

# ***Louisville Revitalization Commission***

## ***Agenda***

**Monday, October 10, 2016  
Louisville Public Library  
1st Floor Conference Room  
951 Spruce Street (Northwest entrance)  
7:30 AM**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of September 12, 2016 Meeting Minutes
- V. Public Comments on Items Not on the Agenda (Limit to 3 Minutes)
- VI. Reports of Commission
- VII. Business Matters of Commission
  - a. DELO Update
  - b. Development Referrals
    - i. DELO Lofts
    - ii. Crystal Springs SRU
    - iii. North End Market
  - c. 2017 Draft Budget
- VIII. Items for Next Meeting November 14, 2016, 7:30am Library Meeting Room
- IX. Commissioners' Comments
- X. Adjourn

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***City of Louisville***

*City Manager's Office*    *749 Main Street*    *Louisville CO 80027*  
*303.335.4533 (phone)*    *303.335.4550 (fax)*    *www.LouisvilleCO.gov*

# ***Revitalization Commission***

## ***Minutes***

**Monday, September 12, 2016  
Louisville Public Library  
1st Floor Conference Room  
951 Spruce Street (Northwest entrance)  
7:30 AM – 9:00 AM**

**Call to Order** – Vice Chair Rob Lathrop called the meeting to order at 7:30 am in the Louisville Public Library at 951 Spruce Street, Louisville, CO.

Commissioners Present: Steve Fisher  
Alex Gorsevski  
Rob Lathrop  
Michael Menaker  
Mayor Bob Muckle  
Bob Tofte

Staff Present: Malcolm Fleming, City Manager  
Aaron DeJong, Economic Development Director  
Dawn Burgess, Executive Assistant to the City Manager

Others: Randy Caranci, Justin McClure, Chris Pritchard

### **Approval of Agenda**

Approved

### **Approval of August 8, 2016 Minutes:**

Approved

### **Public Comments on Items Not on the Agenda**

None

### **Reports of Commission**

None

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#### ***City of Louisville***

City Manager's Office 749 Main Street Louisville CO 80027  
303.335.4533 (phone) 303.335.4550 (fax) [www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)

**Business Matters of Commission**

**DELO Update**

Justin McClure thanked the LRC for the partnership with the City. McClure gave an overview of the project and provided video of the DELO site. Word is BNSF will be ready to return for work on the underpass on September 19<sup>th</sup>. Certificates of Occupancy should be pulled next spring.

**2017 Budget Discussion**

DeJong updated the TIF model. DeJong would like to know if the LRC has interest in committing to future projects. Commissioner Gorsevski is interested in downtown entrance improvements.

Commissioner Menaker feels the gateway is of utmost importance. He is concerned that it will be value engineered and wants to be able to fund it if need be. He also feels parking is an issue and would like to see the LRC be able to contribute to that in the future.

Commissioner Gorsevski would like to focus on transportation: access, connectivity, multi model transportation studies.

Commissioner Tofte agrees with Menaker: the gateway needs to be done properly. He also agrees with Gorsevski that safe, viable bikeways are important.

Commissioner Fisher believes there will be punch list items that will arise in the DELO project and we should be prepared for those requests.

Mayor Muckle thinks the LRC should spend money on the Grain Elevator. \$100,000 could make a big impact, create a gateway and a lot of good will.

Vice Chair Lathrop would like to be conservative and not commit money. Agrees with Commissioner Fisher that items may emerge from DELO.

**Items for Next Meeting October 10, 2016**

- Delo Update
- Possibly 550 McCaslin
- Gateway Update

**Commissioner Comments:**

Commissioner Menaker has heard the Arnold property is for sale.

Council is considering term limits for Boards and Commissions. Menaker believes this would be an issue for Boards such as LRC. Believes institutional knowledge is important. Feels this is moving quickly. Feels it is terrible policy. The Mayor said staff has been directed to come back with a memo detailing a

proposal. The idea is mostly to expand opportunities for other volunteers. The term limits would start the next time someone is appointed.

Randy Caranci said there is an issue that has been exposed with the electrical at the Grain Elevator. It will cost \$87,000 to for Xcel to upgrade.

**Adjourn** – The meeting adjourned at 8:14 am

# de lo Final Planned Unit Development

## LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.  
City of Louisville, County of Boulder, State of Colorado

### LEGAL DESCRIPTION

LOT 101, LOUISVILLE TRADE CENTER AND A PORTION OF LOT 2, BLOCK A, LOT 3, BLOCK A, LOT 4, BLOCK A AND LOT 5, BLOCK A, INDUSTRIAL AREA SUBDIVISION LOCATED IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 101;  
THENCE NORTH 90°00'00" EAST A DISTANCE OF 152.50 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRIFFITH STREET TO THE NORTHEAST CORNER OF SAID LOT 101;  
THENCE SOUTH 00°00'00" EAST, 120.00 FEET ALONG THE EAST LINE OF SAID LOT 101 TO THE SOUTHEAST CORNER OF SAID LOT 101 BEING A POINT ON THE NORTH LINE OF SAID LOT 2;  
THENCE NORTH 90°00'00" WEST, 16.66 FEET ALONG THE SOUTH LINE OF SAID LOT 101;  
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 268.90;  
THENCE NORTH 90°00'00" WEST, 11.80 FEET;  
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 100.70 FEET;  
THENCE NORTH 90°00'00" EAST, 4.95 FEET;  
THENCE SOUTH 00°00'00" EAST A DISTANCE OF 110.40 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5;  
THENCE NORTH 90°00'00" WEST, 129.00 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOTS 5, 4, 3, 2 AND 101 TO THE POINT OF BEGINNING.

CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.  
AREA = 1.87 ACRES  
(SURVEY BY ROCK CREEK, DATED AUGUST 25th 2013)

### PROJECT DESCRIPTION

PLATTED AREA: 44.39 AC.  
TOTAL GROSS PROJECT AREA: 11.91 AC.

CURRENT ZONING: MIXED USE RESIDENTIAL (MU-R)  
PROPOSED ZONING: MIXED USE RESIDENTIAL (MU-R)  
ACCESS: CANNON STREET (FULL MOVEMENT)

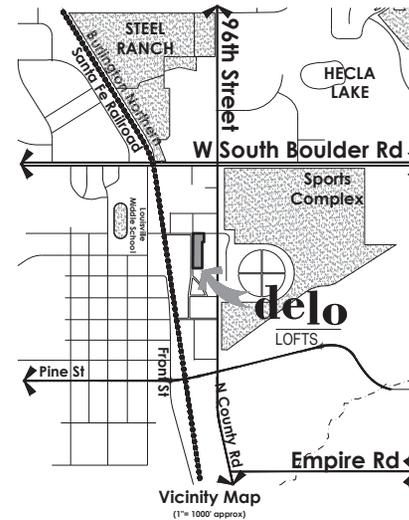


1 MASTER PLAN - DELO LOFTS

### OWNERSHIP AND LAND USE SUMMARY

PARCEL	TOTAL AREA ACRES	OWNERSHIP	PRIMARY USES	MAINTENANCE
TRACT A	0.17	DELO EAST, LLC	PRIVATE UTILITIES, DRY UTILITY EASEMENTS, DRAINAGE, OUTDOOR USES, PUBLIC ACCESS, MONUMENTATION AND DRAINAGE	DELO LOFTS 0A
TRACT B	0.43	DELO EAST, LLC	PRIVATE UTILITIES, DRY UTILITY EASEMENTS, DRAINAGE, OUTDOOR USES AND PUBLIC ACCESS	DELO LOFTS 0A
TRACT C	0.55	DELO EAST, LLC	PRIVATE UTILITIES, PRIVATE PARKING, ACCESS, DRY UTILITY EASEMENTS, MONUMENTATION AND DRAINAGE	DELO LOFTS 0A
TRACT D	0.04	DELO EAST, LLC	PRIVATE UTILITIES, DRY UTILITY EASEMENTS, DRAINAGE, OUTDOOR USES AND PUBLIC ACCESS	DELO LOFTS 0A
OUTLOT 1	0.17	BOOM, LLC	PRIVATE UTILITIES, DRY UTILITY EASEMENTS, DRAINAGE, AND PUBLIC ACCESS	DELO LOFTS 0A

NOTE: EXISTING ENCUMBRANCES AND USES ARE NOTED ON THE DRAWINGS AND ARE NOT SUPERSEDED BY THE OWNERSHIP / USE TABLE.



# de lo

## LOFTS

### SHEET TITLE PROJECT INTRODUCTION

SUBMITTAL	no	date	description
1	05.11.2016	Initial Submittal	
2	07.27.2016	Second Submittal	
3	09.16.2016	Third Submittal	

**planning & ia**  
 PCS Group Inc.  
 1001 16th Street, #3 8-180  
 Denver, CO 80202  
 Phone (303) 531-4905  
 www.pcsgroupco.com

**architecture**  
 O2 Architecture  
 3003 Larimer Street  
 Denver, CO 80205  
 Phone (303) 861-5704  
 WWW.O2arch.com

**engineering**  
 J3 Engineering Consultants  
 2011 Cherry Street  
 Suite 204  
 Louisville, CO 80027  
 Phone (720) 975-0177  
 www.j3engineering.net

**owner's representative**  
 Foundry Builders, Inc.  
 21 South Sunset Street  
 Longmont, CO 80501  
 Phone (720) 524-3620

scale: 1"=50'  
 0 25 50  
 sheet  
**2** of 21



# delo Final Planned Unit Development

## LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.  
City of Louisville, County of Boulder, State of Colorado



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

### MATERIAL PALETTE

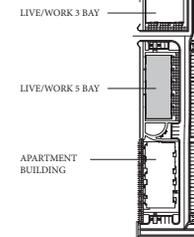
 BR1. BRICK, RUNNING BOND, COLOR: MEDIUM BROWN	 SS2. STANDING SEAM METAL PANEL SIDING, COLOR: LIGHT GREY
 BR2. BRICK, RUNNING BOND, COLOR: DARK BROWN	 W01. ALUMINUM CLAD WINDOW FRAME, COLOR: CHARCOAL
 LS2. CEMENT LAP SIDING OR STUCCO, COLOR: ORANGE	 TP1. PAINTED ACCENT TRIM, COLOR: DARK GREY
 LS1. CEMENT LAP SIDING OR STUCCO, COLOR: LIGHT GREY/TBD	 MS3. PAINTED FAUX METAL EXPOSED BEAM, COLOR: BLACK
 MS1. VERTICAL OR HORIZONTAL CORRUGATED METAL SIDING, COLOR: MEDIUM GREY	 GR1. POWDERCOATED METAL GUARDRAIL, COLOR: BLACK
 WS1. HORIZONTAL TONGUE AND GROOVE WOOD RAINSCREEN 8" ROUGH SAWN CEDAR STAINED & SEALED	 ST1. STOREFRONT SYSTEM, COLOR: CHARCOAL
 SS1. STANDING SEAM METAL PANEL SIDING, COLOR: CHARCOAL	 MT1. METAL CANOPY

### NOTES

ALL BUILDING MATERIALS AND COLORS ARE FROM THE BUILDING MATERIAL PALETTE ARE ELIGIBLE FOR USE IN THE CONSTRUCTION DOCUMENTATION PROCESS.

THE ARCHITECT WILL VARY THE COLORS ON THE EXTERIOR BALCONIES OF THE RESIDENTIAL BUILDINGS PROPOSING TO USE COMPLEMENTARY COLORS SELECTED OUT OF THE MATERIAL PALETTE FOR EACH BUILDING. THE ACTUAL COLOR ASSIGNMENT WILL BE FINALIZED IN SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

### KEY PLAN



### SHEET TITLE: ELEVATIONS - 5 BAY COMMERCIAL/LIVE WORK

SUBMITTAL	no	date	description	scale: 1/8"=1'
	2	07.29.2016	Second Submittal	
	3	09.16.2016	Third Submittal	

designed by: OZ  
Drawn by: KA  
checked by: RR  
project #: 8675309

planning & design  
PCS Group Inc.  
1001 16th Street, 38-180  
Denver, CO 80202  
Phone (303) 531-4905  
www.pcsgruopco.com

engineering  
J3 Engineering Consultants  
2011 Cherry Street  
Suite 206  
Louisville, CO 80027  
Phone (720) 974-0177  
www.j3engineering.net

architecture  
OZ Architecture  
3003 Loimer Street  
Denver, CO 80205  
Phone (303) 861-5704  
www.OZarch.com

general contractor  
Foundry Builders, Inc.  
21 South Sunset Street  
Longmont, CO 80501  
Phone (720) 524-3620



north

8 13 21

13 of 21

# delo

## LOFTS

# delo Final Planned Unit Development

## LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.  
City of Louisville, County of Boulder, State of Colorado



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

### MATERIAL PALETTE

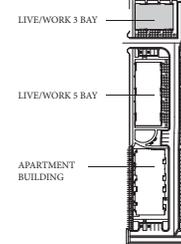
 BR1. BRICK, RUNNING BOND, COLOR: MEDIUM BROWN	 SS2. STANDING SEAM METAL PANEL SIDING, COLOR: LIGHT GREY
 BR2. BRICK, RUNNING BOND, COLOR: DARK BROWN	 W01. ALUMINUM CLAD WINDOW FRAME, COLOR: CHARCOAL
 LS2. CEMENT LAP SIDING OR STUCCO, COLOR: ORANGE	 TP1. PAINTED ACCENT TRIM, COLOR: DARK GREY
 LS1. CEMENT LAP SIDING OR STUCCO, COLOR: LIGHT GREY/TBD	 MS3. PAINTED FAUX METAL EXPOSED BEAM, COLOR: BLACK
 MS1. VERTICAL OR HORIZONTAL CORRUGATED METAL SIDING, COLOR: MEDIUM GREY	 GR1. POWDERCOATED METAL GUARDRAIL, COLOR: BLACK
 WS1. HORIZONTAL TONGUE AND GROOVE WOOD RAINSCREEN, COLOR: MEDIUM GREY	 ST1. STOREFRONT SYSTEM, COLOR: CHARCOAL
 SS1. STANDING SEAM METAL PANEL SIDING, COLOR: CHARCOAL	 MT1. METAL CANOPY

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### KEY PLAN



## SHEET TITLE: ELEVATIONS - 3 BAY COMMERCIAL/LIVE WORK

SUBMITTAL	no	date	description	scale: 1/8"=1'
	2	07.29.2016	Second Submittal	
	3	09.16.2016	Third Submittal	

designed by: OZ  
drawn by: KA  
checked by: RR  
project #: 8675309

<p><b>planning &amp; design</b> PCS Group Inc. 1001 16th Street, 38-180 Denver, CO 80202 Phone (303) 531-4905 www.pcsgroupco.com</p>	<p><b>architecture</b> OZ Architecture 3003 Loimer Street Denver, CO 80205 Phone (303) 861-5704 www.OZarch.com</p>	<p><b>engineering</b> J3 Engineering Consultants 2011 Cherry Street Suite 206 Louisville, CO 80027 Phone (720) 974-0177 www.j3engineering.net</p>	<p><b>general representatives</b> Foundry Builders, Inc. 21 South Sunset Street Longmont, CO 80501 Phone (720) 524-3620</p>
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14 of 21

1/8" = 1'-0" (1/8" = 1'-0")  
 07/29/2016 10:00 AM  
 09/16/2016 10:00 AM  
 09/16/2016 10:00 AM





# delo Final Planned Unit Development

LOFTS

A part of section 8, township 1 south, range 69 west of the 6th p.m.  
City of Louisville, County of Boulder, State of Colorado



NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

# delo

LOFTS

SHEET TITLE:  
ELEVATIONS - RESIDENTIAL MULTI UNIT DWELLINGS

MATERIAL PALETTE

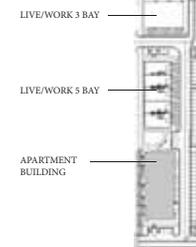
-  BR1. BRICK, RUNNING BOND, COLOR: MEDIUM BROWN
-  BR2. BRICK, RUNNING BOND, COLOR: DARK BROWN
-  LS2. CEMENT LAP SIDING OR STUCCO, TRD
-  LS1. CEMENT LAP SIDING OR STUCCO, COLOR: WHITE
-  MS2. VERTICAL OR HORIZONTAL CORRUGATED METAL SIDING, COLOR: MEDIUM GREY
-  WS1. HORIZONTAL WOOD RAINSCREEN 8" ROUGH SAWN CHARRED WOOD
-  MS1. CORTEN METAL PANEL
-  W01. ALUMINUM CLAD WINDOW FRAME, COLOR: CHARCOAL
-  TP1. PAINTED ACCENT TRIM, COLOR: DARK GREY
-  MS3. PAINTED FAUX METAL EXPOSED BEAM, COLOR: BLACK
-  GR1. POWDERCOATED METAL GUARDRAIL, COLOR: BLACK
-  ST1. STOREFRONT SYSTEM, COLOR: CHARCOAL
-  MT1. METAL CANOPY
-  MT2. METAL MECHANICAL SCREENING

NOTES

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KEY PLAN



SUBMITTAL	no	date	description
	1	03.11.2018	Initial Submittal
	2	07.29.2018	Second Submittal
	3	09.16.2018	Third Submittal

designed by: OZ  
Drawn by: KA  
checked by: RR  
project #: 8675309

scale: 1/8"=1'

**planning & design**  
PCS Group Inc.  
1001 14th Street, 38-180  
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**engineering**  
J3 Engineering Consultants  
2011 Cherry Street  
Suite 206  
Louisville, CO 80027  
Phone (720) 974-0177  
www.j3engineering.net

**foundry**  
Foundry Builders, Inc.  
21 South Sunset Street  
Longmont, CO 80501  
Phone (720) 524-3620

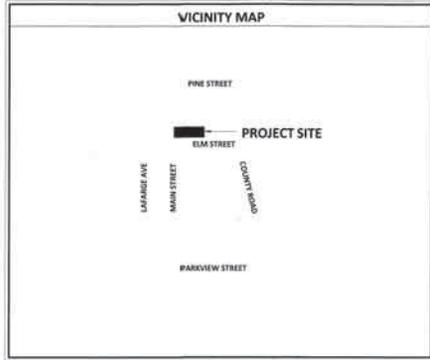


north

sheet

17 of 21

1/8" = 1'-0" (1/8" = 1'-0")  
 03/11/2018 10:00 AM  
 Project: 8675309 - delo Lofts



**SIGNATURES**

**OWNERSHIP SIGNATURE BLOCK**  
By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my/our hand(s) on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Owner Name and Signature \_\_\_\_\_  
 Owner Name and Signature \_\_\_\_\_  
 Notary Name (print) \_\_\_\_\_  
 Notary Signature \_\_\_\_\_  
 My Commission Expires \_\_\_\_\_

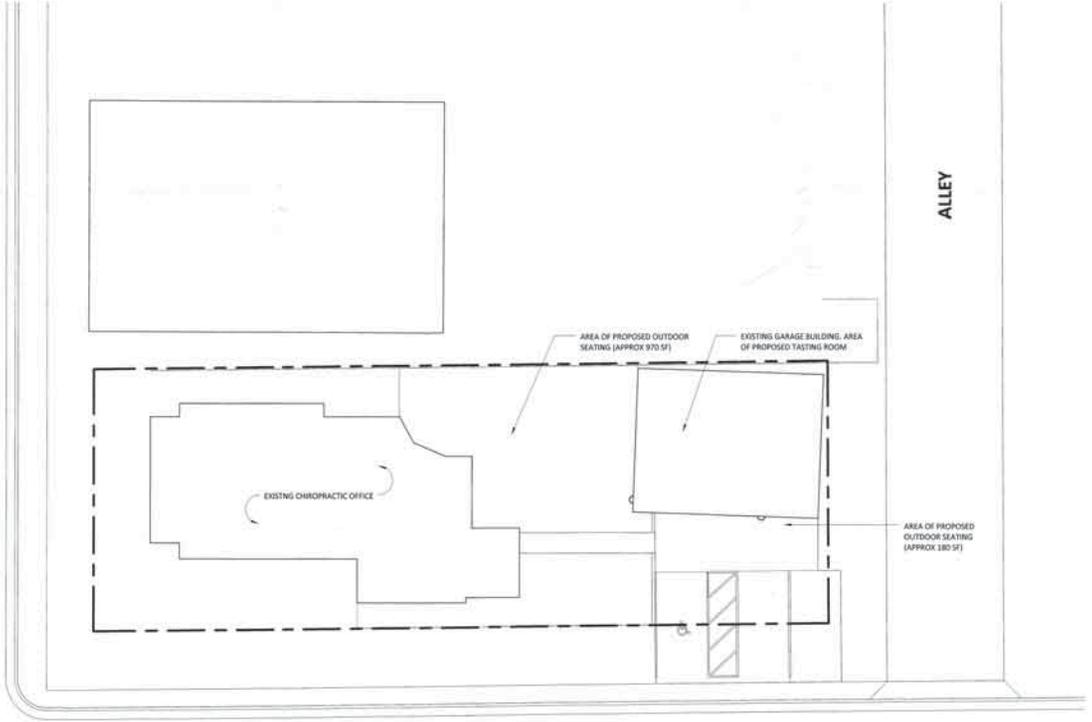
**CLERK AND RECORDER CERTIFICATE (CITY OF BOULDER, STATE OF COLORADO)**  
I hereby certify that this instrument was filed in my office at \_\_\_\_\_ o'clock, \_\_ M., this \_\_\_ day of \_\_\_\_\_, 20\_\_ and is recorded in Plan File \_\_\_\_\_ Fee \_\_\_\_\_ per \_\_\_\_\_ Recd. No. \_\_\_\_\_

Clerk & Recorder \_\_\_\_\_  
 Deputy \_\_\_\_\_

**CITY COUNCIL CERTIFICATE**  
 Approved this \_\_\_ day of \_\_\_\_\_, 20\_\_ by the Planning Commission of the City of Louisville, Colorado.  
 Resolution No. \_\_\_\_\_ Series \_\_\_\_\_ (City Seal)  
 Mayor Signature \_\_\_\_\_  
 City Clerk Signature \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**  
 Approved this \_\_\_ day of \_\_\_\_\_, 20\_\_ by the Planning Commission of the City of Louisville, Colorado.  
 Resolution No. \_\_\_\_\_ Series \_\_\_\_\_

**SPECIAL REVIEW USE**  
**600 MAIN STREET**  
**COMMERCIAL DEVELOPMENT**  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



**A1** SPECIAL REVIEW USE PLAN  
 1" = 10'-0"

**CONSTRUCTION DOCUMENTS**

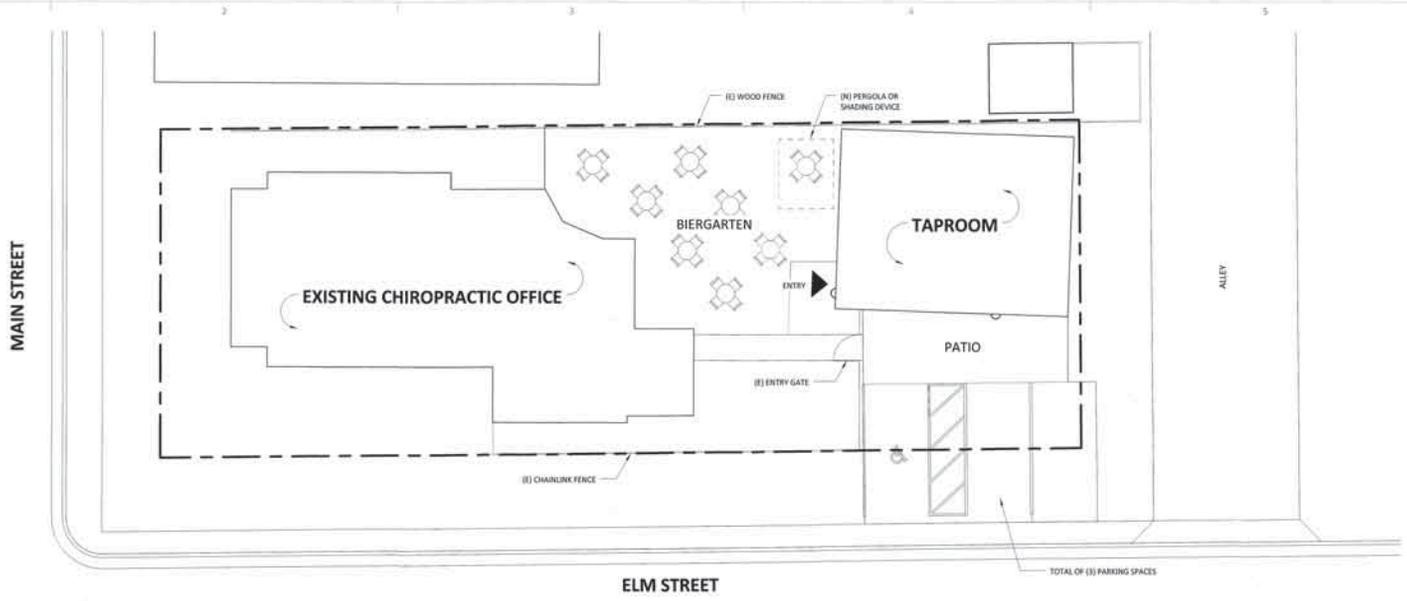
**CRYSTAL SPRINGS GARAGE**

CRYSTAL SPRINGS BREWING  
 600 MAIN STREET  
 LOUISVILLE, CO 80027

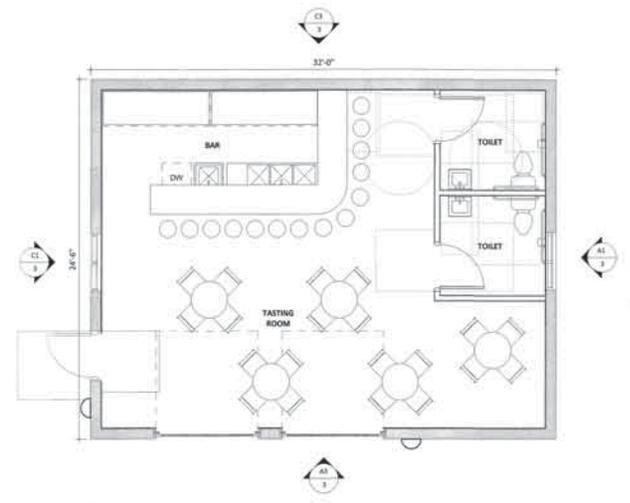
PROJECT #:	1614
ISSUE DATE:	7/7/2016
REVISIONS:	
DESCRIPTION	DATE

SPECIAL REVIEW USE PLAN

7/7/2016 9:30:54 AM . PLOT DATE



**A4** LANDSCAPE & PARKING PLAN  
1/8" = 1'-0"



**A2** FLOOR PLAN  
1/4" = 1'-0"

**CONSTRUCTION DOCUMENTS**

**CRYSTAL SPRINGS GARAGE**

CRYSTAL SPRINGS BREWING  
600 MAIN STREET  
LOUISVILLE, CO 80027

PROJECT #:	1614
ISSUE DATE:	7/7/2016
REVISIONS:	
DESCRIPTION	DATE

FLOOR PLAN & LANDSCAPE/PARKING PLAN

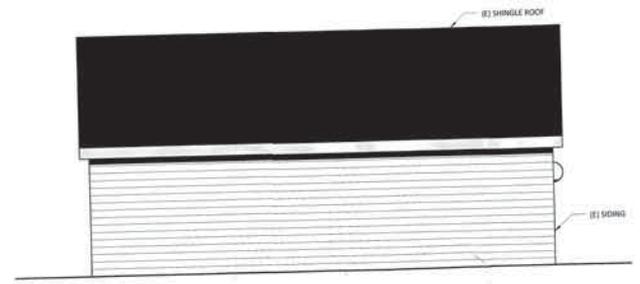
**CONSTRUCTION DOCUMENTS**

**CRYSTAL SPRINGS GARAGE**

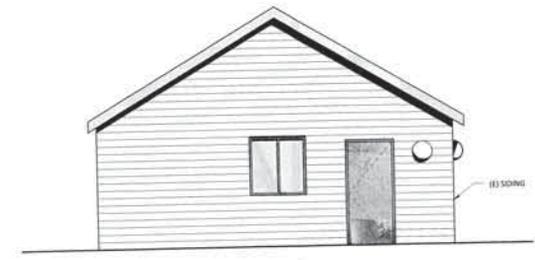
CRYSTAL SPRINGS BREWING  
600 MAIN STREET  
LOUISVILLE, CO 80027

PROJECT #: 1614  
ISSUE DATE: 7/7/2016  
REVISIONS: DESCRIPTION DATE

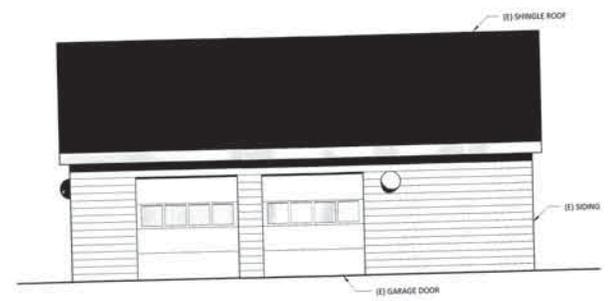
EXTERIOR ELEVATIONS



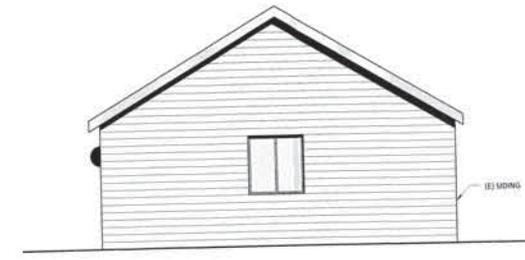
**C3** NORTH  
1/4" = 1'-0"



**C1** WEST  
1/4" = 1'-0"



**A3** SOUTH  
1/4" = 1'-0"



**A1** EAST  
1/4" = 1'-0"

7/7/2016 9:30:57 AM - PLOT DATE



**NORTH END MARKET**

**PUD AMMENDMENT**

LOUISVILLE, CO

PREPARED BY:



■ landscape architecture ■  
 ■ urban design ■  
 418 Canyon Ave, Suite 200 Fort Collins, CO 80521  
 phone 970.224.8820 fax 970.225.8818 www.ripleydesign.com

**PLANNER / LANDSCAPE ARCHITECT**

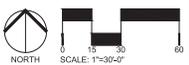
RIPLEY DESIGN INC.  
 Stephanie Van Dyken, PLA  
 418 Canyon Ave, Suite 200  
 Fort Collins, CO 80521  
 p. 970.224.8820  
 f. 970.225.8817

**OWNER**

NORTH END MARKET, LLC  
 Michael Markel  
 3723 Kopsch Ave, #2B  
 Boulder, CO 80303  
 p. 303.443.8889

**ENGINEER**

JLB ENGINEERING CONSULTANTS  
 Jim Blankenship, PE  
 143 Bear Cove  
 Louisville, CO 80027  
 p. 303.684.1634



ORIGINAL SIZE 24X36

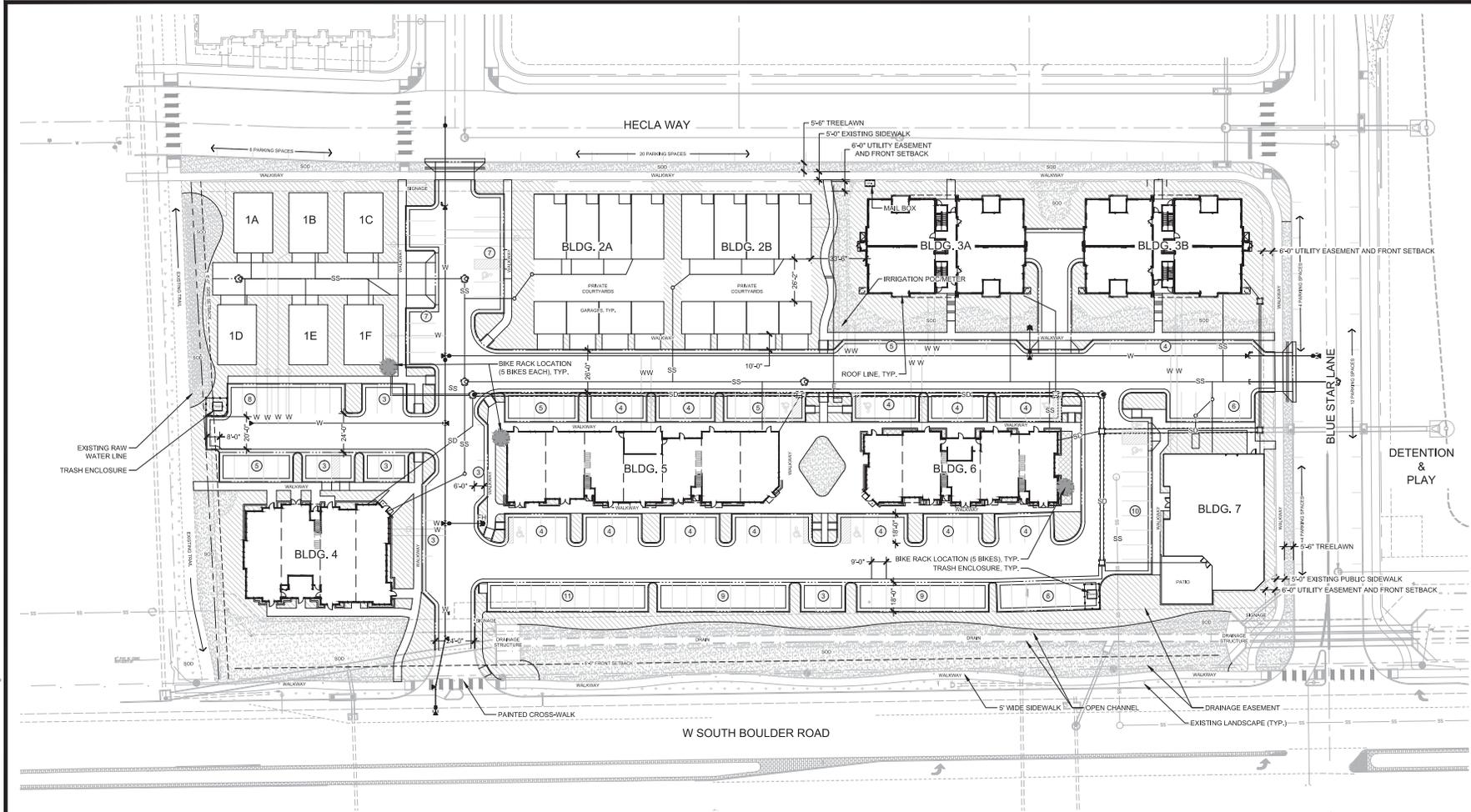
ISSUED	No.	DESCRIPTION	DATE
01	PUD		8/23/2016
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REVISIONS	No.	DESCRIPTION	DATE

**SITE PLAN**

SEAL:

PROJECT No.	R15-057
DRAWN BY	SV
REVIEWED BY	DH
DRAWING NUMBER:	



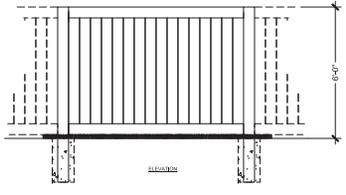
**LEGEND**

	SHRUB BEDS		CENTER LINE
	IRRIGATED TURF		LANDSCAPE EDGER LINE
	FH FIRE HYDRANT		EASEMENT LINE
	HC HANDICAP SPACE		BUILDING SETBACK LINE
	R RAMP		SANITARY SEWER SERVICE LINE
	M MAIL CENTER		STORM DRAIN LINE
	S.Y. SIDE YARD		WATER SERVICE LINE
	T TRASH ENCLOSURE		CONDUIT / SLEEVE
	U.E. UTILITY EASEMENT		WALK CHASE
			DRAIN PIPE
			DRAIN INLET
			MANHOLE
			WATER METER
			FIRE HYDRANT
			PARKING COUNT

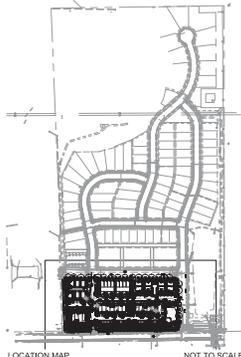
- NOTES**
- REFER TO UTILITY PLANS FOR LOCATIONS OF STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES.
  - REFER TO THE CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION OF PROPOSED TOPOGRAPHY, UTILITY, AND STREET IMPROVEMENTS.
  - REFER TO THE PLAN FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
  - ALL SIDEWALKS AND RAMPS WILL CONFORM TO CITY STANDARDS. ALL HANDICAP PARKING SPACES, AND RAMPS ARE TO BE VERIFIED WITH CIVIL ENGINEER FOR GRADING, DRAINAGE, AND ACCESSIBLE ROUTE CONSIDERATIONS. HANDICAP PARKING SPACES SHOULD SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES SHOULD SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:48 CROSS SLOPE.
  - ACCESSIBLE RAMPS TO BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES.
  - PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF LOUISVILLE. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDING THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT SHALL BE NO MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
  - FIRE ACCESS REMAINS AS APPROVED ON ORIGINAL FDP FOR PHASE II

**BLDG. KEY**

BLDG. #	USE	DWELLING UNITS OR SQUARE FOOTAGE
1A-1F	RESIDENTIAL	1 UNIT PER BUILDING 6 TOTAL
2A-2B	RESIDENTIAL	4 UNITS PER BUILDING 8 TOTAL
3A-3B	RESIDENTIAL	12 UNITS PER BUILDING 24 TOTAL
4	COMMERCIAL	19,324 SF
5	COMMERCIAL	14,108 SF
6	COMMERCIAL	10,076 SF
7	COMMERCIAL	4498 SF



**FENCE AROUND TRASH COLLECTION**



Plotted By: Stephanie Van Dyken Layout: 2 of 12 SITE PLAN Printed On: 8/23/2016 11:05 AM File Name: 2 of 4-SITE PLAN.dwg



BUILDING GROUP 1

**MATERIALS**

- ASPHALT SHINGLE ROOF & EPDM FLAT ROOF ELEMENTS
- LAP SIDING
- VINYL WINDOWS
- ARCHITECTURAL PANEL & LAP SIDING/STUCCO
- SPLIT FACE CONCRETE MASONRY UNIT

**ELEVATIONS**



SOUTH



WEST



NORTH AT ALLEY



EAST



**NORTH END MARKET**

**PUD AMMENDMENT**

LOUISVILLE, CO

PREPARED BY:



land planning ■ landscape architecture ■  
urban design ■ entitlement ■

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phone 970.224.8828 | fax 970.225.8817 | www.ripleyinc.com

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**ENGINEER**

JLB ENGINEERING CONSULTANTS  
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p. 303.684.1634

ORIGINAL SIZE 24X36

ISSUED		DATE
No.	DESCRIPTION	DATE
01	PUD	8/23/2016
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REVISIONS		DATE
No.	DESCRIPTION	DATE

**BUILDING 1**

SEAL:

PROJECT No. R15-057  
DRAWN BY: SV  
REVIEWED BY: DH  
DRAWING NUMBER:



**MATERIALS**

- ASPHALT SHINGLE ROOF & EPDM FLAT ROOF
- STUCCO SIDING
- VINYL WINDOWS
- ARCHITECTURAL PANEL & LAP SIDING

**BUILDING GROUP 2**

RESIDENTIAL BUILDINGS WITH GARAGE PARKING.

**ELEVATIONS**



**SOUTH**



**WEST**



**NORTH**



**EAST**

40' MAX. HEIGHT



South Boulder Road

**NORTH END MARKET**

**PUD AMMENDMENT**

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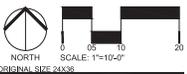
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ORIGINAL SIZE 24x36

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No.	DESCRIPTION	DATE

**BUILDING 2**

SEAL:

PROJECT No.	RT15-057
DRAWN BY:	SV
REVIEWED BY:	DH
DRAWING NUMBER:	



**MATERIALS**

- ASPHALT SHINGLE ROOF & EPDM FLAT ROOF
- STUCCO SIDING
- VINYL WINDOWS
- ARCHITECTURAL PANEL & LAP SIDING
- SPLIT FACE CONCRETE MASONRY UNIT

**ELEVATIONS**



**SOUTH**



**WEST**



**NORTH**



**EAST**

**BUILDING GROUP 3**

**PERSPECTIVE**

RESIDENTIAL BUILDING WITH PARKING BELOW. PROMINENT ENTRY, OUTDOOR LIVING, ELEVATOR, ACCESSIBLE PEDESTRIAN LANE TO COMMERCIAL AND MAIN STREET EDGE TO HECLA WAY.



- PEDESTRIAN ENTRY
- PARKING ENTRY
- PEDESTRIAN ENTRY

South Boulder Road

**NORTH END MARKET**

**PUD AMMENDMENT**

LOUISVILLE, CO  
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ORIGINAL SIZE 24X36

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No.	DESCRIPTION	DATE

**BUILDING 3**

SEAL:

PROJECT No. R15-057  
DRAWN BY: SV  
REVIEWED BY: DH  
DRAWING NUMBER:

Plotted By: Stephanie Van Dyken Layout: 8 of 12 BUILDING 3 Printed On: 8/23/2016 11:08 AM File Name: BUILDING 3.dwg



**BUILDING 4**

COMMERCIAL BUILDING WITH 1ST FLOOR RETAIL AND 2ND FLOOR OFFICE.



**MATERIALS**

- ARCHITECTURAL CEMENTIOUS PANEL & LAP SIDING & STUCCO
- METAL SIDING AND LARGE STOREFRONT GLASS

**ELEVATIONS**



**SOUTH**



**WEST**



**NORTH**



**EAST**

**NORTH END MARKET**

**PUD AMMENDMENT**

LOUISVILLE, CO

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No.	DESCRIPTION	DATE
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REVISIONS		
No.	DESCRIPTION	DATE

**BUILDING 4**

SEAL:

PROJECT No.	R15-057
DRAWN BY:	SV
REVIEWED BY:	DH
DRAWING NUMBER:	

Plotted By: Stephanie Van Dyken Layout: 9 OF 12 BUILDING 4 Printed On: 8/23/2016 11:08 AM File Name: BUILDING 4.dwg



### MATERIALS

- ANGLED & FLAT ROOF ELEMENTS
- STUCCO SIDING
- ARCHITECTURAL PANEL, METAL & LAP SIDING

### BUILDING 5

COMMERCIAL BUILDING WITH 1ST FLOOR RETAIL AND 2ND FLOOR OFFICE.



### ELEVATIONS



SOUTH



WEST



NORTH



EAST

### NORTH END MARKET

### PUD AMMENDMENT

LOUISVILLE, CO

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ORIGINAL SIZE 24X36

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### BUILDING 5

SEAL:

PROJECT No.	R15-057
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REVIEWED BY:	DH
DRAWING NUMBER:	

10 OF 12



### MATERIALS

- STUCCO SIDING
- ARCHITECTURAL PANEL, METAL & LAP SIDING
- COURTYARD FRAMED BETWEEN BUILDINGS 5 & 6

### ELEVATIONS



SOUTH



WEST



NORTH



EAST

### BUILDING 6

COMMERCIAL BUILDING WITH 1ST FLOOR RETAIL AND 2ND FLOOR OFFICE AND 3RD FLOOR DECK/MEZZANINE



SOUTH FACING COURTYARD

MAIN ENTRY ON SOUTH WITH PARKING

VISIBLE COMMERCIAL ZONE FROM S. BOULDER RD.

### NORTH END MARKET

### PUD AMMENDMENT

LOUISVILLE, CO

PREPARED BY:



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ORIGINAL SIZE 24x36

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### BUILDING 6

SEAL:

PROJECT No.: R15-057  
DRAWN BY: SV  
REVIEWED BY: DH  
DRAWING NUMBER:



### MATERIALS

- ANGLES AND FLAT ROOFED ELEMENTS WITH LARGE WINDOWS
- METAL SIDING, STUCCO
- OUTDOOR COURTYARD

### BUILDING 7

COMMERCIAL BUILDING WITH 1ST FLOOR RETAIL USE. ONE STORY DISTINCTIVE ARCHITECTURE AT ENTRY TO NORTH END.

### ELEVATIONS



SOUTH



WEST



NORTH



EAST



### NORTH END MARKET

### PUD AMMENDMENT

LOUISVILLE, CO

PREPARED BY:



land planning ■ landscape architecture ■  
urban design ■ entitlement ■

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ORIGINAL SIZE 24X36

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### BUILDING 7

SEAL:

PROJECT No.: R15-057  
DRAWN BY: SV  
REVIEWED BY: DH  
DRAWING NUMBER:

**SUBJECT: 2017 DRAFT LRC BUDGET**

**DATE: OCTOBER 10, 2016**

**PRESENTED BY: AARON M. DEJONG, ECONOMIC DEVELOPMENT**

**SUMMARY:**

This memo is to highlight components of a draft budget for the 2017 LRC budget year.

**DISCUSSION:**

The County has the preliminary assessment increment for the Urban Renewal Area at \$9,579,328 which translates to TIF revenue of \$801,886.

Notable budget line items are as follows:

Support Services

\$34,030 for City Staff and Legal services provided during the year.

South Street Gateway contribution

2017 is the final year of defined contribution towards the South Street Gateway (\$75,000). Future budget year payments will be determined by a percentage of revenue.

Repayment of TIF Revenue to Boulder County

7.15% of TIF revenue received equals \$60,141.

Downtown Parking Analysis (\$80,000)

Funding to perform a feasibility study of locating, financing, constructing and maintaining a downtown parking structure. Have a parking consultant seek community input and analyze locations for such a structure, conceptual drawings, construction estimates, revenue estimates, maintenance costs, ownership structures/partnership feasibility.

Gateway Base w/Plaque (\$3,000)

Funding to construct an outdoor art base with a commemorative plaque for the South Street Gateway Underpass.

DELO Opening Celebration (\$4,000)

Funding for an event to celebrate the opening of the South Street Gateway, DELO developments and the new streets within DELO.

TIF Rebate – Loftus /Safeway Development

**SUBJECT: 2017 DRAFT BUDGET**

**DATE: OCTOBER 10, 2016**

**PAGE 2 OF 2**

Second year of payment towards the rebate estimated at \$130,000. Will be confirmed after final assessments are determined for the project.

Payments From Construction Fund (\$2,365,001)

Estimated amount remaining in 2017 to pay out for the Core Project Area infrastructure project.

Bond Maintenance Fees

Fees payable to the Escrow Agent for the Core Project Area funding.

Bond Payment

Estimated payment towards the Core Project Area TIF Bonds according to the formula.

**RECOMMENDATION:**

Staff would like the LRC to provide input into the draft budget.

**City of Louisville, Colorado  
Urban Revitalization District Fund  
2017 Draft Budget**

Account Description	2016 Revised	2016 Estimated	2017 Budget
<b>Beginning Fund Balance</b>	<b>522,718</b>	<b>173,138</b>	<b>2,296,340</b>
General Property Tax Revenue	562,200	392,900	801,886
Core Area Project Proceeds - City of Louisville	-	-	-
Interest Earnings	2,000	2,000	2,000
Net Increase (Decrease) in Fair Value	-	-	-
Developer Contribution	-	37,500	-
Bond Proceeds	3,750,000	3,750,000	-
<b>Total Revenue</b>	<b>4,314,200</b>	<b>4,182,400</b>	<b>803,886</b>
Professional Services - Investment Fees	200	200	200
Professional Services - Other	-	-	-
Support Services - City of Louisville	33,180	33,180	34,030
Capital Contribution - City of Louisville	65,000	110,000	75,000
Repayment of TIF Revenue to Boulder County	40,200	28,090	60,141
Downtown Parking Analysis			80,000
Gateway Base w/Plaque			3,000
DELO Opening Celebration			4,000
TIF Rebate - Safeway/Loftus Development	91,200	84,965	130,000
Regional Detention Facility	125,000	125,000	-
South Street Reconstruction	200,000	200,000	-
Payments from Construction Fund - DELO Development	3,750,000	1,384,999	2,365,001
Bond Maintenance Fees - Paying Agent	6,500	-	6,500
Interest - Bonds	315,000	-	-
Bond Payment		55,263	125,095
Bond Issuance Costs	37,500	37,500	-
<b>Total Expenditures</b>	<b>4,663,780</b>	<b>2,059,198</b>	<b>2,882,967</b>
<b>Ending Fund Balance</b>	<b>173,138</b>	<b>2,296,340</b>	<b>217,259</b>
Accrued Interest on Bonds during budget year		240,000	<b>315,000</b>