTY OF BOULDER, STATE OF COLORADO)</p> <p>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, _____ Firm No. _____ Reception.</p> <p>Clerk & Recorder _____</p> <p>Deputy _____</p>	<p>PLANNING COMMISSION CERTIFICATE</p> <p>Approved this ___ day of _____, 20__ by the Planning Commission of the City of Louisville, Colorado.</p> <p>Resolution No. _____, Series _____</p> <p>CITY COUNCIL CERTIFICATE</p> <p>Approved this ___ day of _____, 20__ by the City Council of the City of Louisville, Colorado.</p> <p>Resolution No. _____, Series _____</p> <p>Mayor Signature _____ (City Seal)</p> <p>City Clerk Signature _____</p>





LEGEND

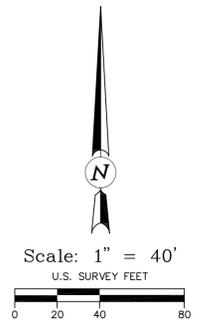
- 5.330 --- EXISTING CONTOUR
- SET #5 REBAR WITH 1" RED PLASTIC CAP STAMPED SCOTT COX ASC PLS 24302 (P&C) (UNLESS NOTED)
- FOUND MONUMENT AS NOTED
- ⊙ EXISTING BOLLARD
- ⊙ EXISTING ELECTRIC METER
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING GAS METER
- △ CONTROL POINT
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING FIRE HYDRANT
- X --- X --- EXISTING FENCE
- Po --- Po --- EXISTING OVERHEAD POWER LINE
- SS --- SS --- EXISTING SANITARY SEWER W/MANHOLE
- W --- W --- EXISTING WATER W/FIRE HYDRANT
- ST --- ST --- EXISTING STORM SEWER W/MANHOLE
- (R) RECORD COURSE
- (M) MEASURED COURSE PER THIS SURVEY

LEGAL DESCRIPTION

ALL OF CLEMENTINE SUBDIVISION FILING 2 AND LOT 2 CLEMENTINE SUBDIVISION, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

SURVEY NOTES

1. THE BASIS OF BEARINGS IS THE EAST LINE OF THE SE 1/4 OF SECTION 8 BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS N01°31'11"E.
2. BENCH MARK: CITY OF LOUISVILLE LP2: ELEV.=5323.16' NAVD88. CONTOURS SHOWN ARE FROM A GROUND SURVEY.
3. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
4. BUILDING MEASUREMENTS ARE AT GROUND LEVEL. ROOF OVERHANGS AND ARCHITECTURAL PROJECTIONS OF THE BUILDINGS ARE WITHIN THE BOUNDARY OF THE SITE BUT ARE NOT SHOWN ON THIS SURVEY UNLESS NOTED.
5. 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)(c)
6. ALL OF THE PROPERTY LIE WITHIN ZONE X. REFERENCE FIRM MAP NUMBER 0801300582U, MAP REVISED DECEMBER 18, 2012.
7. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY UNCC, CITY OF LOUISVILLE, XCEL AND QWEST MAPPING. SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
8. PLATS AND LAND SURVEY PLATS DEPOSITED AT BOULDER LAND USE DEPARTMENT, REFERENCED OR USED FOR THIS SURVEY: CLEMENTINE SUBDIVISION, RECEPTION NO. 878733; CLEMENTINE SUBDIVISION FILING NO. 2, RECEPTION NO. 2872178; SCOTT, COX & ASSOCIATES INC. LAND SURVEY PLAT, LS-95-0214.
9. ALL ADJOINING STREETS ARE PUBLIC.
10. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. NO OBSERVED EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES. NO RECORD OF OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY.



**ALTA/ACSM LAND TITLE SURVEY
ALL OF CLEMENTINE SUBDIVISION
FILING 2 AND
LOT 2, CLEMENTINE SUBDIVISION
LOCATED IN THE SE 1/4, SE 1/4 OF
SECTION 8
T1S, R69W OF THE 6TH P.M.
CITY OF LOUISVILLE
COUNTY OF BOULDER
STATE OF COLORADO**

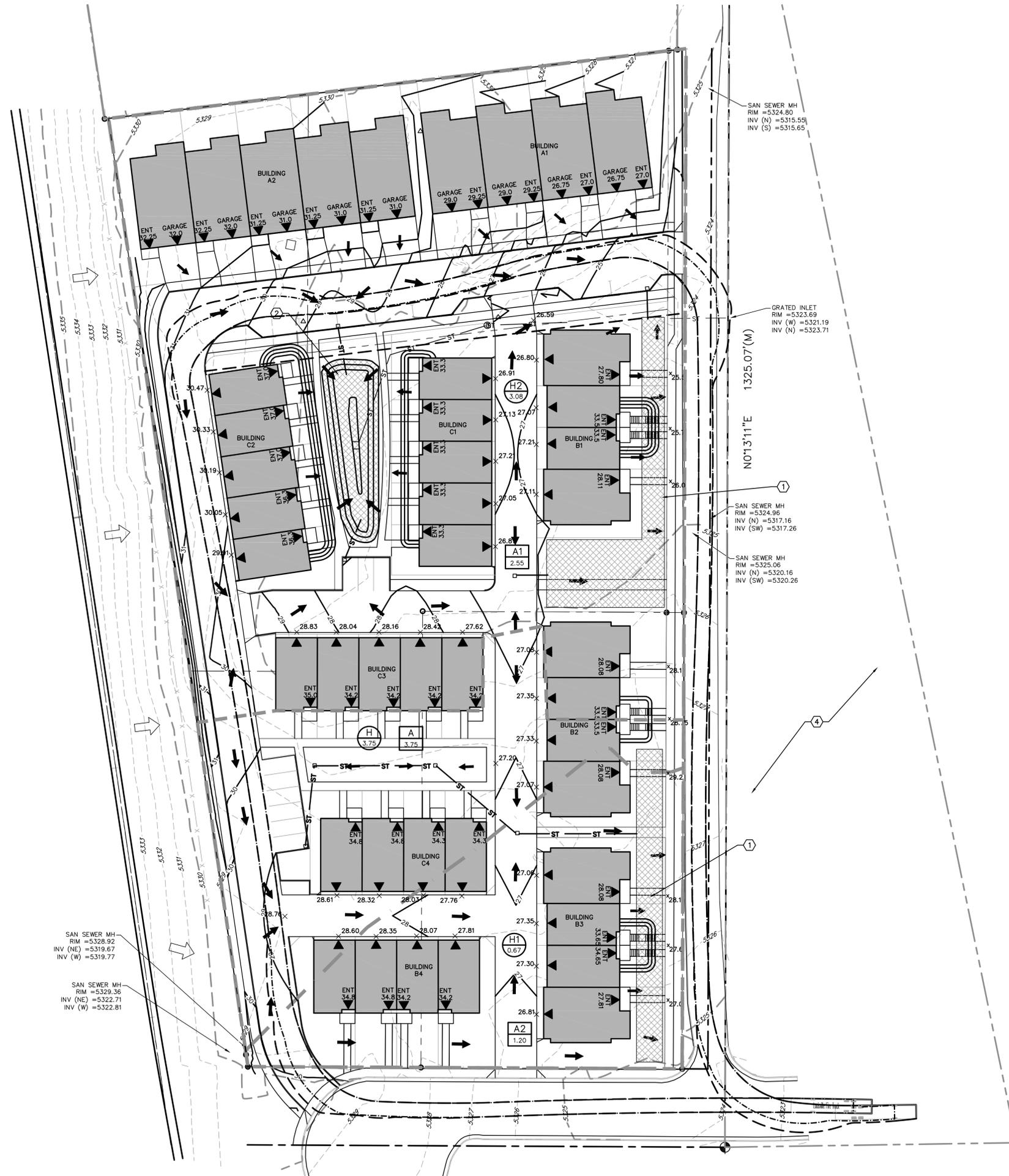
CERTIFICATION

TO: MICHAEL D. JONES; MICHAEL F. AND CHRISTINA R. EISENSTEIN; LOUISVILLE GATEWAY, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6a, 8, 11a, 11b AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 6, 2015.

A. JOHN BURI, PLS 24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.

		SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051	
Designed by	AJB	Date	09/01/16
Drawn by	JAS	Scale	1"=40'
Checked by	AJB	Drawing no.	15537A-1
		Revision	Description
		Date	Date
		Project no.	15537A
		Sheet	1



LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING PINE TREE
- EXISTING CONTOUR
- PROPOSED CONTOUR
ADD 5300 TO ALL CONTOURS
- POINT WHERE PROPOSED GRADE MEETS EXISTING GRADE
- PROPOSED SPOT ELEVATION
ADD 5200 TO ALL SPOT ELEVATIONS
- EXISTING SPOT ELEVATION
- HISTORIC SHEET FLOW
- PROPOSED FLOW DIRECTION
- DRAINAGE BASIN BOUNDARY (HISTORIC)
- PROPOSED BASIN BOUNDARY
- SUB-BASIN DESIGNATION (HISTORIC)
- AREA IN ACRES
- PROPOSED SUB-BASIN DESIGNATION
- AREA IN ACRES
- PROPOSED DETENTION
- PROPOSED STORM SEWER W/MANHOLE

KEYED NOTES ①

1. PROPOSED UNDERGROUND DETENTION.
2. PROPOSED ABOVE GROUND DETENTION.
3. PROPOSED STORM SEWER.
4. EXPLORE OPTION FOR OFF-SITE DETENTION AT CITY OWNED PROPERTY EAST OF EAST STREET. SUBJECT TO NEGOTIATIONS WITH THE CITY OF LOUISVILLE.

GRADING NOTES

1. GRADE AWAY FROM BUILDINGS AT A MINIMUM 10% SLOPE IN THE FIRST 10 FEET AT LANDSCAPE AREAS AND AT A MINIMUM 2% SLOPE IN THE FIRST 10 FEET AT IMPERVIOUS AREAS, EXCEPT AS NOTED.
2. TOP OF FOUNDATION ELEVATION SHALL BE SET AT LEAST 8" ABOVE THE PROPOSED GRADING AT THE EXTERIOR OF THE FOUNDATION AT LANDSCAPE AREAS.
3. ALL OF THE PROPERTY LIE WITHIN ZONE X. REFERENCE FIRM MAP NUMBER 08013C0582J, MAP REVISED DECEMBER 18, 2012.
4. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BOULDER STANDARD SPECIFICATIONS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE TOPOGRAPHIC SURVEY BY SCOTT, COX AND ASSOCIATES ON 10/6/15. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. BENCH MARK: CITY OF LOUISVILLE LP2: ELEV.=5323.16' NAVD88. CONTOURS SHOWN ARE FROM A GROUND SURVEY.
7. IF REQUIRED, ALL APPLICABLE CITY AND/OR STATE PERMITS PERTAINING TO THE DISCHARGE OF GROUNDWATER MUST BE OBTAINED PRIOR TO PREPARATION OF BUILDING PERMIT PLANS.



Scale: 1" = 30'

**CLEMENTINE SUBDIVISION
REDEVELOPMENT**
 LOUISVILLE, CO 80027

PRELIMINARY
 PLAN

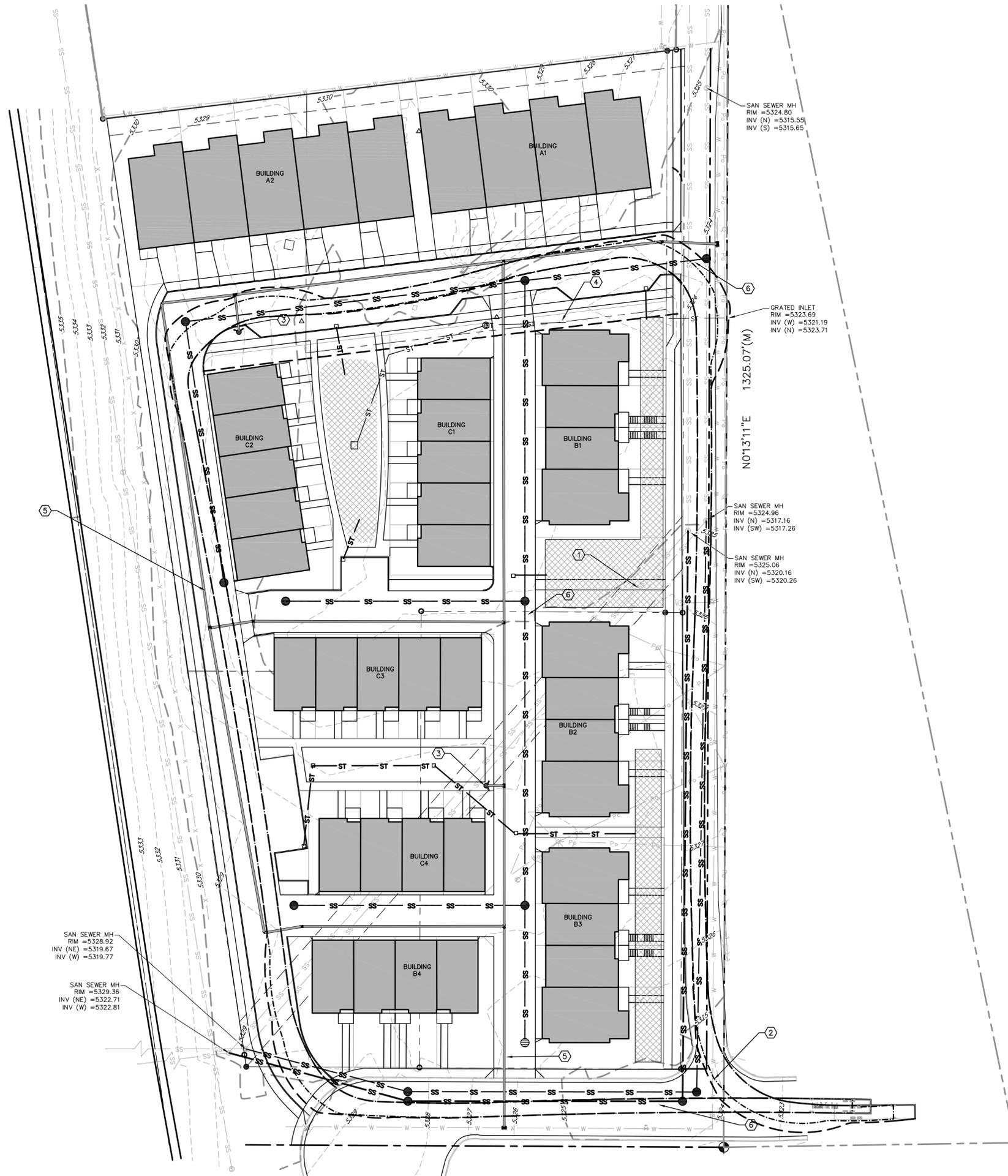
PROJECT # 15537B
 DATE 1/1/16
 DRAWN BY: MRF
 CHECKED BY: DPA
 REVISIONS:

COPYRIGHT 2016
 All drawn and written information duplicated, disclosed or otherwise appearing herein shall not be used without written consent of Hartmont Associates, p.c.

**PRELIMINARY
GRADING,
DRAINAGE, AND
EROSION
CONTROL PLAN**

Sheet
C1.01
 1 of 3 Sheets

SCOTT, COX & ASSOCIATES, INC.
 consulting engineers & surveyors
 1530 15th Street, Boulder, Colorado 80502
 (303) 444-3001
 JOB NO. 15537B DRAWING NO. 15537B-1
 9/1/16



LEGEND

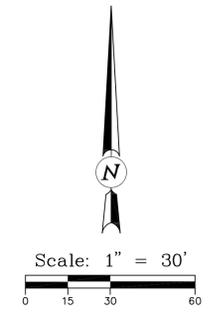
- ⊗ EXISTING WATER VALVE
- GM EXISTING GAS METER
- ☆ EXISTING LIGHT POLE
- ⊕ EXISTING FIRE HYDRANT
- EXISTING SPRINKLER VALVE BOX
- X — X — X — X — EXISTING FENCE
- SS — ○ — SS EXISTING SANITARY SEWER W/MANHOLE
- W — W — EXISTING WATER W/FIRE HYDRANT
- ST — ST — EXISTING STORM SEWER W/MANHOLE
- - - 5225 - - - EXISTING CONTOUR
- χ 25.8 EXISTING SPOT ELEVATION
- SS — ○ — SS PROPOSED SANITARY SEWER W/MANHOLE
- ST — ○ — ST PROPOSED STORM SEWER W/MANHOLE
- ⊕ PROPOSED WATER VALVE
- WM PROPOSED WATER METER

KEYED NOTES

1. EXISTING SANITARY SEWER MAIN TO BE RELOCATED.
2. EXISTING WATER MAIN TO REMAIN.
3. PROPOSED FIRE HYDRANT AND LATERAL.
4. PROPOSED STORM SEWER.
5. PROPOSED WATER MAIN.
6. PROPOSED SANITARY SEWER MAIN.

UTILITY NOTES

1. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOUISVILLE STANDARD SPECIFICATIONS.
2. WATER, FIRELINE, SEWER TAPS, AND SERVICE LINE SIZES SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
3. ALL NEW WATER AND SANITARY SEWER SERVICE TAPS TO EXISTING MAINS SHALL BE MADE BY CITY CREWS AT THE DEVELOPER'S EXPENSE.
4. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. ON OCTOBER 6, 2015. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. BENCH MARK: CITY OF LOUISVILLE LP2: ELEV=5323.16' NAVD88. CONTOURS SHOWN ARE FROM A GROUND SURVEY.
7. ALL UNITS SHALL BE INDIVIDUALLY SERVICED FROM THE PROPOSED UTILITY MAINS.



SCOTT, COX & ASSOCIATES, INC.
 consulting engineers • SURVEYORS
 1530 85th Street • Boulder, Colorado 80303
 (303) 444-3000
 JOB NO. 15537B DRAWING NO. 15537B-1
 9/2/16

**CLEMENTINE SUBDIVISION
 REDEVELOPMENT
 LOUISVILLE, CO 80027**

PRELIMINARY
 PUD

PROJECT # 15537B
DATE 1/1/16
DRAWN BY: MRF
CHECKED BY: DPA
REVISIONS:

COPYRIGHT 2016
 All drawn and written information duplicated, disclosed or otherwise appearing herein shall not be used without written consent of Hartmont Associates, p.c.

**PRELIMINARY
 UTILITY PLAN**

Sheet
C1.02
 2 of 3 Sheets



LEGEND



Louisville Fire Truck	
Overall Length	46.670ft
Overall Width	8.000ft
Overall Body Height	14.605ft
Min Body Ground Clearance	0.176ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°

OUTLINE OF WHEEL TRACK

OUTLINE OF BODY TRACK



Scale: 1" = 30'

**CLEMENTINE SUBDIVISION
 REDEVELOPMENT
 LOUISVILLE, CO 80027**

PRELIMINARY
 PUD

PROJECT # 15537B
 DATE 9/1/16
 DRAWN BY: MRF
 CHECKED BY: DPA
 REVISIONS:

COPYRIGHT 2016
 All drawn and written information
 duplicated, disclosed or otherwise
 appearing herein shall not be
 used without written consent of
 Hartnett Associates, p.c.

PRELIMINARY
 TURNING
 ANALYSIS

Sheet
C1.03

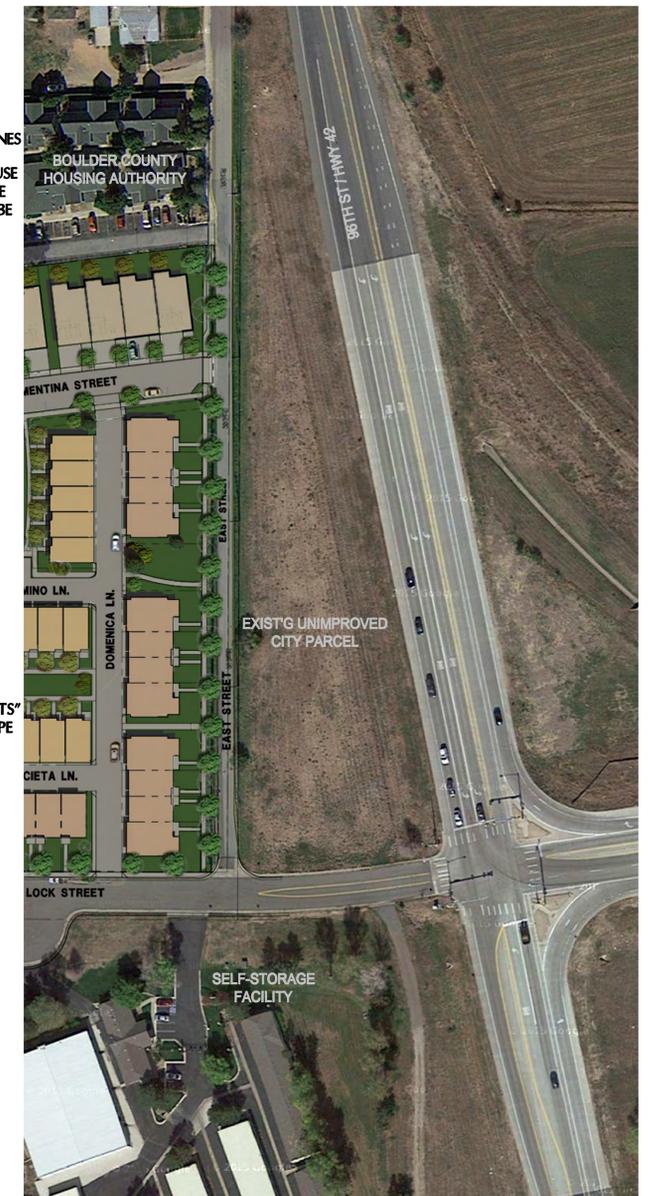
3 of 3 Sheets



PROPOSED REDEVELOPMENT W/IMPROVEMENTS TO ADJACENT PROPERTY



PROPOSED REDEVELOPMENT SHOWN W/FUTURE ROUNDABOUT



PROPOSED REDEVELOPMENT SHOWN W/EXIST'G CONDITIONS AT ADJACENT CITY PROPERTY

CITY MAY INVESTIGATE EXTENSION NORTH TO PINE STREET

POTENTIAL MULTI-USE TRAIL W/CONNECTION TO EXIST'G WALK @WEST SIDE OF EAST STREET

DEVELOPER PROVIDED ENHANCED LANDSCAPING @PARCEL

- DROUGHT TOLERANT, WATER CONSERVATING PLANT MATERIAL & TREE GROUPINGS

CITY GATEWAY OPPORTUNITY

- RETAINING WALL & BERM FOR CITY'S SIGNAGE OR FREE STANDING SIGNS

TRAIL CONNECTION

- COAL CREEK TRAIL

2013 42 GATEWAY PLAN INDICATES ATTACHED BIKE LANES

DETACHED MULTI-USE TRAIL ON EAST SIDE OF EAST ST. MAY BE PREFERRED

ROUNDABOUT PROPOSED PER 42 GATEWAY PLAN ALONG WITH "GATEWAY ELEMENTS" SUCH AS LANDSCAPE FEATURES, WAY-FINDING, ETC.

EXIST'G UNIMPROVED CITY PARCEL



HARTRONFT ASSOCIATES
A Professional Corporation

Planning
Architecture
Interior Design

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

**CLEMENTINE SUBDIVISION
REDEVELOPMENT**
LOUISVILLE, CO 80027

PRELIMINARY
PUD

PROJECT # 1553
DATE: 4/16
DRAWN BY: HAPC
CHECKED BY: JEH
REVISIONS:

COPYRIGHT 2016
All drawn and written information duplicated, disclosed or otherwise appearing herein shall not be used without written consent of Hartronft Associates, p.c.

CONTEXTUAL
PUD PLANS

Sheet

A1.0

5 of Sheets





HARTRONFT ASSOCIATES
A Professional Corporation

Planning
Architecture
Interior Design

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

CLEMENTINE SUBDIVISION
REDEVELOPMENT
LOUISVILLE, CO 80027

PRELIMINARY
PUD

PROJECT # 1553
DATE: 4/1/16
DRAWN BY: HAPC
CHECKED BY: JEH
REVISIONS:

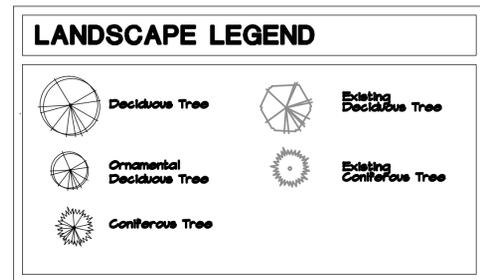
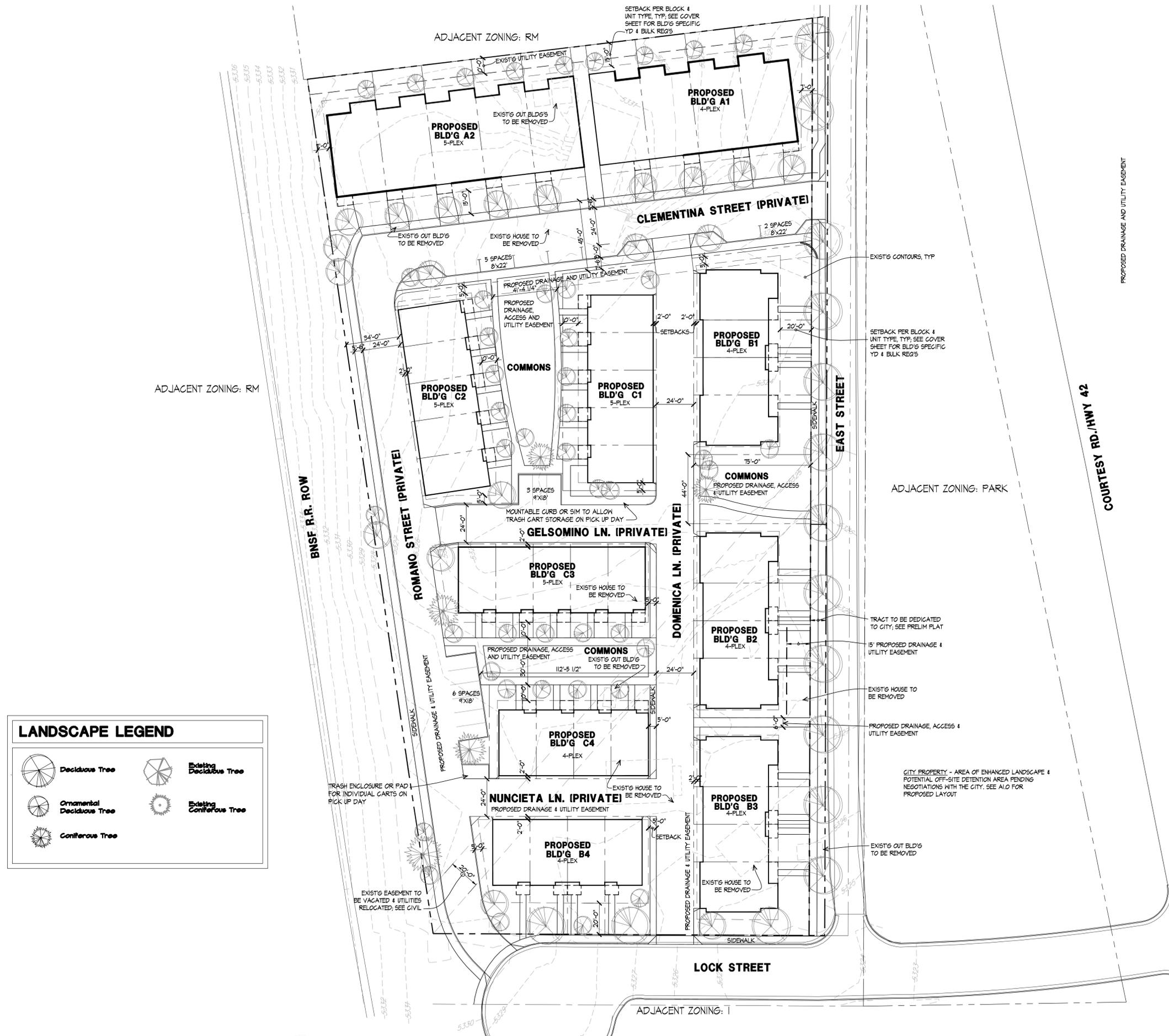
COPYRIGHT 2016
All drawn and written information
duplicated, disclosed or otherwise
appearing herein shall not be
used without written consent of
Hartronft Associates, p.c.

PUD PLAN

Sheet

A1.1

6 of Sheets



A1 PUD PLAN
A1.1 1" = 30'-0"



Memorandum

To: Joe Stevens, Director of Parks and Recreation
From: Allan Gill, RLA, and Park's Project Manager
Date: October 6, 2016
Re: Clementine Subdivision Redevelopment, Preliminary PUD Information / Status Update

Summary:

On August 10th staff met with the property owners and Hartrnft Associates to discuss the Clementine Subdivision (301-333 East Street). As a Planned Unit Development (PUD) the approval process is a negotiation between the City and the developer. The process starts very broad and becomes more focused at the end. This proposed development is not that different from other developments within the City; however, in this instance the developer is proposing to provide enhanced landscaping as a public benefit in addition to maintenance on an undeveloped City owned parcel of land adjacent to the east side of the development. In return the developer is asking to use a portion of the area for stormwater detention. As some stormwater detention basins tend to be very noticeable as a fairly deep hole the proposed detention area would be about a foot to a foot to eighteen inches in depth.

The triangular shaped parcel is approximately 1.4 acres +/- in size and is zoned as "Parks" in the Parks, Recreation, Open Space and Trails (PROST) master plan. Typically public land is not to be used for private use. In this instance the developer is proposing what they feel is a win / win situation.

Currently the City owned parcel of land is undeveloped and does not have a high Recreation or Parks value as the parcel is too small to be developed and maintained for active Park or Recreation purposes and the triangular shape also limits what the parcel can be used for.

Development of the parcel by the developer would be beneficial to the City in several ways:

- Maintenance responsibilities to the department would be reduced maintenance of the parcel would be provided by the HOA.
- The area could be used for passive Recreation.
- Potential trail / walk connections to the Coal Creek Regional Trail, Community Park and downtown Louisville via Pine Street.
- The parcel could serve as a landmark or gateway to the City.
- The proposed final condition also takes into account future Hwy. 42 improvements at the intersection of Hwy 42 and South 96th Street.

Cash in lieu of land dedication has already been determined per the subdivision agreement for Clementine Subdivision Filing No. 2 dated January 17, 2007.

Information / Status Update:

At this point it is very early in the development review process more investigation, discussion and design development are needed to explore options and address feasibility issues.

Figure 16. Lock Street Preferred Alternative



Memorandum

To: Joe Stevens, Director Parks and Recreation
From: Allan Gill, RLA, and Park's Project Manager
Date: October 5, 2016
Re: Coal Creek Corporate Center, Coal Creek Business Park, Final PUD, Information / Status Update

The Parks & Recreation Department has reviewed Coal Creek Corporate Center, Final Development Plan dated August 1, 2016 and has the following comments:

1. Sheet 01 of 12, Cover sheet, General Notes #20. The note refers to the owner providing a trail connection to the Coal Creek Trail after the trail has been designed. The note is confusing, please clarify the note. The trail connection is partially shown on sheet 02-12. Add the missing portion of trail to the plan as described in the note.
2. Sheet 04 of 12, Landscape Plan.
 - a. Add the native seed mix and application rate to the sheet.
 - b. Landscape note #3, consider roll top safety steel edging rather than regular steel edging.
 - c. Plant List.
 - i. Remove plant material with zero quantities from the sheet.
 - ii. Reminder, Ash trees, Fraxinus species are not allow to be planted in Boulder County as a result of the Emerald Ash Borer.
 - iii. Incorporate more tree diversity into the plant list and planting plan. Of the seven different tree listings with quantities greater than zero three of them have quantities of 17 and greater, four of the tree listings have a quantity of four or less.
 - iv. Deciduous Shrubs, Purple-Red Shrub Rose is misspelled, correct the spelling
3. Sheet 06 of 12, Landscape Details. On the West and East Landscape Plans plant material is shown both inside and outside of the lot line. Coordinate with the Planning Department as a Landscape Easement may be needed for the plant material outside of the lot line.

Memorandum

To: Joe Stevens, Director of Parks and Recreation
From: Allan Gill RLA, Parks Project Manager
Date: September 19, 2016
**Re: Balfour Senior Living, Assisted Living Community, Final
Planned Unit Development, Information / Status Update**

The Parks & Recreation Department has reviewed the Balfour Senior Living, Assisted Living Community; Final Planned Unit Development with revision date of August 8, 2016 and has the following comments.

1. Sheet A100, Site Plan. Change the width of the proposed trail to 8' wide to match the crusher fines trail parallel to the property line and also to provide room for people to pass more easily when on the trail.
2. Sheet L201 Planting Plan.
 - a. As Russian Olive trees are undesirable remove them and replace them with trees that provide screening and wildlife benefit. After cutting down Russian Olives treat remaining stumps to avoid regrowth of the tree.
 - b. Add the 'Enhanced Grass Seed Mix' to the sheet.
 - c. Remove the 8 -SW (Sporobolus wrightii) Giant Sacatone Grass along the northeast and east property line and replace them with ornamental trees or large woody shrubs to provide more substantial screening/buffering.
 - d. Fencing is shown along the northeast and east property lines and there is a note calling out the 3- Rail Fence (See Detail 1/L301). The detail is missing from the sheet. Please add the detail.
 - e. Along the east property line there is cross hatching and a note which reads 'Existing vegetation to remain'. Does the original site survey contain information about the existing trees or vegetation? Specifically, species, size and a health rating? If not amend the survey to include that information. Mapping and inventory of the existing trees and vegetation will help determine what vegetation can stay and what must go based up health and public safety concerns, weeds etc. and more efficient screening and buffering can be included in the final design.
3. Thank you for including the Site and Landscape Character Information. Including this information helps to insure the design character and intent are more easily understood.